

Own your house. In a secured complex.



A paradise near **Southern Bypass**

Around
300
Row Houses

About
12.32
Acres

3 BHK
1483 sqf BUA onwards
+ 761 sqft approx open space

Co - Developer
& Land Owner



Land
Owner



Lead Developer





Soak in the rain the way you wish. Once more.

Open the windows, once more.
Recall 'Meghdoot', once more.
The smell of pure earth, once more.
Your own house. Once more.
Soak in the rain, once more.

Sail with the clouds, once more.
The smell of pure earth, once more.
Your own house. Once more.

Your own garden, once more.
Freedom, like the open skies.
The smell of pure earth, once more.
Your own house. Once more.

**Open your eyes to the 'impossible'.
Your own house, your terrace
Like you've always wished.
Your own freedom.**



Your own house your own way. Once more.

Open your ears, once more.
To hear the koel sing, once more.
The breeze across the greens, once more.
Your own house. Your place. Once more.

Hear the humming bees, once more.
As it feasts on the flowers, once more.
The birdsongs, once more.
Your own house. Your place. Once more.

A horseshoe on your door, once more.
Fresh paint on the walls.
The feeling of togetherness, once more.
Your own house. Your place. Once more.

Open your eyes to the beauty
around your own house.
Like you've always wished.
Your very own.



Your very own space every bit of it. Once more.

Command your space once more.
Rule the land, once more.
Hoist your flag once more.
You deserve it. Once more.

Forget to share, once more.
Learn to own, once more.
Make your mark once more.
You deserve it. Once more.

Measure the space, once more.
You own this earth, again.
Govern the greens once more.
Your attainment. Once more.

Open your eyes to your own
space without sharing.
Super built-up is history.
Like you've always wished.



NIRVANA near Southern Bypass

Away from the pollution and the madness of the city, yet close to it, near Southern Bypass is your chance to own your own house, not shared living in apartments.

Around 300 houses, G+1 / G+2 in approximately 12.32 acres with all the facilities of living in a gated complex with complete security, a club, swimming pool and many other amenities.

What's more, you don't pay for any Super Built-Up area as there aren't any shared spaces within the house

near Southern Bypass - the next upcoming hub of Kolkata

Where is nirvana.



Location map not to scale.

