



Project Brochure for Purbahna (HIG), Manicktala, Kolkata



West Bengal
Housing Board

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

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

PENALTY : Any withdrawal of application upto 15 days prior to lottery will be charged with a penalty of 25% of application money+ other applicable charges. All withdrawals of application from 14 days prior to lottery and upto issue of allotment letter will be charged with a penalty of 30% of application money + other applicable charges. In case of surrender of allotment after issue of allotment letter, 50% of application money + other applicable charges will be charged as penalty.

Name of Project : Purbahna Housing Project, Manicktala.

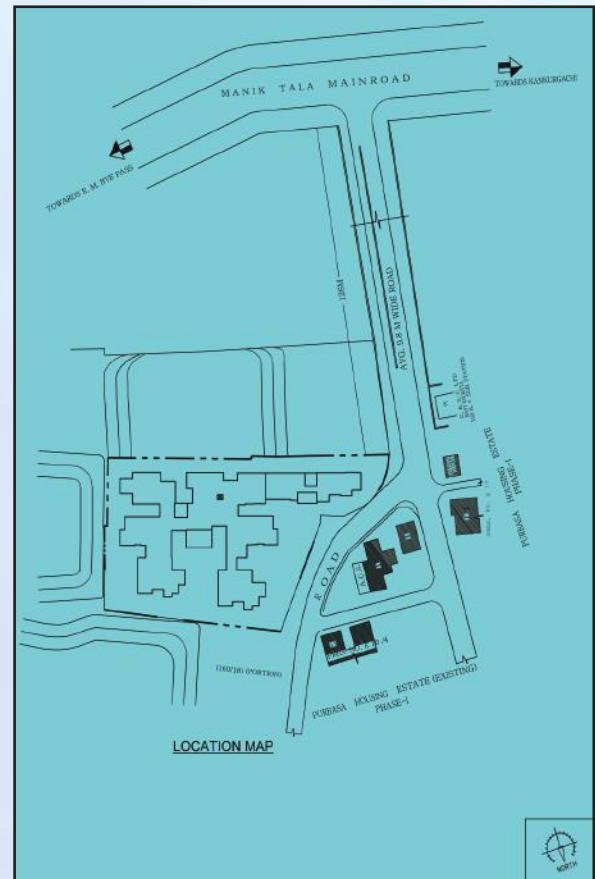
Address : 160/1B, Manicktala Main Road, Kolkata - 700 054.

Total No. of flats : 36 Nos.

Project Status : Completed.

