

INTRODUCING:-

S_{KY} **T**_{OUCH} **A**_{PARTMENT}

WHERE YOUR DREAM HAS

After a chaotic day you eagerly look forward to coming to a place which takes care of your fatigue and you want to gain your energy again, SKYTOUCH APARTMENT is one such place that defines you completely.

In today's world access to all facilities related to modern living plays a key role. This project addresses just that need for a better life through comforts and conveniences. Located centrally and within stone throw from Banks, Market, Hospitals, Pharmacy, ATM, Stations, Airport.

So, come be a part of Kolkata's newest destination.

Nearby Area:

BANKS AND ATM: SBI, AXIS, HDFC, PUNJAB AND SIND BANK, BANDHAN BANK, PNB.

HOSPITALS: SAGAR DUTTA HOSPITAL, BARANAGAR STATE GENERAL, ZENITH, SANJEEVANI.

MARKET: SPENCER, RELIANCE DIGITAL, PANTALOONS.

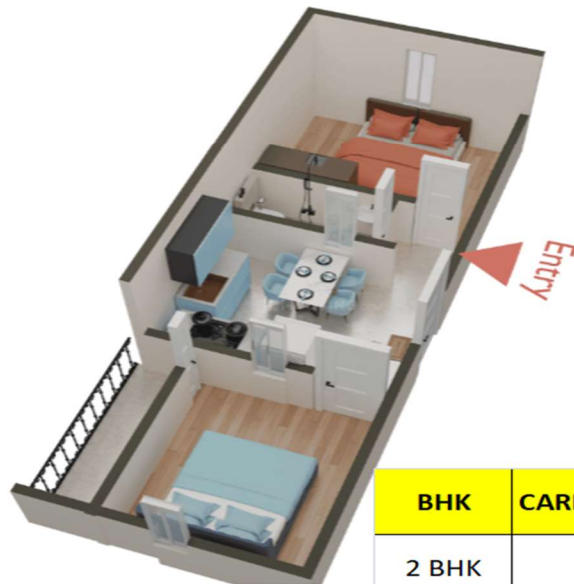
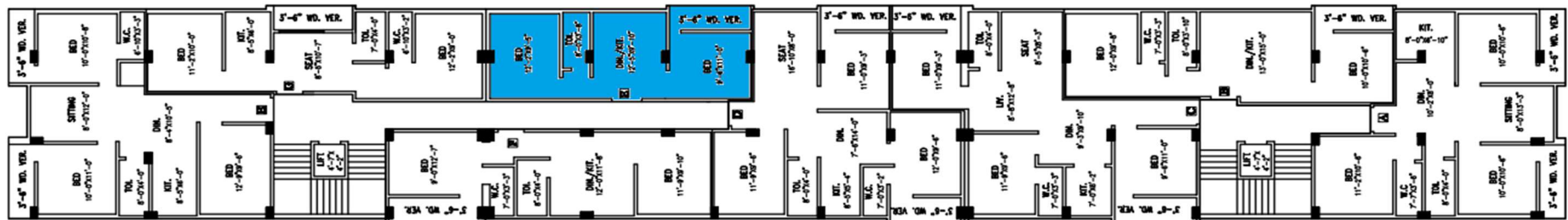
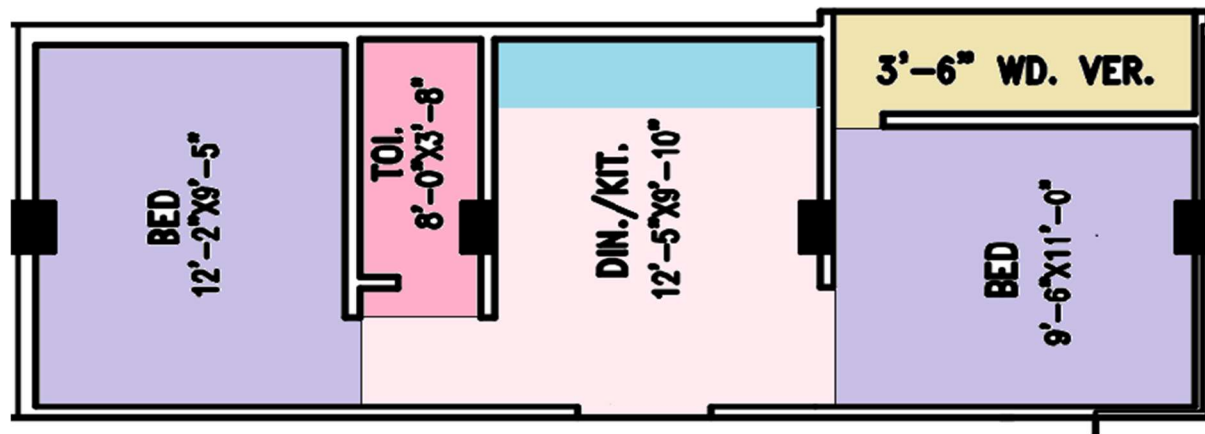
PHARMACY: APOLLO, FRANK ROSS, MEDPLUS

