




Live the
Bungalow Life
in the City



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Bhorer aabhashe
Kokiler kuheli.
Janalay Bulbul-der lukochuri.
Bheshe aaschhe
Doyel-er daak.
Janalar porda shihurey utchhe.
Mridu baatash-er chhoyay aaste
aaste ghum bhangchhe.
Swashe aaschhe shobuj-er sei
parichito subash.

Kothay ami?

Aami toh
barite royechhi.
Ei aparup poribesher
maajhe.

Besh baro baari.
Teen tala.

Aah! Mone hoy sara din
Prakritir saathe
henshe kheley
katiye di.

Mukta Aakash-er dike takiye,
Cha-ey chumuk dilam.
Aar ki chai?

Ei toh amar
shopner bungalow.


SHOHORER
MODDHE
nijer bungalow bari.





Where Life is Worth **L**iving



The **A**mantran Life

A place you can call your own.
Where every day is a dream.

Where the first rays of the sun touch
your cheek, the cool breeze refreshes
your mind and the sweet melodies of
birds enliven your soul.

Life is beautiful here. Naturally.



Swopnora jekhane
sotti hoye fere
Apnar **Bari** sekhane
iccheder majhe...



Designed to Make Every Day **Extraordinary**

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Nijer Bungalow
nijer-e shohore
Apnar moto
bhaggyo ache
ar kojoner...

Welcome to
Your Bungalow
in the City

Step into the luxury that you have dreamt of all along. Spacious living rooms and private gardens are waiting to embrace you. That's not all.

Your childhood stories will come to life when you experience the corridor and yard here.

Largely spacious, Amantran offers an exceptional lifestyle in the city, near Joka metro.

Limited Edition 126 Row Bungalows



An iconic life for the few who want to live sophisticated. Where contemporary homes are surrounded by nostalgia. Where world-class designs inspire you to aspire. Get ready to bloom at Amantran.

Apnar sajano
sompod
Ja hobe agamir
bhobishyot...

A Home for Generations to Come

Apnar sajano sompod
Ja hobe agamir bhobishyot...

The units here are designed to provide space for future generations to thrive together. Our multi-generational bungalows offer privacy and contemporary comforts, all in one.

- » 4, 5 and 7 BHK units
- » Multigenerational homes
- » Private gardens
- » 1.5 km from Joka Metro Station
- » Close to all daily needs and facilities

Relive Your Childhood at Your New Home

Remember those days when grandma told you tales of her own home? The lazy afternoons spent on her lap! Dreaming of the 'dalan' and 'uthon'!

