



Government of West Bengal



Citabitan

Santiniketan

ALLOTMENT OF LAND
PHASE - I

তোমায় নতুন করে পাব বলে...
জীবন জুড়ে থাক রবির পরশ

A project by



&



(A Government of West Bengal initiative)

যে বলে গো এই প্রজাত নেই আমি
চির নূতনের দিলে তব, পাঁচশে দেশায়

অরুণ, তোমার যানী,
অঙ্কে আমার চিত্তে আমার মুক্তি দিবা সে আনি ॥

নব আনন্দ জাগো আজি নবরহিবিরাগে,
শুধু সুন্দর প্রীতি-উজ্জ্বল নির্মল জীবনে ॥
চিত্তে যেথা ভয়শূন্য, উচ্চ সেথা শির,
জ্ঞান যেথা মুক্ত, সেথা গৃহের প্রাচীর ॥

আনন্দস্থানি জাগোও গগনে,
যে আছে জাগিয়া পূর্বে চাহিয়া ।

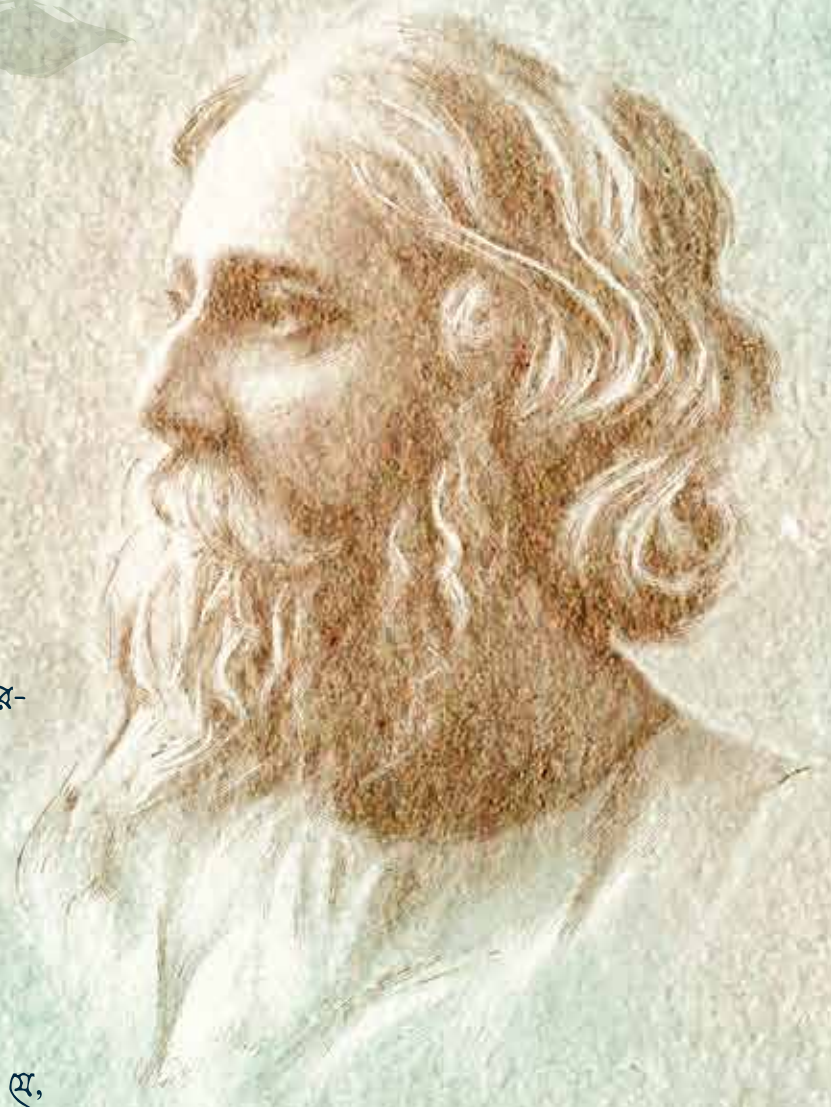
কৃত্ত যেথা জীবনের তম,
কৃত্ত যেথা তোমা মাছে ওদীপের চিরবিদ্যমর ।

যে মোর চিত্তে পুণ্ড্র তীর্থে জাগো যে ধীর...
আমার সোনার বাঁশলা আমি তোমায় ভালোবাসি...

নিহৃত্ত প্রাণের দেবতা,
যেখানে অগমন এখা,
ভক্ত, সেথায় খোলো দ্বার-আজ নব তাঁর দেখা ॥

আমার প্রাণের মানুষ আছে প্রাণে,
তাই হেরি তায় সবল খানে ॥

তোমায় নতুন করে পাব বলে হারাই ক্ষণে ক্ষণ
ও মোর ভালোবাসার ধন ।
দেখা দেব বলে তুমি হও যে অদর্শন,
ও মোর ভালোবাসার ধন ॥
ওহা, তুমি আমার নও আড়ালের, তুমি আমার চিরকালের-
ক্ষণকালের লীলার স্রোতে হও যে নিমগন
ও মোর ভালোবাসার ধন ॥
আমি তোমায় যখন খুঁজে ফিরি ভুলে যাঁপে মন-
প্রমে আমার ডেউ লাগে তখন ।
তোমার শেষ নাই, তাই শূন্য সেজে শেষ করে দাও আপনাকে যে,
ওই হাসিরে দেয় ধুলে মোর বিরহের রোদন
ও মোর ভালোবাসার ধন ॥



Citabitan
Santiniketan



the sculpture garden...

