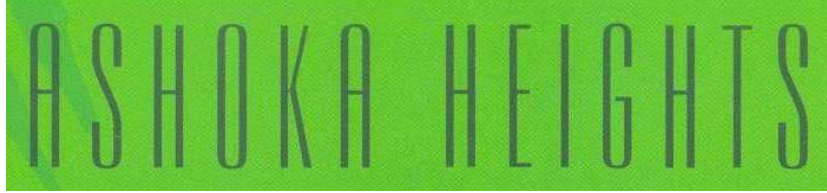


ASHOKA HEIGHTS



INTRODUCTION

In the Real Estate business since the early 1900s. Several projects in the past. Five projects at present and more in the future pipeline.

Changing the landscape of Kolkata, creating landmarks in the 300 years old city... Isha Group's connection with Kolkata goes back to the early 1900s. A cherished past associated with the merto's landmarks such as Karnani Mansions (1926) at Park Street, the Karnani Estate (1944), a proliferating present embellished with luxurious residential complexes and commercial building in posh areas and a promising future of projects, waiting to get shape with modern technology, yet retaining the class and elegance of the bygone era.

The past, present and future of the conglomerate in the business of Real Estate promotion and construction are entwined with that of the city. Complimenting each other, together they have developed and together they have formed an amity which has led the naissance of a number of residential and commercial projects.

Over the years, the memories have become sweeter, their trust deeper and their bond stronger.

AMENITIES

- ▶ **Campus: 40 Kottahs** (approx.) freehold plot with over 65% open space

Community Hall on Ground Floor.

Gym on Ground Floor.

- ▶ **Power- Total back-up for common areas**

Car Parking on Ground Floor- approx. 55 car parks

Digital Generator on Ground Floor to provide power back-up to all units and the common areas

- ▶ **Two G+7 storey** building with open spaces between them and surrounding them

- ▶ **24 Hrs security**

Green Areas in the open spaces on the Ground Floor, an ideal setting for morning and evening walks set among the greenery.

