

RAJAT DREAM · DEVELOP · DELIVER | EDEN

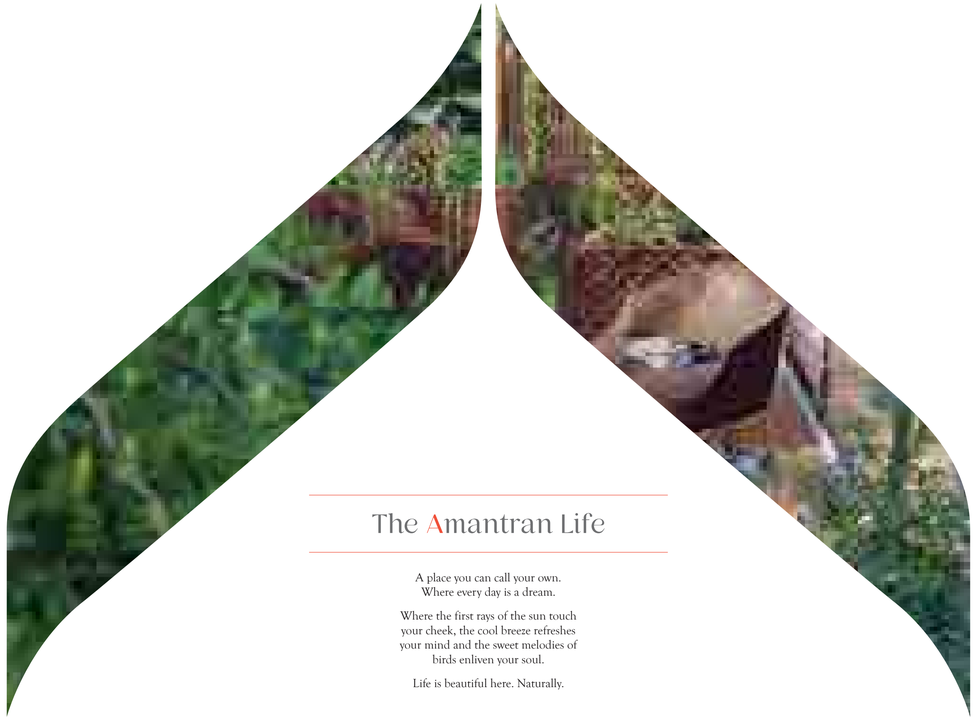
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Bhorer aabhashe
Kokiler kuheli.
Janalay Bulbul-der lukochuri.
Bheshe aaschhe
Doyel-er daak.
Janalar porda shihurey utchhe.
Mridu baatash-er chhoyay aaste
aaste ghum bhangchhe.
Swashe aaschhe shobuj-er sei
parichito subash.
Kothay
ami?
Aami toh
barite royechhi.
Ei aparup poribesher
maajhe.
Besh baro baari.
Teen tala.
Aah! Mone hoy sara din
Prakritir saathe
henshe kheley
katiye di.
Mukta Aakash-er dike takiye,
Cha-ey chumuk dilam.
Aar ki chai?
Ei toh amar
shopner bungalow.
SHOHORER
MODDHE
nijer bungalow bari.

Amantran

Where Life is Worth Living



The Amantran Life

A place you can call your own.
Where every day is a dream.

Where the first rays of the sun touch your cheek, the cool breeze refreshes your mind and the sweet melodies of birds enliven your soul.

Life is beautiful here. Naturally.



Swopnora jekhane
sotti hoye fere

Apnar Bari sekhane
iccheder majhe...

Designed to Make Every Day Extraordinary

Contents

1 Welcome to Your Bungalow in The City 9

2 Limited Edition 126 Row Bungalows 11

3 A Home for Generations to Come 13

4 Relive Your Childhood at Your New Home 15

5 An Invitation to Easy Access 17

6 Blueprint of an Exclusive Lifestyle 19

7 The Green Entrance 21

8 The Bungalow Life - Bigger is Better 23

9 Embrace Nature - Outdoor Amenities 37

10 Discover Yourself Anew At Porichoy - The Club 53

11 Plan to Live Happier - Floor Plans 73



Nijer Bungalow
nijer-e shohore

Apnar moto
bhaggyo ache
ar kojoner...

