



TERMS AND CONDITIONS

INTRODUCTION:

1. Thikana Shimla, a Society registered under the Society Registration Act 1961, having its registered address at Serampore, Hooghly, is willing to develop a housing complex exclusively for the senior citizens on no profit and no loss mode.
2. The registration number is S/1L/85111 of 11-12, PAN: AADAT4385M
3. The two present project addresses are:
 1. Thikana Shimla Assisted Senior Living Accommodation, 534/A/7, Kalyangarh, PO: Kalyangarh, N 24 Parganas, PIN: 743272
 2. Thikana Shimla Residential senior Citizen Club, Holding no. 06/80/231, Ward No.6, Bagpara, Ashoknagar Kachua, PO: Kankpul, N24 Parganas, PIN: 743272
4. A sub-committee had been formed on 15th December 2018 and its amendment on 17th December 2018 to conceptualize and develop the project. This subcommittee is sanctioned by parent body vide resolution dt 20th December 2018 and a MOU is signed in between the parties.
5. The office address of Thikana Shimla Senior Citizen Housing is: Thikana Shimla Residential senior Citizen Club, Holding no. 06/80/231, Ward No.6, Bagpara, Ashoknagar Kachua, PO: Kankpul, N24 Parganas, PIN: 743272

6. The official mail id is: tssch@yahoo.com
7. The Name and address of the members of the Adhoc subcommittee and Advisory Board are as follows :

ADHOC SUBCOMMITTEE

1. DR. AMITAVA DE SARKAR, MD (Homoeopathy), MSc (Applied Psychology), S/o Late Nagendra Kumar De Sarkar, aged about 53 years, by faith- Hindu, occupation- Doctor, Psychologist, working on Social Gerontology, resident of Amulya Kanan Housing, Phase I, House 4, PO: Mallickpara, Dist: Hooghly, PIN: 743272, **CONVENOR, BANK SIGNATORY, 9330843394, 8902043394**
2. MR. PRADIP BUSWAS, S/o Late Krishna Kumar Biswas, aged about 63 years, by faith- Hindu, occupation- retired sales manager, resident of 74, Sarat Mukherjee Road, Baidyabati, Dist: Hooghly, PIN: 712222, **ADMINISTRATION , 8981676855**
3. MR. DEBRAJ MITRA, AGM, S/o Sri Tapan Kumar Mitra, aged about 33 years, by faith- hindu, occupation- Assistant General Manager, Business development, Srachi Group, resident of 43, Loknath Chatterjee lane, Flat no. 1C, Shibpur, Howrah, PIN: 711102 Business Development, Srachi Group, specialist in land acquisition, NOC obtaining for housing complex, **LAND ACQUISITION, 9830426480**
4. MR. SOUMITRA MUKHERJEE, S/o Late Batakrishna Mukherjee, aged about 61 years, by faith- hindu, occupation- Retired manager, Canara Bank, resident of 46/15 Narayan Roy Road, Paschim Barisha, Barisha, S 24 parganas, PIN: 700008, **ACCOUNTS, BANK SIGNATORY, 8910860492**
5. MR. AMITAVA SARKAR,), S/o Late Dwijendralal Sarkar, aged about 62 years, by faith- hindu, occupation- Retired Project Coordinator, National & International Development Agencies, resident of 230/B, S N Banerjee Road, new Barrackpore, N 24 Parganas, PIN: 700131, **BANK SIGNATORY, 9830264205**
6. ER. PALLAB BARAN PAL MAJUMDER, S/o Late Amulya Baran Pal Majumder, aged about 61 years, by faith- hindu, occupation- Retd. Chief Architect, Al-Hatmy Engineering Consultancy LLC, Muscat, Sultanate of Oman. Ex HOD, Architecture dept., Shapoorji Pallonji P. Ltd.(EPC divn). Ex. Guest Faculty, BESU (presently IEST). Specialist in large building, likely shopping mall, housing complex etc., resident of 91, Lakshmi Narayan Tala Road, Flat B3, Howrah - 711103 **ARCHITECT, 6290163811**

