



## Golden Estate

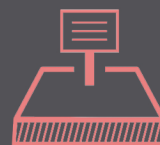
A Project of Domicile Realcon Pvt. Ltd.



Easy EMI  
options  
available



All domestic  
facilities  
provided



Fully  
developed  
land banks

### About The Project

Embossed in lush green overlay, this abode boasts of the ambience of a smart city outgrowth, yet enjoys the serenity and silence of chirping birds.

#### Facilities

- Black Tar Roads
- Electricity Supply
- Water Supply
- Gated Township
- Playground
- Community Hall
- Lakes & Parks
- Street Lighting

### About Us

We are a professional group engaged in Real Estate Project Development for many years now.

We have already plotted the entire area and constructed the approach roads. Other development aspects are in full swing.

All necessary permissions have been obtained for the development. Additional land banks are in the process of procurement for future expansion.

**THE CONNOISSEUR'S ABODE**



We wish you a warm welcome. With a foundation that is built on integrity, innovation, and client satisfaction, we are your trusted partner in navigating the world of property.

We envision a real estate experience where every client finds their dream property and every investment thrives. Backed by a team of seasoned professionals, we bring expertise in residential and commercial projects.

Open communication and transparency are at the core of our values. We strive to build trust by keeping you informed at every step, ensuring a smooth and transparent real estate journey.

Here, we go beyond selling properties; we are dedicated to shaping your real estate aspirations into reality. Join us on this exciting journey, where your vision meets our expertise in fulfilling your dream of a first or second home.



### From The Director's Desk

*Our project stands as a testament to innovation. We envisioned not just a piece of land but a canvas for community development, sustainable living, and economic growth.*

*Understanding the importance of environmental responsibility, all our projects incorporate contemporary sustainable energy-efficient practices.*

*We also have business interests in clubs and resorts. Fortune Inn at Amtala and Hotel Nandini at Digha are two projects to begin with, in the hospitality industry.*

*Golden Estate is not merely a development; it's the realization of a vision towards a brighter future affordable to all.*





## Our Fields of Expertise



### Township Projects



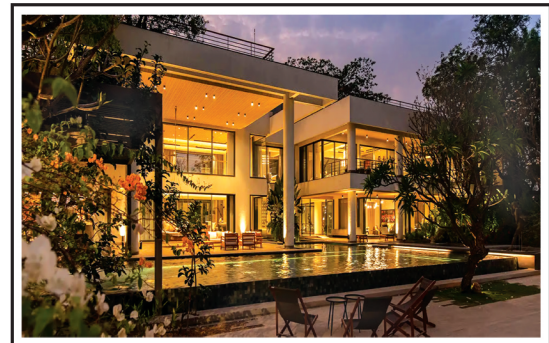
Our prime area of operations is acquisition of land banks and their conversion into planned township projects.

These townships have all the basic requisites like roads, underground drainage and sanitation, electricity connection, water supply, gated township, playgrounds, lakes, etc.

Within the townships, we also provide all the common amenities such as a gym, community hall, swimming pool, indoor games facilities, tennis court, badminton court, health center, school, shopping mall, visitors' car park, street lighting, CCTV coverage, 24 hours security and many others.

### Bungalows

Bungalows are designed and developed personalised to your touch. They have exquisite features which are contemporary to international standards. Greenery and design aesthetics are the basic features.



### Residential Apartments

Our residential apartments are designed as 2 BHK, 3 BHK & 4 BHK flats with all pre-fixed basic amenities like electricity, wiring, water, drainage, etc. Just move in and enjoy a carefree life.



### Clubs & Resorts

Our clubs & resorts cater to all categories of enjoyment seekers. From small cottages to villas, we have all of them.

To showcase, we have one at Amtala and another at Baruipur.



## Project Amenities

Any large scale real estate project of this magnitude requires many amenities for an accentuated living experience. These are taken care of by the developer on a common platform. So just sit back and enjoy these supplementary comforts.

### Black Tar Roads

This project will have all black tar roads. This enhances the ambience and provides a truly dust free environment with planned underground pipelines, sewerage and electrical lines.



### Secured Township

The complex will be gated with security guards and CCTV cover monitoring people and vehicles coming in and leaving the township.

### Electricity Supply

All plots will be given 220V domestic LT 220V electric connection to the main meter box.



