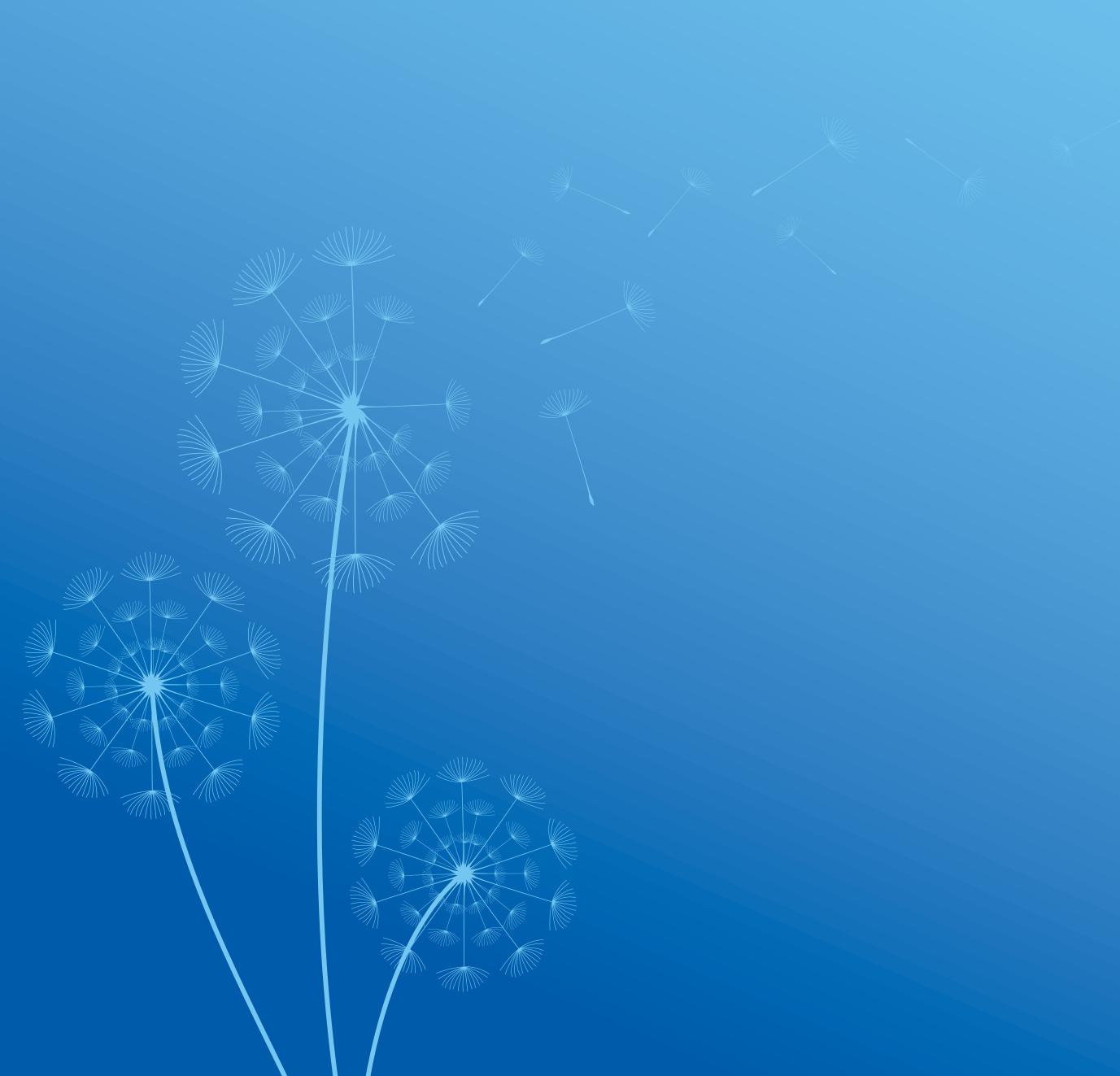
~ Winds of Change ~





When the winds of change carry the promise of new beginnings

When the world comes alive, and the air is lighter, filled with hope

You know you are at



In a world of open spaces, life at Vayu flows like the wind

Here, life is breezy as the air carries whispers of new adventures. Vayu lets your spirit soar and revel in the beauty of the world laid out behind you.



## BREATHE

## easy

Soaring towards the sky, this Indian
Green Building Council (IGBC)
Gold-pre-certified green complex is
where freedom and nature rise together.

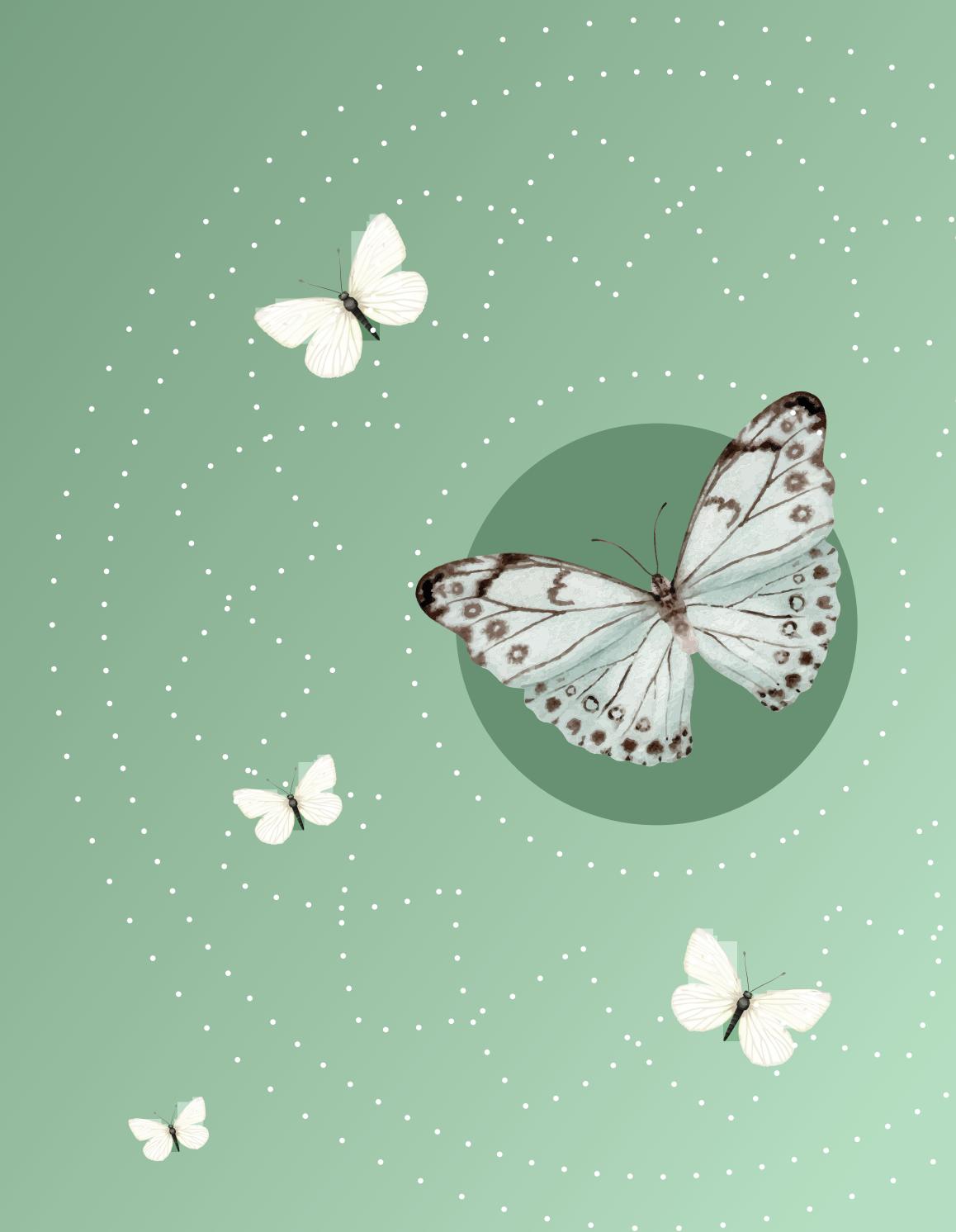
sreen







At Vayu, life knows no boundaries, only the freedom to explore







endless wonders



LIMITLESS
bliss

Each day at Vayu brings both solace and excitement.

Presenting a rhythm of life, this is a place where every moment flows effortlessly and naturally.

OVER

50 Amenities

SPREAD ACROSS

1.5 Acres

Here, the air feels fresher,
the horizon wider, and
the world, limitless.



GROUND LEVEL 27. MultiPlay Meadow (Multipurpose Lawn)

1. Cassia Tree Plaza 28. Multipurpose Court

2. Bokul Bon/Maulsari Grove 29. Swimming Pool + Baby Pool + Jacuzzi

3. Raised Champa Grove 30. Community Hall with Party Lawn + Deck

4. Gulmohar Grove5. Bamboo GardenROOFTOP LEVEL

6. Mini Orchard
7. Lily Pond
8. Tulsi Rostrum
31. Flex Turf
32. Zen Garden
33. Solace Garden

9. Temple + Temple Courtyard
10. Seniors' Sanctuary
34. Pod Swing
35. Yoga Turf

11. Forest Den12. Butterfly Garden36. Panoramic Pavillion37. Adda Lounge

13. The Orchard Walk 38. Outdoor Fitness Station

14. Free Play Lawn 39. Skating Rink

15. Tree House Play Deck 40. Sky Lounge with Lawn

16. Jogging Track41. Leisure Lounge

17. Cricket Practice Net 42. Star Gazing Arena with Loungers

18. Pet Corner 43. Twilight Lounge with Turf
44. Sky Observation Deck

PODIUM LEVEL 45. Skyplex with Projector + Portable Screen

19. Floral Trellis20. Champa Grove46. Hangout Plaza47. Board Game Hub

21. Reflexology Walk

22. Tai-Chi Lawn

23. Whispering Trees Plaza

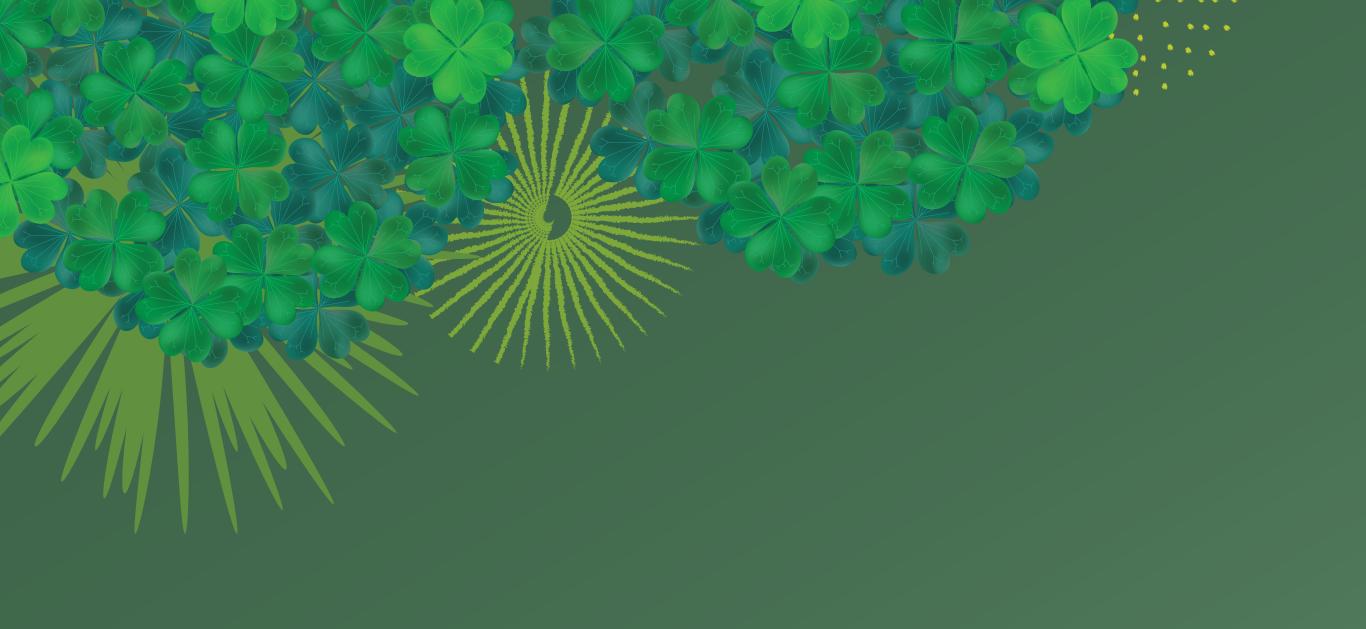
24. Atrium (Gallery Seating) 49. The Rainbow Loft(Toddler Playroom)

INDOOR

48. Gymnasium

25. Sunshine Softplay Area50. Indoor Games Room

26. Rock Climbing Wall 51. Residents' Lounge





Your gateway to nature's splendour

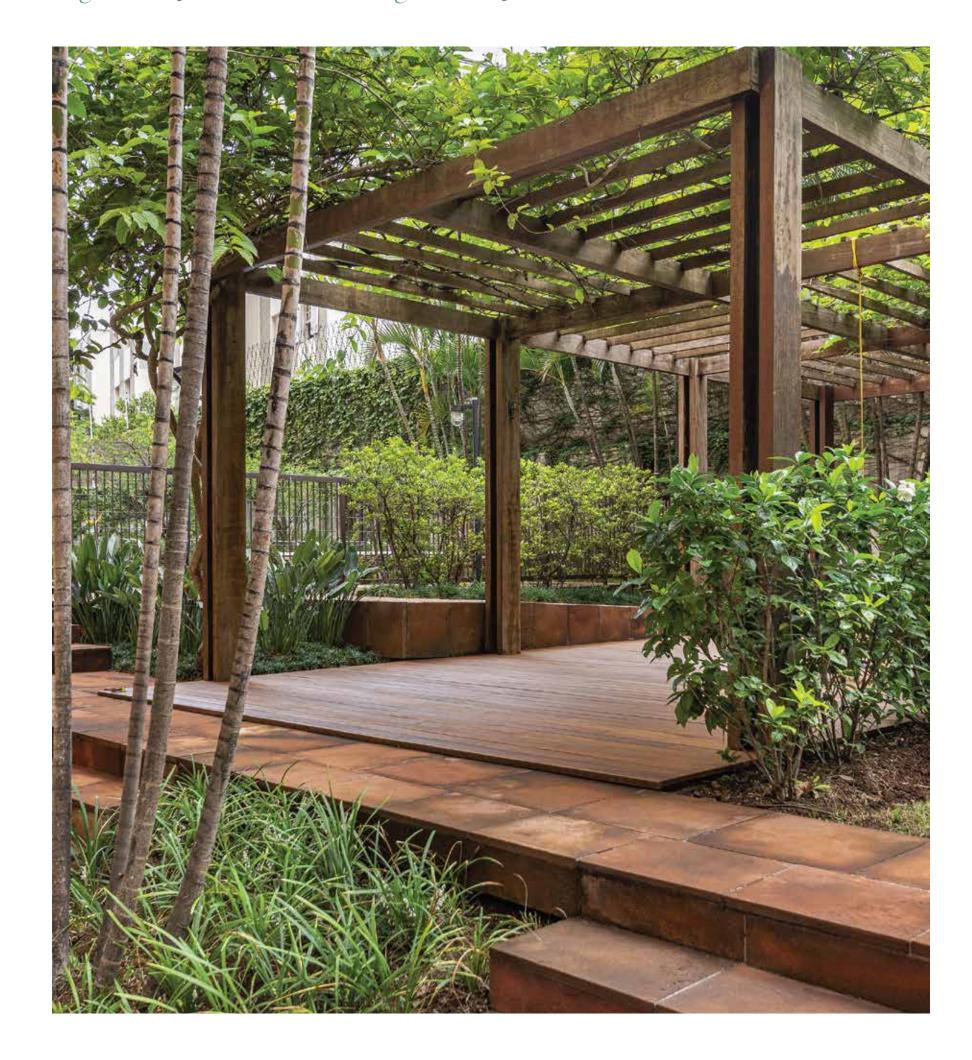
A scenic escape that invites you to wander and explore. Here, the outdoors is not far away, it is waiting to be discovered.

