



STAY AT KERALA, THE "God's Own Country," embodies lush tropical landscapes, serene backwaters, traditional, and vibrant cultural elements. It features coconut groves, houseboats, Kerelian Ayurveda massage therapy & many more. The project is spread over 12 acres (1st phase) with 60% open space. The entire project with all amenities will be done by 2028 December.



"If you truly love nature, you will find beauty at **AASHAY HOMES**"

HOME LOAN PARTNER



AMTALA OFF D.H.ROAD, KOLKATA ,
SOUTH 24 PARGANAS

VISIT OUR WEBSITE
WWW.AASHAYHOMES.COM

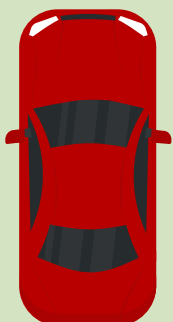


AC FURNISHED 1.5 STORIED LEISURE HOMES 650 SQ.FT.



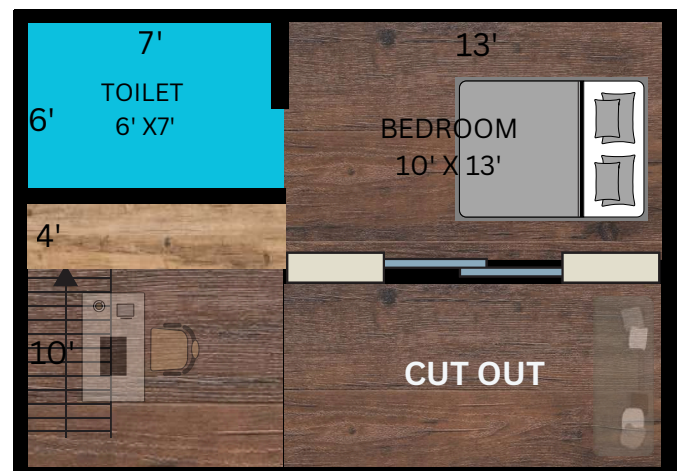
- **LIVING ROOM:** L TYPE 5 SEATER SOFA CUM BED, COFFEE TABLE, LAMPS, SHOE RACK & TV UNIT (WITHOUT TELEVISION)
- **BEDROOM(S):** KING SIZE BED WITH HYDROLIC STORAGE WITH MATTRESS, BEDSIDE TABLES, WARDROBE/CUPBOARD, DRESSING AREA, LIGHTING & AC
- **KITCHEN:** FUNCTIONAL CABINETS, REFRIGERATOR, STOVE/OVEN, MICROWAVE, AND , ELECTRIC KETTLE.
- **DINING AREA:** 4 SEATER WALL MOUNT SPACE SAVING DINING TABLE WITH CHAIRS.
- **BATHROOM(S):** WATER HEATER (GEYSER), MIRROR, TOWEL RACK, SHOWER CURTAIN, AND FUNCTIONAL LIGHTING.

FURNITURE SPECIFICATION



LAWN WITH CAR PARK

LOWER FLOOR PLAN



UPPER FLOOR PLAN

LAND AREA : 720 SQ.FT. (1 KATTAH)

TOTAL BUILTUP AREA : 650 SQ.FT.

1(ONE) STORIED / 2 BHK 650 SQ.FT. B.U. AREA



"Our home should be life giving and soul refreshing, a soft spot to land on a hard day and a beautiful place to recharge and rejuvenate."

LAND AREA - 1 / 1.5 KATTAH

TOTAL BUILTUP AREA : 650 SQ.FT.

DUPLEX / 2 BHK 850 SQ.FT. B.U. AREA



NEW HOME BLESSING

AS YOUR FEET WALK 
 THROUGH THE DOOR, 
 MAY YOUR HEART FEEL SETTLED.
 MAY LOVE AND LAUGHTER
 SWIRL THROUGH EVERY ROOM.
 MAY GOALS AND DREAMS
 BE ARTICULATED AND CELEBRATED
 WITHIN THESE WALLS.
 MAY REST AND SWEET DREAMS
 BE A NIGHTLY BLESSING.
 MAY THIS HOME ALWAYS BE A
 HAVEN FOR YOUR SOUL



GROUND FLOOR : 400 SQ.FT.



1ST FLOOR : 400 SQ.FT.

LAND AREA - 1 / 1.5 / 2 KATTAHS

TOTAL BUILTUP AREA : 850 SQ.FT.

