



84 apartments. 1 happy family.

Live in a place where you relive the golden old days. A place where the air is filled with the laughter of friends. Where neighbours are family, and every little piece of joy, happiness, sorrow and bliss is shared.



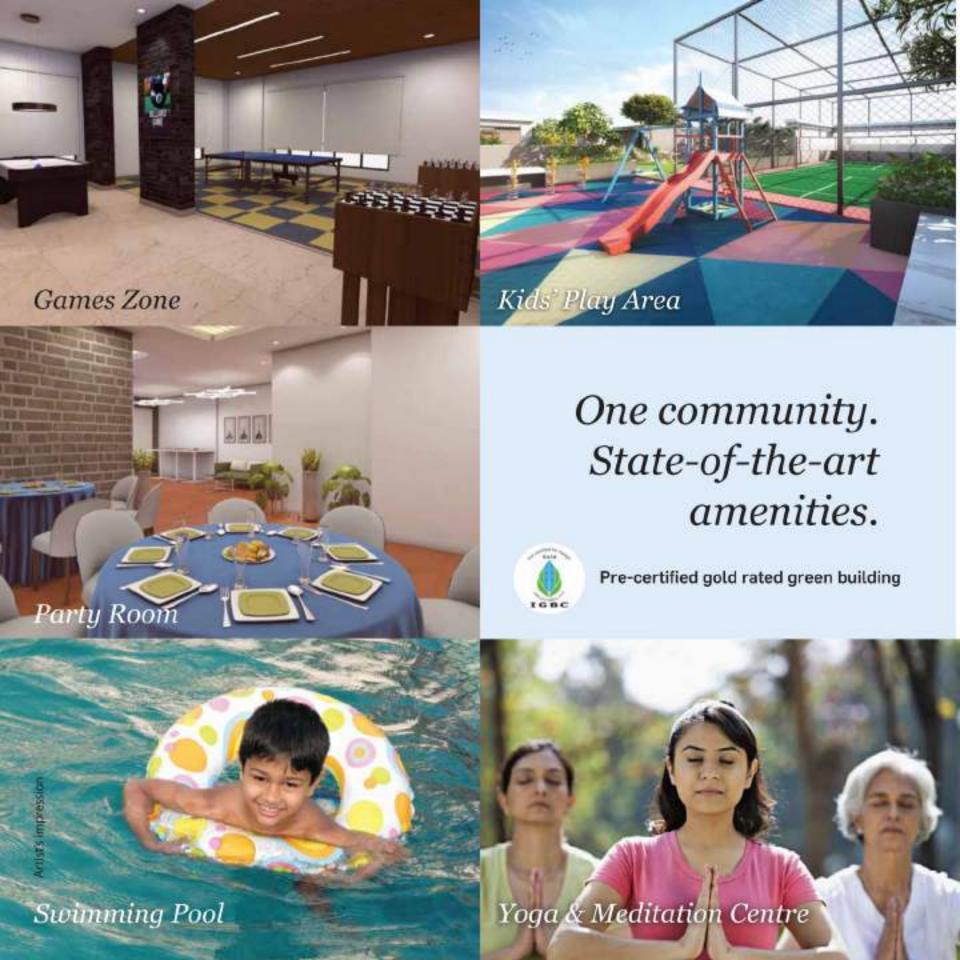








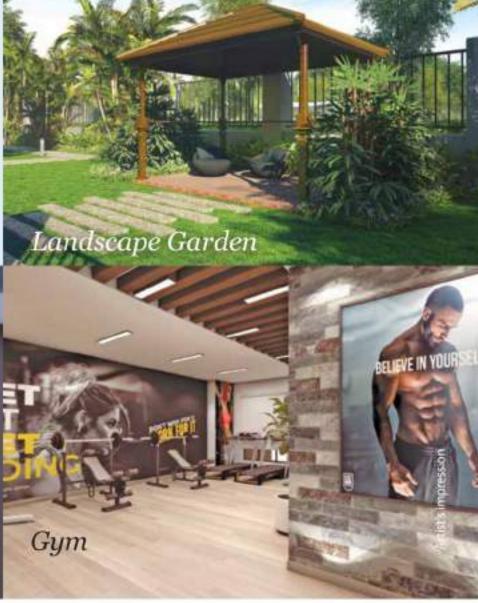






Orchard Avaasa offers best-in-class living experience to its residents. From swimming pool, AC community hall, games room, 24X7 power back up, landscape gardens, vast open spaces, multi-gym, separate yoga and multipurpose room, the facilities available here are next to none, all bundled up in a single spacious tower.













