

A quality project of  
**ADVANTAGE BENGAL INFRASTRUCTURE LTD.**

*Gems Residency*  
*Malda*



**LOCATION**



**SITE ADDRESS:**  
ABHIRAMPUR, MAKDUMPUR  
ENGLISH BAZAR, MALDA

**DEVELOPER:**  
ADVANTAGE BENGAL  
INFRASTRUCTURE LTD.  
N.S. ROAD, SHOPPING COMPLEX,  
2ND FLOOR, MALDA



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**Malda** was once the capital of Bengal. It lies 347 km (215 miles) north of Kolkata. The city started to grow since 1925-1930. Now nearly a half-million people live in this city, and it is one of the biggest cities of West Bengal. It is a part of the former Gour. Its notable railway station is named as Malda Town. Mango, jute and silk are the most notable products of this district. The special variety of mango produced in this region, is exported across the world. The folk culture of gombhira Alkap, Kavigan etc. are the feature of the district, District headquarters is English Bazar called the "Mango City", It is the sixth largest city in West Bengal.

In 2013 Malda became the first Indian city to have a women's court.

**History** :The Pal empire yielded to the emergence of Sen Dynasty, At the time of Lakshman Sen Gour was known as Lakshmanabati. The Sen kings ruled Bengal till Bakhtiyar Khalji conquered Bengal in 1204 AD. The name Mal Daha was coined (Mal= riches, Daha= lake).Sher Shah Suri invaded Gour and was repelled by Mughal emperor Humayun. Humayun, loving the mango of Gour, named the place as Jannatabad (garden of heaven).

**Major religious festivals**: Durga puja, Kali Puja, Id-ul-Fitr, Id-uz-Zoha, Guru Nanak Jayanti, Especially in Old Malda, X-mas, Malda Festival

**Places of interest** : Adina Mosque, Gol ghar, Eklakhi mosque, Adina deer park, Firoz minar, Chika Masjid, Qutwali Gate, 12-gated mosque, Qudm-e-Rasul, Temple of Jahura Kali, Temple of Ramakrishna Mission, Aquatic Bengal, Pandua, Jagjibanpur and House of A. B. A. Ghani Khan Chowdhury etc.

**Schools**: Malda Zilla School, Ramakrishna Mission Vivekananda Vidyamandir, Barlow Girls' High School, , , Malda Town High School, C.C. Girls' High School, The St. Xavier's School, St. Mary's School etc.

**Colleges and Universities**: University of Gour Banga, Malda College, Malda Medical College and Hospital, IMPS College of Engineering and Technology, G.K.C.I.E.T, Ghani Khan Choudhury Institute of Engineering & Technology, Malda Women's College, Gour Mahavidyalaya, Manikchak College, Gazole Mahavidyalaya etc.

(3)

Welcome to **Gems Residency**, A place of peace where neighbors become family members, where moments of happiness turn into lifelong memories, Where you begin your second innings in style , Where you can reject the urban heritage of measuring your life in square feet, Enter life beyond 4 walls and far away from pollution with modern lifestyle for its residents. It draws its inspiration from the deep-rooted colonial urban history of Malda city. So, when you choose to live in the city that has ample to offer, why not choose to live right in its heart.

