



*"Jeevan Niketan", M Block Kolkata*



भारतीय जीवन बीमा निगम  
LIFE INSURANCE CORPORATION OF INDIA



**SALE OF RESIDENTIAL FLATS**

**UNDER**

**‘JEEVAN NIKETAN’ POLICY HOLDERS’ HOUSING SCHEME**

**BUILT BY**

**LIFE INSURANCE CORPORATION OF INDIA**

**AT**

**5, BRAMHA BANDHAB UPADHYAY SARANI, M-492,M BLOCK, NEW ALIPORE, KOLKATA-53**

**ON THE BASIS OF**

**“As is where is basis, As Is What Is, Whatever There Is And Not Complaint Basis”.**

**(The flats are for residential purposes only)**





**Terms and conditions for applying Flats Under  
'Jeevan Niketan' Policy Holders' Housing Scheme**

**Constructed by  
Life Insurance Corporation of India**

**At**

**M-492, M BLOCK, NEW ALIPORE, 5, BB UPADHYAY SARANI, KOLKATA - 700053**

**STATUS OF COMPLETION OF FLATS: COMPLETED & READY FOR OCCUPATION.**

**52** flats were constructed during December 2014 under this scheme on the freehold plot. Out of 52 flats, **36** flats have been already sold out and remaining 16 flats are now offered for sale. The area of flats with location are given below :

Blocks / Floor	<b>A (3 BHK) 1548.58 Sq. Ft.</b>	<b>B (3 BHK) 1431.08 Sq.Ft.</b>	<b>C (3 BHK) 1431.08 Sq.Ft.</b>	<b>D (3 BHK) 1548.58 Sq. Ft.</b>
1 <sup>st</sup> Floor	<b>NA</b>	NA	NA	NA
2 <sup>nd</sup> Floor	NA	<b>B2</b>	NA	NA
3 <sup>rd</sup> floor	NA	<b>B3</b>	NA	NA
4 <sup>th</sup> Floor	<b>A4</b>	<b>B4</b>	NA	NA
5 <sup>th</sup> Floor	<b>A5</b>	<b>NA</b>	NA	NA

6 <sup>th</sup> Floor	NA	<b>B6</b>	<b>C6</b>	NA
7 <sup>th</sup> Floor	<b>A7</b>	NA	NA	NA
8 <sup>th</sup> Floor	NA	<b>B8</b>	<b>C8</b>	NA
9 <sup>th</sup> Floor	<b>A9</b>	<b>B9</b>	<b>NA</b>	NA
10 <sup>th</sup> Floor	<b>A10</b>	<b>B10</b>	NA	NA
11 <sup>th</sup> Floor	NA	<b>B11</b>	NA	<b>NA</b>
12 <sup>th</sup> Floor	<b>A12</b>	NA	NA	NA
13 <sup>th</sup> Floor	NA	NA	NA	NA

**NA** : Flats not available as already allotted / sold out.

- The flats are available on **As is where is basis, As Is What Is, Whatever There Is And Not Complaint Basis**'.
- The prospective buyer may visit and inspect the flats in order to satisfy himself/herself with regard to the condition of flats before application.
- No complaint whatsoever shall be entertained at any stage during sale process and subsequently.

## 1. PROXIMITY:

- The location of Flats is about 2 Km from Rabindra Sarobar Metro Railway Station, abutting New Alipore Police Station and in the heart of the city. It is very near to New Alipore Petrol Pump.
- Post Office, Banks, School, Market Complex, Medical Facilities, etc. are available in the vicinity.

