



11
TOWERS

2/3
BHK HOMES

102
AMENITIES
& FACILITIES



TRULY AFFORDABLE LUXURY!



The 102 is a kingdom of unparalleled luxury, designed by SRSS, one of the finest architects from Singapore, with construction technology from South Korea and landscaping done by Tectonix from Thailand. The 102 is a gold pre-certified green building from the Indian Green Building Council and offers a plethora of recreational features that foster a sense of inner calm.



GARDEN AT THE PODIUM



TRULY AFFORDABLE LUXURY!

Located at just **600 mts. from IIM Joka**, close to the Joka Metro Station and opposite Bharat Sevashram Hospital

All the units in THE 102 are eligible for **8% GST** slab under Affordable Housing Scheme

Eligible under the Credit Linked Subsidy Scheme with **benefits of up to 2.50 Lacs** for eligible buyers

THE 102 is a pre-certified **Gold related Green Building** by the Indian Green Building Council

Lucrative **investment for rental income** because of lower taxation and its proximity to IIM Joka, Pailan and leading hospitals



ACTUAL PICTURE OF THE MODEL FLAT



TRULY AFFORDABLE LUXURY!

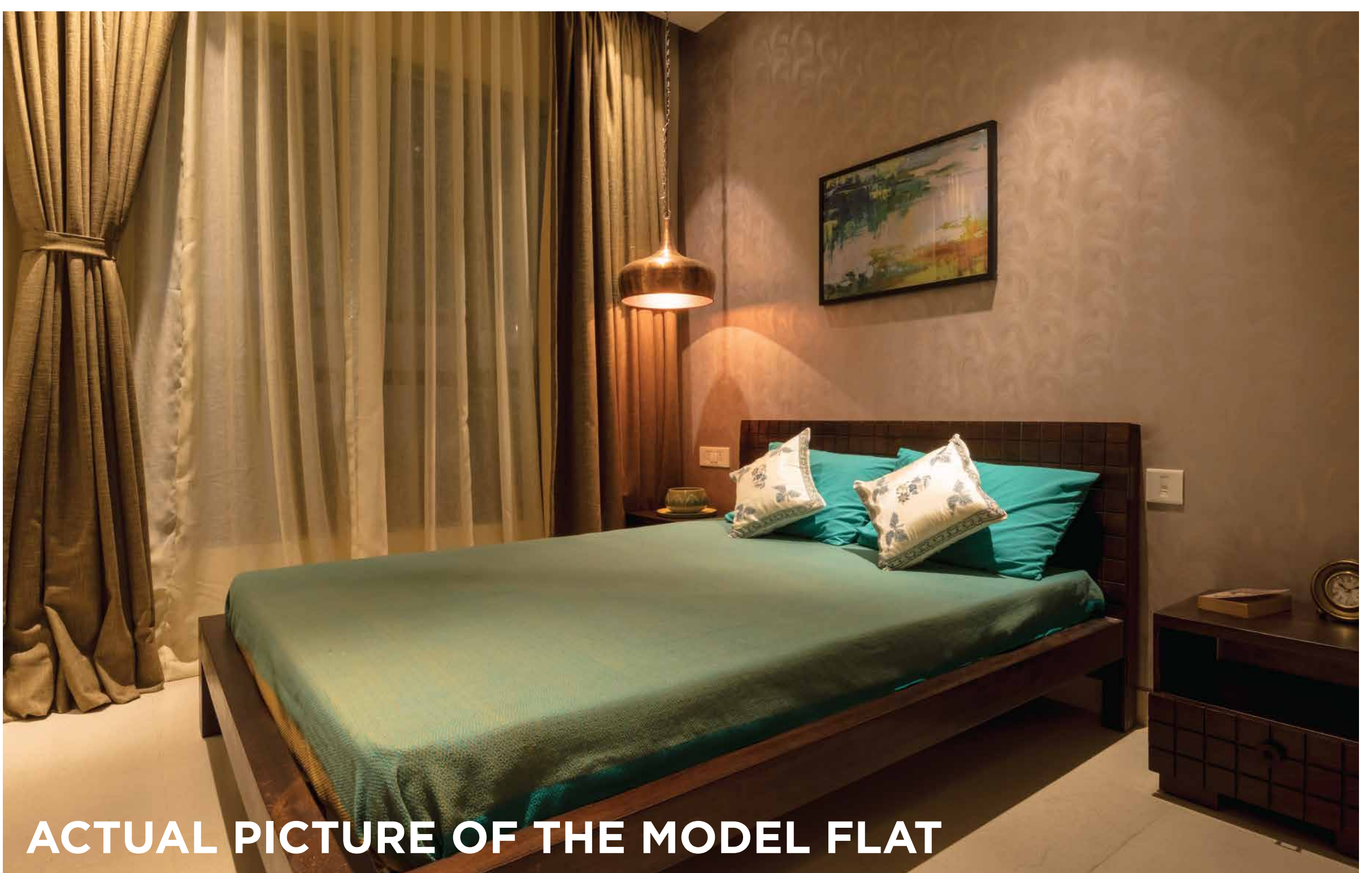
Car parking spaces at THE 102 are **Independent & Covered**
All of them!

