

## Dream Excellency



### INTRODUCTION

Indulgence awaits you at Rajarhat, the most premium location in the city. Spread across lush green stretches, the exclusive condominiums come with six ultra-modern blocks. With most of the flats facing south and the flourishing greenery, this is an address where dreams of calmness and relaxation come true, everyday. Experience comfort like never before at Dream Excellency. Amidst the tumult of the construction boom with myriad high rises filling the Kolkata skyline, Dream Excellency quietly creates a space of tranquility fit just for you ... !!

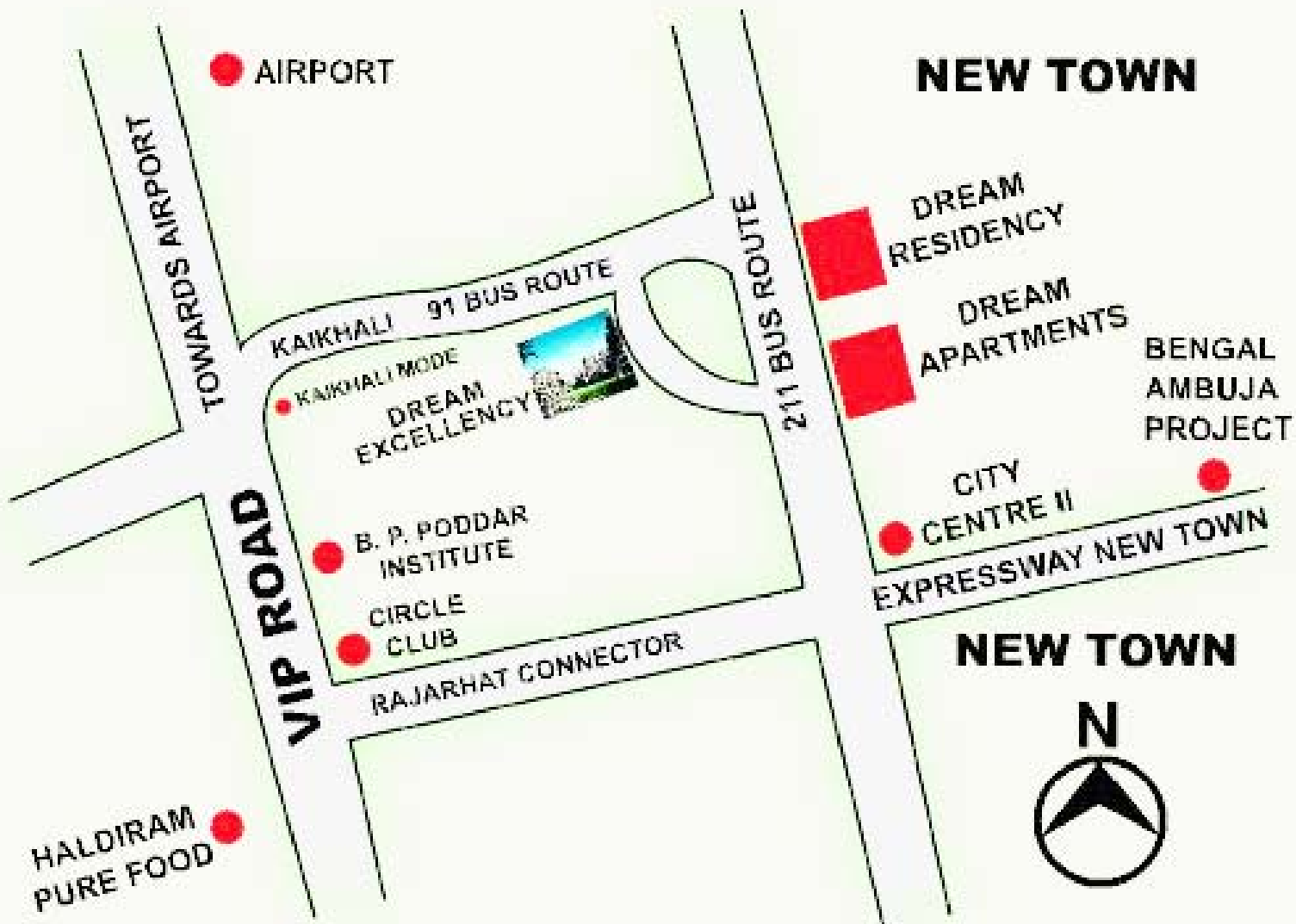
## AMENITIES

- ▶ Fully equipped gymnasium.
- ▶ Separate indoor games room.
- ▶ Fully AC community hall.
- ▶ Large landscaped garden.
- ▶ 24 hrs generator backup.
- ▶ Well decorated roof top.
- ▶ Well lit internal roads.
- ▶ A fully equipped spa.
- ▶ Swimming Pool.
- ▶ Boating in natural waterland.

