**ANNEXURE-I**

**FORMAT FOR ADMINISTRATIVE APPROVAL (FOR RESIDENTIAL PROJECTS)**

**1.Borrower's Profile :**

|  |  |
| --- | --- |
| Name of the Unit (with LLPIN) : | M/S Piano Real Estates LLP ( LLPIN- AAF-4948) |
| Constitution: | Limited Liability Partnership |
| Group, if any: | Isha Group, Eden Group, Multicon Group, Adya Group |
| Relationship: Existing/ New Connection: | New Connection |
| CRA ( if existing connection): | New Connection |
| ECR: | Not available |
| IRAC Status(if existing): | New connection |
| Loan requirement: | Rs. 15 Crore |
| Loan required scheme: | **BFRHP** |
| HIRA registration no: | Not available |
| HIRA registered project site address: | Not available |
| Project name: | **Tattvam** |

\*Builder Finance For Residential Housing Projects (BFRHP)/ SBI Grih Nirman Project Finance scheme for Affordable Housing Projects/ SBI Assets Backed Loan for Residential Housing (ABL-RH).

**2. (i) Details of the existing projects and their Bankers for the Firm/ Firm :**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Name of the**  **Firm / Firm** | **Name of the**  **Project** | **Banking**  **With** | **Loan**  **Amount (Rs in crs)** | **IRAC Status** | **Any delay in**  **the project** |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

**(ii) Details of the past projects. (ISHA Group)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Name of the**  **Company / Firm** | **Name of the**  **Project** | **Type/ Location** | **Total Area**  **(sq ft)** | **Start** | **End** |
| Karnani Estate Ltd. | Karnani Estate | 209, AJC Bose Road, Kolkata | 192,500 | 1946 | 1949 |
| Snam Construction Pvt. Ltd. | Sukh Sadan | Shakespeare Sarni, Kolkata | 87,500 | 1991 | 1994 |
| Delite Film & Investment Pvt. Ltd. | Chandan Niketan | Shakespeare Sarni, Kolkata | 50,000 | 1974 | 1977 |
| Bengal Isha Infrastructure Limited & ors. | Ashoka Heights | NSC Bose Road Kolkata | 80,856 | 2014 | 2016 |
| Isha Projects Private Limited and Bengal Isha Infrastructure Limited | Isha Greens | Raja Ram Mohan Roy Road | 30,940 | 2013 | 2015 |
| Shivrashi Developers LLP | Nanda Enclave | Nanda Mullick Lane, Kolkata | 14,586 | 2014 | 2016 |
| Duke Properties Pvt Ltd | Duke Apartment | Kalighat Road | 12,871 | 2003 | 2005 |
| Duke Properties Pvt Ltd | Isha Apartment | Nafar Kundu Road | 8,560 | 2011 | 2013 |
| S K Housing Development Co Pvt Ltd | Isha Manor | Diamond Harbour Road, Kolkata | 18,000 | 2008 | 2010 |
| Isha Projects Pvt Ltd | Isha Enclave | Townshend Road, Kolkata | 19,584 | 2010 | 2012 |
| Isha Projects Pvt Ltd | Duke Manor | 7C P N Mullick Lane | 15,596 | 2005 | 2007 |
| Madanlal Brijlal Private Limited | 23 | Circus Avenue (off AJC Bose Road) | 85,164 | 2016 | 2019 |
| Isha Projects Private Limited | ISHA Villa | Biplabi Dinesh Majumder Sarani, Kolkata | 24,427 | 2017 | 2019 |
| Isha Group | Samskara | Ballygunje Place, Kolkata | 36,408 | 2019 | 2022 |
| SHEW PROJECTS LLP | STARLIT SUITES Avaasa | Rajarhat | 68,104 | 2019 | 2021 |

