



**An infinite lifestyle
is rising.**

Located
in the heart
of Laketown



Location Map



COMMUTE

Jessore Road	0.8 Km
VIP Road	1.1 Km
Belgachia Metro Station	1.7 Km
Kolkata Railway Station	2.9 Km
Airport	8 Km

EDUCATION

Kidzee Laketown	0.7 Km
T.I.M.E. Kids	1 Km
Hariyana Vidya Mandir	2.4 Km

HEALTHCARE

Suraksha Diagnostics	0.8 Km
Dafodil Multi-speciality Hospital	0.9 Km
Apollo Diagnostics	1.2 Km
Bangur Medical	1.8 Km

SHOPPING & LEISURE

Jaya Multiplex	0.9 Km
Spencer Super Market	0.9 Km
Big Bazaar	1.3 Km
Diamond Plaza	2.5 Km

Presenting


vinayak
VISTA

**Tallest towers of
Laketown**

G + 23 | 2/3/4 BHK

SOUTH FACING / GARDEN FACING RESIDENCES

ALL 3-SIDE OPEN APARTMENTS

VAASTU-COMPLIANT RESIDENCES

DOUBLE HEIGHT SKY GARDEN

LANDSCAPED PODIUM GARDEN AND TERRACE





Where
nature's colours
come together

A comfort space filled with the freshness of greenery and the blue sky.
A place where you can spend your leisurely hours in the company of books, friends, or music - all under the vast expanse of the sky.



Artist's Impression

- Private terrace garden for star gazing
- Lazing with your favourite book
- Evening tea & private cabanas
- Frequent garden sit-outs
- Brief party & leisure beneath sky
& more...



Where **nature lends** itself to your company

Filled with lush greenery, **Vinayak Vista** is an abode that makes entering the thresholds of home seem like an escape into nature. Weekend trips to break away from a city life are no longer needed, as nature itself is now your home.

- Landscaped Flora & Fauna
- Kids' Playing Area
- Badminton Court
- Basketball Court
- Seating Cabanas
- Decorated Rooftop Garden with aerial view of the City of Joy
- Jogging Track





Artist's Impression

Basketball Court



Badminton Court

Artist's Impression



Artist's Impression

Kids' Playing Area



Jogging Track

Artist's Impression



Artist's Impression

Gazebo



Rooftop Yoga & Meditation Zone



Decorated Rooftop Garden

E

Where the elegance of life awaits

A residency that cares for your social life as much as it does for your peace. A place for you to mingle with like-minded souls, so that your life and conversations never run dry. At **Club Vista**, you don't need to seek out an opportunity to celebrate, as every celebration winds its way to you.

- Swimming Pool
- State-of-the-art Fitness Center
- Toddler's Play Room
- Lounge cum AV Room
- Indoor Gaming Area
- Yoga & Meditation Studio
- Changing Rooms with Steam Rooms and Lockers
- Multipurpose Banquet Hall





