

WEST BENGAL HOUSING BOARD

Presents

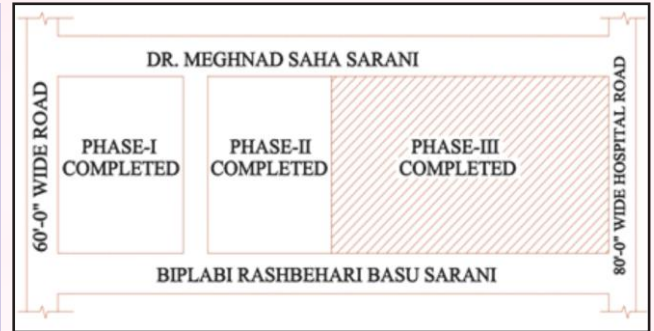
Shilpa
kanaan

Phase-III, MIG-(U),
Bidhannagar,
Durgapur

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.

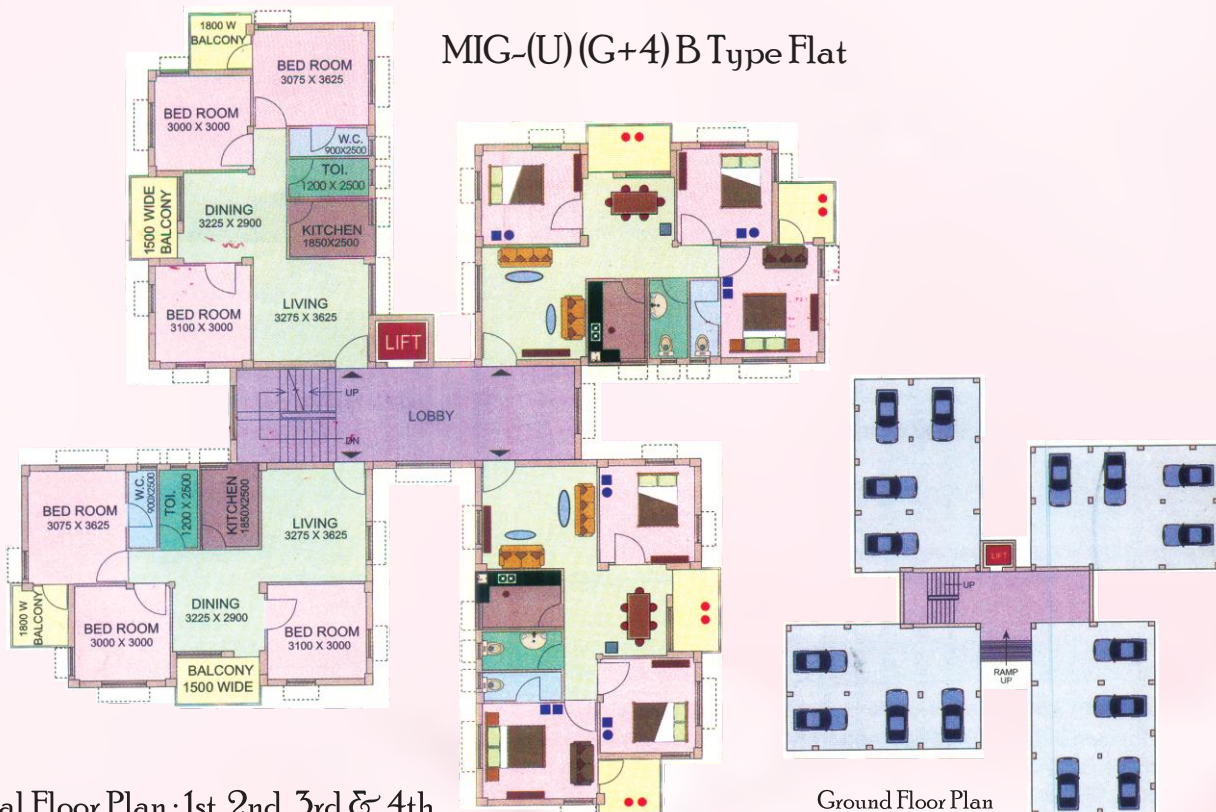
Name of Project : Shilpakanan Housing Project,
Phase - III, Durgapur.
Address : Bidhannagar, Durgapur, Pin - 713212, W.B.
Total No. of Flats : 384 Nos.
Project Status : Completed.
Date of Completion : 2015
At present there are only 21 (Twenty One) nos. Flats - 3BHK which remained un-leased and are being offered for lease/ being leased through lottery to the public.



Location Map

Sl. No.	Flat Type	No. of Flats	Carpet Area including Balcony (Sq. Ft.)	Lease Price (Rs.)	Application Money (Rs.)	No. of CPS	Sale Price of CPS
1.	MIG-(U) (G+4)-B Type Flat with CPS	21	776	Rs. 42,68,000.00	4,30,000.00	21	5,00,000.00

MIG-(U) (G+4) B Type Flat



Typical Floor Plan : 1st, 2nd, 3rd & 4th

Ground Floor Plan

Brief Specification:

1. **Structure:** RCC framed structure on RCC footing foundation with brick wall.
2. **Finishes: Flooring –**
 - a) Ceramic tiles in Living cum Dining & Bed rooms, passage and verandah.
 - b) Kitchen : Kota stone flooring with Granite cooking platform and Ceramic tiles in the dado over cooking platform upto bottom of lintel.
 - c) Wall finishes : (i) Internal- Cement primer over Plaster of Paris. (ii) Exterior- Decorative Acrylic paint.
3. **Door/Windows :** Malayasian Sal wooden door frames. Door shutters at rooms-Commercial flush type. PVC door frame and shutter at toilets. Kitchen door-Commercial flash door and fully glazed steel windows with integrated MS grill.
4. **Toilets :** Anti- skid Ceramic tiled flooring with Ceramic tiles in walls up to height of lintel.
5. **Internal electrification :** Concealed wiring with adequate electrical connections for installing modern gadgets. G+4 storied buildings are provided with one collapsible door type Lift in each building.

MORE THAN 350 FLATS ARE LEASED 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 Lease 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 Shilpakanan Housing Project, Phase-III 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 along with Car parking space shall be allotted by way of Draw of lots. The date, venue and time of lottery will be uploaded in web site.

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.

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'

105, S. N. Banerjee Road, Kolkata - 700014

Phone : 033-2264 0950 / 0241, 033-2265 1965

Website : www.wbhousingboard.in • **E-mail :** wbhousingboard@gmail.com