

## Bengal Unitech Cascade



### **New Town, Kolkata**

Elevate your life-style with Cascade

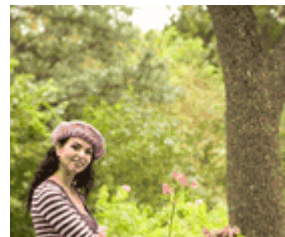
### **INTRODUCTION**

Cascades is a magnificent, undulating stretch at the far end of the grand pedestrian promenade which runs through the heart of Uniworld City. Consisting of 10 towers, which extend upto 24 stories. With 2 to 3 apartments on every floor. Offering homes in various size options to suit individual lifestyles. The design of Cascades is most prominently expressed in its landscape- its spectacular water features & undulating landform.



## AMENITIES

- ▶ AC Community Hall with Pantry & Toilet
- ▶ 100 power backup
- ▶ Swimming pool
- ▶ Exclusive Children play area
- ▶ Entertainment hall, theatre, games,
- ▶ Adequate car parking
- ▶ Intercom facility
- ▶ AC Gym with equipment
- ▶ Dedicated super high speed internet connection in apartments
- ▶ Wireless internet connectivity in the Club House
- ▶ All building systems incorporate energy efficient technologies



## SPECIFICATION

▶ **Structure Wall:**

Earth-quake resistant RCC framed construction with infill brick

▶ **Wall Finish:**

Living/dining/Bed Rooms (Painted in pleasing shades of acrylic emulsion paint)

Servant room (Painted in oil bound distemper)