TRAIN STATION: BARANAGAR, DAKHINESWAR, DUMDUM

METRO: BARANAGAR, DAKHINESWAR, NOAPARA

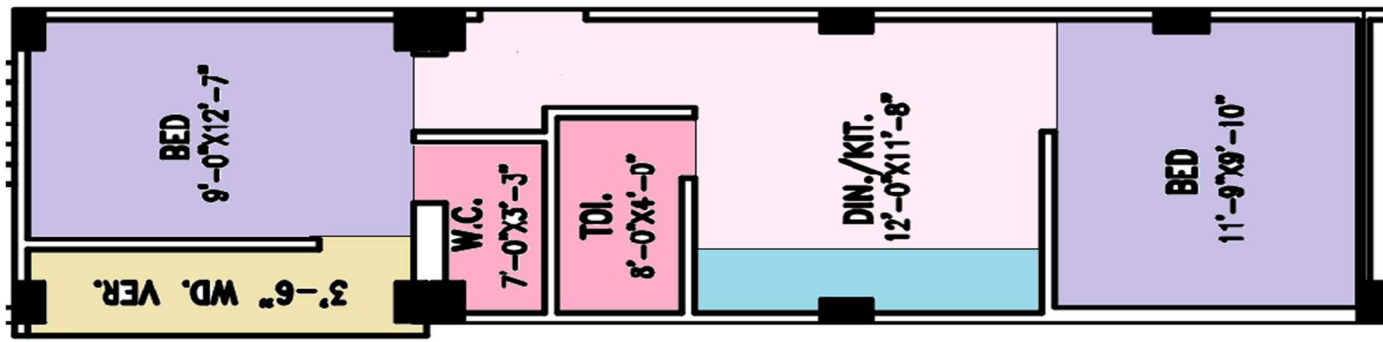




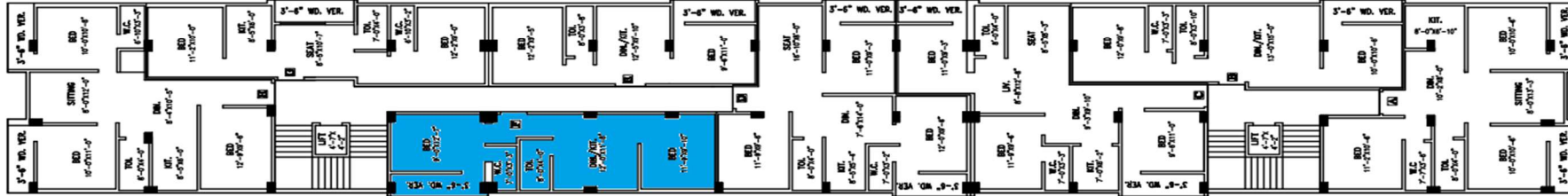
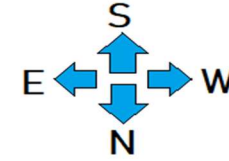


BEDROOM 1	12' 2" * 10'
BEDROOM 2	11' 0" * 9' 6"
KITCHEN	9' 10" * 4' 0"
LIVING ROOM/HALL	9' 10" * 8' 0"
BALCONY	11' 0" * 3' 6"
COMMON BATHROOM	8' 0" * 4' 0"

BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
2 BHK	443	476	63	539	135	674

