

GENERAL TERMS AND CONDITIONS

(For Dwelling projects)

(Effective from 19/06/2024)

WHO CAN APPLY

1. Any Indian Citizen /NRI/OCI who is not otherwise ineligible in law, may apply through online module of West Bengal Housing Board (WBHB) for a **dwelling unit (DU)/ Car Parking Space as the case may be.**
2. Joint application may be made by an applicant with member of her/his family. Family includes husband, wife, minor son and unmarried daughter wholly dependent on the head of the family. **Joint application of up to two individuals is permitted for individuals belonging to the same family.**
3. If the applicant or any member of her/ his family has already got an allotment of dwelling unit or residential plot in any project of WBHB under EWS/ LIG/MIG/ HIG category, **she/he or any member of her/his family shall not be eligible to apply further for any dwelling units (DUs) or residential plots in any subsequent Housing Project (H.P.) of WBHB.**
4. Income eligibility is guided by the prevalent policy of the Government and as detailed in the Project Brochure and in the concerned Advertisement.

HOW TO APPLY

5. Online Application has to be submitted in accordance with the application form available through online module.
6. Any minor correction, if required to be corrected in online application, may get corrected through Admin only upon request in writing of the applicant prior to issue of allotment letter including Application for change of application type from single to joint and vice versa.
7. An individual is allowed to make only one application in each sub-type/ Carpet Area including Balcony of the same project. Separate lotteries shall be held for:
 - Different sub-type/ Carpet Area including Balcony.
 - Different projects.

Please see the table below:

Sl. No.	Category	Name of the Projects	Sub-Type	No. of DUs	Carpet Area including Balcony
1	LIG	Prantik, Ph-I, Thakurpukur	-NA-	1 No. of Flat	427 Sq. Ft.
2		Prantik, Ph-IV, Thakurpukur	-NA-	1 No. of Flat	340 Sq. Ft.
3		Jubilee H.P, Bansdroni	-NA-	2 Nos. of Flats	369 Sq. Ft.
4		Bidisha H.P, Ph-II, Konnagar	Type-A Flat	2 Nos. of Flats	385 Sq. Ft.
			Type-AD Flat	4 Nos. of Flats	
5		Serampore H.P, Ph-I, Rishra	-NA-	1 No. of Flat	450 Sq. Ft.
1	MIG-L	Prantik, Ph-VB, Thakurpukur	-NA-	7 Nos. of Flats	573 Sq. Ft.
2		Prantik, Ph-I, Thakurpukur	-NA-	22 Nos. of Flats	570 Sq. Ft.
3		Anasua H.P., Sarsuna	Type-C Flat	1 No. of Flat	637 Sq. Ft.
			Type-D Flat	1 No. of Flat	630 Sq. Ft.

	MIG-L		Type-E Flat	3 Nos. of Flats	583 Sq. Ft.
4		Shakuntala Park, Sarsuna	-NA-	3 Nos. of Flats	519 Sq. Ft.
5		Lake View H.P, Doomrajola	-NA-	2 Nos. of Flats	502 Sq. Ft.
6		Mathkal Nimta H.P, Ph-II, Durganagar	Type-A3 Flat	1 No. of Flat	598 Sq. Ft.
			Type-B Flat	5 Nos. of Flats	518 Sq. Ft.
7		Amulyakanan H.P, Ph-II, Serampore	-NA-	9 Nos. of Flats	551 Sq. Ft.
8		Amulyakanan H.P, Ph-I, Serampore	-NA-	1 No. of Flat	
9		Dr. Subrata Moitra Smriti Abasan, Krishnanagar	-NA-	80 Nos. of Flats	568 Sq. Ft.
1	MIG-U	MathkalNimta H.P, Ph-II, Durganagar	Type-A1 Flat	1 No. of Flat	698 Sq. Ft.
			Type-A2 Flat	2 Nos. of Flats	669 Sq. Ft.
2		Kanyapur H.P, PH-II, Asansol	-NA-	10 Nos. of Flats	690 Sq. Ft.
			Type-BL Flat	9 Nos. of Flats	699 Sq. Ft.
3		Shilpakanan H.P., Ph-III, Durgapur	-NA-	19 Nos. of Flats	776 Sq. Ft.
4		Prantik, Ph-II, Thakurpukur	-NA-	5 Nos. of Flats	682 Sq. Ft.
5		Jubilee H.P, Bansdroni	-NA-	1 No. of Flat	719 Sq. Ft.
6		Sarsuna H.P, Ph-II, Behala	-NA-	7 Nos. of Flats	690 Sq. Ft.
1	HIG	Purbahna H.P., Manicktala	Type-F Flat	1 No. of Flat	954 Sq. Ft.
2		Himalaya Kanya H.P., Ph-III, Siliguri	Triplex Flat	4 Nos. of Flats	2033 Sq. Ft.
			Duplex Flat	13 Nos. of Flats	1437 Sq. Ft.