7. ER. SWARUP BHATTACHARYA, Retd S/o Late Sukharanjan Bhattacharjee, aged about 60 years, by faith- hindu, occupation- Retd. Civil Engineer from DVC. Presently Chief advisor, Ganguly Group, resident of 119 Purabalok, PO: Mukundapur, Kolkata – 700099, **CIVIL ENGINEER, 9434388508**
8. ER. JIBAN DHAR, S/o Late Naresh Chandra Dhar, aged about 63 years, by faith- hindu, occupation- , Retd. Civil Engineer, Retd. Sr. Sectional Engineer, Indian railways, Specialist in construction of bldg, underpass, bridge, road etc., resident of 31, New Town, N 24 Parganas, West Bengal, PIN: 700156 , **PROJECT ENGINEER, 9007769824**
9. ER. SHYAMAL DEB, S/o Sri Dharendra Mohan Deb, aged about 64 years, by faith- hindu, occupation- Retd. Manager/ Divisional Engineer (Electrical Operations), WBPDC, Specialist in high tension electrical works, resident of Shyamsundarpara, Ranaghat, Dist: Nadia, PIN: 74120, **ELECTRICAL ENGINEER, 8637836697**

ADVISORS

1. MR. RATISH RANJAN DUTTA, Retd.CARITAS (NGO)
2. PROF. ANIRUDDHA ROY, Retd. Professor, Physics, City College
3. MR. SANTIRANJAN CHAKRABORTY, Patron & Urban Council Committee, Executive Member, All India Senior Citizen Confederation,Secretary General, Varistha Nagarik Mancha, Secretary, Dinante Garden Reach Senior Citizen Society.

8. The housing project will be developed at Charsarati, Mouja Gangamanoharpur, PO: Charsarati, PS: Chakdah, Dist: Nadia at the bank of river Ganges on a land parcel approx. 4 Acre 33 decimal. The distance from nearest railway station 'Kalyani Ghoshpara' is 4 km. The nearest hospital JNM Hospital (Post graduate Institution) is 4.5 km away and IIMS, Kalyani is 12 km away.
9. The project will be developed in phases (approximately 2-3 phases, depending up on acquiring of area of land) and approximately 60-80 Dwelling Units (DU) will be constructed in the first phase.

10. Any person above 55 (on the date of starting of registration) will be eligible for allotment of DU. Persons above 50 (on the date of starting of registration) can register his/ her name and be entitled to get allotment after attaining 55.

GENERAL OUTLAY:

The housing complex will be built in phases, which will consist of a number of Dwelling Units (DU) (small flats). The DU size will be ranging between 300 and 350 sq.ft. The DU will be a studio apartment which will consist of one bedroom, one small drawing cum dining area, one kitchenette, one toilet, one balcony; suitable for residing of two persons. These two persons may be husband wife, two brothers, mother and daughter, two sisters or any other relation having blood relation. No two male friends will be allowed. But in special cases, two female friends without having blood relation may be allowed which is subject to decision of management. In special cases, one specially abled child or unmarried daughter above 45 yrs or dependent father/ mother can reside in same DU along with their parents/ son/ daughter. If unmarried daughter marry, then she will lose the right to stay together with her parents.

The DU will be elderly persons' user friendly likely fitted with hand rail in room and toilet, western style commode with both side handle like chair, extra large windows, 3.5ft. wide door for easy access of wheel chair or stretcher, sky light, option of AC, geyser etc.

The outer wall will be rat trapped wall with 10" thickness for extra cooling. The inside wall and wall at the side of common verandah, partition wall will be 5" thick. The interior wall of DU will be paris finished, floor of room will be fitted with white coloured common tiles, and floor of toilet by anti skid light colored tiles.

The bathroom will be approximately 5' x 8' size with two doors, fitted with anti skid light coloured tiles at floor and wall with white tiles up to 6'. There will be option of second toilet containing one WC.

This is for one's persuasion. Engineers' decision after sanctioning by Adhoc Subcommittee will be final.

The occupant of DU may cook, wash in their own, or may order management to serve food or wash cloths. It may be permanent or when needed. Guests of the DU occupants should stay at guest house and may take food from general kitchen.

There will be two stores. One for general items of daily usage, and another is medicine shop of generic medicines. These stores will run on PPP model.

There will be some common places. These are community hall, general dining room, open air theatre, lounge, gym equipped with physiotherapy instruments, library, meditation room, natural pond, park, flower garden, guest house, emergency room (mini ICU), strand at river bank, place for social programs, CC camera, intercom, panic button etc. These will be built in phases and be completed with completion of total housing project.

Thikana Shimla management will give all services, likely household services, medical and para medical services, pantry, laundry, transport etc.

