



NGENIUM RESIDENCY



DISCOVER UPSCALE LIVING AT DOWNTOWN RAJARHAT



Artistic Impression

MODERN AMENITIES, SPACIOUS APARTMENTS



Gated Community



2 Towers , G+7



Vastu Compliant 95 Residences



Highly Accessible



24 x 7 Security





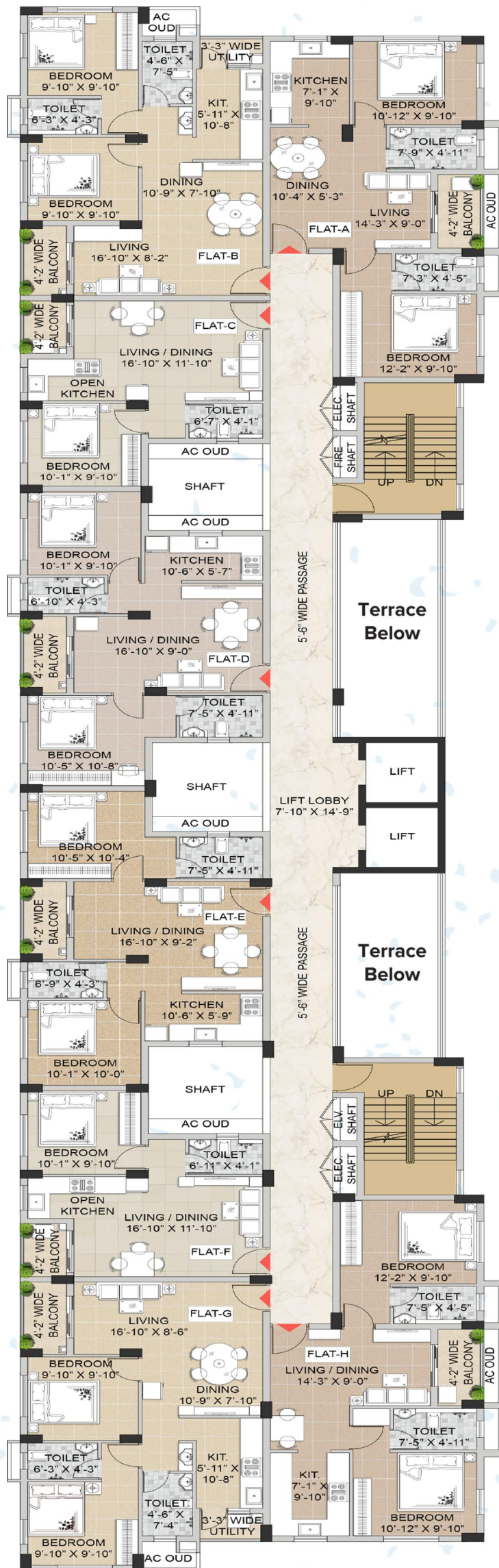
INGENIUM
RESIDENCY



LEGEND

- | | | | | |
|----------------------|----------------------------|---------------------------|--------------------------------|----------------------------------|
| 1. ENTRY GATE | 7. OUTDOOR SEATING ZONE | 13. TODDLERS ROOM | 19. GYM * | 25. ROOF TOP YOGA / MEDICATION * |
| 2. EXIT GATE | 8. OUTDOOR KID'S PLAY AREA | 14. GROUND PARKING | 20. ROOF TOP INDOOR GAME * | 26. ROOF TOP SENIOR CITIZEN * |
| 3. SECURITY GOOMTY | 9. OPEN PARTY ZONE | 15. MULTIPURPOSE COURT * | 21. ROOF TOP RECREATION HALL * | 27. PERIPHERAL GREEN |
| 4. INTERNAL DRIVEWAY | 10. CARD ROOM | 16. SWIMMING POOL * | 22. ROOF TOP ADDA ZONE * | |
| 5. DROP OFF AREA | 11. COMMUNITY HALL | 17. KIDS POOL * | 23. ROOF TOP SKY GARDEN * | |
| 6. TEMPLE | 12. INDOOR GAMES | 18. MULTI UTILITY BLOCK * | 24. ROOF TOP BOARD GAMES * | |

N.B.: * THESE FACILITIES ARE WITHIN MOUNTHILL FUSION PROJECT AND WILL BE SHARED



INGENIUM RESIDENCY



TOWER -1

TOWER -1				
FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
A	2 BHK + 2T	628	877	1027
B	2 BHK + 2T	654	896	1048
C	1 BHK + 1T	402	554	648
D	2 BHK + 2T	608	846	990
E	2 BHK + 2T	608	846	990
F	1 BHK + 1T	402	554	648
G	2 BHK + 2T	654	896	1048
H	2 BHK + 2T	628	877	1027



