

The Destination to Happiness ...

Dr. Subrata Moitra Smriti Abasan

Krishnanagar, Nadia



West Bengal Housing Board

105, S.N. Banerjee Road, Kolkata-700 014

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 : Dr. Subrata Moitra Smriti Abasan

Address : Krishnanagar, Nadia

Total No. of flats : 80

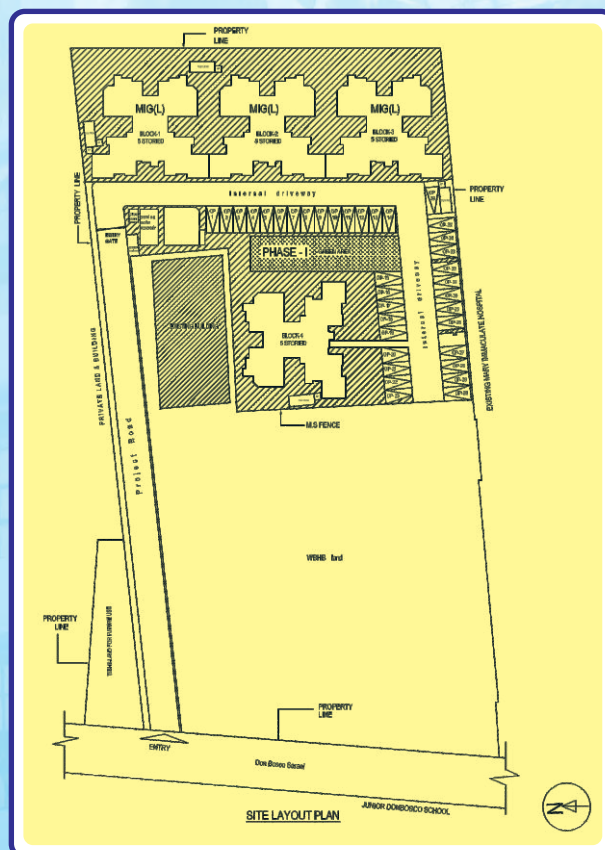
Project Status : Completed.

