

West Bengal Housing Board

*Presents*

**SARSUNA**

***Housing Project***

***Phase II, MIG***

**Sarsuna, Behala**



**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 :** Sarsuna Housing Project, Phase-II

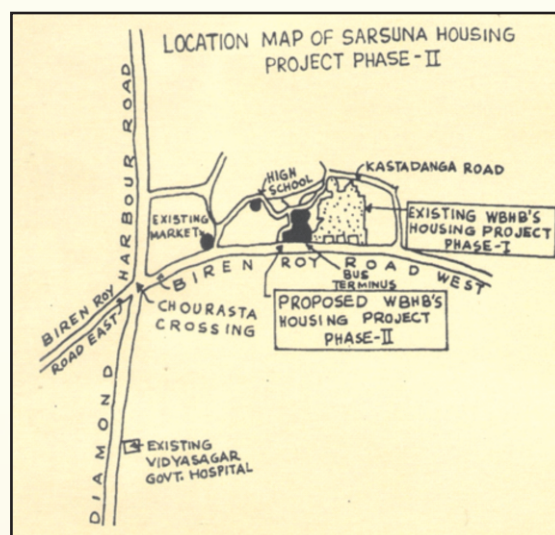
**Address :** Sarsuna, Behala

**Total No. of flats :** 460

**Project Status :** Completed

**Year of Completion :** 1997

**At present there are 07 (Seven) nos. of Flats which remained unsold and are being offered on sale, through lottery to the public.**



## LOCATION

The scheme is located within the Behala area under Kolkata Municipal Corporation on Biren Roy Road (West). The distance of the project site is about 3½ KM from Behala Chowrasta More under construction Metro Rail Station. Suburban trains connecting Budge Budge-Ballygunge-Sealdah are available from near-est railway station viz. Majherhat. The site is well connected with Esplanade by several bus routes.

## FACILITIES AVAILABLE IN LOCALITY (OUTSIDE THE SCHEME)

- Suburban Trains connected with Budge Budge-Ballygunge-Sealdah are available from nearest Railway Station Viz. Majherhat.
- The Site is well connected with Esplanade by Buses, Mini Buses and Special State Buses. Metro Services are available from Chowrasta.
- Bazars are located near Shakuntala Park and Bakultala More at a distance in between 1/2 to 2 Kms. West Bengal Housing Board has constructed a Market Complex within the Sarsuna Township Area. Behala Super Market is located at a distance of about 4 Kms. from the Site.
- Primary and Secondary Schools and nearest College are located at a distance ranging from 2 to 3.5 Kms.
- Post Office, Milk Booth, Ration Shop are at a distance of 1 to 2 Kms. from the Project Site. Hospital, Cinema Hall etc. are situated within 4-5 Kms. from the Site.



Sl. No.	Flat Type	No. of Flats	Carpet Area including Balcony (Sq. Ft.)	Sale Price (Rs.)	Application Money (Rs.)
1.	MIG-U (BR)	7	690	37,95,000.00/-	3,80,000.00/-

**MIG (L)-BR GROUND FLOOR FLAT BUILDING PLAN**  
Carpet Area including Balcony - 690 Sq. Ft.

Bedroom - 1	:	2800 mm X 3500 mm
Bedroom - 2	:	3875 mm X 2700 mm
WC	:	1800 mm X 1150 mm
Dining / Living	:	2700 mm X 4875 mm
Kitchen	:	2650 mm X 1800 mm
Toilet	:	2175 mm X 1200 mm
Balcony	:	2470 mm X 1200 mm

**MIG (L)-BR 1st AND 2nd FLOOR FLAT**  
Carpet Area including Balcony - 690 Sq. Ft.

Bedroom - 1	:	2800 mm X 3500 mm
Bedroom - 2	:	3990 mm X 2700 mm
WC	:	1800 mm X 1150 mm
Dining / Living	:	2700 mm X 4875 mm
Kitchen	:	2650 mm X 1800 mm
Toilet	:	2175 mm X 1200 mm
Balcony	:	2470 mm X 1200 mm



Type BR 1st & 2nd Floor

Floor Plan

## BRIEF SPECIFICATION

- Structure** : 250 mm thick external and internal load bearing wall i.e. brick structure building.
- Flooring** : Mosaic flooring at all rooms.
- Toilet** : Mosaic flooring & dado.
- Kitchen** : Mosaic flooring & skirting.
- Doors** : Wooden door frame and factory made panel shutter.
- Windows** : Integrated steel window.
- Internal Wall** : White washing.
- Staircase** : White washing.
- External Wall** : Snowcem painting.
- Water Supply** : Water is available in the campus.
- Internal Electrification** : Concealed wiring with fittings and fixtures as applicable.





## 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.

MOST 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 *Sarsuna Housing Project, Phase-II, Sarsuna* 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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