**Details of the past projects. (EDEN Group)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Name of the**  **Company / Firm** | **Name of the**  **Project** | **Type/ Location** | **Total Area**  **(sq ft)** | **Start** | **End** |
| Nortech Property Private Limited | Eden Sky Terrace | Nayabad, Kolkata, West Bengal 700150 | 87839 | 01-10-14 | 18-01-19 |
| Nortech Property Private Limited | Eden Tolly Signature Plus | 344, Eden Tolly Signature Plus, 1, Mahatma Gandhi Rd, Phase - II, Thakurpukur, Kolkata, West Bengal 700104 | 85,465.00 | 14-12-14 | 17-06-19 |
| Eden Richmond Park LLP | Eden Richmond Park  Eden Astor Park | Near Atlas More, Kodalia, Narendrapur Rajpur Sonarpur, Kolkata, West Bengal 700146 | 209,289.00 | 14-11-15 | 19-03-19 |
| Madhur Enclave Private Limited | Eden Astor Park | 834 Uttar Purba Farrabad, Saha Para, Rajpur Sonarpur, West Bengal 700084 | 77,156.00 | 01-09-13 | 16-05-17 |
| Madhur Enclave Private Limited | Eden Pavilion | Eden Pavilion Apartments, Saha Para, Garia, West Bengal 700084 | 123,328.00 | 01-06-12 | 14-03-16 |
| NORTECH PROPERTY PVT. LTD. | EDEN ROMA | 83/3/A, KALIKAPUR ROAD, KOL - 99 | 35,406.00 | 01-11-07 | 30-09-09 |
| MAINK HOUSING PVT. LTD. | EDEN ELEGANTE | 847, MADURDAHA, KOL - 107 | 40,253.00 | 01-11-07 | 30-08-09 |
| BHAGWATI NIKETAN PVT. LTD. | EDEN FLORA | 1609, NAYABAD, KOL - 94 | 60,133.00 | 01-01-07 | 30-05-09 |
| CALVIN MARKETING PVT. LTD. | EDEN MOORE | 15A/1, M. B. SARANI, KOL - 40 | 16,425.00 | 01-01-07 | 30-03-09 |
| BRINDABAN ENCLAVE PVT. LTD. | EDEN WOODS | 1362, NAYABAD, KOL - 99 | 54,530.00 | 01-01-07 | 30-08-09 |
| BHAGIRATHI ABASAN PVT. LTD. | EDEN ORCHID | 2944, NAYABAD, KOL - 99 | 9,828.00 | 01-01-07 | 30-11-09 |
| BHAGIRATHI ABASAN PVT. LTD. | EDEN FRESCO | 2952, NAYABAD, KOL - 99 | 6,432.00 | 01-01-07 | 30-05-09 |
| NORTECH PROPERTY PVT. LTD. | EDEN DAFFODIL | 1547, MADURDAHA, KOL - 107 | 10,068.00 | 01-08-08 | 30-08-09 |
| NORTECH PROPERTY PVT. LTD. | EDEN HABITAT | 1419, NAYABAD, KOL - 94 | 11,420.00 | 01-08-08 | 30-09-09 |
| MADHUR ENCLAVE PVT. LTD. | EDEN TWINS | 1423, MADURDAHA, KOL - 107 | 9,843.00 | 01-11-08 | 30-06-10 |
| NORTECH PROPERTY PVT. LTD. | EDEN TULIP | 1443, MADURDAHA, KOL - 107 | 8,028.00 | 01-11-08 | 30-06-10 |
| MAINK HOUSING PVT. LTD. | EDEN EMERALD | 3016, NAYABAD, KOL - 94 | 12,771.00 | 01-11-08 | 30-06-10 |
| CALVIN MARKETING PVT. LTD. | EDEN JASMINE | 195, HOSSAINPUR, KOL - 107 | 7,671.00 | 01-03-09 | 30-06-10 |
| MIRIK PROPERTY PVT. LTD. | EDEN TOLLY LAKESIDE | M.G. ROAD, KABARDANGA, KOL - 104 | 182,368.00 | 01-03-09 | 31-12-11 |
| NORTECH PROPERTY PVT. LTD. | EDEN EXOTICA | 3075, NAYABAD, KOL - 94 | 93,893.00 | 01-03-09 | 30-06-11 |
| NORTECH PROPERTY PVT. LTD. | EDEN IXORA | 782, NAYABAD, KOL - 94 | 22,400.00 | 01-12-09 | 31-07-11 |
| MADHUR ENCLAVE PVT. LTD. | EDEN SERENITY | 3086, NAYABAD, KOL - 94 | 25,720.00 | 01-12-09 | 31-07-11 |
