

WEST BENGAL HOUSING BOARD

Presents

MATKAL NIMTA

Phase-II (MIG-L)



**AT
DURGANAGAR**



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 : Mathkal Nimta Phase-II

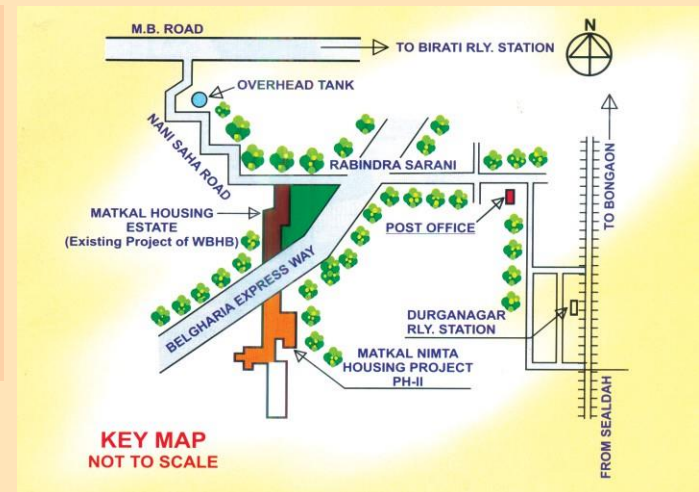
Address : Durganagar, North 24-Parganas

Total No. of flats : 204

Project Status : Completed.

Year of Completion : 2014

At present there are 06 (Six) nos. Flats which remained unsold and are being offered on sale, through lottery to the public.



LOCATION

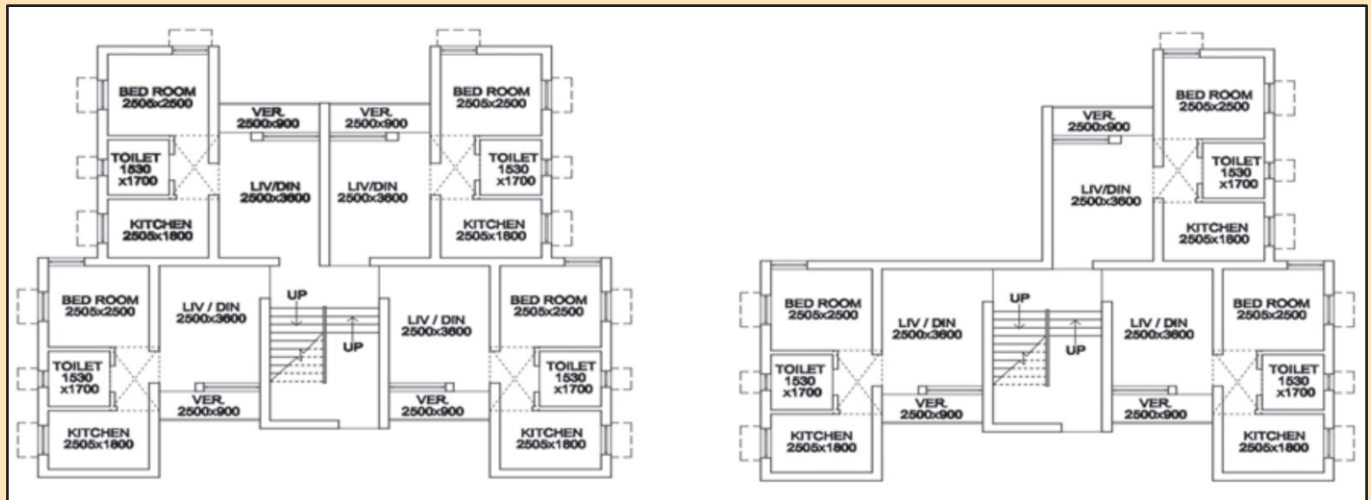
The site of the Mathkal-Nimta Housing Project Ph-II of West Bengal Housing Board is situated on Rabindra Sarani leading to Durganagar Railway Station on Sealdah-Barasat Railway Line and near its crossing with Belghoria Expressway. On the other side, Rabindra Sarani is connected with M.B. Road by Nani Saha Road. The Housing Complex is within the jurisdiction of North DumDum Municipality.

FACILITIES AVAILABLE IN THE LOCALITY (OUTSIDE THE SCHEME)

- Durganagar Railway Station is about 1 km. from the housing complex.
- Frequent bus services are available on M.B. Road about 2 km. from housing complex.
- Schools, Shopping Centre, Daily Market are within the proximity.



Sl. No.	Flat Type	Sub Type	No. of Flats	Carpet Area including Balcony (Sq. Ft.)	Sale Price (Rs.)	Application Money (Rs.)
1.	MIG-L	-NA-	5	518	26,41,800.00/-	2,60,000.00/-
2.	MIG-L	A3	1	598	30,49,800.00/-	3,00,000.00/-



Floor Plan

BRIEF SPECIFICATION OF 518 SQ. FT. TYPE FLAT:

- Structure** : Brick-built structure.
- Flooring** : Ordinary Grey Mosaic Work in all Rooms and Balcony including Kitchen.
- Toilet** : Ceramic tiles in floor and porcelain tiles in walls up to lintel level.
- Kitchen** : Cuddapa kitchen table top and 800 mm height porcelain tiles above kitchen table top.
- Doors** : Timber frame with panel type wooden shutter.
- Windows** : Fully glazed steel windows with integrated M.S. Grills.
- Internal wall** : POP finish over cement plastered surface.
- External wall** : Cement based paint over cement plastered surface.
- Staircase** : Kota stone flooring.
- Water supply** : Water is available in the campus.
- Internal Electrification** : Distribution wiring with switches etc. done and provided as per norms.

TYPE- A3



**Typical Floor Plan
(1st, 2nd & 3rd Floor)**





BRIEF SPECIFICATION OF A3-TYPE (598 SQ. FT.) FLAT:

Structure : Brick built structure

Flooring : Ceramic tiles (All rooms & balcony including skirting)

Kitchen : i) Ceramic tiles flooring with skirting ii) Granite Kitchen Table Top iii) Porcelain tiles in wall from table top to lintel level.

Toilet : Anti-skid ceramic tiles in floor and porcelain tiles in walls.

Internal wall : P.O.P over plaster surface.

External wall : Acrylic paint over plaster surface.

Doors : Timber frame with factory made wooden door shutter

Windows : Fully glazed steel windows with integrated M.S. Grills.

Stair Case : Kota stone flooring.

Water Supply : Water is available in the campus.

Internal Electrification : Copper wiring with fittings and fixtures 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 185 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 **Mathkal Nimta Phase-II** 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 19/06/2024 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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