

WEST BENGAL HOUSING BOARD

PRESENTS

Prantik

Phase II Type-MIG

at Thakurpukur





DATE OF LOTTERY: To Be Notified In Website At Least 30 Days In Advance.

PENALTY: Any Withdrawal Of Application Upto 15 Days Prior To Lottery Will Be Charged With A Penalty Of 25% Of Application Money+Other Applicable Charges. All Withdrawals Of Application From 14 Days Prior To Lottery And Upto Issue Of Allotment Letter Will Be Charged With A Penalty Of 30% Of Application Money+Other Applicable Charges. In Case Of Surrender Of Allotment After Issue Of Allotment Letter, 50% Of Application Money+Other Applicable Charges Will Be Charged As Penalty.

Name of Project : Prantik Phase-II

Address : Thakurpukur, South 24-Parganas

Total No. flats : 304

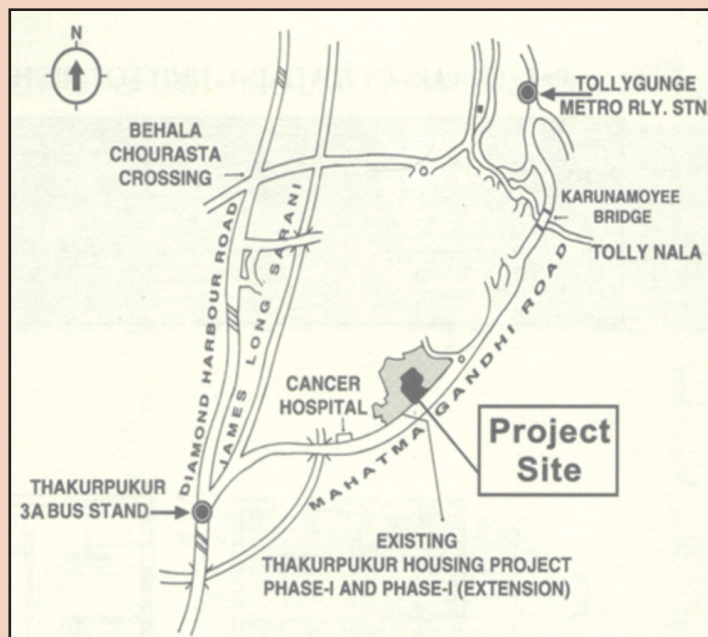
Project Status : Completed.

Year of Completion : 2006

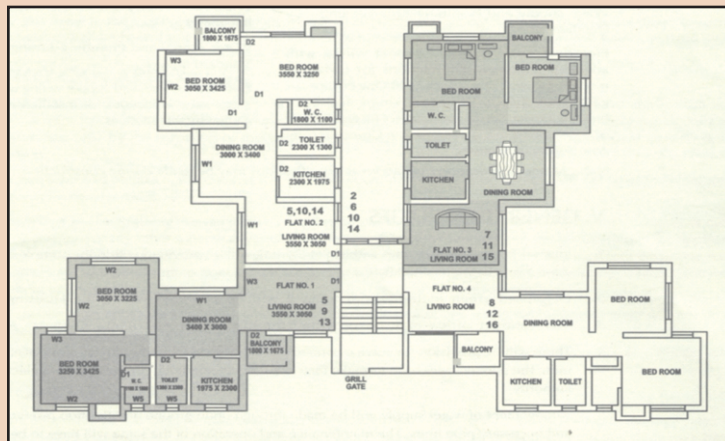
At present there are only 5 (Five) nos. Flats which remained unsold and are being offered on sale, through lottery to the public.

LOCATION

The PRANTIK Phase-II (Thakurpukur) Housing Project is located on North-West side of Mahatma Gandhi Road. It is about 2 kms away from Diamond Harbour Road in the mouza Haridevpur, Chak Thakurani & Ramchandrapur under Joka II Gram Panchayat, P.S. Thakurpukur, in the Dist. of 24 Parganas (South).



Sl. No.	Type of Flat	No. of Flat	Carpet Area including Balcony (Sq. Ft.)	Sale Price (Rs.)	Application Money (Rs.)
1.	MIG-U (IIC)	5	682	37,51,000.00/-	3,80,000.00/-



FLOOR PLAN

Brief Specification (IIC)

Structure - Masonry Structure

Brick Work - a) Outer wall 250 mm thick. b) Partition wall 125 mm thick.