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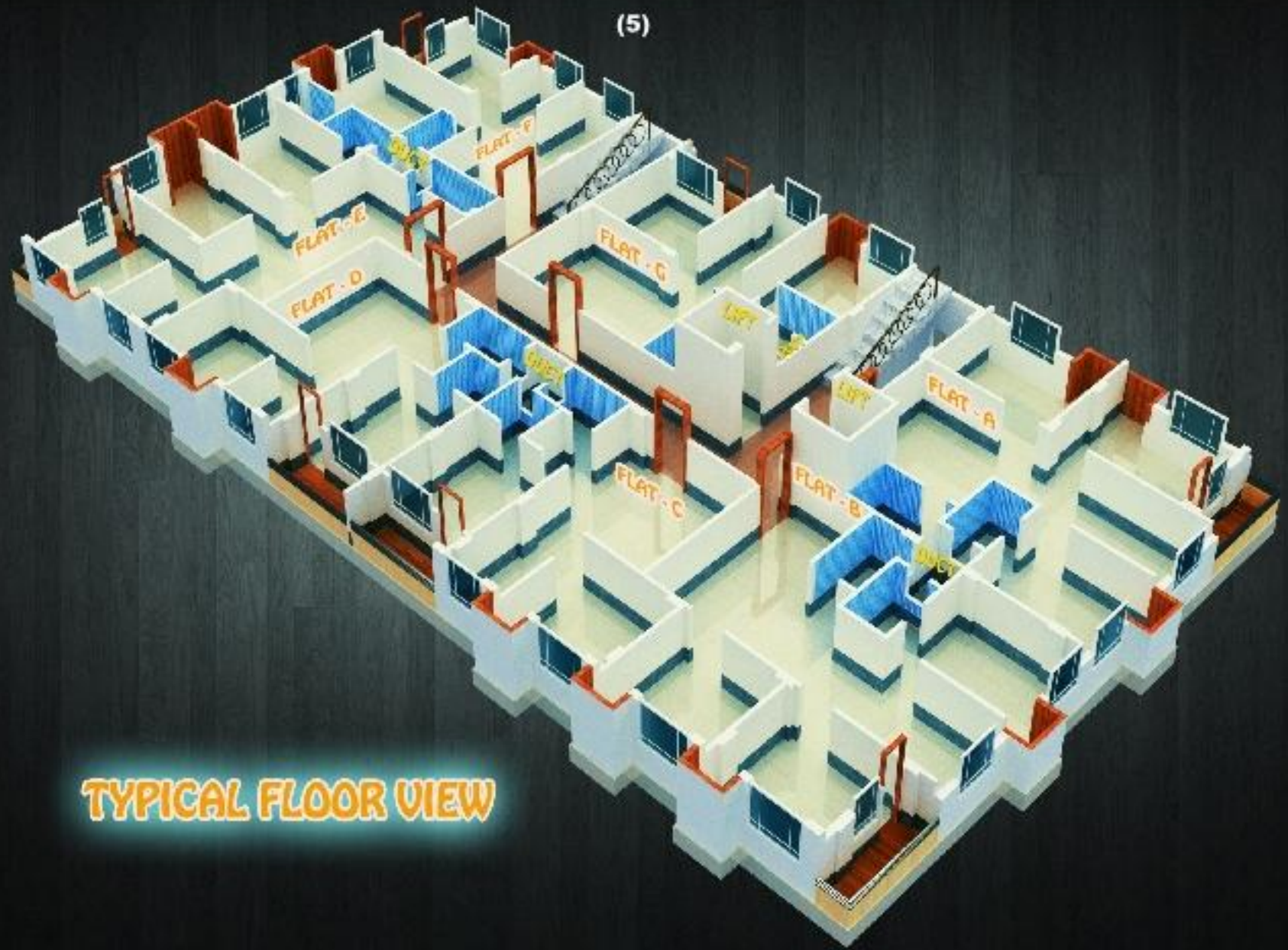
<b>About Builders</b>	<b>About project</b>
<p><b>ADVANTAGE BENGAL INFRASTRUCTURE LTD.</b> <b>N.S. ROAD, SHOPPING COMPLEX, 2<sup>ND</sup> FLOOR,</b> <b>MALDAH</b></p> <p><b>PREVIOUS PROJECTS:-</b></p> <ol style="list-style-type: none"><li><b>1. Commercial Building EN-27, Advantage Tower at Salt lake, Sector - V.</b></li><li><b>2. Commercial Building EN-58 at Salt lake, Sector - V.</b></li><li><b>3. South Xabiers School at Amtala- Baruipur Road.</b></li><li><b>4. Jems Residency at Behala Sakher Bazar.</b></li><li><b>5. V3 Restaurant at Behala Sakher Bazar.</b></li></ol>	<p><b>GEMS RESIDENCY</b></p> <p><b>LOCATION ADVANTAGES:</b></p> <ul style="list-style-type: none"><li>➤ <b>10 minutes from Malda Junction by Car/Auto.</b></li><li>➤ <b>1 minute from Malda Nursing home.</b></li><li>➤ <b>5 minutes from Malda Bus Terminus.</b></li><li>➤ <b>5 minutes from School, College and University of Gour Banga,</b></li><li>➤ <b>2 minutes from Market (Mokdumpur).</b></li><li>➤ <b>5 minutes from Police Station (English Bazaar),</b></li></ul>

