

Project Brochure

For

Calcutta Green Commercial Complex

1050/2, Survey Park, E.M. By-pass



West Bengal Housing Board

(ESTD. UNDER WB.ACT XXXII OF 1972)

‘ABASAN’,

105 S.N.Banerjee Road, Kolkata-700014

Phone :033-22651965, 033- 22640950/ 0241

Website- www.wbhousingboard.in E-mail: wbhousingboard@gmail.com

DATE OF LOTTERY:To Be Notified In Website At Least 30 Days In Advance.

PENALTY:All withdrawals of application upto fifteen days prior to Date of Lottery shall be charged @25% of the Application Money plus other applicable charges, if any. Any withdrawal of application on and from fourteen days prior to the Date of Lottery and till the issue of Allotment letter shall be charged @30% of the Application Money plus other applicable charges, if any. In case of surrender of allotment after issue of allotment letter, 50% of application money plus other applicable charges will be charged as penalty.

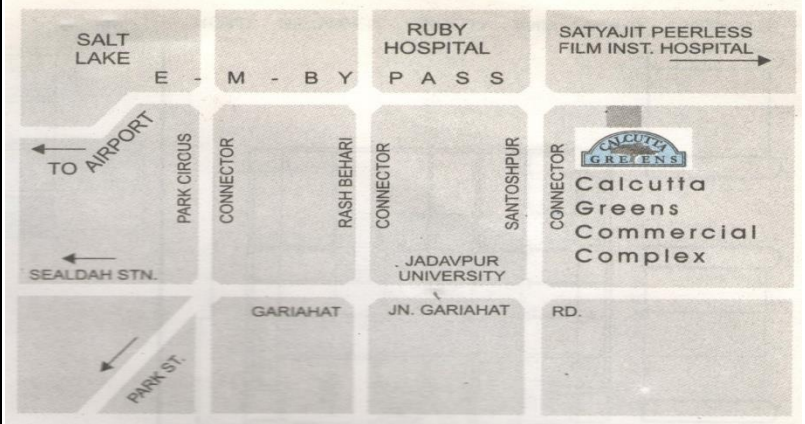
Name of Project: Calcutta Green Commercial Complex

Address: 1050/2, Survey Park, Rajapur, P.S. - Purba Jadavpur Dist. - South 24 Parganas, Kolkata - 700075.

Total No. of Commercial Units:218

Project Status: Completed.

At present there are 22 (Twenty Two) no. Shops which remained unsold and are being offered on sale, through lottery to the public.



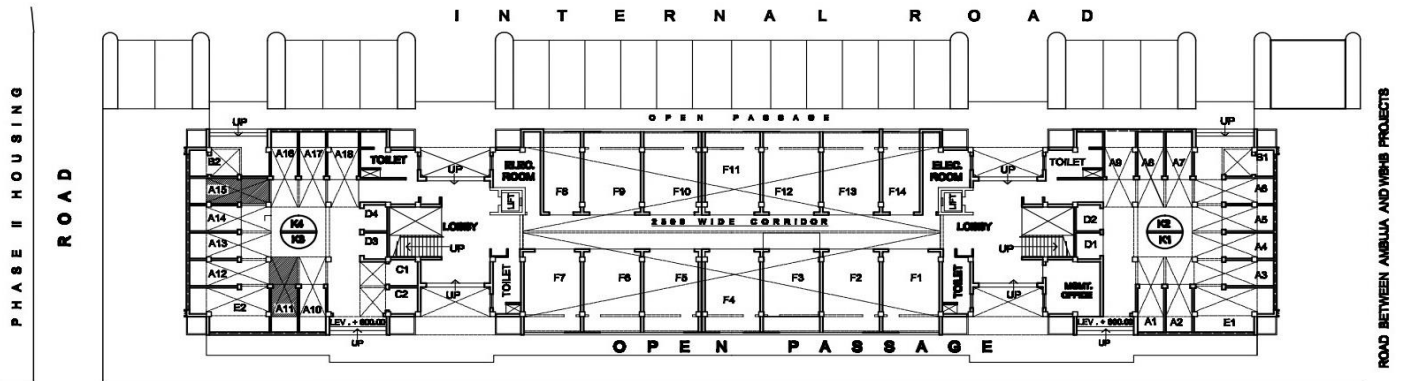
Location: Located within Calcutta Greens Housing Complex of West Bengal Housing Board, adjacent to the crossing of Santoshpur By-pass and opposite to Satyajit Ray Film and Television Institute on E.M. By-pass.

