

PROJECT BY



ATK MANOR DEVELOPERS LLP

Project Hira No:  
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Url No:  
<http://www.hira.wb.gov.in>

## OUR TEAM

ARCHITECT



LEGAL

DSP AND ASSOCIATES

PREFERRED MARKETING PARTNER



HIRA NO: HIRA/A/KOL/2018/000026

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## INTRODUCTION

Experience the life that you have ever desired of by asserting style and commands of high-living standards. We are dedicated and a formidable force in the real estate industry. We strive to create best-in-class residencies and extensive accommodations with contemporary designs. With emphasis on delivering the highest possible standards to our customers, we are two of the most acclaimed names in the real estate industry in Kolkata . The **MANOR REALTY** and **KALIM GROUP**. With a drive to create lavish landmark residency as well as an expansive accommodation with contemporary design. Our merger presents you **WOOD WINDS** . Wood Winds is a superior housing plan, with 3BHK moderate flats. These are finely designed flats that will surely add stars to your living. While the rest just talk of a good lifestyle; let your way of life be much more than that!



## MANOR REALTY

As a real estate developer we hold an experience of 20 years, building small projects to bigger ones. With more than 15 lac sq.ft. work completed and handed over to our beloved happy and satisfied 600 Families; we seek towards creating a better future. The company has grown right from the grass-route level, believing in customer service and satisfaction. Our work dimension is widely spread throughout the Map of Kolkata. From Southern Avenue, New Alipore covering south kolkata, Topsia ,Ultadanga touching the heart of the city and widely spreading over Rajarhat newtown and BT road; we have looked after the combination of taste and culture of all set of people living in Kolkata.

## KALIM GROUP

KALIM GROUP of Companies is a new-age organization that has propelled into a national level in a very short time. We believe that "Luxury Does Not Have to Come with a Hefty Price-Tag", and going by that we have developed landmark residencies and expansive accommodations to assure luxurious comforts for all the occupants. The organization has sailed into a respectable position by establishing a sound reputation in the real estate market, engaged in development of land and construction of residential and commercial complexes. We have done our major projects all across Kolkata . But we have also increased our footprint in Orissa, Bengal, Jharkhand and Bihar in the last decade.





Experience a rejuvenating regime where everything has excelled to a supreme level in a vibrant manner which adds value to your lifestyle as well as ensures that you and your family feel like living in a treasure-house of comfort. Live the life that you have imagined with the unmatched levels of comfort and bliss.

Experience the spirit of Pacifying Environs with attention to the highest level of excellence as well as demanding standards of quality. Wood Winds is a galore of flawless qualities and a dream-come-true for one and all. An address where you can attain ultimate experience of luxury living.





