



ABOUT PROJECT

Smart Zone Baruipur Township with the vision to provide you with your own piece of heaven on earth. In our fast paced lives, we sometimes forget our place in god's creation. An integrated gated community where you can soothe your tired nerves after a hectic week in the concrete jungles of urban life- that is what smart zone Baruipur township offers you residential township near Em bypass & Baruipur railway station, behind baruipur district head quarter. it promises you an idyllic gateway from the pollution and congestion of Kolkata yet be near to all daily amenities in the lap of nature. project are consist with bungalow and residential plot. the amenities as follows: highland, metalroad, watersupply, electricity, drainagesystem, lake, park, playground, community hall, garden, market complex and many more. plots will hand over after all development. being situated on baruipur to amtala road you have excellent connectivity to all parts of Kolkata. all this comes to you at an unimaginable price.

ABOUT US

Our company is a young, dynamic & vibrant Land Developer from Kolkata formed to fulfill the aspiration of people has their own houses. Our vision is to provide Quality, Reliability & Satisfaction of every Client. We promise to maintain a quality in Development and Handover of project in stipulated time with well design and amenities.

Renowned Main Locality

- Behind Bauipur District Head-quarter
- 5 mins from Baruipur Railway Station
- 10 mins from Shahid Khudiram Metro Station
- 12 mins from Kavi Nazrul Metro Station
- 15 mins from Garia Bazar (Metro Station)
- 25 mins from Mahanayak Uttam Kumar Metro Station (Tollygunge)
- 20 mins from Ruby General Hospital via E.M Bypass
- 15 mins from R.N Tagore Hospital
- 17 mins from Metro Cash & Kerry
- 35 mins from Dumdum Airport
- 20 mins from Amtala Bazar
- 3 mins from Julpia More
- 12 mins from Nepalgunj Bazaar
- 20 mins from kobar danga
- 4 Min Julpia Andharmanik High School
- 5 Min From Southern Eye Hospital
- 10 Min Swami Vivekananda Institute of Science and Technology

Transportation

- Baruipur to District Headquater Auto
- SD-29 Bus Amtala to Baruipur
- Baruipur to Julpia More Auto
- 97 Bus Amtala to Champahati(Caning)
- Baruipur to Amtala Minibus
- 40A & 40B Bus Julpia More to Garbeta
- Baruipur to Newtown Bus also Available



Baruipur Railway Station



Kobi Najrul Metro Station



Garia Railway Station



Baruipur College



Haigh Land Park

MOUZA - BAMANGACHHI, J. L. NO. 86, SHEET NO. 1, R. S NO. 311,
P. S. - SONARPUR, DIST. SOUTH 24 PARGANAS.
MOUZA - JAGDISHPUR, J. L. NO. 44, R. S NO. 379,
P. S. - SONARPUR, DIST. SOUTH 24 PARGANAS.

Project
SMART ZONE
BARUIPUR



Project by:
MANNA REALCON
Your Choice. Our Choice.

SL. NO.	PLOT LEGEND	PLOT AREA	PLOT DIMENSION
1.		5 KATHA	66'-0" x 64'-0" 60'-0" x 60'-0"
2.		4 KATHA	53'-4" x 64'-0" 48'-0" x 60'-0"
3.		3 KATHA	40'-0" x 64'-0" 48'-0" x 45'-0"
4.		2.50 KATHA	33'-4" x 64'-0" 40'-0" x 40'-0"
5.		2.25 KATHA	36'-0" x 45'-0"
6.		2 KATHA	32'-0" x 45'-0"
7.		OTHER SIZE	
8.		RESERVED	





General Plot

Plot Size	Per Cattha	Total Value	10%	10%	10%	30%	EMI 36 Months	EMI 48 Months
2 Cattah	3,20,000.00	6,40,000.00	64,000.00	64,000.00	64,000.00	1,92,000.00	12,445.00	9,334.00
2.5 Cattah	3,20,000.00	8,00,000.00	80,000.00	80,000.00	80,000.00	2,40,000.00	15,556.00	11,667.00
3 Cattah	3,20,000.00	9,60,000.00	96,000.00	96,000.00	96,000.00	2,88,000.00	18,667.00	14,000.00

Special Plot (Corner plot/Lake Facing/Park Facing/Garden Facing/Community Hall/Market/Complex)

Plot Size	Per Cattha	Total Value	10%	10%	10%	30%	EMI 36 Months	EMI 48 Months
2 Cattah	3,40,000.00	6,80,000.00	68,000.00	68,000.00	68,000.00	2,04,000.00	13,223.00	9,917.00
2.5 Cattah	3,40,000.00	8,50,000.00	85,000.00	85,000.00	85,000.00	2,55,000.00	16,528.00	12,396.00
3 Cattah	3,40,000.00	10,20,000.00	1,02,000.00	1,02,000.00	1,02,000.00	3,06,000.00	19,834.00	14,875.00

On 30% payment of total land value agreement for sale will be issued

On 100% payment of total land value, instant registration

***** Development charge Rs. 17,500 will be charged at the time of agreement for sale & Rs. 17,500 will be charged at the time of handover. (Rs. 35,000 development charge per cattah)

***** Block-A Handover within 6 Months



You & Your Dream...