

Site Location: 17, Shakespeare Sarani, Kolkata – 700071

Showroom Spaces: G + 1

Office Spaces: 16 Units

Land Area: 30 Cottahs (Appx)

Storey: B+G+9

Tower: Single

Showroom Spaces:

| Floor | SBU Area | BU Area |
|-----------------------|-----------------|----------------|
| Ground Floor | 3388.40 sqft | 2560.76 sqft |
| 1 st Floor | 7317.88 sqft | 5530.44 sqft |

Office Spaces:

| Office Type | SBU Area | BU Area |
|--------------------|-----------------|----------------|
| Office – 1 | 3388.53 sqft | 2560.86 sqft |
| Office – 2 | 3563.87 sqft | 2693.37 sqft |

Unit & Car Parking Rates:

Base Price: On Request

Open CP: Rs. 21,00,000/-

Basement CP: Rs. 25,00,000/-

Ground Covered MLCP (2 Layer): Rs. 30,00,000/-

Ground Open MCLP (2 Layer): Rs. 28,00,000/-

Ground Open MCLP (3 Layer): Rs. 33,00,000/-




Construction Payment Schedule:

| | | |
|---|---|------------|
| On Booking | : | 5% of TSC |
| Within 30 days of Booking or execution of Agreement | : | 5% of TSC |
| On Completion of Piling | : | 10% of TSC |
| On Completion of Basement Raft | : | 10% of TSC |
| On Completion of 1 st Floor Casting | : | 12% of TSC |
| On Completion of 4 th Floor Casting | : | 12% of TSC |
| On Completion of 7 th Floor Casting | : | 12% of TSC |
| On Completion of Roof Casting | : | 12% of TSC |
| On Completion of Façade Plaster | : | 12% of TSC |
| On Possession Notice | : | 10% of TSC |

Possession: October, 2023

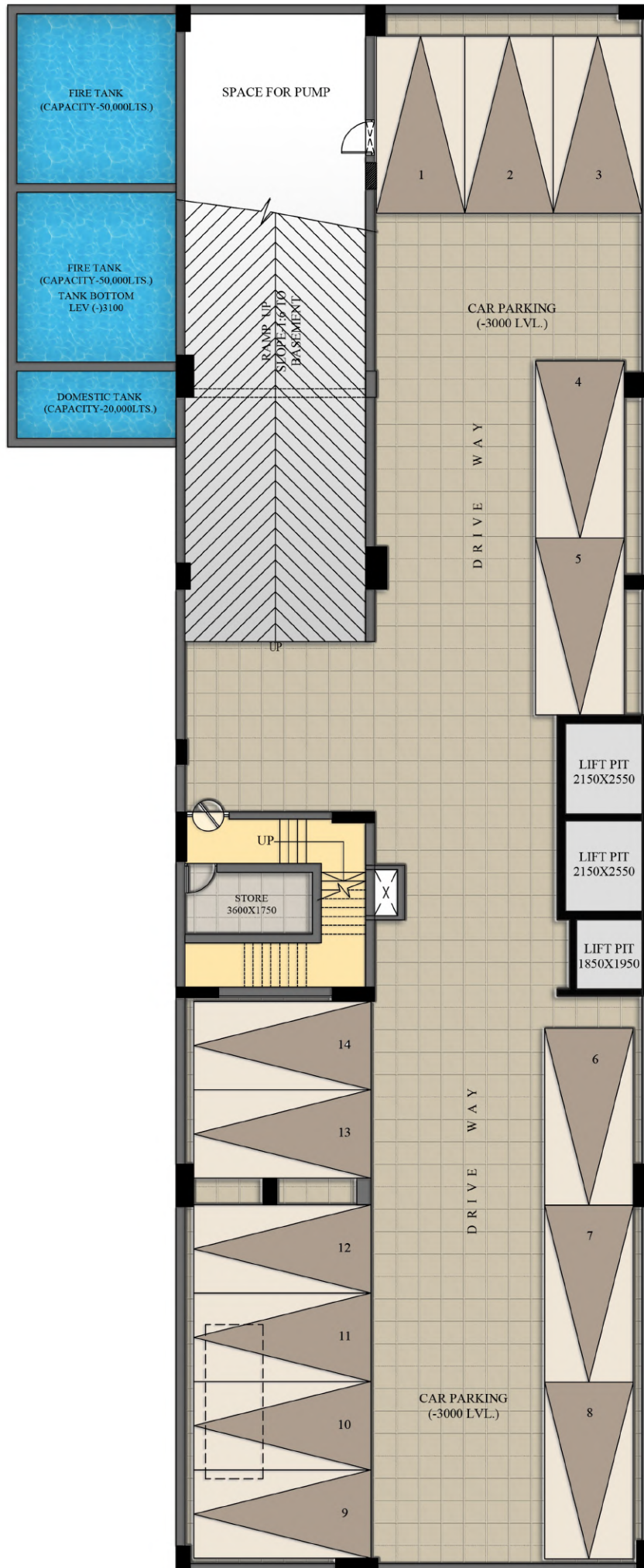
SBU %age: Less 25%

One Time Extra Charges & Deposits:

