

FAMILY TIES

স্থান :  
ঘোষাল বাড়ি

অবুঠান :  
গৃহপ্রবেশ

সময় :  
বেলা ৩টে

'বাঃ! এত আশো  
এত বাতাস, থাক  
যাবা! আশ্রয়প্রাপ্ত  
এবার রোদে মজবে  
জাশো!'

'আনবিলিভেবল!  
ডাবতেই পারতাম  
না এই টাকায়  
এত সুন্দর  
ফ্ল্যাট। এই  
জায়গায়!'

'ইয়ান্নি!  
দারুন পাগে  
গাছে চড়তে,  
এখন আর বাড়িতে  
কেউ বর বউ খেলে  
নাকি?'

ওঁ নাক উঁচু,  
বদমেজাজী মিসেস  
সিন্ধুরাও আমাদের বাড়িটা দেখে  
ঠোঁটে জিভ বোলাচ্ছিল। আমরা  
আমাদের এই বাড়িটার জন্য সত্যি  
সত্যিই গর্বিত। তাতে যদি আপনারা  
কিছু মনে করেন তাহলে আমাদের  
কিছু করার নেই। কিন্তু জোর  
গলায় এটা বলতে পারি,  
আমাদের বাড়িটা  
অহংকারী সিন্ধু আর  
মুটি আগরওয়ালের বাড়ির  
থেকে অনেক ভাল।  
আপনাদের কি মনে  
হয়?

'ওয়াওরিফুল!  
কি ভাল যে পাগছে বসে  
বোঝানো যাবে না। সন্ধ্যাটা  
আবার চক্কর মারা যাবে,  
পুরনো পাড়াটা যা  
মিস্ত্রি ছিল।'

'এবার ড্রাইভ করব মজাশো!  
ওঃ কু...ল...ল...!  
নো জ্যাম!'

The Ghoshals are one of many who have just booked a one way ticket to happiness by having chosen GPE as their new home. A new Shracchi Group project, the Palm Grove Extension (MIG) and Purple Town Extension (LIG) of Greenwood Park Extension are another unique offering to the people of Kolkata. Complete with all modern day amenities, it is what every family would term as the ideal home.

Palm Grove  
extension (MIG)

PURPLE TOWN  
extension (LIG)

৬ ধুম ডাঙাটাই ছিল একটা বদখচ ব্যাপার। অফিসের কথা ডাবলেই  
 গায়ে জ্বর আসত, ডাবতাম কি কুম্ভগেই যে কলকাতায় আছি!  
 অফিস যাওয়াটা ছিল একটা ডয়ফর ব্যাপার। ঠেলাঠেলি, গুতোগুতি।  
 কয়েকমিনিটের রাস্তার ধকল আমাকে মারাদিন ক্লাস্ত করে রাখত।  
 অজানা সত্যিটা এখানে আসার পর জানলাম।  
 এখানে আসার পর প্রতিদিন আমি অফিসে পৌছাই সময়মত।  
 আর বাচ্চাদেরও আমি যাবার পথে স্কুলে নামিয়ে দিই।  
 নিউটাউনে না এলে সত্যিই আমি কত কি মিস করতাম,  
 আর অজান্তে কলকাতাকে দোষ দিতাম।



Tuesday 8:00 A.M

# Greenwood park extension



Located in New Town, Kolkata's most sought after and envied residential areas

Quick accessibility to the city main

Within easy reach of Bidhan Nagar Railway Station

Dum Dum Metro and Airport close by

Making life a smooth ride is the Rajarhat Road on the north with Salt Lake, the new business hub on the south



Wide open areas to allow plenty of fresh air

Open children's play area

Green foliage all around

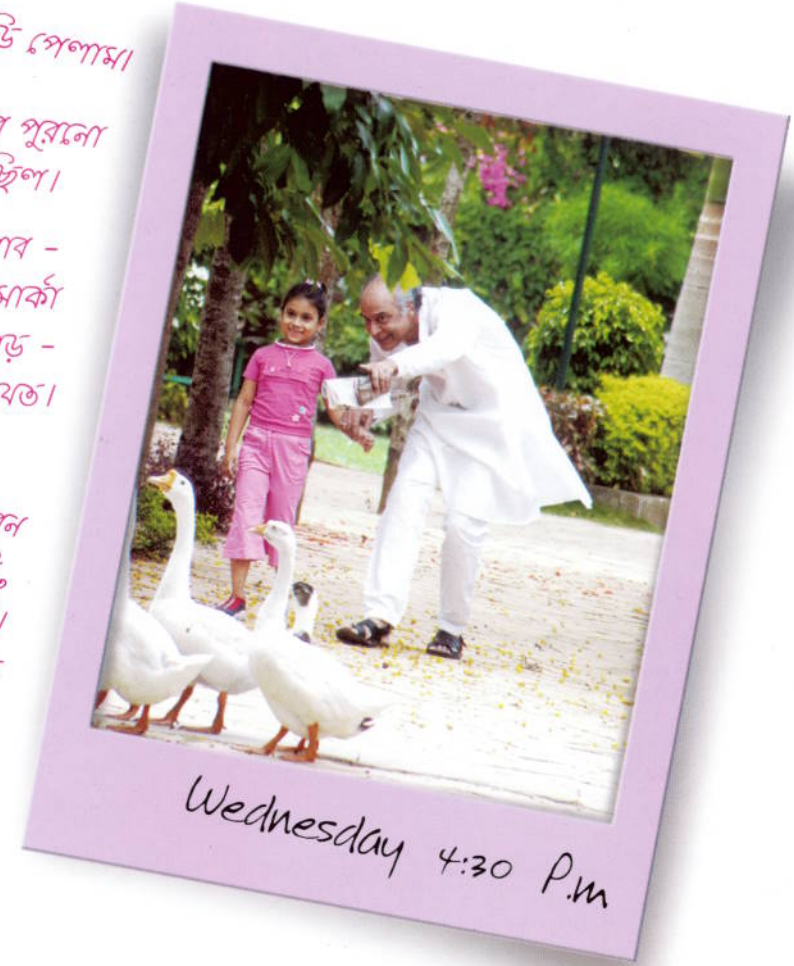
Amphitheatre in Greenwood Park - meeting ground for cultural activities

