



**JANAPRIYO REAL ESTATE PVT. LTD.**



**KALYANI  
CITY  
ENCLAVE**

*Land Is More Precious  
Than Gold*

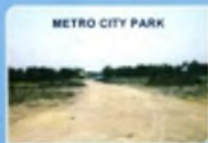
## About the Company

We started real estate business in the year 1994. Later on it was incorporated as a company in 2007. Since then we have come a long way. Our projects have been developed and colonized into many residential paradises in south west Kolkata, on D.H.Road, turning out master pieces. Land bank consolidation is our strength.

At present our group is working on residential, commercial and township projects. Our future and forthcoming projects will have an impact on Heritage cities.

Home away from home and a weekend gateway just 15 kms. from busy Kolkata. Get away from the hectic and polluted city life and indulge in the luxury of paradise in your own home.

In a short time our company "Janapriyo Real Estate Pvt. Ltd." Made thousands of respectable clients all over India and abroad.



## Booking options

You may select any of the following options :

A. At the time of booking, you have to pay 30% of the total plot value and the balance amount in 36 equal monthly instalments without interest.

OR

B. Pay 60% of the total plot value within 3 months your registration will be done. Rest amount should be paid within the next 24 months in equal monthly instalments. In that case P.D.C. compulsory.

OR

C. Pay the full amount of the plot value at the time of booking. your registration and mutation charges will be borne by the company.

## Facilities available :

- 1) Eco friendly environment (green & social development).
- 2) Budget friendly plots of various sizes also for duplexes.
- 3) Elevation of land as per requirement to prevent water logging.
- 4) Black top wide Road, Electricity, Drainage, Water supply, Lakes, Parks etc. will available in the Project.
- 5) Space for Medical Centre and School, Space for shopping Complex.
- 6) Instalments payment facility (interest free).
- 7) Conformity to vaastu.

## Existing Important Places:

- ◆ KMDA Housing Project ( 2000 flats already sold ).
- ◆ Patlipat Green Valley
- ◆ Shyamnagar Railway Station ( 2.5 km from project ).
- ◆ Kanti Chandra High school.
- ◆ Shyamnagar Girls High School.
- ◆ B. I. College
- ◆ Raj's Gandhi Memorial College and Research Centre.
- ◆ Adena International school.
- ◆ Sarasal Government school.
- ◆ Caha Chai street General Hospital.
- ◆ Daba Eye Hospital.
- ◆ Ramakripur Regional Metro Station.
- ◆ District Sports Council Ground.
- ◆ Netaji Subash Chandra Bose International Airport Kolkata, 5-10.
- ◆ Belgharia Express Way
- ◆ Anandabazar Patrika (Publishing Department)
- ◆ Ramakripur and Sarasal Court.
- ◆ North District Head Quarters (Barasat)
- ◆ D. N. Roy Medical Im. & Hospital

### KALYANI CITY ENCLAVE

Plot Area	Base	TOTAL PLOT VALUE	BOOKING AMT. 10%	KALYANI'S	at Plot
<b>SUPER PREMIUM PLOTS</b> (Main Road Facing, Corner Plot, Lake Facing and Park Facing)					
3 Katha	310000	620000	186000	434000	9043
2.5 Katha	310000	775000	232500	542500	11303
1 Katha	310000	930000	279000	651000	13663
4 Katha	310000	1240000	372000	868000	18083
5 Katha	310000	1550000	465000	1085000	22604
<b>PREMIUM PLOTS</b> (Main Road Facing Plot)					
3 Katha	290000	580000	174000	406000	8456
2.5 Katha	290000	725000	217500	507500	10373
3 Katha	290000	870000	261000	609000	12688
4 Katha	290000	1160000	349500	810500	16917
5 Katha	290000	1450000	435000	1015000	21146
<b>GENERAL PLOTS</b> (Main Road Facing Plot)					
3 Katha	285000	570000	171000	399000	8313
2.5 Katha	285000	712500	213750	498750	10391
3 Katha	285000	855000	256500	598500	12449
4 Katha	285000	1140000	342000	798000	16625
5 Katha	285000	1425000	427500	997500	20781

N.B. - Water & Electric Charges @ 5% of Total Plot Value will be charged extra after completion of C.M.I. on or before Registration



**Distance Index to S&G  
(Approx)**

- Project to Airport - 15KM
- Brati More - 13KM
- 237 Bus Stand - 11KM
- Barrackpur Station - 8K M.
- Gnyamnagar Station - 2.5KM
- Madhyamgram Station - 11K.M.
- Kalyani City - 17KM
- Rajarat New Town - 16KM
- Barasat Head Quarter - 10KM

**Our Present Project**

- 1 Metro City Park at Nepalgunj
- 2 Madhukunja Abasan at Amtala Moudi Road
- 3 Baranpur Basanti Enclave at Baranpur
- 4 Kalyani City Enclave
- 5 Baranpur Sadar City
- 8 Baranpur Green City



**Chairman & Managing Director :**  
Mr. B. Naskar

**Our Associates**  
*Legal Advisor :*  
Mr. S.M. Haque (Alipore Judges Court)

**Chartered Accountant :**  
M/s. Sanjiv Singh & Associates

**We Bank with :**  
State Bank of India, Jodhpur Park Branch  
ICICI Bank, Prince Anwar Shah Road Branch

**Janapriyo Real Estate Pvt. Ltd.**

CIN NO. U70100WB2007PTC120389

REGISTERED & HEAD OFFICE

**JANAPRIYO BHAVAN**

151/A, Jodhpur Garden, 2nd Floor, Kolkata - 700045  
(Opposite Silverline Eye Hospital) Ph. : (033) 24224450

Email : janapriyo@gmail.com . Website : www.janapriyorealestate.com



PLOT DESCRIPTION	
PLOT AREA	PLOT SIZE
3 KATHA	32' X 45'
2.5 KATHA	40' X 45'
3 KATHA	48' X 45'
4 KATHA	48' X 50'

ROAD DESCRIPTION	
ROAD WIDTH	10 Meters

NOTE: THE INFORMATION GIVEN IN THIS MAP IS FOR THE AREA OF PROJECT ONLY AND DOES NOT WARRANT ANYTHING.



## KALYANI CITY ENCLAVE

A PROJECT OF  
**JANAPRIYO REAL ESTATE PVT.LTD.**  
MOUZA - BUDYADHARPUR, J.L.NO.-17 &  
MOUZA - RAHUTA, J.L.NO.-22  
P.S.- JAGADDAL, DIST.- NORTH 24, BIRGANJAS  
KOLKATA - 700127