



WEST BENGAL HOUSING BOARD

(ESTD. UNDER WB. ACT XXXII OF 1972)

“A B A S A N”

105, S.N. BANERJEE ROAD, KOLKATA- 700014

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

Email: wbhousingboard@gmail.com, Website: www.wbhousingboard.in

No.

Date.

From: Assistant Housing Commissioner-I,
West Bengal Housing Board

To :
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Subject :Provisional Allotment of **HIG Flat (Carpet Area including Balcony- 1056 Sqft.)** with CPS at **Poojarinee Housing Project, Premises No: 04-0689 & Plot No: IIC/BLK/ 8/ 1 Action Area II-C, New Town, Kolkata against Online Application ID** through the lottery held on **28/08/2024.**

Madam/ Sir,

This is to inform you that the **HIG Flat (Carpet Area including Balcony- 1056 Sqft.)** with CPS at **Poojarinee Housing Project, Premises No: 04-0689 & Plot No: IIC/BLK/ 8/ 1 Action Area II-C, New Town, Kolkata** is provisionally allotted to you against your **Online Application ID**and on credit of **Application Money** amounting to **Rs. 5,00,000/- (Rupees Five Lakhs).**

The **Provisional Price** of the flat inclusive of CPS has been fixed at **Rs. 83,68,996/- (Rupees Eighty Three Lakhs Sixty Eight Thousand Nine Hundred and Ninety Thousand)** only.

In view of the above, the **Allotment Money of Rs. 25,00,000/- (Rs. Twenty Five Lakhs) plus GST on Allotment Money and on Application Money[i.e. Rs. 30,00,000/- (Rs. 25,00,000/- + 5,00,000/-)]** is to be paid **within 60(Sixty) days, inclusive of Saturdays, Sundays and holidays, from the date of issue of this allotment letter and the balance price of Flat and CPS is to be paid in 3(Three) installments as indicated in the Payment Schedule below** by means of:-

- (1) NEFT /RTGS or,
- (2) Account Payee Cheque or,
- (3) Bank Draft infavour of “West Bengal Housing Board”
in the Bank of Maharashtra, WBHB Branch, 105, S.N.Banerjee Road, Kolkata-700014, A/c No. 60305182895, IFSC Code – MAHB0001232 , Branch No. – 1232, GSTIN - 19AAAJW0019K1ZY.

PAYMENT SCHEDULE

Provisional Price inclusive of CPS	Application Money(already paid)	Allotment Money (Payment to be made within 60 days, inclusive of Saturdays, Sundays and holidays, from the date of issue of this Allotment Letter)	1 st installment (Payment to be made within 210 days, inclusive of Saturdays, Sundays and holidays, from the date of issue of this Allotment Letter)	2 nd installment (Payment to be made within 360 days, inclusive of Saturdays, Sundays and holidays, from the date of issue of this Allotment Letter)	3 rd installment (Payment to be made within 540 days, inclusive of Saturdays, Sundays and holidays, from the date of issue of this Allotment Letter)
Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
83,68,996/- + Applicable GST	5,00,000/-	25,00,000/-+ Applicable GST on Rs. 30,00,000(i.e. Rs.5,00,000 + Rs. 25,00,000)	15,00,000/- + Applicable GST on Rs. 15,00,000/-	15,00,000/- + Applicable GST on Rs. 15,00,000/-	Balance Amount of Sale Price + Applicable GST on Balance Amount

P.T.O

TDS is to be deducted as per section 194-IA of the Income Tax Act, 1961.

GST, as applicable, is to be paid in the Bank of Maharashtra, WBHB Branch, 105, S.N.Banerjee Road, Kolkata-700014 at GST Account mentioned as above on the price of the allotted flat and CPS/OCPS as the case may be, along with the stage payment.

In the event of failure of the allottee to deposit the demanded amount against the allotted unit according to the time-frame as specified in the Payment Schedule/ Project Brochure/ Allotment Letter/ Concerned Advertisement/ GTC, an interest on the demanded amount for the delayed period up to 30 days from the last date of payment specified in the payment schedule is to be paid by the allottee, the rate of which shall be equal to **PRIME LENDING RATE PLUS 2% P.A. OF STATE BANK OF INDIA on the date of advertisement.** The Penal interest shall have to be paid within 30 days of payment of defaulted amount, failing which the allotment shall be liable to be cancelled.

In case of nonpayment of the demanded amount as laid down in the Payment Schedule/ Project Brochure/Allotment Letter/Concerned Advertisement/ GTC and if such period of delay exceeds 30 days from the last date of Payment specified in the Payment Schedule, the WBHB shall have the following rights :-

- a) To cancel the allotment after deduction of 50% of application money plus applicable GST and other Taxes, if the allottee expresses her/ his inability in writing to deposit the demanded amount within 30 days from the last date of Payment specified in the Payment Schedule.
- b) To cancel the allotment and FORFEIT the entire application money if the allottee does not respond within the stipulated 30 days period.

If the allottee surrenders the allotment of the allotted unit in writing even after making payment of demanded amount, in that case, refund will be made after deduction of 50% of the Application Money (plus applicable GST plus all other applicable Taxes upon the paid amount).

Maintenance charges (Provisional) for 12 months from the date/deemed date of possession of the unit(s) @ Rs. _____/- (**Rupees** _____) only per mensem shall be payable by the owner(s) to the WBHB at a time in advance and always before execution of the Sale Deed in her/his/their favour. If the owner(s) of the flats fail to form the registered body for the maintenance services within the specified time period laid down in the GTC, the WBHB may withdraw the maintenance services.

The scanned copy of the Bank's Receipt for such NEFT/RTGS/Bank Draft or Account Payee Cheque clearly mentioning the name of the Allottee, Application ID, Name of Project along with Block Number/ Name and Flat Number with Type is required to be sent to WBHB at wbhousingboard@gmail.com/ in person/ by post.

Please quote the name of Housing Project, Application Form No., Allotment letter No., and Flat No. along with type and category in all future correspondences. In case any change of your address please intimate the same to the Allotment Section immediately for record.

Other Terms & Conditions :

This allotment is subject to terms & conditions indicated in the Information Brochure and the General Terms & Conditions effective from 08/09/2023.

The following points may please be noted:

- a) The West Bengal Housing Board is a Statutory Body established under the West Bengal Housing Board Act, 1972.
- b) The land details of the Project are as follows: Area of the Land – 3001.62 Sq. Ft. (278.86 Sq. Mt. or 4.17Katha), Mouza –Raigachi, J.L No- 12, C.S. Plot No:1201P.S. :Newtown (erstwhile Rajarhat), Dist. North 24 Pgs, West Bengal.
- c) The Plan has been sanctioned by the appropriate authority having the necessary jurisdiction in the matters.

Yours faithfully,

**Assistant Housing Commissioner-I
West Bengal Housing Board.**