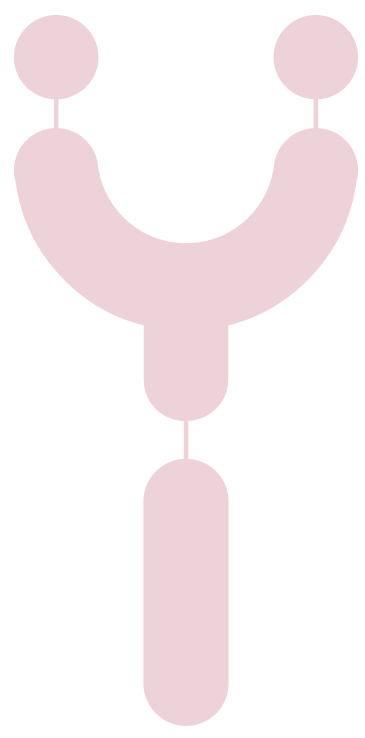




JOY 98

Artistic impression



Your journey to the
happiest place
begins from here



**And life
becomes a
precious gift.**

When a newborn holds your index finger with his tiny hand and refuses to leave, and for a moment you feel you're the most important person on earth... that moment matters.

Tucked away from the city's cacophony and hustles of life, when you keep gazing at the stars...that moment matters.

The moment you see a rainbow for the first time, the moment you get a warm hug from the person you love the most, the moment you touch a dew drop floating on a green leaf - these are the moments which matter the most.

Joy 98. Your happiness abode.



Artistic impression

Standing tall in the heart of BT Road, this twenty five storied tower is a perfect blend of luxury and contentment. The peaceful environment around the abode speaks joy, the cozy corners of the spacious rooms create unforgettable moments, the kids' play area makes your toddlers witness the best of childhood and the refreshing water body comforts your soul after a long tiring day. Come home to Joy 98. Live the moments of joy.

Happiness stays here forever.

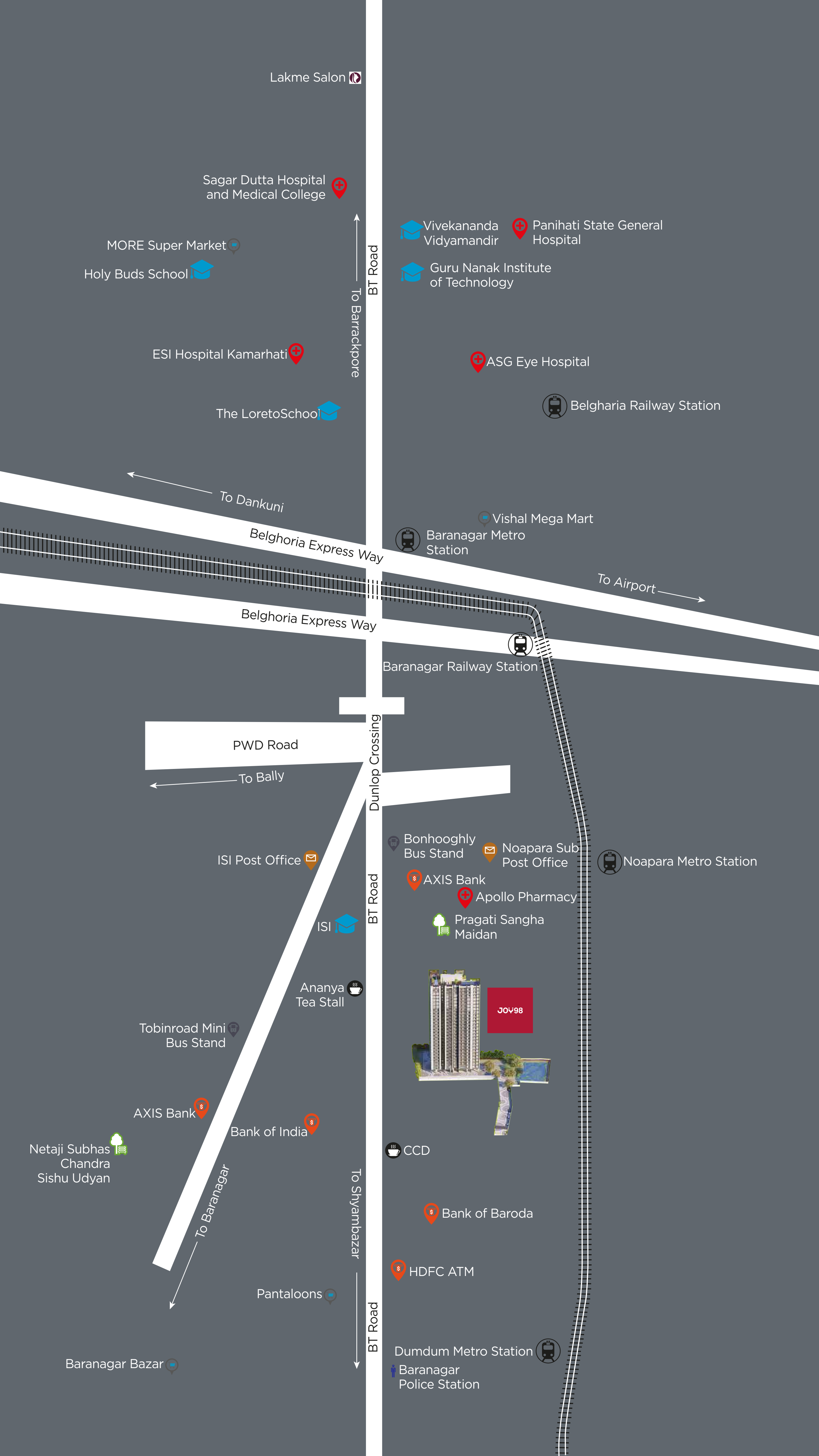
98/A BT Road. Happiness stays here forever. Located at an embracing environment of Kolkata, Joy 98 is a holistic place set amidst a serene environment and all the natural beauties. From schools and colleges to shopping malls and hostels, everything is at close proximity to it.

