

MILLENNIUM
TOWERS



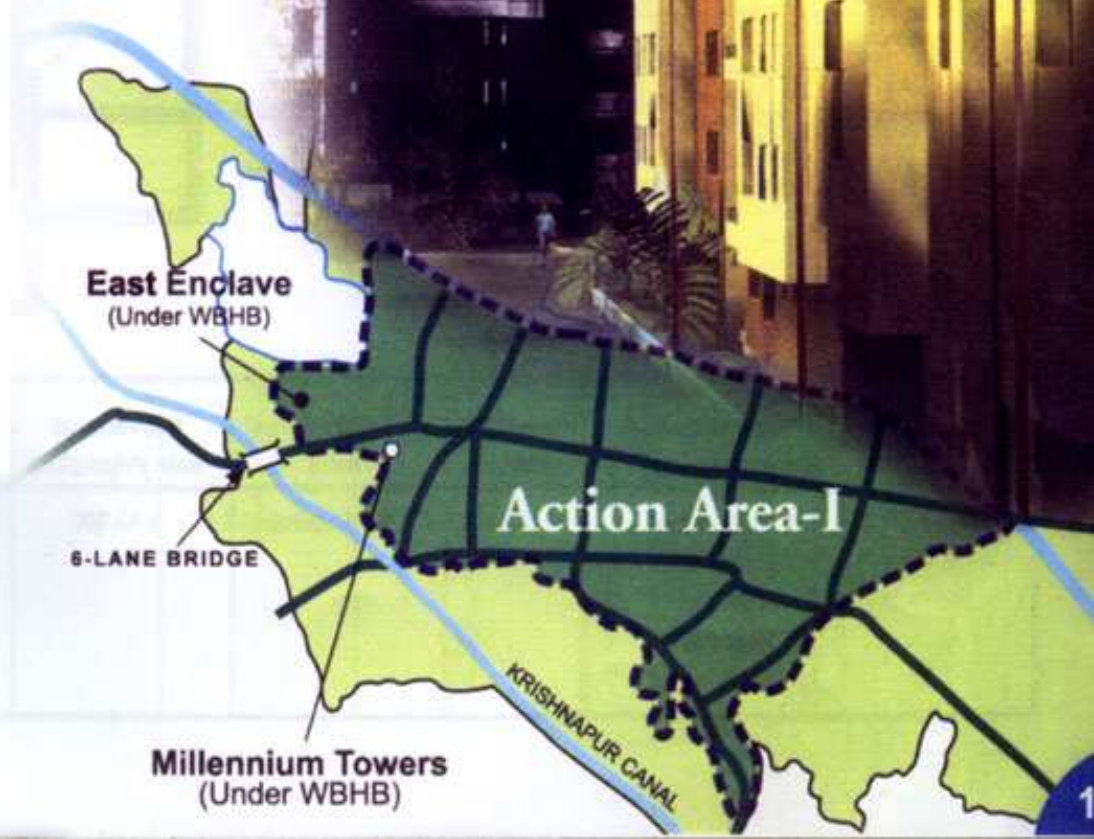
MIG & LIG FLATS

Location of the Project

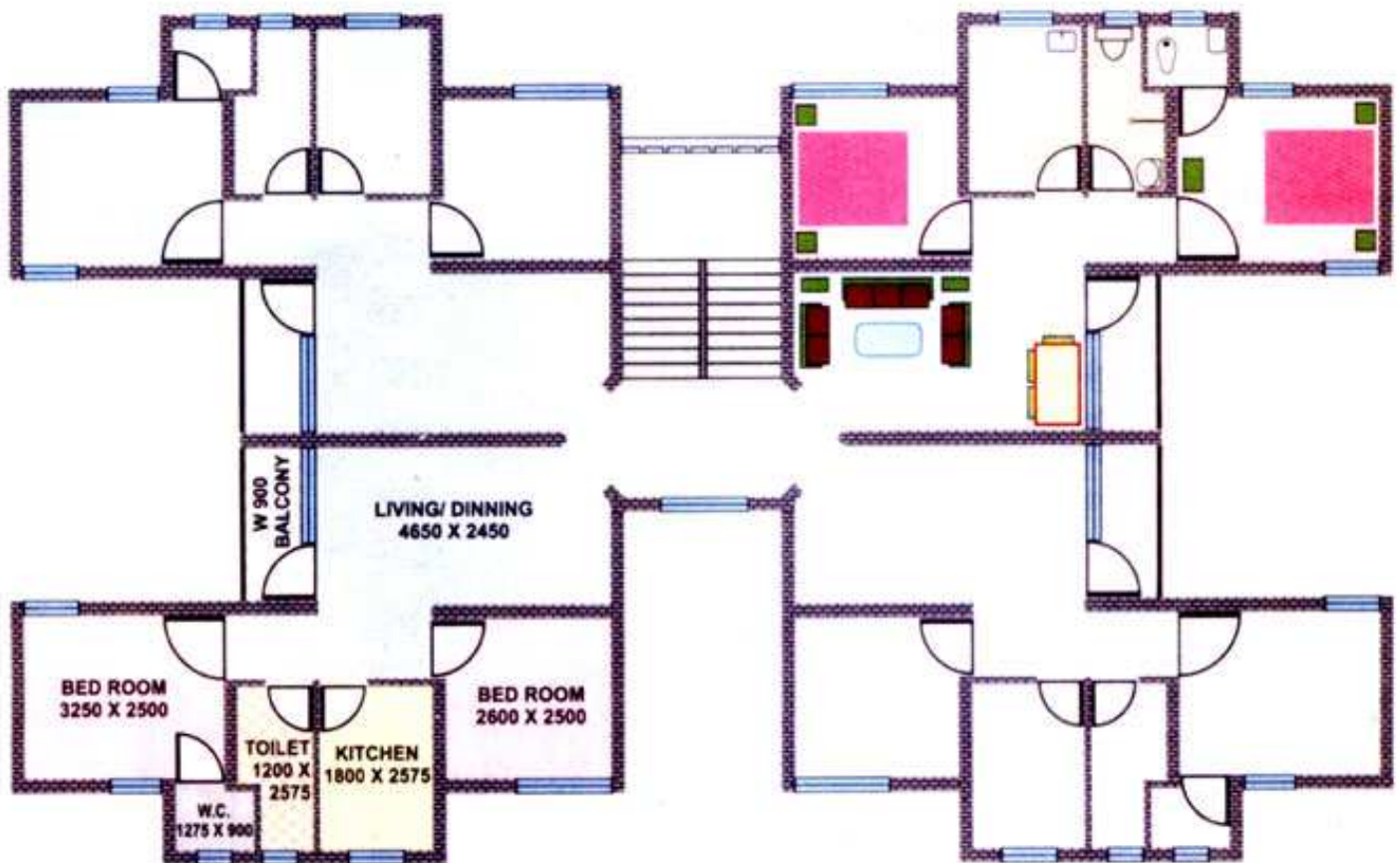
The project, Millennium Towers, is located in an extremely green, pollution-free environment. Very accessible from the city of Kolkata, via multiple routes. This residential project is located at the entrance of New Town, the hi-tech and nouveau face of Kolkata. New Town is connected to Salt Lake by a 6-lane bridge, which makes travel to Millennium Towers very convenient.

The Project with added attraction

Millennium Towers is an exceptionally well-equipped residential project. Keeping every section of the society and their essential needs in mind. The project houses 32 LIG units and 48 MIG units, along with a central community - green space, a community center called "Millennium Club" with recreational facilities, kiosks for daily amenities, and sentry rooms. There are also attractive landscaping in and around the complex.

