

LOCATION MAP
NOT TO SCALE

CONNECTIVITY

Airport	10 min
Metro	10 min
Rail Station	10 min
City Center	07 min
Sector V	15 min
VIP Road	05 min
Nager Bazar	05 min
Ultadanga	15 min

Home Loan Partner



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Developer



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Site address:
20, Gorakhabasi Road, Dum Dum.
Kolkata - 700 028

Marketed by



For bookings call :
98300 13870
98300 13890

Designed & Printed by GRAY ANGELS +91 98363 97132

This brochure is purely conceptual and not a legal offering. All the specifications, designs, facilities, dimensions etc. are subject to the approval of the respective authorities. The developer reserves the right to change the specifications or features without any notice or any obligation.





Introduction

Ujjwainee, the rising...

Coming up in the jostling Gorkhabasi Road is the new haven of comfort and luxury living. With a bundle of 35 well planned flats, spread across ground plus five floors, Ujjwainee is built with impeccable finesse and style. All the apartments here are built with modern infrastructure and facilities to give you all the pleasures of a happy living. Structured and designed by professionals, Ujjwainee was conceived keeping in mind the future needs of an urban city. It consists of 2Bhk and 3Bhk spacious apartments covering an area of 1000 sq ft to about 1400 sq ft.

One of the best features of the project is that it is well connected with the rest of the city by major routes. Situated in the northern part of the city Ujjwainee is very close to the upcoming metro station at the airport. The newly developed township of Rajarhat and New Town is situated in close proximity to the project. You will find major hospitals, shopping malls and many other happening destinations of the city at a stone throw distance away from this budding haven of comfort and luxury.

Living in Ujjwainee will make your life blissful. We believe that you simply do not live in your home but you build a life in it, you make memories here, which is why we have brought you some exclusive facilities to turn your house into a loving home.

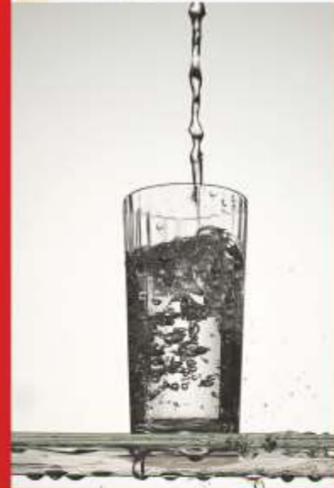
- Lift
- Community Hall
- Gymnasium
- Temple
- Water Body
- Landscaping
- Security system with intercom
- 24 hours water supply
- Filtered water
- Power backup with generator



Features & Specifications



Your home is a reflection of your lifestyle in the society, keeping this in mind Ujjwainee has brought 35 well planned apartments which spell luxury in every possible way.



- Foundation : Piling RCC
- Flooring : Vitrified tiles for all floors, Anti Skid Tiles for Bathroom and Kitchen
- Walls : Plaster of Paris (Internal), Weather Coat (External)
- Doors and Windows : Main Door - Polished Teakwood Internal: Solid Core Flushed Windows - Aluminum-sliding with glass panel
- Toilet : Parryware/ Hindware or equivalent quality sanitary ware. CP fittings from ISI branded products for toilets.
- Kitchen : Granite Counters, Stainless Steel Sink and Dado tiles up to 3' feet high from counter top.
- Electricals : Modular Switches from reputed ISI proven brands with concealed copper wiring.
- Water supply : Round the clock deep bore well water with own filtration plant.



Proposed Elevation





Typical Floor Plan



AREA STATEMENT	
Flat No.	Saleable Area
A	1336.24
B	1336.24
C	1046.36
D	1046.36
E	1460.253
F	1452.503
G	1461.804



