

## LEGENDS

- S1 FOOTBALL FIELD
- S2 SPORTS CLUB
- S3 CRICKET FIELD
- R1 SWIMMING POOL
- R2 RESIDENTIAL CLUB

## INDEX

- 2 BHK
- 3 BHK



**Disclaimer: Sports Academy (S1,S2,S3) facilities are chargeable and are not included in residential offering.**

## BLOCK A1(2B+G+27) | Typical Floor Plan - 2nd to 27th Floor



Sl. No.	Flat Marked	Type of Flat	Carpet Area (Sqft.)	Built-Up Area (Sqft.)	Balcony Area (Sqft.)	CB Area (Sqft.)
1.	Flat- A	3BHK+2T	645	769	26	21
2.	Flat- B	2BHK+2T	532	632	27	19
3.	Flat- C	2BHK+2T	532	632	27	19
4.	Flat- D	2BHK+2T	539	638	24	19
5.	Flat- E	2BHK+2T	539	638	24	19
6.	Flat- F	2BHK+2T	532	632	27	19
7.	Flat- G	2BHK+2T	532	632	27	19
8.	Flat- H	3BHK+2T	645	769	26	21
9.	Flat- J	3BHK+2T	645	769	26	21
10.	Flat- K	2BHK+2T	532	632	27	19
11.	Flat- L	2BHK+2T	532	632	27	19
12.	Flat- M	2BHK+2T	539	639	24	19
13.	Flat- N	2BHK+2T	539	639	24	19
14.	Flat- P	2BHK+2T	532	632	27	19
15.	Flat- Q	2BHK+2T	532	632	27	19
16.	Flat- R	3BHK+2T	645	769	26	21

(Area as per RERA)

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimension, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area  
 \*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish  
 \*CB = Cupboard



## BLOCK A2 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor



Sl. No.	Flat Marked	Type of Flat	Carpet Area (Sqft.)	Built-Up Area (Sqft.)	Balcony Area (Sqft.)	CB Area (Sqft.)
1.	Flat- A	3BHK+2T	645	769	26	21
2.	Flat- B	2BHK+2T	532	632	27	19
3.	Flat- C	2BHK+2T	532	632	27	19
4.	Flat- D	2BHK+2T	539	638	24	19
5.	Flat- E	2BHK+2T	539	638	24	19
6.	Flat- F	2BHK+2T	532	632	27	19
7.	Flat- G	2BHK+2T	532	632	27	19
8.	Flat- H	3BHK+2T	645	769	26	21
9.	Flat- J	3BHK+2T	645	769	26	21
10.	Flat- K	2BHK+2T	532	632	27	19
11.	Flat- L	2BHK+2T	532	632	27	19
12.	Flat- M	2BHK+2T	539	639	24	19
13.	Flat- N	2BHK+2T	539	639	24	19
14.	Flat- P	2BHK+2T	532	632	27	19
15.	Flat- Q	2BHK+2T	532	632	27	19
16.	Flat- R	3BHK+2T	645	769	26	21

(Area as per RERA)

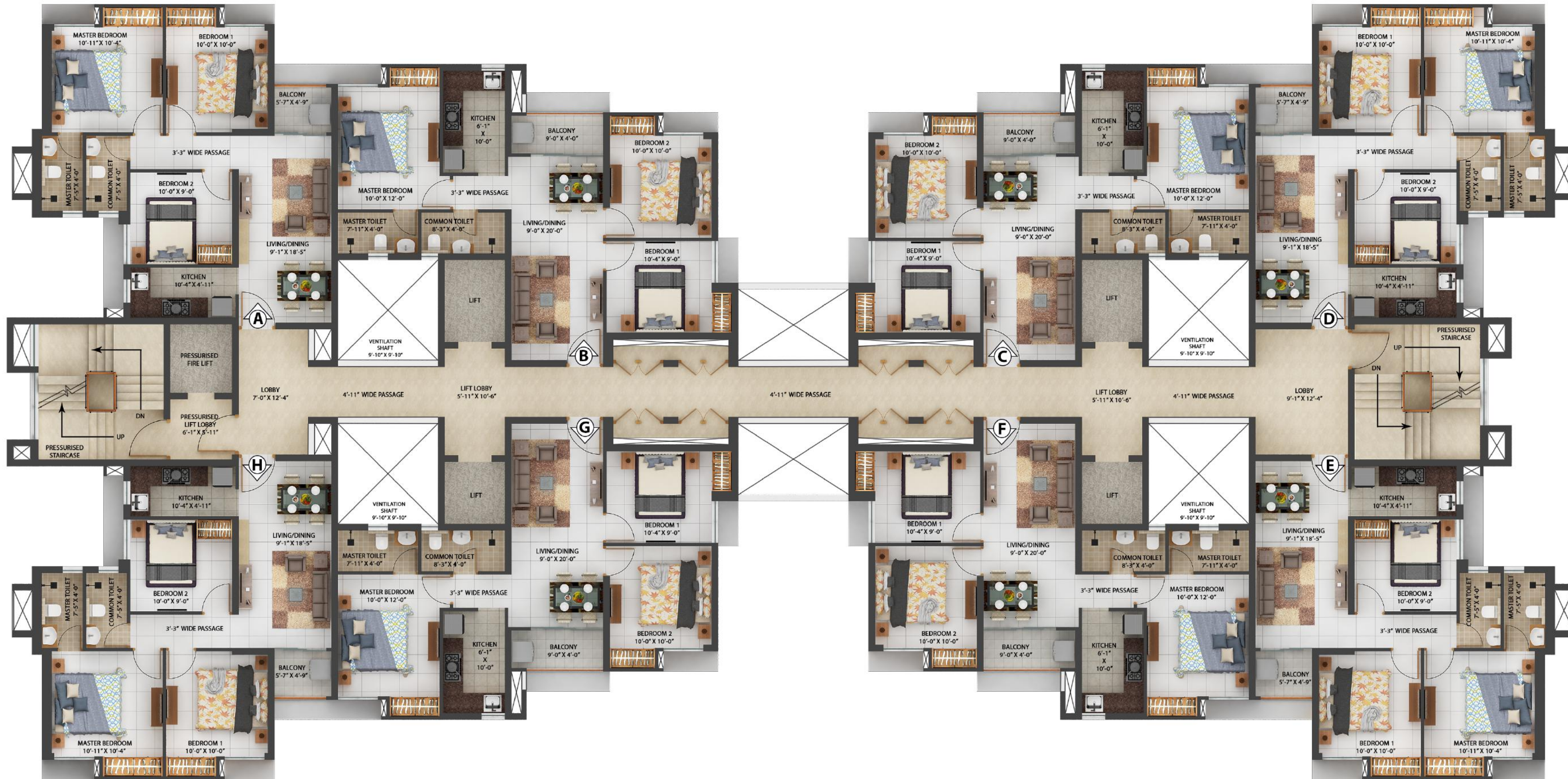
Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area

