

Project Brochure
For
Westend Conclave Commercial Complex
Dankuni



West Bengal Housing Board

(ESTD. UNDER WB.ACT XXXII OF 1972)

‘ABASAN’,

105 S.N.Banerjee Road, Kolkata-700014

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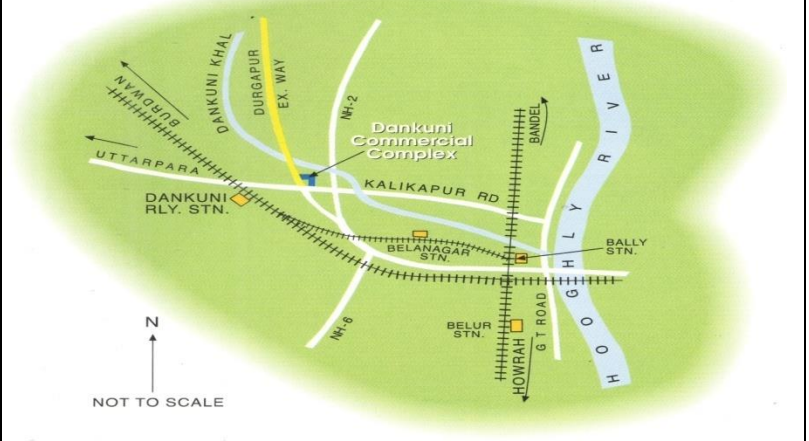
DATE OF LOTTERY: To Be Notified In Website At Least 30 Days In Advance.

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: Westend Conclave
Address: Dankuni, Hooghly

Project Status: Completed.

At present there are Forty Seven (47) nos. Shops which remained unsold and are being offered on sale, through lottery to the public.



INTRODUCTION

Westend Conclave, a modern four storied office- cum-shopping complex. A dream-of-an- architect zig-zag building, arguably set to change the landscape of Dankuni.

LOCATION OF THE PROJECT

Located at the junction of the Durgapur Expressway and T.N. Mukherjee Road, about one kilometer from Dankuni Railway Station and is well connected with Kolkata (both Sealdah & Howrah Stations). Post Office, Hospital and Nursing Homes are within a kilometer from the site. Frequent bus and minibus services are also available.