Ground Floor Plan





1st Floor Plan





Floor Plan

Typical 3rd to 13th Floor



Unit details

| | | | Orchard Avaasa | | | |
|--------------------------|---------|-----|--------------------|---------|--------------|------|
| Unit Details | | | | | | |
| Floors | Flat No | BHK | Carpet Area | Balcony | Open Terrace | Cam |
| | | Con | nmercial & Club Ho | use | | |
| 2 nd Floor | Α | 3 | 902 | 43 | - | 1382 |
| | В | 3 | 875 | 41 | | 1321 |
| | С | 2 | 689 | 29 | 253 | 1184 |
| | D | 2 | 685 | 31 | 188 | 1147 |
| | E | 3 | 853 | 45 | 200 | 1389 |
| | F | 3 | 910 | 38 | 210 | 1459 |
| | G | 3 | 811 | 54 | 128 | 1337 |
| 3™ Floor to 13™ Floor | Α | 3 | 902 | 43 | | 1382 |
| | В | 3 | 875 | 41 | -3 | 1321 |
| | C | 2 | 689 | 29 | - | 1057 |
| | D | 2 | 685 | 31 | - 8 | 1053 |
| | E | 3 | 853 | 45 | + 1 | 1289 |
| | F | 3 | 910 | 38 | - | 1354 |
| | G | 3 | 811 | 54 | - | 1273 |

Specifications

Foundation:

Earthquake resistant RCC structure

Exterior walls:

 Exterior walls with texture/ high quality paint

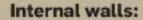


Flooring:

- Wooden finished tiles in master bedroom
- Vitrified tiles in all floor area of the flats
- Marble/granite/designer tiles in staircase, lobby and common areas

Toilet:

- Anti-skid ceramic/vitrified tiles on floor
- Designer ceramic tiles upto (door height)
 7ft height on walls
- Sanitary ware of Hindware/Parryware or equivalent
- CP fittings of Jaquar/Ess Ess or equivalent
- Electrical points for geyser and exhaust fan



· RCC walls with putty finish



Doors:

- Wooden frame with flush doors (raw finish)
- Main doors with night latch, handles and eyepiece



 Anodized/powder coated aluminium windows



Kitchen:

- Granite kitchen platform with stainless steel sink
- · Vitrified tiles
- Ceramic glazed tiles upto 2ft height above platform
- Electrical points for water filter, exhaust fan, microwave





Electricals:

- AC points in living/dining and all rooms for split air conditioners only
- Geyser point in all bathrooms
- Cable/DTH, telephone, intercom connection in living/dining area
- Adequate 16 amp and 6 amp points
- Fire resistant copper wires with MCB (Havells/Mescab or equivalent) and modular switches (Havells/Schneider or equivalent)

Elevators:

 2 (Two) automatic elevators (Otis/Kone/Schindler/Mitsubishi)

Social Infrastructure & Amenities:

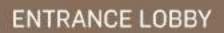
- 24 hours water supply
- · Rain water harvesting



G+13 (1 BLOCK)



84 FLATS



FROM THE MAKERS OF



3-SIDE OPEN FLATS

Floor Plan

Flat – A | 3BHK Carpet Area – 902 sq.ft. Balcony Area – 43 sq.ft. CAM – 1382 sq.ft.





зВНК



Flat – C I 2BHK Carpet Area – 689 sq.ft. Balcony Area – 29 sq.ft. CAM – 1184 sq.ft.



Flat - D | 2BHK Carpet Area - 685 sq.ft. Balcony Area - 31 sq.ft. CAM - 1147 sq.ft. 2BHK





Bedroom



Living room



Kitchen



Bathroom



Destinations nearby

City Centre II



Eco Park



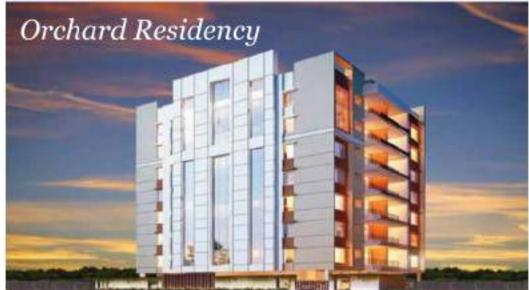
Biswa Bangla Gate



Mother Wax Museum









Other Projects

One of the most promising brands among real estate developers in Kolkata, Oswal Group is ready with a host of new projects. Like Orchard County, Orchard Residency, Orchard 126 and now Orchard Avaasa.

From exotic apartments to best-in-class amenities these residential complexes offer everything you are looking for. So get ready to buy your dream home now.



About Oswal Group

Oswal Group is one of the most promising brands among Real Estate Developers in Kolkata. With its deep roots in calendar printing industry for the last 60 years, we diversified into real estate around the year 2000 and have since been developing projects in Kolkata. We implement the same core values in real estate that we have in printing industry to build a trusted and reliable brand. West Bengal has become a highly sought-after state in terms of infrastructure requirements and being one of the most credible Real Estate Developers, Oswal Group, ensures property seekers get exactly what they desire. With a variety of projects having 2BHK, 3BHK and 4BHK flats and apartments across Kolkata, Oswal Group, is your trusted home developer, helping you realise your dreams.

Mission

We strive to be a real estate company of global repute by offering the best ever housing solutions to our customers. We believe in creating value by putting quality first and look forward to building a trusted relationship with our stakeholders by maintaining transparency and commitment at every step.

Vision

To deliver more than 5 million square feet of real estate in the next 5 years and be the number one Real Estate brand in Eastern India.



Project Address

Orchard Avaasa

Hidco Street No 709, Action Area IID, Rajarhat. Kolkata – 700 136





