

Developed by



Corporate Office

DLF Galleria, Unit No: 306-308

Premises No: 02-0124

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HIRA/A/KOL/2018/000010

Architect
Design Cell

Structural & MEP Consultant
Design Tree

Legal Consultant
DSP Law Associates

Statutory Consultant
R. Kothari & Company

Site Address: 31 Jessore Road (N), Madhyamgram, Kolkata - 700129, West Bengal, India

HIRA Reg. No. **HIRA/P/NOR/2018/000065** | HIRA URL : https://hira.wb.gov.in/project_details.php?procode=18147000000000

The brochure is not a legal document. It is a conceptual plan to describe the intent n purpose of Rishi Ventoso. The information and plans contained herein are subject to changes as per Rules of HIRA and deviations as may be decided by the developer or required or approved by the authorities. All illustrations, pictures and other graphic representation in the brochure are artists impressions only and may / may not bear any resemblance to the actual offering.

design: www.32bytes.net

**THE
WINDS
OF A
NEW LIFE**

**SET SAIL
WHERE
THE WIND
IS BLOWING**

**AND GET
CARRIED
AWAY...**



 RISHI
ventosó
The winds of a new life!



PRESENTING

ONE OF THE TALLEST TOWERS IN MADHYAMGRAM

4 TOWERS | B+G+11 STORIED

154 RESIDENTIAL APARTMENTS



**THE WINDS
OF STYLE**

**THE WINDS
OF CONVENIENCE**

**THE WINDS
OF WELLNESS**

**THE WINDS
OF A NEW LIFE**

SOUTH FACING APARTMENTS

Comprising of 2 BHK and 3 BHK units, Rishi Ventoso offers well ventilated south facing apartments. The attention to space is found in every little detail: from dedicated wardrobe spaces in every bedroom to sprawling balcony decks that provide sweeping views of the cityscape.

- AIRY AND WELL VENTILATED
- DEDICATED WARDROBE SPACE



THE WINDS OF STYLE

HANDCRAFTED
EXQUISITE EXPERIENCES
THAT BEFIT A TOP NOTCH
URBAN LIFESTYLE

Enjoy a healthy and active lifestyle at Rishi Ventoso. Soak into the **Infinity Splash Pool on the Roof Top** and watch the sun go down over the city skyline as you unwind after a hard day's work.

CHILL. SWIM. CHAT. PARTY. BE ON TOP OF THE WORLD!



- 6 Infinity Splash Pool with Kids Pool
- 7 Mini Amphitheatre
- 8 Party Zone
- 9 Meditation Zone
- 10 Water Feature
- 11 Cabana
- 12 Senior Citizen Adda Zone

- 1 AC Gym
- 2 AC Community Hall
- 3 AC Indoor Games Room
- 4 AC Kid's Zone
- 5 Toddlers' Play Area

A DAZZLING LIFESTYLE

Enjoy the evening with your dear ones over barbecue chilling in the cabanas. The kids pool is the perfect place for the children to play with their friends and have some fun.



