



Rejoice Life Again



Rupadarshini II





## About the Company

"Home Sweet Home"

At Aatreyee Nirman, the task of transforming a house into a home is executed with immense care, love and importance. The competent and compassionate personnel at Aatreyee Nirman understand that your home is beyond a mere structure made of cement and brick, it comprises of your blood, sweat, tears and dreams.

With several successful residential complexes around the city, the company is spreading its wings around North Kolkata. Buildings like Narayani, Utkarshini, Katyayani, Indrakshnee are few of their most prestigious projects. Let's face it, a housing project is an expensive long term investment, keeping this in mind, the company is committed to merge afford ability with fantastic quality. This way, the buyers would not have to compromise with quality, regarding their 'Dream Homes',



## Completed Projects

KATYAYANI



MRITTIKA



INDRANEE



NARAYANI



## Awards and Accolades







## *Introduction*

*Ever imagined a fantastic abode that speaks volumes about your taste ? An abode that is spacious, full of modern amenities and is yet within your budget ? Look no further, welcome to Rupadarshini II, developed by Aatreyee Nirman. this fantastic property offers you 52 well-furnished and spacious 1, 2 & 3BHK Flats to choose from.*

*Rupadarshini offers you several modern amenities that aim to make your life better. Workout at fully-equipped Gym, celebrate your special occasions at the Community Hall or just offer a quite prayer at the temple*

*In today's world, connectivity is a major issue and Rupadarshini proves to be extremely convenient in this case. The property is only 2 minutes away from the Airport and the proposed metro Railway Station is only 15 minutes away. The super speciality Hospital is just 5 minutes from the place.*

*Comes to Rupadarshini and rejoice life !*



Rupadarshini II





## Terms & Conditions

The application money (with Brochure) booking amount Rs.1,00,000 in form of A/C payee cheque or DD in favor of Aatreyee Nirman Pvt. Ltd. at Kolkata. No interest will be paid by the company to the purchaser against advance payment/instalments/application money/booking amount. Registration charges including stamp duty and allied expenses will be borne by the purchase as per Govt. rules applicable.

Rent and other taxes if liveable by Govt./Revenue authority will be borne by the customers. All disputes are subject to Kolkata jurisdiction only. Bank charges, commission, if any on cheque/DD will be borne by the purchaser. Company will provide required documents for Bank Loan. The company will not be responsible for any loss caused by any act of nature or act of the state. The company reserves the right of accepting or rejection any application received

**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.

**Time Of Completion :** The 2BHK and 3 BHK flats are expected to be completed as per the agreement with the builder.

**Possession :** Possession of the flats / units shall be given to the purchaser on or after all due amounts have been deposited.

**Escalation :** Absolutely no price escalation after booking for the regular customer.

Terms & conditions may change as per the schemes selected by the customer as mentioned in the agreement and application forms.

"No Alteration Will Be Accepted. Please Co-Operate"





## Facilities

At Rupadarshini, enjoy a plethora of modern contemporary amenities that are sure to make your life smooth and easy. The modern Lift make your living more convenient. Facilities also include Filtered Water, that keep you away from diseases. Sweats it out at the well-equipped Gymnasium and keep yourself fit and fine. Celebrate birthday parties or anniversaries at the spacious Community Hall or offer a prayer at the Temple and uplift your spirits. Security system with intercom keeps you worry-free and Power Backup with Generator makes power-cuts a thing of the past.







## Specification

### STRUCTURE :

- Pilling with R.C.C. Columns, tie beam, roof & beam, lintel, chajja etc.as per design.

### WALLS :

- **INTERNAL** : Putty finish with one coat primer.
- **EXTERNAL** : Wall Putty with Weather coat paint with water proofing compound

### FLOORING :

- Vitrified Tiles

### ELECTRICALS :

- Concealed ISI copper wiring with modular switches.
- Adequate light and power points ● TV / Telephone points.

### KITCHEN :

- Cooking platform of Granite. ● Stainless Steel Sink.
- Glazed tiles upto a height of 36" above the cooking platform.
- Antiskid Floor Tiles

### TOILETS :

- Concealed pipe line in both toilets. Hot and Cold water line only in common toilet. ● Glazed tiles upto a door height.
- CP bath fittings, sanitary fittings, PVC cisterns of reputed make with ISI mark. ● Antiskid floor tiles.

