



• THE •
RESERVE

<https://hira.wb.gov.in>

WBHIRA REG. NO.: HIRA/P/KOL/2018/000013

📞 9830061892

✉ sales@modernproperties.in

MODERN
PROPERTIES



• THE •
RESERVE

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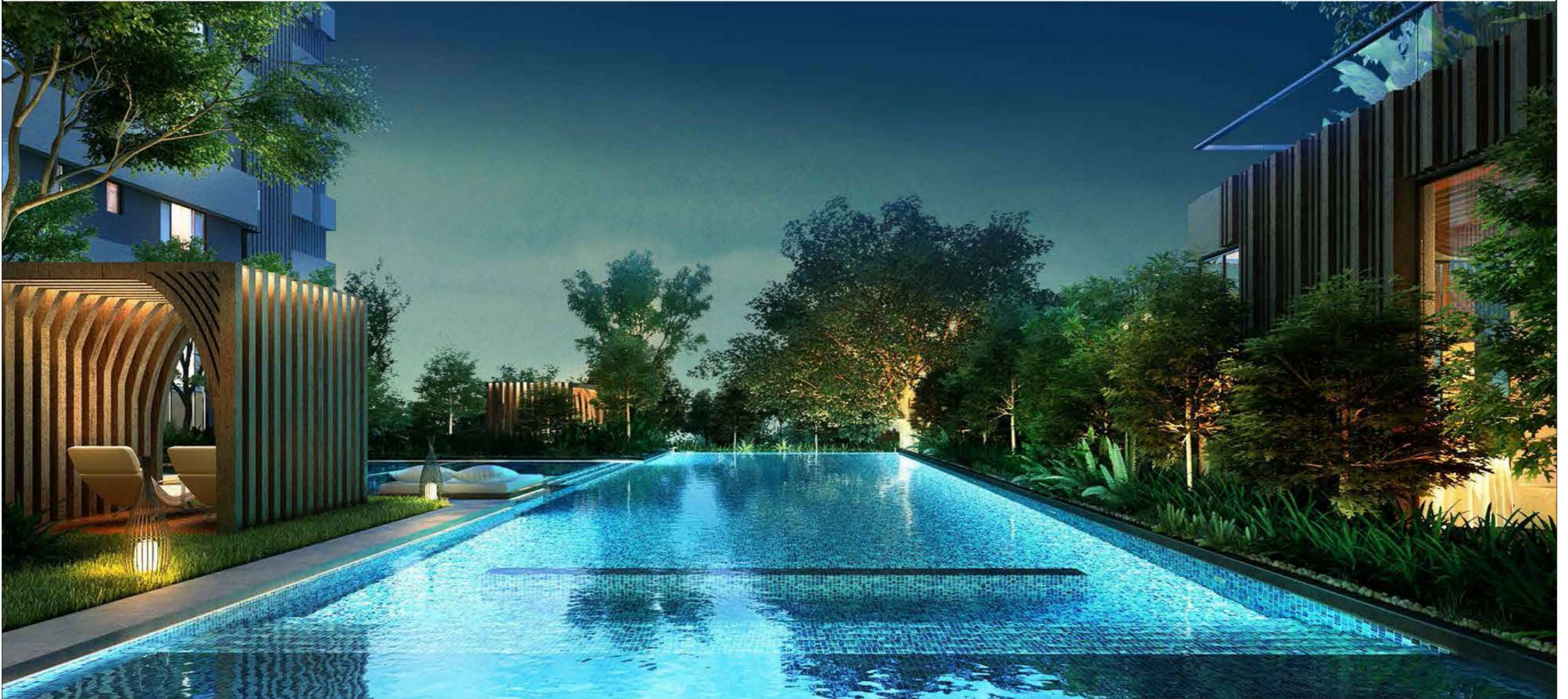
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MODERN
PROPERTIES









