



65

SPACIOUS  
APARTMENTS

3/4

BHK  
HOMES

1.3

KM. FROM  
PARK CIRCUS  
7 POINTS

ELIXIR

“New found comforts and world-class amenities at a stone-throw distance from the city’s reputed educational and healthcare institutions.”

Elixir is a standalone G+18 residential tower located just 2 minutes from Park Circus. All apartments here are liberally constructed with intelligent space management through meticulous design.



**CLUB**

AC Gymnasium  
AC Community Hall  
Multipurpose Court

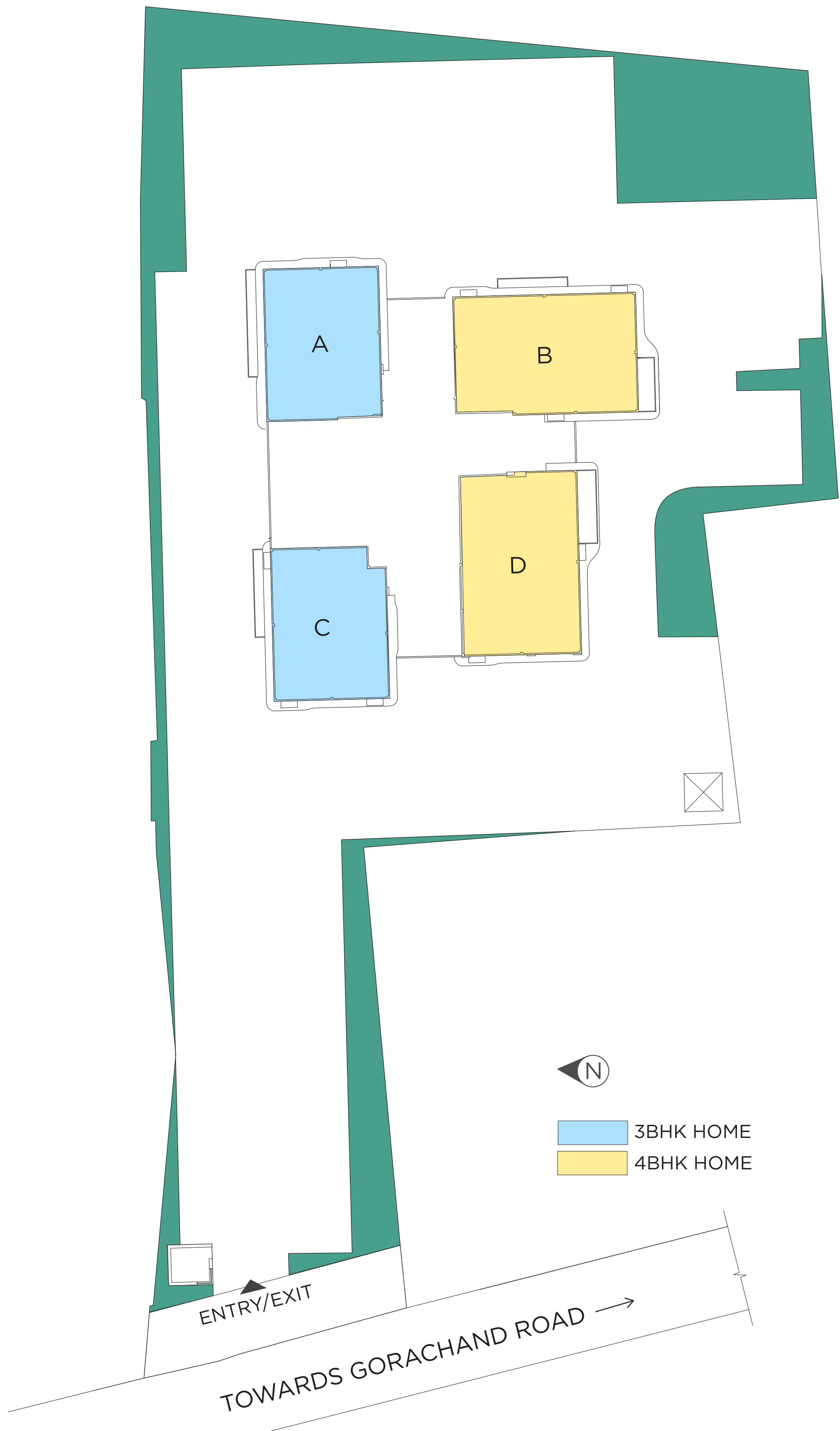


## OUTDOOR

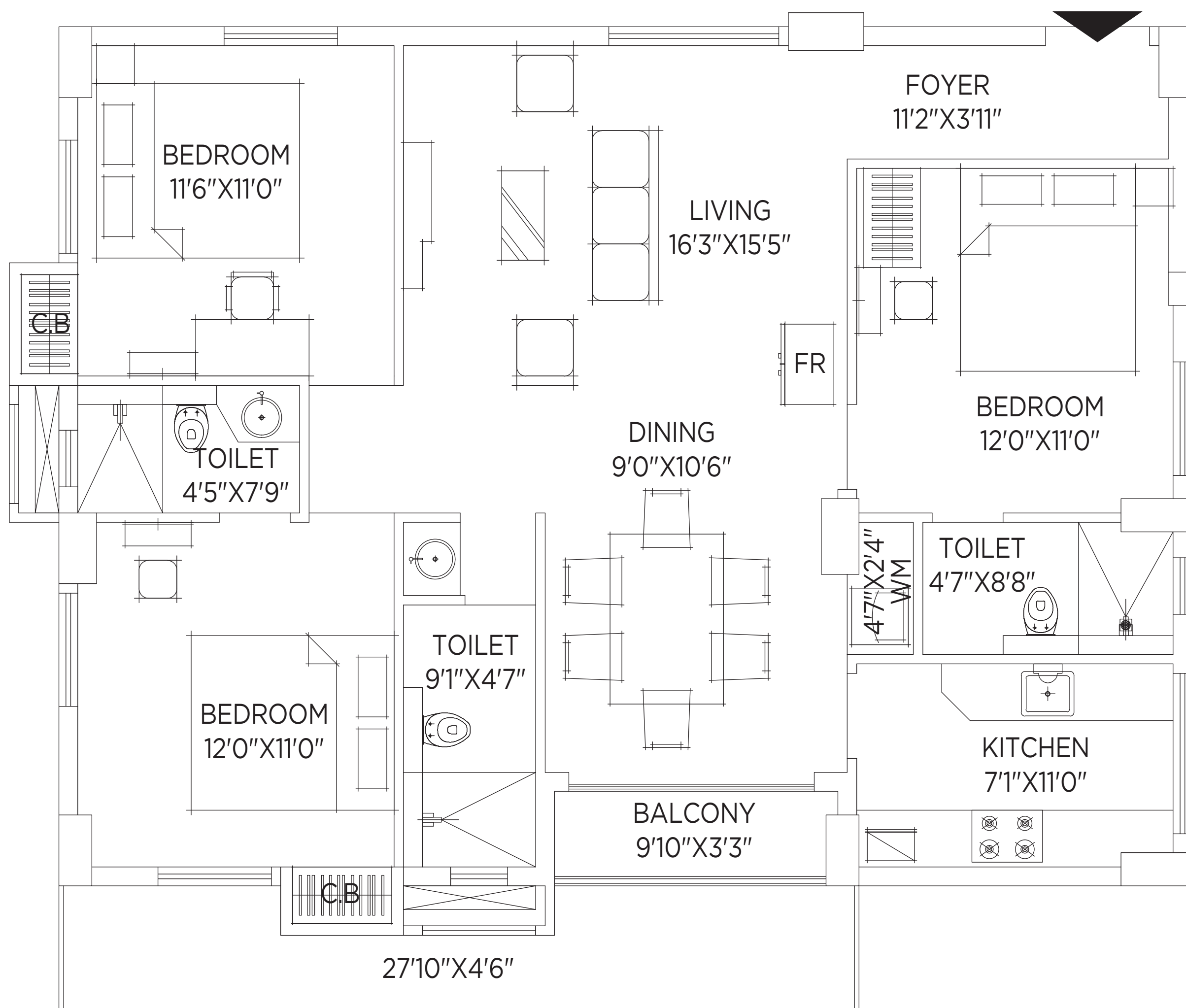
Children's Play Area  
Landscaped Garden



