

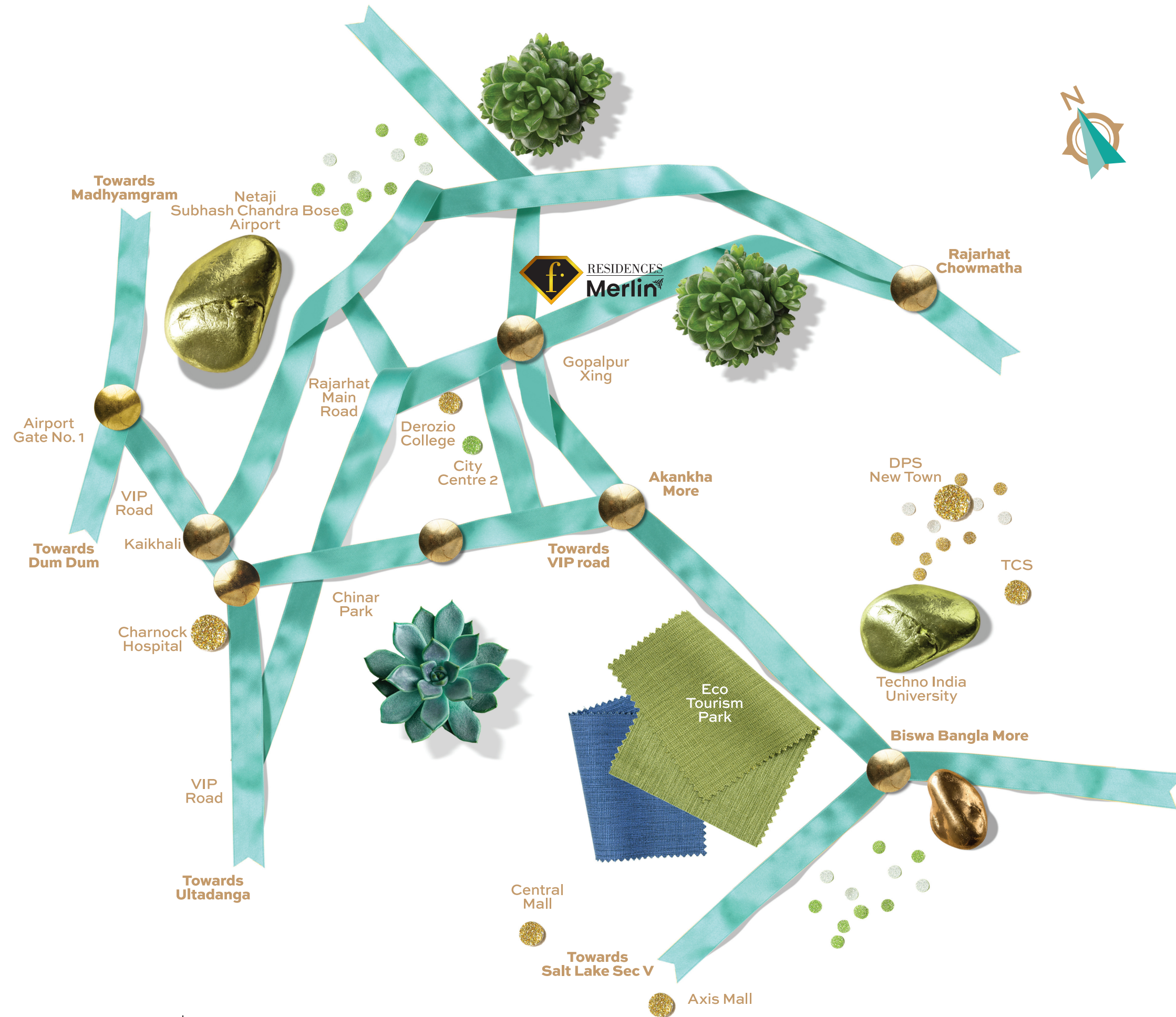


FOR THE
FIRST TIME

FOR THE FIRST TIME IN KOLKATA
FASHION FINDS
A NEW HOME

F Residences by Merlin offers exceptional experiences
for those who value fashion and an opulent lifestyle.
It sets new benchmarks in quality, aesthetics, and
customer satisfaction by blending the global prestige
and style of Fashion TV into luxury living.