Date of Completion : 2017

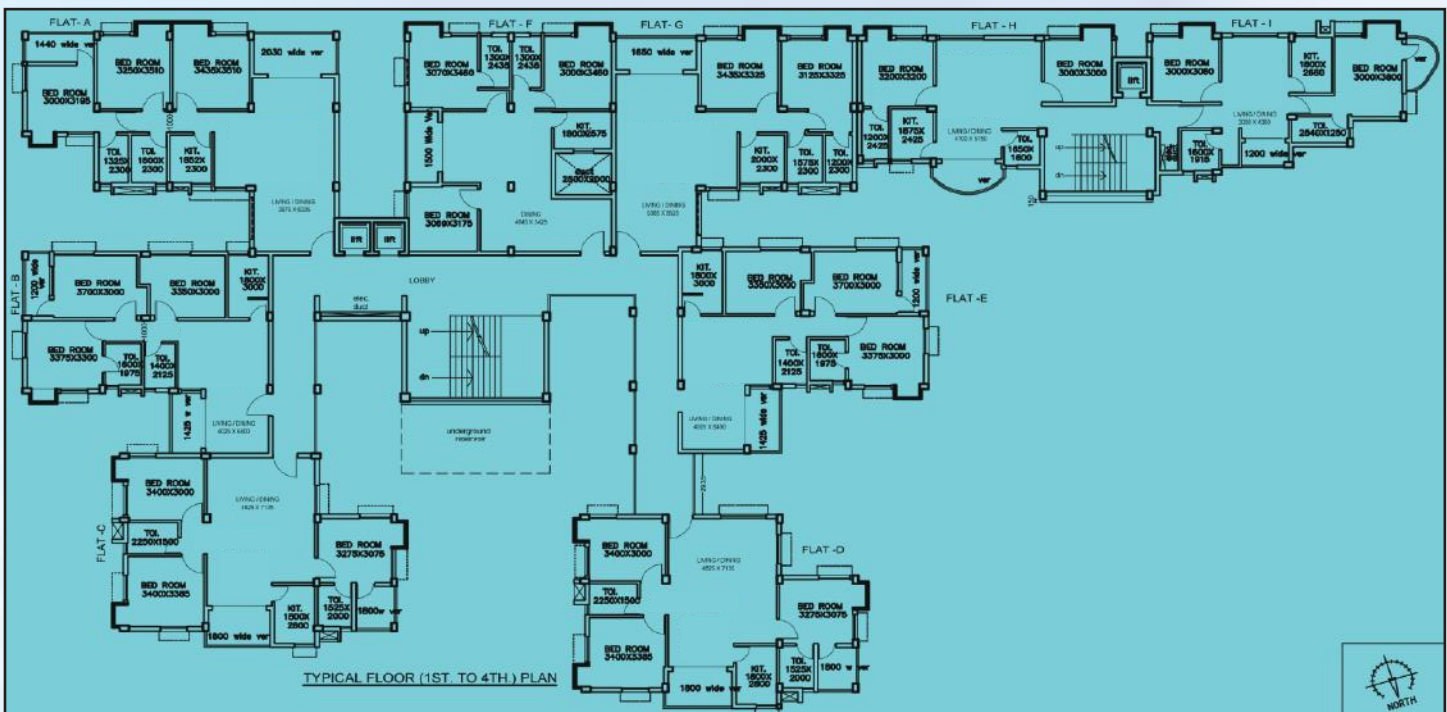
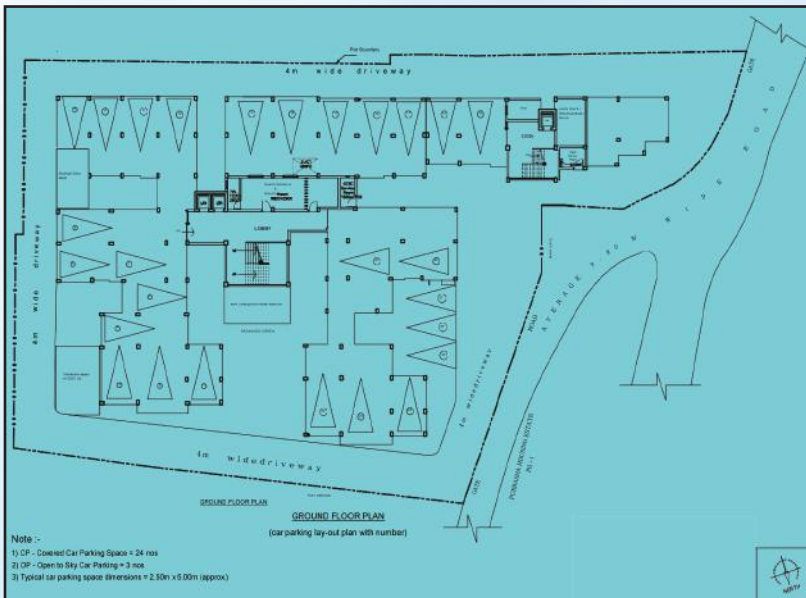
At present there are only 02 (Two) nos. Flats which remained unsold and being offered for sale through lottery to the public.



