



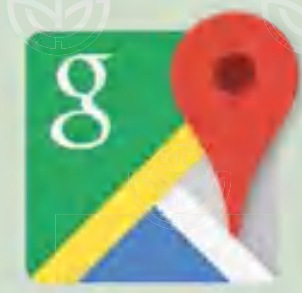
**An infinite lifestyle  
is rising.**



## Located in the heart of Laketown



### Location Map



Click to view on Google 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







# 510 EARTH

TOP PROPERTY | BEST DEALS



Artist's Impression



## 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.



**510  
EARTH**

TOP PROPERTY | BEST DEALS



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...



# M

## 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



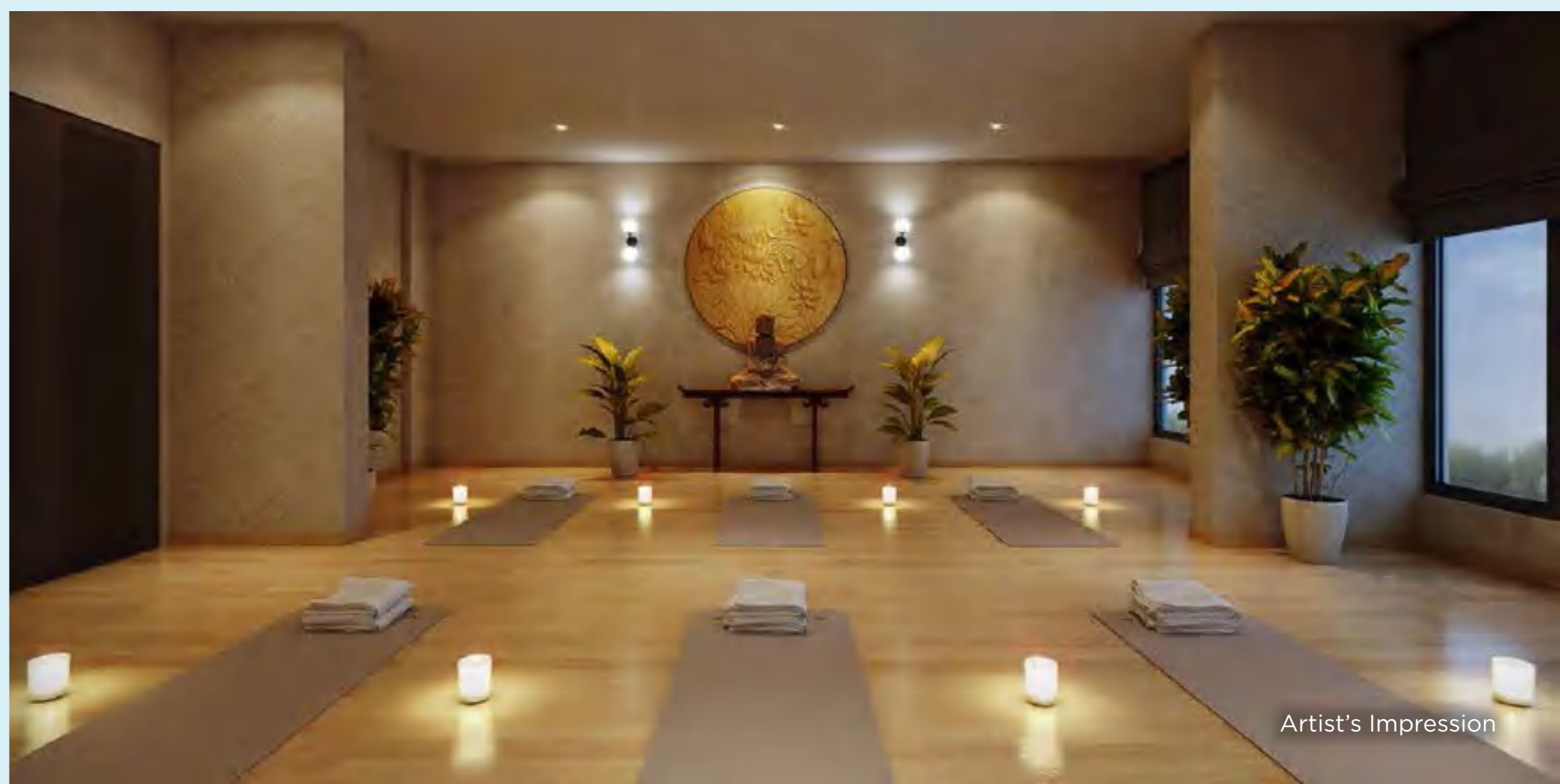
Gymnasium

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



# M

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. Swiming 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