Cassia Tree Plaza | Bokul Bon/Maulsari
Grove | Champa Grove | Gulmohar Grove
Bamboo Garden | Mini Orchard





Beneath a lush canopy, nature breathes life
—greenery unfolds, cradling serenity and wonder.





# A playground of endless adventures

Step into a world of wonder as the atmosphere buzzes with energy, filled with happy and playful chatter.

Free Play Lawn | Tree House Play Deck
Sunshine Softplay Area | The Rainbow Loft
Rock Climbing Wall | MultiPlay Meadow
Pet Corner





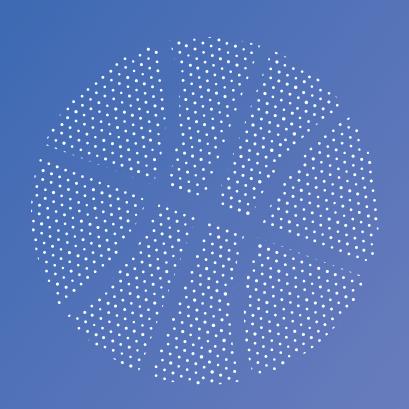


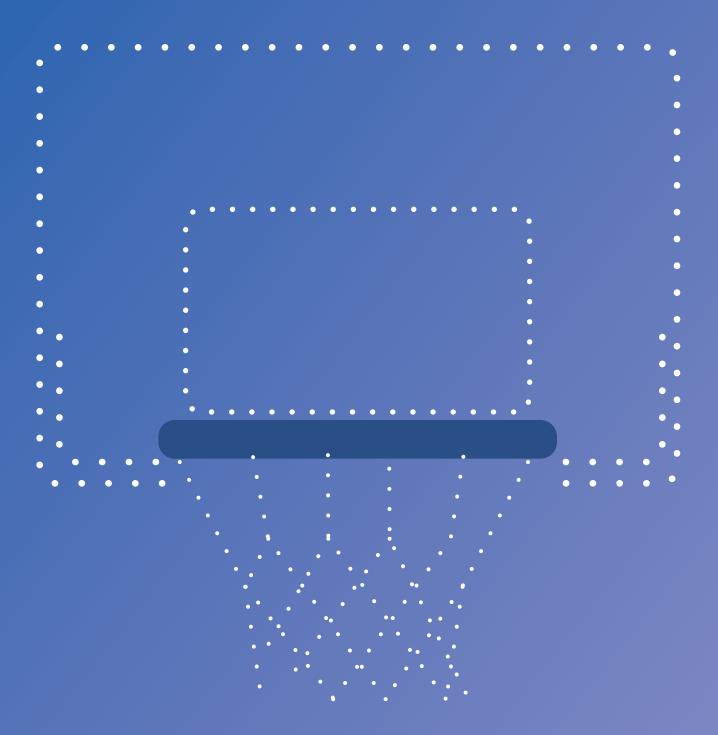






# Playful spaces for active souls

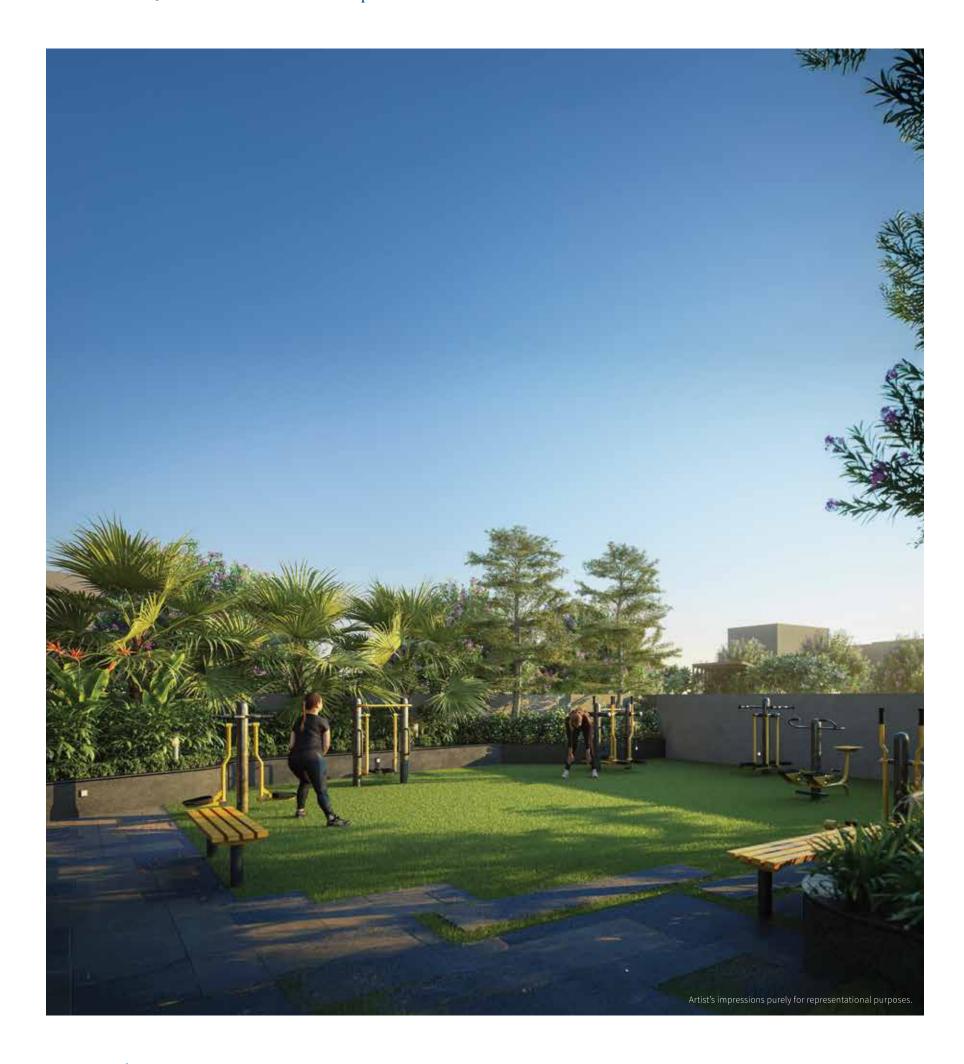




Embrace the rhythm of active living, where energy flows, dreams soar, and every moment fuels your soul.

Jogging Track | Cricket Practice Net
Swimming Pool | Multipurpose Court
Outdoor Fitness Station | Skating Rink
Gymnasium

Make workouts invigorating, fuelled by fresh air and open skies.



Outdoor Fitness Station: Breathe Deep, Move Free







# Thriving together in harmony

Savour the joy of good company as every gathering becomes a celebration and moments become memories.

Community Hall with Party Lawn & Deck Adda Lounge | Sky Lounge with Lawn Leisure Lounge | Board Game Hub Indoor Games Room | Residents' Lounge Panoramic Pavillion

• • • • • • • • • • • • • • •





A rare alignment of celestial calm & cherished connections

Beneath the moonlit skies, connections bloom as the night comes alive, weaving dreams in the cool, gentle breeze.

Star Gazing Arena with Loungers

Twilight Sky Lounge with Turf | Sky Observation Deck

Skyplex with Projector & Portable Screen





# Live where life happens

Situated in Kaikhali, Vayu introduces the charm of urban living in a location designed for the modern lifestyle. Just a stone's throw away from Kolkata International Airport and the buzz of city life.

#### **EDUCATIONAL INSTITUTIONS**

SCM Institute Of Engineering & Technology - 800m
EuroKids Preschool, VIP Road, Kaikhali - 1.1km
St. Stephen's School - 1.2km
Little Angel School - 1.5km
Sarojini Naidu College for Women - 1.6km
BP Poddar Institute of Management
& Technology - 1.7km
Mangalam Vidya Niketan - 1.7km
St. Andrews Public School - 2.3km

#### WINE & DINE

New Mezbaan Biryani - 700m
The Firangii Flavours - 750m
Coal & Flame - 750m
The Drunken Monkey - 850m
India Restaurant - 1.2km
Chai Mafia - 750m
Cafe Coffee Day - 1km

#### HEALTHCARE

Charnock Hospital - 1.6km

ILS Hospital, Dum Dum - 1.9km

Dum Dum Specialized Hospital

& Cancer Research Center - 2.3km

Dr. Lal PathLabs - 1.1km

#### HANGOUTS

Fashion City, VIP - 2.3km

New Town Square - 2.4km

Diamond Plaza - 3.1km

City Centre II, New Town - 3.2km

Jus Jumpin' Trampoline Park - 4.3km

#### **DAILY CONVENIENCES**

VIP Road - 500m Upcoming VIP Metro - 800m Airport - 1.2km



BAGUIHATI

## ENDLESS horizons

A space that breathes with ease, where openness finds its pace.

Where every corner serves a need and every amenity finds its place.

LIMITLESS
CONFORT



# Above & Beyond: An Oasis of Calm

### MASTERPLAN



## GROUND FLOOR PLAN

1.Cassia Tree Plaza 7. Lily Pond 13. The Orchard Walk 2. Bokul Bon/Maulsari Grove 8. Tulsi Rostrum 14. Free Play Lawn 3. Raised Champa Grove 9. Temple & Temple Courtyard 15. Tree House Play Deck 4. Gulmohar Grove 16. Jogging Track 10. Seniors' Sanctuary 17. Cricket Practice Net 5. Bamboo Garden 11. Forest Den 6. Mini Orchard 18. Pet Corner



### PODIUM LEVEL (1st Floor)

19. Floral Trellis20. Champa Grove21. Reflexology Walk22. Tai-Chi Lawn

23. Whispering Trees Plaza24. Atrium (Gallery Seating)

25. Sunshine Softplay Area

26. Rock Climbing Wall

27. MultiPlay Meadow

(Multipurpose Lawn)

28. Multipurpose Court

29. Swimming Pool with

Baby Pool & Jacuzzi

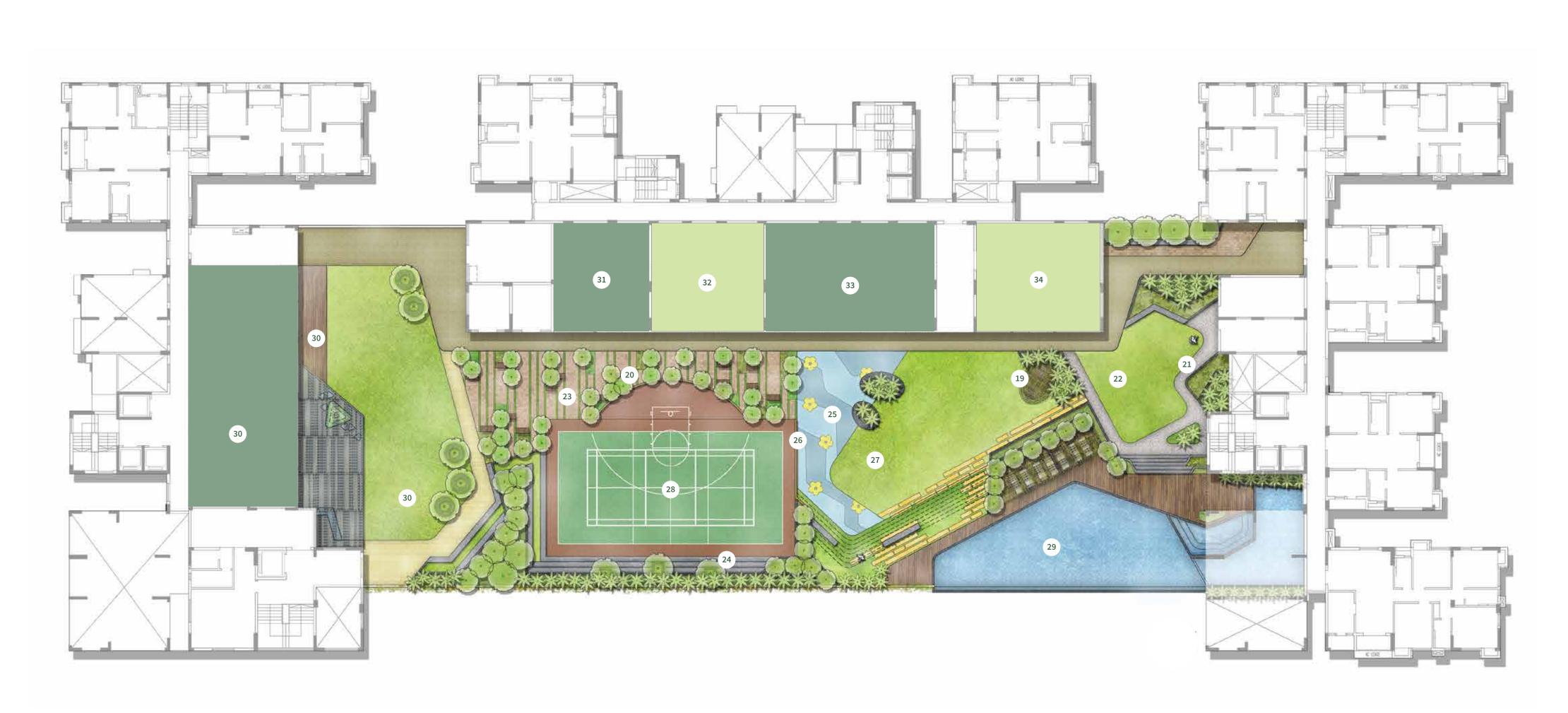
30. Community Hall with Party Lawn & Deck

31. The Rainbow Loft (Toddler Playroom)

32. Residents' Lounge

33. Indoor Games Room

34. Gymnasium





## ROOFTOP LEVEL (13th Floor)

35. Flex Turf

41. Adda Lounge

47. Twilight Lounge with Turf

36. Zen Garden

37. Solace Garden

42. Outdoor Fitness Station

43. Skating Rink

38. Pod Swing

44. Sky Lounge with Lawn

39. Yoga Turf

45. Leisure Lounge

40. Panoramic Pavillion

46. Star Gazing Arena

with Loungers

48. Sky Observation Deck

49. Skyplex with Projector + Portable Screen

50. Hangout Plaza

51. Board Game Hub







# Aspace for every dream

Overlooking plush greens, all our homes are open on 3 sides, designed to provide ample light and air flow with smarter design of beams and windows.

# INTIMATE 2 BHK APARTMENTS

Perfect for new beginnings, ideal for small families and couples.

[981 to 1,018 sq.ft.]

# EXPANSIVE 3 BHK APARTMENTS

Room for growth, perfect for growing families and those who love to entertain.

[1,225 to 1,573 sq.ft.]

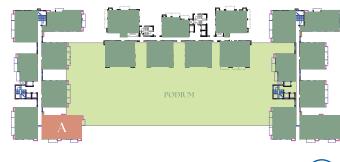
# GRAND 4 BHK APARTMENTS

Pinnacle of elegance, for families that dream big and enjoy luxury.

