



Aztek
Nesting Dreams



Tilottama
তিলোত্তমা তিলোত্তমা



LAKE VIEW



LOCATION MAP



EDUCATIONAL

- Vivekananda Mission school – 3.1 Km
- Orchid The International school – 3.1 Km
- DPS Joka – 4.2 Km
- Gems Akademia International school – 4.7 Km



BANK

- ICICI Bank Thakur pukur - 2.1 Km
- ICICI A.T.M - 2.1 Km
- S.B.I Bank – 2.8 Km



HOSPITAL

- ESI Hospital – 2.9 Km
- Swadesh basu Hospital – 2.6 Km
- BMRI hospital – 1.8 Km
- Kasturi Nursing Home – 2 Km

SHOPPING CENTRES

- Reliance Trends – 2.7 Km
- Reliance smart point – 2.3 Km



BUS STAND

- Thakurpukur 3A Bus Stand – 2.4 Km



CONNECTIVITY

- JOKA Metro station – 1.8 Km
- Thakurpukur Metro Station - 2.5 Km
- Majherhat Railway Station - 8.9 Km

METRO ROUTE



— Existing line
 Proposed line

WHY SHOULD YOU CHOOSE



- ◆ **Modern residential complex** with gated community at Thakurpukur area.
- ◆ **Just 5 mins** from Thakurpukur Metro Station and Joka Metro Station. Both can be easily accessible from the project.
- ◆ **Most Affordable housing complex** with high class amenities in Thakurpukur.
- ◆ Project is away from the hustle-bustle & sound pollution with aesthetically designed **3-side open units** that maximize the Natural light and Air flow.
- ◆ A plethora of amenities & facilities to cater to all age groups, Premium residential Club **Lavanya** of 25000+ Sq. ft. Accommodating Roof top **Astro turf** multi-purpose sports area. **Daily Shuttle service** for all the residents till nearest metro station.



GATE VIEW



COURTYARD VIEW



MULTIPURPOSE COURT



SWIMMING POOL



* LAVANYA *



CLUB LAVANYA



COMMUNITY HALL



GYMNASIUM



INDOOR GAMES ROOM



AUDIO VISUAL ROOM



KID'S LOUNGE



LADIES LOUNGE



LIBRARY











ZUMBA ROOM

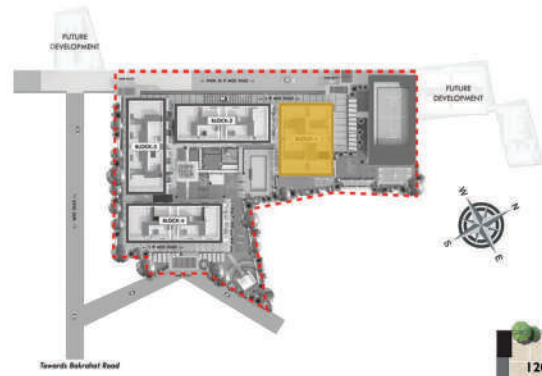


BANQUET LAWN

Others Amenities

-  **PANTRY** KITCHEN
-  **GUEST** ROOM
-  **STEAM** ROOM
-  **CONFERENCE** ROOM
-  **MULTIPURPOSE** ROOM
-  **LOUNGE & LEISURE** ROOM
-  **TODDLER'S** ROOM
-  **CARD** ROOM

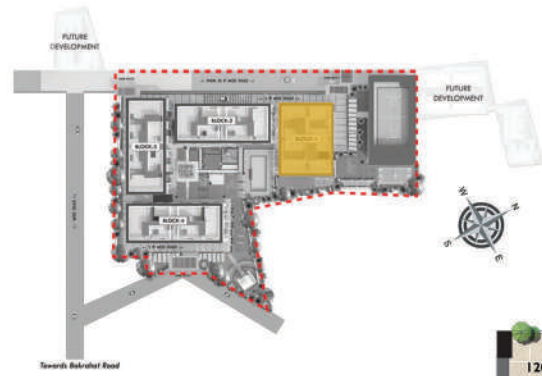
EV CHARGING & CAR WASH



FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)	FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	633	68	774	992	D	633	68	774	992
B	696	36	807	1035	E	696	36	807	1035
C	634	68	775	994	F	634	68	775	994