## AMENITIES



Senior-Citizen Sitting Area



Children Play-Area



AC Gymnasium



Badminton court



Indoor Playing Area



Yoga Zone



Swimming Pool Area



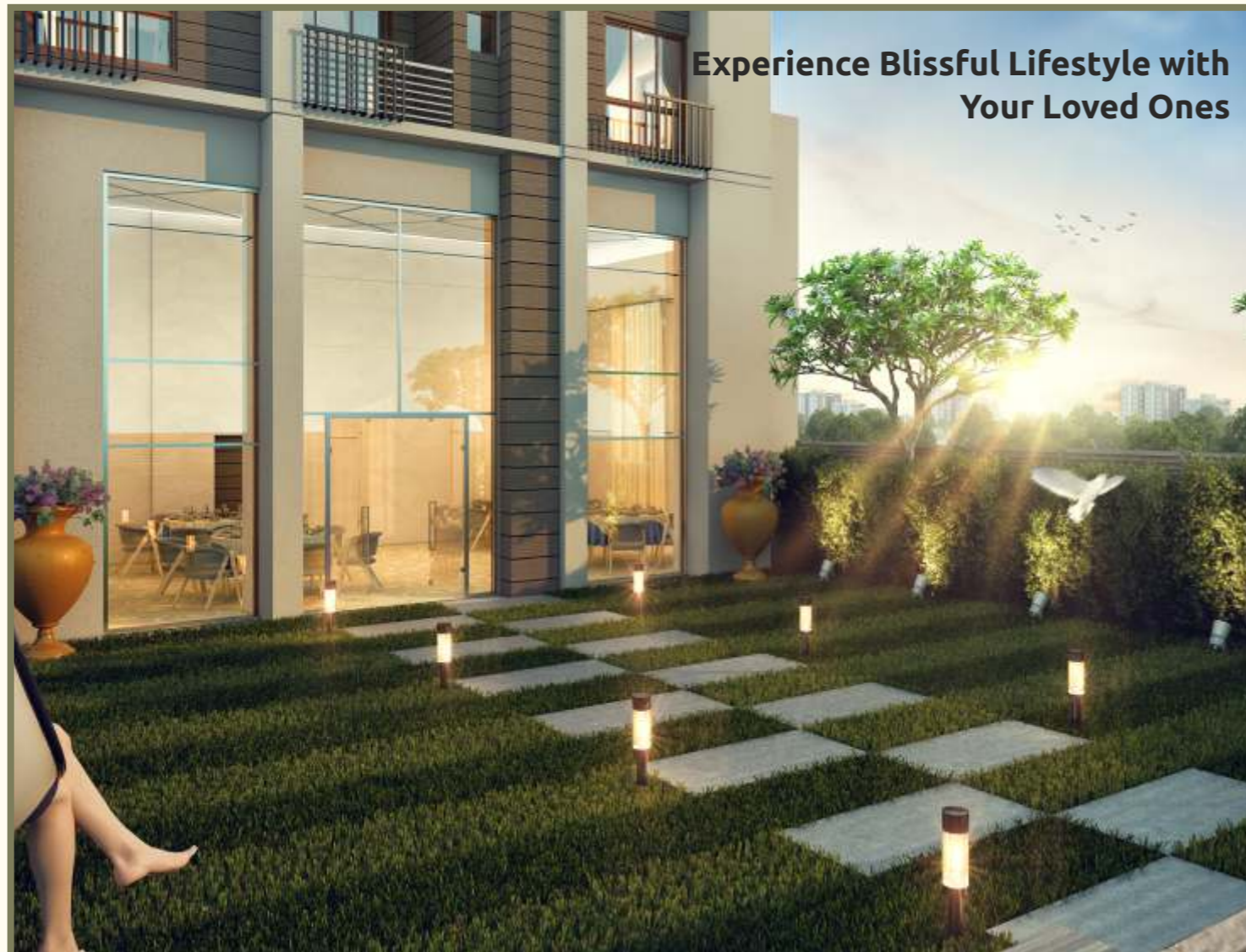
Aerobic / Zumba Room



Ac Double-Heightened  
Community Hall



Secure Gated  
Community



Experience the Essence of Luxury  
Living



## SPECIFICATIONS



### STRUCTURE, WALLS, BALCONY & EXTERIOR WALLS

**Structure** - RCC Superstructure

**Internal walls** - cement plastering overlaid with smooth, impervious Plaster of Paris

**Balcony** - Decorative MS railings up to 3 feet height, provision for balcony grill (as per design approved by developer), anti skid ceramic floor tiles

**Exterior** - Latest weather proof emulsion paint



### DOORS, WINDOWS & FLOORING

**Doors** - Wooden frame with 32mm thick flush door

**Windows** - Sliding aluminum windows with large panes

**Flooring** - Vitrified tile flooring in all bedrooms, living / dinning rooms



### ELECTRICAL

Superior quality concealed wiring with modular switches and miniature circuit-breaker

AC point in all bedrooms and one AC point in living room

One tv point in living room and one in master bedroom.



### KITCHEN

Ceramic floor tiles, granite counter with steel sink

Ceramic tiles up to a 2 feet from the Granite top



### TOILETS

Ceramic floor tiles

Ceramic tiles up to door Height

CP fittings and sanitary of Parryware/Hindware/Jaquar or equivalent-make



### SECURITY & OTHER FEATURES

Intercom, CCTV surveillance system on the boundary of the complex.

Modern fire-fighting system. 24x7 Power backup.

Lift: Kone/Otis or equivalent-make.

Water-filtration plant.



### FIRE SAFETY

Fire hydrant with hose box and nozzle. Yard hydrant outside the building. Fire pump room and fire fighting water tank. Smoke detectors and Fire Alarms in common areas.

