



L I F E

BEHALA, SAKHERBAZAAR



ABOUT THE PROJECT

LIFE is an exclusive project in Behala, developed by Propertymen Group & Adonis projects.

With its intelligent layout, location in a pollution & noise-free environment, host of finest apartments & amenities, and a huge waterbody in the East, LIFE brings its residents the opportunity to live the kind of life they've dreamt about!





PERFECT ON THE INSIDE AND OUTSIDE!



DUSK VIEW



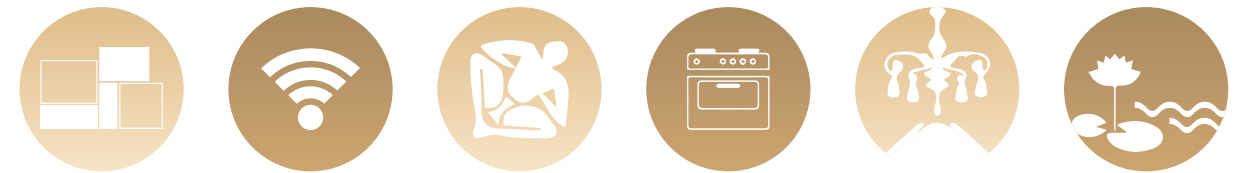
DREAM IT . . .

A home where peace is a state of mind!

LIVE IT . . .

Spacious 2BHK/3BHK apartments

- Well ventilated flats
- AC homes
- Vaastu compliant
- Wi-fi enabled homes
- Exclusive CCTV surveillance for each apartment in living/ dining area, with a 4-channel DVR system connected with Wi-Fi and remote access
- Intercom facility in apartments
- Adequate power back-up for individual apartments
- Exclusive home protection by National Insurance Co. Ltd.





DREAM IT . . .

A home where true joy is found under open skies!

LIVE IT . . .

Decorated rooftop area

- Fully equipped sky lawn with barbeque counter
- Decorated sit-outs
- Yoga zone
- Meditation corner





DREAM IT . . .

A home where tradition meets modern amenities!

LIVE IT . . .

Devasthan adding a touch of sanctity
Secured living with 24x7 CCTV surveillance
All day power back-up for common areas

- AC multi-purpose community hall
- AC Cardio Zone
- Well-decorated entrance lobby
- Decorative main entrance gate with security port
- Automatic elevator with 6 pax capacity
- Primary fire-fighting arrangements
- Intercom facility in all common areas and security port





LET YOUR BONDS BLOSSOM WITHIN NATURE



PERGOLA VIEW



WISH IT . . .

An address that brings every convenience!

FIND IT . . .

Excellent transport connectivity with major schools, medical facilities, daily markets, banks & restaurants
Multiple access to Behala & Tollygunge



Map not to scale.

Proposed



LOCATION ADVANTAGE...

Connectivity

James Long Sarani Crossing – 700 m
Diamond Harbour Road Crossing – 1 km
Dalhousie – 12.7 kms
Majherhaat Railway Station – 5.2 kms

Hospitals

Apex Clinic – 950 m
Disha Eye Hospital – 1 km
James Long Clinic – 1.3 kms
D M Hospitals – 2.4 kms
Chikitsa Medicare Centre – 3.5 kms
South Suburban Clinic – 3.7 kms
Swadesh Basu Hospital – 3.7 kms
Kasturi Medical Centre – 4.1 kms
Calcutta Medical Research Institute – 6.1 kms
Kothari Medical Centre – 6.6 kms
B M Birla Heart Research Centre – 6.7 kms
Woodlands Multispeciality Hospital – 7.6 kms
SSKM Hospital – 8.8 kms

Metro Stations

Chowrasta Metro Station – 1 km
Sakherbazaar Metro Station – 1.9 kms
Tollygunge Metro Station – 4.2 kms

Schools

Kidzee – 850 m
National Gems Higher Secondary School – 1.4 kms
MP Birla Foundation H.S. School – 1.6 kms
Bidya Bharati School – 1.6 kms
Shaw Public School – 1.7 kms
Orient Day School – 1.9 kms
Pailan World School – 5 kms
Vivekananda Mission School – 5.4 kms
Delhi Public School Joka – 11.5 kms



LOCATION ADVANTAGE...

Banks

HDFC Bank – 500 m
Axis Bank – 750 m
ICICI Bank – 800 m
State Bank of India - 1 km

Market

More (Supermarket) – 350 m

Police Station

Haridevpur Police Station – 2.9 kms

Retail Outlets

Brand Factory – 1.6 kms
Reliance Trends – 3.3 kms
M Bazaar – 3.3 kms

Malls

Lake Mall – 6.5 kms
South City Mall – 6.7 kms

Multiplexes

Cinopolis, Lake Mall – 6.5 kms
Inox, South City Mall – 6.7 kms

Restaurants

V3 Multicuisine Restaurant – 350 m
Buddha Bites – 900 m
Dominos – 1.2 km
Chowman – 1.3 kms
Cafe Coffee Day – 1.5 kms
Koshe Kosha – 1.6 kms
Hatari Restaurant – 1.7 kms



STEP INTO LIFE AND WATCH YOUR DREAMS BECOME REAL!



POND VIEW

Artist Impression



SPECIFICATIONS . . .

Foundation

- ☞ RCC Strip/ Combined and Raft foundation

Superstructure

- ☞ Reinforced cement concrete

Walls

- ☞ External – AAC block
- ☞ Internal – AAC block
- ☞ Bathroom & Toilet – Conventional bricks/AAC block

- ☞ **Interior wall finish:**
Smooth finish with POP/Putty

- ☞ **Bathroom & Toilet:**
Glazed tiles upto Door Height
Plastered and Smooth finish with POP/Putty above door height

- ☞ **Exterior wall finish:**
Stucco plaster followed by normal plaster with waterproofing

Flooring

- ☞ Living /Dining/Corridor: Vitrified Tiles
- ☞ Kitchen: Anti -Skid Vitrified/Ceramic Tiles
- ☞ Bedrooms: Vitrified Tiles
- ☞ Toilet: Anti-skid Vitrified/Ceramic Tiles with matching in-size tiling-in-dado up to door height
- ☞ Balcony: Anti-skid Vitrified Tiles
- ☞ Skirting
- ☞ All Floor Lobby: Anti-skid Vitrified Tiles
- ☞ Stairs: Kota Stone
- ☞ Lift: Anti-skid Laminated Mat
- ☞ Covered Parking: Paver Tiles
- ☞ Driveway & Walkway: Interlocking pavers
- ☞ Ramp on ground floor entrance: Kota Stone



SPECIFICATIONS . . .

Windows

- Colour anodized or powder coated Aluminium windows with clear glazing
- Grill: As per architect's design

Balcony

- Full height sliding anodized aluminium door
- Railing: As per architect's design

Kitchen

- Granite counter top
- Sink: Stainless steel
- Tiles up to 2ft from counter top
- CP fittings
- Provision for chimney
- Provision for water inlet for water purifier

Doors

Main Doors:

- Flush door both sides laminated finish
- Magic Eye/5 LeverLock/Night Latch/Stopper/Handle/Lower bolt/Hinges
- Wooden Frame with plaster guard

Internal Doors:

- Flush door both sides painted
- Bolt/Door Stopper/Mortise Lock
- Wooden Frame with plaster guard

Toilet:

- Flush door both sides painted and with acrylic sheet on inside face
- Latch/Bolt/Mortised lock
- Wooden frame with plaster guard



SPECIFICATIONS . . .

Toilet

- Provision for exhaust fan & wall bracket fan
- Sanitary fittings: White porcelain sanitaryware of reputed make
- CP Fittings
- Provision for hot & cold water
- Basin with CP bottle trap
- Provision for geyser
- Towel rod, soap holder, toothbrush holder, toilet paper holder, hand towel ring, CP hooks (2nos), mirror (1 no)

Electricals

Living & Dining:

- 1 no. point for television
- Provision for video door phone, telephone/broadband, CCTV
- Wi-fi connection
- 1 no. AC main switch
- 1 no. point for calling bell
- 1 no. point for intercom
- 4 nos. 6 Amp point for light
- 2 nos. 6 Amp point for ceiling fan with separate regulator
- 1 no. 6 Amp plug point
- 4 nos. 6/16Amp plug point (2 nos. on dining side and 2 nos. living side) above skirting or at convenient height
- 1 no. DG change over switch



SPECIFICATIONS . . .