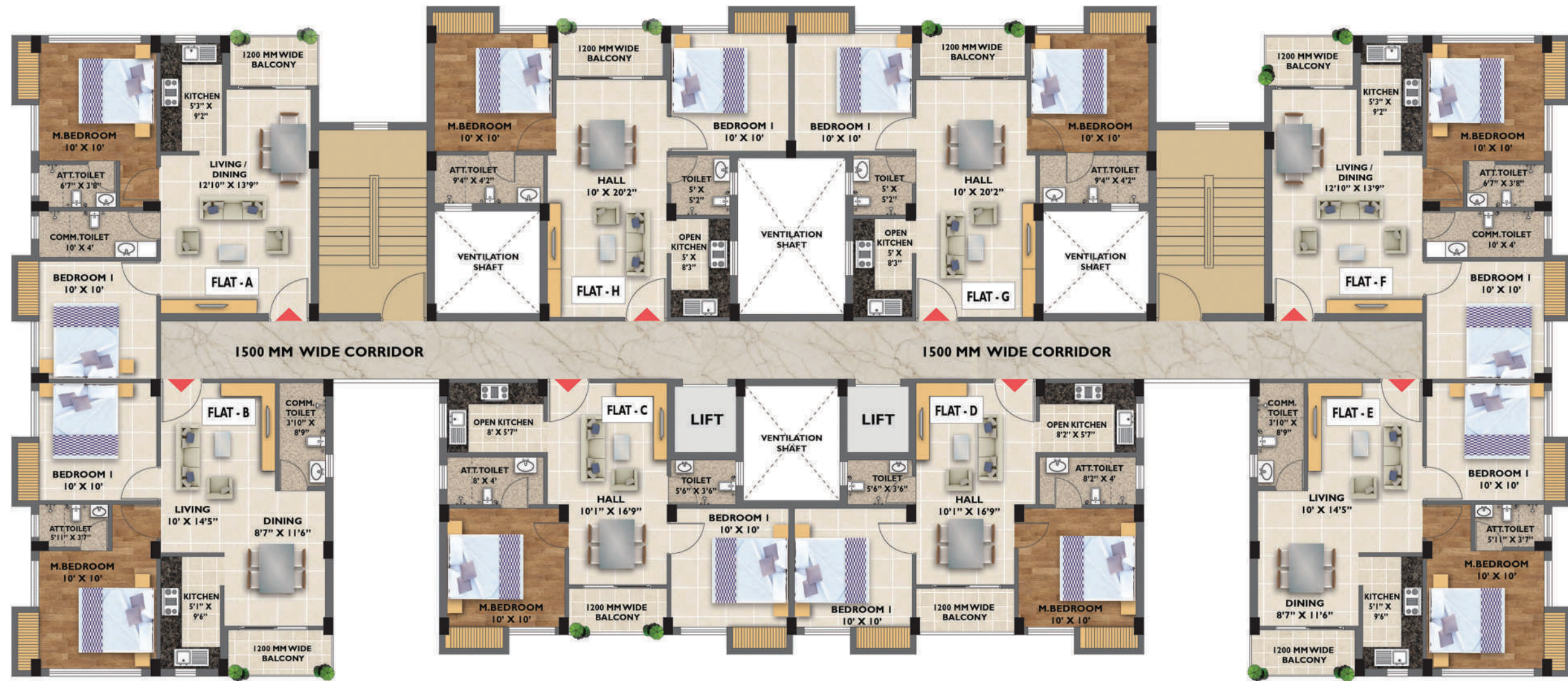
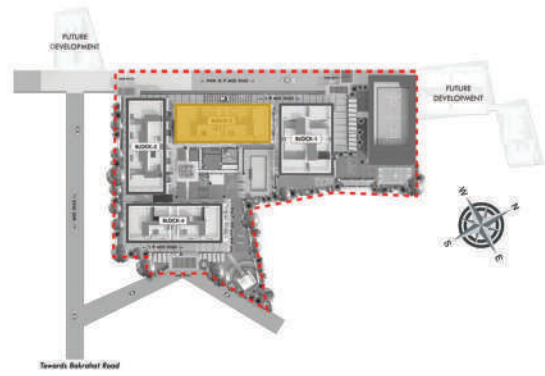
BLOCK- 1 - 1ST, 3RD, 5TH FLOOR PLAN



FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)	FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	633	68	774	992	D	633	68	774	992
B	696	36	807	1035	E	696	36	807	1035
C	634	68	775	994	F	634	68	775	994

BLOCK- 1 - 2ND, 4TH, 6TH FLOOR PLAN



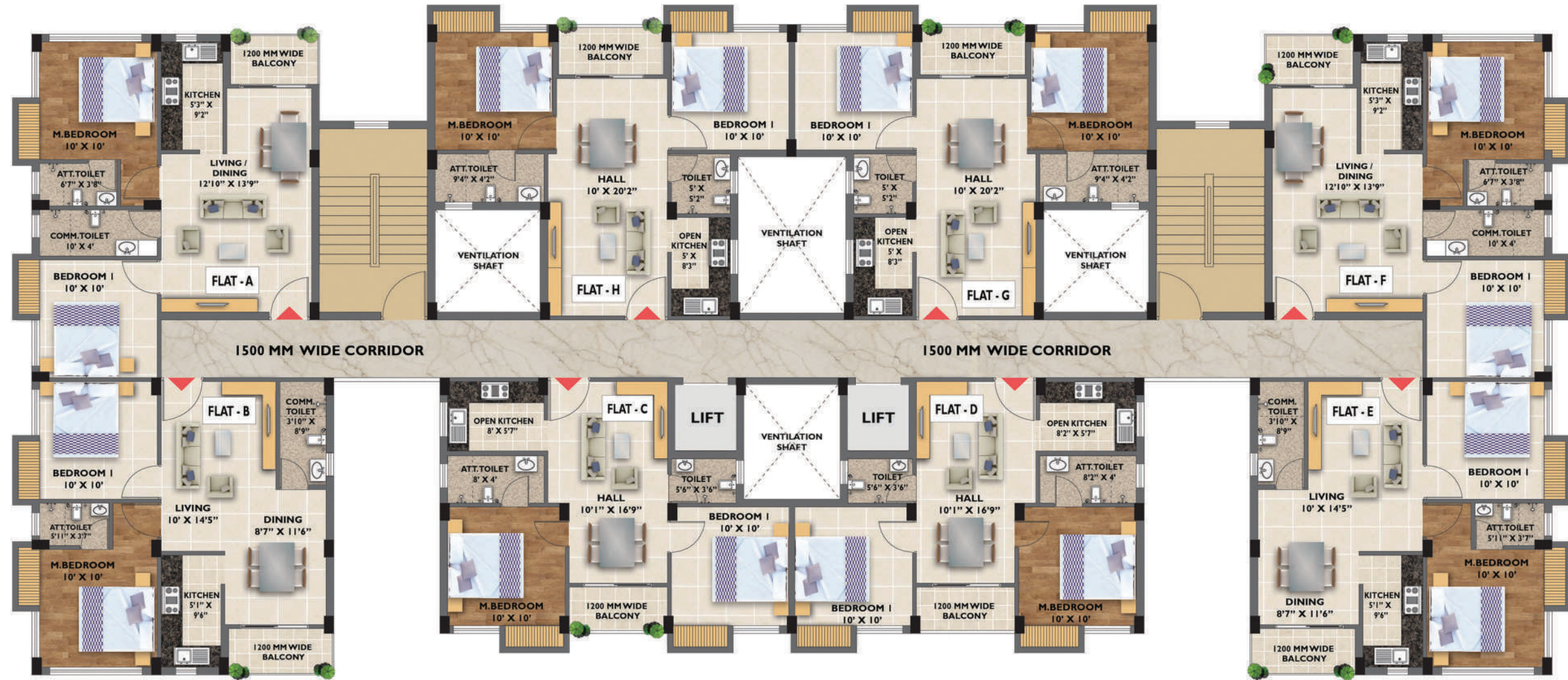
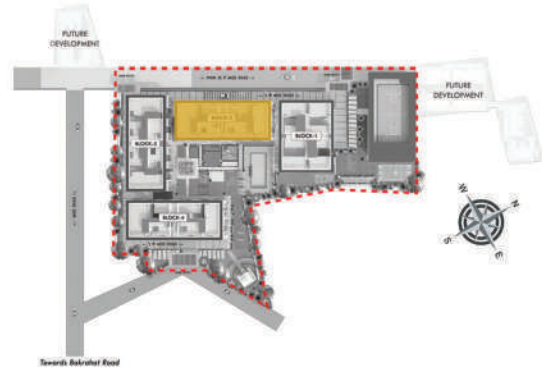


FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	574	32	667	855
B	576	35	666	854
C	501	33	589	755
D	501	33	589	755

FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
E	576	35	666	854
F	574	33	667	855
G	546	37	648	831
H	546	37	648	831



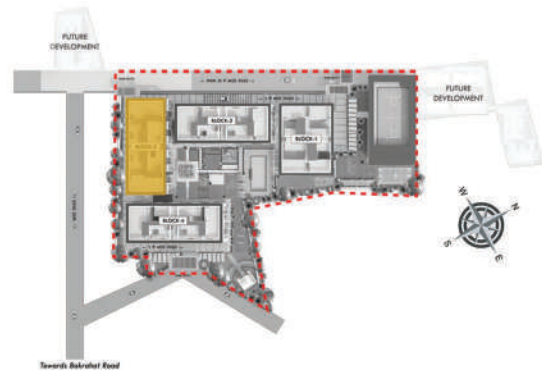
BLOCK-2 - 1ST, 3RD, 5TH FLOOR PLAN



FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)	FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	574	32	667	855	E	576	35	666	854
B	576	35	666	854	F	574	33	667	855
C	501	33	589	755	G	546	37	648	831
D	501	33	589	755	H	546	37	648	831



BLOCK-2 - 2ND, 4TH, 6TH FLOOR PLAN

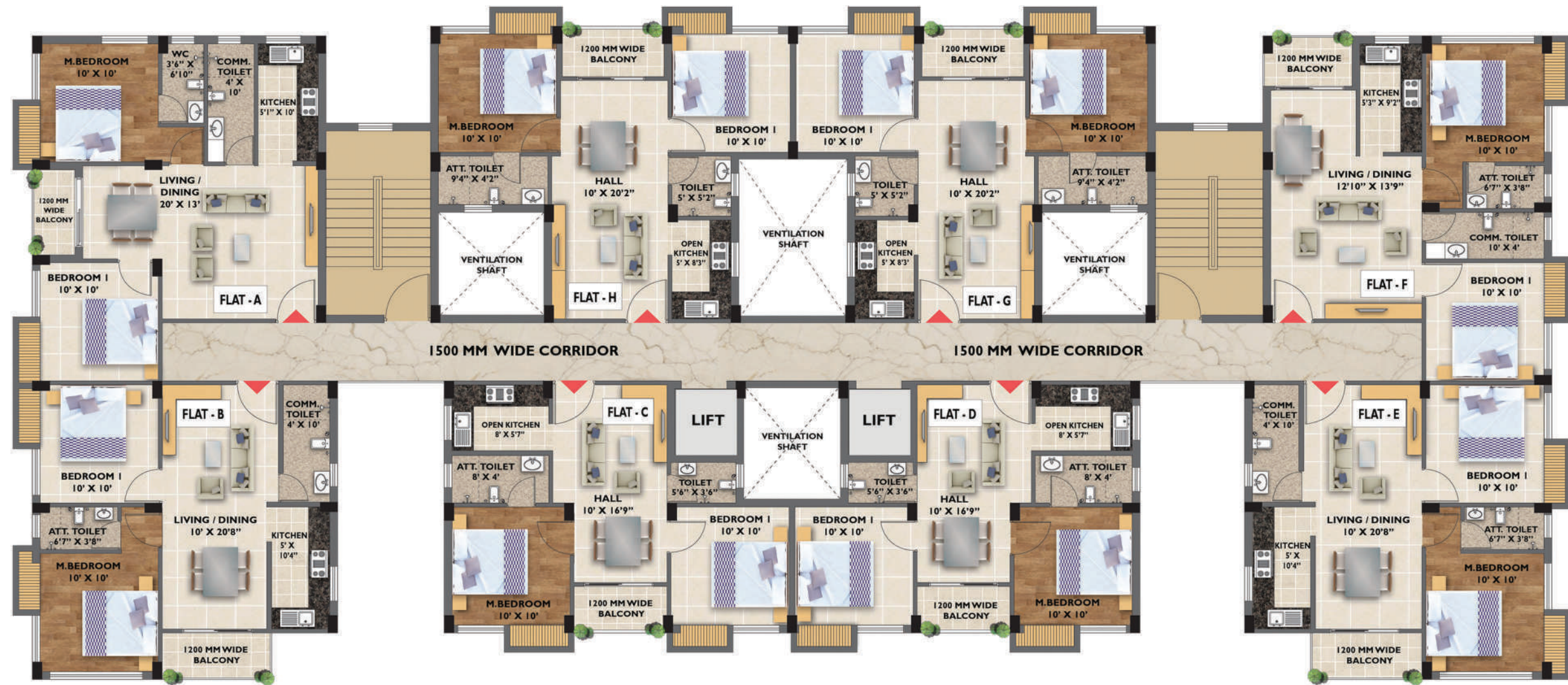
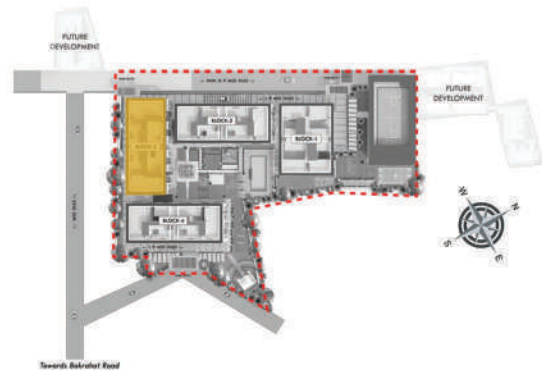


FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	588	30	679	871
B	560	36	647	829
C	484	32	575	737
D	484	32	575	737

FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
E	564	37	652	836
F	578	32	667	855
G	533	36	635	814
H	533	36	635	814



BLOCK-3 - 1ST, 3RD, 5TH FLOOR PLAN

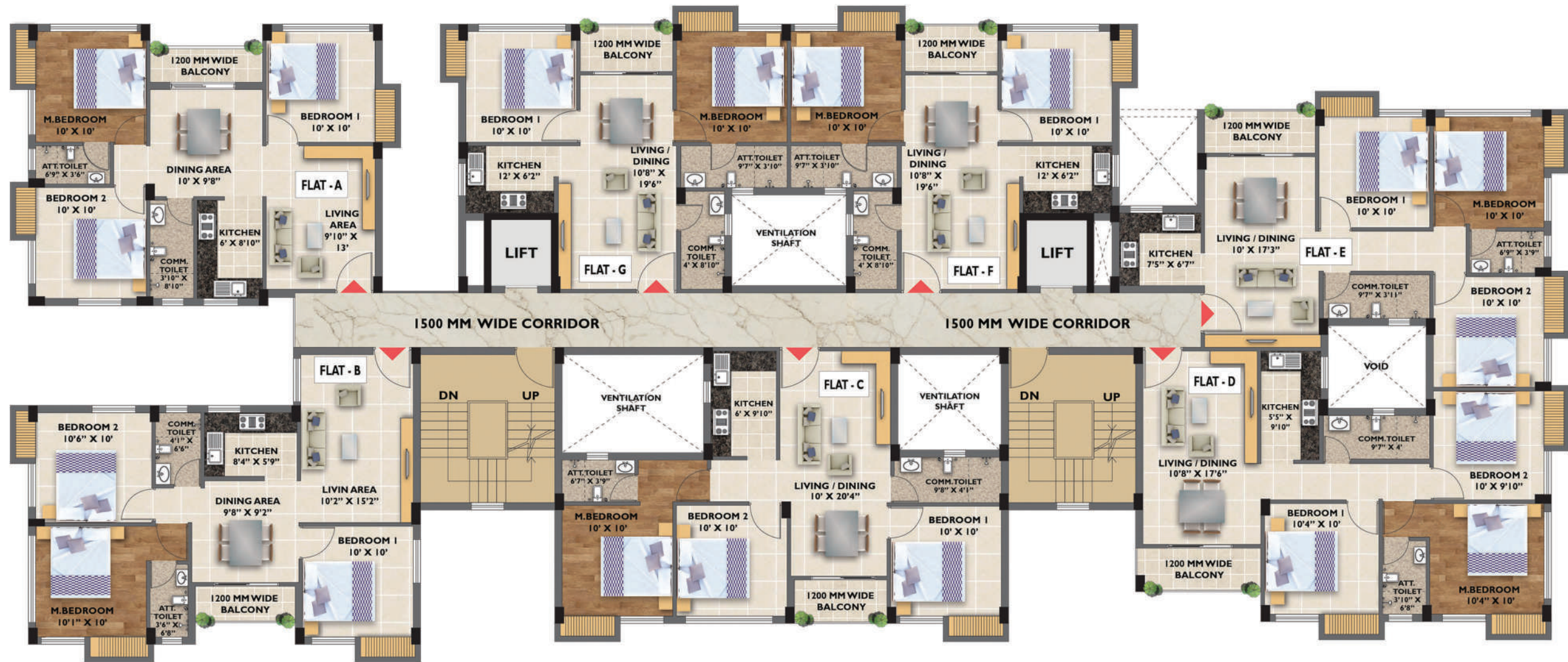
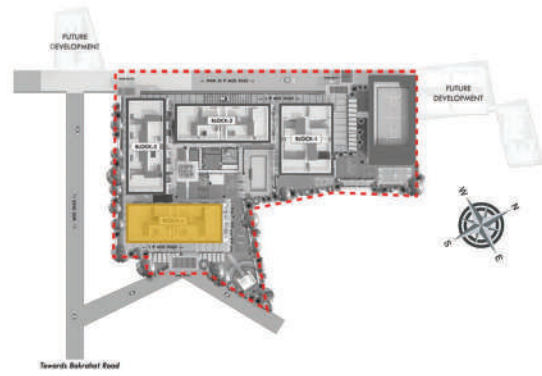


FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	588	30	679	871
B	560	36	647	829
C	484	32	575	737
D	484	32	575	737

FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
E	564	37	652	836
F	578	32	667	855
G	533	36	635	814
H	533	36	635	814



BLOCK-3 - 2ND, 4TH, 6TH FLOOR PLAN

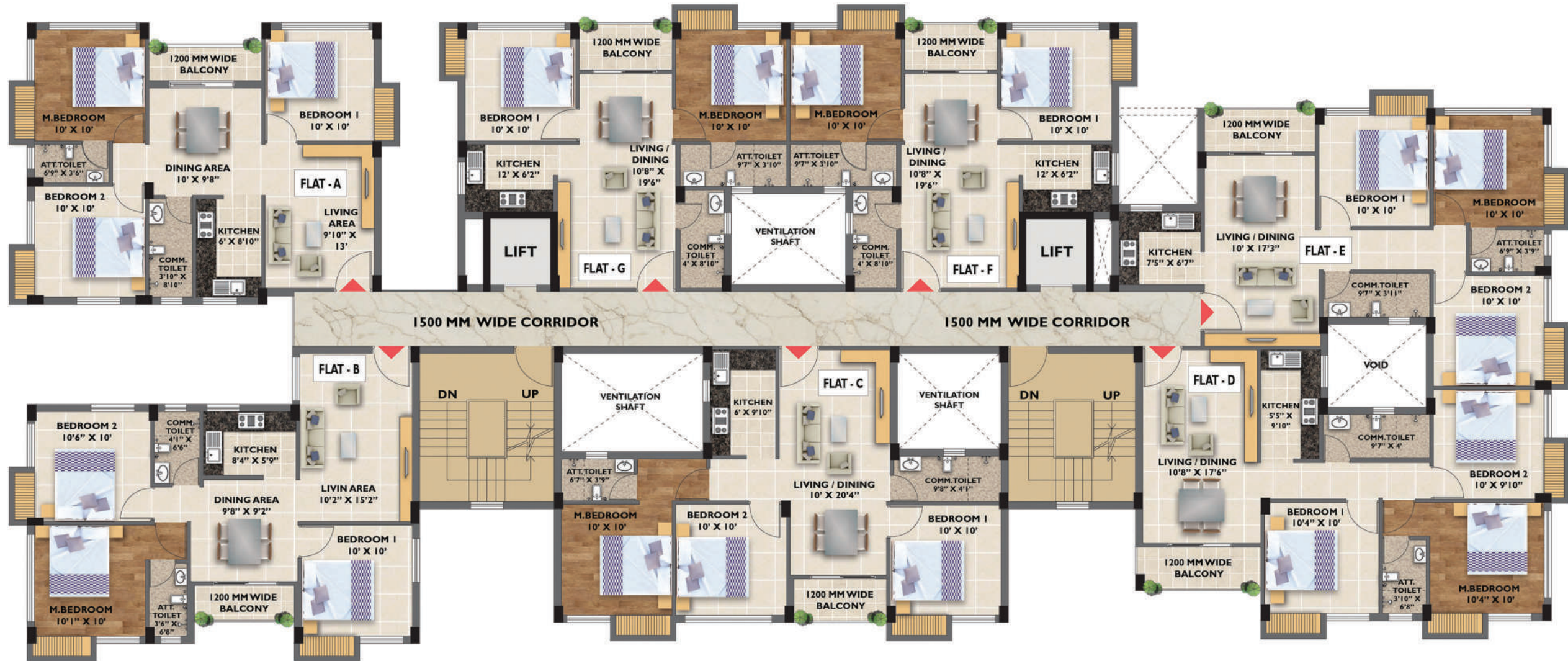
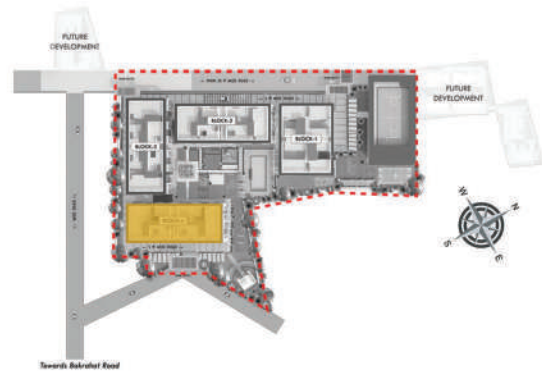


FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	694	35	808	1036
B	707	35	830	1064
C	701	33	818	1049
D	718	40	826	1059

FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
E	685	40	802	1028
F	549	35	645	827
G	549	35	645	827



BLOCK-4 - 1ST, 3RD, 5TH FLOOR PLAN



FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	694	35	808	1036
B	707	35	830	1064
C	701	33	818	1049
D	718	40	826	1059

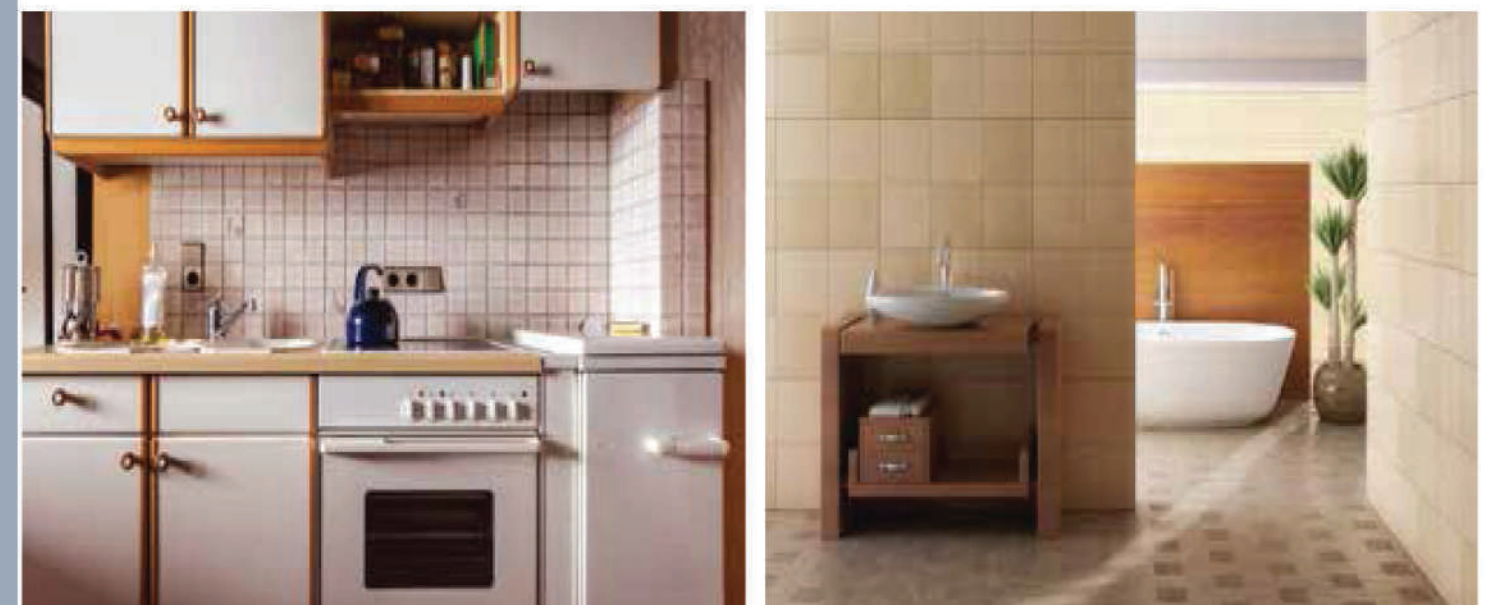
FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
E	685	40	802	1028
F	549	35	645	827
G	549	35	645	827