Artist's Impression

Banquet Hall



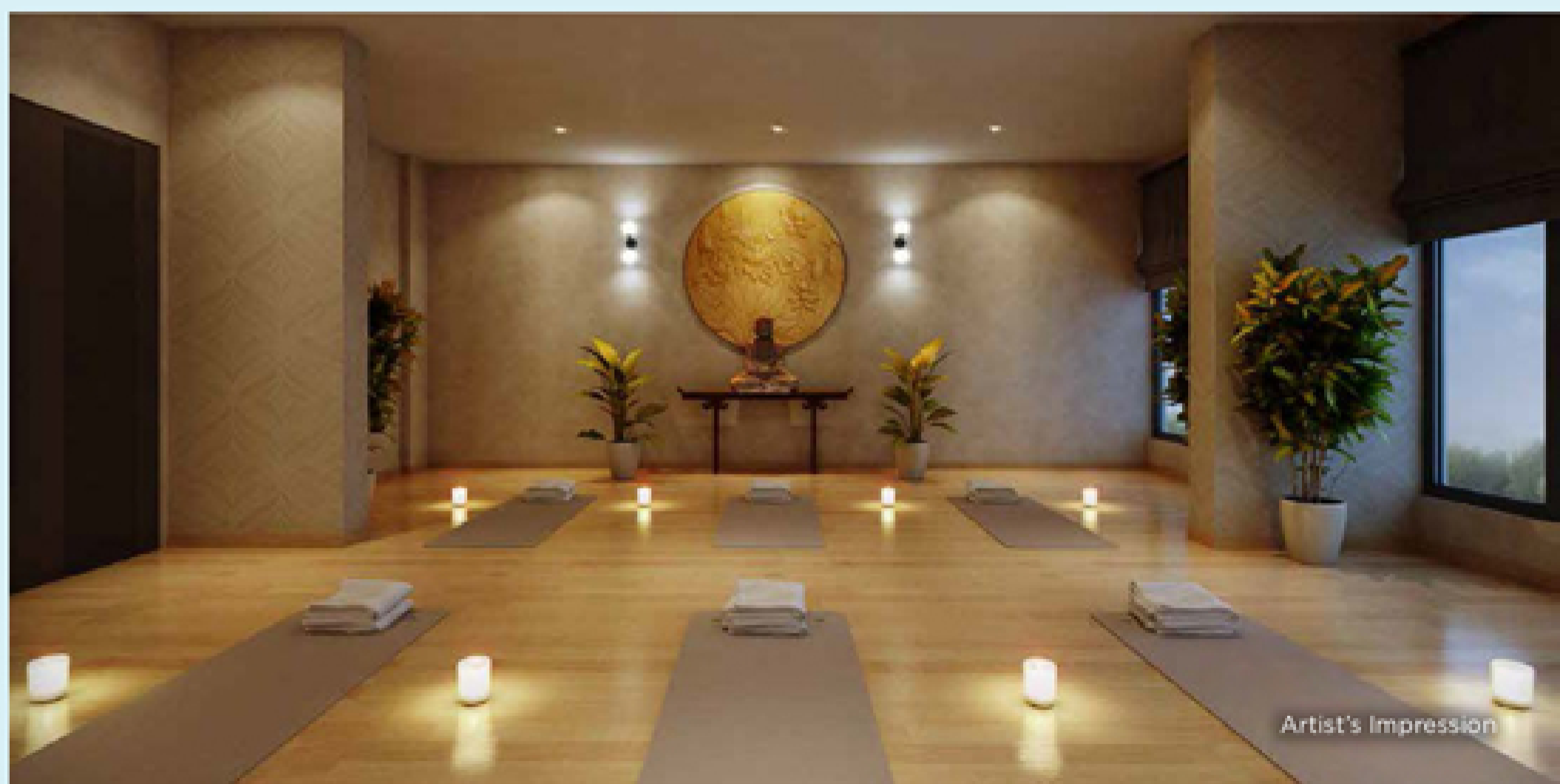
Gymnasium

Artist's Impression



Artist's Impression

Indoor Games Room



Yoga cum Meditation Studio

Artist's Impression



Artist's Impression

Toddler's Room

THE FINEST DESIGNING

- Efficient proportioning
- Better utilisation of space
- Improved habitability
- Maximisation of natural light and airflow
- Power-efficient lighting & cooling
- Mostly Vaastu Compliant flats
- Healthier, natural living environment

ECO RESPONSIVE **Solid Waste Management**

- Sewage treatment plant that will be used in gardening
- Organic waste composter to recycle waste into natural fertilizers for plants

Water Conservation

- Double flushing facility to control domestic water usage
- Rain water harvesting to conserve rainwater

Thoughtful Comfort

- Wheelchair friendly common-area toilets for ease of access, safety and convenience
- Exterior paints and roof tiles with high solar reflective index to absorb less heat and promote greater cooling
- High speed elevators

Climate Concerned Integration

- Low VOC exterior paints that prevent health hazards and indoor pollution
- Usage of native plants in landscape because it is climate-friendly

OTHER FEATURES

Services

- Two passenger elevators and one service elevator in each block
- Wi-Fi hotspot zone

Safety & Security

- Integrated building management system for convenience
- IP based CCTV surveillance at strategic locations for closely monitored security
- Virtual doorman for approved entry/exit of outsiders

Fire Safety

- Fire proof door at fire escape staircase
- Fire hydrant system in common areas for all around access



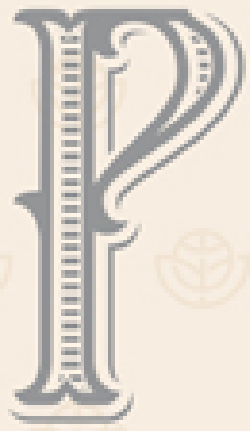
Master Plan



Legends

- | | |
|-------------------------|------------------------------|
| 1. Main Entrance Gate | 10. Basketball Court |
| 2. Security Guard Room | 11. Badminton Court |
| 3. Driveway | 12. Water Fountain Zone |
| 4. Secondary Gate | 13. Open Amphitheatre Zone |
| 5. Children's Play Area | 14. Swimming Pool |
| 6. Sand Pit | 15. Kid's Pool |
| 7. Rock Climbing Wall | 16. Swimming Pool Deck |
| 8. Adda Zone | 17. Semi-open Outdoor Gazebo |
| 9. Jogging Track | |