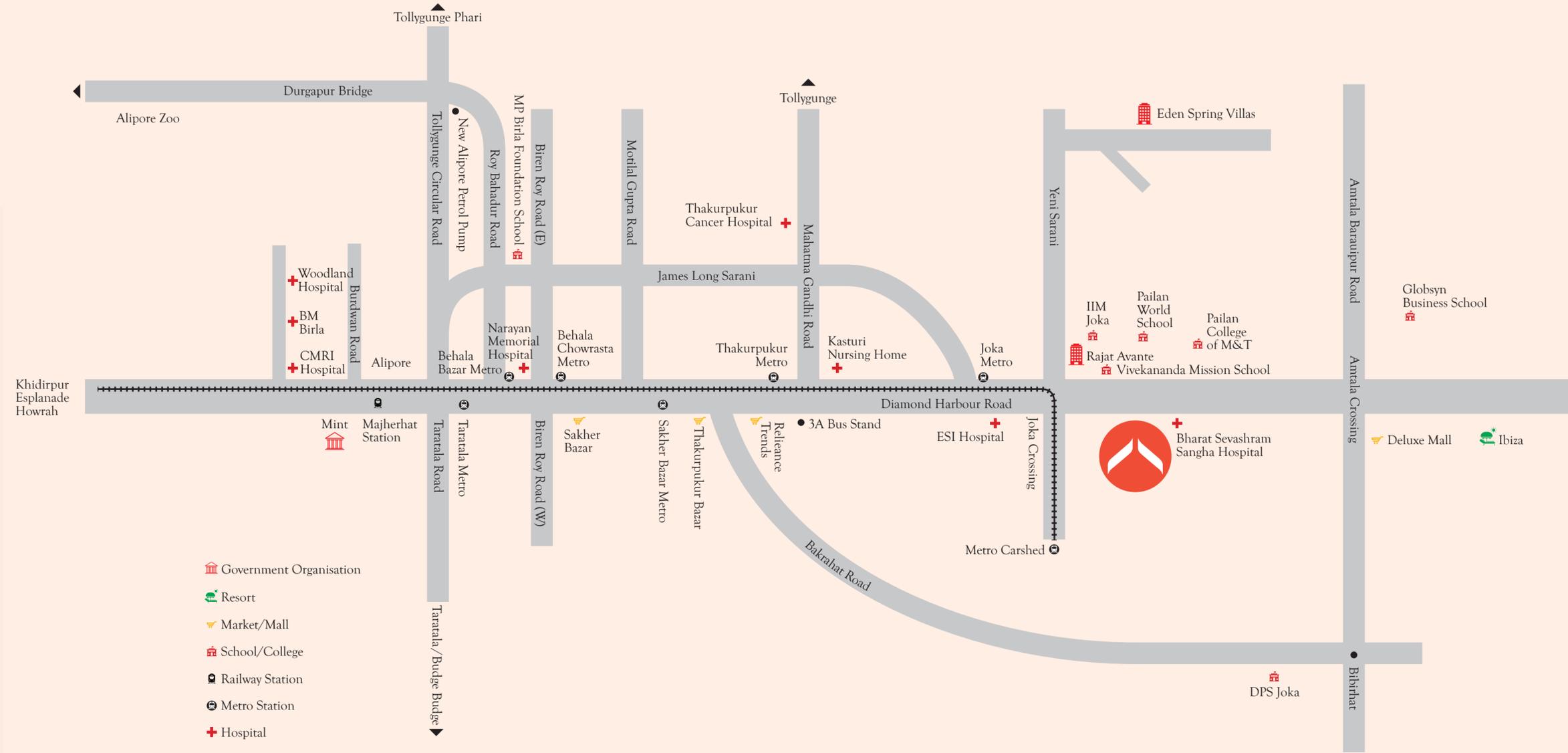
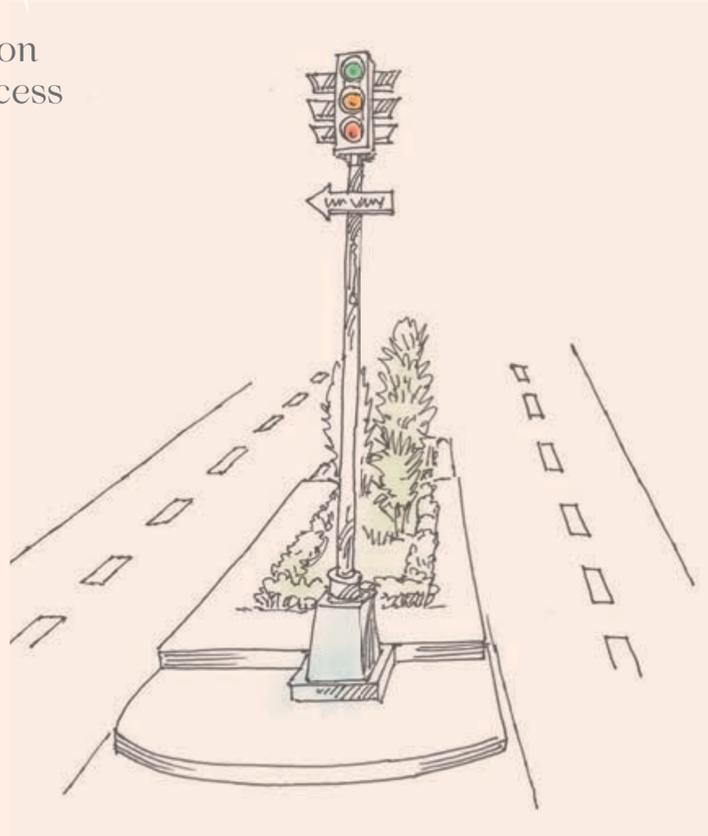
Adda, gossips and celebrations in the Uthon. Playful moments with siblings at the Dalan.

Cherish those stories again in your own bungalow. Nurture those memories in your own home.



Jemon icche
jekhane khushi
Bari thekei olpo
durotte...

An Invitation
to Easy Access



- Government Organisation
- Resort
- Market/Mall
- School/College
- Railway Station
- Metro Station
- Hospital



You are among those who can access the convenience of city life from their own home. You have everything within your reach. Be on time. Anytime. Your home allows you to enjoy certain advantages that come naturally from a great location.

You can find millions of reasons to enjoy your life in the city. You will never miss your meetings or movie dates. Life is so easy here. A short drive or just a walking distance, live connected to the Metro, Educational Institutes, Markets, Malls, Hospitals and Diagnostic Centres.

NEARBY LANDMARKS

- Educational Institutes**
 - Vivekananda Mission School 400 m
 - IIM Joka 800 m
 - Pailan World School 3 km
 - Gems International School 4.2 km
 - Delhi Public School Joka 7.8 km
- Medical Facilities**
 - Bharat Sevaashram Sangh Hospital 100 m
 - ESI Medical Hospital 1.5 km
 - Apollo Clinic 2.6 km
 - Thakurpukur Cancer Hospital 3.7 km
 - CMRI Hospital 11 km
 - BM Birla Heart Foundation 11 km
- Shopping Hubs**
 - Reliance Smart Point 500 m
 - More Supermarket 1.7 km
 - Reliance Trends (Ideal Regency) 2.8 km
 - Max Fashion 6 km
- Transportations**
 - Joka Metro 1.5 km
 - Tollygunge Metro 10 km
 - Majherhat Railway Station 9.5 km
 - Sealdah Railway Station 20 km
 - Howrah Railway Station 21 km
 - Airport 36 km



Blueprint of
an **Exclusive**
Lifestyle

The architecture is designed to
improve your lifestyle with space,
nature and luxury.