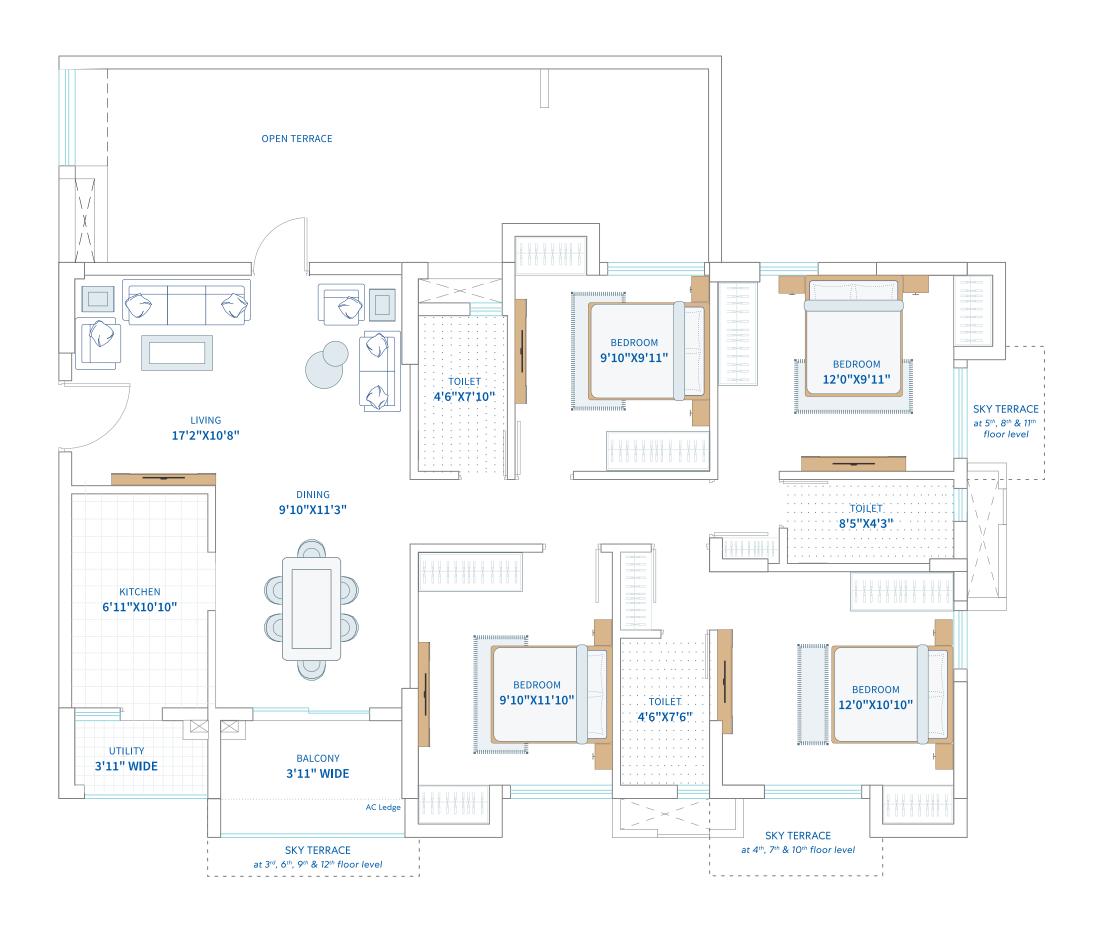
[1,752 to 1,916 sq.ft.]

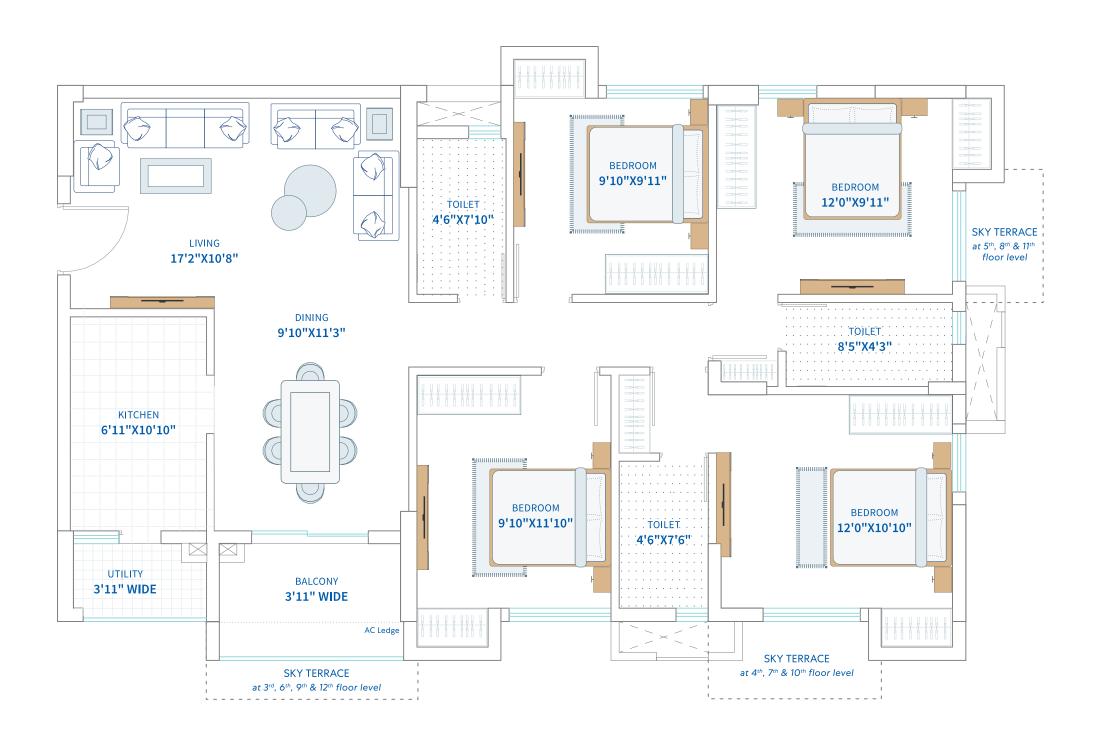
# Tower 1 | Flat A

4 BHK+3T









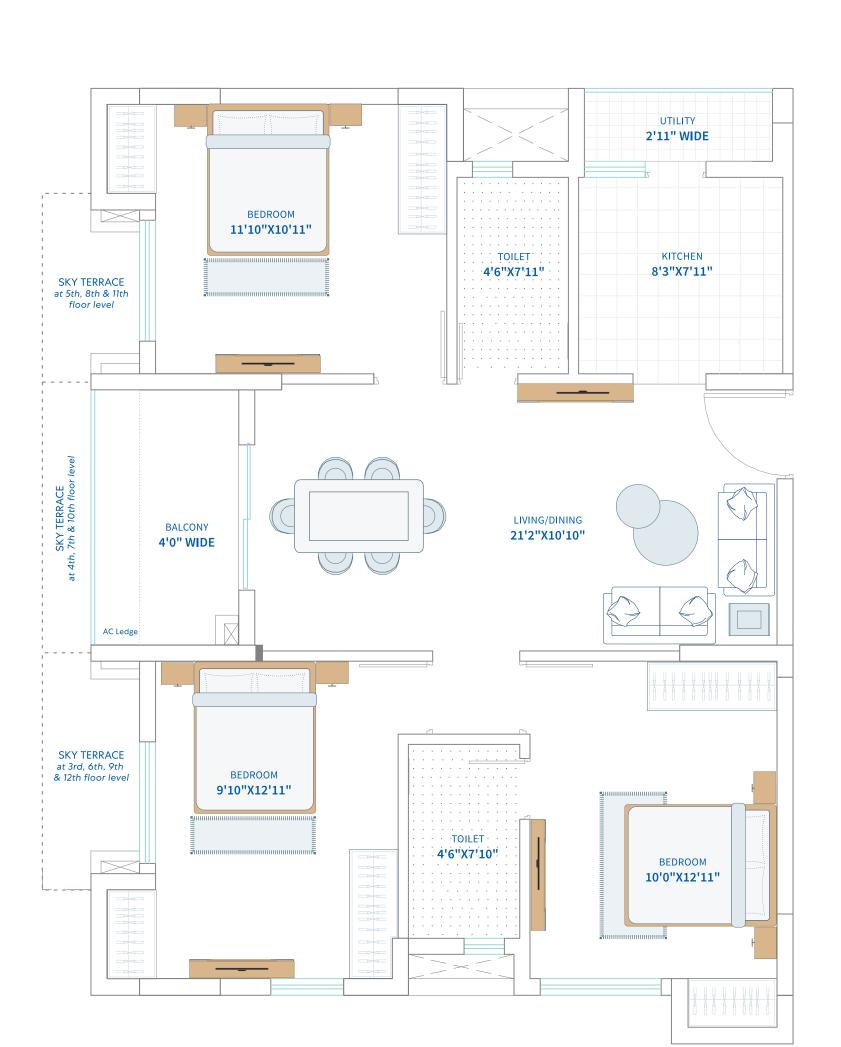
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2	1,103	36+26	1,279	0+327	1,443	1,916	- (III Sq.It.)

FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
3,6,9,12 4,7,10	1,103 1,103	36+26 36+26	1,279 1,279	41+0 30+0	1,320 1,309	1,793 1,782	- (111 34.11.)
5,8,11	1,103	36+26	1,279	24+0	1,303	1,776	

# Tower 1 | Flat B

3 BHK+2T

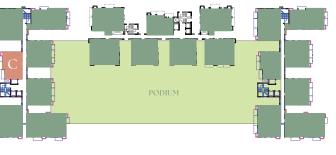




FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2	820	42+23	983	0+0	983	1,347	(111 34.16.)
3,6,9,12	820	42+23	983	33+0	1,016	1,380	
4,7,10	820	42+23	983	43+0	1,026	1,390	
5,8,11	820	42+23	983	25+0	1,008	1,372	
3,6,9,12 4,7,10	820 820	42+23 42+23	983 983	33+0 43+0	1,016 1,026	1,380 1,390	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usuable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

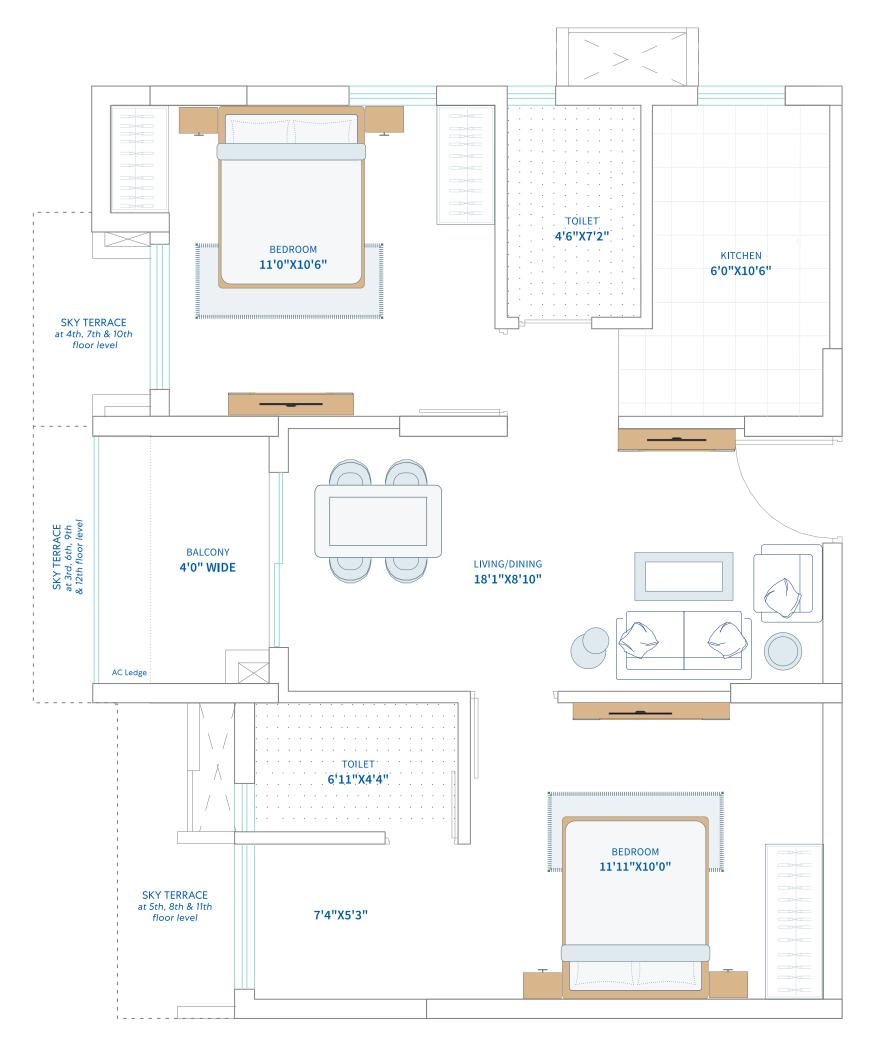
All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.



# Tower 1 | Flat C

2 BHK+2T





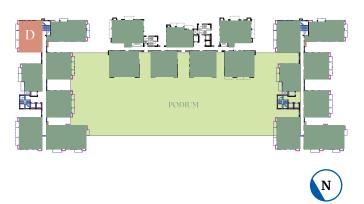
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2	608	34+0	716	0+0	716	981	
3,6,9,12	608	34+0	716	37+0	753	1,018	
4,7,10	608	34+0	716	23+0	739	1,004	
5,8,11	608	34+0	716	33+0	749	1,014	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usuable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