CABANAS
ON ROOFTOP



PARTY ZONE
AT ROOFTOP



WATER FEATURE
ON ROOF TOP



MINI
AMPHITHEATER



COMMUNITY HALL

THE WINDS OF WELLNESS

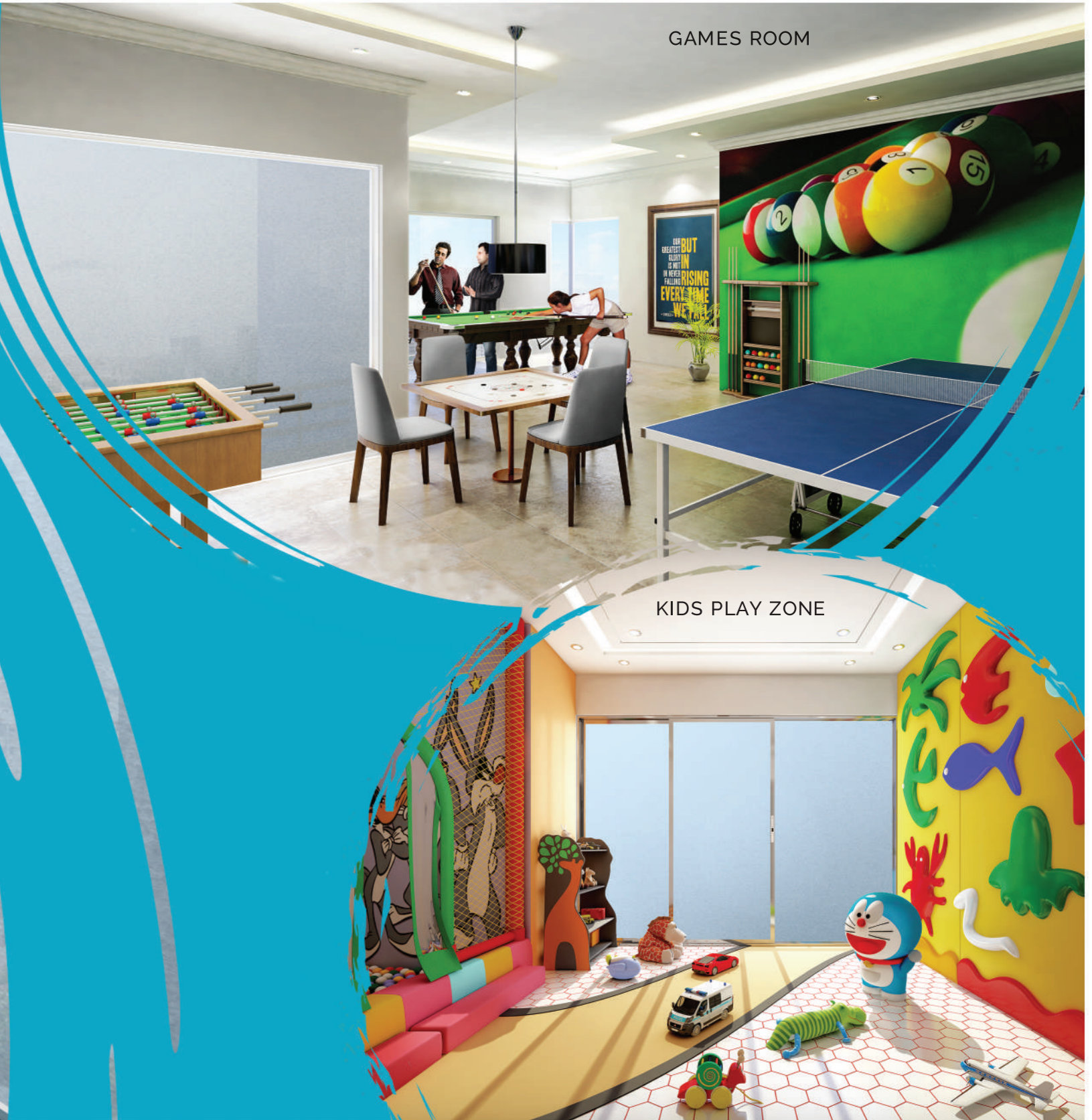
HEALTH AND FITNESS
FACILITIES TO KEEP
YOUR MIND AND BODY
IN GREAT SHAPE

SENIOR CITIZEN
& ADDA ZONE

MEDITATION ZONE
WITH WOODEN DECK
AT ROOF TOP

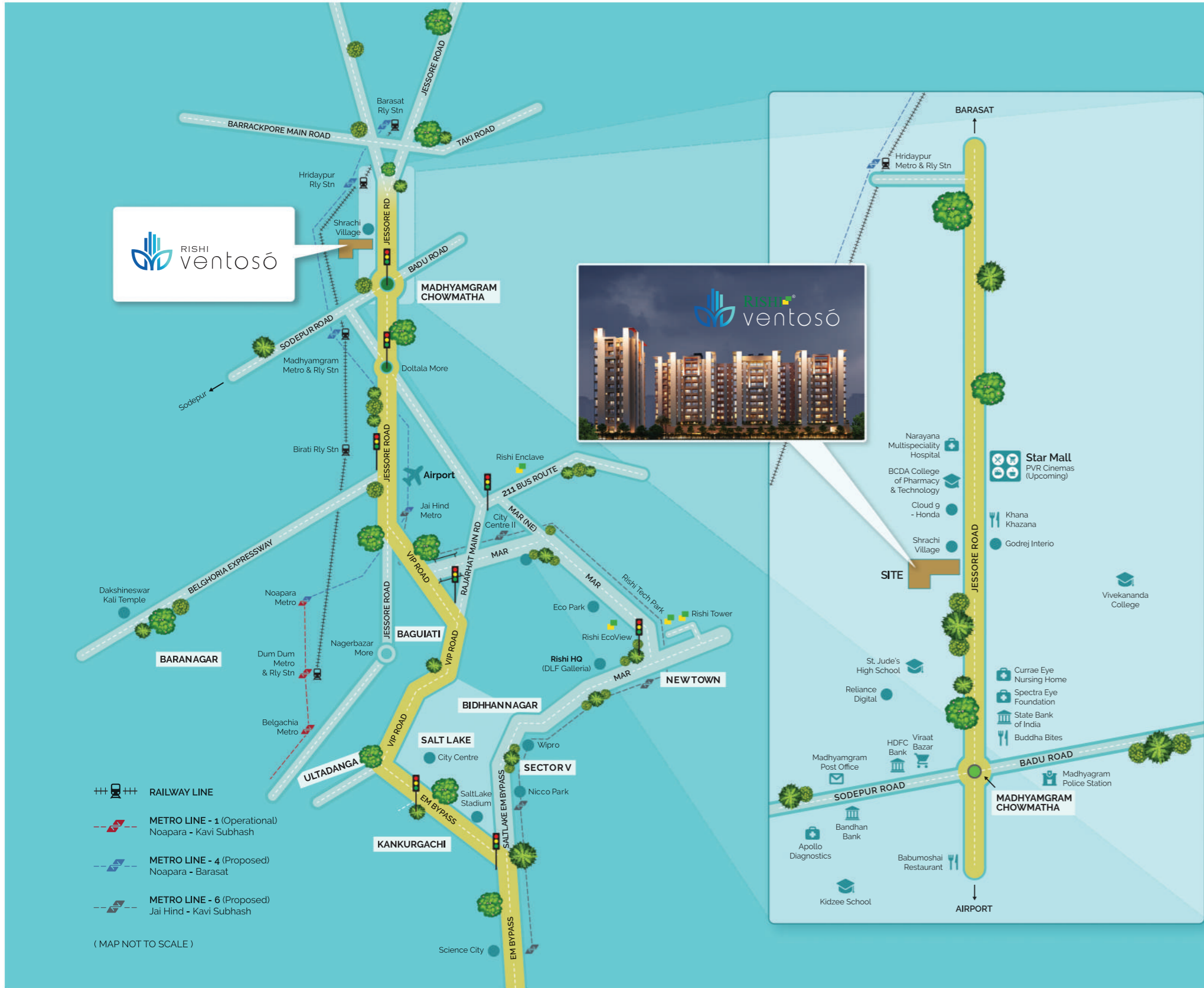


GYM



GAMES ROOM

KIDS PLAY ZONE



THE WINDS OF CONVENIENCE

Strategically located on the main road providing excellent connectivity & easement adding to the given facilities within the project

CONNECTIVITY	
HRIDAYPUR RLY STATION	1.6 KM
PROPOSED METRO	1.6 KM
MADHYAMGRAM RLY STATION	2.2 KM
BARASAT RLY STATION	3.5 KM
INTERNATIONAL AIRPORT	8.0 KM

UTILITIES	
MADHYAMGRAM FIRE STATION	0.95 KM
BADU ROAD POLICE STATION	1.0 KM
MADHYAMGRAM POST OFFICE	1.3 KM

BANKS	
STATE BANK OF INDIA	0.7 KM
HDFC BANK	1.1 KM
BANDHAN BANK	1.3 KM

HEALTHCARE	
CURRAE EYE NURSING HOME	0.7 KM
SPECTRA EYE FOUNDATION	0.7 KM
NARAYANA MULTISPECIALITY HOSPITAL	0.8 KM
APOLLO DIAGNOSTICS	2.2 KM

EATERIES & BANQUETS	
IMPERIAL BANQUET	0.2 KM
PUSPANJALI BANQUET	0.2 KM
