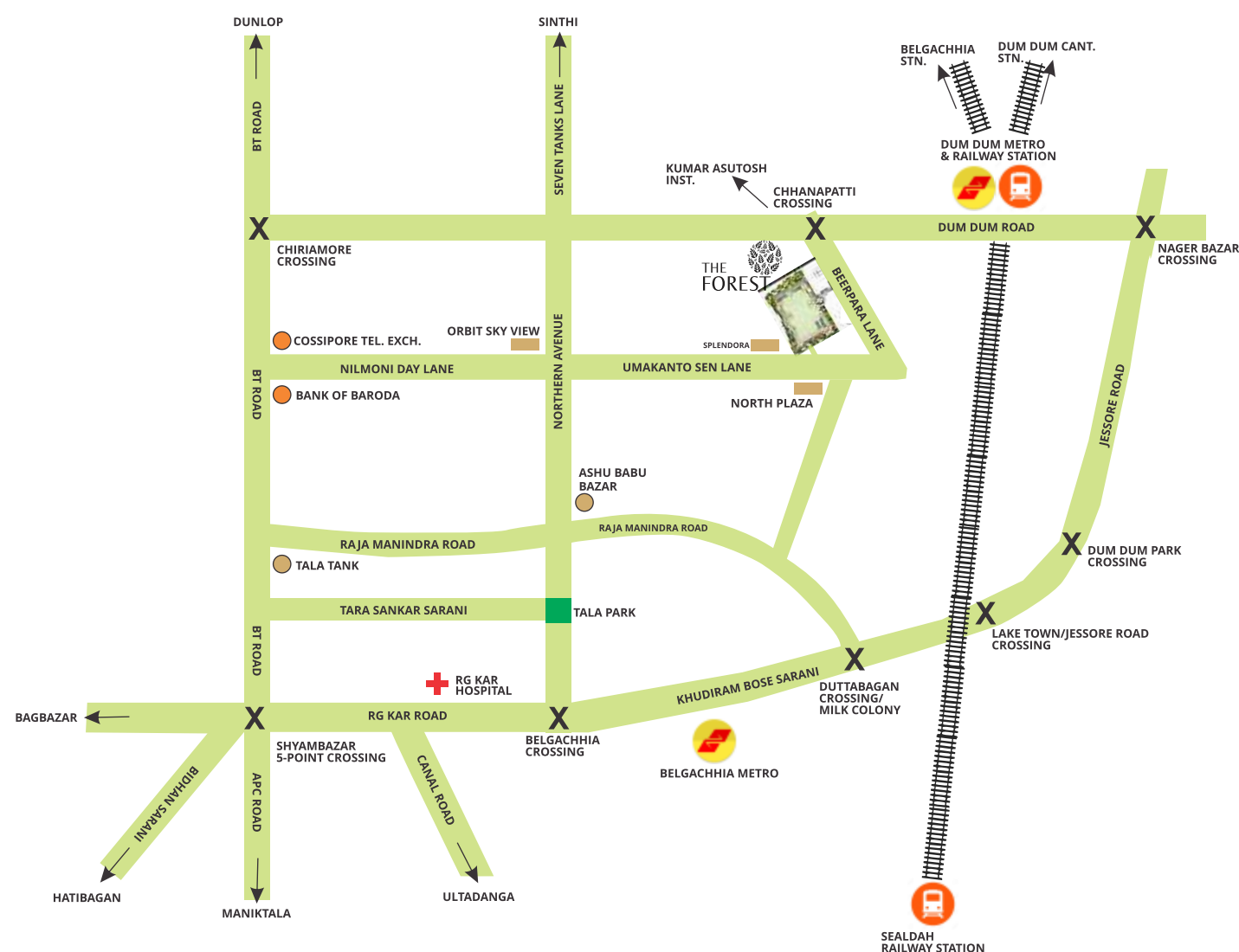




Location Map



Distances:

Dum Dum Metro:	650m
BT Road:	1.2km
Shyambazar 5-Point Crossing:	4kms
Nager Bazar Crossing:	2.6kms

Highlights:

1. 600mts from Dum Dum Metro.
2. Located in prestigious Paikpara Locality.
3. 2 Entrances & Exits:
 - a. Umakanta Sen Lane
 - b. Beerpara Lane
4. Comes within KMC Jurisdiction.



