

# Project Brochure

For

**Prantikapan Shopping Complex (Block-I&II)**

**Thakurpukur**



## West Bengal Housing Board

(ESTD. UNDER WB.ACT XXXII OF 1972)

‘ABASAN’,

105, S. N. Banerjee Road, Kolkata-700014

Phone :033-2265 1965, 033- 2264 0950/ 0241

Website- [www.wbhousingboard.in](http://www.wbhousingboard.in) E-mail: [wbhousingboard@gmail.com](mailto: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:** Prantikapan Shopping Complex

**Address:** Thakurpukur

**Project Status:** Completed.

**Year of Completion:** 2008

At present there are Four (04) nos. Shops/ Halls in Block-I and Eight (08) nos. Shops/ Halls in Block-II which remained unsold and are being offered on sale, through lottery to the public.



**Location:** On the southern fringe of Kolkata, on M.G. Road, in between Tollygunge Metro Station and James Long Sarani is coming up another 4-storied urban styled Shopping Complex. Prantikapan is a part of Mini Township being developed on a plot of land over 54 acres which would house about 5000 families. This locality is growing very fast with the extension of Metro Railway from Tollygunge to Garia. Since down-town marketing concept has already caught up in a big way, The Prantikapan is going to fulfill the dreams.

#### Facilities available within the complex:

Shops

Departmental Stores(optional)