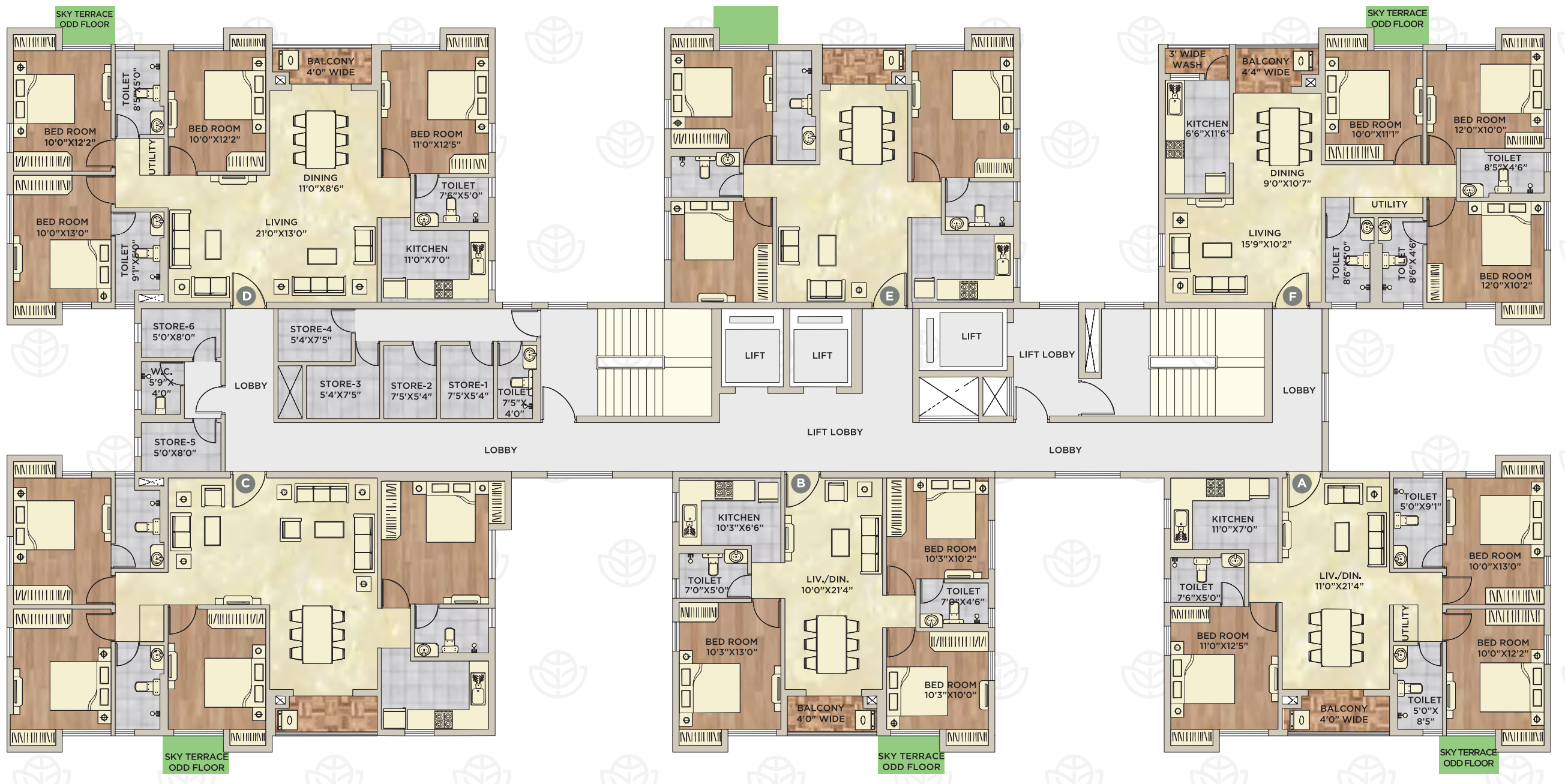
AMLANGSHU SEN ROAD

S.K. DEB ROAD

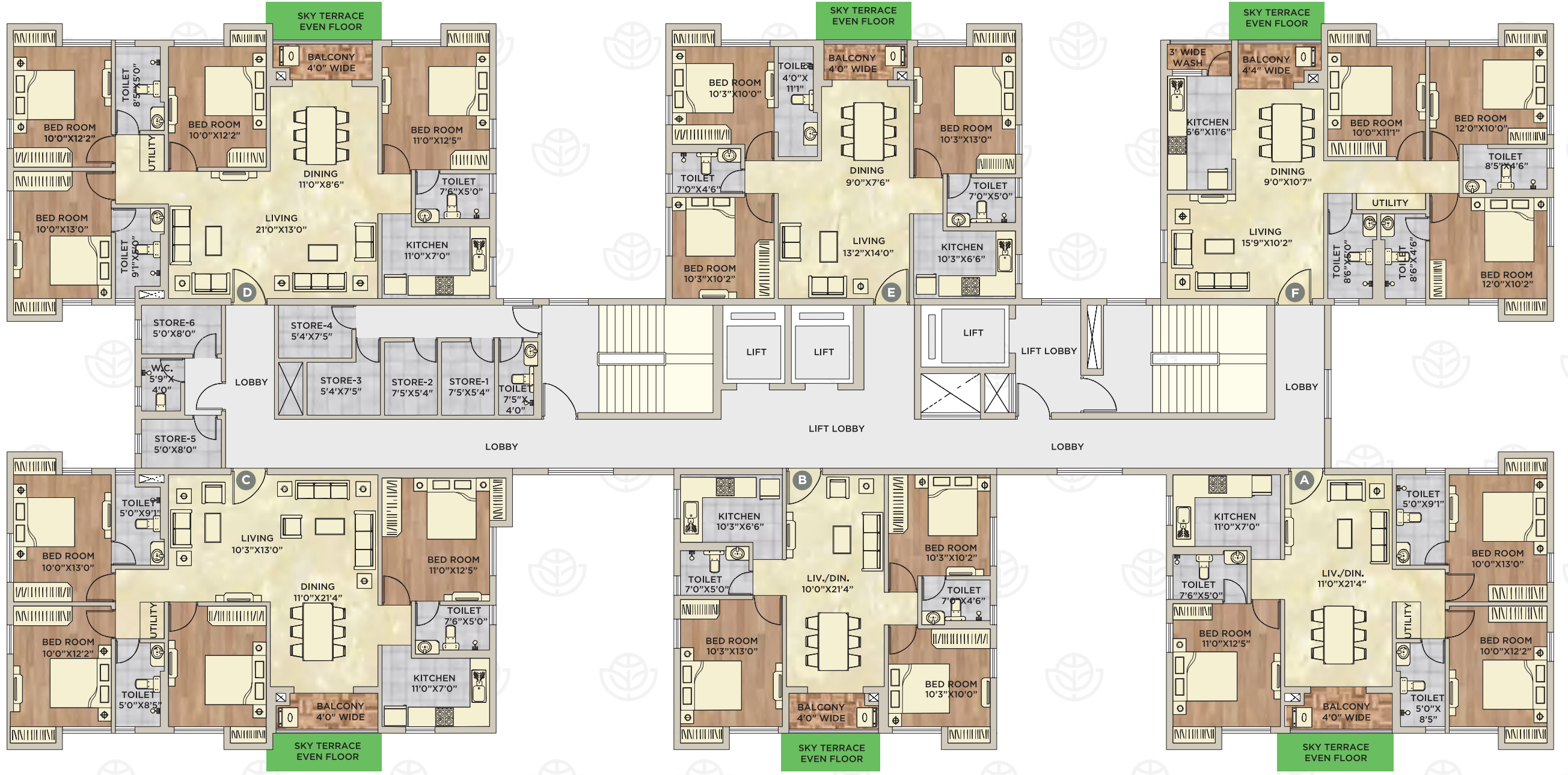




**TYPICAL FLOOR PLAN**  
(ODD FLOORS)



**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