26,860 sq. ft. exquisite club facility for a development
spread over 7.5 Acres

Triple height multi-purpose court is an indoor sports facility,
convertible into a large banquet hall when needed

A rarity but a necessity **2 BHK with 2 balconies & 3 BHK
with 3 balconies** - this includes a service balcony with every
kitchen

All in all a value proposition with **102 amenities and facilities**
for a price which is absolutely affordable



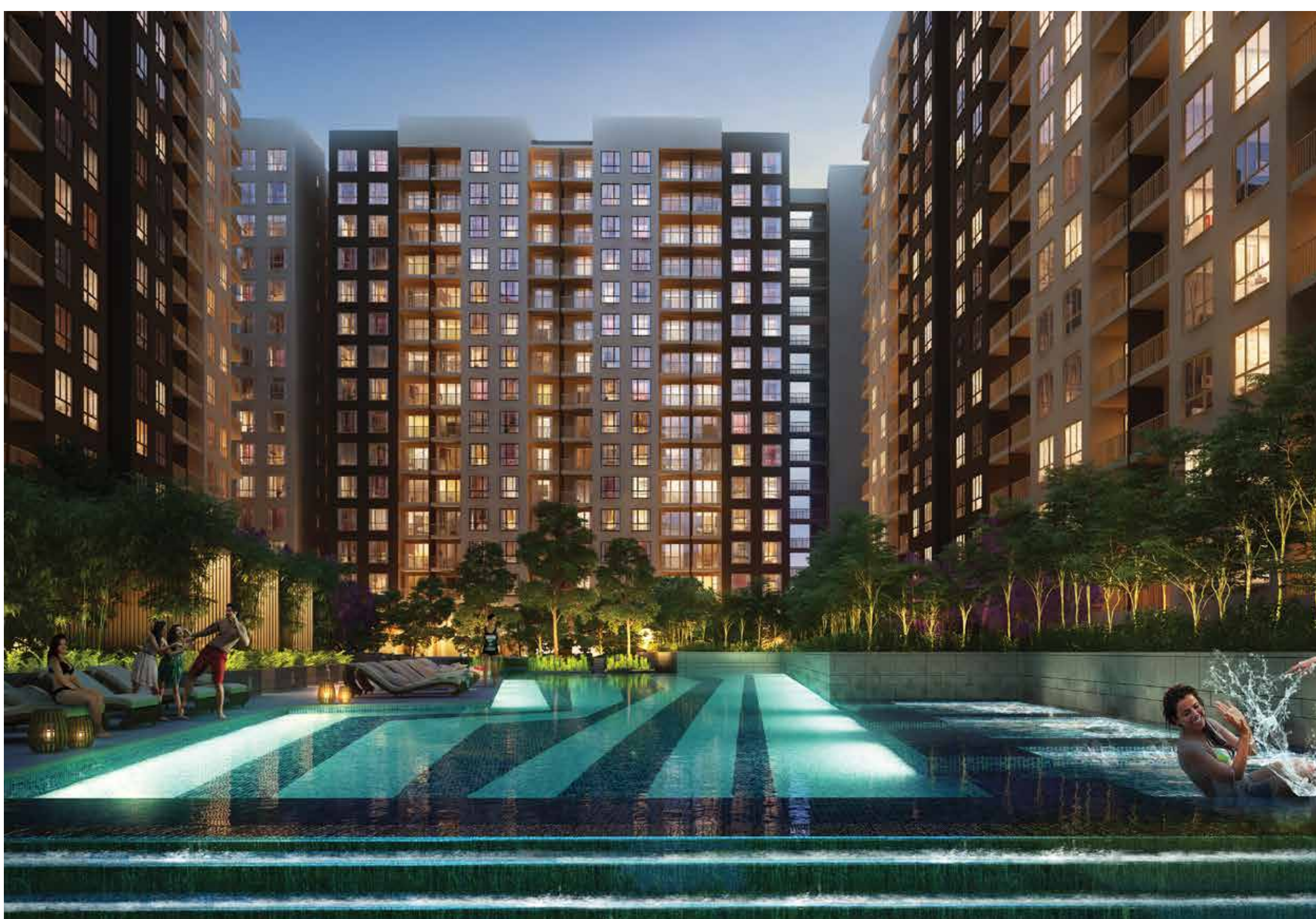