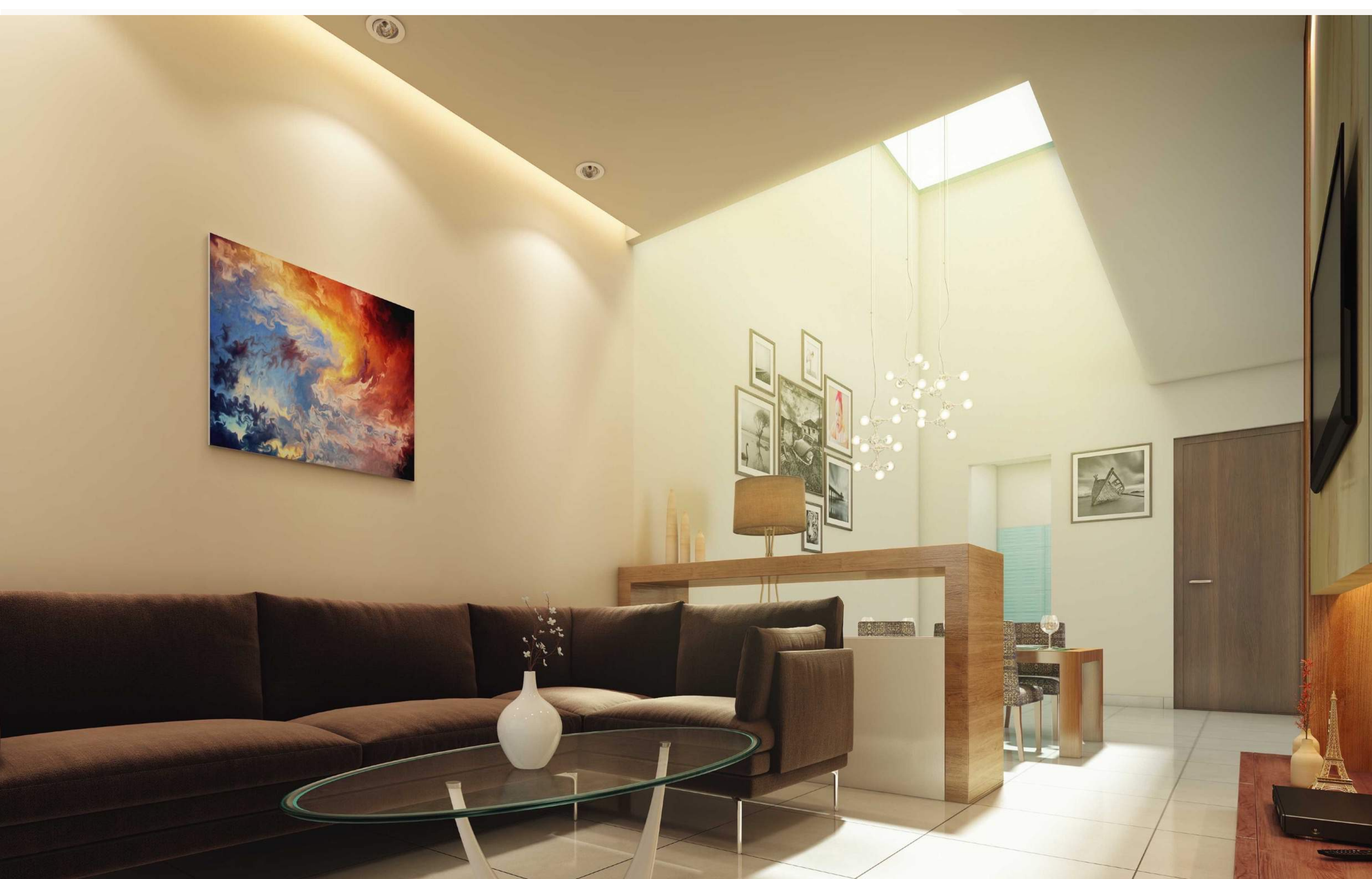
- Kavi Nazrul Metro - 9.6 km
- Sahid Khudiram Metro - 8.1 Km
- Howrah Station - 22.9 km
- Airport - 32.9 km
- Sealdah Station - 21.9 km
- AC bus facility from the project to the nearest metro



Why nirvana

your attainment

Phase I - HIRA/P/SOU/2019/000318



- Exclusive access of roof, private garden, backyard
- Skylight Roof for more natural light inside
- 96% to 100% daylight in each house

- Less than apartment price with ZERO super built up price
- Optimised window to carpet area ratio for more fresh air
- Car parking attached to your doorstep