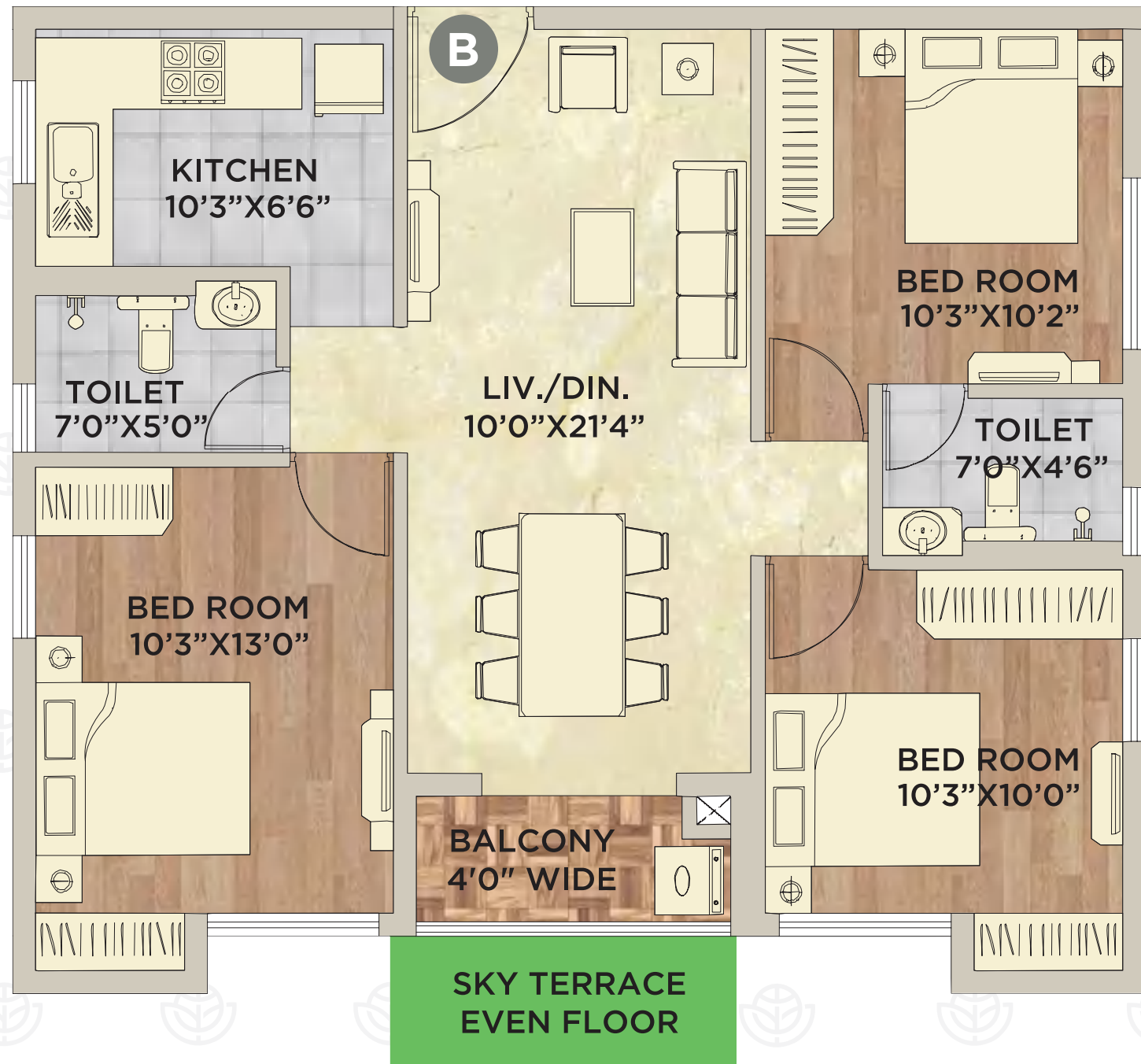


**TYPE B**  
ODD FLOORS



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

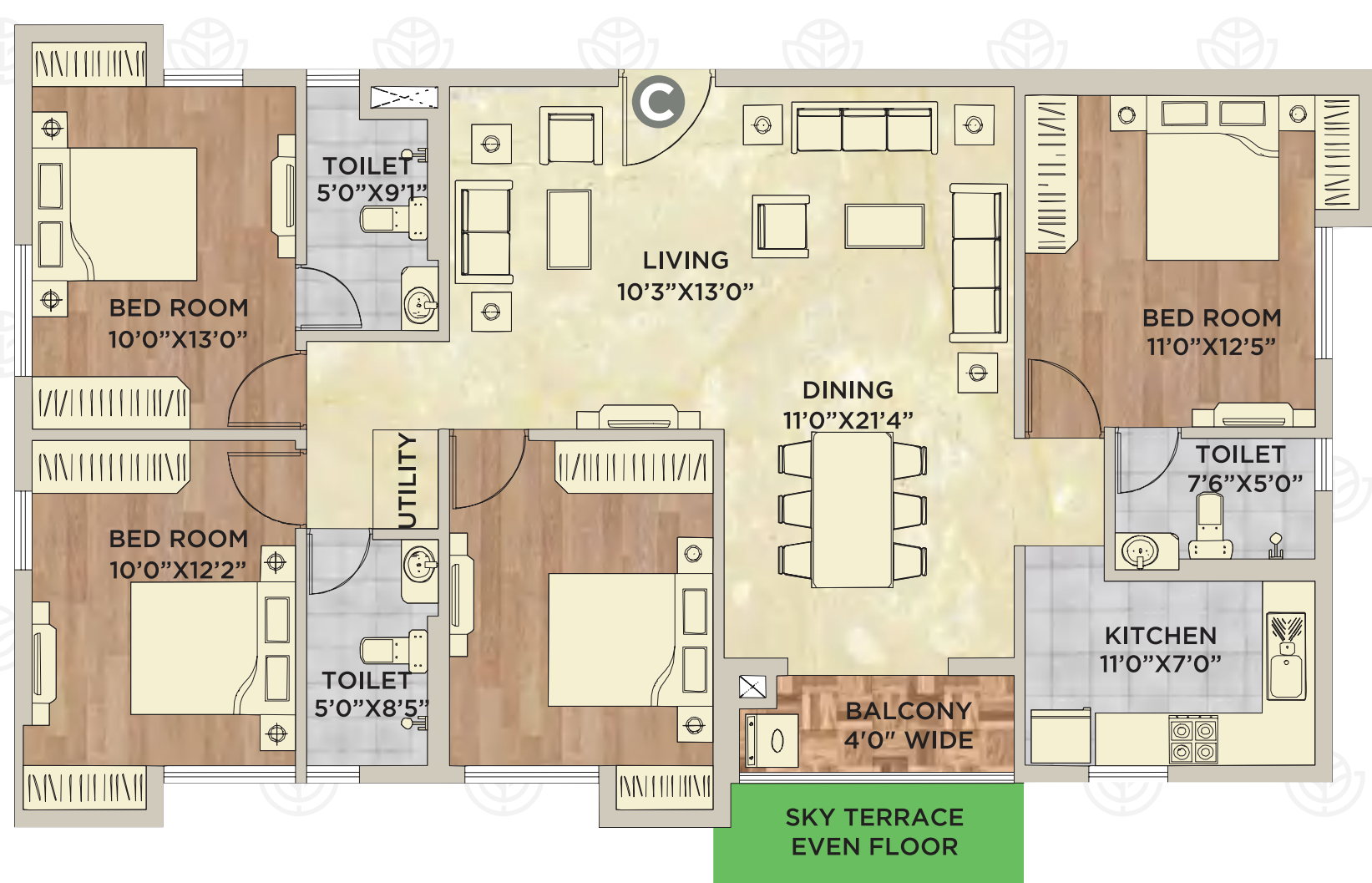


**TYPE C**  
ODD FLOORS



