CLOSE 13.5 X 10.5 In & Open 27 X 10.5 In

DEVELOPER

MBPS

MBPS Projects LLP "Narayani Building"
1st Floor, 27 Brabourne Road, Kolkata - 700 001
P +91 90077-85000, 90078-85000
E mbpsprojects@gmail.com

MEMBER

CREDAI

MARKETED BY

NK REALTORS
Where trust comes first

40401010
66201010

ARCHITECT

Raj Agarwal & Associates

LEGAL SOLICITORS

VICTOR MOSES & CO.

PROJECT APPROVED BY

Disclaimer: This brochure is only a conceptual presentation and not a legal offering, the details herein are tentative and subject to change at the sole discretion of the developer without any further reference. No claims shall be entertained by the developer depending on this material.



MBPS waterview

First class project at unbelievable price!!

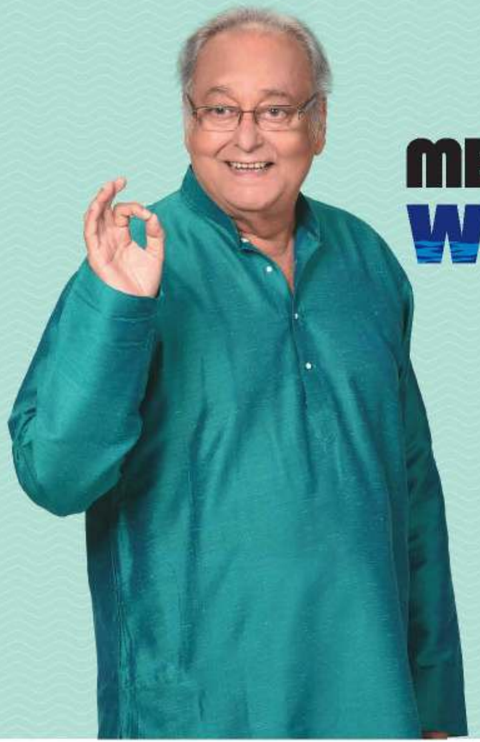
-Soumitro Chatterjee



WHAT IF YOUR LIFE COULD BE ONE LONG VACATION?

Away from the madding crowd. Within the laps of pristine nature.

Beside the tranquil ripples of water. Discover the joys of a waterfront home.



DISCOVER

MBPS waterview

112 FLATS

G+4

4 BLOCKS





LOCATIONAL ADVANTAGE

150 meters	1 Kilometer	1.2 Kilometer	1.5 Kilometer	3 Kilometer	4 Kilometer	5.5 Kilometer	6.5 Kilometer	9 Kilometer	9.5 Kilometer
Malancha Bazaar	Upcoming Southern Bypass	Mallickpur Railway Station	Holy Cross School	Rajpur Bazaar	Sonarpur Rural Hospital	Wood Square Mall (Big Bazaar)	Ramakrishna Mission Vidyalaya	Sonarpur Railway Station	Kavi Nazrul (Garia Bazaar Metro)	B D Memorial School



WATCH THE SERENITY OF NATURE AT PLAY.



Life near a water body is a life of constant inspiration. Nature is at its most beautiful here and the serenity of water soothes even the most troubled hearts.

Regain proximity to the healing touch of water at MBPS Waterview.

Take a walk down to the natural waterbody. Smile at the little ducks splashing around. Watch the glowing sunset reflected in the tranquil waters.

REWIND

Get in touch with peace, again.



REVISIT THE SIMPLER LIFE!

The Earth comes alive, when touched by water. It becomes a haven of security, caressed by timeless simplicity.

Feel the uncomplicated life take roots within the enriched estate of MBPS Waterview.

Take a break from overbearing skyscrapers and solitary living. Go back to the times when homes felt closer to Earth and neighbors were a joyful intervention.

RELAX

Life doesn't need to be that hard, does it?





Swimming Pool with Kid's Pool

DISCOVER THE ECSTASY IN EACH MOMENT.

When you live beside a water body, tranquility becomes the theme of your life. But that doesn't mean you cannot have fun. Rediscover social evenings, minus the rowdy crowds. Get healthier, within your own comfortable space.

Find the joys of life amidst quintessential privacy, within the bounds of MBPS Waterview.



