

Rishi Enclave



New Town, Kolkata

For the true connoisseurs of life

Introduction

Over the last few years, the urban Indian lifestyle has changed energetically. This has necessitated the requirement of a home with modern, timesaving amenities. At Rishi Enclave, we have taken utmost care to maximize the utility of the space to give your home enough life and ventilation. We have given your home a sleek, contemporary looks, remaining essentially Indian at heart.



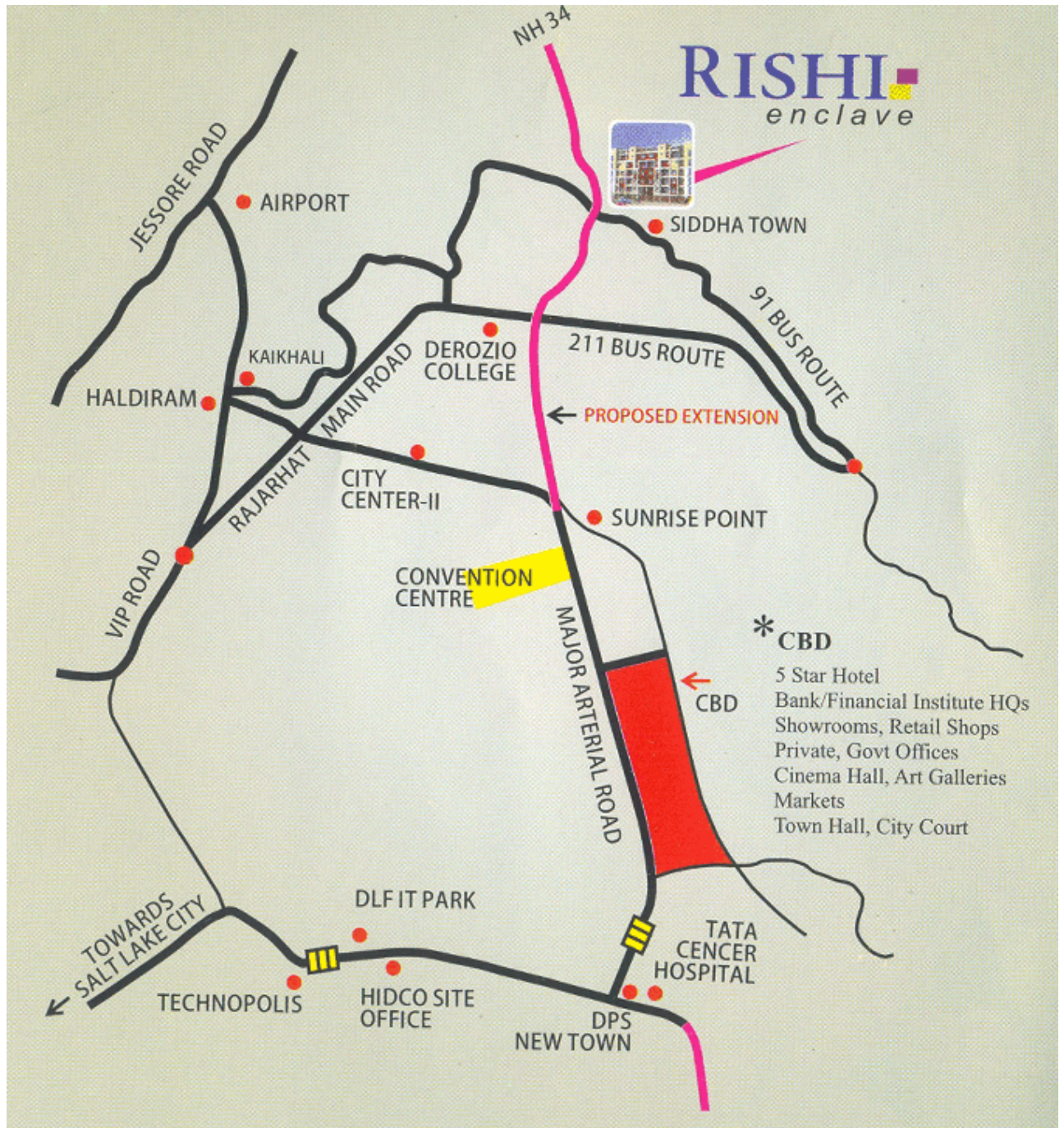
Amenities

- ▶ 50% Open Space.
- ▶ Covered Car Parking facility.
- ▶ Water Iron Removal Plant.
- ▶ Broadband Connectivity round the clock.
- ▶ 24 hrs Security with Intercom CCTV.
- ▶ 24 hrs Generator Back-up.
- ▶ DTH connections
- ▶ 4 Lifts in One Block.
- ▶ Heat Insulated Terrace for Penthouse Owners.
- ▶ Servant's Quarters for Penthouse Owners.
- ▶ Fire-fighting system
- ▶ **Killoi** - Children Park
- ▶ **Surabhi** - Landscaped Garden - An attractive landscape comprising an exotic collection of plants
- ▶ **Dhara** - Lap Pool / Children Pool at Central Courtyard
- ▶ **Sangam** - Air Conditioned Club Room with Decorative False Ceiling & Vitrified Flooring.
- ▶ **Akshay** - Fully Air ~ conditioned Multi-Gym making it an excellent escape during Summer
- ▶ Flowerbeds on the Periphery will also add to the visual appeal



Location

Active Acres is coming up in the heart of the city, 1.2 kms off E. M. Bypass ~ A stone's throw away from ITC Sonar Bangla and proposed hotels of J W Marriot, Holiday Inn, DLF Hilton and The Park