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

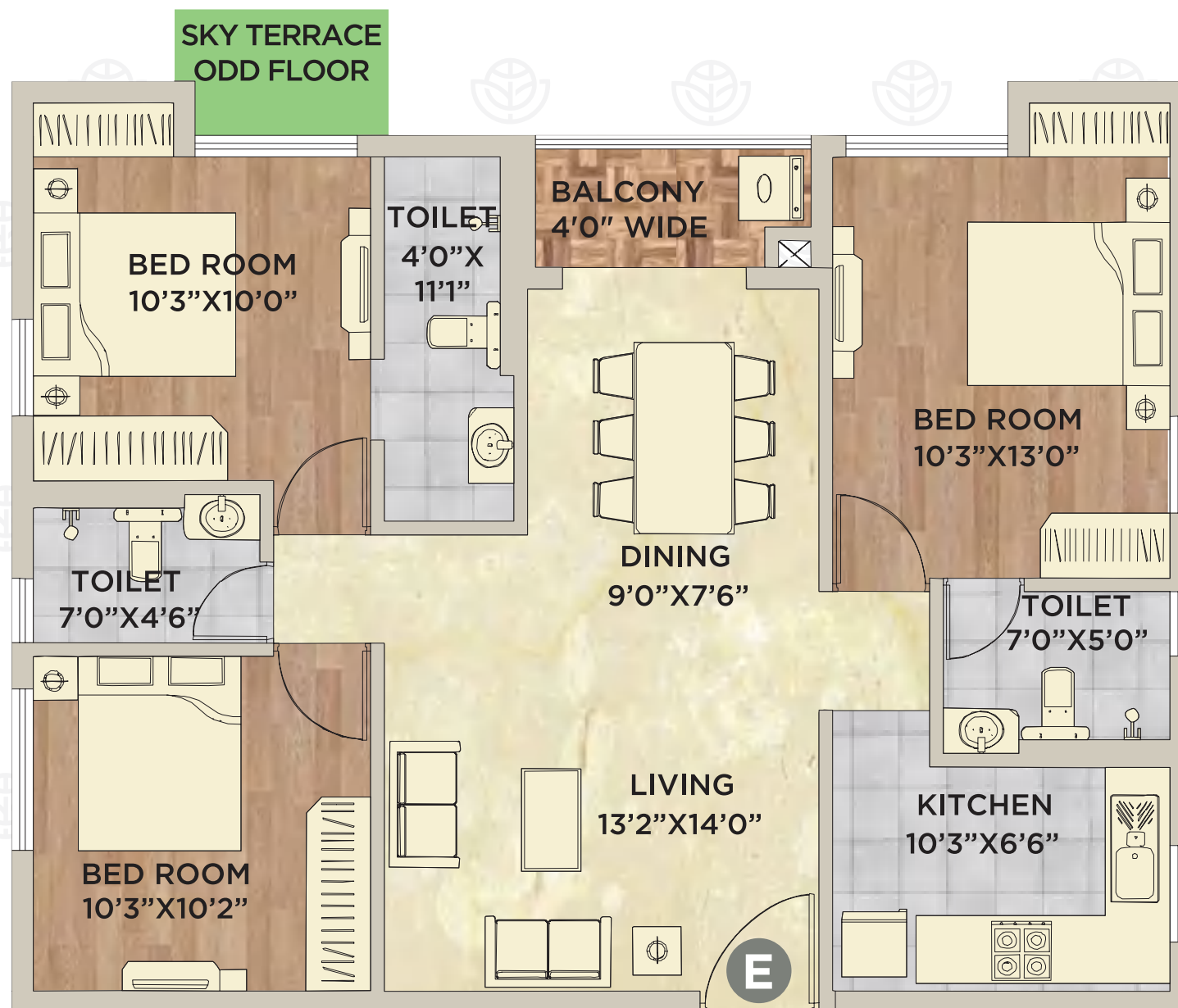
**TYPE D**  
EVEN FLOOR



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

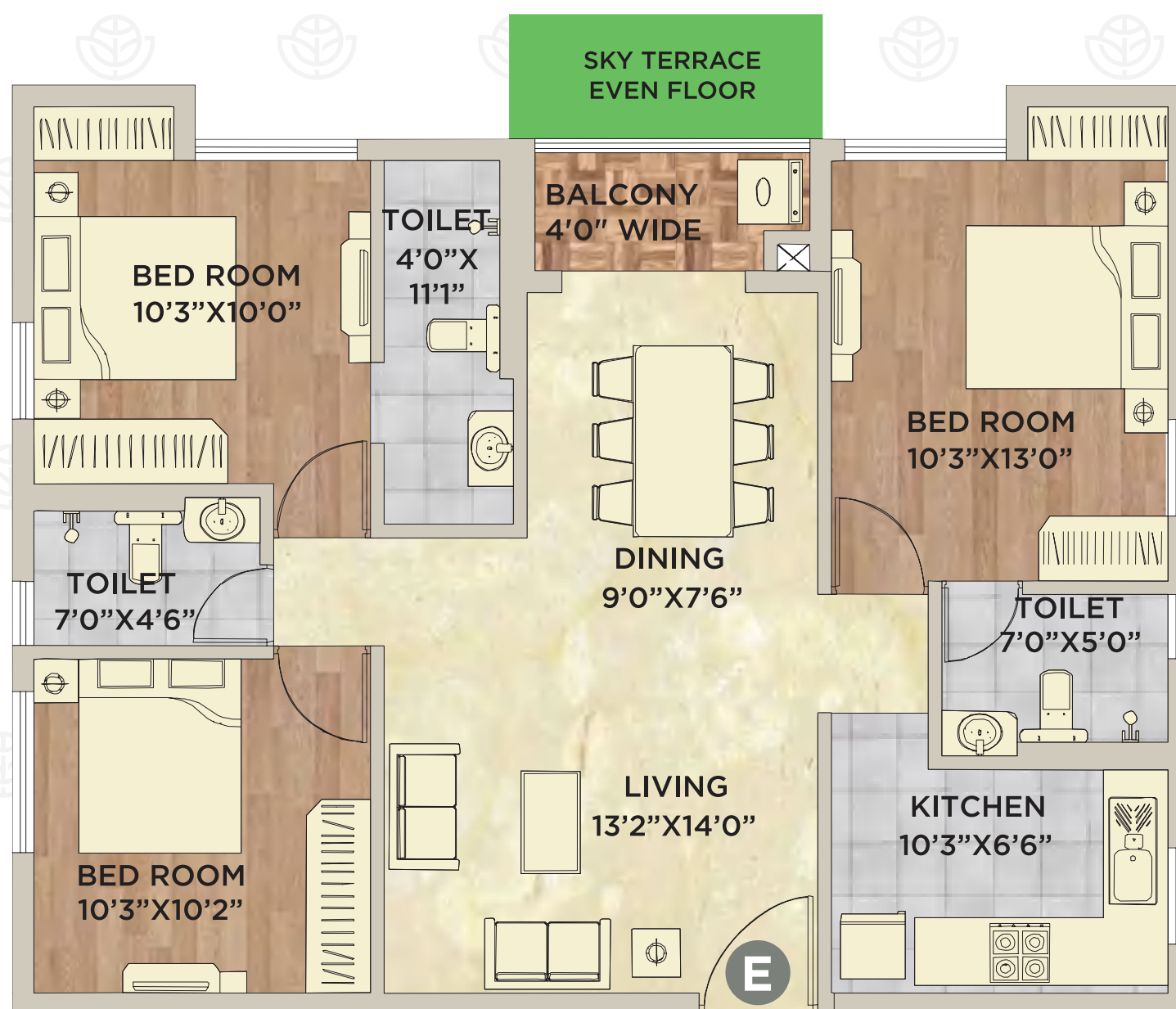


**TYPE E**  
ODD FLOOR