Aerial View of
Row Bungalows



The Green Entrance

Enter a green world of your own. Nature embraces you as soon as you step into your picturesque home.

Designed to welcome positivity, the gate is fashioned with high-tech architecture.

The **B**ungalow Life - Bigger is Better!

Your bungalow life within the vastness.
Amantran literally has everything that you have imagined.
The ground floor has a living room, dining, kitchen,
a room with a garden and car parking.
Step up and discover more luxuries as you
make your way to the upper levels.



Room with a **V**iew

Enter your Green Room. Sit with a cup of tea and your favourite novel. Take a break.

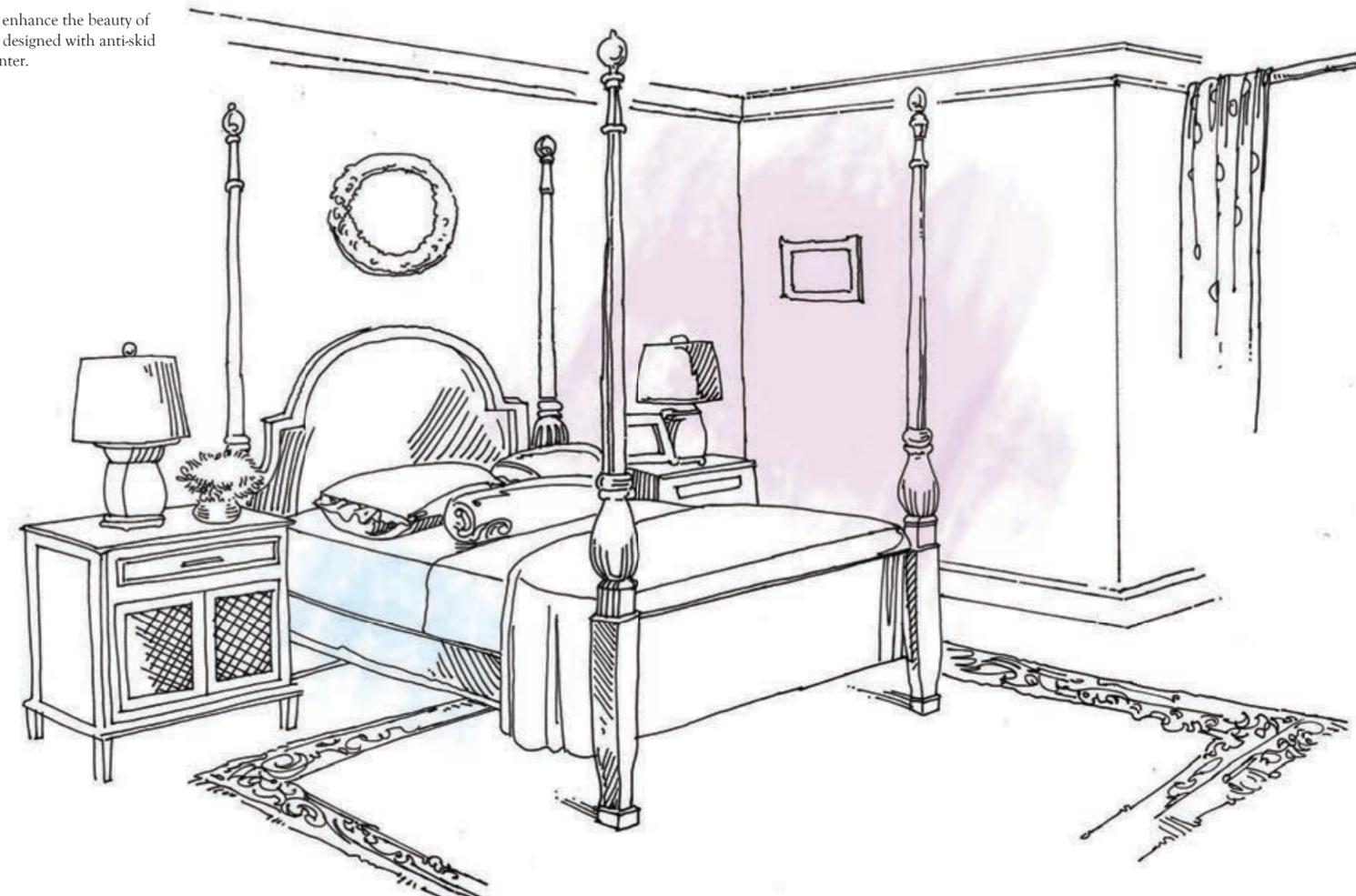
Step into your garden and walk barefoot, smell the fragrances and soak in the solitude.

Your Private Paradise - Master Bedroom

Spacious and magnificent. Enter your private room. Where you can relax with the view of a green landscape.

Large windows welcome fresh air and light. A walk-in closet and attached bathroom complete the look of your bedroom.

