



11
TOWERS

2/3
BHK HOMES

102
AMENITIES
& FACILITIES



TRULY AFFORDABLE LUXURY



**CREDAI BENGAL REAL
ESTATE AWARDS 2018**
Best Upcoming Budget
Residential Project



**GOLDEN BRICK
AWARDS 2018**
Amenities Project
Of The Year (Regional)



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 Landscape Tectonix from Thailand. The 102 is a Gold pre-certified Green building by the Indian Green Building Council and offers a plethora of recreational features that foster a sense of inner calm.





TRULY AFFORDABLE LUXURY

Located at just **600 mts. from IIM Calcutta**, 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

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

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



OUTDOOR FITNESS STATION

TRULY AFFORDABLE LUXURY

Car parking spaces for residence 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 as an indoor sports facility can also be converted 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!



TRIPLE HEIGHT MULTI-PURPOSE COURT

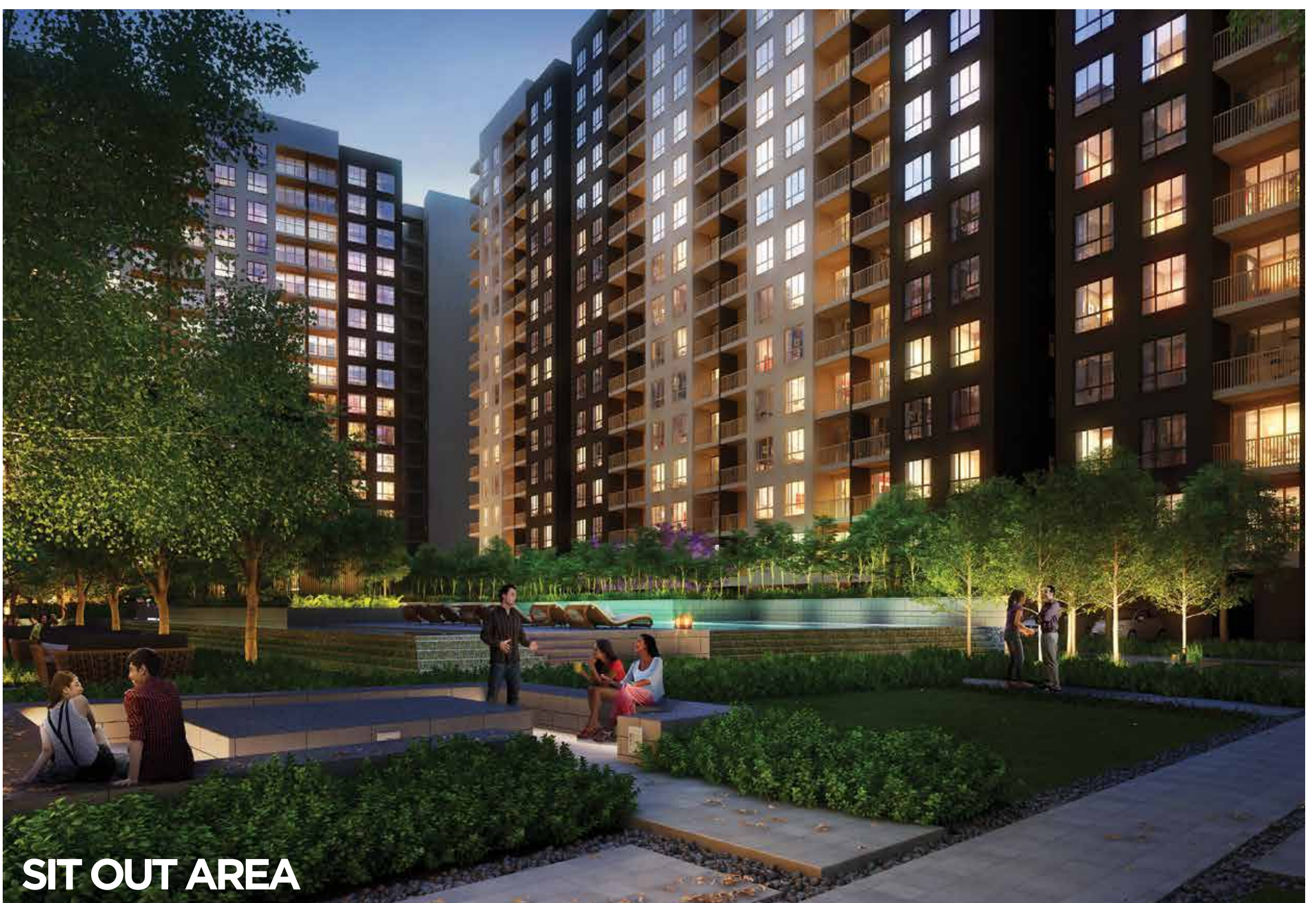
DESIGNED BY INTERNATIONAL ICONS

Architecture by SRSS, **Singapore**

Landscape designed by Landscape Tectonix, **Thailand**

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

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



SIT OUT AREA

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 mts 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



