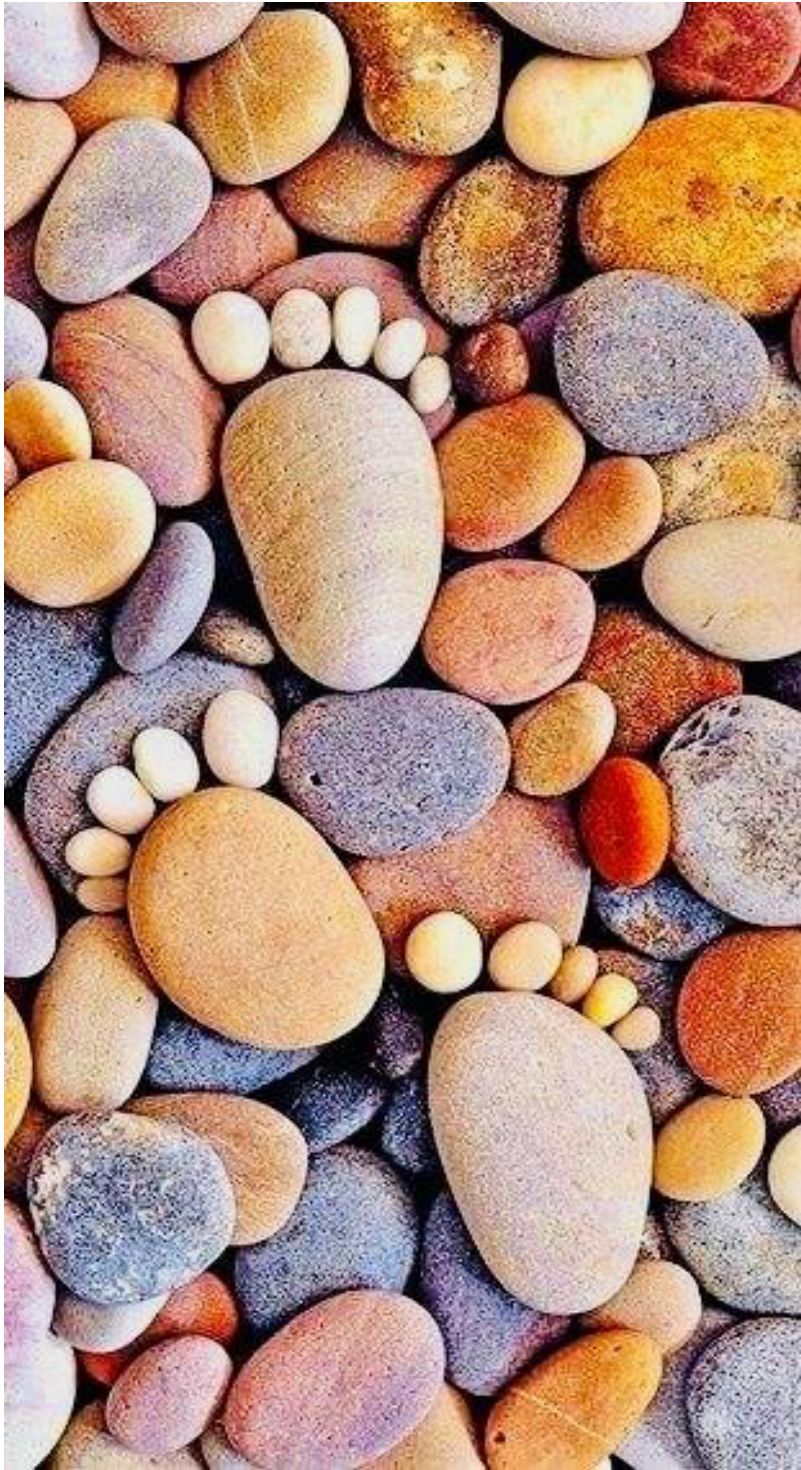


A healthy and peaceful adobe of spacious living amongst nature, sunshine & clean air...