### DOORS :

- Sal wood frame with flush door

### WINDOWS :

- Aluminium Sliding window with glass panels.

### LIFT :

- Five passenger lift of Reputed Brand with ISI mark.

### WATER SUPPLY :

- Overhead tank for sufficient storage and supply.

## Location Map







  
Rupadarshini II

DRIVEWAY

COMMUNITY HALL

TEMPLE

SHAFT

SHAFT

LIFT  
1600X  
1400

UP

SHAFT

TOL.  
1450X  
1925

LIFT  
1475X  
1700

UP

LIFT  
1600X  
1400

7700

12100

6125

13450

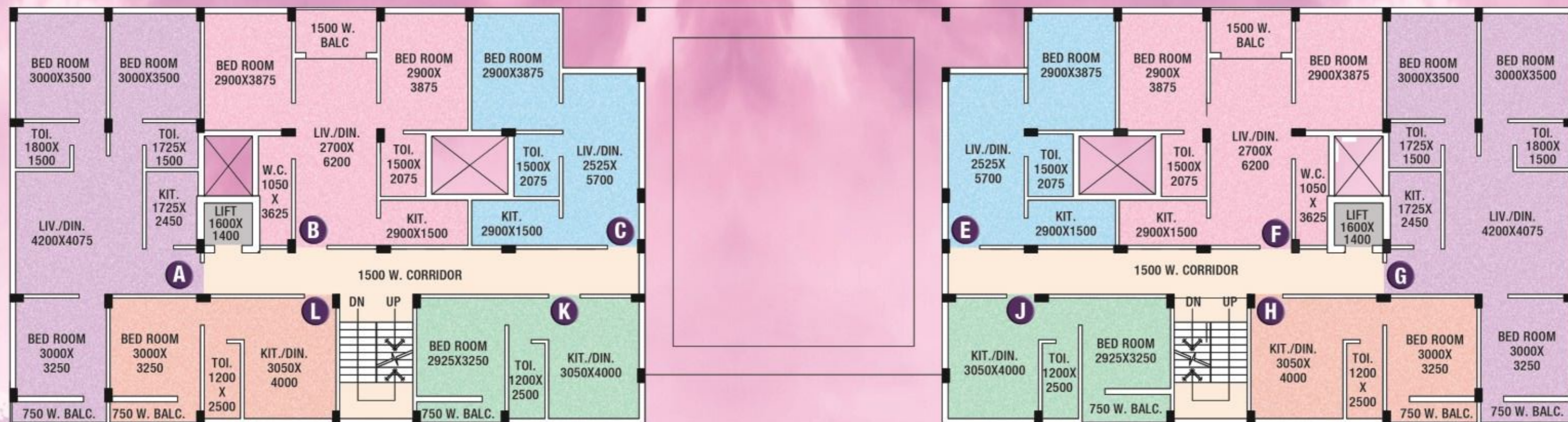
10500

3875





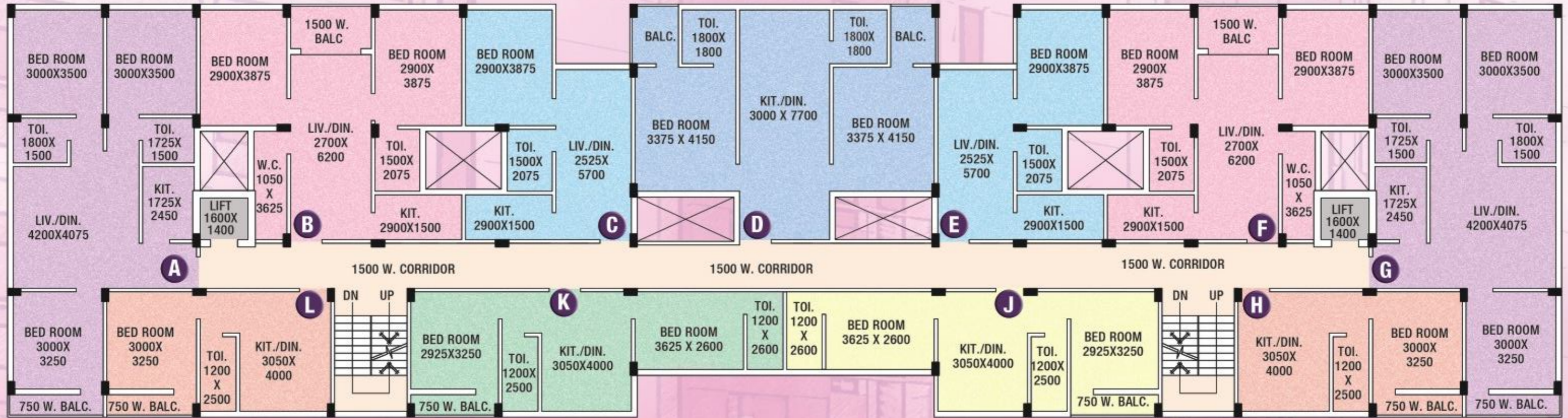
# 1st Floor Plan



**1st & 2nd Floor Reserved For Land Lords**



# 3rd to 5th Floor Plan



Rupadarshini II