A generally peaceful and calm environ ideal for a resort-like living experience

এদিনে একটা মনের মত বাড়ি পেলাম।  
রিটার্মেন্টের পর আদিকালের পুরনো  
দমবন্ধ করা বাড়িটা অসহ্য লাগছিল।

সারাদিন একটু খে চক্কর মারতে বোরোব -  
সুগুড়ে বাণি! যা রাস্তা, তেমনি সরু রাস্তামার্কা  
গলি, সব সময় ক্যাচর ম্যাচর, হৈ শ্লোড -  
কান বালাপালা হয়ে যেত।

আর এখানে আসার পর? বিশ্বাস করবেন  
না যখন তখন বোরোতে পারি,  
মামে মামে ছোট্ট দিদিটাকেও নিই।  
দিনের এই সময়টাই এখন আমার কাছে  
আনন্দদায়ক। আমি খুব খুশি।



Wednesday 4:30 P.m



Wednesday 12:30 P.m

ছুয়া.....শু.....উ.....উ।

গাছে ঝোণার মাথ্যেও কিরকম  
একটা ওয়াইন্ড ব্যাপার আছে।

যেন একদম টারজান-ফিলিংস।

দারুন মজা। আর এই খেলার জন্য  
মা আমাকে একটুও বকে না।

কেন বল তো? কারন আমি এখন  
আর দুঃখমি করি না।

### **Greenwood Park Extension**

The low-rise LIG Block is an interface to the high rise blocks of H.I.G. and M.I.G, abutting a pedestrian street on the north and opening out of the central garden between L.I.G. and M.I.G. blocks towards the south.

All apartments have ample opening towards north and south. The central corridor is open on either end in addition to the wide staircase having the advantage of the wind sweeping through and views across the open spaces, common terraces on the second floor, refuge areas on the seventh floor and the roof terrace to provide the space for social interaction.

The air conditioned community hall is neighbourhood destination for individuals to come together to share the myriad moments of joy, and sadness, that life inevitably throws up every now and again.

### **Purple Town Extension**

LIG units, numbering 32 in all, are essentially one-bedroom walkup apartments with living-dining, kitchen and toilet with an additional wash basin. All bedrooms are oriented towards south and will have the benefit of the prevalent breeze. The curved building is a recall of the winding streets of the South Calcutta.

### **Palm Grove Extension**

M.I.G. apartments, numbering 96 in all, are located towards the south of the complex. These are built on stilts providing covered parking on the ground floor and thus opening it up to extend towards the central garden, flanking the low-rise L.I.G. block.



পুরনো বাড়িটা তো একেবারে যাচ্ছেতাই ছিল।  
সাঁতসেঁতে, ধূপটি মার্কা। যেন আঁতুড় ঘর।  
আচার, পাঁপড়, বড়ি বানাবার কথা ভুলেই গেছিলাম।  
এবাড়িতে কত আশা, হাওয়া।  
এবার সত্যি সত্যিই আমি নিশ্চিত।  
বুড়ো বয়েসে গায়ে একটু বাতাস লাগবে।

# price list

## PRICE LIST FOR PALM GROVE EXTENTION (MIG)

| FLAT TYPE  |                   | TYPE G                        |                           |   |
|------------|-------------------|-------------------------------|---------------------------|---|
| FLOOR      | APPLICATION MONEY | BUILT UP AREA                 | PRICE FOR INSTALLMENT (C) | PRICE FOR DOWN PAYMENT (A) (with 5% discount) |
| 1st to 8th | Rs.45,000/-       | 750 sq ft                     | 7,50,000.00               | 7,12,500.00                                   |
|            |                   | 740 sq ft + Terrace 247 sq ft | 7,90,000.00               | 7,50,500.00                                   |
|            |                   | 740 sqft + Terrace 158 sq ft  | 7,70,000.00               | 7,31,500.00                                   |

Covered car Park: Rs.1,20,000.00  
Open car park:Rs.65,000.00

## PRICE LIST FOR PURPLE TOWN EXTENTION (LIG)

| FLAT TYPE |                   | TYPE H        |                           |   |
|-----------|-------------------|---------------|---------------------------|---|
| FLOOR     | APPLICATION MONEY | BUILT UP AREA | PRICE FOR INSTALLMENT (D) | PRICE FOR DOWN PAYMENT (B) (with 5% discount) |
| GROUND    | Rs.10,000/-       | 490 sq ft     | 2,50,000.00               | 2,37,500.00                                   |
| 1st       | Rs.10,000/-       |               |                           |   |
| 2nd       | Rs.10,000/-       |               |                           |   |
| 3rd       | Rs.10,000/-       |               |                           |   |

Two Wheeler parking cost Rs.10,000/-

### PRICES EXCLUSIVE OF

- Documentation/Registration charges
- Expenses for supply of power and installation of Electric meters for individual flats
- All Electrical fittings, fixtures, gadgets etc.
- Any other rate, tax etc if applicable.

### Payment Schedule:

- Down Payment: If the full price of the flat together with the full price of car park (whichever applicable) is deposited within 45 days from the date of the issuance of Provisional Allotment Letter, a rebate of 5% on the full price of flat and car park will be allowed. This facility will be given to those who get their allotment through the lottery to be held at the first instance.