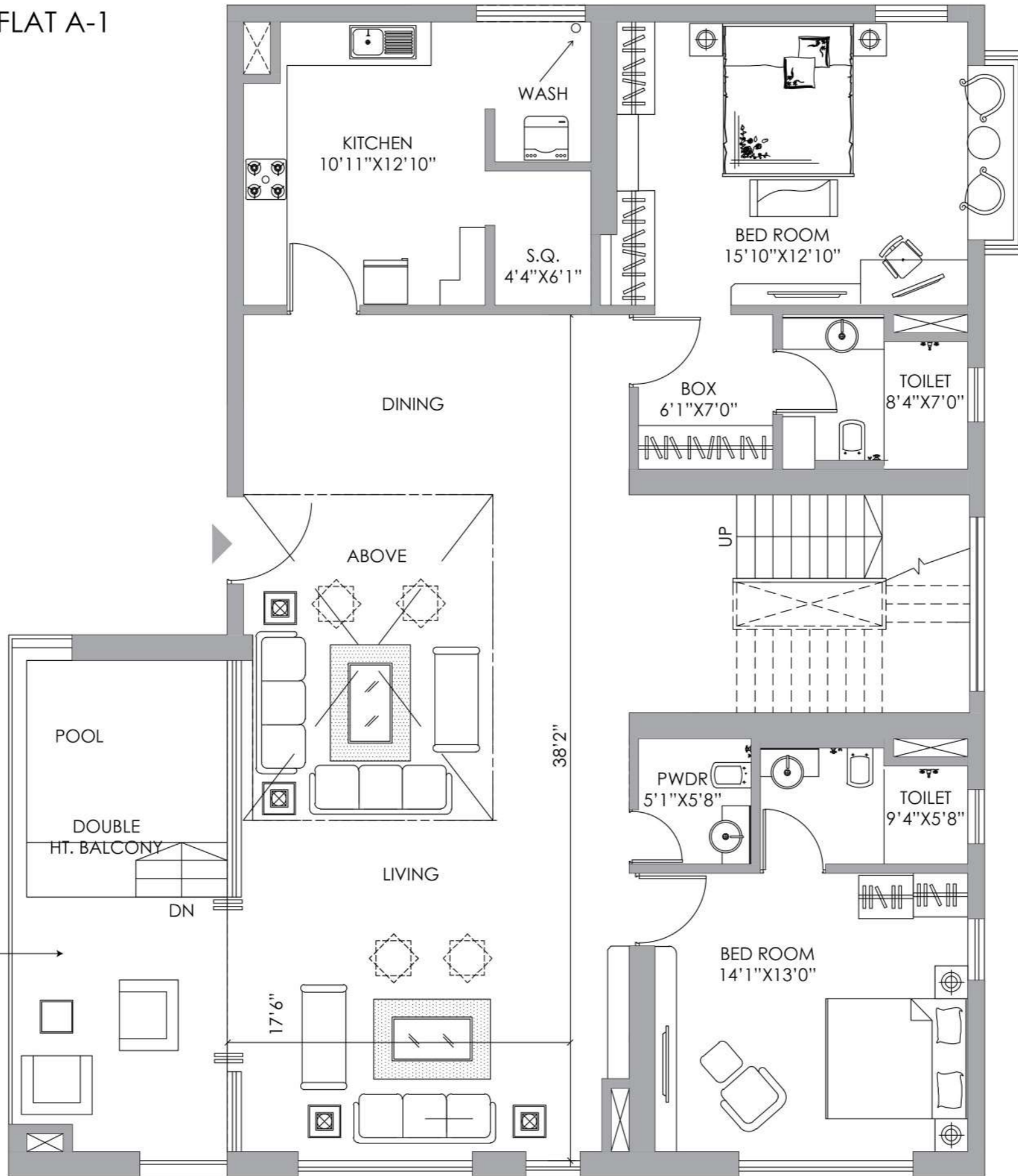






SITE PLAN
AGRAWAL & AGRAWAL

LOWER DUPLEX PLAN FLAT A-1



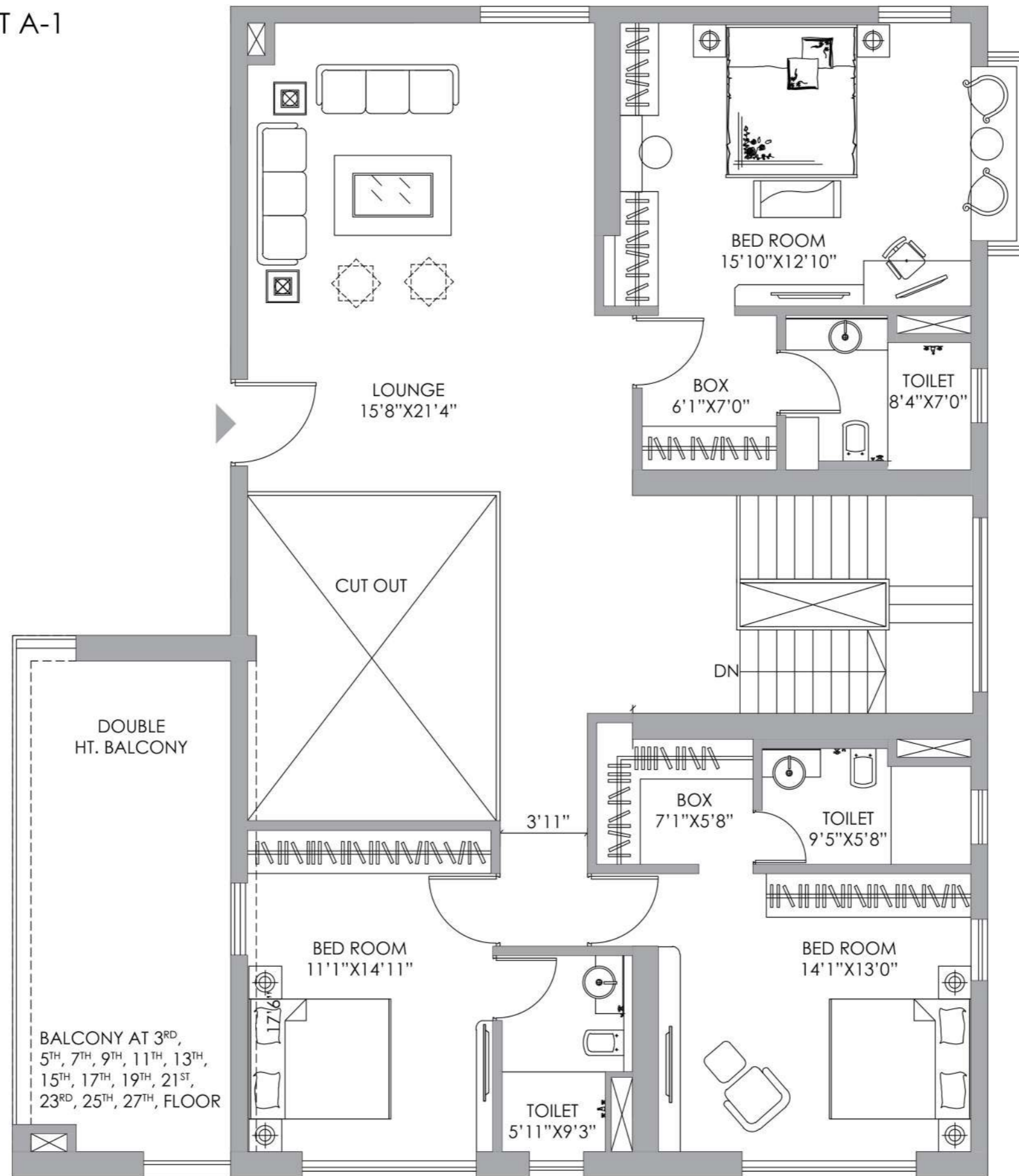
BALCONY AT 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21ST, 23RD, 25TH, 27TH, FLOOR

⊕
N
BLOCK-1A

CARPET AREA 1758 Sq.Ft.
BALCONY AREA 241 Sq.Ft.

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UPPER DUPLEX PLAN FLAT A-1

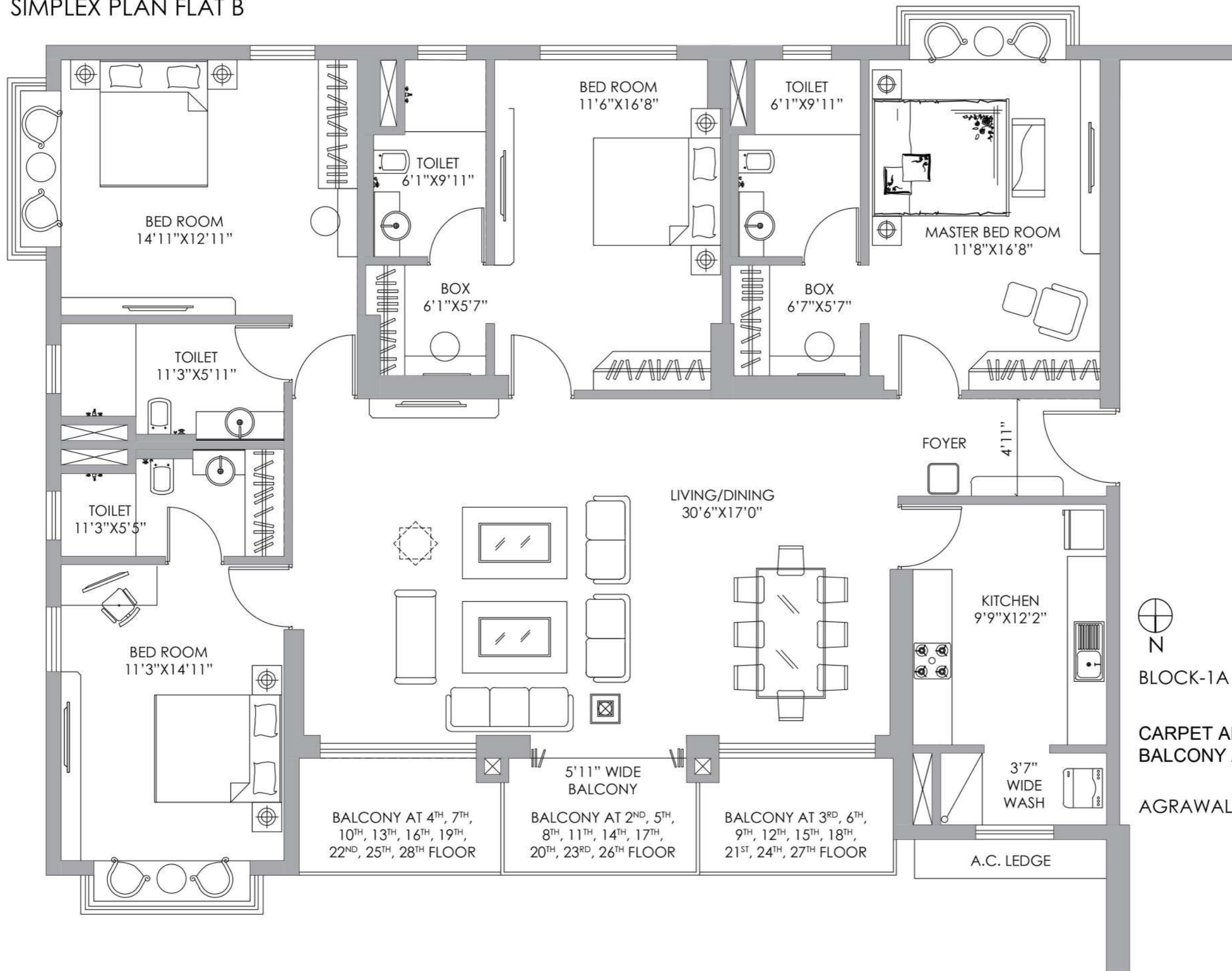


BLOCK-1A

CARPET AREA 1490 Sq.Ft.

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SIMPLEX PLAN FLAT B



BLOCK-1A

CARPET AREA 2031 Sq.Ft.
 BALCONY AREA 59-61 Sq.Ft.