▶ **Lift Lobbies:**

Selected marble/vitrified tiles/granite cladding & acrylic emulsion paint

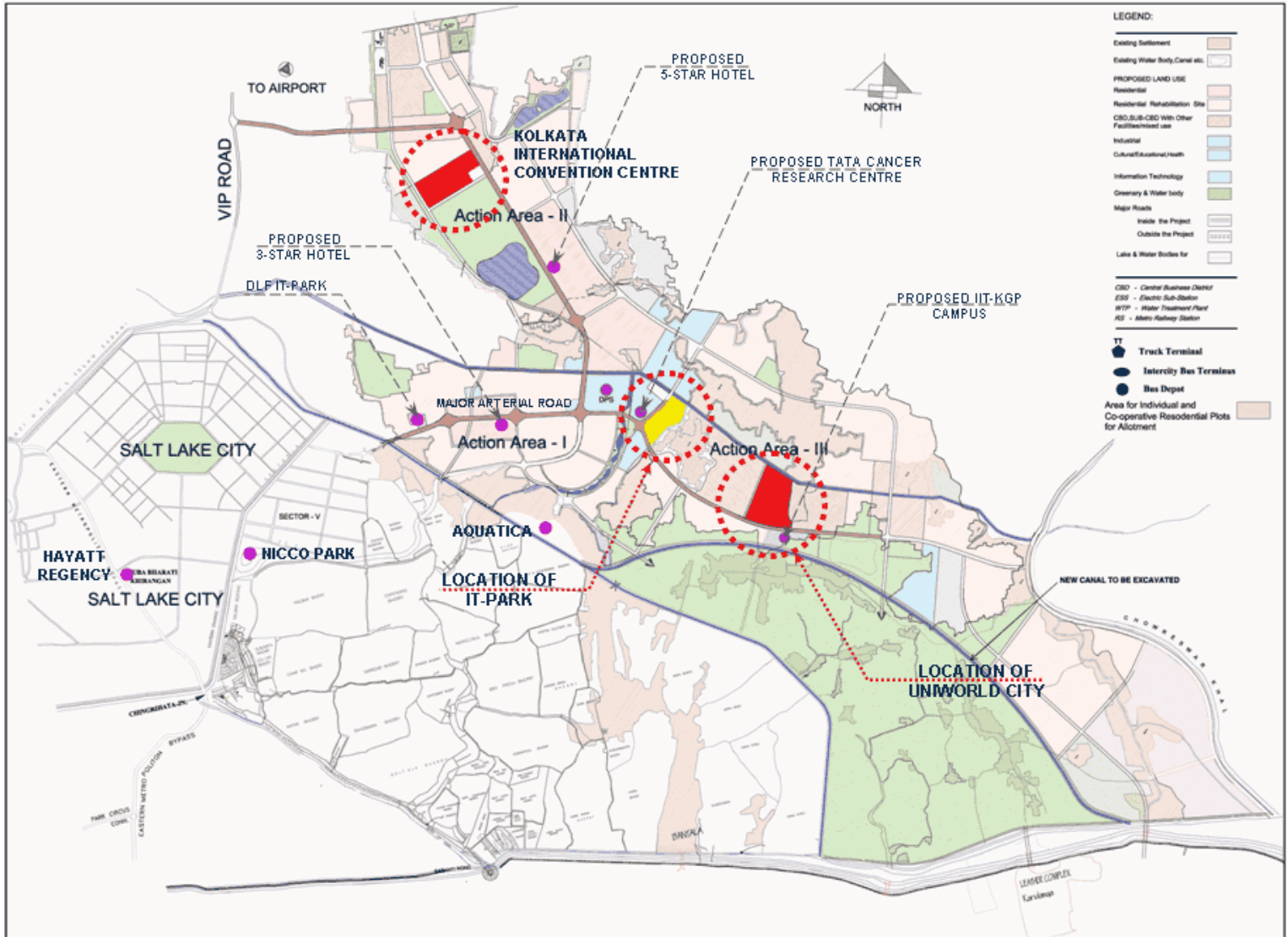
▶ **Flooring:**

Vitrified tiles , Laminated wooden flooring ,Selected Granite for the lift lobbies.



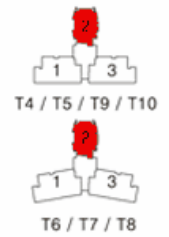
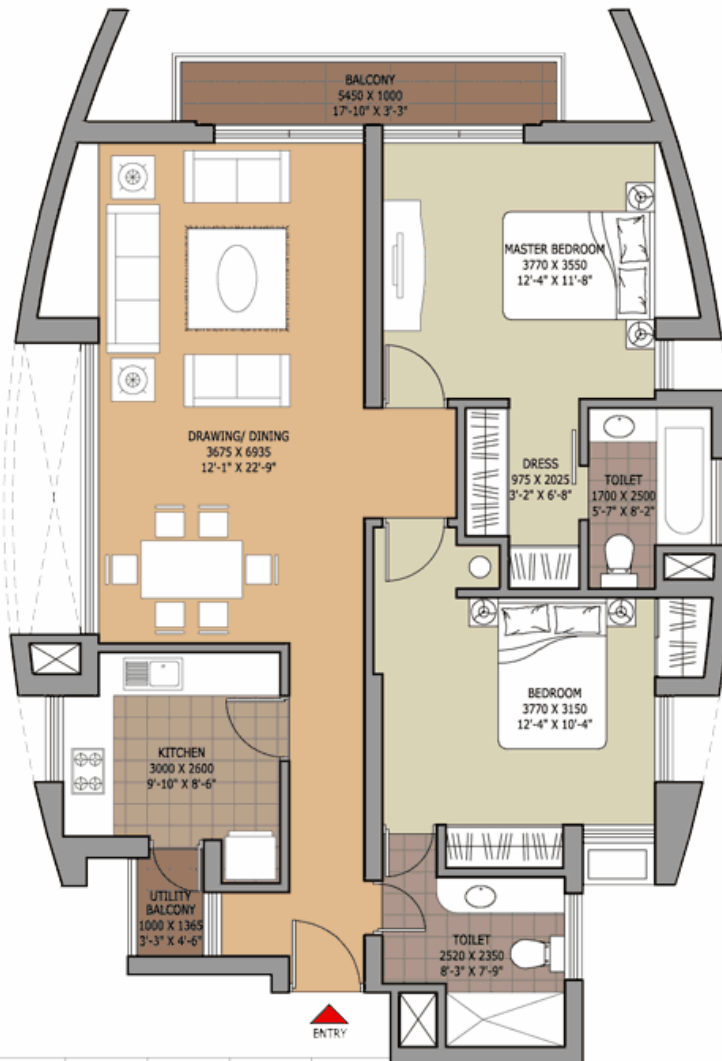
## LOCATION

