



BHASA Eco Village

Contact

Life Space Real Estate India (OPC) Pvt. Ltd.

5, Santosh Roy Road, Barisha,
Sakherbazar, Kolkata - 700 008

E-mail lifeindia@lifespaceindia.co.in

Website www.lifespaceindia.co.in

Contact +91 33 2970 1052, 90737 15555





BHASA Eco Village



Secure your path for a **Happy and a prosperous** future.

Residential Plots with a largest **integrated township**

Adjacent to **Swami Narayan Temple**, located in Joka, Kolkata

Designed for your **comfort and convenience**

PLOT PRICES

Normal Plots

@ ₹ 3,50,000 per cottha

Corner Plots

@ ₹ 3.75,000 per cottha

ADDITIONAL COST

Registration

Sanction Plan

Construction at actual cost

Mutation

Conversion

Boundary Wall

PAYMENT TERMS

₹ 1,000 Booking Amount

40% sale of agreement

Full payment after registration



TRANSPORTATION LINKS

The project is easily connected with different parts of Kolkata City by a network of surface transport systems.

Bus routes : Chartered Buses, SD-5, SD-16, 76, 83, 235 and also CTC Bus Joka-Patuli, Joka-B.B.D.Bag and Amtala-Howrah. All routes ply through Diamond Harbour Road.

Proposed Metro Rail System Between B.B.D.Bag and Joka will be available from Joka.

Distance :

From Esplanade East (Raj Bhabhan)	21 K.M.
" Taratala	11 K.M.
" Indian Institute of Management, Joka	04 K.M.
" Tollygunge Metro	13 K.M.
" Joka Metro	05 K.M.

CIVIC AND URBAN UTILITIES AMENITIES CLOSE BY

There are many English and Bengali medium educational institutions near the Bhasa Eco Village site. The more important ones are listed here :

Schools : 01. Kidzee Amtala (English medium) 02. Vivekananda Mission School, Joka (English medium) 03. M.P. Birla School, Behala (English medium) 04. National Gems school, Behala (English medium) 05. Orient Day School, Behala (English medium) 06. Bratachari H. S. School, Joka (Bengali medium) 07. Barisha Girls' and Boys' High School (Bengali medium) 08. K. E. Carmel School (English medium) 09. St. Thomas Boys' School, Khidderpore ((English medium) 10. St. Thomas Girls' School, Khidderpore (English medium) 11. St. Teresa Secondary School for Girls' (English medium) 12. Pailan World School (Pailan Park) 13. Central School (Joka) 14. Siksha Sangha Missionary School 15. Shree Sikkhayatan - (Branch of its Lord Sinha Road, main School) 16. Rotary School

Colleges : 1. Vivekananda College, Thakurpukur. 2. Vivekananda College for Women, Barisha. 3. Behala College, Parnasree, Behala. 4. Sarsuna College, (Near 18D Bus Stand) 5. Vidyanagar College.

Temple : Akshardham Temple



- 20 feet wide main road and 16 feet wide distributing roads offering easy access to each plot.
- Plots in suitable size available at reasonable price according to your budget.
- Architect and Engineer to plan a most modern building suiting to your need at a reasonable fees to make the project (your abason) look more beautiful.
- Plantation by the horticulturist of company for eye soothing orientation of green belt.
- Water and Electricity facilities would be available.
- As you take possession of land it will be ready with all amenities required i.e. roads, drainage, lake, garden electricity and water supply without any extra charge.
- Outstation Cheque will not be entertained. All out station payment have to be made by Bank Draft only, Payable at Kolkata. All Cheques / Drafts Should be drawn in favour of "Life Space Real Estate India (OPC) Pvt. Ltd." and Crossed as Account Payee.

GOOD THINGS IN LIFE DON'T WAIT FOR LONG.

D. H. Road, has been declared as National Highway (117 No.) and shall be widened to 120 feet in due course. As one travels along the Diamond Harbour Road, towards Amtala. The location of Bhasa Eco Village is few km from IIM, Joka,

PRICE LIST	Plot Area	Total Price	Booking Amount	Agreement For Sale 40%	Balance Amount
NORMAL PLOTS Rs. 3,50,000 per katha	2K	₹ 7,00,000	₹ 1,000	₹ 2,79,000	₹ 4,20,000
	2.5K	₹ 8,75,000	₹ 1,000	₹ 3,49,000	₹ 5,25,000
	3K	₹ 10,50,000	₹ 1,000	₹ 4,19,000	₹ 6,30,000
CORNER PLOTS Rs. 3,75,000 per katha	2K	₹ 7,50,000	₹ 1,000	₹ 2,99,000	₹ 4,50,000
	2.5K	₹ 9,37,500	₹ 1,000	₹ 3,74,000	₹ 5,62,500
	3K	₹ 11,25,000	₹ 1,000	₹ 4,49,000	₹ 6,75,000

Rules for Booking

- Plots can be booked by paying ₹ 1,000.00 only.
- Offer will be valid for 15 days from the date of booking.
- Token money is refundable for cancellations of plots made within 15 days from the date of booking.
- Rates are per katha.
- Benefits are available as per the company's rules.
- Flexible Payment Option Available** - As per rules, 40% of the total amount must be paid in advance. The other 60% is to be paid as a **one-time payment**, as per the payment schedule. **No EMIs.**
- Deed of conveyance / registration will be done after full payment.



Designed for your Comfort and Convenience



Fully Vaastu Compliant



Sewer System



Water Supply Hookup



Lakes & Garden



Entry Arch



Underground Electrical Cabling



Landscaped Gardens

Legal Advisor

ASHIT KUMAR HAZRA

12/1, Old Post Office Street
1st Floor, Room No. M/9
Kolkata - 700 001

Auditor

EACCOUNTSPRO

GD-36, 1312 Rajdanga Main Road
Narkel Bagan, Kolkata - 700 107
contact@eaccountspro.com



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