DUPLEX / 2 BHK 950 SQ.FT. B.U. AREA



BLESS YOUR NEW HOME

Bread
that this house may
never know hunger

Salt
that life might
always have flavor

Wine
that joy and prosperity
may reign forever

Honey
that you will enjoy
the sweetness of life

Olive Oil
that you are blessed
with health

Candle
that light will guide you
through the darkest times



GROUND FLOOR AREA : 460 SQ.FT. BUILTUP



FIRST FLOOR AREA : 460 SQ.FT. BUILTUP

LAND AREA - 1.5 / 2 KATTAHS

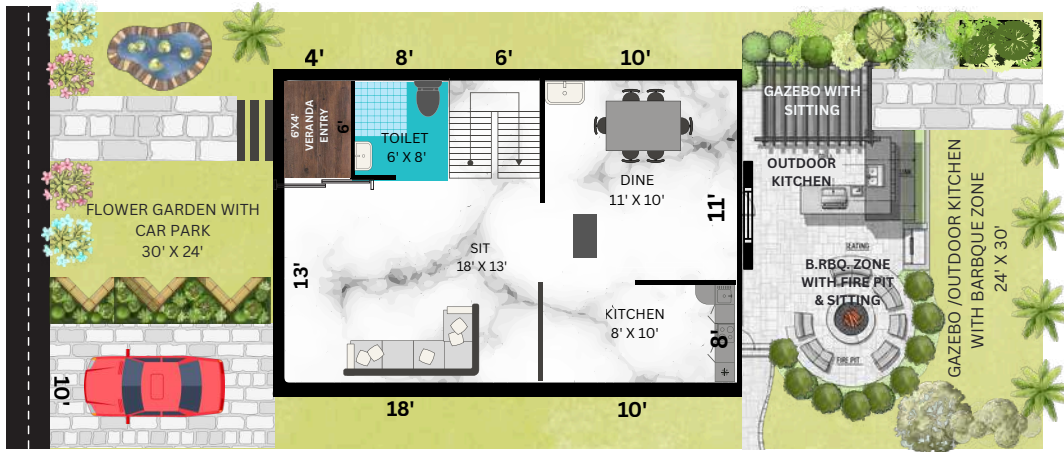
TOTAL BUILTUP AREA : 950 SQ.FT.

PREMIUM DUPLEX WITH PARTY AREA / 2 BHK 1160 SQ.FT. B.U. AREA

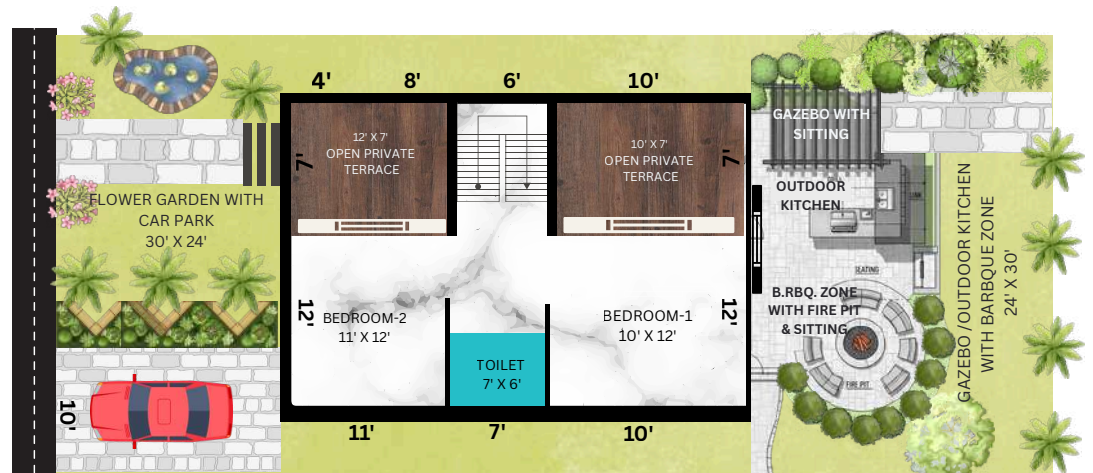


A walk in nature,
walks the soul back

HOME.



GROUND FLOOR AREA : 580 SQ.FT. BUILTUP



1ST FLOOR AREA : 580 SQ.FT. BUILTUP

LAND AREA - 2 / 3 KATTAHS

TOTAL BUILTUP AREA : 1160 SQ.FT.

