

Aztek
Nesting Dreams



Tilottama
তিলোত্তমা

तिलोत्तमा



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



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



CLUB LAVANYA



COMMUNITY HALL



GYMNASIUM



INDOOR GAMES ROOM



AUDIO VISUAL ROOM



KID'S LOUNGE



LADIES LOUNGE





ZUMBA ROOM



BANQUET LAWN



Others *Amenities*



PANTRY KITCHEN



GUEST ROOM



STEAM ROOM



CONFERENCE ROOM



MULTIPURPOSE ROOM



LOUNGE & LEISURE ROOM



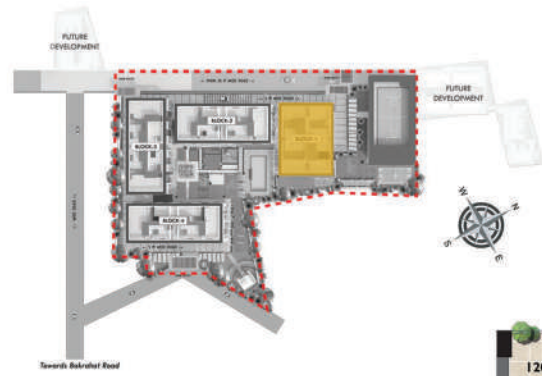
TODDLER'S ROOM



CARD ROOM



EV CHARGING & CAR WASH

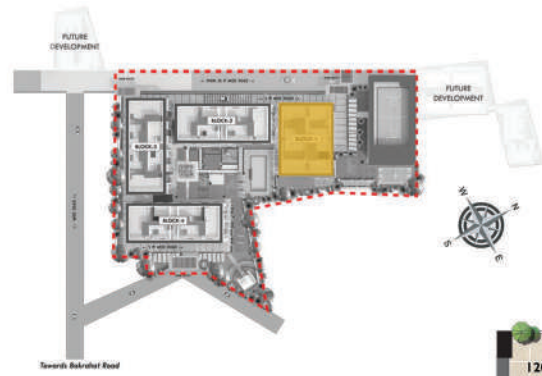


FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	633	68	774	992
B	696	36	807	1035
C	634	68	775	994

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

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



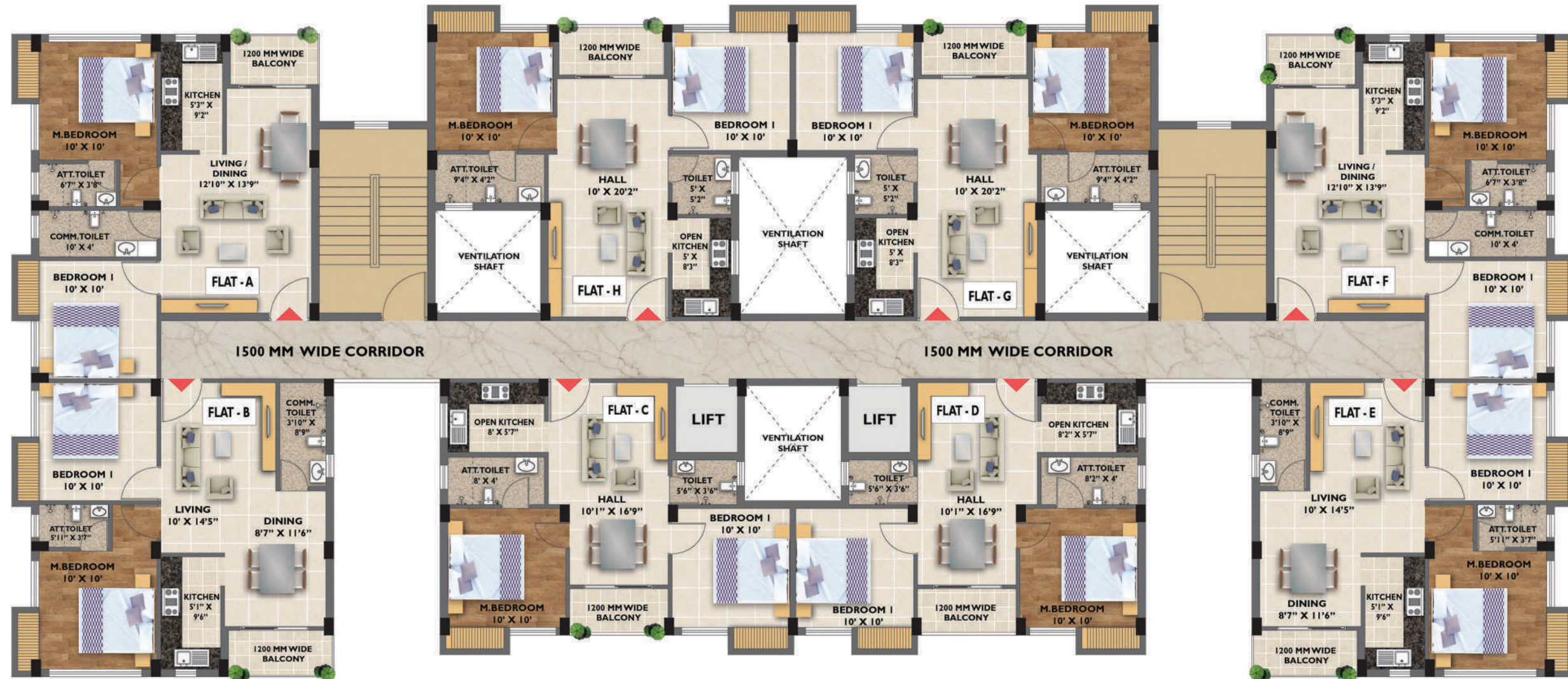
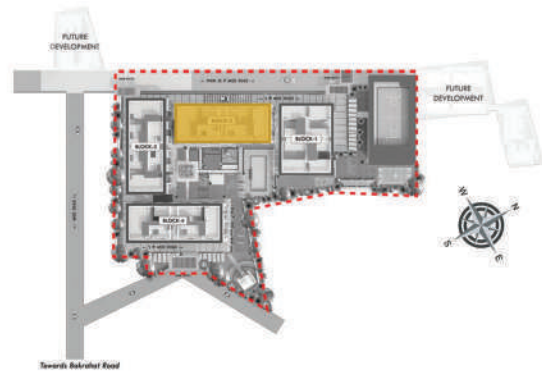


FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
A	633	68	774	992
B	696	36	807	1035
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FLAT NO.	CARPET AREA (SQFT.)	BALCONY (SQFT.)	BUILT-UP AREA (SQFT.)	SALEABLE AREA (SQFT.)
D	633	68	774	992
E	696	36	807	1035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



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

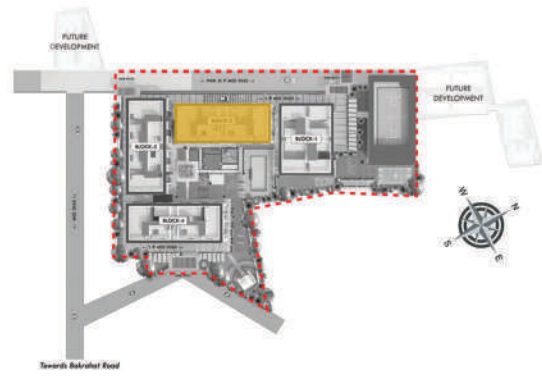


FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
A	574	32	667	855
B	576	35	666	854
C	501	33	589	755
D	501	33	589	755

FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
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

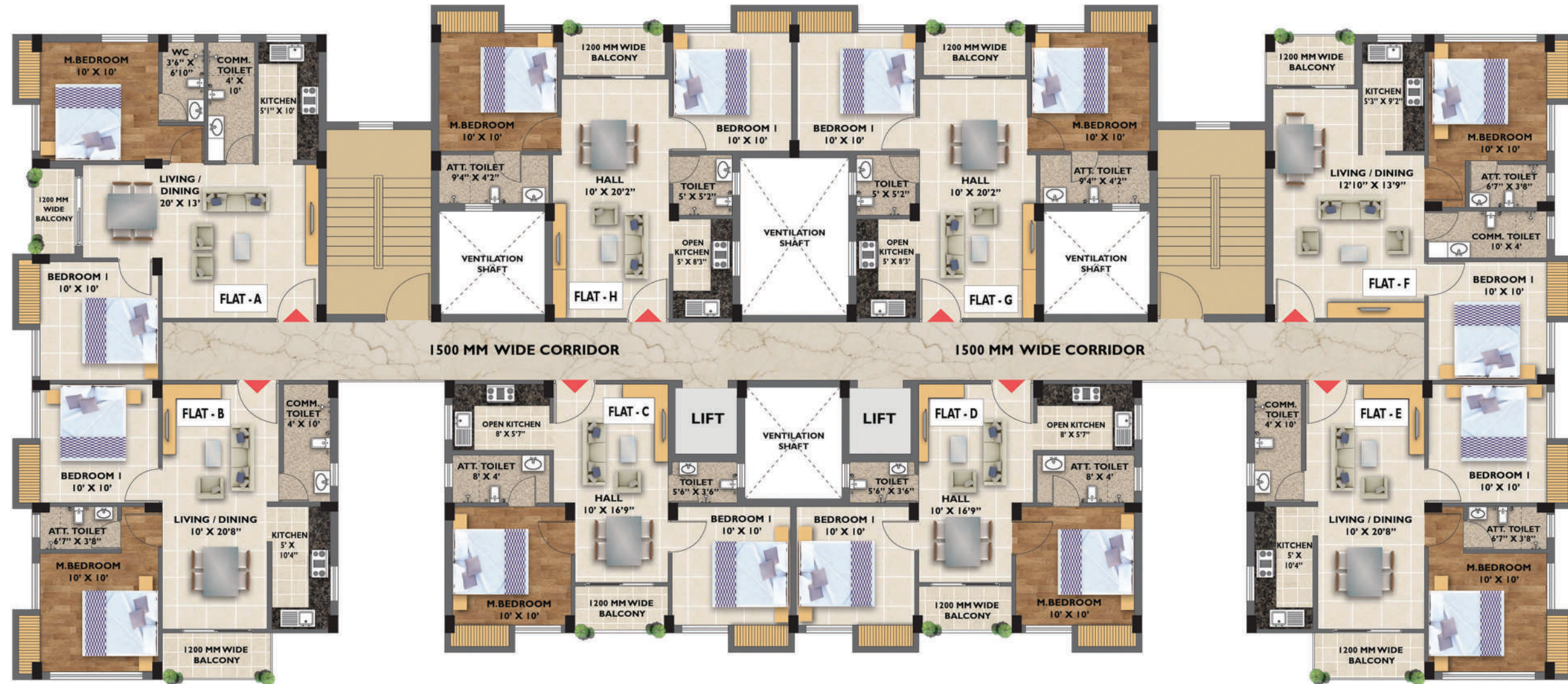
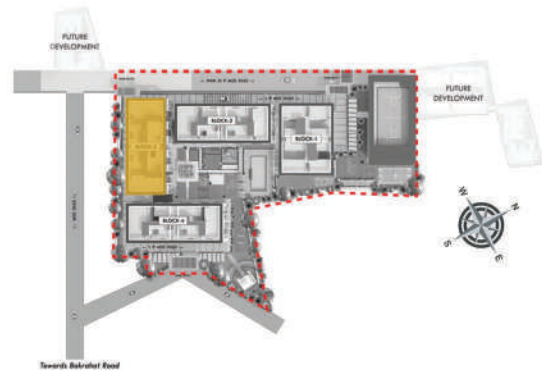


FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
A	574	32	667	855
B	576	35	666	854
C	501	33	589	755
D	501	33	589	755