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

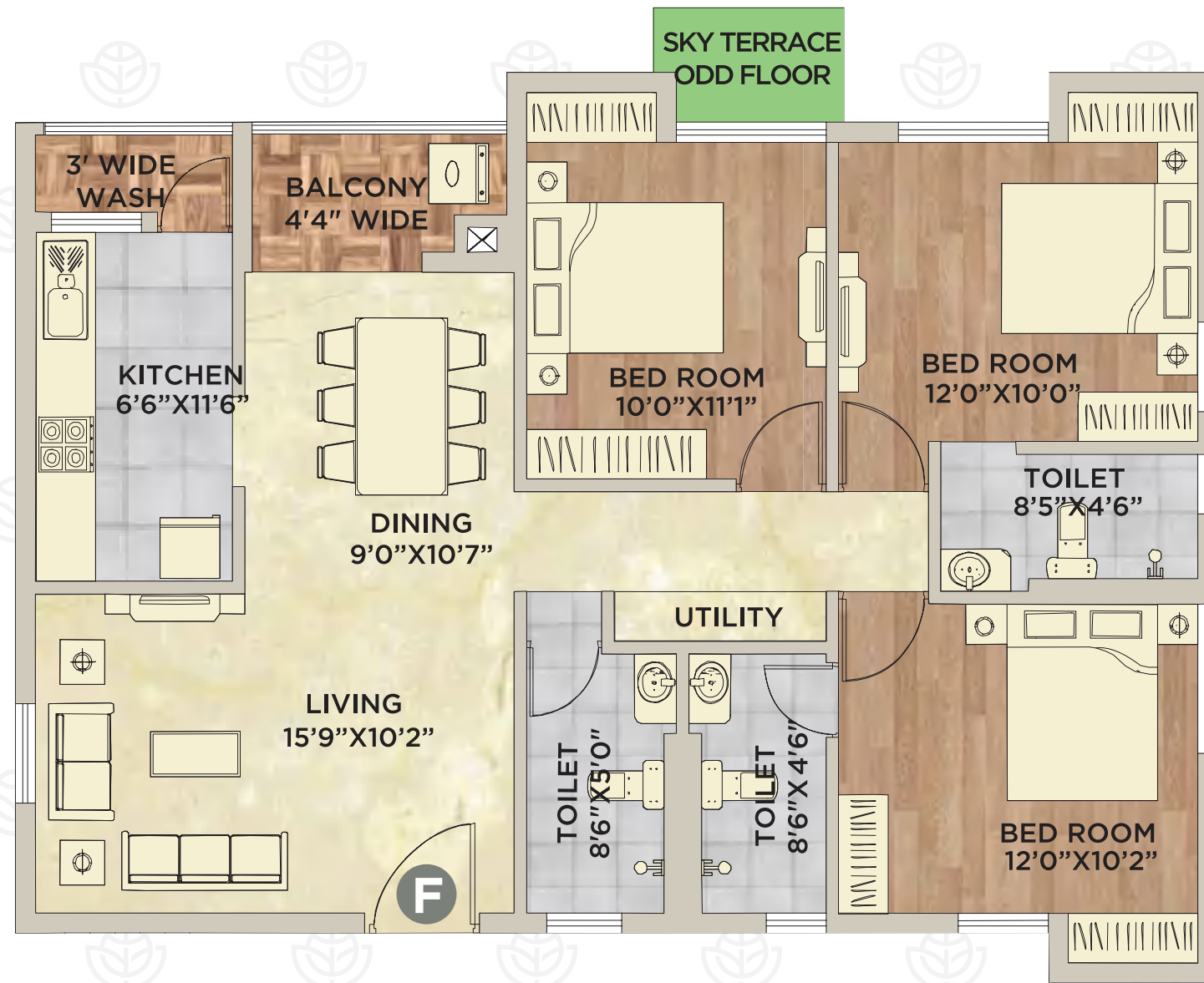


BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	846	72	1018	1358	95



**TYPE F**

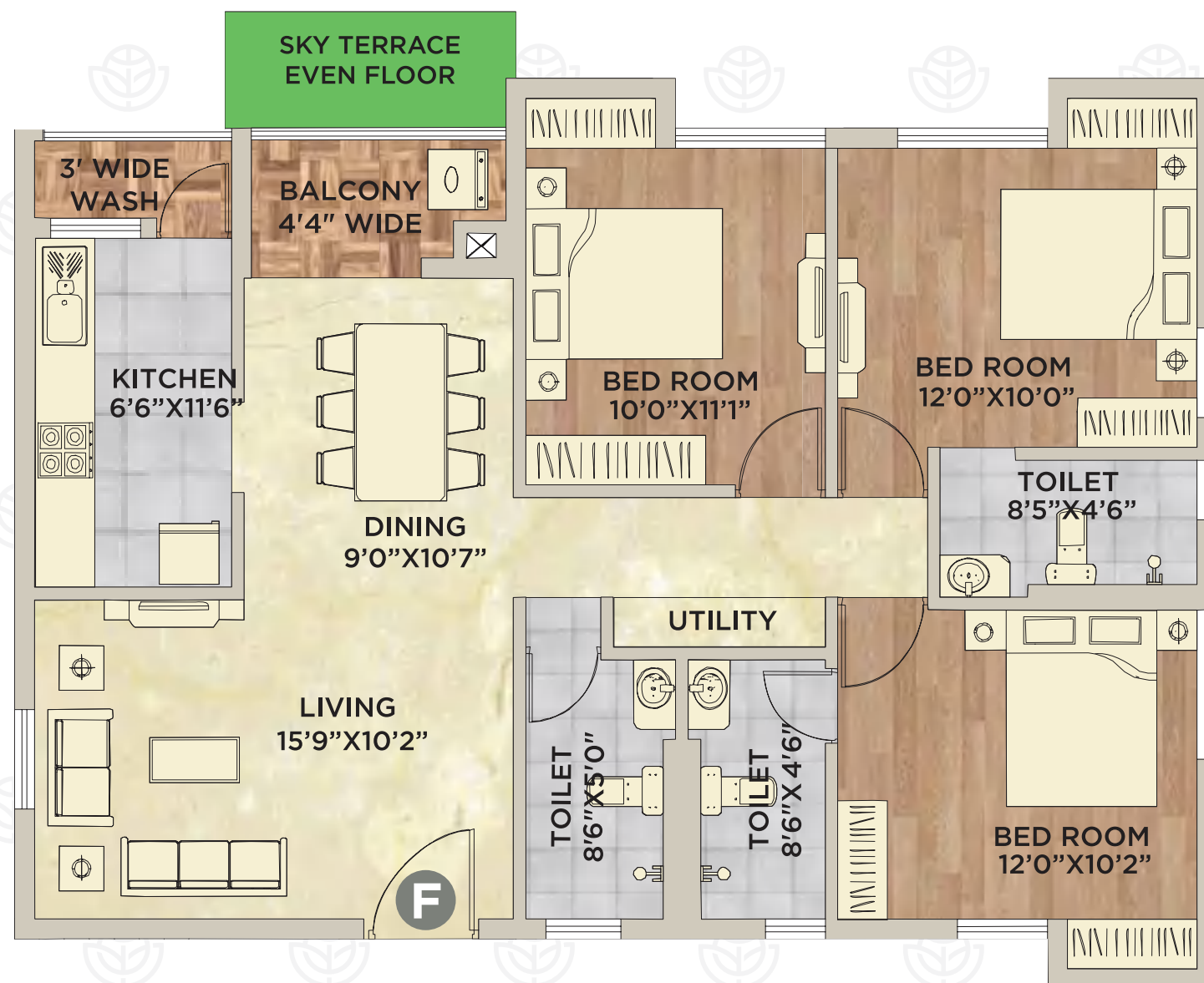
