



AASHAY
homes



Happiness starts

FROM HOME

Luxury Villa, Elegant Lifestyle & Affordable Living



Amntala
www.aashayhomes.com



PROJECT FEATURES

- TOTAL LANDED AREA FOR AASHAY HOMES: 36 BIGHAS (12 ACRES)
ENTIRELY PURCHASED LAND, REGISTERED AND MUTATED
- 2 BIG LAKES, CLUB HOUSE, SWIMMING POOL, GYM, CAFETERIA,
PLAY AREA & 24X7 SECURITY
- AFFORDABLE GATED COMMUNITY WITH ALL MODERN AMENITIES
- READY TO BE REGISTERED IN CUSTOMERS FAVOUR
- DUPLEX 2 & 3 BHK VILLA WITH SPACIOUS FLOOR LAYOUT
- CAN AVAIL HOME LOAN FROM ANY LEADING BANK*

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.



GOTALAHAT RD.

D.H.ROAD (N.H.117)

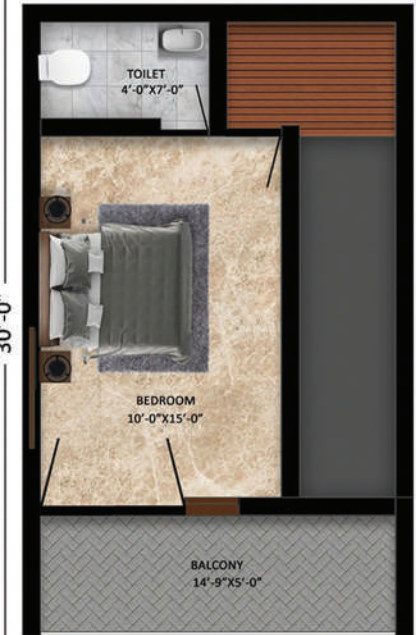
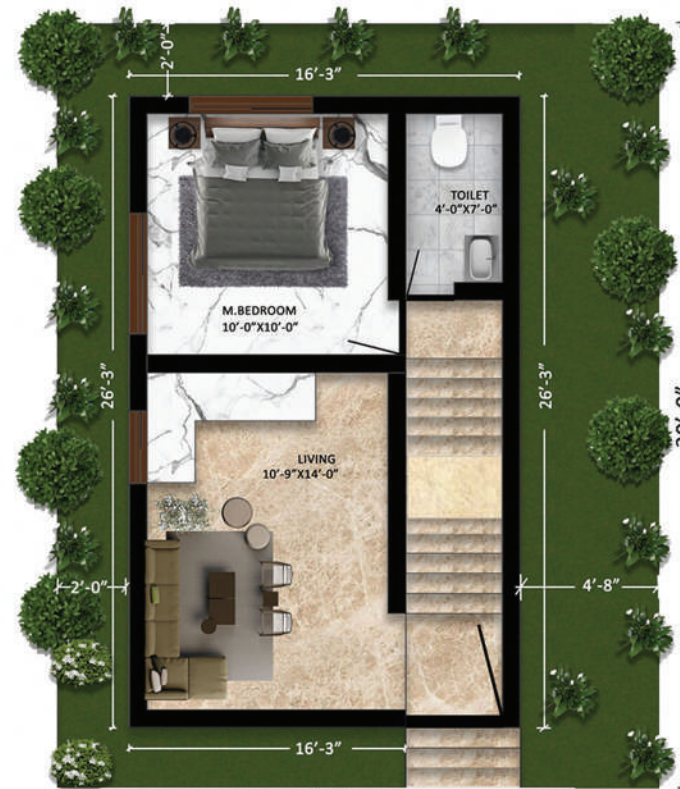
NIBARAN DUTTA RD.

AMTALA BARUIPUR RD.

AASHAY HOMES GATE-1 SECURITY CHECK POINT

AASHAY HOMES GATE-2 SECURITY CHECK POINT WITH CCTV

2 BHK VILLA ELEVATION & LAYOUT



PLOT DIMENSION IN FEET	24 X 30	24 X 45
PLOT SIZE IN KHATTAHS & SFT.	1 KATTAH OR 720 SFT.	1.5 KATTAH OR 1080 SFT.
BUILT UP AREA IN SFT.	832 SFT.	832 SFT.
VILLA TYPE	2 BHK + 2 TOILET	2 BHK + 2 TOILET
PRICE	30 LACS*	35 LACS*