Front Gate of Nirvana



Nirvana Row Houses



Nirvana Row Houses



Senior Citizen Park

Phase I - HIRA/P/SOU/2019/000318

Amenities

PHASE I

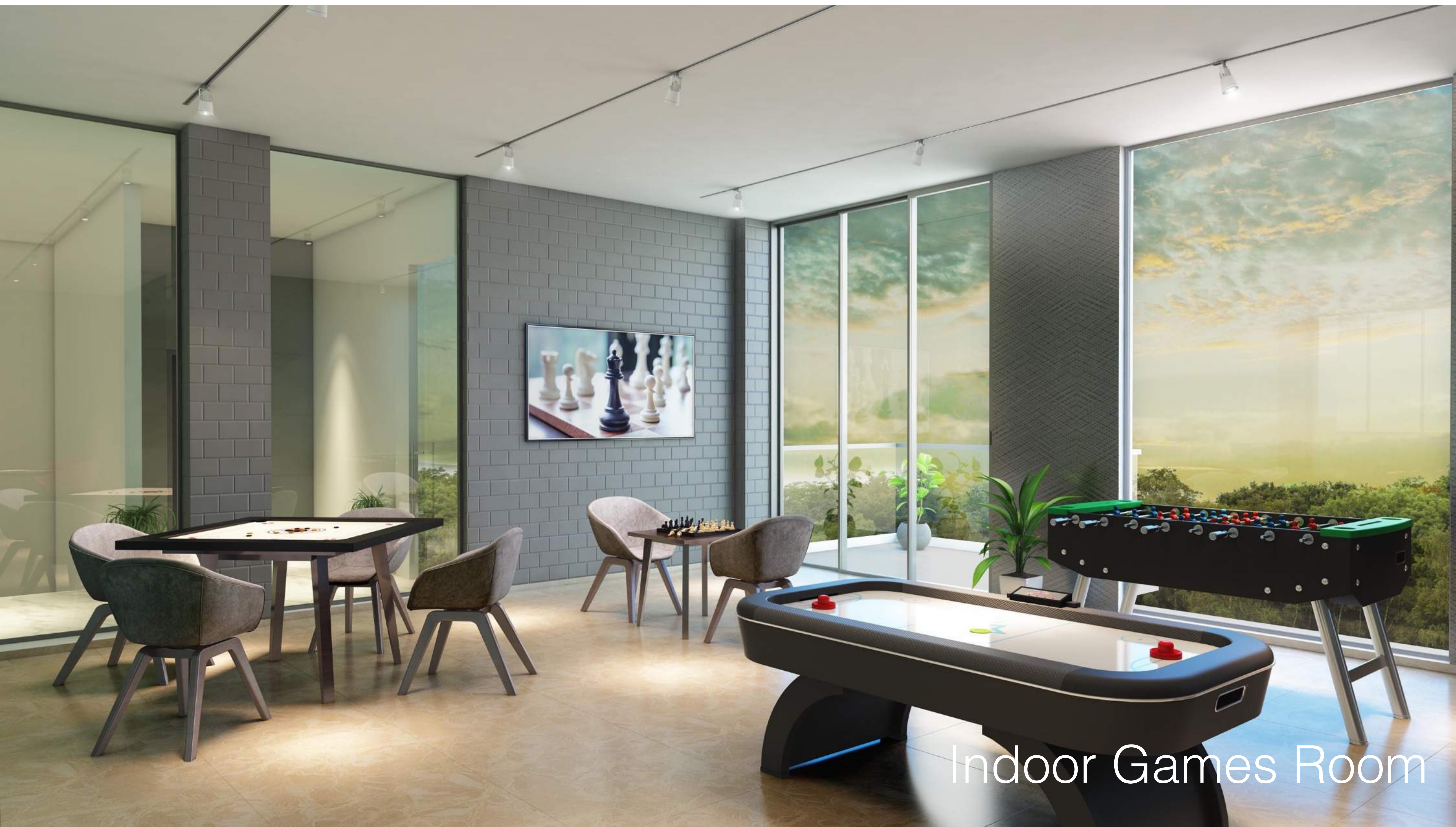
- Outdoor children play area
- Close circuit TV
- Power Back up
- Waste disposal system
- Drainage system
- Sewage treatment plant
- 24 hrs filtered water supply with water treatment plant
- Statue island with water falls
- Senior Citizen Park



Amenities

PHASE II

- Swimming pool with attached baby pool & changing rooms, shower area, Jacuzzi & Steam
- Well equipped Multi Gym
- Equipped AC Indoor Children's playing zone
- AC Banquet hall for hosting parties with attached lawn



- Multipurpose Court having Basketball, Badminton Court, Volleyball, Tennis and cricket net

- Air conditioned indoor games room with pool tables, table tennis, dart, carom, foosball & other board game, chess & card room (All court will be a part of the multipurpose court on the Club's terrace)

- Amphitheatre with stage for function & puja/ festivals

- Decorated garden with party lawn area

- Fire fighting system (only for the club)

Amenities

PHASE II



Gymnasium

Amenities

- Dedicated visitors parking for guests
- Yoga / Mediation Area
- Air conditioned guest rooms
- AC double height decorated entrance lobby in Club
- Facility Management Office with storage area in Club
- Common Servant & Driver Toilets Areas
- Beautiful Landscaping Areas
- Bar B Q Zone

PHASE II



Reflexology Park

Amenities

- Central lawn for community gathering
- Adda Zone
- Landscaped water body
- Multipurpose court with yoga
- Acupressure Walkways
- Outdoor children play area

PHASE III



Amenities

- Shuttle service to the nearest metro
- Almost full common lighting will be done through solar power which will be installed by the developer/promoter, which will help to reduce the maintenance bill to a good extent.
- Intercom Facility