Your bedroom has vitrified tiles that enhance the beauty of the room. The attached bathroom is designed with anti-skid ceramic tiles and a granite basin counter.





Gather Around with
Family - Living Room

Begin your stories anew around family and a steaming cup of coffee. Relax and rejoice together.



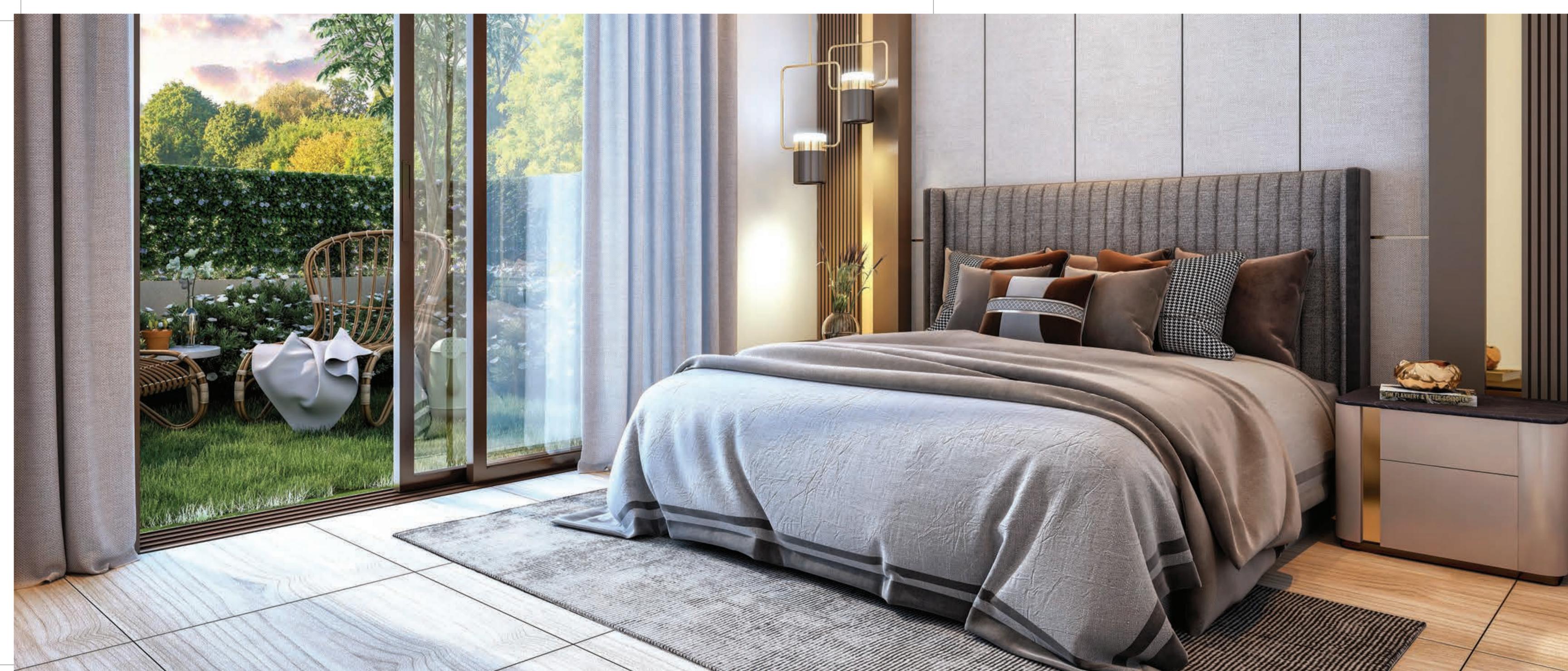
Memories - Kitchen

It's the heart of your home.

Where ample light and air relax your senses, so that you don't feel suffocated while preparing your favourite dish.

Designed to provide you comfort, your kitchen has a resource area, preparation area and cooking area.

It has a granite slab with a stainless steel sink and electrical points for different usages.



Blissful Luxury Beckons

Sit quietly through refreshing afternoons.
Push back the sliding windows and unwind.

Your spacious room with an extensive backyard
offers lush views.



The Open Heaven - Terrace

The terrace is open to sky. Live life to the fullest with the huge space. Decorate your terrace the way you want it to.

Place luxury sofas or arrange tea parties. It's a place of your own.

Embrace Nature - Outdoor Amenities

Live the life you deserve.
Cherish your childhood memories.
Step outside your bungalow to step
into acres of playful amenities.



Cherish Old Memories in Your Bungalow

Prokritir majhe jekhane khelto shoishob
Apnar bari sekhane alo-batash aar sobuj ghire...

Nurture your childhood memories with the stories you have heard from your grandparents. Not just Uthon and Dalan, cherish the moments when you have played with your friends outside of your home.

Where Nature has greeted playful times with family.
Where the bright sun rays welcome happiness with friends.

Surround Yourself with Nature

Live happier within Nature. Rejoice in joyful memories
and spend every moment with the green luxury.