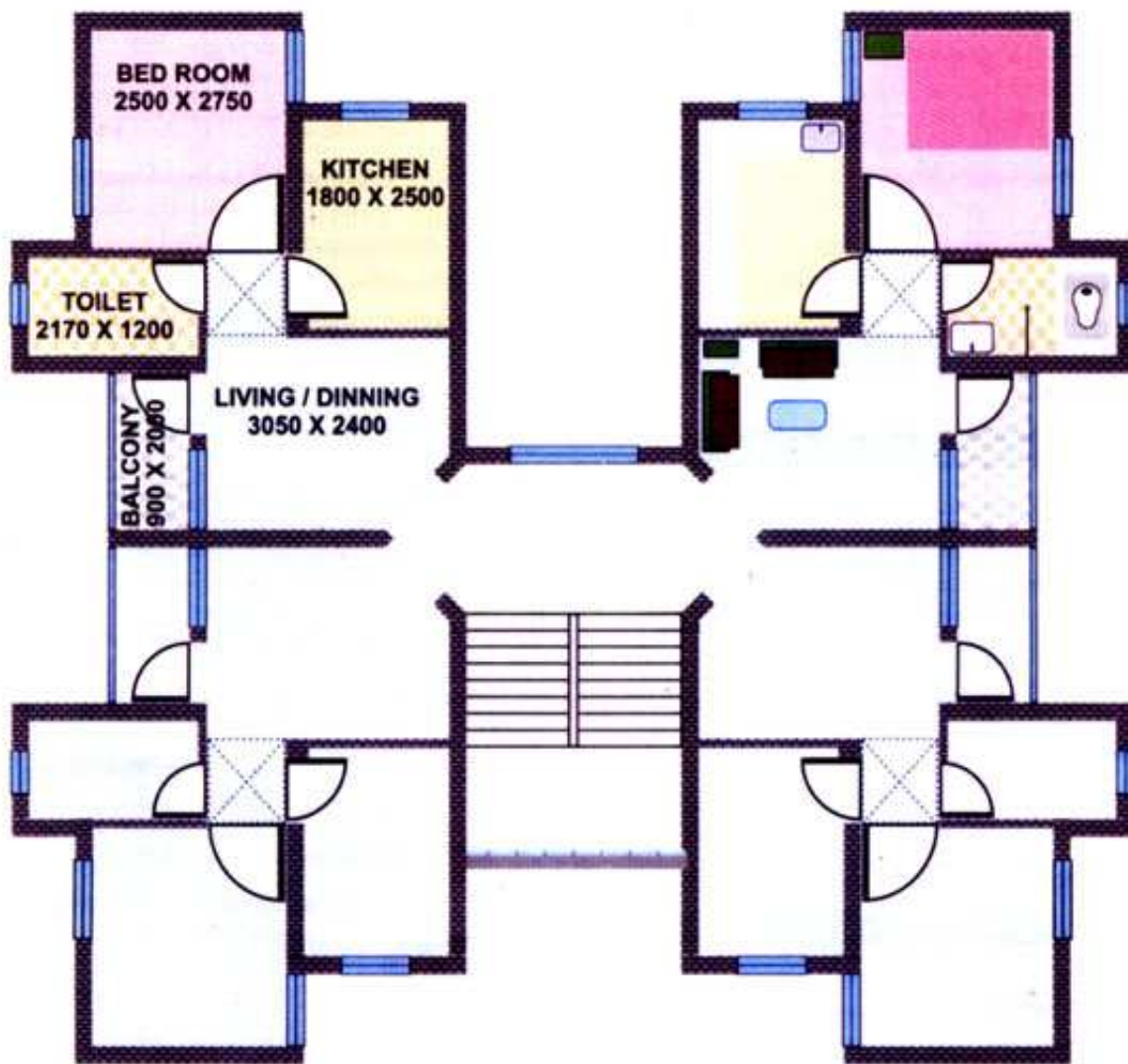


House Type - MIG-'D'



Type	Description of Accomodation	No. of Units	Plinth Area	Provisional Sale Price (Rs.)	Application Money (Rs.)	Income Eligibility
MIG-'D'	2 Bed rooms 1 Liv./ Din. 1 Kitchen 1Toilet (W/C) 1 Balcony	48	53.45 sq. mt.	5,13,500	25,000	Rs. 4,501/- to Rs. 10,000/- (Gross monthly)

House Type - LIG-'E'



