

To
Sri/Srimati **ALOK GHOSH & JAYASRI GHOSH**
C/O, DR. J.C. BAL, C.F-107, SALT LAKE, SEC-1
KOL-64

Sub : Letter of offer of Allotment for Free hold of plot of land

Sir / Madam,

With reference to your application bearing No. 7 -- 2 -- 7476 (Old No. 7476) / Code No-(1015) for the allotment of the plot in New Town,Kolkata and lottery held on 05/07/2005 & 02/12/2005 in which you have become successful and a plot has been earmarked, I am directed to state that a plot may be demised to **ALOK GHOSH & JAYASRI GHOSH** Allottee in consideration of total Price of **Rs.1,009,000.00 (Rupees ten lacs nine thousand only)** for the plot for which particulars are stated 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-III/1	HIGI-II	AA-IIIB-261	300 (4.48)	Free Hold

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

1. **Payment Schedule** : All payments should be made to **STATE BANK OF INDIA, BIKASH BHABAN G.O.C BRANCH**

Sl. No.	Mode of Payment	Payment		Due Date
		% (Approx.)	Amount:(Rs.)	
1.	Appl.Money	10%	Rs.100225.00	Already paid as Application Money
2.	1st Instalment (Including adjustment of application money)	15%	Rs.152025.00	Within 05/12/2006
3.	2nd Instalment	20%	Rs.201800.00	Within 05/06/2007
4.	3rd Instalment	20%	Rs.201800.00	Within 05/12/2007
5.	4th Instalment	15%	Rs.151350.00	Within 05/06/2008
6.	5th Instalment	10%	Rs.100900.00	Within 05/12/2008
7.	6th Instalment	10%	Rs.100900.00	At the time of possession of the plot

OR

2.	Entire Balance with 4% Discount	86%	Rs.868415.00	Within 05/08/2006
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Plus additional amount due to price escalation, default in payment, and increase in plot size at the time of actual demarcation.

2. The price of plot may increase subject to a maximum escalation of 10% i.e. **Rs.100900 /-(Rupees one lacs nine hundred only)** payable along with the fifth and final instalment i.e., before giving possession of the plot.



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-700 098
Telephone : 2335-7166/7148, Fax : 2335-6677/ 0096, E-mail : housing@cal2.vsnl.net.in, Website: www.wbhidcoltd.com.
New Town Office : 01, MAR, New Town, Kolkata-700156, Ph: 2367-3961, Fax : 2367-3962

3. If the allottee is a proposed Cooperative Society, the said proposed Cooperative Society shall have to be duly registered under the WB Cooperative Society Act 1983 (WB Act XLV of 1983). A copy of registration Certificate would have to be submitted to WBHIDCO Ltd.
4. 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.
5. 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.
6. The final demarcation of the plot would only be done after the entire dues towards the price of the land is paid. Variation in area in final demarcation would have to be accepted. Payment of additional price, 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; this organisation would refund the difference in price of the land. WBHIDCO Ltd. reserves the right to carve out the additional area for disposal otherwise and the decision of the WBHIDCO Ltd. is final.
7. All payments would have to be made by Pay Order/Demand Draft only drawn in favour of 'WBHIDCO Ltd.' payable in Kolkata. Payment would only be received through the bank indicated in page 1.
8. The plot of land would be used solely for residential purpose in compliance with the rules and regulations applicable in New Town, Kolkata or any other rules framed by the State Government.
9. In addition to the price of the land, the allottee (Individual/ Co-op Society) would have to pay the following charges:
 - i) stamp duty, if any, Registration fees, 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./concerned authority for maintenance of services within the Township.
 - v) such other charges to WBHIDCO Ltd./ concerned authority for construction of building etc as per the Rules & Regulations applicable for New Town, Kolkata.
10. No assurance of completion of development work by any specified date would be given.
11. The Competent Authority would hand over physical possession of the plot only after full payment of the price of the land, and registration of sale deed.
12. In case of withdrawal by a successful applicant (Individual/ Co-op Society) 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.
13. For any subsequent withdrawal from the scheme by the allottee (Individual/ Co-op Society) 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.
14. 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.

15. WBHIDCO Ltd. shall not be liable to pay any compensation excepting refund of the price of land, already paid in the event of failure on the part of this organisation to handover the plot of land in pursuance of the letter of allotment on account of Force Majeure i.e. reasons beyond the reasonable control of this origination .
16. If any discrepancy is detected in the payment schedule, the same shall have to be adjusted before actual possession of plot is handed over.
17. In case the allottee is a cooperative society, WBHIDCO shall not be liable for any reason if there is any difference, dispute or litigation between the cooperative societies or by and between the respective members of each cooperative society. In any case, no equity shall be claimed from HIDCO for any reason as aforesaid.
18. The allottee will construct the building in accordance with the building rules & regulation applicable in New Town, Kolkata.
19. In case the allottee is a Co-op society the Society will look after the maintenance of common areas falling within the plot. WBHIDCO Ltd. will develop and maintain external services such as roads with streetlight, drainage, sewerage, water supply, parks and gardens etc. till such time the said services are taken over by the duly formed local Body.
20. Notwithstanding anything contained in the aforesaid paragraphs or in any of the terms and conditions spelt out in the brochure, the allotment will be cancelled abinitio if it is subsequently detected that the application money was not deposited or withdrawn at any time before or after the lottery was held .
21. The allottee 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 correspondences.

Yours faithfully


General Manager (Admn.)/Additional General Manager (Marketing)



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