Sobujer deshe
apnar bari
Kholamela r
ahamori...

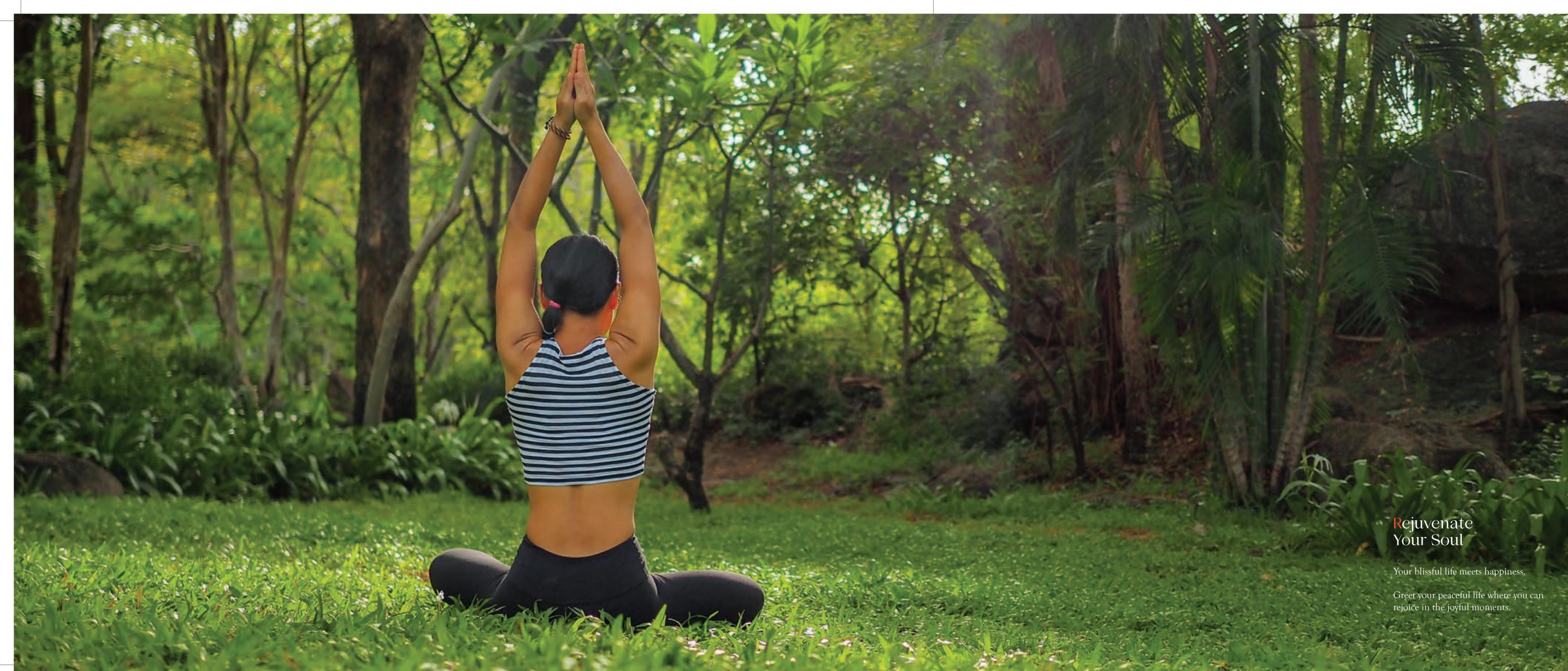
Experience the Nature Trail

- » Natural ponds
- » Pondsides seating deck
- » Meditation deck facing pond
- » Seclusion deck
- » Vantage point
- » Mini wetland experience
- » Picnic lawn along with
tropical pavilion



Your **Soulful** Moments
with Friends





Rejuvenate Your Soul

Your blissful life meets happiness.

Greet your peaceful life where you can
rejoice in the joyful moments.



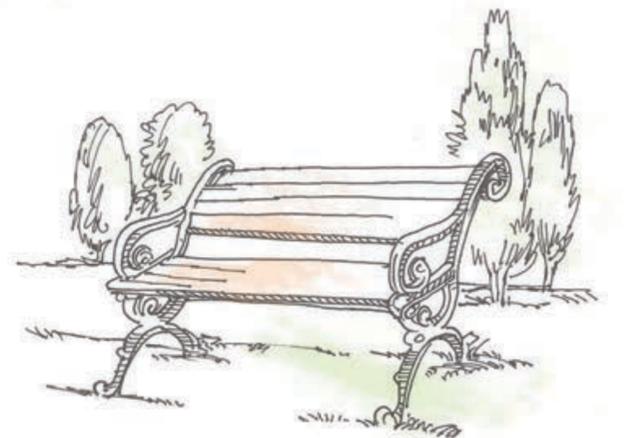
Shanti-snigdhotā
eksathe thake
Apnar ei bari mon
ke bhalo rakhe...