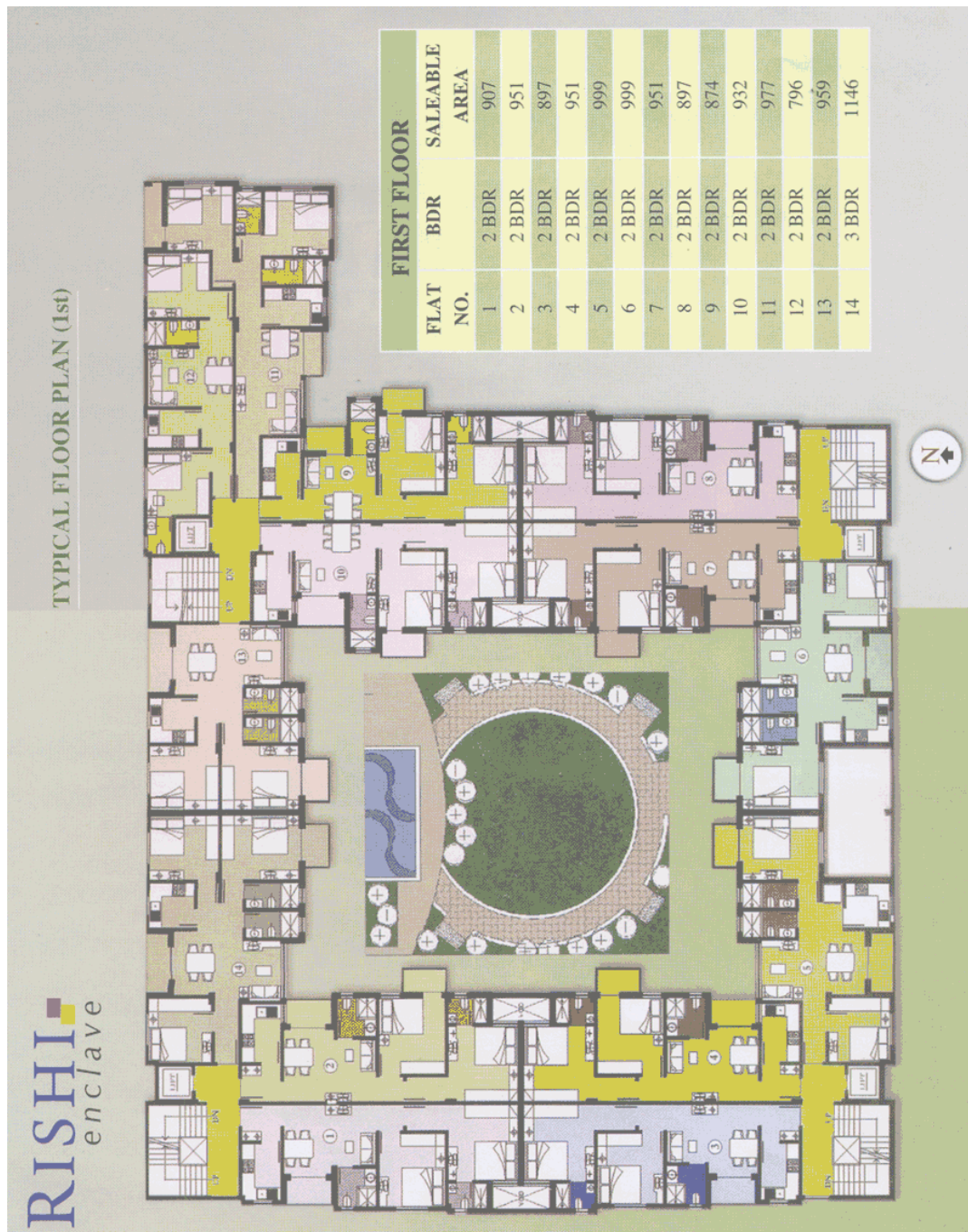
Specification

- ▶ **Structure:** Frame Work: Earth-quake resistant RCC Framed construction with infill brick wall.
- ▶ **Finish:** Internal: Living / Dining / Bedrooms: Smooth P.O.P. finish over plastered surface. Life Lobbies: Selected marble / Granite cladding & acrylic emulsion paint, External: Combination of water ~ proof & texture paint finish.
- ▶ **Flooring:** Living / Dining: Vitrified tile with skirting, Bedrooms: Vitrified tile with skirting, Lift Lobbies: Selected granite / marble finish.
- ▶ **Kitchen:** Flooring: Anti ~ skid ceramic tiles, Wall finishes: Ceramic tiles up to 2 ft. above working platform, rest of the wall smooth POP finish over plastered surface, Others: Granite counter with stainless steel sink with drain board
- ▶ **Toilets:** Walls: Ceramic tiles up to Door Top level, Floorings: Anti ~ Skid Ceramic tiles, Fittings: White sanitary fixtures, single lever CP fitting & provision for geyser.
- ▶ **Doors:** Seasoned hardwood frames with European style modules shutters
- ▶ **Windows:** Powder coated / anodized aluminum glazing.
- ▶ **Electrical:** Copper electrical wiring throughout in concealed conduit with provision for light points, T.V & Telephone sockets with protective M.C.B's