DESIGNED BY INTERNATIONAL ICONS

Architecture by SRSS, **Singapore**

Landscape designed by Tectonix, **Malaysia & Thailand**

Construction Technology by S FORM, **South Korea**

Interiors designed by Abin Design Studio, **India**



LANDSCAPING

Flower garden
Zen garden
Water cascade
Natural pond
Poolside cabanas
Sit out zones

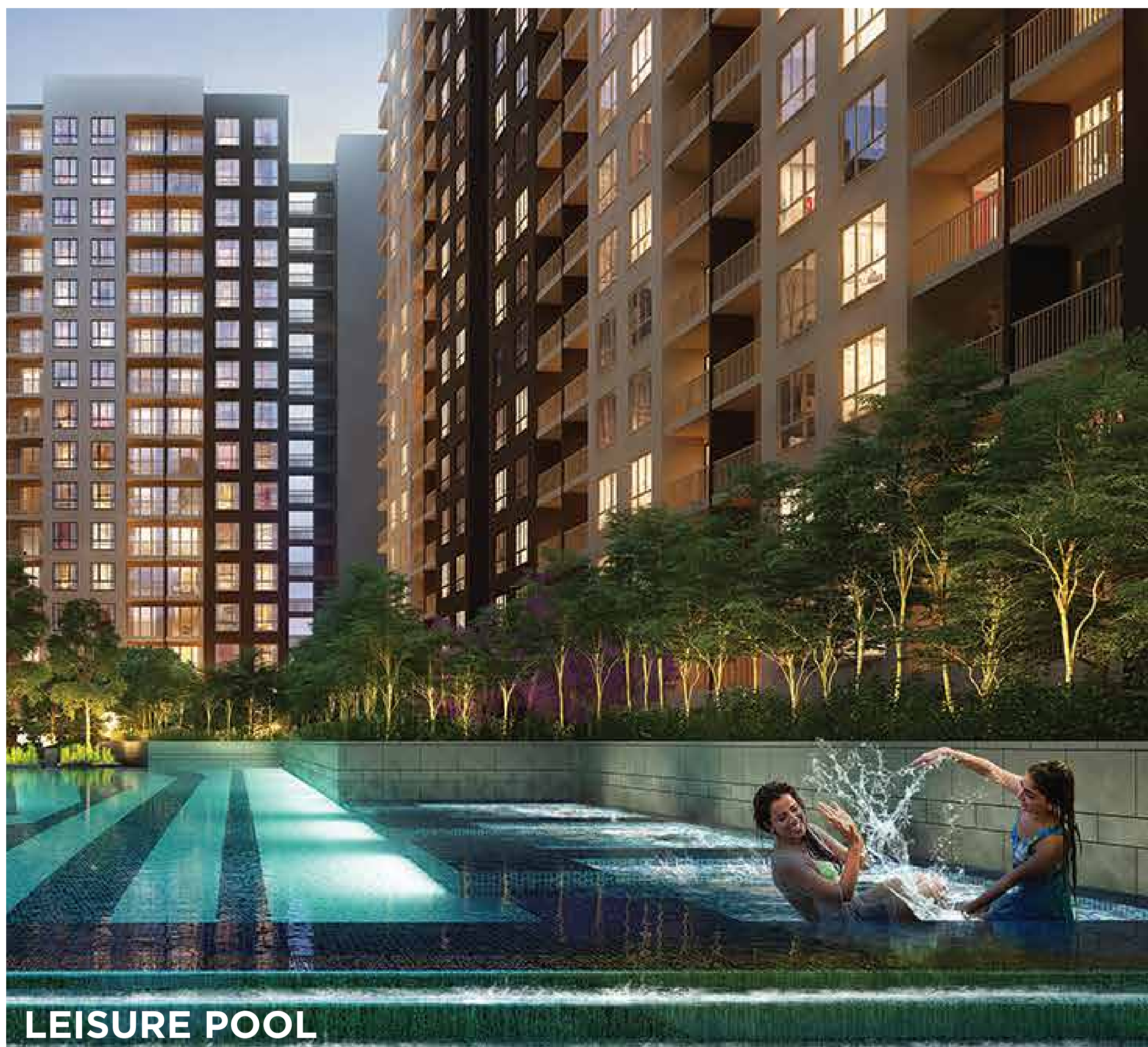
Vertical garden
Sculpture garden
Butterfly garden
Feng-shui corner
Floating deck
Chess court