Podium Plan



Legends

1. Banquet Hall
2. Yoga cum Meditation Studio
3. Gymnasium
4. Indoor Games Room
5. Toddler's Room
6. Pantry & Toilet attached with Banquet Hall
7. Conference Room
8. Changing Room with Lockers
9. Lounge cum AV Room



TYPICAL FLOOR PLAN

(ODD FLOORS)



TYPICAL FLOOR PLAN

(EVEN FLOORS)



UNIT PLANS

TYPE A ODD FLOORS



Type	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	925	61	1095	1460	98

TYPE A EVEN FLOORS



Type	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	925	85	1119	1492	98

TYPE B
ODD FLOORS



Type	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	758	61	916	1221	92

TYPE B
EVEN FLOORS



Type	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	758	78	933	1244	92

TYPE C
ODD FLOORS



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
4 BHK	1195	64	1378	1838	100

TYPE C
EVEN FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
4 BHK	1195	85	1400	1866	100

TYPE D
ODD FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
4 BHK	1191	61	1376	1835	100

TYPE D
EVEN FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
5 BHK	1191	85	1400	1867	100

TYPE E
ODD FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	846	59	1005	1341	95

TYPE E
EVEN FLOOR



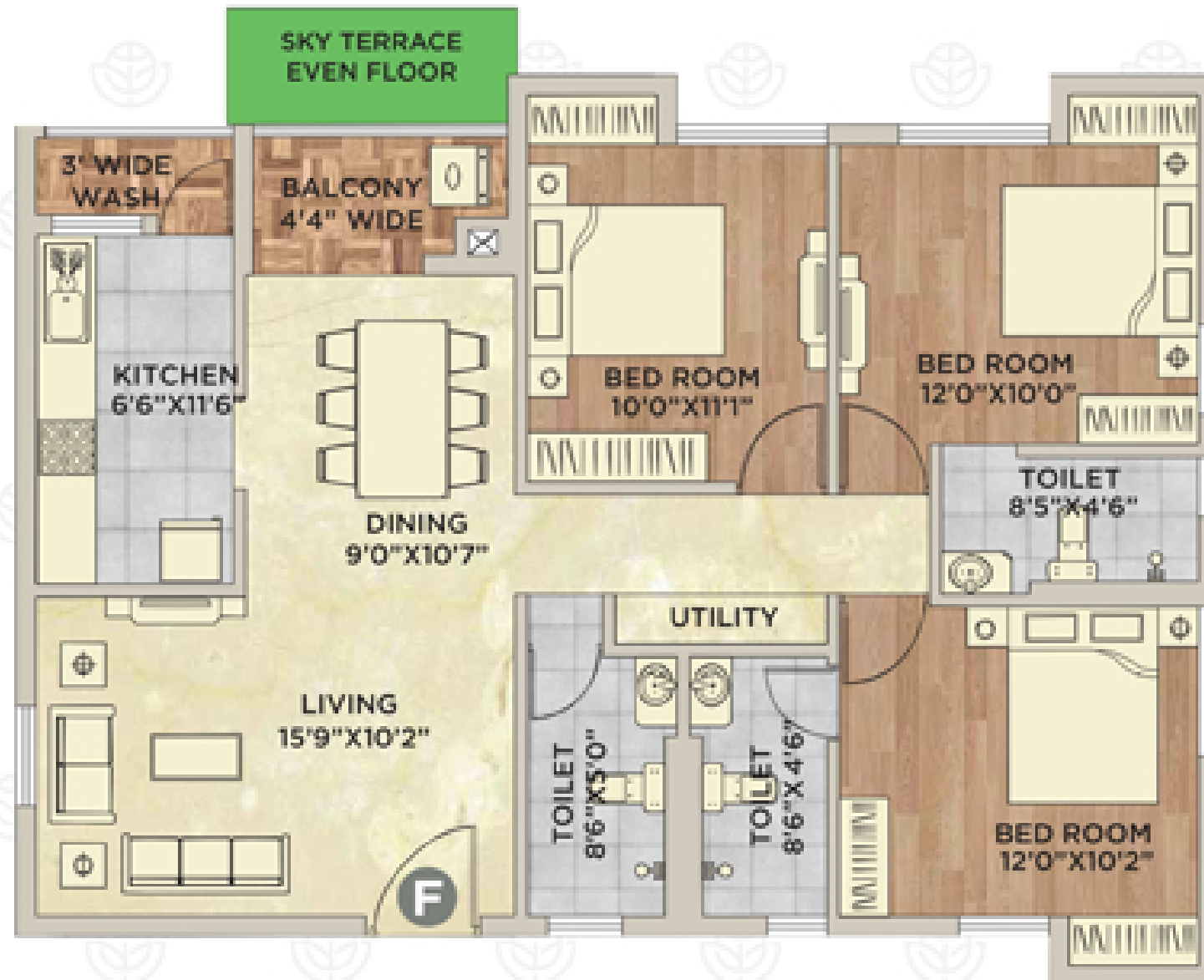
BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	846	72	1018	1358	95

