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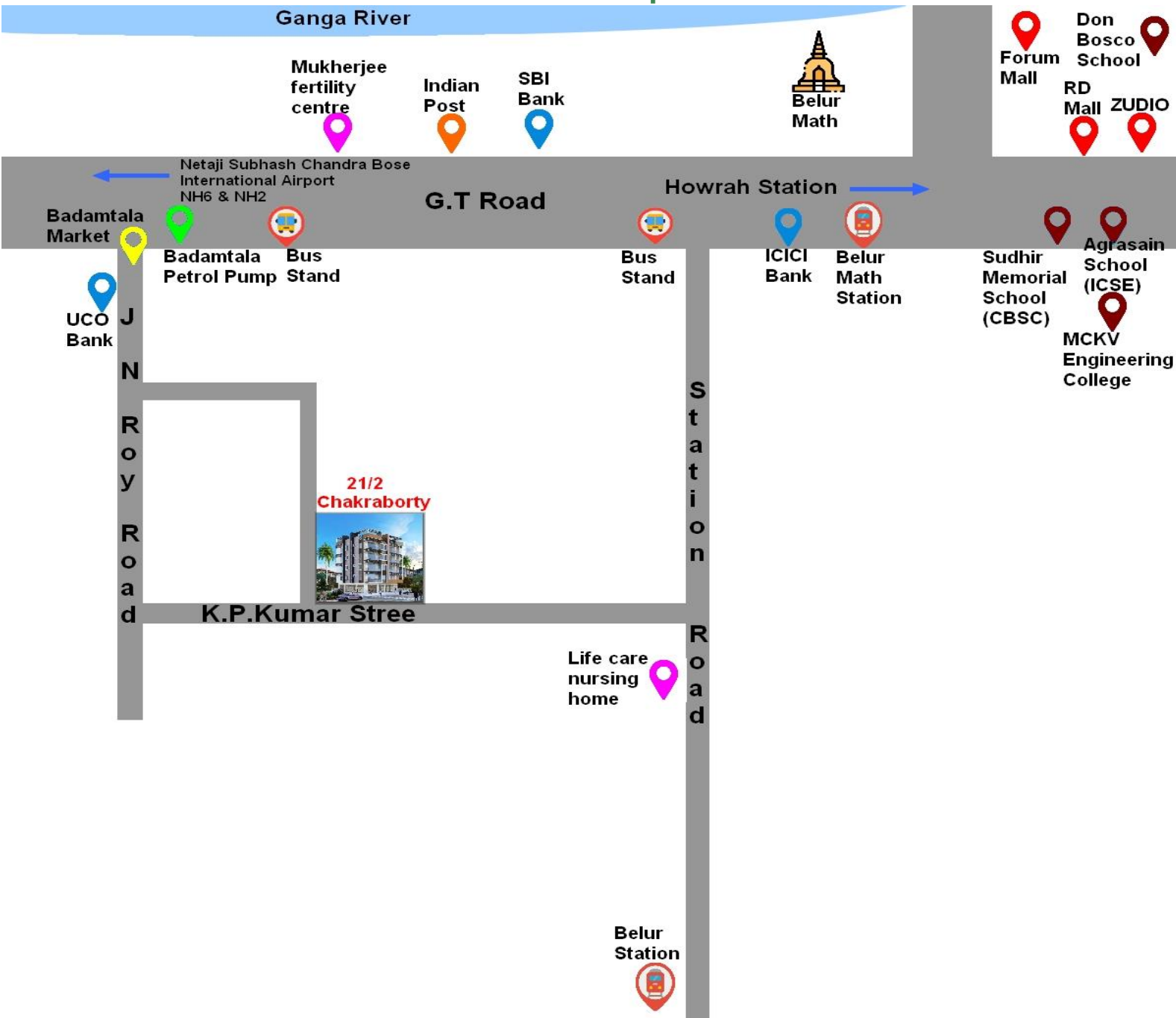
CHAKRABORTY
K.P.KUMAR STREET
HOWRAH-711201