WELCOME TO AASHAY HOMES

WHY TO BUY VILLAS & PLOTS AT AASHAY HOMES

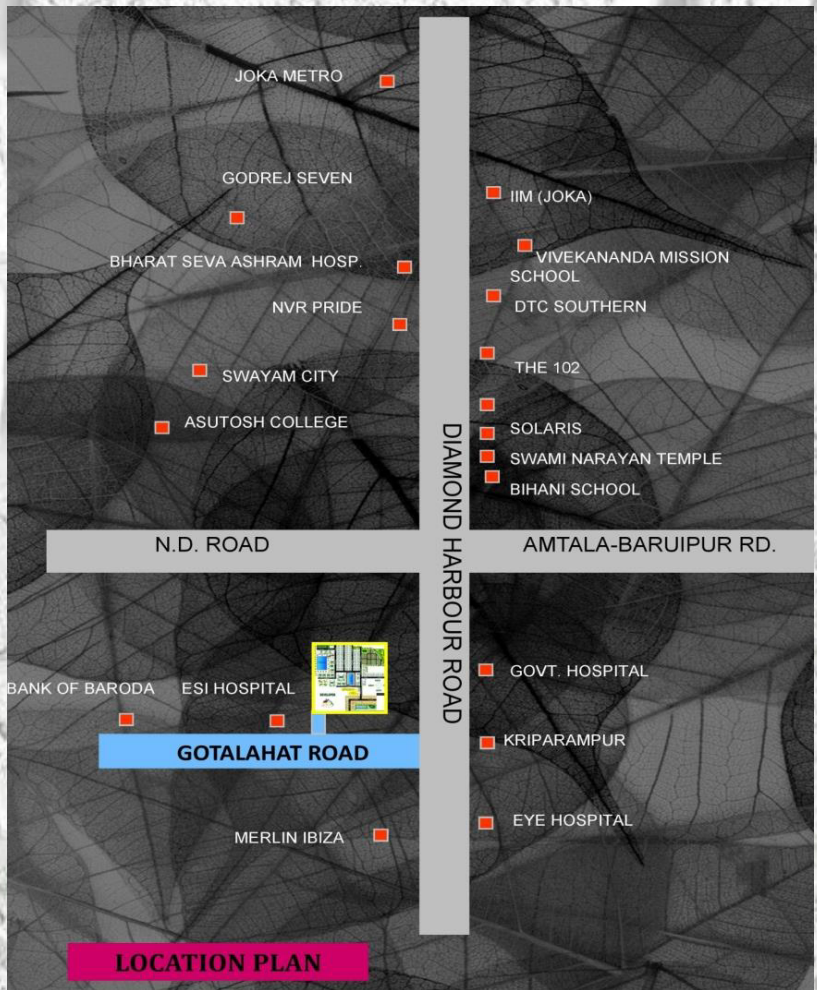
AASHAY HOMES is an unique & affordable villas project in Amtala, Bishnupur (South Kolkata). An opportunity to be a part of an integrated gated community, spreads over approx 15 acres of land and offering independent aesthetically designed Villas & budgeted flats, where you can soothe yourself after a hectic day of work from the concrete jungles of urban life. AASHAY HOMES, offer to the customer their own HOME, an idyllic getaway from the pollution & congestion of Kolkata yet near to all daily amenities in the lap of nature.

AASHAY HOMES Project is an ongoing premier Villas Project in South Kolkata, near Amtala Bazaar, D.H. Road, on Gotalahat road with all modern amenities & facilities. Each unit is carefully planned & designed to make them airy with sufficient light and sufficient space & comfort. Inspired by modern thinking & architecture, the units of this project would give you a complete sense of luxury & comfort.

The project offers all the ultra modern facilities like Lakes with fishing & boating, lake side jogging track, club with gym, children's park, badminton court, yoga & meditation park, community hall, LED street lights, motor accessible roads, dual gated 24x7 gated security, electricity, water connection, sewerage connection, shops and premium club facility etc.

