



FinSquare



# FINSTEM GROUP



**DIGITAL  
MARKETING**



**REAL  
ESTATE**



**HR  
&  
OUTSOURCING**

The establishment of Finstem Group of Companies was a vision, an accomplishment, an astute of Mr. Manish Kumar Shoundik (Chairman) .

Initially focused at Financial Services , the Group expanded its expertise into different fields . Addition of Real Estate, Outsourcing Services and Digital marketing to the product kitty ensured rapid evolution of the company as a complete service provider for individual as well as corporates.

Finstem Group currently comprises of Finstem Financial Services, Finstem Outsourcing, Finstem Infrastructure, Finstem Developers, Eastern Homes, Finstem Web Solutions and is widely recognized for carrying projects with strategic planning and impressive execution. Leveraging its highly cardinal and centralized location in Noida, Finstem is rapidly consolidating its position as a leadership builder and Financial advisor in the country and abroad.



**FINSTEM GROUP**  
"PROVIDING DIRECTION TO YOUR DREAMS™"  
**Our Presence Across India**



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# FINSQUARE



## Live-Work-Shop-Play

**Making the elite more exquisite,**

**FinSquare unwinds a destination that bridges the gap between Work, Family & Fun. The richness & magnificence of comfort at work is met with the serenity & tranquility of the ambience with the presence of luxurious apartments, commercial & retail spaces & entertainment zone.**

24\*7 surveillance security systems & highly trained & equipped security guards create an aura of highly secured environment and safety to the residents as well as visitors. Located at the heart of coal city 'Dhanbad', FinSquare is an epitome of luxurious lifestyle, innovative infrastructure and beautiful blend of the concept to live-work-shop & play at a single destination.





## EXEMPLARY ENVIRONMENT & ASTONISHING AMENITIES



- Optimum utilization of corner land with wide area of 170000 sq ft
- Convenience Store to take care of daily needs
- Club with special Gaming Zone, Relaxation Area, Health Zone and many such facilities
- Game room & Squash Court to provide relaxation from busy working schedule

- Fully equipped Gym
- World Class Swimming Pool
- Hair & Beauty Salon
- Multi Cuisine Restaurant



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# Commercial Space

## BLOCK A



**A business revolution coming up in the heart of Dhanbad, with well appointed retail & office spaces sprawling over 4 floors , embellished with choice of sizes suiting business requirements, offers an ideal space with planned amenities & facilities.**

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Retail spaces at ground & 1<sup>st</sup> floor  
gets a cutting edge above others with stylish ambience,  
24\*7 water supply, power back up, parking & security surveillance.  
An ideal space for small shop owners wishing to upgrade their business  
from a crowded locality.



# SHOPS, OFFICES & HOTEL

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# Shop Space

## CONCEPT -01 SHOP



**Shaping up in the most promising area of Dhanbad,  
FinSquare provides an opportunity to experience a flourishing retail business  
having all that entices the customers as well as the investors.**

# Office Space



## CONCEPT -01 OFFICE

## BLOCK - A



Designed specifically for mid sized corporate, FinSqaure offers office spaces that can be customized to fit the ever growing needs of fast growing organizations. Centralised location, most sought of amenities, wonderful ambience , infrastructure and architecture sends right signals to potential clients, associates and employees.

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# RESIDENTIAL SPACE BLOCK B



**When it come to purchase a living, one envisages a budget house situated at a prominent location surrounded by all modern amenities and here you have it all in FINSQUARE, a key of a living you always dreamt of.**

## STUDIO



## LAYOUTS

## 2 & 3 BHK



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# RESIDENTIAL SPACE BLOCK C



**The most common dream of every human being, irrespective of cast ,creed or financial status, is to buy a dream house at a good location , at the best price & surrounded by all modern amenities and best possible facilities. The Residential space at FinSquare is ought to be a modern concept that not only bridges the gap between work , family & fun but also ensures the best possible luxurious living at the most sought of location.**

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# LAYOUT

## 2 & 3 BHK



## STUDIO



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# Studio Apartments Specifications



## Furniture / Fixtures

- Double Bed with Mattresses & Pillow
- Sofa
- Designer Light Fittings
- Study Table with Chair
- Cupboards
- Two-Seater Dining Table
- Curtain with Rods
- Towel Rack in Bathroom
- Geysers in Bathroom