Type	Description of Accomodation	No. of Units	Plinth Area	Provisional Sale Price (Rs.)	Application Money (Rs.)	Income Eligibility
LIG-'E'	1 Bed rooms 1 Liv./ Din. 1 Kitchen 1Toilet 1 Balcony	32	34.72 sq. mt.	2,50,000	12,500	Rs. 2,101/- to Rs. 4,500/- (Gross monthly)

IV. GENERAL FACILITIES

1. There will be provision for internal electrification for each dwelling unit and the allottees will have to make their own arrangements for connection from WBSEB Ltd. for individual units and for various common facilities.
2. The source of water supply will be available from deep tub well and New Town water supply source subject to development of the water supply scheme in the area. The water will be stored in the underground reservoir, from where water will be pumped to the water storage tank on roof tops through internal water pipelines and the same will be distributed to individual units. After handing over of common area of the project, the concerned Co-operative Housing Society/Allottees' Association will be responsible to pay all the charges/fees and make all necessary correspondence with the concerned authority in connection with the supply of water from the said source.
3. Internal roads and pathways with compound lights will be provided within the complex and these are to be maintained by the Allottee/Apartment Owners' Association/Co-operative Housing Society.
4. Open spaces will be provided which shall have to be maintained by the Allottee / Apartment Owners' Association/Co-operative Housing Society.
5. Management offices may be provided for use Allottees'/Apartment Owners' Association/Co-operative Housing Society.
6. Disposal of sanitary sewerage and storm water will be discharged to the nearest off-site facility.

V. OTHER NOTABLE FEATURES POINTS

1. Depending upon the demand the number of flats in either category may be altered.
2. It is expected that all the flats will be completed within 3 (three) years and 6 (six) months from the date of lottery, if no untoward incidents happen for which the Board has no control over it.
Thereafter, the common areas and facilities will be made ready for handing over to the concerned Co-operative Housing Society/ Allottees' Association. If the handing over of the common areas and facilities goes beyond 6 (six) months from the stipulated period of completion, i.e. 3 (three) years, 6 (six) months, then the allottees will be compensated @ 0.3% (zero point three percent) per month of the final price subject to a maximum of 5%. However, if the delay is beyond one year from the stipulated date of completion, the allottees will be at their liberty to withdraw their applications and the money deposited by them will be refunded along with interest at the Savings Bank rate as applicable with Nationalised Banks. But the Board will not entertain any other claim.
3. Provisional price as declared is determined on the basis of estimate. Final price will be determined and approved by the Board on completion of the project after addition of escalation, if there be any. The Board reserves the right to review the price of unallotted flats sold subsequently.
4. The dimension of plinth and floor areas as well as configuration as shown in the building plans are approximate and minor deviation from the plans may be made during construction which will have to be accepted by the purchasers. Such deviation may also occur in the same category and type of units. The purchasers cannot make any claim for/or object to such deviation and he/she shall be bound to accept the unit allotted to him/her at the final price which will finally be fixed by the Board.

VI. STRUCTURE- LOAD BEARING WALL STRUCTURE

1. **Flooring** : MIG Type-'D' - Living / Dinning & Toilet - Ordinary grey mosaic.
LIG Type-'E' - All Artificial Stone Flooring
2. **Kitchen** : MIG Type-'D' - Cuddappa stone cooking platform, 750 high glazed tiles (white) over cooking platform
LIG Type-'E' - IPS cooking Platform
3. **Toilets** : MIG Type-'D' - Mosaic flooring with mosaic dado up to window sill. Pan-Orissa pattern.
LIG Type-'E' - IPS flooring with neat cement dado upto window sill. Pan-Indian type.
4. **Wall finish** : External-Decorative cement based paints
Internal - White wash.
5. **Doors / Windows** : Door frame - Steel.
Door shutter - Factory made panel shutter.
Windows - Fully glazed steel window.
6. **Internal Electrification** : MIG Type - 'D' - Concealed wiring except ceiling.
LIG Type - 'E' - Surface wiring H. W. batten.
7. **Water Supply & Plumbing Arrangements** : Standard fittings will provided



WEST BENGAL HOUSING BOARD

"ABASAN", 105, S. N. BANERJEE ROAD, KOLKATA-700 014.