DUPLEX / 3 BHK 1100 SQ.FT. B.U. AREA



May This Home Be Blessed

May good fortune follow those who pass through this door

Safe journeys for those who go forth, and safe heart for those who enter

May this floor lighten the steps of all who tread upon its surface and also provide a stable place to stand

May these walls soak in rich sounds of laughter and loving, hung with art and memories, provide protection from the fiercest winds

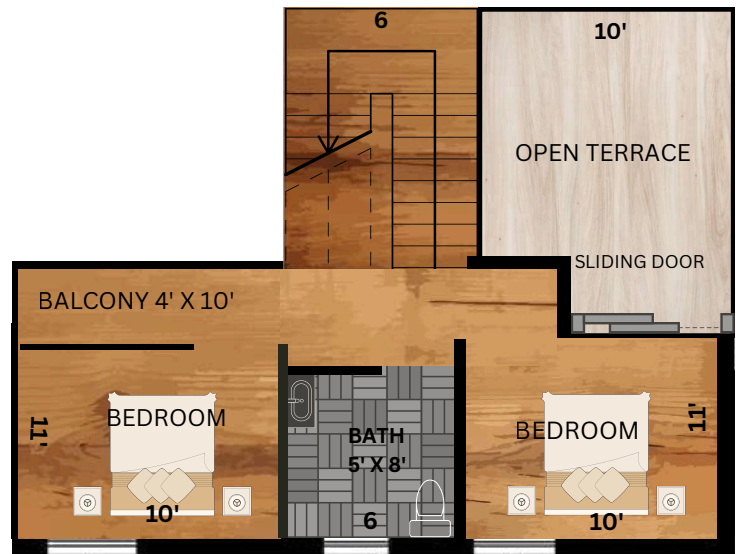
May this roof hold strong and these roots sink deep

This is home - a place of safety and joy, a place to rest and create

May this home be blessed and so it is!



G.F. 600 SQ.FT.



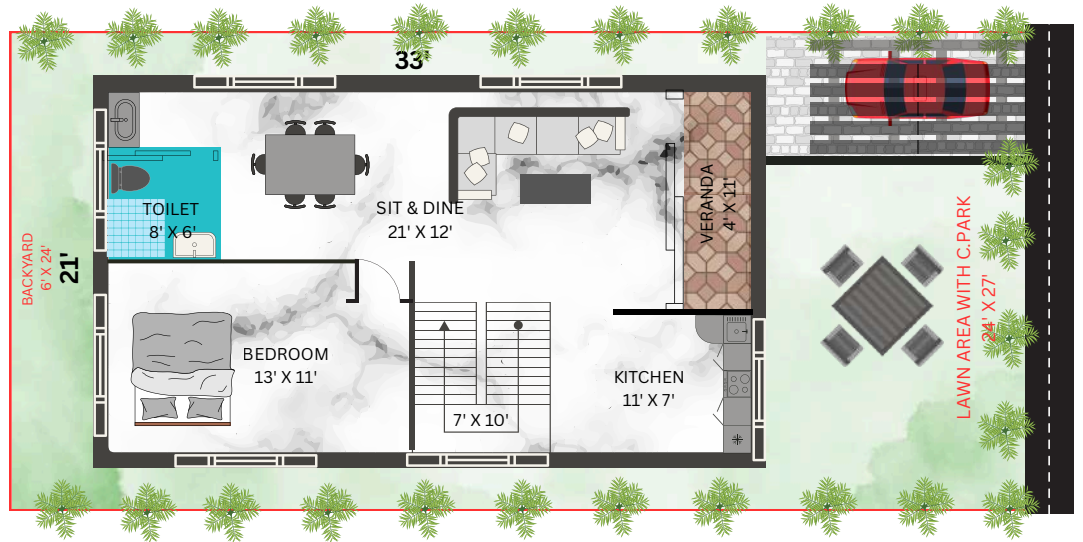
1ST FLOOR 500 SQ.FT

LAND AREA - 1.5 / 2 KATTAHS
TOTAL BUILTUP AREA : 1100 SQ.FT.