ODD FLOOR



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

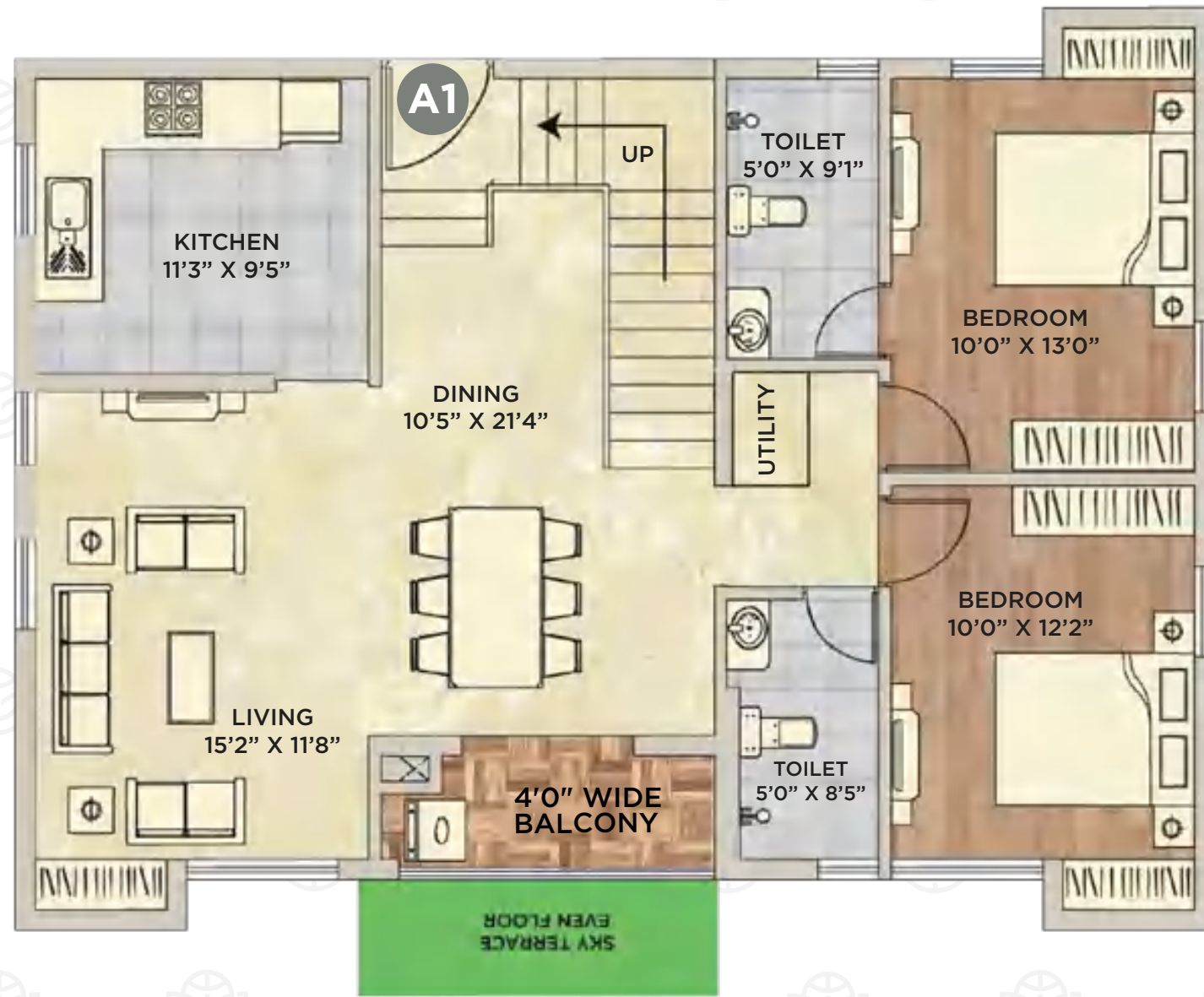


BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
3 BHK	923	90	1124	1498	109



