The Reflection of

Your Dreams Has a Location At Par



THE ADDRESS

13/1, Ram Road, Behala, Kolkata- 700 061.

KEY LOCATIONS

(time taken by car from the site)

Nursing Home	2 mins
Market	2 mins
Vidya Bharati School	3 mins
Behala Chowrasta Proposed Metro Stn.	5 mins
M.P. Birla School	13 mins

Developed by:

BSA GROUP
Suite No. 118,
23B, N.S. Road,
Kolkata- 700 001.
P: (033)4007 0507

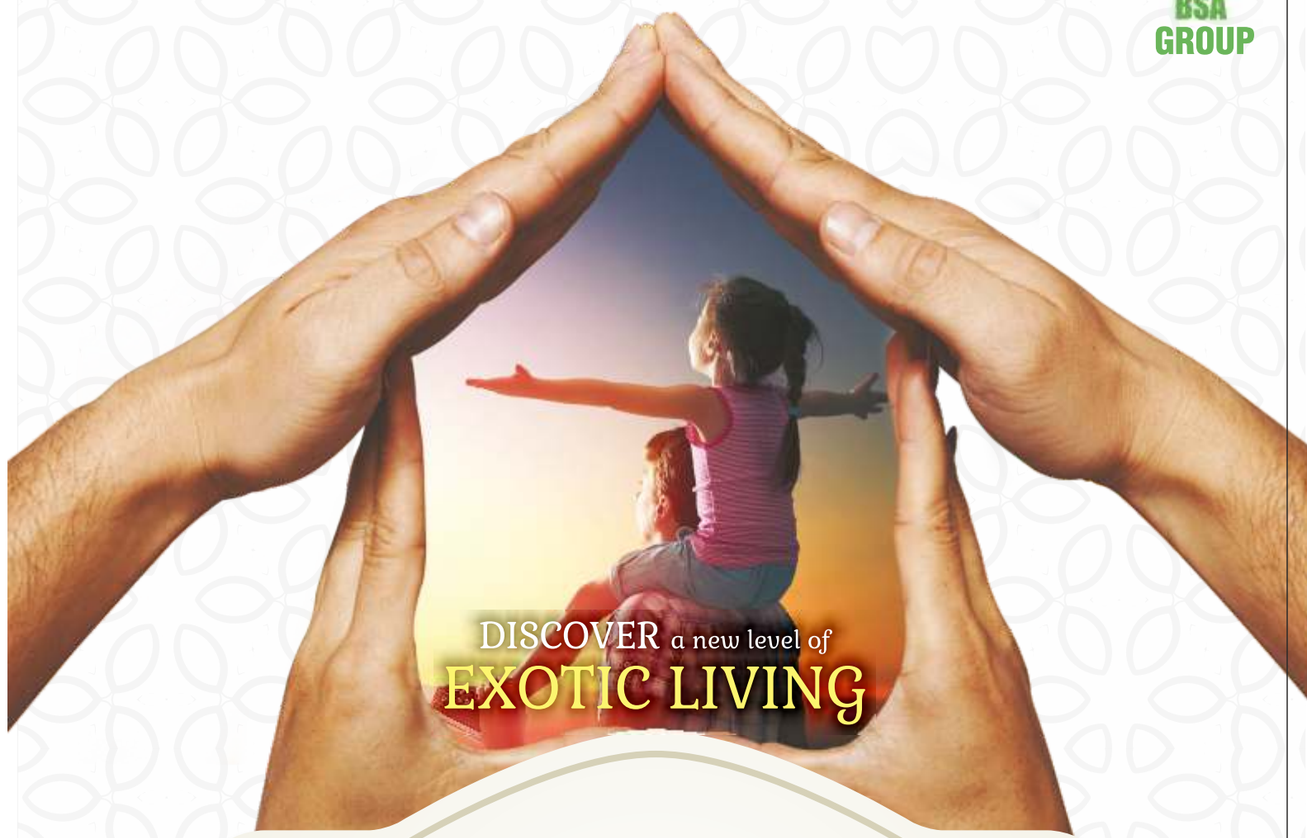
For bookings & enquiries, please call@

97321 21212

Design: AshuP. Creatives | 98362 12175

Disclaimer: This brochure is not a legal offer. It is meant for information only. The developer reserves all rights to change/alter/modify any of the mentioned specifications, image and details without prior notice. All measurements are indicative & subject to final measurements on completion of the project.