| MAINK HOUSING PVT. LTD. | EDEN SUNFLOWER | 266/4, NAYABAD, KOL - 94 | 9,582.00 | 01-12-09 | 31-07-11 |
| NAWHAL FINANCIAL SERVICES PVT. LTD. | EDEN TOLLY GREENWOOD | M.G. ROAD, RAMCHANDRAPUR, KOL - 104 | 67,768.00 | 01-12-09 | 31-12-11 |
| MAINK HOUSING PVT. LTD. | EDEN PRISTINE | 759, NAYABAD, KOL - 94 | 7,140.00 | 01-12-09 | 31-07-11 |
| MAINK HOUSING PVT. LTD. | EDEN CEDAR | 1764, NAYABAD, KOL - 94 | 8,936.00 | 01-12-09 | 31-12-11 |
| NORTECH PROPERTY PVT. LTD. | EDEN TOLLY SIGNATURE | 344, M.G. ROAD, KOL - 104 | 333,020.00 | 01-03-10 | 30-12-12 |
| NORTECH PROPERTY PVT. LTD. | EDEN BROOKSIDE | 118, M.G. ROAD, KOL - 104 | 76,640.00 | 01-03-10 | 30-12-12 |
| MAINK HOUSING PVT. LTD. | EDEN STERLING | 1848, NAYABAD, KOL - 94 | 10,161.00 | 01-06-10 | 31-10-11 |
| MAINK HOUSING PVT. LTD. | EDEN MAJESTIC | 3127, NAYABAD, KOL - 94 | 6,972.00 | 01-06-10 | 31-07-11 |
| NORTECH PROPERTY PVT. LTD. | EDEN HARMONY | 273, NAYABAD, KOL - 94 | 6,143.00 | 01-06-10 | 31-07-11 |
| BRINDABAN ENCLAVE PVT. LTD. | EDEN LAVENDER | 3167, NAYABAD, KOL - 94 | 9,447.00 | 01-02-11 | 30-12-12 |
| NORTECH PROPERTY PVT. LTD. | EDEN SAPPHIRE | 3174, NAYABAD, KOL - 94 | 9,165.00 | 01-02-11 | 31-12-12 |
| NORTECH PROPERTY PVT. LTD. | EDEN ICON | 2231, NAYABAD, KOL - 94 | 11,931.00 | 01-02-11 | 30-12-12 |
| NORTECH PROPERTY PVT. LTD. | EDEN PEARLS | 3184, NAYABAD, KOL - 94 | 16,977.00 | 01-04-11 | 31-03-13 |
| NORTECH PROPERTY PVT. LTD. | EDEN AMBIENCE | 1124/1, MUKUNDAPUR, KOL - 99 | 7,782.00 | 01-04-12 | 30-04-14 |
| MADHUR ENCLAVE PVT. LTD. | EDEN WINDSOR PARK | 3192, NAYABAD, KOL - 94 | 60,968.00 | 01-06-12 | 31-07-17 |
| NORTECH PROPERTY PVT. LTD. | EDEN SYMPHONY | 818, MADURDAHA, KOL - 107 | 6,979.00 | 01-07-12 | 30-09-14 |
| BHAGIRATHI ABASAN PVT. LTD. | EDEN IMPERIAL | 16/1, PALM AVENUE, KOL - 19 | 54,140.00 | 01-03-12 | 31-12-14 |
| MITTAL NIRMAN PVT. LTD. | EDEN ROYALE | 1588, NAYABAD, KOL - 94 | 8,640.00 | 01-01-14 | 31-12-15 |
| NORTECH PROPERTY PVT. LTD. | EDEN RADIANCE | 1450, MADURDAHA, KOL - 107 | 6,770.00 | 01-06-14 | 31-12-15 |
| NIRMAL COMPLEX PVT. LTD. | EDEN BELVEDERE | 3341, NAYABAD, KOL - 94 | 74,930.00 | 01-10-14 | 31-03-18 |
| EDEN ELEMENTS LLP | EDEN ELEMENTS | 188/2, KALIKAPUR ROAD, KOL - 99 | 74,173.00 | 01-01-15 | 30-09-18 |
| NORTECH PROPERTY PVT. LTD. | EDEN SAFFRON | 869, NAYABAD, KOL - 94 | 13,047.00 | 15-05-15 | 31-12-17 |
| NORTECH PROPERTY PVT. LTD. | EDEN CROWN | 1732, NAYABAD, KOL - 94 | 15,530.00 | 01-06-15 | 30-06-19 |
| BHAGIRATHI ABASAN PVT. LTD. | EDEN HORIZON | 963, UTTAR PURBA FARTABAD, KOL - 84 | 38,544.00 | 01-06-17 | 31-12-19 |
| EDEN RICHMOND PARK LLP | EDEN RICHMOND ENCLAVE | 201, DHARMATALA, KOL - 146 | 103,692.00 | 01-09-17 | 31-03-21 |
| NORTECH PROPERTY PVT. LTD. | EDEN IVORY | 2974, NAYABAD, KOL - 94 | 9,592.00 | 01-12-18 | 31-12-20 |