Sl. No.	Flat Type	No. of Flats	Carpet Area including Balcony (Sq. Ft.)	Sale Price (Rs.)	Application Money (Rs.)
1.	HIG-F - 3BHK	01	954	Rs. 94,04,751.00	Rs. 5,00,000.00
2.	HIG-H - 2BHK	01	666	Rs. 64,65,347.00	Rs. 5,00,000.00

Brief Specification : (F - Type)

1. **Structure** : RCC framed structure on RCC pile foundation with brick walls.
2. **Finishes** :
 - a) Vitrified & Ceramic tiled flooring in Living cum Dining hall and Bed rooms.
 - b) **Kitchen** : Granite counter top. Ceramic tiles on dado and floor.
 - c) **Toilets** : Anti-skid ceramic tiles on floors and Ceramic tiles on walls upto lintel level.
 - d) **Wall finishes** : (i) Interior-Smooth finish with Plaster of Paris and Acrylic primer. (ii) Exterior-Painting with external acrylic emulsion.
 - e) **Door/Windows** : Flush door, wooden door frame and fully glazed Aluminium windows with MS grill. Door in between Living Dining & Verandah Fully Glazed Aluminium.
 - f) **Internal electrification** : Fully Concealed Copper conductor wiring with modular switches and adequate arrangements for installing modern gadgets of standard quality.



Brief Specification : (H - Type)

Structure : RCC framed structure on RCC pile foundation.

Walls : Bricks masonry.

Finishes :

Flooring : Ceramic tiles in flats.

Kitchen : Black Kuddappa counter top. Ceramic tiles on dado & floor.

Wall finish : Interior - smooth finish with P.O.P and Interior Acrylic Primer.
Exterior - Painting with exterior acrylic emulsion.

Toilets : Anti skid Ceramic tiles on floor and Ceramic tiles on walls up to lintel level.

Doors/Windows : Flush type door with wooden door frame & fully glazed aluminium windows. Doors in between Living Dining & Verandah Fully glazed Aluminium.

Water supply : From source of supply by Kolkata Municipal Corporation through under ground reservoir and roof top tanks. All plumbing are concealed.

Electrical : Fully concealed copper conductor wiring with modular switches and provision of lighting conductor above the building. Necessary fittings & fixtures provided as per Boards standard for HIG category of flats. There are provisions for internal electrification for each dwelling unit and the allottees shall have to make their own arrangements for connection from CESC Ltd. for individual units and of other common facilities.

Sewerage : Sewer lines have been laid and connected to each flat. The Sewage will be disposed of through the system of Kolkata Municipal Corporation. Kitchen waste water and storm water will be discharged through the surface drain. Sewerage and drainage outside the complex will be maintained by Kolkata Municipal Corporation, whereas sewerage and drainage system inside the complex will be maintained by the association formed by the allottees.

Common Facilities :

Provided within Scheme :

Pump room with two (02) nos. Centrifugal pumps with necessary panels, Electrical meter room, Security room, Lift 3 nos. (Passenger lift), area light with underground cable system and General illumination, submersible pumps with panel.

MORE THAN 30 FLATS ARE SOLD OUT AND A NUMBER OF HOUSEHOLDS LIVE IN THE PROJECT. CIVIC AMENITIES REQUIRED FOR LIVING ARE ALREADY THERE. ANY WITHDRAWAL OF APPLICATION UPTO 15 DAYS PRIOR TO LOTTERY WILL BE CHARGED WITH A PENALTY OF 25% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES. ALL WITHDRAWALS OF APPLICATION FROM 14 DAYS PRIOR TO LOTTERY AND UPTO ISSUE OF ALLOTMENT LETTER WILL BE CHARGED WITH A PENALTY OF 30% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES. IN CASE OF SURRENDER OF ALLOTMENT AFTER ISSUE OF ALLOTMENT LETTER, 50% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES WILL BE CHARGED AS PENALTY.

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. For maintenance charges to be paid prior to Execution of Deed, please see GTC, if CAF is not handed over till then.

The allottees shall obtain membership from the existing Apartment Owners' Association formed by the allottees of **Purbahna Housing Project**, to which the Common Areas and Facilities shall be handed over by the West Bengal Housing Board for the Purpose of Maintenance and Management of such Common Areas and Facilities, within the Project.

ALLOTMENT : Flats shall be allotted by way of Draw of lots. The date, venue and time of lottery will be uploaded in web site.

POSSESSION : The scheme is completed and ready for possession, and 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 her/ his 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 **08/09/2023** & 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.



West Bengal Housing Board

(ESTD. UNDER WB.ACT XXXII OF 1972)

'ABASAN'

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