## 2. HIGHLIGHTS AND SPECIFICATIONS:

- a) Structure : RCC framed structure.
- b) Finish
  - i) **Internal:** Cement based putty punning with cement primer
  - ii) **External:** Weather proof Acrylic paint over cement sand plaster.
- c) **Doors :**
  - i) **Entrance Door:** Teak wood frame with solid core factory made flush door shutter with teak veneer and polish finish on both faces.
  - ii) **Internal doors:** Sal wood frames with solid core factory made flush door shutters with Synthetic Enamel paint.
  - iii) **Toilet doors:** Sal wood frames with solid core factory made flush door shutters. One side laminated & other side synthetic enamel painting.
  - iv) **Hard ware fittings:** Stainless steel/brass materials.
- d) **Windows & Ventilators:** All fully colored glazed anodized Openable & fixed aluminum windows.



- e) **Flooring:** Master Bed room: Vitrified tiles  
Living, Dining & other Bed rooms : Vitrified tiles;  
Toilets, Kitchen & Utility: Ceramic Tiles,  
Staircase : Marble Stone.
- f) **Toilet Dado:** Ceramic Tiles (up to 2100 mm).
- g) **Kitchen Platform:** Granite top and ceramic tiles above platform up to 600 mm high.
- h) **Water supply:**
  - a) **Internal:** Concealed G.I. pipes
  - b) **External:** G.I. pipes
- i) **Pillar tap & bib tap:** Chromium plated brass
- j) **Sanitary:** a) centrifugally spun soil / waste pipe.
  - b) White Vitreous Wash basin, WC pan & Commode with  
PVC low level flushing cistern.
- k) **Electrical:** Concealed Copper wiring, Cable TV point in Living/Dining & one Bed room. Telephone point in Living/Dining room, AC point in three bed rooms & in Living/Dining room. Computer point in one bed room, Inverter point is available in Living/Dining.
- l) **Waterproofing :** Poly membrane integrated water proofing treatment for roof and cement based water proofing in toilets.
- m) **Water supply:** KMC water supply. RCC under ground tank and Over Head Tank.

- n) **Lift** :Eight passengers capacity Two nos. Lifts with ARD facility alongwith DG Set Back up.
- o) **Parking** : Under Stilt & open area.
- p) **Electrical switch** : Modular type.

Internal wiring for electrification provided in each flat and the allottees will have to apply to Electricity authority individually for obtaining supply of power and meter for their own flats.

**Note-1:-**

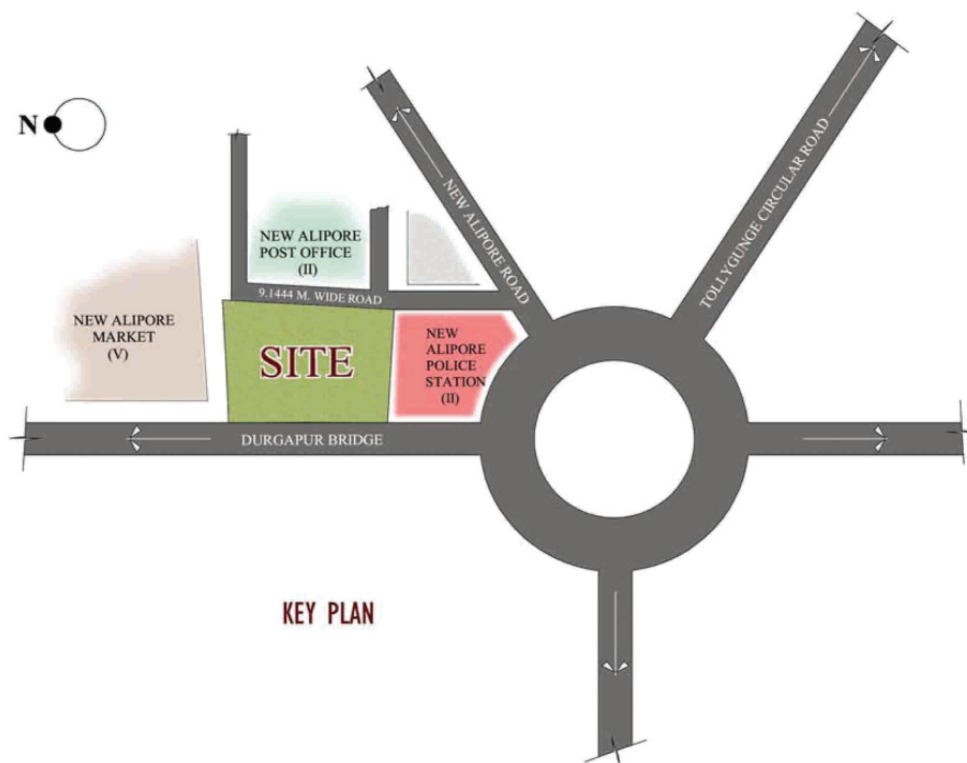
- 1. In addition to accepted sale price as approved by LIC, Registration Charges and Stamp Duty including legal charges of advocate etc. as applicable and any other applicable statutory taxes or levies, is to be borne by the Bidder.**
- 2. After registration of the flat, the flat owner shall directly pay the maintenance and other charges to the owners association of the said Premises.**
- 3. The area shown above is approximate and may vary upto  $\pm 5\%$  (Approx.).**
- 4. The sale price shown above includes one parking space.**