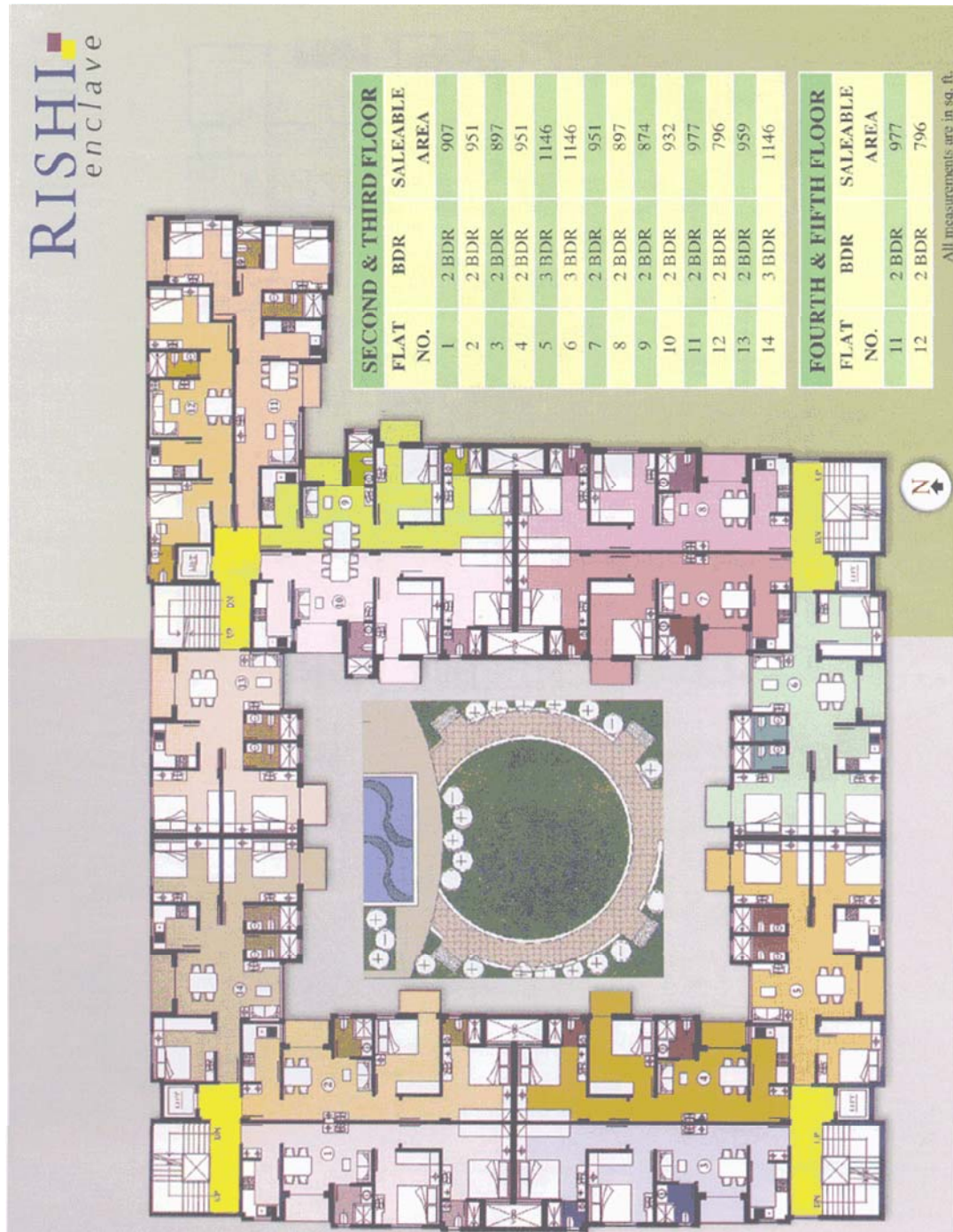


Type, Area & Price

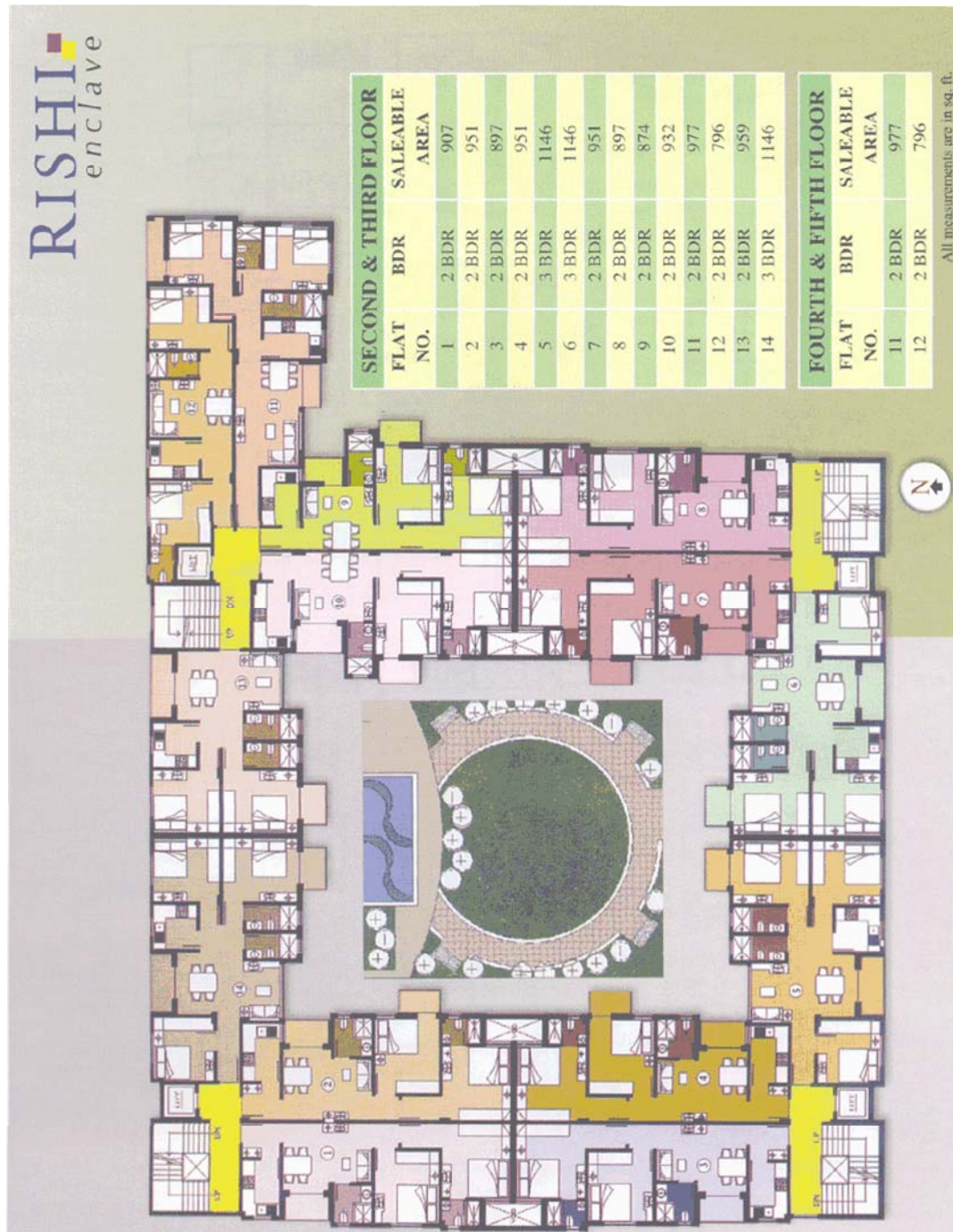
| Type | Size (sq.ft) | Floor Plans |
|-----------------------|--------------|----------------------|
| First Floor (2/3 BHK) | 897 - 1146 | View |



