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8968/4974/0950/0979

WEST BENGAL HOUSING BOARD

"ABASAN"

105, S. N. BANERJEE ROAD,
KOLKATA-700 014.

REGISTERED

No. 3638

Date: 29.8.2001

From : Asstt. Housing Commissioner-I

To
Sri Ravindra K. Lakhotia
Smt. Sunita R. Lakhotia
c/o, Sri Shri Kishan Kabra,
15, Ballygunj Park, Road,
Calcutta - 700019

Subject : Provisional Allotment of 4.5 44/1/B/33
4.5 Cottah Type Residential Individual/Co-operative
Plot at Eastern Greens Project, New Town.

Dear Sir/Madam,

This is to inform you that the Corner Plot/Plot No. 44/1/B/33 measuring more or less 4.5
Cottah at EASTERN GREENS PROJECT, NEW TOWN, KOLKATA has been provisionally allotted in your
favour through lottery held on 19-7-2001 on the basis of your Application No. 1849
dated _____ Registration No. 204 and on your depositing the Application
money of Rs. 1,08,000/- (Rupees One Lax Eight Thousand
_____) only.

2. The Provisional price of the said Plot is Rs. 7,20,000/- (Rupees Seven Lax
Twenty Thousand _____) only. The Price as indicated above is provisional and the
final price is likely to be increased, subject to a maximum escalation of 15%. However, in view of the above
provisional allotment, a sum of Rs. 1,80,000/- (Rupees One Lax Eighty Thousand
_____) only towards balance 40% of the provisional price, after adjustment
of the sum of Rs. _____ (Rupees _____
_____) only lying in your Account No. _____ under Board's Deposit
Scheme, of the plot is now to be paid as allotment money. The said allotment money is to be paid within 60
(Sixty) days inclusive of Sundays and Holidays from the date of issue of this allotment letter.

3. The remaining 60% of the provisional price shall have to be paid in four equal instalments of Rs. 1,08,000/- (Rupees One Lakh Eight Thousand) only each, payable at the interval of every 200 days from the scheduled last date of payment of allotment money.
4. All the said demand amounts are to be paid to the Bank of Maharashtra, West Bengal Housing Board Extn. Counter, 105, S. N. Banerjee Road, Kolkata-700 014 by means of Pay order/A/c. Payee Cheque/ Demand Draft in M.I.C.R. form drawn in favour of "WEST BENGAL HOUSING BOARD" drawn on any Kolkata Bank. The extension of time for payment of the allotment money and instalments may be allowed on the prayer of the allottee and at the discretion of the Board upto a maximum of 60 (Sixty) days subject to the payment of interest at the rate of 17% per annum for the delayed period. If any of the payments with interest is not made within the extended period, the allotment will be cancelled without any reference and deposited amount will be refunded without interest and after deduction of 10% of the same as service charges.
5. The difference between the final price and provisional price will also have to be paid within 60 days, inclusive of Sundays and Holidays from the date of issue of the letter communicating the final price. The Board may, at its discretion and on the prayer of the allottee, extend the time for payment of the difference between the final price and the provisional price for a further period of 60 (Sixty) days inclusive of Sundays and Holidays subject to payment of interest @ 17% p.a. for such extended period. The allotment will stand cancelled and deposits will be refunded without any interest and after deduction of 10% of the same as service charges, if payment including interest is not made within the extended period.
6. If upon actual measurement of the plot at site its size is found to be larger than what has been stated above, pro-rata cost of the extra area would be demanded from you before execution of the deed of conveyance. Pro-rata cost of the difference in area would be refunded in case the area is found to be less than the area allotted.
7. Please note that you will get 5% discount on the provisional price of the plot if you pay the balance provisional price in full within 60 (Sixty) days from the date of issue of this allotment letter and in that case, i.e. if you now enjoy the said discount on the provisional price, you will also be entitled to enjoy the 5% discount on the difference of final price and provisional price provided you pay the balance final price within 60 (Sixty) days from the date of issue of the letter communicating the final price of the allotted plot.
8. The allottee shall have to become a member of the Registered Organisation/Allottees' Association to be formed by the allottees of plots of the Eastern Greens Project, New Town, Kolkata for the purpose of maintenance and management of common areas and facilities/amenties of the project, prior to execution of Deed of Transfer of allotted property. Execution of the deed will be done by the Documentation Cell of the Board, only after obtaining membership by the respective allottee/allottees from the aforesaid Registered Organisation/Allottees' Association.
9. After the allotment of plots, the maintenance of common areas falling within the plots will be looked after by the concerned allottee /allottees. The West Bengal Housing Board will develop the external

services such as roads with street lighting, drainage, sewerage, water supply, parks, gardens etc. The maintenance of such properties will be the responsibility of the Registered Organisation/Allottees Association / Co-op. Housing Society to be formed by the allottees of plots in the project, till such time the project area is handed over to a duly set up local body. The West Bengal Housing Board will not have any liability or responsibility regarding maintenance and management of common areas and facilities at any stage. The charge of management and maintenance of common areas and facilities of the project is to be taken over by the said Registered Organisation/Allottees' Association Co-op. Housing Society as applicable before execution of the deed of transfer.