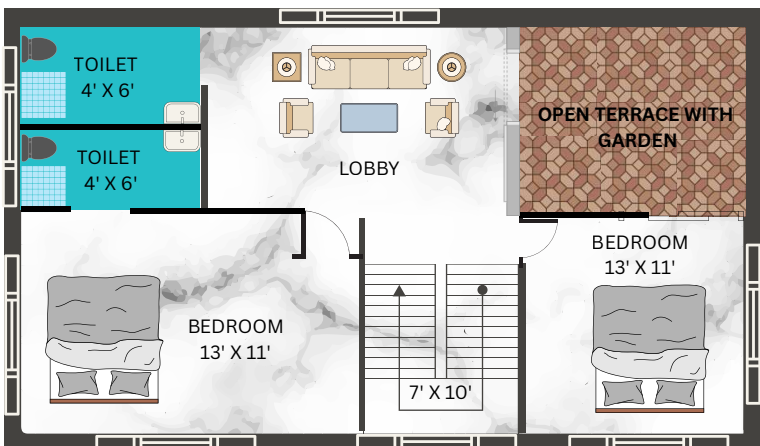
DUPLEX / 3 BHK 1400 SQ.FT. B.U. AREA



"My wish is to stay always like this, living quietly in a corner of nature."



G.F. 700 SQ.FT.



1ST. FLOOR . 700 SQ.FT.

*"Wherever I roam,
nature is the only
stranger that feels like
home."*

LAND AREA - 1.5 / 2 KATTAHS

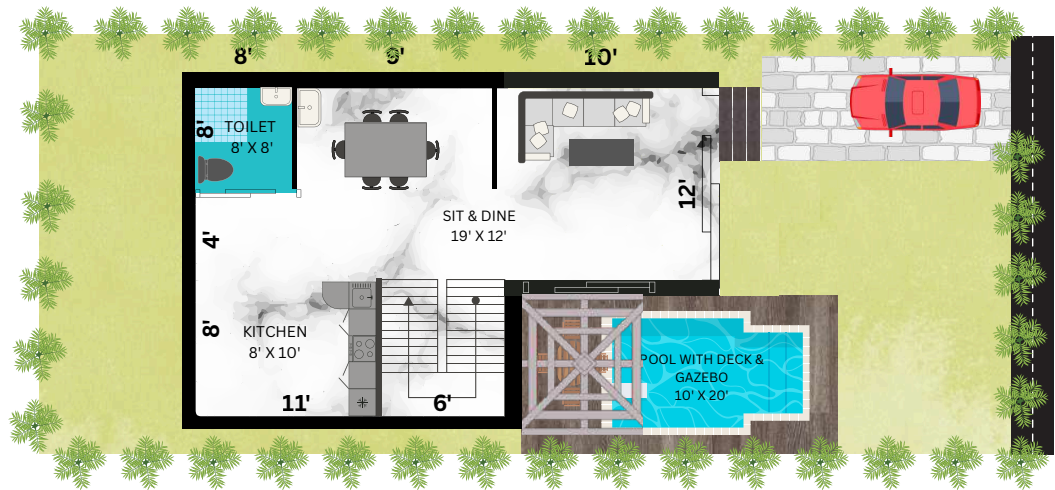
TOTAL BUILTUP AREA : 1400 SQ.FT.

PREMIUM DUPLEX WITH SWIMMING POOL / 3 BHK 1500 SQ.FT. B.U. AREA

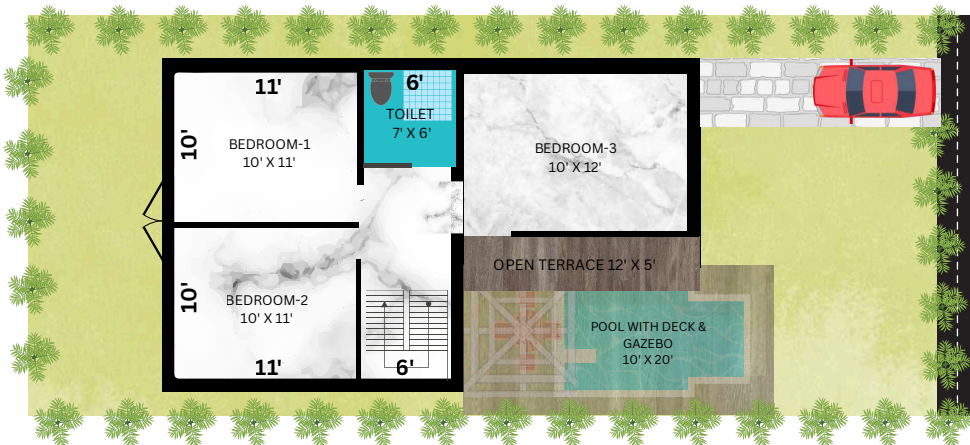


Sometimes the most productive thing you can do is relax...