3 BHK VILLA ELEVATION & LAYOUT



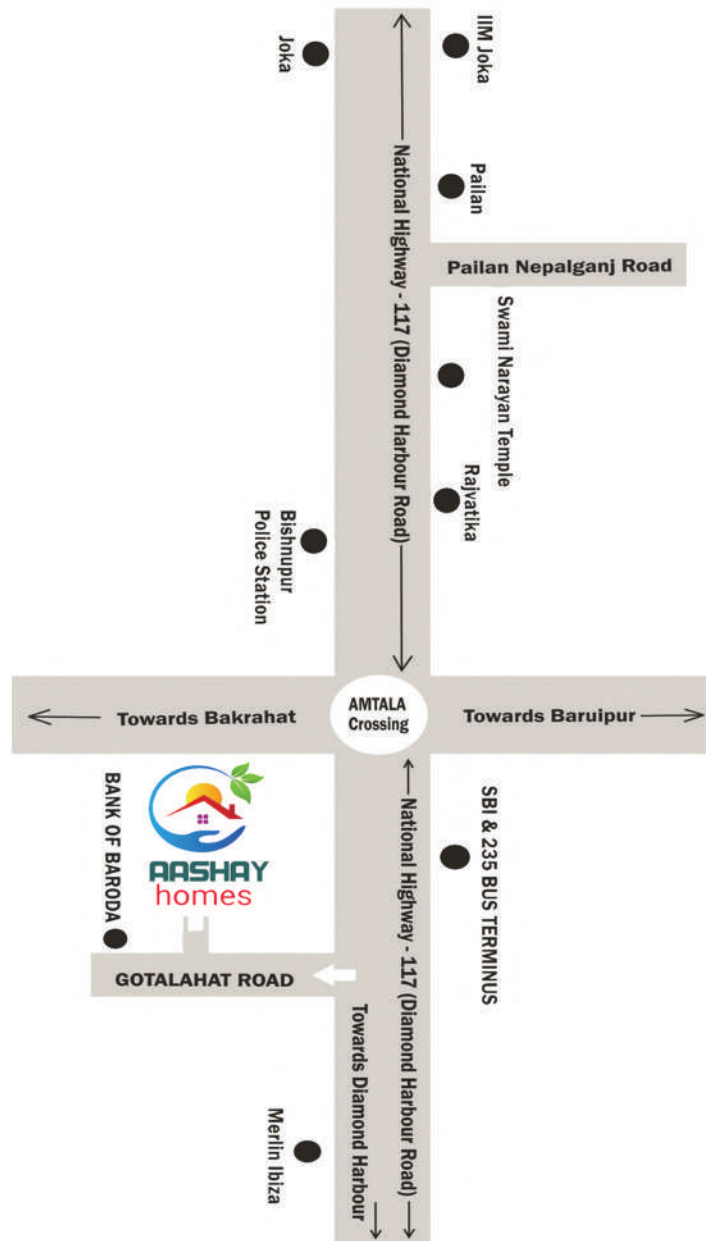
GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT DIMENSION IN FEET	24 X 45	30 X 48
PLOT SIZE IN KHATTAHS & SFT.	1.5 KATTAH OR 1080 SFT.	2 KATTAH OR 1440 SFT.
BUILT UP AREA IN SFT.	1000 SFT.	1000 SFT.
VILLA TYPE	3 BHK + 2 TOILET	3 BHK + 2 TOILET
PRICE	40 LACS*	45 LACS*

LOCATION PLAN



- > PRIME COMMERCIAL - CUM - BUSINESS HUB
 - > EASY ACCESS TO JOKA & TOLLYGUNGE METROS
 - > 1.5 KMS. APPROX FROM AMTALA BAZAAR
 - > 18 BANKS, 7 SCHOOLS, 4 PETROL PUMPS AND MALL
 - > DEDICATED BUS STAND, AUTO STAND AND SHUTTLE STAND
 - > PROPOSED FLYOVER FROM JOKA TO AMTALA TO AVOID CONGESTION
 - > DELUXE MALL WITH MULTIPLEX
 - > MAJOR SCHOOLS, COLLEGES, MEDICAL FACILITIES &
 - > HOSPITALS, MARKETS AND ENTERTAINMENT ZONES ETC.
- ARE IN CLOSE VICINITY.

AMENITIES & FACILITIES



METAL ROAD



STREET LIGHTS



SECURITY



LAKES



CLUBHOUSE



CAFETERIA



CHILDREN'S PARK



GYM



BADMINTON COURT



YOGA & MEDITATION DECK



SHORT CRICKET & FUTSAL GROUND



JOGGING TRACK



SWIMMING POOL



ADDA ZONE



BOATING



CCTV

GALLERY



VILLA SPECIFICATION

FLOOR & WALL

BEDROOMS : GVT MATT / GLOSSY LOOK WOODEN VITRIFIED TILES 2' X 2' OF GOOD QUALITY.

BALCONY / KITCHEN & TOILETS : ANTI SKID 2' X 2' VITRIFIED TILES OF GOOD QUALITY.