Venture Of Chakraborty & Jain Group



Site Map



- Belur Math- 5 min
- Dakshineswar Kali Temple- 16 min
- Belur Math Railway Station - 5 min
- Belur Railways Station -5 min
- Dakshineswar Metro Station -16 min
- Howrah Station- 20 min
- Netaji Subhash Chandra Bose International Airport- 20 min
- Forum Mall - 9 min
- RD Mall - 8 min
- Zudio - 8 min
- Belur Bazar -6 min
- Badamtala Market - 5 min
- Bus Stand -5 min
- Agrasain School - 10 min
- Sudhir Memorial School - 8 min
- Don Bosco - 8 min

Click or Scan & View On Google Map



Desing 1 With Dual Balcony



Residential House



10 feet Road
Towards Badamtala G.T.Road



Residential House

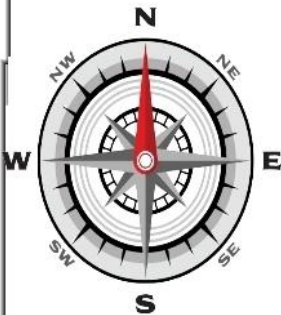
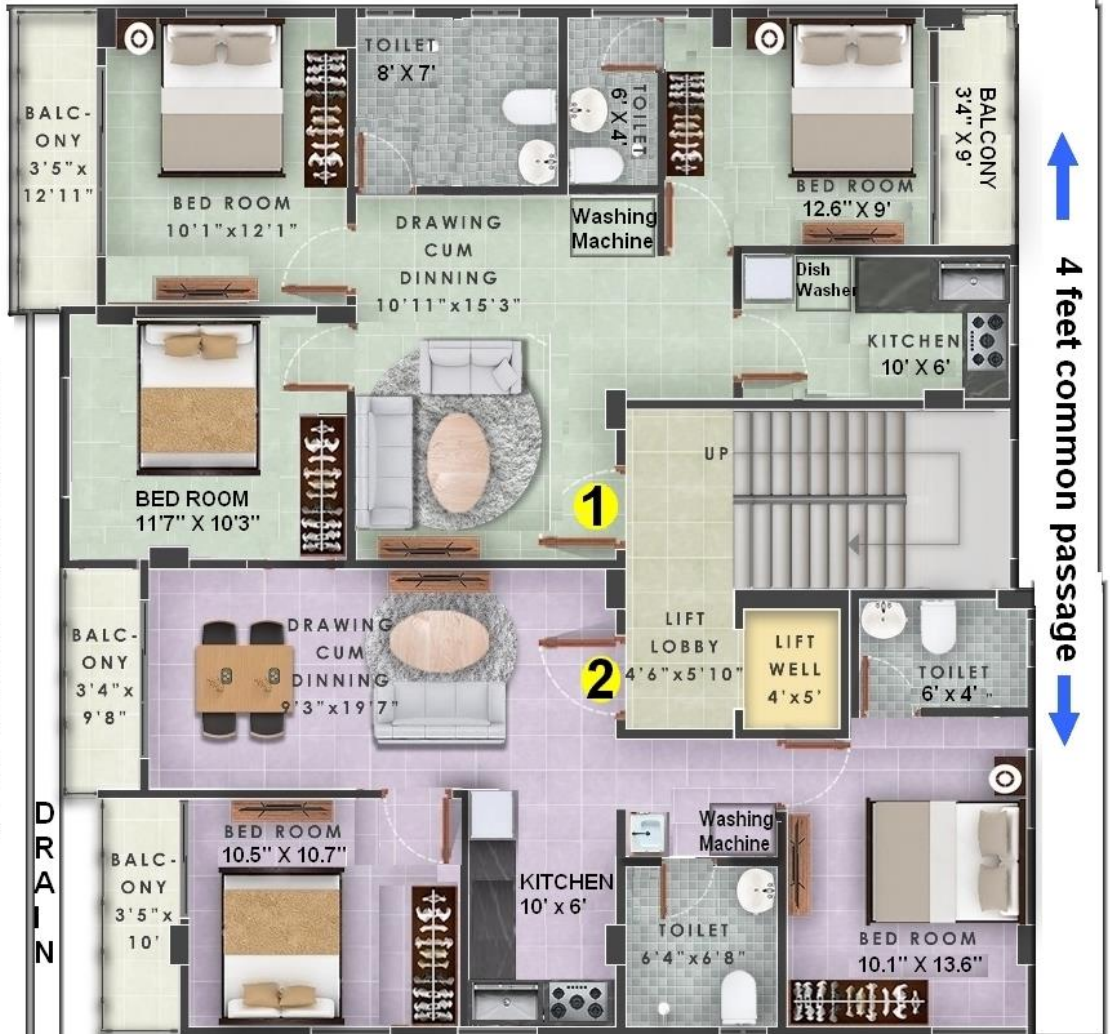