"Rest is not idleness, and to lie sometimes on the grass under trees on a summer's day, listening to the murmur of the water, or watching the clouds float across the sky, is by no means a waste of time."



GROUND FLOOR . 750 SQ.FT.



1ST. FLOOR . 750 SQ.FT.

"Every morning was a cheerful invitation to make my life of equal simplicity, and I may say innocence, with Nature herself."

LAND AREA - 2 KATTAHS

TOTAL BUILTUP AREA (GROUND + FIRST + STAIR ROOM) : 1500 SQ.FT.

DUPLEX / 4 BHK 1500 SQ.FT. B.U. AREA



"Luxury is not things. It's space, calm, light and time well spent."



GROUND FLOOR AREA : 750 SQ.FT. BUILTUP



1ST FLOOR AREA : 750 SQ.FT. BUILTUP

LAND AREA - 1.5 / 2 KATTAHS

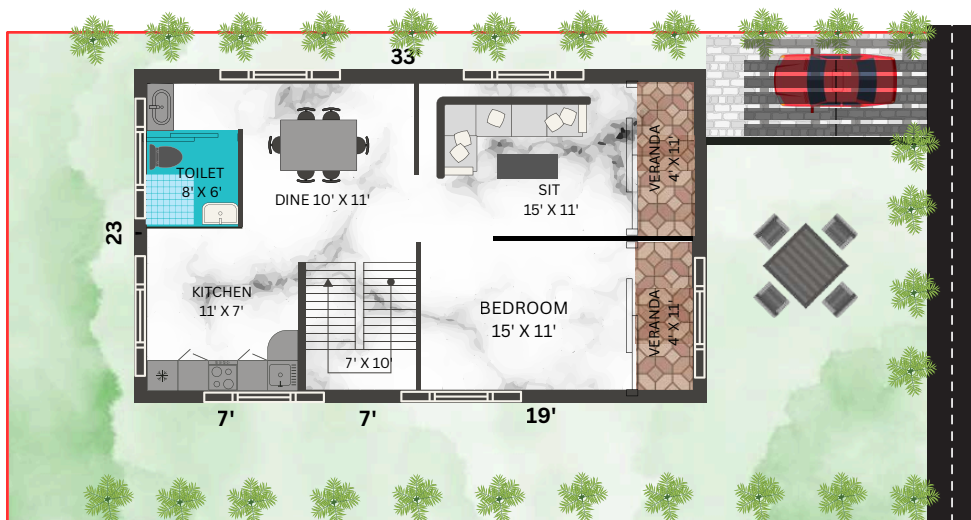
TOTAL BUILTUP AREA : 1500 SQ.FT.

PREMIUM DUPLEX / 4 BHK 1800 SQ.FT. B.U. AREA

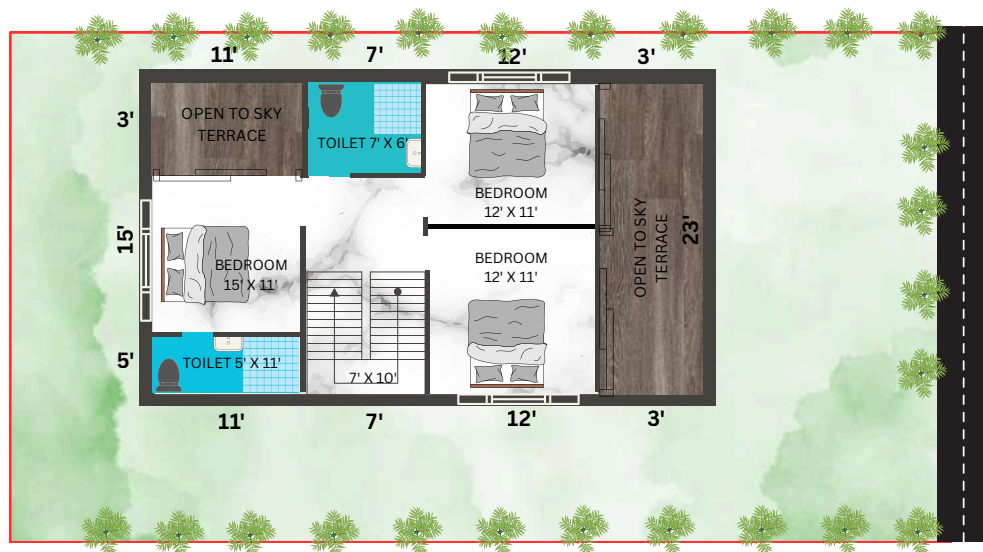


"YOU DESERVE REST, RELAXATION, AND REJUVENATION— GIVE YOURSELF PERMISSION TO RECHARGE."