Just 10 minutes from the Airport



## TYPE, AREA & PRICE

**TYPE A**  
Typical 2 Bed Room Unit

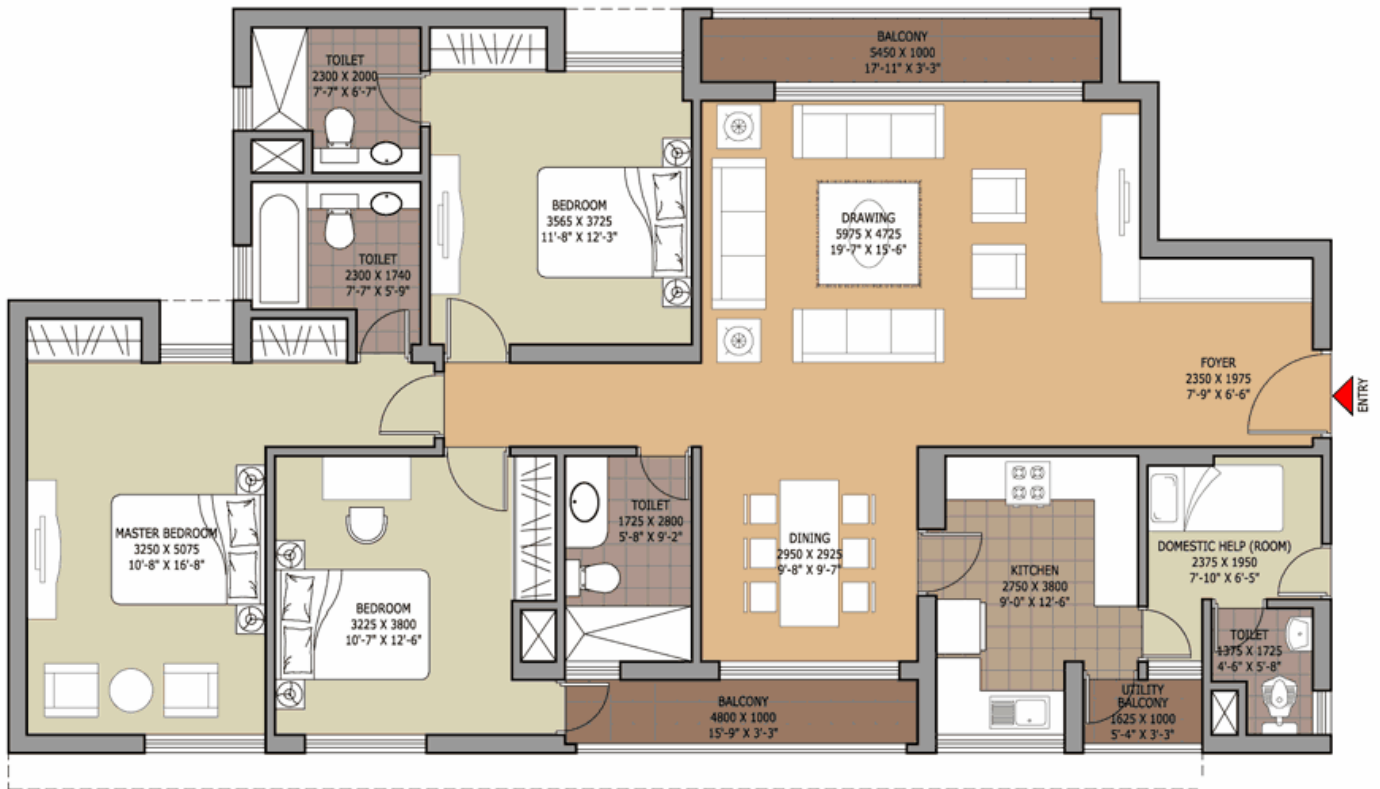


TOWER	T4	T5	T6	T7	T8	T9	T10
LOCATION	202 to 1802	202 to 2002	202 to 2002	202 to 2002	202 to 2002	202 to 2202	202 to 2202
SUPER BUILT UP AREA	1475	1475	1462	1462	1462	1475	1475

Built Up Area = Super Built Up Area - 19.03 % of Super Built Up Area (For T4, T5, T9 & T10)  
 Built Up Area = Super Built Up Area - 18.29 % of Super Built Up Area (For T6, T7 & T8)