STAR MALL (TEA JUNCTION, WOW MOMO)	0.2 KM
CAFE COFFEE DAY	0.6 KM
ROSE RESTAURANT	0.6 KM
DOMINOS PIZZA	1 KM
SHER-E-PUNJAB	3.8 KM

EDUCATION	
ST. JUDE'S HIGH SCHOOL	0.9 KM
VIVEKANANDA COLLEGE	1.1 KM
BARASAT INDIRA GANDHI MEMORIAL HIGH SCHOOL	1.2 KM
KIDZEE SCHOOL	2.2 KM
BCDA COLLEGE OF PHARMACY & TECHNOLOGY	2.2 KM

SHOPPING & ENTERTAINMENT	
GODREJ INTERIO	0.1 KM
STAR MALL (INOX, SPENCER, PANTALOONS)	0.2 KM
VIRAAT BAZAAR	1.0 KM
RELIANCE DIGITAL	1.0 KM

CHECK IN TO CONVENIENCE BUT NEVER CHECK OUT

200M FROM STAR MALL WITH MULTIPLEX

2 MINUTES FROM MADHYAMGRAM CHOWMATHA

UMPTEN EDUCATION, HEALTHCARE, LIFESTYLE
AND ENTERTAINMENT OPTIONS

ON MAIN JESSORE ROAD, EXPRESSWAY

ON THE NEW UPCOMING METRO LINE

CLOSE PROXIMITY TO THE AIRPORT AND
MADHYAMGRAM + BARASAT STATION



SITE PLAN

- Area

: 60 cottahs approx.
- Open Area

: 60% approx.
- Blocks / Towers

: 4 Nos. (B+G+11 storied)
- No of Units

: 154 Residential Apartments
- Unit Types

: 2 BHK | 3 BHK
- Parking

: Car Parking & Two Wheeler
Parking at basement,
ground floor & podium level



TYPICAL FLOOR PLAN



BLOCK - I

2nd - 11th Floor

Area (in sq. ft.)