The units of the project are well connected to markets, hospitals, schools, malls etc. to ensure your convenience at all time with all the modern recreational & essential facilities and with your own piece of land in a full-fledged gated community.

All in ONE, AASHAY HOMES would means true value for your money and a very comfortable stay for the Life-Time. We at AASHAY HOMES PROJECT aims to provide you a home, one which will not burden you financially but embrace you with all the comfort & warmth.



JUST TYPE **AASHAY HOMES** ON **GOOGLE MAP** to GET ALL UPDATED SNAPS AND VIDEOS OF PROJECT....



THE PROJECT DETAILS

- ❖ TOTAL LANDED AREA FOR PHASE-I :**36 BIGHAS (12ACRES)**
- ❖ ENTIRELY PURCHASED AND MUTATED
- ❖ ABOVE 150 KATTAHS CONVERTED TO VASTU
- ❖ AFFORDABLE
- ❖ READY TO REGISTERED IN CUSTOMERS FAVOUR
- ❖ NO.OF VILLAS AND PLOTS : **200 + (FOR PHASE -1)**
- ❖ DEMARCATED PLOTS
- ❖ GATED COMMUNITY WITH ALL MODERN AMENITIES

TITLE OF PROJECT

- ❖ **PROJECT TYPE** – COMPLETELY OWNED & REGISTERED IN FAVOUR OF LAND OWNERS
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- ❖ **MUTATION** – IN FAVOUR OF COMPANY & DIRECTORS
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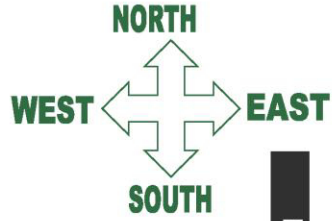
MASTER LAYOUT OF AASHAY HOMES SPREAD ON 12 ACRES LAND UNDER MOUZA RAMKRISHNAPUR J.L.NO. 70, R.S. AND L.R. DAG NO. 859,860, 861, 862, 866, 824,825,711, 712, 793, 797, 800, 801, 802, 803, 804, 809, 810, 817, L.R. KHATIAN 3571, 4224, 4225, 4226 & 4227, P.S. BISHNUPUR, 24 PGS.(S), UNDER RAMKRISHNAPUR-BORHANPUR GRAM PANCHAYET.



- 1. G.FLOOR - GYM / INDOOR CLUB
- 2. 1ST FLOOR - COMMUNITY CENTER
- 3. ROOF - OPEN SKY PARTY AREA

AASHAY HOMES GATE-2 SECURITY CHECK POINT WITH CCTV

DEVELOPER



MASTER LAYOUT

FOR WALK THROUGH YOUTUBE LINK : <https://youtu.be/lo8me7UHTCA>



ELEVATION & 3D FLOOR PLAN OF 2 BHK 2 TOILET

3D FLOOR PLAN OF 2 BHK & 2 TOILETS
BUILT UP AREA : 710 SQ.FT.

AREA CALCULATION

GROUND FLOOR AREA 268 SQ.FT.

BEDROOM - 10' X 10'

SIT/DINE - 14' X 10'

TOILET - 7' X 4'

FIRST FLOOR AREA 280 SQ.FT. B.U.P.

BEDROOM 15' X 10'

TOILET - 7' X 4'

BALCONY - 5' X 14'

MUMTY AREA 107 SQ.FT. B.U.P.

FIRST FLOOR

GROUND FLOOR



ELEVATION & 3D FLOOR PLAN OF 3 BHK 2 TOILET

3D FLOOR PLAN OF 3 BHK & 2 TOILETS
BUILT UP AREA : 900 SQ.FT.

FIRST FLOOR

GROUND FLOOR

GROUND FLOOR AREA 400 SQ.FT.