## Lifestyle Gadgets

- Air Conditioner
- Refrigerator
- Food Processor
- LCD with Cable connection
- VCD/ DVD Player
- Intercom Facility
- Wall Clock
- Hair Dryer





## Kitchenware

- Equipped Kitchen
- Electric Chimney
- Electric Oven
- Electric Kettle
- Gas Burner
- Juicer Mixer
- Toaster
- Crockery
- Masala Box
- Chopping Board

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# Standard Specifications

## Structure:

- Earthquake Resistance RCC Framed

## Living / Dining / Lobby Passage Floor:

- Floor- Vitrified tiles
- Walls – OBD Paint
- Ceiling – Designer POP

## Lift and Lobbies:

- Floor- Combination of different color of Marble/ Stone
- Walls- Tiles cladding upto 3 Ft and Texture Paint above.
- Elevator – High speed elevator with Automatic
- Rescue Device

## Bedroom:

- Floor -Flooring with vitrified tiles & Laminated wooden Flooring in Master Bedroom
- Walls – OBD Paint
- Ceiling – Designer POP
- Air-condition- 5 star AC in Master Bedroom
- Wardrobe- stylish wooden wardrobe

## Balcony:

- Floor- Anti Skid Ceramic Tiles
- Glass covered railing
- Walls – OBD Paint

## Stair Cases:

- Marble/ Tiles / Stone Flooring
- SS/ MS railing



### **Kitchen :**

- Floor - Combination of Anti Skid Ceramic Tiles / vitrified tiles
- Walls - Designer Ceramic Tiles with Highlighter in between upto 2 ft above the counter
- Counters - Granite Working Platform
- Fittings / Fixtures- CP Fitting, Stainless Steel Sink, Chimney
- Wood Work – Modular Kitchen and points for others gadgets
- Ceiling – Designer POP

### **Toilet :**

- Walls - Designer Ceramic Tiles
- Floor - Combination of Anti Skid Ceramic Tiles / vitrified tiles
- Furnished Bathrooms- Shower Cabin, Rain Showers
- Fittings / Fixtures- ISI fitting Standard Chinaware,
- Fixture & Fitting For Geyser water supply
- Water – Hot and Cold Water Pipeline Provision
- CPVC/UPVC/PPR piping for Hot and Cold water supply

### **Electrical :**

- Modular Switches
- 24X7 Power Backup Solution
- Fans, Tube Light
- Telephone and AC Point in all rooms and Lobby

### **Doors :**

- Entrance Door- Hardwood Frame with Flush
- Door Shutter with Teak Veneer Top and
- Malamine Polish.
- Internal Door- Polished Skin Doors
- Window – UPVC



# PERFECT ACCESSIBILITY

## Location map



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# PROXIMITIES & VICINITIES



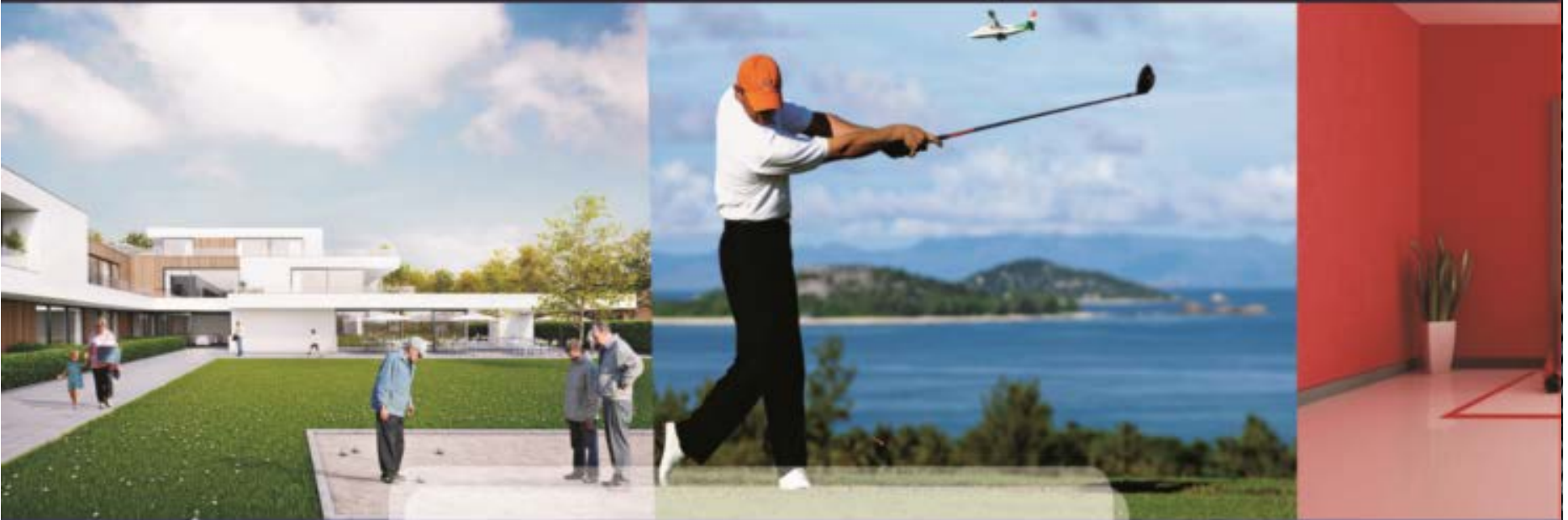
- S.S.L.N.T. College
- S.P. Residence
- Union Club & Dhanbad Club
- Bus Stand
- Civil Court
- Park Market
- City Centre
- Railway Station