SPORTS & FITNESS

30 m swimming pool
Squash court
Pool table
Table tennis
Card room
Chess, carrom & darts
Gymnasium
Steam and sauna
Basketball court
Badminton court

Mini indoor tennis court
Indoor volleyball
Indoor cricket
Indoor 6-a-side football
Outdoor fitness station
Yoga lawn
Cycling track
Jogging track
Acupressure walkway
Outdoor jacuzzi



LEISURE POOL

ECO-FRIENDLY

Solar panels

Rain water harvesting

Sewage treatment plant

Provision for charging green vehicles

Water treatment plant

Organic waste composter

Energy efficient lights in common areas

Recycled water for gardening and flushing

Driveway lights with timers



ENTRY DRIVEWAY

RECREATION AND LIFESTYLE

Library
Mini theatre
Business lounge with wi-fi
Golf putting
Party lawn
Star-gazing area
Pet-friendly zone

Karaoke room
Meditation room
Lounge
Underwater speakers
Festival podium
Barbeque zone



LIBRARY

KIDS' RECREATION

Kids' splash pool
Skating track
Outdoor kids' play area
Toddlers' play room
Playstation room
Hopscotch zone
Sandpit for kids

Rock-climbing
Fusball & air hockey
Arcade gaming zone
Trampoline
Waterside board game zone
Tree house