BSA GROUP



BSA

EXOTICA

live a happy, exotic life

.:: a BSA Group Project ::.

Exotic Living means to live life in a true and authentic way.

At BSA Exotica, your journey to happy & exotic living begins.

With best of world class amenities, it brings you close to the real joy of living that will re-awaken the true spirit of life in you. 4-sides-open Apartments with a divine Mandir, a spacious Community Hall, Indoor Games Room & Gymnasium with round the clock security feature including CCTV Surveillance assuring safety of you and your loved ones, presence of 24 hrs water supply and other basic daily necessities make Life at BSA Exotica, a Bliss & Blessing .

Moreover, great connectivity & proximity to schools, medical help and other important places of the city make BSA Exotica an obvious choice for those looking for a serene & quality living.



Bring the exotic in your Life
And make Happiness Last Forever ...

BSA EXOTICA

live a happy, exotic life

— BSA EXOTICA, DAY VIEW : Artist's Impression —















Specifications

STRUCTURE
RCC frame

EXTERIOR
Weather Coat / Snowcem Finish

WALLS
POP finish on walls & ceilings

DOORS & WINDOWS
Doors : Main panel door with magic eye , Other flush doors
Windows : Anodized / Power coated glazed alluminium window

FLOORING
Vetrified Tiles

LOBBY
Decorative Lobby with Marble, Granite or Tiles finish

KITCHENS
Anti-skid flooring with Granite counter, Ceramic tiles wall cladding upto 2 ft. over the counter

TOILETS & FITTINGS
Floor : Anti skid tiles Walls: Ceramic Tiles up to door height
CP fittings & sanitary wares of reputed make, Geyser points in all toilets

ELECTRICAL
Concealed insulated copper wiring (ISI Mark), Adequate switches and MCB in each flat, TV and telephone points in living room & master bedroom, AC Points in all bedrooms, exhaust fan, water filter, refrigerator, mixer grinder & electric oven points in kitchen

POWER BACKUP WITH GENERATOR
Generator limited power backup

SECURITY
Round the clock security with CCTV Surveillance

LIFT / ELEVATOR
5 Passengers elevators by reputed makers

Lifestyle Amenities

Here, living is a pleasure... a treasure indeed !















Also there: *Kid's Play Area* | *Lawn* | *Accu-Pressure Track* | *Intercom*

P.S.: The above images are all Artist's Impressions

FIRST FLOOR PLAN

BLOCK A

Flat	Type	Chargeable Sq.ft.	O.T. Sq.ft.
A	3BHK	1194	280
B	3BHK	1194	-
C	3BHK	1194	-
D	3BHK	1194	-

BLOCK B

Flat	Type	Chargeable Sq.ft.	O.T. Sq.ft.
A	2BHK	845	-
B	2BHK	845	-
C	2BHK	845	190
D	2BHK	845	-