# SITE PLAN



UNIT PLANS



▲ TRIPLE HEIGHT BALCONY  
ON 7TH, 10TH, 13TH & 16TH FLOOR

On 2nd, 3rd, 4th, 5th, 6th, 8th  
9th, 11th, 12th, 14th, 15th, 17th Floor

**Carpet Area :** 1,118 sq.ft.

**Built-up Area :** 1,256 sq.ft.

**Super Built-up Area :** 1,675 sq.ft.

On 7th, 10th, 13th, 16th Floor

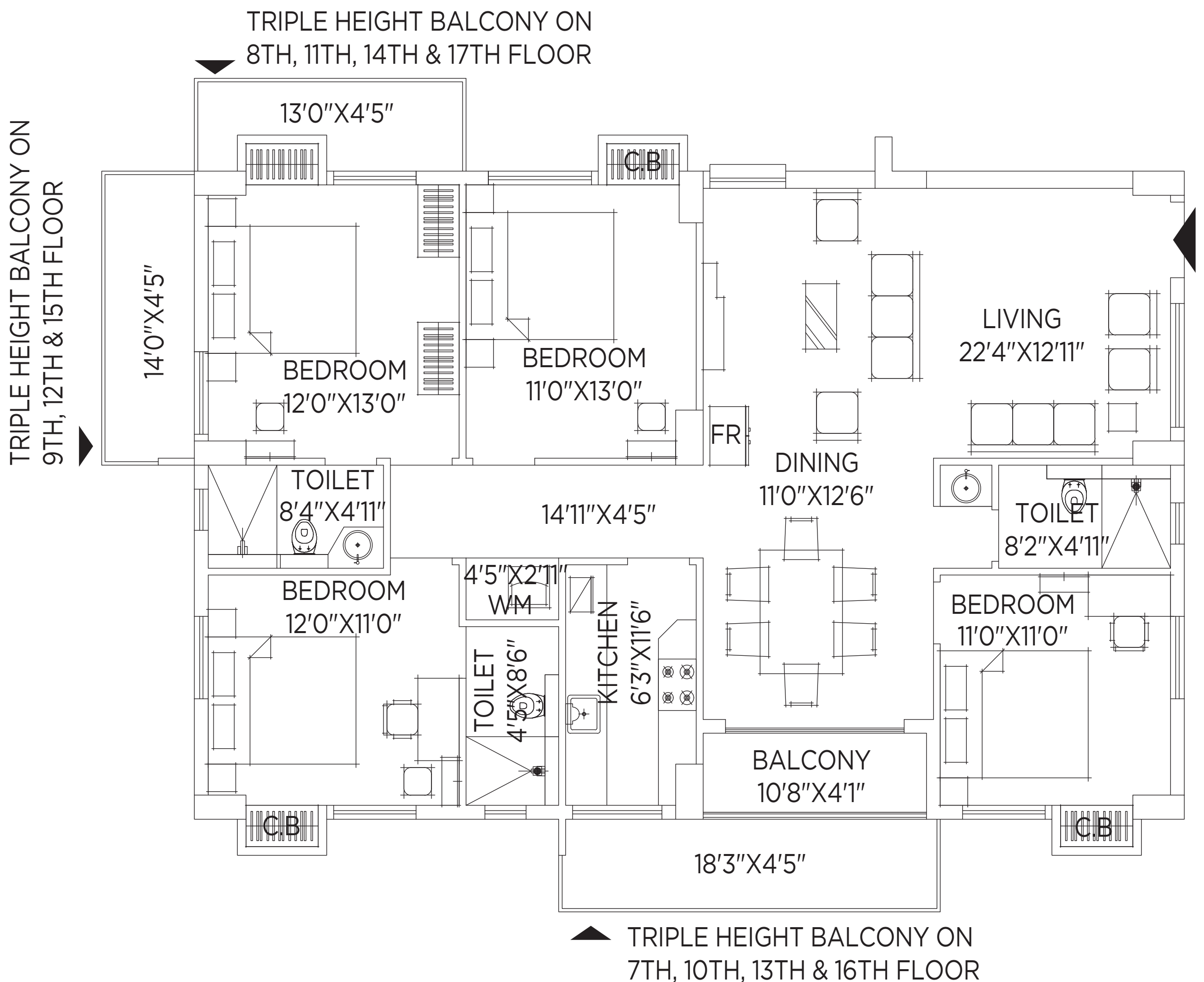
**Carpet Area :** 1,118 sq.ft.