## DEVELOPER CREDENTIALS

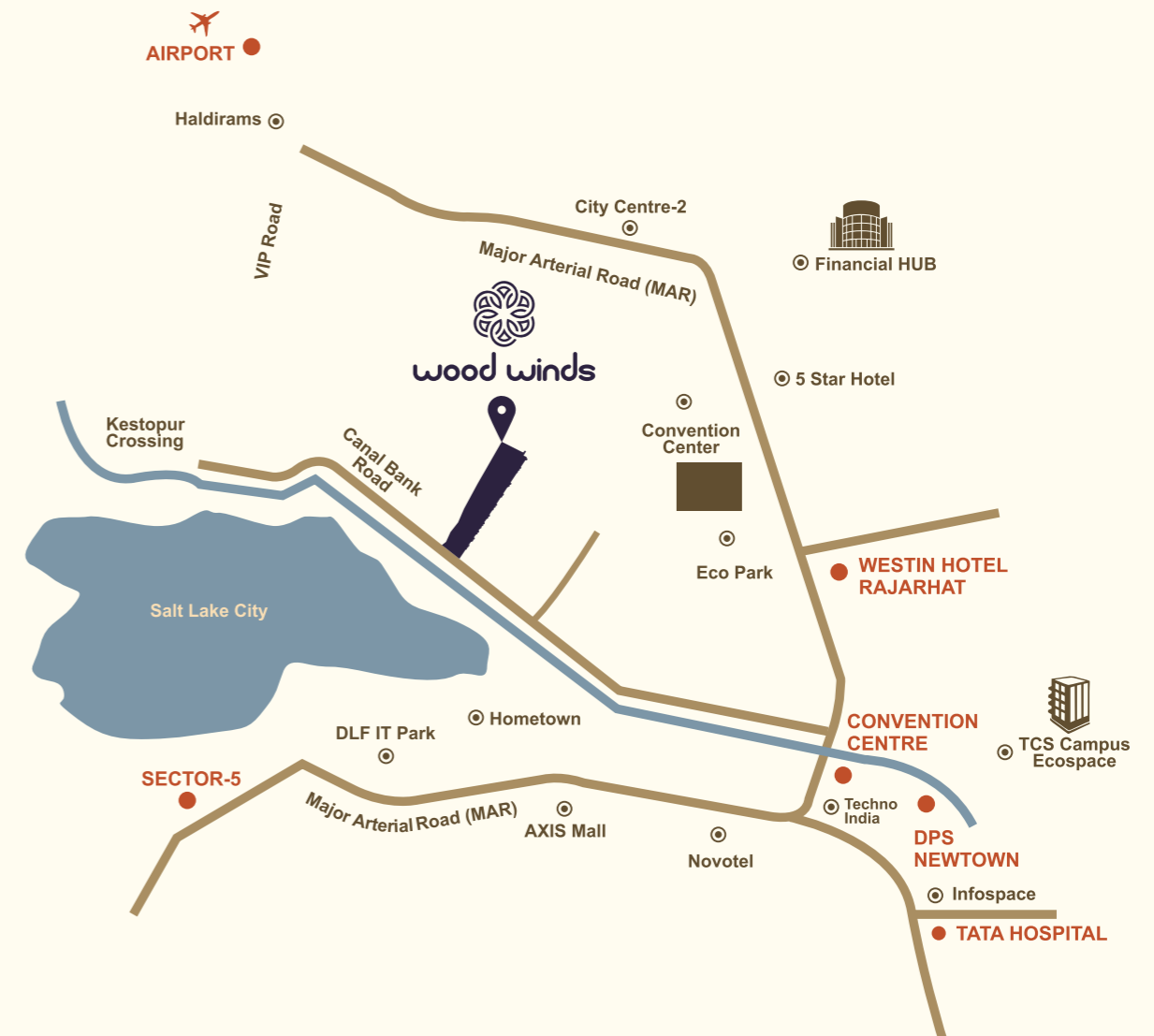
### MANOR REALTY



### KALIM GROUP



## LOCATION MAP



### Terms & Conditions

1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional taxes if applicable in future, (c) Maintenance Deposit, (d) Electrical Infrastructure charges and Deposit for new Electric Connection. 2.If any new tax applicable by Central or State Government in future, it will be borne by the buyers member. 3.Possession will be given only after one month of settlement of all accounts. 4.Continuous default in payments leads to cancellation. 10% Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking the unit by new member. 5.The developer reserve all the right to change the plan, elevation, specification or any details will be binding to all. 6. Changes in structural design & changes in any external facade will NOT be permitted under any circumstances. 7.Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9.Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. 10.This brochure is for information purpose only. It does not form part of the agreement or any legal documents. The developer retains the right to alert the specifications without any consent of the member.