



Memo No. EM/33/ 2024-25

Date: 22-07-2024

This is for information of all concerned that the Competent Authority in KMDA will hold a lottery in presence of all applicants for allotment of 5(five) nos. vacant flats out of which **2 (two) nos. flats (flat no.303 and 304) are in 3<sup>rd</sup> floor and remaining 3 (three ) nos. flats ( flat no. 403,404 and 405) are in 4<sup>th</sup> floor** of Devlok Market Complex Building at 70/1, Dhakuria Station Road, Kolkata-700031 on **31-07-2024 at 3:00 pm** onwards at VIP Conference Room, VIP Block, 3<sup>rd</sup> floor, Unnayan Bhawan, Salt lake, Kolkata-700091 under the Chairmanship of Chairman L&FAC.

**Flat Details and its cost price value**

Sl. No.	Flat No.	Floor	Total Built up area of flat including Proportion ate common area(approx)	Rate per Sft	Cost of built up area of flat excluding GST	Add. GST	Total cost of flat including GST
a	b	c	d	e	f	g	h
1	303	3rd floor	429 Sft	Rs. 5036.25 per sft.	Rs.21,60,551/-	As Applicable	Rs.21,60,551/+ Applicable GST
2	304	3rd floor	429 Sft	Rs. 5036.25 per sft.	Rs.21,60,551/-	As Applicable	Rs.21,60,551/+ Applicable GST
3	403	4th floor	429 Sft	Rs. 5036.25 per sft.	Rs.21,60,551/-	As Applicable	Rs.21,60,551/+ Applicable GST
4	404	4th floor	429 Sft	Rs. 5036.25 per sft.	Rs.21,60,551/-	As Applicable	Rs.21,60,551/+ Applicable GST
5	405	4th floor	473 Sft	Rs. 5036.25 per sft.	Rs.23,82,146/-	As Applicable	Rs.23,82,146/+ Applicable GST

In this regard all the willing application will be received alongwith application money of **Rs. 10000/- (ten thousand)** in the form of **demand draft/ Pay order** in favour of **Kolkata Metropolitan Development Authority**, payable at Kolkata will be received till **29-07-2024 upto 5pm**. Willing applicants are hereby requested to attend the said lottery half an hour before the

schedule time on **31-07-2024 at 2:30 pm** at the above mentioned venue. They should bring valid ID proof (Voter/ Aadhaar Card).

Application to be submitted to office of the **Estates Manager, E&AM Sector, KMDA** at 1<sup>st</sup> floor G block, Unnayan Bhawan, Salt Lake, Kolkata-700091 till **29-07-2024 upto 5pm**.

(A) Specimen Copy of Application format attached with this Notice.

(B) **General Terms & conditions**

1. The receipt of the submitted application may be treated as acknowledgment of the receipt of remittance as well as of the completed application form submitted by the applicant to the KMDA.
2. Any individual who already owns a plot or a flat within the Kolkata Metropolitan Area, either in his / her name is not eligible to apply.
3. One apartment shall 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.
4. All flats will be distributed in presence of the applicants by draw of lottery through any appropriate means to be decided by Competent Authority in KMDA, which shall be final and binding on the applicants.
5. KMDA is committed to conduct and maintain fair, transparent and equitable method of allotment of apartments by draw of lottery.
6. No request for choice/preference/ change of apartment / floor/ building / as drawn by lottery in favour of any applicant shall be entertained by KMDA.
7. A waiting list of a limited number of unsuccessful applicants in lottery will be prepared through the same process of draw of lottery. In case of any cancellation / withdrawal from amongst the successful allottees, waiting list candidates will be offered such vacant apartment serially.
8. Scrutiny of application may be done at any stage during the course of allotment. If the application of any applicant, before or after the draw of lottery is found to be incomplete, incorrect or the applicant is found to be ineligible on any account then that application will summarily be rejected. No offer of allotment will be issued in favor of the applicant in that case.
9. Dimension of flats given are in the said notice are approximate and not exact and may deviate very little while measuring in actual.
10. All rates and taxes payable to local authorities or other taxes, if any in respect of the property shall be payable by the allottee with effect from the date of handing over of possession of the apartment by KMDA.
11. The stamp duty, registration fees and all other expense related to the execution and registration of lease deed shall be payable by the allotte(s).
12. The allottee shall use the demised flat only for residential use and for no other purpose whatsoever.
13. All correspondence will be made with the applicants at the address on KMDA's record initially indicated in the application form. Any change of address will have to be informed in writing to KMDA. In case, there are joint allottees all communications shall be sent by KMDA to the allottee whose name appears first and which shall all purpose be considered as served on both the allottees.