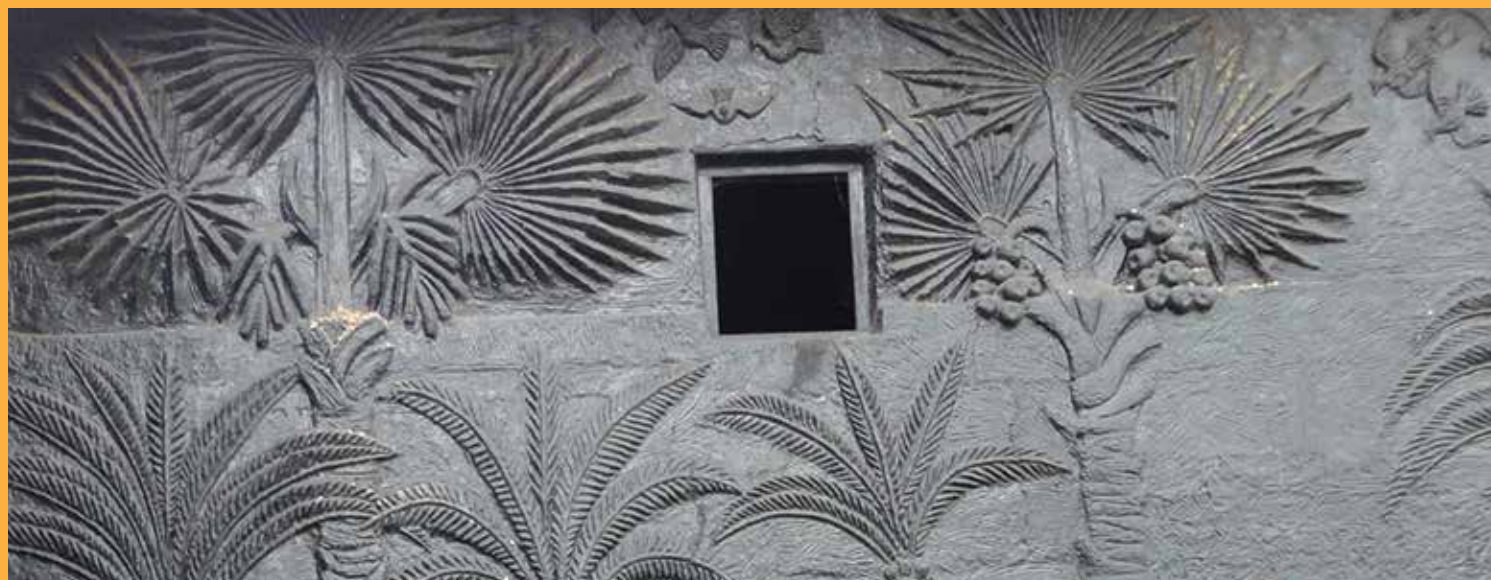


1. GITABITAN

Gitabitan is a township of Government of West Bengal near Santiniketan in the Birbhum District of West Bengal. It is the place where the sun meets the ridge, where the evenings find rhythm in baul, where the life starts with the singing of birds at colonnades, where the mind gets tranquility amidst beautifully landscaped surroundings and sculpture garden.

2. SANTINIKETAN

Santiniketan is a town near Bolpur in the Birbhum District of West Bengal, approximately 160 km north from Kolkata. It was founded by Maharshi Debendranath Tagore and later expanded by his son Rabindranath Tagore whose vision became what is now a University town (Visva Bharati University) that attracts thousands of visitors each year. Santiniketan is also a tourist attraction place because Rabindranath Tagore wrote many of his literary classics here, and his house is also a place of historical importance. Basanta Utsav and Poush Mela also attract a large number of tourists every year. Social and cultural events are organized throughout the year. These events attract tourists, artisans, folk singers, dancers, and traditional Baul from all over the country and world.



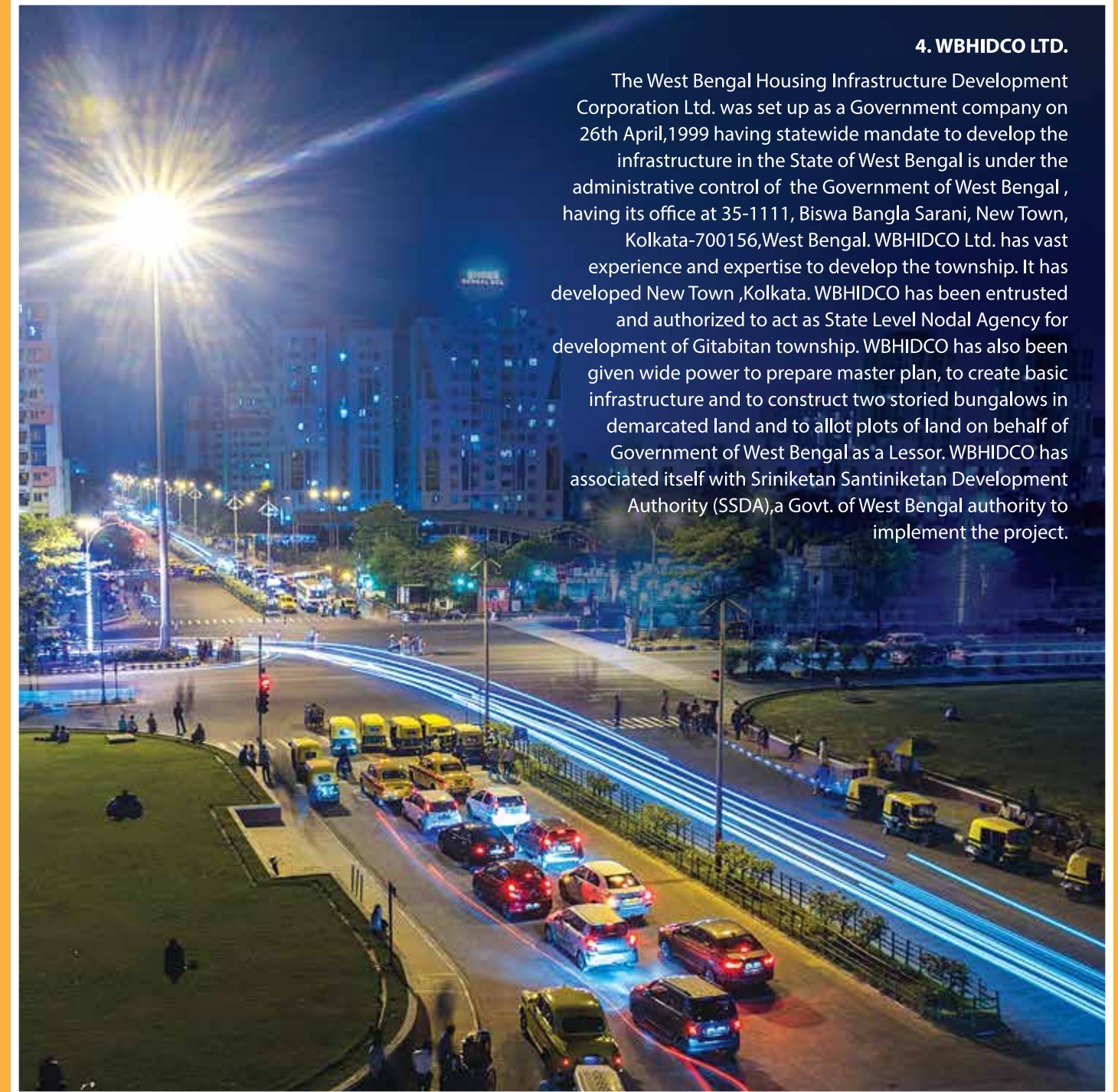
3. BACKGROUND

Government of West Bengal is fully committed towards development of quality urban infrastructure and provision of high quality life not only to its residents but also to the visitors. Keeping this in mind the Government of West Bengal has undertaken this project to develop a township named Gitabitan near Santiniketan with a focus/theme on culture and tourism. The project will be executed by West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO), a State Government undertaking.