Breathe in Fresh Air

- » Open lawn
- » Kids' play area
- » Grandparents' corner
- » Adda zone
- » Fitness lawn facing pond
- » Yoga lawn with pavilion
- » Amphitheatre



Enjoy Your
Solitude within
Greens



Nikhut sajano-
gochano
Amar bari sob
dike sompurno...

Your
Well-planned
Bungalow Life

A planned home. A perfect lifestyle.

24/7 Back Support

- » Sewage treatment plant
- » Advance fire-fighting system
- » Central garbage collection system
- » 24/7 power backup
- » Water-treatment plant
- » 24/7 potable water supply
- » Facility management service
- » 24/7 security post with elegant gate house
- » Boom barrier
- » 24/7 CCTV surveillance in common areas
- » Intercom connectivity





The Pathway to Happiness

Welcome to your friendly neighbourhood. It's your own community. Meet like-minded people and share a soulful connection.

The long walking trail is surrounded by trees and floors where you greet your neighbours and enjoy a relaxing time together.

Discover
Yourself Anew At
Porichoy - The Club

Posh and exclusive. The residential club, where you can spend your leisure, your private time, that matters. Every time you step into this luxury, you feel the extraordinary peace that rejuvenates your soul.

The two-storeyed club overlooking a huge swimming pool, has everything for your entertainment and gatherings.



Chelebelar fele asa
pukur ghat
Snigdho-shitol jole
anander doob..

When Golden Memories Come to Life

Remember those days when you took a soulful
dip into the cool water of the pond, just in front
of your home!

After playing with water, you came back and
listened to stories from your grandma at the Uthon.



AC Community
Hall for Your
Celebrations
and Gatherings



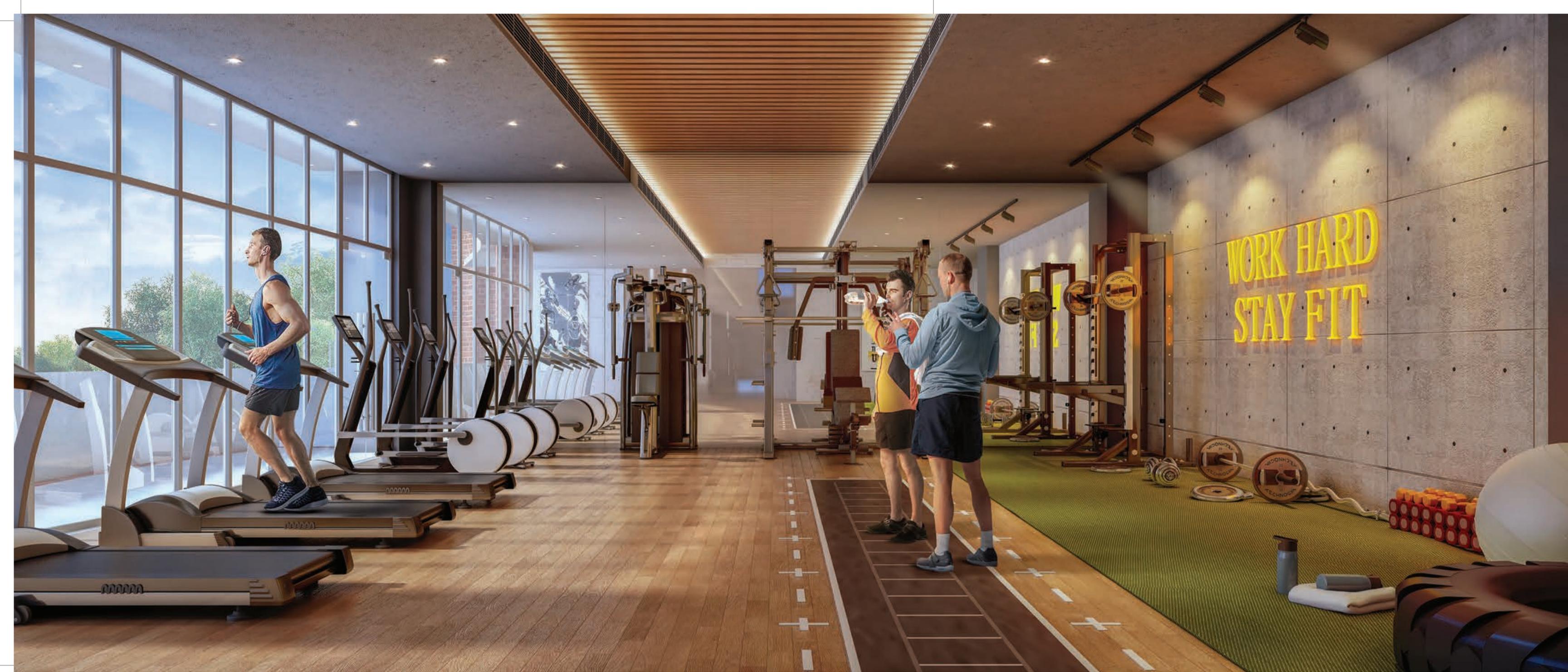


Khela theke gym
AC club e ananda
rojdin...