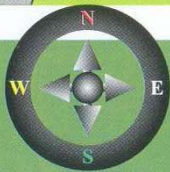
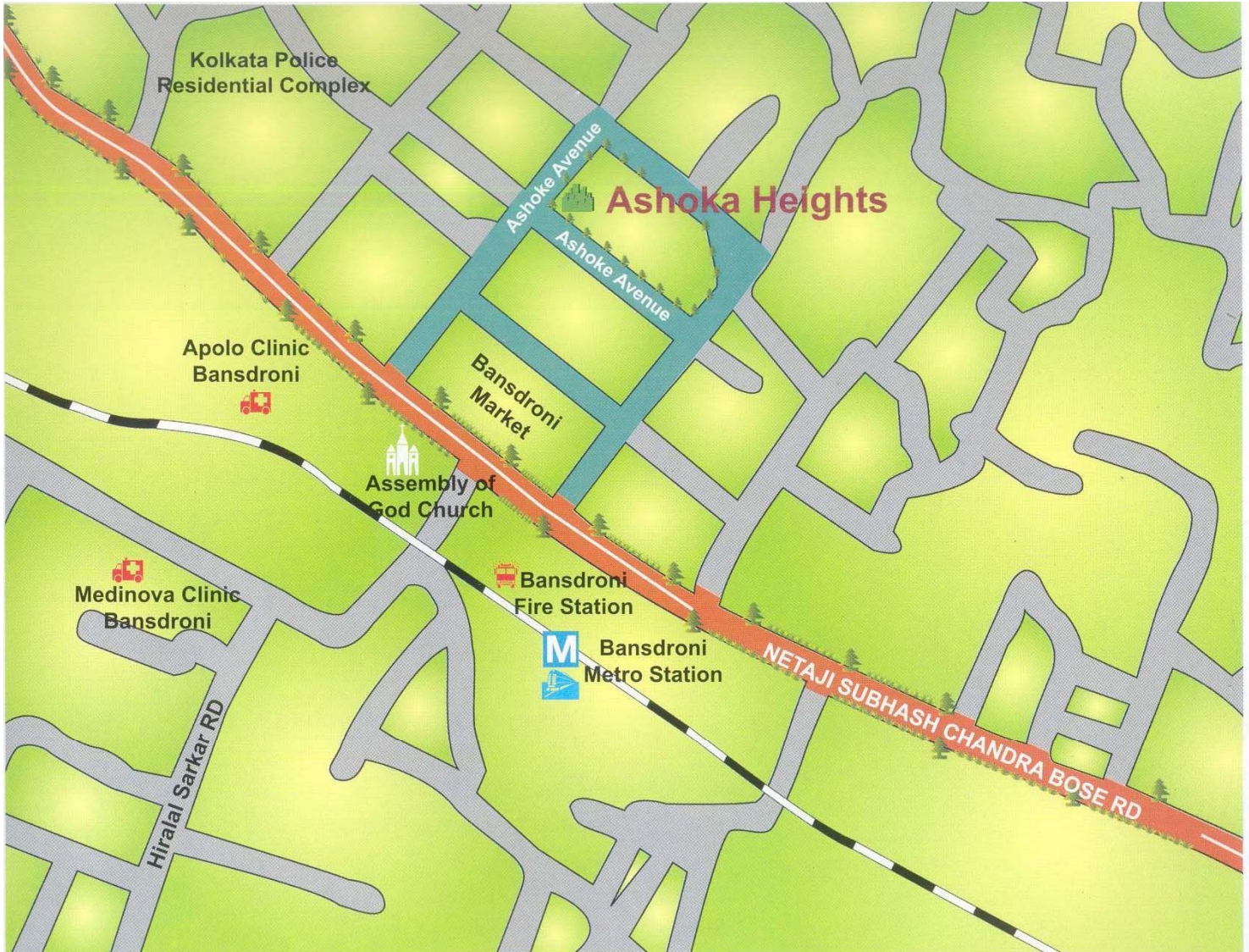
Toilets on the Ground Floor for Domestic Helps

Provision for Video Phones in all units for added security.

SPECIFICATIONS

- ▶ **Foundation:** Reinforced concrete pile foundation with anti-termite treatment.
- ▶ **Super Structure:** Reinforced concrete Frame Structure.
- ▶ **Rooms:**
 - Floor: Vitrified Tiles in all rooms, living and dining areas.
 - Walls: Plaster of Paris.
- ▶ **Toilets:**
 - Floor: Ceramic Tiles.
 - Ceramic Tiles up to 7 feet
 - Fittings: CP fitting of reputed make
 - WC: European type white ceramic with white cistern
 - Wash Basin: White ceramic.
- ▶ **Doors:** BWR Flush Doors.
- ▶ **Kitchen:**
 - Floor: Ceramic Tiles
 - Counter: Granite
 - Sink: Stainless Steel
 - Ceramic tiles 2 feet above the counter
- ▶ **Windows:** Aluminium glazed windows
- ▶ **Exterior:** Exterior weather-proof paint over plaster.
- ▶ **Electrical:**
 - Concealed multi-strand wiring in PVC conduits with modular switches of reputed make.
 - AC plug points in all bedrooms.
 - Geyser points in toilets.
 - Provision for Cable TV
 - Broadband Internet and Telephone
- ▶ **Lifts:** Four Lifts of reputed make. Two lifts in each block.
- ▶ **Fire Fighting:** State-of-the-Art. Fire-Fighting equipment as per NBC Code.