Decorated Rooftop

Artist's Impression



A. C. Gym



Meditation Room



A. C. Community Hall



Library

Artist's Impression


Basketball


Mini Cricket Pitch

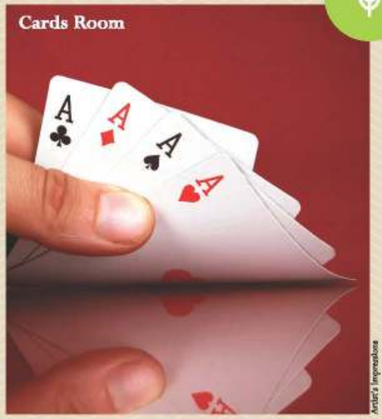

Outdoor Multi-Purpose Court

Artist's Impression


Indoor Games Room


Dart


Chess


Cards Room

Artist's Impression



Outdoor Kids Play Area



Space for Creche

Artist's Impression



Indoor Kids Play Area

Artist's Impression

THE SOUL OF
GOOD LIFE









Artist's Impression

SPECIFICATIONS

STRUCTURE
Earthquake resistant RCC framed construction with brick walls

EXTERIOR
Weatherproof non-fading exterior finish of good quality.

LIVING / DINING
FLOOR : Vitrified tiles of reputed brand
WALLS : Plaster of Paris

BEDROOMS
FLOOR : Vitrified tiles of reputed brand
WALLS : Plaster of Paris

KITCHEN
FLOOR : Ceramic Tiles
WALLS : Plaster of Paris, Dado of ceramic tiles up to 2 feet above counter
COUNTER : Granite Counter
FITTING FIXTURES : Stainless Steel Sink. Electrical point for refrigerator, water filter, exhaust fan, microwave oven.

BATHROOMS
FLOOR : Anti skid ceramic tiles
WALLS : Dado of ceramic tiles on the wall up to door height, Plaster of Paris from door height to ceiling
SANITARY WARES : White sanitary ware of reputed make
CP FITTINGS : CP Fittings of reputed make

BALCONY
MS Railing up to 1m height from finish floor

DOORS
Tough timber frames and solid core flush shutter
Entrance - Laminated flush doors
Entrance door fittings - night latch with eyepiece and handle
Internal bedrooms - flush door enamel painted
Toilet - doors laminated inside and enamel painted outside

WINDOWS
Aluminium sliding windows

ELECTRICAL
Modular switches of reputed make
Concealed copper wiring of reputed make
AC points in Living / Dining & Bedrooms
Necessary electrical points with switches in all bedrooms, living/dining, kitchen and toilets

STAIRCASE & LOBBY
Vitrified Tiles / Marbles

LIFT
Lift of reputed make

ROOF TREATMENT
Chemically water proof treated

WATER SUPPLY
24 hours

SECURITY
24 hours security network with modern security surveillance system (ground floor lobby)

FIRE PROTECTION
According to the W.B. Building fire rules.

THE PEOPLE BEHIND YOUR DREAM PROJECT

MBPS Group is the new-age developer with industrial ideals and corporate ethics that helped in strengthening its base in the Indian real estate sector. With an assurance of quality constructions and time-bound delivery, the group presents lavish lifestyles in and around Kolkata.