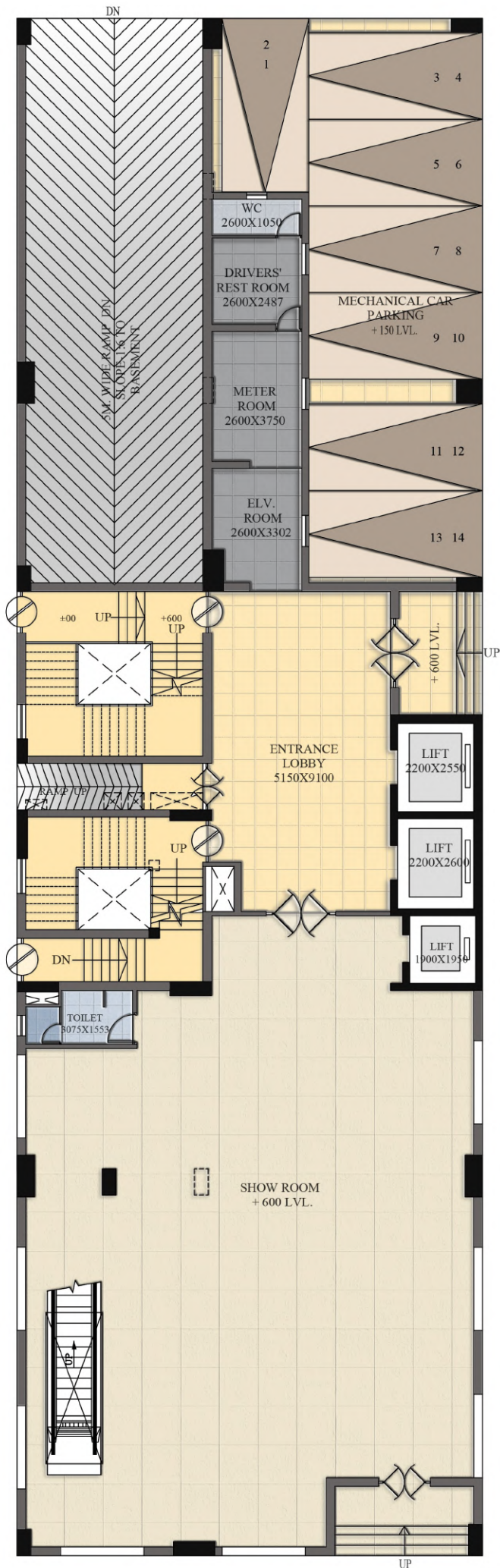
-  DG & Transformer Charges: Rs. 350/- psf on Built-Up Area
-  Maintenance Deposit: Rs. 150/- psf on Built-Up Area
-  Sinking Fund Deposit: Rs. 75/- on Built-Up Area

Note:

- ✓ Prices mentioned above are as on date & are subject to revision.
- ✓ GST will be levied extra as per applicable government rules.