**Details of the past projects. (Multicon Group)**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Name of the Project** | **Type (R/C/R&C)** | **Location** | **Area\*\*** | **Completion Year** |
| Crescent Tower | C | 229, A.J.C. Bose Road | 81000 | NA |
| Dwarka | R & C | 7, Sarat Bose Road | 67000 | 1996 |
| Darpan | R | 50A, Purnadas Road | 76000 | 1993 |
| Trishul | R & C | 35, Rowland Road | 55000 | 1992 |
| Maurya Centre | R&C | 48, Gariahat Road | 64000 | 1992 |
| Galaxy Tower | R | 25, Mandeville Gardens | 60000 | 1992 |
| Temple Towers | R&C | P17A, Ashutosh Chowdhury Avenue | 60000 | 1989 |
| 7 (SEVEN) | R | 7/1, Queens Park | 35000 | 1996 |
| Regent Towers | R | 19B, Ritchie Road | 40000 | 1986 |
| Sapphire Court | R | 74, Golf Club Road | 50000 | 1996 |
| Lovelock Apartments | R | 1B, Lovelock Place | 34000 | 1993 |
| Tribhuvan | R | 137, S.P. Mukherjee Road | 34000 | 1992 |
| Satyam Apartments | R | 42/1A, Sart Bose Road | 25000 | 1993 |
| Pearl Court | **R&C** | 9A, Judges Court Road | 60000 | 2000 |
| Srishti | R | 12, Ho-chi-minh Sarani | 25000 | 1996 |
| Maurya Vihar | R | 29,Lake Road | 18000 | 1987 |
| Chirag | R | 50AB Garcha Road | 17000 | 1988 |
| Heritage | R | P-463, Keyatala Road | 15000 | 1996 |
| Heritage | R | 39, Raja Basanta Roy Road | 12000 | 1989 |
| Pankaj | R | 18/3, Dover Lane | 12000 | 1990 |
| 107 | R | 107, Lake Terrace | 10000 | 1988 |
| Sriniketan | R | 28/3A, Convent Road | 13000 | 1985 |
| Trinayani | R | 311/8, Prince Anwar Shah Road | 12000 | 1989 |
| Hathwa Regency | R&C | 10E, Hungerford Street | 35000 | 2002 |
| Sanskaar | R | 8, Lake Range | 25000 | 1999 |
| Sanskriti | R | 148, Rash Behari Avenue | 19000 | 1999 |
| 53A | R | 53A, K. S. P. C. Road | 6000 | 1996 |
| Anchor | C | 50D/1, Purnadas Road | 27000 | 2001 |
| 6A | C | 6A, Keyatala Road | 11000 | 2002 |
| Justice Court | R&C | 2/3, J.D.N.Road | 35000 | 2004 |
| Siddhi | R | 22, Keyatala Lane | 7000 | 2002 |
| Singhi Regency | R&C | 48/1A, Gariahat Road | 44000 | 2001 |
| Chunilal Apartments | R&C | Balia, Garia | 35000 | 2004 |
| Govindam | R | 16, Sarat Banerjee Road | 10000 | 2006 |
| Sparsh | R | 66, Hindustan Park | 22000 | 2006 |
| Sampriti | R | 59B, Hindustan Park | 16000 | 2007 |
| Tulip | R | 55, Townshend Road | 6700 | 2008 |
| Singhi Regency | R&C | 48/1A, Gariahat Road (Rear Block) | 22000 | 2007 |
| Eleven | R | 11, Hindustan Park | 40000 | 2009 |
| Aarth | C | Park Street (Opp.D.C. South) | 30000 | 2012 |
| Estelle | R & C | 50 Prince Anwar Shah Road | 71350 | 2014 |
| Solitaire | R & C | 48/4Gariahat Road | 44100 | 2015 |
| Sigma | R & C | 77, B.L.Saha Road | 40200 | 2017 |
| Aarbur Point | R & C | 449, N.S.C.Bose Road | 43000 | 2020 |
| Loudon Star | R | 21B, Dr. U.N. Brahmachari Street | 112000 | 2020 |
| Tara Regency | R&C | 104/1, R.S.C. Mullick Road | 52000 | 2021 |
| **TOTAL :** | | | **1628350** |  |