Artist's impression of the walkway

Project at a glance

Number of Blocks: 2

Number of Floors: Tower 1: Proposed
Tower 2: Proposed
Tower 3: G + 12
Tower 4: G + 12

Number of Flats: 85

Unit Sizes (Built up Area with Chargeable Open Terrace):
2 BHK: 667 sq.ft - 985 sq.ft
3 BHK: 885 sq.ft - 1226 sq.ft

Municipality: Kolkata Municipal Corporation

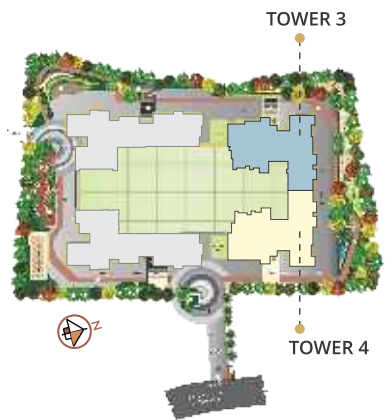
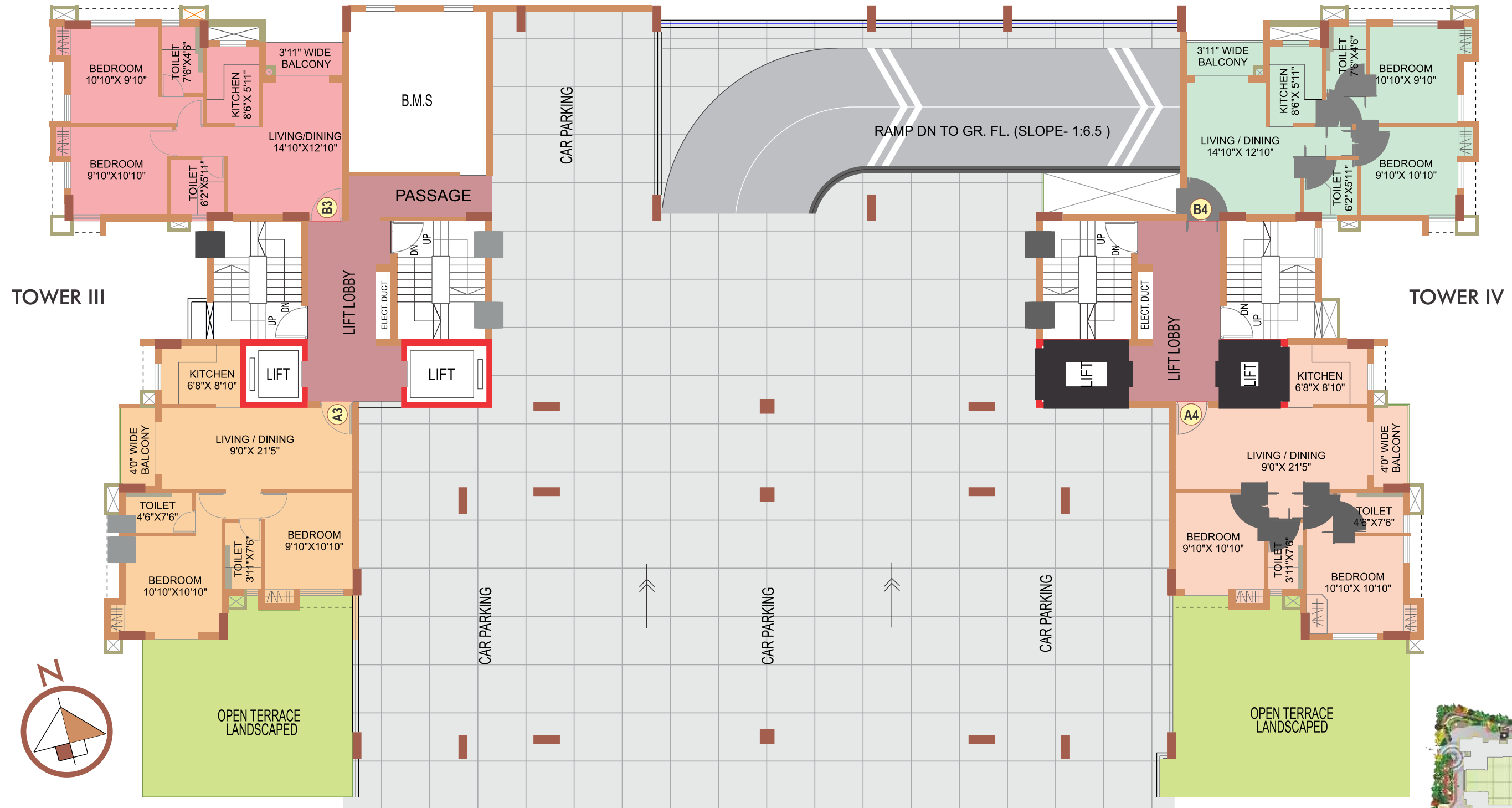
Electricity: CESC