A Biswa Bangla University is also being developed by WBHIDCO in close proximity to the township.

4. WBHIDCO LTD.

The West Bengal Housing Infrastructure Development Corporation Ltd. was set up as a Government company on 26th April, 1999 having statewide mandate to develop the infrastructure in the State of West Bengal is under the administrative control of the Government of West Bengal, having its office at 35-1111, Biswa Bangla Sarani, New Town, Kolkata-700156, West Bengal. WBHIDCO Ltd. has vast experience and expertise to develop the township. It has developed New Town, Kolkata. WBHIDCO has been entrusted and authorized to act as State Level Nodal Agency for development of Gitabitan township. WBHIDCO has also been given wide power to prepare master plan, to create basic infrastructure and to construct two storied bungalows in demarcated land and to allot plots of land on behalf of Government of West Bengal as a Lessor. WBHIDCO has associated itself with Sriniketan Santiniketan Development Authority (SSDA), a Govt. of West Bengal authority to implement the project.





Gitabitan

Santiniketan

5. PROJECT

The Government of West Bengal has earmarked about 100.5 acre land for development of Gitabitan township. WBHIDCO has already started creating various infrastructure in the above land in phases. The township will have mixture of several activity focus areas such as central plaza, art and culture area, small business zone, lawn, landscaping, food plaza, sculpture garden etc.

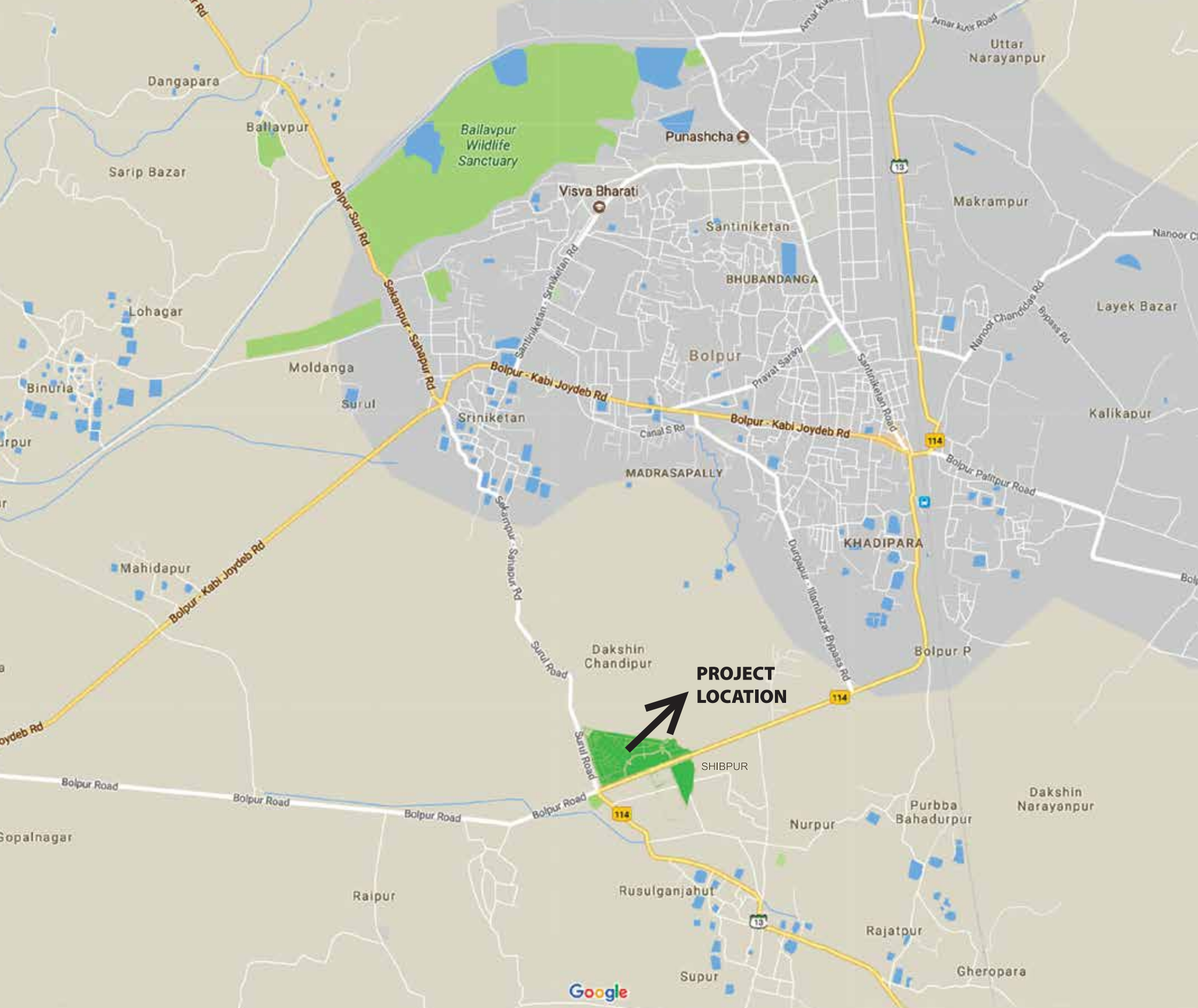
WBHIDCO will allot three types of plots with sanctioned plan. All basic infrastructure like road, drainage, sewerage, drinking water, street light, landscaping, creation of plaza, front gate, boundary wall etc. will be developed by WBHIDCO.

After completion of the project WBHIDCO will hand over all assets to Association/Co-operative formed by plot owners. WBHIDCO or any State Govt. entity nominated by it will maintain the township till such time a formal body is constituted for the delivery of such services.

SITE
OF
GITABITAN
TOWNSHIP
AT
SANTINIKETAN

6. PROJECT LOCATION

The project is located near Santiniketan on the eastern side of Bolpur-Ilumbazar State Highway at Shibpur which is about 3.8 km from Sriniketan, 3.5 km from Bolpur Rail station, 3.5 km from Bolpur, 3.5 km from Sriniketan, 3.5 km from Bolpur Rail station, 6.5 km from Visva Bharati University and 4 km from Ajay river. The township is well connected by road as well as by train.