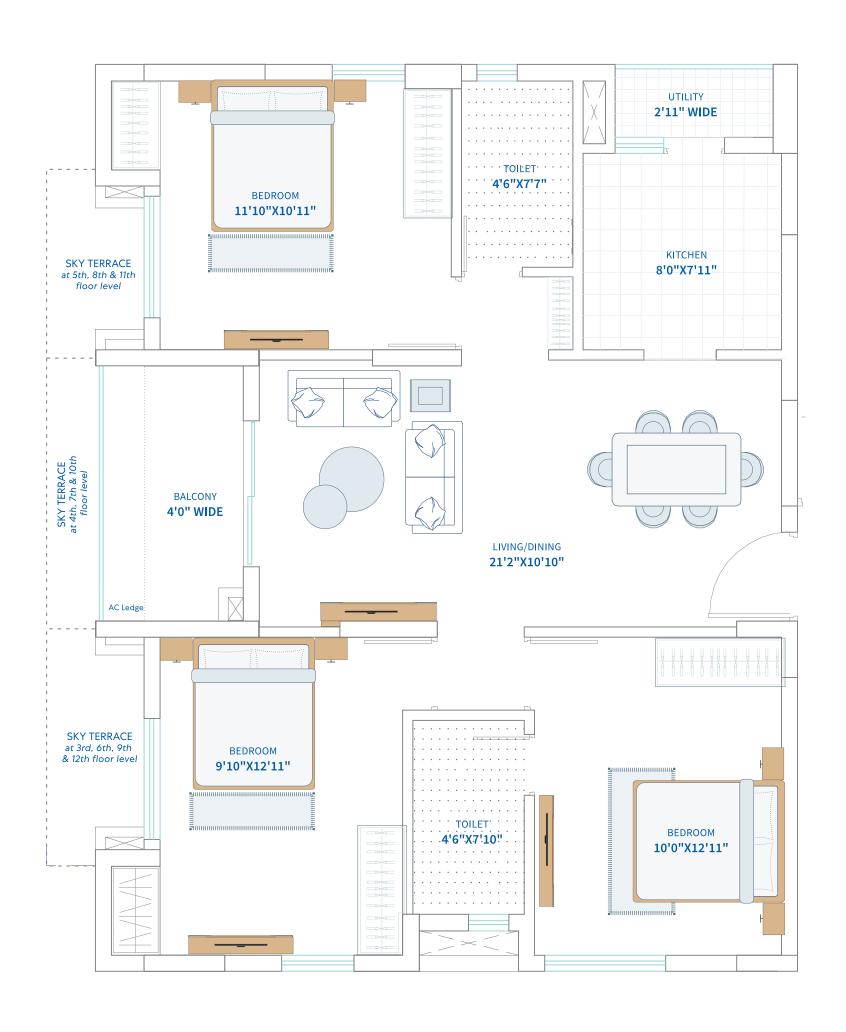
# Tower 1 | Flat D

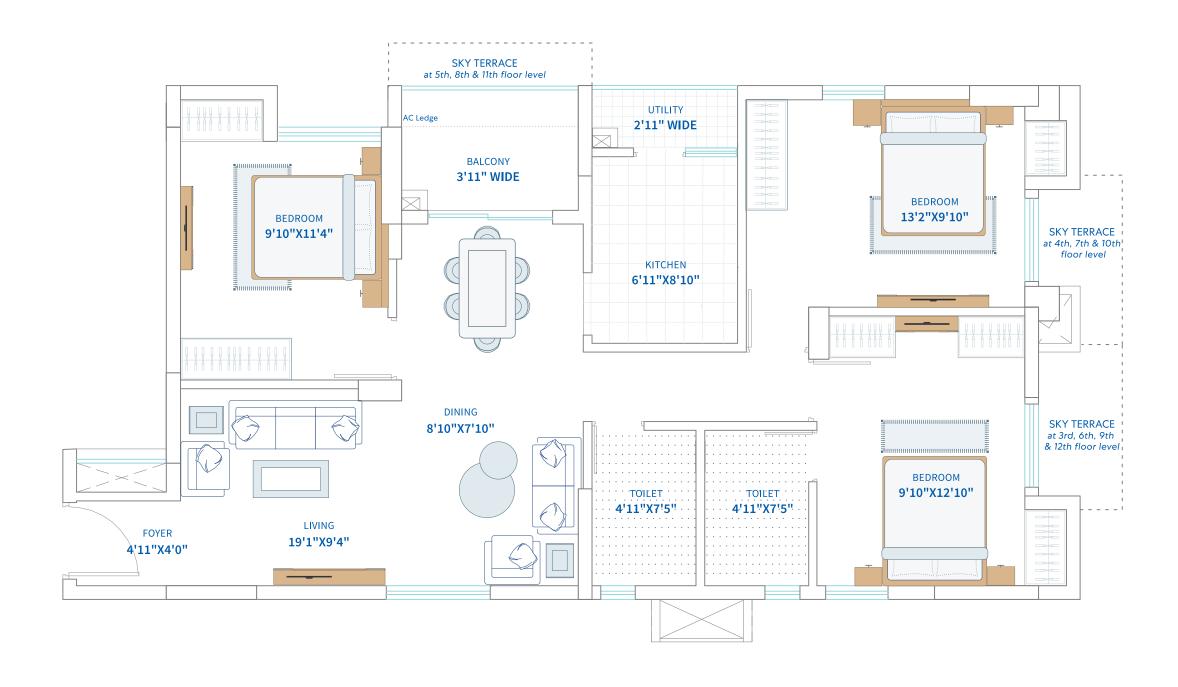
3 BHK+2T







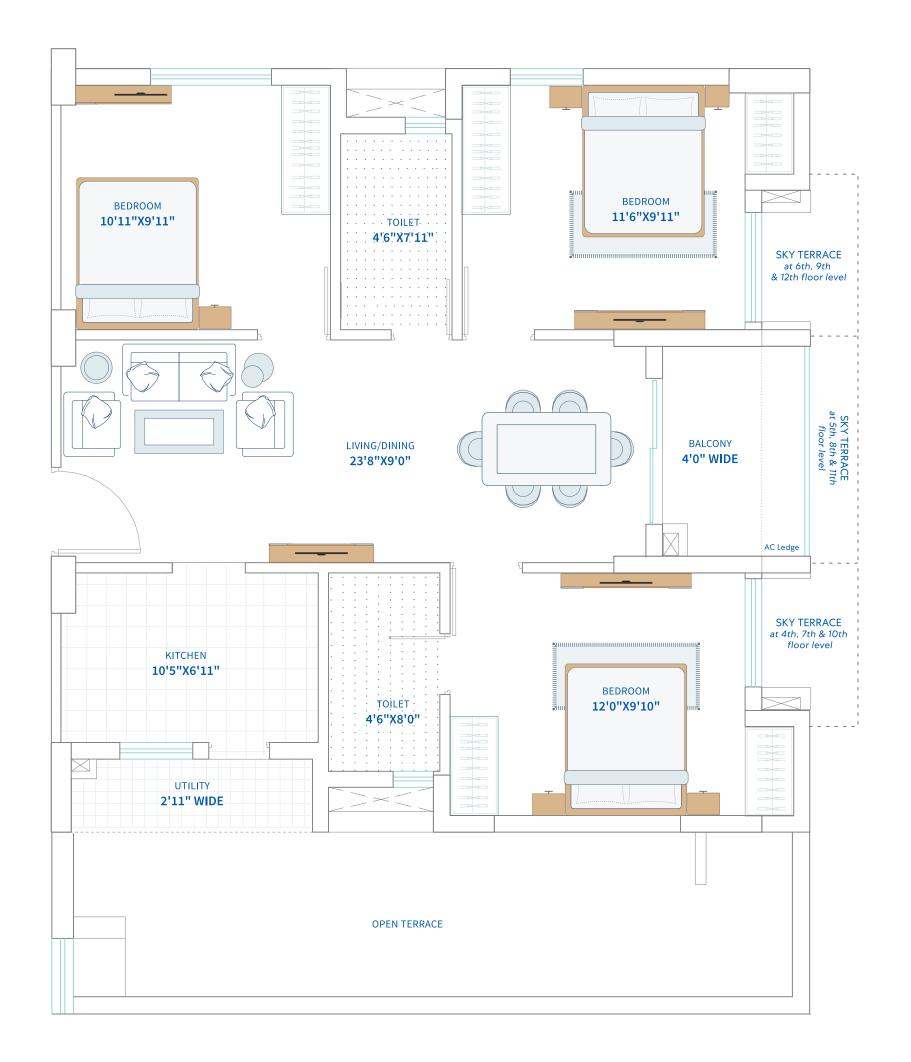




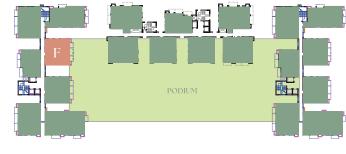
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	(in an <b>f</b> .)
							(in sq.ft.)
1,2	826	42+19	984	0+0	984	1,348	
3,6,9,12	826	42+19	984	33+0	1,017	1,381	
4,7,10	826	42+19	984	43+0	1,027	1,391	
5,8,11	826	42+19	984	25+0	1,009	1,373	

FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
1,2	867	33+20	1,024	0+0	1,024	1,403	(111 34.10.)
3,6,9,12 4,7,10	867 867	33+20 33+20	1,024	29+0 25+0	1,053 1,049	1,432 1,428	
5,8,11	867	33+20	1,024	36+0	1,060	1,439	

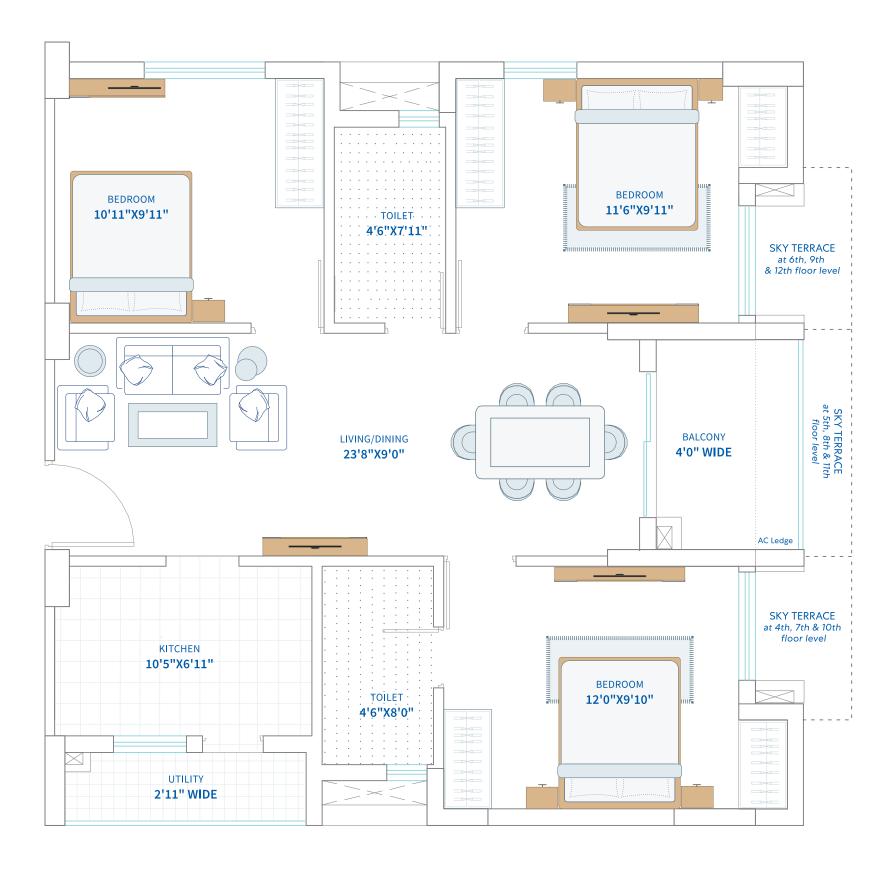
# Tower 1 | Flat F



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
3	742	34+29	894	0+184	986	1,317	- (III 5 <b>q.</b> It.)

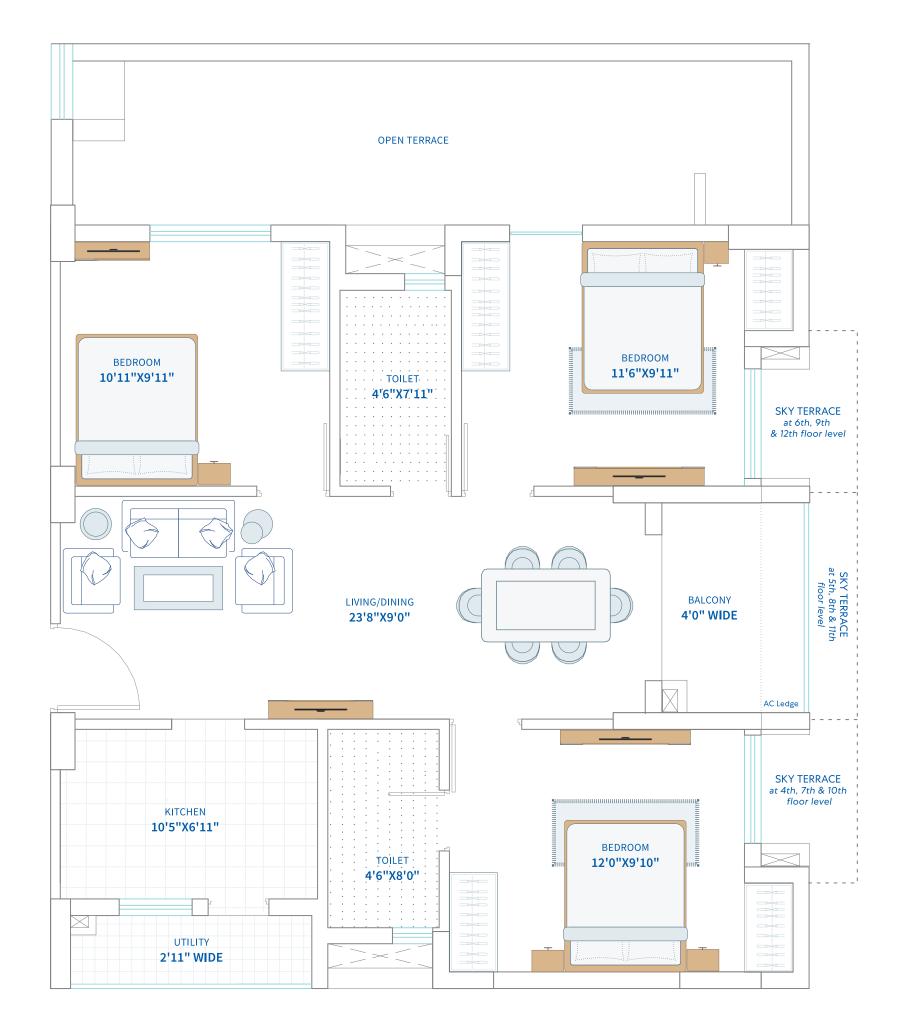




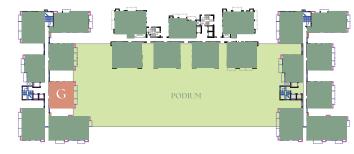


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
4,6,7,9, 10, 12	742	34+29	894	22+0	916	1,247	(
5,8,11	742	34+29	894	36+0	930	1,261	

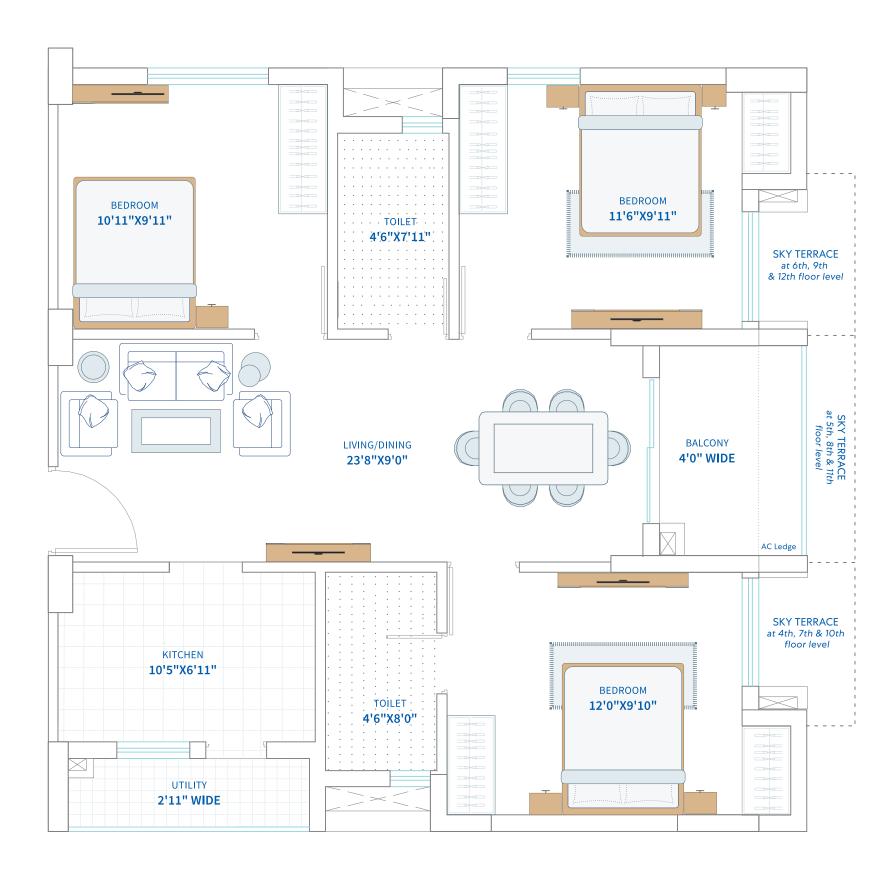
# Tower 1 | Flat G



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
3	742	34+29	894	0+184	986	1,317	- (III Sq.It. <i>)</i>



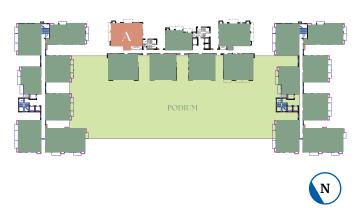


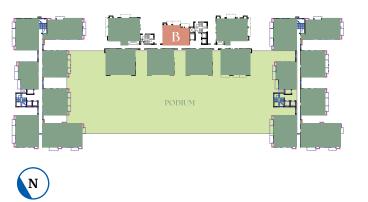


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
4,6,7,9, 10, 12	742	34+29	894	22+0	916	1,247	(111 34.16.)
5,8,11	742	34+29	894	36+0	930	1,261	