Kitchen:

- 1 no. 6 Amp point for light
- 1 no. 6 Amp point for water purifier
- 1 no. 16 Amp point for refrigerator
- 1 no. 16 Amp point for microwave/OTG
- 1 no. 16 Amp point for toaster/mixer/grinder
- 1 no. 6 Amp point for chimney
- 1 no. 6 Amp point for exhaust fan
- 1 no. 6 Amp point for wall bracket fan

Bedrooms:

- 2 nos. 6 Amp point for light
- 1 no. 6 Amp point for ceiling fan
- 2 no. 6 Amp plug point for television, etc
- 1 no. 6 Amp plug point beside bed
- 1 no. 16 Amp plug point and starters for AC
- Provision for cable connection/broadband etc

Balcony:

- 1 no. 6 Amp point for light
- 1 no. 16 Amp point for washing machine

Toilet:

- 1 no. 16 Amp plug point for geyser
- 2 nos. 6 Amp point for light (1 point centrally located and 1 point above basin)
- 2 nos. 6 Amp point for exhaust & wall bracket fan
- 1 no. point for shaver/drier

Internal corridor:

- 1 no. 6 Amp point for light

Common Area:

- Adequate points for lights & other facilities



SPECIFICATIONS . . .

Wiring, Switches & Fixtures:

- ▮ PVC conduit pipe with fire resistant copper wiring of reputed brands
- ▮ Premium modular/semi-modular switches
- ▮ Quality earthing
- ▮ Circuit breakers (MCCB, MCB, RCB)
- ▮ Other fixtures

Power Back-up

- ▮ Optimum power back-up facility for common areas by Diesel Generator
- ▮ Basic power back-up for light, fan and television in apartments

AC

- ▮ Provision for split AC in all bedrooms and living/dining with proper concealed water outlet
- ▮ Provision for outdoor unit placement

Painting

External Walls:

- ▮ Waterproof quality paint on External Walls

Common Areas:

- ▮ POP/ Putty with plastic emulsion paint

Terrace

- ▮ Waterproofing treatment on Roof Terrace

Lift

- ▮ Fully automatic 6 pax elevator

Reservoir/Overhead Tank

- ▮ RCC underground water Reservoir
- ▮ Overhead tank of RCC / double walled HDPE tank

Boundary Wall

- ▮ On all sides of the building per architect design

** All materials to be provided as per ISI standards.



LIVE WHERE HAPPINESS LIGHTS UP YOUR HORIZONS



BIRD'S EYE VIEW

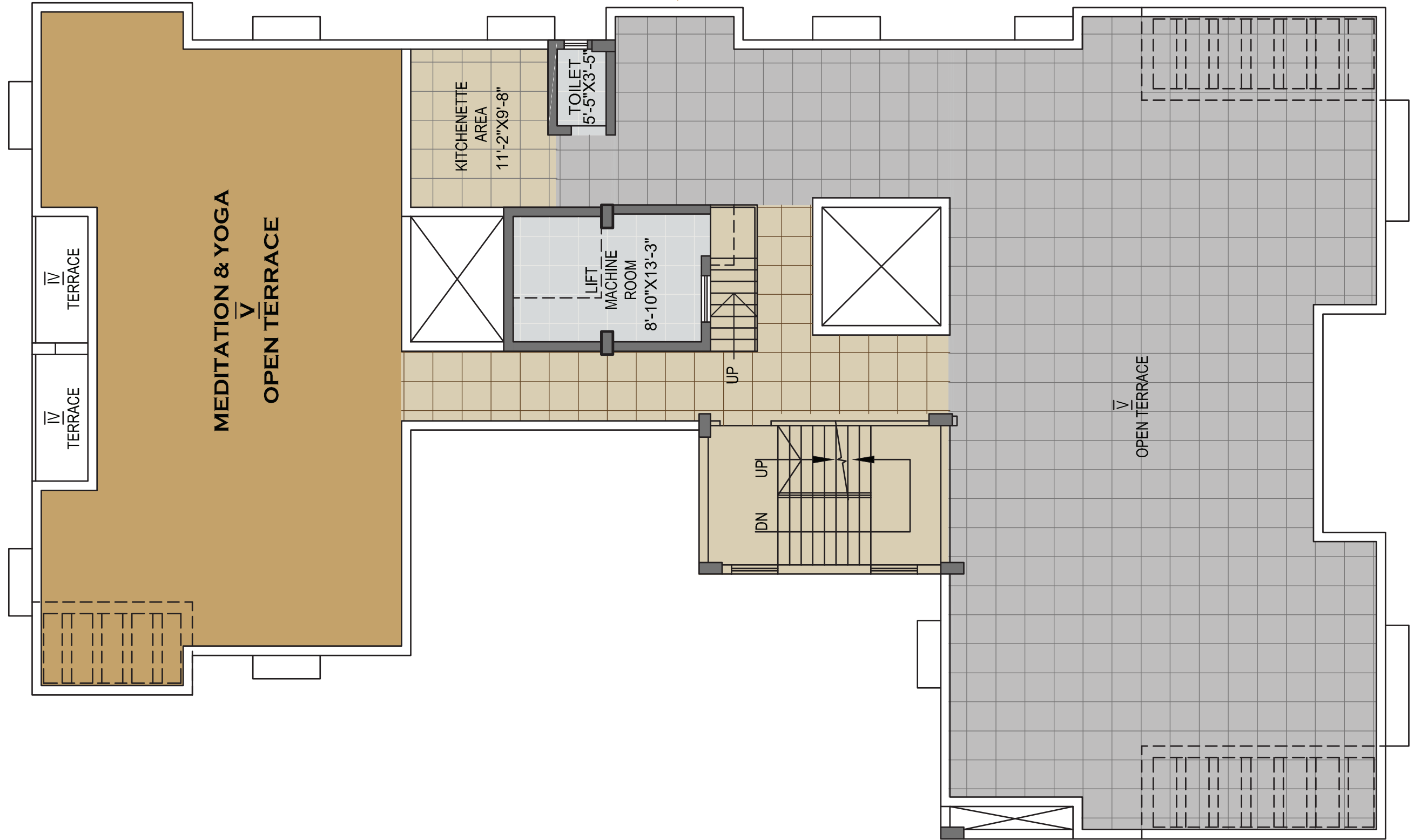
SITE PLAN...



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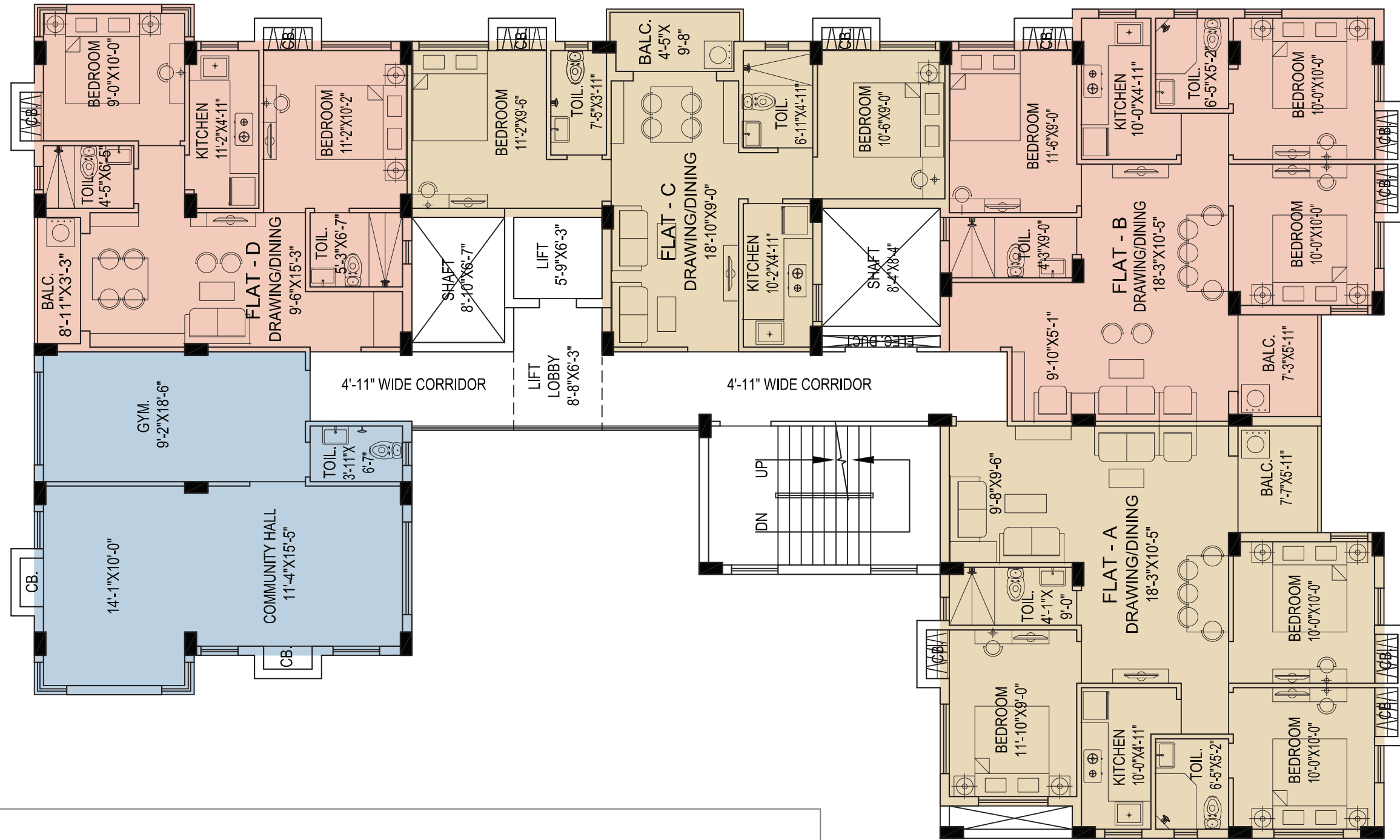
Proposed

ROOF PLAN...