### b) Instalment payment:

| Instalment No: | Amount payable for flat           | Period of payment  | Payable for car park & two wheeler   |
|----------------|-----------------------------------|--|--|
| 1st instalment | Application Money as stated above | At the time of submission of Application   | 50% of total price at the time of 2nd instalment   |
| 2nd instalment | 30% of total price                | Within 45 days of allotment  |  |
| 3rd instalment | 20% of total price                | within 4 months from 2nd instalment  |  |
| 4th instalment | 15% of total price                | within 4 months from 3rd instalment  |  |
| 5th instalment | 15% of total price                | within 4 months from 4th instalment  |  |
| 6th instalment | 10% of total price                | within 5 months from 5th instalment  |  |
| 7th instalment | Balance Price                     | Before taking over possession of flats or completion of the project whichever is earlier | 50% of the total price at the time of possession or completion of the Project whichever is earlier |

৬ সত্যি! মুখের হিসেব কি তার স্কোর খুটে হয়।  
এখন কর্তার সাথে হিসেব বসে দেখাচ্ছি

এত সহজ হার্ডসিং লোনে এ বেন

সাত রাজার ধন পাওয়া।

কখন ও ডাবি নি সাধ্যের এত কাছেই ছিল সাধ।  
স্বপ্ন সত্যি হওয়া বুঝি একেই বলে!



Sunday 8:32 P.m



Home Sweet Home

# architect

## M. I. G.

|                                 |   |
|---------------------------------|---|
| Foundation                      | R.C.C. pile foundation, pile cap, tie beam  |
| Super structure                 | R.C.C. frame structure  |
| Finishes                        | Room: Floor: Ceramic tiles<br>Walls: Plaster of paris Punning on plaster surface.   |
|                                 | Toilets: Floor: Ceramic tiles.  |
|                                 | Dado: Glazed white tiles upto 2100mm. height  |
|                                 | Kitchen: Floors: Ceramic tiles.<br>Counter: Cuddapa stone<br>Dado: Glazed tiles (White) up to 600mm. above counter<br>Sink: Stainless steel |
| Doors                           | Frame: Timber<br>Shutter: Timber (Panel)/Flush for interior   |
|                                 |   |
| Windows                         | Mild steel with 4 mm glass  |
| Exterior                        | Cement based paint Cement based paint   |
| Electrical                      | Concealed copper wiring in PVC conduits   |
| Water Pipe Line                 | Galvanised iron or PVC water supply pipes.  |
| Water Supply within the complex | Municipality supplemented by deep tubewell  |
| Power                           | 220 V WBSEB/NTESC   |
| Facilities                      | Manual lifts, parking space option extra at Ground floor.   |
| Cable TV                        | Wiring & point provided   |
| Telephone                       | Wiring & point provided   |
| Vehicle Parking                 | Space for car and two wheeler available on extra payment  |

## L. I. G.

|          |   |
|----------|---|
|          | R.C.C. isolated footings  |
|          | R.C.C. frame structure (composite)  |
| Rooms:   | Floor: Cast-in situ grey mosaic<br>Walls: Plastered surface                                   |
|          | Toilets: Floor: Cast in situ mosaic with grey cement<br>Dado: Grey cement mosaic upto 1500 mm |
| Kitchen: | Floor: Mosaic with grey cement<br>Counter: Cuddapa stone<br>Sink: Pre cast mosaic sink        |
|          |   |
|          | Frame: Timber<br>Shutter : Timber (Panel)/flush for interior                                  |
|          | Mild steel with 3 mm glass  |
|          | Concealed copper wiring in PVC conduits   |
|          | Galvanised iron or PVC water supply pipes.  |
|          | Municipality supplemented by deep tubewell  |
|          | 220 V WBSEB/NTESC   |
|          | Wiring & point provided   |
|          | Space for two wheeler available on extra payment  |



Ajoy Choudhury, a former Geo Ponte assistant and the proud creator of architectural marvels like Hotel Taj Bengal Kolkata, Janakpuri District Centre, Delhi, Hotel Mughal Sheraton, Agra is the man behind this spectacular edifice. He obtained his degree in architecture and science from the Delhi University. He started his career in an architectural firm in the mid-fifties and finally formed his own studio .Ajoy Choudhury and Associates " in 1991. In his fifty year long professional career, he has won a number of competitions such as the Indian Foreign Service Group Housing, H.Q. building for

Apparel Export and many others. Architect Choudhury has broken all the contemporary theories while planning the Sahara Township, Lucknow spreading over 312 acres. Greenwood Park Extension emerges as the destination Kolkata has been waiting for, a mix of the artistic, the innovative, the creative and of course, immensely gratifying. Partha Das & Associates, Kolkata, the local consulting architects, are responsible for checking the design of structures, and infrastructures, construction management and quality control.



# specification

A plethora of housing complexes have seen the light of day but Bengal Shraci has made an impact like no other. It has survived the tests of time by coming up with new ventures adding on to their already magnificent achievements. Be it **agro-machinery, engineering, finance, information technology, medical services, chemical and plastics, or real estate**, Shraci has always given the best. This group has always considered society as their own family and has never forgotten their responsibility towards it. A standing evidence is the AMRI hospital which is today the most respected among the front runners in medicare.

**Shraci Garden** at Dum Dum, **Shraci Manor** at Alipore, **Shraci Niket** at Southern Avenue, **Shraci Plaza** at New Market, **Shraci Centre** on AJC Bose Road and more recently **Shraci Village** at Madhyamgram and **Shraci Lake Green** at Lake Gardens

# Shraci Group

are some of the many success stories which the Shraci Group boasts of and makes it one of the most dependable names in Kolkata's real estate ebauche.