TYPE B  
Typical 3 Bed Room Unit

2  
1 3  
T4 / T5 / T9 / T10

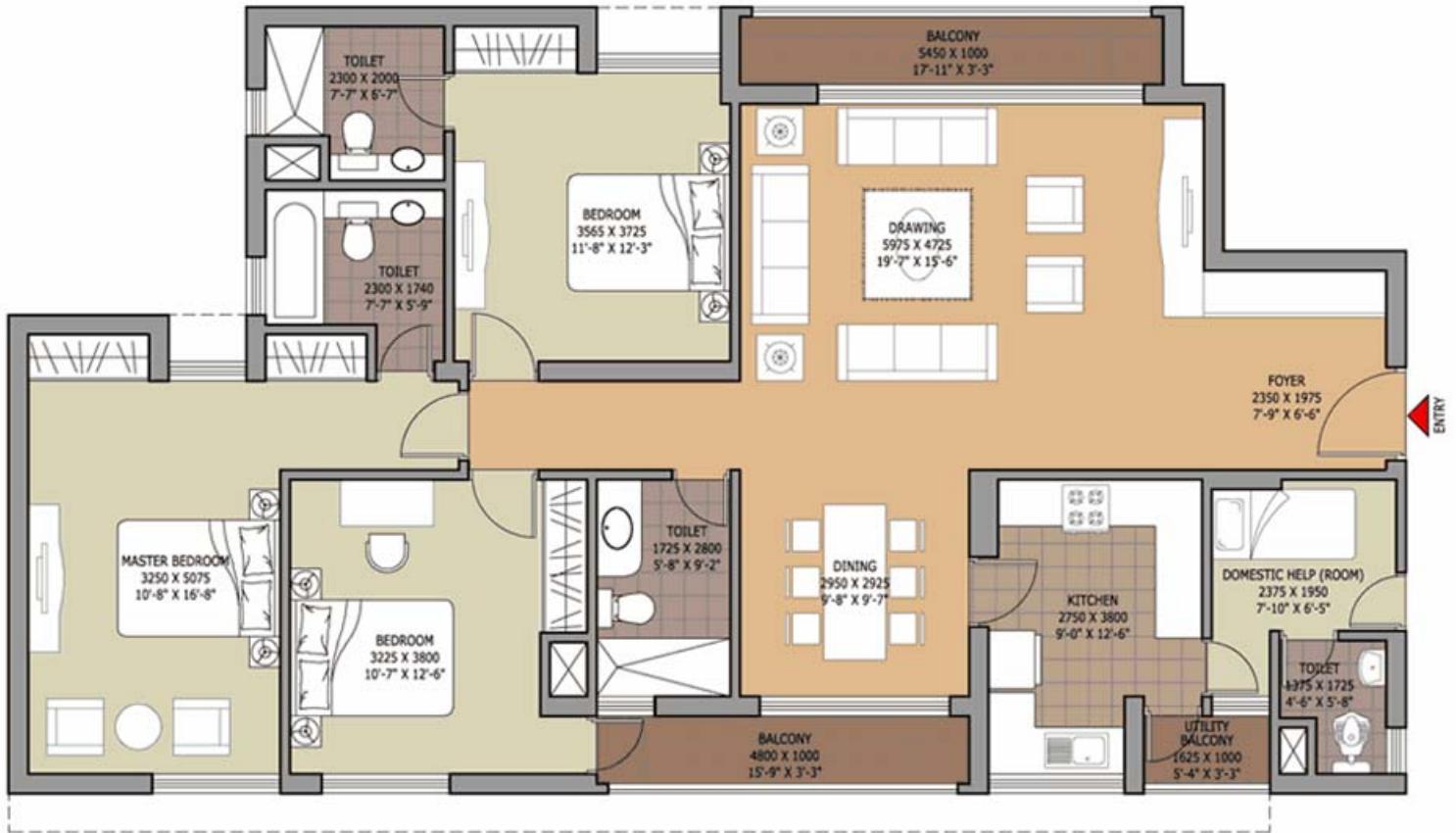


TOWER	T4	T5	T9	T10
LOCATION	201 to 1701 203 to 1703	201 to 1901 203 to 1903	201 to 2101 203 to 2103	201 to 2101 203 to 2103
SUPER BUILT UP AREA	2128	2128	2128	2128

Built Up Area = Super Built Up Area - 19.03 % of Super Built Up Area (For T4, T5, T9 & T10)