OUTDOOR KIDS' PLAY AREA

COMMUNITY

Banquet hall

Society association room

Guest rooms

Wi-fi hotspot zone

Old-folk lawn

Mobile app for
maintenance requests

Provision for salon

Provision for grocery shop

Provision for ATM

Provision for chemist

Provision for laundry



RECEPTION LOBBY

OCCUPATIONAL HEALTH & COMFORT

Wheelchair-friendly
common area toilets

Reserved parking for the
specially-abled

Low VOC exterior paints

CFC free air-conditioners
in common areas

Roof tiles with high Solar
Reflective Index

High speed elevators

Drivers' utility area

Separate service elevators

Secured mail rooms

Elevators specially-abled
friendly

Generator back-up for
common area

Shuttle to metro station



FESTIVAL PODIUM

FIRE & SECURITY

3-tier security system

Boom barrier entry

Fire door at fire escape staircase

Security desk at every block

Video door phone

Intercom

Sprinklers in kitchen

CCTV surveillance

Manual call points in common areas

Fire hydrant system in common areas

Lightening arrester

Seismic sensors in elevators

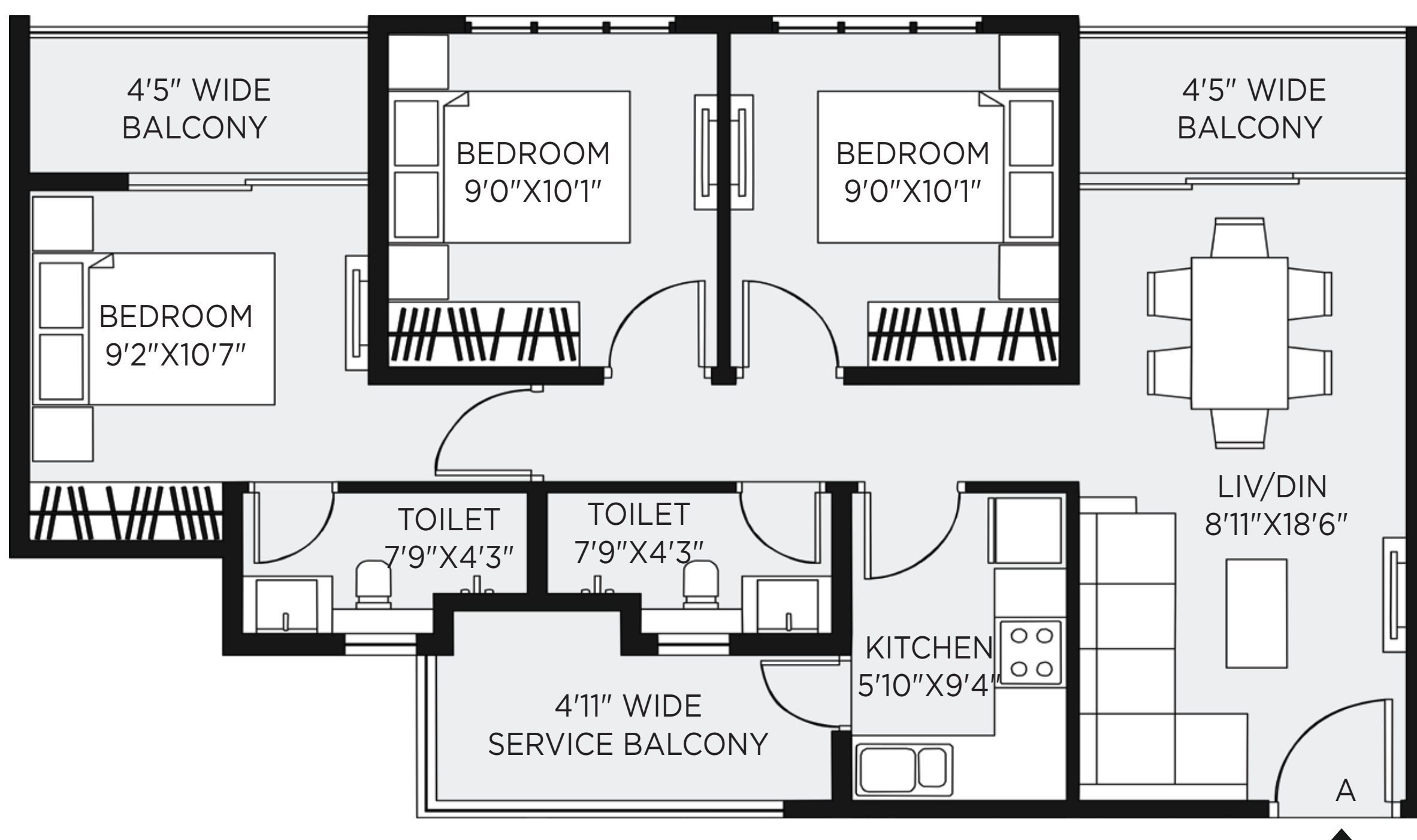


WALKWAY

SITE PLAN



UNIT PLANS



TYPE A (3 BHK)

CARPET AREA : 644 SQ.FT.