LOCATION MAP



Map not to scale | Distances as per Google Maps

EDUCATION

| | |
|--|---------|
| Derozio College | 850 m |
| Delhi Public School New Town | 6.8 km |
| Narayana School | 6.7 km |
| Delhi Public School Megacity | 8.4 km |
| St. Xavier's University | 8.4 km |
| University of Engineering & Management | 10 km |
| Army Institute of Management | 10.3 km |
| Techno India University | 14.1 km |

HEALTHCARE

| | |
|-------------------------------|--------|
| Charnock Hospital | 3.8 km |
| Ohio Hospital | 7.4 km |
| Belle Vue Hospital (Upcoming) | 7.4 km |
| Tata Cancer Hospital | 7.6 km |

SHOPPING

| | |
|---------------|---------|
| City Centre 2 | 3.6 km |
| Axis Mall | 8.3 km |
| Central Mall | 8.6 km |
| Downtown Mall | 10.4 km |

TECH HUB

| | |
|--|---------|
| Silicon Valley | 2 km |
| Financial Hub | 5.5 km |
| Candor TechSpace | 10 km |
| Ecospace Business Park | 9.8 km |
| Tata Consultancy Services | 7.9 km |
| National Buildings Construction Corporation Square | 12.3 km |
| WIPRO (Upcoming Campus) | 13.2 km |
| ITC Infotech New Town | 14.8 km |

AIRPORT

| | |
|-----------------------|--------|
| International Airport | 5.8 km |
|-----------------------|--------|

MASTER PLAN

INDEX

- 3BHK + 2T
- 4BHK + 3T
- 3BHK + 3T



LEGENDS

GROUND FLOOR

- 1 Arrival Gateway
- 2 Jogging Track & Bike Lane
- 3 Multisport Court
- 4 Tree House
- 5 Floating Pavilion
- 6 Green Boulevard
- 7 Yoga Lawn
- 8 Amphitheatre
- 9 Feature Deck
- 10 Board Walk
- 11 Pocket Seating
- 12 Meandering Walkway
- 13 Sunken Court
- 14 Event Lawn

PODIUM

- 15 Feature Pavilion
- 16 Fashion Walkway
- 17 Step Garden
- 18 Seating Corner
- 19 Water Feature
- 20 Grotto Seat
- 21 Fashion Event Lawn
- 22 Fashion TV Sculpture
- 23 Catwalk Ramp

CLUB ROOF

- 24 Panoramic Jacuzzi
- 25 Infinity Lap Pool (Level 1)
- 26 Party Lawn
- 27 Party Pavilion
- 28 Social Dining Zone
- 29 Stair to Sky Pool
- 30 Viewing Sky Pool (Level 1)
- 31 Jaguar Slider
- 32 Leisure Pool
- 33 Resting Cabana
- 34 Pool Lounger

Disclaimer: This is not a legal offering. It only describes the intent & concept of Fashion and are tentative, the same may vary and will be done as per the advise of the Project Architect. All the details are subject to change, alteration & modification as per the developer's discretion.



Artist Impression | Disclaimer - The external colour scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

FOR THE FIRST TIME, FASHION MEETS LIFESTYLE IN KOLKATA

- ◇ 8-acre offering from Merlin Group
- ◇ Iconic towers with interconnected green bridges
- ◇ Luxurious 3 & 4 BHK AC residences
- ◇ Spacious fashion inspired residences
- ◇ Interconnected Green Spaces at the ground level with curated experiences
- ◇ Expansive rooftop Cloud Forest with designated active & passive zones with exclusive experiences
- ◇ Iconic 7-level Club with a first-of-its-kind 2-tier swimming pool featuring signature experiences





Artist Impression | Disclaimer - The external colour scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

TWO-TIER POOL – A NEW DIMENSION OF LUXURY!