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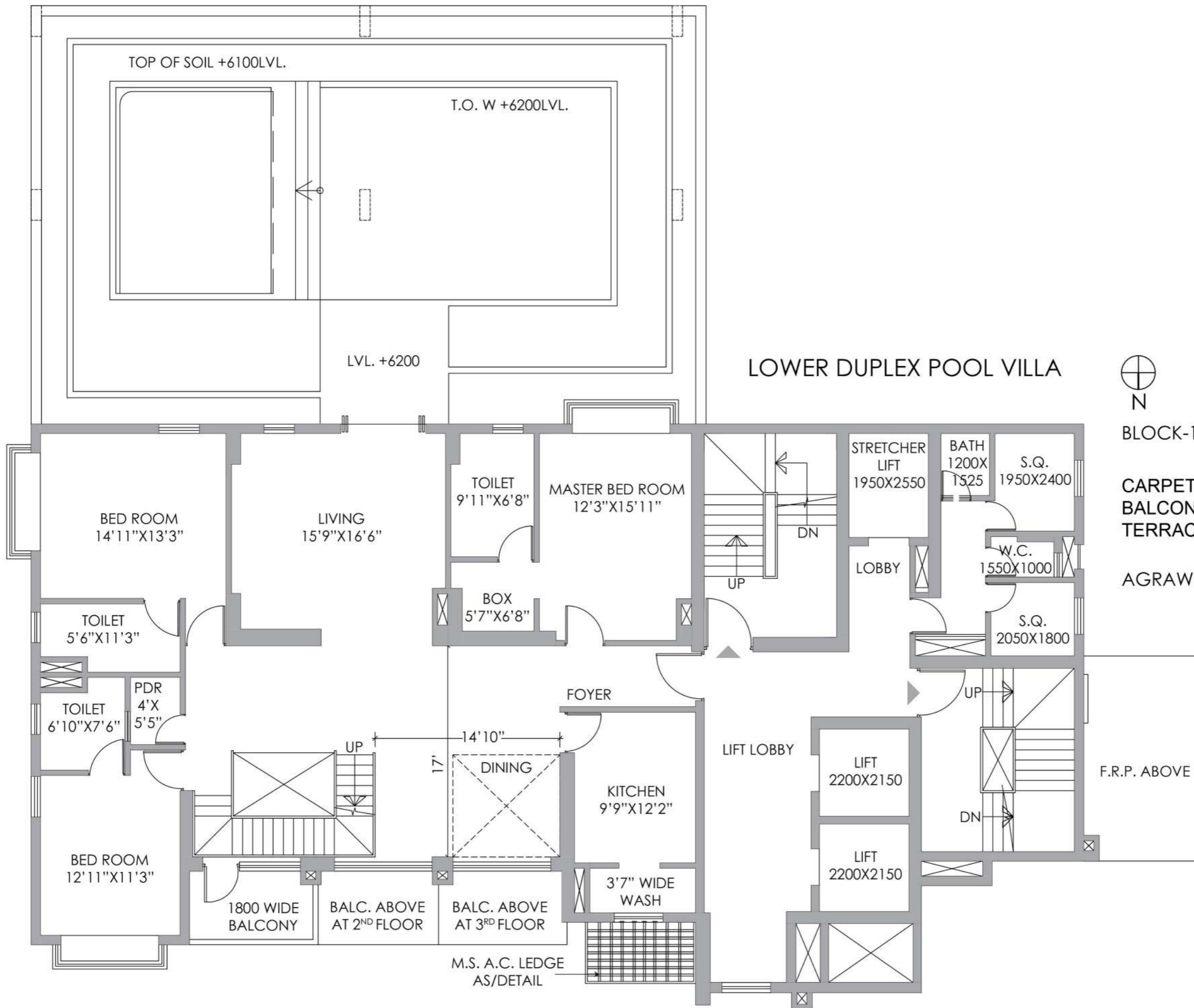
LOWER DUPLEX POOL VILLA



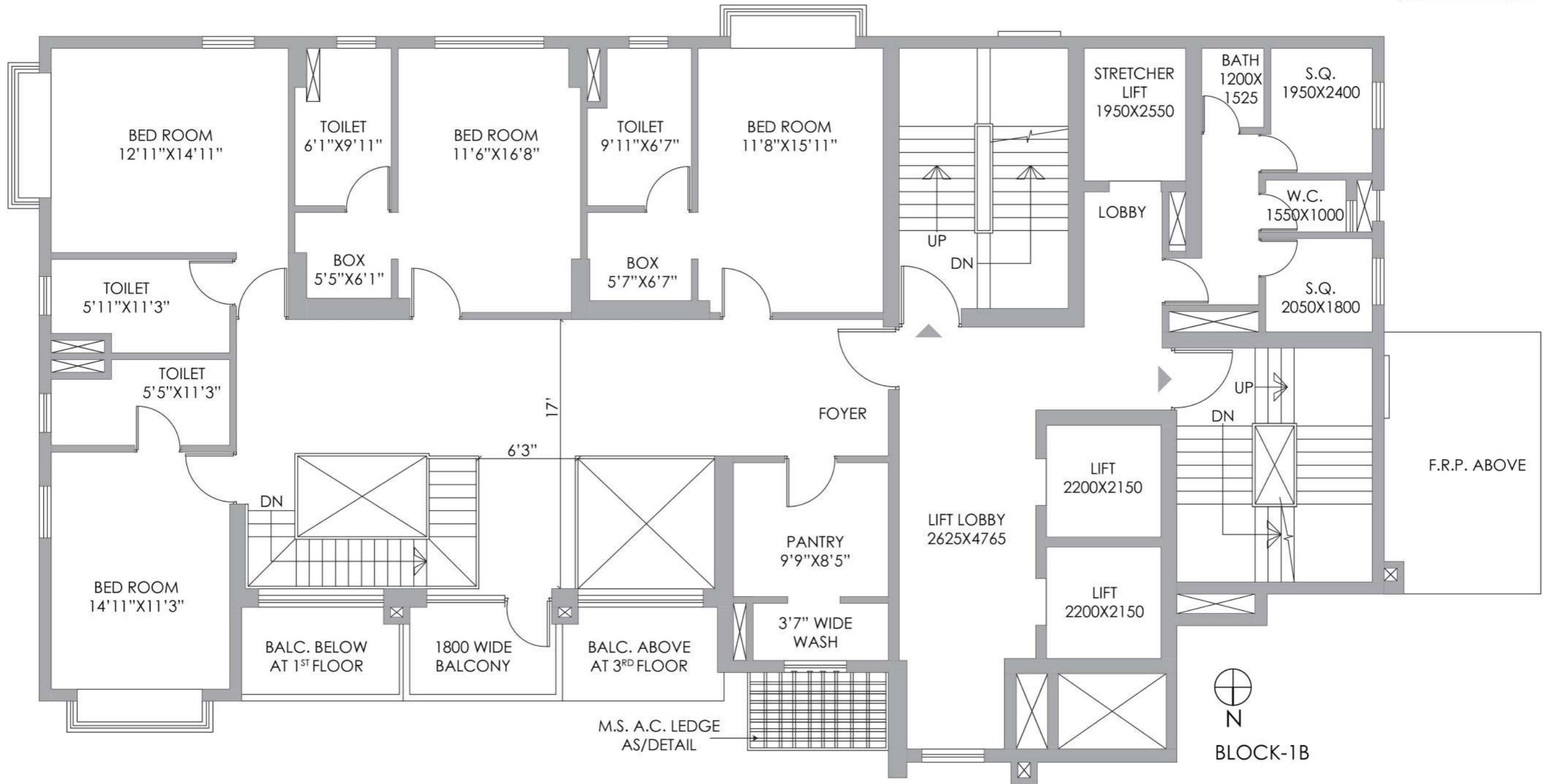
BLOCK-1B

CARPET AREA 2031 Sq.Ft.
BALCONY AREA 61 Sq.Ft.
TERRACE AREA 1791 Sq.Ft.