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## Finstem City (Bangalore)

Leaving the ordinary behind



- Florizel Villas
- Studio Villas
- Senior Homes
- Enormous Club House
- Fully Automated Hi Tech Sports Arena

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## Eastern Homes (Patna)

Live Together Enjoy Together

## FinCastle Residency (Ludhiana)

An Inspirational Lifestyle



- 2 BHK & 3 BHK
- Club House & Gym
- Botanic Garden & Children Play area
- 24 Hour 3 tier security system
- On Call Maintenance
- Ample space for guest parking
- Fire safety



- 1BHK, 2 BHK & 3 BHK
- Club House & Gym
- Meditation Centre
- 70% Green Area
- Swimming Pool
- Vastu Based Architecture Planning

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## FinSquare Price List

### Shop Space BSP (Per Sq.Ft.) 5000 /-

Ground Floor PLC	750 /- Per sq.ft.
Corner PLC( two side open)	250 /- Per sq.ft.

### Office Space BSP (Per Sq. Ft.) 3500/-

Corner PLC( two side open)	250 /- Per sq.ft .
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### Fully Loaded 1 BHK- Rs 15,00,000 /-

Corner PLC ( two side open)	250 /- Per sq.ft.
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### Residential Space BSP (Per Sq. Ft.) 2500 /-

Ground Floor PLC	100 /- Per sq.ft.
Corner PLC ( two side open)	250 /- Per sq.ft.

### One Time Charges

Car parking	2 lac
Club membership	1 lac

**NOTE :** Company reserves the right to change the price and other charges etc without any prior notice. The price and other charges etc may vary as per the sizes of the unit. All taxes, cess, additional charges etc shall be payable by the applicant as per the application form as and when demanded by the company





## **Finsquare Payment Plan**

### **Plan A:- Down Payment Plan (15% discount on BSP )**

<b>At the time of Booking</b>	<b>90% of BSP + PLC</b>
<b>At the time of Possession</b>	<b>10% of BSP + other charges and taxes as applicable</b>

### **Plan B:- Construction Linked Payment Plan**

<b>At the time of Booking</b>	<b>10% of BSP</b>
<b>Within 30 days of Booking</b>	<b>20% of BSP +50% of PLC</b>
<b>Commencement of Structure</b>	<b>20% of BSP</b>
<b>On laying of Concerned Floor Slab</b>	<b>20% of BSP + 50% PLC</b>
<b>Brick Work and Plastering</b>	<b>10% of BSP</b>
<b>Flooring and Finishing</b>	<b>15% of BSP</b>
<b>At the time of possession</b>	<b>5% of BSP</b>

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# **FinSquare**

## **Finstem Infrastructure India Private Limited**

**Plot No. - 824 & 839, Khaata No. 136, Mouza No. 7, Hirapur, Dhanbad**

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**Helpline : 7676000033**

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