Ground Floor Plan

Bungalow: 6 Cottah



First Floor Plan



Ground Floor Plan



First Floor Plan

**Bungalow:
4 Cottah**

**Bungalow:
2.5 Cottah**



Ground Floor Plan



First Floor Plan

7. SCHEME (PHASE-I)

- (i) The scheme GITABITAN/PHASE-I/2017, has three categories of plots according to its size i.e. Category-A, B and C as mentioned at Table -1.
- (ii) 54 plots will be allotted on 99 years lease basis to individuals through draw of lottery.
- (iii) Lease premium for land has to be paid as per price as mentioned at the Table-1 below.
- (iv) All the houses in the scheme have been planned to be specially designed duplex bungalow type having a lawn in the front and kitchen garden in the rear side with a view to create a synergy imbining commonness to all houses.
- (v) All allottees/lessees will be provided plot of land with a sanctioned plan at the time of allotment of plot. All allottees/lessees will have to strictly follow the plan and design of the building. No architectural deviation/modification will be permitted.
- (vi) Three model bungalows will be constructed by SSDA in each category of plots to show the allottees/lessees the design and specification of the buildings. Allottee /lessee may entrust SSDA to construct his/her building on his/her allotted land. Design and specification of the model bungalows in different categories are shown in the brochure. Detail specifications of bungalows to be constructed by SSDA will be available at the site office at Bolpur. The Option can be exercised in writing in prescribed form within 3 (three) months of allotment of plot.
- (vii) Price of the building will have to be paid by the allottee separately.
- (viii) All houses/bungalows shall have to be used for residential purpose only and no commercial activities by the allottees or the Association/Society as the case may be shall be allowed either in Bungalows or in common areas under any circumstances.

Table : 1

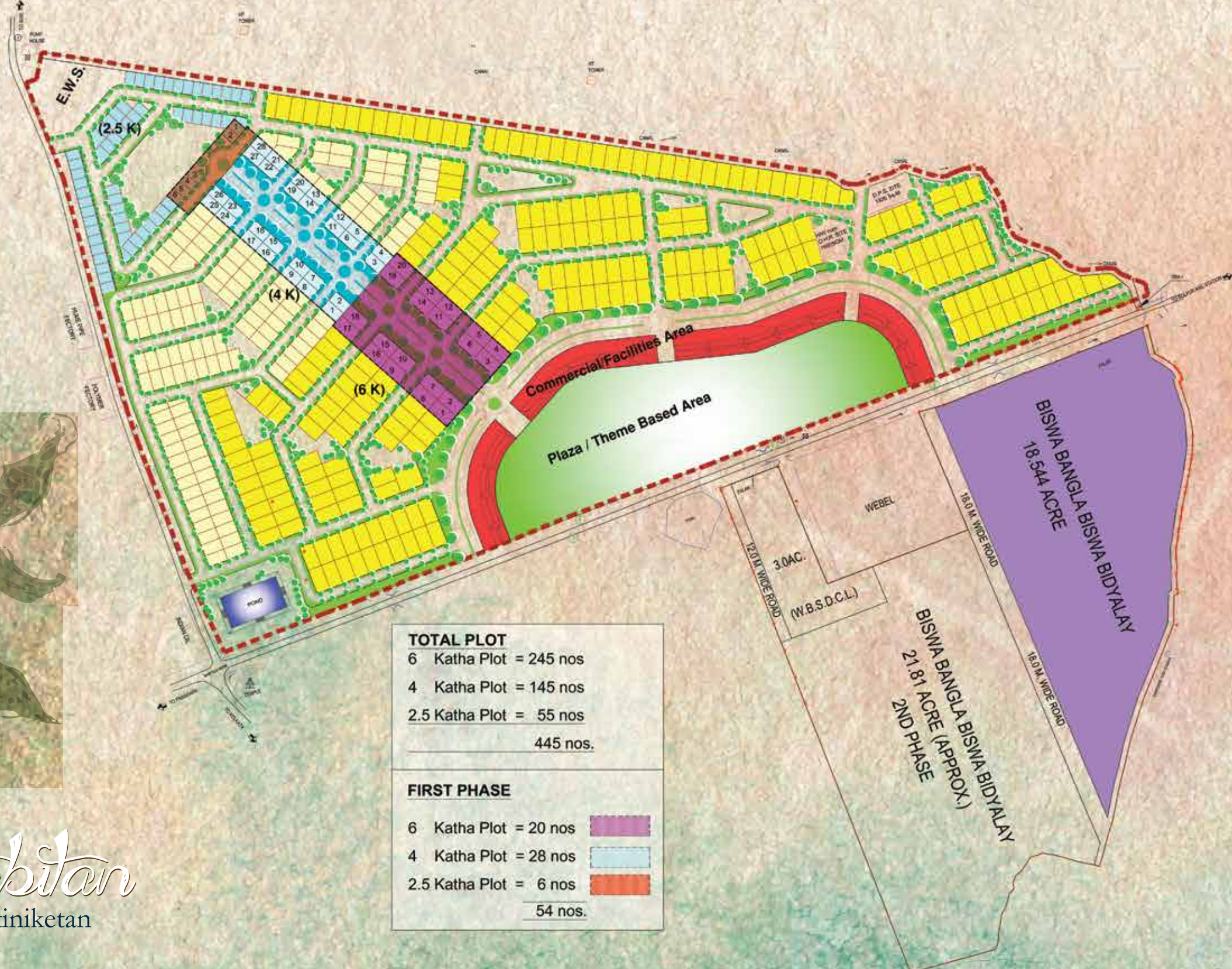
Category of different types of plots of land and their prices are mentioned below.