Flooring -

- a) Grey Mosaic - Staircase.
- b) White Cement Mosaic - In all rooms except kitchen & Toilets.
- c) Kota stone flooring - at kitchen floor.
- d) 1st Quality non-skid Ceramic Tiles- at Toilet Floor or tiles of equivalent specification.
- e) Ceramic Tiles / Glazed Tiles (standard quality)- Dado of Toilets & above work-top (Cooking platform) kitchen.
- f) Black Cudappa Stone-Cooking platform at Kitchen.

Wall finish -

- a) Exterior - Cement based paint. b) Interior - Cement primer over plaster of paris.
- c) Staircase - White washing.

Doors -

- a) Solid flush type door at Main Entrance Door only and factory made panel door shutter for all other doors except toilet.
- b) P.V.C. door- at Toilet only.
- c) F.R.P. composite door shutter- at staircase roof or of similar specification.

Windows - Fully glazed steel windows with integrated grills.

Water supply and Plumbing Arrangements - By Standard fittings. Water supply available in the campus.

Electrical- Conceaed copper wiring with adequate electrical connections for installation of modern gadget by the allottees.

Facilities available within the Locality

- i) The place is well connected with different parts of Culcutta including the Central administrative & Commercial Complex at B.B.D. Bag & Esplanade through Lot of Buses & Mini Buses.
- ii) There are Schools like primary, Secondary & Higher Secondary and hospital in close proximity of the area.
- iii) There are well established hospitals at Behala & Tollygunge area.
- iv) Market, Shopping Complex, Post Office, Bank etc. are situated in the vicinity.



General Facilities

Management Office, Internal Roads/ Pathways/ Water Supply Arrangement/ Street Light/ Sewerage System have been provided within the scheme and such Common Facilities are already handed over the registered body already formed by the allottees of the scheme. The allottee will have to obtain membership of the existing registered body to which the West Bengal Housing Board has handed over the Common Areas and Facilities for the purpose of maintenance and management.

There will be provision for internal electrification of each D.U. But the allottees will have to make their own arrangement for electrical connection from electricity supply providing authority.

MORE THAN 290 FLATS ARE SOLD OUT AND A GOOD NUMBER OF HOUSEHOLDS LIVE IN THE PROJECT. CIVIC AMENITIES REQUIRED FOR LIVING ARE ALREADY THERE. ANY WITHDRAWAL OF APPLICATION UPTO 15 DAYS PRIOR TO LOTTERY WILL BE CHARGED WITH A PENALTY OF 25% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES. ALL WITHDRAWALS OF APPLICATION FROM 14 DAYS PRIOR TO LOTTERY AND UPTO ISSUE OF ALLOTMENT LETTER WILL BE CHARGED WITH A PENALTY OF 30% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES. IN CASE OF SURRENDER OF ALLOTMENT AFTER ISSUE OF ALLOTMENT LETTER, 50% OF APPLICATION MONEY+OTHER APPLICABLE CHARGES WILL BE CHARGED AS PENALTY.

MODE OF PAYMENTS : Full payment less Application Money on Allotment money is to be deposited within 60(sixty) days from the date of issue of allotment letter.

MODE OF TRANSFER : On **Free Hold** basis through execution & registration of Deed. Execution of Deed will be made as per Execution notice to be issued soon after full payment is made by the allottee.

The allottee have to obtain membership from the existing **Co-operative Housing Society** formed by the allottees of **Prantik phase-II Housing Project** to which the common areas and facilities are already handed over by the West Bengal Housing Board for the purpose of maintenance and management of such common areas and facilities within the scheme.

ALLOTMENT : Flats shall be allotted by way of Draw of lots. The date, venue and time of lottery will be uploaded in the website of West Bengal Housing Board.

POSSESSION : The scheme is completed and ready for possession. On submission of a copy of Registered Deed, possession letter will be issued.



- DISCLAIMER :** 1) In case of any discrepancy regarding payment status applicants will be identified by his/her application ID and they will be required to submit transaction ID and any other documents to confirm their payment status.
- 2) Convenience charges (if any) payable on account of payment of Application money is on account of prospective Applicants only.

Note: The terms and condition as laid down in the book of General Terms & Conditions, effective from 19/06/2024 shall be applicable. The applicants are requested to consult the Book of General Terms and Conditions carefully before submission of On-Line Application.

The Board reserves it's right to interpret all the terms, conditions and clauses finally.



West Bengal Housing Board

(ESTD. UNDER WB.ACT XXXII OF 1972)

'ABASAN'

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