TYPE F
ODD FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	923	75	1109	1479	109

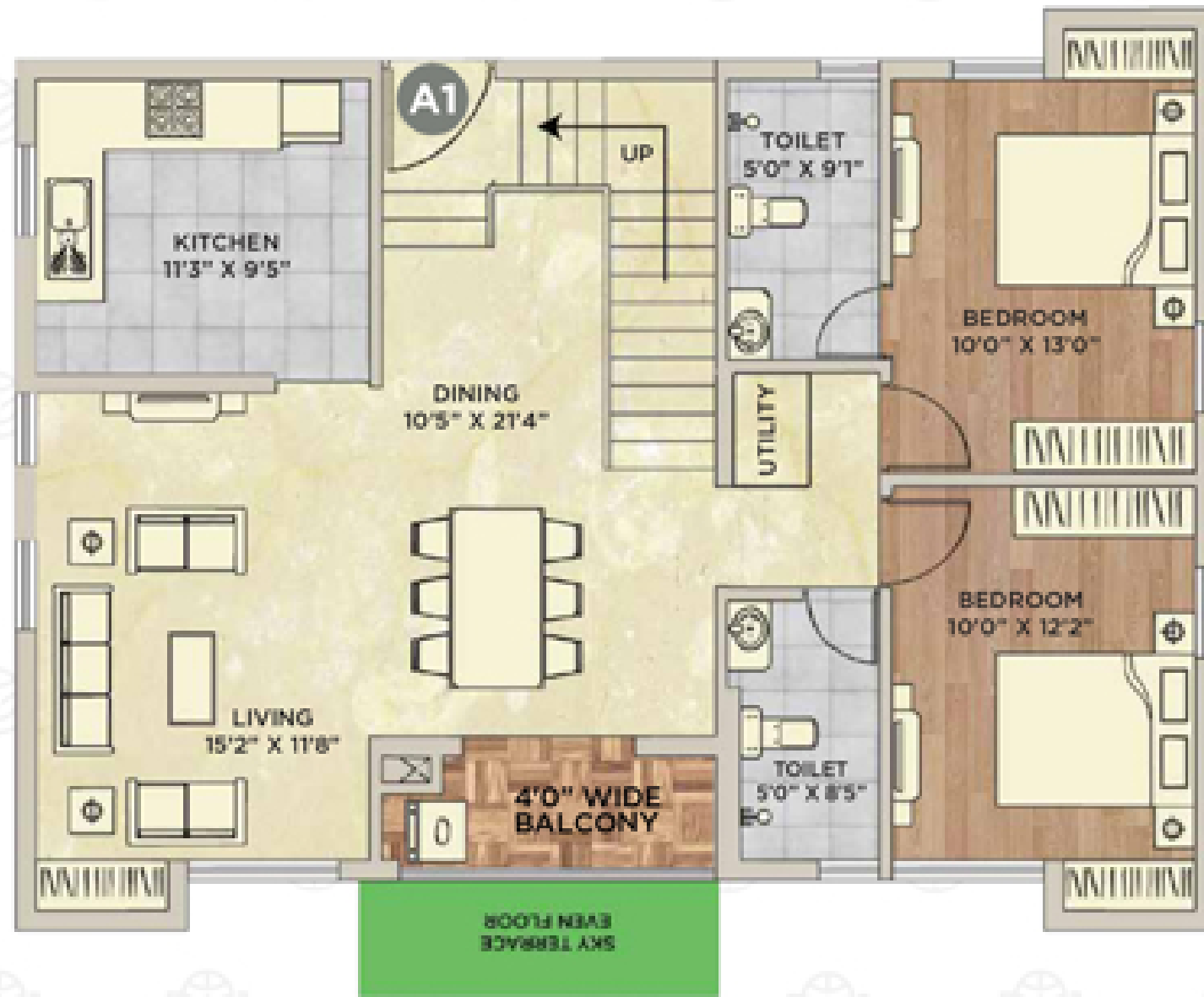
TYPE F