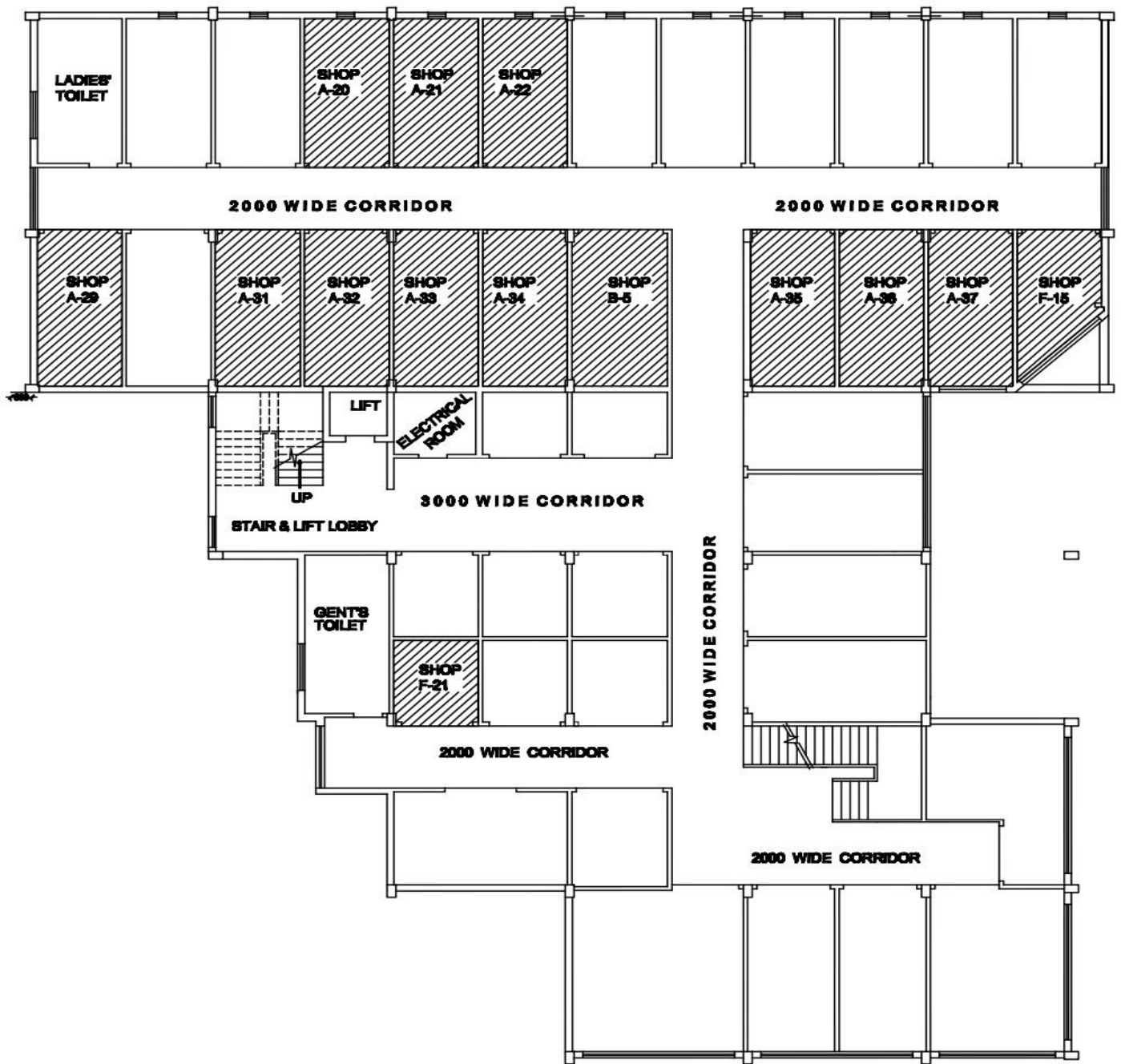
FACILITIES AVAILABLE WITHIN THE COMPLEX

Shops, Departmental Stores, Office Space, Banks, Toilets, Lifts, Generator for common services, Ample Parking Space

DETAILS OF THE VACANT SHOPS ARE GIVEN BELOW:

Sl. No.	Shop/Stall/Hall No.	Area(Sq.Ft.)	Floor	Sale Price of the Shop (Rs.)	Application Money (Rs.)
1	Shop No. A/20	131	1 st	13,49,837	1,30,000
2	Shop No. A/21	131	1 st	13,49,837	1,30,000
3	Shop No. A/22	131	1 st	13,49,837	1,30,000
4	Shop No. A/29	137	1 st	14,11,662	1,40,000
5	Shop No. A/31	138	1 st	14,21,966	1,40,000
6	Shop No. A/32	138	1 st	14,21,966	1,40,000
7	Shop No. A/33	134	1 st	13,80,749	1,40,000
8	Shop No. A/34	134	1 st	13,80,749	1,40,000
9	Shop No. A/35	134	1 st	13,80,749	1,40,000
10	Shop No. A/36	134	1 st	13,80,749	1,40,000