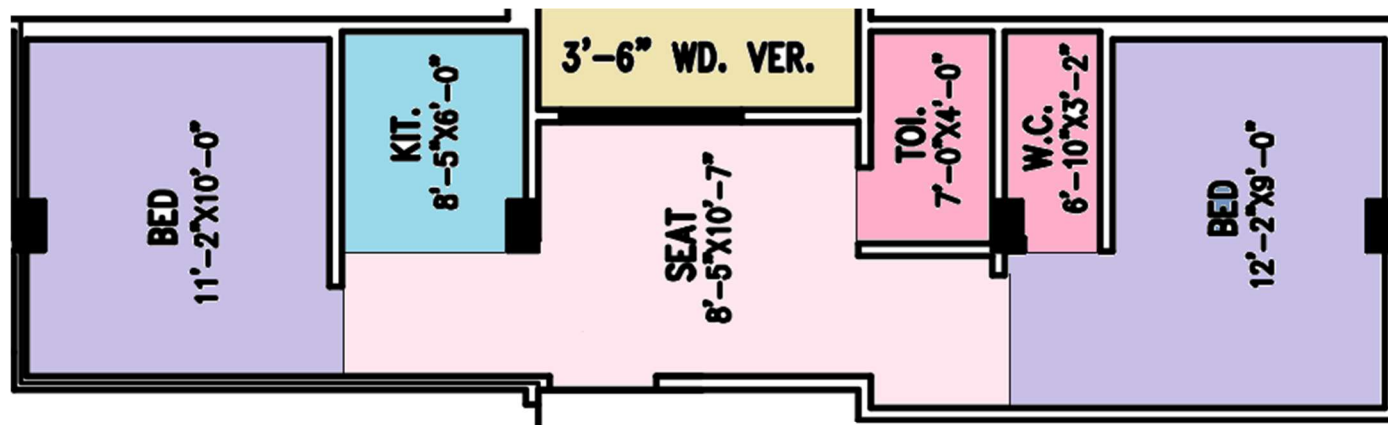


FLAT TYPE : F
AREA : 806 SQFT

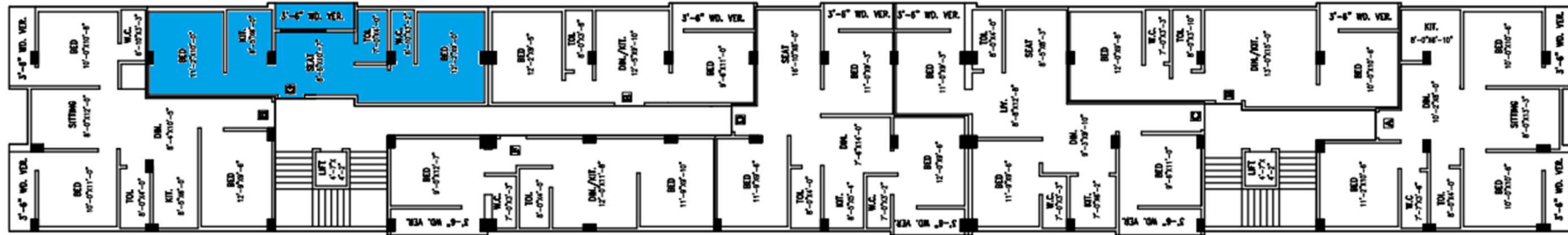
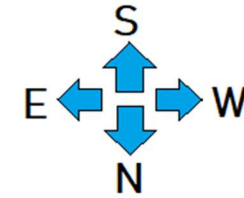


BEDROOM 1	12' 7" * 9' 0"
BEDROOM 2	11' 9" * 9' 10"
KITCHEN	11' 8" * 4' 0"
LIVING ROOM/HALL	11' 8" * 4' 0"
BALCONY	12' 7" * 3' 6"
COMMON BATHROOM	8' 0" * 4' 0"
ATTACHED BATHROOM	7' 0" * 3' 3"

BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
2 BHK	529	571	74	645	161	806