Note: O.T.= Open Terrace

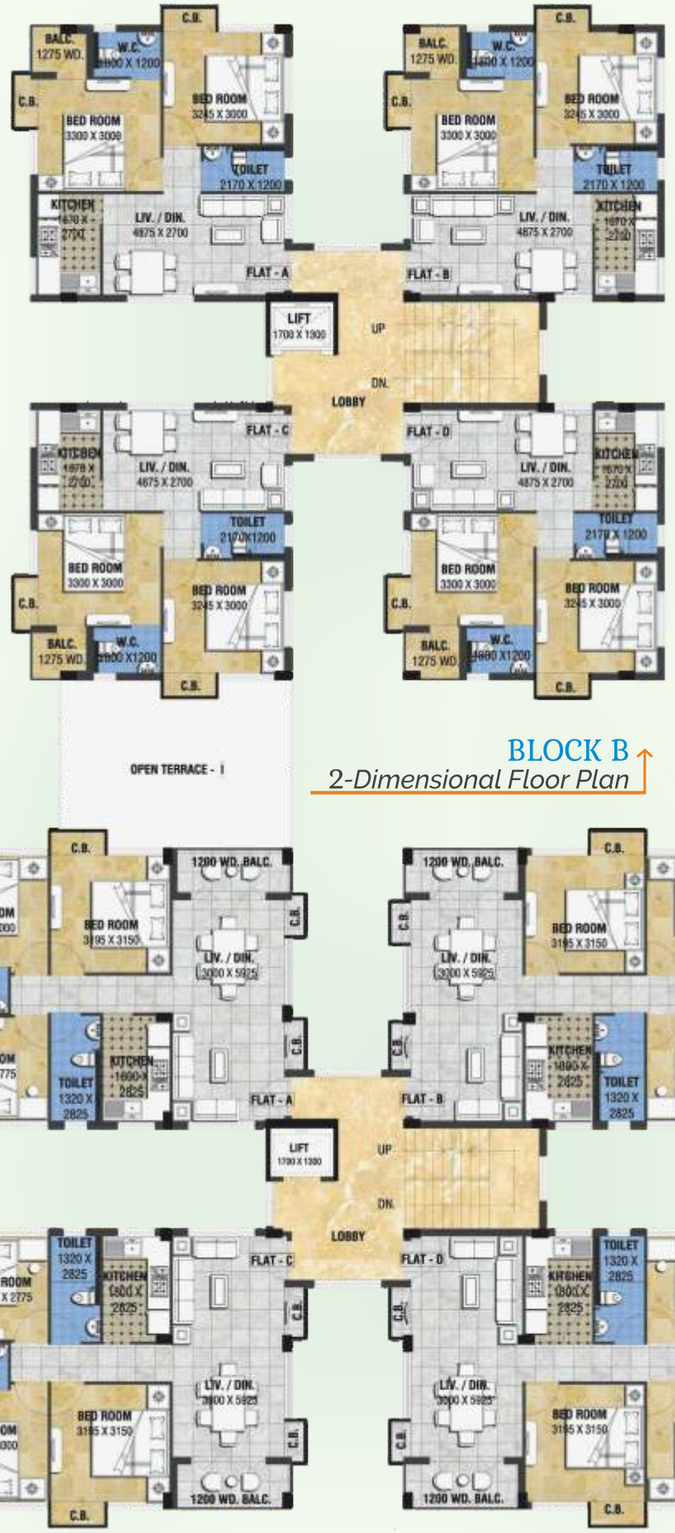


2-Dimensional Floor Plan



3-Dimensional Floor Plan

N



BLOCK B
2-Dimensional Floor Plan



BLOCK B
3-Dimensional Floor Plan

TYPICAL FLOOR PLAN

(2ND TO 4TH FLOOR PLAN)

BLOCK B

Flat	Type	Chargeable Sq.Ft.
A	2BHK	845
B	2BHK	845
C	2BHK	845
D	2BHK	845

BLOCK A

Flat	Type	Chargeable Sq.Ft.
A	3BHK	1194
B	3BHK	1194
C	3BHK	1194
D	3BHK	1194



BLOCK A
3-Dimensional Floor Plan



GROUND FLOOR PLAN



BSA
GROUP

THE BRAIN BEHIND

With over 2 decades of experience and cognizance, BSA Group has developed a niche in the construction & real estate industry. Well known for their well thought layout for a cozy,peaceful living and value for money projects, their core belief is creating lsndmarks with high quality of construction.

less House
more HOME!



BSA

EXOTICA

live a happy, exotic life

Living in the opulence of a

dream home

— BSA EXOTICA, NIGHT VIEW : Artist's Impression —