**Apart from the above the group has the following Loans: (Rs in Crore) :**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Name of the Firm** | **Type of Loan** | **Banking with** | **Loan Amount** | **O/s as on 31.03.2022** | **IRAC Status** |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

**Project Gap calculation:**

|  |  |  |
| --- | --- | --- |
| **Particulars** | **Amount (Rs in Crores)** | % |
| Total Project Cost | 52.50 |  |
| Advance From Booking | 30.00 |  |
| **Gap** | 22.50 |  |
| Proposed loan (SBI) | 15.00 | 66.67% |
| Promoter contribution (including unsecured loans) | 7.50 | 33.33% |
| **Total gap funding** | 22.50 | **100%** |

**Sales Realization (Developer's share only):**

|  |  |  |  |
| --- | --- | --- | --- |
| **Particulars** | **Saleable Super Built Up area** | **Rate per sq.ft. on Super Built up area** | **Total**  **(Rs in crs)** |
| Saleable Value  Area Details  **Car Parking Spaces (Unsold)**  Cover  Open  MLCP | Residential: 175220 Sq. ft.  Covere: 112  Open: 03  MLCP : 22 | 7500 /Sq. ft.  500000/ Covered Parking  350000/ Open Parking  400000/ MLCP Parking | 131.41  5.60  0.11  0.88 |
| Total | Sq. ft. 175220 |  | **138.00** |
| Land Owner Revenue share 50% | | | **69.00** |
| Developer Revenue share 50% | | | **69.00** |

|  |  |
| --- | --- |
| **Project profitability** | **Amount (Rs in Cr)** |
| Project Cost | 52.50 |
| Sale Value (Developers Share only) | 69.00 |
| ***Profitability*** | 16.50 |
| % to total sales | 23.91% |

1. **Financials of the Unit for the last 3 years in case of existing units:**

|  |  |  |  |
| --- | --- | --- | --- |
| **Particulars as on** | **Projected 31.03.2024** | **Projected 31.03.2025** | **Projected 31.03.2026** |
| Gross Sales/Turnover |  |  |  |
| WIP |  |  |  |
| PBT |  |  |  |
| PAT |  |  |  |
| PAT / Net Sales % |  |  |  |
| Unsecured Loans from Promoters/ Directors/ Partners/ Shareholding BC |  |  |  |
| Unsecured Loans from Group Companies |  |  |  |
| Unsecured Loans from others |  |  |  |
| Advance from Customers |  |  |  |
| Other Term Liabilities |  |  |  |
| Current Liabilities |  |  |  |
| TOL |  |  |  |
| Paid-up Capital |  |  |  |
| TNW |  |  |  |
| Adj TNW |  |  |  |
| TOL/Adj TNW |  |  |  |

\*Please note that unsecured loans should not be treated as part of TNW.

1. Details of the proposed residential project under BFRHP/ ~~GN-AHP/ ABL-RH~~ Scheme:

|  |  |  |  |
| --- | --- | --- | --- |
| **Cost of the Project (Rs in crores)** | | | |
| **Particulars** | **Incurred Till date**  **(as on 29.09.2022)** | **To be Incurred** | **Total** |
| \*Land Cost | 0.00 | 0.00 | 0.00 |
| Land Development Cost | 0.00 | 0.00 | 0.00 |
| Sanction, Consultant & Architect Cost | 0.19 | 1.47 | 1.66 |
| Construction cost | 0.05 | 41.49 | 41.54 |
| Admin & Marketing Expense | 0.31 | 3.14 | 3.45 |
| Interest cost/finance charges | 0.00 | 3.09 | 3.09 |
| Contingencies | 0.00 | 2.76 | 2.76 |
| **Total** | 0.55 | 51.95 | 52.50 |