INGENIUM RESIDENCY



TOWER -2

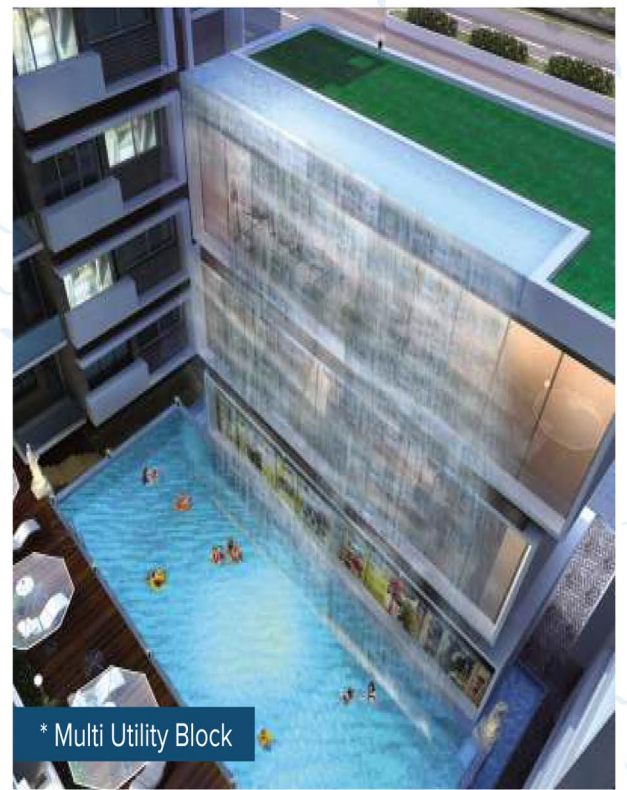
TOWER -2				
FLAT NUMBER	BHK	CARPET AREA (SQ.FT.)	BUILT UP AREA (SQ.FT.)	S/ BUILT UP AREA (SQ.FT.)
A	3 BHK +3T	1066	1311	1587
B	3 BHK + 3T	1082	1334	1614
C	4 BHK + 3T	1329	1621	1961
D	2 BHK + 2T	798	979	1185
E	3 BHK + 3T	932	1148	1389
F	3 BHK + 3T	1030	1266	1532



* Swimming Pool



Kid's Play Area



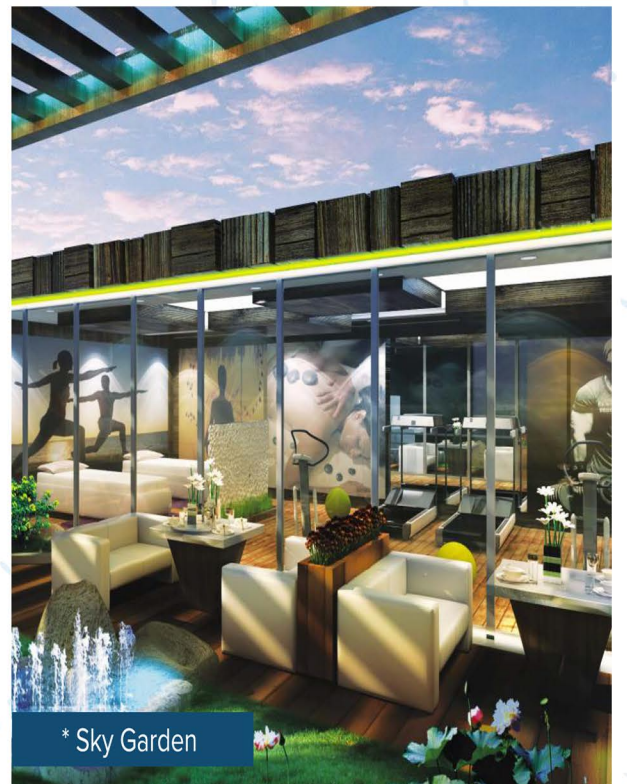
* Multi Utility Block



Mandir Area



Indoor Games Room



* Sky Garden



Community Hall

SPECIFICATIONS :



STRUCTURE

- Foundation : DMC Pile boring with Cap & RCC Foundation
- Super Structure : Earthquake resistant RCC frame structure
- Elevation : Meticulously designed modern elevation with quality craftsmanship



WALL FINISHING

- Exterior Walls : High quality external paint with modern and elegant outer finish
- Internal Walls : Brick Wall with POP finish



TREATMENT

- Anti- termite and waterproofing treatment applied during various stages of construction



ELEVATORS

- Fully Automatic elevator of LT or Kone or equivalent make



WINDOWS

- Powder Coated Aluminum sliding windows



COMMON AREA FINISHES

- Staircase including landings and corridor's finished with kota or vitrified tiles or marbles.
- Lift lobbies or other lobby areas with vitrified tiles.



DOORS

- Main Door : Wooden frame and flush door with lock of Godrej or equivalent
- Internal Door : Wooden frame, flush door, Night latches & magic eyes for entrance door. Bathroom latches on toilet doors



ELECTRICAL

- Concealed copper wiring with good quality modular switches of good repute with MCB distribution. Provision of AC point in master bedroom. 2 lights point one fan and one 5A point in all bedrooms. Geyser and exhaust point in all toilets.