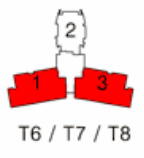
**TYPE C**

Typical 3 Bed Room Unit

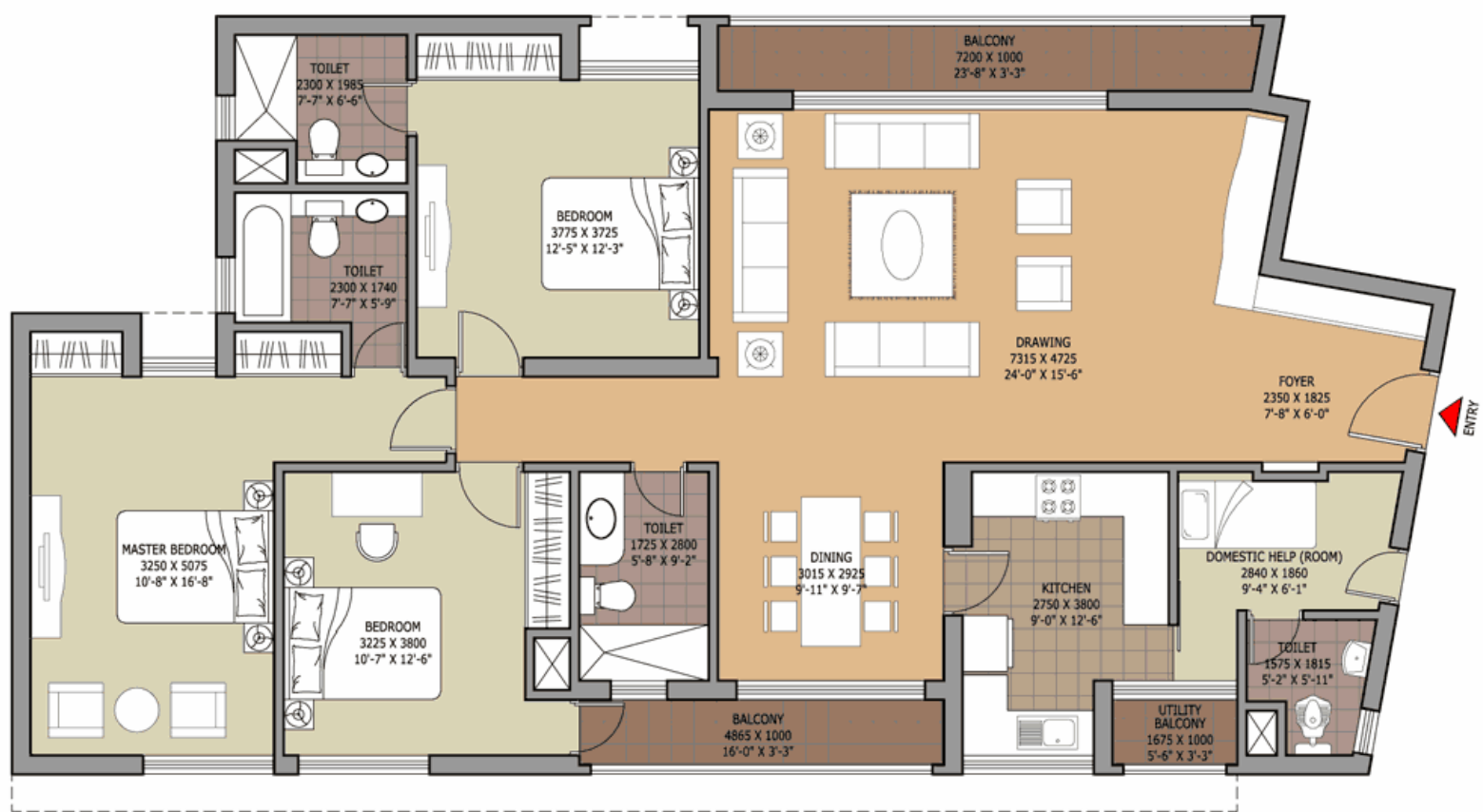


TOWER	T1	T2	T3
LOCATION	201 to 1201 202 to 1202	201 to 1201 202 to 1202	201 to 1201 202 to 1202
SUPER BUILT UP AREA	2215	2215	2215

Built Up Area = Super Built Up Area - 22.17 % of Super Built Up Area (For T1, T2 & T3)



TYPE D  
Typical 3 Bed Room Unit

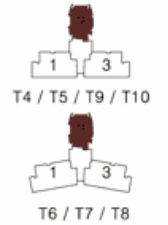
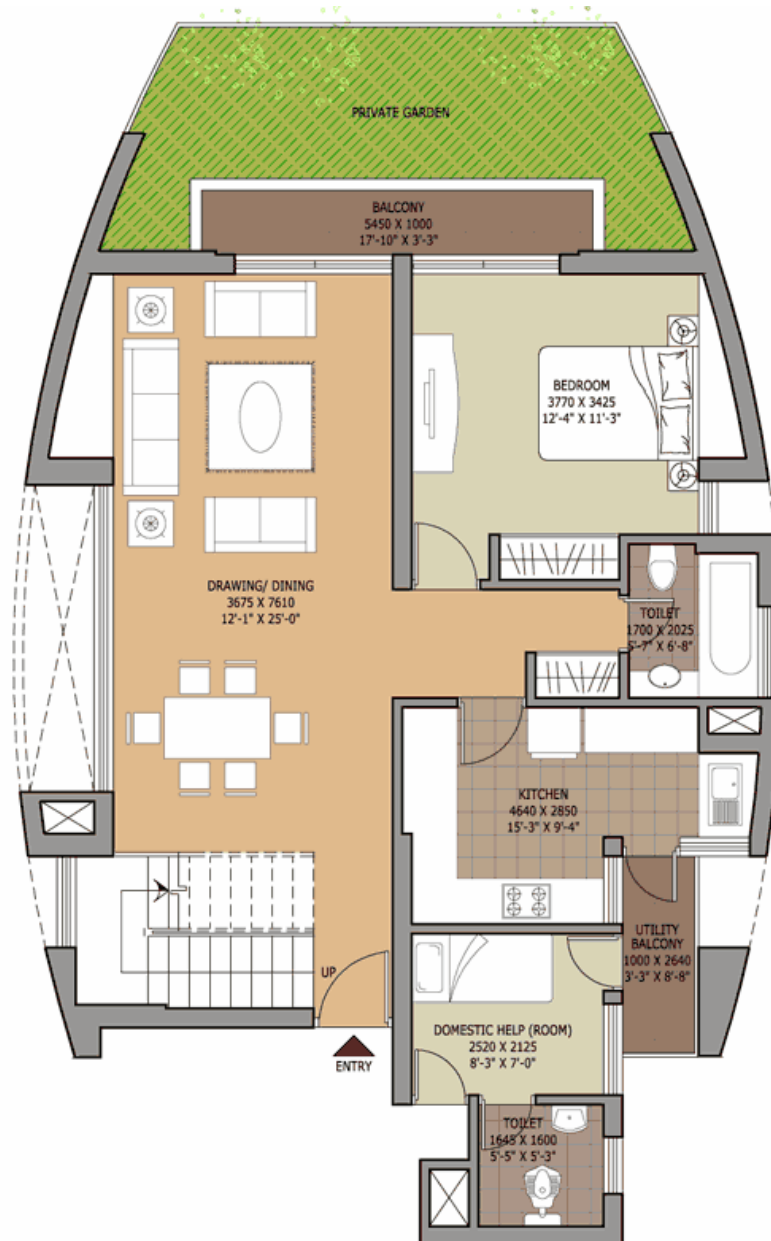