## Area Statement

Flat-A, 3BHK,  
Saleable Area-**1090 sft.**

Flat-B, 2BHK,  
Saleable Area-**888 sft.**

Flat-C, 1BHK,  
Saleable Area-**543 sft.**

Flat-D, 2BHK,  
Saleable Area-**1017 sft.**

Flat-E, 1BHK,  
Saleable Area-**543 sft.**

Flat-F, 2BHK,  
Saleable Area-**888 sft.**

Flat-G, 3BHK,  
Saleable Area-**1090 sft.**

Flat-H, 1BHK,  
Saleable Area-**477 sft.**

Flat-J, 2BHK,  
Saleable Area-**678 sft.**

Flat-K, 2BHK,  
Saleable Area-**678 sft.**

Flat-L, 1BHK,  
Saleable Area-**477 sft.**

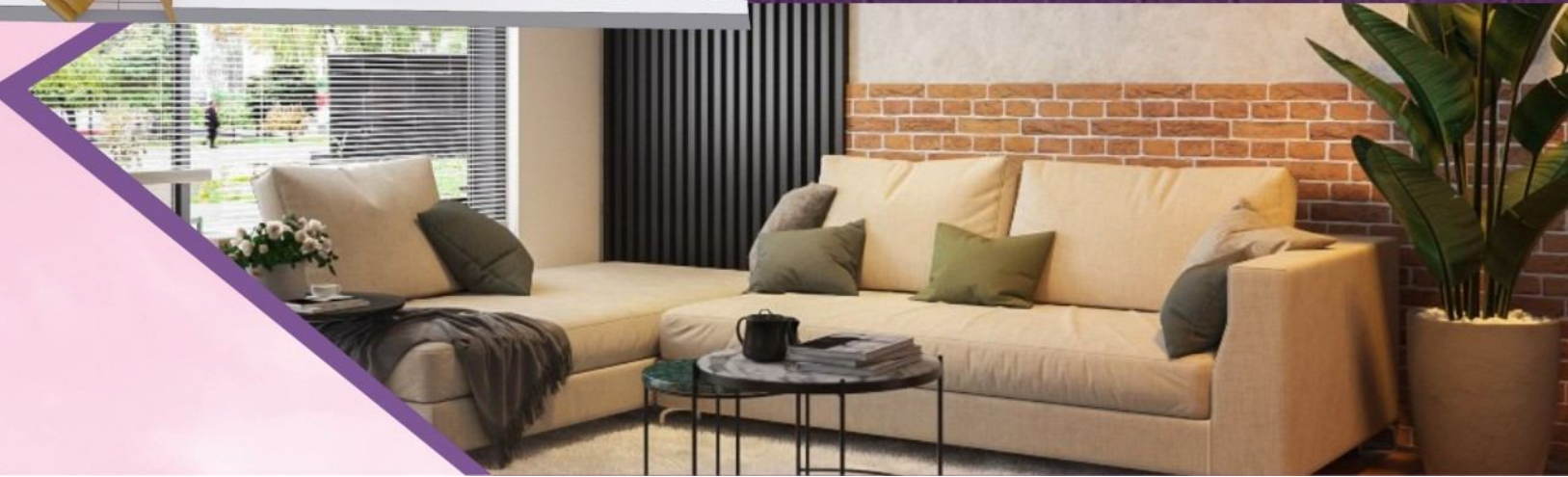
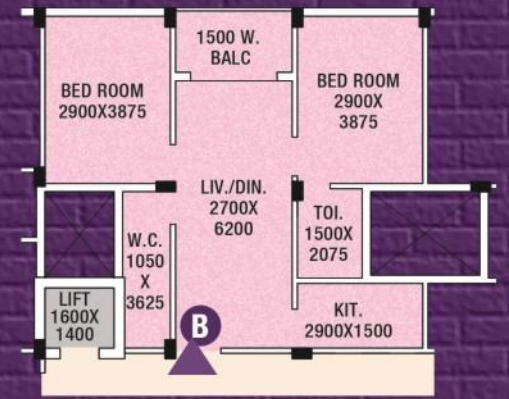
Proposed 6th.