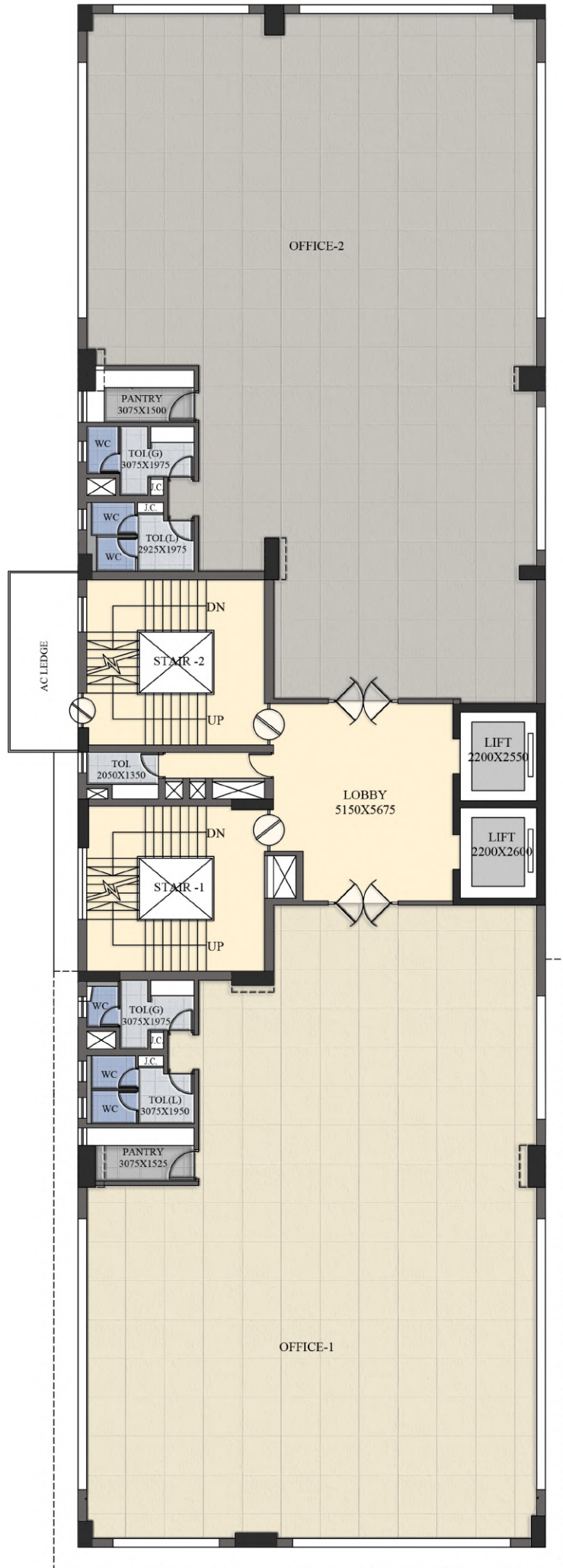
BASEMENT FLOOR PLAN



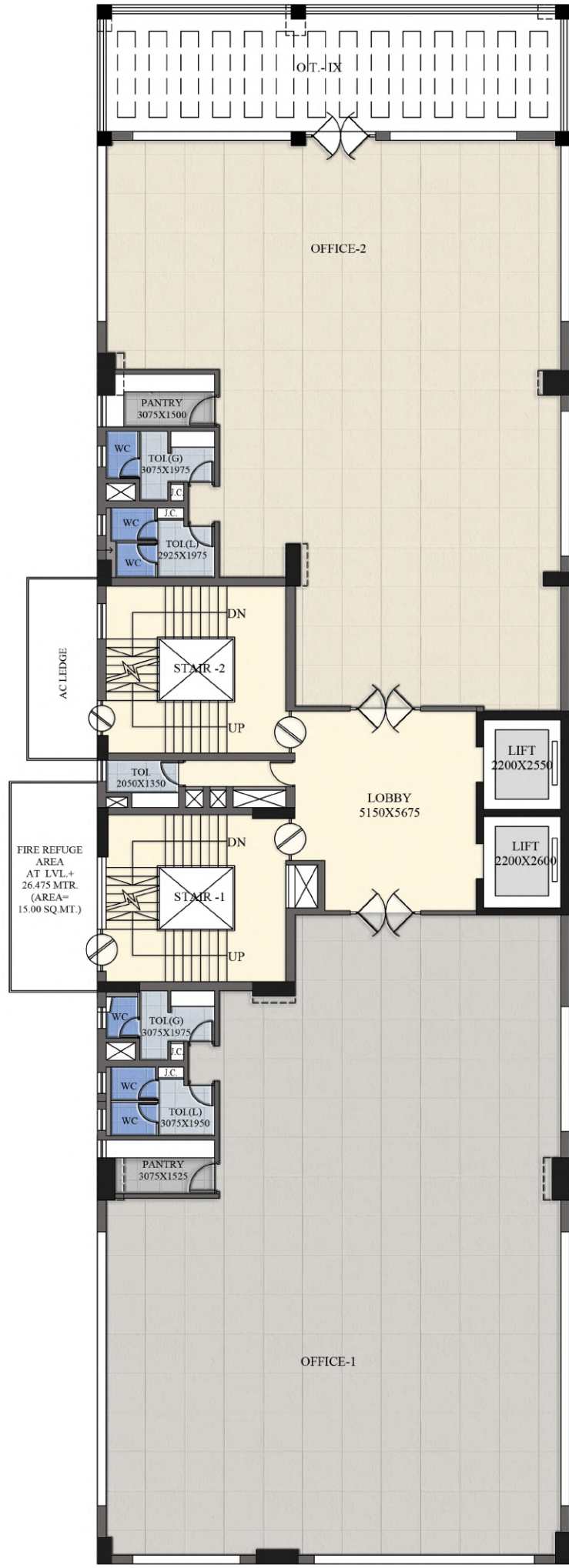
GROUND FLOOR PLAN



1ST. FLOOR PLAN



2ND. TO 8TH FLOOR PLAN



9TH. FLOOR PLAN