20 feet Road (K.P.Kumar Street)



Towards Badamtala G.T.Road

Towards Belur Station Road
(G.T.Road / Belur Station)



Lake

- Flat No.1
- 3BHK
- Built Up Area (SQFT) 820
- Super Built-Up Area (SQFT) 1025
- Flat No. 2
- 2BHK
- Built Up Area (SQFT) 700
- Super Built-Up Area (SQFT) 875

Desing -2 With Dual Balcony



Residential House



10 feet Road
Towards Badamtala G.T.Road



Residential House



20 feet Road (K.P. Kumar Street)

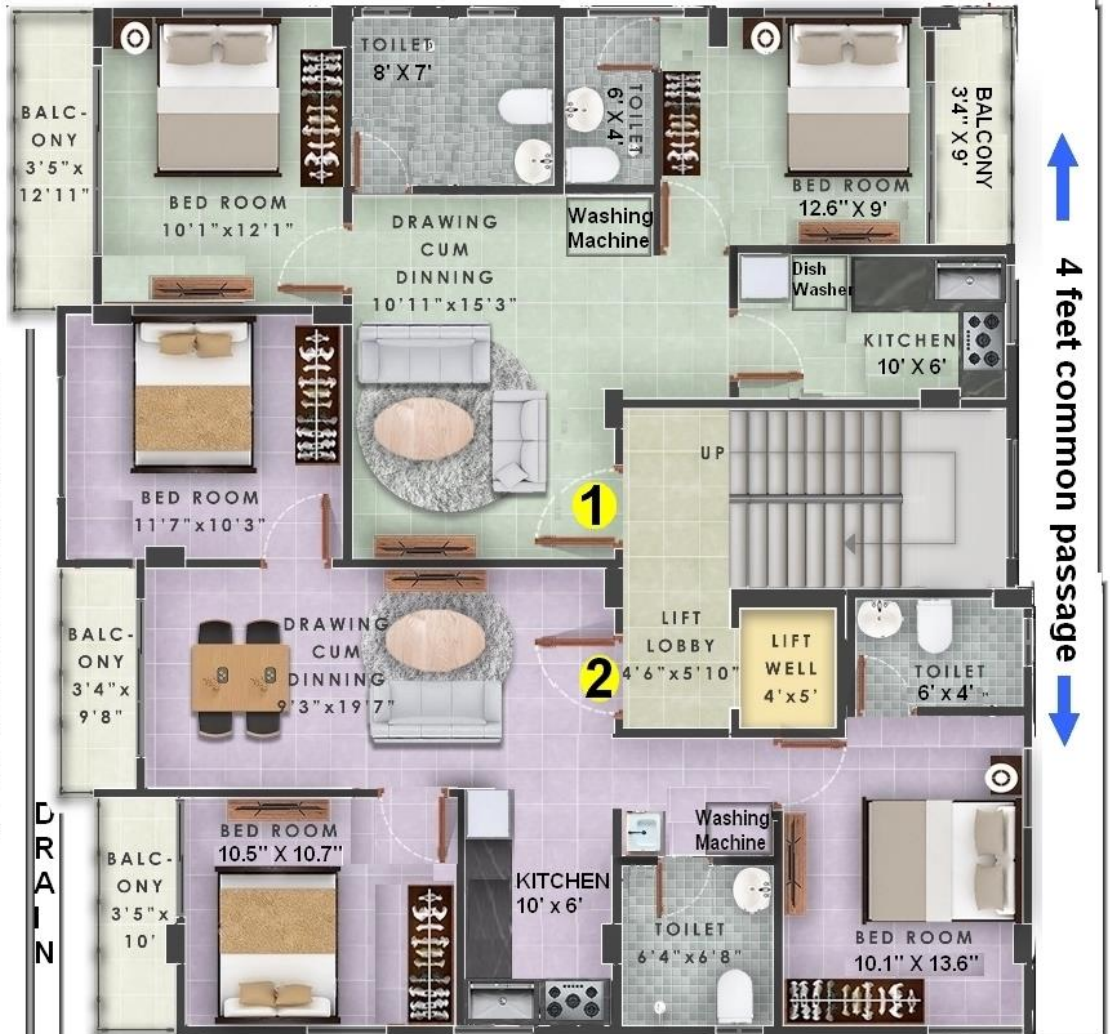
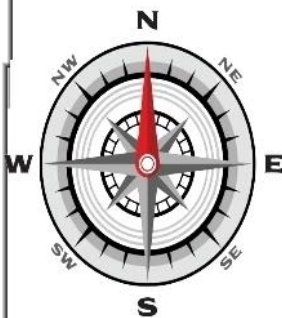