30 MTS SWIMMING 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



COMMUNITY

Banquet hall

Society association room

Guest rooms

Old-folk lawn

Mobile app for
maintenance requests

Provision for salon

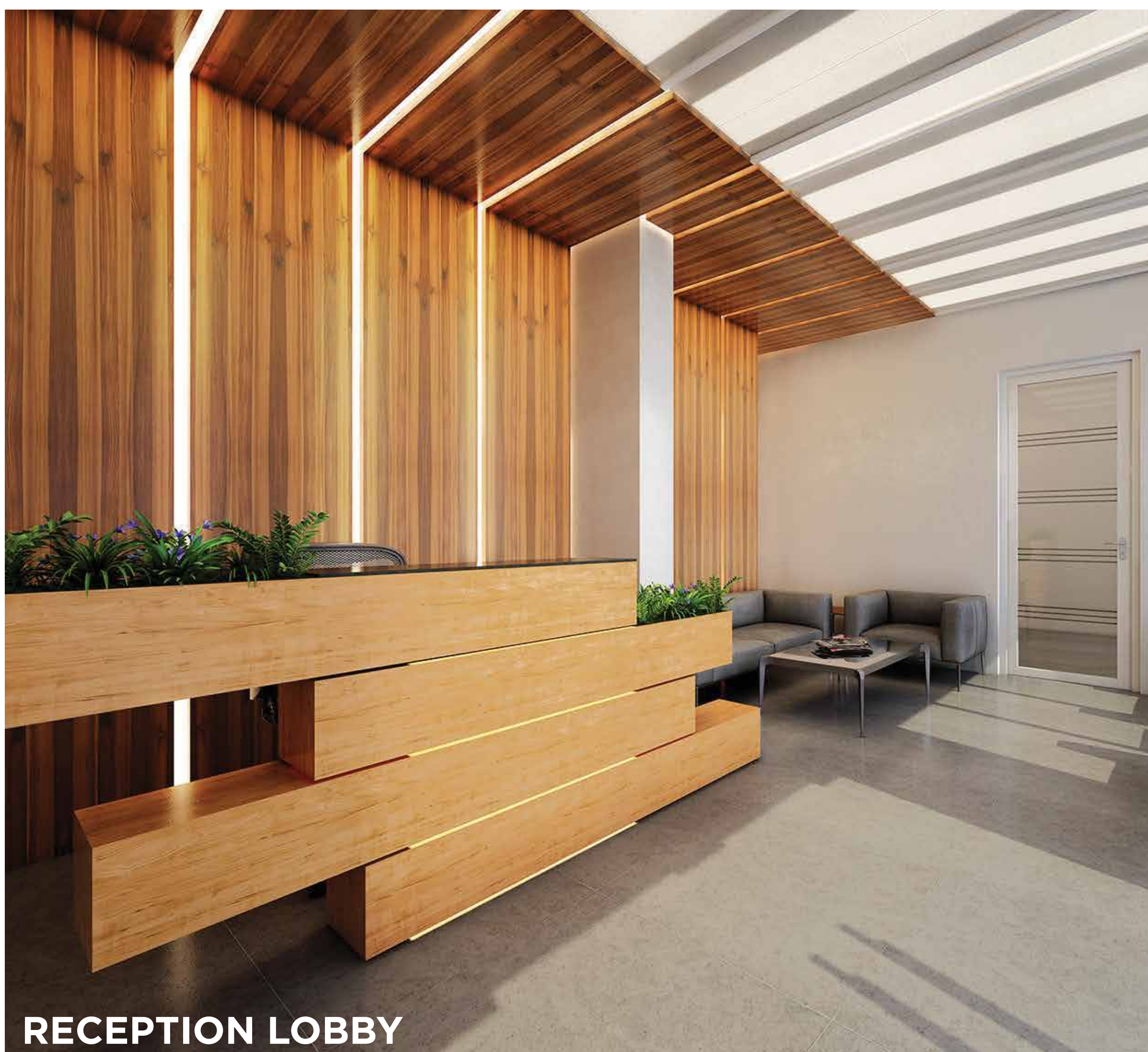