Plot Type	Plot size	Available plots (Phase-I)	Lease Premium (price) for land including plan sanction fee of the building plan excluding applicable tax(es)
Category-A	(400 sq mt i.e. about 5.98 cottah)	20	₹ 22,54,371/-
Category-B	(267 sq mt. i.e about 4 cottah)	28	₹ 15,09,357/-
Category-C	(168 sq mt. i.e about 2.5 cottah)	06	₹ 9,43,703/-
Total		54	

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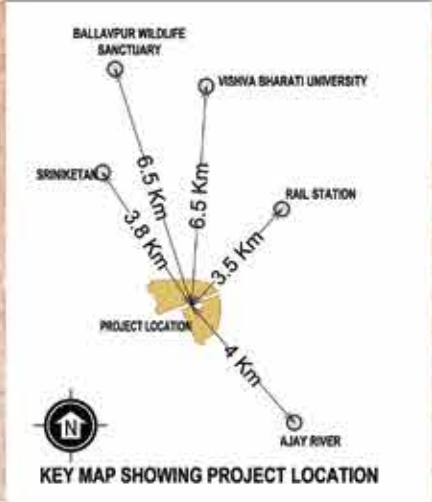


the bungalows



Legends

PROJECT AREA	
6 Katha Plot	
4 Katha Plot	
2.5 Katha Plot	
Central Plaza / Green / Open Space	
Public Facilities and Commercial	
Greens	
6.0 m. Wide Road	
15.0 m. Wide Road	
25.0 m. Wide Road	



TOTAL PLOT	
6 Katha Plot	= 245 nos
4 Katha Plot	= 145 nos
2.5 Katha Plot	= 55 nos
445 nos.	
FIRST PHASE	
6 Katha Plot	= 20 nos
4 Katha Plot	= 28 nos
2.5 Katha Plot	= 6 nos
54 nos.	

DATE	REV.	DESCRIPTION	By
'GITABITAN' TOWNSHIP'			
SHANTINIKETAN			
Drawing No. HIDCO/PLG/GITABITAN/ 01			
Title: CONCEPTUAL LAYOUT PLAN			
Scale - 1:3000		Date: 25.10.2016	
G. Pandey		S.O. (E.P.)	
Drawn by: Architect Planner		Chief Planner	
HIDCO BANGAL, Plot No. 35-1111, Vajra Arched Road, 3rd Floor, New Town, Kolkata - 700056			

PLOT LAYOUT

Citabitan
Santiniketan

8. WHO CAN APPLY

- (i) Applicant must be the Citizen of India. Persons of Indian Origin (PIO) can also apply.
- (ii) The applicant must have completed 18 years of age as on 01/01/2017 and shall be competent under the Indian Contract Act'1872.
- (iii) There is no restriction of monthly income.
- (iv) Applicant shall fulfill all other conditions as laid down in the brochure.
- (v) PAN is mandatory for all applicants excepting Non-Resident Indians and PIOs.
- (vi) An applicant may apply jointly with his/her family member as defined in the General Terms and Conditions (GTC).

9. HOW TO APPLY

Before filling up the application, applicants are advised to go through the brochure as well as the instruction page of the application form carefully.

- (i) An applicant can purchase application brochure on payment of ₹500/- (Rupees Five hundred only) from the designated branches of Union Bank of India as mentioned at Table-2 of this brochure.
- (ii) All Application Forms are serially numbered. No photo-copy of application form will be accepted.
- (iii) Applicants shall choose either Category A or B or C. Simultaneous choice of plots in the same form will not be accepted.
- (iv) Applicant shall give his/her personal details as required in the application form.
- (v) Applicant shall submit filled up application form at the designated branches of Union Bank only. No other way or form of receiving applications will be accepted.

- (vi) Applicant may apply for multiple number of plots by using multiple forms.
- (vii) Applicants shall make payment of application money either through Demand Draft (DD) or Pay Order (PO) drawn in favour of WBHIDCO Ltd payable at Kolkata.
- (viii) Along with filled up application form, applicant shall submit DD/PO, one photocopy of DD/PO and one cancelled cheque by using ACKNOWLEDGEMENT SLIP at the designated branches of Union Bank of India only.
- (ix) Applicant shall write Name and Application No. and mobile no. both on the back side of the cancelled cheque and DD/PO.
- (x) Applicants are not required to submit any other documents at the time of submission of application. However, all documents will be required to be submitted after draw of lottery on being successful.
- (xi) All money receipts including ACKNOWLEDGEMENT SLIP should be preserved carefully and be produced whenever required. The last money receipt must be produced while paying each subsequent installment.
- (xii) A site office helpdesk is located at Module : 22, 2nd Floor, WEBEL IT Park, Shibpur, Bolpur, Birbhum, West Bengal, which can be contacted at Ph No. 77193-72900 for site visit.

10. SCHEDULE OF APPLICATION

Application brochure will be available from the following designated branches of Union Bank of India from **25/07/2017 to 24/08/2017** during normal banking hours. All filled up applications will be received at the designated branches of Union Bank only from **25/08/2017 to 15/09/2017** during normal banking hours.

11. LIST OF BRANCHES OF UNION BANK OF INDIA

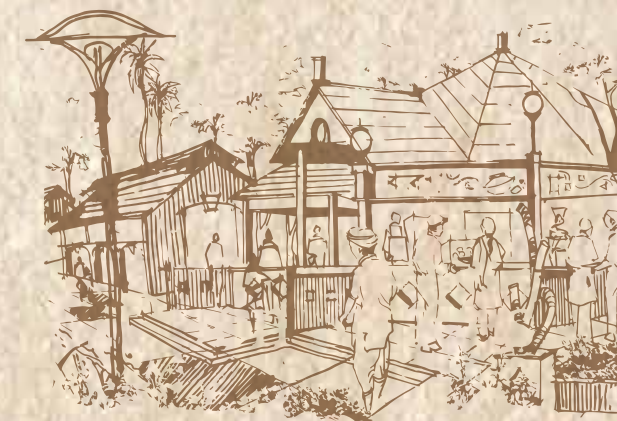
Table: 2

Name of Branch	Address	Contact number
Bolpur	Mission Compound, PO. Bolpur, Dist. Birbhum.	03463-252657
Shibpur, Howrah	Kalpataru Apartment, 50-A, College Road (Ground Floor), Shibpur, Howrah.	033-2668- 0008 033-2668-0100
New Town Kolkata	Ramdhanu Complex, Block-A (1st floor), Mohisgot, Krishnapur, Kolkata 700 102.	033-2324- 2372
Salt Lake	CG-234, Sector - II, Salt Lake, Kolkata.	033-2358- 6241
Shyambazar	118, Raja Dinendra Street, Kolkata - 700 004.	033-2551- 1543
Maniktolla	77C, Raja Ram Mohan Ray Road, Maniktolla, Kolkata-700009	033-2354-2503
New Alipore	P-539, New Alipore, Block - N (1st Floor), Kolkata - 700 053.	033-2400- 3347
Jadavpur	31, Arya Vidyalaya Road, PS-Garfa, PO. Haltu, Kolkata - 700 078.	033-2405- 2400
Behala	Swarnalata, 69/1/3, Diamond Harbour Road, Behala, Kolkata-700038.	033-2488- 9249
Barrackpore, Laxmi Complex	63, Barasat Road, Nonachandpukur, Barrackpore, Kolkata - 700 120.	033-2594- 8822
Dharmatolla	5, Chowringhee Place, PO Box No. 8924, Kolkata - 700 013.	033-2228- 9082
Barasat	Surya Toran, Krishnanagar Road, Opp. Lali Cinema, Barasat Colony More, Kolkata - 700 125.	033-2524- 1398
Burdwan	Parcus Road More,GT Road,Dist.Burdwan, Pin-713101	0342-2568689
Behrampur	24,Radhika Mohan Sen Road, Behrampur, Dist.Murshidabad, Pin-742101	03242-252439