BALCONY AREA : 138 SQ.FT.

BUILT-UP AREA : 847 SQ.FT.

SUPER BUILT-UP AREA : 1115 SQ.FT.

ORIENTATION

Large openable windows with partial and fixed combinations for increased natural light and ventilation

Strategic design & landscaping to ensure most of the flats get either garden view; south open or both

Structured in such a way that all the living areas and bedrooms have an external view, while the toilets and kitchens open to the courtyard, ensuring ample sunlight and ventilation

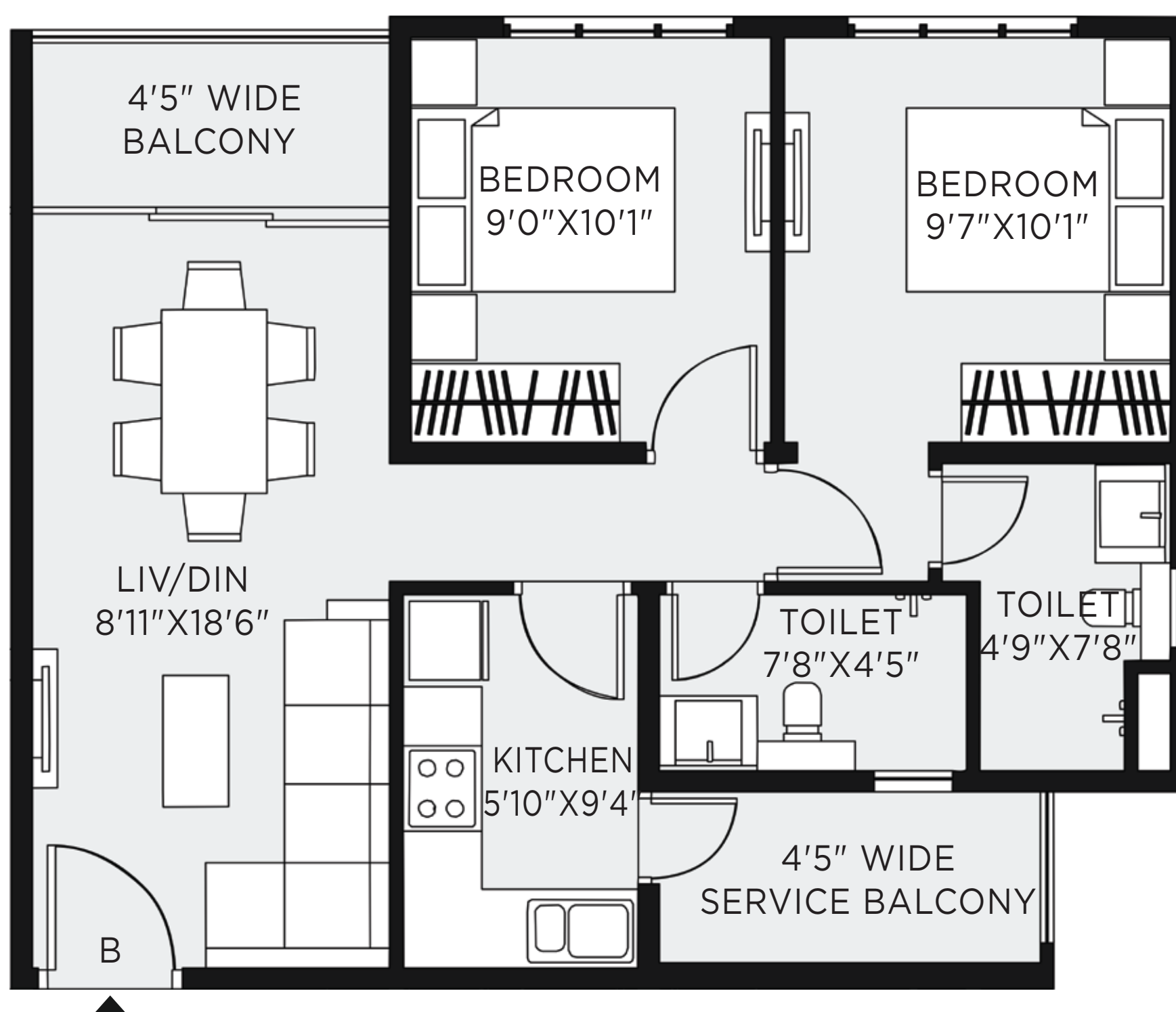
SPACE UTILIZATION

Service balcony with kitchen in every flat with points for washing machines for efficient utilization of space