Towards Badamtala G.T.Road

Towards Belur Station Road
(G.T.Road / Belur Station)



4 feet common passage



- Flat No.1
- 2BHK
- Built Up Area (SQFT) 700
- Super Built-Up Area (SQFT) 875

- Flat No. 2
- 3BHK
- Built Up Area (SQFT) 820
- Super Built-Up Area (SQFT) 1025

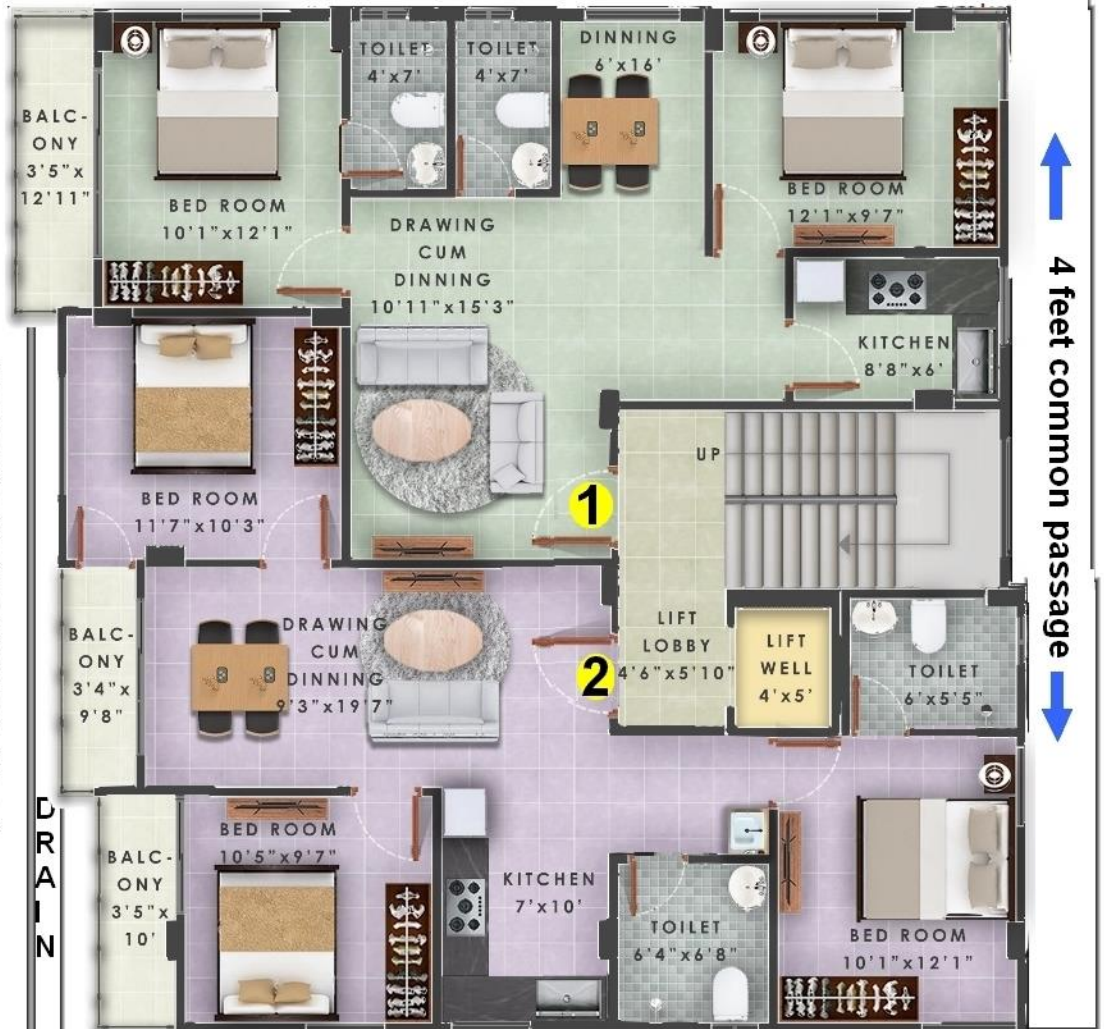
Desing-3 Spacious Dinning Drawing



Residential House



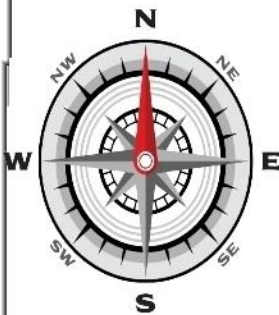
10 feet Road
Towards Badamtala G.T.Road



4 feet common passage

20 feet Road (K.P. Kumar Street)
Towards Belur Station Road
(G.T.Road / Belur Station)

Towards Badamtala G.T.Road



Lake

- Flat No. 1
- 2BHK
- Built Up Area (SQFT) 700
- Super Built-Up Area (SQFT) 875
- Flat No.2
- 3BHK
- Built Up Area (SQFT) 820
- Super Built-Up Area (SQFT) 1025

