

Larica Tolly



INTRODUCTION

Life is a treasure...and every moment is precious. Nothing influences life and its moments, more than one's home. Larica Tolly is designed to fill the moments of your life with some of the finest emotions in your heart.

Features & Amenities

FEATURES

- ▶ **Play Ground:** After you wake up...look outside the window....and watch the sunflowers smile back to the sun.....or jog the full length of the playground, or just have a walk in it...soak in the fresh air and smell the beautiful red roses.....when the first moment of the day is set in positive energy, the entire day is all set to bloom.
- ▶ **Security:** 24/7 Tight security, minimizes the chances of any theft or mishappening within the complex.
- ▶ **Lift:** Every apartment within the complex will have an individual lift.
- ▶ **Open area:** The project shall cover over 1.65 lakh sq. ft constructed area, having 65% open space and 35% built up area.

AMENITIES

- ▶ **Gymnasium:** Remain healthy stay fit....every morning go on for an energising work out at the gym, within the complex.
- ▶ **Swimming Pool:** You may enjoy a few laps in the indoor swimming pool, or just relax beside it...have a snack and sip a cola.
- ▶ **Community Hall:** Celebrate the special occasions in your life with your friends and relatives at the community hall within the complex.
- ▶ **Transport:** Larica Tolly shall be connected via several means of transport such as Metro, Auto, Bus, Taxi, etc. However metro will be the ideal form of transport. You can walk down or catch an auto to go to the Tollygunge metro station. From there you will be able to go to many parts of the city very quickly.

SPECIFICATIONS

- ▶ **Structure:** R. C. C. Frame structure.
- ▶ **Walls:** Weather Resistance Brick Walls.
- ▶ **Foundation:** R. C. C. footing With anti Termite.
- ▶ **Doors:** Factory made decorated flush doors.
- ▶ **Windows:** Aluminum Sliding window
- ▶ **Flooring:** Ceramic tiles.
- ▶ **Toilet:** Glazed Tiles dado up to 5 ft, shower, wash basin & W. C. White colour of reputed make, elegant C. P. fitting with ISI mark.
- ▶ **Electrical:** Concealed Conduit Copper wiring with standard quality electrical accessory TV & Telephone outfets, cable TV.
- ▶ **Kitchen:** Black stone with ceramic tiles 2 ft, above working Platform with sink.