\*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish

\*CB = Cupboard



### BLOCK B1 (2B+G+27) | Typical Floor Plan - 2nd to 27th Floor

Sl. No.	Flat Marked	Type of Flat	Carpet Area (Sqft.)	Built-Up Area (Sqft.)	Balcony Area (Sqft.)	CB Area (Sqft.)
1.	Flat- A	3BHK+2T	643	770	26	21
2.	Flat- B	3BHK+2T	663	812	36	26
3.	Flat- C	3BHK+2T	663	812	36	26
4.	Flat- D	3BHK+2T	643	770	26	21
5.	Flat- E	3BHK+2T	643	770	26	21
6.	Flat- F	3BHK+2T	663	812	36	26
7.	Flat- G	3BHK+2T	663	812	36	26
8.	Flat- H	3BHK+2T	643	770	26	21

(Area as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area  
 \*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish  
 \*CB = Cupboard

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



### BLOCK B5, B6, B7 (2B+G+27) | Typical Floor Plan - 5th to 27th Floor

Sl. No.	Flat Marked	Type of Flat	Carpet Area (Sqft.)	Built-Up Area (Sqft.)	Balcony Area (Sqft.)	CB Area (Sqft.)
1.	Flat- A	3BHK+2T	643	770	26	21
2.	Flat- B	3BHK+2T	663	812	36	26
3.	Flat- C	3BHK+2T	663	812	36	26
4.	Flat- D	3BHK+2T	643	770	26	21
5.	Flat- E	3BHK+2T	643	770	26	21
6.	Flat- F	3BHK+2T	663	812	36	26
7.	Flat- G	3BHK+2T	663	812	36	26
8.	Flat- H	3BHK+2T	643	770	26	21

(Area as per RERA)

\*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area  
 \*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish  
 \*CB = Cupboard

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

## Specifications

### Foundation & Structure

- Structure designed for the optimum seismic considerations as stipulated by the IS code, for better safety.
- Foundation with RCC piles & Pile caps
- RCC super structure

### Building Envelope

- Iconic towers meticulously designed and externally painted with texture/acrylic emulsion paint.

### Living /Dining Room

Flooring	600X600 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Main door	Wooden frame with laminated flush door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition	Split air-conditioner point in living/dining room

### Bedroom

Flooring	600X600 Vitrified Tiles
Wall	Putty
Ceiling	Putty
Doors	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Windows	Aluminium powder coated Windows with glass panes
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring
Air Condition	Split air-conditioner point in all bedrooms

### Balcony

Flooring	600X600 Matt finish Vitrified Tiles
Wall	Acrylic Emulsion Paint
Ceiling	Acrylic Emulsion Paint
Door	Aluminium powder coated Doors with glass panes
Railing	Mild steel

### Kitchen

Flooring	600X600 Vitrified Tiles
Wall	Ceramic Tiles up to 2 Feet height above the counter
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Window	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Counter	Granite Slab
Plumbing	Stainless Steel Sink
Electrical	Modular Switches of Havells/Great White/North-west or equivalent make with Copper Wiring