"What is the good of your stars and trees, your sunrise and the wind, if they do not enter into our daily lives?"



GROUND FLOOR AREA : 759 SQ.FT. BUILTUP

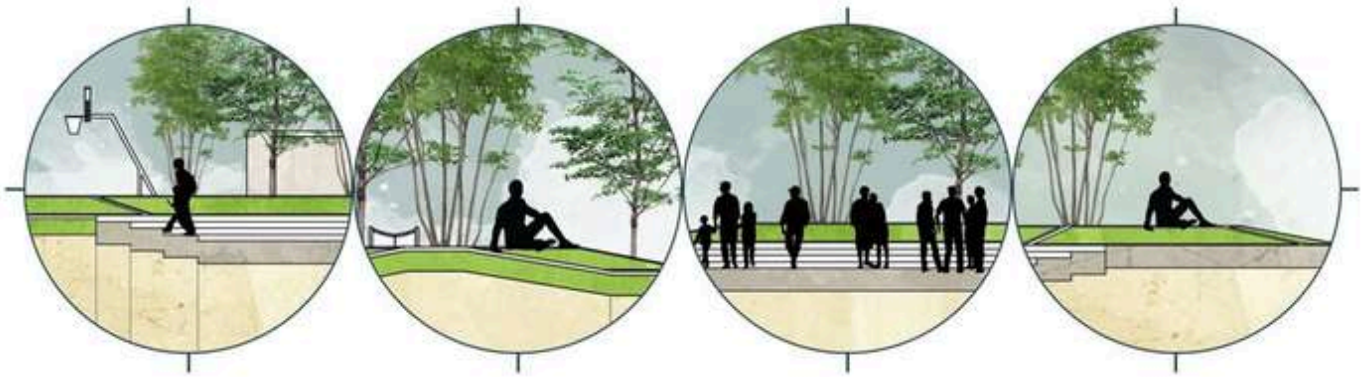


FIRST FLOOR AREA : 759 SQ.FT. BUILTUP

"To live in a farmhouse is to learn harmony between man and nature."

LAND AREA - 2 KATTAHS
 TOTAL BUILTUP AREA (GROUND + FIRST) : 1800 SQ.FT.

A walk in nature,
walks the soul back AT
AASHAY HOMES



EXPLORE THE AMENITIES IN THE LAP OF NATURE

- LAKES WITH FISHING & BOATING
- OPEN CAFETERIA
- AYURVEDIC MASSAGE THERAPY
- LAKE SIDE BEACH TYPE SITING
- CHILDREN PLAYING AREA
- PETS PLAY ZONE
- SHOPS
- STREET LIGHTS
- 80 MM / 60MM PAVERS BLOCK ROAD
- GATED COMMUNITY
- ELECTRICITY
- SEWERAGE
- WATER
- CCTV
- SECURITY
- ADDA ZONE
- MEDITATION PARK
- CLUB & GYM
- COMMUNITY CENTRE / BAQUET WITH SWIMMING POOL
- PLAY GROUND

DEVELOPER



TRUSTED SINCE 1999

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<https://infiniteprojects.net/>

SPECIFICATION & PAYMENT PLAN

- **BUILDING** :- SINGLE / DOUBLE STORIED RESIDENTIAL BUILDING.
- **FOUNDATION AND STRUCTURE** :- R.C.C. FRAMED STRUCTURE FOR 1 OR 2 STORIED LOAD BEARING STRUCTURE AS PER DESIGN OF THE STRUCTURAL ENGINEER.
- **SUPPER STRUCTURE**:- 8" THICK OUTER WALLS AND 3"/5" THICK INNER WALLS.