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UPPER DUPLEX POOL VILLA

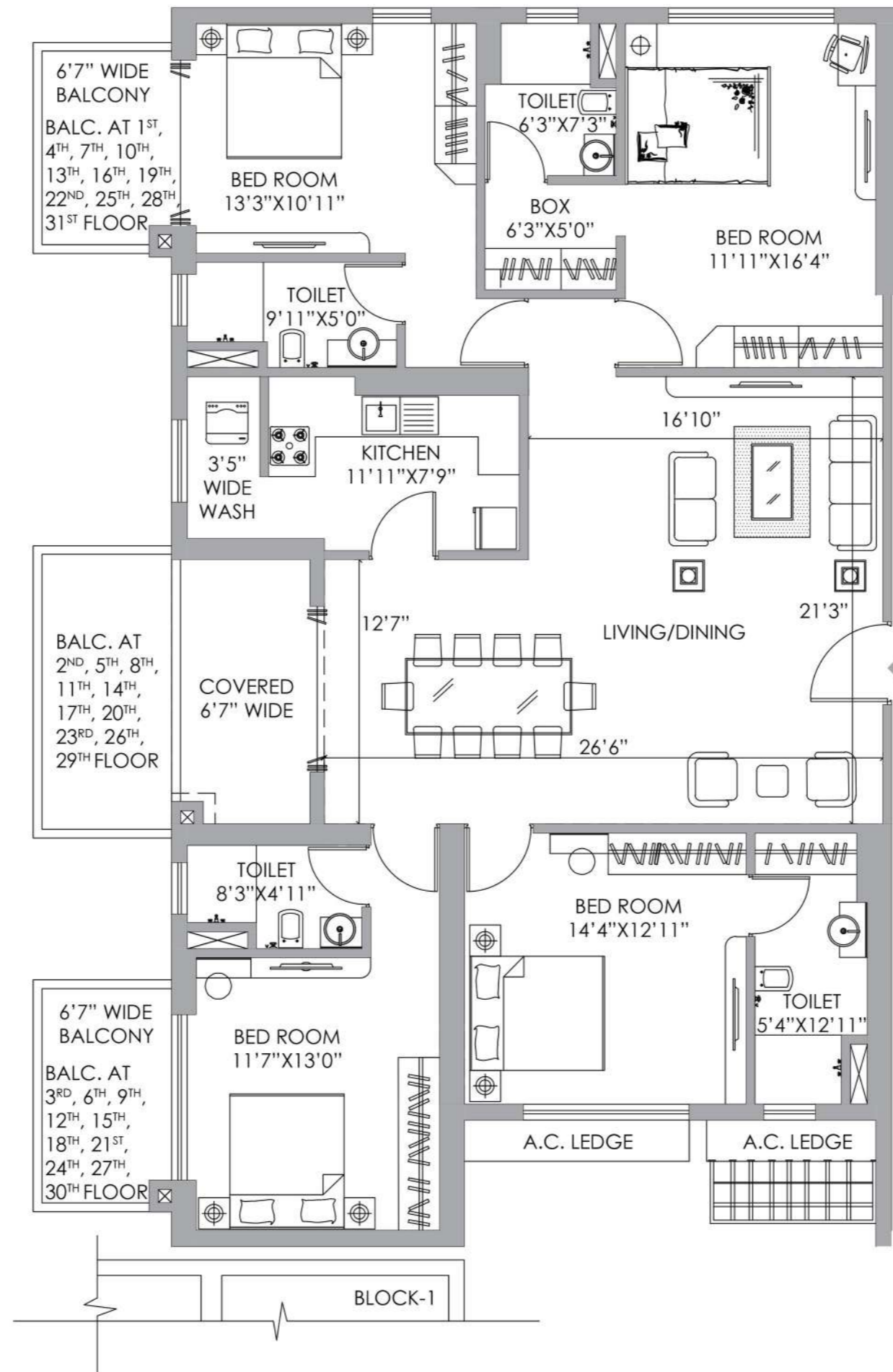


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N
BLOCK-1B

CARPET AREA 1846 Sq.Ft.
BALCONY AREA 59 Sq.Ft.

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SIMPLEX PLAN FLAT C

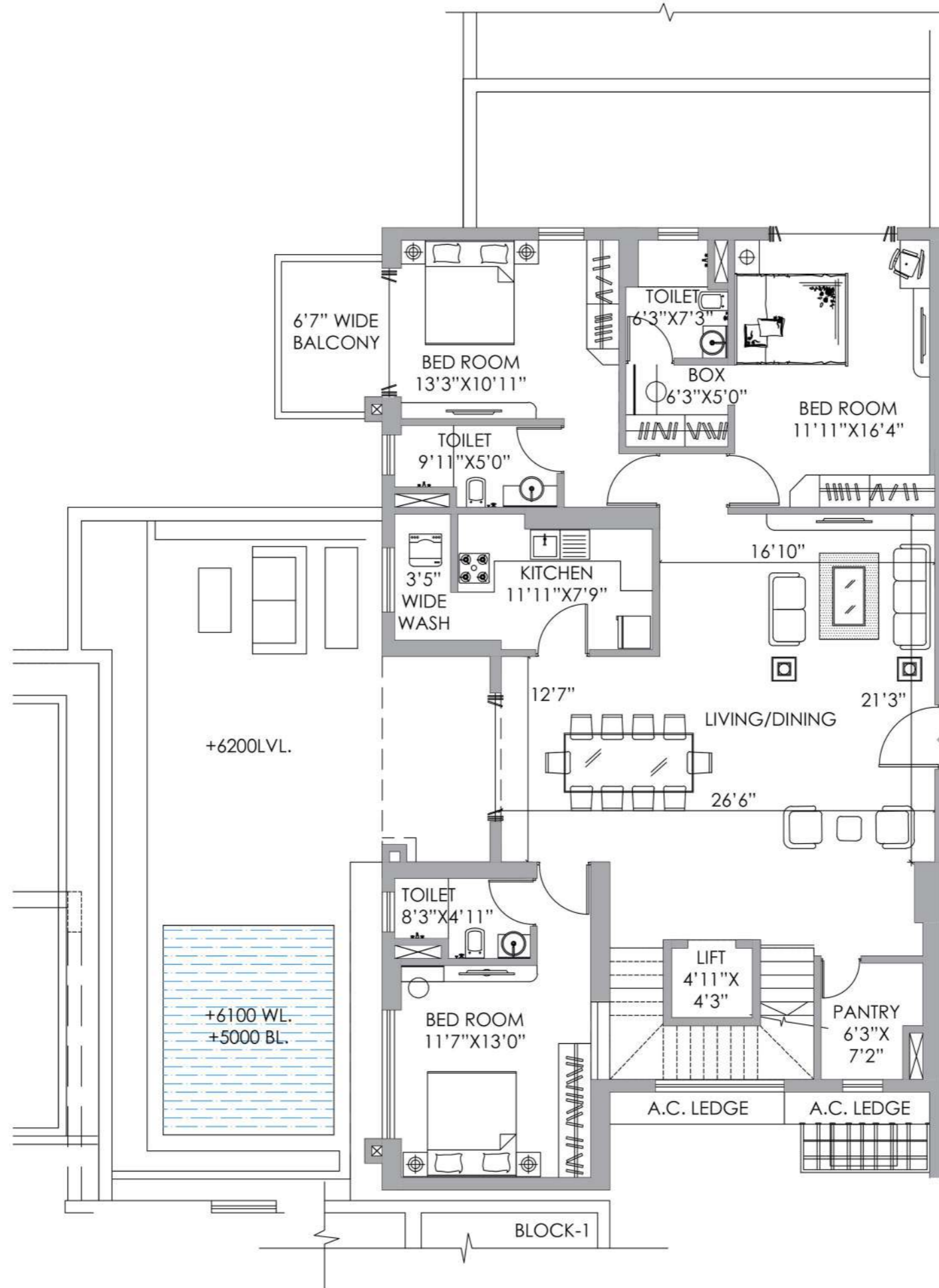


BLOCK-1B, Flat - C

CARPET AREA 1732 Sq.Ft.
BALCONY AREA 148-173 Sq.Ft.