Date of Launch: April, 2019

Date of Completion: December, 2023

HIRA Registration no.: xxxx





TOWER III

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)	Floors
1A3	2BHK +2T	604	35	722	473	236	959	1
1B3	2BHK +2T	578	34	694			694	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

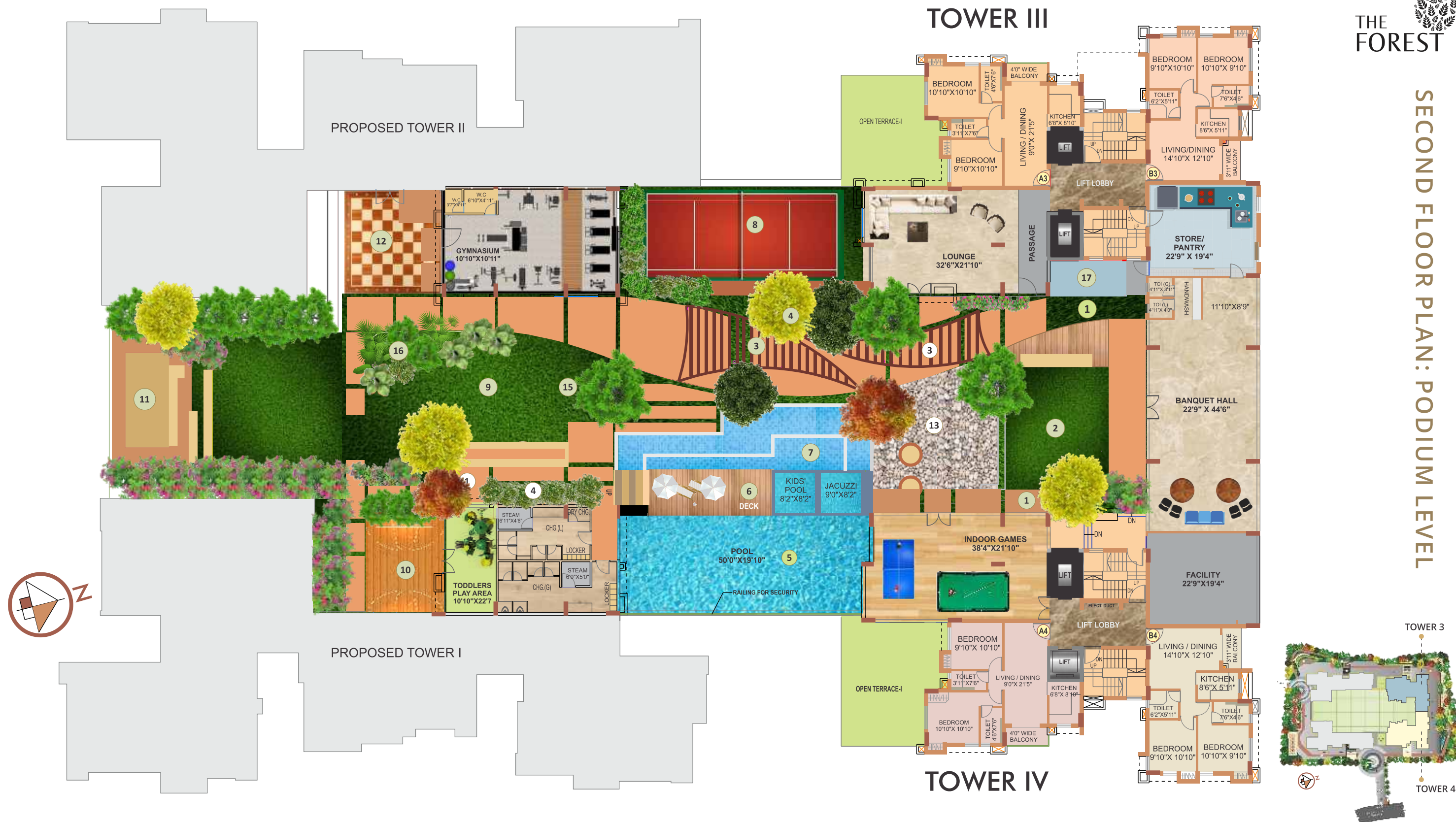
Carpet Area as per RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