Desing -4 With Large Bedrooms



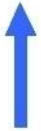
Residential House



10 feet Road
Towards Badamtala G.T.Road



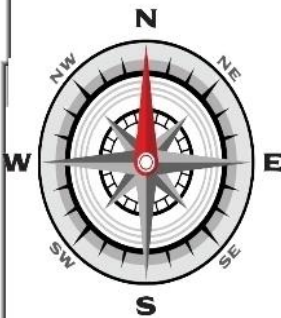
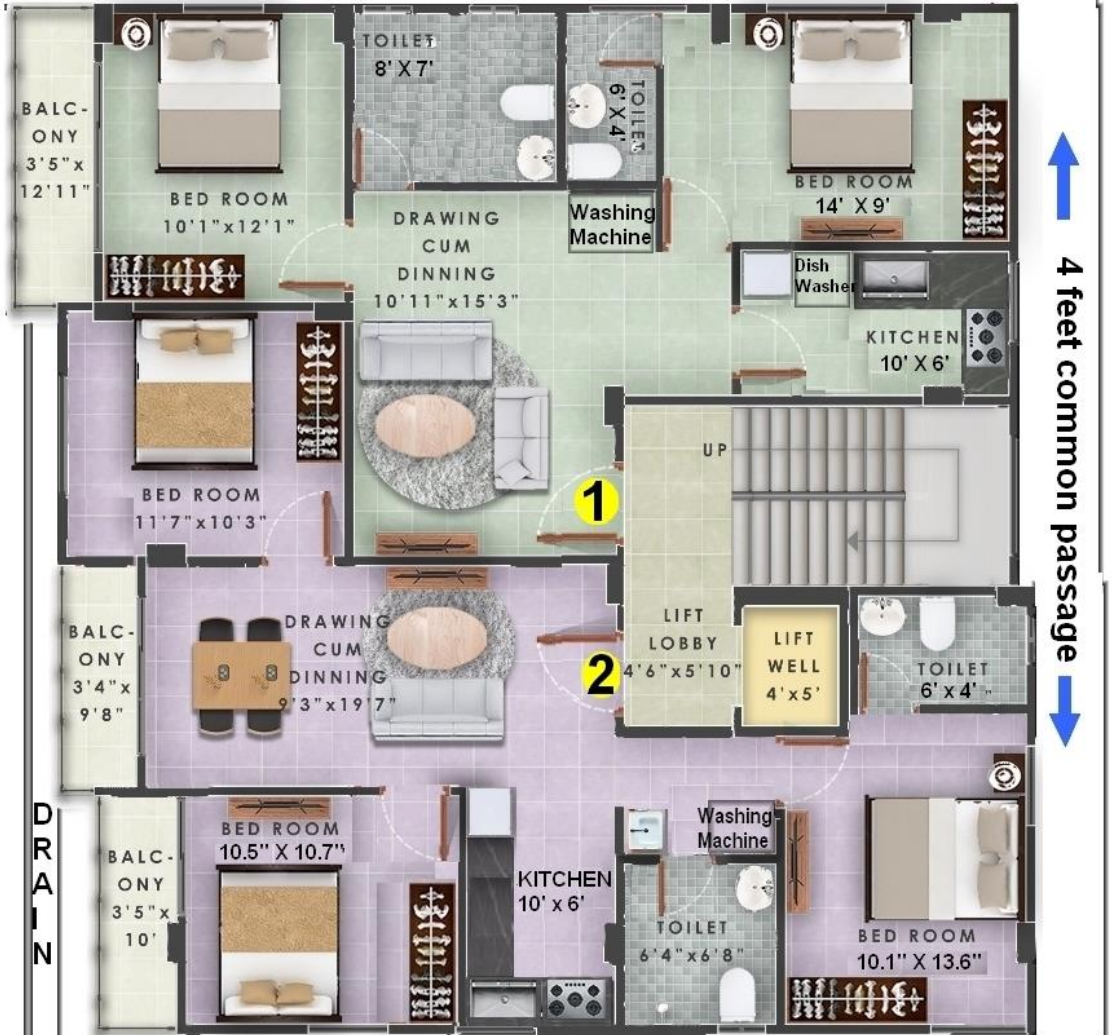
Residential House



Towards Badamtala G.T.Road

20 feet Road (K.P.Kumar Street)

Towards Belur Station Road
(G.T.Road / Belur Station)



- Flat No. 1
- 2BHK
- Built Up Area (SQFT) 700
- Super Built-Up Area (SQFT) 875

- Flat No.2
- 3BHK
- Built Up Area (SQFT) 820
- Super Built-Up Area (SQFT) 1025

Amenities

- Aesthetic Elevation
- Efficient Ventilated Layout With Natural Light
- Decorated Entrance Lobby
- High Speed Elevator
- Well-Lit Compound
- Uninterrupted Corporation Water
- Boring Water Line Connected With Three Layer Filter System
- 24 x 7 Security Surveillance
- Parking With EV Charging Point (Based On Demand)