BEDROOM - 10' X 10'

SIT/DINE - 13 X 13'

TOILET - 6' 6" X 5'

PANTRY - 7' X 5'

FIRST FLOOR AREA 400 SQ.FT. B.U.P.

BEDROOM 13' X 10'

BEDROOM 10' X 10'

TOILET - 6' 6" X 5'

BALCONY - 4' X 13'

MUMTY AREA 100 SQ.FT. B.U.P.



ELEVATION & 3D FLOOR PLAN OF 3 BHK 3 TOILET

3D FLOOR PLAN OF 3 BHK & 3 TOILETS

BUILT UP AREA : 1019 SQ.FT.



FIRST FLOOR

GROUND FLOOR

AREA CALCULATION

GROUND FLOOR AREA 397 SQ.FT.

BEDROOM - 10' X 11'

SIT/DINE - 12' X 11'

TOILET - 6' X 4'

PANTRY - 7' X 6'

FIRST FLOOR AREA 496 SQ.FT. B.UP.

BEDROOM 13' X 11'

BEDROOM 10' X 11'

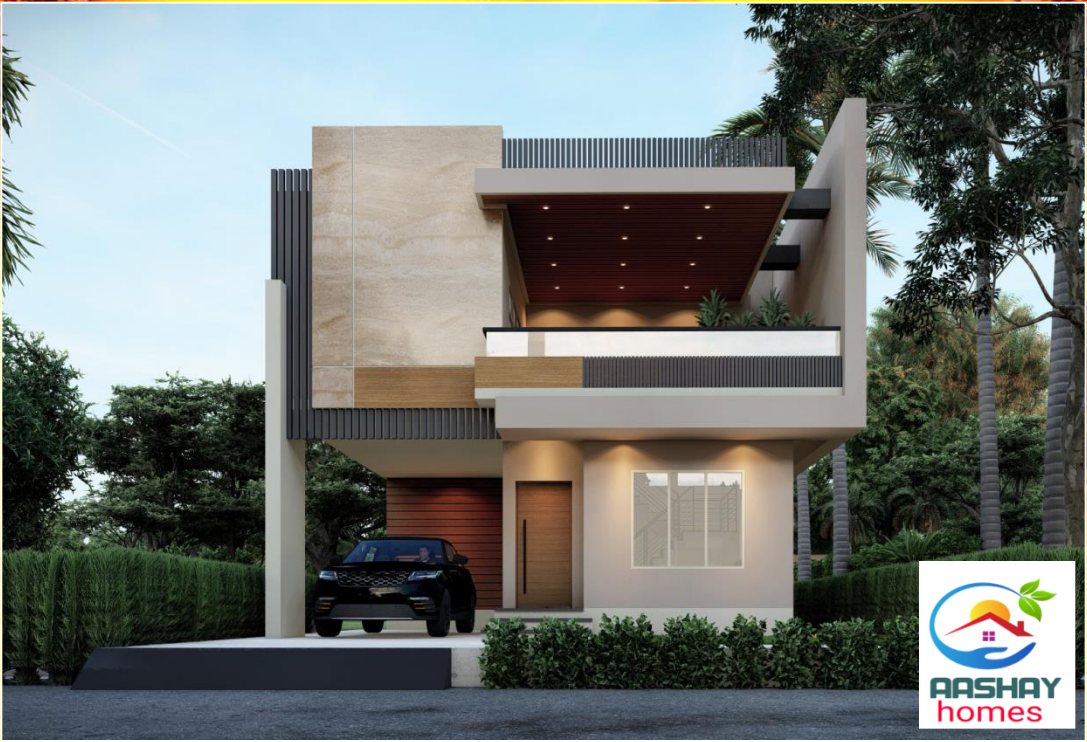
TOILET - 6' X 5'

TOILET - 6' X 4'

BALCONY - 7' X 11'

MUMTY AREA 126 SQ.FT. B.UP.