20, GORAKHABASI ROAD



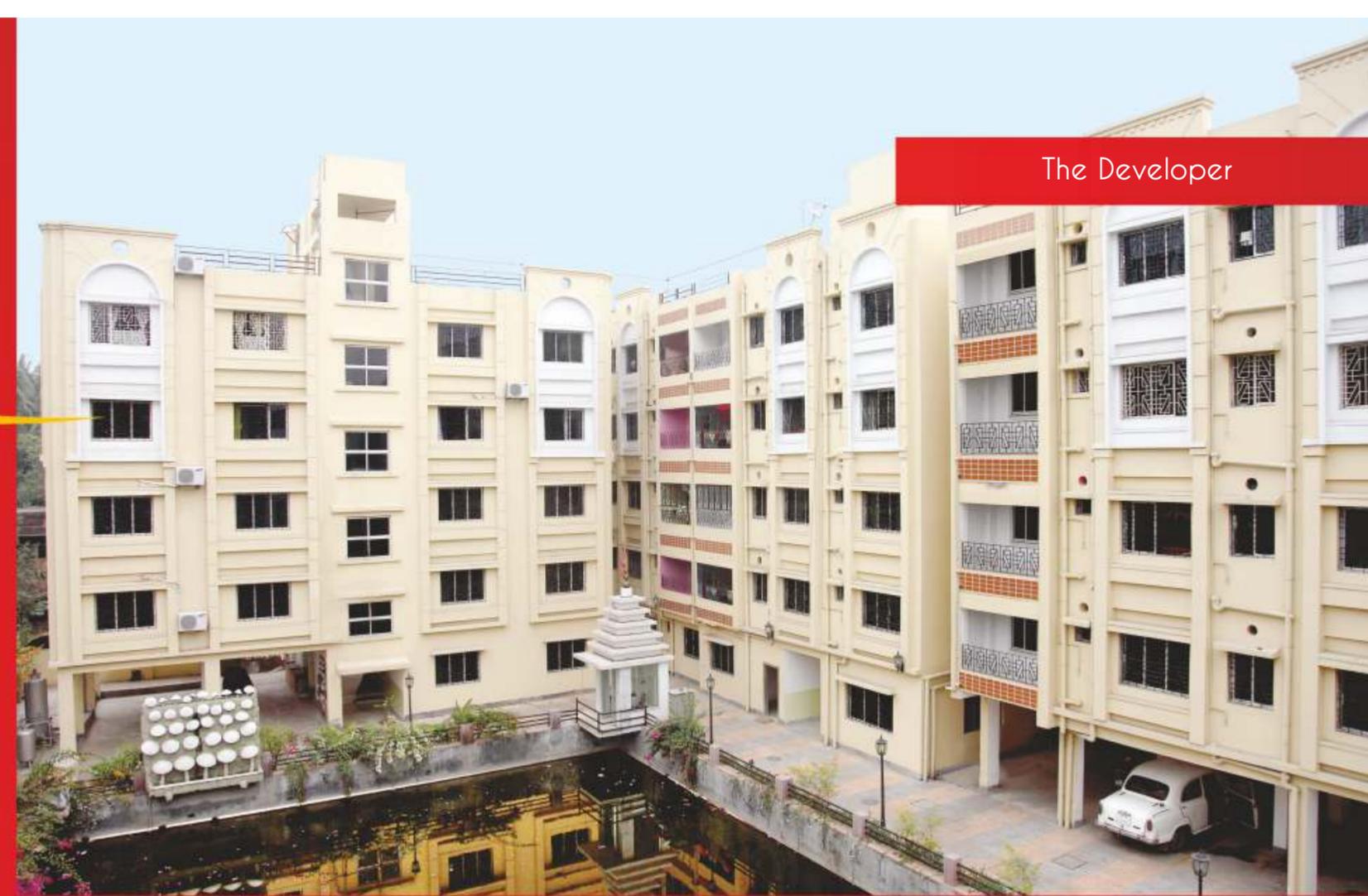
Ground Floor Plan



20, GORAKHABASI ROAD

Terms & Conditions

1. The application money (with brochures) / booking amount Rs 51,000 in shape of A/C payee cheque and DD in favour of Aatreyee Nirman Pvt. Ltd. payable at Kolkata.
2. No interest will be paid by the company to the purchaser against advance payment / installments / application money / booking amount.
3. Registration charges including stamp duty and allied expenses will be borne by the purchaser as per the Govt. rules applicable.
4. Rent and other taxes if leviable by Govt./Revenue authority will be borne by the customers.
5. All disputes are subjected to Kolkata jurisdiction only.
6. Bank charges, commission, if any on cheque / DD will be borne by the purchaser.
7. Company will provide required documents for Bank Loan.
8. The company will not be responsible for any loss caused by any act of nature or act of the state.
9. The company reserves the right of accepting or rejecting any application received.
10. 10% discount on onetime payment (before foundation).
11. PENAL INTEREST : If the amount is not paid within the prescribed time, a penal monthly compound interest of 5% on defaulted amount per month will be collected from the customers. The company at its discretion thereafter, still have the right of cancellation
12. SURRENDER / CANCELLATION: In case of surrender / cancellation the amount deposited will be refunded without any interest within 90 days of receiving the cancellation / surrender application. The company will deduct 10% of the agreed amount by the customer towards establishment charges.
13. TIME OF COMPLETION: The 2 BHK and 3 BHK flats are expected to be completed as per the agreement with the builder.
14. POSSESSION : Possessions of the flats / units shall be given to the purchaser on or after all due amounts have been deposited.
15. ESCALATION : Absolutely no price escalation after booking for regular customer.
16. Terms and conditions may change as per the schemes selected by the customer as mentioned in the agreement and application forms.
17. 2.58% Service Tax extra on total flat cost.
18. "NO ALTERATIONS WILL BE ACCEPTED. PLEASE CO-OPERATE."
19. 5% extra for garden facing flats.



Someone great once had said, "Home is where the heart is."

At Aatreyee Nirman the tedious task of making a house into a home is accomplished with utmost care and importance, because we understand that there is a lot more to your home than the plain purpose of accommodation. With several successful residential complexes already sprawling across the city, Aatreyee Nirman is launching quite a few projects in and around north Kolkata. Narayani, Utkarshini, Katyayani, Indranee, are a few of their most prestigious projects. For an individual housing being an essential and expensive long term investment, the company is committed to bring in affordability with the best possible quality, so that the customers will not be required to compromise while taking one of the most important decisions of their lives, of purchasing their dream home.