Welcome to Your Bungalow in the City

Step into the luxury that you have dreamt of all along. Spacious living rooms and private gardens are waiting to embrace you. That's not all.

Your childhood stories will come to life when you experience the corridor and yard here.

Largely spacious, Amantran offers an exceptional lifestyle in the city, near Joka metro.



2

An iconic life for the few who want to
live sophisticated.
Where contemporary homes are surrounded
by nostalgia. Where
world-class designs
inspire you to aspire. Get ready to
bloom at Amantran.



A Home for Generations to Come

Apnar sajano sompod
Ja hobe agamir bhobishyot...

The units here are designed to provide space for future generations to thrive together. Our multi-generational bungalows offer privacy and contemporary comforts, all in one.

3

Apnar sajano sompod

Ja hobe agamir bhobishyot...

- 4, 5 and 7 BHK units
- Multigenerational homes
- Private gardens
- 1.5 km from Joka Metro Station
- Close to all daily needs and facilities

Relive Your Childhood at Your New Home

Remember those days when grandma told you tales of her own home? The lazy afternoons spent on her lap! Dreaming of the 'dalan' and 'uthon'!

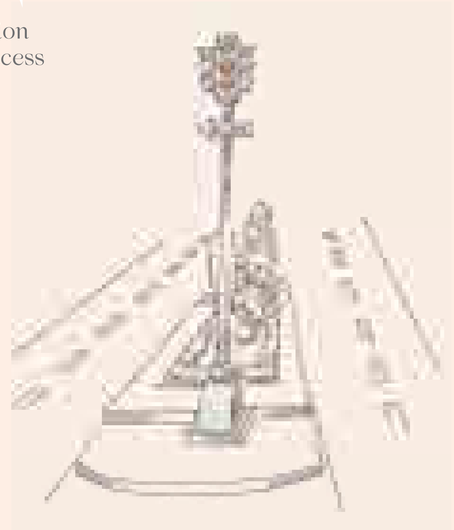
Adda, gossips and celebrations in the Uthon. Playful moments with siblings at the Dalan.

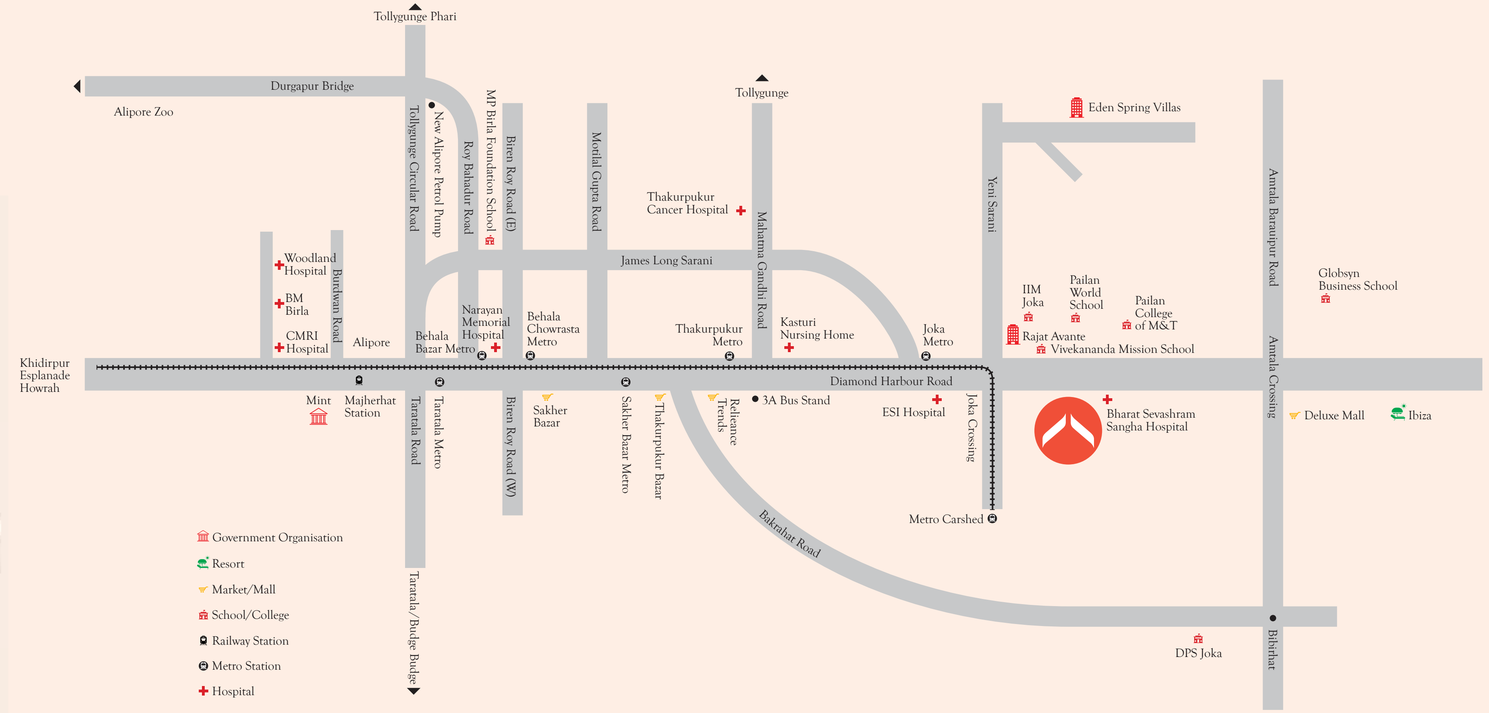
Cherish those stories again in your own bungalow. Nurture those memories in your own home.