Map not to scale.

Proposed



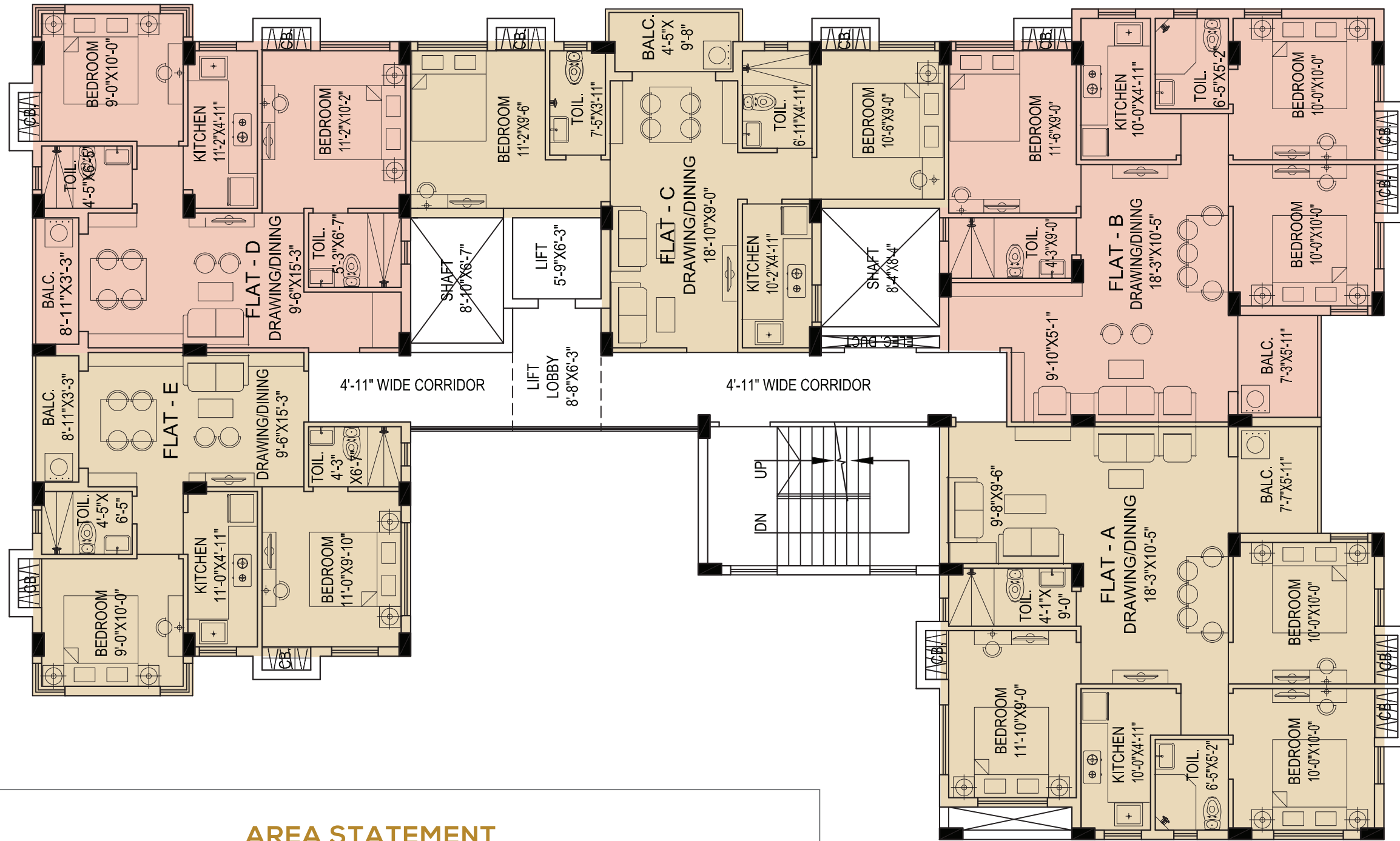
AREA STATEMENT

FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	AREA TO BE REGISTERED
A	3 BHK + 2 TOI	771	47	890	1196	1196
B	3 BHK + 2 TOI	749	45	858	1153	1153
C	2 BHK + 2 TOI	546	41	655	880	880
D	2 BHK + 2 TOI	543	30	628	845	845

All areas are in sq.ft.

FLOOR PLAN FOR 1ST FLOOR...





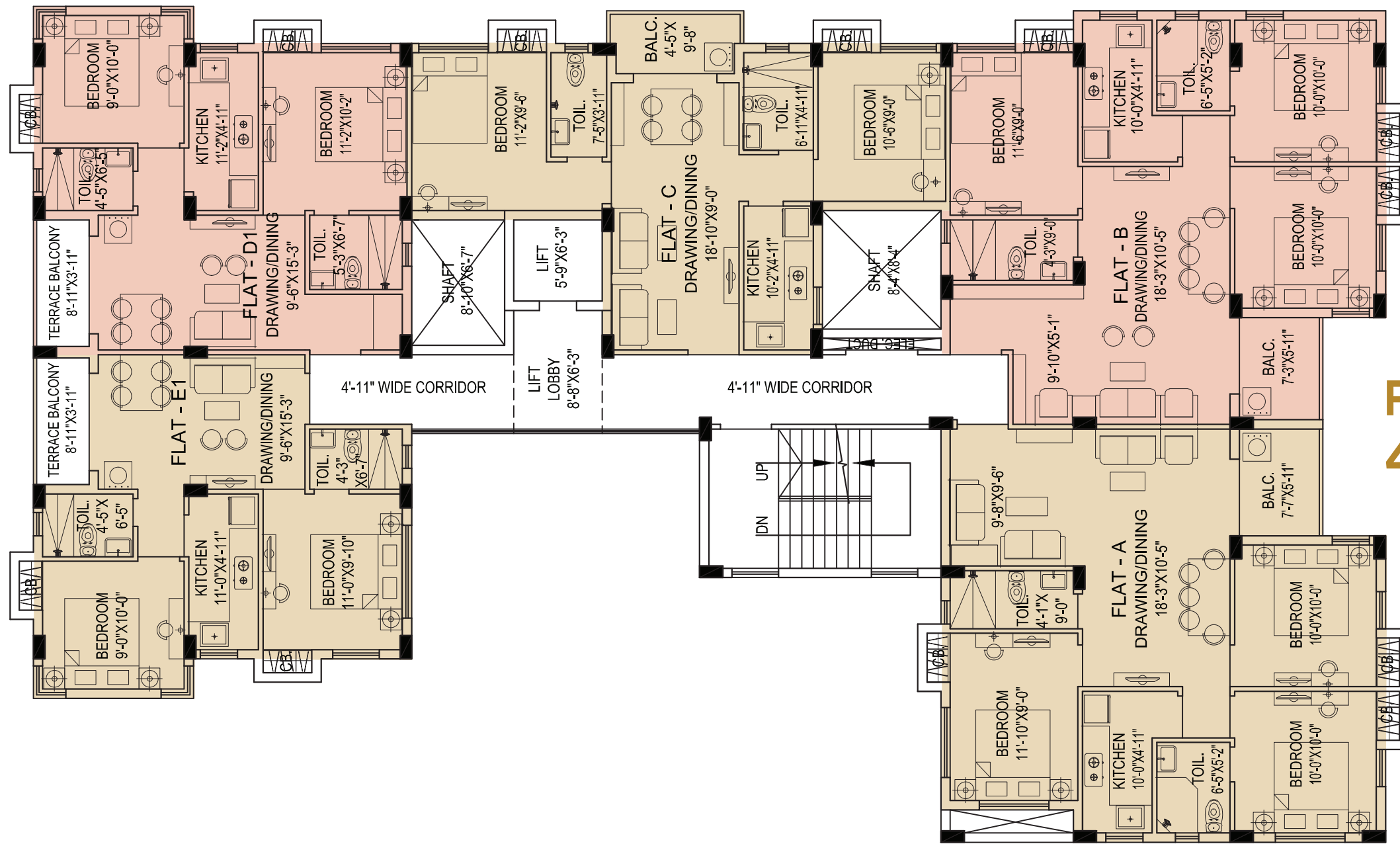
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B	3 BHK + 2 TOI	749	45	858	1153	1153
C	2 BHK + 2 TOI	546	41	655	880	880
D	2 BHK + 2 TOI	543	31	628	845	845
E	2 BHK + 2 TOI	501	31	590	793	793

All areas are in sq.ft.

TYPICAL FLOOR PLAN FOR 2ND & 3RD FLOOR...





