



LIG

**STARLIT**



**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 :** Starlit Housing Project, New Town.

**Address :** Action Area II, New Town, Rajarhat, Kolkata - 700 156.

**Total No. of flats :** 608 Nos.

**Project Status :** Completed.

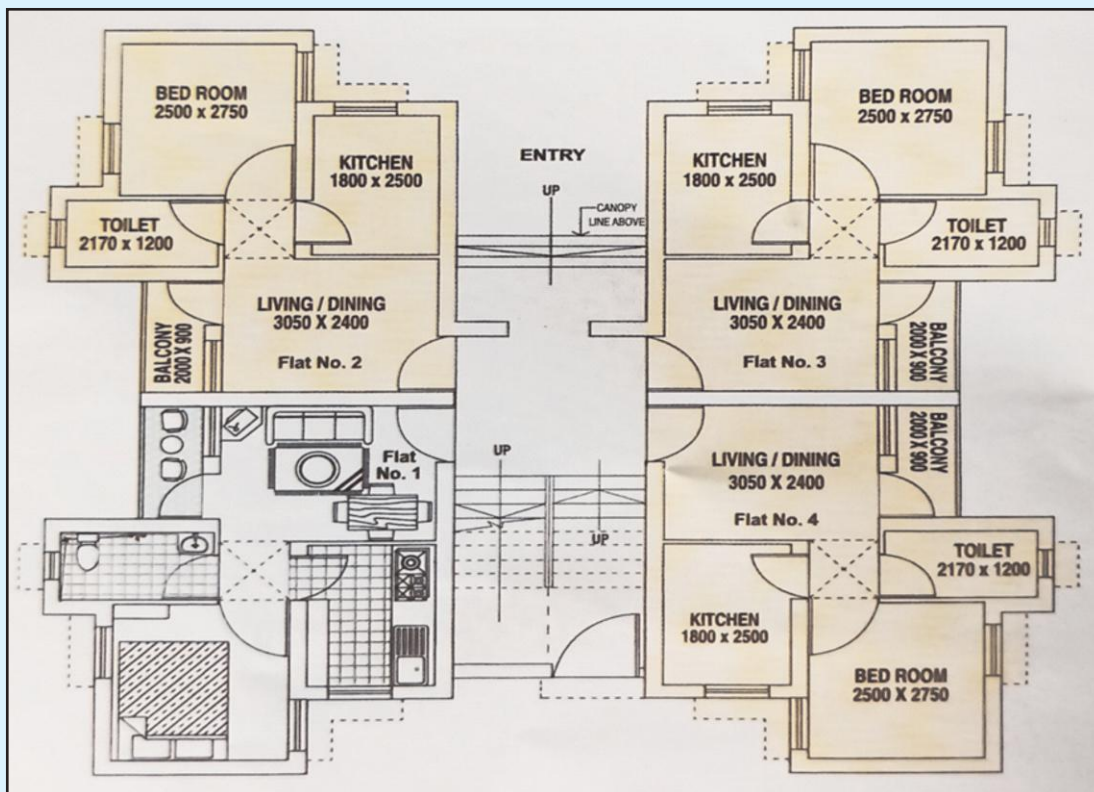
**Year of Completion :** 2006

**At present there are only 5 (Five ) nos. Flats which remained unsold and are being offered on 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.      | LIG       | 5            | 286                                     | 11,72,600.00     | 1,20,000.00             |

### TYPICAL FLOOR PLAN



### **Brief Specification :**

- 1. Structure :** Masonry load bearing wall structure.
- 2. Finishes : Flooring –**
  - a) 25 mm thick Grey Artificial Stone flooring at bed room, multipurpose room, passage and verandah.
  - b) Kitchen 25 mm thick Grey Artificial Stone on floor, on cooking platform and dado over cooking platform.
  - c) **Wall finishes :** (i) **Interior-** White wash over plastered surface.  
(ii) **Exterior-** Painting with cement base paint over plastered surface.
- 3. Door/Windows :** (i) Steel door frames and Factory made panel door shutters at room, verandah & entrance. (ii) PVC door frame and shutter at toilet and (iii) Fully glazed steel windows with integrated MS grill.
- 4. Internal electrification :** Surface wiring H.W. batten with adequate electrical connections.
- 5. Toilets :** IPS flooring with neat cement dado up to window sill. Pan-Indian Type.

### EXTERNAL ELETRIFICATION : ( LIG common area)

- a) Street light : Street and area illumination through Street-Poles with underground cable connection to be controlled from pump room.
- b) Pump : Centrifugal Pump Motor with one in operation and another standby have been provided.
- c) Serviced connection - By Power providing body with underground cable system having meter board under staircase of each building.

**MANAGEMENT OFFICE :** For overseeing the maintenance of the common areas and facilities provided for the complex on day to day basis accommodation have been provided and handed over to the Association formed by the purchasers of Starlit-LIG flats.

**INTERNAL ROADS, PATHWAYS & OTHERS :** Internal roads, pathways and small tot-lot with street light provided within the compound and handed over to the Association for maintenance.

**WATER :** There are provisions of water connection to each flat through water line grid. Source of water supply is available from New Town water supply system. The water will be stored in the underground reservoir. The pump house water line grid and the common areas and facilities have been handed over to the Association formed by the allottees for the purpose of maintenance and management. Association will be responsible to pay charges/ fees and make all necessary correspondences with concerned authority in connection with supply of water. The Board will have no responsibility in this regard.

**SEWERAGE :** Sewer line have been laid and connected to each flat. The sewage will be disposed off through the system of New Town, Kolkata. Kitchen waste water and storm water will be discharged through the surface drain. Sewerage and drainage of township will be maintained by the New Town Authority, whereas sewerage of the drainage system inside the complex will be maintained by the association formed by the allottees.

MORE THAN 600 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 PAYMENT** : 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 Freehold basis through execution and registration of deed. After completion of the full and final payment of the allotted dwelling unit the execution and registration of the Deed shall be made as per terms & conditions of execution notice to be issued by West Bengal Housing Board.

The allottee have to obtain membership from the existing **Apartment Owners' Association** formed by the allottees of **Starlit Housing Project** 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** : The flats shall be allotted through lottery. 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.

The **TERMS AND CONDITIONS** as laid down in the book of General Terms and Conditions effective from **08/09/2023** shall be applicable.

The West Bengal Housing Board reserves its right of scrutiny of application & uploaded documents anytime of applicants and if any information in the application is found incorrect or misleading and suppression of any material fact the allotment will be cancelled and no refund of application money shall be allowed in that event.

**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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