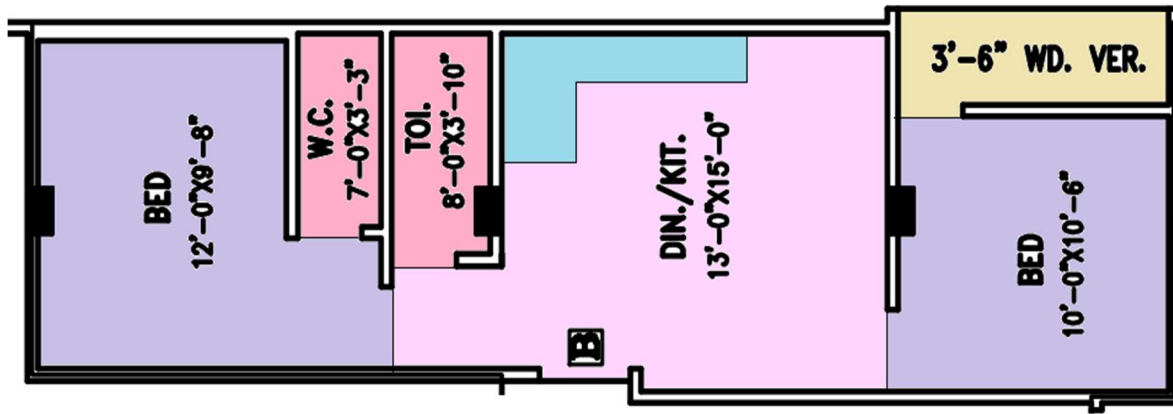


FLAT TYPE : G
AREA : 825SQFT

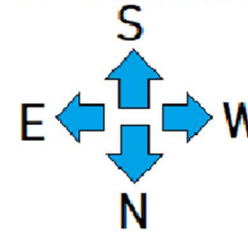


BEDROOM 1	11' 2" * 10'
BEDROOM 2	12' 2" * 9'
KITCHEN	8' 5" * 6'
LIVING ROOM/HALL	8' 5" * 10' 7"
BALCONY	10' 7" * 3' 6"
COMMON BATHROOM	7' 0" * 4' 0"
ATTACHED TOILET	6' 10" * 3' 2"

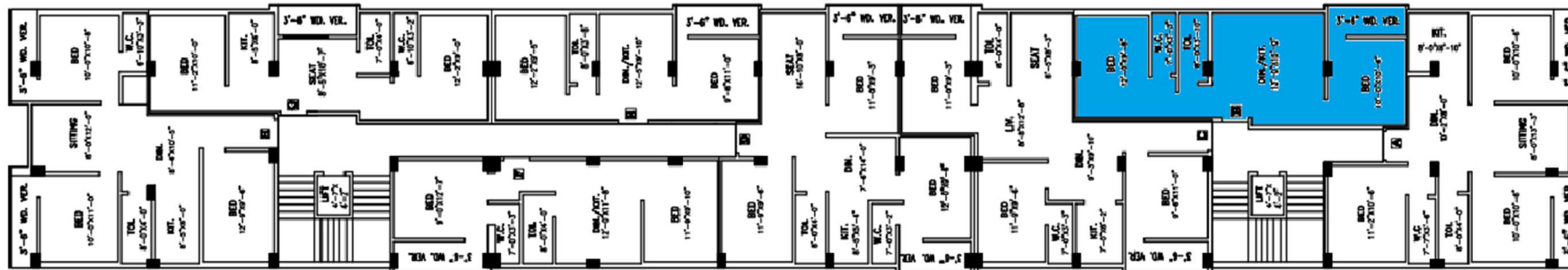
BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
2 BHK	542	584	76	660	165	825



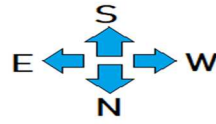
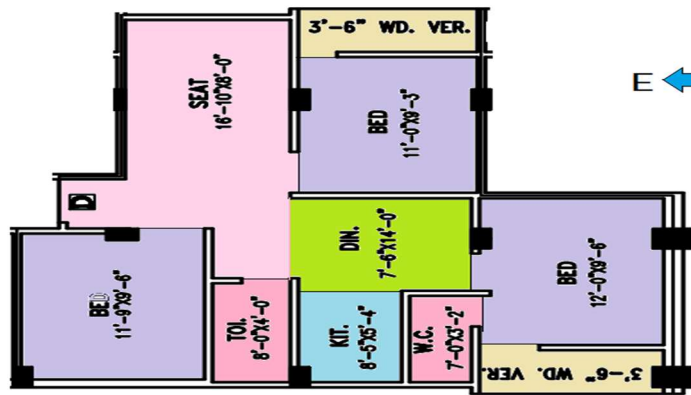
FLAT TYPE: **B**
 AREA: **840SQFT**