Dive into an unparalleled aquatic experience with F Residences Merlin's exclusive two-tier pool, seamlessly blending elegance with innovation. Designed for both relaxation and indulgence.





Artist Impression | Disclaimer - The external colour scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

COME HOME TO ICONIC 7-STAR LUXURY FOR THE FIRST TIME

CLUB HOUSE AMENITIES

- Two Banquets
- Indoor & Outdoor Gymnasium
- Yoga Room
- Steam Room
- Games Room
- Library Room
- Meeting Room
- Family Lounge
- Indoor Multipurpose Court
- Guest Room
- Kids' Play Zone
- Crèche
- Squash Court
- Retail Outlet





Artist Impression | Disclaimer - The external color scheme, amenities and the landscape shown in the perspective view is tentative, the same may vary and will be done as per the advice of the Project Architect.

TOWER 1

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 29 | 1163 | 53 | 50 | 1188 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 86 | 1276 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 66 | 1235 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 60 | 1426 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 86 | 1274 |
| F | 4BHK+3T | 1340 | 28 | 1520 | 54 | 56 | 1548 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 9 | 1141 | 53 | 126 | 1204 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 0 | 1232 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 113 | 1258 |
| D | 4BHK+3T | 1197 | 28 | 1397 | 60 | 57 | 1426 |
| E | 3BHK+3T | 1037 | 9 | 1222 | 74 | 90 | 1267 |
| F | 4BHK+3T | 1340 | 28 | 1521 | 54 | 112 | 1577 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 20 | 1153 | 53 | 140 | 1223 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 0 | 1232 |
| C | 3BHK+3T | 998 | 0 | 1180 | 94 | 158 | 1259 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 123 | 1457 |
| E | 3BHK+3T | 1037 | 8 | 1222 | 74 | 58 | 1251 |
| F | 4BHK+3T | 1340 | 17 | 1509 | 54 | 128 | 1572 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

