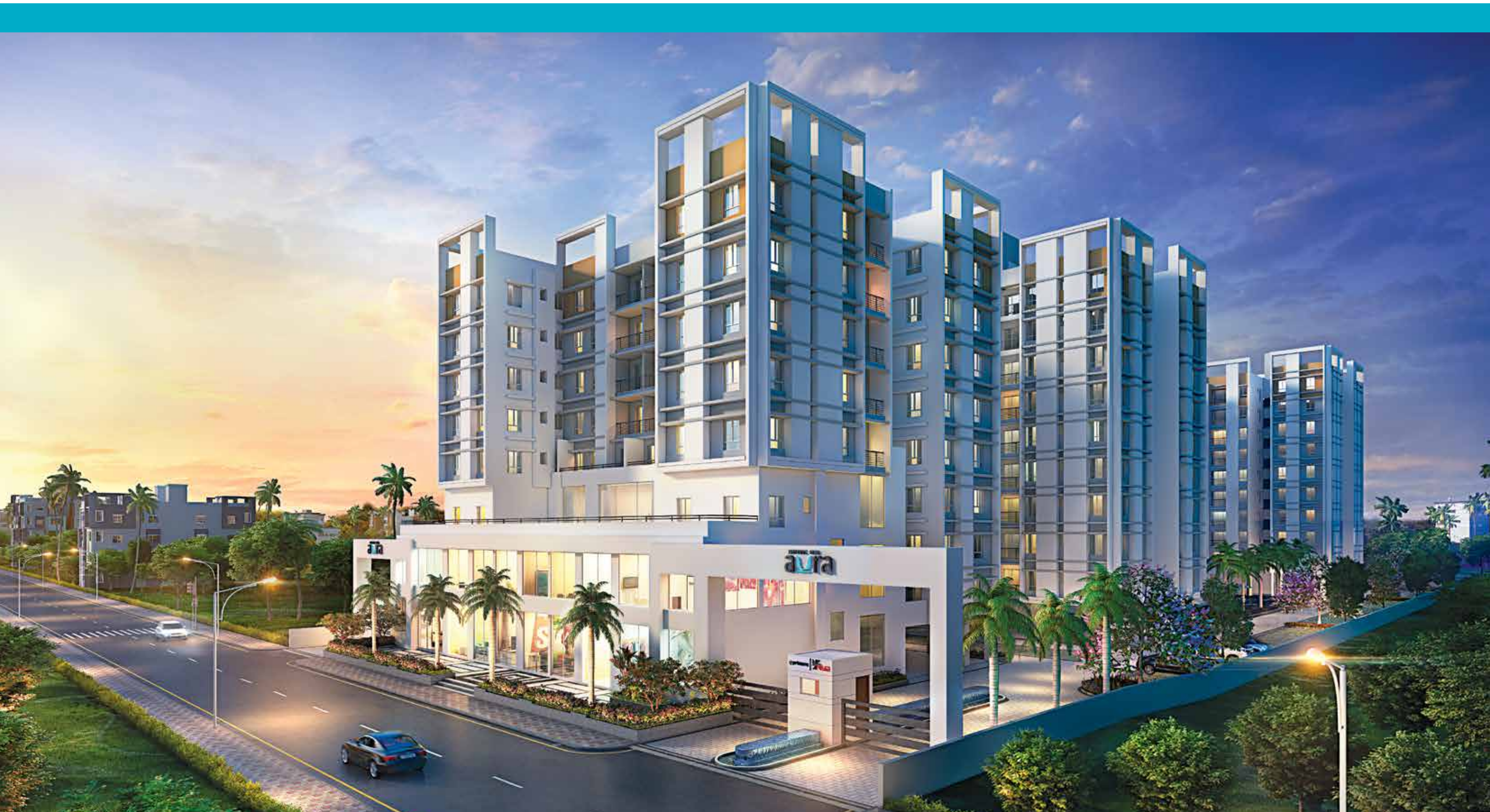


EMBRACE GOOD LIVING

aura
MANKUNDU



**Primarc and Riya bring affordable
good living at Mankundu.**

PROJECT SNAPSHOTS

PHASE I

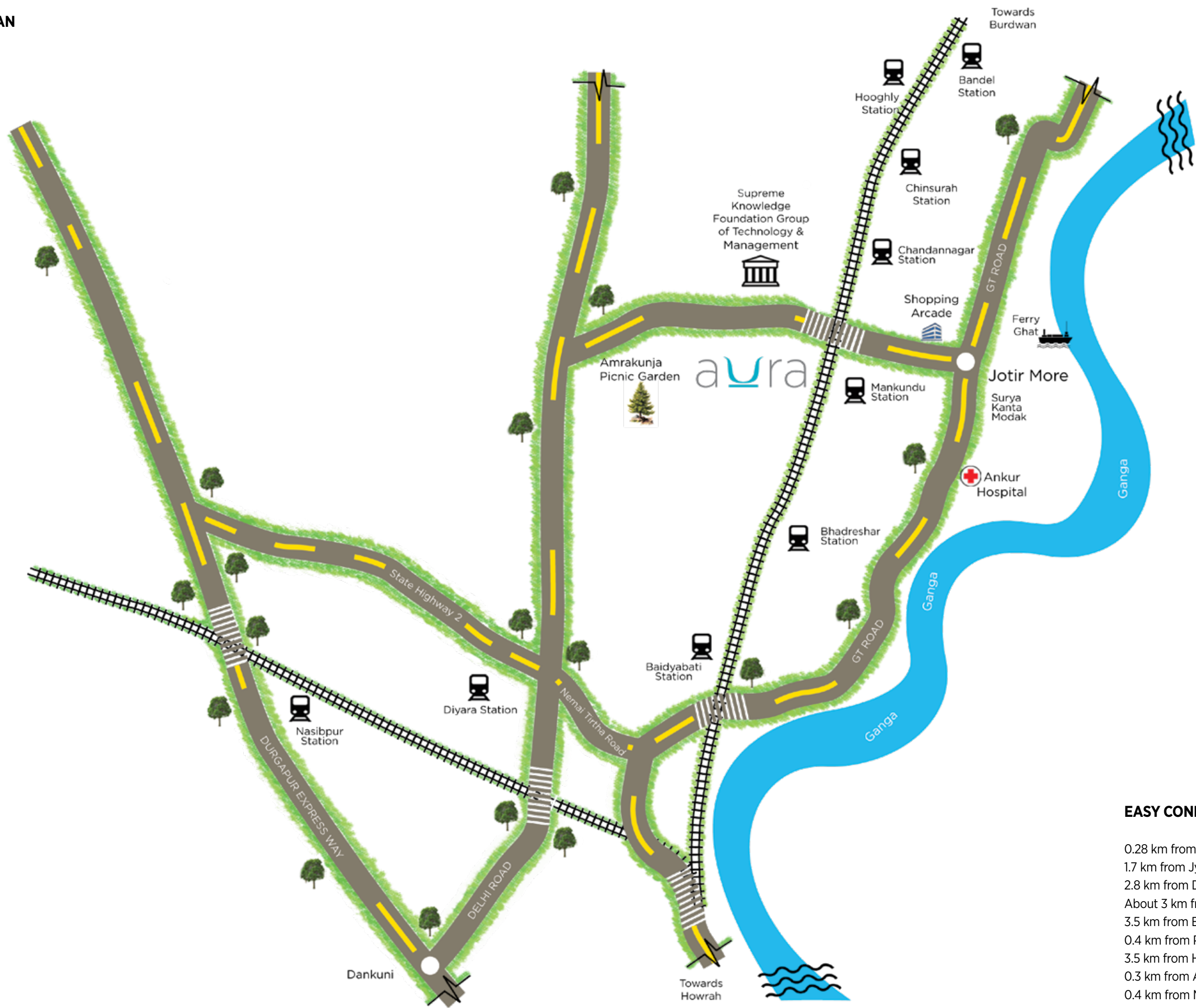
LAND AREA - Residential 5904 sq.mt.
| Commercial- 178 sq.mt.
BLOCK - 1 (G+8) | 2 & 3 (G+9)
BHK - 2 & 3 (821 - 1142 sq.ft.)
TOTAL UNITS - 141

PHASE II

LAND AREA - 2999 sq.mt.
BLOCK - 4 (G+9)
BHK - 2 & 3 (679-942 sq.ft.)
TOTAL UNITS - 72



LOCATION PLAN



EASY CONNECTIVITY

- 0.28 km from Mankundu Station
- 1.7 km from Jyotir More Market
- 2.8 km from Delhi Road
- About 3 km from Gondalpara Ferry Ghat
- 3.5 km from Educational Insitution
- 0.4 km from Pharmacy
- 3.5 km from Hospital
- 0.3 km from Auto Stand
- 0.4 km from Market



AMENITIES



SPECIFICATIONS



Community hall with open terrace

Guest rooms

Aerial walking trail

Club

Indoor Games room

Reading lounge

Kids play area

Mini theatre

Multipurpose room

Gymnasium

Swimming pool with deck

Changing area with steam room

Security kiosk at Gates with CCTV surveillance

Generator back-up for common area lighting

Water treatment plant

Sewerage treatment plant

STRUCTURE

Foundation

Pile foundation

Superstructure

Earthquake resistance RCC superstructure

Walls

AAC block/Fly ash brick

FINISHING

Exterior finish

Weather-shield paint

Interior finish

Finished with POP

TOILET

Floor

Anti-skid ceramic tiles

Wall/Dado

Ceramic tiles up to 7 feet

KITCHEN

Floor

Anti-skid tile

Platform

Black granite slab

Wall/Dado

Ceramic tiles up to 2 feet above kitchen slab

FLOORING

Master bedroom

Vitrified tiles

Bedroom

Vitrified tiles

Living and dining

Vitrified tiles

Floor lobby

Vitrified tiles

Entrance lobby
at ground

Vitrified tiles

LIFTS

Automatic lifts of reputed make

DOORS AND WINDOWS

Main door

Decorative main door with night latch
and magic eye

Internal doors

Wooden frame

(including toilet doors)