FLOOR & WALL TILES

- **FOR BEDROOM & VERANDA** : ANTI SKID ROCKY / WOODEN TYPE 2' X 2'
- **FOR KITCHEN & TOILET** : ANTI SKID TYPE 2 FT X 2 FT RUGGED TILES
- **DRAWING AND DINNING** : GVT GLOSSY LOOK VITRIFIED TILES 2' X 4' OF GOOD QUALITY.
- **WALL TILES KITCHEN** : 18" X 12" GLAZED WALL TILES UPTO WINDOWS LEVEL FROM KITCHEN COUNTER
- **WALL TILES TOILETS** : 18" X 12" GLAZED WALL TILES UPTO 7 FT FROM FLOOR LEVEL
- **KITCHEN COUNTER (L SHAPE)** GRANITE (BROWN / BLACK / WHITE) OVER BLACK STONE PROVIDED WITH QUARTZ BLACK SINK SIZE ABOUT 20" X 22".
- **STAIRCASE FLOORING**: SEMI POLISHED WHITE WITH GREY OR BLACK SHADES MARBLE STONE ON BOTH RISER & LANDING.
- **RAILING FOR PARAPIT & BALCONY & STAIR RAILING** : GI DESIGNER RAILING BY HOLLOW SQUARE BAR WITH HANDRAIL.

MAIN ENTRANCE DOOR & ALL ROOM DOORS & BATHROOMS / KITCHEN DOORS :

- MAIN DOORS WITH 1 HASBOLT 1 LONG HANDLE STEEL AND 1 PEEPHOLE WILL BE OF SOLID AND STANDARD COMMERCIAL 100 % PINE DOOR WITH BOTH SIDE LAMINATED SHEET OF CENTURY MAKE WITH 4" SEASONED HARDWOOD MACHINE BLOCK FRAME.THE INNER DOORS WILL BE OF FIRST CLASS COMMERCIAL PHENOL BOND 100 % PINE FLUSH DOOR SHUTTERS LAMINATE SHEET PASTING ON BOTH SIDE OF CENTURY MAKE AS PER PARTY CHOICE.
- **PLUMBING SANITARY WARE** : WASH BASIN WHITE TABLE TOP FOR DINNING AND CORNER BASIN FOR BATHROOMS AND COMMODE WHITE OF HINDWARE OR EQUIVALENT MAKE WITH CISTERN & SEAT COVER.(RANGE UPTO 3000/- PER SET)
- **C.P. FITTINGS AND ACCESSORIES** : BIB COCK, PILLAR COCK, ABLUTION TAP ALONG WITH NECESSARY ANGLE VALVES ETC. OF ISI STANDARD MAKES OF JAQUAR / ESSCO BRANDS.(RANGE UPTO 1500/- PER FITTINGS). ALL EXTERNAL AND INTERNAL CONCEALED PIPE WILL BE OF UPVC/CPVC OF ASTRAL / SUPREME KITCHEN SINK WILL BE BLACK QUARTZ 20" X 22

ELECTRICAL FITTINGS & FIXTURE

- EACH LIVING-CUM-DINING ROOM WILL BE PROVIDE WITH 2+1 LIGHT POINTS, 2 FAN POINTS, 2 PLUG POINTS, 1 REFRIGERATOR POINT (NEAR THE KITCHEN) AND 1 WASHING MACHINE POINT (NEAR THE TOILET), 1 AC POINT.
- EACH BED ROOM WILL BE PROVIDE WITH 2 LIGHT POINTS, 1 FAN POINTS, 1 PLUG POINT AND 1 A. C. POINT IN THE MASTER BED ROOM & 2 BEDSIDE CHARGING POINT.
- KITCHEN WILL HAVE 1 LIGHT POINT, 1 PLUG POINT AND 1 EXHAUST/CHIMNEY POINT, 1 WATER PURIFIER POINT / ONE MICRO WAVE POINT OVER THE KITCHEN COUNTER.
- TOILETS WILL HAVE 1 LIGHT POINT, 1 EXHAUST FAN POINT AND 1 GEEZER POINT.
- CONCEALED FIRE RESISTANT WIRING OF FINOLEX WILL BE PROVIDE WITH MCB AND ICCB OF HAVELS OR EQUIVALENT ISI MAKE.
- ISI COMPLIANT MODULAR SWITCHES/SOCKETS, DISTRIBUTION BOXES AND CIRCUIT BREAKERS FROM STANDARD MAKES AND BRAND CRABTREE .
- **EXTERNAL WALL FINISHES** : EXTERNAL GRADE ANTI FUNGAL / ANTI ALGAL WEATHER COAT PAINT OVER DAMP PROOF PRIMER MONO COAT OVER POLYMER BASE PUTTY COAT FROM NEROLAC. CLADDING TILES AND PANEL PUTTY TEXTURE IN SELECTED AREAS AS PER ELEVATION REQUIREMENTS
- **INTERNAL WALL FINISHES** : INTERNAL WALL FINISHED WITH 2 COAT WATER PROOF PUTTY OF NEROLAC OR EQUIVALENT OVER PLASTER.
- **ROOF** : SPECIAL HEAT PROOF & WATER PROOF TREATMENT BY DR.FIXIT OVER TOP ROOF TO BEAT THE HEAT. (7 TO 10 DEGREE LESS HEAT IN COMPARE TO OUTSIDE)
- **BOUNDARY WALL & GATE** : FRAME TYPE RCC + BRICK BOUNDARY WALL TO BE CONSTRUCTED UPTO 4 FT FROM ROAD LEVEL MATCHING WITH THE ELEVATION . ONE 10' X 4' M.S. GATE FOR PARKING & 4' X 4' SMALL GATE WILL BE PROVIDE AS PER DESIGN.