LOCATION



Route map to **ASHOKA HEIGHTS**

TYPE & AREA

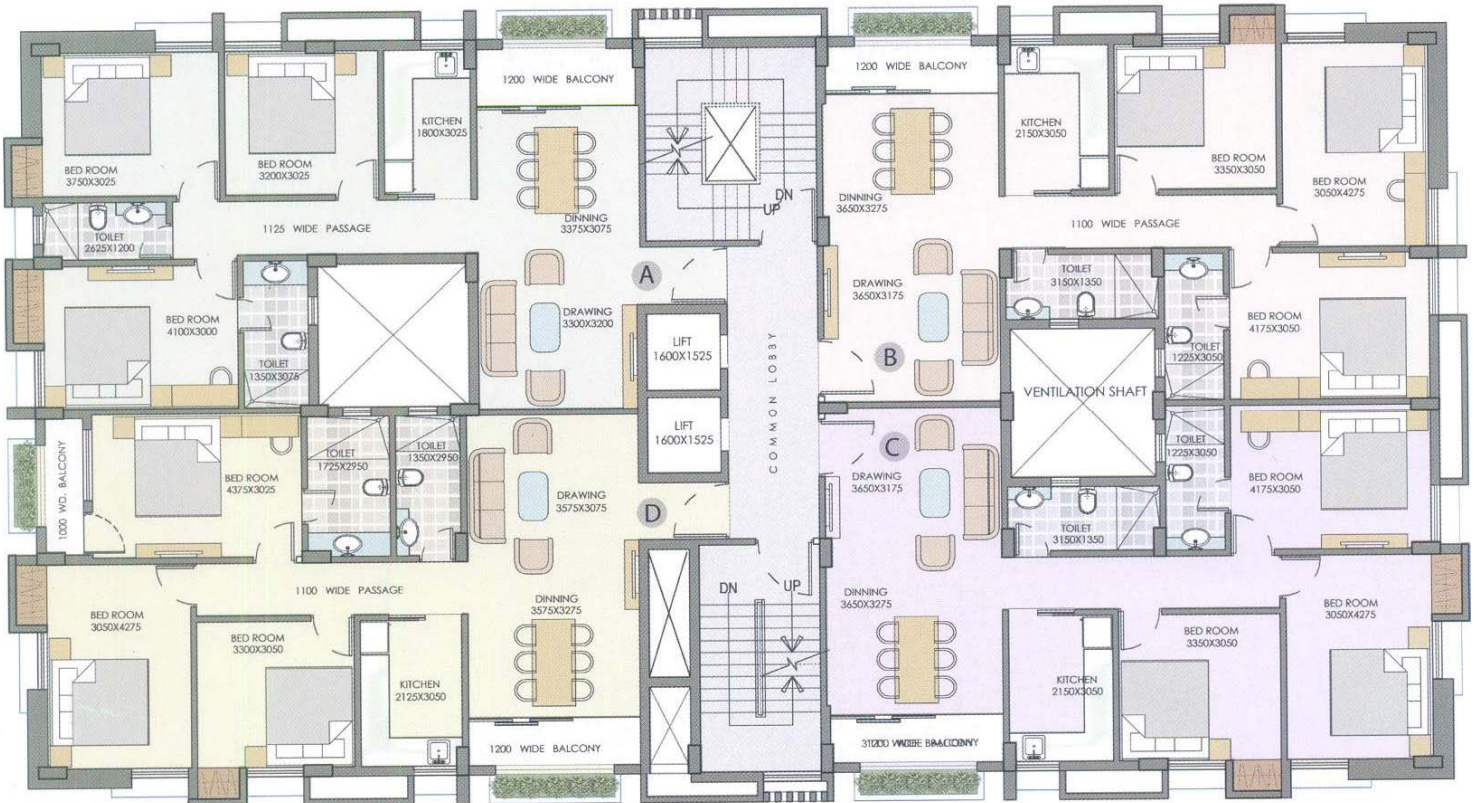
Ground Floor Plan



Block- A
Typical Floor Plan

Flat A
Saleable Area 1357 sq ft

Flat B
Saleable Area 1390 sq ft



