

**WEST BENGAL HOUSING BOARD**

*Present*

# **Prantik**

*Phase-IV (LIG)*

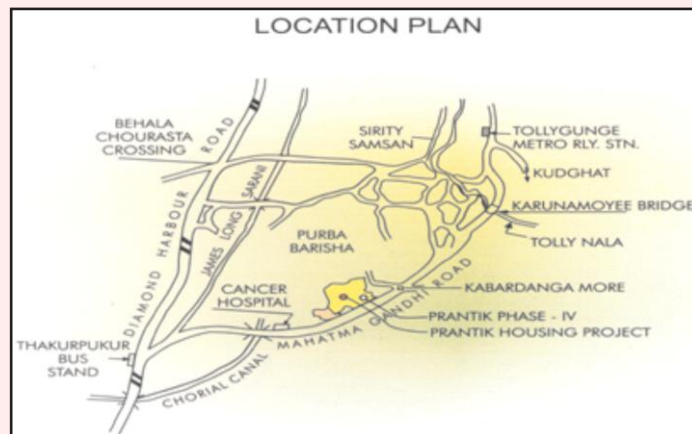
**Thakurpukur,  
South 24-Parganas**



**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 :** Prantik Phase-IV  
**Address :** Thakurpukur, South 24-Parganas  
**Total No. of flats :** 144  
**Project Status :** Completed.  
**Year of Completion :** 2009  
**At present there is only 1 (One) no. Flat which remained unsold and is being offered on sale, through lottery to the public.**



## LOCATION:

Prantik Housing Project is about 15 minutes drive from Tollygunge Metro Station on Mahatma Gandhi Road and within close proximity of the hubbub of city life and the locality of Haridevpur. It is under P.S. Thakurpukur. The Board is developing Housing Complexes for about 5000 families on a vast area of about 55 acres of land. This housing complex will also accommodate a super market, telephone exchange and other modern facilities. The project is profusely dotted with water bodies and organized greens and playgrounds to generate a healthy and pleasant living condition. Mahatma Gandhi Road passes abutting this Housing Complex. Several major roads have passed through this vast housing complex. The James Long Sarani is within walkable distance from this housing complex.

Sl. No.	Type of Flat	No. of Flats	Carpet Area including Balcony (Sq. Ft.)	Sale Price (Rs.)	Application Money (Rs.)
1.	LIG	1	340	13,94,000.00	1,40,000.00/-



## BRIEF SPECIFICATION

- Structure** : Masonry Structure
- Flooring (at Bedroom, Multipurpose Room, Verandah etc.)** : Grey artificial stone flooring
- Kitchen** : Ditto at floor, top of cooking platform
- Toilet** : Ditto at floor & Dado.
- Wall Finish** : (i) *Outside wall* : Decorative cement based paint over sand cement plaster  
(ii) *Inside wall* : White wash over sand cement plaster
- Doors** : (a) Door frames at rooms : Wooden  
(b) Door Shutter at rooms : Factory made panel door shutter  
(c) Toilet door : PVC frame with PVC shutter  
(d) Door at staircase room : Shutter with SMC sheet
- Windows** : Glazed steel window with integrated MS grill.
- Water Supply & Plumbing Arrangement** : Water is available in the campus with ordinary fittings.
- Internal Electrification** : Wiring and fittings / fixtures etc. done as per norms.



## GENERAL FACILITIES

Management Office, Internal Roads/ Pathways/ Water Supply Arrangement/ Street Light/ Sewerage System have been provided within the scheme and such Common Facilities are already handed over the registered body already formed by the allottees of the scheme. The allottee will have to obtain membership of the existing registered body to which the West Bengal Housing Board has handed over the Common Areas and Facilities for the purpose of maintenance and management.

There will be provision for internal electrification of each D.U. But the allottees will have to make their own arrangement for electrical connection from electricity supply providing authority.

MORE THAN 125 FLATS ARE SOLD OUT AND A GOOD 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.

The allottee have to obtain membership from the existing **Co-operative Housing Society** formed by the allottees of **Prantik Phase-IV (LIG)** to which the common areas and facilities are already handed over by the West Bengal Housing Board for the purpose of maintenance and management of such common areas and facilities within the scheme.

**ALLOTMENT** : Flats shall be allotted by way of Draw of lots. The date, venue and time of lottery will be uploaded in the website of West Bengal Housing Board.

**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 **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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