ELEVATION & 3D FLOOR PLAN OF 4 BHK 3 TOILET

3D FLOOR PLAN OF 4 BHK & 3 TOILETS

BUILT UP AREA : 1656 SQ.FT.

FIRST FLOOR



GROUND FLOOR

AREA CALCULATION

GROUND FLOOR AREA 397 SQ.FT.

BEDROOM - 10' X 12'

SITTING - 10' X 14'

TOILET - 4' X 12'

DINE & KITCHEN - 14' X 14'

FIRST FLOOR AREA 496 SQ.FT. B.U.P.

BEDROOM 13' X 10'

BEDROOM 13' X 10'

BEDROOM 15' X 10'

TOILET - 4' X 10'

TOILET - 4' X 10'

BALCONY - 3' X 10'

OPEN TERRACE - 14' X 10'

MUMTY AREA 126 SQ.FT. B.U.P.



SPECIFICATION

FOUNDATION AND STRUCTURE	2 STORIED FOUNDATION WITH R.C.C. FRAMED STRUCTURE AS PER DESIGN OF THE STRUCTURAL ENGINEER.
SUPER STRUCTURE	8" thick outer walls and 3"/5" thick inner walls
BRICK TYPE	BLOCK / ASH BRICK
SAND TYPE	COARSE SAND
STEEL	DURGAPUR
CEMENT	53 grade isi marked portland cement
DOOR FRAME	ALL 4" X 2.5" SOLID COATED FRAME
DOORS FOR ROOMS	ALL HARDWOOD SIDE PINE ENAMEL PAINT DOORS COATED OVER PRIMER
DOORS FOR BATHROOM & KITCHEN	ALL PVC TYPE DOOR
WINDOWS	ALUMINIUM SLIDING WIDOWS 2 PALLA WHITE POWDER COAT FINISH
FLOORING ALL ROOMS	2' X 2' V.TILES FLOOR WOODEN TEXTURED FINISH OF LIGHT SHADE
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WALL TILES	18" X 12" GLAZED WALL TILES LIGHT SHADE WITH HIGHLIGTER
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PLUMBING FITTINGS	STEEL TAPS OF STANDARD QUALITY WITH STEEL SINK FOR KITCHEN
BASIN AND COMMODE	WHITE COLORED BASIN AND COMMODE OF STANDARD QUALITY
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INTERNAL SEWARAGE / SEPTIC TANK/ RESERVOIR / OVER HEAD TANK	AS PER SANCTION PLAN
WINDOWS GRILL	NO WINDOW GRILL WILL BE PROVIDED
BOUNDARY WALL	AS PER DESIGN

ABOUT US

We provides to our esteemed customers over 17 years of quality and service. We are expertise in construction of commercial, residential and plotting projects. We have knowledge, equipment and workforce to plan, design and execute any construction projects.

Our company foundation is built on a strong commitment to Quality, Safety, Innovation, Flexibility and Customer Satisfaction. Our experience and expertise enables us to provide excellent results in a timely manner.

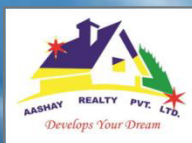
Since inception from year 2007, we have completed more than 30 projects and handed over approx. one lac square feet areas to various prestigious customers in and around Kolkata .

OFFICE :

2276, AMBUDHI SUTLEJ, MUKUNDAPUR, NAYABAD, KOLKATA – 700099

SITE OFFICE :

AASHAY HOMES, Gotalahat Road, Amtala, 24 Pgs.(S) W.B.















