

WEST BENGAL HOUSING BOARD

Presents

MIG-L

ANASUA

Housing Project



Sarsuna, Behala



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 : Anasua Housing Project

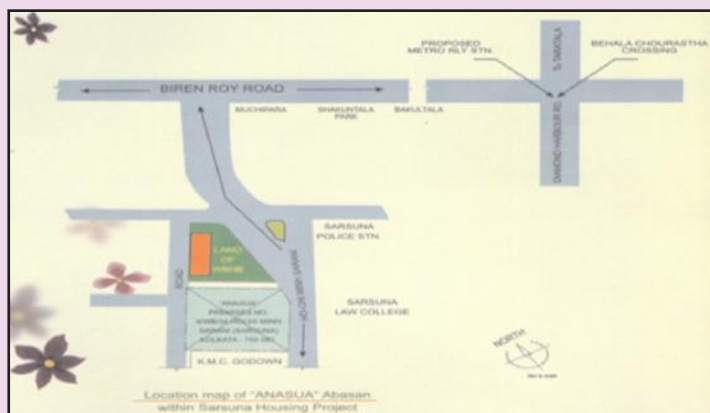
Address : 4/WB/34, Hochimin Sarani
(Sarsuna), Kolkata- 700 061

Total No. of flats : 20

Project Status : Completed.

Year of Completion : 2015

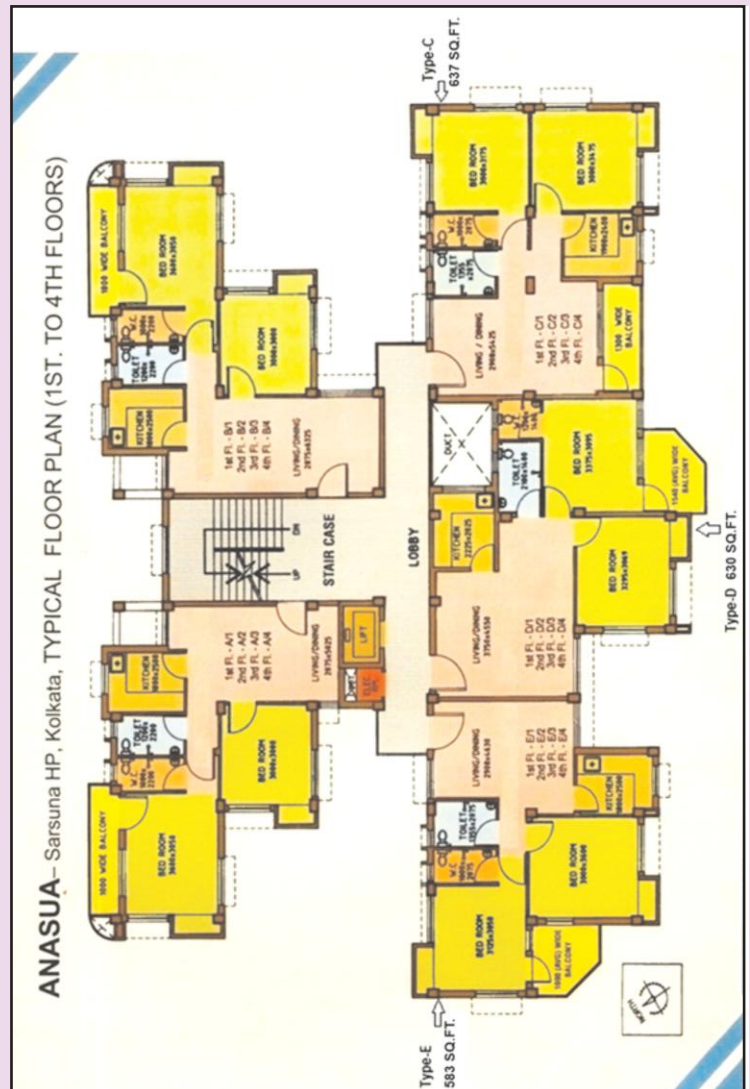
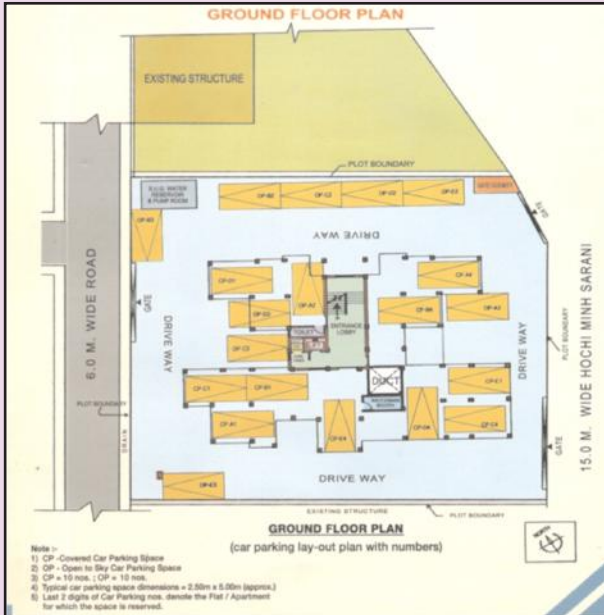
At present there are only 5 no. Flats which remained unsold and are being offered on sale, through lottery to the public.