(4)



**GROUND FLOOR VIEW**

(5)



**TYPICAL FLOOR VIEW**



# BASEMENT PLAN



(7)



PROJECTION ABOVE

# GROUND FLOOR PLAN



(8)



PROJECTION ABOVE

# FIRST FLOOR PLAN





(9)



## TYPICAL FLOOR PLAN



(10)

### Specifications

Sl. No	Area	Location	2BHK Apartment	3BHK Apartment
1	Living / Dining / Lobby / Passage	Flooring	Vitrified Tile	Vitrified Tile
		Walls	Acrylic Emulsion / Oil Bound Distemper	Acrylic Emulsion / Oil Bound Distemper
		Ceiling	Oil Bound Distemper	Oil Bound Distemper
2	Bedroom	Flooring	Vitrified Tile	Vitrified Tile
		Walls	Acrylic Emulsion / Oil Bound Distemper	Acrylic Emulsion / Oil Bound Distemper
		Ceiling	Oil Bound Distemper	Oil Bound Distemper
3	Kitchen	Ceiling	Oil Bound Distemper	Oil Bound Distemper
		Counters	Granite	Granite
		Sink	Conventional CP Fittings, Single Bowl SS Sink with Drain board	Conventional CP Fittings, Single Bowl SS Sink with Drain board
4	Toilet	Flooring	Anti Skid Ceramic Tile	Anti Skid Ceramic Tile
		Walls	Ceramic Tiles Up to 7'- 0" in shower area and 4'- 0" in the rest of the walls	Ceramic Tiles Up to 7'- 0" in shower area and 4'- 0" in the rest of the walls
		Ceiling	Oil Bound Distemper	Oil Bound Distemper
		Fittings / Fixtures	Conventional CP Fittings, White Chinaware	Conventional CP Fittings, White Chinaware
5	Balconies/ Utility Area	Flooring	Anti Skid Ceramic Tile	Anti Skid Ceramic Tile
		Ceiling	Oil Bound Distemper	Oil Bound Distemper
		Railing	MS Railing	MS Railing
6	Windows	Aluminum	Powder Coated	Powder Coated
7	Doors	Main	Flush Doors with Paint / Polish	Flush Doors with Paint / Polish
		Internal	Flush Doors with Paint	Flush Doors with Paint
		Toilet	Flush Doors with Paint	Flush Doors with Paint
8	Electrical Fittings	-	Modular type switches and sockets, copper wiring in conduit. (Fittings like fans, light fixtures, geysers, appliances etc. not provided).	Modular type switches and sockets, copper wiring in conduit. (Fittings like fans, light fixtures, geysers, appliances etc. not provided).

### Specifications

9	Security System	-	24 Hrs Manual Security	24 Hrs Manual Security
10	Lift Lobby	Flooring	Vitrified Tile	Vitrified Tile
11	Basement Car parking	Flooring	Kota stone	Kota stone
		Walls	Acrylic Emulsion / Oil Bound Distemper	Acrylic Emulsion / Oil Bound Distemper
		Ceiling	Oil Bound Distemper	Oil Bound Distemper
12	G.F Shops	Flooring	Kota stone	Kota stone
		Walls	Acrylic Emulsion / Oil Bound Distemper	Acrylic Emulsion / Oil Bound Distemper
		Ceiling	Oil Bound Distemper	Oil Bound Distemper
13	Cement Partner	ACC	-	-
14	Reinforcement Partner	TATA STEEL	-	-

### Amenities

- **Community hall**
- **Kids Pool**
- **Roof Garden**
- **Gym.**
- **Generator 24x7 (chargeable, Onetime 25,000/- per kilo watt)**
- **Wi Fi, Internet plug & play, Digital cable TV system (chargeable)**
- **C/C TV Surveillance System 24x7 (Non chargeable)**
- **Intercom (Non chargeable)**