12. GENERAL TERMS AND CONDITIONS (GTC)

- (i) All plots of land in the scheme in Phase-I will be allotted on 99 years lease basis through draw of lottery in a transparent manner.
- (ii) Lease premium for land shall be paid as per Table-4. Applicant may also pay entire lease premium of land at one time.
- (iii) There are three category of plots i.e Category – A, B and C according to its size as mentioned at Table-1.
- (iv) All buildings in this scheme will look outwardly symmetrical and exteriors of the buildings will not be changed under any circumstances, be it constructed by self or by SSDA or any other agency duly authorized by any applicant.
- (v) All allottees/lessees will be provided with a sanctioned plan whose cost is included in the lease premium and the allottee will have to construct bungalow type two stories building according to this sanctioned plan.
- (vi) Allottees who are intending to get the building constructed by SSDA have to execute a separate construction agreement with SSDA.
- (vii) Payment towards cost of building will have to be made by the allottee separately to SSDA.
- (viii) All allottees will have to construct their houses within 5 years of allotment of plot as per approved plan failing which 10% of the lease premium paid will be levied as penalty every year, in addition to other conditionalities applicable for not conforming to conditions of lease.
- (ix) The specifications as mentioned in the brochure are indicative and may vary according to the availability and situations.
- (x) Applicants can pay lease premium of land either in installments or at a time in full as mentioned at Table-4 of this brochure.
- (xi) Corner plot will be charged additional 10% over and above the lease premium of land and applicant has to pay it with the first installment of lease premium.
- (xii) Total price of a land as indicated at Table-1 is an approximate figure, which may marginally vary and will finally depend on the actual area of the plot on demarcation.
- (xiii) Expected date of completion of the project is June 2019.
- (xiv) Land will be handed over through Memorandum of Possession (MOP) in phased manner and may start during two years from the date of issue of allotment letter and after payment of all installments and after completing all formalities except on account of Force Majeure as defined in the later clause of this brochure.
- (xv) One applicant can apply for more than one plots of land for his/her family. Separate application will have to be submitted and application money will have to be paid separately for each application. But only one plot of land will be allotted to each family. Here family means and includes self, spouse, dependent parents and dependent children.
- (xvi) Applicants do not require to submit any document at the time of submission of application. Only successful applicants after the draw of lottery will have to submit self attested copy of other documents as mentioned in this Brochure.
- (xvii) All 54 plots will be allotted through draw of lottery if number of applicants is more than the number of plots/bungalows in each category.
- (xviii) One person per applicant will be invited to remain present at the time of lottery at the appointed date/time and venue showing original ACKNOWLEDGEMENT SLIP and any photo identity card.
- (xix) There will be lottery if the number of application is more than the number of available plots in each category under the scheme.
- (xx) If number of applicants are less than number of plots available for each category, plots will be allotted straightway upon verification of documents. Plot numbers will be decided through draw of lots.
- (xxi) Immediately after draw of lot, letter of intimation will be issued to the successful applicants requesting to submit documents and upon verification of documents.
- (xxii) Submitted application within due date will be treated as valid only if application money is deposited and credited to the account of WBHIDCO Ltd.
- (xxiii) In case full information is not given as per Application Form or the information furnished does not support the application, the application form will be liable to be rejected automatically.
- (xxiv) Application money will be refunded to the unsuccessful applicants through electronic transfer to their bank account directly as mentioned by the applicant in the application form. No interest will be paid to the unsuccessful applicants for application money so deposited by them.
- (xxv) For refund of application money, applicants will mention Bank Name, Branch Name, Account No., IFS code, SWIFT code, BIC code, as may be applicable, in the Application Form. This corporation will not be held responsible for non-refund of application money in time due to wrong/insufficient information given by the applicant.
- (xxvi) The lessee will have to pay lease rent @ Rupee one annually to the Govt.. Lease rent is payable from the date of hand over of possession of plot or from the date from the date of execution of lease deed whichever is earlier.
- (xxvii) Deed of Lease will be executed only on payment of full lease premium including delayed payment charge, if any, and documentation charge of ₹2000/-.
- (xxviii) After submission of certified copy of deed by the allottee/lessee, the memorandum of possession of plot will be issued.
- (xxix) All allottees shall take over the possession of plot within 15 days (Fifteen) from the date of issue of intimation letter.
- (xxx) Allotees/Lessee will have to bear registration cost, stamp duty & other charges payable to the concerned public authorities at the time of transfer land by way of appropriate indenture.

PAN IS MANDATORY FOR ALL APPLICANTS EXCEPTING NRIs. FOR NRIs PASSPORT IS MANDATORY.



open spaces

13. DOCUMENTS TO BE FURNISHED

Only successful applicants are required to submit the following documents within 30 days from the date of issue of letter of intimation. Delay in submission of documents due to any reason shall not be considered. :

- Self attested copy of PAN Card as proof of identity.
- Self attested copy of Passport/ Voter ID card (EPIC)/ AADHAAR card/ Bank Pass Book/ Electricity Bill/ Telephone Bill ,if any/ Driving License (DL), as a proof of residence.(Any one).
- Photocopy of Passport for NRI applicants.
- Photocopy of PIO card for the applicants holding PIO status.
- Affidavit in prescribed format.
- Passport size recent photograph for both 1st applicant and joint applicant, if any.