8. If any sole/ joint applicant or any member of her/ his family members submits more than one application in same/ different H.Ps. for allotment of DU's through lottery & become successful in lottery in getting more than one (01) DU, then she/ he/ they will be allowed to retain only one of them according to her/ his/ their choice.

During submission of documents for verification, applicants shall also submit:

- Names and details of their family members who have applied for DUs in the Online portal as per pertinent advertisement in the form of prescribed affidavit.
- Order of choice of the DUs, in case of more than one application by the applicant/ family member.
- Order of choice, once submitted shall not be changed.

9.a) Online Application in prescribed form along with application money to be paid at one go (not to be paid in parts) and have to be deposited in favour of West Bengal Housing Board through online payment or as per provision indicated in the concerned advertisement/ project brochure/ website of WBHB. All payments must be made ONLY in Indian Currency. Payment of Application Money, including crediting of the same into the account of West Bengal Housing Board, must be completed before the closure of the Application Window.

9.b) Online payment shall be paid by the applicant (upto 11:59 PM) on the closing date of Application as indicated in the relevant Advertisement/ GTC.

9.c) Offline payment including crediting of the Application Money into West Bengal Housing Board bank account shall be completed within Seven (07) days (inclusive of Saturday, Sunday and other Holidays) from the closing date as indicated in the Advertisement provided that the challan has been generated before the closing date (upto 11:59 PM) of the Application Window.

9.d) Payment of Application Money from the Bank Account of any family Member is acceptable where family includes spouse, siblings, parent in case of application is made by son/ daughter and son/ daughter in case the applicant is parent but excludes any minor member. A scanned copy of cancelled cheque/ front page of Passbook (showing I.F.S.C/ SWIFT Code and M.I.C.R code and Bank Account

No.& 1st Account holder's name) of the bank account from which application money was paid along with documents of the applicant and other documents as required in application form are to be submitted by the applicant. Detail of bank account is to be provided in application form.

9.e) Any payment of application money which is not "SUCCESSFUL" such that Bank Account of West Bengal Housing Board is not credited prior to 11:59 PM of the prescribed closing date, for online payment or the account of West Bengal Housing Board is not credited within Seven (07) days (inclusive of Saturday, Sunday and other Holidays) from the closing date (upto 11:59 P.M.) as indicated in the Advertisement for the offline payment, such payment shall be treated as "UNSUCCESSFUL" and the application shall be treated as "CANCELLED". Crediting of the application money into West Bengal Housing Board Bank Account after 11:59 PM of the prescribed closing date for online payment or after Seven (07) days (inclusive of Saturday, Sunday and other Holidays) from the closing date (upto 11:59 P.M.) as indicated in the Advertisement for the off line payment, shall NOT be entertained inspite of the applicant's account being DEBITED prior to 11:59PM on the prescribed closing date or within Seven (07) days (inclusive of Saturday, Sunday and other Holidays) from the closing date (upto 11:59 P.M.) as indicated in the Advertisement for the offline payment. For last date of payment through offline mode please see (9c) above.