Additional Facilities



Fountain View



Amphitheatre



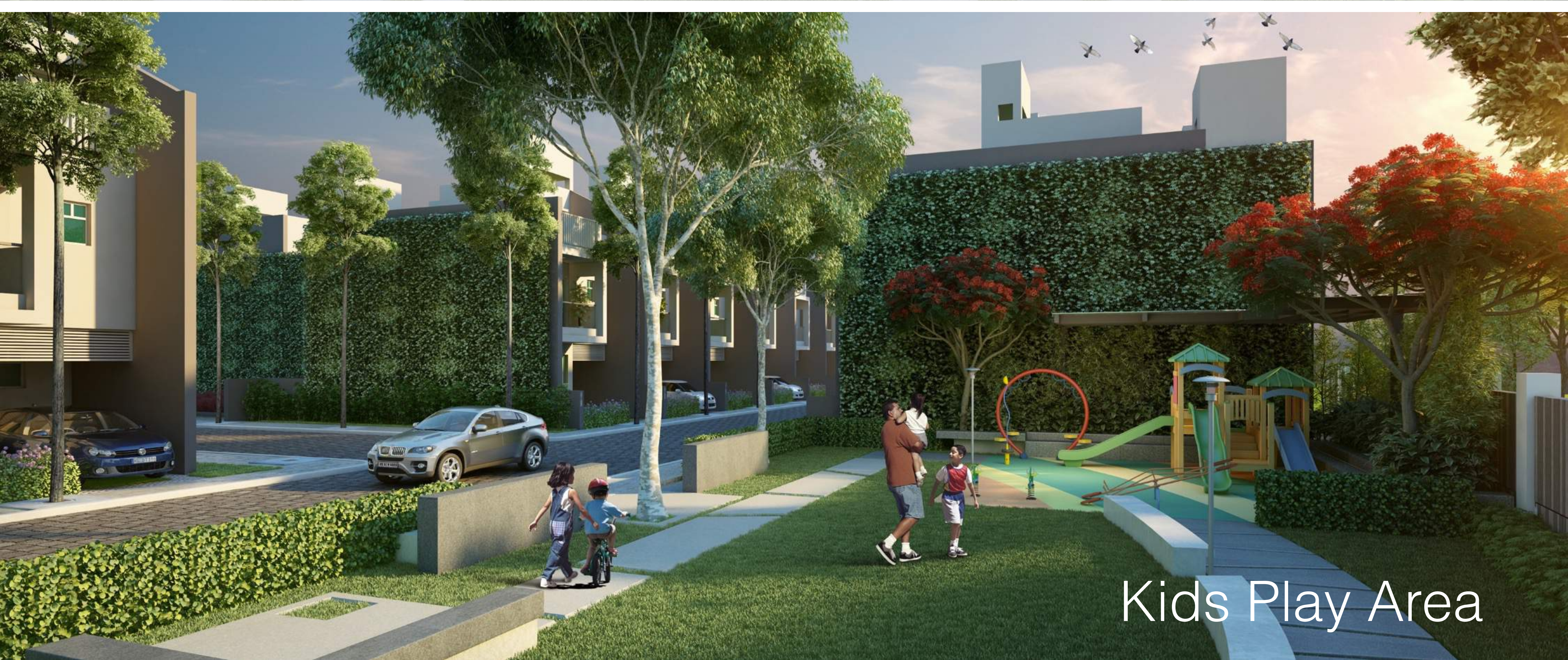
MOKSH - The Club



Multipurpose Court



Barbeque Zone



Kids Play Area

Available Home Sizes:

3 BHK: 1483 sqft, 1513 sqft BUA + 761 sqft of private open space



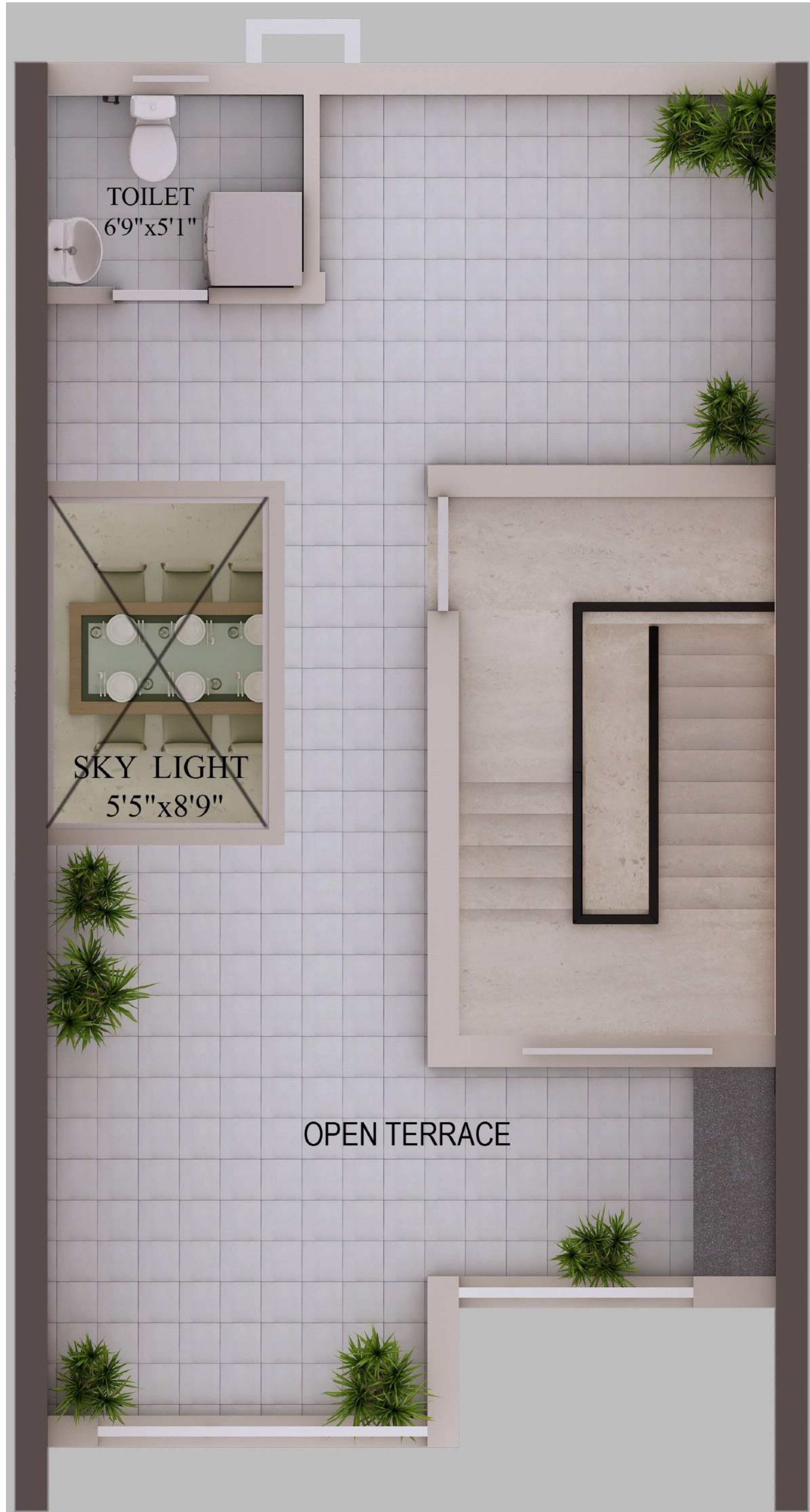
Site Plan



Ground Floor Plan



First Floor Plan



Roof Plan

SPECIFICATIONS



DOORS

- Front Side- Flush Door with Duco Paint
- Back Side- Flush Door with Enamel Paint
- Roof Main & Toilet Door – Wood Plastic Composite (WPC) Door with Enamel Paint
- Kitchen Door - Wood Plastic Composite (WPC) Door with Enamel Paint
- Bedroom & Toilet Doors – Flush Door with Enamel Paint
- Door handles, Locks & Hinges of Reputed make

WINDOWS

Anodized/Powder Coated Aluminium windows, Grill optional at extra cost

ELECTRICAL

Concealed Copper wiring with modular switches of reputed make. Provision for telephone & television point.