**Built-Up Area :** 1,365 sq.ft.

**Super Built-Up Area :** 1,820 sq.ft.



UNIT PLANS



On 2nd, 3rd, 4th, 5th, 6th Floor  
**Carpet Area** : 1,391 sq.ft.  
**Built-Up Area** : 1,556 sq.ft.  
**Super Built-Up Area** : 2,075 sq.ft.

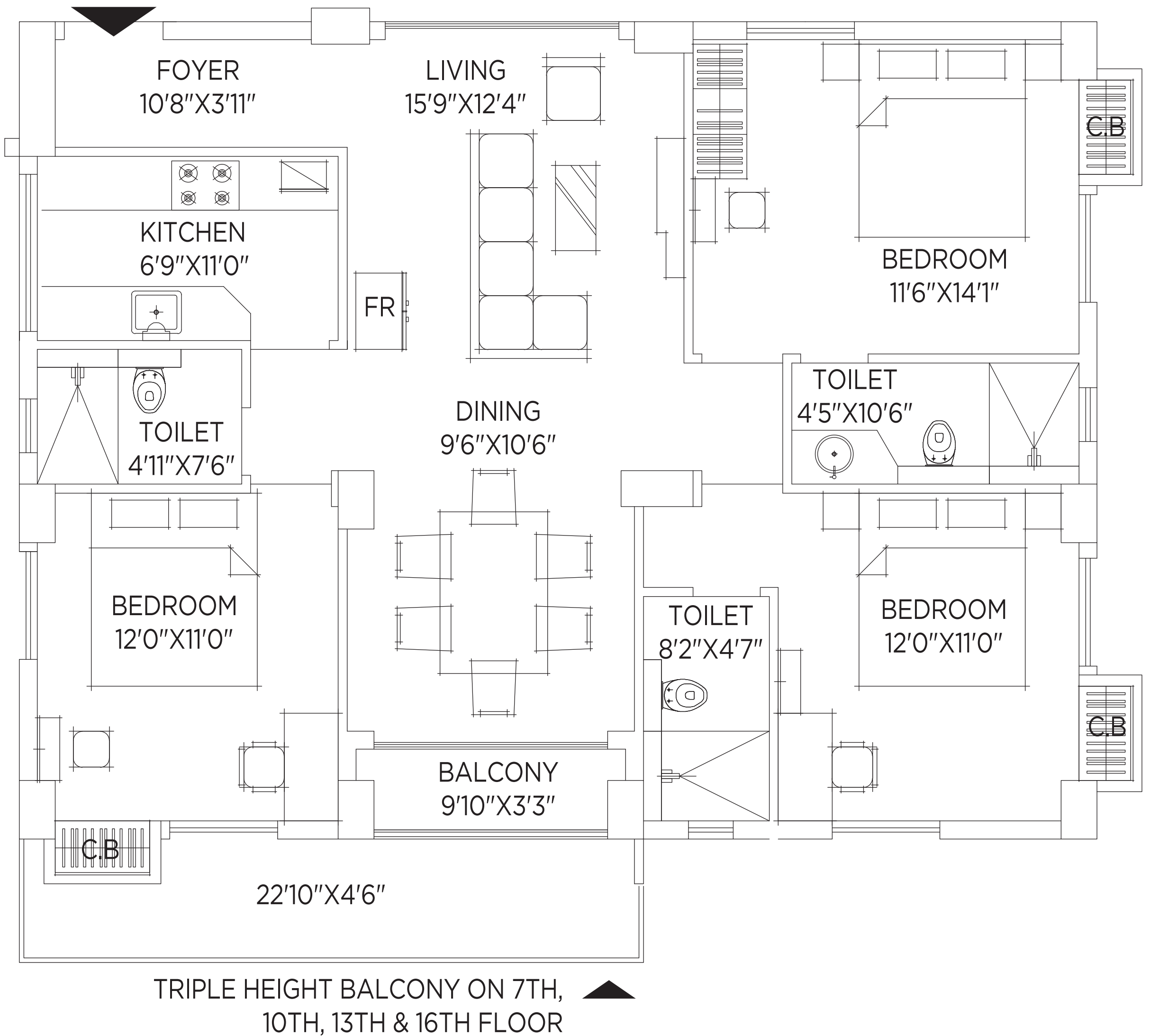
On 8th, 11th, 14th, 17th Floor  
**Carpet Area** : 1,384 sq.ft.  
**Built-Up Area** : 1,606 sq.ft.  
**Super Built-Up Area** : 2,142 sq.ft.