**In total, Thirty one (31) stilt parking & twenty one (21) open parking facilities are available, which shall be allocated by the owner's Association by rotation from open to stilt parking on yearly basis. However LIC of India shall not be a party or liable in any manner to any disputes whatsoever that may arise in the process of allotment of parking spaces to the flat owners by the said Association.**



- 5. The purchaser shall make application for Electrical Connection and obtain connection from CESC at their own cost . The substation for electrification of the campus has been provided by LIC.**
- 6. The possession of flat shall be given only after the entire sale price and statutory charges are paid to LIC of India and the sale deed is registered.**

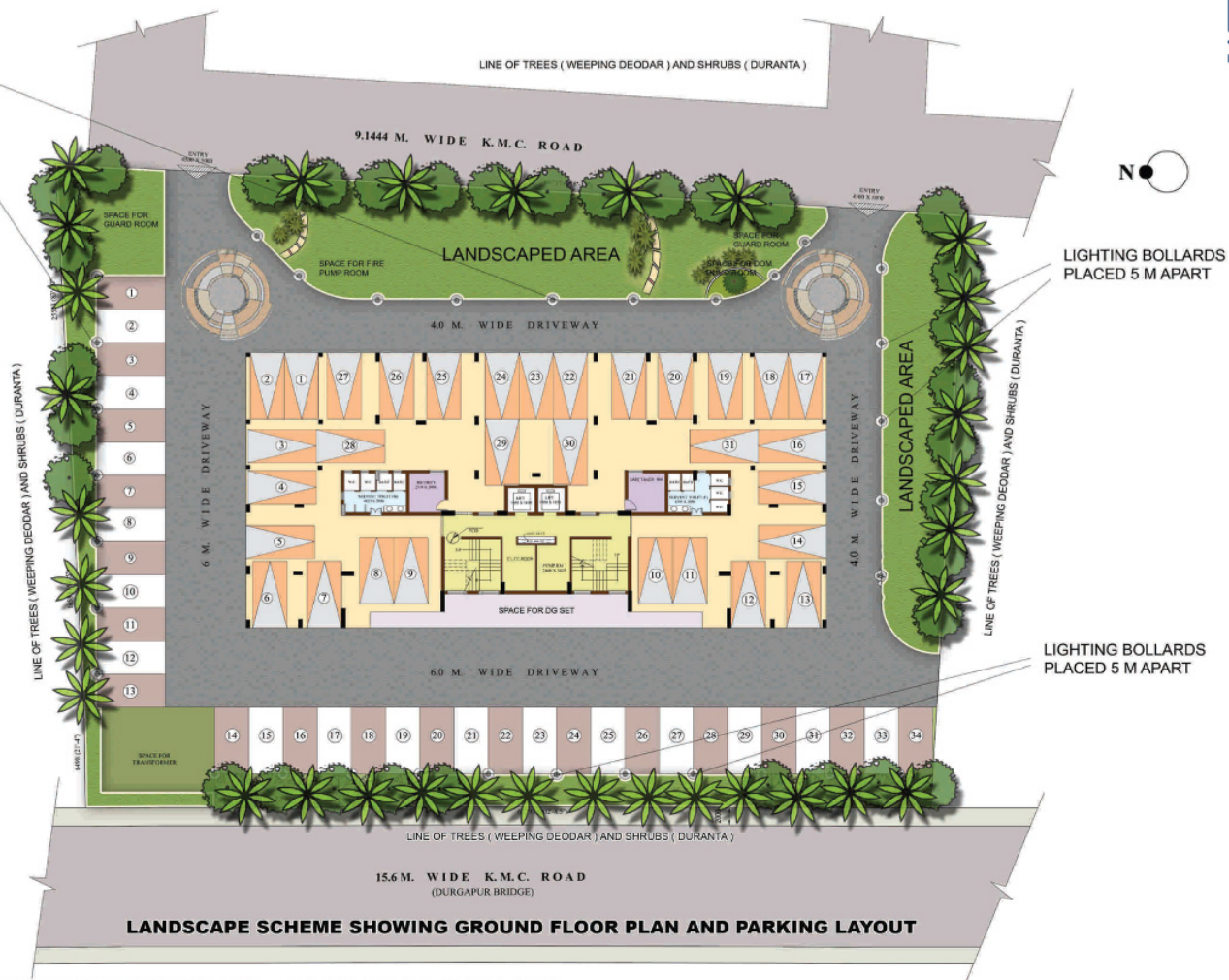
### 3. Layout Plan of Flats:



KEY PLAN

PROPOSED (G+13) STORIED RESIDENTIAL BUILDING AT PREMISES NO - 5, BRAHMA BANDHAB UPADHYAY SARANI,  
BOROUGH - X, WARD NO - 81, KOLKATA. PS - NEW ALIPORE

LIGHTING BOLLARDS  
PLACED 5 M APART



LIGHTING BOLLARDS  
PLACED 5 M APART

LIGHTING BOLLARDS  
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**LANDSCAPE SCHEME SHOWING GROUND FLOOR PLAN AND PARKING LAYOUT**

PROPOSED (G+13) STORIED RESIDENTIAL BUILDING AT PREMISES NO - 5, BRAHMA BANDHAB UPADHYAY SARANI,  
BOROUGH - X, WARD NO - 81, KOLKATA. P.S - NEW ALIPORE

ARCHITECT : SUBIR KUMAR BASU



भारतीय जीवन बीमा निगम  
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TYPICAL FLOOR PLAN



**DIAGRAM SHOWING SUGGESTED LOCATIONS OF  
AIR CONDITIONING UNIT TO MAINTAIN BUILDING ELEVATION**



**Note-2:-**

- **The furniture layout is only indicative and not provided in the flats. The cost of the flat does not include the cost of furniture.**
- **The dimensions and areas indicated are approximate.**
- **All dimensions are in millimeters.**
- **Saleable area is sum of built-up area of each flat and proportionate area of common facilities like staircase, lift, common lobby, passages, stair headroom etc. The servant's room is provided in the lobby (between staircase blocks) for B & C type flats, whereas the same is provided within the flat for A & D type.**

**4. ELIGIBILITY:**

The individual Policy Holder who is major Indian national ( including NRIs) must hold at least one in-force Life Insurance Policy of sum assured not less than Rs. 3 lacs. (Single Policy) issued by Life Insurance Corporation of India on his/her own life, as on the date of application. Participation in auction can also be made in joint name of husband and wife or parent & child provided the 1st applicant should have a single policy of sum assured not Less than Rs.3 lacs issued by Life Insurance Corporation of India. Institutions / Corporate Bodies will also be considered for participation of auction. NRI fulfilling these conditions are also eligible for participating in auction. The applicant has to submit self attested copy of status report not older than one month in respect of his policies. In case of any dispute or ambiguity in status, the decision of LIC shall be final.