ALLOTMENT SCHEME:

1. The DUs in this project will be allotted to the eligible senior citizens by registered lease agreement basis as per decision of the management committee. This lease will continue till death of maximum three registered members.
2. In no way nominee/ legal heir can demand possession of the DU after cessation of occupant/s.
1. Those applicants who are interested after reading 'terms & conditions', seeing building design and accepting the place selected for this housing complex, have to apply for registration after payment of Rs. 1000 with filling up of Application Form. This application form must have an e mail id and WhatsApp number. Then they will be termed as **REGISTERED APPLICANT**. There will be a stipulated time and an end date for registration before panel lottery. Registration will also be continued after panel lottery, and their names will be enlisted at the bottom of panel.
2. The Application Fee of Rs. 1,000/- is non-refundable and non-adjustable. This application fee is only for registering his/ her name in Thikana Shimla Housing Project. By the payment of such application fee RA neither can demand other benefits of Thikana Shimla, nor membership of Thikana Shimla.
3. Applicant(s) is/are required to submit Application Form only with application money to be registered as RA. Only successful applicants after the draw of panel lottery will have to submit self-attested copy of documents at the time of interview.

4. Payment of application fee must be through cheque/ draft/ online transfer only. No cash deposit in bank account or at office will be entertained. If so, it will be forfeited. After depositing the money applicant has to fill up the application form quoting transaction history and send the hard copy via speed post/ registered post (no private courier) or **scanned copy** via e mail from your registered e mail id. Here registered e mail id means which mail id is registered in Applicants' List. In any case, sending of photograph of application form via e mail will not be entertained. Those who will send scanned copy of application form via e mail have to retain the original copy to submit afterwards. Sending scanned copy or photographs of application form through WhatsApp or by any means other than registered e mail transaction will not be entertained.
5. Applicants are requested to retain copies of all transactions in separate file in his/her custody.
6. After registration every RA will get a password for member log-in in housing website.
7. There will be a panel decided by the lottery. This lottery will be termed as 'PANEL LOTTERY'. Construction will be on phase basis. Allotment of DU for next phase will be granted as per panel, after exhaustion of allotment of phase I. No further Panel Lottery will be held.
8. Successful candidate will have to face an interview. This interview may be performed through phone also.
9. Candidate from the panel who will pay the first term payment will then be termed as ALLOTTEE and his/ her spouse and/or third person will be termed as CO-ALLOTTEE. In further writing both will termed as 'ALLOTTEE'. After possession of DU 'Allottee' will be termed as 'OCCUPANT'.
10. The allottee will pay the Dwelling Unit Consideration (cost of the flat) (DUC) in installments, which will follow a construction linked payment schedule.
11. The first installment will be Rs. 2,00,000, which must be paid within 15 days after panel lottery.
12. If anybody fails to pay then next person will be invited from panel and the name of the failed person will go to bottom of panel.
13. Allotment of position of DU will be decided by the further process of lottery. This lottery will be termed as 'POSITION LOTTERY'.
14. After allotment of position two persons may alter their position after written intimation by both parties to the management.

15. One person per RA will be invited to remain present at the time of Panel lottery at the appointed date/time. This panel lottery will be held after 30 days of opening of registration. However participation of the RA in the lottery process is not mandatory. All registered applicants will get list of selected panel via Email only. It will also be published in website.
16. Any person authorized by RA may join in the lottery.
17. If the number of applicants is less than number of DUs, then DU will be allotted straightway upon verification and interview of documents.
18. The position lottery will be held after first installment payment by all Allottee. Other system of joining or attending in position lottery is same as panel lottery. The result will be published in website, which is accessible only by RA.
19. Within 2 working days after the panel lottery, the letter of intimation quoting the serial number will be issued via e mail and speed post/ registered post to the RA requesting to submit self-attested documents and for appearing for an interview. The interview board's decision will be final for the selection of allottee. Person residing out of Kolkata may request for interview over phone. They may send self attested document via speed post/ registered post (private courier not allowed) or scanned copy via e mail from your registered e mail id. Here registered e mail id means which mail id is registered in Applicants' List. In any case, sending of photograph of application form via e mail will not be entertained. Those who will send scanned copy of documents form via e mail have to retain the original copy to submit afterwards. Sending scanned copy or photographs of documents through WhatsApp or by any means other than registered e mail transaction will not be entertained.
20. Only e mail is the way for intimation of official notice to individual. WhatsApp number will be used for group intimation.
21. The number of DU in first phase will be capped at 60.
22. There will be 20 DU in first phase which will be allotted directly to the persons above 55 yrs. They need not to face Panel lottery. They have to pay 2,00,000 more than the stipulated rate of DU. They will be called Direct Allottee (DA)
23. Other systems of direct allotment are same as written above.