ON BOOKING	20%
ON AGREEMENT	20%
ON FOUNDATION	5%
ON RCC CASTING GROUND FLOOR	15%
ON RCC CASTING FIRST FLOOR	10%
BRICK WORK	10%
ALL PLASTER	5%
FLOORING AND PLUMBING & PAINT AND PUTTY & DOOR	10%
ON EXECUTION OF DEED	5%

PRICING & CHARGES

Villa Type	Built-up Area	Floors	Land AREA ON 12 FT. ROAD	PRICE LAND + VILLA ON 12' ROAD
AC FURNISED 1 BHK	600 sq.ft	1.5 Storied	1 Kattha	3000000
Normal 2 BHK	650 sq.ft	Single Storied	1 Kattha	2355000
Normal 2 BHK	650 sq.ft	Single Storied	1.5 Kattha	2655000
Normal 2 BHK	850 sq.ft	Duplex (G+1)	1 Kattha	2895000
Normal 2 BHK	850 sq.ft	Duplex (G+1)	1.5 Kattha	3195000
Normal 2 BHK	850 sq.ft	Duplex (G+1)	2 Kattha	3595000
Normal 2 BHK	950 sq.ft	Duplex (G+1)	1.5 Kattha	3465000
Normal 2 BHK	950 sq.ft	Duplex (G+1)	2 Kattha	3865000
PREMIUM 2 BHK WITH OUTDOOR BARBEQUE	1160 SQ.FT.	Duplex (G+1)	2 KATTAHS	4680000
PREMIUM 2 BHK WITH OUTDOOR BARBEQUE	1160 SQ.FT.	Duplex (G+1)	3 KATTAHS	5280000
Normal 3 BHK	1100 sq.ft	Duplex (G+1)	1.5 Kattha	3870000
Normal 3 BHK	1100 sq.ft	Duplex (G+1)	2 Kattha	4170000
Normal 3 BHK	1400 sq.ft	Duplex (G+1)	1.5 Kattha	4680000
Normal 3 BHK	1400 sq.ft	Duplex (G+1)	2 Kattha	4980000
PREMIUM 3 BHK WITH S.POOL	1500 sq.ft	Duplex (G+1)	2 Kattha	7074000
Normal 4 BHK	1500 sq.ft	Duplex (G+1)	1.5 Kattha	4780000
Normal 4 BHK	1500 sq.ft	Duplex (G+1)	2 Kattha	4980000
PREMIUM 4 BHK	1800 sq.ft	Duplex (G+1)	2 Kattha	6060000

ABOUT COMPANY

We provides to our esteemed customers over 30 years of quality and service. We are expertise in construction of commercial, residential and plotting projects. We have knowledge, equipment and workforce to plan, design and execute any construction projects. Our company foundation is built on a strong commitment to Quality, Safety, Innovation, Flexibility and Customer Satisfaction. Our experience and expertise enables us to provide excellent results in a timely manner. Since inception from year 1999, we have completed more than 50 projects and handed over approx. one lac square feet areas to 1000+ prestigious & Happy customers in and around Kolkata .

DEVELOPER



TRUSTED SINCE 1999

SITE OFFICE :AASHAY HOMES,GOTALAHATROAD,AMTALA, 24 PGS.(S) W.B.

OFFICE : 2276, AMBUDHI, SUTLEJ,MUKUNDAPUR,NAYABAD, KOLKATA – 700099

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