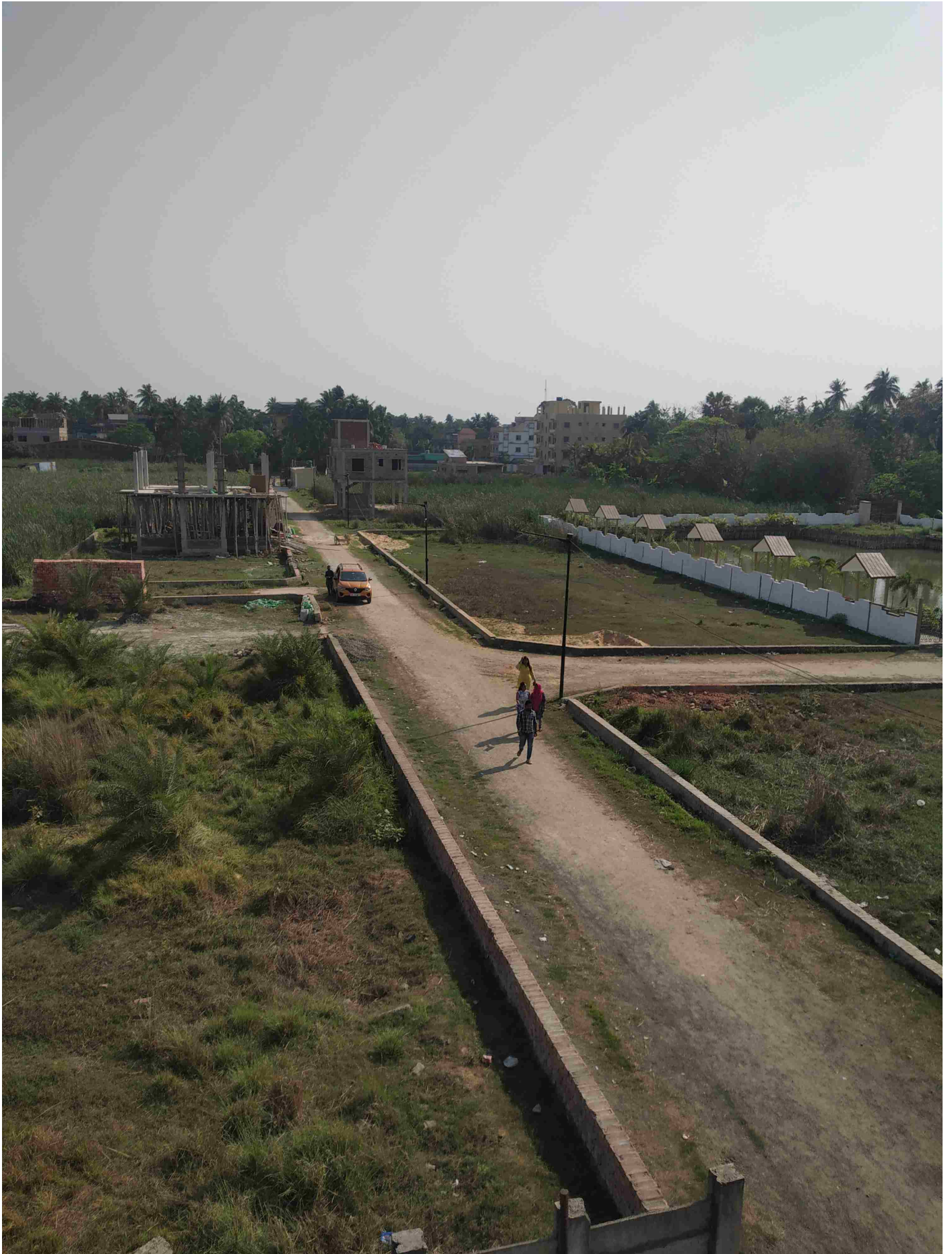














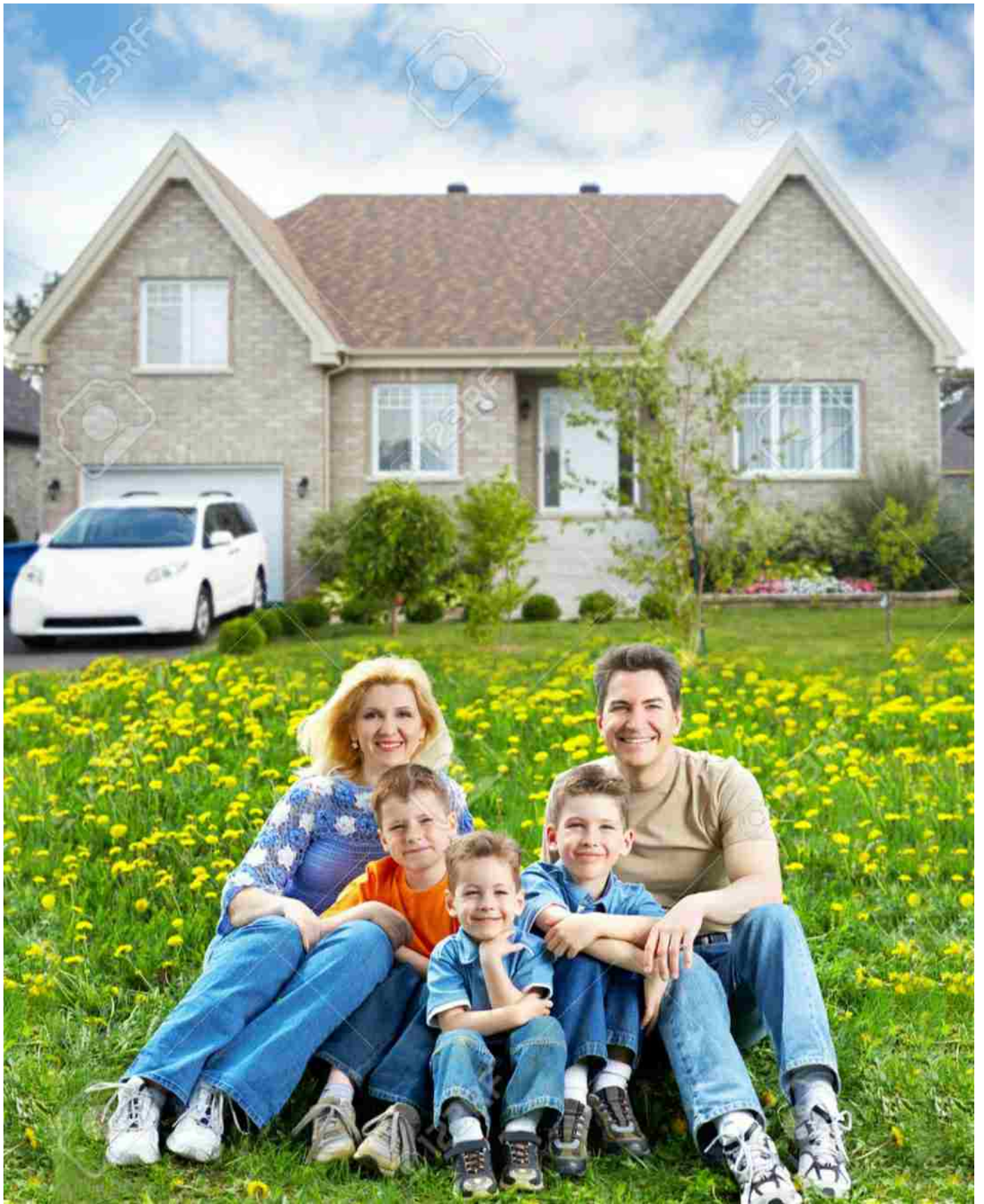












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- ❖ GATED COMMUNITY WITH ALL MODERN AMENITIES

TITLE OF PROJECT

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- ❖ **COMPANY SEARCH REPORT**
- ❖ **CMDA CLEARENCE**
- ❖ **LR PORCHA**
- ❖ **BLIRO & GRAM PANCHAYET TAX**
- ❖ **CONVERTION CERTIFICATE (150 KATTAHS)**