Jemon icche
jekhane khushi
Bari thekei olpo
durotte...

An Invitation to Easy Access





Amantran

You are among those who can access the convenience of city life from their own home. You have everything within your reach. Be on time. Anytime. Your home allows you to enjoy certain advantages that come naturally from a great location.

You can find millions of reasons to enjoy your life in the city. You will never miss your meetings or movie dates. Life is so easy here. A short drive or just a walking distance, live connected to the Metro, Educational Institutes, Markets, Malls, Hospitals and Diagnostic Centres.

NEARBY LANDMARKS

Educational Institutes
- Vivekananda Mission School 400 m
- IIM Joka 800 m
- Pailan World School 3 km
- Gems International School 4.2 km
- Delhi Public School Joka 7.8 km

Medical Facilities
- Bharat Sevaashram Sangh Hospital 100 m
- ESI Medical Hospital 1.5 km
- Apollo Clinic 2.6 km
- Thakurpukur Cancer Hospital 3.7 km
- CMRI Hospital 11 km
- BM Birla Heart Foundation 11 km

Shopping Hubs
- Reliance Smart Point 500 m
- More Supermarket 1.7 km
- Reliance Trends (Ideal Regency) 2.8 km
- Max Fashion 6 km

Transportations
- Joka Metro 1.5 km
- Tollygunge Metro 10 km
- Majherhat Railway Station 9.5 km
- Sealdah Railway Station 20 km
- Howrah Railway Station 21 km
- Airport 36 km



Blueprint of an Exclusive Lifestyle

The architecture is designed to improve your lifestyle with space, nature and luxury.

Aerial View of Row Bungalows



7

The Green Entrance

Enter a green world of your own. Nature embraces you as soon as you step into your picturesque home.

Designed to welcome positivity, the gate is fashioned with high-tech architecture.

The Bungalow Life - Bigger is Better!

Your bungalow life within the vastness.
Amantran literally has everything that you have imagined.
The ground floor has a living room, dining, kitchen,
a room with a garden and car parking.
Step up and discover more luxuries as you
make your way to the upper levels.



Room with a View

Enter your Green Room. Sit with a cup of tea and your favourite novel. Take a break.