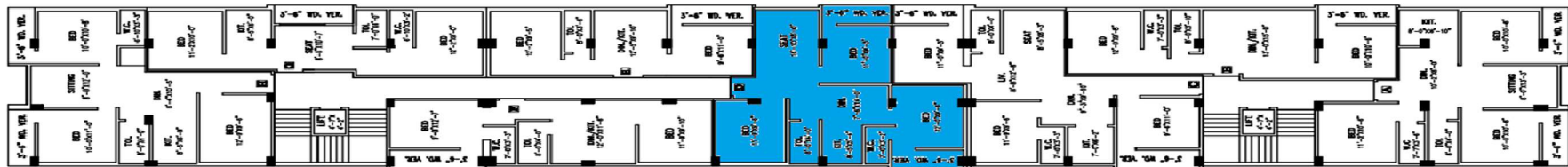
FLAT B 840 SQFT	
BEDROOM 1	12' 0" * 9' 8"
BEDROOM 2	10' 0" * 10' 6"
KITCHEN	8' 0" * 5' 0"
LIVING ROOM/HALL	13' 0" * 10' 0"
BALCONY	10' 6" * 3' 6"
COMMON BATHROOM	8' 0" * 3' 10"
ATTACHED BATHROOM	7' 0" * 3' 3"



BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
2 BHK	558	595	77	672	168	840

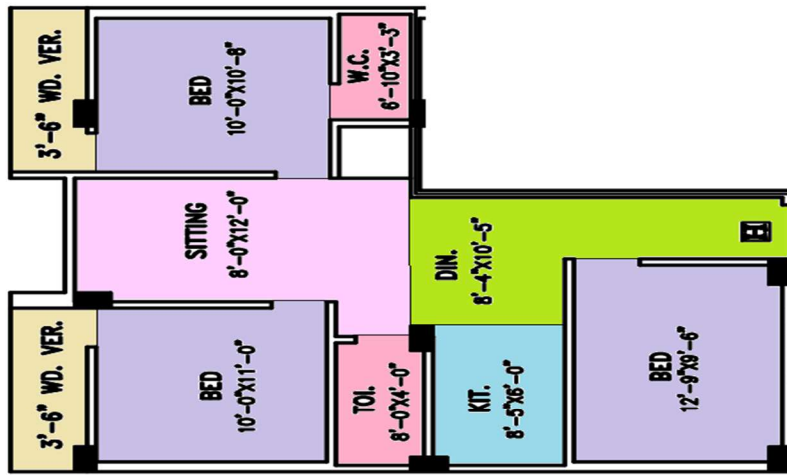


FLAT TYPE : D (3 BHK)
AREA : 1144 SQFT

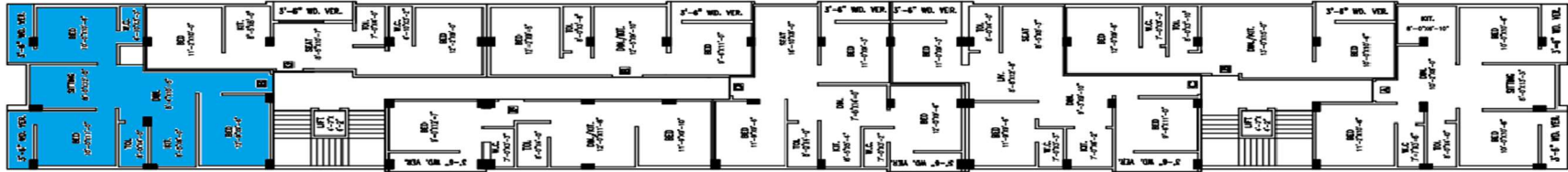
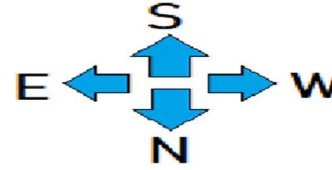


BEDROOM 1	11' 9" * 9' 6"
BEDROOM 2	12' 0" * 9' 6"
BEDROOM 3	11' 0" * 9' 3"
KITCHEN	8' 5" * 5' 4"
LIVING ROOM/HALL	16' 10" * 8' 0"
DINING AREA	7' 6" * 14' 0"
BALCONY WITH BEDROOM 2	3' 6" * 9' 6"
BALCONY WITH BEDROOM 3	3' 6" * 9' 3"
COMMON BATHROOM WITH BEDROOM 2	7' 0" * 3' 2"
ATTACHED BATHROOM	7' 0" * 3' 3"

BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
3 BHK	776	810	105	915	229	1144