## 5.HOW TO APPLY:

a) Registration for e-Auction:

(i) The process involves registration of bidders with MSTC e-auction portal. For this purpose, any willing bidder is required to register online through the MSTC website [https://www.mstcecommerce.com/auctionhome/mstc/registration/bidder\\_registration.jsp](https://www.mstcecommerce.com/auctionhome/mstc/registration/bidder_registration.jsp) for “Property Auctions” paying requisite onetime non refundable registration fees of Rs. 1000/-+ applicable GST

(ii) Only after registration, the bidder(s) can submit his/their bids electronically. Electronic bidding (e-Auction) for submission of Price Bid over the internet will be done.

(iii) Bidders have to make their own arrangement for bidding from a P.C. connected with the Internet. Neither LIC, Kolkata nor MSTC shall be responsible for making such arrangement.

b) After the registration, interested bidders need to submit **bid EMD of Rs. 1.5 Lakh** per flat only to participate in the auction. Only the registered bidders who will submit their Bid amount of Rs 1.5 Lakh per flat at least one day prior to the auction will be eligible to participate in the e-Auction for the above mentioned properties. The same will be liable for forfeiture for any failure from the side of the successful bidder to fulfill any of the terms and conditions of the E-Auction. bid EMD will not earn any interest.



- c) Successful bidder(s) of the flats have to submit **10% of their bid value as non-interest bearing security deposit (SD) within 15 days from the date of acceptance. The Bid EMD of Rs. 1.5 lakh submitted by the successful bidder will be adjusted** with the Security Deposit (SD), on receipt of written request from the bidder. For any failure of the successful bidder to submit requisite Security deposit as per auction terms & conditions, Bid EMD will be forfeited.
- d) The **security deposit amount will ultimately be adjusted against the balance amount of flat value /final installment payment** as the case may be. For any failure of the successful bidder to fulfill any of the terms and conditions of the E-Auction Security deposit will be forfeited.
- e) **BID EMD of the unsuccessful bidders shall be refunded** after the closing of e-auction within 5 working days on receipt of written request. No interest is payable on this Bid EMD.
- f) In case of non-submission of Security deposit by successful bidder(s) within the stipulated time will lead to automatic forfeiture of the BID EMD & their MSTC login will be deactivated. In such cases the buyer's login will be considered for activation by MSTC after receipt of written request from the bidder.
- g) BUYER'S GUIDELINES for remitting respective payments through RTGS/NEFT [CLICK HERE.](#) Please note that buyers should generate the dynamic account no of MSTC from the system to remit all payment failing which cognizance of remittance (if any) shall not be considered.

h) Remittance of RTGS through any other route/channel is not acceptable. BID EMD in the form of DD/PO shall not be accepted.

i) Only those registered buyers shall be activated / allowed to bid whose said Bid EMD amount has been credited within the scheduled date as mentioned. Hence the buyer should ensure that the amount towards Bid EMD is credited to MSTC's account on or before date as mentioned.