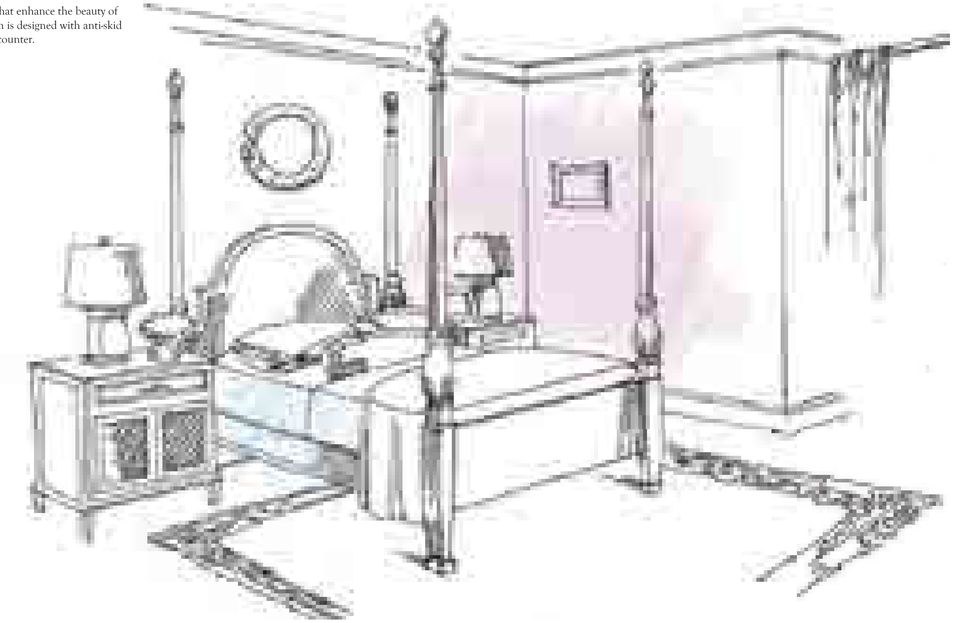
Step into your garden and walk barefoot, smell the fragrances and soak in the solitude.

Your Private Paradise - Master Bedroom

Spacious and magnificent. Enter your private room. Where you can relax with the view of a green landscape.

Large windows welcome fresh air and light. A walk-in closet and attached bathroom complete the look of your bedroom.

Your bedroom has vitrified tiles that enhance the beauty of the room. The attached bathroom is designed with anti-skid ceramic tiles and a granite basin counter.







Gather Around with Family - Living Room

Begin your stories anew around family and a steaming cup of coffee. Relax and rejoice together.



Memories - Kitchen

It's the heart of your home.

Where ample light and air relax your senses, so that you don't feel suffocated while preparing your favourite dish.

Designed to provide you comfort, your kitchen has a resource area, preparation area and cooking area.

It has a granite slab with a stainless steel sink and electrical points for different usages.



Blissful Luxury Beckons

Sit quietly through refreshing afternoons.
Push back the sliding windows and unwind.

Your spacious room with an extensive backyard offers lush views.



The Open Heaven - Terrace

The terrace is open to sky. Live life to the fullest with the huge space. Decorate your terrace the way you want it to.

Place luxury sofas or arrange tea parties. It's a place of your own.

Embrace Nature - Outdoor Amenities

9

Live the life you deserve.
Cherish your childhood memories.
Step outside your bungalow to step
into acres of playful amenities.



Cherish Old Memories in Your Bungalow

Prokritir majhe jekhane khelto shoishob
Apnar bari sekhane alo-batash aar sobuj ghire...

Nurture your childhood memories with the stories you have heard from your grandparents. Not just Uthon and Dalan, cherish the moments when you have played with your friends outside of your home.

Where Nature has greeted playful times with family.
Where the bright sun rays welcome happiness with friends.



Surround Yourself with Nature

Live happier within Nature. Rejoice in joyful memories and spend every moment with the green luxury.

Sobujer deshe
apnar bari
Kholamela r
ahamori...

Experience the Nature Trail

- Natural ponds
- Pondside seating deck
- Meditation deck facing pond
- Seclusion deck
- Vantage point
- Mini wetland experience
- Picnic lawn along with tropical pavilion



Your Soulful Moments
with Friends



Rejuvenate Your Soul

Your blissful life meets happiness.

Greet your peaceful life where you can rejoice in the joyful moments.

Shanti snigdhota
ekhsathe thake
Apnar ei bari mon
ke bhalo rakhe...

Breathe in Fresh Air

- Open lawn
- Kids' play area
- Grandparents' corner
- Adda zone
- Fitness lawn facing pond
- Yoga lawn with pavilion
- Amphitheatre



Enjoy Your
Solitude within
Greens



Nikhut sajano-
gochano

Amar bari sob
dike sompurno...