|  |  |  |  |
| --- | --- | --- | --- |
| **Means of Finance (Rs in crores)** | | | |
| **Particulars** | **Incurred Till date**  **(as on 29.09.2022)** | **To be Incurred** | **Total** |
| Paid up capital/ Partners' capital | 0.00 | 0.00 | 0.00 |
| Unsecured Loans from Promoters/Partners | .055 | 6.95 | 7.50 |
| Term Loans/CC | 0.00 | 15.00 | 15.00 |
| Advance From Bookings | 0.00 | 30.00 | 30.00 |
| Others (Please specify)(Sundry Creditors)\* | 0.00 | 0.00 | 0.00 |
| **Total** | 0.55 | 51.95 | 52.50 |

\*Mark for the same not considered. RERA has been notified in the state, however it is under implementation stage in the state of West Bengal.

Note:

(i) Qualifying percentage for administrative approval is 60%.

(ii) For point no. ii. & iii: Period extension permitted by RERA/WBHIRA due to COVID-19 should not be treated as period extension or delay in project.

(iii) In case of any item is not applicable, then columns needs to be normalized (Not Applicable (NAP)) and no marks to be awarded in case of normalized score.

(iv) Environment Clearance Certificate, if applicable obtained: Not applicable.

(v) Approvals not obtained ( if any), specify the details.

**7. In case of takeover proposal, please provide following information :**

a. Name of the existing bank/FI: NA

b. Sanctioned amount: NA

c. Outstanding with existing Bank/ FI: NA

d. Our proposed loan amount: NA

e. If our proposed loan amount is more than sanctioned amount/ outstanding amount then please provide reasons: NA

**8. Details of Proposed Residential Project :**

Land area of the proposed project is 3 Bighas 18 Cottahs 11 Chittacks and 28 Sqft having a construction area of 206986.55 sq. ft. the firm is launching 2 resident blocks - 1 & 2 along with car parking. Saleable area of 2 resident blocks are 175220 sq.ft. The entire project land will be mortgaged.

Total cost and Total sales of the project is expected to be INR 52.50 crores and INR 138.00 crores respectively. Developer Revenue share 50 % is 69.00 crores.

**The residential project has 2block of G+15 and G+12:**

|  |  |  |
| --- | --- | --- |
| **Sl No** | **Structure Specification** |  |
| i. | No. of Units (total) | 118 Units |
| ii. | No. Of Car Parking | 137 |
| ii. | Total Saleable area | 175220 sq. ft. |

**\***Owners Share: 50 % of the total sale proceeds arising only out of transfer and/or sale of units, car parking spaces & any other saleable spaces in the Project. Hence the Land owners area cannot be identified unit wise.

As per JDA the land owner share is 50% of the total revenue.

Project will have following modern facilities for urban living:

* Large Central Lawn on the Second Floor.
* Double Height Community Hall.
* Banquet Hall with Garden
* Indoor Games Rooms for Adults and Kids
* Outdoor Kids Play Area
* Multipurpose Court
* Cricket Nets.
* Fully equipped Gym
* Reading Nook
* 24X7 Power Backup
* CCTV Cameras
* Roof-top Yoga Deck
* Senior Citizen Zone
* Rock Climbing area for Kids
* Roof-top Sky Lounge for entertainment with BBQ Pit.
* Infinity-edge Swimming Pool with changing rooms
* Kids Pool
* Steam & Spa Rooms
* Jogging track
* Professionally Designed landscaping.
* Water feature and signature trees on the Ground Floor.

**Location Advantage & Connectivity:**

The proposed project is located in the Premises No. 24A, Bagmari Road, Kolkata 700054, The Project is well connected with Road from Maniktala More& Kankurgachi.

* Girish Park Metro     -     3.4 Km
* Sealdah Railway Station – 2.6 Km
* College Street  - 4.2 Km
* Phoolbagan – 4.6 Km
* SSKM-   3.8 Km
* Kolkata University  - 3.9 Km
* Science City            -    6.3 Km
* Quest mall           -   1.7 Km

**Finance :**

The project is not financed.

**WBHIRA :**

The project is registered under WBHIRA vide registration no. dated . A per the registration the project is expected to be completed by  . However the firm is confident of completing the project within .