EVEN FLOOR



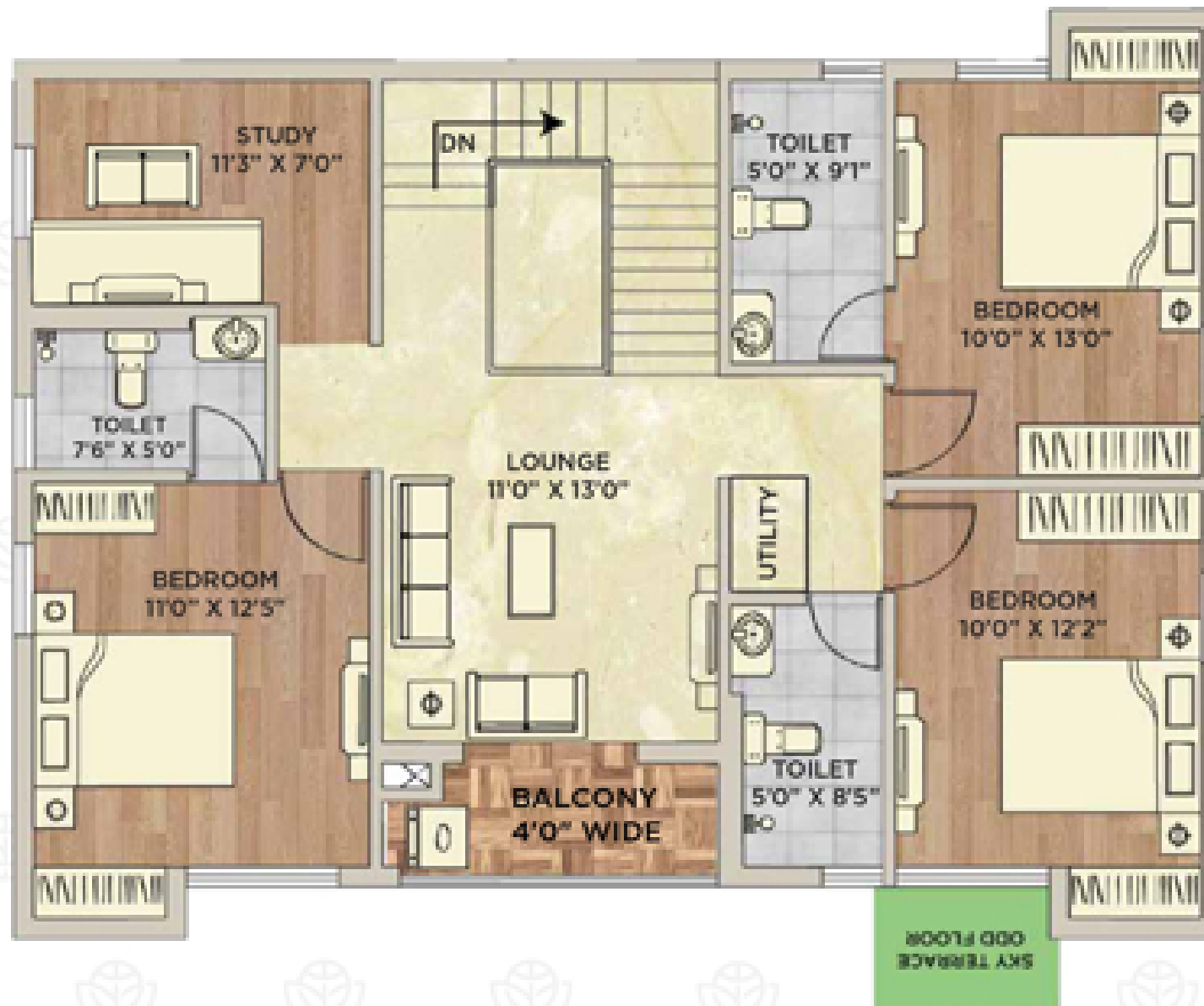
BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	923	90	1124	1498	109