TOWER	T6	T7	T8
LOCATION	201 to 1901 203 to 1903	201 to 1901 203 to 1903	201 to 1901 203 to 1903
SUPER BUILT UP AREA	2249	2249	2249

Built Up Area = Super Built Up Area - 18.29 % of Super Built Up Area (For T6, T7 & T8)



**TYPE E**  
Typical 4 Bed Room Duplex Unit



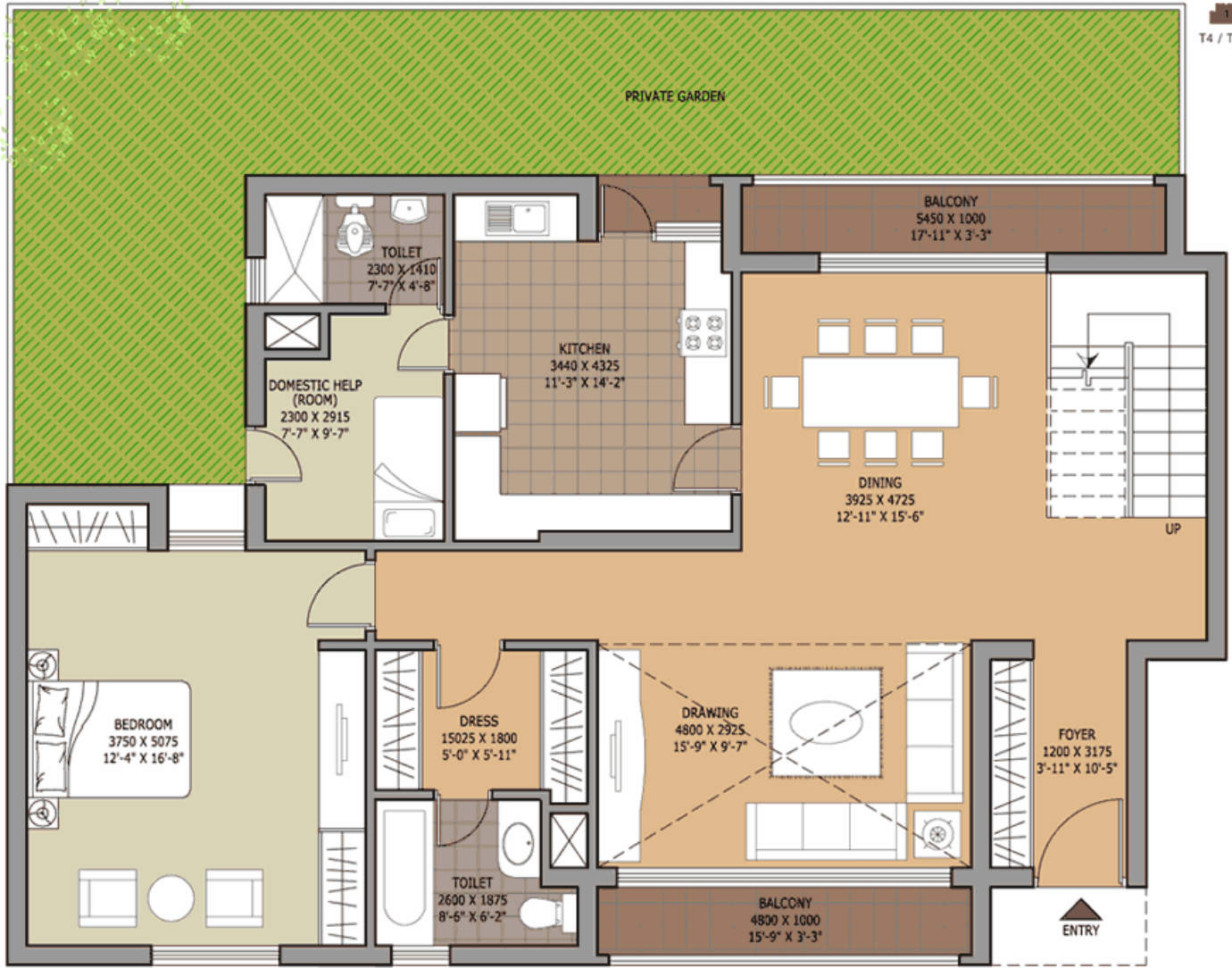
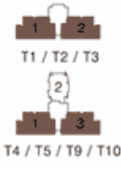
TOWER	T4	T5	T6	T7	T8	T9	T10
LOCATION	002 (L & U)	002 (L & U)	002 (L & U)	002 (L & U)	002 (L & U)	002 (L & U)	002 (L & U)
SUPER BUILT UP AREA	2919	2919	2893	2893	2893	2919	2919