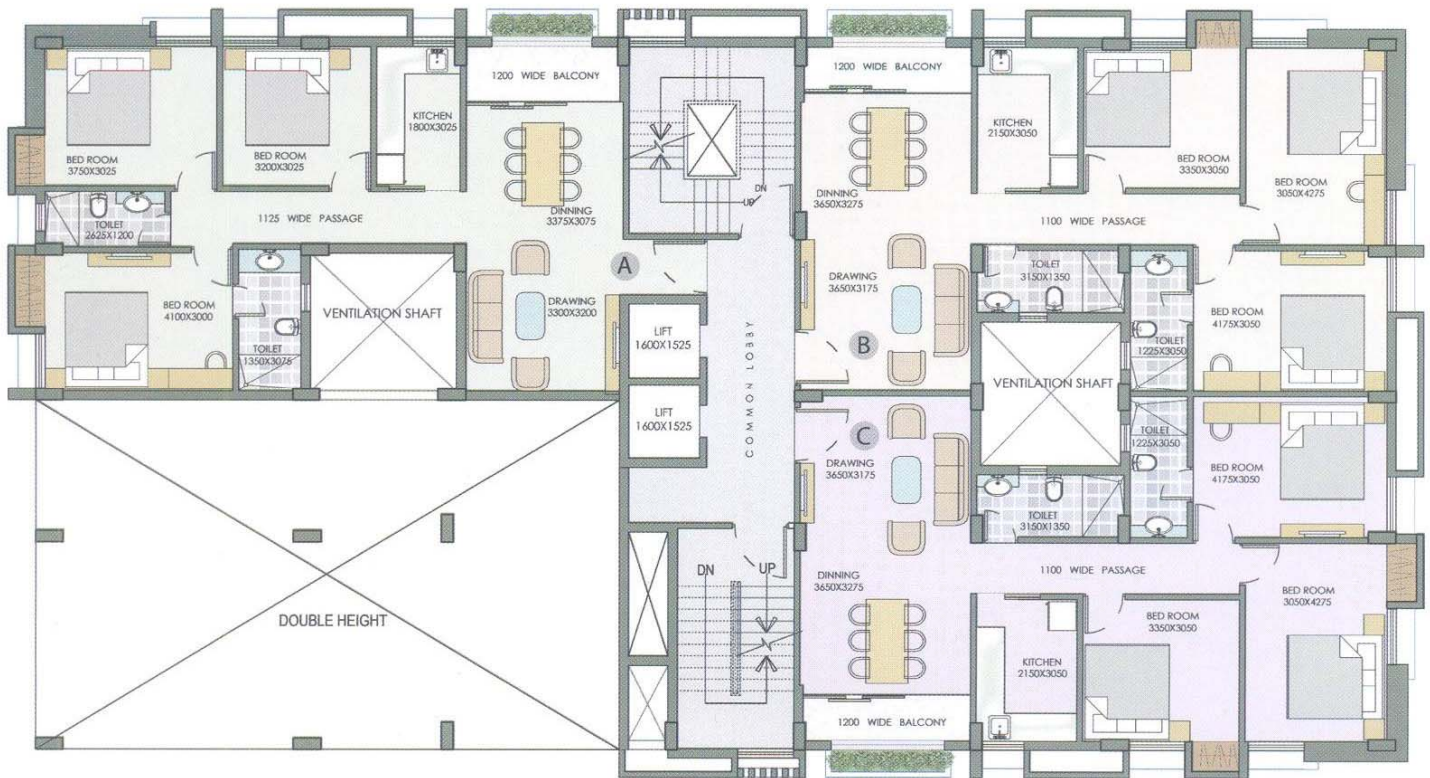
Flat D
Saleable Area 1478 sq ft

Flat C
Saleable Area 1400 sq ft

Block- A
1st Floor Plan

Flat A
Saleable Area 1357 sq ft

Flat B
Saleable Area 1390 sq ft

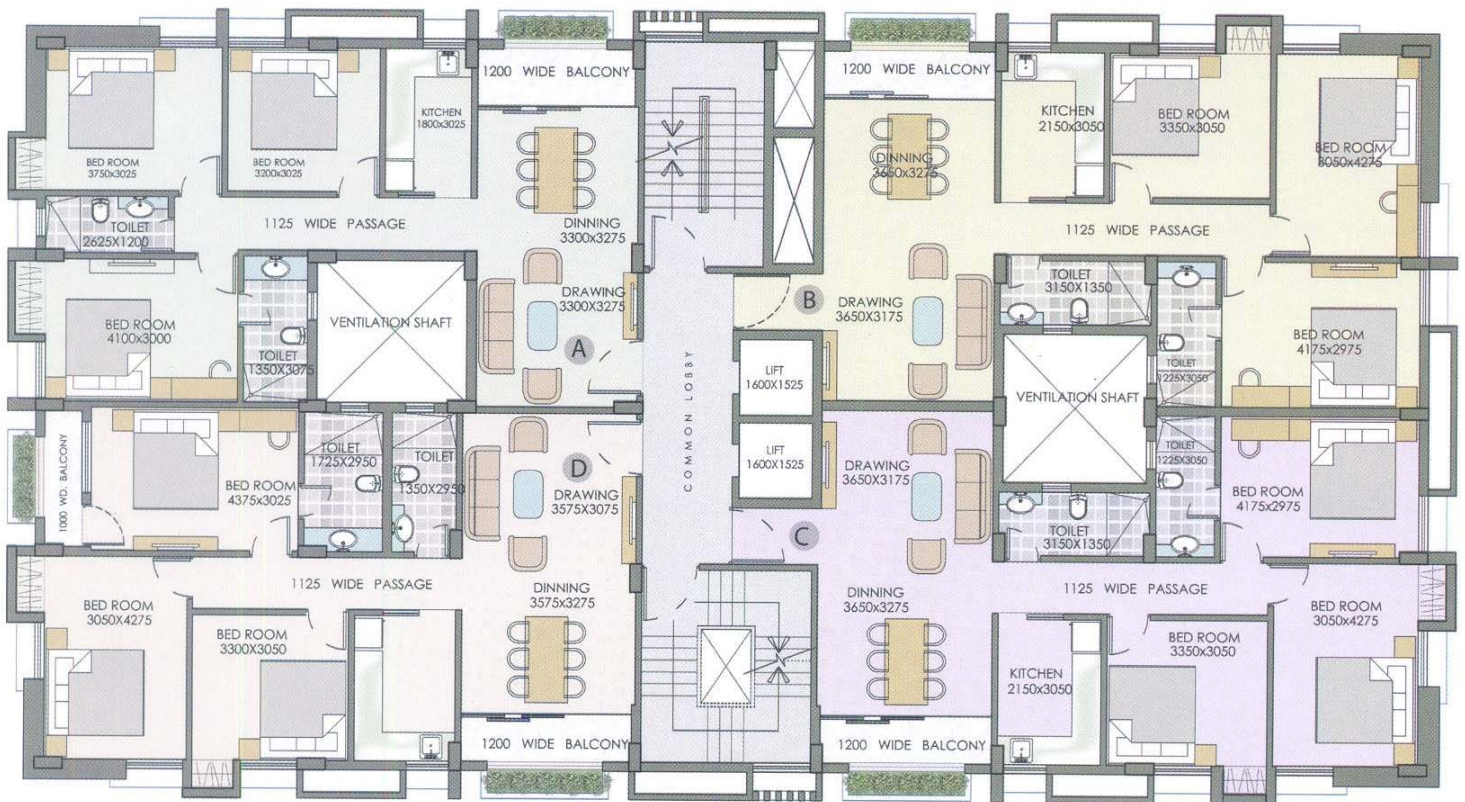