TOWER IV

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)	Floors
1A4	2BHK +2T	604	35	722	525	263	985	1
1B4	2BHK +2T	578	34	694	-	0	694	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

Carpet Area as per RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

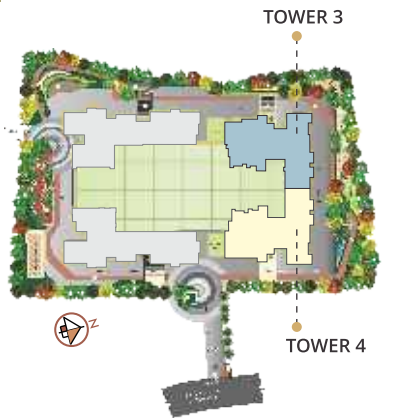


1. Walkway
2. Party Lawn With Barbeque Counter
3. Leaf Pergola
4. Planter Beds
5. Swimming Pool
6. Pool Deck
7. Water Fountain
8. Multi-purpose Court Badminton / Basketball Hoops
9. Recreational Court
10. Kid's Play Court
11. Festival Stage
12. Chess Court
13. Zen Garden
14. Reflexology Court
15. Yoga Lawn
16. Tropical Plants
17. Utility Area

Flat	Type	Carpet Area of Flat- Including Cupboard Area (sq ft)	Carpet Area of Balcony (sq ft)	Built Up Area (sqft) - A	Open Terrace (sqft)	Chargable O.T. Area - B	Chargable Built Up Area with O.T. (A + B)	Floors
A3	2BHK +2T	604	35	715	-	0	715	1
B3	2BHK +2T	578	34	688	-	0	694	1
A4	2BHK +2T	604	35	715	-	-	715	1
B4	2BHK +2T	578	34	688	-	-	688	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

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A3	2BHK +2T	604	35	715	39	19	735	1
B3	2BHK +2T	578	34	688	39	19	707	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.
Carpet Area as per RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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A4	2BHK +2T	604	35	715	39	19	735	1
B4	2BHK +2T	578	34	688	39	19	707	1
D4	3BHK +2T	828	459	59	-	0	959	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.
Carpet Area as per RERA: The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.



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A3	2BHK +2T	604	35	715	48	24	739	1
B3	2BHK +2T	578	34	688	35	17	705	1
A3	3BHK +2T	753	39	871	311	156	1027	1
B3	3BHK +2T	828	45	959	-	0	959	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.
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B4	2BHK +2T	578	34	688	35	17	705	1
C4	3BHK +2T	753	39	871	311	159	1027	1
D4	3BHK +2T	828	45	959	-	0	959	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.
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A3	2BHK +2T	604	35	715	-	-	715	1
B3	2BHK +2T	578	34	688	-	-	688	1
C3	3BHK +2T	753	39	871	26	13	885	1
D3	3BHK +2T	828	45	959	39	19	978	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

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A3	2BHK +2T	604	35	715	39	19	735	1
B3	2BHK +2T	578	34	688	39	19	707	1
C3	3BHK +2T	753	39	871	36	18	890	1
D3	3BHK +2T	828	45	959	43	21	980	1

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B4	2BHK +2T	578	34	688	39	1	707	1
C4	2BHK +2T	753	39	871	36	18	890	1
D4	2BHK +2T	828	45	959	43	21	980	1

Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

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B3	2BHK +2T	578	34	688	35	17	705	1
C3	3BHK +2T	753	39	871	35	18	889	1
D3	3BHK +2T	828	45	959	34	17	976	1

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