Location Advantages

- Close to shyambazar 5 point crossing
- Baranagar metro is 10 minutes away
- Dunlop bridge is 1.6 km away
- Famous dakshineswar temple is 3.3 km away
- Belghoria is just 2.9 km away

Nearby Conveniences

Central Modern School	1.8 km	8 mins
Loreto School	2.8 km	12 mins
Noapara Metro Station	2.3 km	10 mins
Apollo Pharmacy	1 km	3 mins
Ruby Hospital	1.4 km	5 mins
Airport	8.2 km	30 mins
Baranagar Police Station	600 m	2 mins
More Shopping Mall	2 km	8 mins
Pantaloons	270 m	3 mins (walk)



Lakme Salon

Sagar Dutta Hospital and Medical College

MORE Super Market

Holy Buds School

ESI Hospital Kamarhati

The Loreto School

To Dankuni

Belghoria Express Way

Belghoria Express Way

PWD Road

To Bally

ISI Post Office

ISI

Ananya Tea Stall

Tobinroad Mini Bus Stand

AXIS Bank

Bank of India

Netaji Subhas Chandra Sishu Udyan

To Baranagar

Pantaloons

Baranagar Bazar

To Shyamabazar

BT Road

BT Road
To Barrackpore

Vivekananda Vidyamandir

Panihati State General Hospital

Guru Nanak Institute of Technology

ASG Eye Hospital

Belgharia Railway Station

Vishal Mega Mart

Baranagar Metro Station

To Airport

Baranagar Railway Station

Dunlop Crossing

Bonhooghly Bus Stand

Noapara Sub Post Office

Noapara Metro Station

AXIS Bank

Apollo Pharmacy

Pragati Sangha Maidan



CCD

Bank of Baroda

HDFC ATM

Dumdum Metro Station

Baranagar Police Station



**Create
moments.
Get a bucket
full of
memories.
Cherish,
forever.**

**Meet people.
Discover a new
reason to smile.**



Artistic impression

Life never fails to surprise you. Be it a warm smile of a stranger or a spontaneous help from a friendly neighbour. You never know, what is written in your story of happiness. However, Joy 98 is ready to serve you the best of happy episodes. Come. Enjoy them all.

Gym

Spa

Library

Work from home area

Guest rooms

Banquet hall with kitchen



Kid's play area



Work from home area

Play.
A happy childhood
awaits you within
the mud and dirt.



When it's joy, it has to be free,
unrestricted and boundless.
Happiness does not grow within the
boundaries. Let the childhood laugh
its heart out. Let it live the fullest.

Toddlers zone

Kids pool

Star gazing deck

Video game

Carrom

Chess

Table tennis

Outdoor badminton court

An aerial view of a modern building's rooftop pool area. The main feature is a large, rectangular swimming pool with blue tiles and a metal ladder. To the right of the pool is a wooden deck with a white patio umbrella and two wooden lounge chairs. Further back, there is a smaller, irregularly shaped pool with a red inflatable ring. The rooftop is landscaped with various green plants and trees. The building's facade is visible on the left, showing balconies with black railings. The overall scene is bright and sunny, suggesting a high-end residential or commercial development.