BLOCK-4 - 2ND, 4TH, 6TH FLOOR PLAN

ALL IN THE DETAILS

Structure:	Earthquake Resistance RCC Frame Structure with deep Piling
Wall Finishing:	Internal Wall Cement Plaster Finished with POP External Wall Cement Plaster finished with Waterproof paint.
Flooring:	Vitrified Tiles in all Bedrooms and Living room. Anti-skid tiles in Balcony Area
Bathroom:	Wall Glazed tiles dado up to door height with Anti-Skid floor Tiles
Kitchen :	Granite Counter with Stainless Steel sink and Wall Glazed tiles dado up to 2 feet height from counter
Electrical Fittings:	Concealed insulated copper wiring with Modular switches of reputed Make. 1 no. AC point in master bedroom. Provision of AC points in other bedrooms and Living room. 1 no. Geyser point in bathroom. Exhaust fan point in all bathrooms and kitchen. T.V. point in Living room 1 no. Washing Machine Point in Balcony
CP & Sanitary Fittings:	CP & Sanitary Fittings of reputed Make.
Doors:	Decorative Main Flush door with internal flush Door
Windows & balconies:	Sliding Windows with UV protective Glass and aluminium Frame. Safety Glass railing up to 3 feet height.
DG Backup:	Emergency power-backup for lifts, water pump & common areas Extra back-up for flats available at extra charge.
Lift:	Automatic lift of reputed make
Security:	24 hours CCTV & Security System for all entry points.
Fire Safety:	Modern Firefighting systems equipped with Firefighting devices/extinguisher & fire alarm system in common area along with underground water storage tanks



PAYMENT SCHEDULE

Application Money	51,000/- + GST
On Allotment (within 7 days of inc. Application Money)	10% + GST - Application money
On Execution or Registered Sale Agreement within 30 days from the application	10% + 50% of legal fees
Completion of Pile Foundation of said block	10% + GST
Completion of 1st Floor Slab	7.50% + GST
Completion of 2nd Floor Slab	7.50% + GST
Completion of 3rd Floor Slab	7.50% + GST
Completion of 4th Floor Slab	7.50% + GST
Completion of Roof Floor Slab	7.50% + GST
Completion of Brick Work and Plaster of the Said Unit	10.00% + GST

Completion of Internal Flooring of the Unit	10.00% + GST
Completion of the Said Unit	7.50% + GST
On Possession of the Said Unit	5% + 50% of legal fees + extra charges + GST

Extra Charges	
Club Charges	50/- per sq.ft. + GST
Transformer & Electricity	50/- per sq.ft. + GST
Power Backup	50/- per sq.ft. + GST
Association Formation	10/- per sq.ft. + GST
Legal Charges	1% of unit consideration value
Maintenance deposit 2.5/- per sq.ft. for 12 months	30/- per sq.ft. + GST
SINKING FUND deposit 2.5/- per sq.ft. for 12 months	30/- per sq.ft.
Maintenance charge on actual from the date of possession notice	

DEVELOPED BY



Marketing Partner:



A.R Realtors

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