FLOOR PLAN FOR 4TH FLOOR...

AREA STATEMENT

FLAT TYPE	UNIT TYPE	WBHIRA AREA	BALCONY AREA	BUILT-UP AREA	AREA INCLUDING PROPORTIONATE SHARE OF COMMON AREA	TERRACE BALCONY	AREA TO BE REGISTERED
A	3 BHK + 2 TOI	771	47	890	1196	0	1196
B	3 BHK + 2 TOI	749	45	858	1153	0	1153
C	2 BHK + 2 TOI	546	41	655	880	0	880
D1	2 BHK + 2 TOI	537	0	592	795	37	832
E1	2 BHK + 2 TOI	494	0	553	743	37	780



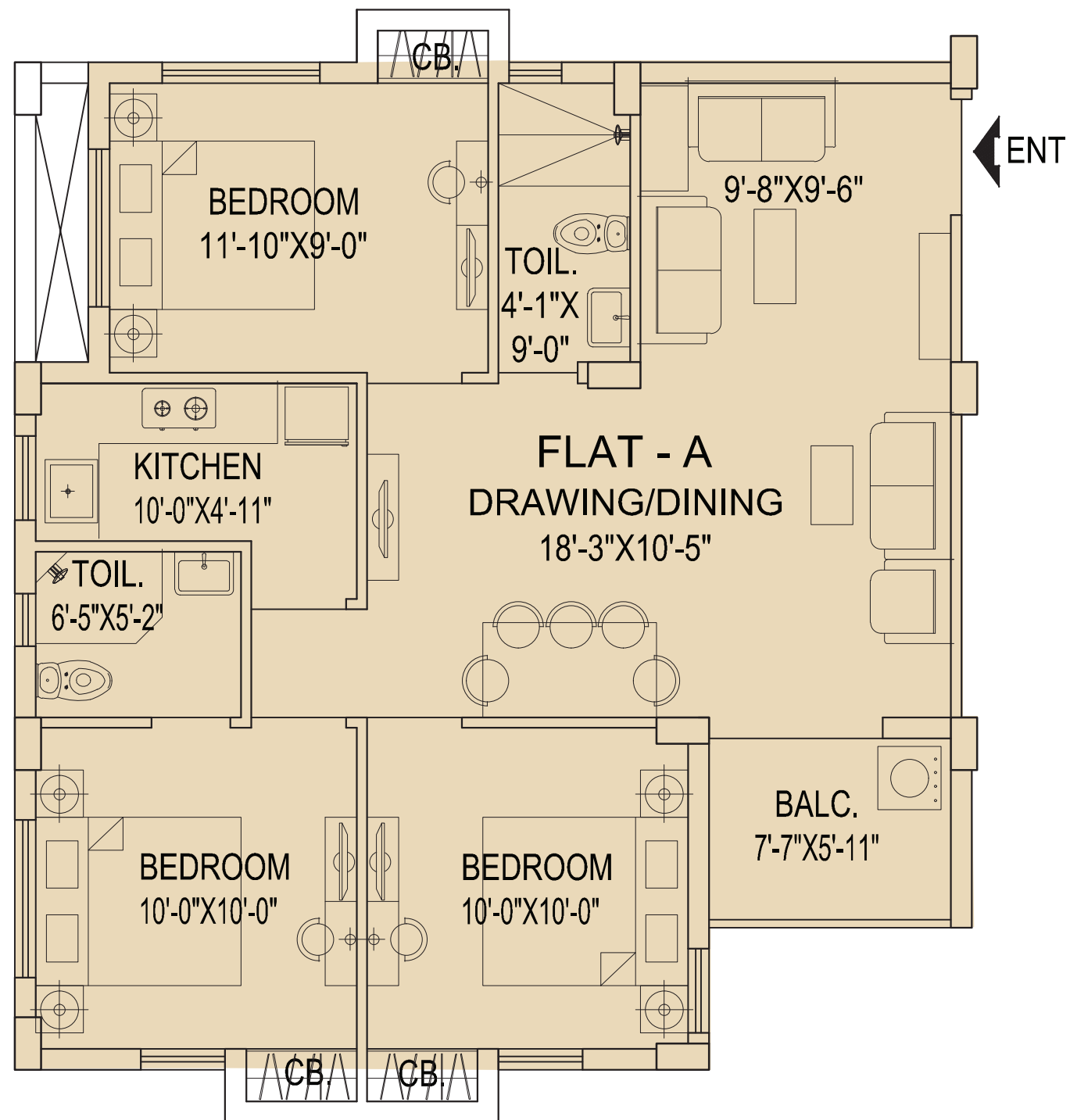
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Proposed

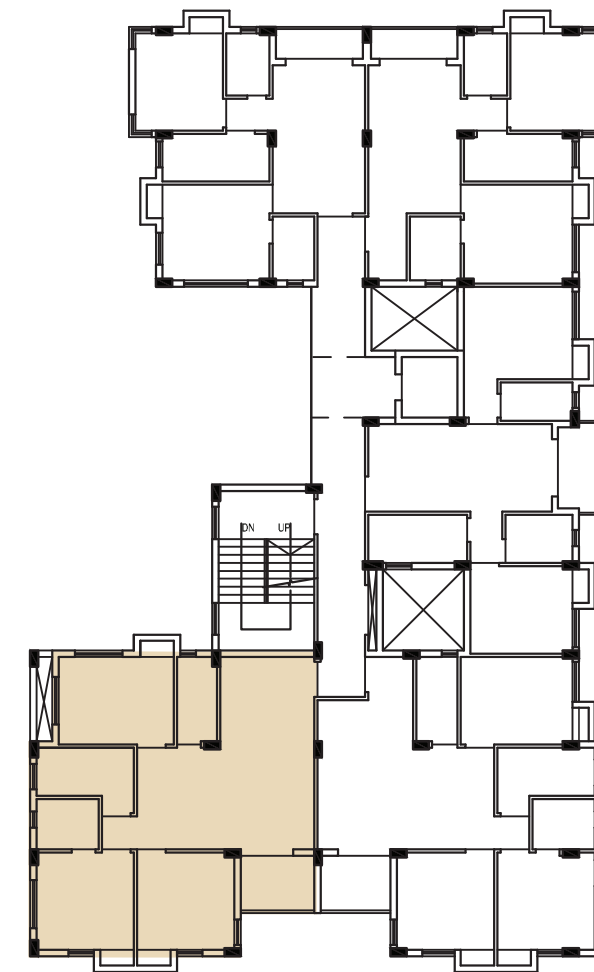
UNIT PLAN...



FLAT - A
1st to 4th Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - A	771 SFT.	890 SFT.	1196 SFT.