INTERNAL WALLS

Pop Finish

OUTDOOR FINISH

Superfine Texture Weathercoat/
WaterProof Paint



SPECIFICATIONS



KITCHEN

- Flooring – Anti Skid Vitrified Tiles
- Counter- Granite Slab with a stainless steel sink, wall tiles up to 2ft. Height on all around wall over granite counter.
- Water Filter Point, Exhaust Fan Point, Chimney Point
- Provision for Outlets for Exhaust Fan/Chimney

TOILETS

- Flooring – Anti Skid Ceramic Tiles.
- Granite Basin Counter in all toilets Except Roof toilet.
- Wall- Dado in ceramic tiles up to door ht 7ft
- Sanitary ware of Hindware / Jaguar / Parryware / American Standard / Varmora or equivalent brand
- Sleek CP fittings from Jaquar / Hindware / Essco / Parryware / Varmora or equivalent make
- Electricals in Toilet: Concealed Copper wiring with modular switches of reputed make. Provision for light, geyser and exhaust point.



PAYMENT SCHEDULE

PAYMENT SCHEDULE	
On Expression of Interest	Rs 1,00,000 + GST
On Booking letter (Less: Expression of Interest)	10% + GST
On Agreement	10% + GST
On Completion of Ground floor slab casting of the said Unit	10% + GST
On Completion of 1st floor slab casting of the said Unit	10% + GST
On Completion of Roof casting of the said Unit	10% + GST
On Completion of Brickwork of the said Unit	15% + GST
On Completion of Flooring of the said Unit	15% + GST
On Completion of Finishing work of the said Unit	10% + GST
On or before possession	10% + GST

PAYMENT SCHEDULE

EXTRA CHARGES

- 1 Club Membership and facilities charge : Rs 1,50,000
- 2 Generator and Transformer Charges : Rs 1,50,000 (DG Load is .75 KW Per Unit)
- 3 Legal Fees Rs 10000 (50% on Agreement and 50% on possession)
- 4 Incidental Charges : Rs 15000 per Unit (50% on Agreement and 50% on possession)
- 5 GST and other Taxes levied by the Government are as applicable on the Unit as well as on extra charges.

PAYMENT SCHEDULE OF EXTRA CHARGES

- Item nos 1 & 2 will be paid by the allottee as per the payment schedule to be followed for payment of consideration.
- Item nos 3 & 4 will be paid by the allottee, out of which 50% shall be paid on agreement and balance 50% shall be paid on possession of the unit.

DEPOSIT

- 1 Electricity WBSEDCL Meter Charges on actual
- 2 Maintenance Deposit Equivalent to 2 years maintenance at the time of possession (12 months adjustable and 12 months deposit) currently estimated @ Rs 1.50 per sq ft on BUA (Final CAM rate will be based on estimate of the promoter at the time of giving possession)

NOMINATION CHARGE

2% of Total Consideration amount

Payments are to be made by means of RTGS/NEFT/IMPS/Pay order/DD/Account payee local cheque in favour of Raghabpur Projects LLP A/C and drawn on any bank in Kolkata.

Area Chart

House Type	Carpet Area of Each house (Sq Ft)					Total Carpet area with Balcony (Sq Ft)		Total Built up Area of Each house (Sq Ft)					Total Open Area (Sq Ft)					
	Ground Floor	First Floor	Roof Toilet	Stair Head Room	Carpet Area	Balcony	Total Carpet Area	Ground Floor (including covered portion of Parking - 61sft, Front Lawn - 19sft and Steps & Landing - 20sft)	First Floor	Roof Toilet	Stair Head Room	Total Built Up Area	Open Terrace Area (Including Sky Light)	Open Back Yard Landscape Area	Open Front Yard Area			Total Open Area
															Lawn Area	Steps & Landing	Parking Area	
I	512	516	33	102	1163	36	1199	674	613	49	147	1483	444	185	42	16	74	761
II	512	516	33	102	1163	36	1199	689	628	49	147	1513	444	185	42	16	74	761

The Carpet Area details are as per West Bengal Housing Industry Regulatory Authority

Few Units have extra backyard area, therefore total open area will increase in those units and thereby there will be slight difference in price.



Co - Developer
& Land Owner



Land
Owner



Lead Developer