## SPECIFICATIONS

- ▶ **Structure:** RCC structure.
- ▶ **Elevation:** A unique blend of ornamental and modern architecture.
- ▶ **Exterior:** Blending of weather-proof paint and other decorative finish.
- ▶ **Interior:** Conventional brickwork with PoP finish.
- ▶ **Flooring:** Vitrified tiles in living, dining & in all bedrooms and anti-skid tiles in kitchen & toilets.
- ▶ **Staircase and lobby:** Spacious staircase, elegant lobby and all floor corridors with good quality Marble kota/granite stone.
- ▶ **Kitchen:** Granite top platform with stainless steel sink of reputed make and glazed tiles dado up to 2 ft height above the platform.
- ▶ **Doors:** Entrance-polished flush doors with night latch.  
Good quality flush doors in all other rooms.
- ▶ **Windows:** Anodized Aluminium windows.
- ▶ **Electricals:** Copper wirings in concealed conduits.  
AC point in master bedroom.  
Telephone, TV/cable point in living/dining.  
Geyser point in attached toilet.  
Sufficient light and fan points.  
Modular switches.
- ▶ **Lift:** Of reputed make in each block.
- ▶ **Water supply:** 24 hours of uninterrupted supply.
- ▶ **Toilet:** Anti-skid tiles on the floors.  
Ceramic tiles up to door height.  
Provision for hot and cold water supply in attached toilets.  
European style sanitary fittings.  
Elegant CP fittings.

**LOCATION**



**TYPE & AREA**

**Master Plan**



**Vision & Desire**



VISION	
Flat Marked	Saleable Area
A	1305 sqft
B	1395 sqft
C	1915 sqft
D	1405 sqft



DESIRE	
Flat Marked	Saleable Area
A	1405 sqft
B	1335 sqft
C	980 sqft
D	1315 sqft
E	1405 sqft



**Fantasy & Hope**

FANTASY	
Flat Marked	Saleable Area
A	1315 sqft
B	975 sqft
C	1390 sqft
D	1365 sqft



HOPE	
Flat Marked	Saleable Area
A	1315 sqft
B	1365 sqft
C	1460 sqft
D	1000 sqft



### Aspiration & Ambition



ASPIRATION	
Flat Marked	Saleable Area
A	1039 sqft
B	1039 sqft
C	1319 sqft
D	1435 sqft
E	1445 sqft
F	1310 sqft



AMBITION	
Flat Marked	Saleable Area
A	875 sqft
B	1945 sqft
C	1375 sqft
D	1395 sqft



## TERMS & PAYMENTS

### PAYMENT PLAN

#### INSTALLMENT BASIS

<b>A</b>	Booking Amount	Rs 51,000 /-
<b>B</b>	First Installment on Agreement (Within 15 Days)	20 % of sale price less Rs 51000/- already paid on Booking.
<b>C</b>	Second Installment on Completion of Foundation work.	15 % of Sale Price
<b>D</b>	Third Installment on completion of 1st Floor Casting	10 % of Sale Price
<b>E</b>	Fourth Installment on completion of 2nd Floor Casting.	10 % of Sale Price
<b>F</b>	Fifth Installment on completion of 3rd Floor Casting.	10 % of Sale Price
<b>G</b>	Sixth Installment on completion of 4th Floor Casting.	10 % of Sale Price
<b>H</b>	Seventh Installment on completion of 5th Floor Casting.	10 % of Sale Price
<b>I</b>	Eighth Installment on completion of Brick Work.	10 % of Sale Price
<b>J</b>	Ninth Installment on Possession	5% of Sale Price

### Additional Charges (On Possession)

<b>1</b>	Electricity Charges	Rs 30/- per sq. ft
<b>2</b>	Generator Charges	Rs 25/- per sq. ft
<b>3</b>	Legal Charges	Rs 15/- per sq. ft
<b>4</b>	Maintenance Deposit (Refundable)	Rs 18/- per sq. ft
<b>5</b>	Club Membership Charge	Rs 10/- per sq. ft
<b>6</b>	Municipal Tax Deposit (Refundable)	Rs 5/- per sq. ft