Enjoy Your Leisure - Club Indoor Amenities

Experience club life with modern
indoor activities which freshen up
your mind instantly.

- » AC community hall with party lawn
- » AC indoor games room
- » AC gymnasium
- » Multipurpose studio
- » Indoor kids' play area



AC **G**ymnasium

Your Modern Gymnasium with
state-of-the-art equipment



PORICHOY
THE CLUB

Stay **Active** All the
Time - Club Outdoor
Activities

Live the joy and rejuvenate your soul with
all the modern amenities.

- » Swimming pool
- » Kids' pool
- » Poolside seating deck





Kids' Pool

Let your child plunge into happiness.





Khushira ekhane
eksathe jote
Haat dhore apnar
ei club-e...

Celebrate Your Moments - Club Entertainment Arena

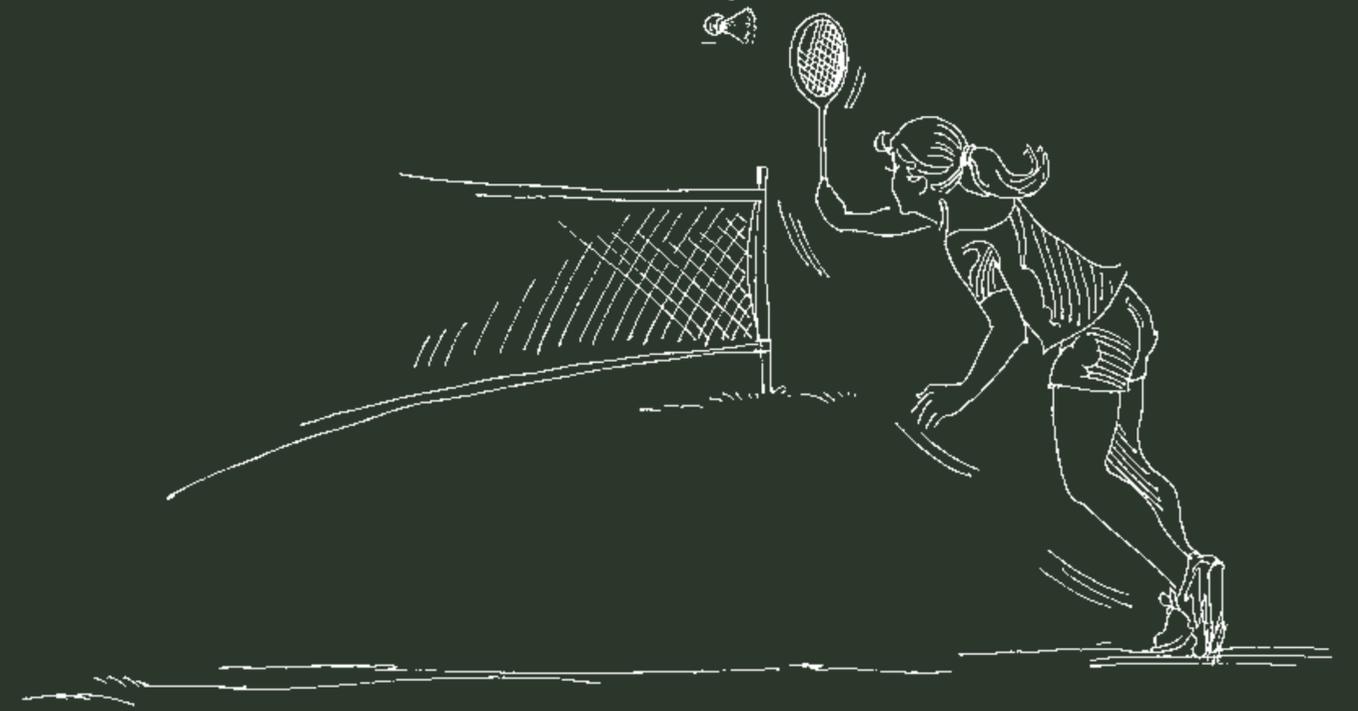
Your happy time. Your fun
moments. Spend the joyful
time anytime with the club's
entertainment activities.

Dedicated zones for every age make
your home special among others.

- » Multipurpose lawn
- » Multipurpose court
- » Rainbow pavilion
- » Pet corner
- » Fishing deck
- » Football court
- » Jogging track
- » Walking trail



Where Playtime
Meets with the
Friends for Life





Rainbow Play Pavilion

Where the soul embraces the open sky
with the cool breeze of tranquility.

