

Nirmala BREEZE





THE PROMOTER

Mr. Dipak Karmakar, the proprietor of Paradise and the developer of the project, set a humble beginning in the field of Real Estate in the year 1993 at his own entrepreneurship drive and establish himself as a prominent real estate player in affordable segment within Rajpur, Sonarpur, Garia and Baghajatin area. His key strength is his business integrity and commitment. His goal and mission is to add value to the life style that people crave for. He believes that quality cannot be compromised. Despite braving difficult odds and having faced trying situations, he ensures that the goods are delivered as promised. He is confident and hopeful that a valued customer will experience a warm, long-lasting and truly symbiotic relationship with the entrepreneur.

ABOUT NIRMALA BREEZE

Nirmala Breeze a premium residential complex at 86, Tarafdar Para Road, Jagaddal, Charaktala P.S. Sonarpur, Dist. 24 Pgs (S), Kolkata 700151 under Rajpur Sonarpur Municipality. The Primary Design considerations of this project are to produce relaxation, quality lifestyle and value added services. It is a unique development project with warm and welcoming atmosphere to provide users with a sense of well being, creating a quality built environment suitable to create a vibrant, safe and friendly community of neighborhoods. All homes of the project will enjoy sun, southern breeze and glimpse of creative landscape. The work of the project is in progress.



PAST PROJECT



ATLANTIS



APARAJITA



SOMNATH



NIRMALYA



GROUND FLOOR PLAN

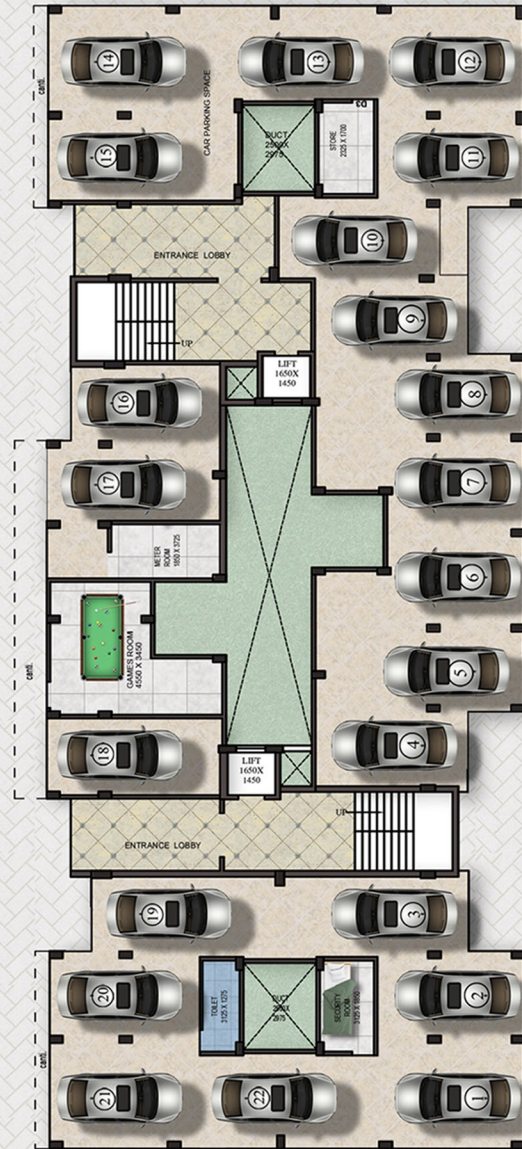
4M DRIVEWAY

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AMINITIES

- AC Community Hall.
- AC Fully Equipped Gymnasium.
- Intercom Facility.
- Surveillance Facility With CCTV.
- Childrens Play Area.
- 24 Hours Security.
- Iron Removal Plant.
- Common Roof Top.
- Integrated Fire Fighting System.
- Sewage Treatment Plant.
- Indoor Games Room.

GROUND FLOOR PLAN - BLOCK 2



GROUND FLOOR PLAN - BLOCK 1

TARAFDAR PARA ROAD



FLOOR PLAN



FLAT	A	B	C	D	E	F	G	H	J	K
BHK	2	2	3	2	3	2	2	3	2	3
CARPET AREA	528	518	717	513	587	532	527	688	544	710
BALCONY AREA	23	21	35	28	30	24	26	33	29	35
COVERED AREA	611	595	823	601	675	615	609	789	637	819
MCA/SB AREA	815	793	1097	802	900	820	812	1052	849	1092

1ST FLOOR PLAN, BLOCK - 2



1794-1800



SPECIFICATION

STRUCTURE

RCC framed structure with AAC Block work.