14. PAYMENT SCHEDULE OF LEASE PREMIUM OF LAND

Table: 3

Sl. no.	Installment	Due Date	Amount
1.	Application Money	At the time of submission of application applicant has to pay ₹1,00,000/- for Category-A , ₹75,000/- for Category-B and ₹50,000/- for Category-C plot.	
2	1st Installment of lease premium	Within 1 month from the date of issuance of letter of allotment by WBHIDCO	20% of lease premium including adjustment of application money.
3	2nd Installment	Within 6 months from the date of issue of offer letter by WBHIDCO	20% of lease premium
4	3rd Installment	Within 12 months	15% of lease premium
5	4th Installment	Within 15 months	15% of lease premium
6	5th Installment	Within 18 months	15% of lease premium
7	6th and final Installment	Before taking possession*	15% of lease premium

In addition, 10% of plot price payable with the 1st installment for corner plot of land, if any.

For payment of Lease Rent please refer Clause-12 (xxviii).

*within 15 days from the date of issuance of letter after joint measurement.

**NRIs/PIOs shall pay application money/lease premium as per RBI norms.

15. PAYMENT OF INTEREST

WBHIDCO or the designated bank, here the Union Bank of India, New Town Branch shall not pay any interest on any kind of refund / withdrawal / cancellation cases or any other money paid by the applicant.

16. DISCOUNT FOR DOWN PAYMENT

Govt./ WBHIDCO may allow 4% discount on the price of land if the full price of land is paid upfront within 60 days from the date of receipt of the letter of allotment by successful applicant.

17. PENALTY FOR DELAY IN PAYMENT

If installments as scheduled at Table 3 are not paid in time, the applicant shall pay delay payment charge (DPC) @12.5 % p.a on the installment(s) amount due. If a particular payment is not paid in time, the Chairman-cum-Managing Director of WBHIDCO may consider extending the date of payment by maximum of 30 days for clearing the default amount along with DPC @ 12.5 % p.a., failing which the allotment will automatically stand cancelled.

18. WITHDRAWAL AND FORFEITURE CONDITIONS

- If after application, the applicant withdraws himself / herself from the scheme before the draw of lots, 10% of the application money will be deducted by WBHIDCO Ltd. as service charge.
- In case of withdrawal by an applicant who is successful in the lottery either before or after issue of allotment letter, 25% of the application money will be deducted by WBHIDCO as service charge.
- Any subsequent withdrawal from the scheme by the applicant, i.e., after payment of first or second installments paid, the full amount of application money plus 10% of the installment(s) paid will be forfeited by WBHIDCO as service charge.



open spaces

19. CANCELLATION AND FORFEITURE CONDITIONS

- (i) The plot allotted through lottery will be cancelled if any discrepancy is found between the documents submitted and the information given in the application form and in such case entire application money deposited by the applicant will be forfeited.
- (ii) In case any statement / affidavit / document supporting an application is proved to be false or found to be fabricated at any stage, the entire application money paid by the applicant will be forfeited by WBHIDCO Ltd. and will also involve an instant cancellation of the application concerned.
- (iii) The plot allotted through lottery will be cancelled if the payment of lease premium is not made as per payment schedule (Reference Table 3) even after maximum extension of time for delayed payment
- (iv) In the event of death of the applicant before draw of lots, the plot allotted through lottery will be cancelled and the money deposited, i.e., application money and installment(s), if any, if paid, will be refunded without any deduction or any interest to the heirs of the applicant.
- (v) Cancellation of application, if any, by WBHIDCO for valid reasons before the lottery may not attract any deduction while making refund.

20. MODE OF DISPOSAL

Government of West Bengal through Urban Development & Municipal Affairs Department will dispose of plots by open advertisement in various newspapers (both vernacular and English) through WBHIDCO and allotments will be made by draw of lots for each category of plots in a transparent manner.

21. JOINT APPLICATION

Joint application will be permitted but within the members of the same family.
Joint application with in-laws or any other relation shall not be considered.

the plaza



22. OBSERVANCE OF ACTS, RULES & REGULATIONS

- (i) All allottees/lessees will have to abide by the Acts, Rules and Regulations framed/ to be framed from time to time by the Govt./SSDA/ULB/Panchayat or any other public authority while constructing the building.
- (ii) After the issuance of MOP, UD & MA Dept. or WBHIDCO Ltd. will not bear the responsibility for any payment towards municipal taxes, charges, levies and impositions and the like.

23. MAINTENANCE AND MANAGEMENT

After completion of the project ,WBHIDCO will hand over all utilities including common space to the Society/Association to be formed by the lessees for its maintenance. The lessee will have to pay such maintenance charges/service charges/taxes etc. as applicable and as may be determined by the SSDA/WBHIDCO or any other public authority or by the Society/Association so formed for the purpose for maintenance of utilities including Common Areas falling outside the plot area but within the project area. The maintenance charge/service charges/taxes will be payable from the date of possession of the bungalow.

24. SUBSEQUENT TRANSFER BY THE LESSEE

Transfer of land by the lessee to the sub-lessee in all categories under the scheme is permissible with the previous permission of the Lessor and after the execution of deed of lease by the Lessor and after taking over possession of plots and on payment of such fees as may be determined by the Authority. No interim transfer of right is permissible.

25. PROVISION FOR MORTGAGE

The allottee may with the previous permission of the Authority mortgage the leasehold interest of the demised land limited to the lease period only and not the demised land itself, as security for taking loan from any RBI/NHB recognized financial institution, State/Central Government for construction purpose.

26. SITE INSPECTION

All intending applicants are advised to visit the site before applying.
Applicants may visit the official website of WBHIDCO to see the lay-out of plots.

27. DELIVERY OF POSSESSION

Plots are likely to be handed over in phased manner and may start in about two years from the date of issue of allotment letter and after payment of all installments and after completing all formalities except on account of Force Majeure, i.e. causes beyond the reasonable control of WBHIDCO and the event which could not be prevented or overcome by exercise of due diligence.

28. RIGHT TO AMEND

- (i) If any difficulty arises in implementing the scheme, UD & MA Dept. Govt of West Bengal or WBHIDCO shall have the right to issue appropriate direction to remove such difficulties.
- (ii) WBHIDCO Ltd. reserves the right to amend, revoke or modify the scheme.

29. ARBITRATION

All disputes/differences by and between the parties and/or the said buildings and /or anything done in pursuance hereby shall be referred for arbitration to such person as may be appointed by WBHIDCO as the sole arbitrator for adjudication in accordance with the Indian Arbitration law in force. The decision of the Arbitrator shall be binding upon the parties. However, venue of Arbitration will be at New Town, Kolkata only.