9.f) It may be noted that **Challan Generation for offline payment mode** shall close on the closing date (11:59 PM) of the Application Window as indicated in the Advertisement.

9g) The applicant(s) is/are required to remit all subsequent payments from her/his own Bank Account of which she / he is the First Holder and in case of Joint applications, the first applicant is required to be the first holder of such Bank Account.

9h) If application money is paid from any other bank account, apart from the accounts as mentioned in clause 9(d), the application shall be treated as CANCELLED.

9i) Every system generated challan for offline payment will be valid till 07/12/2024.

10. FAMILY INCOME CRITERIA-

- *For LIG Monthly Family Income upto Rs. 40,000/-*
- *For MIG(L) Monthly Family Income Rs. 40,001/- - 65,000/-*
- *For MIG(U) Monthly Family Income Rs. 65,001/- - 95,000/-*
- *For HIG Monthly Family Income Rs. 95,001/- and above.*

ONLINE APPLICATIONS SHALL HAVE TO BE ACCOMPANIED BY NECESSARY INCOME CERTIFICATE:

❖ For Salaried persons:

- ***For salaried persons who are filing ITR:***

a) Copy of Pay Slip of the month preceding the month of advertisement and Salary Certificate for preceding 12 months or the number of months in-service (whichever is less), duly stamped and signed by the authorized official of the Employer.

OR,

Latest Form – 16 generated from TRACES for the Financial Year preceding the date of advertisement duly stamped and signed by the authorized official of the Employer.

AND,

- b) Acknowledgement and Copy of Income Tax Return duly filed for the last Financial Year, preceding the date of advertisement. The Gross Total Income as per the Return shall be considered as the Annual Income (except for people who have joined service for less than 12 months from the date of advertisement).

- ***For salaried persons who are not filing ITR*** (For those applicants below the age of 60 years whose gross yearly income is less than Rs. 2,50,000 and Rs. 3,00,000 for the applicants above the age of 60 years and also for all Joint applications where both incomes are considered to touch the stipulated income criteria per mensem):

- a) Copy of pay slip for the month preceding the month of advertisement duly stamped and signed by authorized officer of employer or annual salary certificate or Form 16 under IT Act. 1961 for the last financial year duly stamped and signed by the authorized officer of the employer.

AND,

- b) An original certificate of Gross total income for the last financial year issued by an individual practicing CA/CA firm on their letter head with UDIN, duly stamped and signed, bearing membership number / firm registration number.

OR,

An original certificate of gross total income for the last financial year issued by any of the following local authorities on its letter head duly stamped and signed, bearing full name and designation of the certifying person:-

MP/Sabhadhipati of Zilla Parishad/ MLA/Panchayat Samity Sabhapati/ Mayor of Municipal corporation/Chairman / CEO of Local municipality, having local jurisdiction.

❖ **For Self Employed Persons:**

- ***For Self Employed Persons who are Filing ITR:***

Last years' Acknowledgement and Copies of Income Tax Returns duly filed for the last Financial Year preceding the date of advertisement. The Gross Total Income as per the Return shall be considered as the Annual Income.

- ***For Self Employed Persons who are not filing ITR*** (For those applicants below the age of 60 years whose gross yearly income is less than Rs. 2,50,000 and Rs. 3,00,000 for the applicants above the age of 60 years and also for all Joint applications where both incomes are considered to touch the stipulated income criteria per mensem):

An original certificate of Gross total income for the last financial year issued by an individual practicing CA/CA firm on its letter head with UDIN, duly stamped and signed, bearing membership number / firm registration number.

OR,

An original certificate of gross total income for the last financial year issued by any of the following local authorities on its letter head duly stamped and signed, bearing full name and designation of the certifying person:-

MP/Sabhadhipati of Zilla Parishad/ MLA/Panchayat Samity Sabhapati/ Mayor of Municipal corporation/Chairman/ CEO of Local municipality, having local jurisdiction.