Joining hands with the West Bengal Housing Board, the Bengal Shraci Housing Development Ltd. is coming-up with one of the biggest mass housing projects like **Greenwood Park** at New Town, Kolkata and **Greenwood Nook** on EM Bypass, a reflection of the famous Babylonian Hanging Gardens.

This is Bengal Shraci - moving on with their promise to fulfill the need of a home desired by all in an environ of trust and satisfaction.



*Greenwood Park, New Town*



*Greenwood Nook, EM Bypass*



*Greenwood Park Extension, New Town*

Plans and Specifications are subject to change without prior notice. This does not purport to be a legal document.





**Board of Directors**

**Sri S. K. Todi**  
Chairman, Shrachi Group of Companies

**Sri Dilip Kumar Dutta**  
Housing Secretary, Housing Department, Govt. of West Bengal

**Sri Ravi Todi**  
Managing Director, Shrachi Securities Ltd.

**Sri S. S. Ahmed**  
Deputy Housing Commissioner & Secretary,  
West Bengal Housing Board

**Sri C. R. Goswami**  
Former Housing Commissioner, West Bengal Housing Board

**Sri Gaur Hari Majhi**  
Former Secretary, Housing Department

**Sri S. K. Maity**  
Former Chief Engineer, Irrigation & Waterways Dept.,  
Govt. of West Bengal



**Chairman**  
**G. K. Mukherjee**  
BSHDL

**Managing Director**  
**Rahul Todi**  
BSHDL

**Bengal Shrachi Housing Development Ltd.**  
(A Joint Sector Company with West Bengal Housing Board)  
Jindal Towers, 4th Floor  
21/3 Darga Road (Park Circus)  
Kolkata 700017  
Ph. : 22836213/14/15  
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E-mail : bshdl@shrachi.com  
Visit us at : <http://www.shrachi.com>



## General Terms & Conditions

- 1.1. Palm Grove Extension in Greenwood Park Extension offers approx. 96 M.I.G. Apartments in 9 stories in a single Building.
- 1.2. Purple Town Extension in Greenwood Park Extension offers approx. 32 L.I.G. Apartments in 4 stories in a single tower.

### Who can apply

- 2.1 An individual, i.e. a person of the age of majority or a minor through legal or natural guardian, whether an Indian citizen or a Person of Indian Origin as defined in the Foreign Exchange Management Act, resident in India or abroad meeting the following eligibility criteria:
  - i) He/she or his/her spouse or dependant parents or dependant children who do not own house/flat/house building plot in Kolkata Metropolitan Area & Rajarhat Municipal Area.\*
  - ii) (a) His/her Gross Monthly Income \*\* is not exceeding Rs. 15,000/- p.m. in case of individuals applying for apartments in Palm Grove Extension
  - iii) (b) His/her Gross Monthly Income \*\* is not exceeding Rs. 5,000/- p.m. in case of individuals applying for apartments in Purple Town Extension..
  - iii) To be eligible, the Applicants must enclose the following documentary evidence of Gross Monthly Income:
    - a) For those employed in the Organized Sector\*\*\*salary certificate from the employer.
    - b) For non-salaried person(s) who are Income Tax payers: documentary evidence of the Gross Income together with acknowledgement from the Income Tax Officer showing the Gross Income as per the latest Income Tax Return submitted.
    - c) For non-salaried, non-income tax payer person(s): certificate of income/ savings from the head of the Local Authority or its Chief Executive Officer.

\* Kolkata Metropolitan area means The Kolkata Municipal Corporation area and added areas such as Garden Reach, South Suburban, Jadavpur and Salt Lake Notified Area & Rajarhat Municipality.

\*\* Gross Monthly Income means the monthly average of the Gross Annual Income

which means and includes the total income for the financial year immediately preceding the year in which the application is made. For this purpose, income of occasional or intermittent nature and Income by way of interest or dividend on investment shall not be taken into account as regular source of income for the purpose of eligibility. Income like annual Bonus etc. payable under the terms of employment and/or statutory provisions shall be considered as part of Income. Gross Monthly Income at the time of application shall determine the income category and eligibility.

\*\*\* Organized sector includes Government sector, Public Undertakings and large public or private companies or trading organizations.

**2.2 Joint application by upto two individuals only is permitted if applicants are members of the same family. The word 'Family' shall mean and include spouse, parents and children. Gross monthly income of both applicants will determine the eligibility.**

**2.3. The applicants qualifying for allotment may be required to furnish such documentary evidence as deemed appropriate to satisfy BENGAL SHRACHI of the applicants' ability to arrange and/or pay for the price of the said apartment.**

**2.4 Bengal Shrachi, however, at its sole discretion can relax any of the conditions as mentioned hereinabove without assigning any reason.**

### 3. How to apply

3.1 A person intending to buy an apartment will have to apply in the prescribed Application Form contained in the Brochure. It is important that care is taken to go through and understand the terms and conditions and instructions before filling in the Application Form.

3.2 The application shall be accompanied by a crossed bank draft or pay order drawn in favour of Bengal Shrachi Housing Development Limited on any Bank in Kolkata for the amount of application money as shown in the Price and Payment Schedule contained in the Brochure.

3.3 Applications from Persons of Indian Origin and Non-Resident Indian(s) (NRI) should be accompanied by the remittance to be paid out of foreign exchange remitted to India through normal banking channels or out of fund held in applicants'

Non-Resident External (NRE)/Foreign Currency Non-Resident (FCNR)/FCNR Special Deposit account with Banks in India and shall accompany a declaration to the effect that the applicant wants the apartment for residential purpose.

3.4 Non-Resident Indian (s) may also remit money out of the funds held in their Non-Resident Ordinary (NRO) Account but accompanied by Banker's certificate as to the source of remittance of application money.