Facilities available in Locality:

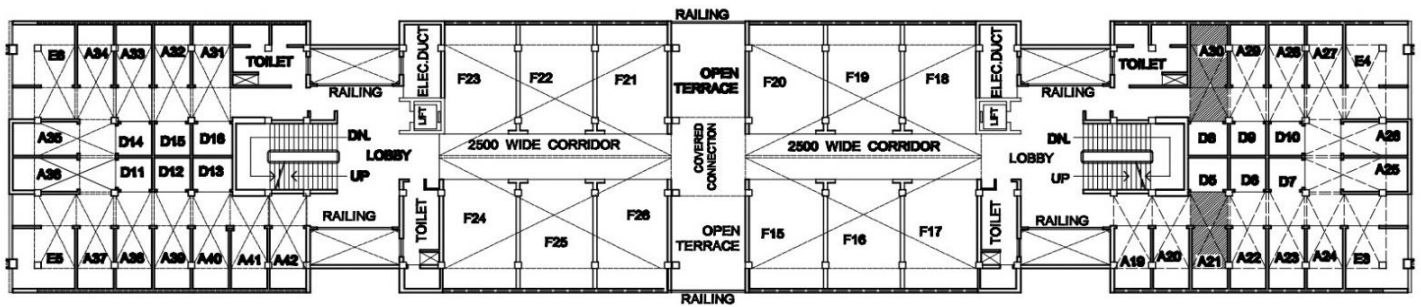
Shops, Office Space, Rooftop Restaurant with Terrace, Toilets, Lifts, Generator for Common Services.

DETAILS OF THE VACANT SHOPS ARE GIVEN BELOW:

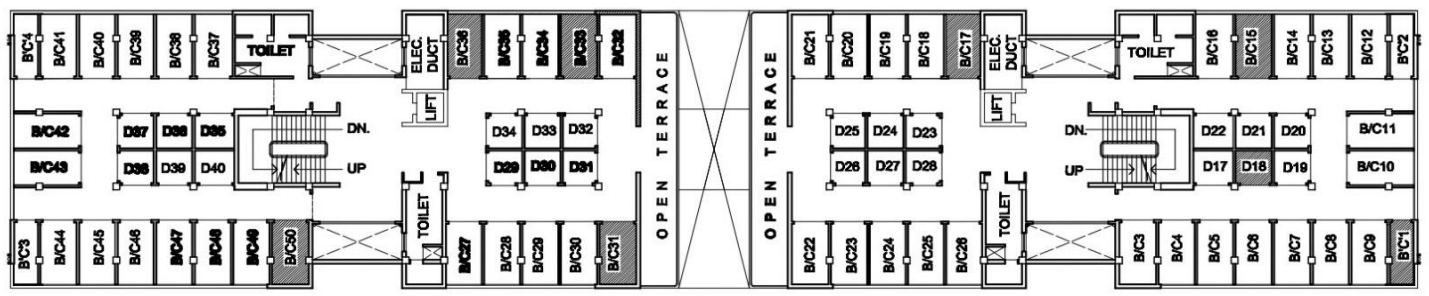
Sl. No.	Shop/Stall/Hall No.	Area(Sq.Ft.)	Floor	Price of the Shop	Application Money
1	Shop No. A/11	79 Loft-98	Ground	21,19,327/-	2,10,000
2	Shop No. A/15	79 Loft-98	Ground	21,19,327/-	2,10,000
3	Shop No. A/21	79 Loft-98	1 st	20,10,639/-	2,00,000
4	Shop No. A/30	79 Loft-98	1 st	20,10,639/-	2,00,000
5	Shop No. B'C'-1	59	2 nd	7,33,611/-	70,000
6	Shop No. B"C"-1	54	3 rd	5,94,343/-	60,000
7	Shop No. B/C-15	79	2 nd	9,78,189/-	1,00,000
8	Shop No. B/C-17	79	2 nd	9,78,189/-	1,00,000
9	Shop No. B/C-31	79	2 nd	9,78,189/-	1,00,000
10	Shop No. B/C-33	79	2 nd	9,78,189/-	1,00,000
11	Shop No. B/C-36	79	2 nd	9,78,189/-	1,00,000
12	Shop No. B/C-50	79	2 nd	9,78,189/-	1,00,000
13	Shop No. D-18	41	2 nd	5,05,725/-	50,000
14	Shop No. B/C-51	79	3 rd	8,69,501/-	90,000
15	Shop No. B/C-52	79	3 rd	8,69,501/-	90,000
16	Shop No. B/C-54	79	3 rd	8,69,501/-	90,000
17	Shop No. B/C-57	79	3 rd	8,69,501/-	90,000
18	Shop No. B/C 58	79	3 rd	8,69,501/-	90,000
19	Shop No - B/C-59	99	3 rd	10,89,628/-	1,10,000
20	Shop No. B/C-71	79	3 rd	8,69,501/-	90,000
21	Shop No. D-47	47	3 rd	5,13,293/-	50,000
22	Shop No - D-54	41	3 rd	4,51,260/-	50,000