Specification

Wall Finishing: Exterior Finish & Interior Finish

- High Quality Weather Coat Paint
- Paris on Walls & Ceiling of JK/Birla /Equivalent
- TATA TMT / Equivalent

Flooring: Master Bed Room, Living & Dining, Kitchen, Toilets

- Vitrified Tiles
- Vitrified Tiles
- Anti-Skid Ceramic Tiles
- Anti-Skid Ceramic Tiles

Other Finishes: Kitchen Counter

- Black Stone Counter Top with Honed Edges
- Stainless Steel Sink

Door & Windows: Main Door, Internal Doors, Windows

- Flush Door
- Solid Core Flush Door
- Sliding Window & Louvers

Electrical: AC Power Outlet, Geyser Outlet, Power Sockets

- If required that will be charged extra for AC & geyser points
- 1 Nos. in each Bed Room, 1 Nos. in Kitchen

Light Points: Fan Points, TV Points

- 1 No. in Toilet
- 1 No. in living area
- 1 No. in Bed Room,
- 2 Nos. in Living & Dining,
- 1 No. Exhaust in Kitchen & Toilet

Plumbing:

- Standard Quality

Lifts:

- Automatic

Important Notification

- All the building plans, Layouts, specifications are tentative modifications as per the choice and the decision of the builder. The alterations/modifications without assigning any reason whatsoever.
- The transferee of the flats will not be permitted to undertake any internal/external changes which may affect the structural stability of the building or the aesthetically ambience of the complex. The decision of the consulting architect will be final in this execution of the work.
- Any extra work other than our standard specification shall be charged and for such work the amount shall be deposited before the execution of the work.

- The design of flats & their areas are liable to marginal changes on finalization of the drawing or during construction for which no objection will be entertained. Consequently, increase or decrease in the cost based on Super built up area (including proportionate area of common portions) be adjusted after payment of the instalment.
- This is not a legal document. It describes only the intent and purpose of the proposed building.
- The applicant may withdraw his/her application for purchase and may get a refund of his/her enrolment money without any interest & after deduction of 20% from the total amount paid within 12 months from the date of claim.
- Interest will be charged @ 1.5% per month if payment is not done as per payment schedule.

Other Cost & Liabilities

- Over and above the cost of flat, the transferee shall be liable to bear the following expenses.
- Any Govt. Duty / Stamp Duty, Registration Charges, Service Tax & any other deeds to be executed in respect of the flat on account of sale deed etc.
- The proportionate share of municipal taxes till the time of individual assessment of the flat & payment of such share shall be effective from the date of delivery or possession of the flat.
- Cost of separate electrical meter including security deposit, service charges & mainline up to flat will be borne by the transferee.
- The fees of Advocate engaged by the Developer, Cost of typing or Xerox etc. Cost for agreement for sale deed of Sale and legal charges should be paid by the Flat Transferee at the time of agreement.
- The Flat transferee must register the respective flat on possession.
- Proportionate maintenance cost of the common service area and facilities on the total flat area must be paid to the developer from the date of offering delivery of possession of the flat and developer will hand over the responsibility for maintenance to the building Association afterwards

Mode of Payments

- | | |
|--|------------|
| ➤ At the time of Booking | 25% |
| ➤ At the time of Casting of respective floor | 30% |
| ➤ At the time of Completion of brick work & inside plaster of respective flat | 20% |
| ➤ At the time of Completion of flooring work of respective flat | 15% |
| ➤ At the time of Completion of electrical, sanitary & plumbing work | 5% |
| ➤ At the time of hand over for possession or within 30 days of intimation to take possession whichever is earlier. | 5% |

Completion & Delivery

Construction work will be completed approximately within 24 months after commencement of work.

Banking partners



Enquiry

Fell free and call us: 9836490907 / 9836490779 / 9831003428 / 9123383151

www.21by2chakraborty.com

www.advocaterekha.com

21/2 Chakraborty a venture of Chakraborty & Jain Group