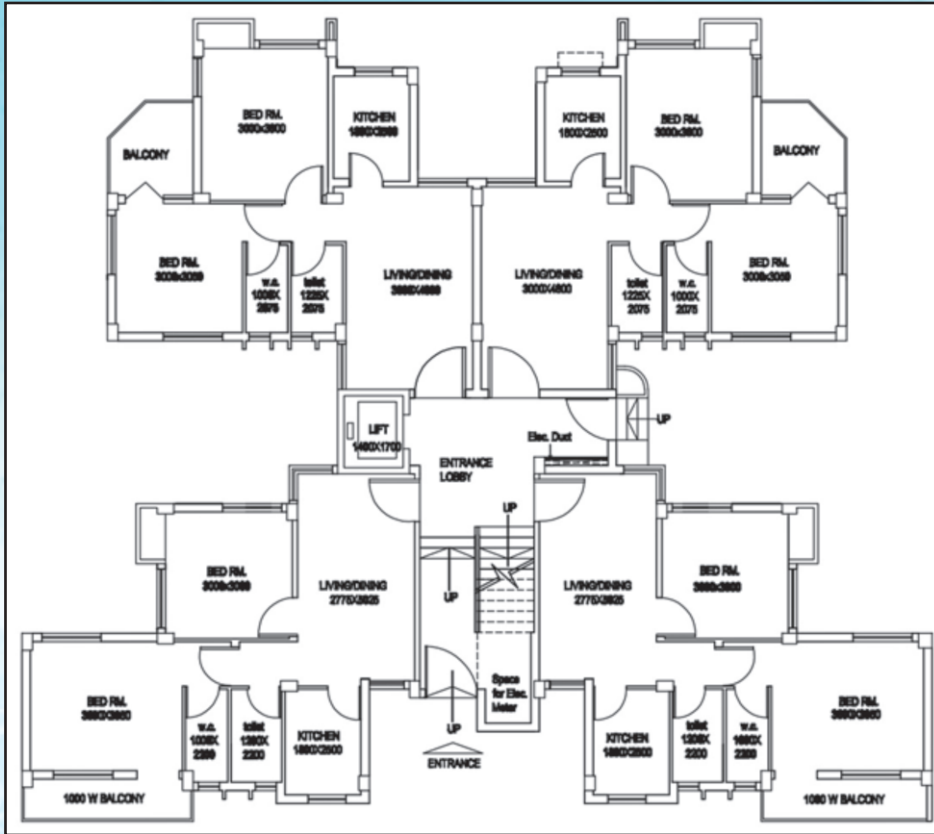
Year of Completion : 2017

At present there are 80 (Eighty) nos. of Flats which remained unsold and are being offered on sale, through lottery to the public.

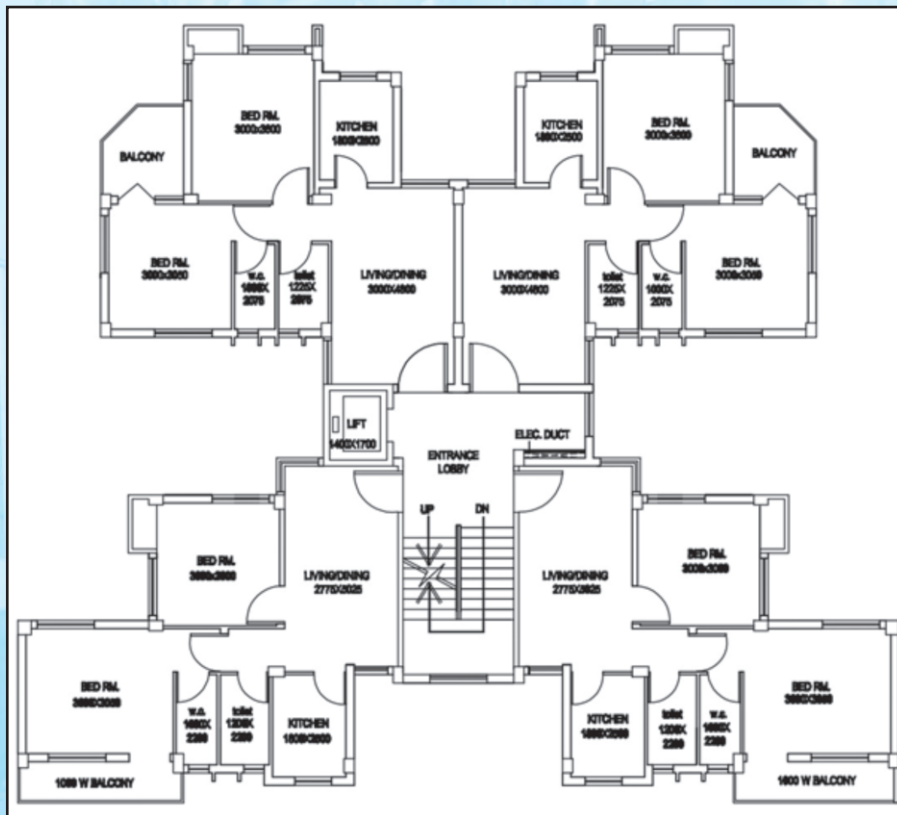
Location : West Bengal Housing Board has constructed 80 nos. MIG(L) category flats in 4 nos. regular 5 (five) storied buildings in the project "DR.SUBRATA MOITRA SMRITI ABASAN" in Krishnanagar. The Project site is on Dak Bungalow Road. Junior Don Bosco School and Mary Immaculate Hospital are within close proximity of the project.

Facilities Available in the Locality: Schools, College, Hospital etc. and other amenities & facilities of Modern living are available at Krishnanagar, District H.Q.of Nadia District.