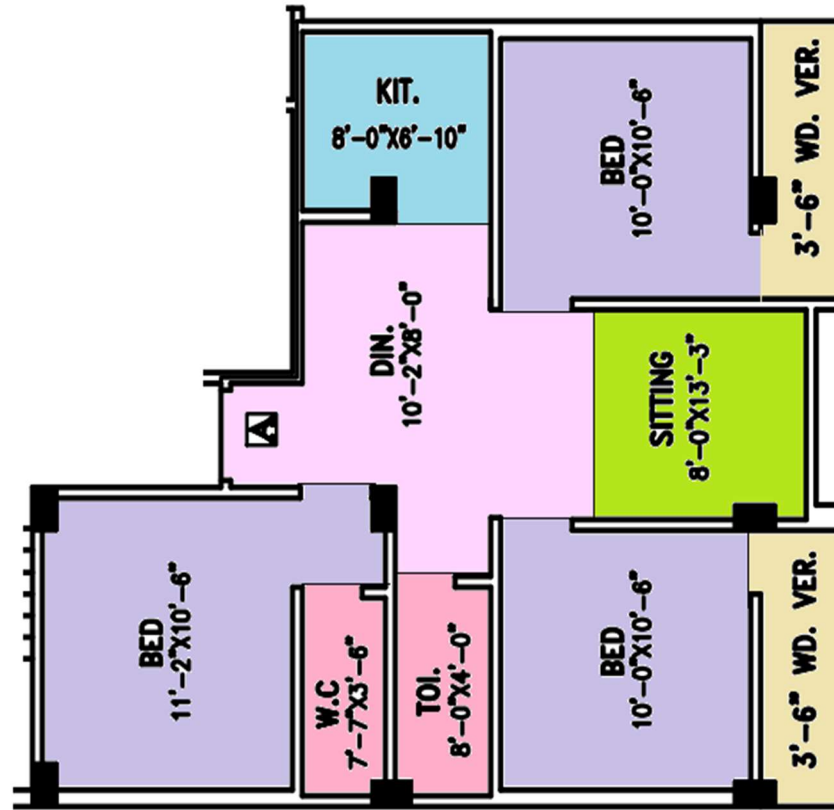


FLAT TYPE : H
AREA : 1196 SQFT

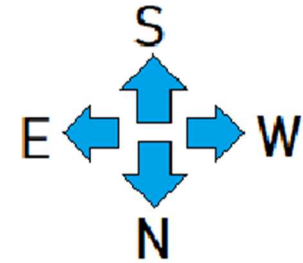


BEDROOM 1	10' 0" * 11' 0"
BEDROOM 2	12' 0" * 9' 6"
BEDROOM 3	10' 0" * 10' 8"
KITCHEN	8' 5" * 6' 0"
LIVING ROOM/HALL	12' 0" * 8' 0"
DINING AREA	8' 4" * 10' 5"
BALCONY WITH BEDROOM 2	3' 6" * 11' 0"
BALCONY WITH BEDROOM 3	3' 6" * 11' 0"
COMMON BATHROOM WITH BEDROOM 2	8' 0" * 4' 0"
ATTACHED BATHROOM	6' 10" * 3' 3"

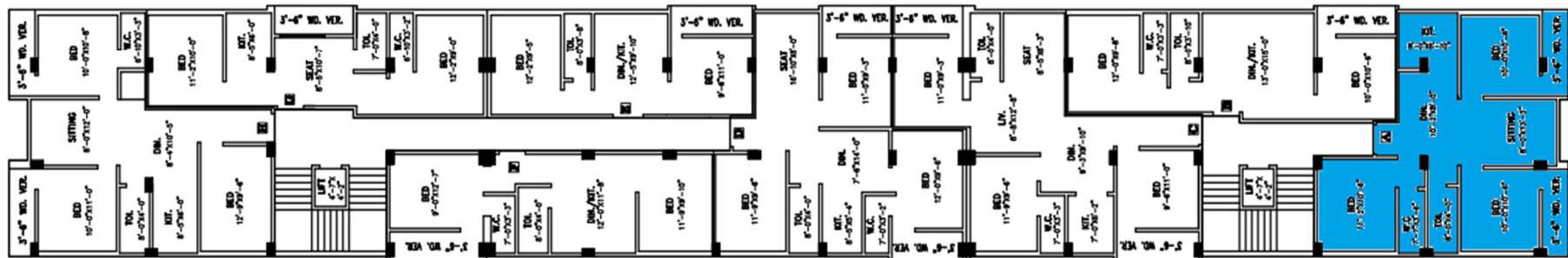
BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
3 BHK	802	847	110	957	239	1196