# DUPEX PLANS

**TYPE A1**  
LOWER FLOOR



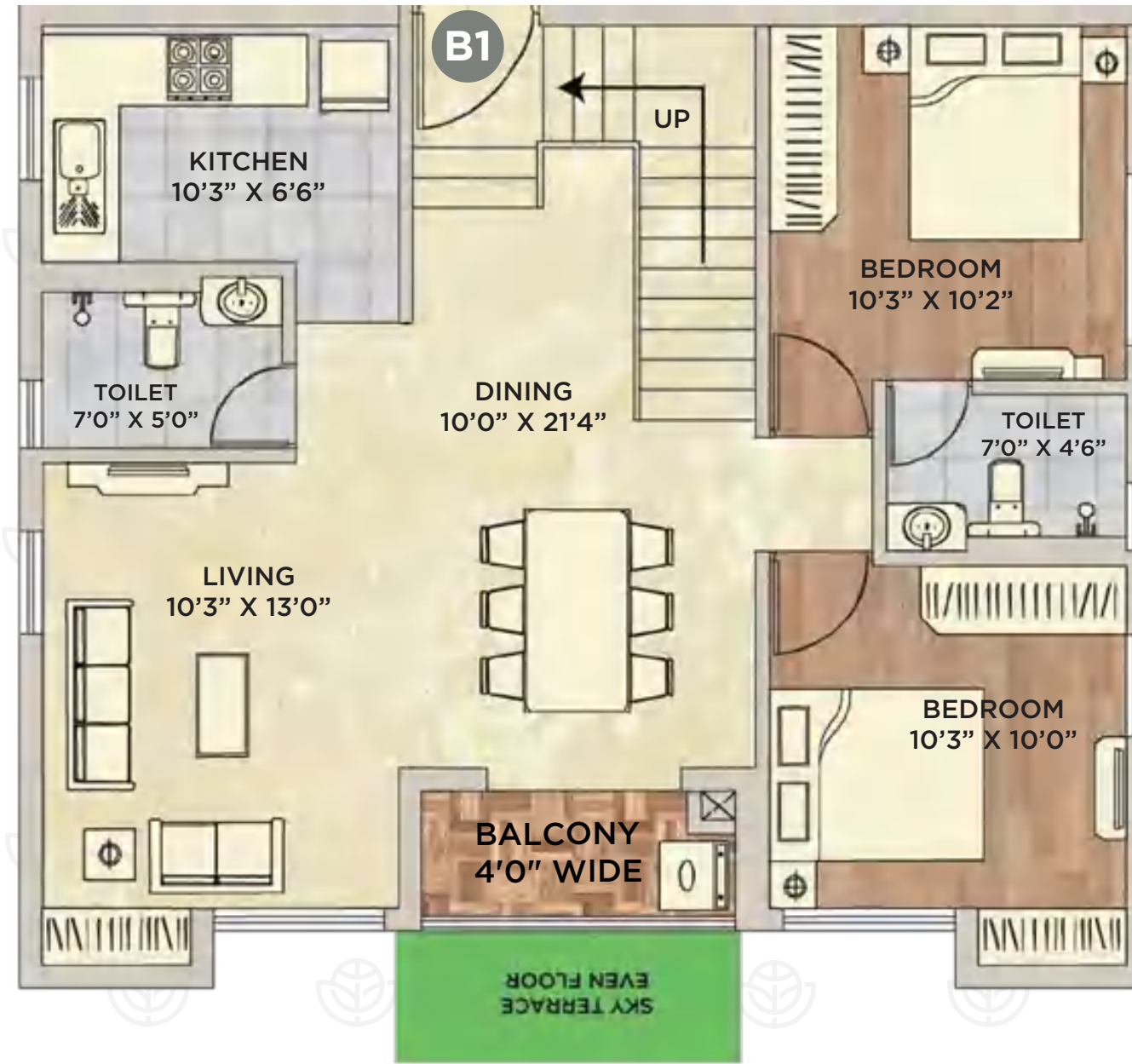
**TYPE A1**  
UPPER FLOOR



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



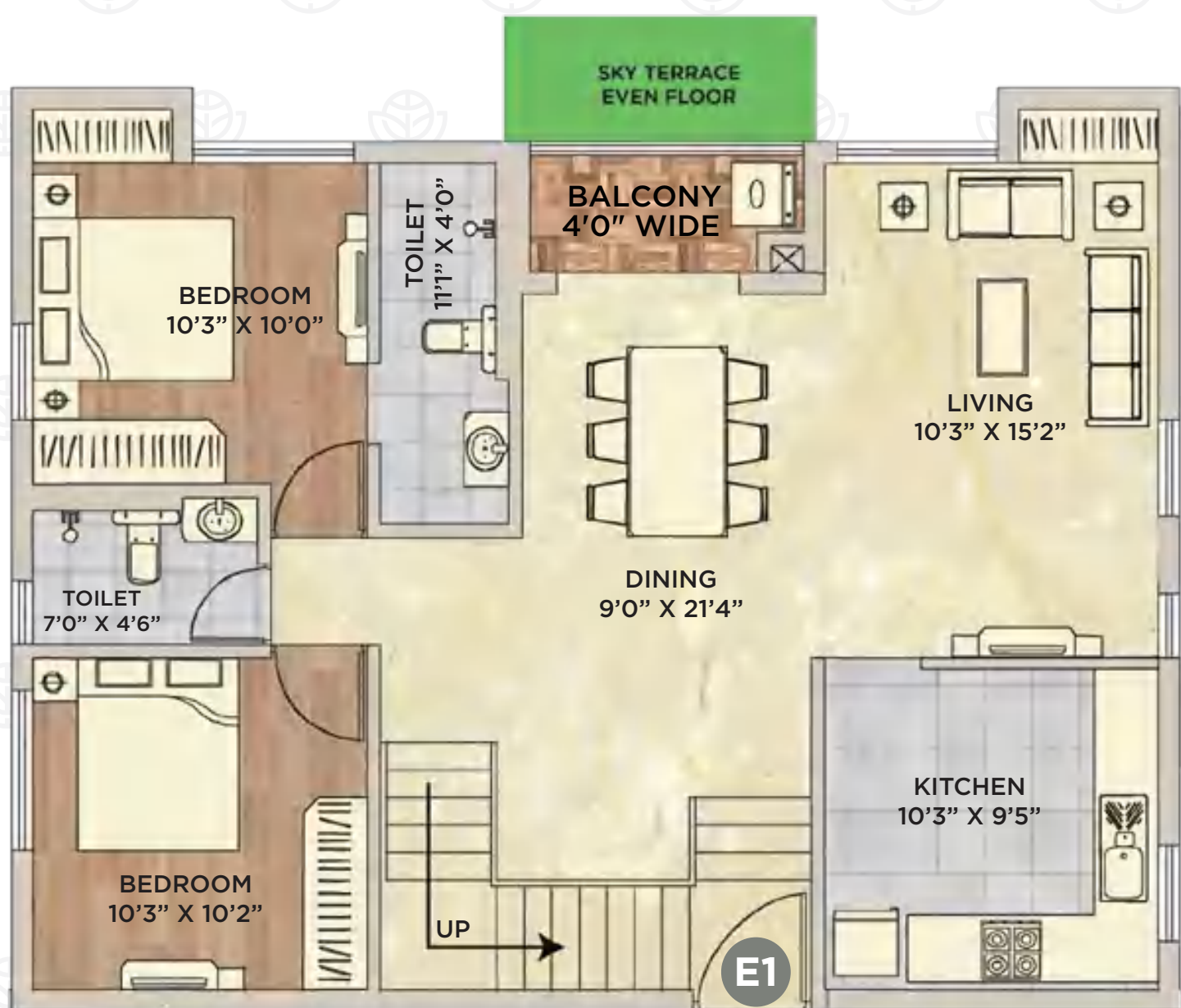
**TYPE B1**  
UPPER FLOOR



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



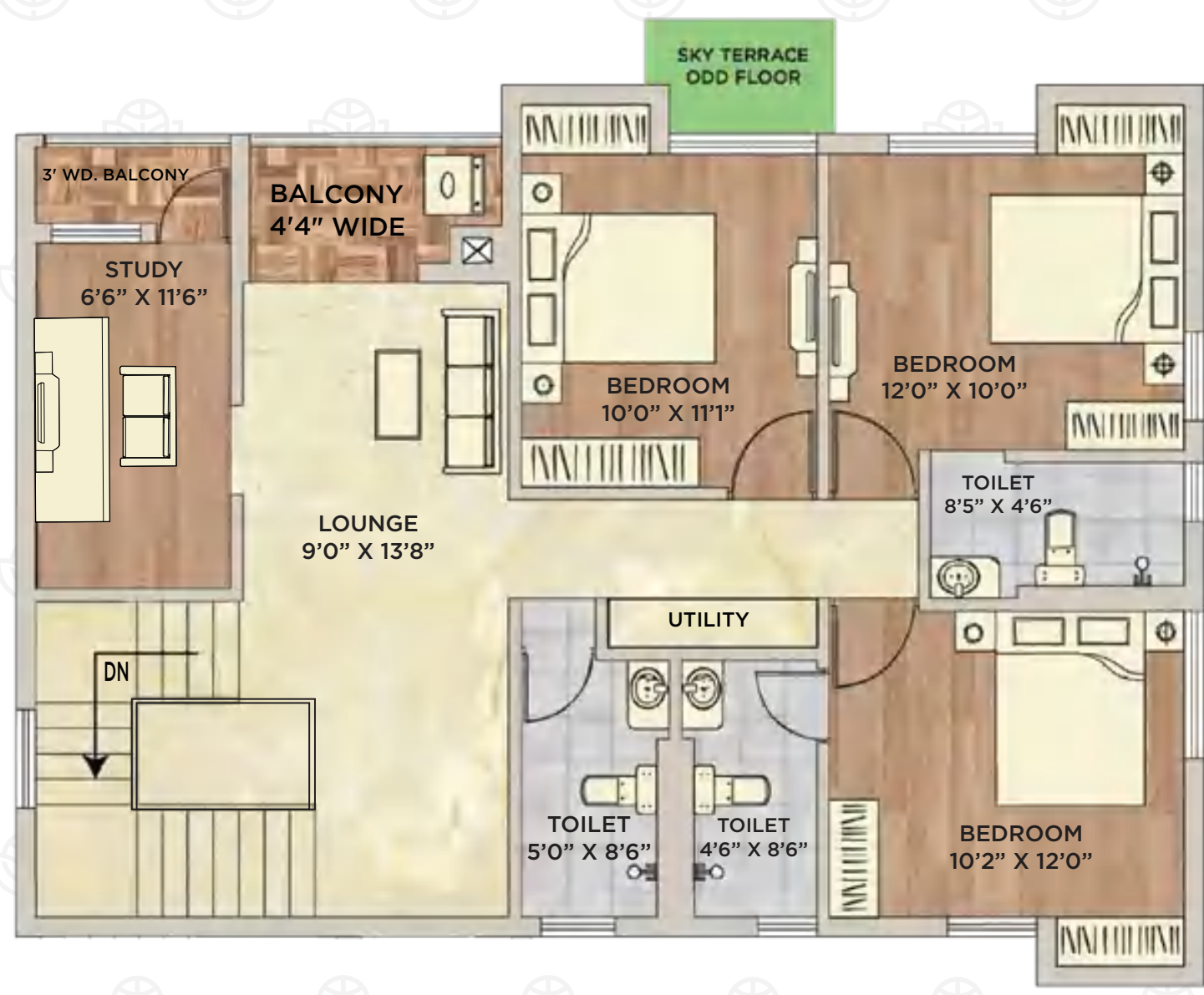
BHK	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Built-up Area (Sq. Ft.)	SBU Area (Sq. Ft.)	SQ Area (Sq. Ft.)
5 BHK	1692	131	2023	2699	190



**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



**GOLDEN BRICK AWARDS 2018**  
Amenities Project of the Year (Regional)



**THE CEO MAGAZINE, 2018**  
Builder of the Year Residential



**REALTY PLUS EXCELLENCE AWARDS**  
Emerging Developer of the Year



**CREDAI BANGAL REAL ESTATE AWARDS**  
Best Upcoming Budget Residential Project



**CNBC AWAAZ AWARD**  
Best Luxury Residential Project (East)

## OTHER PROJECTS



Vinayak Aquasa, Belgachia



The 102, Joka



White Meadows, Rajpur



Vinayak Landmark, M.G. Road



Raintree, Kankurgachi



Navyom, New Alipore



Nautical, Patuli



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