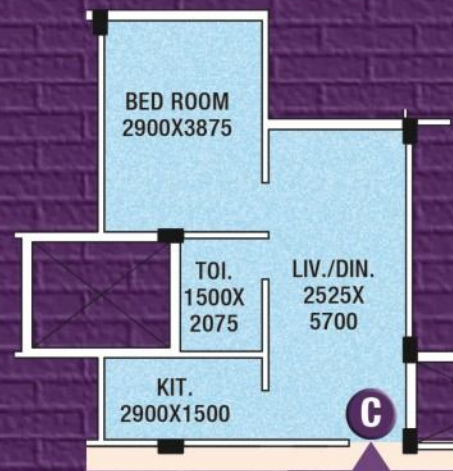
**Flat-A, 3BHK**  
 Saleable Area-1090 sft.



**Flat-B, 2BHK**  
 Saleable Area-888 sft.

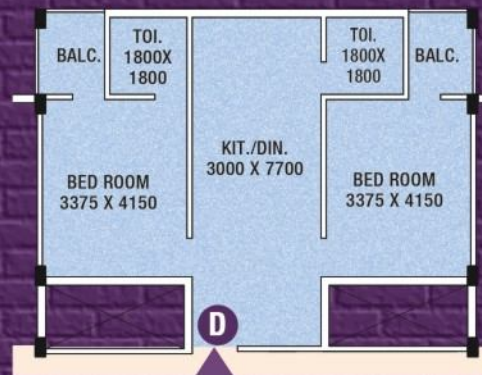






**Flat-C, 1BHK**  
Saleable Are  
543 sft.

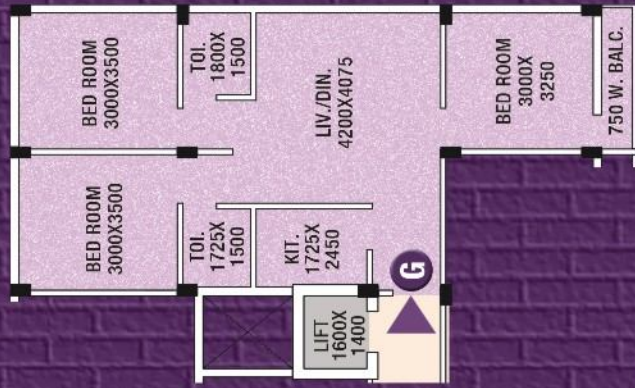
**Flat-D, 2BHK**  
Saleable Area  
1017 sft.