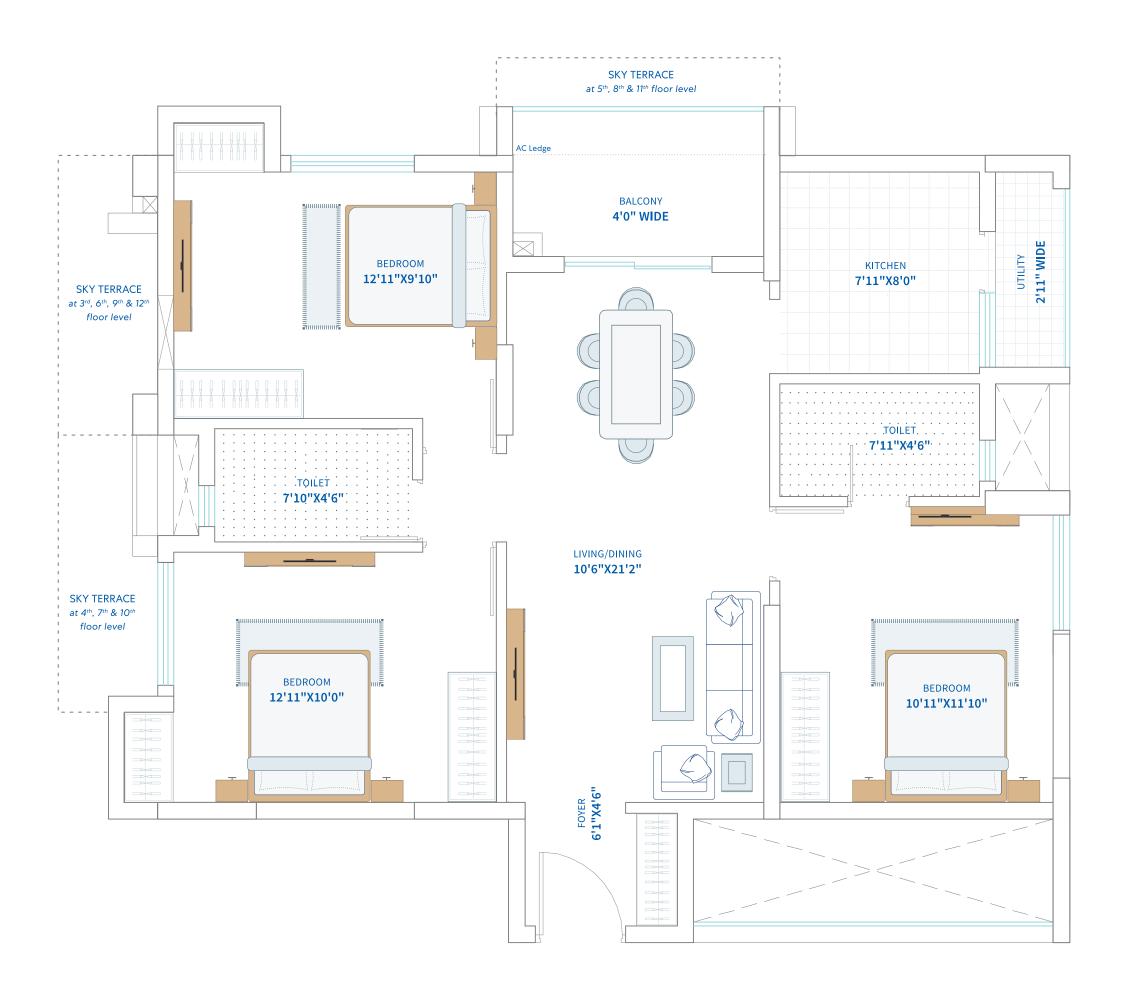
# Tower 2 | Flat A

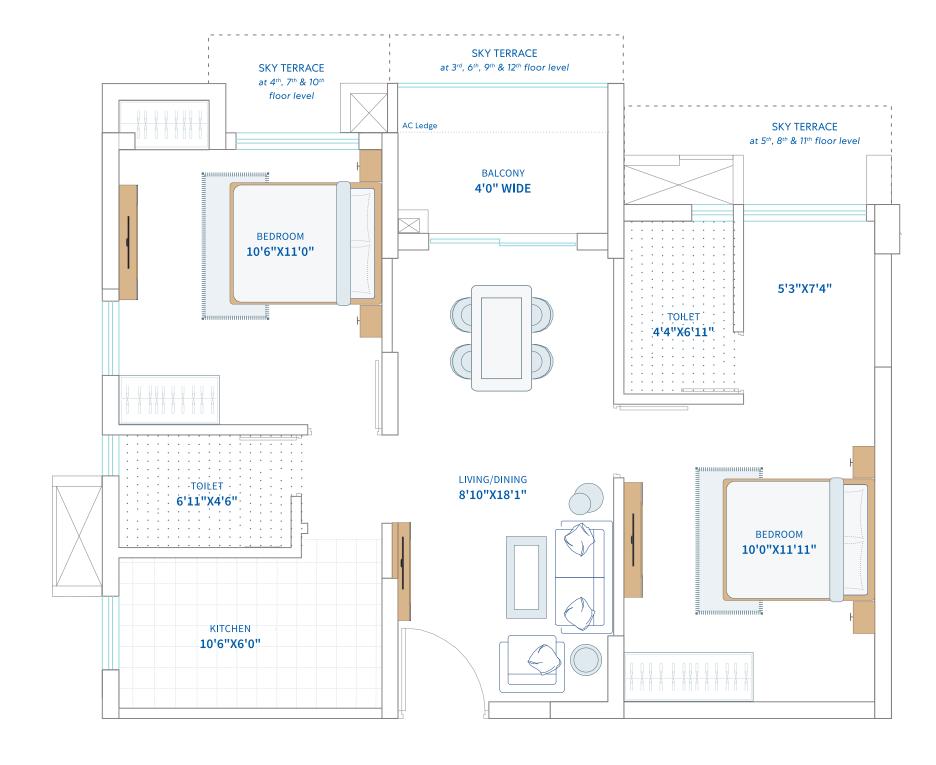
3 BHK+2T









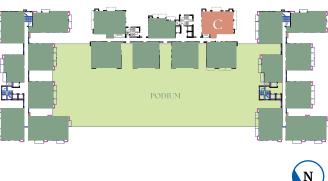


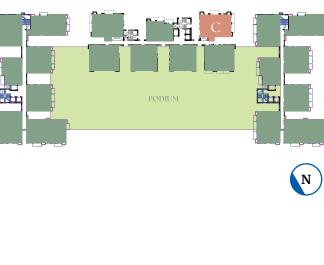
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
1,2	834	40+23	1,001	0+0	1,001	1,371	(111 34.11.)
3,6,9,12 4,7,10	834 834	40+23 40+23	1,001 1,001	38+0 37+0	1,039 1,038	1,409 1,408	
5,8,11	834	40+23	1,001	45+0	1,046	1,416	

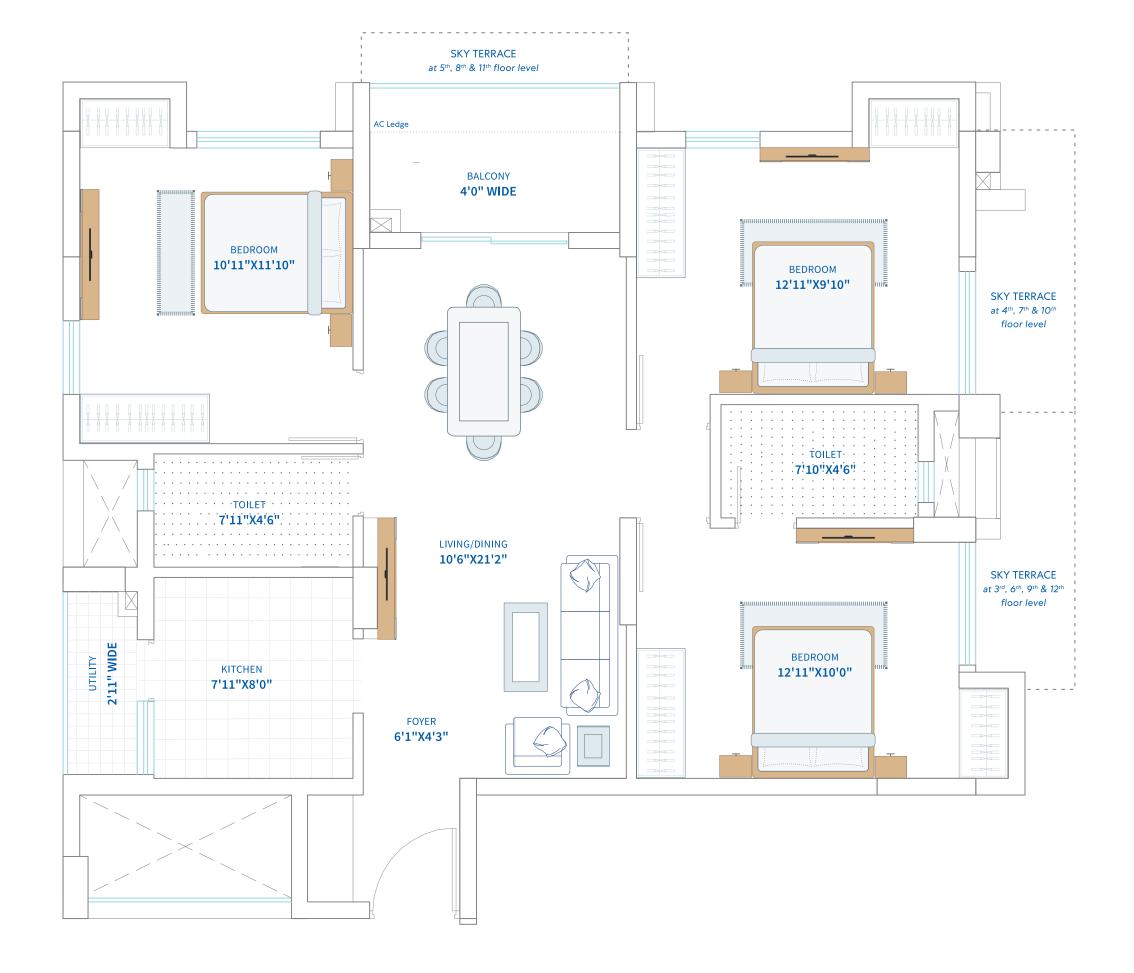
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2	608	34+0	716	0+0	716	981	(111 34.11.)
3,6,9,12 4,7,10	608 608	34+0 34+0	716 716	37+0 23+0	753 739	1,018 1,004	
5,8,11	608	34+0	716	31+0	747	1,012	

# Tower 2 | Flat C

3 BHK+2T



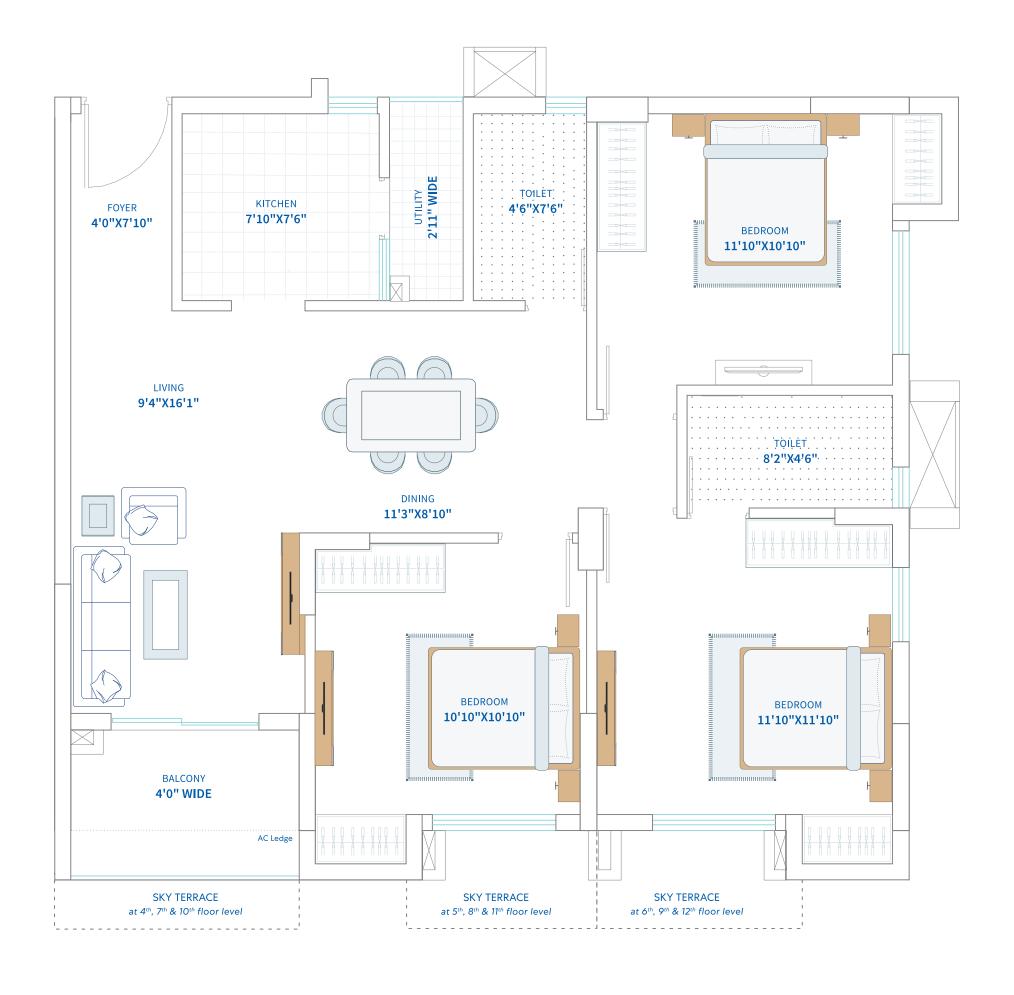




T AREA BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
0 40+23	1,011	0+0	1,011	1,385	(111 34.16.)
0 40+23	1,011	37+0	1,048	1,422	
0 40+23	1,011	39+0	1,050	1,424	
0 40+23	1,011	42+0	1,053	1,427	
	0 40+23 0 40+23 0 40+23	0 40+23 1,011 0 40+23 1,011 0 40+23 1,011	UTILITY AREA         AREA         TERRACE AREA           0         40+23         1,011         0+0           0         40+23         1,011         37+0           0         40+23         1,011         39+0	UTILITY AREA         AREA         TERRACE AREA         BUILT-UP AREA           0         40+23         1,011         0+0         1,011           0         40+23         1,011         37+0         1,048           0         40+23         1,011         39+0         1,050	UTILITY AREA         AREA         TERRACE AREA         BUILT-UP AREA         BUILT-UP AREA           0         40+23         1,011         0+0         1,011         1,385           0         40+23         1,011         37+0         1,048         1,422           0         40+23         1,011         39+0         1,050         1,424



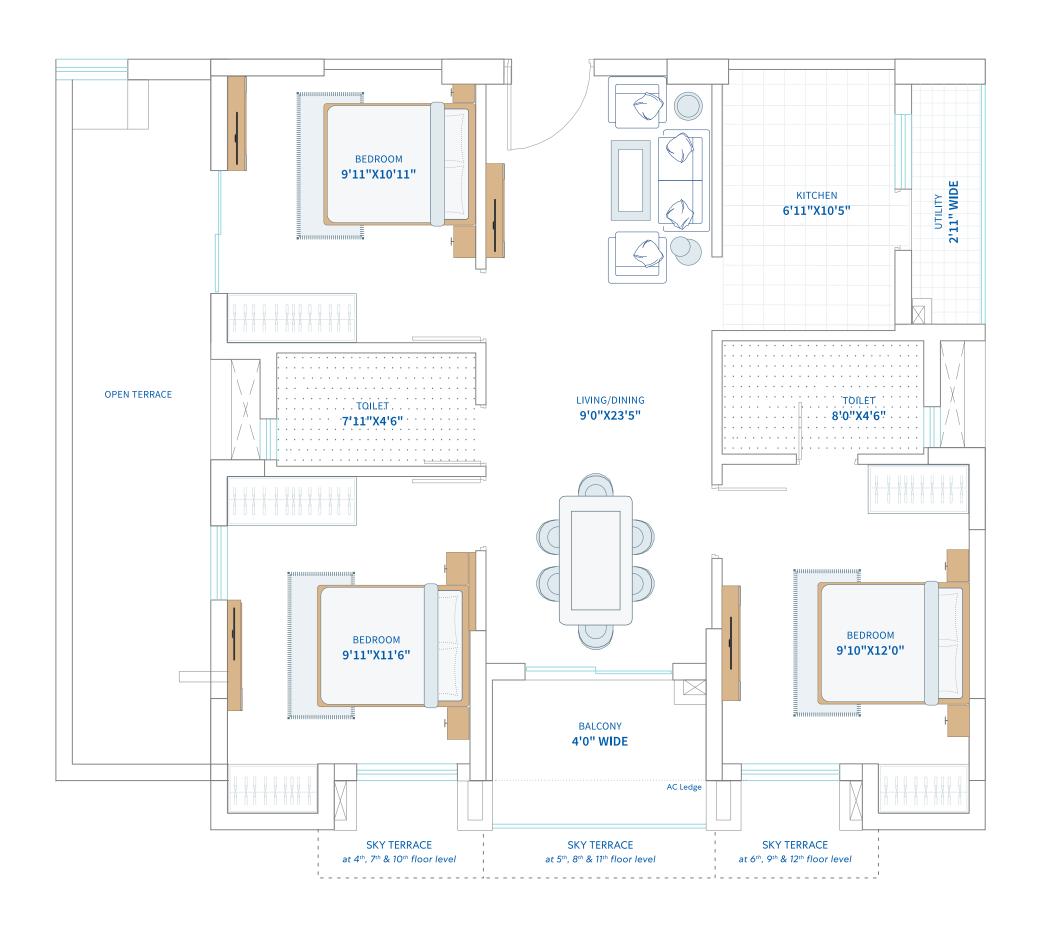
# Tower 2 | Flat D



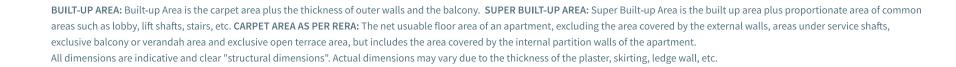
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2,3	870	37+24	1,028	0+0	1,028	1,408	
6,9,12 4,7,10	870 870	37+24 37+24	1,028 1,028	27+0 38+0	1,055 1,066	1,435 1,446	
5,8,11	870	37+24	1,028	26+0	1,054	1,434	