3.5 The completed Application Form duly filled and signed by the applicant(s) along with the bank draft/pay order, the pay-in-slip contained in the Application kit for the purpose and documentary evidence of gross annual income should be submitted at any of the branches of HDFC Bank listed below during the banking hours/days shown hereto, from November 27 to December 24, 2004.

| Sl. No. | Branch                  | Address  | Available on  |
|---------|-------------------------|--|---|
| 1.      | Central Plaza           | 2/6, Sarat Bose Road, Kolkata - 20 West Bengal   | Mon - Fri : 10am - 4pm<br>Sat : 10am - 2pm            |
| 2.      | Golpark                 | 132A, Dr. Meghnad Saha Sarani Kolkata - 29, West Bengal                                    | Tue - Sat : 9.30am - 3.30pm<br>Sun : 9.30am - 1.30pm  |
| 3.      | Howrah                  | 493/C/A, G. T. Road (S), Howrah, Kolkata - 711102, West Bengal                             | Mon - Fri : 10am - 4pm<br>Sat : 10am - 2pm            |
| 4.      | Madhyamgram             | Rohini, Sodepur Road, Kolkata - 713275 West Bengal   | Fri - Tue : 8.30am - 2.30pm<br>Wed : 8.30am - 12.30pm |
| 5.      | Raghunathpur            | Dhariwal House, VIP Road, Kolkata - 59, West Bengal  | Tue - Sat : 8.30am - 2.30pm<br>Sun : 8.30am - 12.30pm |
| 6.      | Salt Lake               | BA-3, Sector - I, Kolkata - 700064 West Bengal   | Tue - Sat : 9am - 4pm<br>Sun : 9am to 1pm             |
| 7.      | Shyambazar              | 55/1, Bhupendra Bose Avenue, Kol- 4 Near Shyam Bazar Metro Station, W.B.                   | Tue - Sat : 9.30am - 3.30pm<br>Sun : 9.30am to 1.30pm |
| 8.      | Stephen House           | 4D, BBD Bagh East, Kolkata - 1 West Bengal   | Mon - Fri : 10am - 4pm<br>Sat : 10am - 2pm            |
| 9.      | Bengal Shristi Complex. | A102 & 103, Block - A, Bengal Shristi Complex, City Centre, Durgapur - 713216, West Bengal | Mon - Fri : 10am - 4pm<br>Sat : 10am - 2pm            |
| 10.     | Sevok Road              | 40/107, 3, Ramkrishna Samiti Bldg. Pani Tank, Sevoke Road, Siliguri - 744401, W.B.         | Mon - Fri : 9.30am - 3.30pm<br>Sat : 9.30am - 1.30pm  |

- (i) The bank will acknowledge receipt of the bank draft/Pay order by signing and returning one counterfoil (applicant's copy) of the pay-in-slip.
- (ii) The receipted counterfoil of the pay-in-slip may be treated as the acknowledgement of the receipt of remittance as well as of the completed application form.

(iii) There will be no other acknowledgement for receipt of the completed application form or remittance; therefore **the original pay-in-slip is to be retained until allotment is over.**

#### 4. Reservation

4.1 12 apartments at **Palm Grove Extension** are reserved which are outside the purview of the lottery.

4.2 8 apartments at **Purple Town Extension** are reserved which are outside the purview of the lottery.

#### 5. Allotment Process

5.1 Bengal Shrachi is committed to a fair, transparent and equitable method for allotment of the apartments, by draw of lots. The detailed procedure for the lottery will be intimated in due course. The lottery will be done within 90 days from the last date of application received.

5.2 Only one apartment will be allotted to one person or two persons of the same family applying jointly. Not more than one apartment shall be allotted to a family.

5.3 Bengal Shrachi reserves the right to dispose of the apartments of any particular category remaining unallotted as it deems fit.

5.4 Allotment is subject to payment of the stipulated amount and subsequent confirmation by Bengal Shrachi.

5.5 Preference for any particular apartment/floor/ block will not be entertained.

#### 6. Scrutiny, Rejection and Refunds

6.1 Applications remaining incomplete or deficient in any respect and/or not accompanied by the requisite remittance and/or documents will be liable to be rejected even if so detected during detailed scrutiny. Applications containing information known to the applicant to be false are liable to be summarily rejected and booking cancelled (even if allotment has been made), whenever so detected. However, upon such cancellation, the instalments paid till that date will be refunded after deduction of applicable service charges.

6.2 Application money received from applicants who are unsuccessful in the lottery will be refunded together with interest @ 4% p.a. from the 7th day immediately following the last date for receipt of applications upto the date of the Lottery draw. The refund shall be made within 30 days from the date of the Lottery Draw, as per details given by the allottee(s) in the application form. In case the applicant

changes their banking details after submitting the form, then the applicant is required to furnish the company with the details of the bank account vide a letter along with a sum of Rs. 100/- towards change in details.

6.3 Refund of application money to unsuccessful Non-Resident Indian(s) (NRI) will be made in the following manner:

(i) If the application money has been paid out of Non-Resident Ordinary (NRO) Account of the applicant, the refund of the application money together with interest will be made only to that account.

(ii) If the Application Money has been paid by the applicant out of Non-Resident External (NRE) account of the applicant, the refund will be made only to that account, provided Banker's certificate of payment of application money out of the NRE Account is furnished. The interest on the application money shall, however, be paid only to the applicants' NRO Account.

6.4 Refund of application Money to unsuccessful Person(s) of Indian Origin will be made in the following manner:

(i) Application Money will be refunded to the Non-Resident External (NRE) Account or Foreign Currency Non-Resident (FCNR) Account with banks in India as indicated in the application Form or by remittance abroad (after deduction of commission) provided Banker's certificate of payment of application money out of the funds held in the applicant's name in any of the aforesaid account or documentary evidence or remittance of application money from abroad through normal banking channels is established to Bengal Shrachi. The applicants are requested to ensure that the certificate of source of account of application money is enclosed with the Application Form.