LOCATION

The Sarsuna Housing Project is located within the Behala Area under Kolkata Municipal Corporation. The distance of the Project is about 3^{1/2} Kms. From Behala Chowrasta Crossing. West Bengal Housing Board has developed Housing Complexes on a vast area within Sarsuna Satellite Township in different phases. In Phase-I the Board has constructed 20 Nos. of dwelling units for the public in “ANASUA” on premises no. 4/WB/34, Ho-chi-min Sarani (Sarsuna), Kolkata- 700 061, of which 5 nos. of flats remain unsold and are being offered on sale through lottery to the public.

Category	Type of Flats	No. of Flats	Carpet Area including Balcony (Sq. Ft.)	Sale Price (Rs.)	Application Money (Rs.)	No. of CPS	Sale Price of CPS (Rs.)
MIG-L	C	1	637	32,48,700.00/-	3,20,000.00/-	4 (subject to lottery)	5,00,000.00/-
	D	1	630	32,13,000.00/-	3,20,000.00/-		
	E	3	583	29,73,300.00/-	3,00,000.00/-		





BRIEF SPECIFICATION (For LIG Type Flat)

- Structure** : R.C.C Frame Structure Brick Work
(a) Outer wall 200 mm thick
(b) Inside wall 125 mm thick
- Flooring** : (a) Chequered tiles floor - in garage portion
(b) Vitrified tiles in all rooms except kitchen and toilet.
(c) Kota stone in stair case & stair body.
(d) Porcelain / ceramic tiles-fixed in toilet dado & above cooking platform of kitchen and best quality non skid ceramic tiles on toilet and kitchen.
- Walt Finish** : (a) External: 100% Acrylic Emulsion Exterior paint.
(b) Interior: Cement primer over plaster of paris.
- Door** : (a) Dulux decorative flush type door in main doors only, other doors solid flush type of commercial quality except toilet and kitchen.
(b) P.V.C doors in toilets and kitchen only.
- Windows** : Fully glazed steel windows with integrated grills
- Water supply & Plumbing arrangement :**
(a) **Internal** : concealed with standard fittings.
(b) **External**: Exposed at roof and outer, with standard fittings.

COMMON AREAS AND FACILITIES IN THE SCHEME

- Internal Road and Pathways with area lighting will be provided from outside wall of the building within the Compound.
- Arrangement of water supply through Municipal water supply with the help of semi underground reservoir
- 1 No. of Service Toilet at Ground Floor.
- There will be provision for Electrical service connection from Local Supply Authority to each dwelling unit. The allottee will have to make their own arrangement for connection from Electric supply Authority.
- Sewage from Toilets will be disposed of through septic tank to Municipal sewerage/ drainage system.



ELECTRIFICATION

Fully concealed copper conductor wiring adequate nos. of light/ fan/ plug points etc. with provision of power point outlets for geyser and air conditioner. Each dwelling units will be wired to receive an Electricity connection. The allottee/ Flat owners must apply to local Power Supply Authority for their individual electric meters. The charges for meter connection and maintenance of Pump, Area lighting, lift lighting conductor arrangements etc. will be borne by the Apartment Owners' Association.

LIFT

There will be 01 (One) Passenger Lift with collapsible gates.

EXTERNAL

Area Lighting :-

Area lighting will be provided from outside wall of the Building with suitable outdoor type wall bracket fittings and down lighter for display of project name and suitable post lamp lighting fittings will be provided at gates.

Pump :-

Centrifugal Pump Motor sets (2 Nos.) will be provided to lift water from underground reservoir to overhead tank to the building.

Lighting Conductor System :-

Lighting conductor system will be made for the G+4 stories building.

Service Connection :-

Power will be provided by Local Power Supply Authority, after receiving application from allottees.



MORE THAN 14 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 allottees shall obtain membership from the existing *Apartment Owners' Association* formed by the allottees of *Anasua 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 Project.

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

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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