❖ **For Pensioners**

• **For Pensioners who are filing ITR:**

- a) Acknowledgement and Copy of Income Tax Return duly filed for the last Financial Year preceding the date of advertisement. The Gross Total Income as per the Return shall be considered as the Annual Income.

AND,

- b) Copy of Pension Book / Bank Pension Statement / Pension Certificate in Original, duly stamped and signed by the Authorized Official of the Bank or Pension Disbursing Authority showing evidence of Receipt of Pension prior to the month of advertisement.

• **For Pensioners who are not filing ITR** *(For those applicants below the age of 60 years whose gross yearly income is less than Rs. 2,50,000 and Rs. 3,00,000 for the applicants above the age of 60 years and also for all Joint applications where both incomes are considered to touch the stipulated income criteria per mensem):*

Copy of Pension Book / Bank Pension Statement / Pension Certificate in Original, duly stamped and signed by the Authorized Official of the Bank or Pension Disbursing Authority showing evidence of Receipt of Pension prior to the month of advertisement.

AND,

An original certificate of Gross total income for the last financial year issued by an individual practicing CA/CA firm on its letter head with UDIN, duly stamped and signed, bearing membership number / firm registration number.

OR,

An original certificate of gross total income for the last financial year issued by any of the following local authorities on its letter head duly stamped and signed, bearing full name and designation of the certifying person:-

MP/Sabhadhipati of Zilla Parishad/ MLA/Panchayat Samity Sabhapati/ Mayor of Municipal corporation/Chairman/ CEO of Local municipality, having local jurisdiction.

❖ **Others**

• **Persons (others) Filing ITR:**

Copy of Income Tax Return duly acknowledged by the Income tax Department for the financial year preceding to the date of Advertisement. The gross total income as per return before any allowable deductions shall be considered as annual income.

• **Persons (others) Not Filing ITR** *(For those applicants below the age of 60 years whose gross yearly income is less than Rs. 2,50,000 and Rs. 3,00,000 for the applicants above the age of 60 years and also for all Joint applications where both incomes are considered to touch the stipulated income criteria per mensem):*

An original certificate of Gross total income for the last financial year issued by an individual practicing CA/CA firm on their letter head with UDIN, duly stamped and signed, bearing membership number / firm registration number

OR,

An original certificate of gross total income for the last financial year issued by the following local authorities on their letter head duly stamped and signed, bearing full name and designation of the certifying person:-
MP/Sabhadhipati of Zilla Parishad/ MLA/Panchayat Samity Sabhapati/ Mayor of Municipal corporation/Chairman/ CEO of Local municipality, having local jurisdiction.

11. PAN (Permanent Account Number) CARD:-

Submission of copies of PAN CARD (self attested) for sole/ joint applicants issued by Income Tax Department is mandatory in all cases. If PAN CARD is not available, receipt of acknowledgement of application for PAN CARD submitted to the Income Tax Department is required. In case the applicant/ applicants is/ are successful in the draw of lots, applicant/ applicants is/are required to furnish the PAN details within 30 days from the date of draw of lots, failing which the application is liable to be rejected. Spelling of name/s of the applicant/applicants as it appears/ appear in her/ his/their PAN card/s shall only be considered as valid towards property creation and all office work.

***NOTE**

- The WBHB reserves the right for further verification/enquiry of the documentary evidences in support of such income etc. as required in the Project Brochure, Concerned Advertisement.
- The application shall be accompanied with a self-declaration showing the particulars of the applicant's family members giving their name, age, relationship with the applicant and monthly income etc.
- In the event of any information so provided being found false/ incorrect, the application shall be cancelled after giving an opportunity of hearing to substantiate the claim or information. In case of failure, the deposited amount will be forfeited and the application shall stand cancelled.
- The Board may verify, at any time, the originals of the uploaded documents, or any other document as it may deem fit which shall be presented before West Bengal Housing Board for verification by the applicant or her /his/ their authorized representative.

