

EMAMI AASTHA

FAQ

1. Name of the Project?

Ans: Emami Aastha

2. Where is the project located?

Ans: The project is located on D H Road, at Uttar Kazirhat P.S –Bishnupur, Dist-24 Parganas (south) Kolkatta-743503.

3. What type of project it is?

Ans: It is an integrated and urban forest themed Bungalow Township near Kolkata. Nestled amongst 39 acres of abundance of nature, scenic waterfront, breath-taking landscape and close-to-home comforts are the bouquet of Aastha. It will have something for every ages, be him a youngster, middle aged or a senior citizen.

4. Location Advantages?

Ans: On Diamond Harbour Road (proposed 4 lane NH 117), 7 mins from Joka metro station, just opposite to the famous BAPS Swami Narayan Temple. This is the most upcoming hotspot area of real estate in and around Kolkata with some major urban developments going on in this area.

5. Why this project is located away from the Kolkata City?

Ans : The main town of Kolkata is very densely populated with ever increasing pollution and dust. The decision by Emami is to bring this project a little away from the unorganized hustle and bustle of city lifestyle and its concrete jungle, but also keep in mind to bring to a location which is easily connected to the city as well.

6. What is the Total Land Area of the project?

Ans: The entire township is 39 Acres approx. currently we are launching Phase I.

7. What are we offering?

Ans: We are offering independent Bungalows.

8. Who is the Developer?

Ans: Emami Realty, the real estate arm of Emami Group was incorporated in 2006, as a private limited company, to undertake real estate projects in residential, commercial and retail sectors. The company has a pan India presence with over 3.6 crore Sq. Ft development at different stages of planning, construction.

9. Who are the Architects?

Ans: Sanjay Puri

10. What is the range of the plot sizes?

Ans: 2.47 cottahs approx. in Phase I

11. What are The Villa Sizes?

Ans: Pratham – 2076.93 sqft built up area & Pratishta – 2192.18 sqft built up area

12. What is the price range of the built up villas?

Ans: Starts from an introductory base price of 90 lakhs onwards. PLC, EDC, Club Charges, Documentation charges, Maintenance Deposits, and any other statutory expenses will be as applicable. GST or taxes will be charged as applicable.

13. Do I need to make my own villa as per ERL design?

Ans: No. We shall provide with the bungalow as per the designs shown in brochure along with the plotted development.

14. When is the proposed handing over of the plots?

Ans: 3 years from date of agreement.

15. What are the key USP's of the project?

Ans: 1. Skating Rink

2. Aroma Garden

3. Fish Feeding Area

4. Floating Cafe

5. Stargazing Deck

6. Yoga Deck

7. Pet Relief Area

8. Sr Citizen Park

9. Kids Play Area

10. Jogging Track

11. Lake

12. Rock Climbing

13. Outdoor Gym

14. Amphitheatre

15. Temple

16. Club

17. Life Size Chess

18. Net Cricket Turf

19. Sr. Citizen Garden

20. Paddle Boat Lake

21. Reflexology Garden

22. Chip & Putt Green

23. Lawn

24. Mounds

25. Sculpture Court

16. Is there any entertainment for senior citizen?

Ans: There is something for everybody. Apart from the park, we have Senior citizens garden and sitting area and a serene temple right towards the entrance of the project surrounded by a waterbody.

17. Is there club house in this township?

Ans: Yes, 5 star club house of 18,000 sq. ft. fully equipped with modern amenities.

18. What are the amenities are you offering in the club house?

Ans: Gym, Swimming Pool, Banquets hall, Party lawn, Restaurant & Bar, Kids' play area, Indoor Games, Mini Movie /AV theatre, Library

19. What about the security system?

Ans: 3 tier

20. What about the Infrastructure?

Ans: Internal Road Network – Black Top Bituminous Road Boundary wall-toe wall with grill/block work/pre cast panel.

Street lighting – pole lighten road sides /medium Electricity Sub Station with HT and LT Distribution Sewer and storm water drainage system Garden Irrigation system Rain water Harvesting Overhead and underground water tank.

21. When will phase 1 completed?

Ans: Within 3 Years from commencement

22. What is the booking amount?

Ans Rs. 3 lacs

23. What is the payment plan?

Ans CLP

24. Can I get home loan for buying this property?

Ans Yes