AMENITIES

- ❖ **LAKES WITH FISHING & BOATING**
- ❖ **LAKE SIDE JOGGING TRACK**
- ❖ **CLUB WITH GYM**
- ❖ **CHILDREN'S PARK**
- ❖ **BADMINTON COURT**
- ❖ **SHORT CRICKET GROUND**
- ❖ **YOGA & MEDITATION PARK**
- ❖ **COMMUNITY HALL**
- ❖ **LED STREET LIGHTS**
- ❖ **MOTOR ACCESSABLE ROAD**
- ❖ **DUAL GATE 24 X 7 CCTV SECURITY**
- ❖ **ELECTRICITY**
- ❖ **WATER CONNECTION**
- ❖ **SEWERAGE**
- ❖ **SHOPS**







ELEVATION & 3D FLOOR PLAN OF 2 BHK 2 TOILET





ELEVATION & 3D FLOOR PLAN OF 3 BHK 2 TOILET

3D FLOOR PLAN OF 3 BHK & 2 TOILETS
BUILT UP AREA : 900 SQ.FT.

FIRST FLOOR

- GROUND FLOOR AREA 400 SQ.FT.
- BEDROOM - 10' X 10'
- SIT/DINE - 13 X 13'
- TOILET - 6' 6" X 5'
- PANTRY - 7' X 5'

FIRST FLOOR AREA 400 SQ.FT. B.U.P.

- BEDROOM 13' X 10'
- BEDROOM 10' X 10'
- TOILET - 6' 6" X 5'
- BALCONY - 4' X 13'

MUMTY AREA 100 SQ.FT. B.U.P.

GROUND FLOOR



ELEVATION & 3D FLOOR PLAN OF 3 BHK 3 TOILET

3D FLOOR PLAN OF 3 BHK & 3 TOILETS
BUILT UP AREA : 1019 SQ.FT.



FIRST FLOOR

GROUND FLOOR

AREA CALCULATION

GROUND FLOOR AREA 337 SQ.FT.

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MUMTY AREA 126 SQ.FT. B.UP.





ELEVATION & 3D FLOOR PLAN OF 4 BHK 3 TOILET

3D FLOOR PLAN OF 4 BHK & 3 TOILETS

BUILT UP AREA : 1656 SQ.FT.

FIRST FLOOR



GROUND FLOOR

AREA CALCULATION

GROUND FLOOR AREA 397 SQ.FT.

BEDROOM - 10' X 12'

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FIRST FLOOR AREA 496 SQ.FT. B.U.P.

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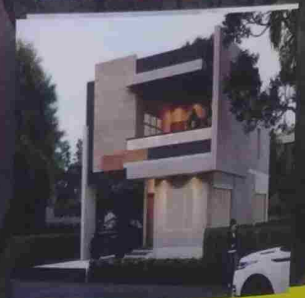
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BOUNDARY WALL	AS PER DESIGN

INVENTORY & PRICE LIST FOR UNSOLD READY VILLAS

Land Area In SFT	Villa Area In SFT	Total Price	Extra Amenities & development RS. 100/- per SFT
1080	850	37,45,000 /-	1,08,000 /-
1437	1100	51,36,000 /-	1,43,700 /-
1800	1100	53,50,000 /-	1,80,000 /-

INVENTORY & PRICE LIST FOR UPCOMING VILLAS

	Bungalow Area 2 BHK + 2 TOILET (BUP)	Bungalow Area 3 BHK + 2 TOILET (BUP)	Bungalow Area 3 BHK + 3 TOILET (BUP)	Extra Amenities & development
Land Area In SFT	710 SFT	900 SFT	1019 SFT	RS. 50/- Per SQFT
720	27,00,000 /-	—————	—————	36,000 /-
1080	—————	37,00,000 /-	—————	54,000 /-
1480	35,78,156 /-	41,24,406 /-	44,66,531 /-	74,000/-
2100	42,21,995 /-	47,68,245 /-	51,10,370 /-	1,05,000 /-
4098	62,96,818	68,43,068 /-	71,85,193 /-	2,04,900 /-



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