REJECTION OF APPLICATION AND PROVISIONS FOR REFUND

12. (a) West Bengal Housing Board reserves the right to reject an application and refund the application money if the applicant is found ineligible at the time of Verification of the originals of the uploaded documents, to apply for DUs of a particular category.

(b) Verifications will be held on the specific dates after closure of the Application Window. List of the dates for verification will be notified on the website of West Bengal Housing Board. Inability to attend the specified date, shall be informed in writing to West Bengal Housing Board immediately. If an applicant is unable to appear for the verifications, it shall lead to the applicant being ineligible for the lottery.

The NRI and OCI applicants are requested to kindly get their documents authenticated by the Deputy High Commissioner/ Consul General of India, at their respective country of stay and send scanned copies of the same to West Bengal Housing Board, prior to the closure of date of verification. They are however required to produce the original documents prior to execution of deed.

Only the applicants who successfully complete the verification process shall be declared eligible to participate in the lottery and the same will be notified in the website of West Bengal Housing Board.

(c) Any online application, where it is found that wrong or false information has been uploaded and material fact is suppressed, in that case, application shall be rejected and no refund of application money shall be allowed.

13. In case of these DUs (i.e. Dwelling Units), which are on sale/ lease, 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. Date of Lottery will be notified in WBHB website at least 30 days beforehand.
14. The allottee will have to deposit the demanded amount of allotment money/ balance price/other charges against the allotted unit as per payment schedule in the Brochure/ Allotment Letter.
15. 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 30days of payment of defaulted amount, failing which the allotment shall be liable to be cancelled.
16. 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.
17. 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).
18. All the refunds will be made through the bank account only as opted by the applicant in online application form.

****NOTE**

- No Statutory Payments on account of TDS and GST etc. will be refunded.
- Refund of NRI/ OCI:
 - a) In case of refund to NRI/ OCI, the amount will be refunded in the form of outward remittance. For this Beneficiary has to furnish the following details:
 - 1) Beneficiary Name
 - 2) Beneficiary Address

- 3) Beneficiary Account Number
- 4) Beneficiary Bank Name & Address
- 5) SWIFT Code.

- In case of any failure to provide allotment of the DUs to successful allottees, the deposited amount shall be refunded to the account of first/ sole holder with a rate of interest, which shall be equal to **PRIME LENDING RATE PLUS 2% P.A. OF STATE BANK OF INDIA on the date of advertisement.**

19. PROCESS OF ALLOTMENT

Allotment shall be made by way of lottery for valid applicants.

20. Separate lotteries shall be held for different subtypes/ Carpet Area including Balcony of the same project/ different project as per the table below:

Sl. No.	Category	Name of the Projects	Sub-Type	No. of DUs	Carpet Area including Balcony
1	LIG	Prantik, Ph-I, Thakurpukur	-NA-	1 No. of Flat	427 Sq. Ft.
2		Prantik, Ph-IV, Thakurpukur	-NA-	1 No. of Flat	340 Sq. Ft.
3		Jubilee H.P, Bansdroni	-NA-	2 Nos. of Flats	369 Sq. Ft.
4		Bidisha H.P, Ph-II, Konnagar	Type-A Flat	2 Nos. of Flats	385 Sq. Ft.
5			Type-AD Flat	4 Nos. of Flats	
5		Serampore H.P, Ph-I, Rishra	-NA-	1 No. of Flat	450 Sq. Ft.
1	MIG-L	Prantik, Ph-VB, Thakurpukur	-NA-	7 Nos. of Flats	573 Sq. Ft.
2		Prantik, Ph-I, Thakurpukur	-NA-	22 Nos. of Flats	570 Sq. Ft.
3		Anasua H.P., Sarsuna	Type-C Flat	1 No. of Flat	637 Sq. Ft.
			Type-D Flat	1 No. of Flat	630 Sq. Ft.
			Type-E Flat	3 Nos. of Flats	583 Sq. Ft.
4		Shakuntala Park, Sarsuna	-NA-	3 Nos. of Flats	519 Sq. Ft.
5		Lake View H.P, Doomrajola	-NA-	2 Nos. of Flats	502 Sq. Ft.
6		Mathkal Nimta H.P, Ph-II, Durganagar	Type-A3 Flat	1 No. of Flat	598 Sq. Ft.
			Type-B Flat	5 Nos. of Flats	518 Sq. Ft.
7		Amulyakanan H.P, Ph-II, Serampore	-NA-	9 Nos. of Flats	551 Sq. Ft.
8		Amulyakanan H.P, Ph-I, Serampore	-NA-	1 No. of Flat	
9		Dr. Subrata Moitra Smriti Abasan, Krishnanagar	-NA-	80 Nos. of Flats	568 Sq. Ft.
1	MIG-U	MathkalNimta H.P, Ph-II, Durganagar	Type-A1 Flat	1 No. of Flat	698 Sq. Ft.
			Type-A2 Flat	2 Nos. of Flats	669 Sq. Ft.
2		Kanyapur H.P, PH-II, Asansol	-NA-	10 Nos. of Flats	690 Sq. Ft.
			Type-BL Flat	9 Nos. of Flats	699 Sq. Ft.
3		Shilpakanan H.P., Ph-III, Durgapur	-NA-	19 Nos. of Flats	776 Sq. Ft.
4		Prantik, Ph-II, Thakurpukur	-NA-	5 Nos. of Flats	682 Sq. Ft.
5		Jubilee H.P, Bansdroni	-NA-	1 No. of Flat	719 Sq. Ft.
6		Sarsuna H.P, Ph-II, Behala	-NA-	7 Nos. of Flats	690 Sq. Ft.
1	HIG	Purbahna H.P., Manicktala	Type-F Flat	1 No. of Flat	954 Sq. Ft.
2		Himalaya Kanya H.P., Ph-III, Siliguri	Triplex Flat	4 Nos. of Flats	2033 Sq. Ft.
			Duplex Flat	13 Nos. of Flats	1437 Sq. Ft.

21. No separate lottery will be held for Car Parking Spaces as CPS (Covered Parking Space) Number will be tagged with the Flat Numbers for the following Housing Projects:-
Himalaya Kanya H.P., Ph-III, Siliguri; Shilpakanan H.P.Ph-III, Durgapur.

However a separate lottery for **CPS & Wait list** shall be held among successful applicants (for flat) in **Kanyapur Housing Project, Ph-II, Asansol (699 Sq. Ft.); Anasua H.P., Sarsuna; Mathkal Nimta H.P.-Ph-II, Durganagar (698 Sq. Ft. and 669 Sq. Ft.)**. Waiting List for Dwelling Units shall be treated as the waiting list for the Car Parking spaces, wherever applicable.

22. No prayer for change of allotted Unit, change of floor, CPS, location etc. shall be entertained after the lottery is completed. Verification of original documents shall be done prior to Lottery. Only the applicants who successfully complete the verifications, shall be eligible for participating in lottery.
23. During lottery, if the numbers of applicants are more than the number of units available for allotment, a waiting list from the unsuccessful applicants shall be prepared in the same lottery. Number of applicants in the waiting list shall be 50% of the total number of units available in the type for allotment (minimum being one and in case of fractions rounded up-to next whole number). Units which may fall vacant subsequently due to withdrawal or cancellation of allotment shall be allotted serially to the applicants from the waiting list for the same type, on the same terms and conditions as laid down in the Project Brochure/ GTC/ Concerned Advertisement and corrigendum thereupon. If multiple vacancies of the same subtype crop up in one day then there will be a lottery for selection of the units. The waiting list so prepared will remain valid for 12 months from the date of lottery and application money would be kept with WBHB for the period of 12 months. No interest will be allowed for this period. For the applicants who do not desire to remain in the waiting list, their amount of application money will be refunded on their written request without any interest and without any deduction.
- For the type/ sub-type of Dwelling Units which may be undersubscribed, the lottery will be conducted for selection of dwelling units and its location as mentioned in **Clause-7**.