Plan to Live Happier - Floor Plans

Come to your
well-planned
Bungalow

Typical
Bungalow

Ground
Floor Plan



First Floor Plan





Second Floor Plan



Configuration	Total Carpet Area as per WBRERA (sq ft)	Balcony Area (sq ft)	Total Built-up Area (sq ft)
4BHK - 4T	1348.92	35.70	1580.70

Master Site Plan

Legends

- | | |
|----------------------------|---------------------------|
| 1 Entrance gate | 17 Pet zone |
| 2 Gate goomty | 18 Football court |
| 3 300 m long approach road | 19 Seclusion deck |
| 4 Club house | 20 Adda zone |
| 5 Party lawn | 21 Meditation deck |
| 6 Swimming pool | 22 Picnic lawn |
| 7 Kids' pool | 23 Tropical pavilion |
| 8 Poolside seating deck | 24 Murram seating court |
| 9 Amphitheatre | 25 Vantage point |
| 10 Natural pond | 26 Wetland experience |
| 11 Fishing deck | 27 Fitness lawn |
| 12 Multipurpose court | 28 Yoga lawn |
| 13 Rainbow pavilion | 29 Yoga pavilion |
| 14 Kids' play area | 30 Pondsides seating deck |
| 15 Grandparents' corner | 31 Walking trail |
| 16 Open lawn | 32 Jogging track |
| | 33 Driveway |



Specifications

Structure

Aluform /Earthquake resistant RCC framed structure

Brickwork

Fly ash bricks/AAC blocks

Doors

Main Door: Decorative flush door

Other Doors: Flush door

Balcony and Ground Floor Bedroom: Aluminium sliding door with full glazing

Door handles, locks and hinges of reputed make

Windows

Powder coated aluminium with clear glazing

Flooring

Main Entrance: Tiles/Natural stone

Living & Dining, Bedrooms, Kitchen: Vitrified tiles (2 ft x 2 ft)

Staircase: Vitrified tiles/Natural stone

Toilet: Anti-skid ceramic tiles

Roof: Decorative roof garden with pergola

Parking: Paver blocks/Natural stone

Electricals

Concealed wiring with modular switches of reputed make

Provision for television point in living room, family room and all bedrooms

Provision for telephone, intercom and broadband points in living room and family room

Kitchen: Electrical points for light, fan, refrigerator, water purifier, microwave, mixer grinder, exhaust fan/chimney and washing machine

Toilet: Electrical points for light, geyser, hairdryer and exhaust fan

Parking: Provision for electric car charging point

Adequate electrical points in living & dining, all bedrooms, kitchen, toilet, parking area, backyard and roof

Kitchen

Counter: Granite slab with stainless steel sink

Wall: Wall tiles up to 2 ft height over granite counter top

Toilet

Counter: Granite basin counter in all toilets

Wall: Ceramic tiles up to door height

Sanitary ware: Sanitary ware of reputed make

CP Fittings: CP fittings of reputed make

Railing

Balcony: Glass and MS railing

Staircase: MS railing

Wall Finish

Internal Wall: Gypsum/Putty finish

Ceiling: Putty finish

Exterior: Weather shield exterior grade paint/wall cladding

Air Conditioner

Provision for one no. split AC in living and dining, family room and all bedrooms



About Us



For the last 30 years, Rajat Group, under the able guidance of Sri Raj Gopal Pasari, has been developing and delivering state-of-the-art dream homes with an inviolable philosophy to remain true, honest and transparent with all the stakeholders of the businesses. Rajat Group has earned the love and trust of its 'Brand Ambassadors', i.e. its very own customers, by keeping up to the commitment and quality promised. The group now aims to blend innovation, creativity and technology for providing micro and macro benefit to the project development, thereby creating epitomes of luxury living within the reach of aspiring buyers, with optimal space utilization in their projects so that the customers derive maximum value and potential of the creations, which they will cherish for an entire lifetime.

Believing in self makes one believe "No dreams are Non-Real". Hence, at Rajat Group, entire team, across the span of company, Dreams to Develop and Deliver A-grade homes as the single motto of the company.



Eden Group of Kolkata is primarily into tea cultivation and manufacturing, as well as real estate development. Owning three tea estates in the state of Assam, the company manufactures around 2.5 million kg of tea, annually.

Over the last 25 years, it has ventured into real estate development and completed more than 60 projects in and around Kolkata with a 100% on-time delivery record.

It is a conservative, zero-debt organization that combines the old-world value system with the new-age designs and technology of construction.



Rajat Avante



Southern Vista



Rajat Boulevard



Rajat Windsor



Eden Sky Terraces



Eden Richmond Park



Eden Meghbalika



The Forest



Raj Agrawal
Raj Agrawal & Associates

Architect's Note

"Amantran aims at providing open space for natural and healthy living for all age groups. It comprises more than 100 row bungalows spread across 10 acre of land, in the looming locality of Joka, off DH Road, Kolkata.

More than 70% of the total project is dedicated to open space. 26% is given for greeneries and 6% for natural water bodies.

Amantran is well-connected to roads, rails, and metro stations. It's in close vicinity to acclaimed academic institutions, hospitals, tech hubs, retail and commercial zones.

There are 4, 5 and 7 BHK units, with individual car-parking spaces and lawns. Broad internal roads, curated leisure activities, top-notch amenities and the security of a gated complex embellish the project.

Here the variety of fruit trees, flower plants and evergreen trees creates a blissful atmosphere. The Greenbelt trees at the project boundaries reduce the impact of strong wind.

Thus, Amantran blends the best of contemporary architectural design with new-age luxury and convenience."