# Tower 2 | Flat E

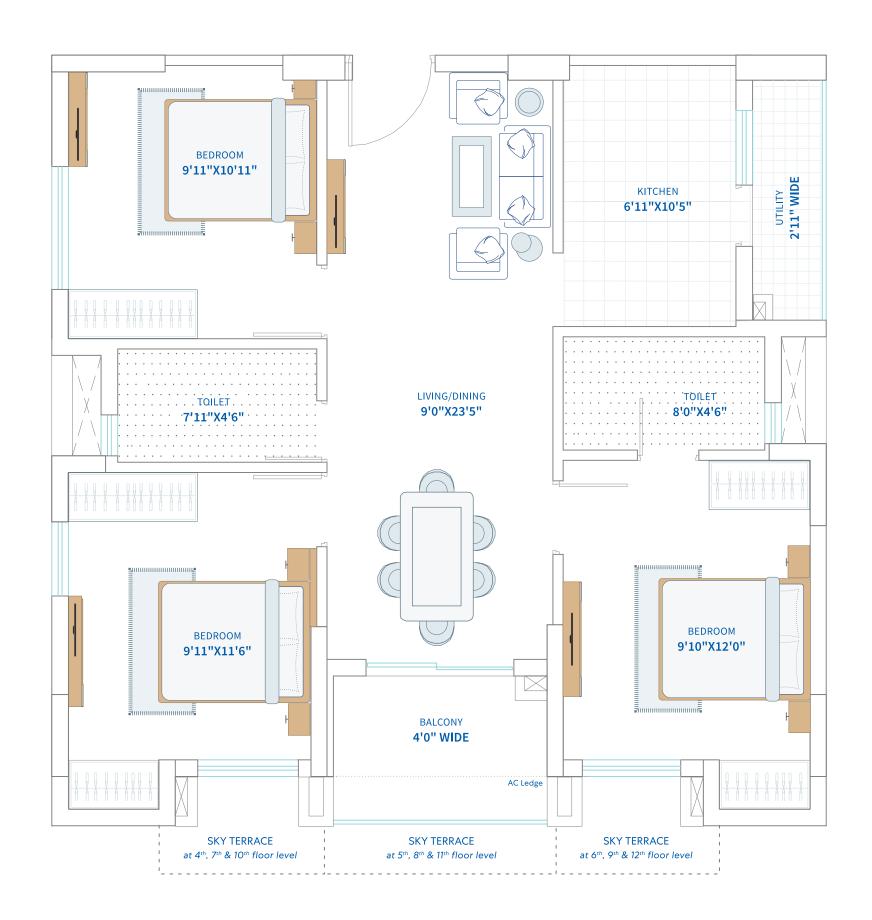
3 BHK+2T



FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
3	741	34+28	894	0+194	991	1,322	- (III 3 <b>ų.</b> It. <i>)</i>





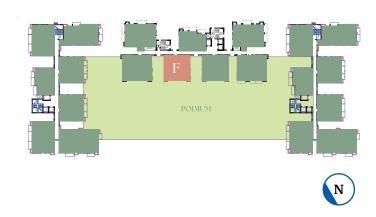


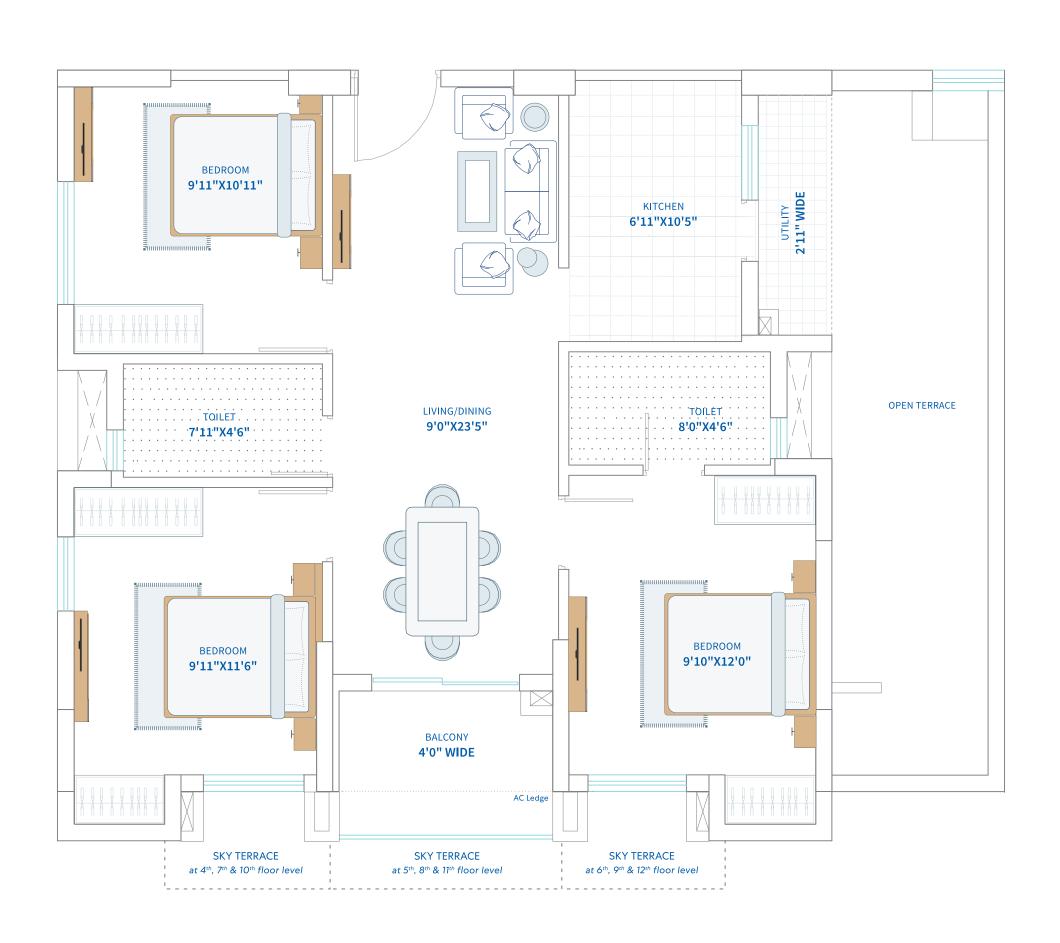
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
4,6,7,9,10,12	741	34+28	894	21+0	915	1,246	- (iii 3q.ic.)
5,8,11	741	34+28	894	36+0	930	1,261	

BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony. SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. CARPET AREA AS PER RERA: The net usuable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

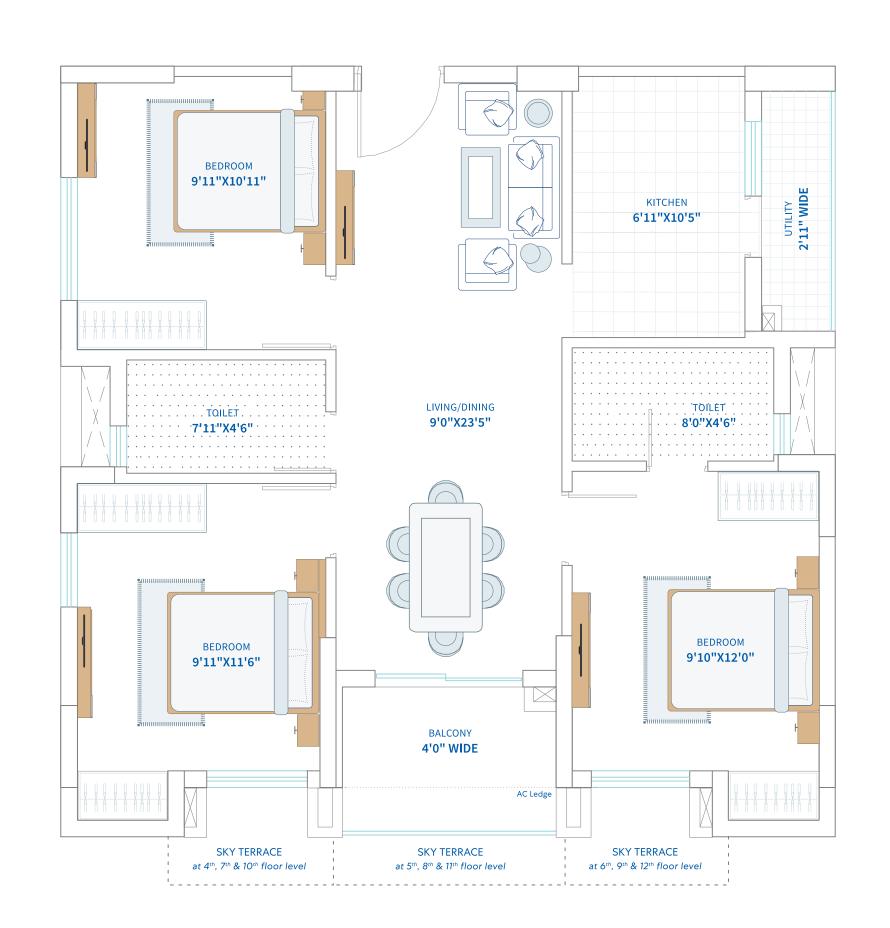
All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

# Tower 2 | Flat F



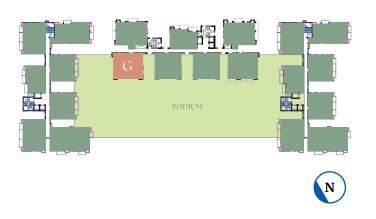


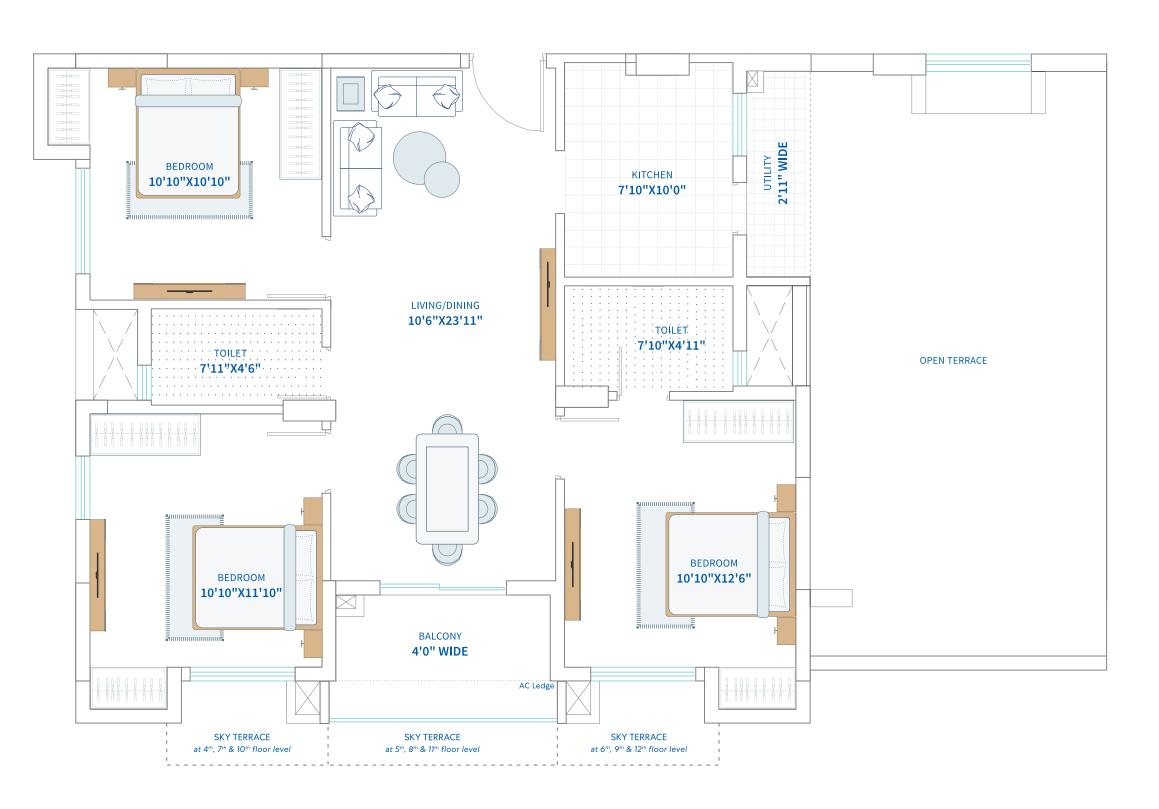
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
3	741	34+28	894	0+194	991	1,322	- (III Sq.It.)

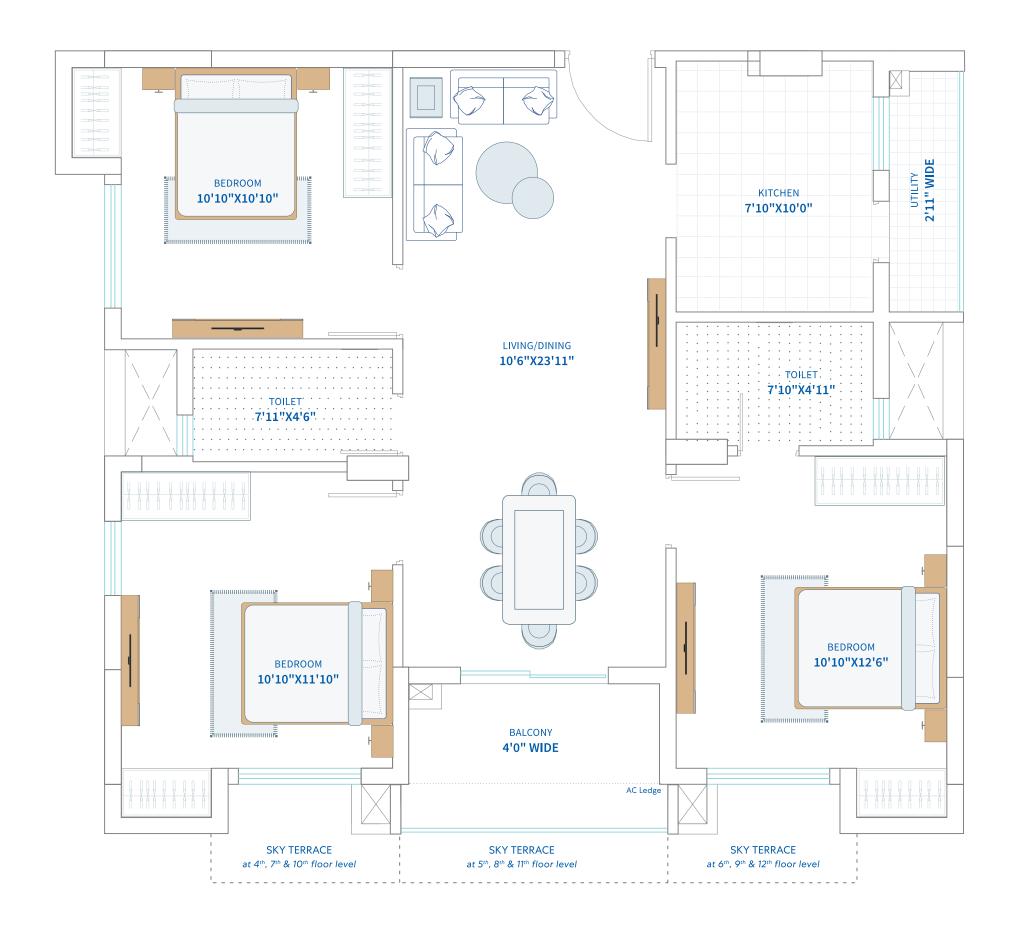


 FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
,7,9,10,12 5,8,11	741 741	34+28 34+28	894 894	21+0 36+0	915 930	1,246 1,261	(iii 3q.ic.)