Your
Well-planned
Bungalow Life

A planned home. A perfect lifestyle.

24/7 Back Support

- Sewage treatment plant
- Advance fire-fighting system
- Central garbage collection system
- 24/7 power backup
- Water-treatment plant
- 24/7 potable water supply
- Facility management service
- 24/7 security post with elegant gate house
- Boom barrier
- 24/7 CCTV surveillance in common areas
- Intercom connectivity





The Pathway to Happiness

Welcome to your friendly neighbourhood. It's your own community. Meet like-minded people and share a soulful connection.

The long walking trail is surrounded by trees and floors where you greet your neighbours and enjoy a relaxing time together.

Discover Yourself Anew At Porichoy - The Club

Posh and exclusive. The residential club, where you can spend your leisure, your private time, that matters. Every time you step into this luxury, you feel the extraordinary peace that rejuvenates your soul.

The two-storeyed club overlooking a huge swimming pool, has everything for your entertainment and gatherings.



Chelebelar fele asa
pukur ghat

Snigdho shitol jole
anander doob...

When Golden Memories Come to Life

Remember those days when you took a soulful dip into the cool water of the pond, just in front of your home!

After playing with water, you came back and listened to stories from your grandma at the Uthon.



AC Community
Hall for Your
Celebrations
and Gatherings





Khela theke gym
AC club e ananda rojdin...

Enjoy Your Leisure - Club Indoor Amenities

Experience club life with modern indoor activities which freshen up your mind instantly.

- AC community hall with party lawn
- AC indoor games room
- AC gymnasium
- Multipurpose studio
- Indoor kids' play area



AC Gymnasium

Your Modern Gymnasium with state-of-the-art equipment



Stay Active All the Time - Club Outdoor Activities

Live the joy and rejuvenate your soul with all the modern amenities.

- Swimming pool
- Kids' pool
- Poolside seating deck



Kids' Pool

Let your child plunge into happiness.





Khushira ekhane
eksathe jote
Haat dhore apnar
ei club-e...

Celebrate Your Moments - Club Entertainment Arena

Your happy time. Your fun moments. Spend the joyful time anytime with the club's entertainment activities.

Dedicated zones for every age make your home special among others.

- Multipurpose lawn
- Multipurpose court
- Rainbow pavilion
- Pet corner
- Fishing deck
- Football court
- Jogging track
- Walking trail



Where Playtime
Meets with the
Friends for Life



Rainbow Play Pavilion

Where the soul embraces the open sky
with the cool breeze of tranquility.

Plan to Live Happier - Floor Plans

11

Come to your
well-planned
Bungalow

Typical
Bunglow

Ground
Floor Plan



First Floor Plan



Second Floor Plan



Configuration	Total Carpet Area as per WBRERA (sq ft)	Balcony Area (sq ft)	Total Built-up Area (sq ft)
4BHK - 4T	1348.92	35.70	1580.70

Master Site Plan

Legends

1 Entrance gate
2 Gate goomty
3 300 m long approach road
4 Club house
5 Party lawn
6 Swimming pool
7 Kids' pool
8 Poolside seating deck
9 Amphitheatre
10 Natural pond
11 Fishing deck
12 Multipurpose court
13 Rainbow pavilion
14 Kids' play area
15 Grandparents' corner
16 Open lawn
17 Pet zone
18 Football court
19 Seclusion deck
20 Adda zone
21 Meditation deck
22 Picnic lawn
23 Tropical pavilion
24 Murram seating court
25 Vantage point
26 Wetland experience
27 Fitness lawn
28 Yoga lawn
29 Yoga pavilion
30 Pondside seating deck
31 Walking trail
32 Jogging track
33 Driveway





Specifications

Structure
Aluform/Earthquake resistant RCC framed structure

Brickwork
Fly ash bricks/AAC blocks

Doors
Main Door: Decorative flush door
Other Doors: Flush door
Balcony and Ground Floor Bedroom: Aluminium sliding door with full glazing
Door handles, locks and hinges of reputed make