(ii) The interest accrued on the Application Money shall, however, be credited to the applicant's NRO Account and under no circumstances, shall be remitted to NRE/FCNR Account.

6.5 Since only one member from the same family can apply as first applicant, in case of application by more than one member from the same family, save and except in case of joint application, the second application shall automatically stand rejected/cancelled and upon such rejection/cancellation, the application money shall be refunded after deduction of the applicable service charges.

## 7. Withdrawal of application/Cancellation of booking

### 7.1 Before allotment.

Applicants may withdraw application money at any time before the issue of provisional allotment letter and may get full refund of application money without any interest.

### 7.2 After allotment

Applicants are free to withdraw their applications and cancel their booking at any time even after being successful in the lottery and issue of provisional allotment letter but before the possession of apartments is made over. Total deposit or instalments paid by the allottee(s) will be refunded without any interest and after deduction of a service charge of Rs. 25,000/- for applicants applying at **Palm Grove Extension** and 10,000/- for applicants applying at **Purple Town Extension**. All such refunds to Non-Resident Indians (NRI)/Persons of Indian origin shall be made in Indian rupees.

## 8. Price

### 8.1 Under Down Payment Plan

Prices indicated in the Payment Schedule under Down Payment Plan (marked A) for **Palm Grove Extension** and that for **Purple Town Extension** (marked B), are firm and non-escalable. This plan requires 100% payment of the price within 45 days of the allotment.

### 8.2 Under Installment Payment Plan

Under this plan, the prices indicated in the Payment Schedule under Installment Payment Plan (marked C) and that for **Purple Town Extension** (marked D), are firm and non-escalable. This plan requires payment of allotment money and respective installments as indicated in the said Schedule.

After issuing the allotment letter any change of payment plan will be entertained /considered with a charge of Rs.2500/- only per change.

## 9. Escalation

9.1 The prices indicated in the Payment Schedule under both Payment Plans types are firm. No escalation to be charged during the period of construction.

## 10. Parking Space

### 10.1 PALM GROVE EXTENSION

Car/Two wheeler parking facility has been provided in the complex at the ground floor level with a choice of covered and open car parking at the following prices:

| Type of car park | Total price for each parking slot (Rs) | Down Payment Plan (Within 45 days of allotment) | Instalment (Within 45 days allotment) | Payment Plan (On possession) |
|------------------|--|---|---------------------------------------|------------------------------|
| Covered Car Park | 1,20,000/-                             | 100%  | 50%                                   | 50%                          |
| Open Car Park    | 65,000/-                               | 100%  | 50%                                   | 50%                          |
| Two Wheeler      | 10,000/-                               | 100%  | 50%                                   | 50%                          |

10.2 All applicants are at liberty to apply for parking space.

10.3 While every endeavour will be made to provide each applicant with at least one parking space and their preferred type of car parking facility, the applicant, however, will be required to accept the decision of Bengal Shracchi as final and binding. Earmarking of specific parking spaces will be done in due course.

10.4 If, after all the allocation some unallotted parking spaces are available, they will be offered to allottee(s) desiring additional parking space.

### 10.5. PURPLE TOWN EXTENSION

Two wheeler parking facility has been provided in the complex at the ground floor level at the following prices:

| Type of Parking Space | Total price for each parking slot (Rs) | Down PaymentPlan (Within 45 days of allotment) | Instalment (Within 45 days allotment) | Payment Plan (On possession) |
|-----------------------|--|--|---------------------------------------|------------------------------|
| Two Wheeler           | 10,000/-                               | 100%   | 50%                                   | 50%                          |

10.6 All applicants are at liberty to apply for parking space.

10.7 If, after all the allocation some unallotted parking spaces are available, they will be offered to allottee(s) desiring additional parking space.

## 11 Delay in Payment of Installments and/or other Dues

- 11.1 It shall be incumbent on the allottee(s) to comply with the terms of payment in respect of the apartment, parking space and any other payments.
- 11.2 Payment of allotment money is required to be made within 45 days of the date of allotment. No extension of time will be allowed for payment of allotment money.
- 11.3 Payment of instalments and all other dues shall have to be made within 14 (fourteen) days from the date of issue of letters to the allottee(s) for the outstanding amounts. In case payment is delayed, the allottees shall have to pay interest on the amount due @ 18% p.a. for upto two months of delay from the respective due dates.
- 11.4 Delay in payments of instalments and all other dues beyond 2 (two) months from the respective due dates shall not be condoned. In case of such delay the allotment may stand cancelled and Bengal Shracchi shall deduct a service charge of Rs. 25,000/- for applicants applying at Palm Grove Extension and 10,000/- for applicants applying at Purple Town Extension. In case of such cancellation, the allottee(s) shall have no right and/or lien on the apartment. Total deposit or instalments paid by the allottee(s) will be refunded without any interest and after deduction of the said service charge.
- 11.5 Every bounced cheque will attract a penalty of Rs 500/-

## 12. Possession

- 12.1 Bengal Shracchi shall endeavour to give possession of the apartment(s) to the allottee(s) within 32 (thirty two) months from the date of allotment of the apartment. However, if Bengal Shracchi fails to deliver (except due to force majeure) within the said 32 months from the date of allotment of the apartment, the allottee(s) will be paid compensation in accordance with the provisions mentioned below.
- 12.2 Force Majeure shall, inter alia, include non-availability or irregular availability of essential inputs, strike by contractor/construction agencies employed/to be employed, litigation, acts of God and such other reasons beyond the control of Bengal Shracchi.