30. FORCE MAJEURE

Any delay or failure in the performance by either UD & MA Department or WBHIDCO or SSDA shall be excused if and to the extent caused by occurrence of a Force Majeure. For purpose of this General Terms and Conditions, Force Majeure shall mean a cause or event that is not reasonably foreseeable or otherwise caused by or under the control of the party claiming Force Majeure, including acts of God, fires, floods, explosions, riots, wars ,hurricane, sabotage, terrorism, vandalism, accident, restraint of Government, Government Acts, injunctions, labour strikes, other than those of seller or its suppliers, that prevent seller from furnishing the materials or equipment, and other like events that are beyond the reasonable anticipation and control of the party affected thereby, despite such acts, events or occurrences ,and which events or the effects thereof are not attributable to the Party's failure to perform its obligations under this General Terms and Conditions.

31. INDEMNITY

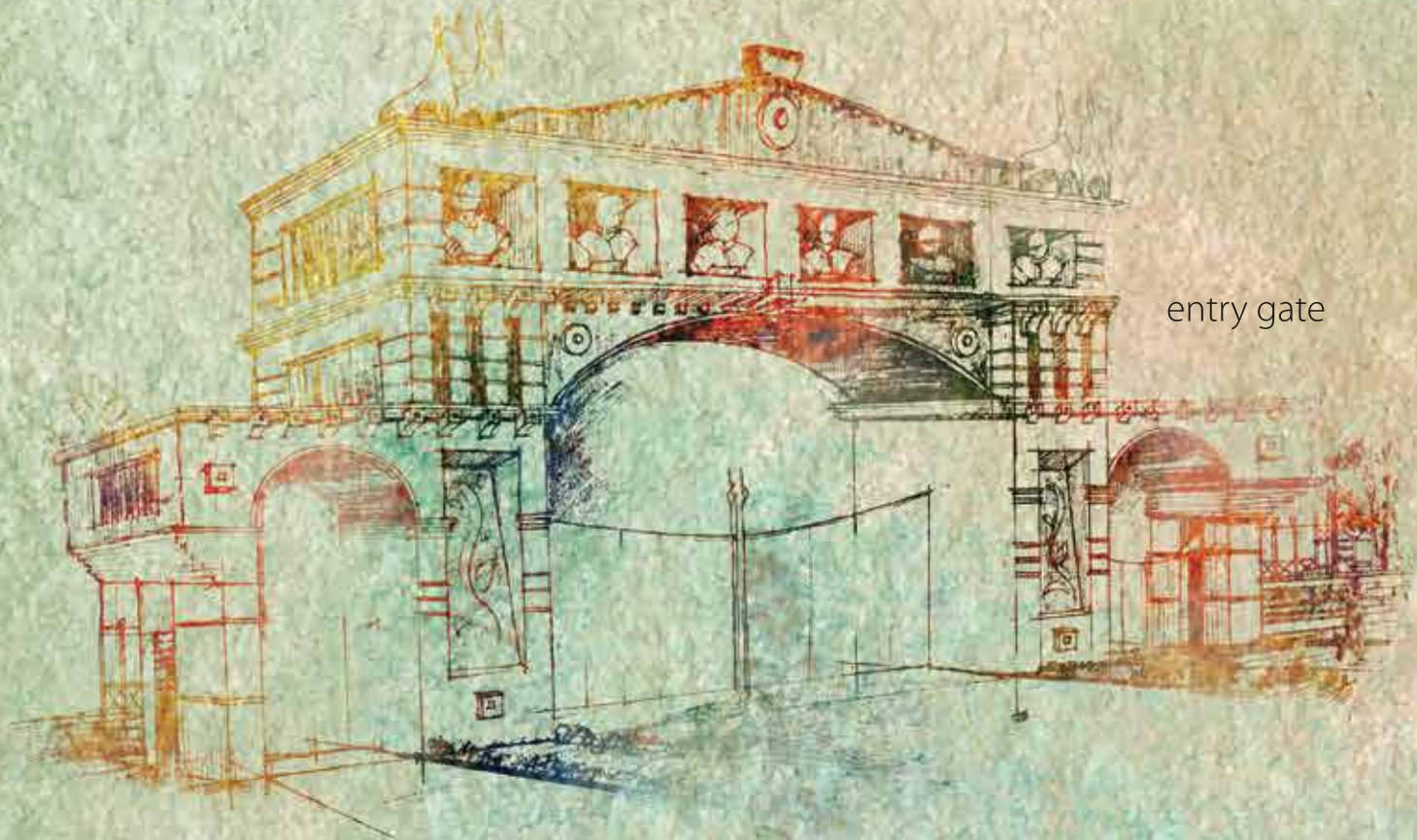
The allottee will abide by the term and conditions of this Brochure and applicable laws. In the event of contravention or non-compliance, the allottee will be liable for all the consequences as provided under this GTC or otherwise, If any loss is caused to WBHIDCO/SSDA due to the act or negligence of the allottees, the allottee will indemnify WBHIDCO/SSDA for such loss.

32. DISCLAIMER

- (i) WBHIDCO and its affiliates, officers, directors, employees 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 WBHIDCO and its affiliates, officers, directors, employees saved, harmless and indemnified with regard thereto.
- (ii) The applicant understands and acknowledges that all the promotional, and /or information materials issues along with this application form is indicative of the kind of development that is proposed. It is issued in good faith and is for guidance only. It does not constitute part of an offer or a contract.
- (iii) This brochure is purely conceptual and not a legal offering .WBHIDCO/SSDA and its engineers/architects reserve the right to amend any details/specifications/elevations/amenities/facilities at their discretion, and have no obligation to give any notice to the applicants prior to the same. All floor plans ,layouts, perspectives, dimensions and specifications are indicative and are subject to change without notice. Architectural features may differ in different units. No complaint regarding design, layout and accommodation shall be entertained by WBHIDCO. All furniture and extra accessories shown in the photographs/plan/model units are only by way of suggestions as to the manner in which a unit may be used and the same do not form part of the specifications or deliverables. All visual representations shown herein is/are purely conceptual and precise appearances may vary.

33. MISCELLANEOUS

- (a) Outstation applicants and those residing abroad shall indicate local Kolkata address, if any, telephone number and mobile number for correspondence.



entry gate

For Further details please contact at :

Telephone help desk :

Applicants may contact for queries at the office of WBHIDCO, HIDCO Bhavan, Biswa Bangla Sarani, New Town Kolkata, during office hours from 11 am to 3 pm on all working days excepting Saturdays/Sundays and holidays.

Phone: (033) 2324 6037 / 6038

e-mail : info@wbhidco.in

Website: www.wbidcoltd.com

Price: ₹500/-

A project by



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(A Government of West Bengal initiative)