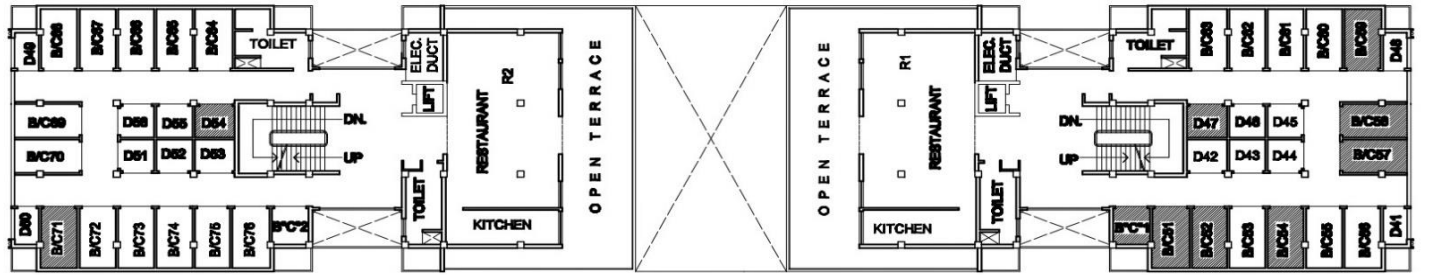
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

■ - Denotes the shops are for sell through lottery.

Brief Specification :

Flooring: Terrazo (Loft- APS)

Common Area i.e. Lobby, Staircase – Marble.

Toilet: Kota

Doors/ Steel Rolling: Open

Windows: Steel Ventilator.

Wall finish: Plaster of Paris or Cement Sand Plaster.

Water supply and Plumbing Arrangements: G.I. Pipelines.

GENERAL FACILITIES

1. There have provision for internal electrification for each commercial space and the allottees will have to make their own arrangements for meter connection from CESC for individual units and for various common facilities.
2. The main source of water shall be from deep tube well. The water will be sent directly to overhead reservoirs. It will be distributed by gravity through pipe line. The water supply system has been handed over to the concerned Shopowners' Association already formed and Board will not be responsible for irregular supply of power/water etc.

The Calcutta Greens Shop-owners' Welfare Association shall maintain and administer the CAF on behalf of the existing and all future allottees without any discrimination.

The said body shall pay all water charges, municipal/panchayat taxes, impositions etc. from the date of taking over of the common area facilities (CAF) already effected.

(i) Tap point provided in few floors of the building.

(ii) Separate charge for consumption of water is to be paid to the adjacent Housing Society/Principal body/PHE at the rate to be determined by the Housing Society/ PHE/WBHB. WBHB will not bear any responsibility. If necessary, a separate agreement may be made with the said Society/PHE/WBHB who will virtually control the supply of water to the Market Centre.

(iii) Open spaces as already provided shall have to be maintained by the Calcutta Greens Shop-owners' Welfare Association. Sanitary sewerage and storm water will be discharged to the nearest off-site facility provided by the Board/Municipality/ local authority.

OTHER NOTABLE FEATURES/POINTS

1. The Shopping Complex is completed and ready for possession.
2. The Board reserves the right to review the price of unallotted shops to be sold subsequently.
3. The dimension of plinth and floor areas as well as configuration as shown in the building plans are approximate and any minor deviation from the plans if made during construction will have to be accepted by the Allottees. Such deviation may also occur in the same category and type of units. The Allottees cannot make any claim for / or object to such deviation and he/she /they shall have to accept the unit allotted to him/her/ they at the final accepted sale price.

MODE OF PAYMENTS: Full payment less application money on allotment. Money is to be deposited within 60(sixty) days from the date of issue of allotment letter.

MODE OF TRANSFER: On **Free Hold** basis through execution & registration of Deed. Execution of Deed will be made as per Execution notice to be issued soon after full payment is made by the allottee.

The Common area & facility of the project **have been/ shall be** handed over to the **authorized Association formed/ to be formed**. The future allottees, as and when they receive their allotment shall have to be member of this registered body automatically & mandatorily. All the allottees will enjoy the common areas and facilities equally, being an integral part of the project (Market Complex)

The rules & regulations of the **authorized Association formed/ to be formed** would be binding on all the allottees.

POSSESSION: The scheme is completed and ready for possession. On submission of a copy of Registered Deed, possession letter will be issued.

DISCLAIMER:1) In case of any discrepancy regarding payment status applicants will be identified by his/her application ID and they will be required to submit transaction ID and any other documents to confirm their payment status.

2) Convenience charges (if any) payable on account of payment of Application money is on account of prospective Applicants only.

Note: The terms and condition as laid down in the book of General Terms & Conditions, effective from shall be applicable. The applicants are requested to consult the Book of General Terms and Conditions carefully before submission of On-Line Application.

The Board reserves it's right to interpret all the terms, conditions and clauses finally.