### Toilets

Flooring	600X600 Anti-skid Ceramic Tiles
Wall	600X300 Ceramic Tiles up to lintel height
Ceiling	Putty
Door	Wooden Frame with Commercial Flush Door.
Hardware & Fittings	Branded locks and hardware fittings of reputed make
Window	Aluminium powder coated Windows with glass panes and provision for exhaust fan
Sanitaryware	Hindware/Kohler/Cera or Equivalent make
CP Fittings	Jaquar/Hindware/Kohler or Equivalent make

### Ground Floor Lobby

Flooring	Combination of large size vitrified Tiles & Granite as per design
Wall	Combination of Premium Ceramic Tiles, Paint & wall panelling as per design
Ceiling	False Ceiling with Light fixtures

### Typical Floor Lobby

Flooring	600X600 Vitrified Tiles
Wall	Combination of Tiles & Paint
Ceiling	Putty

### Lifts

Otis/ Schindler/ Kone or Equivalent make.  
Stretcher lift in each tower to support medical emergencies of the residents.

### 24x7 security and Fire prevention

- Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services
- Optimum power back-up to sufficiently run electrical appliances excluding Air-Conditioner.
- Power Backup for Common Areas & Utilities
- Intercom facility
- 24X7 round the clock security
- Security surveillance facility with CCTV on ground floor common areas

### Green Initiatives

- Organic waste management
- Water efficient fixtures
- Rainwater harvesting
- Sewage treatment plant
- Ample green space with use of native plants in the landscape
- Recycled water for gardening
- Dual Flushing system
- Low VOC materials
- Use of LED lights in Common areas
- Use of SRI tiles to reflect heat from the roof.

### Health & Safety

- 24 hour treated water supply through Water Treatment Plant
- Anti-termite treatment during various stages of construction
- Superior quality waterproofing wherever necessary
- Quality earthing for entire project
- Automatic changeover system for DGs
- Sufficient project illumination through compound & street lighting inside the complex

**Artist's impression | Disclaimer :** The developer reserves the right to change the brands with equivalent type of quality.

# Amenities

- 1 WATER CASCADING
- 2 OPEN AIR SEATING
- 3 REFLECTIVE POOL
- 4 GARDEN SEATING
- 5 POOL SIDE SEATING
- 6 SPLASH POOL FOR KIDS
- 7 KIDS' POOL
- 8 SWIMMING POOL WITH DECK
- 9 SPA POOL
- 10 POOL SIDE SHOWER
- 11 WALKING TRAIL / JOGGING TRACK
- 12 POOL BRIDGE
- 13 FEATURE FOUNTAIN
- 14 TREE ISLAND
- 15 MUSIC COURT
- 16 VIEWING DECK
- 17 CLIMBING WALL
- 18 BOARD GAMES COURT
- 19 COVERED SITOUTS
- 20 SCULPTURE COURT
- 21 BBQ ZONE
- 22 FEATURE SEATING
- 23 PARTY LAWN
- 24 OUTDOOR FITNESS ZONE
- 25 SENIOR CITIZEN PARK
- 26 ACUPRESSURE WALKWAY
- 27 ARRIVAL PLAZA
- 28 CHESS COURT
- 29 SNAKES & LADDER
- 30 HOPSCOTCH
- 31 RESTING CORNER
- 32 ADDA ZONE/PARENTS' CORNER
- 33 KIDS' PLAY AREA
- 34 GOLF PUTTING LAWN
- 35 READING DECK
- 36 ELEVATED DECK
- 37 ZEN GARDEN
- 38 FESTIVAL COURT
- 39 YOGA DECK
- 40 AROMA GARDEN
- 41 MASSAGE COURT
- 42 MEDITATION COURT
- 43 BUTTERFLY GARDEN
- 44 HERBAL GARDEN
- 45 SKATING COURT

# PAYMENT SCHEDULE

## Payment Schedule and Terms & Conditions - RISE

PAYMENT SCHEDULE			
Sl.	Particulars	Percentage	Extra Charges
1	On Application	10% + GST	
2	Within 15 days from the date of execution of sale agreement	10% + GST	
3	On Commencement of Foundation	10% + GST	
4	On Casting of 1st Floor Slab of the Respective Block	10% + GST	
5	On Casting of 8th Floor Slab of the Respective Block	8% + GST	
6	On Casting of 15th Floor Slab of the Respective Block	8% + GST	
7	On Casting of 22nd Floor Slab of the Respective Block	8% + GST	
8	On Completion of Roof of the Respective Block	8% + GST	
9	On Commencement of Flooring of the particular Floor	8% + GST	
10	On Commencement of Installation of Lift	10% + GST	50%
11	On Possession of the Respective Block	10% + GST	50%

PARKING OPTION			
Dependent LB Covered Parking:	Rs. 3,75,000	Dependent UB Covered Parking:	Rs. 4,25,000
Dependent Ground Covered Parking:	Rs. 5,00,000	Independent LB Covered Parking:	Rs. 4,75,000
Independent UB Covered Parking:	Rs. 5,25,000	Independent Ground Covered Parking:	Rs. 6,00,000

**EDC: 2 BHK Rs. 2,40,000/- 3BHK Rs. 3,05,000/-**

**GST and other taxes will be applicable as per Government Notification**