Spacious living/dining area with balcony in all flats

Additional balcony with Master Bedroom in all 3 BHK units

UNIT PLANS



TYPE B (2 BHK)

CARPET AREA : 548 SQ.FT.

BALCONY AREA : 80 SQ.FT.

BUILT-UP AREA : 683 SQ.FT.

SUPER BUILT-UP AREA : 898 SQ.FT.

ORIENTATION

Large openable windows with partial and fixed combinations for increased natural light and ventilation

Strategic design & landscaping to ensure most of the flats get either garden view; south open or both

Structured in such a way that all the living areas and bedrooms have an external view, while the toilets and kitchens open to the courtyard, ensuring ample sunlight and ventilation

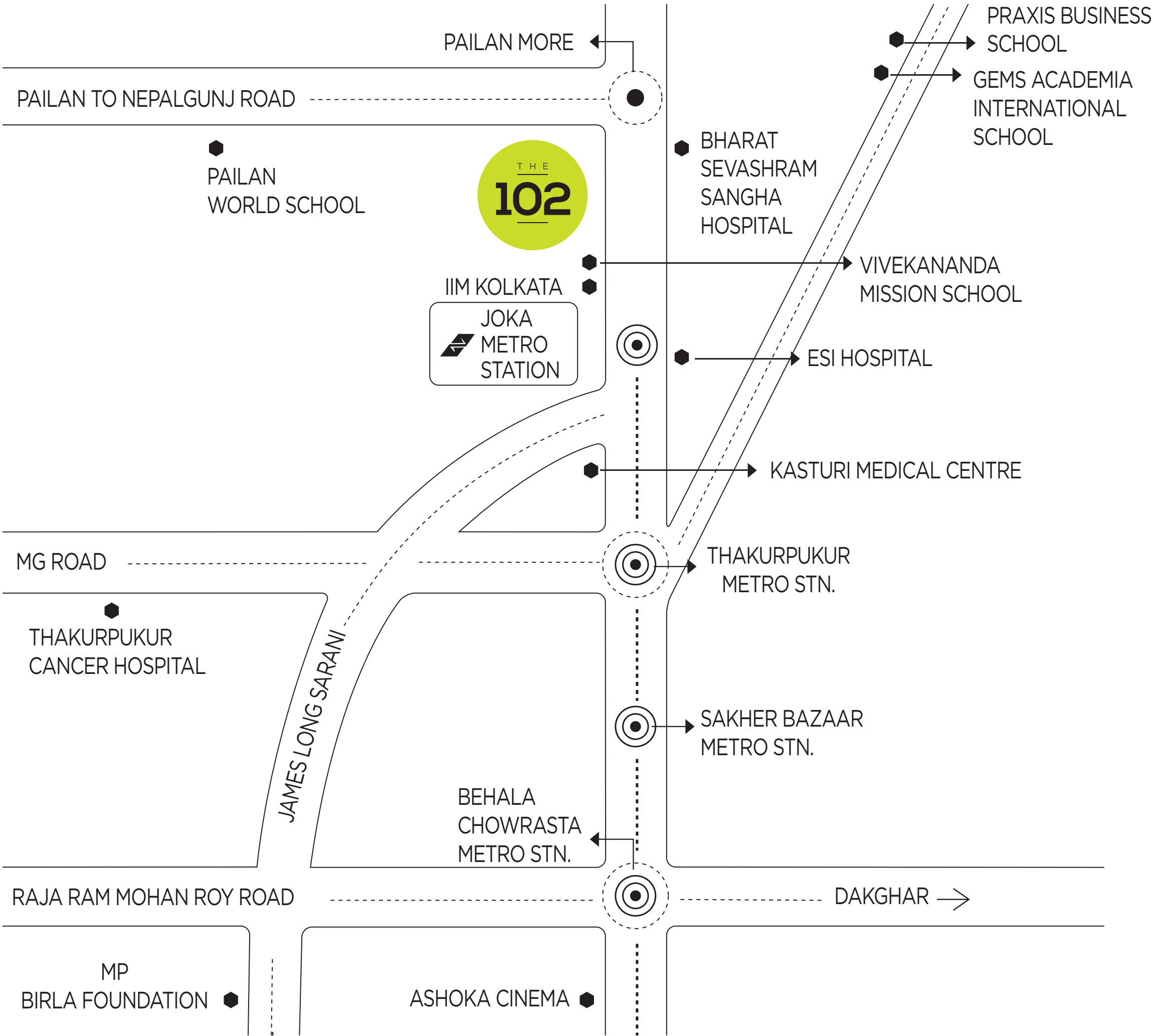
SPACE UTILIZATION

Service balcony with kitchen in every flat with points for washing machines for efficient utilization of space

Spacious living/dining area with balcony in all flats

Additional balcony with Master Bedroom in all 2 BHK units

LOCATION



EDUCATION

Vivekananda Mission School	2.8 km
Kidzee	4.4 km

HEALTHCARE

Bharat Sevashram Sangha	100 m
ESI Hospital	1.4 km

ENTERTAINMENT

Pailan Bazaar	600 m
Square Mall (Proposed)	1.2 km

COMMUTE

Proposed Metro Station at Joka	1.4 km
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PAYMENT SCHEDULE

Application Fee	INR 1,00,000
On allotment - Within 30 days from the date of application	10% of Total Consideration less INR One Lac application fee
On Completion of Piling	10% of Total Consideration
On Completion of Deck Level	11% of Total Consideration
On Casting of 3rd Floor	11% of Total Consideration
On Casting of 6th Floor	11% of Total Consideration
On Casting of 9th Floor	11% of Total Consideration
On Casting of 12th Floor	11% of Total consideration
On Casting of Roof	10% of Total consideration
On commencement of Lift installation	10% of Total Consideration
of Lift installation	Club Charges Extra Charges and Deposits Legal Charges with