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LOWER DUPLEX -C
POOL VILLA

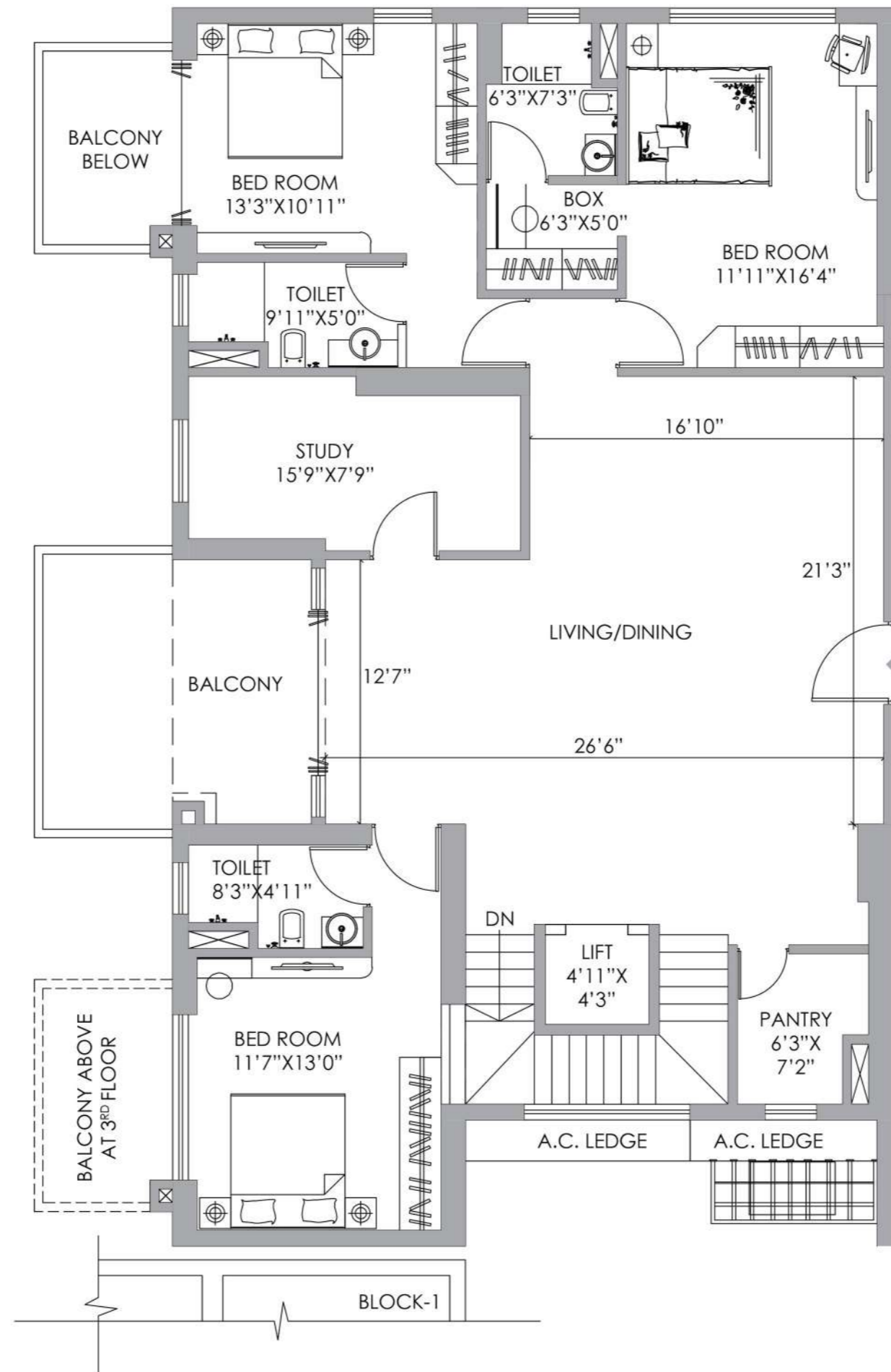


BLOCK-1B

CARPET AREA 1732 Sq.Ft.
BALCONY AREA 148 Sq.Ft.
TERRACE AREA 995 Sq.Ft.

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UPPER DUPLEX -C
POOL VILLA



BLOCK-1B

CARPET AREA 1629 Sq.Ft.
BALCONY AREA 173 Sq.Ft.

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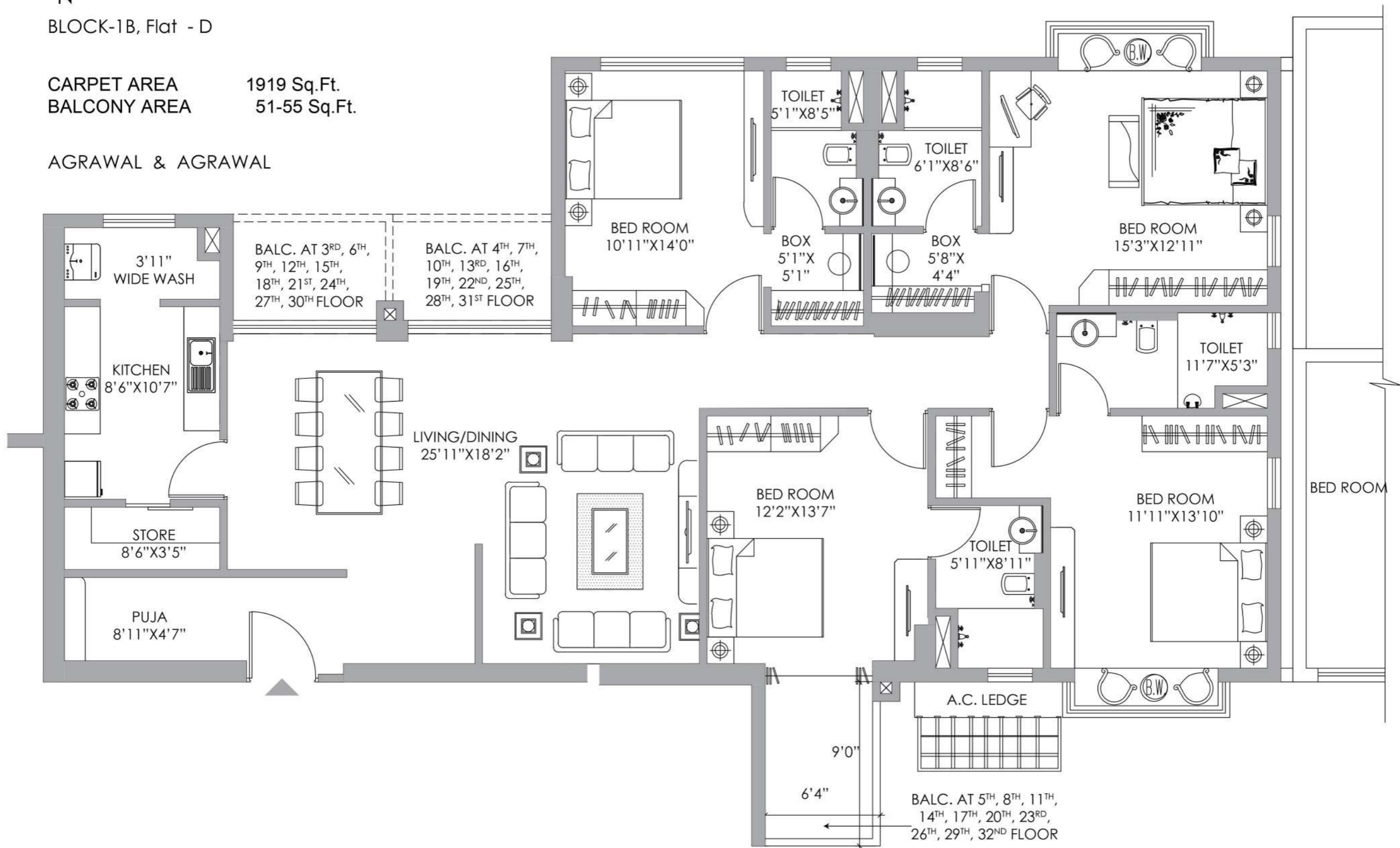
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BLOCK-1B, Flat - D

CARPET AREA 1919 Sq.Ft.
BALCONY AREA 51-55 Sq.Ft.

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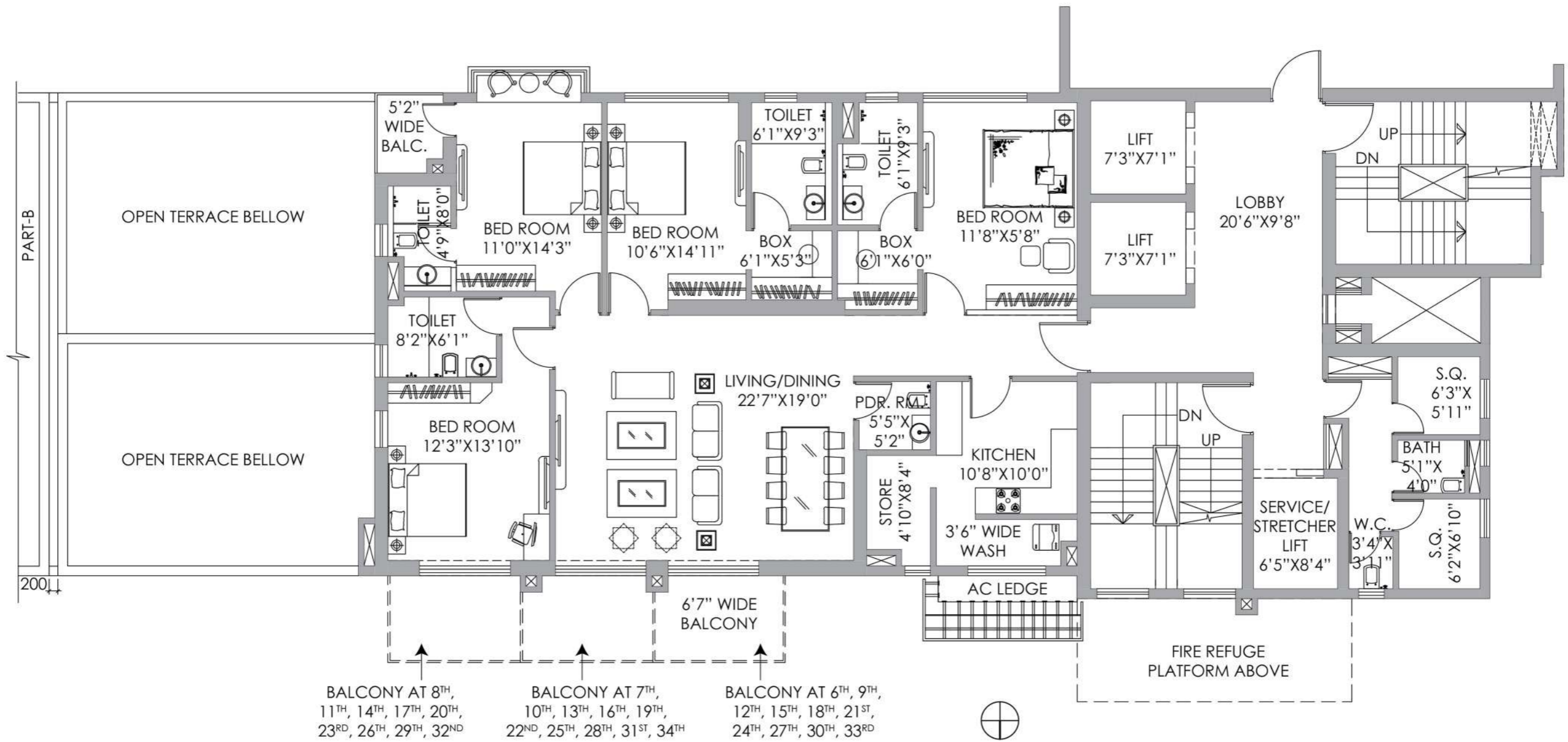