GROUND FLOOR PLAN (Block-1)



TYPICAL FLOOR PLAN (Block-1)

THE SCHEME

80 nos. dwelling units in 4 Blocks with 20 units in each block (5 storied building) have been provided within the scheme. Roads, Pathways and Green Areas are provided for common use of the allottees of the Project. One Management Office & Security Room is also provided within the project.

Sl. No.	Flat Type	No. of Flats	Carpet Area including Balcony (sq.ft.)	Sale Price (Rs.)	Application Money (Rs.)
1.	MIG-L	80	568	28,96,800.00/-	2,90,000.00/-

GENERAL FACILITIES

Internal Roads, Pathways and Street Light are provided within the project. The Flats shall be allotted amongst the applicants through a lottery. One Collapsible gate type Lift provided in each block.

Brief Specification :

- Structure** : R.C.C. Frame structure with Filler brick work of 200mm thick wall.
- Flooring** : Living & Dining, Balcony and Kitchen; Ceramic Tiles.
- Stair & Lobby** : Kota Stone.
- Work Top of Kitchen** : Granite Slab.
- Toilet** : *Floor:-* Ceramic Tiles.
Dado:- Porcelain Tiles/ Ceramic Tiles.
- Doors** : *Doorframes at rooms:-* Wooden frame.
Door Shutters at Rooms:- Factory made flush door/ Panel door shutter.
Toilet:- P.V.C. frame with P.V.C. shutter
- Windows** : Glazed steel windows with integrated M.S. Grill.
- Wall finish** : *External :-* Acrylic paint over sand cement plastered surface
Internal :- Plaster of Paris with a coat of cement primer.
- Water supply & Plumbing, Arrangement** : Each dwelling unit provided with water connection through water line grid. Sources of water be available from Under Ground reservoir which is connected with Municipal supply/deep tube well.
- Sewer Line** : Sewer lines laid and connected to each dwelling unit through an inspection pit and the disposal off the system finally connected to a septic tank. Kitchen waste water and storm water discharged through the surface drain with cover slab.

Road & Pathways etc. : Internal roads, pathways with compound lighting arrangement, sewerage lines, pump house with submersible pump & centrifugal pump, green open space, common areas and facilities will have to be maintained by the Apartment Owners' Association /coop HS to be formed by the owners of the flats.

Electrical : *Internal Electrification :-* Wiring with copper conductors fully concealed. With modular type control switch and flush mounted plugs and D.B.

Lift : There is 1 lift (6-passenger) with Collapsible gate in each building. There will be no provision of Generator.

External Electrification : Street light, and, area illumination through street poles(with LED light & fittings), bulk head |light fittings, bollards with underground cable connection to be controlled from. Pump Room.

Pump : Centrifugal Pump motor, with one in operation and one standby provided. One Submersible pump is provided for providing drinking water source.

Service Connection : By WBSEDCL with underground cable trench system having meter board under stair case of each building.

Management Office : Wiring with copper conductor with Piano-Key type switch, flush mounted plugs and BDB.

Each dwelling unit provided with wiring ready for Electricity Connection. The allottees of the flats will have to apply to WBSEDCL for getting electrical meter for individual connection. The charges for meter connection for Common areas, maintenance of pump, common services, compound light, management office etc. shall be borne by the Association to be formed by the allottees of flats. Each building will be provided with lightning conductors with cartwings. The dimension of standard built up area and floor area as well as configuration as shown in building plan are approximate and minor deviation from the Plan lay out may occur during construction which will have to be accepted by the allottee.

80 FLATS ARE FOR SALE. 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 of **Dr. Subrata Moitra Smriti Abasan, Krishnanagar** shall have to form the **Apartment Owners' Association**, under the West Bengal Apartment Ownership Act, 1972 and West Bengal Housing Board shall handover the Common Areas and Facilities to the Apartment Owners' Association to maintain the same.

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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