Provision for grocery shop

Provision for ATM

Provision for chemist

Provision for laundry

Wi-fi hotspot zone



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

Lightning arrester

Seismic sensors in elevators

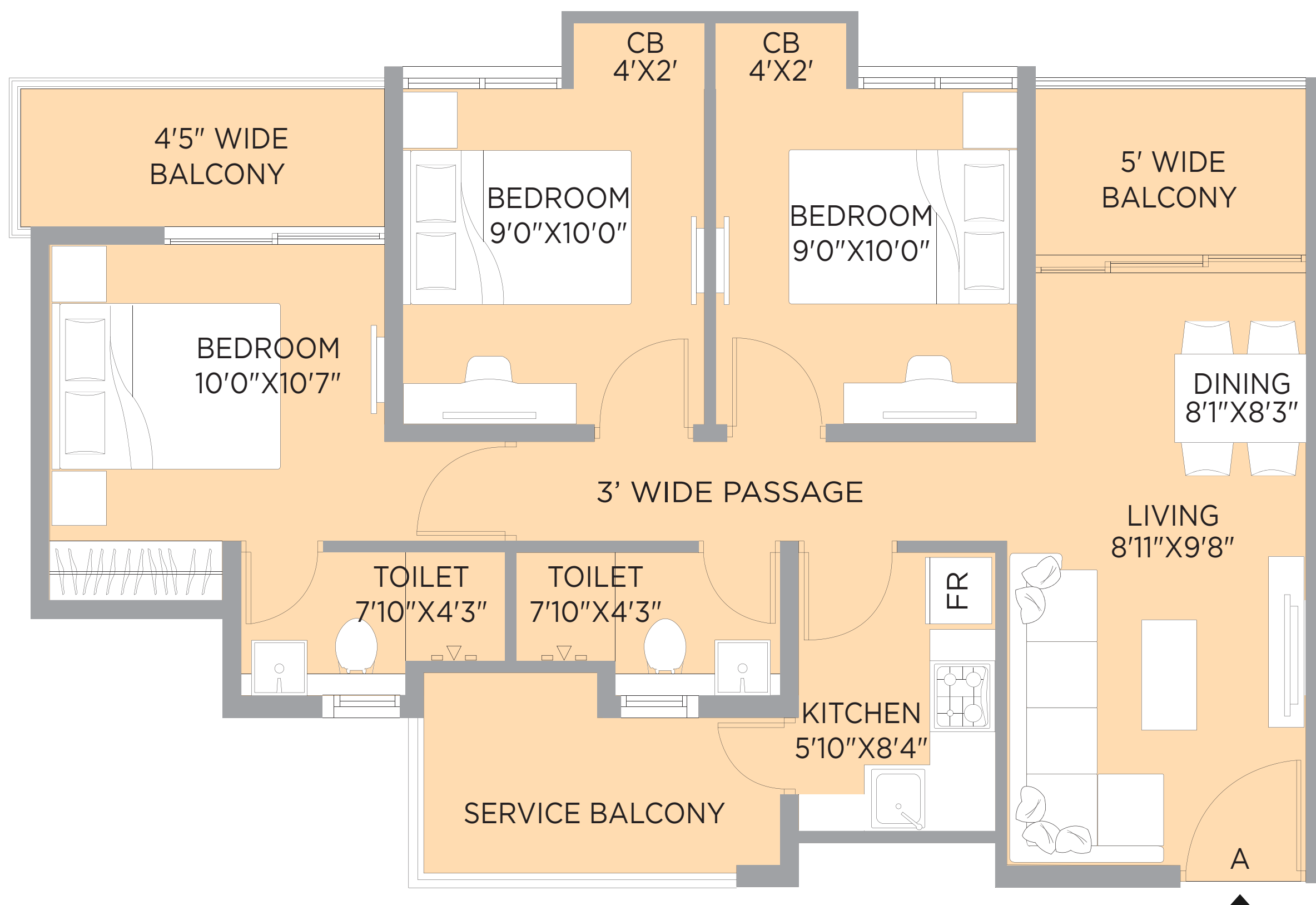


WALKWAY