• PRIVATE TERRACE : 167 SQ.FT FOR T - 4, 6, 9 & 10  
• PRIVATE TERRACE : 202 SQ.FT FOR T - 5, 7 & 8

Built Up Area = Super Built Up Area - 19.03 % of Super Built Up Area (For T4,T5,T9 & T10)  
Built Up Area = Super Built Up Area - 18.29 % of Super Built Up Area (For T6, T7 & T8)

**TYPE F**

Typical 4 Bed Room Duplex Unit



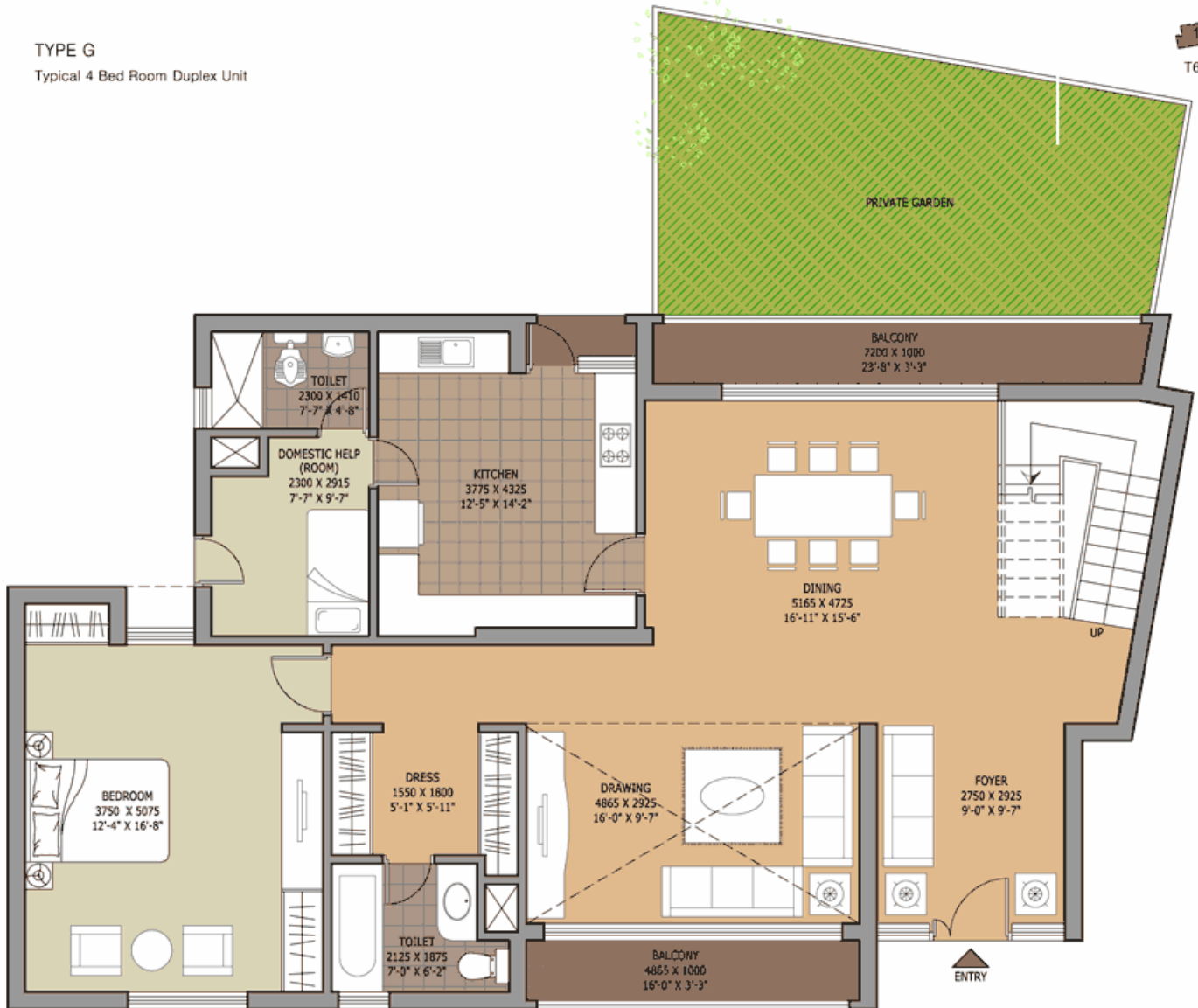
TOWER	T1	T2	T3	T4	T5	T9	T10
LOCATION	001 (L & U) 002 (L & U)	001 (L & U) 002 (L & U)	001 (L & U) 002 (L & U)	001 (L & U) 003 (L & U)	001 (L & U) 003 (L & U)	001 (L & U) 003 (L & U)	001 (L & U) 003 (L & U)
SUPER BUILT UP AREA	3931	3931	3931	3778	3778	3778	3778