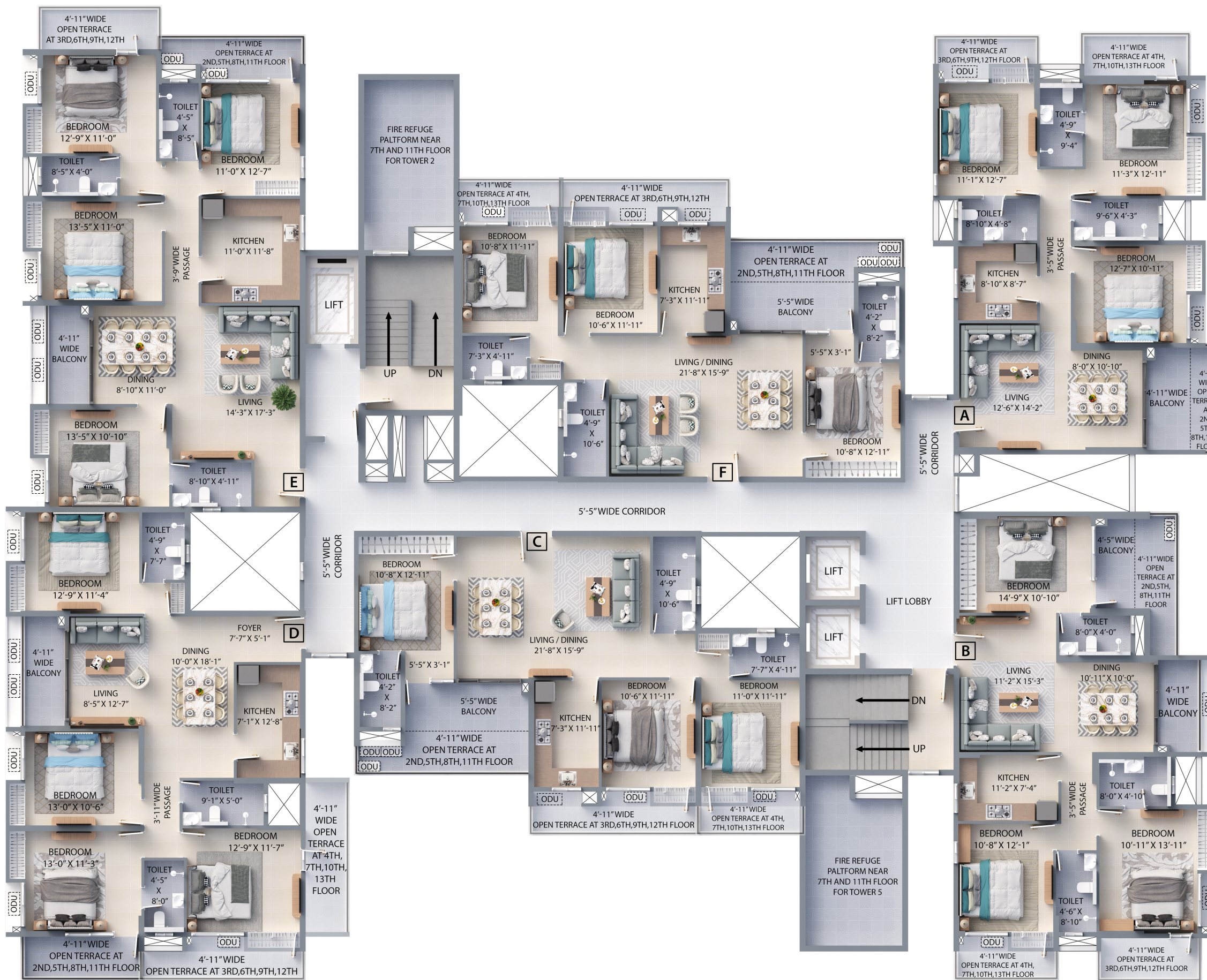
The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

TOWER 2 & 5

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 990 | 28 | 1171 | 56 | 57 | 1200 |
| B | 3BHK+3T | 996 | 20 | 1210 | 94 | 70 | 1245 |
| C | 3BHK+3T | 1037 | 17 | 1235 | 74 | 86 | 1278 |
| D | 4BHK+3T | 1199 | 36 | 1401 | 60 | 67 | 1435 |
| E | 4BHK+3T | 1321 | 26 | 1508 | 54 | 72 | 1544 |
| F | 3BHK+3T | 1032 | 17 | 1235 | 74 | 87 | 1279 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 990 | 20 | 1161 | 56 | 57 | 1189 |
| B | 3BHK+3T | 996 | 20 | 1210 | 94 | 58 | 1239 |
| C | 3BHK+3T | 1037 | 9 | 1226 | 74 | 90 | 1271 |
| D | 4BHK+3T | 1199 | 26 | 1390 | 60 | 82 | 1431 |
| E | 4BHK+3T | 1321 | 35 | 1519 | 54 | 68 | 1553 |
| F | 3BHK+3T | 1032 | 9 | 1227 | 74 | 90 | 1272 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 990 | 28 | 1171 | 56 | 61 | 1202 |
| B | 3BHK+3T | 996 | 12 | 1200 | 94 | 55 | 1228 |
| C | 3BHK+3T | 1037 | 8 | 1226 | 74 | 59 | 1255 |
| D | 4BHK+3T | 1199 | 36 | 1401 | 60 | 88 | 1445 |
| E | 4BHK+3T | 1321 | 35 | 1519 | 54 | 0 | 1519 |
| F | 3BHK+3T | 1032 | 8 | 1226 | 74 | 59 | 1256 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated.