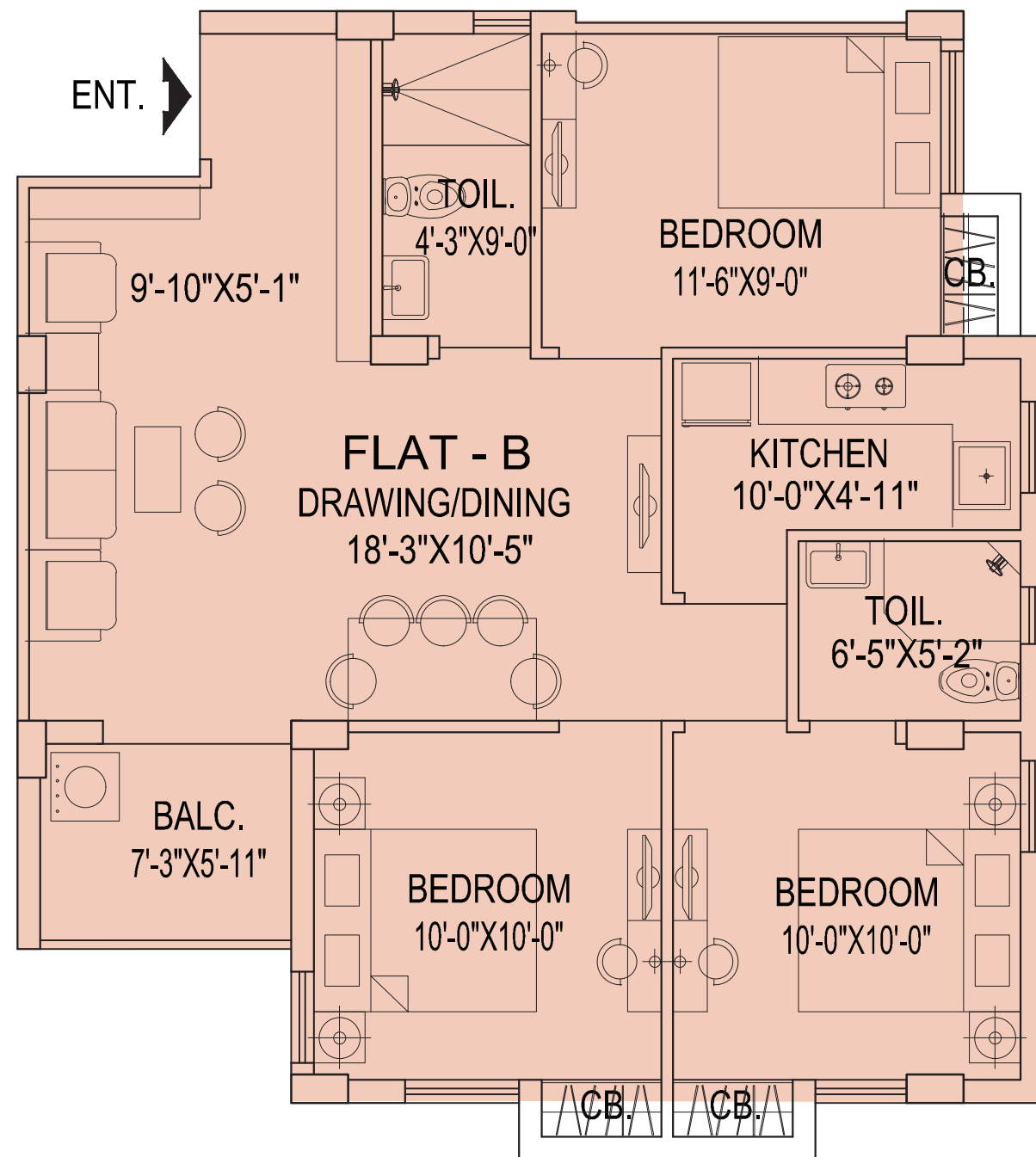
KEY PLAN



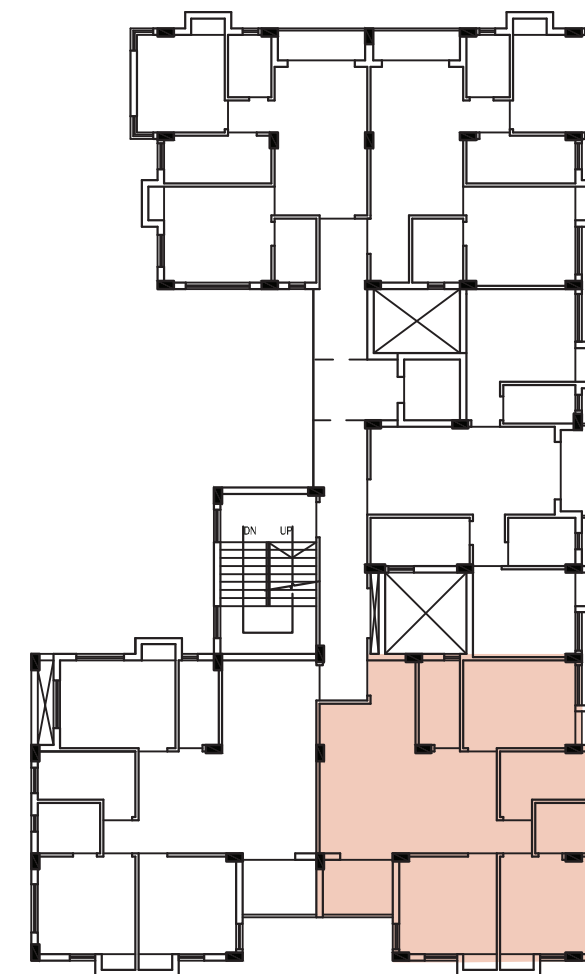
UNIT PLAN...



FLAT - B
1st to 4th Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - B	749 SFT.	858 SFT.	1153 SFT.



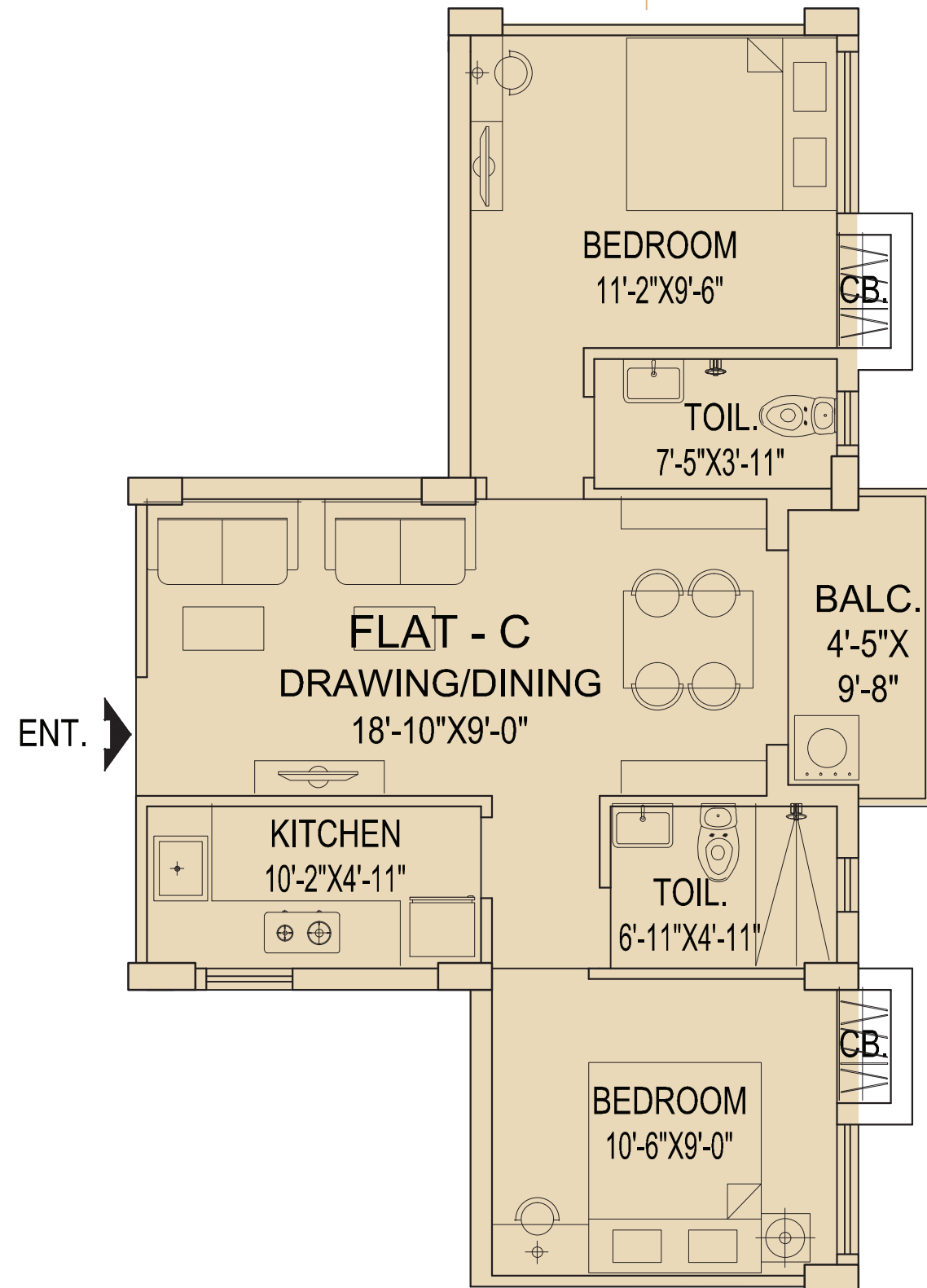
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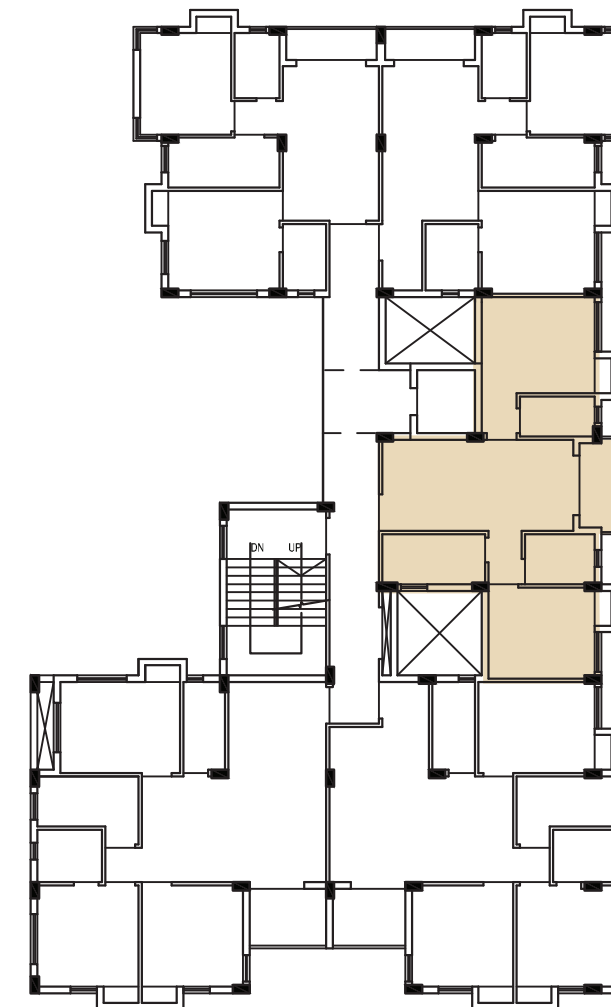
UNIT PLAN...