### Playground

To promote sports, a large football ground will be provided inside the project complex.

### Lakes & Water Bodies

Lakes in a residential complex serve to control temperature as well as facilitate other activities such as swimming, boating, religious ceremonies, walking tracks around etc.



### Community Hall

The township will have a Community Center where all celebrations, religious festivals and social get-togethers can be accommodated.

### CC Drainage

To reduce infestation of insects like mosquitoes, the complex will have full underground concrete and concealed drainage and sewerage system.



## Importance

Amenities are important for :

- Convenience
- Added Value
- Comfort
- Overall Beauty
- Quality of Life
- Enjoyment
- Health & Hygiene
- Peace of Mind

### Street Illumination

All common roads will be illuminated by street lights ensuring that there are no dark spots increasing road safety & living standards.



### Market Complex

We have plans to develop a small local market complex inside the township to facilitate the residents to procure the daily necessities.

### Children's Play Area

To ensure healthy living for children and a meeting place for the elders, we will have a separate play area for children beneficial also for seniors.



### Medical Center

Healthcare being very important, we will have a medical center inside the township to cater to all types of emergencies.

### Swimming Pool

A swimming pool in the complex will promote this physical exercise and encourage youngsters to pursue this sporting activity.



### Badminton Court

Besides being a very addictive sport, it boosts muscle strength making you strong and fit. Hence, the presence of a badminton court.

### Fully Equipped Gym

Nowaday, going to the gym has become a trend. Regular use of a gym is not possible if it is at a distance. Hence, we will have it at your dootstep ensuring ease and regularity.





## Distances From The Project

The distances from our project to important locations is listed below :

### Points

Baruipur Railway Station - 8.2 Kms.

Amtala Crossing - 10.0 Kms.

Kabardanga Crossing - 13.0 Kms.

Joka Metro - 16.0 Kms.

Tollygunge Metro - 17.0 Kms.

### Educational Institutions

Bihani Academy - 13.0 Kms.

K E Carmel School - 8.6 Kms.

Julpia Andharmanik High School - 0.8 Kms.

Amtala Nibedita Balika Vidyalaya - 10.0 Kms.

Bikash Bharati Collegiate School - 6.0 Kms.

Amratala New F. P. School - 13.0 Kms.

Rotary Rabindra Vidyapeeth - 13.0 Kms.

Alphabell Public School - 6.6 Kms.

Central Model School - 11.0 Kms.

Delhi Public School Joka - 22.0 Kms.

IIM Joka - 15.0 Kms.

Vivekananda Mission School - 15.0 Kms.

Narayana School - 16.0 Kms.

Holy Cross School - 7.9 Kms.

Satyam Learnium School - 10.0 Kms.

Rashmoni Balika Vidyalaya - 8.4 Kms.

Nalanda Vidyapeeth - 12.0 Kms.

St. Andrews Public School - 15.0 Kms.

Orchids International School - 18.0 Kms.

### Hospitals & Nursing Homes

Bharat Sevashram Sangha Hospital - 13.0 Kms.

E.S.I. Hospital Joka - 16.0 Kms.

Baruipur Superspeciality Hospital - 9.2 Kms.

Apollo Clinic - 7.2 Kms.

Santiniketan Nursing Home - 9.0 Kms.

Baruipur Eye Hospital - 9.0 Kms.

Amtala Hospital - 11.0 Kms.

Kasturi Medical Centre - 17.0 Kms.

D M Hospital - 17.0 Kms.

BMRI Hospital - 17.0 Kms.

CRMS Hospital - 14.0 Kms.

### District Headquarters Relocation

District headquarters, currently located at Alipore is being shifted to Kalyanpur on Baruipur-Amtala Road. This was proposed by the Urban Development Department of the West Bengal Government.

The place has gained importance also because a number of industries have come up here and more are likely to follow.

