



No. HIDCO/ADMN-127/2000/II(I)-1/PNB-352/AB-2 Calcutta, the 21-3-2001

From: The General Manager (Administration)

To: AKHIL KUMAR SINGH
1,
HARI DAS DAW ROAD
CALCUTTA,
700053
HIG (I) - II/AA-1/Code 2328/Plot No.: AB2

**Sub : Letter of Offer of Allotment of plot of land to Individual/
Go-operative Society in the MIG/HIG Category**

Sir/Madam,

With reference to your application bearing No. 0510716 for the allotment of a plot of land in Action Area-I of New Town, Calcutta, I am directed to state that a plot of land measuring 300 sq.m (4.48 cottah) more or less in Action Area-I, New Town, Calcutta may be demised to Mr. Akhil Kumar Singh /Go-operative Housing Society on a free hold basis on following terms and conditions.

1. The Plot Number allotted to you/your Co-operative Society is 0102 Block 0101 in Action Area-I of New Town, Calcutta.
2. Where allotment of the Plot has been done by HIDCO to the proposed Co-operative Society, the said Co-operative Society would have to be duly registered under West Bengal Co-operative Society Act 1983 (WB Act XLV of 1983). The Society so registered would have to execute an agreement with HIDCO within 6 months from the issue of this letter of offer of allotment. A copy of the registration certificate would have to be submitted to HIDCO.
3. The total price payable by you for the plot of land would be Rs. 717,330 (more or less) subject to final demarcation of the plot at site. The mode of payment of the price would be as follows :-


- a) First Installment- Rs. 107600 (Rupees One lac seven thousand six hundred) (already paid as Application Money).
- b) Second Installment-Rs. 179332 (Rupees One lac seventy nine thousand three hundred thirty two) i.e. 25% of the price payable within 6 months of issue of this offer letter.
- c) Third Installment - Rs. 215199 (Rupees Two lac fifteen thousand one hundred ninety nine) i.e. 30% of price payable within 12 months from the date of issue of this offer letter.
- d) Fourth Installment - Rs. 143466 (Rupees One lac forty three thousand four hundred sixty six) i.e. 20% of price payable within 18 months from the date of issue of this offer letter.
- e) Fifth and final Installment - Rs. 71733 (Rupees Seventy one thousand one hundred thirty three) i.e. 10% of price payable at the time of possession of the plot.
- f) For corner plots, an additional amount of - Rs. (Rupees.....) i.e. 10% over and above the total Price shall have to be paid. This amount would become payable along with the second installment of the price i.e. within 6 months from the date of issue of this offer letter.
- g) For "Special Scheme", after allowing discount of 7% of the total price of the plot amounting to Rs. 667117 (Rupees Six lac sixty seven thousand one hundred seventeen) the entire balance price reduced by the Application Money already deposited is to be paid within 60 (sixty) days from the date of issue of this offer letter.
- h) Other successful applicants may also avail of the 7% 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.
- i) In terms of para (g) under Sub-heading 'The Scheme' of the scheme brochure, Price escalation of Rs. 107600 (Rupees One lac seven thousand six hundred only) i.e. 15% of the original price ~~might become payable~~ shall be payable along with the fifth & final instalment i.e. before giving possession of the plot.
- j) If there is any default in payment of installment, the delayed payment charge at 17% interest p.a. will be imposed upon the allottee.
- k) The final demarcation of the plot would only be done after the entire land price due is paid. Variation in area up to 10% in final demarcation would

have to be accepted. Payment of additional price at the original rate for increase in plot size upto 10% would have to be paid by the allottee. In case of decrease in area of the demised plot, the difference in price would be refunded by the HIDCO. If the area exceeds by more than 10% of the demised plot, HIDCO reserves the right to carve out the additional area for disposal otherwise.

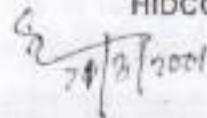
- i) All payments would have to be made by Pay Order/Demand Draft only drawn in favour of "W.B. HIDCO Ltd." payable in Calcutta. Payment would only be received through Bank, details of which would be available from HIDCO Office.
4. The plot of land would be used solely for residential purposes in compliance with the Development Control Regulations etc. which would be in force in New Town area.
5. In addition to land price, the allottee/Co-operative Society would have to pay the following charges :
 - i) Stamp duty, Registration and other charges to the concerned Public Authorities. HIDCO may facilitate.
 - ii) Legal charges for documentation to HIDCO 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, HIDCO or any other Authority/Authorities.
 - iv) The service charges to WB HIDCO in lieu of the municipal tax 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) The maintenance of common areas falling within the plot would be looked after by the allottee/Co-operative Society. HIDCO will develop and maintain external services such as roads with street light, drainage+sewerage, water supply, parks and gardens etc. till such time the said services are taken over by the duly formed local body.
6. No assurance of completion of development work by any specified date or the manner of subject development would be given.
7. Physical possession of the plot would be handed over only after full payment of the land price and registration of sale deed by the competent Authority. If, however, possession of plot is delayed by HIDCO by more than 6 (six) months from the

schedule date of possession the Corporation shall pay interest on installments already paid by the allottee during such extended period at the prevailing fixed term deposit rates for similar period offered by the State Bank of India.

8. The certified copy of the Deed would have to be made over by the allottee to the corporation within 60 (sixty) days from the date of registration of sale deed.
9. In case of withdrawal by a successful applicant/Co-operative Society either before or after issue of this letter of offer of allotment 25% of the Application Money will be deducted by HIDCO as Service Charge.
10. For any subsequent withdrawal from the scheme by the allottee/Co-operative Society i.e. after any other installment is paid the full amount of Application Money plus 10% of the installment paid will be forfeited to HIDCO as Service Charge. At no stage HIDCO would be liable to pay interest on refund, if any.
11. The allottee/Co-operative Society will be required to start construction of the building within 2 years or such extended period from the date of taking over possession of the plot and construct in compliance with the Building Rules and Development Control Regulations which would be in force in New Town Area, failing which the Corporation reserves the right to resume the plot of land.
12. The HIDCO 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. The HIDCO shall not be liable to pay any compensation excepting refund of land value 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 on account of Force Majeure i.e. reasons beyond the reasonable control of the corporation.
14. This allotment of plot is subject to all other conditions as laid down in the Scheme Brochure already issued to the applicant.
15. The allottee/Co-operative Society should quote this letter and the allotted plot number in all subsequent correspondence.


General Manager (Admn.)

HIDCO


7/12/2001

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)

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