Flat C
Saleable Area 1400 sq ft

Block- B
Typical Floor Plan

Flat A
Saleable Area 1327 sq ft

Flat B
Saleable Area 1405 sq ft

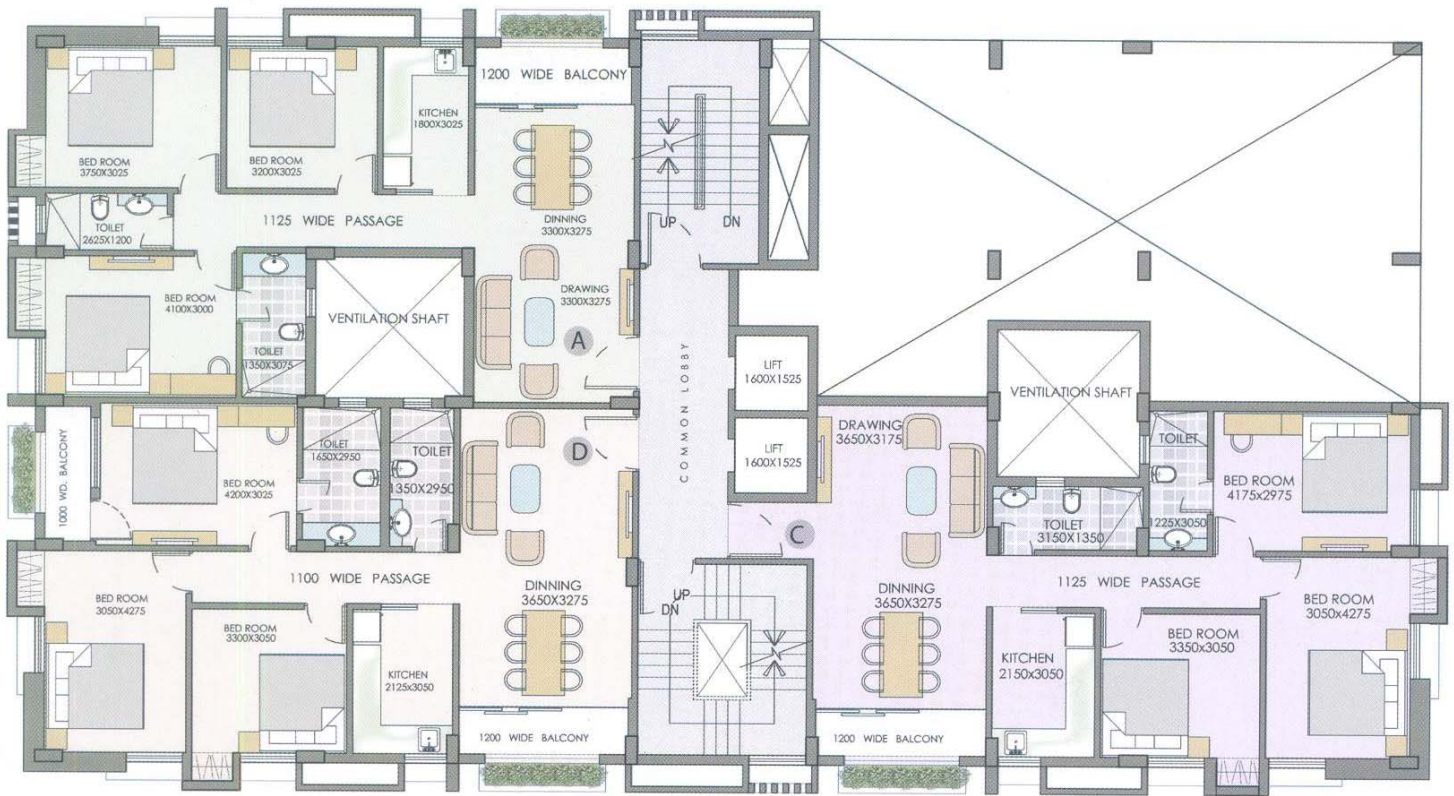


Flat D
Saleable Area 1443 sq ft