On offer of possession	5% of Total Consideration

***GST as applicable**

Terms and Conditions

The Agreement for Sale would need to be executed within 15 days from the date of allotment letter

invoices would be raised upon completion of work for the respective block in which the buyer has made the booking

Any delay in payments would attract an interest penalty at the rate of 12% per annum. For detailed terms and conditions, kindly refer the pplication form

EXTRA DEVELOPMENT CHARGES

Description	Rate (in per sq.feet)
Club Membership Charges	INR 50/- per Sq.Ft.
Generator Charges	INR 30/- per Sq.Ft.
Transformer Charges	INR 50/- per Sq.Ft.
Legal Charges	INR 15/- per Sq.Ft.
Association Formation	INR 5/- per Sq.Ft.
AC provisioning with Copper wiring and drainage	INR 50/- per Sq.Ft.
Nomination Charges	INR 25/- per Sq.Ft.
Electricity Meter Deposit	On Actuals
Maintenance Deposit	INR 36/- per Sq. Ft. for 12 months
Sinking Fund	INR 30/- per Sq. Ft. for 12 months
Property tax deposit	INR 12/- per Sq. Ft. for 12 months

Terms and Conditions

Minimum mandatory load for 2BHK - 1KW & 3BHK -1.5 KW In case extra DG power load is required by the allottee at the rate of INR 25000/- per KW over and above minimum load cost.

Cancellation Charges Before Agreement- INR 50,000 +GST After Agreement 10% of the Total Consideration. For detailed terms and conditions, kindly refer the application form

Lock-in period for nomination/resale of any unit is 30 months from the date of project commencement

Developer



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



Developer



With three decades of experience, more than 40 completed projects and with more than 1.5 million square feet of real estate space developed, Vinayak has emerged as a premier real estate developer with a significant presence in Kolkata.

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