On 7th, 10th, 13th, 16th Floor  
**Carpet Area** : 1,391 sq.ft.  
**Built-Up Area** : 1,637 sq.ft.  
**Super Built-Up Area** : 2,182 sq.ft.

On 9th, 12th, 15th Floor  
**Carpet Area** : 1,391 sq.ft.  
**Built-Up Area** : 1,618 sq.ft.  
**Super Built-Up Area** : 2,158 sq.ft.



UNIT PLANS

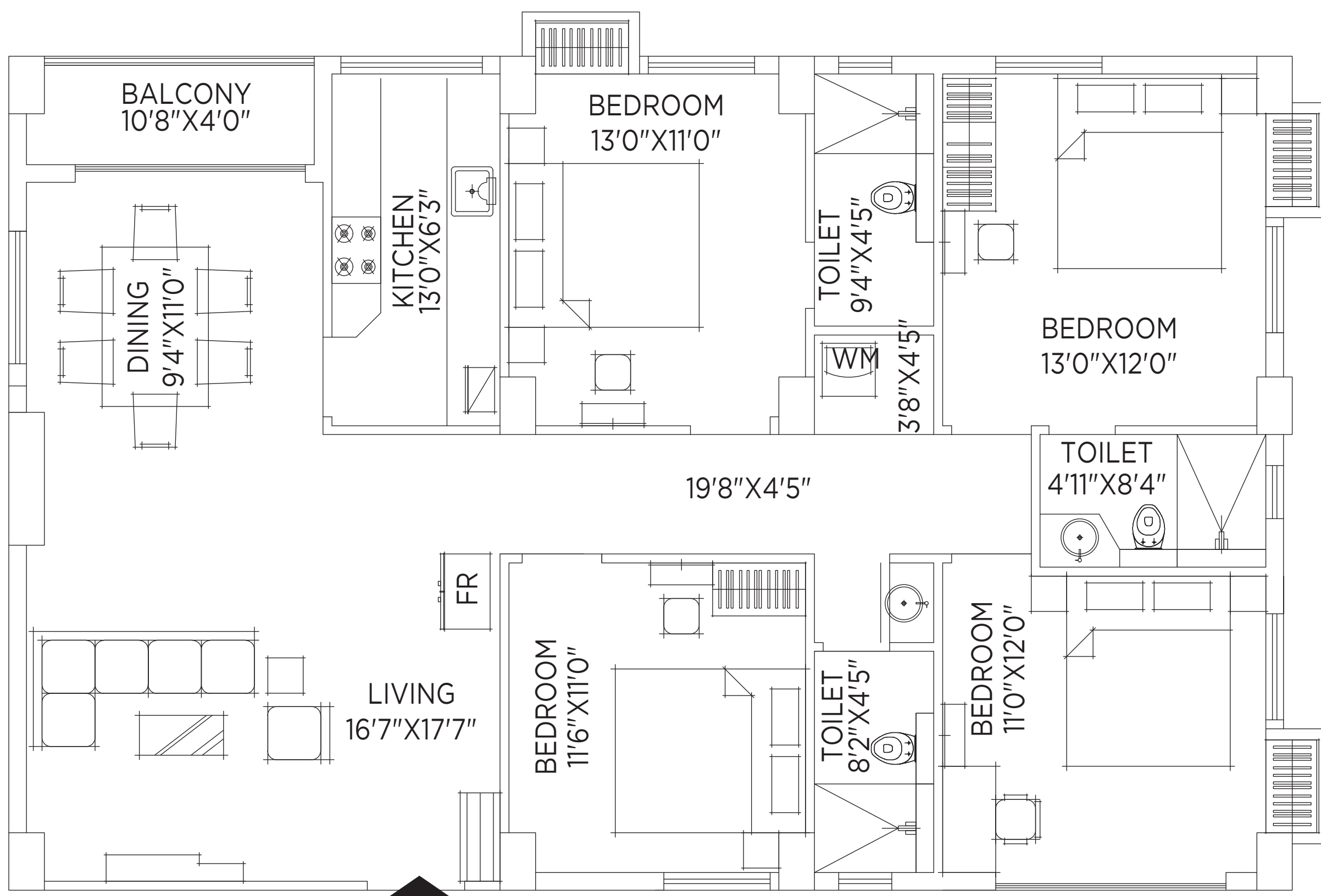


On 3rd, 4th, 5th, 6th, 8th, 9th  
11th, 12th, 14th, 15th, 17th Floor  
**Carpet Area : 1,125 sq.ft.**  
**Built-Up Area : 1,263 sq.ft.**  
**Super Built-Up Area : 1,685 sq.ft.**

On 7th, 10th, 13th, 16th Floor  
**Carpet Area : 1,125 sq.ft.**  
**Built-Up Area : 1,359 sq.ft.**  
**Super Built-Up Area : 1,812 sq.ft.**