MBPS
waterview

MASTER PLAN



*Not to Scale

MBPS
waterview

3D MASTER PLAN

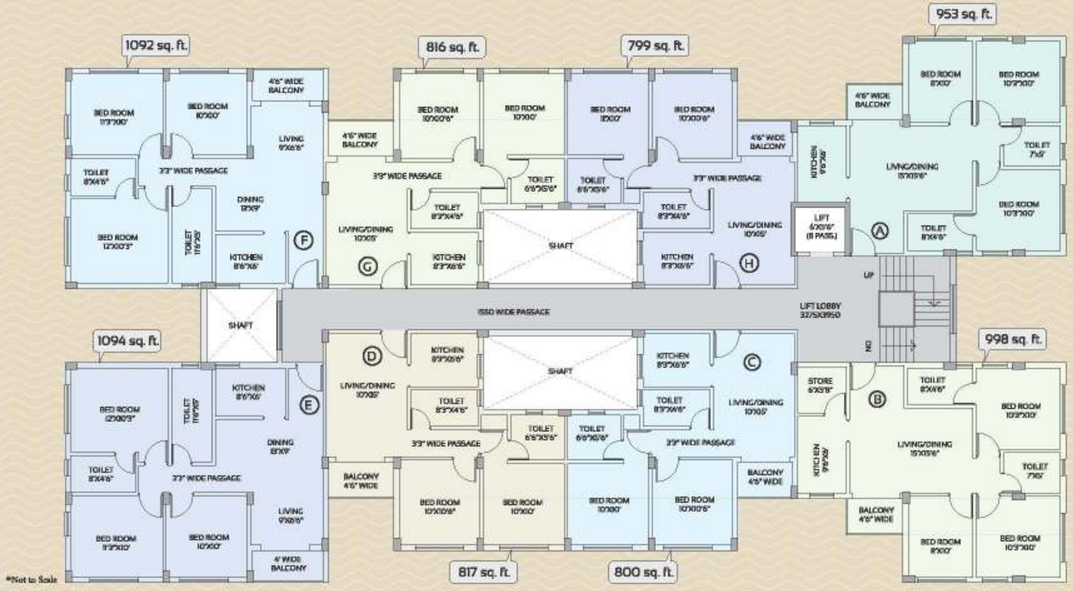




MBPS waterview

TYPICAL FLOOR PLAN
BLOCK - 1

N



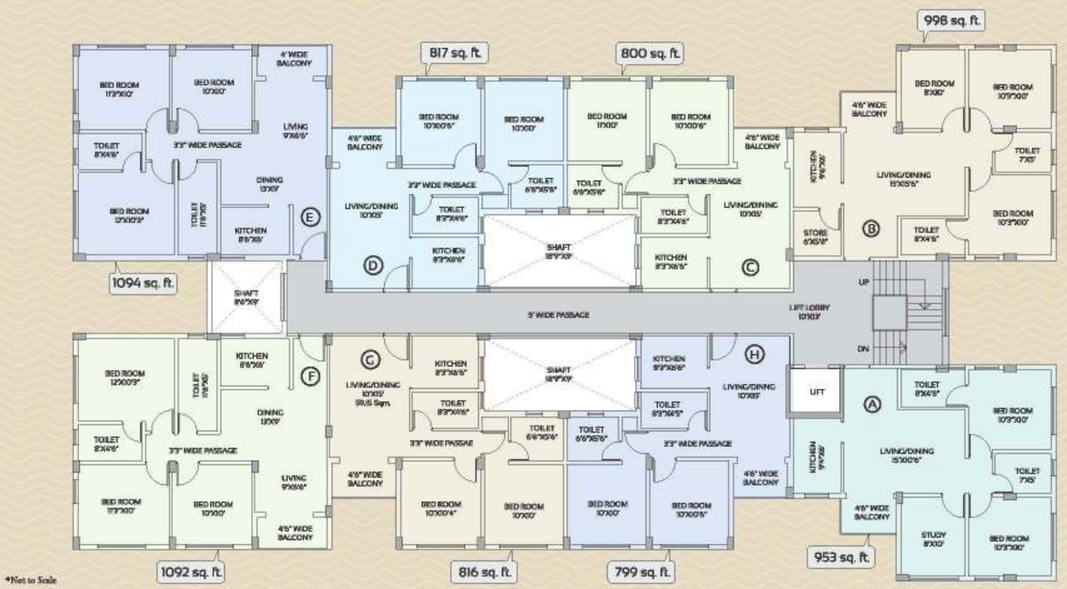
*Not to Scale



MBPS waterview

TYPICAL FLOOR PLAN
BLOCK - 2

N

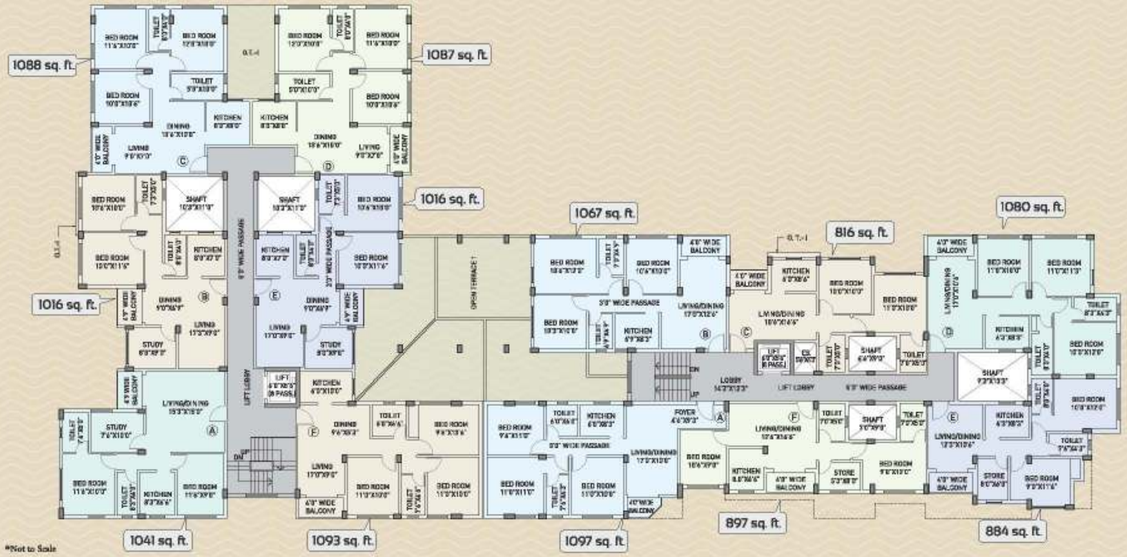


*Not to Scale



MBPS waterview

1ST FLOOR PLAN
BLOCK - 3 & 4

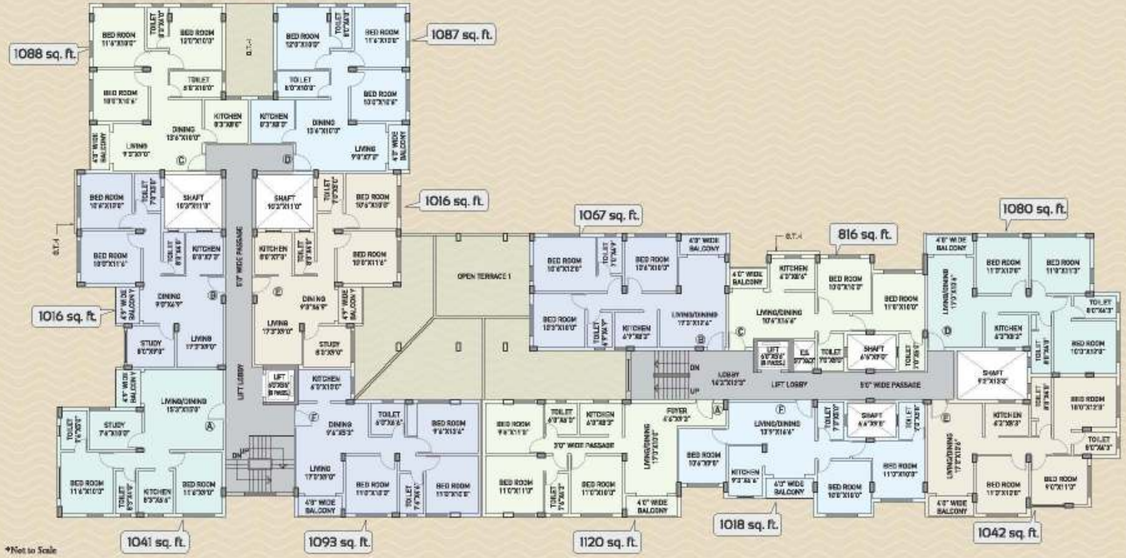


*Not to Scale



MBPS waterview

TYPICAL FLOOR PLAN
BLOCK - 3 & 4
(2ND TO 4TH FLOR)



*Not to Scale



3D Exploded View
2 BHK FLAT



Artist's Impressions



3D Exploded View
3 BHK (small) FLAT



Artist's Impressions





3D Exploded View
3 BHK FLAT

Artist's Impressions

OUR TEAM

ARCHITECT

Raj Agarwal & Associates

Raj Agarwal and Associates possesses a concrete vision, a zest for innovation and commitment to quality. Initiated in 1996 by a young dynamic architect Raj Kumar Agarwal, the company has been delivering projects at an award winning level for over a decade now. We have specialized in developing aesthetically designed residential complexes, shopping malls, IT parks, institutional buildings, hotels, townships among several others. Within this short span of 15 years, we have achieved a name as one of the largest multidisciplinary Architectural consultancy.