## 13. Compensation for Delay in Possession

- A. If Bengal Shracchi fails to deliver possession of the apartments to the allottee(s) within the stipulated time (subject to force majeure as stated herein above), then it shall pay compensation of Rs. 1,500/-p.m in case of apartments at Palm Grove Extension and Rs. 750/-p.m. in case of apartments at Purple Town Extension to the

allottee(s) for each apartment effective from the scheduled date of possession, till the actual handing over of the apartments.

- B. The allottee(s) shall be deemed to have taken possession of their respective apartment(s) on the 15th (fifteenth) day of service of notice calling upon the allottee(s) to take possession and such fifteenth day shall be deemed to be the 'date of possession' irrespective of the date when the allottee(s) take physical possession of their respective apartment(s). The allottee(s) shall be required to take possession of their respective apartment(s) on or before the 'date of possession' after fulfilling all the terms and conditions.

## 14. Transfer of Apartments

- 14.1 The allottee(s) opting for payment under Down Payment Plan shall not normally be eligible to alienate and/or transfer their interest in the allotted apartment in full or in part, within the intervening period from issuance of allotment letter till Bengal Shracchi has conveyed the apartment in favour of the allottee(s) except in deserving cases solely at the discretion of Bengal Shracchi and subject to the payment of the Transfer Fee mentioned herein below.
- 14.2 The allottee(s) opting for payment under Installment Payment Plan shall not normally be eligible to alienate and/or transfer their interest in the allotted apartment in full or in part within the intervening period from issuance of allotment letter till Bengal Shracchi has conveyed the apartment in favour of the allottee(s), except in deserving cases solely at the discretion of Bengal Shracchi subject to the payment of the Transfer Fee mentioned herein below and subject also to the allottee(s) opting to pay the entire balance amount due and payable as per the Down Payment Plan.

## 15. Transfer Fee

No transfer or alienation of interest shall be permitted and recognised by Bengal Shracchi before conveyance except upon payment of a transfer fee @ 3% of the total sale price of the apartment and the parking space. Transfers made after Bengal Shracchi has conveyed the apartment in favour of the allottee(s) shall not be governed by these provisions.

## 16. Registration and Conveyance

- 16.1 The Transfer/Conveyance Deed of the apartments shall be executed and registered in favour of the allottee(s) after the apartments have been constructed and the entire consideration, all other dues and deposits etc, received and possession handed over to the

allottee(s). The allottee(s) will be required to pay legal fees, stamp duty, registration charges and other related charges as may be levied by the government from time to time and as applicable at the time registration is done notwithstanding any prior deposit/payment made by the allottee(s)

16.2 The deed of transfer will be drafted by the Solicitors/ Advocates of Bengal Shrachi Housing Development Ltd. and the same shall be in such form and shall contain such particulars as may be approved by Bengal Shrachi Housing Development Ltd.

16.3 If the allottees do not get the deed executed and registered within the date notified, the allotment will be liable to be cancelled at the discretion of Bengal Shrachi Housing Development Ltd. and the total amount will be refunded without interest and after deduction of 5% of the total flat & parking space value as service charge.

#### 17 Extra charges

Additional expenses on account of formation of association, electricity connection, legal charges, generator charges and any additional facility would be charged extra as per actuals on a later date.

#### 18. Common Areas and Facilities

##### 18.1 Handing over

Associations under the West Bengal Apartment Ownership Act, 1972 will be created to take over the common areas and facilities of the respective towers and the maintenance and Management thereof and all allottee(s) shall have to become members of such Association. Further bodies comprising all such associations will be created for carrying out complex level maintenance, full details of which shall be formulated by Bengal Shrachi in due course.

##### 18.2 Interim Maintenance

Bengal Shrachi shall by itself or through its nominee supervise the maintenance of the towers for a short period after handing over possession of apartments as it may not be practical to immediately transfer the maintenance responsibility. More importantly, the apartment owners will be new neighbours and will take some time to know one another. Bengal Shrachi will help in creation of the Maintenance Body and the Management Committee within 18 months of handing over possession. Bengal Shrachi will have the right to have one representative as a member of this committee for a period not exceeding 5 years from the 'date of

possession'. This is to facilitate co-ordination as construction work on some parts of the complex will be going on. Detailed rules and regulations regarding the creation and operation of the Association will in due course be circulated to the apartment owners.

##### 18.3 Maintenance Security deposit

An interest free maintenance security deposit of Rs.20/- per sq.ft. of the super built-up area of the apartments will be charged by BENGAL SHRACHI HOUSING DEVELOPMENT LTD. This amount is to be paid at the time of execution of transfer deed and / or possession.

This deposit will be transferred to the Association and /or the Management Committee after handing over complete possession. This security deposit is to secure due payment and to ensure protection against default in payment of regular maintenance by the allottee(s). Each apartment owner will, however, have to pay regular monthly maintenance charges, which will be determined and formulated depending on the actual expenses.)

#### 19. General

19.1 It is understood that the applicant has applied for allotment of a residential apartment with full knowledge of the laws/notifications and rules applicable to this area in general, and group housing project in particular and the applicant has fully satisfied himself/herself/itself, about the interest and the title of Bengal Shrachi in the land on which the apartments will be/are being constructed.

19.2 Bengal Shrachi will not entertain any requests for modification in the internal layouts of the apartments and external facades of the towers. The layout plans and building plans, approx super built-up area of apartment, specifications of the building(s)/complex and the apartment(s) are tentative and are subject to variation. Bengal Shrachi may effect such variations, additions, alterations, deletions and/or modifications therein as it may, at its sole discretion, deem appropriate and fit or as may be directed by any competent authority. However, the area of apartment(s) may increase or decrease upto a maximum of 2% of the proposed super built-up area.