\* PRIVATE TERRACE : 506 SQ.FT FOR T - 4, 5, 9 & 10  
\* PRIVATE TERRACE : 710 SQ.FT FOR T - 1, 2 & 3

Built Up Area = Super Built Up Area - 22.17 % of Super Built Up Area (For T1, T2 & T3)  
Built Up Area = Super Built Up Area - 19.03 % of Super Built Up Area (For T4, T5, T9 & T10)

TYPE G  
Typical 4 Bed Room Duplex Unit

T6 / T7 / T8



TOWER	T6	T7	T8
LOCATION	001 (L & U) 003 (L & U)	001 (L & U) 003 (L & U)	001 (L & U) 003 (L & U)
SUPER BUILT UP AREA	4039	4039	4039

• PRIVATE TERRACE : 280 SQ.FT FOR T - 8  
• PRIVATE TERRACE : 315 SQ.FT FOR T - 6 & 7

Built Up Area = Super Built Up Area - 18.29 % of Super Built Up Area (For T6, T7 & T8)

## DEVELOPER

### Unitech Group.

Together with our customers we are helping to build whole communities across India. From Mumbai to Delhi, millions of families live in a Unitech home or work from a Unitech office. They drive along our roads and rest in our hotels. Children learn about the world from our classrooms while residents unwind in one of our many clubhouses. Soon they will be shopping in our malls or having fun at a Unitech theme park. We are proud to touch the lives of so many. We are proud to be India's leading property developer.

## ARCHITECT

POD & Strata, who believe that development & environment goes hand in hand. The architect for Uniworld City, Kolkata are RMJM, a design leader among UK based architectural firms.

## BOOKING & PAYMENT

### CASCADES

#### PAYMENT PLANS DOWN PAYMENT PLAN `A` (7% Rebate on BSP of Installment Plan)

At the time of application/ Booking	:	10% of BSP
Within 45 days of Application/ Booking	:	85% of BSP + PLC + Parking charges + 50% of CMRC
On Final Notice of Possession	:	5% of BSP + 50% of CMRC + Stamp
Duty Charges and Other charges as applicable #	:	

#### TIME LINKED INSTALLMENT PLAN `B`

At the time of Booking / Application	:	:10% of BSP
1st Installment-December 15th, 2008	:	:10% of BSP
2nd Installment-March 15th, 2009	:	:10% of BSP
3rd Installment-May 15th, 2009	:	:5% of BSP
4th Installment-July 15th, 2009	:	:5% of BSP
5th Installment-September 15th, 2009	:	:5% of BSP + 50% of CMRC
6th Installment-November 15th, 2009	:	:5% of BSP + PLC
7th Installment-January 15th, 2010	:	:5% of BSP + Parking Charges
8th Installment-March 15th, 2010	:	:5% of BSP
9th Installment-May 15th, 2010	:	:5% of BSP
10th Installment-July 15th, 2010	:	:5% of BSP
11th Installment-September 16th, 2010	:	:5% of BSP
12th Installment-November 15th, 2010	:	:5% of BSP
13th Installment-January 15th, 2011	:	:5% of BSP
14th Installment-March 15th, 2011	:	:5% of BSP
15th Installment-June 15th, 2011	:	:5% of BSP
On Final Notice for Possession	:	:5% of BSP + 50% of CMRC + Any Other
Charges applicable #	:	

#### Note:

# Any other charges include Interest Free Maintenance Deposit, Common maintenance charges, Electric Connection Charges, Deposit for Renovation of External Facade and any other charges as applicable.

**BSP-Basic Sale Price PLC-Preferential Location Charges CMRC-Club Membership Registration Charges**