MARKETING CONSULTANTS

NK REALTORS
Where trust comes first

N K Realtors have the unique feature of being involved at all stages of the projects, especially residential and hi-end residential, we are associated with. We are involved with the developer right from the conceptual stage of the project, playing an active role during the development phase and are fully involved till the project's possession stage. We have sole rights on giving the possession of various projects to its customers. This along with our real estate expertise in understanding the consumers' needs and requirements makes us stand apart in this field.

LEGAL ADVISOR

VICTOR MOSES & CO.

Victor Moses & Co. was established in 1930 by Late Victor E. Moses, one of the last British Solicitors in India. The Partnership has been reconstituted since then. Amongst present partners Mr. D. N. Mittra, Mr. A. K. Ghosh and Mr. Amit Basu have earned much acclaim for their legal expertise and experience while Ms. Sudeshna Bagchi, Ms. Debjani Ghosh and Mr. Subhojit Roy provide the energy and enthusiasm in solving critical legal issues. The Firm is based at Kolkata, West Bengal; has its unit at New Delhi and reciprocal arrangements with leading Advocates and Law Firms all over India

DEVELOPER

MBPS

MBPS Group is a fast growing real estate development group based in Kolkata.

The Group believes in efficiency along with technology and aims to be a customer oriented organization with the highest level of quality and customer service.

The founders of MBPS Group are very well known in the real estate sector. MBPS Group under their guidance has pioneered in constructing high-quality affordable apartments in prime locations all across Kolkata and in other parts of India in collaboration with the leading developers such as Unimark (Heritage), PS Group, Srijan, Mani, Siddha, Primarc, Riya etc.

The founders of MBPS Group are instrumental in making strategic decisions across the value chain. Their alert and intelligent thinking patterns create a win situation for all which leads the growth of the real estate business towards a sustainable model, guiding the expansions of the business. They are proven leaders with deep expertise in strategy and finance, with a passion for building outstanding teams and a disciplined focus on radical innovation and excellence in operations.

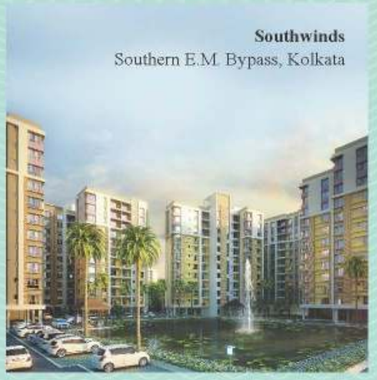
OUR OTHER ASSOCIATED PROJECTS



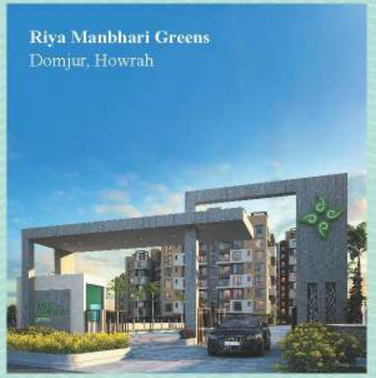
Unimark Riviera
Uttarpara, Howrah



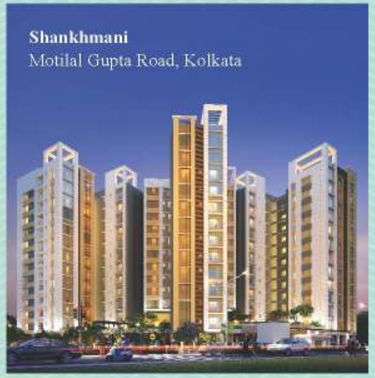
Unimark Springfield
Rajarhat, Kolkata



Southwinds
Southern E.M. Bypass, Kolkata



Riya Manbhari Greens
Domjur, Howrah



Shankhmani
Motilal Gupta Road, Kolkata