FLOORING

Vitrified tiles-Living-dining and bed rooms.
Ceramic tiles-Kitchen, bath and balcony.
Marble-Stair case and landing.
Paver tiles-Ground floor and parking area.

WALL

Internal walls-Putty finish.
External walls-Water proof cement paint over a coat of primer.

KITCHEN

Stainless steel sink, Green Marble cooking shelf Ceramic glazed tiles dado up to 3ft height over cooking shelf.

TOILET

Ceramic glazed tiles dado up to 6ft height. ISI marked high end chromium plated Fittings. White porcelain basin, European type commode with pvc low down cistern and seat cover.

WATER SUPPLY

Under ground water reservoir and over head water tank with deep tube-well for water supply.

POWER BACK-UP

100% power back-up for common areas and services. 500 W power back-up in each apartment.

ELEVATOR

Modern semi automatic lift of reputed brand.



DOOR & WINDOWS

Sal wood frame with solid flash door shutter of 38mm for main door and 32mm for Other doors except toilets, which will be made of PVC frame and shutter.

Anodized Aluminum channel window with glass. Aluminum louver for toilet window.

ELECTRICAL

Concealed copper wiring with PVC conduit. switches of Anchor/Havells make. One TV, Telephone and AC point shall be provided.

CAR PARKING

There are good number of car-park and illuminated and ventilated car-park bays.

SECURITY

Intercom facility for every apartment. CCTV Camera in essential points of ground floor.



PROCESS OF PAYMENT

Booking	Rs. 1,00,000+GST
On Agreement Within 15 Days Of Booking	10%+GST
On Completion of Foundation	10%+GST
On Completion of Ground Floor Slab	10%+GST
On Completion of 1st Floor Slab	10%+GST
On Completion of 2nd Floor Slab	10%+GST
On Completion of 3rd Floor Slab	10%+GST
On Completion of 4th Floor Slab	10%+GST
On Completion of Root Casting	10%+GST
On Brick Work Of The Concerned Unit	10%+GST
On Flooring Of The Concerned Unit	5%+GST
On Possession Of The Unit	5%+GST

HIGHLIGHTS

Affordable Price for Budgeted Customers.
Magnitude of The Project With All Modern Facilities.
Upgrade Specifications.
Completion Time : December 2023

EXTRA CHARGES

Transformer Charges	Rs. 40/- per sqft
Charges for Iron Removal plant	Rs. 20/- per sqft
Generator Backup	Rs. 25,000/-
Legal Charges	Rs. 20,000/-
Fixed Miscellaneous for Registration	Rs. 5,000/-

DEPOSIT

Maintenance Deposit (Sinking Fund)	Rs. 10/- Per Sft
Electricity (WBSEB) Meter Charge/Deposit – At Actual As Per WBSEDCL	

OTHERS

Cancellation :	
Before Agreement	Rs. 25,000/-
After Agreement	10% Of Total Flat & Car Park
Nomination	2% Of Flat & Car Park

50% of legal charges to be paid at time of agreement and balance legal charges and all the above eExtra charges and deposits at time of possession.
Cheque will be payable in infavour of **“PARADISE LAND & HOUSING CO.”**.

LOCATION HIGHLIGHTS



LOCATION MAP



DEVELOPED BY



1D, Milan Park, Garia, Kolkata - 700084
 Ph: 033 24300457, Mob: +91 9831946006
 Email: info@paradisegroupkolkata.com
 Website: www.paradisegroupkolkata.com

ARCHITECT BY



SANYALSON ASSOCIATES CONSULTANT PVT. LTD.
 P-157, Kanungo Park, Kolkata-700084
 Mob: 98302 88815
 Email: debdeep@sanycons.com

DISCLAIMER

This is not a legal document. It describes the conceptual plan and intent of the builder. The images and details mentioned in this document are tentative and subject to change at the sole discretion of the developer and/or architects. Internal door layout, car parking spaces and other specifications may change without notice.