Such services as mentioned above, outside the project area of this Board are the sole responsibility of the New Town Authorities, presently HIDCO, and the Board shall in no way be responsible for their functioning.

10. Development Rules and Building Regulations would be obtainable from competent authority in due course and the same would be binding upon all the allottees. Construction period and related matters would be governed by the Building Bylaws of the New Town for which an appropriate authority would be established.
11. Plots of land will be transferred to the successful Co-operative Societies/Individuals as per standard procedures laid down under the Transfer of Properties Act, 1882.
12. Possession of the plot will be handed over to you after execution and registration of the Deed of Transfer within the date as mentioned in the Scheme Brochure. Besides the payment mentioned above, you will also have to pay the stamp duty and the Registration charges to the Government as applicable under the law of the land before the date of execution of the Deed of Transfer. Extension of time for execution of the deed may be allowed under special circumstances subject to the condition that the allottee will have to deposit a guarding charge for the plot for the extended period @ Rs. 500/- (Rupees five hundred) only per month or at the rate as may be fixed by the Board from time to time depending upon prevailing circumstances for each completed month or a part thereof in advance. The extended period shall, in no case, exceed three months. After expiry of the extended period, allotment will be cancelled without further notice or intimation.
13. Possession of the plot shall have to be taken over by you within 60 (Sixty) days from the date of execution of the transfer deed. If this is not done, you have to deposit a guarding charge @ Rs. 500/- (Rupees five hundred) only per month or at the rate as may be fixed by the Board from time to time depending upon prevailing circumstances for each completed month or part thereof in advance. The extended period shall, in no case, exceed 60 (Sixty) days.
14. While executing the Deed of Transfer, you will have to furnish the attested xerox copy of formal approval of membership of the aforesaid Registered Organisation/Allottees' Association / Co-op. Housing Society. Membership of the said Registered Organisation/Allottees' Association shall be 100% i.e. all the allottees should become its member.
15. In case you change your address, please intimate the same to the Allotment Section immediately. Payment particulars such as Cheque No., Money Receipt No. etc. may please be intimated to the Allotment Section for record.

16. The following points may please further be noted for obtaining House Building Loan from employer :

- a) The West Bengal Housing Board is a Statutory Body established under the West Bengal Housing Board Act. 1972.
- b) The property is free from all encumbrances. This is a free hold plot of land.
- c) Shape and location of the plot in the project will be in accordance with the SITE PLAN approved and executed by the West Bengal Housing Board.
- d) The West Bengal Housing Board will have no objection if after payment of the full price and execution of the Deed of Transfer, the purchaser mortgages the plot in favour of the President of India/Governor of West Bengal or his employer in case of Public Sector of Undertakings, Nationalised Banks, Life insurance Corporation of India, General Insurance and Housing Development Finance Corporation etc towards security against the loan to be taken, if any.

17. RULES OF REFUND OF DEPOSIT

- i) In case of withdrawal of application at any time after being successful in the lottery and before execution and registration of the Deed of Transfer the deposit made by the allottee will be refunded without any interest and after deduction of 10% of total deposited amount as service charges.
- ii) If eligibility conditions for allotment cease to exist in respect of an allottee at any time prior to the execution of Deed of Transfer, the allotment will be cancelled forthwith and deposits will be refunded without any interest and after deduction of 10% of the total deposited amount as service charges.
- iii) If the delivery of possession of the plot is delayed by more than 12 months from the stipulated date of possession as stated in the Scheme Brochure and on this account the allottee wishes to withdraw his/her application, he/she will be repaid the amount deposited plus simple interest for each completed month at the rate applicable to Savings Bank deposit in a Nationalised Bank.
- iv) If an allottee wishes to withdraw his application on account of increase of consideration money beyond 15% over the provisional price, he/she will be repaid the amount deposited plus simple interest for each completed month at the rate applicable to Savings Bank deposit in a Nationalised Bank.

Please quote the Plot No., along with type and category and name of the project in all future correspondences.

Yours faithfully,

12-5-81/1061
ASSTT. HOUSING COMMISSIONER-I
WEST BENGAL HOUSING BOARD