24. This extra money from direct allotment will be used for development likely, purchase of further piece of land, construction of strand at river bank, construction of jetty and staircase at river and other development programs.
25. RA will have power to withdraw their names without showing any cause.

PAYMENT TERMS:

1. The RA has to make all payments to 'Thikana Shimla Senior Citizen Housing'. One separate bank account will be opened which will not be connected with other existing accounts of Thikana Shimla. There will be three signatories. Two signatories is selected from subcommittee and rest one is selected by Thikana Shimla main body.
2. All payments will be made through Cheque/Demand Draft/Pay Order etc. in favour of "Thikana Shimla Senior Citizen Housing" and money receipt will be issued by Thikana Shimla against each payment. **Request of cash payments will not be entertained in any case.**
3. In addition to the scheduled payment, the occupant will have to pay Monthly Fixed Charge (to be determined later) plus applicable taxes for maintenance.
4. The monthly fixed charge is for maintenance the premises. It will be collected from every occupant whether he/she started dwelling or not.
5. There will be another charge. It is called ADD ON CHARGES. When occupant will purchase services likely food, laundry services, aya services, medical services, para medical services, car rental etc. he/ she has to pay charge (to be determined later) for that particular charge plus applicable taxes. Outside services or outsiders for the purpose of giving service appointed by occupant will not be allowed.
6. Monthly charges is payable within 7th day of each month. Failing which interest will be charged as per the rate so fixed by the management committee.
7. The monthly charges will be increased in a percentage (to be determined later) on the payment made previous year from the date of final allotment.

INSTALLMENT

(for understanding purpose)

Vide tentative cost calculated per dwelling unit is 8,98,165/-

Installments	GENERAL	DIRECT	Payment Date
	From panel	Without panel	
Application Fee	Rs. 1,000/-	Rs. 1,000/- + Rs. 2,00,000/-	Submission of Application Form
1 st Installment	Rs. 2,00,000/-	Rs. 2,00,000/-	Within 15 Days of submission of panel lottery
2 nd Installment	Rs. 2,00,000/-	Rs.2,00,000/-	Sanction of Plan from the Concerned Authority
3 rd Installment	Rs. 2,00,000/-	Rs. 2,00,000/-	Completion of ground floor casting
4 th Installment	Rs. 2,00,000/-	Rs. 2,00,000/-	Completion of first floor casting
5 th Installment	Rs. 98,165/-	Rs. 98,165/-	Completion of second floor casting
Final Installment	Extra amount after final calculation, if any	Extra amount after final calculation, if any	After issuance of Possession Letter
	8,99,165/-	10,99,165/-	

(This is an example. It will be decided after final costing of the project. Further notice will be served after final confirmation by the Adhoc Subcommittee.)

ELIGIBILITY FOR APPLICATION:

1. Any Indian citizen irrespective of caste, creed, religion and sex being 55 years of age or more as on the day of starting of registration (boat party).
2. NRI/PIOs willing to stay can also apply.
3. Admission is subject to interview by the competent authority/management committee. No patient of chronic contagious disease likely TB will be allowed.
4. Application from any Indian citizen being 50 years of age or more as on the day of starting of registration will be considered. They will be eligible to get a DU after attaining 55.

DOCUMENTS TO BE FURNISHED:

The applicants are required to submit the following documents along with Application Form at the Thikana Shimla office:

- a. Self attested copy of PAN Card
- b. Self attested copy of Voter ID/Service Identity/AADHAR as proof of identity.
- c. Self attested copy of Passport/Electric Bill/Telephone Bill/Bank Passbook showing address/Driving License/ AADHAR as a proof of residence
- d. Passport size recent photographs of applicant(s) – 2 copies.
- e. Family details (self-declaration).

GENERAL TERMS AND CONDITIONS:

1. The land will be purchased in the name of 'THIKANA SHIMLA' based on their existing KYC.
2. A separate website will be launched to show the progress, accounts etc. Allottee will have password to access to see the accounts, payments which he/ she made and to make any comment/ suggestion/ grievance. General people will only see the progress, information, news etc.
3. The initial amount paid by the DAs will be utilized for project related works, such as land acquisition, development works, plan sanction, obtaining permissions, incidental expenses etc.