The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

TOWER 3

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 29 | 1163 | 53 | 58 | 1192 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 86 | 1276 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 66 | 1235 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 60 | 1426 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 86 | 1274 |
| F | 4BHK+3T | 1340 | 28 | 1520 | 54 | 55 | 1547 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 9 | 1141 | 53 | 122 | 1202 |
| B | 3BHK+3T | 1043 | 9 | 1224 | 74 | 89 | 1269 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 112 | 1258 |
| D | 4BHK+3T | 1197 | 28 | 1396 | 60 | 57 | 1425 |
| E | 3BHK+3T | 1037 | 9 | 1222 | 74 | 89 | 1267 |
| F | 4BHK+3T | 1340 | 28 | 1521 | 54 | 113 | 1577 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 20 | 1153 | 53 | 140 | 1223 |
| B | 3BHK+3T | 1043 | 8 | 1223 | 74 | 57 | 1252 |
| C | 3BHK+3T | 998 | 0 | 1180 | 94 | 155 | 1257 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 123 | 1457 |
| E | 3BHK+3T | 1037 | 8 | 1222 | 74 | 58 | 1250 |
| F | 4BHK+3T | 1340 | 17 | 1509 | 54 | 123 | 1570 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated.

The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

TOWER 4

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 29 | 1163 | 53 | 58 | 1192 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 86 | 1276 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 66 | 1235 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 60 | 1426 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 86 | 1274 |
| F | 4BHK+3T | 1340 | 28 | 1520 | 54 | 55 | 1547 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 17 | 1141 | 53 | 66 | 1174 |
| B | 3BHK+3T | 1043 | 9 | 1224 | 74 | 89 | 1269 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 112 | 1258 |
| D | 4BHK+3T | 1197 | 28 | 1396 | 60 | 57 | 1425 |
| E | 3BHK+3T | 1037 | 9 | 1222 | 74 | 89 | 1267 |
| F | 4BHK+3T | 1340 | 28 | 1521 | 54 | 113 | 1577 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 20 | 1153 | 53 | 82 | 1194 |
| B | 3BHK+3T | 1043 | 8 | 1223 | 74 | 57 | 1252 |
| C | 3BHK+3T | 998 | 0 | 1180 | 94 | 155 | 1257 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 122 | 1456 |
| E | 3BHK+3T | 1037 | 8 | 1222 | 74 | 57 | 1250 |
| F | 4BHK+3T | 1340 | 26 | 1519 | 54 | 66 | 1552 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated.

The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

TOWER 6

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 29 | 1163 | 53 | 60 | 1193 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 86 | 1276 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 66 | 1235 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 60 | 1426 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 86 | 1274 |
| F | 4BHK+3T | 1340 | 28 | 1520 | 54 | 55 | 1547 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 17 | 1151 | 53 | 67 | 1184 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 0 | 1232 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 57 | 1230 |
| D | 4BHK+3T | 1197 | 36 | 1406 | 60 | 0 | 1406 |
| E | 3BHK+3T | 1037 | 9 | 1222 | 74 | 80 | 1263 |
| F | 4BHK+3T | 1340 | 28 | 1521 | 54 | 112 | 1577 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 20 | 1153 | 53 | 83 | 1195 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 0 | 1232 |
| C | 3BHK+3T | 998 | 12 | 1192 | 94 | 57 | 1221 |
| D | 4BHK+3T | 1197 | 36 | 1406 | 60 | 0 | 1406 |
| E | 3BHK+3T | 1037 | 8 | 1222 | 74 | 58 | 1251 |
| F | 4BHK+3T | 1340 | 26 | 1519 | 54 | 67 | 1552 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