# Tower 2 | Flat G





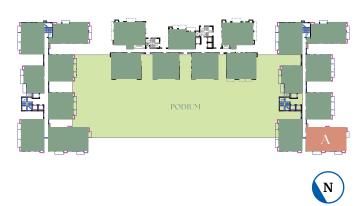


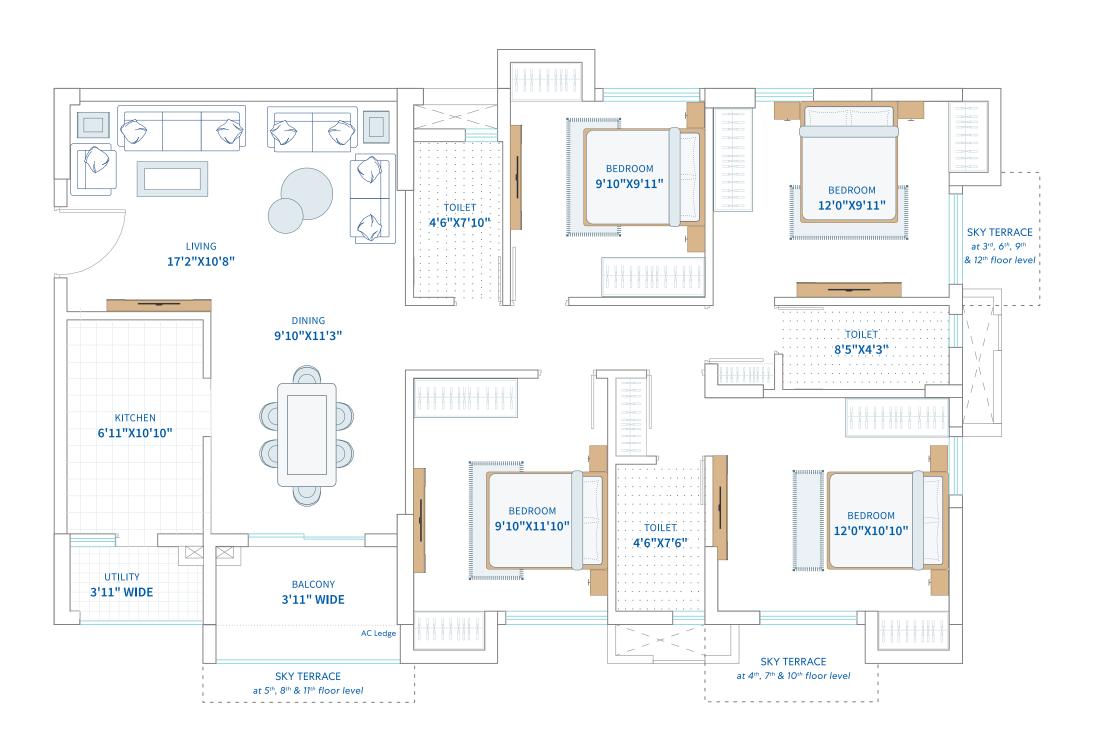
FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2	838	40+30	1,007	0+388	1,201	1,573	- (111 34.11.)

FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
3 4,6,7,9,10,12	838 838	40+30 40+30	1,007 1,007	0+0 25+0	1,007 1,032	1,379 1,404	(111 34.10.)
5,8,11	838	40+30	1,007	42+0	1,049	1,421	

# Tower 3 | Flat A

4 BHK+3T



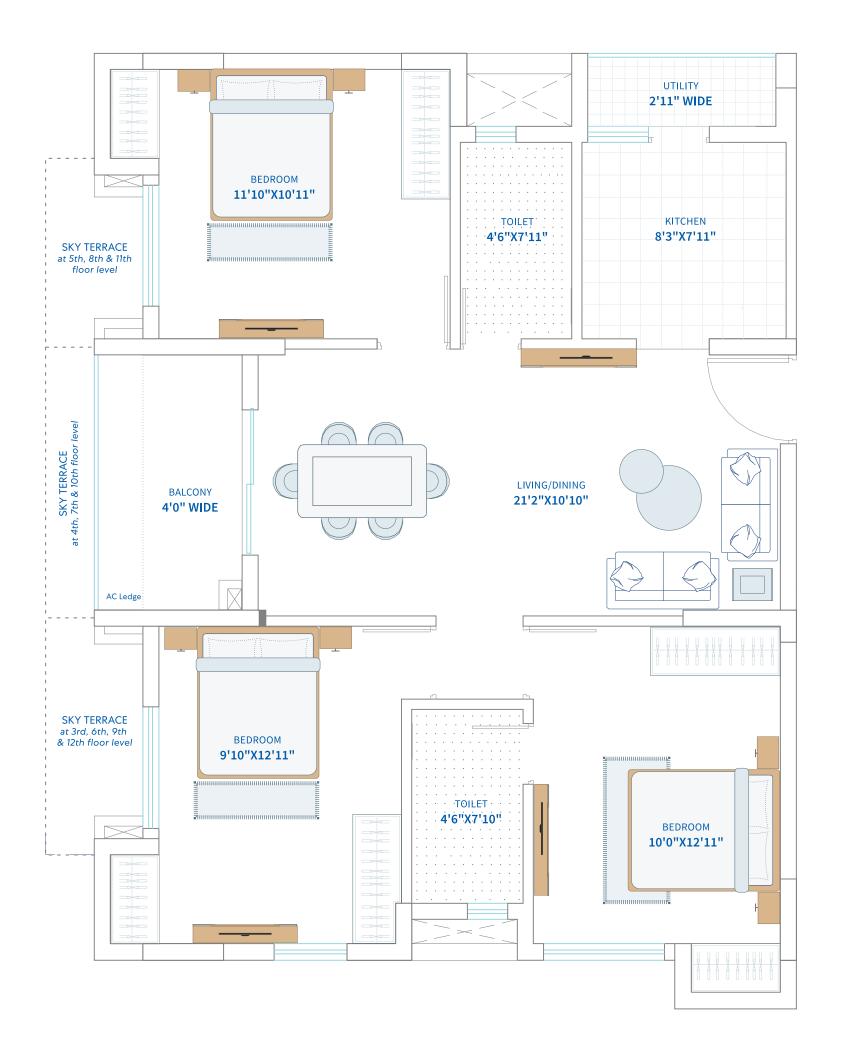


FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
1,2	1,103	36+26	1,279	0+0	1,279	1,752	(***
3,6,9,12	1,103	36+26	1,279	24+0	1,303	1,776	
4,7,10	1,103	36+26	1,279	30+0	1,309	1,782	
5,8,11	1,103	36+26	1,279	41+0	1,320	1,793	





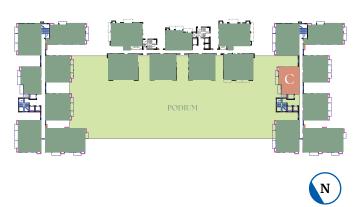
## Tower 3 | Flat B

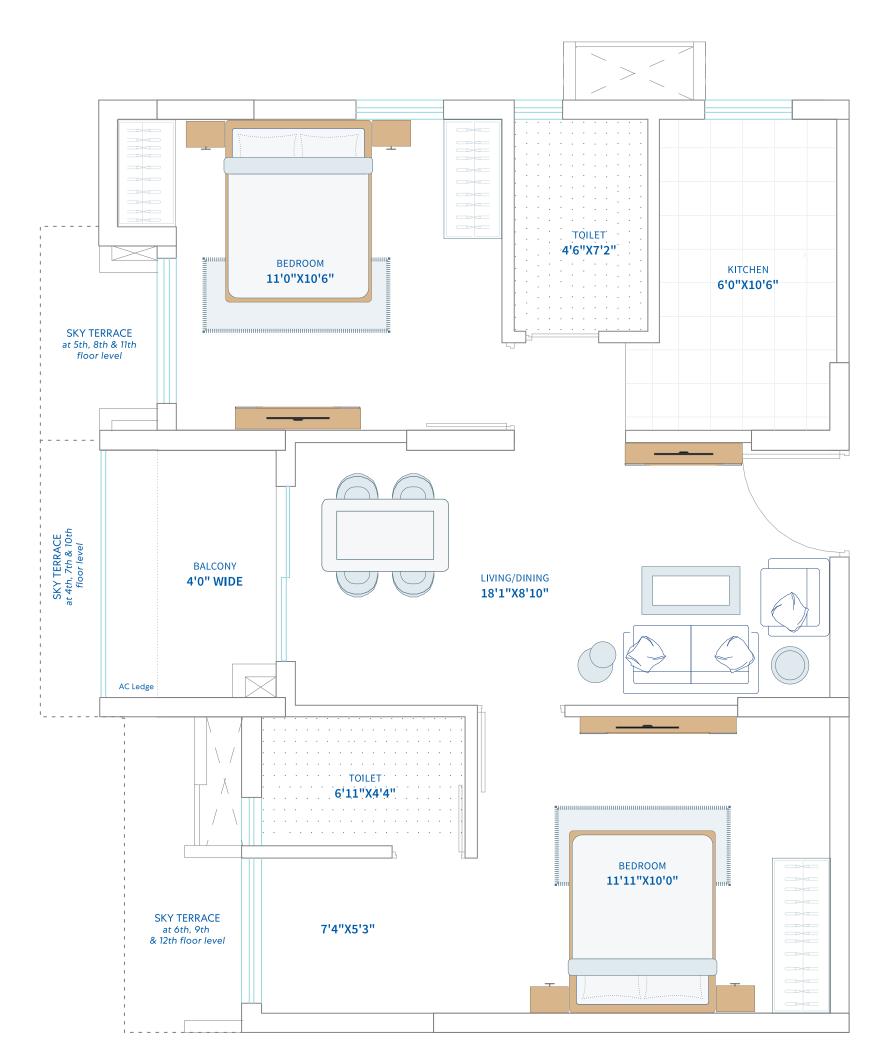


FLOOR	(as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	
							(in sq.ft.)
2	820	41+23	983	0+0	983	1,347	
3,6,9,12	820	41+23	983	33+0	1,016	1,380	
4,7,10	820	41+23	983	43+0	1,026	1,390	
5,8,11	820	41+23	983	25+0	1,008	1,372	

# Tower 3 | Flat C

2 BHK+2T

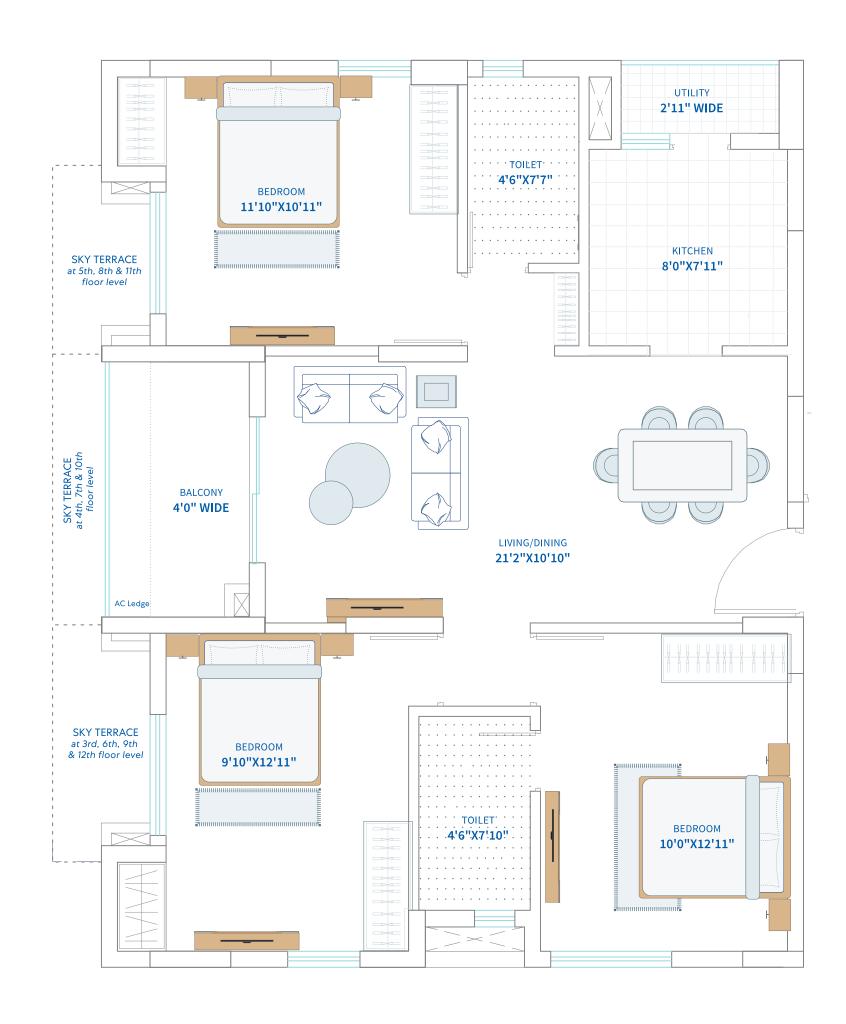




FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
2,3	608	34+0	716	0+0	716	981	(111 34.11.)
6,9,12	608	34+0	716	33+0	749	1,014	
4,7,10	608	34+0	716	37+0	753	1,018	
5,8,11	608	34+0	716	23+0	739	1,004	



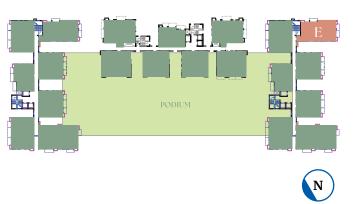
# Tower 3 | Flat D



- (in sq.ft.)	SUPER BUILT-UP AREA	CHARGEABLE BUILT-UP AREA	SKY + OPEN TERRACE AREA	BUILT-UP AREA	BALCONY + UTILITY AREA	(as per RERA)	FLOOR
(111 34.16.)	1,348	984	0+0	984	41+19	826	1,2
	1,381	1,017	33+0	984	41+19	826	3,6,9,12
	1,391	1,027	43+0	984	41+19	826	4,7,10
	1,372	1,008	24+0	984	41+19	826	5,8,11