Shutter-flush door with tower bolt

Windows

Aluminium sliding/side hung windows with
clear glass

ELECTRICALS

AC power outlet

AC power points in only 2 nos. bed room

Geyser power outlet

Geyser Point in Bathrooms

Exhaust fan outlet

Exhaust Fan Point in Bathrooms &
Kitchen

Ceiling fan outlet

All bedrooms, living / dining

Wiring

Concealed copper wiring

Switches & other
control Devices

Modular switches

COMMUNICATIONS

TV Points

Living & Master Bedroom

Telephone point

Living room

PLUMBINGNG

Kitchen

Aquagaurd outlet

Kitchen sink

Stainless steel

Sanitary ware

White sanitary ware of reputed make

Faucets

CP faucets & fittings of reputed make



GROUND FLOOR PLAN • BLOCK 1



FIRST FLOOR PLAN • BLOCK 1



SECOND FLOOR PLAN • BLOCK 1



THIRD FLOOR PLAN • BLOCK 1



The floor plan illustrates the layout of the 1st floor level. It features a central 5'-0" wide corridor with a lift lobby and duct. The plan is divided into several sections:

- Top Section:** Contains two flats (Flat 01 and Flat 02) and a private terrace. Each flat includes a bedroom, study, dining area, kitchen, and bathroom. There are also open terraces and a lift overhead area.
- Bottom Section:** Contains two flats (Flat 03 and Flat 04) and a private terrace. Each flat includes a bedroom, study, dining area, kitchen, and bathroom. There are also open terraces and a lift overhead area.

Key features and dimensions include:

- Central Corridor:** 5'-0" wide corridor with a lift lobby and duct.
- Rooms and Dimensions:**
 - Bedroom: 10' x 11'-4"
 - Study: 9'-3" x 11'
 - Dining: 9'-3" x 7'-6"
 - Kitchen: 8'-4" x 8'
 - Bathroom: 4'-8" x 8'
 - Bedroom: 10' x 11'-4"
 - Study: 9'-3" x 11'
 - Dining: 9'-3" x 7'-6"
 - Kitchen: 8'-4" x 8'
 - Bathroom: 4'-8" x 8'
 - Bedroom: 10' x 11'-4"
 - Study: 9'-3" x 11'
 - Dining: 9'-3" x 7'-6"
 - Kitchen: 8'-4" x 8'
 - Bathroom: 4'-8" x 8'
 - Bedroom: 10' x 11'-4"
 - Study: 9'-3" x 11'
 - Dining: 9'-3" x 7'-6"
 - Kitchen: 8'-4" x 8'
 - Bathroom: 4'-8" x 8'
- Other Features:**
 - Open Terrace Below
 - Lift Lobby
 - Duct
 - Up/Down Stairs
 - PGO
 - Flat 01
 - Flat 02
 - Flat 03
 - Flat 04
 - Private Terrace
 - Shaft Above
 - Lift Overhead

[illegible]

FIRST - NINTH FLOOR PLAN • BLOCK 2



GROUND FLOOR PLAN • BLOCK 3



FIRST FLOOR PLAN • BLOCK 3



SECOND ~ NINTH FLOOR PLAN • BLOCK 3



FIRST ~ NINTH FLOOR PLAN • BLOCK 4



THE DEVELOPERS



At Primarc Projects, we continuously endeavor to create happy communities by building homes with best in class features. We design architecture that promotes community and holistic living. With tremendous focus on quality, world class design, construction technology, robust execution we stand committed to deliver smart, efficient, and spirited homes. Within a short span, Primarc has emerged as a strong brand in the realty industry for relevant, best in class and value for money products with on time delivery and customer first approach.

Primarc is a leading business group in Eastern India with diverse interests in Retail, Hospitality, Real Estate, Ecommerce & Omni Channel Logistics. The focus is to innovate and create a lasting experience for the customer through an array of world class products and services with extensive use of progressive technologies.

Born in Bengal, the objective is to blend traditional values with contemporary needs and the aim is to take Bengal to the world.



As an eminent name in the real estate arena, Riya Projects has developed residential projects that have been a class apart. Unique architectural designs along with modern technology has added value to these residential landmarks. Riya projects, by integrating the best of design aesthetics and quality standards, seek to promote long-term sustainability and environmental considerations in all operations and creations.



98830 55000

W aura.primarc.in

E contact@primarc.in

Site Office

183/1 JC Khan Road
Mankundu
Hooghly 712 139

Corporate Office

8 Elgin Road Floor 2
Kolkata 700020
P +91 33 4008 3700/01

HIRA Registration No.

Phase I - HIRA/P/HOO/2018/000045
Phase II - HIRA/P/HOO/2018/000039

THIS PROJECT IS FUNDED BY

**TATA CAPITAL
HOUSING FINANCE LIMITED**

Home loans are brought to you by
Tata Capital Housing Finance Limited and are at their sole discretion.
Terms and conditions apply.

Disclaimer This brochure is not a legal offer or document. All information features and offering in this brochure are subject to change without notice. Photographs used in this brochure are artist's impressions and are for illustration purpose only. Those may not bear resemblance to actual features/offerings.