SITE PLAN



UNIT PLANS



TYPE A (3 BHK)

CARPET AREA : 644 SQ.FT.

BALCONY AREA : 149 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

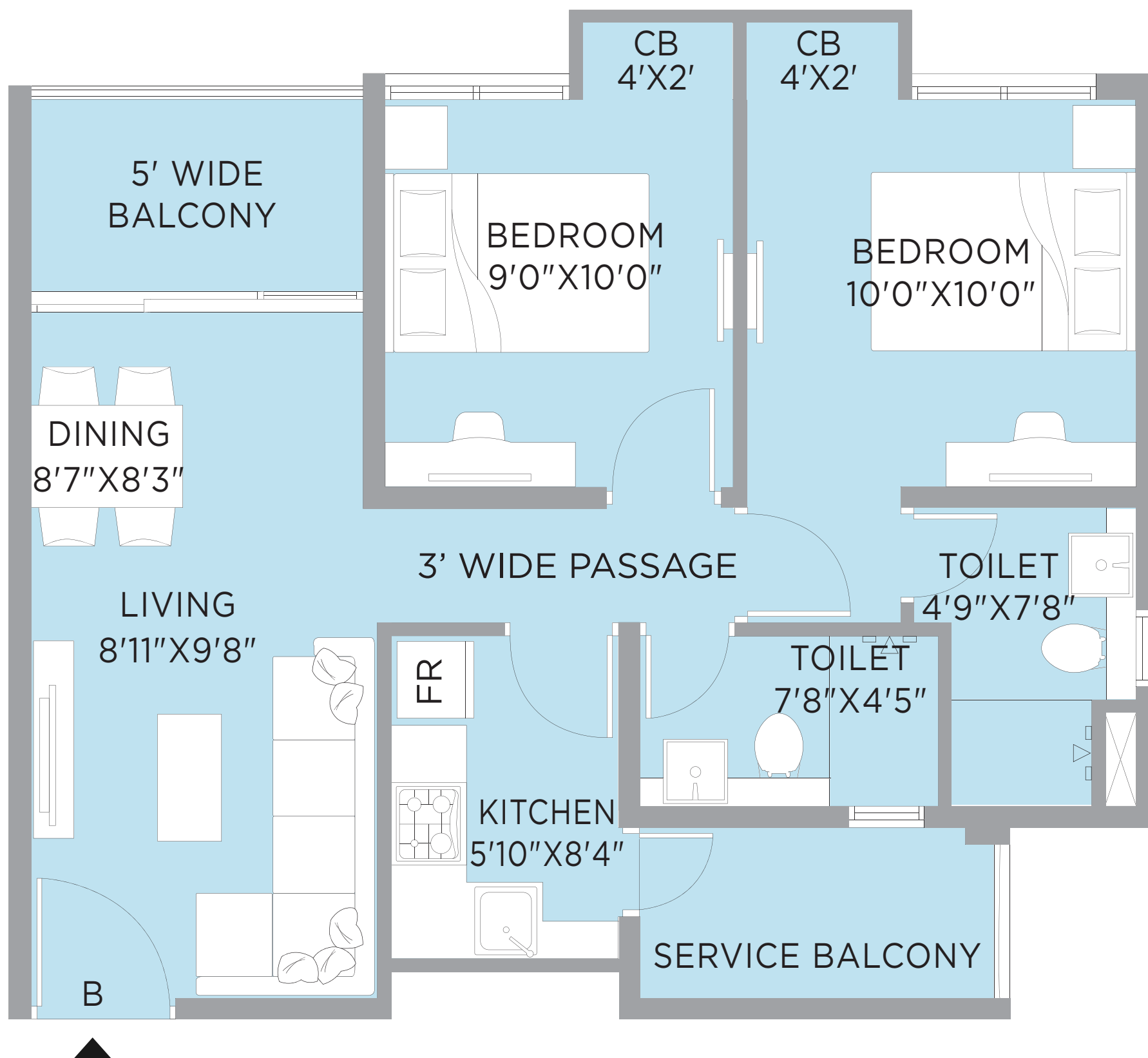
SPACE UTILIZATION

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 : 550 SQ.FT.