FLAT - C
1st to 4th Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - C	546 SFT.	655 SFT.	880 SFT.



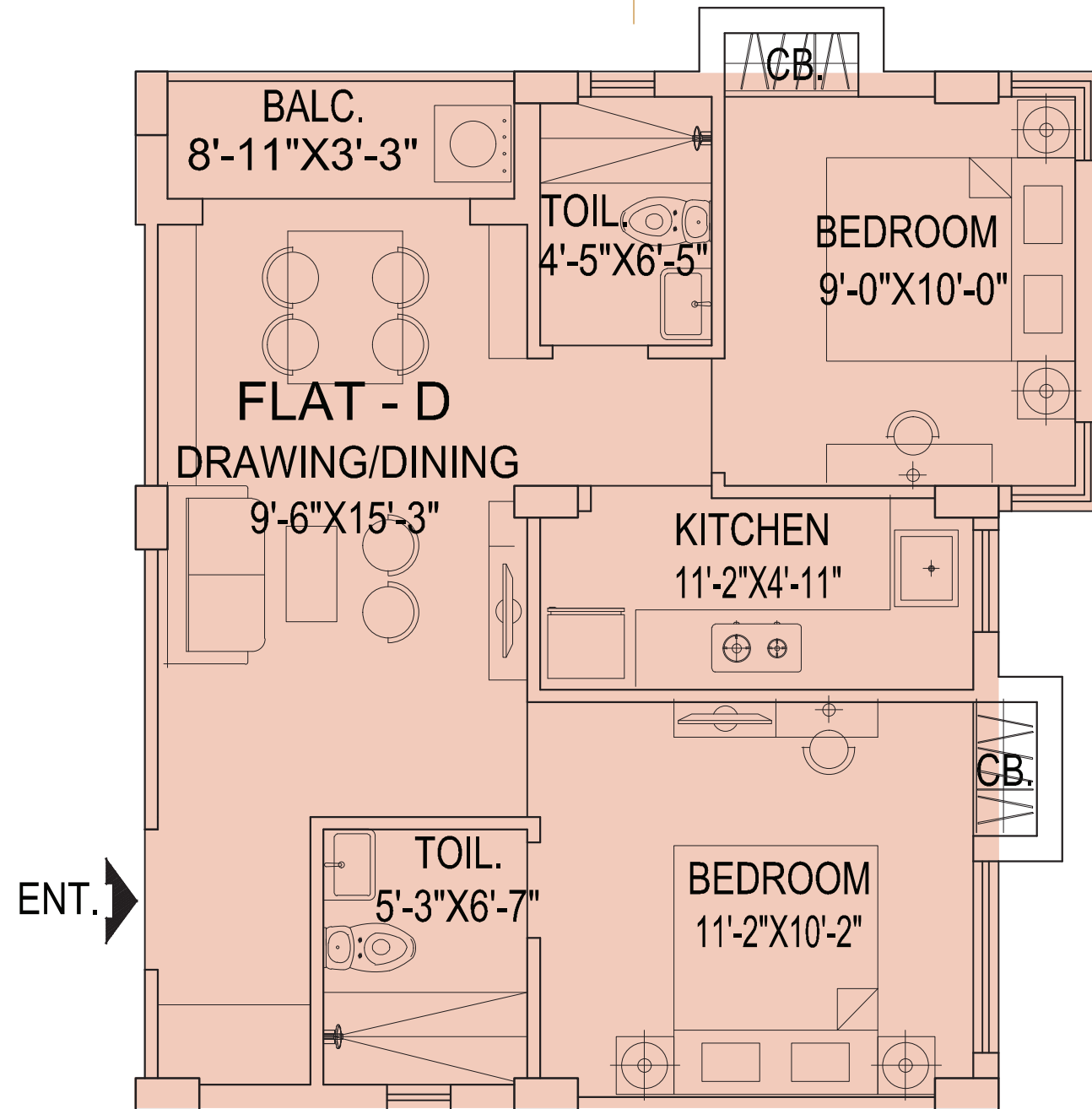
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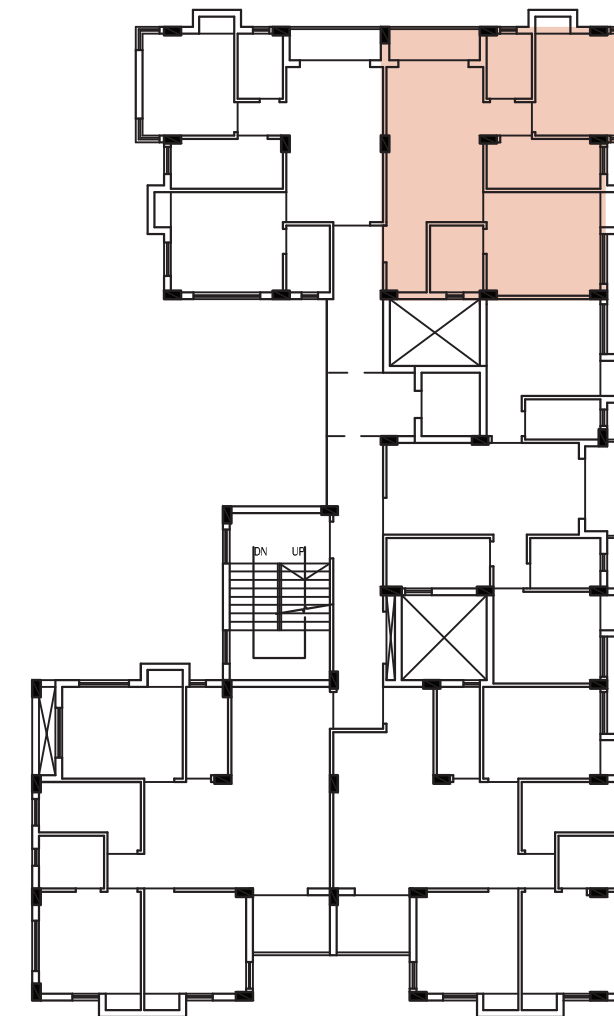
UNIT PLAN...



FLAT - D
1st to 3rd Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - D	543 SFT.	628 SFT.	845 SFT.