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SIMPLEX PLAN FLAT- E AT 3RD FLOOR



BALCONY AT 8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH, 32ND
 BALCONY AT 7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH, 31ST, 34TH
 BALCONY AT 6TH, 9TH, 12TH, 15TH, 18TH, 21ST, 24TH, 27TH, 30TH, 33RD



N
BLOCK-3

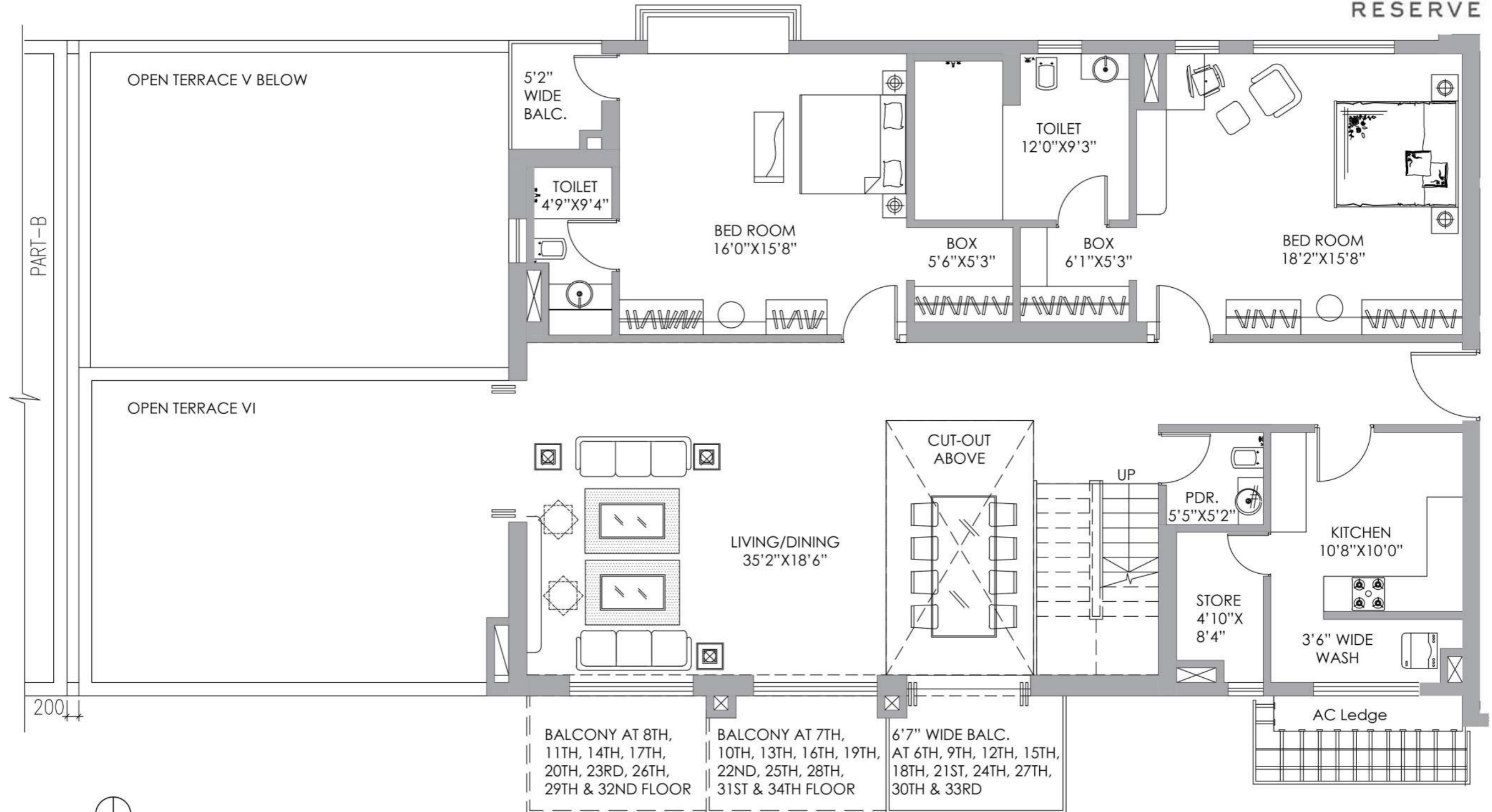
CARPET AREA 1881 Sq.Ft.
 BALCONY AREA 31 Sq.Ft.

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LOWER DUPLEX PLAN FLAT E-1



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BLOCK-1C
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CARPET AREA 1881 Sq.Ft.
BALCONY AREA 97-98 Sq.Ft.
TERRACE AREA 438 Sq.Ft.

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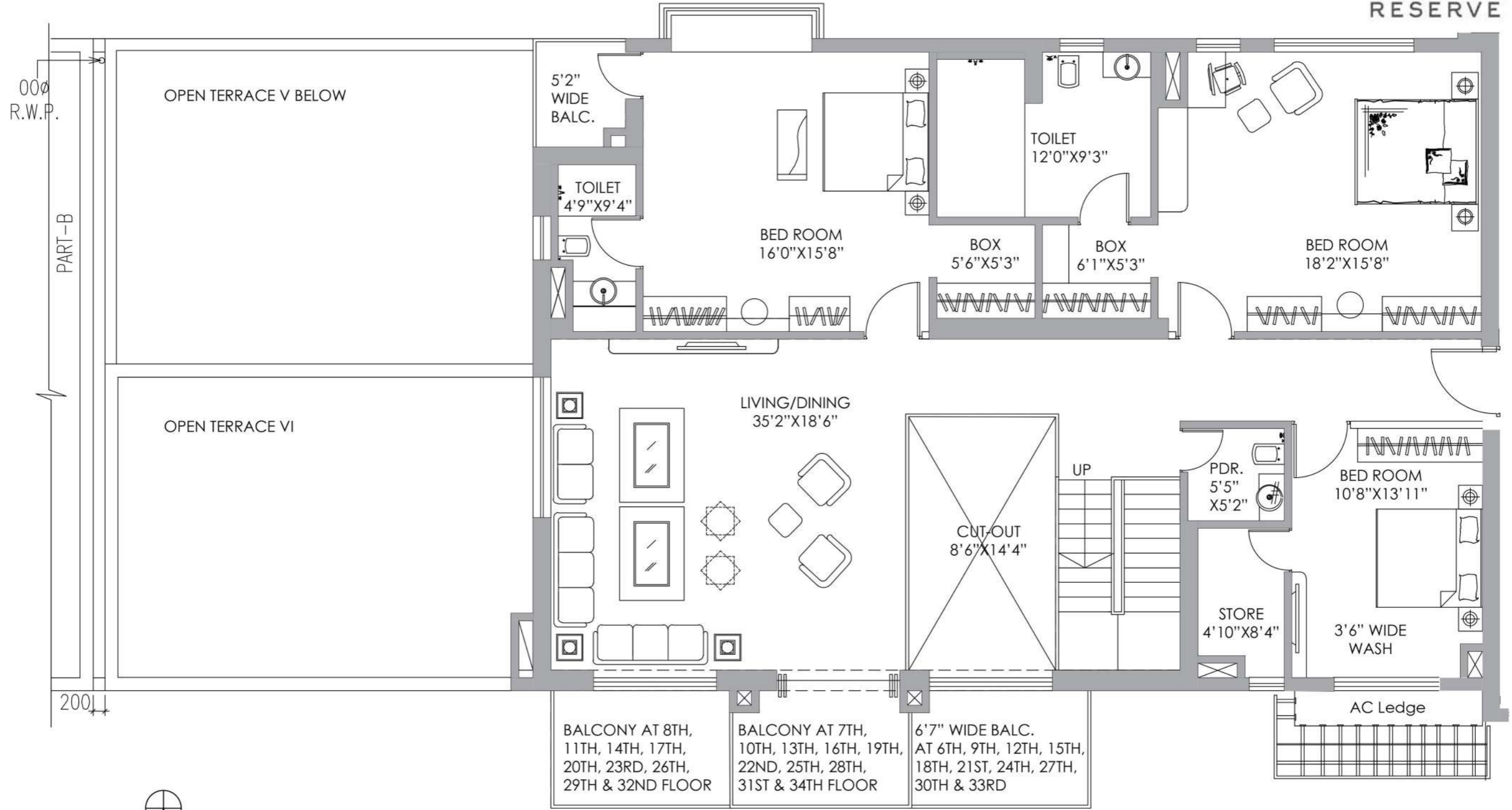
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MODERN
PROPERTIES