DUPEX PLANS

TYPE A1
LOWER FLOOR

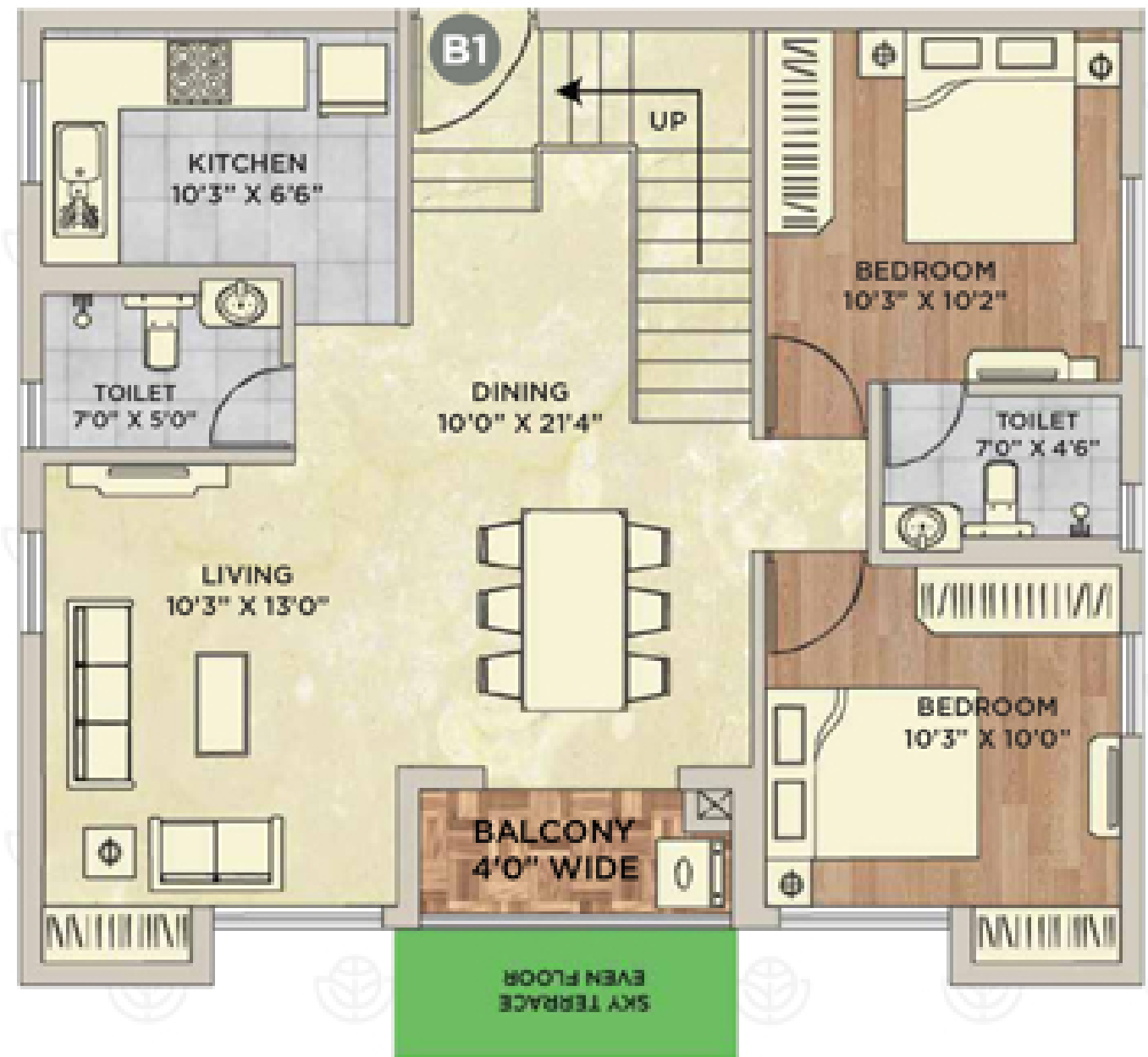


TYPE A1
UPPER FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
5 BHK	1850	146	2214	2952	196