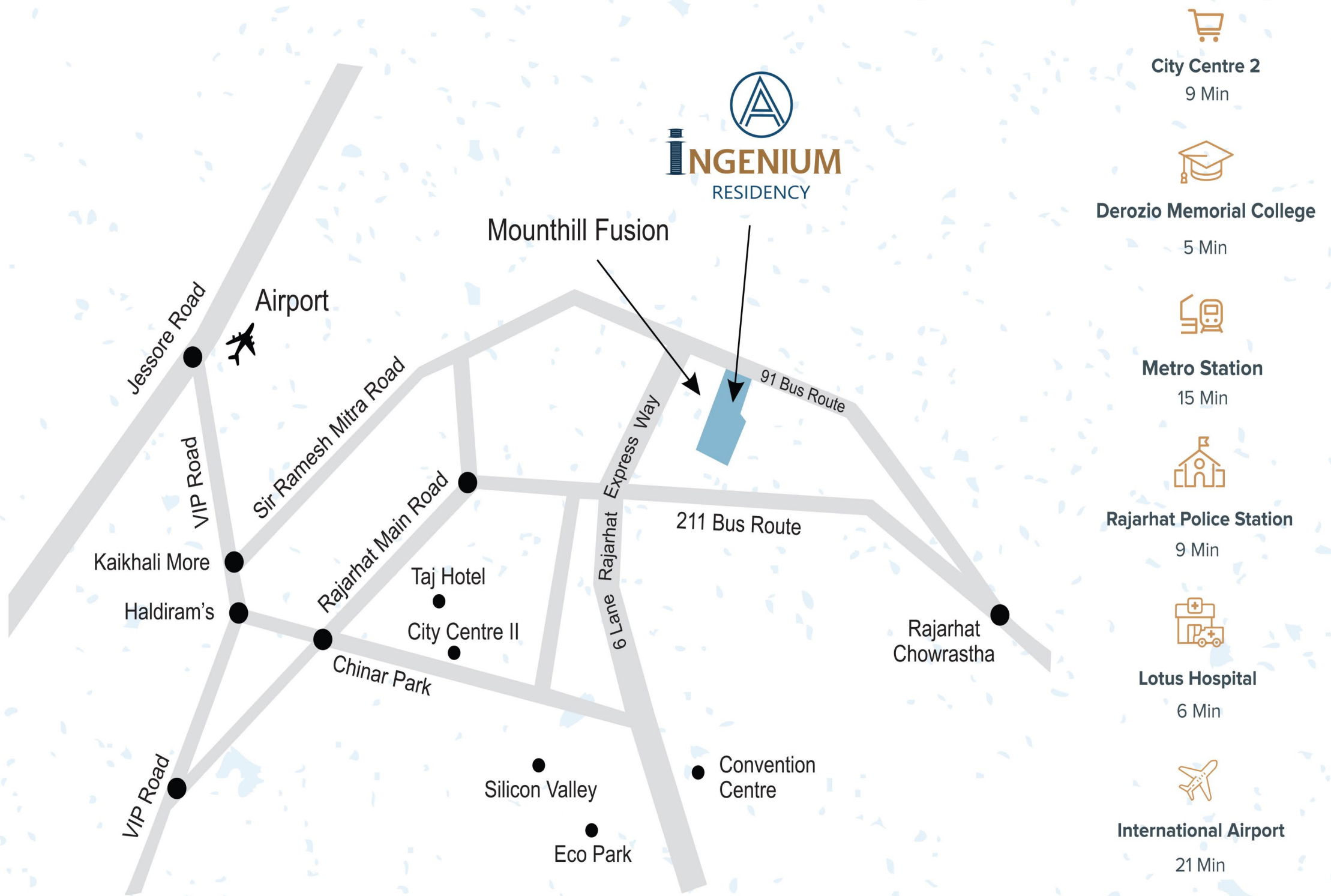


ROOM, KITCHEN, TOILET & BALCONY

- Master bedroom: Vitrified tiles of reputed make Other Bedrooms: Vitrified tiles of reputed make Kitchens/Bathrooms: Anti skid tiles of reputed make.
- Tile up to 2 feet above counter. Granite Counter top with stainless steel sink. Matte – finish anti skid ceramic tiles on floor. CP fittings of hindware or equivalent make. Dual source of water supply. Point for Water Purifier and provision for exhaust fan.
- Good quality ceramic tiles of height up to 7 Feet on walls. Concealed pipe line for separate hot/cold shower. Good quality sanitary fittings (white) of reputed brand like hindware, Essco or equivalent make. Matte- finish anti skid ceramic tiles on the floor. CP fitting of Hindware/Essco or equivalent brand, Geyser point in all toilets.
- Vitrified tiles on floor. Pop with primer on walls.

** The above specification and amenities are tentative and may be changed or modified at the sole discretion of the Developer and/or for technical reasons.

STRATEGIC LOCATION, EASY CONNECTIVITY



SITE ADDRESS : Ramesh Mitra Road, Intersection of 91 Bus Route & 6 lane expressway
Opposite to Rishi Enclave, Rajarhat, Kolkata 700136

E: ingeniumresidency@gmail.com

RERA: WBRERA/P/NOR/2025/002587 | www.rera.wb.gov.in

Developed By



Strategic Partner

ANAROCK
RESIDENTIAL

WBRERA/A/KOL/2023/000209

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