Many non-resident Indians have shown eagerness to set up industry here. Baruipur has the advantage of being situated in the middle of the district. The following offices have already been shifted :

WBSEDCL

West Bengal Tele Academy

Deputy Labour Commissioner

Correctional Home

DRDO

District Court

DM Office Complex

Circuit House

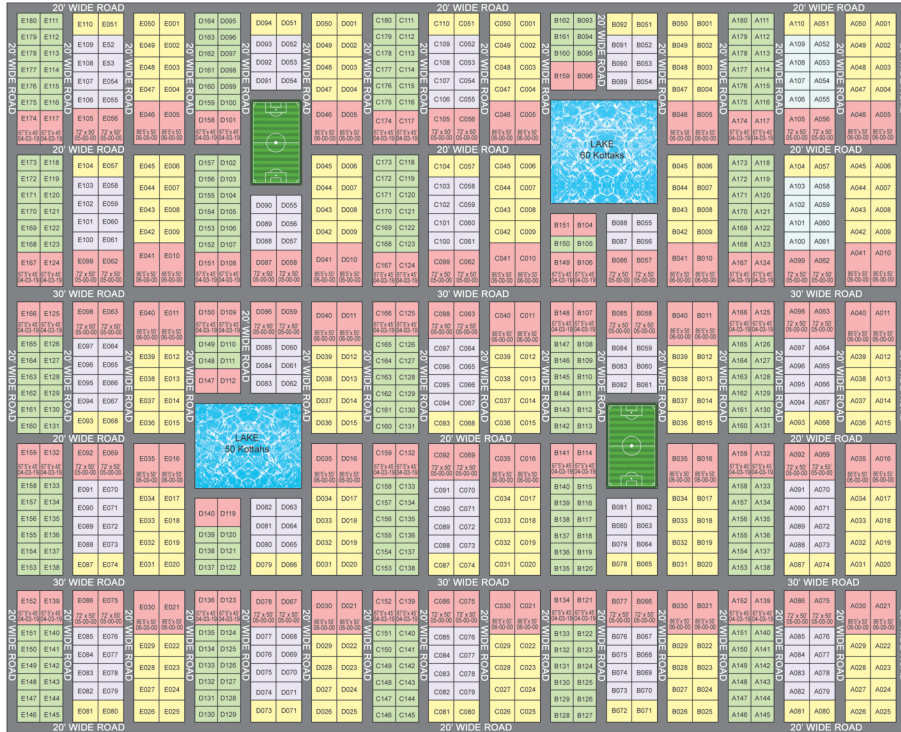
Police Line Parade Ground





# Plot Map of **GOLDEN ESTATE** developed by Domicile Realcon Pvt. Ltd.

P.S. Bishnupur, Dist 24 Parganas South, West Bengal, India



RESERVED LAND

200 METRES

RESERVED LAND

## INDEX

- 5.0 Kottahs - 50' x 72' 0" = 3,600 Sq. Ft.
- 3.0 Kottahs - 50' x 43' 3" = 2,160 Sq. Ft.
- 2.5 Kottahs - 50' x 36' 0" = 1,800 Sq. Ft.
- 2.0 Kottahs - 45' x 32' 0" = 1,440 Sq. Ft.
- Special Plots



## Project Approach Road Layout

The approach roads to the project have been illustrated. Map not to scale



### Communication Facilities

Bus SD 29 - Amtala to Baruiপুর  
Auto - Baruiপুর to Julpia More  
Auto - Baruiপুর to Dist. Headquarters  
Bus No. 97 - Amtala to Champahati  
Minibus - Baruiপুর to Amtala  
Buses 40A & 40B - Julpia More to Garbeta

### Communication Time

05 mins. from District Headquarters  
03 mins. from Julpia More  
10 mins. from Baruiপুর Railway Station  
20 mins. from Shahid Khudiram Metro  
20 mins. from Kazi Nazrul Metro  
25 mins. from Ruby General Hospital  
20 mins. from Metro Cash & Carry  
15 mins. from Amtala Bazar  
15 mins. from Nepalganj Bazar  
05 mins. from Southern Eye Hospital  
20 mins. from Kabardanga

### Markets & Malls

Julpia Bazar - 0.8 Kms.  
Baruiপুর Bazar - 11.0 Kms.  
Amtala Bazar - 10.0 Kms.  
Style Bazar Baruiপুর - 8.2 Kms.  
Style Bazar Amtala - 10.0 Kms.  
Amantran Bazar - 7.8 Kms.  
Wood Square Mall - 16.0 Kms.  
Bazaar Kolkata - 7.6 Kms.  
Regent Market Amtala - 10.0 Kms.  
Vishal Mega Mart - 10.0 Kms.  
Deluxe Mall - 11.0 Kms.  
Trends - 11.0 Kms.