FLAT TYPE: A
AREA : 1175 SQFT



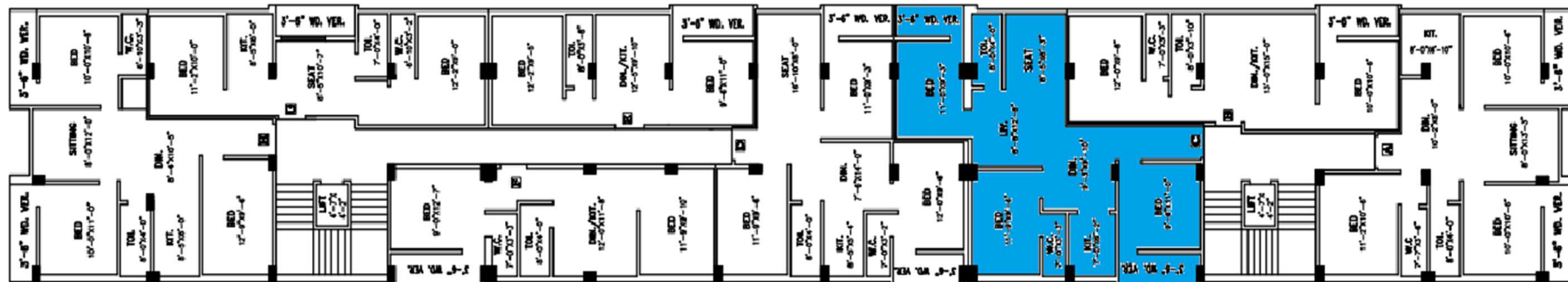
BEDROOM 1	10' 6" * 11' 2"
BEDROOM 2	10' 0" * 10' 6"
BEDROOM 3	10' 0" * 10' 6"
KITCHEN	8' 0" * 6' 10"
LIVING ROOM/HALL	13' 3" * 8' 0"
DINING AREA	8' 0" * 10' 2"
BALCONY WITH BEDROOM 2	3' 6" * 10' 6"
BALCONY WITH BEDROOM 3	3' 6" * 10' 6"
COMMON BATHROOM WITH BEDROOM 1	7' 7" * 3' 6"
ATTACHED BATHROOM	8' 0" * 4' 0"



BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
3 BHK	784	832	108	940	235	1175



BEDROOM 1	9' 6" * 11' 0"
BEDROOM 2	9' 6" * 11' 9"
BEDROOM 3	9' 3" * 11' 0"
KITCHEN	7' 0" * 6' 2"
LIVING ROOM/HALL	8' 8" * 12' 8"
DINING AREA	9' 3" * 9' 10"
BALCONY WITH BEDROOM 1	3' 6" * 11' 0"
BALCONY WITH BEDROOM 3	3' 6" * 11' 0"
COMMON BATHROOM WITH BEDROOM 2	7' 0" * 3' 3"
ATTACHED BATHROOM	8' 0" * 4' 0"



BHK	CARPET AREA	COVER AREA	STR AREA(13.01%)	TOTAL COV. AREA	SUPER BUILD AREA(25%)	SALEBALE AREA
3 BHK	830	869	114	983	246	1229

AMENITIES

- AC COMMUNITY HALL
- INTERCOM FACILITIES
- 24 HOURS WATER SUPPLY
- WATER TREATMENT
- 24 HOURS SECURITIES
- CCTV SERVIELLANCE
- ROOFTOP DECORATIVE GARDEN
- AC GYM WITH INSTRUMENT
- SECURITY ROOM

TECHNICAL SPECIFICATION

FOUNDATION:

RCC FOUNDATION

SUPERSTRUCTURE:

RCC FRAMED STRUCTURE

WALLS :

BRICKS MASONRY

WALL FINISH:

EXTERIOR FINISH:
PROOF/TEXTURE PAINT.

COMBINATION OF CLADDING & HIGH QUALITY WATER

INTERIOR FINISH:

PAPER ON WALL AND CEILING

TOILET:

TILES UPTO DOOR HEIGHT.