BALCONY AREA : 87 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

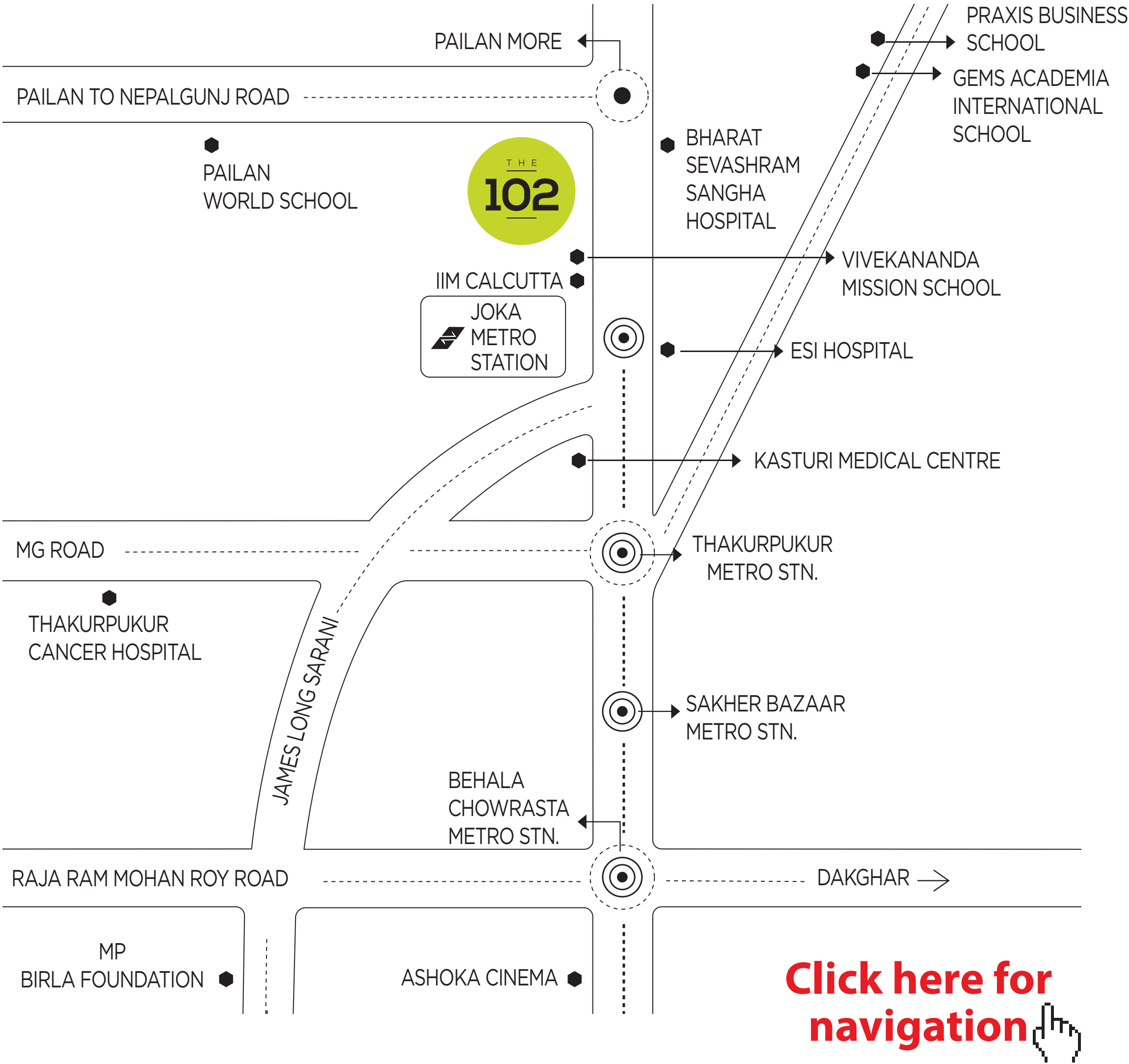
Structured in such a way that all the living areas and bedrooms have an external view, while the toilets and kitchens open to the courtyard, ensuring ample sunlight and ventilation