Nominee DOB								
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Plot Details			
Block			
Plot Serial No.			
Plot Length		Breadth	
Plot Area	Kh.	Ch.	Sq.Ft.
Residential		Commercial	
Payment Period			

Price Details	
Plot Rate /Kottah	
Total Plot Value	
Discount Amount	
Net Plot Value	
Booking Amount	
Down Payment	
E.M.I. Amount	

Terms & Conditions	
1.	Booking of a plot shall be done as per company's Price List.
2.	Application for Residential Plot Booking shall only be taken as complete when its FIELDS are correctly filled and signature of CUSTOMER is complete.
3.	The company may accept or reject any application at its sole discretion.
4.	Processing fees will be 5% of plot value. It is not refundable & adjustable.
5.	Photocopies of related Document will be given after Locking or Booking only.
6.	Down Payment of Plot <ul style="list-style-type: none"> <li>Plot Locking - MinimumRs.50,000/-per plot.</li> <li>Allotment letter will be prepared on payment of minimum 20% of total plot value.</li> <li>Booking Agreement (Notary) will be prepared on payment of - Minimum 30% and above of total Plot Value.</li> </ul>
7.	Period of Agreements <ul style="list-style-type: none"> <li>Locking to Booking Period - 28 days from the date of execution of Locking.</li> <li>Booking Agreement Period - Till the end of agreed instalment period or preparation of DEED of CONVEYANCE, whichever is earlier.</li> </ul>
8.	BOOKING AGREEMENT will be signed between CUSTOMER and COMPANY, which terms and conditions will prevail for the booking in addition to terms and conditions mentioned in Application Form.
9.	SaleDeed will be prepared on full and final payment.
10.	Payment in the form of Cheque / Demand Draft has to be issued in favour of "Domicile Realcon Pvt. Ltd.", payable at Kolkata. Only at par / CBS cheques / Pay Order will be accepted. Demand Draft will be accepted in case of outstation bookings.
11.	In case of cheque returned for any reason, Rs. 500/- shall be charged from the applicant.
12.	The plot shall not be used for any other purpose other than for which it has been allotted.
13.	Each single plot will hold a single building. Multiple plots to single CUSTOMER will have to possess multiple buildings.
14.	Preference in change of plots will be accommodated according to availability.
15.	The construction of the plot can begin only after approval of drawings from the competent authorities and after getting NOC from Domicile Realcon Pvt. Ltd.
16.	Plot Cancellation / Re-Allotment <ul style="list-style-type: none"> <li>Reallotment - The COMPANY reserves the right to change the plot allotted to another similar plot.</li> <li>Booking Cancellation - After approval of cancellation, the customer shall be entitled to get refund his / her total booking amount as E.M.I. basis after deduction of 20% of his / her consideration amount as service &amp; other charges which will commence after 90 working days of his / her approval of cancellation.</li> </ul>
<b>Declaration :</b>	
I / We hereby declare that I / We have read the terms and condition governing the booking form and agree to abide by the same. I / We also declare that the particulars stated are true.	
Date	Customer's Signature

Sales Note	
Recommended By	
Contact No.	
Date	
Signature of Representative	



## Our Other Projects

### Fortune Inn, Amtala

This is a deluxe hotel and off-beat resort near Baruipur. With all amenities like garden, swimming pool, etc., it prides itself to be called the sought after hotel in the vicinity.

Being a budget hotel with a family friendly ambience, it attracts tourists from near and far.

Our chef is always there to take your specialised orders to make your stay, a memorable one.



The open air curvaceous swimming pool has now become the main attraction. It also boasts a travel desk enabling guests to visit the not-very-known tourist destinations.



### Hotel Nandini, Digha

It's landscaped garden with housing swings, slides, seesaw besides others have made it a hotspot for kids.

The menu on the table has a spread ranging from Indian, Chinese, and Continental cuisines.

Local sightseeing is our responsibility. Our hired cabs will take all the responsibility to ensure that your travel is absolutely hassle free.





## What It Looks Like Now



## What It Will Be Later



## And Will Be This On Completion



A Project of

**Domicile Realcon Pvt. Ltd.**

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