#### **6. MODE OF PAYMENT FOR BALANCE AMOUNT AFTER ALLOTMENT/POSSESSION.**

(a) Payments will be accepted through National Electronic Fund Transfer (NEFT)/RTGS. The details of Account is as follows :

<b>Account Name</b>	<b>LIFE INSURANCE CORPORATION OF INDIA</b>
<b>Bank Name</b>	<b>IDBI BANK LIMITED</b>
<b>Branch</b>	<b>ESPLANADE BRANCH, HINDUSTHAN BUILDING, GROUND FLOOR, 4 C.R. AVENUE, Kolkata – 700 072.</b>
<b>Bank Account No.</b>	<b>1270102000014580</b>
<b>IFSC Code</b>	<b>IBKL0001270</b>
<b>Bank Account type</b>	<b>CURRENT ACCOUNT</b>

- (b) Balance payment has to be paid within 3 months from the date of allotment of flat.
- (c) In case, the allottee fails to pay the balance final amount within a period of three months from the date of allotment letter, the same may be extended by an another period of three months with the provision of penal interest @12% per annum on the balance payment after expiry of three months time from the date of allotment letter.
- (d) If the allottee fails to make payment of the balance final amount of flat even by the end of six months, the allotted flat will stand cancelled the amount so deposited will be forfeited' and no correspondence in this regard whatsoever would be entertained subsequently.
- (e) Occupation of the flat shall be made only after the full sale consideration is received by LIC of India & Registration. The sale draft deed as per prescribed by LIC of India shall be available in the auction web site for reference. The flats are for residential purposes only.
- (f)** If the handing over is delayed due to reason beyond the control of LIC for more than 6 months from the last date of submission of e-Auction , Allottee can take refund of their money without any Interest.

## **7. PROCEDURE FOR ALLOTMENT:**

- a) The allotment will be made strictly to the highest auction bidder in case the heighest bid amount is acceptable to LIC.
- b) Once the allotment acceptance of bid is decided upon, it cannot be transferred to or exchanged with another applicant.
- c) The acceptance/allotment shall be done within 30 days from the last date of auction.
- d) In case the sale of flats cancelled in future due to any reason, the property value received from all the applicants will be refunded without any Interest within **90 (ninety) days** from the last date of acceptance of application for allotment.
- (e)The Applicant should submit NEFT Mandate for refund of relevant amount for unsuccessful bidder.

## **8. GENERAL:**

- a) LIC of India reserves the right to extend the last date of auction and as the right to accept or reject any application without assigning any reason thereof.
- b) The expenses of stamp duty, registration charges including preparation of Sale Deed, other statutory taxes as applicable, legal expenses and any other charges whatsoever in connection with sale of flat shall be borne by the allottees. Occupation of the flat shall be made only after the full sale price is received by LIC of India after registration of the flat. The sale deed shall be as per the draft prescribed by LIC of India and shall be made available in the auction web site. The flats are for residential purposes only.
- c) The list of successful bidder as published by LIC of India shall be final and no appeal shall lie against the same.

- d)** After handing over of possession of flat, LIC of India shall not bear any responsibility for any damage to the property. Any additions/ alterations to the flat after taking over possession, if carried out by the allottee, subject to maintaining elevation features, without any structural change and subject to approval of local authorities, shall be at purchaser's cost, risk and responsibility.
- e)** The purchaser shall necessarily become a member of flat owners' association which is already registered body formed in the said premises.
- f)** The responsibility for maintenance of the building including open areas, Sewerage, Water supply, Electricity, Sewerage disposal, Pumps, Security and Street lighting etc. shall be of the Individual or of Consortium/ Association of Society. A monthly/quarterly/half-yearly maintenance charges per flat as decided by the Association shall be paid directly by the purchaser to the Association or Society as already formed after taking possession of the flat for attending the day to day maintenance of the premises, which does not include property tax or any such other tax levied by the State from time to time.
- g)** At the time of taking possession of the flat, the purchaser shall execute an undertaking on stamp paper of Rs.100/- or of appropriate value stating therein that at the time of taking possession, the flat is **As is where is basis, As Is What Is, Whatever There Is And Not Complaint Basis'**.
- h)** In the event of any amount being levied by the State as betterment charges, development charges, property tax etc., the purchaser shall become liable to bear such costs as soon the purchaser executes the sale deed.
- i)** Any dispute arising out of this contract shall be subject to the jurisdiction of courts within the **Kolkata City only**.