TOWER 7

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 799 | 25 | 949 | 38 | 150 | 1024 |
| B | 3BHK+3T | 912 | 15 | 1079 | 60 | 68 | 1113 |
| C | 3BHK+2T | 799 | 25 | 949 | 38 | 43 | 970 |
| D | 3BHK+2T | 800 | 25 | 943 | 38 | 44 | 965 |
| E | 3BHK+2T | 817 | 18 | 961 | 55 | 64 | 993 |
| F | 3BHK+2T | 817 | 18 | 961 | 55 | 64 | 993 |
| G | 3BHK+2T | 800 | 25 | 943 | 38 | 44 | 965 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 799 | 18 | 941 | 38 | 53 | 968 |
| B | 3BHK+3T | 912 | 7 | 1070 | 60 | 71 | 1105 |
| C | 3BHK+2T | 799 | 18 | 941 | 38 | 162 | 1022 |
| D | 3BHK+2T | 800 | 18 | 935 | 38 | 162 | 1016 |
| E | 3BHK+2T | 817 | 8 | 951 | 55 | 65 | 984 |
| F | 3BHK+2T | 817 | 8 | 951 | 55 | 65 | 984 |
| G | 3BHK+2T | 800 | 18 | 935 | 38 | 53 | 962 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 799 | 17 | 940 | 38 | 56 | 968 |
| B | 3BHK+3T | 912 | 8 | 1070 | 60 | 53 | 1097 |
| C | 3BHK+2T | 799 | 7 | 929 | 38 | 116 | 988 |
| D | 3BHK+2T | 800 | 7 | 923 | 38 | 116 | 981 |
| E | 3BHK+2T | 817 | 10 | 953 | 55 | 52 | 979 |
| F | 3BHK+2T | 817 | 10 | 953 | 55 | 52 | 980 |
| G | 3BHK+2T | 800 | 17 | 934 | 38 | 56 | 962 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated.

The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



TOWER 8

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 800 | 25 | 949 | 38 | 150 | 1024 |
| B | 3BHK+3T | 913 | 15 | 1074 | 60 | 70 | 1109 |
| C | 3BHK+2T | 800 | 25 | 943 | 38 | 43 | 964 |
| D | 3BHK+2T | 800 | 25 | 949 | 38 | 150 | 1024 |
| E | 3BHK+2T | 816 | 18 | 969 | 55 | 64 | 1001 |
| F | 3BHK+2T | 800 | 25 | 943 | 38 | 43 | 964 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 800 | 18 | 941 | 38 | 53 | 968 |
| B | 3BHK+3T | 913 | 15 | 1074 | 60 | 0 | 1074 |
| C | 3BHK+2T | 800 | 18 | 935 | 38 | 53 | 962 |
| D | 3BHK+2T | 800 | 18 | 941 | 38 | 53 | 968 |
| E | 3BHK+2T | 816 | 8 | 959 | 55 | 65 | 991 |
| F | 3BHK+2T | 800 | 18 | 935 | 38 | 162 | 1016 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 800 | 7 | 929 | 38 | 116 | 988 |
| B | 3BHK+3T | 913 | 15 | 1074 | 60 | 0 | 1074 |
| C | 3BHK+2T | 800 | 7 | 923 | 38 | 110 | 978 |
| D | 3BHK+2T | 800 | 17 | 940 | 38 | 56 | 968 |
| E | 3BHK+2T | 816 | 10 | 961 | 55 | 53 | 988 |
| F | 3BHK+2T | 800 | 7 | 923 | 38 | 116 | 982 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



