



Essquare

*ParmaShree*



*Enjoy Housing Complex Living at Standalone Price*



# GROUND FLOOR PLAN

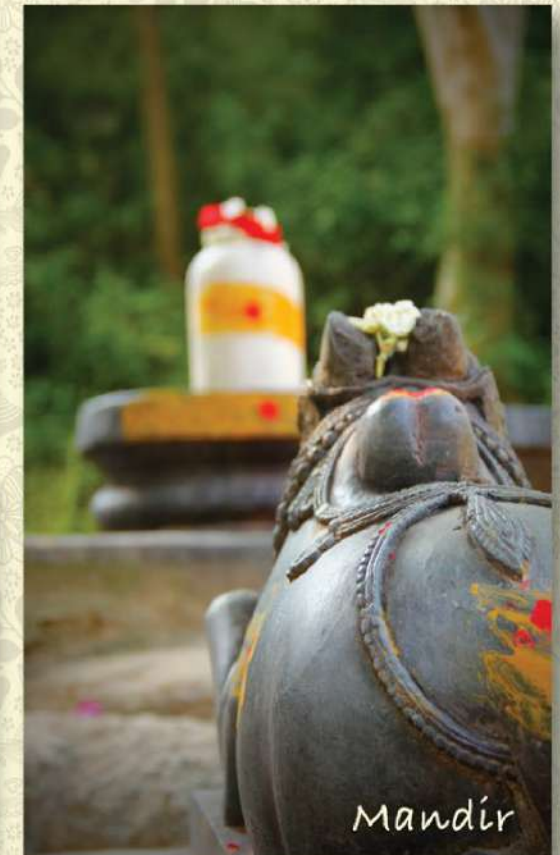
## Block - I Typical Floor

FLAT	AREA (Sq.Ft.)
A	980
B	891
C	853
D	867
E	872





# AMENITIES... the extras to your living



# FAQ... all that you need to know

**No of Blocks:** 2  
**No of Floors:** G+3  
**No of Flats:** 24  
**Unit Size:** 2 BHK  
853 Sqft – 980 Sqft  
**Corporation:** KMC  
**Electricity:** CESC

## Q: What are the payment terms?

A: Our payment terms are based on construction stages

1. Booking	10%
2. Agreement	10%
3. Foundation	10%
4. 1st floor slab casting	15%
5. 3rd floor slab casting	20%
6. Brick Work	15%
7. Flooring of the particular unit	15%
8. Possession of unit	5%

\*Cheque/RTGS/NEFT to be made in favor of "Essquare Projects" (A/c Payee Only)

## Q: What about Car Parking?

A: Adequate car parking space is available in the ground floor of the complex at additional cost

## Q: Can I cancel my booking? What happens when I cancel my booking?

A: Yes you can cancel your booking before signing of Agreement for Sale; we will fully refund your money after deducting a cancellation charge of Rs. 51,000.00.

## Q: What are the extra development charges?

A: Following are the extra charges:

1. Legal charges at the time of agreement	Rs. 10,000.00
2. Legal charges at the time of possession	Rs. 10,000.00
3. Transformer charges	Rs. 75.00/sqft of flat area
4. Generator charges	Rs. 50.00/sqft of flat area
5. Maintenance charges from the date of CC for 18 Months: Rs. 2/Sqft of flat area per month)	Rs. 36.00/sqft of flat area
6. Flat owners Association formation charges	Rs. 5000.00
7. Mutation charges of respective units	Rs. 10000.00

## Q: What are the Rules of registration of the flat?

A: Stamp Duty and Registration charges are paid to the registrar's office for registration and conveyance of the property in your name. These charges are payable by respective buyer.

## Q: What is the estimated time of completion of "Essquare Parnashree"?

A: The estimated time of completion is **30 Months from commencement at site.**

## Q: Has the project been approved for home loans for housing finance institutions?

A: The project will be approved by all leading financial institutions.

## Q: Will there be any preferential location charges (PLC)?

A: There are no PLC charges in "Essquare Parnashree".

## Q: Are the roofs of the buildings common for all the flat owners?

A: Yes, the usage of roofs is common for all the flat owners of "Essquare Parnashree".



### REGD. OFFICE:

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### SALES OFFICE:

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**Disclaimer:** This document is not a legal offering. It only describes the intent & concept of Essquare Parnashree. All the areas/dimensions/layout/elevations/pictures/ dates etc. are only indicative and not to actual value. All the details are subject to change, alteration and modification as per the developer's discretion.

# Specifications

## Structure:

Reinforcement Cement Concrete Framed Structure.

## Walls:

All Walls to be made from natural conventional burnt clay bricks, of 200mm/125mm or 75mm thickness as required with Cement plaster finish.

## External Finish:

Premium quality external primer & paint of Asian Paints or equivalent brand to be applied over the plastered wall surface.

## Internal Finish:

High Quality Plaster of Paris finishes to be applied to the internal wall surfaces

## Lobby Area:

Beautifully decorated and painted lobby

## Doors & Hardware:

Good quality, treated wooden frames with solid core flush doors with one aluminum tower bold & handle. Main door with premium stainless steel handle, "Godrej or equivalent" Night Latch lock and Door Vision.

## Windows:

- Anodized aluminum sliding windows with clear glass
- Full height (up to Lintel Level) aluminum sliding door for balcony/veranda.

## Flooring:

- Vitrified tiles in all bedrooms, living and dining
- Premium ceramic tiles in toilets, balcony and kitchen floors.

## Kitchen:

- Working platform will be granite slab with stainless steel sink
- Wall tiles up to 2'-0" height above granite counter.

## Toilets/Plumbing:

- Hot & Cold water concealed line provisions in all the bathrooms with CPVC pipes.
- Bathing shower fittings and other CP fittings are of Jaquar/Essco or equivalent make.
- Ceramic tiles on the walls of the bathroom up to door height.
- Sanitary ware with EWC with Cistern and basin of "Hindware" or "Parryware" Make or equivalent
- Waste pipes of "Supreme" or equivalent make
- 1 no provision for Washing machine in balcony (wherever applicable)

## Elevator:

Passenger Lift will be provided of reputed make with sufficient capacity.

## Electricals:

- Concealed "Finolex" or equivalent copper wiring of ISI make with modular switches of "Anchor" or equivalent make
- TV and telephone points in living room and one room.
- 2 no light points, 1 no fan point, 2 no 5AMP plug points in all bedrooms
- 1 no 15AMP geyser point in any one toilet
- 1 no 15 AMP and 1 no 5AMP points and exhaust fan point in kitchen.
- 1 no fridge point, 1 intercom point, 3 no 5AMP point, 2 no fan point and 4 no light point in living/dining
- 1 no AC point in any one bedroom.
- Modern MCB & changeover of Havel's or equivalent make
- 1 no washing machine point and 1 no light point in balcony (wherever applicable)

## Water Supply:

Underground and overhead storage tanks of sufficient capacity. Water supply as per KMC norms

## Landscape:

Professionally designed and executed landscaping with ample tree plantings.

## Generator:

- 24 hour power backup for all common services
- Generator Backup of 600 WATT for each unit/flat

## Security:

- CCTV camera surveillance
- Intercom facility
- 24/7 security personnel

# Location Map



## Distance From Essquare Parnashree

Proposed Metro Station	5 Minutes
Behala Police station	7 Minutes
Puratan Laxmi Bazaar	3 Minutes
Auto Stand & DH Road	5 Minutes

\*Distance measured & shown above are at the nearest approximate value.