UPPER DUPLEX PLAN FLAT E-1



• THE •
RESERVE



BLOCK-1C
AGRAWAL & AGRAWAL

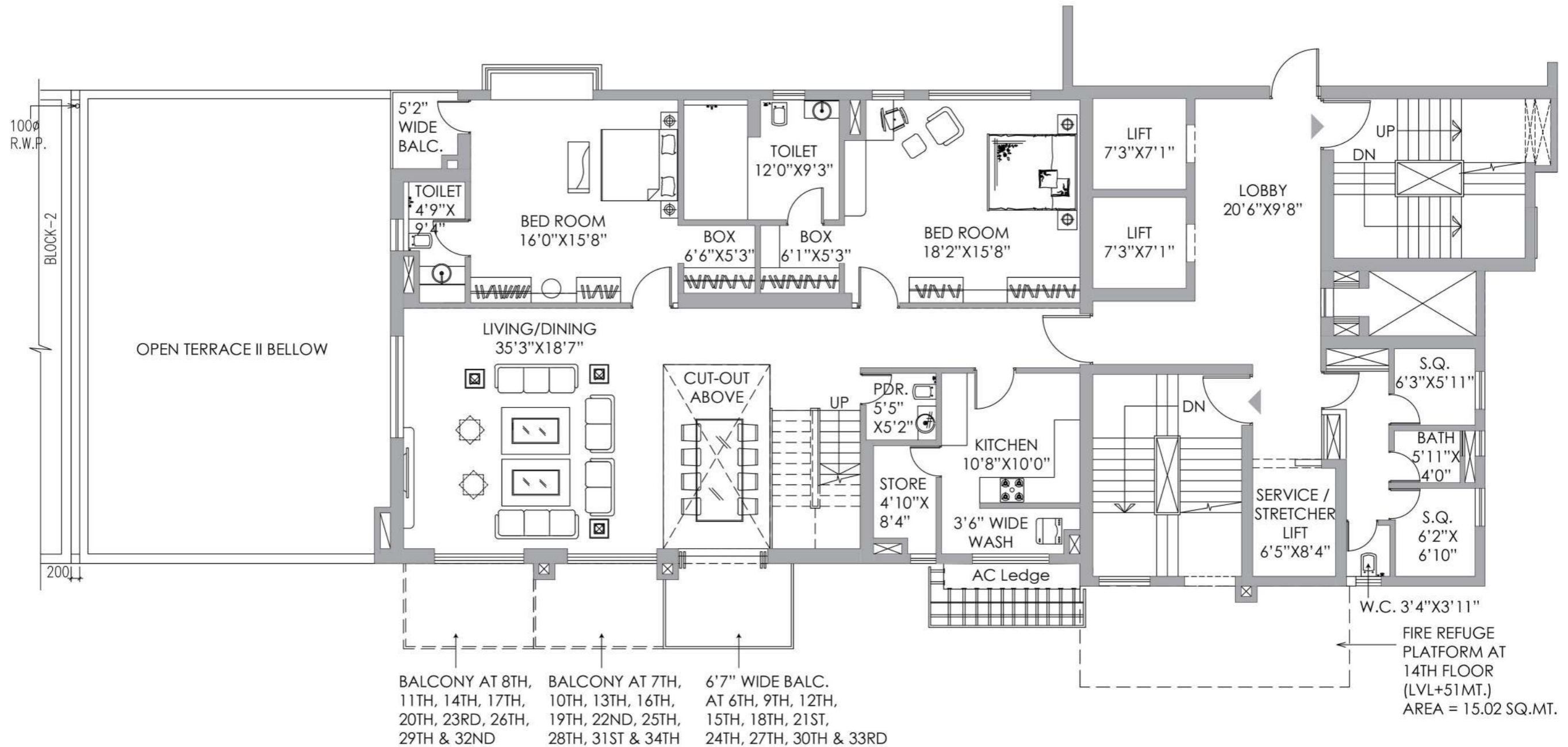
CARPET AREA 1687 Sq.Ft.
BALCONY AREA 97-99 Sq.Ft.

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LOWER DUPLEX PLAN FLAT E-2



BALCONY AT 8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH & 32ND
 BALCONY AT 7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH, 31ST & 34TH
 6'7" WIDE BALC. AT 6TH, 9TH, 12TH, 15TH, 18TH, 21ST, 24TH, 27TH, 30TH & 33RD

W.C. 3'4"X3'11"
 FIRE REFUGE PLATFORM AT 14TH FLOOR (LVL+51MT.) AREA = 15.02 SQ.MT.



BLOCK-1C
 AGRAWAL & AGRAWAL

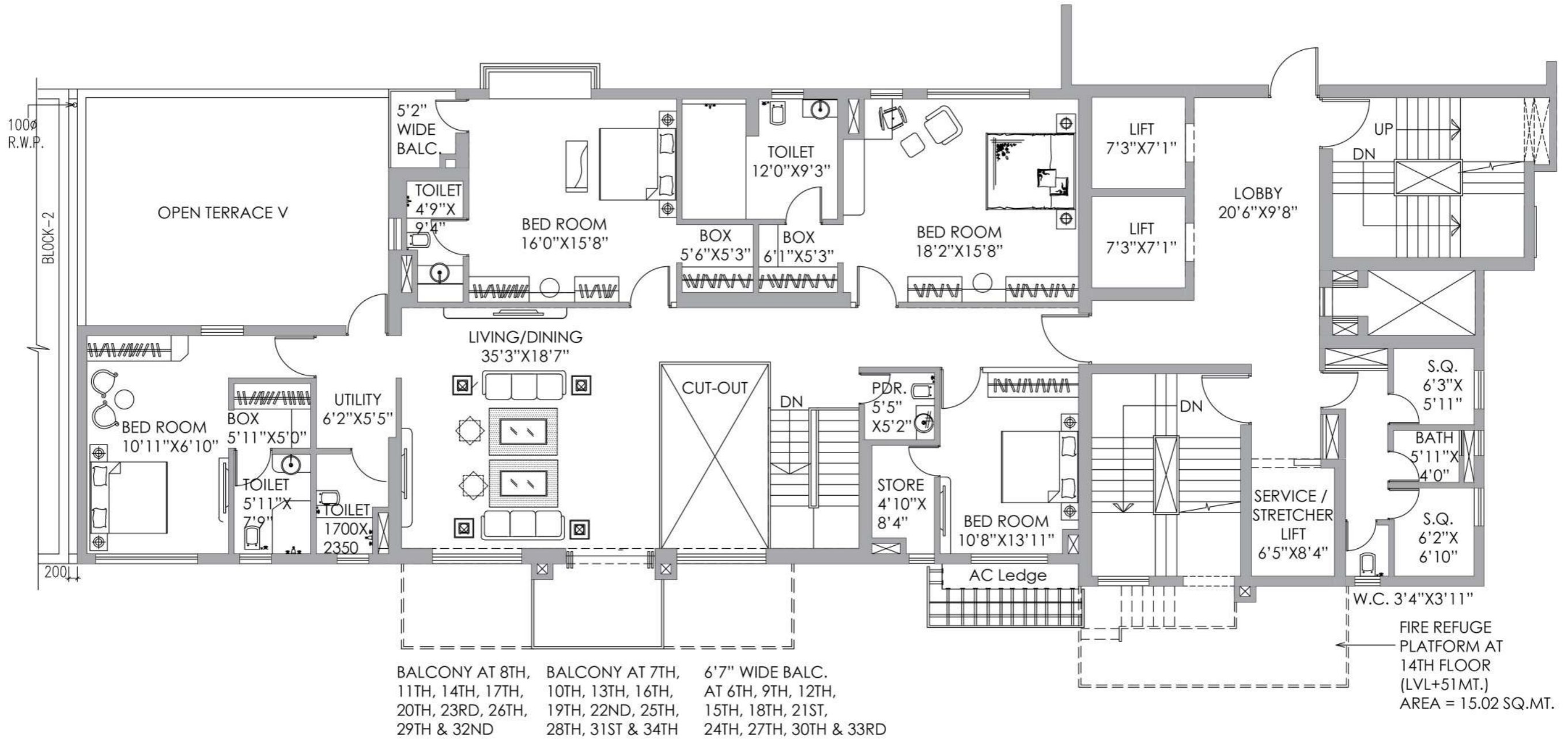
CARPET AREA 1881 Sq.Ft.
 BALCONY AREA 97-99 Sq.Ft.