14. Connection of power supply in the respective apartments will have to be arranged by the allottees at their own cost.
15. KMDA shall endeavor to give possession of the apartment to the allottees within 15 days from the date of final installment payment.
16. Only, after completion of all the requisite formalities the flat allottees will have proper right over his/ her allotted apartment.
17. The possession of the apartment/ execution and registration of deed will have to be taken over/ done within 45 days from the date of issuance of notice by the KMDA failing which KMDA may cancel the allotment of the apartment to the allottee and the payment made by the allottee will be refunded without interest and after deduction of 20% of the deposited amount as Service Charge.
18. All the allottee shall have to pay annual rent and applicable taxes thereof at the prescribed rate as to be decided and revised from time to time. Such payment shall have to be made within first 90 days of the year for which such rent shall be payable. In default of such payment KMDA will have the right to cancel the allotment.
19. As on current date, the prevailing rate for lease rent is Rs. 5/- per sq.ft per annum.
20. Deed of lease will have to be executed by the allottee once the full payment of price of flat is paid including interest for delayed payment, if any .
21. KMDA Authority reserves the right to amend, revoke or modify the scheme of part thereof or any of the conditions laid down in this notice, considering the exigency of the situation if any.
22. It shall be assumed that the intending applicants shall be applying for allotment of a residential apartment with full knowledge of law/ notifications/ rules applicable to this area in general and applicant is fully satisfied with the status and conditions of the buildings / apartments of the project
23. KMDA shall not be responsible for any damage caused to the apartments on account of delay in taking over of possession and in such event, the allottees shall have to take possession of the apartments as is where is basis.
24. KMDA will not entertain any request for modification in the internal layout of the apartment and external views of the building.
25. The last date of submission of Application may be extended at the discretion of KMDA . The expression allotment wherever used shall always mean provisional allotment and will remain so till such time as a formal deed is executed and registered by KMDA in favour of the allottee(s) for their respective apartment or flat.

Handwritten signature and date: 22-7-2024

Estates Manager,  
E&AM Sector, KMDA.

**Date: 22-07-2024**

**Memo No. EM/33/1(12)/2024-25**

**Date: 22-07-2024**

Copy forwarded for information and necessary action to:

1. The Chairman, L&FAC, KMDA
2. The CEO, KMDA.
3. The Secretary, KMDA.
4. The Special Secretary, KMDA
5. Advisor, KMDA
6. The Chief Engineer, E&AM Sector, KMDA.
7. The Sr. Law Officer, KMDA
8. The Deputy Secretary, Public Relations Cell, KMDA is hereby requested to upload the notice on KMDA website & arrange Still & Videography during the lottery.
9. The Deputy Secretary, C.S.CELL, KMDA is hereby requested to arrange refreshment.
10. The Deputy Secretary, M&M Unit, KMDA
11. The Superintendent Engineer, CRS Circle, E&AM Sector, KMDA.
12. Notice Board in the O/O Estates Manager, E&AM Sector, KMDA.

Handwritten signature in blue ink, with the date '22-7-2024' written below it.

Estates Manager,  
E&AM Sector, KMDA.



2. a) Present Address: \_\_\_\_\_  
b) Phone No. \_\_\_\_\_ Mobile No. \_\_\_\_\_  
Email ID. \_\_\_\_\_  
c) Permanent Address : \_\_\_\_\_  
(Attach copy of EPIC /AADHAR Card )
3. a) Date of Birth- First Applicant: \_\_\_/\_\_\_/\_\_\_  
b) Date of Birth- Joint Applicant (if Any): \_\_\_/\_\_\_/\_\_\_
4. Nationality: \_\_\_\_\_
5. Occupation: \_\_\_\_\_  
a) First Applicant ( with full office address, if applicable): \_\_\_\_\_  
b) Joint Applicant (if any, with full office address, if applicable: \_\_\_\_\_  
(Public Service / Private Sector / Business / Self-employed /Others)
6. a) Name, Relationship and age of nominee, if any: \_\_\_\_\_  
b) PAN No. \_\_\_\_\_ c) Aadhaar No. \_\_\_\_\_

7. Details regarding the Application Money paid as per Notice  
( All amount payable in favour of Kolkata Metropolitan Development Authority and payable in Kolkata)

Pay Order/Demand Draft No. \_\_\_\_\_ dated \_\_\_\_\_  
Drawn on \_\_\_\_\_ Branch \_\_\_\_\_ payable at \_\_\_\_\_  
For Rs \_\_\_\_\_/- (Rupees \_\_\_\_\_ ) only.

(Please write Applicant's Name and Contact No. \_\_\_\_\_ on the back of the DD/PO)

I / we declare that :

1. The information given above is true and correct and that if it is found at any stage to be false the application made by me / us shall be treated as void ab-initio and the Application Money together with any other payments deposited by me / us will be forfeited by KMDA and I / we shall have no right whatsoever to the allotment of flat under the scheme.
2. If KMDA on scrutiny of my / our application find that any information is inadequate or some documents are still required, I/ we shall furnish information / documents within the time as may be prescribed by KMDA failing which application will be rejected and allotment it made will stand cancelled.
3. I / we have read and understood the detailed terms and conditions contained in the Notice No. EM/33/2024-25 dated 19-07-2024, and shall abide by the decisions of the KMDA.
4. I / We also fulfill the eligibility conditions as stipulated in the Notice.
5. I / We further declare that I /we shall pay to KMDA all the installments in time as prescribed in time. The scheduled time of payment of installments as prescribed in the Brochure shall always be the essence of the contract.
6. I /We agree to abide by the decision of the KMDA Authority regarding allotment and other matters, which shall be final.

Date : \_\_\_/\_\_\_/\_\_\_

Place :

Full Signature of the Applicant : \_\_\_\_\_

Signature of Joint Applicant, If any : \_\_\_\_\_