LOCATION

**LOCATION
MAP**

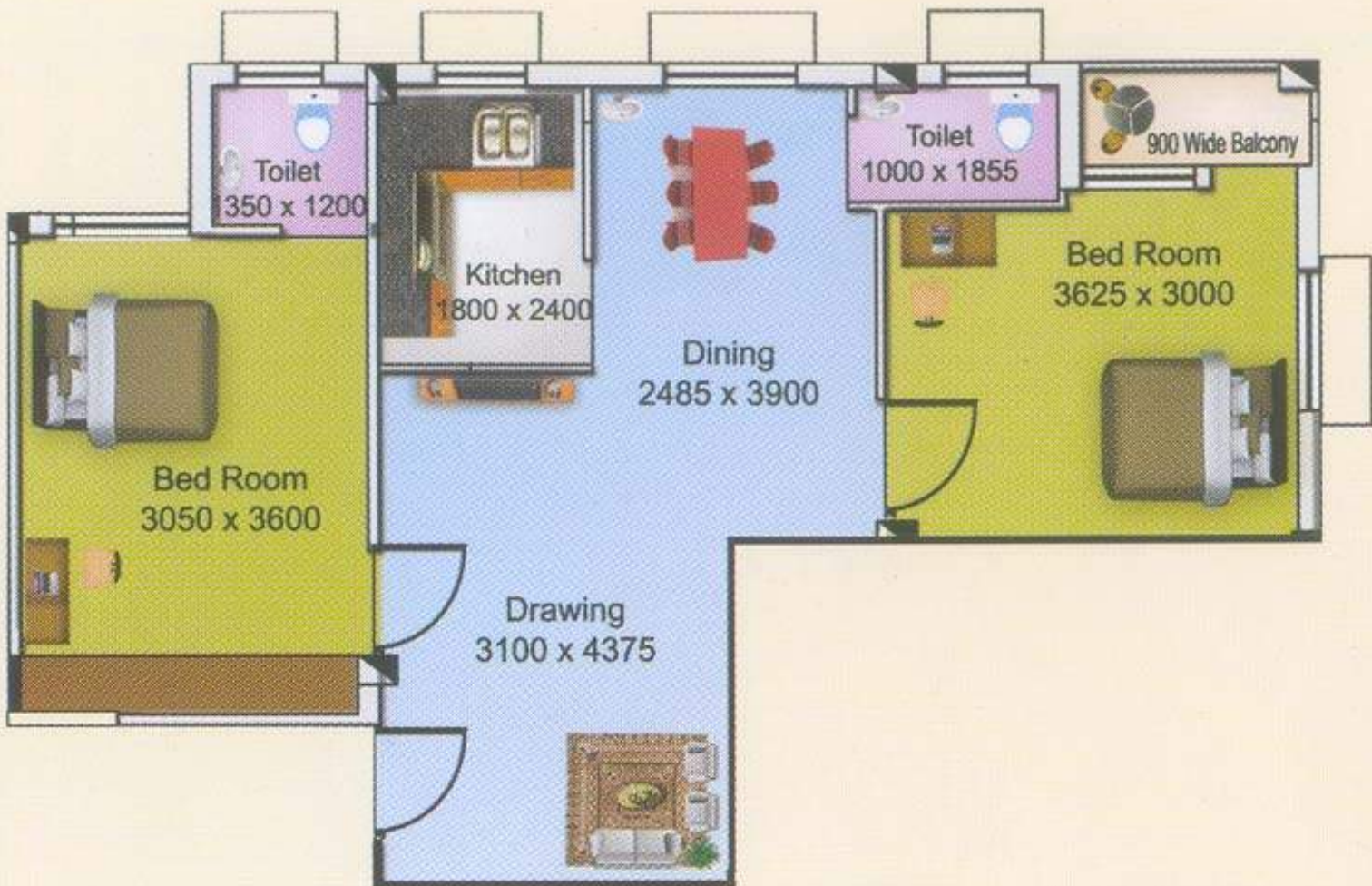


TYPE & AREA

Site Plan

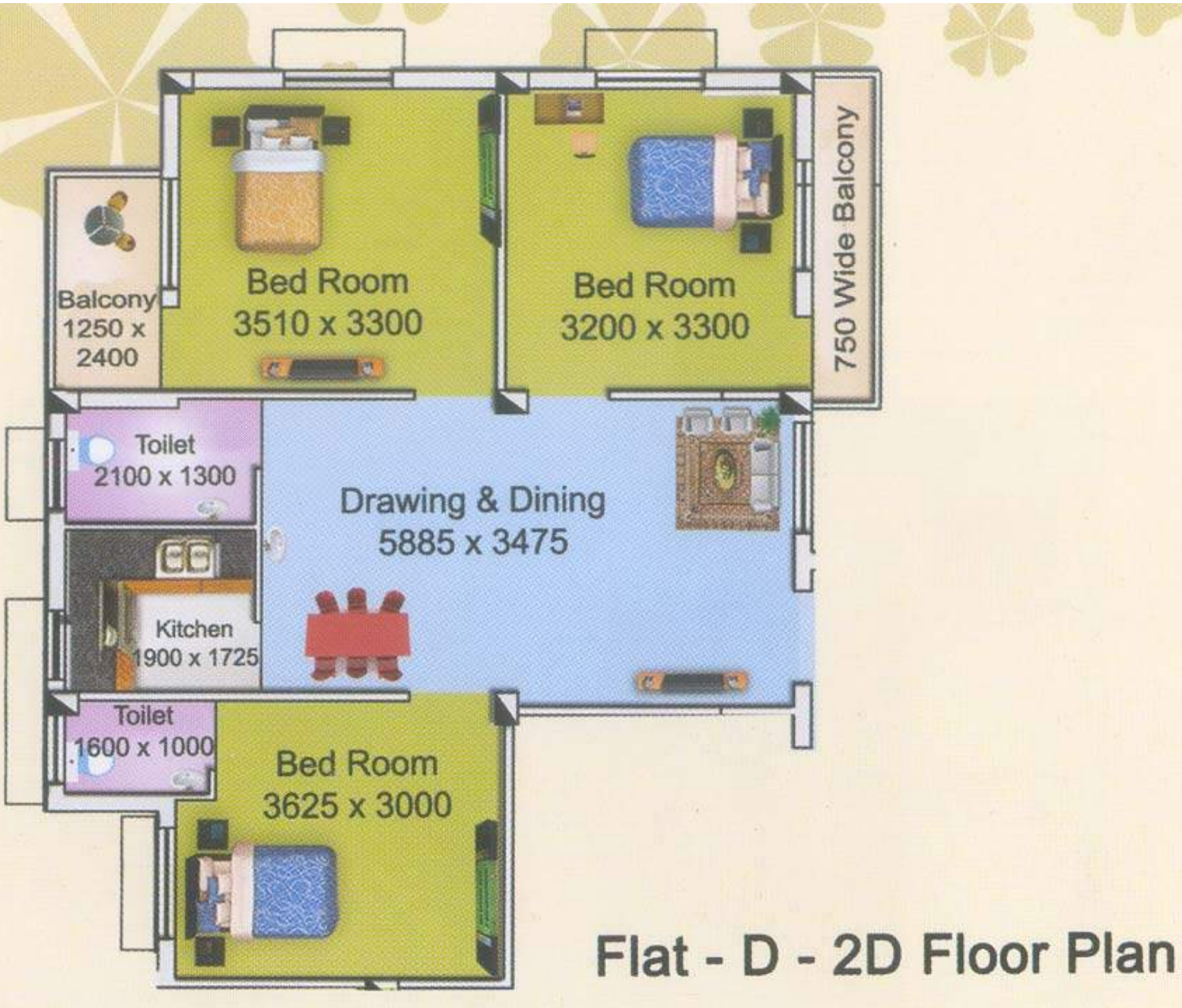


**Ground Floor Plan
Flat-C**

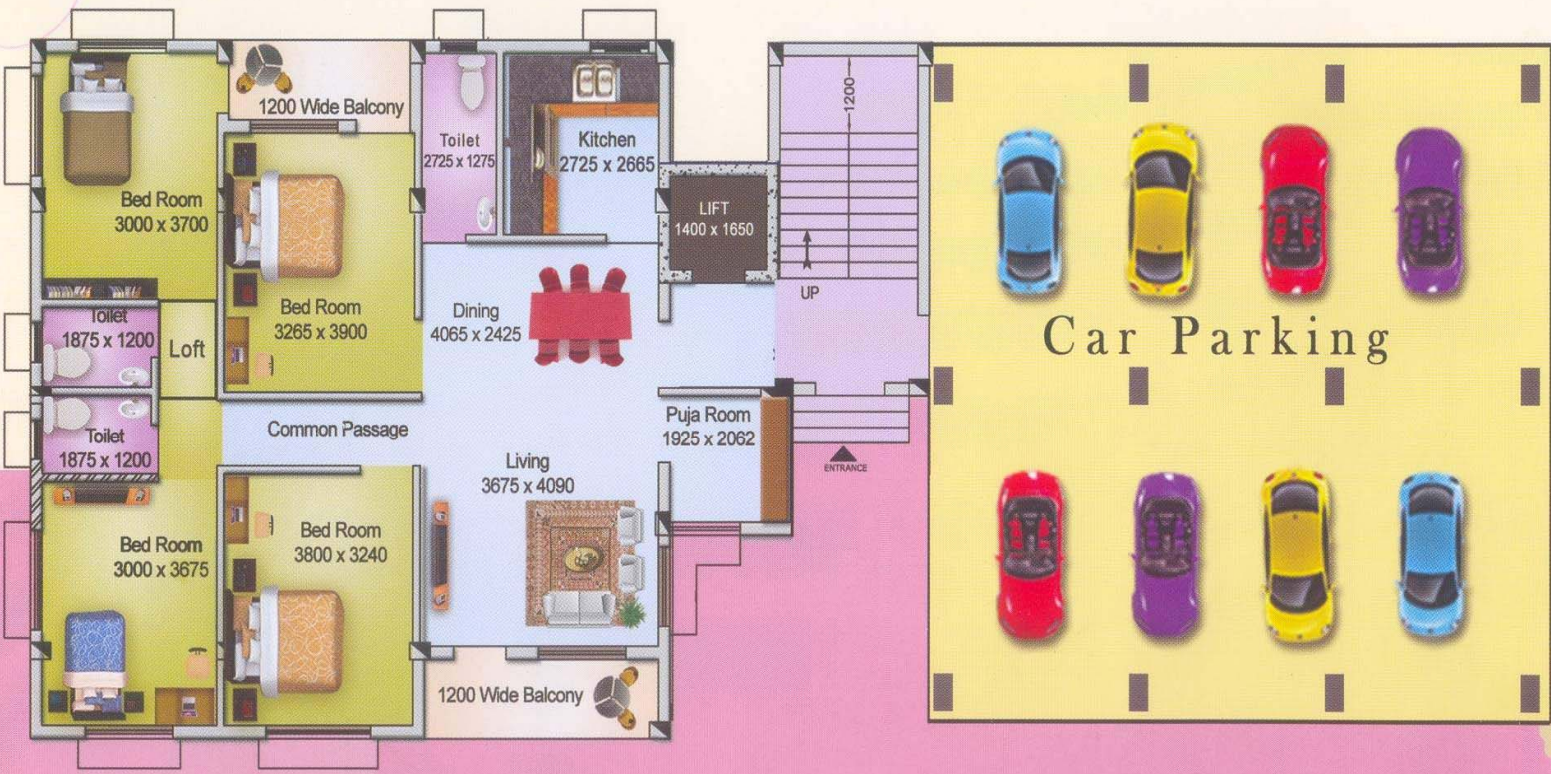


Flat - C - 2D Floor Plan

**Ground Floor Plan
Flat-D**



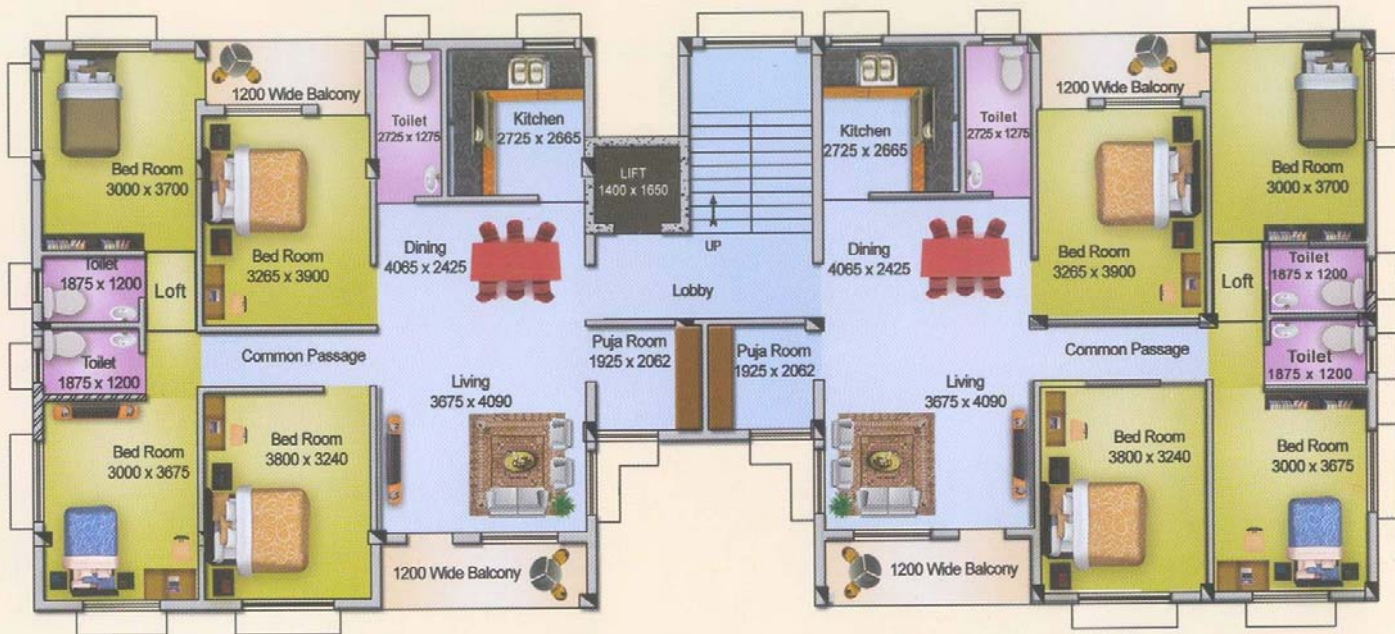
**Ground Floor Plan
4 BHK Building**



4 BHK Building Ground Floor Plan

**Typical Floor Plan
4 BHK Building**

Floor Plan		
Flat	Super Builtup Area	Type
Flat - E	1682 SQFT	4 BHK



4 BHK Building Typical Floor Plan

**Floor Plan
Flat-E**

Floor Plan		
Flat	Super Builtup Area	Type
Flat - E	1682 SQFT	4 BHK



Flat - E - 2D Floor Plan

PAYMENT PLAN

Infrastructural Development Charges	: Rs. 140/- sqft
Internal & External (Mandatory)	
Electrical Charges / Infrastructure (Mandatory)	: Rs. 35/- per Sq. Ft.
Covered Parking - Car (Optional)	: Rs. 1,50,000/-