TOWER 9

2nd to 13th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 799 | 25 | 949 | 38 | 41 | 969 |
| B | 3BHK+3T | 912 | 15 | 1079 | 60 | 68 | 1113 |
| C | 3BHK+2T | 799 | 25 | 949 | 38 | 43 | 970 |
| D | 3BHK+2T | 800 | 25 | 943 | 38 | 151 | 1018 |
| E | 3BHK+2T | 817 | 18 | 961 | 55 | 63 | 992 |
| F | 3BHK+2T | 817 | 18 | 961 | 55 | 64 | 993 |
| G | 3BHK+2T | 800 | 25 | 943 | 38 | 43 | 964 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 799 | 18 | 941 | 38 | 162 | 1022 |
| B | 3BHK+3T | 912 | 7 | 1070 | 60 | 71 | 1105 |
| C | 3BHK+2T | 799 | 18 | 941 | 38 | 54 | 968 |
| D | 3BHK+2T | 800 | 18 | 935 | 38 | 52 | 961 |
| E | 3BHK+2T | 817 | 8 | 951 | 55 | 65 | 983 |
| F | 3BHK+2T | 817 | 8 | 951 | 55 | 65 | 984 |
| G | 3BHK+2T | 800 | 18 | 935 | 38 | 161 | 1016 |

(Area as per RERA)

4th, 7th, 10th & 13th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+2T | 799 | 7 | 929 | 38 | 118 | 989 |
| B | 3BHK+3T | 912 | 8 | 1070 | 60 | 54 | 1097 |
| C | 3BHK+2T | 799 | 17 | 940 | 38 | 57 | 969 |
| D | 3BHK+2T | 800 | 17 | 934 | 38 | 56 | 962 |
| E | 3BHK+2T | 817 | 10 | 953 | 55 | 52 | 979 |
| F | 3BHK+2T | 817 | 10 | 953 | 55 | 52 | 980 |
| G | 3BHK+2T | 800 | 7 | 923 | 38 | 118 | 982 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated.

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TOWER 10

2nd to 12th Typical Floor Plan



2nd, 5th, 8th & 11th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 29 | 1163 | 53 | 60 | 1193 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 86 | 1276 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 66 | 1235 |
| D | 4BHK+3T | 1197 | 27 | 1396 | 60 | 60 | 1426 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 86 | 1274 |
| F | 4BHK+3T | 1340 | 28 | 1520 | 54 | 48 | 1544 |

(Area as per RERA)

3rd, 6th, 9th & 12th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 9 | 1141 | 53 | 125 | 1204 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 0 | 1232 |
| C | 3BHK+3T | 998 | 20 | 1202 | 94 | 113 | 1258 |
| D | 4BHK+3T | 1197 | 28 | 1397 | 60 | 125 | 1460 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 0 | 1231 |
| F | 4BHK+3T | 1340 | 28 | 1521 | 54 | 112 | 1577 |

(Area as per RERA)

4th, 7th, 10th FLOOR PLAN

| Unit Info | | RERA Carpet Area (Sq. Ft) | RERA C.B. Carpet Area (Sq. Ft) | RERA BU Area (Sq. Ft) | RERA Balcony BU Area (Sq. Ft) | Open Terrace BU Area (Sq. Ft) | Total Chargeable BU Area (Sq. Ft) |
|-----------|-----------|---------------------------|--------------------------------|-----------------------|-------------------------------|-------------------------------|-----------------------------------|
| Flat No. | Flat Type | | | | | | |
| A | 3BHK+3T | 986 | 20 | 1153 | 53 | 131 | 1219 |
| B | 3BHK+3T | 1043 | 17 | 1232 | 74 | 0 | 1232 |
| C | 3BHK+3T | 998 | 0 | 1180 | 94 | 158 | 1259 |
| D | 4BHK+3T | 1197 | 17 | 1384 | 60 | 190 | 1479 |
| E | 3BHK+3T | 1037 | 17 | 1231 | 74 | 0 | 1231 |
| F | 4BHK+3T | 1340 | 17 | 1509 | 54 | 126 | 1571 |

(Area as per RERA)

Note

RERA Built up area includes Carpet area of the Unit, Cupboard, Balcony & the wall covering the unit, excluding open terrace BU area.

The total chargeable area includes RERA Built Up area and 50% of the open terrace BU area.

RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finishes.

Disclaimer: The dimension in the floor plans are shown as estimated.