TYPE B1
LOWER FLOOR

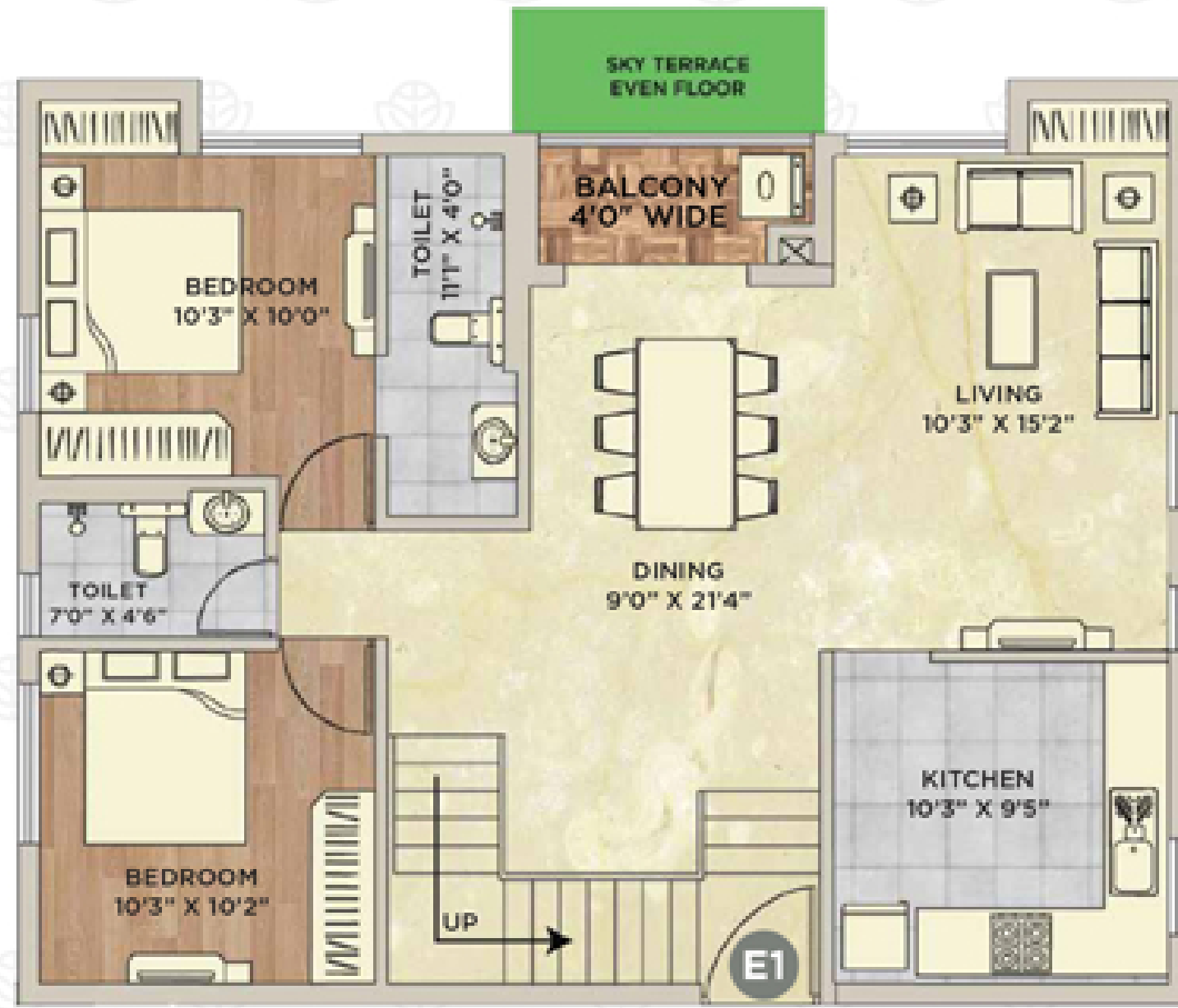


TYPE B1
UPPER FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
5 BHK	1516	139	1849	2465	184

TYPE E1
LOWER FLOOR



TYPE E1
UPPER FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
5 BHK	1692	131	2023	2699	190