SITTING AREAS : GVT MATT / GLOSSY LOOK WOODEN VITRIFIED TILES SIZE 2' X 4' OF GOOD QUALITY.

BATHROOM WALLS : 2' X 1' GLAZED WALL TILES UPTO 7 FT FROM FLOOR LEVEL

KITCHEN WALLS : 2' X 1' GLAZED WALL TILES UPTO WINDOWS LEVEL FROM KITCHEN COUNTER

KITCHEN GRANITE (BROWN / BLACK / WHITE) AS PER PARTY CHOICE OVER BLACK STONE PROVIDED WITH QUARTZ BLACK SINK SIZE ABOUT 20" X 22"

STAIR AREA : SEMI POLISHED WHITE WITH GREY OR BLACK SHADES MARBLE STONE ON BOTH STEP / RISER & LANDING

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DOORS & WINDOWS & STAIR RAILING

MAIN DOOR : WOODEN DOOR FRAME WITH LAMINATED FLUSH DOOR.

OTHER DOOR : WOODEN DOOR FRAME WITH FLUSH DOOR WITH BROWN MATT FINISH BURNISHED.

WINDOWS : POWDER COATED (DARK BROWN) ALUMINIUM FRAME SLIDING TYPE WINDOWS WITH CLEAR 5MM GLASS & LUBER TYPE ALUMINIUM WINDOWS WITH INBUILT EXHAUST FACILITY IN BATHROOMS.

DOOR HARDWARES : MAIN DOORS WITH 1 HASBOLT 1 LONG HANDLE COPPER FINISH AND 1 PEEPHOLE & OTHER DOORS HAVE HANDLE LOCKS

RAILING : 2'6" OF GI IRON WITH METTALIC ENAMEL PAINT UPON STAIR, BALCONY, OPEN TERRACE & PARAPIT WALL AS PER ELEVATION.

VILLA SPECIFICATION

PLUMBING FIXTURES & FITTINGS

WASH BASIN WHITE TABLE TOP FOR DINNING AND CORNER BASIN FOR BATHROOMS AND COMMODE WHITE OF HINDWARE MAKE WITH CISTERN & SEAT COVER.

BIB COCK, PILLAR COCK, ABLUTION TAP ALONG WITH NECESSARY ANGLE VALVES ETC. OF ISI STANDARD MAKES OF JAQUAR / ESSCO BRANDS. ALL EXTERNAL AND INTERNAL CONCEALED PIPE WILL BE OF UPVC/CPVC OF ASTRAL / SUPREME (ISI STANDARD)

ELECTRICAL FITTINGS & FIXTURES

CONCEALED COPPER WIRING WITH MODULAR SWITCHES OF REPUTED MAKE.

PROVISION FOR TELEVISION POINTS IN LIVING ROOM AND ONE BED ROOM, PROVISION FOR AIR CONDITIONER FOR ALL BEDROOMS & LIVING ROOM. PROVISION FOR BED SIDE CHARGING POINTS IN ALL BEDROOMS.

PROVISION FOR GEYSER POINT IN BATHROOMS WITH EXHAUS FACILITY.

PROVISION FOR CHIMNEY, MICRO WAVE & WATER PURIFIER POINTS IN KITCHENS.

EXTERNAL WALL FINISHES : ANTI FUNGAL / ANTI ALGAL WEATHER COAT PAINT OVER DAMP PROOF PRIMER MONO COAT OVER POLYMER BASE PUTTY COAT FROM NEROLAC. PANEL PUTTY TEXTURE IN SELECTED AREAS AS PER ELEVATION .

INTERNAL WALL FINISHES : INTERNAL WALL FINISHED WITH 2 COAT WATER PROOF PUTTY OF NEROLAC OR EQUIVALENT OVER PLASTER

ROOF : SPECIAL HEAT PROOF & WATER PROOF TREATMENT BY DR.FIXIT OVER TOP ROOF TO BEAT THE HEAT.

BOUNDARY WALL : BRICK BOUNDARY WALL AS PER ELEVATION

Started in 1999, we are a renowned real estate company serving Kolkata and 24 PGS(S) for last 25 years. Specializing in residential, commercial. and plotted projects, we've successfully delivered over 1,77,000 sq. ft. of meticulously crafted spaces. Our team is dedicated to translating your dream home vision into reality. Our commitment to excellence extends beyond industry standards, as we aspire to become the preferred choice for premium real estate solutions. With a focus on innovation and quality, we aim to shape the future of living spaces. Our mission is clear: to exceed expectations and foster enduring relationships built on trust and integrity. Join us on this journey as we continue to redefine the landscape of real estate, one exceptional project at a time.

LAND OWNER



DEVELOPER



OUR LOAN PARTNER



Disclaimer :

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