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| | |
|-----------------------------------|--|
| Foundation & Structure | Structure designed following the IS code External wall RCC Internal wall RCC or RCC & AAC block combined as per the design |
| Building Envelope | Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint |

| | |
|---------------------------|--|
| Living/Dining Room | |
| Flooring | Vitrified tiles |
| Wall | Putty |
| Ceiling | Putty |
| Main Door | Wooden frame with one side veneered flush door |
| Hardware & Fittings | Branded locks and hardware |
| Windows | Aluminium powder coated windows with toughened glass panes |
| Electrical | Modular switches with copper wiring |
| Air Conditioning | Split air-conditioning in living/dining rooms |
| Bedroom | |
| Flooring | Vitrified tiles |
| Wall | Putty |
| Ceiling | Putty |
| Doors | Wooden frame with commercial flush door |
| Hardware & Fittings | Branded locks and hardware fittings |
| Windows | Aluminium powder-coated windows with toughened glass panes |
| Electrical | Modular switches with copper wiring |
| Air Condition | Split air-conditioning in all bedrooms |
| Balcony | |
| Flooring | Anti-skid ceramic tiles |
| Wall | Exterior grade paint |
| Ceiling | Exterior grade paint |
| Door | Aluminium powder-coated doors with toughened glass panes |
| Railing | Painted MS railing |
| Open Terrace | |
| Flooring | Anti-skid ceramic tiles |
| Wall | Exterior grade paint |
| Door | Aluminium powder-coated door with toughened glass panels |
| Railing | Painted MS railing |

| | |
|---------------------|---|
| Kitchen | |
| Flooring | Matte finish ceramic tiles |
| Wall | Ceramic tiles up to 2 feet height above the counter |
| Ceiling | Putty |
| Door | Wooden frame with commercial flush door |
| Hardware & Fittings | Branded locks and hardware |
| Window | Aluminium powder-coated window with toughened glass panes and provision for exhaust fan |
| Counter | Granite slab |
| Plumbing | Stainless steel sink with hot & cold water provision |
| Electrical | Modular switches with copper wiring |
| Toilets | |
| Flooring | Anti-skid ceramic tiles |
| Wall | Ceramic tiles up to 7 feet height |
| Ceiling | Putty |
| Door | Wooden frame with commercial flush door |
| Hardware & Fittings | Branded locks and hardware fittings |
| Window | Aluminium powder-coated window with toughened glass panes and provision for exhaust fan |
| Sanitary ware | Kohler/Roca/Grohe or equivalent make |
| CP Fittings | Jaquar/Kohler or equivalent make |

| | |
|----------------------------|---|
| Ground Floor Lobby | |
| Flooring | Combinaton of large-size vitrified tiles & granite as per design |
| Wall | Combinaton of premium ceramic tiles, paint & wall panelling as per design |
| Ceiling | False ceiling with light fixtures |
| Typical Floor Lobby | |
| Flooring | Vitrified tiles |
| Wall | Combination of tiles & paint |
| Ceiling | Putty and paint |
| Lifts | Otis/Schindler/Kone or equivalent make |

24x7 Security and Fire prevention

Fire detection & protection system as per recommendation of West Bengal

Fire & Emergency Services

Optimum power back-up to sufficiently run essential electrical appliances

100% power backup for common areas & utilities

Video door phone facility with intercom system

24X7 round-the-clock security

Security surveillance facility with CCTV on ground floor common areas

Green Initiatives

Organic waste management

Water-efficient fixtures

Rainwater harvesting

Sewage treatment plant

Ample green space with use of native plants in the landscape

Recycled water for gardening

Dual Flushing system

Low-VOC materials

Use of LED lights in common areas

Use of renewable energy

Health & Safety

24-hour treated water supply through Water Treatment Plant

Anti-termite treatment during various stages of construction

Superior quality waterproofing wherever necessary

Quality earthing for entire project

Automatic changeover system for DGs

Sufficient project illumination through compound & street lighting inside the complex

Disclaimer: The developer reserves the right to change the brands to those of equivalent make.