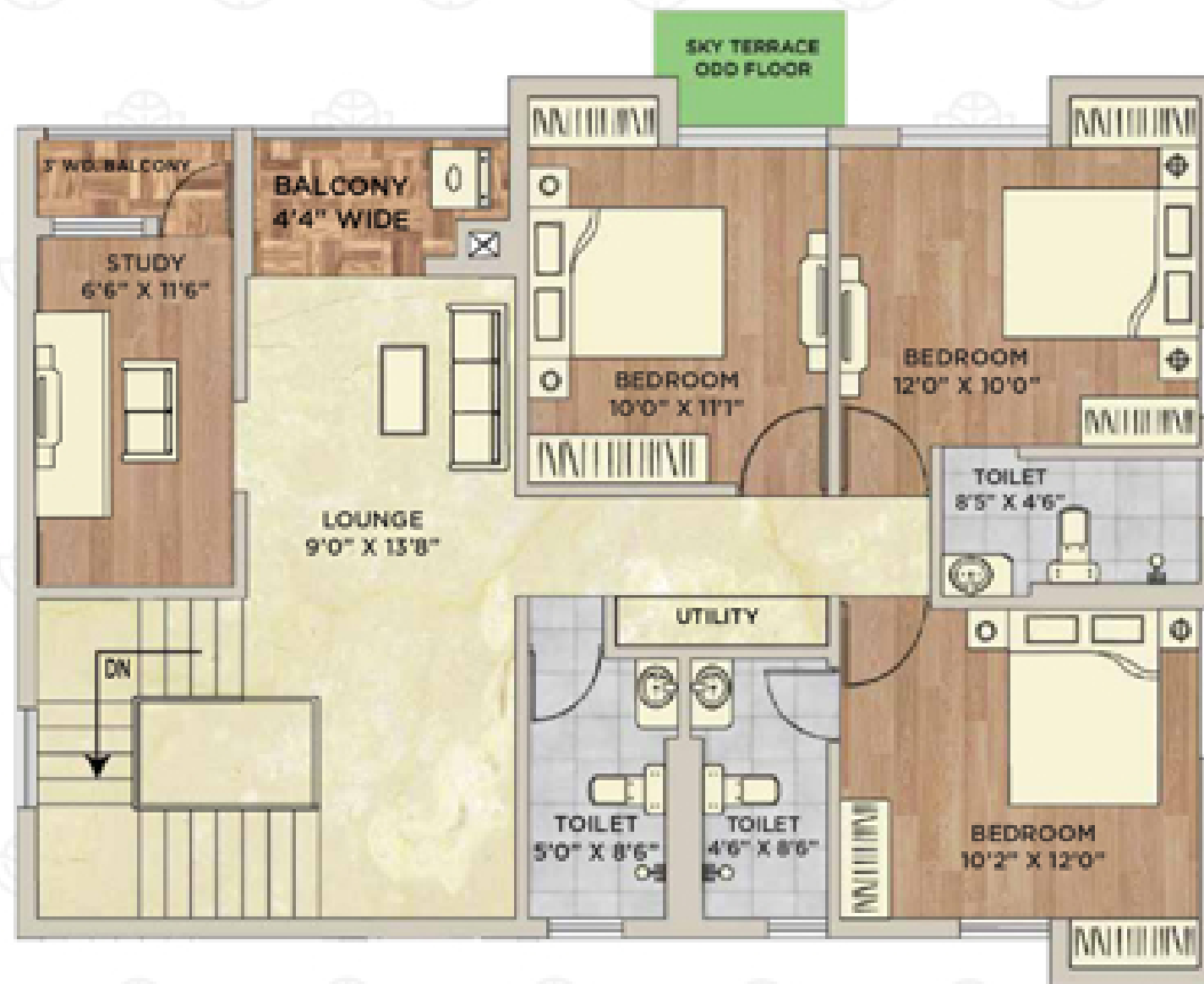
TYPE F1

LOWER FLOOR



TYPE F1

UPPER FLOOR



BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
5 BHK	1846	165	2233	2977	218



Extra Charges

Extra Development Charges-Amenities	Rs. 100/- per Sq. Ft. on SBU + GST
Electricity connection, transformer & Generator charges	Rs. 125/- per Sq. Ft. on SBU+ GST
Formation of the Association/Holding Company	Rs. 10/- per Sq. Ft. on SBU + GST
Charges for AC ledge, copper wiring & AC drainage	Rs. 30/- per Sq. Ft. (on SBU) + GST
Legal Charges (including registry commissioning charges)	Rs. 30/- per Sq. Ft. (on SBU) + GST



Deposits

Maintenance Deposit:	Equivalent to 24 months @ Rs. 3/- per Sq. Ft. per month + GST on SBU
Municipal Tax Deposit:	Equivalent to 12 months @ Rs. 1/- per Sq. Ft. per month + GST on SBU
Sinking Fund Deposit:	Rs.30/- per Sq. Ft. on SBU

*Registration Fee, Stamp Duty, Electricity Meter Deposit & Mutation Charges on Actuals.



Payment Schedule

Application Money	Rs. 2,00,000/- + GST
Before execution of the Agreement for sale (Booking Amount)	10% of Total Consideration of the apartment + GST less Application Money + 50% Legal Charges + GST
Within 7 days of agreement	10% of Total Consideration of the apartment + GST
On Completion of Piling of the respective Tower	10% of Total Consideration of the apartment + GST
On Completion of Deck Level of the respective Tower	10% of Total Consideration of the apartment + GST
On Casting of 5th Floor of the respective Tower	10% of Total Consideration of the apartment + GST
On Casting of 10th Floor of the respective Tower	10% of Total Consideration of the apartment + GST
On Casting of 15th Floor of the respective Tower	10% of Total Consideration of the apartment + GST
On Casting of ultimate roof of the respective Tower	10% of Total consideration of the apartment + GST
On Completion of Flooring of the respective unit	10% of Total consideration of the apartment + GST
On commencement of installation of Lift Unit in respective Tower	5% of Total Consideration of the apartment + GST + 100% of Extras and Deposits + GST + 50% Legal Charges + GST
On offer of possession	5% of Total Consideration of the apartment + GST

Developer



3 DECADES | 40+ COMPLETED PROJECTS



OTHER PROJECTS



And More



Contact : 9836428882 /9836394449