

WEST BENGAL HOUSING BOARD

Presents

LIG, Phase-1

Serampore

Housing Project

Rishra, Serampore,
Hooghly



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 : Serampore Housing Scheme

Address : Serampore, Rishra, Hooghly

Total No. of Dus : 784

Project Status : Completed.

Year of Completion : 1989

At present there are 1 (One) no. of Flat which remained unsold and are being offered on sale, through lottery to the public.



LOCATION

The new scheme of West Bengal Housing Board within Serampore Municipality about $\frac{1}{2}$ K. M. from Rishra Station on Howrah- Burdwan Main Railway Line and connected with G. T. Road (about $1\frac{1}{2}$ K.M.) by pucca road. The area is conveniently located and Bounded by developed residential plots and Railway track. Frequent train and bus services connect the place to Calcutta throughout the day.

| Sl. No. | Type of Flat | No. of Flats | Carpet Area including Balcony (Sq. Ft.) | Sale Price (Rs.) | Application Money (Rs.) |
|---------|--------------|--------------|---|------------------|-------------------------|
| 1. | LIG | 1 | 450 | 18,45,000.00/- | 1,80,000.00/- |



LIG Type Flat

Approx. Carpet Area including Balcony – 450 Sq. Ft.

- Bedroom – 10'-4" X 10'-8" (3100 X 3200)
12'-2" X 9'-0" (3650 X 2700)
- Living/Dining – 8'-8" X 18'-0" (2600 X 5425)
- Kitchen – 9'-2" X 6'-0" (2750 X 1800)
- Toilet – 8'-11" X 4'-0" (2675 X 1200)
- Verandah – 6'-4" X 4'-0" (1600 X 1200)

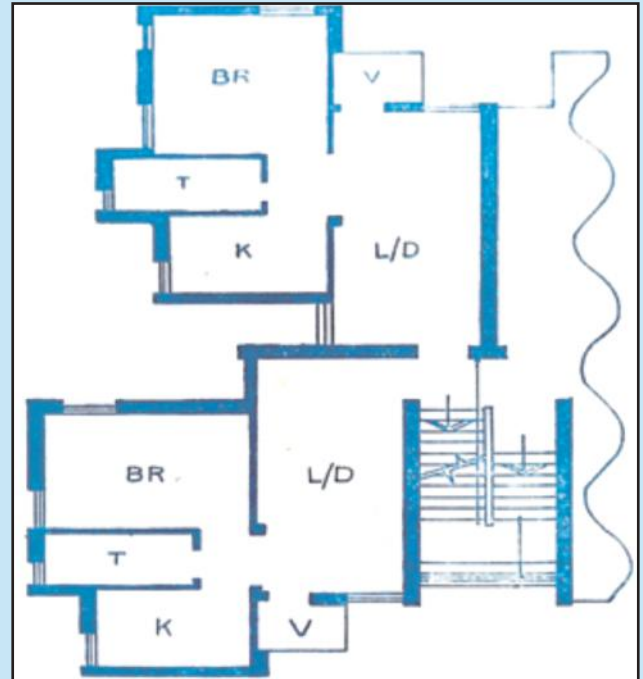
BRIEF SPECIFICATION (For LIG Type Flat)

- **Structure** : Brick built structure.
- **Flooring** : APS flooring.
- **Wall finish** : **Exterior** – Cement based paint on plaster surface,
Interior – White wash on plastered surface.
- **Staircase** : APS Flooring.
- **Door** : Commercial flush door.
- **Windows** : Fully glazed steel window with integrated grill.
- **Water supply** : Water is available in the campus.
- **Internal Electrification** : By standard fittings.

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 750 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 **Serampore Housing Project, Phase-I, Serampore** 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 its 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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