11	Shop No. A/37	134	1 st	13,80,749	1,40,000
12	Shop No. B/5	150	1 st	15,45,615	1,50,000
13	Shop No. F/15	100	1 st	10,30,410	1,00,000
14	Shop No. F/21	76	1 st	7,83,112	80,000
15	Shop No. F/25	85	2 nd	8,17,459	80,000
16	Shop No. F/26	73	2 nd	7,02,053	70,000
17	Shop No. F/27	73	2 nd	7,02,053	70,000
18	Shop No. F/30	73	2 nd	7,02,053	70,000
19	Shop No. F/32	73	2 nd	7,02,053	70,000
20	Shop No. F/33	73	2 nd	7,02,053	70,000
21	Shop No. F/34	73	2 nd	7,02,053	70,000
22	Shop No. F/36	73	2 nd	7,02,053	70,000
23	Shop No. F/37	73	2 nd	7,02,053	70,000
24	Shop No. F/38	73	2 nd	7,02,053	70,000
25	Shop No. F/39C	74	2 nd	7,11,670	70,000
26	Shop No. F/40C	71	2 nd	6,82,818	70,000
27	Shop No. F/41	73	2 nd	7,02,053	70,000
28	Shop No. F/42	73	2 nd	7,02,053	70,000
29	Shop No. F/43	73	2 nd	7,02,053	70,000
30	Shop No. F/44	73	2 nd	7,02,053	70,000
31	Shop No. F/45C	57	2 nd	5,48,178	50,000
32	Shop No. F/48C	69	2 nd	6,63,584	70,000
33	Shop No. F/ 49	69	2 nd	6,63,584	70,000
34	Shop No. F/51	64	2 nd	6,34,733	60,000
35	Shop No. F/52	74	2 nd	7,11,670	70,000
36	Shop No. F/57	65	2 nd	6,25,115	60,000
37	Shop No. F/58	67	2 nd	6,44,350	60,000
38	Shop No. F/59	74	2 nd	7,11,670	70,000
39	Shop No. F/62	71	2 nd	6,82,818	70,000
40	Shop No. F/ 71	76	2 nd	7,30,904	70,000
41	Shop No. F/72	76	2 nd	7,30,904	70,000
42	Shop No. F/73	75	2 nd	7,21,287	70,000
43	Shop No. F/74	75	2 nd	7,21,287	70,000
44	Shop No. F/ 75	75	2 nd	7,21,287	70,000
45	Shop No. F/76	76	2 nd	7,30,904	70,000
46	Shop No. F/81	75	2 nd	7,21,287	70,000
47	Shop No. F/ 89	75	2 nd	7,21,287	70,000



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Brief Specification :

STRUCTURE-RCCFRAMED STRUCTURE

1. Flooring - Kotá stone
2. Toilet Floor - Ceramic Tile
3. Wall finish- Plaster of paris
4. Doors / Windows- Rolling Shutter
5. Internal Electrification- Mainly concealed wiring
6. Water Supply and Plumbing Arrangements- G.I. Pipelines

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 connection from WBSEB for individual units and for various common facilities.
2. The main source of water is deep tube well from which water is being pumped in overhead reservoirs and distributed by gravity. The water supply system has been handed over to the concerned West End Conclave Commercial Complex Allottees Welfare Society already formed and the Board will not be responsible for irregular supply of power / water etc.
The West End Conclave Commercial Complex Allottees Welfare Society shall maintain and administer the CAF on behalf of all allottees without any discrimination.
The West End Conclave Commercial Complex Allottees Welfare Society is liable to pay all water charges, Municipal / panchayat taxes / impositions etc. from the date of taking over of the common areas and facilities (CAF) already effected.
 - (i) Individual taps will not be provided except in restaurants, pathological laboratories, saloons or similar units. For such units water line will be provided by the W.E.C.C.A Welfare Society.
 - (ii) Separate charge for consumption of water is to be paid to the W.E.C.C.A Welfare Society at the rate determined by them. West Bengal Housing Board will not bear any responsibility what so ever.
3. Open spaces as already provided shall have to be maintained by the West End Conclave Commercial Complex Allottees Welfare Society.
4. Sanitary sewerage and storm water will be discharged to the nearest off-site facility provided by the Board I Municipality / Local authority.
5. For disposal of garbage Local body is to be involved. WBHB will not bear any responsibility in the regard.

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 in 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.