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UPPER DUPLEX PLAN FLAT E-2



BALCONY AT 8TH, 11TH, 14TH, 17TH, 20TH, 23RD, 26TH, 29TH & 32ND
 BALCONY AT 7TH, 10TH, 13TH, 16TH, 19TH, 22ND, 25TH, 28TH, 31ST & 34TH
 6'7\"/>

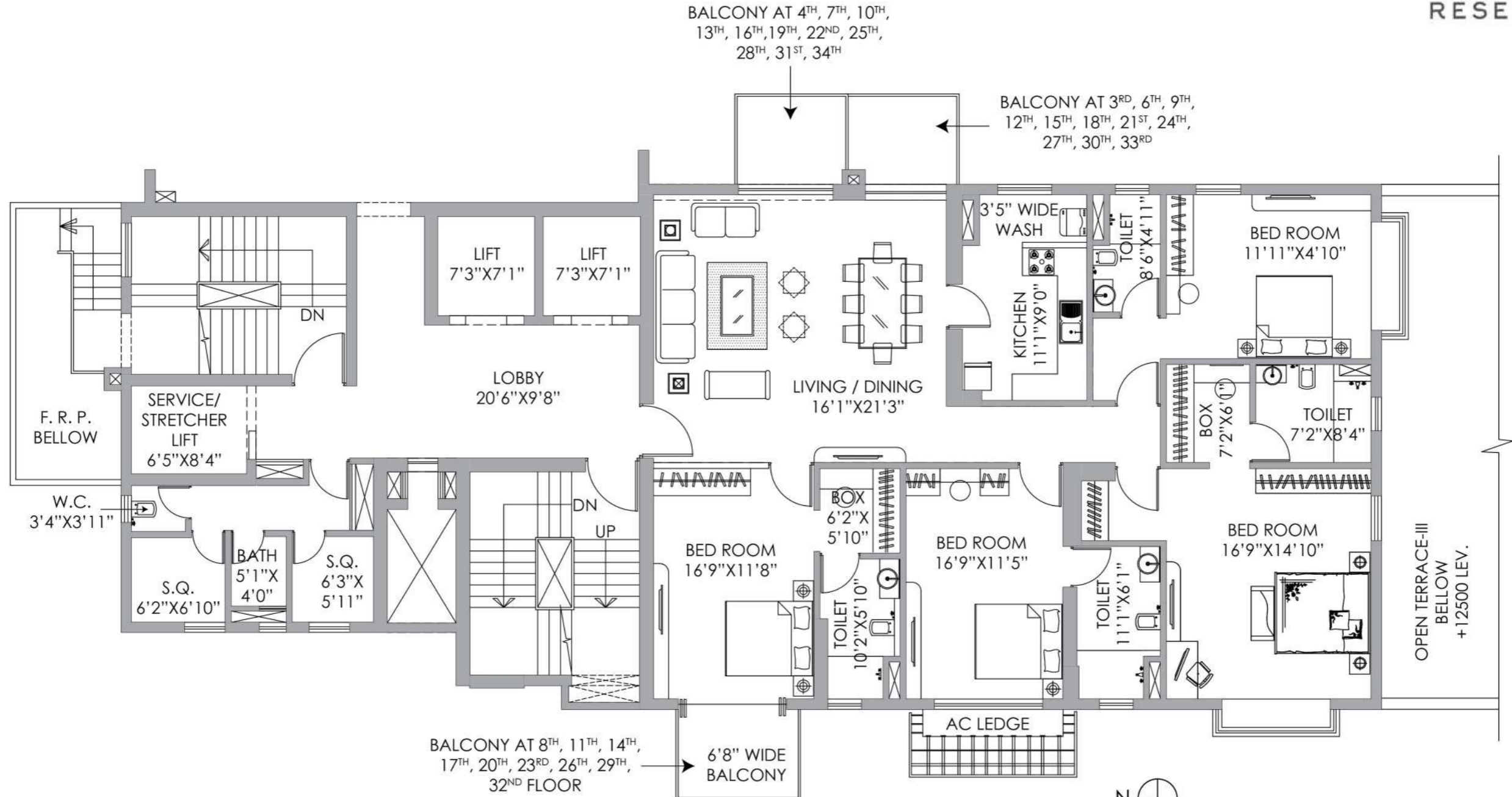
FIRE REFUGE PLATFORM AT 14TH FLOOR (LVL+51MT.) AREA = 15.02 SQ.MT.



BLOCK-1C
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CARPET AREA 2128 Sq.Ft.
 BALCONY AREA 97-99 Sq.Ft.
 TERRACE AREA 436 Sq.Ft.

**SIMPLEX PLAN FLAT-F AT
8TH, 11TH, 14TH, 17TH, 20TH, 23RD,
26TH, 29TH & 32ND FLOOR**



BLOCK-3

CARPET AREA 2001 Sq.Ft.
BALCONY AREA 54-59 Sq.Ft.

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THE RESERVE TENTATIVE PAYMENT SCHEDULE & EXTRA CHARGES



PAYMENT SCHEDULE

On Booking/Agreement	10% of Total Consideration
On Completion of Piling	10% of Total Consideration
On Casting of Deck Level	10% of Total Consideration
On Casting of 1st Floor Roof	8% of Total Consideration
On Casting of 5th Floor Roof	7% of Total Consideration
On Casting of 9th Floor Roof	8% of Total Consideration
On Casting of 13th Floor Roof	7% of Total Consideration
On Casting of 17th Floor Roof	8% of Total Consideration
On Casting of 21st Floor Roof	7% of Total Consideration
On Casting of 25th Floor Roof	8% of Total Consideration
On Casting of ultimate Roof	7% of Total Consideration + VRV Charges
On Commencement of Lift installation Work	5% of Total Consideration
On Possession	5% of Total Consideration

Extra Charges



CESC Transformer Charges	On Actual
CESC Security Charges	On Actual (for electric meter)
Generator Connection*	INR 25,000/- per K.V.A.
Sinking Fund	INR 165/- per Sq. Ft.
Municipality Deposit	INR 30/- per Sq. Ft. per quarter for 1 year or actual whichever is higher.
Legal Charges	INR 30/- per Sq. Ft.
Maintenance Charges (12 months advance)	INR 10/- per Sq. Ft. per month for 12 months or actual whichever is higher
Nomination Charges	INR 350/- per Sq. Ft.
Association Formation Fees	INR 20,000/- per unit
Club Maintenance Deposit	INR 350/- per Sq. Ft.
VRV AC System Charge	INR 600/- per Sq. Ft.
Rule 25 charges	INR 70/- per Sq. Ft.

Other Terms & Conditions

- 24 months Lock-in period from date of Agreement for Sale
- Applicable GST & other levies with each installment.