4. All such expenses will be monitored by the sub-committee and monthly account statement will be displayed in the Thikana Shimla Housing Project website. It can be seen by RA only after member's log-in.
5. There will be 15 days stipulated time to deposit first term payment after panel lottery. Failing such, next person from panel will be called for, provided he/ she have submitted required documents.
6. After allotment of DU, allottee has to sign a provisional agreement quoting one name as his/ her choice as nominee. Cost of registration, if any, would be borne by allottee.
7. All DUs in the scheme will be allotted on registered lease basis.
8. Maximum two persons per allotment can register their names in the lease deed. In special cases of differently abled child or unmarried daughter above 45 yrs , dependent mother/ father - three person per allotment can register their names,
9. Lease Deed Agreement will be executed on payment of full Dwelling Unit Consideration (DUC)(cost of unit) including delayed payment charge, if any, and documentation charge, if any.
10. After registration of lease, occupants will be the Associate Member of Thikana Shimla. He/she will get all benefits exerted for Thikana Shimla associate members. He/ she will have no voting power, but have power to submit advice/ suggestion/ comment in written format for the benefit of Thikana Shimla which will be discussed in general meeting. He/ she will have power to attend general meeting. Occupants can have power to write his/ her associate membership in letter head, visiting card etc.
11. After death of all occupants or surrender of DUC or lease cessation by any means membership of Thikana Shimla will be terminated.
12. The allottee can nominate only one person of their choice for refund of DUC.
13. This nominee may not be same person who was in provisional agreement, executed in initial stage.
14. After lease agreement registration the previous provisional agreement will be ceased.
15. In the event of death of all occupants the lease will be ceased. The DU will be leased again to person only from the wait listed panel.

16. After the lease ceased due to death of both occupants, the nominee will get the money at the rate of market price of that time. The price will be depended upon project value, good will etc. This price will be quoted in website. Authority will take 2% of the transaction amount from buyer (new allottee) to meet legal and other incidental expenditures.
17. After the lease ceased due to death of all occupants, if nominee will not contact authority within three months for death (even after written information), authority will have power to further lease to person from wait listed panel. The amount will be same as fixed for DU at that period of time. Price of DU will be available at website which is subject to revision time to time. The DU will be vacated. Movable goods inside DU will be handed over to nominee. A rent for storage of movable items, due monthly fixed charge and other dues will be deducted from the amount of money to be paid.
18. The occupant may surrender any day his/ her DU after lease registration without showing any cause. The occupant will get the money at the rate of market price (quoted in website) of that time. The price will be depended upon project value, good will etc. The new allottee will be collected from panel. If person from panel deny accepting the opportunity, next person from panel will be called for and the denied person will go to the bottom of panel. The Authority will take 2% of the transaction amount from buyer (new allottee) to meet legal and other incidental expenditures.
19. If the allottee (Allottee and co-allottee both) died in the middle of the process off contruction, the allotment will be transferred to next person from panel. If person from panel denies accepting the opportunity, next person from panel will be called for and the denied person/s will go to the bottom of panel. The full amount paid as on date will be paid to the nominee quoted in provisional agreement. No interest however would be payable. This money will be paid to nominee after collecting same from new allottee. The selected person has to pay the amount for DU which is selected for that time (quoted in website), not the amount which previous allottee had paid. The new allottee has to pay 2% of the transaction amount as buyer to the authority to meet legal and other incidental expenditures.
20. 98% of the paid amount would be refundable to the allottee in case of surrender (without showing any cause) of allotment/allotted flat in the mid process of construction. No interest however would be payable. The DU will be allotted to other person from wait listed panel. If

person from panel denies accepting the opportunity, next person from panel will be called for and the denied person/s will go to the bottom of panel. This money will be paid to allottee after collecting same from new allottee. The new allottee has to pay the amount selected for DU at that time, published in website.

21. If the installments as scheduled are not paid in time, the allottee shall pay delay payment charge (DPC) @ 12% p.a. on the installment(s) amount due. Failing of one installment, allotment will liable be cancelled. The DU will be transferred to person in panel. In this situation 2% of total paid amount or DPC of defaulted amount, which will be higher will be deducted from the paid amount. The DU will be allotted to other person from wait listed panel. If person from panel denies accepting the opportunity, next person from panel will be called for and the denied person/s will go to the bottom of panel. This money will be paid to allottee after collecting from new allottee. The new allottee from panel has to pay the amount selected for allottee at that time, published in website. The new allottee has to pay 2% of the transaction amount as buyer to the authority to meet legal and other incidental expenditures.
22. All allottee shall take over the possession within 30 days from issuance of Possession Letter after clearing the final payment. After issuance of possession letter, allottee has to go for the lease registration at the Office of Register of Assurance. Cost of registration would be borne by allottee. If possession is not taken after a stipulated period of time, the allotment may liable be cancelled. Refund will be made after deduction of 2% from the paid amount of DU. The DU will be allotted to other person from wait listed panel. This money will be paid to allottee after collecting from new allottee. The new allottee from panel has to pay the amount selected for DU at that time (quoted in website).
23. No extra persons will be allowed to stay with the Allottee excepting extreme urgency on medical grounds or any other ground which the management committee may think fit to allow extra person with the written permission of the committee and on payment of fees. But in any case more than 3 days will not be allowed.
24. The Guests of any occupant can stay at guest room at a stretch for maximum one month.
25. Right of DUs is not transferable. Allotment of DUs will be cancelled if possession is not taken and Allottee does not stay here for continuous 3 months without prior sanction from the authority.