**Re-create
yourself.
All over again.**

Artistic impression

Amenities here will simply make you feel out of the world. Let yourself plunge into a refreshing pool or simply enjoy a lazy afternoon with a bucket full of popcorn and some extraordinary actions. Time here comes with just one promise. And that is to make you happy.

Home theatre

Swimming pool with deck

Open dining space

Pergola with deck

Barbecue counter

Cards room

Pool table



Artistic impression

**From the cozy
corners, to the
serene greens.
Moments,
everywhere.**

Walking track along pond
Fishing deck
Natural pond
Seating benches
Pebble bed pathway



**Happiness lies
in details.**

Structure

Complete monolithic earthquake resistant RCC structure
Attractive façade as per architect's design

Internal Walls

Putty finish

External Wall with Texture/Exterior Paint

External walls - 130 mm RCC wall
Internal wall - 100mm RCC wall

Ground Floor Lobby/Stairs

Well decorated and finished with marble/
tile/granite, as per architects design

Other Common Service Areas

Well decorated and finished as per architects design

Doors

Apartment Main Door - Sal wood frame with finished
wooden panel door and reputed make lock
Other Doors - Sal frame with finished flush doors
with water based primer and cylindrical lock

Windows

Anodized/powder coated aluminium windows with clear glazing

Flooring

Living/Dining/Bedrooms - Vitrified tiles

Kitchen

Flooring - Skid resistant tiles

Counter - Granite slab with a stainless steel sink

Wall tiles up to 2 ft height above counter

Toilets

Flooring - Skid resistant tiles

Wall - Dado in ceramic tiles up to door

Sanitary ware of Hindware or equivalent make

CP Fittings of Jaquar or equivalent make

Safety & Security Features

2 tier security and access control

Modern fire fighting system as per government norms

Fire refuge area on higher floors as per government norms

CCTV with recording system

Electricals

Concealed copper wiring

Modular switches

Provision for exhaust fan in the kitchen and toilets

Plug points for geyser in the toilets

Plug points for chimney, water purifier & refrigerator, microwave in kitchen

TV, internet and telephone points at living/dining area and all bedrooms

A/C point Provision in all bed room and living dining area

Adequate Power Backup

2 BHK - 1.5 KVA | 3 BHK - 2 KVA | 4 BHK - 3 KVA

Power Backup in common area for light and lifts etc

Elevators

2 automatic passenger lift with automatic rescue device (ARD)

1 service lift

Landscape

Designed by renowned landscape firm (Salient Design studio)

**Safety is
the greatest
comfort.**



Round the clock security
Modern fire fighting system
CCTV with recording system
Intercom facility
Automatic lift & service lift

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Artistic impression

DEVELOPERS



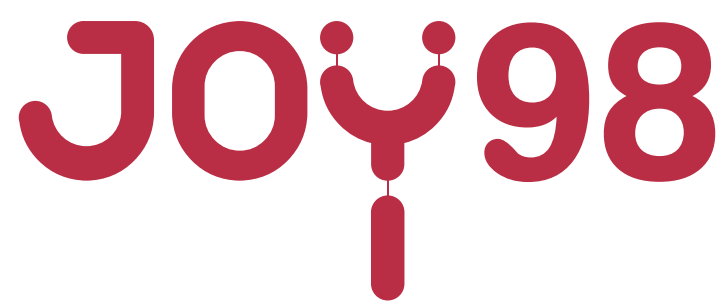
NPR

Innovation, Sustainability and Class, the three words that define the legacy of the NPR Group, a group passionate about quality construction with a keen eye on design, having developed several residential and commercial real estate projects over the last 50 years which bear testimony to the principles and philosophy of the group.



SRIJI

Sriji Group is a diversified conglomerate based out of Kolkata. It was established in the year 1973. Real Estate development and Iron & Steel being the core businesses of the group. The group diversified into real estate development in 2006 and has successfully constructed and delivered several projects since then. The focus of the management is on delivering superior design, quality, features & specifications, value for money homes along with transparency, timely delivery and customer satisfaction.



CONTACTS

Corporate 1 Lu Shun Sarani
Todi Mansion 9th Floor Kolkata 700 073
Site 98/A BT Road Kolkata 700 090
P 96741 84489/87681 59007
W www.joy98.in
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Disclaimer:

This Brochure is not a legal document. It describes the concept of Joy98 and details furnished are subject to change.