Commercial Space

Toilets

Lifts

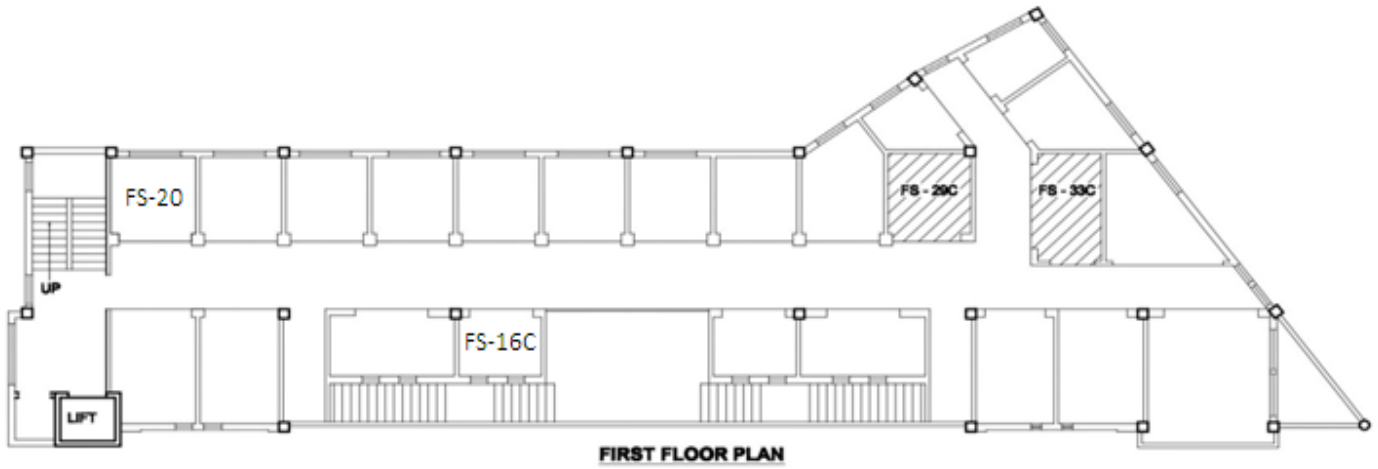
Generator for common service

Parking Space

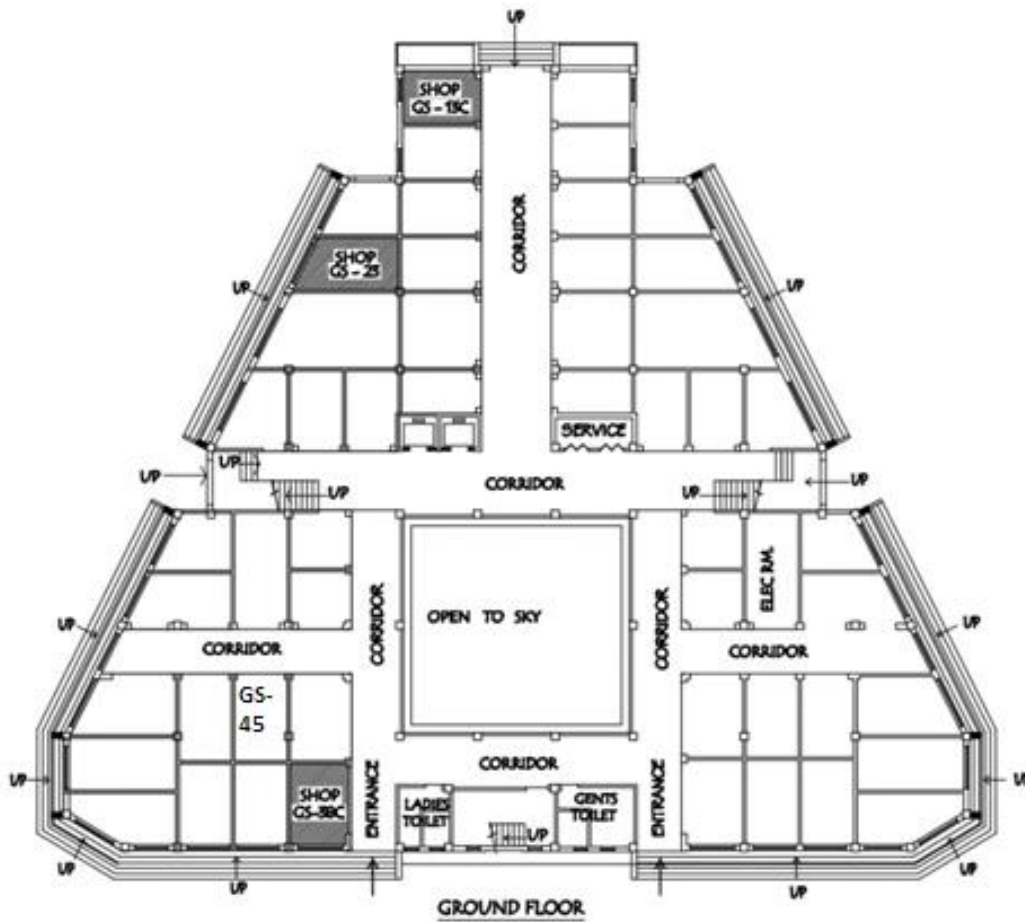
#### DETAILS OF THE VACANT SHOPS ARE GIVEN BELOW:

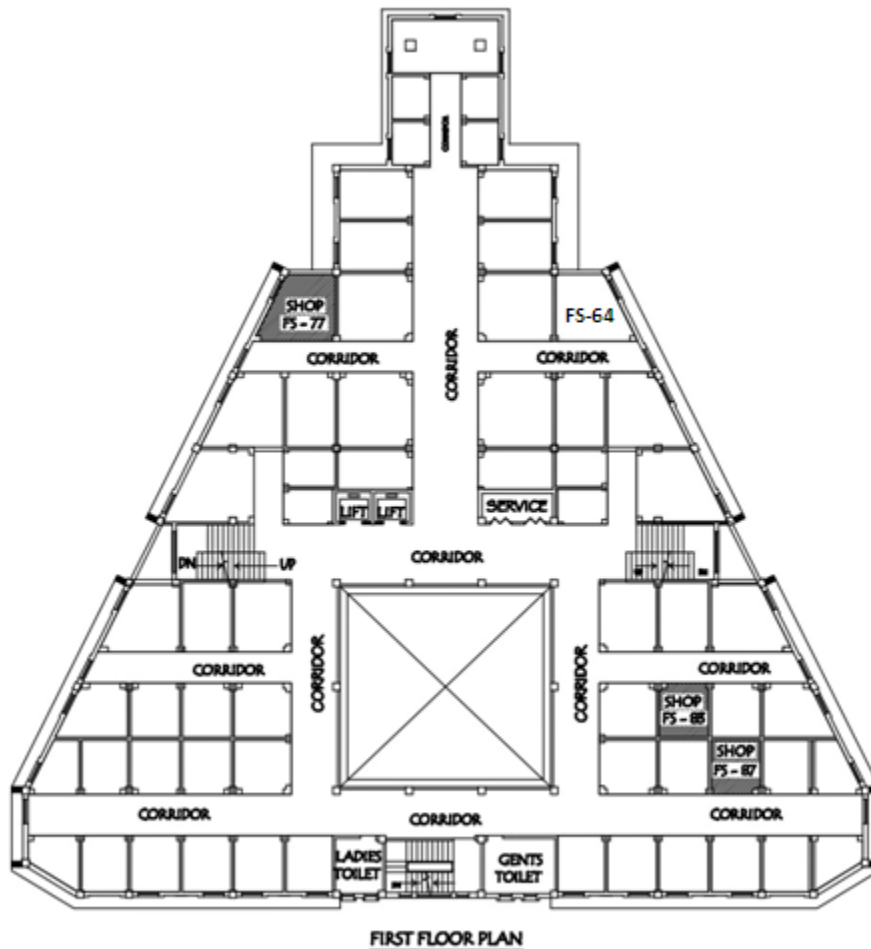
Name of the Shopping Complex	Sl. No.	Shop/Stall/Hall No.	Area (Sq.Ft.)	Floor	Sale Price of the Shop	Application Money
<b>Prantikapan Shopping Complex, Block-I,</b>	1	Shop No. FS-16C	57	1 <sup>st</sup>	430711/-	43000
	2	Shop No. FS-20	69	1 <sup>st</sup>	521387/-	50000
	3	Shop No. FS-29C	77	1 <sup>st</sup>	581838/-	60000
	4	Shop No. FS-33C	77	1 <sup>st</sup>	581838/-	60000
<b>Prantikapan Shopping Complex, Block-II</b>	1	Shop No. GS-13C	90	Ground	680071/-	70000
	2	Shop No. GS-38C	110	Ground	831197/-	80000
	3	Shop No. GS-23	113	Ground	853866/-	90000
	4	Shop No. GS-45	101	Ground	763190/-	80000
	5	Shop No. FS-64	109	1 <sup>st</sup>	673888/-	70000
	6	Shop No. FS-83	67	1 <sup>st</sup>	414225/-	40000
	7	Shop No. FS-87	67	1 <sup>st</sup>	414225/-	40000
	8	Shop No. FS-77	109	1 <sup>st</sup>	673888/-	70000

### Prantikapan Shopping Complex (Block-I)- Floor Plan:



### Prantikapan Shopping Complex (Block-II)- Floor Plan:





## Brief Specification :

STRUCTURE RCC Framed structure

1. Flooring (common areas, corridor and lobby etc):- Kota stone
2. Floor shop:- IPS.
3. Toilet:- Ceramic Tiles.
4. Wall finish:- Plaster of Paris on Corridor/ Lobby walls, white wash on shop wall.
5. Doors :- Rolling shutter
6. Windows:- MS Windows with integrated grill.
7. Internal Electrification :- Mainly concealed wiring.
8. Water Supply and plumbing arrangement:- CI/GI/HDPE/ PVC Pipe lines.

## GENERAL FACILITIES

1. There will be provision for internal Electrification for each commercial space and the allottees will have to make their own arrangements for meter correction from WBSEDCL/CESCI any other electric supply co. For individual units and for various common facilities. Generator facilities at Prantikapan will be available only for common passages. Lifts, Stairs and partly of the entrance area which have been handed over to the registered body.
2. The main source of water is from deep tubewell. The water supply system have been handed over to the shop Owners Association and the Board will not responsible for irregular supply of power / water etc.

**Note:** The Prantikapan shop Owners Association shall pay all water charges, Municipal/ Panchayet taxes impositions etc. from the date of taking over of the common areas and facilities (C.A.F)

**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.**