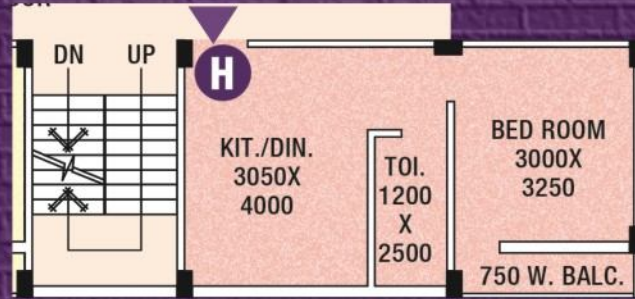




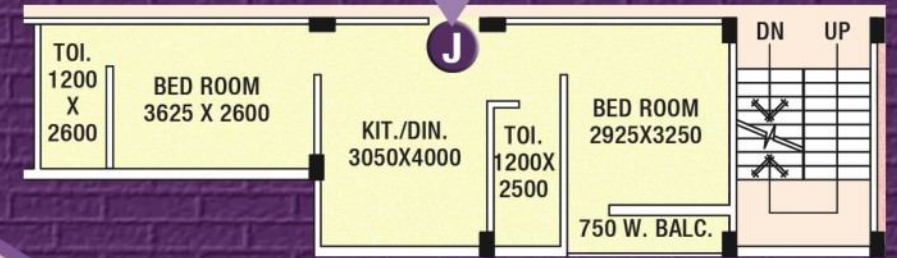




**Flat-G, 3BHK**  
Saleable Area-1090 sft.



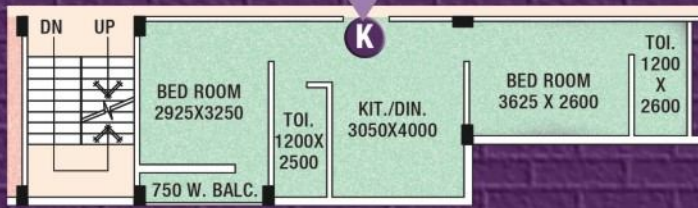
**Flat-H, 1BHK**  
Saleable Area-477 sft.



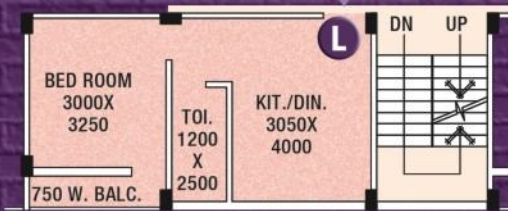
**Flat-J, 2BHK**  
Saleable Area-678 sft.







**Flat-K, 2 BHK**  
Saleable Area-678 sft.



**Flat-L, 1 BHK**  
Saleable Area-477 sft.



আত্মিক নির্মাণের রূপকথা

**Aatreyee  
Nirman**

ISO 9001: 2008 certified company

Log on : [www.aatreyee-nirman.com](http://www.aatreyee-nirman.com)

*Here is an insight about our three upcoming projects :*

### **RUKMENE**

A budget friendly space designed address to live in consisting of 40,000 sq. ft. more or less is about 10 min. from Shova Bazar metro and adjacent to ancient **MADAN MOHAN TEMPLE.**

### **SAROJINEE**

Keeping in mind about Geriatric needs certain facilities are provided is perhaps one of its kind in this locality. Consisting of 42000 sq. ft. more or less is located at **Kazi Para, Dum Dum**, 15 min. from **Diamond Plaza** and a stone throw distance from **Nager Bazar xing.**

### **NANDINEE**

An affordable housing project for you and your friends to live in on **Jessore Road at Doltala Xing** encompassing an area of 1,30,000 sq. ft. more or less.  
\* *PMAY Scheme applicable.*





Booking Contact :  
**8336905096 / 8336905090**



*Rupadarshini II*

*Approved by: all leading financial institutions.:*

**Head Office :**

9/12 Lalbazar Street, Mercantile Building  
3rd Floor, Block C, Kolkata – 700001

**Branch Office :**

25A, Park Street, Kirnani Mansion, 3rd Floor  
Room No-301, Kolkata-700016

**Log on : [www.aatreyee-nirman.com](http://www.aatreyee-nirman.com)**

**E-mail : [info@aatreyee-nirman.com](mailto:info@aatreyee-nirman.com), [aatreyeenirman@gmail.com](mailto:aatreyeenirman@gmail.com)**