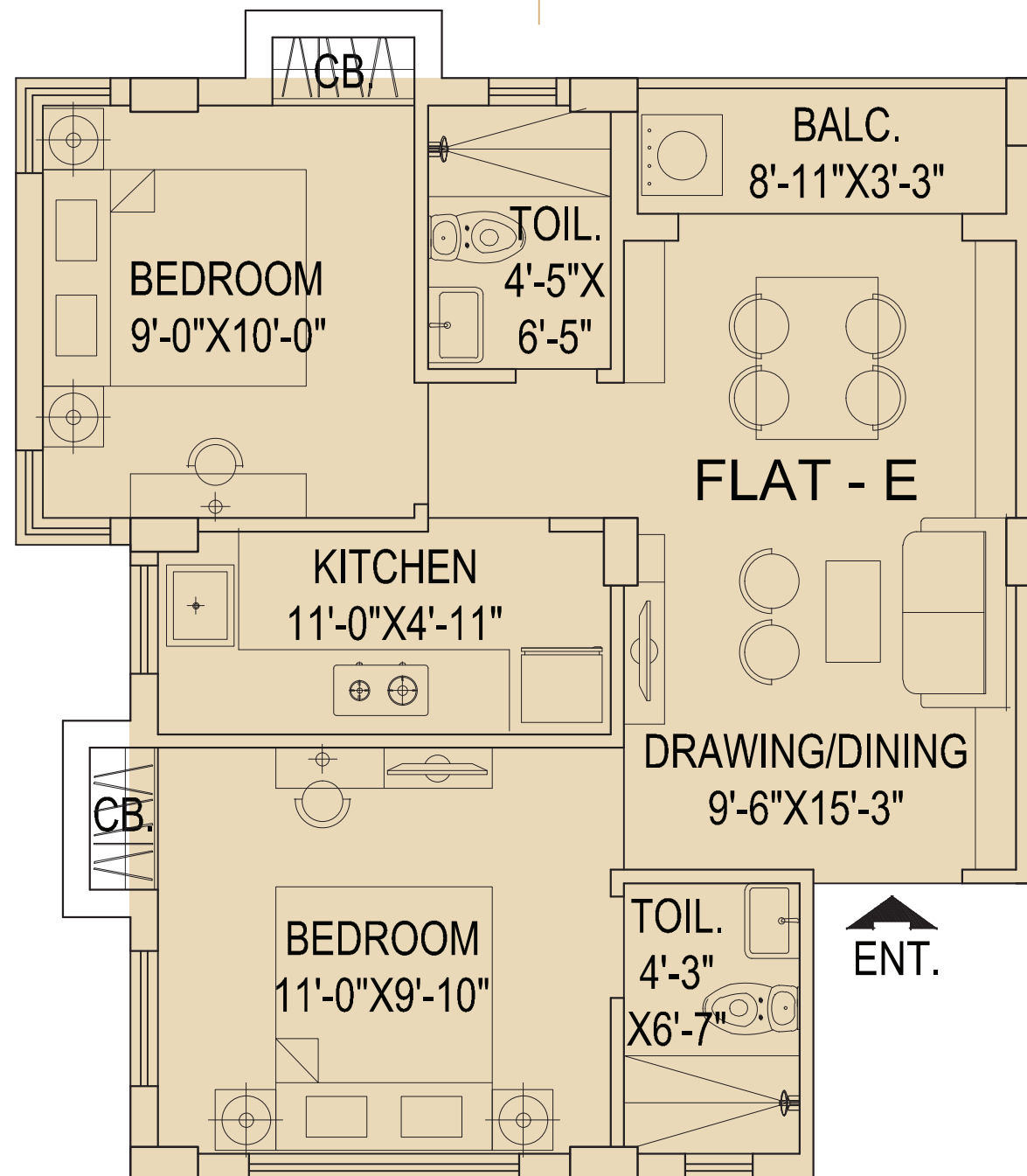
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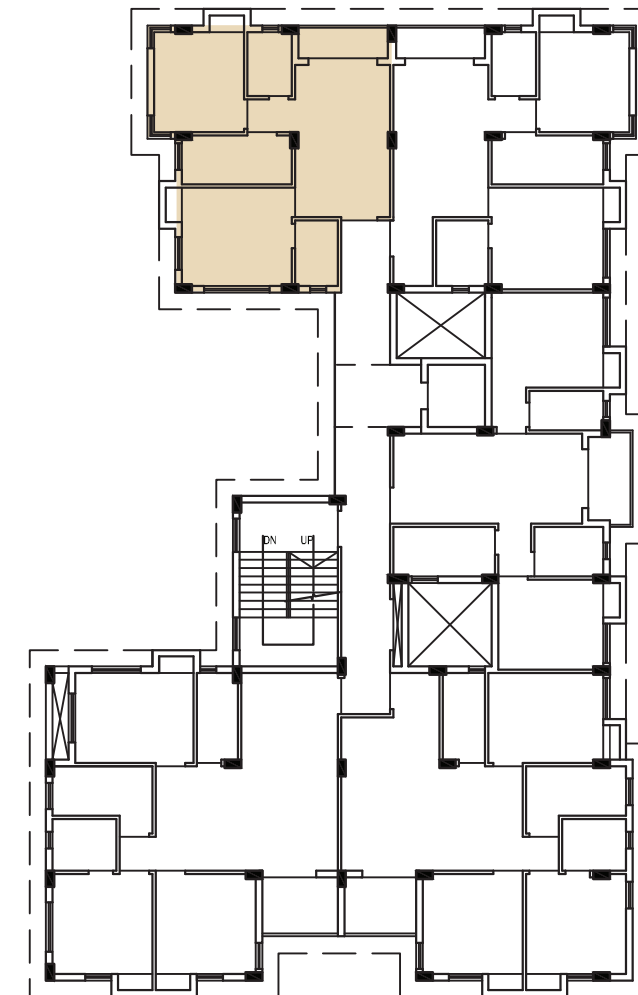
UNIT PLAN...



FLAT - E 2nd to 3rd Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - E	501 SFT.	590 SFT.	793 SFT.



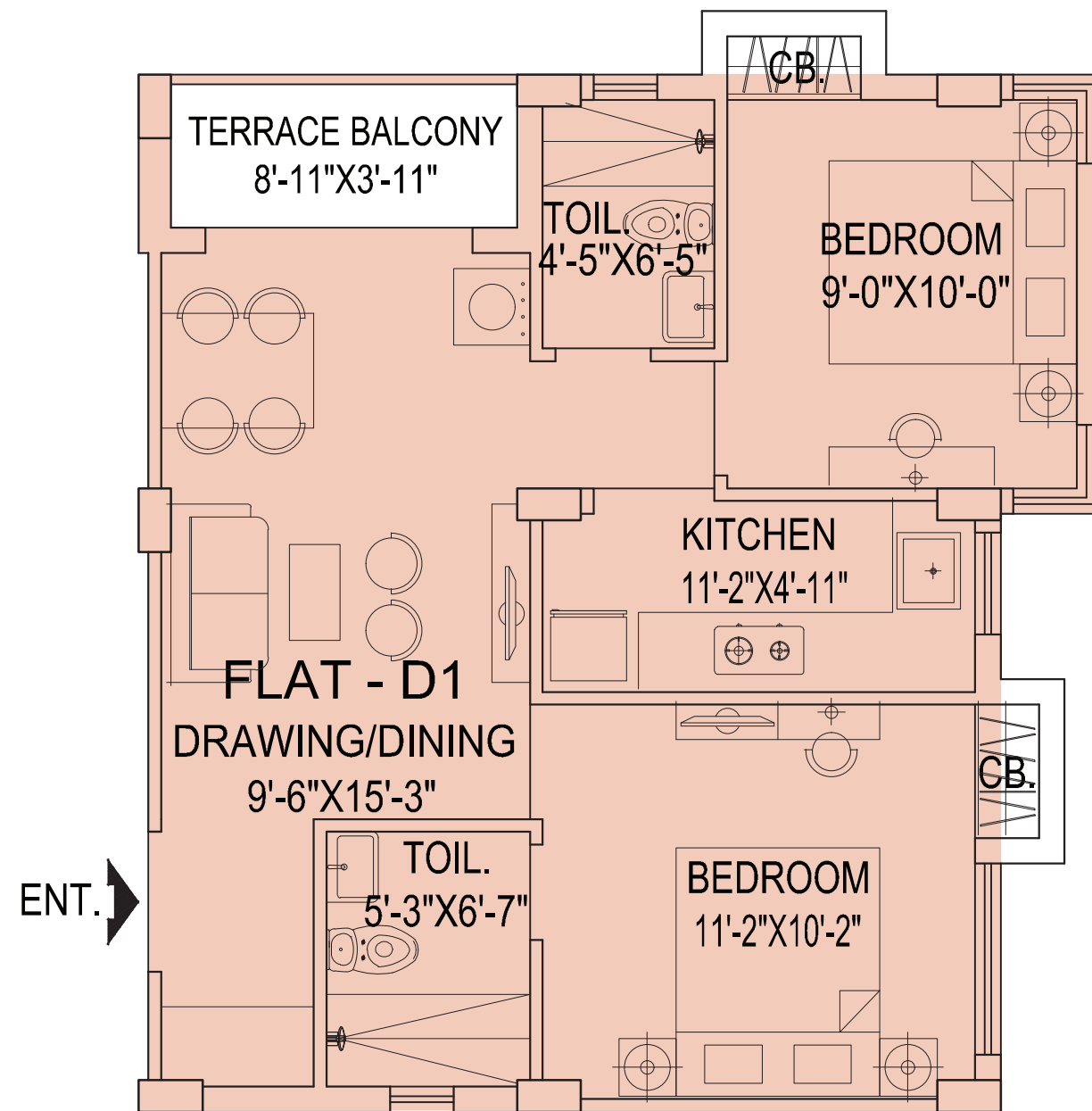
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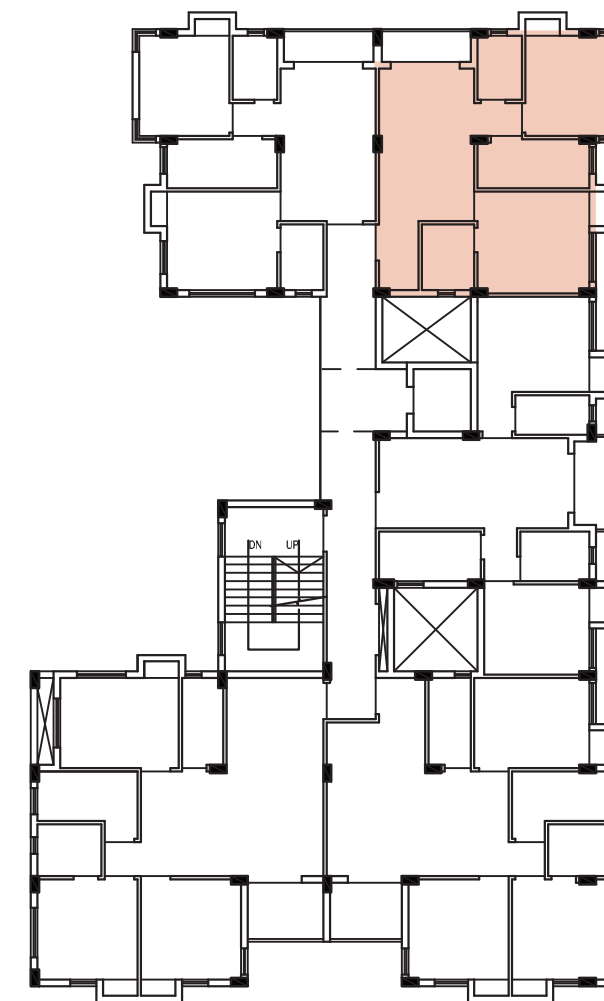
UNIT PLAN...