Allottee has an option to go for rent for short period of time to any elderly selected by authority. The rent would be shared between Allottee and management committee at a predetermined ratio.

26. After taking possession, if the Allottee will be on a leave for more than 3 months, in that case he/she **may request** the authority for short period rent option in his/her DU. The rent would be shared between Allottee and authority at a predetermined ratio.
27. One year Advance maintenance charge will be collected from the allottee on the date of possession. In the event of failure to deposit annual maintenance charges for more than three consecutive months from the due date, the allottee will bear the simple 10% increment per month, whatever may be the reasons.
28. The allotment will liable be cancelled if any discrepancy is found between the documents submitted and the information given in the application form. The DU will be transferred to person in panel. In this situation 20% will be deducted from the paid amount. The DU will be allotted to other person from wait listed panel. This money will be paid to allottee after collecting from new allottee. The new allottee from panel has to pay the amount selected for DU at that time.
29. In case of any statement/affidavit/document supporting an application is proved to be false or found fabricated at any stage, the entire sum paid by the applicant will be forfeited.
30. If found more than one family members become RA, all transactions of both will be forfeited. Two brothers/ sisters having different families are eligible to apply differently.
31. If any occupant disrupt peace and integrity and disobey the motto of this housing as well as of Thikana Shimla, he may be expelled after a general meeting, signing by majority. He/she will get the money actual which he/she had paid. Selection of next person from panel will be likely written as before.
32. No separate organization, no political activities, no groupism will be allowed inside the premises. **All welfare of this organisation will be with a motive to serve elderly and destitute irrespective of caste, creed, religion and gender.**

33. The occupant must not utter slang to other, must not attack personally, must not disturb other personally, must not condemn personally and must not tease opposite sex. If so, it may attract a general meeting for taking decision of dispelling that particular person.
34. Personal relationship, close relationship, provocation, giving bribe to any staff is strictly prohibited. If it is found, that particular staff will be dispelled instantly. If anybody is pleased to offer gift (no cash) to any particular staff, he/ she has to submit the gift to office. The gift will be handed over to that particular staff in front of other staffs quoting your name and reason. If anybody wants to give cash, he/ she may deposit it in staff welfare fund after collecting proper receipt. The total fund collected as donation will be distributed to all staffs once or twice in a year.
35. The occupant must not utter slang to other, must not attack personally, must not tease personally to any staff. There will be a grievance cell. The occupant should submit his/ her grievance in written form/ through website/app quoting particular staff's name and his/ her grievance. The occupant will get written response within seven days.
36. No regular personal religious activity in common area will be entertained. But in any occasion, occupants wants to perform after the permission from reoccupants want to perform any religious activity (likely Durga puja, Eid, X-mass) then it will be allowed subject to approval of managing committee decision. But in that place every person of different religions must be allowed. Everybody should respect others religion. There will a very beautiful meditation room just at bank of river. All persons, whatever may be their religion will be allowed to meditate, not to worship.
37. If anybody/ group disrupt national integrity, then he/ she/ they will be dispelled immediately after proper police information.
38. No commercial activity except treatment by doctor, who is an occupant within DU and/or within premises by anybody will be allowed. The occupants who are doctors will be allowed to treat other occupants in lieu of money. Even he/ they will be allowed to use The emergency room (mini ICU)

39. One disciplinary committee will be formed from amongst the occupants , having one nominee from management committee to solve inter and intra personal day to day affairs. Members of Adhoc subcommittee members may be included.
40. This terms and condition may amend time to time to facilitate more benefit to occupants.
41. All legal controversy will be solved in Kalyani/ Barasat court.

TRANSPERANCY

is only key word

Ready to do any job

to respect the word TRANSPERANCY

Thikana Shimla