

6024(27)  
No.- /WL/HIDCO/ADMN-690/2004



Kolkata, the 27/12/2005

To  
Sri/Srimati NIRMALENDRA NARAYAN SINGH & USHA KUMARI SINGH  
8 LORD SINHA,  
FLAT-6,  
CALCUTTA 700071

Sub : Letter of offer of Allotment of plot.

Sir / Madam,

On the basis of the result of lottery for the wait-listed applicants held on 29/10/2004, with reference to your application bearing No. 11096 for the allotment of a plot of land in New Town, Kolkata, I am directed to state that a plot of land measuring 300 sq.m. ( 4.48 cottah) more or less in Action Area - I I/2, New Town, Kolkata may be demised to **NIRMALENDRA NARAYAN SINGH & USHA KUMARI SINGH** Allottee on a freehold basis in consideration of total Price of **Rs.1,009,000.00 (Rupees ten lacs nine thousand only)** for the plot the particulars of which are appended below subject to final demarcation of the plot at site.

Project / Scheme	Category	Plot No.	Area in sq. m. (in Cottah) (more or less)	Holding Status
Action Area - I I/2	HIGH-II	II-2-1325	300 ( 4.48 )	Free Hold

The said plot is allotted subject to the terms and conditions appended below :

1. **Payment Schedule** : All payments should be made to **BANK OF MAHARASHTRA, SECTOR-I SALT LAKE BRANCH**

Sl. No.	Mode of Payment	Payment		Due Date
		% (Approx.)	Amount ( Rs.)	
1.	Appl. Money	14%	Rs.143466.00	Already paid as Application Money
2.	1st Instalment (including adjustment of application money)	11%	Rs.108784.00	Within 26/02/2006
3.	2nd Instalment	30%	Rs.302700.00	Within 26/06/2006
4.	3rd Instalment	35%	Rs.353150.00	Within 26/12/2006
5.	4th Instalment	10%	Rs.100900.00	At the time of possession of the plot

OR

2.	Entire Balance with 4% Discount	82%	Rs.825174.00	Within 26/02/2006
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Plus additional amount due to default in payment, and increase in plot size at the time of actual demarcation.

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**

(A Govt. of West Bengal Undertaking)

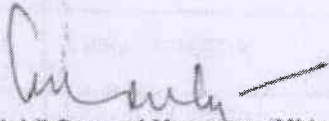
Regd. Office : Salt Lake Stadium Complex, Gate No. 3, Sector III, Salt Lake, Kolkata-700 091  
Telephone : 2335-7166/7148, Fax : 2335-6677/0096 E-mail : housing@cal2.net.in

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3. Successful applicants may also avail of 4% discount on the price of plot of land if full land price is paid within 60 days from the date of issue of this offer letter.
4. If there is any default in payment of installment the delayed Payment Charge at 12.5% interest p.a. will be imposed upon the allottee. If a particular installment is not paid in time, the Managing Director of WBHIDCO Ltd. may consider extending the date of payment by maximum of 60 days for clearing the default with interest as above, failing which the allotment will automatically stand cancelled.
5. The final demarcation of the plot would only be done after the entire dues towards the price of the land are paid. Variation in area in final demarcation would have to be accepted. Payment of additional price as the case may be, at the original rate for increase in plot size would have to be paid by the allottee. In case of decrease in area of the demised plot, the Corporation would refund the difference in price of the land as the case may be. WBHIDCO reserves the right to carve out the additional area for disposal otherwise and the decision of the WBHIDCO Ltd. is final.
6. All payments would have to be made by Pay Order/Demand Draft only drawn in favour of WBHIDCO Ltd. payable in Calcutta. Payment would only be received through the bank indicated in page 1.
7. The plot of land would be used solely for residential purpose in compliance Rules and Regulations applicable for New Town, Kolkata
8. In addition to the price of the land, the allottee would have to pay the following charges:
  - i) Stamp duty, if any, Registration, and other charges to the concerned Public Authorities.
  - ii) Legal charges for documentation to WBHIDCO Ltd. and other charges as may become admissible on account of building plan sanction, Water/power charges etc.
  - iii) Tax and other impositions, if any, levied by the Government, WBHIDCO Ltd. or any other Authority/Authorities.
  - iv) The service charges to WBHIDCO Ltd. for maintenance of services within the township. This arrangement will continue till such time, the regular municipal/local body is set up for the area, when the Municipality/Local body shall levy taxes.
  - v) Development charges to WBHIDCO Ltd. for construction of building etc as per the Rules & Regulations applicable for New Town, Kolkata.

9. No assurance of completion of development work by any specified date would be given.
10. The Competent Authority would hand over physical possession of the plot only after full payment of price of the land, and registration of sale deed. In case of withdrawal by a successful applicant either before or after issue of letter of offer of allotment 25% of the Application Money will be deducted by the WBHIDCO Ltd. as Service Charge.
11. For any subsequent withdrawal from the scheme by the allottee i.e. after the first/any other installment is paid, the full amount of Application Money plus 10% of the installment paid will be forfeited to WBHIDCO Ltd. as Service Charge. At no stage WBHIDCO Ltd. would be liable to pay interest on refund, if any.
12. WBHIDCO Ltd. would be at liberty, in case of any default on the part of the allottee, to observe and perform any of the obligations recited hereinbefore to cancel the allotment.
13. WBHIDCO Ltd. shall not be liable to pay any compensation excepting refund of the price of land, as the case maybe, already paid in the event of failure on the part of the corporation to allot the plot of land in pursuance of the offer letter of Allotment on account of Force Majeure i.e. reasons beyond the reasonable control of the Corporation.
14. The purchaser should quote this letter No and date, Plot No. Category of Plot and name of bank allotted for deposit of price of land in all subsequent correspondence.
15. If any discrepancy is detected in the payment schedule, the same shall have to be adjusted before actual possession of plot is handed over.

  
General Manager (Admn.) Addl. General Manager (Mktg.)