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

LOCATION



EDUCATION	
Vivekananda Mission School	300 m
Kidzee	1.9 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



PAYMENT SCHEDULE

Application Money	Rs. 1,00,000/- + GST
Booking Amount	10% of total consideration (+) GST (-) Rs. 1,00,000/- application money to be paid within 30 days from the date of application.
On Completion of Piling of the respective block	10% of Total Unit Consideration (+) GST
On Completion of Deck Level of respective block	11% of Total Unit Consideration (+) GST
On Casting of 3rd Floor of the respective block	11% of Total Unit Consideration (+) GST
On Casting of 6th Floor of the respective block	11% of Total Unit Consideration (+) GST
On Casting of 9th Floor of the respective block	11% of Total Unit Consideration (+) GST
On Casting of 12th Floor of the respective block	11% of Total Unit Consideration (+) GST
On Casting of Roof of the respective block	10% of Total Unit Consideration (+) GST
On Commencement of Lift Installation	10% of Total Unit Consideration + Club Charges + Extra Charges and Deposits + Legal Charges with applicable GST
On Offer of Possession	5% of Total Consideration + GST

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 as per milestone defined for the respective block in which the buyer has booked

Any delay in payments would attract an interest penalty SBI PLR + 2%.

EXTRA DEVELOPMENT CHARGES - 2BHK

	Description	Amount
EXTRA CHARGES	Club Membership Charges	45,300
	Generator Charges	27,180
	Transformer and Electricity Charges	45,300
	Legal Charges	13,590
	Association Formation	4,530
	Copper wiring and drainage for AC	45,300
	Maintenance Charges- 1 Year	32,616
DEPOSITS	Electricity Meter Deposit	On Actuals
	Sinking Fund	27,180
	Property tax deposit- 1 Year	10,872
NOMINATION & CANCELLATION	Nomination Charges	22,650
	Cancellation Charges	Before Agreement INR 50,000
		After Agreement - Booking Amount

Terms and Conditions

This annexure is applicable for flats/units without terrace

Minimum mandatory load for 2BHK - 1KW.

In case extra DG power load is required by the allottee will be required to pay Rs. 25,000/- per KW over and above minimum load cost.

For detailed terms and conditions, kindly refer to the application form

Lockin period for nomination/resale of any unit is 30 months from the date of execution of Agreement for Sale

GST applicable over and above these charges

EXTRA DEVELOPMENT CHARGES - 3BHK

	Description	Amount
EXTRA CHARGES	Club Membership Charges	56,400
	Generator Charges	33,840
	Transformer and Electricity Charges	56,400
	Legal Charges	16,920
	Association Formation	5,640
	Copper wiring and drainage for AC	56,400
	Maintenance Charges- 1 Year	40,608
DEPOSITS	Electricity Meter Deposit	On Actuals
	Sinking Fund	33,840
	Property tax deposit- 1 Year	13,536
NOMINATION & CANCELLATION	Nomination Charges	28,200
	Cancellation Charges	Before Agreement INR 50,000
		After Agreement - Booking Amount

Terms and Conditions

This annexure is applicable for flats/units without terrace

Minimum mandatory load for 3BHK -1.5 KW.

In case extra DG power load is required by the allottee will be required to pay Rs. 25,000/- per KW over and above minimum load cost.

For detailed terms and conditions, kindly refer to the application form

Lockin period for nomination/resale of any unit is 30 months from the date of execution of Agreement for Sale

GST applicable over and above these charges



Developer



3 Decades | 120+ completed projects

30 projects underway | Over 10,000 happy residents



3 Decades | 40+ completed projects





Click here for more details

www.psgroup.in/the102



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