FLAT - D1 4th Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - D1	537 SFT.	592 SFT.	832 SFT.
TERRACE AREA = 37 SFT.			



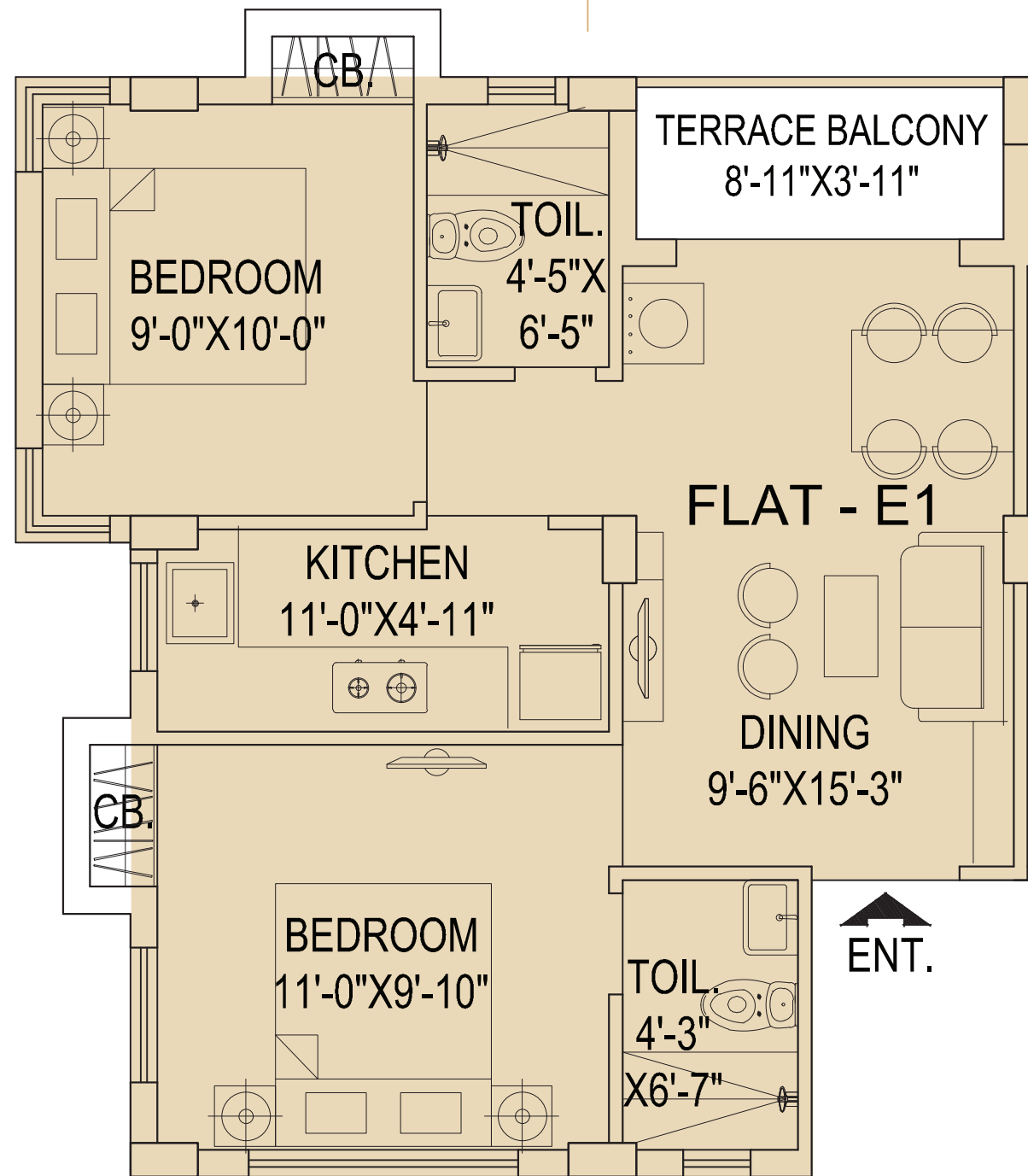
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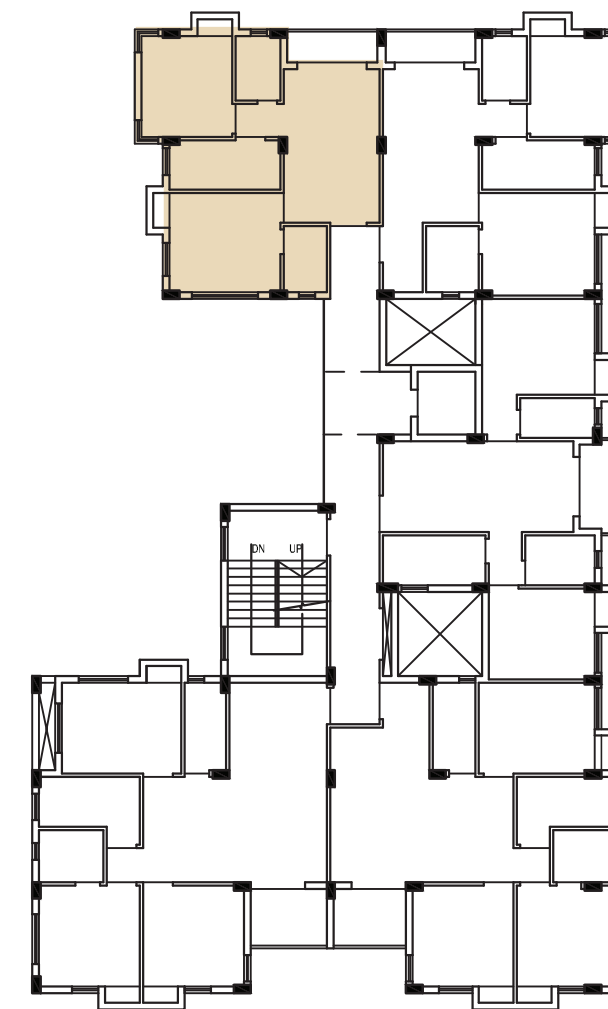
UNIT PLAN...



FLAT - E1
4th Floor



INCLUDING CB.			
FLAT TYPE	WBHIRA AREA	BUILT-UP AREA	AREA TO BE REGISTERED
FLAT - E1	494 SFT.	553 SFT.	780 SFT.
TERRACE AREA = 37 SFT.			



KEY PLAN





EXPERIENCE THE ESSENCE OF MODERN LIFESTYLE!



LOBBY ENTRANCE



TEAM . . .



DEVELOPER

Propertymen Infrastructure Private Limited

4 Fairley Place, HMP House, Premises No. 626 (6th Floor), Kolkata – 700 001

With a collective experience of more than 75 years in the real estate industry, Propertymen are experts in adding value to any property and transforming it into a real asset. With the view to set new and long-lasting trends in the traditional real estate industry, Propertymen aims to build iconic properties along with providing professional services with a corporate approach.

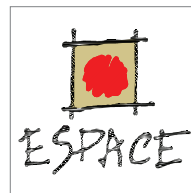


CO-DEVELOPER

Adonis Projects Private Limited

8/35 Fern Road, Kolkata – 700 019

Adonis Projects Private Limited is a reputed enterprise focused on developing luxurious Flats with the best of amenities. The company has developed numerous luxury apartments, villas at prime locations in Kolkata, Ranchi and suburbs.



ARCHITECT

Espace

35-A Dr. Sarat Banerjee Road, Kolkata – 700 029

Espace is best known for its award winning designs in urban residential architecture. Founded in 1994 the firm works in the field of architecture, urban design, urban planning, interior design and landscape architecture. In the relatively short time since its founding, it has risen to the top tier among practicing architects in Kolkata, and has been the pioneer in the use of colour in the urbanscape of Kolkata.



STRUCTURAL ENGINEER

S.P.A Consultants

34 Rammohan Dutta Road, Kolkata – 700 020

S.P.A Consultants is a firm of Structural Engineers founded in 1987 by Mr. Sanjiv J. Parekh. It provides consultancy services in structural engineering for various type of projects, like industrial, institutional buildings, housing complexes, high-rise buildings, malls, hotels and IT parks. The firm believes in innovative design approach based on contemporary and available technologies.



SOLICITOR

Utpal Majumdar

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Utpal Majumdar is a practicing advocate with B.Sc, L.L.B and Graduate Diploma in Management certifications. He is a member of the Bar Council of India, Bar Association of Calcutta High Court and the Supreme Court Bar Association.



RISE UP TO AN EXTRAORDINARY LIFESTYLE!



NIGHT VIEW



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THANK YOU