UNIT PLANS

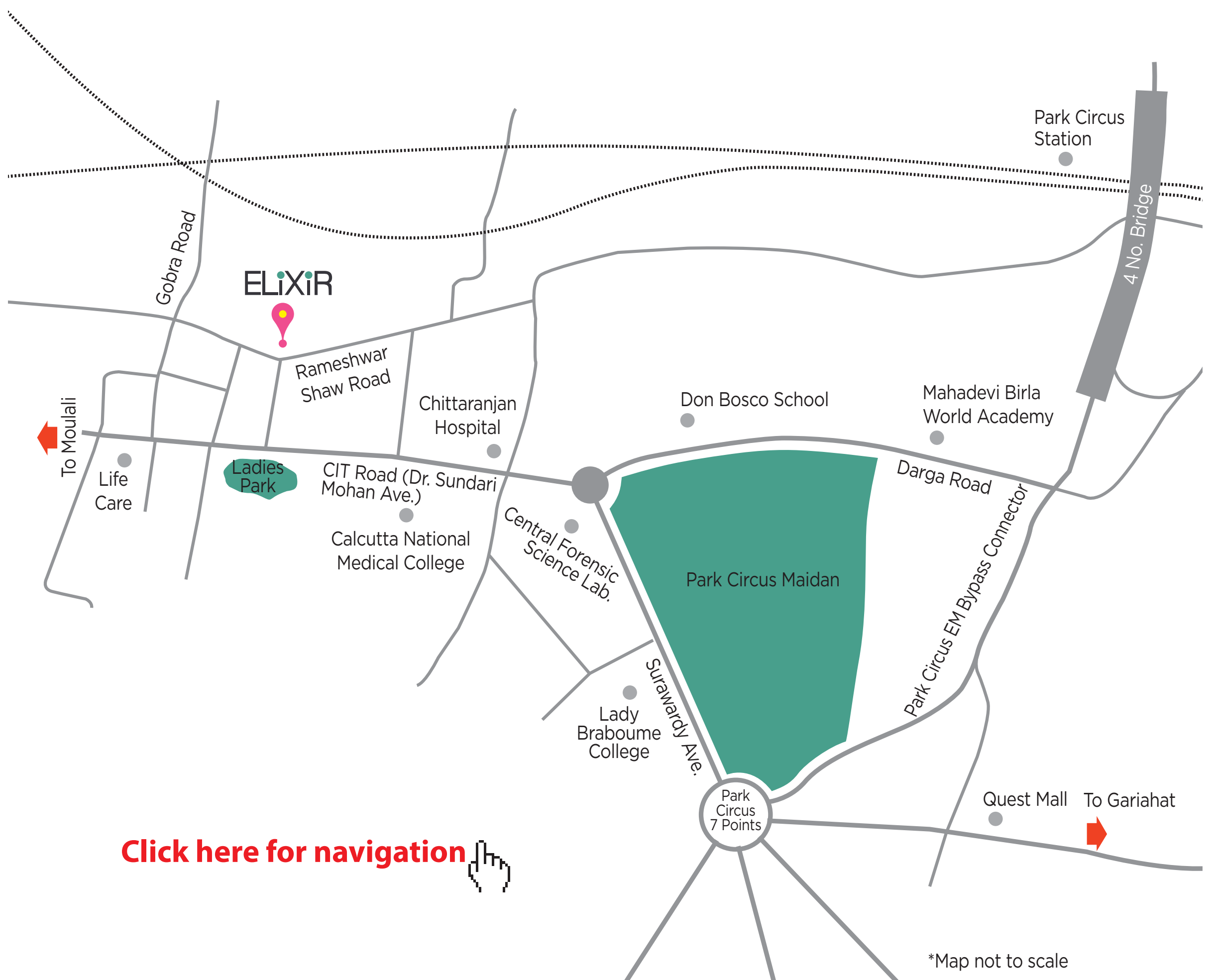


On 3rd, 4th, 5th, 6th Floor  
**Carpet Area** : 1,395 sq.ft.  
**Built-Up Area** : 1,548 sq.ft.  
**Super Built-Up Area** : 2,064 sq.ft.



**FLAT - D**

# LOCATION



## EDUCATION

Don Bosco, Park Circus	450 m
Mahadevi Birla World Academy	700 m

## HEALTHCARE

Calcutta National Medical College and Hospital	290 m
Belle Vue Clinic	2.4 km

## ENTERTAINMENT

Quest Forum	1.3 km
	4.5 km

## COMMUTE

Park Street	1.7 km
Moulali	2 km

## PAYMENT SCHEDULE

At the time of Booking	10% of Total Consideration
On Commencement of Piling	10% of Total Consideration
On Commencement of Plinth Level & Foundation	10% of Total Consideration
On Casting of 1st Floor	10% of Total Consideration
On Casting of 4th Floor	10% of Total Consideration
On Casting of 7th Floor	10% of Total Consideration
On Casting of 10th Floor	7% of Total Consideration
On Casting of 13th Floor	7% of Total Consideration
On Casting of ultimate Roof	7% of Total Consideration
On Completion of Brick Work of said unit	7% of Total Consideration