Windows
Powder coated aluminium with clear glazing

Flooring
Main Entrance: Tiles/Natural stone
Living & Dining, Bedrooms, Kitchen: Vitrified tiles (2 ft x 2 ft)
Staircase: Vitrified tiles/Natural stone
Toilet: Anti-skid ceramic tiles
Roof: Decorative roof garden with pergola
Parking: Paver blocks/Natural stone

Electricals
Concealed wiring with modular switches of reputed make
Provision for television point in living room, family room and all bedrooms
Provision for telephone, intercom and broadband points in living room and family room
Kitchen: Electrical points for light, fan, refrigerator, water purifier, microwave, mixer grinder, exhaust fan/chimney and washing machine
Toilet: Electrical points for light, geyser, hairdryer and exhaust fan
Parking: Provision for electric car charging point
Adequate electrical points in living & dining, all bedrooms, kitchen, toilet, parking area, backyard and roof

Kitchen
Counter: Granite slab with stainless steel sink
Wall: Wall tiles up to 2 ft height over granite counter top

Toilet
Counter: Granite basin counter in all toilets
Wall: Ceramic tiles up to door height
Sanitary ware: Sanitary ware of reputed make
CP Fittings: CP fittings of reputed make

Railing
Balcony: Glass and MS railing
Staircase: MS railing

Wall Finish
Internal Wall: Gypsum/Putty finish
Ceiling: Putty finish
Exterior: Weather shield exterior grade paint/wall cladding

Air Conditioner
Provision for one no. split AC in living and dining, family room and all bedrooms

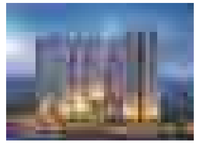


About Us

RAJAT
DREAM • DEVELOP • DELIVER

For the last 30 years, Rajat Group, under the able guidance of Sri Raj Gopal Pasari, has been developing and delivering state-of-the-art dream homes with an inviolable philosophy to remain true, honest and transparent with all the stakeholders of the businesses. Rajat Group has earned the love and trust of its 'Brand Ambassadors', i.e. its very own customers, by keeping up to the commitment and quality promised. The group now aims to blend innovation, creativity and technology for providing micro and macro benefit to the project development, thereby creating epitomes of luxury living within the reach of aspiring buyers, with optimal space utilization in their projects so that the customers derive maximum value and potential of the creations, which they will cherish for an entire lifetime.

Believing in self makes one believe "No dreams are Non-Real". Hence, at Rajat Group, entire team, across the span of company, Dreams to Develop and Deliver A-grade homes as the single motto of the company.


Rajat Avante


Southern Vista


Rajat Boulevard


Rajat Windsor

EDEN

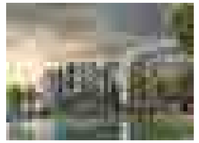
Eden Group of Kolkata is primarily into tea cultivation and manufacturing, as well as real estate development. Owning three tea estates in the state of Assam, the company manufactures around 2.5 million kg of tea, annually.

Over the last 25 years, it has ventured into real estate development and completed more than 60 projects in and around Kolkata with a 100% on-time delivery record.

It is a conservative, zero-debt organization that combines the old-world value system with the new-age designs and technology of construction.


Eden Sky Terraces


Eden Richmond Park


Eden Meghbalika


The Forest


Raj Agrawal
Raj Agrawal & Associates

Architect's Note

"Amantran aims at providing open space for natural and healthy living for all age groups. It comprises more than 100 row bungalows spread across 10 acre of land, in the looming locality of Joka, off DH Road, Kolkata.

More than 70% of the total project is dedicated to open space. 26% is given for greeneries and 6% for natural water bodies.

Amantran is well-connected to roads, rails, and metro stations. It's in close vicinity to acclaimed academic institutions, hospitals, tech hubs, retail and commercial zones.

There are 4, 5 and 7 BHK units, with individual car-parking spaces and lawns. Broad internal roads, curated leisure activities, top-notch amenities and the security of a gated complex embellish the project.

Here the variety of fruit trees, flower plants and evergreen trees creates a blissful atmosphere. The Greenbelt trees at the project boundaries reduce the impact of strong wind.

Thus, Amantran blends the best of contemporary architectural design with new-age luxury and convenience."