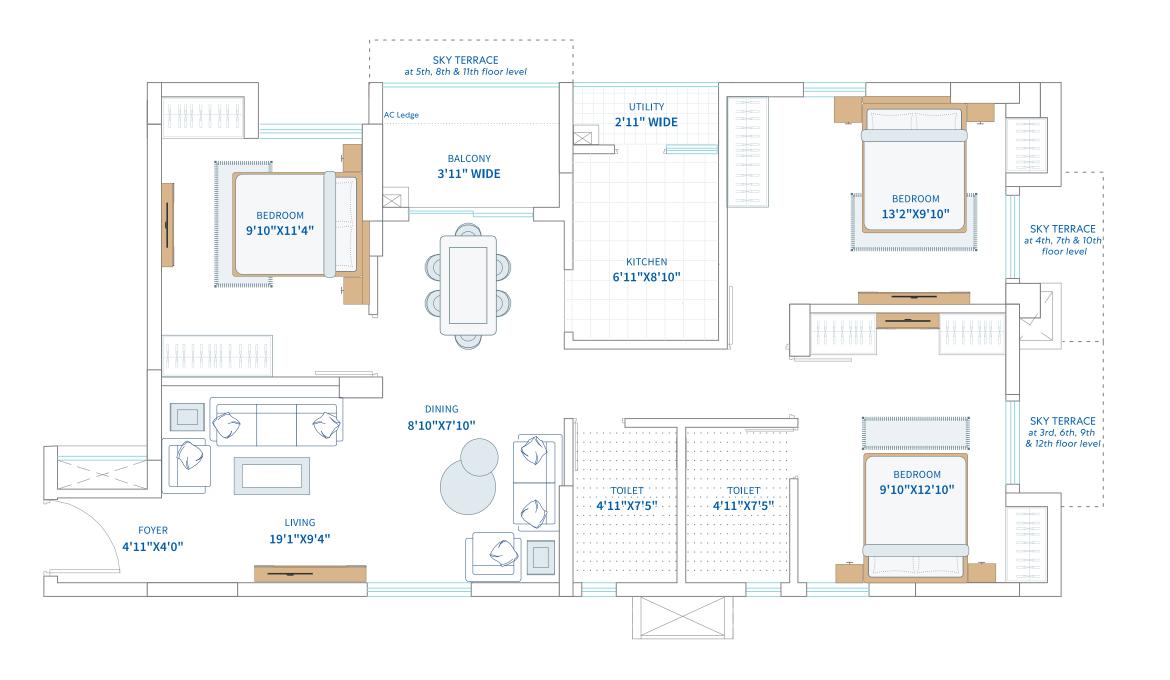
# Tower 3 | Flat E

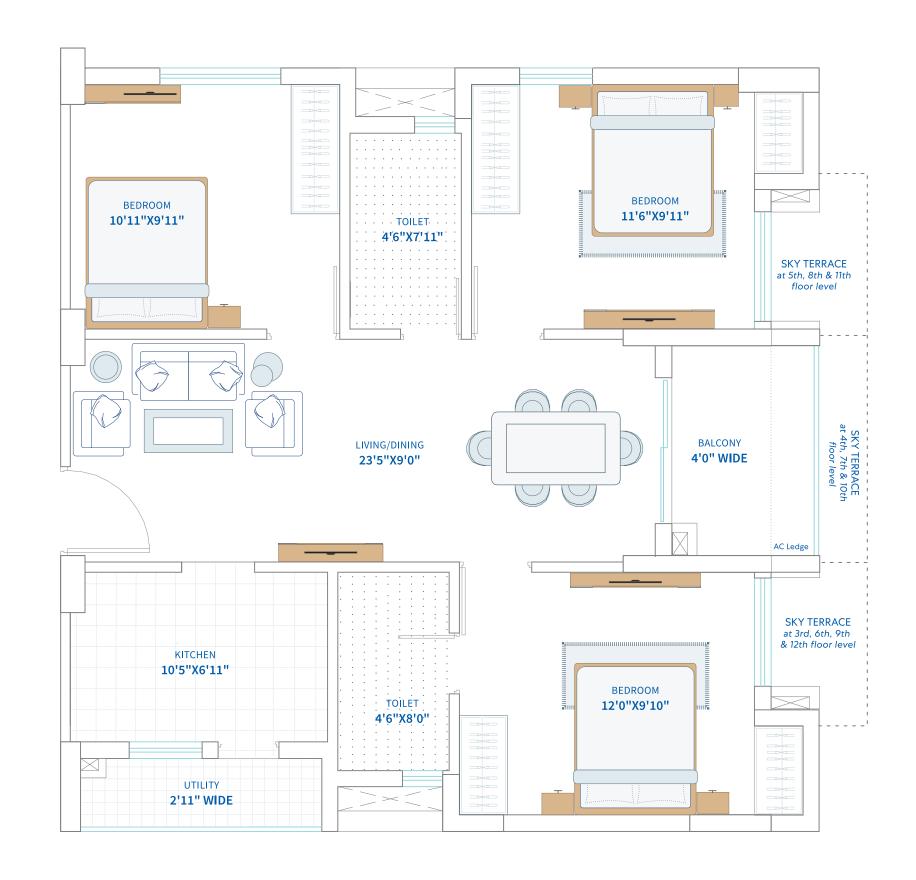
3 BHK+2T





# Tower 3 | Flat F, G





FLOOR	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
1,2	867	33+20	1,024	0+0	1,024	1,403	( 54.1)
3,6,9,12 4,7,10	867 867	33+20 33+20	1,024 1,024	27+0 27+0	1,051 1,051	1,430 1,430	
5,8,11	867	33+20	1,024	36+0	1,060	1,439	

FLOC	OR .	CARPET AREA (as per RERA)	BALCONY + UTILITY AREA	BUILT-UP AREA	SKY + OPEN TERRACE AREA	CHARGEABLE BUILT-UP AREA	SUPER BUILT-UP AREA	- (in sq.ft.)
1,2		742	34+29	894	0+0	894	1,225	(**************************************
3,5,6,8,9, 4,7,1		742 742	34+29 34+29	894 894	22+0 36+0	916 930	1,247 1,261	
1,1,1		7 12	31.23	031	30.0	330	1,201	

# Specifications

Vayu blends exquisite craftsmanship with the finest materials and elements to create a living space that embodies luxury, comfort, and timeless design.

### STRUCTURE

RCC-framed structure on a pile foundation with anti-termite treatment.

### BRICKWORK

Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality finish and thermal insulation.

### **ELEVATION**

Modern Elevation conforming to contemporary designs.

### EXTERNAL FINISH

Textured and/or weather-shield paint finish. (Nerolac/Asian Paints/Berger/Akzo Nobel or similar make)

### LOBBIES

Beautifully decorated Main Lobbies with Lift Facia, False Ceiling, Elegant Lighting, and Seating.

### DOORS & HARDWARE

Flush doors with a height of 7' 5".

Main door finished with door lock/door handle and eye hole.

All doors finished in paint.

### APARTMENT WALL FINISH

Putty finish.

### WINDOWS & RAILINGS

Colour anodized/powder coated Aluminium Sliding or Casement Windows.

Glass Railings in Balconies and Terraces.

MS Railings in Utility Areas.

### FLOORING

Vitrified tiles in bedrooms/living/dining/kitchen.

Anti-skid tiles in toilets with wall tiles up to door height.

### **KITCHEN**

Granite counter top with Stainless Steel Sink.
Wall tiles up to two feet height above counter.
Provision for Water Filter.

### TOILETS

Hot and Cold water line provision in all toilets.

CP Fittings of Jaquar/Roca/Kohler/Grohe or similar make.

Sanitary Fittings with Concealed Cistern of Kohler/

Duravit/Roca or similar make.

### LIFTS

2 Passenger Lifts and 1 Stretcher Friendly Service Lift of Kone/Mitsubishi/Thyssenkrupp/Schindler/Otis/ Johnson or similar make in each tower

### **ELECTRICALS**

Concealed copper wiring with modular switches of Anchor/Roma/Schneider Electric/Havells/Legrand or similar make.

TV points in all bedrooms and living room.

Telephone and Broadband provision in living room.

15A Geyser point in all toilets.
AC point in all bedrooms, living and dining.

One washing machine point.

Provision for installation of Electric Car Chargers in Car Parking Areas.\*

### WATER SUPPLY

Underground and Overhead water storage tanks of suitable capacity for water supply.

### LANDSCAPE

Professionally designed and executed landscaping.

### GENERATOR

24-hour power DG backup for all common services.

DG back up of 1000W for 2BHK/1500W for 3BHK/
2000W for 4BHK.

### **SAFETY & SECURITY**

Round-the-clock manned security personnel.
Security Cabin at entry.
Fire Detection and Suppression systems.
CCTV Cameras.

Intercom facility.

Fire Rated Doors at fire escape staircases.

### GREEN BUILDING SUSTAINABLE INITIATIVES

Natural Topography in the Open Areas.

Rainwater Harvesting.

Water-efficient Kitchen and Bathroom fixtures.

Sewage Treatment Plant and Reuse.

Use of low VOC paints.

LED Lighting System.

Use of Green Certified products.

\*Additional Charges

### FREQUENTLY ASKED QUESTIONS

# Everything You Need to Know, Right Here.

Towers:

3

Floors:

G+12

Number of Flats:

236

Unit Sizes:

2 BHK: 981 sq.ft. to 1,018 sq.ft.

3 BHK: 1,225 sq.ft. to 1,573 sq.ft.

4 BHK: 1,752 sq.ft. to 1,916 sq.ft.

Municipality or Corporation:

Bidhannagar Municipal Corporation (BMC)

Electricity:

Calcutta Electric Supply Corporation (CESC)

Police Station:

Airport (Previously Rajarhat)

### PAYMENT SCHEDULE

Serial No.	Payment Schedule	Payment in %		
1	On Booking	5%		
2	Agreement	15%		
3	Completion of Piling	10%		
4	Completion of Podium	10%		
5	Completion of 1st Floor	7.5%		
6	Completion of 4th Floor	7.5%		
7	Completion of 7th Floor	7.5%		
8	Completion of 10th Floor	7.5%		
9	Completion of Roof Casting	10%		
10	Completion of Unit Brickwork	10%		
11	On Possession	10%		
	Total	100%		

Date of Completion :

30.06.2029

### EXTRA CHARGES

### CATEGORIES CHARGES ...As per actuals A. Transformer + Electricity Charges ..... ...Rs. 50/- per sq.ft. B. Generator..... C. Club Charges ..... .. Rs. 100/- per sq.ft. ...Rs. 10,000/- (In Total) D. Association formation & Mutation Charges..... (GST is applicable on A, B, C & D) Maintenance Deposit......Rs. 60/- per sq.ft. (approx. for 12 months) Security Deposit..... ······Rs. 75/- per sq.ft. (to be handed over to the association after deducting pending amounts/dues)

# THE VISIONARIES BEHIND



Adya, Eden and Isha Group unite their vision and expertise to design dream homes, where innovation meets elegance. Each project reflects a commitment to quality and design, crafting spaces that inspire and uplift.

Together, their mission is to deliver sustainable and diversified projects that adapt to the evolving needs of the community. From luxurious high-rises to serene residential complexes, Isha Group and Eden Group's developments are created to enhance the urban living experience.



# EDEN ISHA DIVA GROUP

### Some of our noteworthy projects









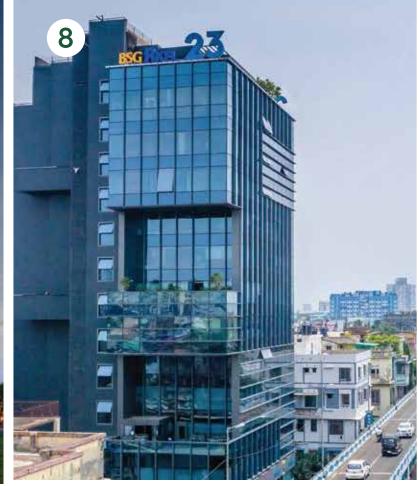


- 1. TATTVAM Manicktala
- 2. THE PARKVIEW Alipore
- 3. THE FOREST Dum Dum
- 4. SAMSKARA Ballygunge
- **5. BELLA VISTA** Beliaghata
- **6. SANCTORUM** Beliaghata
- 7. EDEN TOLLY SIGNATURE PLUS Tollygunge
- 8. 23 Circus Avenue

- 9. EXOTICA HEIGHTS Garia
- 10. EDEN RICHMOND PARK Narendrapur

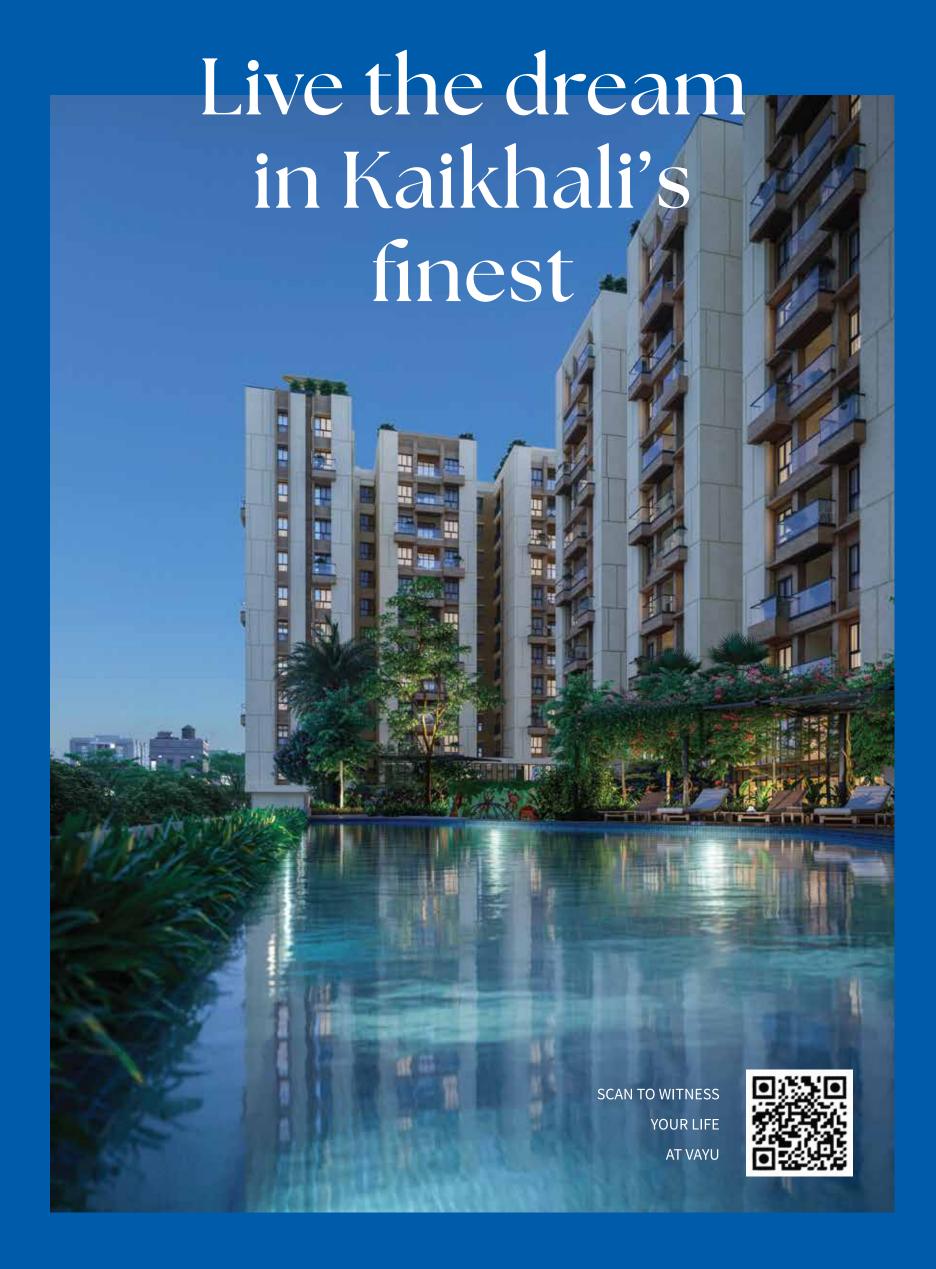












To book your dream home, simply call us on +91 98366 30000 / +91 33 4005 2360 or visit VAYUKOLKATA.IN

CORPORATE ADDRESS: Eden House, 17/1, Lansdowne Terrace, Kolkata - 700 026
SITE ADDRESS: Holding No. - 13, Block D 20, Mistripara, Mondalganti, Kaikhali Kolkata - 700 052

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