B. Water supply will be made available from deep tube wells till such time the water supply scheme is developed by HIDCO

C. Arrangements for Disposal of Sanitary, Sewerage and Storm water will be made to the nearest off site facility as per the permission granted by HIDCO

- D. Internal Wiring for Electrification will be provided for each unit. However the allottee(s) will have to apply the WBSEB individually for obtaining supply of power and the meter for their respective units. The allottee(s) shall be required to pay the applicable security deposit and/or other charges for the same to WBSEB.
- 19.3 The expression "Allotment" wherever used shall always mean "provisional allotment" and will remain so till such time as a formal deed of transfer is executed and registered by Bengal Shrachi in favour of the allottee(s) for their respective apartments.
- 19.4 Complaints, if any, regarding specifications, fittings and fixtures etc. provided in the apartments will be required to be brought to the notice of Bengal Shrachi within 15 days of taking over possession of apartment. Bengal Shrachi will not be responsible for any damage caused to the apartments on account of delay in taking over possession.
- 19.8 The allottee(s) may be required to execute, if necessary, a formal agreement for sale within 15 (fifteen) days of being required in writing to do so by Bengal Shrachi. Under the existing laws the stamp duty at the applicable rate is leviable on such agreement for sale. Such stamp duty shall be payable wholly and exclusively by the allottee(s).
- 19.9 After the 'date of possession' of the apartment (as indicated in clause 13 B above) the allottee(s) shall be liable to pay to Bengal Shrachi on demand all rates, taxes, levies, deposits including security deposits or assessments pertaining to the apartment and common areas proportionately.
- 19.10 Application in the prescribed form as contained in the Brochure is subject to the information, and the terms and conditions stated herein and also in other parts of the Brochure including all the documents/inserts which are contained in and form part of the Brochure.
- 19.11 The applicants must quote the application number as printed in the acknowledge Pay-In-Slip and/or (on allotment) their Apartment Number as indicated in the Allotment letter, in all future correspondence.
- 19.12 All correspondence will be made with applicants at the address for correspondence on Bengal Shrachi's record initially indicated in their Application Form, unless changed. Any change of address will have to be notified in writing to Bengal Shrachi at its Registered Office and acknowledgement obtained for such change. In case there are joint allottee(s), all communication shall be sent by Bengal Shrachi to the allottee(s) whose name appears first and which shall for all purposes be considered as served on both allottee(s).
- 19.13 Dispute(s), if any, arising out of the proposed contract (of allotment) shall be referred to

the sole arbitration of such person as be nominated by the Housing Commissioner, West Bengal Housing Board, being a reference within the meaning of the Arbitration Conciliation Act, 1996. In connection with such arbitration only the High Court at Calcutta shall have jurisdiction.

- 19.14 Bengal Shrachi, however, may at its sole discretion, relax any of the conditions. It also reserves the right to reject any application without assigning any reason whatsoever.

#### 20. Disclaimer

Bengal Shrachi and/or its affiliates, officers, directors, employees, agents, members, servants shall not be liable for any direct, indirect, punitive, incidental or consequential loss, claim, demand or damage suffered by any person due to loss of documents, delay in postal services and any other eventualities beyond the control of Bengal Shrachi and the applicant agrees to keep Bengal Shrachi and/or its affiliates, officers, directors, employees, agents, members, servants saved, harmless and indemnified with regard thereto.



### **Bengal Shrachi Housing Development Ltd.**

**(A Joint Sector Company with West Bengal Housing Board)**

Jindal Towers, 4th Floor, 21/3, Darga Road (Park Circus), Kolkata - 17

Phone : 22836213/14/15 Fax : 22836216

E-mail : bshdl@shrachi.com Visit us at : <http://www.shrachi.com>



**PRICE & PAYMENT PLAN**

| Greenwood Park Extension,MIG  |                | S.Tax % | Service Tax  |
|---|----------------|---------|--------------|
| Flat No   | 8A8            |         |              |
| Flat Type   | 2BHK           |         |              |
| Floor   | 8              |         |              |
| Tower   | MIG            |         |              |
| Area (approx in sqft.)  | 750            |         |              |
| Base Price  | 920,000        |         |              |
| Basic Sale Price  | 920,000        |         |              |
| PLC/sqft.   | -              |         |              |
| Effective PLC/sqft.   | -              |         |              |
| Total PLC   | -              |         | -            |
| Car Parking-Covered   | -              |         |              |
| Property Price  | 920,000        |         |              |
| Club Charges  | -              |         | -            |
| <b>Extra Charges</b>  |                |         |              |
| Maintenance Security Deposit(To be paid directly to association Rs.15,000/-)+ Tax as Applicable   | -              |         |              |
| Interest free Security Deposit (To be paid directly to association Rs.4,500/-)+ Tax as Applicable | -              |         |              |
| Electricity Service Charges   | 26,250         | 14.00%  | 3,675        |
| DG Charges for 500 Watt(To deal directly to association)  | -              |         | -            |
| Documentation Charges   | 9,200          | 14.00%  | 1,288        |
| <b>Total Extra Charges</b>  | 35,450         |         | 4,963        |
| <b>Total Price</b>  | <b>955,450</b> |         | <b>4,963</b> |
| Total Price with Service Tax  | 960,413        |         |              |
| <b>Application Money</b>  | <b>90,000</b>  |         |              |

| <b>PAYMENT SCHEDULE</b>                        |   | Amount        |
|--|---|---------------|
| On Application                                 |   | 90000         |
| Within 45 days of issuance of Allotment Letter | (Property Price +Extra Charges + Taxes)less paid on booking | 870413        |
| <b>Total</b>                                   |   | <b>960413</b> |

- 1) Installment Plan is no longer applicable as the project is completed.
- 2) Application money to be paid as per WBHB advertisement.