24. All Terms and Conditions, prices etc. are pertinent only to the current advertisement. Neither any subsequent advertisement nor any previous advertisement indicating any change in Terms and Conditions shall have any association with this GTC.

- 25. TRANSFER OF DWELLING UNITS, CPS & COMMON AREAS & FACILITIES (CAF) ETC.**(For *Prantik, Ph-I, Thakurpukur; Prantik, Ph-IV, Thakurpukur; Shakuntala Park, Sarsuna; Jubilee H.P, Bansdroni; Lake View H.P, Doomrajola; MathkalNimta H.P, Ph-II, Durganagar; Bidisha H.P, Ph-II, Konnagar; Serampore H.P, Ph-I, Rishra; Prantik, Ph-II, Thakurpukur; Prantik, Ph-VB, Thakurpukur; Sarsuna H.P, Ph-II, Behala; Anasua H.P., Sarsuna; Amulyakanan H.P, Ph-II, Serampore; Amulyakanan H.P, Ph-I, Serampore; Kanyapur H.P, PH-II, Asansol; Shilpakanan H.P., Ph-III, Durgapur; Himalaya Kanya H.P., Ph-III, Siliguri, Purbahna H.P, Manicktala*) :

Once the deed of transfer is registered in favour of the allottee and after getting lawful right over the allotted unit, the allottee will be liable to pay taxes, maintenance charges, levies and imposition etc. as and when the same becomes due and payable to the appropriate authority. WBHB will not bear the responsibility for such payments from the date of registration of DU.

In case of *Prantik, Ph-I, Thakurpukur; Prantik, Ph-IV, Thakurpukur; Shakuntala Park, Sarsuna; Jubilee H.P, Bansdroni; Lake View H.P, Doomrajola; Mathkal Nimta H.P, Ph-II, Durganagar; Bidisha H.P, Ph-II, Konnagar; Serampore H.P, Ph-I, Rishra; Prantik, Ph-II, Thakurpukur; Prantik, Ph-VB, Thakurpukur; Sarsuna H.P, Ph-II, Behala; Anasua H.P., Sarsuna; Amulyakanan H.P, Ph-II, Serampore; Amulyakanan H.P, Ph-I, Serampore; Kanyapur H.P, PH-II, Asansol; Shilpakanan H.P., Ph-III, Durgapur; Himalaya Kanya H.P., Ph-III, Siliguri and Purbahna H.P., Manicktala* the entire operation and maintenance of water supply system, compound lighting as well as building and common areas, maintenance of internal sewer lines, surface drains,

internal roads and pathways will be the sole responsibility of the registered Co-operative housing society/ Apartment Owners' Association formed by the bonafide allottees of the DU's of the project. The maintenance and management of entire CAF of the project has been (/ shall be for Purbahna Housing Project and Himalaya Kanya Housing Project, Ph-III) handed over to the respective Apartment Owners' Association/ Housing Co-operative society formed by the allottees on behalf of the bonafide allottees. The future allottees shall be deemed to be members of the said Apartment Owners' Associations/ Co-operative Housing Society Ltd..

The future allottees are requested to seek membership of the respective registered/ Proposed Apartment Owners' Association/ Co-operative Housing Society Ltd..

N.B: *West Bengal Housing Board no longer extends maintenance service to Himalaya Kanya Housing Project, Ph-III and Purbahna Housing Project.*

26. TRANSFER OF DWELLING UNITS, CPS & COMMON AREAS & FACILITIES (CAF) ETC. (For *Dr. Subrata Moitra Smriti Abasan*):

Once the deed of transfer is registered in favour of the allottee and after getting lawful right over the allotted unit, the allottee will be liable to pay taxes, maintenance charges, levies and imposition etc. as and when the same becomes due and payable to the appropriate authority. WBHB will not bear the responsibility for such payments from the date of registration of DU.