On Completion of Flooring of said unit	7% of Total Consideration
On offer of Possession	5% of Total Consideration

- Car parking- Open Independent 7 lacs; Covered Mechanical (set of 2)-14 lacs
- Escalation Charge-Rs 35 per sq ft from 3rd floor onwards
- Cheque should be issue in favour of “ELIXIR”
- Applicable GST & other levies with each installment.

## EXTRAS AND DEPOSITS

Maintenance	Sinking Fund :- Rs. 50/- per Sq. Ft Maintenance Charges @ Rs.3.00 per Sq. Ft. per month for 12 Months
CESC & Transformer Charges	On actuals
Electric Meter	On actuals for separate meter and proportionate Charges for common meter
Generator	Rs. 25,000/- per KVA
Association Formation Fees	Rs. 10,000/-
Legal fees	Rs. 20/- per sq.ft. (50% at the time of Agreement & 50% on conveyance)
KMC Tax Deposit	Rs. 5/- per sq.ft. per month for 12 months
Nomination Charge Before Registration	Rs. 1,00,000/- (First Nomination) Rs. 1,50,000/- ( Second Nomination) if applicable
Rule 25 Charges	Rs. 25/- per Square feet (If Applicable)
Stamp duty Payment	As per actual
VRV AC installation	As per actual