Covered Parking - 2 wheeler (Optional)	: Rs. 20,000/-
Preferential Location Charges (Optional)	: Rs. 50/- Extra Per Sq. Ft.
Value Add : Vitrified Tiles / Modular Switches, Hot & Cold water line, Designer Tiles in toilet, Branded Toilet fittings, Granite working platform in kitchen (Optional)	: Rs. 90/- Extra Per Sq. Ft.

PAYMENT SCHEDULE

SCHEME – 1

DOWN PAYMENT PLAN (8% DISCOUNT ON 95% OF PRICE)

On Booking	: Rs. 25,000
On Booking Confirmation	: Rs. 1,00,000
On Possession	: Balance 5% Amount
On Registration	: Stamp Duty + Registration + Govt. Levies extra.

SCHEME 2 – EASY INSTALMENT PLAN

Under this scheme after you have paid the initial payment of Application & Confirmation (Rs. 25,000/- + Rs. 1,00,000). We offer you the facility of paying the Balance Basic Price and other Charges of your luxurious Flat in 24 equal monthly installments at 0% interest. Stamp Duty, Registration charges and other Govt. Levies extra.

SCHEME – 3 – CONSTRUCTION LINKED PAYMENT PLAN

Payment Stages	: Payment Amount / percent
On Booking	: Rs. 25,000
On Confirmation of Booking	: Rs. 1,00,000
Within 30 days of Confirmation	: 10% of Net Sale Value
Within 60 days of Confirmation	: 5% of Net Sale Value
On start of Excavation	: 5% of sale price
On Completion of Ground floor Plinth	: 5% of sale price
On Completion of Ground floor Roof slab	: 5% of sale price
On Completion of 1st floor Roof slab	: 5% of sale price
On Completion of 2nd floor Roof slab	: 5% of sale price
On Completion of 3rd floor Roof slab	: 5% of sale price
On Completion of Final Roof Treatment	: 5% of sale price
On Completion of Brick work of flat	: 5% of sale price
On Completion of Internal Plaster	: 5% of sale price
On Completion of External Plaster	: 5% of sale price
On Completion of Door / Window/ Grill fittings	: 5% of sale price
On Completion of Tile / Flooring	: 5% of sale price
On Completion of Electrical Wiring	: 5% of sale price
On Completion and Intimation of Possession	: Balance Payment
On Registration	: Stamp Duty, Registration charges and other Govt. Levies extra.

SCHEME 4 – PAY EMI AFTER POSSESSION

Under this scheme, after you have paid the initial payment of Application & Confirmation (Rs. 25,000/- + Rs. 1,00,000/-) you have to pay the balance 25% of total value of the apartment within 30 days of confirmation. The remaining 75% will be payable after possession in 5/10/15/20 years, EMI through bank loan. You can select your preferred bank. In this scheme, you have to do all the necessary bank formalities after you have paid the down payment of 25%.

* With each payment service charges should be paid @ Rs. 2.575%

DEVELOPER



Larica Group