ROOM:

FLOOR:

VITRIFIED TILES IN LIVING/DINING AREA & BEDROOM

WALLS:

PUTTY FINISH

TECHNICAL SPECIFICATION

KITCHEN:

FLOOR:	VITRIFIED TILES
COUNTER:	BLACK GRANITE COUNTER TOP
SINK:	STAINLESS STEEL SINK
DADO:	TILES(4 FT FROM COUNTER)

TOILETS:

FLOOR:	ANTY SKID TILES
DADO:	GLAZED TILES
W.C:	EUROPIAN TYPE OF JAQUAR/PARRYWARE OR SIMILAR REPUTED BRAND.
WASH BASIN:	JAQUAR/PARRYWARE OR SIMILAR REPUTED BRAND

TECHNICAL SPECIFICATION

FITTING C.P:

DOOR FRAME: LAMINATED FLASH DOOR

SHUTTER INSIDE: FLASH DOOR

BATHROOM: PVC DOOR.

WINDOW: SLIDING ALUMINIUM

COMMUNITY HALL: VITRIFIED TILES WITH GREAT FINISHING

ELECTRICAL:

WIRING: CONCEALED COPPER WIRING.

POWER SUPPLY: CESC NETWORK

LIFT: KONE OR OTIS

AC POWER OUTLET: IN MASTER BEDROOM

GEYSER POWER OUTLET: COMMON TOILET/ ALL TOILET

EXHAUST FAN OUTLET: KITCHEN & ALL TOILET WITH CUTOUT IN WINDOW/WALL

CEILING FAN OUTLET: ELECTRICAL OUTLET AND CEILING HOOK IN ALL BEDROOM, LIVING, DINING

PAYMENT TERMS

The total consideration of the said **Residential unit** is fixed and settled by the parties only excluding GST which to be paid by the Purchaser/s to the Developer as per instalment given below: -

- 10% on or before the execution of this Agreement
- 15% after Foundation
- 10% at the time of Ground Floor roof casting
- 10% at the time of Second Floor roof casting.
- 10% at the time of Third Floor roof casting.
- 10% at the time of Fourth Floor roof casting.
- 10% at the time of Fifth Floor roof casting.
- 10% at the time of brick work.
- 5% at the time of Flooring of the said Residential Space / Unit.
- 10% Rest of amount at the time of possession or registration of Residential Space / Unit.

COMMON AREAS AND FACILITIES

1. Land beneath the building and said land.
2. Outer walls of the main building.
3. Columns of the main building.
4. Surface drains.
5. Boundary Walls
6. Underground drains for sewerage.
7. Water Reservoir both overhead and under ground.
8. Passage of the building line.
9. Main Entrance.
10. Electric motor cum electric pump space.
11. Electric meter space.

RESTRICTIONS

RESIDENTIAL FLAT AREA SHOULD BE RESTRICTED AS FOLLOWS

1. Residential Flat area holder Entrance should on Main road facing.
2. Residential Flat area holder shall have right or use of any Side passage in building area.
3. Residential Flat area holder can no way occupy the side space allotted exclusively for car parking of flat owners.
4. Residential Flat area owner shall have right to use the Staircase, Lift & Roof.
5. Electric meter is to be installed at the own cost of Residential Flat area holder.

EXTRA COST OF ABOVE REFERRED TO COMMON EXPENSES

1. All costs of maintenance, operating, replacing, washing, painting, re-building, re construction/ decoration, re-decorating and lighting the common parts and also the walls on the building.
2. Insurance premium for insurance of the building against earth quake, fire, lighting, mob, violence, civil commotion, and damage etc. if required.
3. Corporation/Municipality taxes, multi-storied building tax and other outgoings save those separately assessed on the respective Residential Space / Unit.
4. All charges and deposits for suppliers of Common facilities and utilities.
5. Costs and charges of establishment for maintenance of the building and for watch and ward staff.
6. The Office expenses incurred for maintaining the office for common expenses.
7. Cost of formation of Association of the Residential Space / Unit Owners.
8. All expenses mentioned as above shall be borne proportionately by the Co Purchaser/s on and from the date of taking possession and occupation of their respective Residential Space / Unit.

**** ANY CHNAGES WILL BE INFORMED PRIOR BASIS ****

DEVELOPER : SKY TOUCH INFRASTRUCTURE

SITE ADDRESS : 125/7 B T ROAD

CONTACT NO : 9804435676, 6289134150