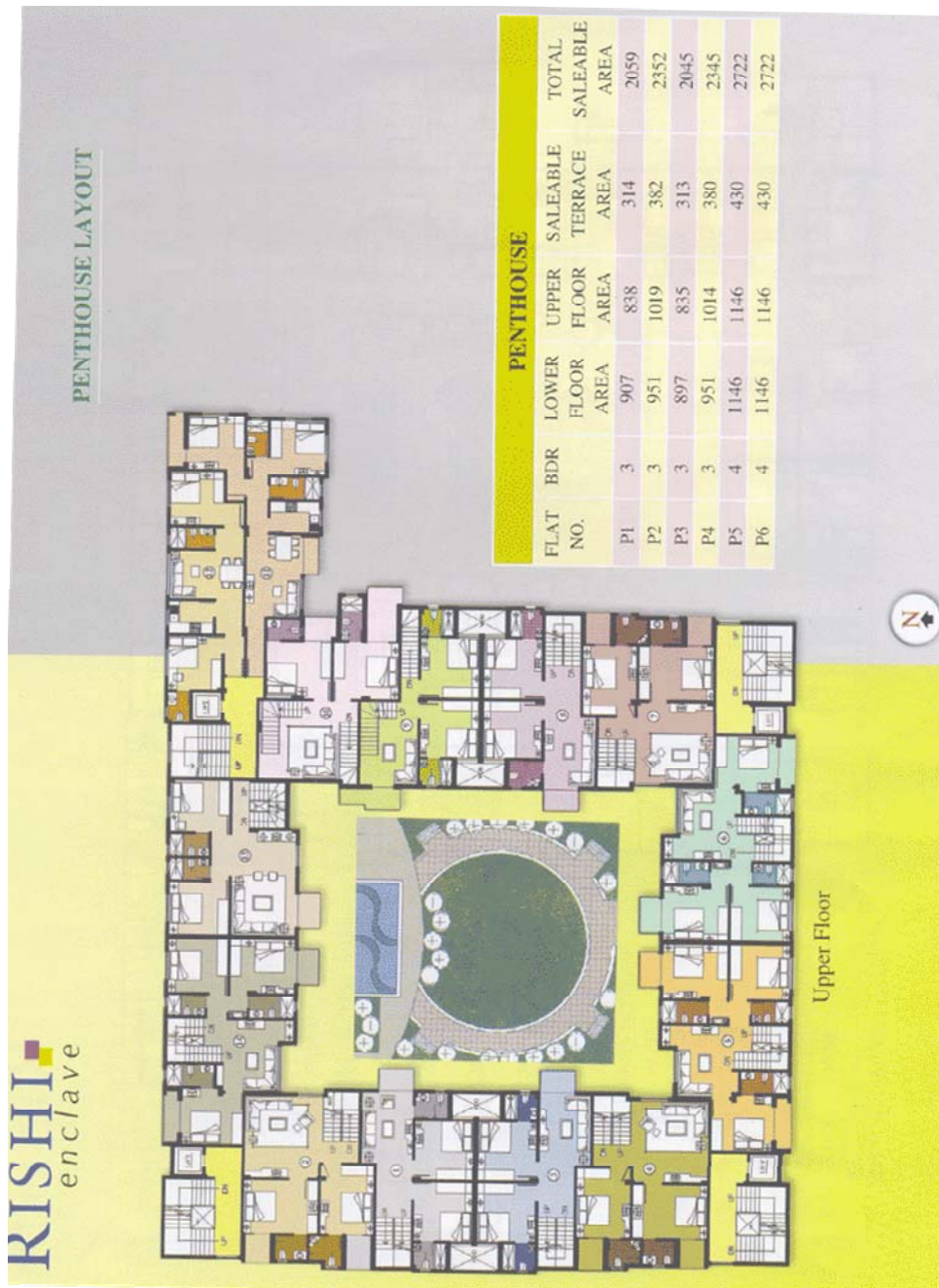
| Type | Size (sq.ft) | Floor Plans |
|---------------------------|--------------|----------------------|
| 2nd & 3rd Floor (2/3 BHK) | 796 - 1146 | View |



