



Own the Sky



ORBIT
LUMIERE
Sky Club Residences



Own the Sky

72000 Sq.ft.

SPRAWLING AREA

100%

INFINITE SKY

970 - 2005 Sq.ft.

2/3/4 BHK

Abundant

LUSH GREEN

IGBC

CERTIFIED GREEN BUILDING

25000 Sq.ft.

SKY CLUB



THE RADIANCE

25,000 SQFT. SKY CLUB

Wide array of amenities with world class features

STRATEGICALLY LOCATED

Well connected with every means of transportation

3 SIDE OPEN, VASTU-COMPLIANT

Spacious units with terrace and uninterrupted views of the skyline

PRE-CERTIFIED GREEN BUILDING BY IGBC

Premium specifications with 70% open space

Sky Club



AMENITIES AT A GLANCE

Infinity Swimming Pool

Walking Trail

Kid's Pool

Outdoor Play Area

Indoor Games Room

Gymnasium - Indoor

Open Lounge

Yoga Deck

Lounge - Indoor

Spa

Amphitheatre - Roof

Gymnasium - Open Air

Astronomical Deck

Creche

Adda Zone

Cabana

Landscaped Garden

Fruit Plantation Zone

Banquet Hall

Organic Farming Patch

Amphitheatre - Ground Floor

Multi-Purpose Court - Ground Floor

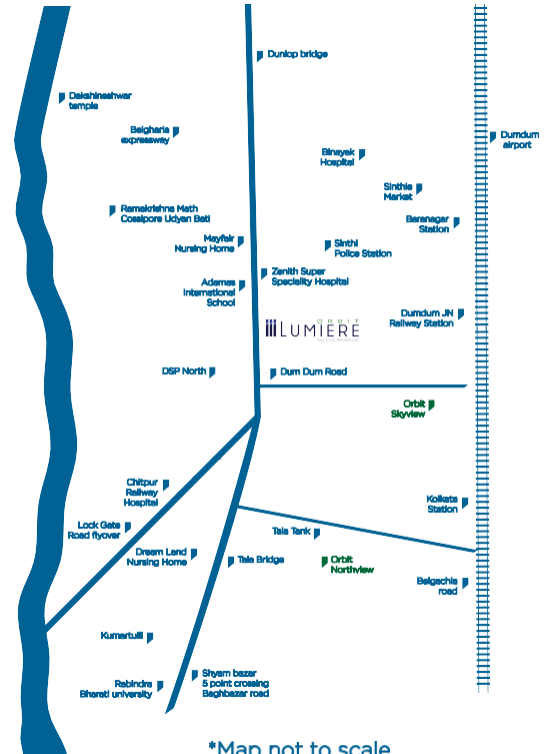
Kid's Games Room

Senior Citizen Zone

LOCATION - 58/3 B.T. ROAD, CHIRIAMORE, KOLKATA - 700002

CONNECTED CONVENIENTLY FROM HORIZON TO HOME

Chiriamore crossing	350 mt
Chiriamore bus stop	600 mt
Rabindra bharti university	1 km
Paikpara/BT road crossing	1.3 km
Sinthe more crossing	1.3 km
Hooghly river ghat	1.3 km
Dumdum metro	1.8 km
Shyambazar metro	3.3 km
Shyambazar 5 point crossing	3.6 km
Kumartulli	3.7 km
Kolkata railway station	3.8 km
Dunlop bridge	3.9 km
Dakshineswar temple	5.6 km
Dumdum airport	9.7 km



*Map not to scale

<https://goo.gl/maps/pBtX56Medg6gvwBA>

FEATURES

LAND AREA : 102 COTTAHS

FLOORS PER TOWER : G + 12

NO. OF TOWERS : 3

GROUND COVERAGE: 30%

SUPER BUILT-UP : (-)27%

TOTAL NO. OF FLATS : 155

FLATS PER FLOOR : 5

FLAT SIZES :

2BHK+2T : 970 & 995 sqft	3BHK+3T : 1375 - 1640 sqft
3BHK+2T : 1240 - 1315 sqft	4BHK+3T : 1850 - 2005 sqft

ENJOY & INDULGE INFINITELY



INFINITY POOL



KIDS POOL



INDOOR GAMES ROOM



MULTIPURPOSE COURT

ENJOY & INDULGE INFINITELY



INDOOR LOUNGE



YOGA DECK



INDOOR GYMNASIUM



BANQUET HALL

EXTRA CHARGES

Electricity, Generator & Transformer : Rs. 150 per sq.ft.

Club Charges : Rs. 100 per sq.ft.

AC Charges : Rs. 150 per sq.ft. (optional)

Legal : Rs. 21,000

Maintenance Deposit : Rs. 3/- per sq.ft. for 12 months

Municipal Deposit : Rs. 3/- per sq.ft. for 12 months

Sinking Fund : Rs. 3/- per sq.ft. for 24 months

Mutation Charges : Rs. 15,000

Nomination : 1%

Cancellation Charges before Agreement : Rs. 50,000

Cancellation Charges after Agreement : 10% of the consideration + GST

PAYMENT PLAN

PARTICULARS	AMOUNT/PERCENTAGE
Booking money (Part A)	1,00,000/-
Booking Money (Part B) within 30 days (less - Part A)	10% + GST
Within 30 days of execution of Agreement to Sale	10% + GST
On Completion of Piling of Block booked	10% + GST
On Completion of Ground Floor Roof Casting of Block booked	10% + GST
On Completion of 2nd Floor Roof Casting of Block booked	10% + GST
On Completion of 5th Floor Roof Casting of Block booked	10% + GST
On Completion of 8th Floor Roof Casting of Block booked	10% + GST
On Completion of 11 Floor Roof Casting of Block booked	10% + GST
On commencement of Brickwork of said Floor	5% + GST
On commencement of Flooring of the said Floor	5% + GST
On Notice for Possession	10% + GST



Thank You !



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