## SPECIFICATIONS

### LIVING ROOM/DINING AREA

**Flooring** Vitrified tiles

**Wall** Putty

**Ceiling** Putty

**Main Door** Decorative flush door with video door phone

**Internal Doors** Raw Flush door with Godrej Fittings

**Windows/Glazing** Double-glazed aluminium powder coated windows

**Electrical** Modular switches (Hager), electrical point for TV

**HVAC** 2 high-wall units

### BEDROOMS

**Flooring** Vitrified tiles

**Wall** Putty

**Ceiling** Putty

**Internal Doors** Raw Flush door with Godrej Fittings

**Windows/Glazing** Double-glazed aluminium powder coated windows

**Electrical** Modular switches (Hager), electrical point for TV & single high-wall unit

**HVAC** Single high-wall unit

### BALCONY

**Flooring** Anti-skid tiles

**Wall** Putty

**Ceiling** Putty

**Door** Aluminium sliding door with full glazing

**Railing** Stainless steel frame, toughened glass railing

**Electrical** Single electrical point

### KITCHEN

**Flooring** Vitrified tiles

**Wall** Putty

**Ceiling** Putty

**Door** Raw Flush door with Godrej Fittings

**Countertop** Granite

**Faucets and Fittings** Stainless steel sink with Jaquar faucets and fittings

## SPECIFICATIONS

**Plumbing** Water line provision

**Windows/Glazing** Aluminium powder coated windows

**Electrical** Modular switches (Anchor/Hager); electrical points for refrigerator, hob, chimney, with 2 additional plug points

### TOILETS

**Flooring** Anti-skid tiles

**Wall** Ceramic tiles up to false ceiling level Ceiling Putty

**Door** Raw Flush door with Godrej Fittings

**Windows/Glazing** Aluminium powder coated windows

**Sanitaryware** EWC (Cera).

Wash basin (Cera)

**Faucets and Fittings** Jaquar faucets and fittings

**Electrical** Modular switches (Hager), electrical point for geyser

### SERVANT'S ROOM

**Flooring** Vitrified tiles

**Wall** Putty

**Ceiling** Putty

**Door** Raw Flush door with Godrej Fittings

### SERVANT'S TOILET

**Flooring** Anti-skid tiles

**Wall** Ceramic tiles upto lintel level

**Ceiling** Putty

**Door** Raw Flush door with Godrej Fittings

**Windows/Glazing** Aluminium windows

**Bathroom** Sanitary wares, faucets and fittings (Parryware/Essco)

## GREEN FEATURES

**Water Conservation** Dual flushing system

Ground water recharge Water efficient fixtures  
Water-monitoring system

**Solid Waste Management** Segregation at source

**Energy Conservation** Energy efficient lights in common areas

Grid-tie solar power generation

Electric vehicle charging points in visitors' parking

## OTHER FEATURES

**Occupational Health** - Building orientation planned for ample natural light and ventilation

Low VOC paints

CFC free air-conditioners

Use of native plants for landscape

**Occupational Comfort** - Wheelchair friendly

common-area toilets

Differently-abled friendly elevators

Defined pedestrian walkway

Sound and heat reduction through Double Glazed Windows

Heat transfer reduction through exterior paints and roof tiles with high Solar-Reflective-Index

**SAFETY & SECURITY** - Video door phones for all apartments

IP-based CCTV surveillance at strategic locations

Security cabin at premises entry

Boom Barrier at premises entry

**FIRE SAFETY** - Fire-rated door at fire escape staircase Fire sprinkler system in common areas

Fire detection system

Fire hydrant system in common areas

Manual call points with hooters in common areas

**SERVICES** - 2 passenger elevators and one service elevator

Mitsubishi elevators

VRV/VRF air-conditioners

DTH system

DG power backup against extra cost

100% DG backup for lighting circuits, lifts and utilities in common areas

Developers



3 Decades | 120+ completed projects  
30 projects underway | Over 10,000 happy residents



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### SITE ADDRESS

6A, Rameshwar Shaw Road, Kolkata 700014  
(Opposite Ladies Park, CIT Road)

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