| Type | Size (sq.ft) | Floor Plans |
|-------------------------|--------------|----------------------|
| 4th & 5th Floor (2 BHK) | 796 - 977 | View |



| Type | Size (sq.ft) | Floor Plans |
|----------------------|--------------|----------------------|
| Pent House (3/4 BHK) | 907 - 2772 | View |



* Prices mentioned are indicative and are subject to change

Developer

Mittal Group

Mittal Group started its business activity about 30 years back in 1976 at Bathinda (Punjab) with the installation of small Solvent Extraction Unit by Sh.D.D.Mittal Under the name Bathinda Chemicals and Banaspati Mills Pvt.Ltd. In early 80s the business was headed by his sons Sh.Rajinder Mittal, Sh.Manoj Mittal, Sh.Vinod Mittal. With the continuous expansion-cum-modernization plans the unit has been established as an integrated edible oil complex, one of the biggest in north India. Another Proprietorship concern M/s R.K. Exports, Bathinda owned by Mittal Group has been established in 1992 and doing business of Import Export of edible oils various food stuff Items.

In 1990 the group entered into the business of Real Estate as developers and since then the group has undertaken large residential and commercial Projects. On the horizon of the Real estate development and construction, Mittal Group has registered a remarkable presence in the North India, especially in Delhi, Haryana, Punjab, Madhya Pradesh, Rajasthan Himachal Pradesh. Today, the Group is accredited with some magnificent Residential Township as well as Commercial, Shopping malls Hotels edifices which have become benchmark of architectural

Architect

Dimensions.

The chief architect of the firm Amod Sood completed Masters degree in Urban Design from School of Planning and Architecture, New Delhi after bachelor's degree from Chandigarh College of Architecture, Chandigarh. Starting his career as an architect with M/s Bose Brothers, commenced his independent practice in the year 1985, in New Delhi, India. His personal philosophy about architecture is evident in commitment to use design to create spaces that define and enhance the quality of human endeavor. This is reflected in a wide array of institutional, commercial, residential and industrial projects conceptualized, designed and executed by the firm, all over India. The firm has won several architectural and interior design competitions and some of these have been featured in the press also. He heads a multi-disciplinary firm that provides innovative solutions for projects related to architecture, interior and urban design.

Booking & Payment

| Price and Payment Schedule of Rishi Enclave | | |
|---|--|---|
| Flats | Rates (per sqft.) | |
| 1,3,8,9,1,12 | Rs. 1850 /- | |
| 2,4,7,10,13,14 | Rs. 1860 /- | |
| 5,6 | Rs. 1875/- | |
| P1,P3,P8,P9 | Rs. 1850/- | |
| P2,P4,P7,P10,P13,P14 | Rs. 1860/- | |
| P5,P6 | Rs. 1890/- | |
| Payment Option (Installment Scheme According to the Payment Schedule) | | |
| Particulars | Due Date | Amount |
| Application Money | Amount Received | Rs. 100000 |
| Allotment Money | With in 7 days from the date of Allotment | 25% (Adjusting the the application Money) |
| 1 st Installment | On Completion Of Foundation | 10% |
| 2 nd Installment | On Ground Floor Roof Slab Casting | 10% |
| 3rd Installment | On 1 st Floor Roof Slab Casting | 10% |
| 4th Installment | On 2 nd Floor Roof Slab Casting | 10% |
| 5th Installment | On 3 rd Floor Roof Slab Casting | 10% |
| 6th Installment | On 4 th Floor Roof Slab Casting | 10% |
| 7th Installment | On 5 th Floor Roof Slab Casting | 10% |
| 8 th and Final Installment | On Possession | Balance Amount |
| Note : The percentage are calculated on the Apartment price + Car parking + Extra Charges | | |