Flat C
Saleable Area 1421 sq ft

Block- B
1st Floor Plan

Flat A
Saleable Area 1327 sq ft

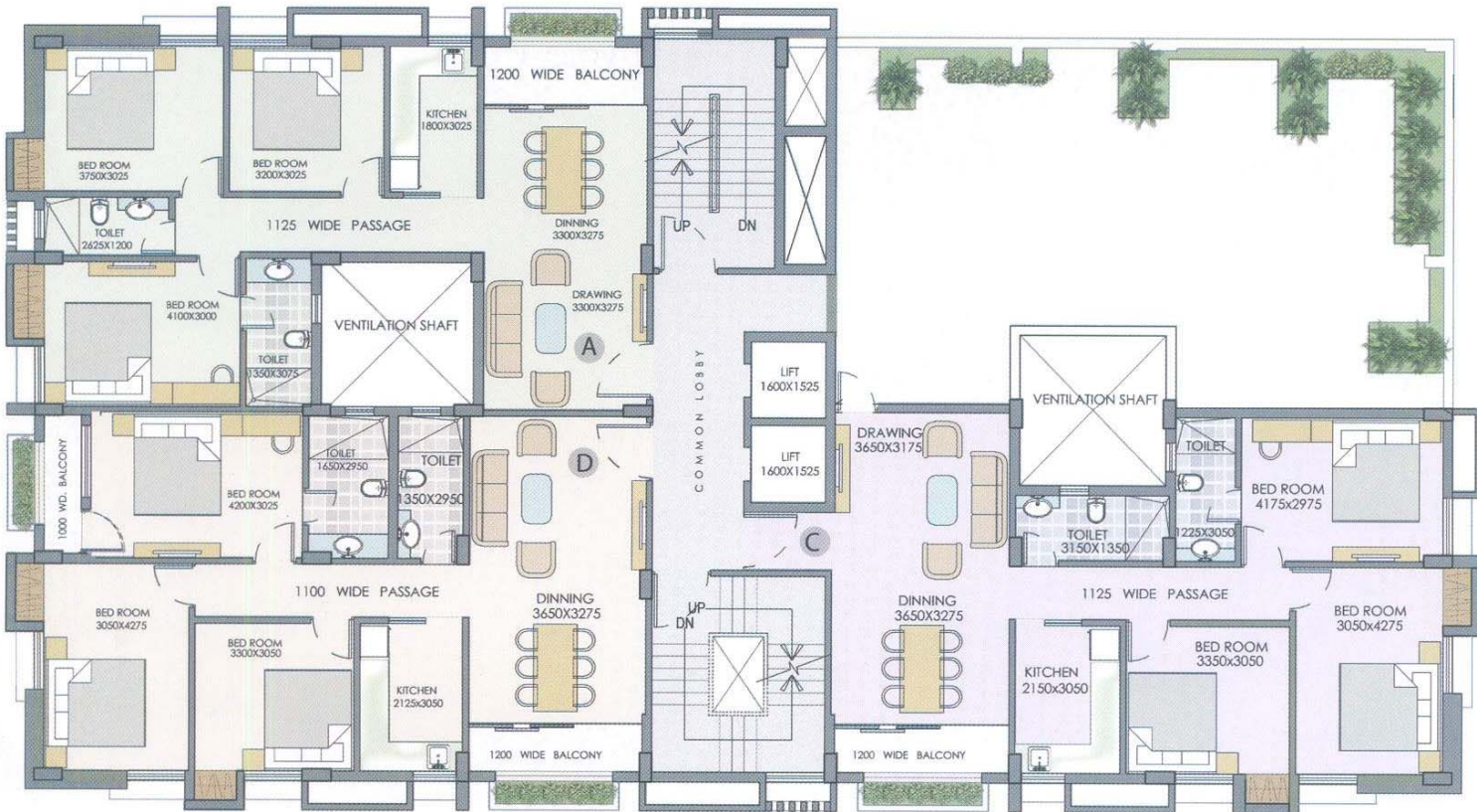


Flat D
Saleable Area 1443 sq ft

Flat C
Saleable Area 1421 sq ft

Block- B
7th Floor Plan

Flat A
Saleable Area 1327 sq ft



Flat D
Saleable Area 1443 sq ft

Flat C
Saleable Area 1421 sq ft
(Including Open Terrace Area 1040 sq ft)

DEVELOPER

Bengal Isha Infrastructure Ltd.

ARCHITECT

Inspired canvas