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



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

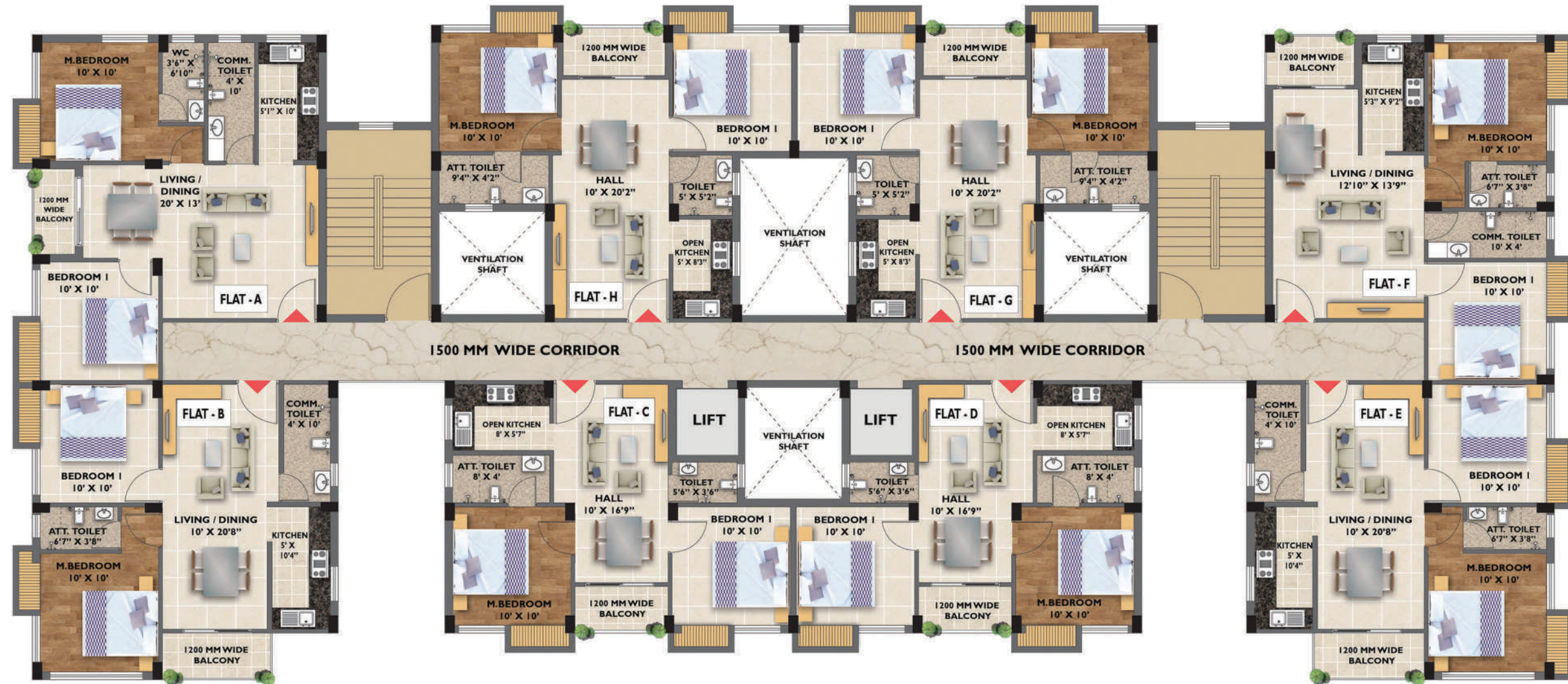
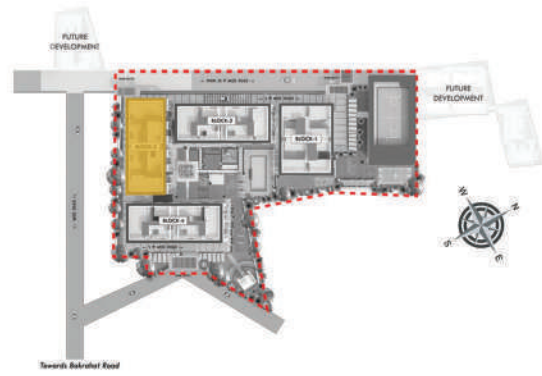


FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
A	588	30	679	871
B	560	36	647	829
C	484	32	575	737
D	484	32	575	737

FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
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

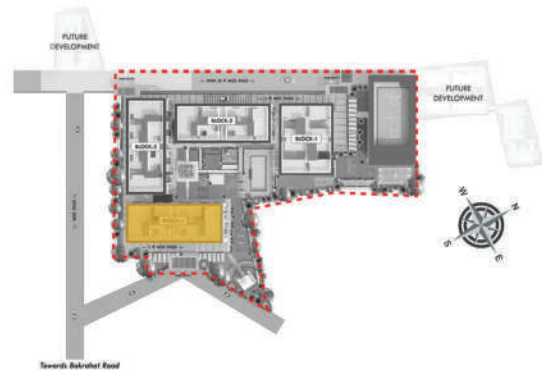


FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
A	588	30	679	871
B	560	36	647	829
C	484	32	575	737
D	484	32	575	737

FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
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

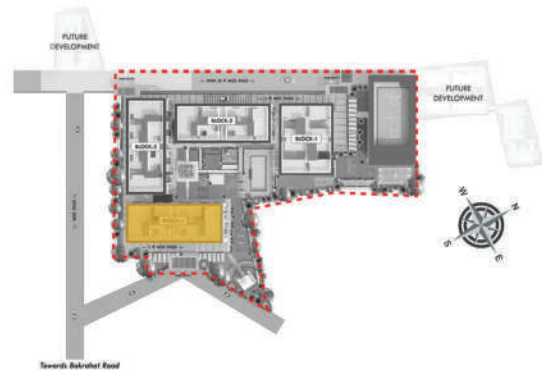


FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
A	694	35	808	1036
B	707	35	830	1064
C	701	33	818	1049
D	718	40	826	1059

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

FLAT NO.	CARPET AREA (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP AREA (SQ.FT.)	SALEABLE AREA (SQ.FT.)
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



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