The allottees of, Dr. Subrata Moitra Smriti Abasan, Krishnanagar shall have to form the Apartment Owners' Association, under the West Bengal Apartment Ownership Act, 1972 and West Bengal Housing Board shall handover the Common Areas and Facilities to the Apartment Owners' Association to maintain the same. To take over the CAF from West Bengal Housing Board, the flat owners of the Housing Project shall take initiative for :-

- a) Formation of the Apartment Owners' Association, as per West Bengal Apartment Ownership Act, 1972.
- b) The allottees of Dr. Subrata Moitra Smriti Abasan shall have to form the Apartment Owners' Association on their own within 12 months from the date of the first possession taken by any of the allottees. If they fail to do so the WBHB shall withdraw the maintenance of the Project on expiry of the said 12 months.
- c) The WBHB shall maintain the common areas and facilities till the handover of the same to the Board of Managers or upto twelve months from the date of first possession of any of the allottees, whichever is earlier, and for such maintenance, the West Bengal Housing Board shall levy a charge (plus GST and other applicable taxes), in case of, Dr. Subrata Moitra Smriti Abasan, Krishnanagar and at the rate which will be determined by WBHB and will be notified in the concerned Allotment Letter. The same shall be paid before execution of deed.
- d) In case the possession of flat is handed over to the allottees prior to formation of Association and prior to handing over the CAF, the concerned allottee shall be liable to pay the maintenance charges to WBHB and ground Tax, municipal or other local taxes, if any as may be levied by the concerned authority through WBHB until handing over the Common Areas and Facilities to the respective Registered Body.
- e) In case of earlier handing over of CAF to the registered body in Dr. Subrata Moitra Smriti Abasan, Krishnanagar (before the expiry of above 12 months), the proportionate amount of maintenance paid as advance will be refunded to the allottee.

After completion of construction of the project, the WBHB shall, as sole owner/ developer, provide the details of the project property comprising of the land, the building(s) and the common areas and facilities as per the provisions of the West Bengal Apartment Ownership Act, 1972 in Form-[A] to the Appropriate Authority for Registration.

28. CONDITIONS FOR AMENDMENTS/CHANGES

The WBHB however reserves the rights to modify, amend, rectify or change any of the existing terms and conditions of this GTC. Such modification /amendment /rectification or change will be communicated in writing/ published in the website of the WBHB. If any allottee does not agree with such modification/amendment or change, she/he has to communicate such disagreement in writing to the Board. In that case, her/his full deposited amount will be refunded to her/him with **PRIME LENDING RATE PLUS 2% P.A. OF STATE BANK OF INDIA on the date of advertisement.**

28. INTERPRETATION

Any word used as masculine gender shall also include the feminine gender and any word used as singular number shall also include the plural number, wherever applicable.

29. PROHIBITION OF EXTENSION/CHANGE OF THE FLAT/HOUSE/STRUCTURE/OPEN SPACE AS PER APPROVED/ SANCTIONED PLAN.

Any kind of extension/change of the approved building/structure of the Flat/House or Open Space/ CPS is strictly prohibited and no allottee individually or collectively will be permitted to make any extension or change thereof.

NOTE: Every applicant is encouraged to visit the flat in respect whereof he/she intends to make application and satisfy himself/ herself as to propriety thereof in all respects before making such application.

It shall clearly be borne in mind of every intending applicant that once the applicant makes an application for any flat, he/ she shall be deemed to have visited and inspected the said flat previously and shall also be deemed to have made the application only after satisfying himself/ herself as to propriety thereof in all respects even if he/ she has made the application without actually visiting and inspecting the flat.

It shall further be clearly borne in mind of every applicant that no plea as to any issue relating to impropriety of the flat in any manner whatsoever shall be entertained by this Board once he/ she has made application therefore.

DISCLAIMER: The number of vacant flats put to sale is tentative and is liable to change at any time before the closure of the application process.

This GTC is to be read with pertinent Brochure.