



West Bengal Housing Board

Present

Project Brochure for **Ananya** Shopping Complex

Kanyapur, Asansol

DATE OF LOTTERY : To be notified in website at least 30 days in advance.

PENALTY : All withdrawals of application upto fifteen days prior to Date of Lottery shall be charged @25% of the Application Money plus other applicable charges, if any. Any withdrawal of application on and from fourteen days prior to the Date of Lottery and till the issue of Allotment letter shall be charged @30% of the Application Money plus other applicable charges, if any. In case of surrender of allotment after issue of allotment letter, 50% of application money plus other applicable charges will be charged as penalty.

Name of Project : Ananya Shopping Complex

Address : Kanyapur, Asansol

Project Status : Completed.

Year of Completion : 2006

At present there is One (01) no. of Big Hall which remained unsold and is being offered on sale, through lottery to the public.

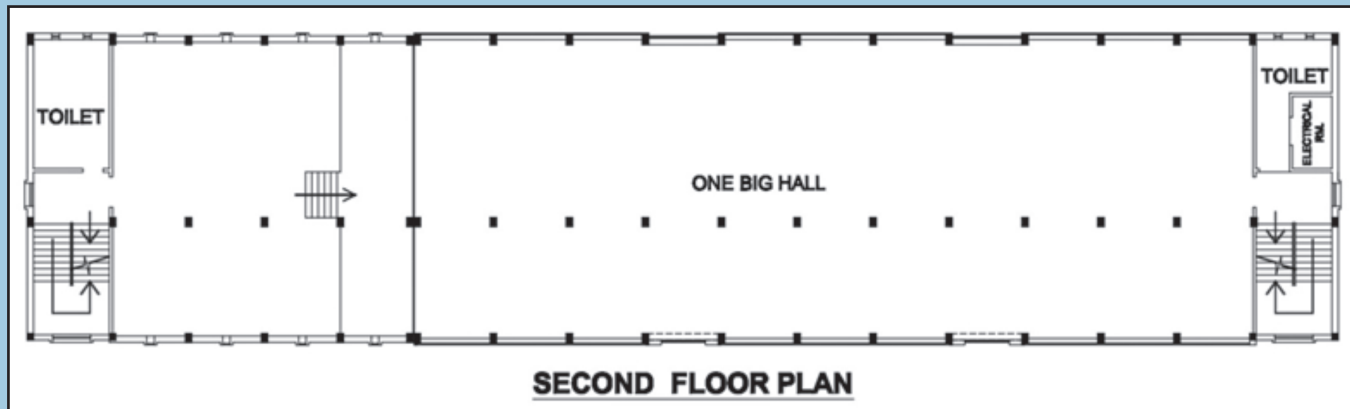


“Ananya” is one-of-a-kind landmark, a 2/3 storied Shopping Centre at a very prime location of Asansol, on Kanyapur Link Road, close to Upcar Garden, adjacent to WBHB's Kanyapur Housing Project, a fast developing area. The flurry of economic activities can only but indicate that there's prosperity in the air and a shop at "Ananya" could well prove to be a gold mine.

FACILITIES AVAILABLE IN LOCALITY

- Shops
- Departmental Stores (optional)
- Commercial Space
- Toilets
- Parking Space

Name of the Shopping Complex	Sl. No.	Shop /Stall / Hall No.	Area (Sq. Ft.)	Floor	Sale Price of the Shop (Rs.)	Application Money (Rs.)
Ananya Shopping Complex, Asansol	1	One Big Hall	6328	2nd	3,47,75,651/-	35,00,000/-



BRIEF SPECIFICATION

- Flooring (common area - corridor and lobby etc.) :** Kota stone (Already handed over to Co-op. Society)
- Floor Shop :** IPS.
- Toilets :** Kota (Already handed over to Co-op. Society)
- Wall finish :** Plaster of paris on corridor/lobby walls. White wash on shop walls.
- Doors :** Rolling Shutter
- Windows :** MS windows with integrated grill
- Internal Electrification :** Mainly concealed wiring
- Water Supply and Plumbing Arrangements :** CI/G.I/H.D.P.E./PVC pipelines



GENERAL FACILITIES

1. There will be provision for internal electrification for each commercial space and the allottees will have to make their own arrangements for meter connection from WBSEB for individual units and for various common facilities.
2. The main source of water shall be from surface water. The water will be stored in underground /overhead reservoirs. It will be distributed by gravity. Accordingly after handing over of the common areas of the project. The water supply system has been handed over to the concerned Shopping owners Society already formed and Board will not be responsible for irregular supply of power/water etc.

The Ananya Kanyapur Shopping Owners Welfare Society shall maintain and administer the CAF on behalf of all the allottees without any discrimination.

The said body shall pay all water charges, municipal/panchayat taxes, impositions etc. from the date of taking over of the common area facilities (CAF) already effected.

- i) Separate charge for consumption of water is to be paid to the adjacent Housing Society/Principal body/PHE at the rate to be determined by the Housing Society / PHE / WBHB. WBHB will not bear any responsibility. If necessary, a separate agreement may be made with the said Society/PHE/WBHB who will virtually control the supply of water to the Market Centre.
3. Open spaces as already provided shall have to be maintained by the Ananya Kanyapur Shopping Owners Welfare Society.
 4. Sanitary sewerage and storm water will be discharged to the nearest off-site facility provided by the Board/Municipality/ local authority.
 5. For disposal of garbage local body is to be involved. WBHB will not bear any responsibility in the regard.

OTHER NOTABLE FEATURES / POINTS

1. The Shopping Complex is completed and ready for possession.
2. The Board reserves the right to review the price of unallotted shops to be sold subsequently.
3. The dimension of plinth and floor areas as well as configuration as shown in the building plans are approximate and any minor deviation from the plans if made during construction will have to be accepted by the Allottees. Such deviation may also occur in the same category and type of units. The Allottees cannot make any claim for/ or object to such deviation and he/ she/ they shall have to accept the unit allotted to him/her/they at the final accepted price.



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 Common area & facility of the project **have been / shall be** handed over to the **Authorized Association formed/ to be formed**. The future allottees, as and when they receive their allotment shall have to be member of this registered body automatically & mandatorily. All the allottees will enjoy the common areas and facilities equally, being an integral part of the project (Market Complex)

The rules & regulations of the **authorized Association formed / to be formed** would be binding on all the allottees.

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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