UNIT	TYPE	CARPET EXCL. BALCONY	BALCONY	CARPET INCL. BALCONY	BUILT UP	COMMON PROPORTIONATE	CAM* EXCL. O.T.	CAM** INCL. O.T.
A	3 BHK + 2T	765	37	802	880	309	1189	1302
B	2 BHK + 2T	580	39	619	684	241	925	1033
C	2 BHK + 2T	580	39	619	684	241	925	1071
D	2 BHK + 2T	571	41	612	679	239	918	1174

** O.T. : Open Terrace available with 2nd floor units only.
50% of O.T. area shall be added to computation of maintenance charges wherever applicable.

*CAM : Area for the purpose of computation
of monthly maintenance charges.

BLOCK - II

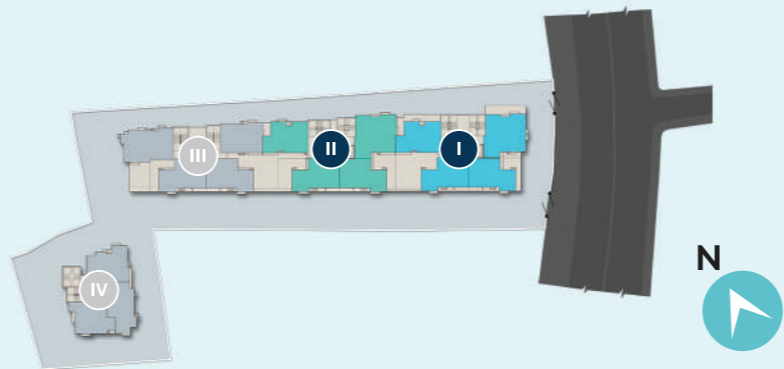
2nd - 11th Floor

Area (in sq. ft.)

UNIT	TYPE	CARPET EXCL. BALCONY	BALCONY	CARPET INCL. BALCONY	BUILT UP	COMMON PROPORTIONATE	CAM* EXCL. O.T.	CAM** INCL. O.T.
E	3 BHK + 2T	765	37	802	880	309	1189	1346
F	2 BHK + 2T	580	39	619	684	241	925	974
G	2 BHK + 2T	580	39	619	684	241	925	1103
H	2 BHK + 2T	571	41	612	679	239	918	1119

** O.T. : Open Terrace available with 2nd floor units only.
50% of O.T. area shall be added to computation of maintenance charges wherever applicable.

*CAM : Area for the purpose of computation
of monthly maintenance charges.



TYPICAL FLOOR PLAN



BLOCK - III

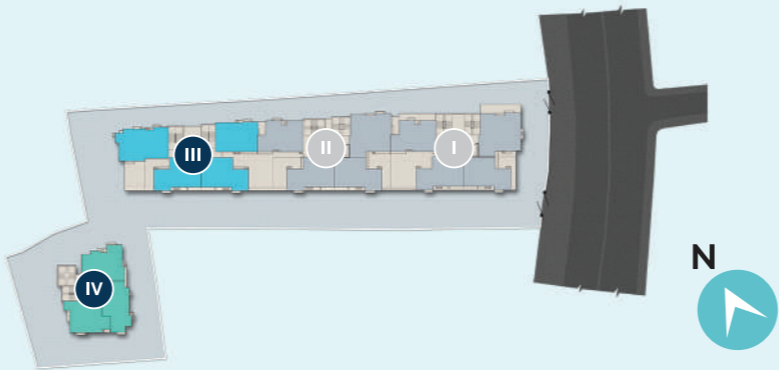
2nd - 11th Floor

Area (in sq. ft.)

UNIT	TYPE	CARPET EXCL. BALCONY	BALCONY	CARPET INCL. BALCONY	BUILT UP	COMMON PROPORTIONATE	CAM* EXCL. O.T.	CAM** INCL. O.T.
J	2 BHK + 2T	570	38	608	674	237	911	1067
K	2 BHK + 2T	580	39	619	684	241	925	975
L	2 BHK + 2T	580	39	619	684	241	925	972
M***	3 BHK + 2T	737	32	769	852	300	1152	1234

** O.T. : Open Terrace available with 2nd floor units only.
50% of O.T. area shall be added to computation of maintenance charges wherever applicable.

*CAM : Area for the purpose of computation of monthly maintenance charges.
*** M type flats also available on 1st Floor with chargeable O.T area - 149 Sqft.



BLOCK - IV

1st - 11th Floor

Area (in sq. ft.)

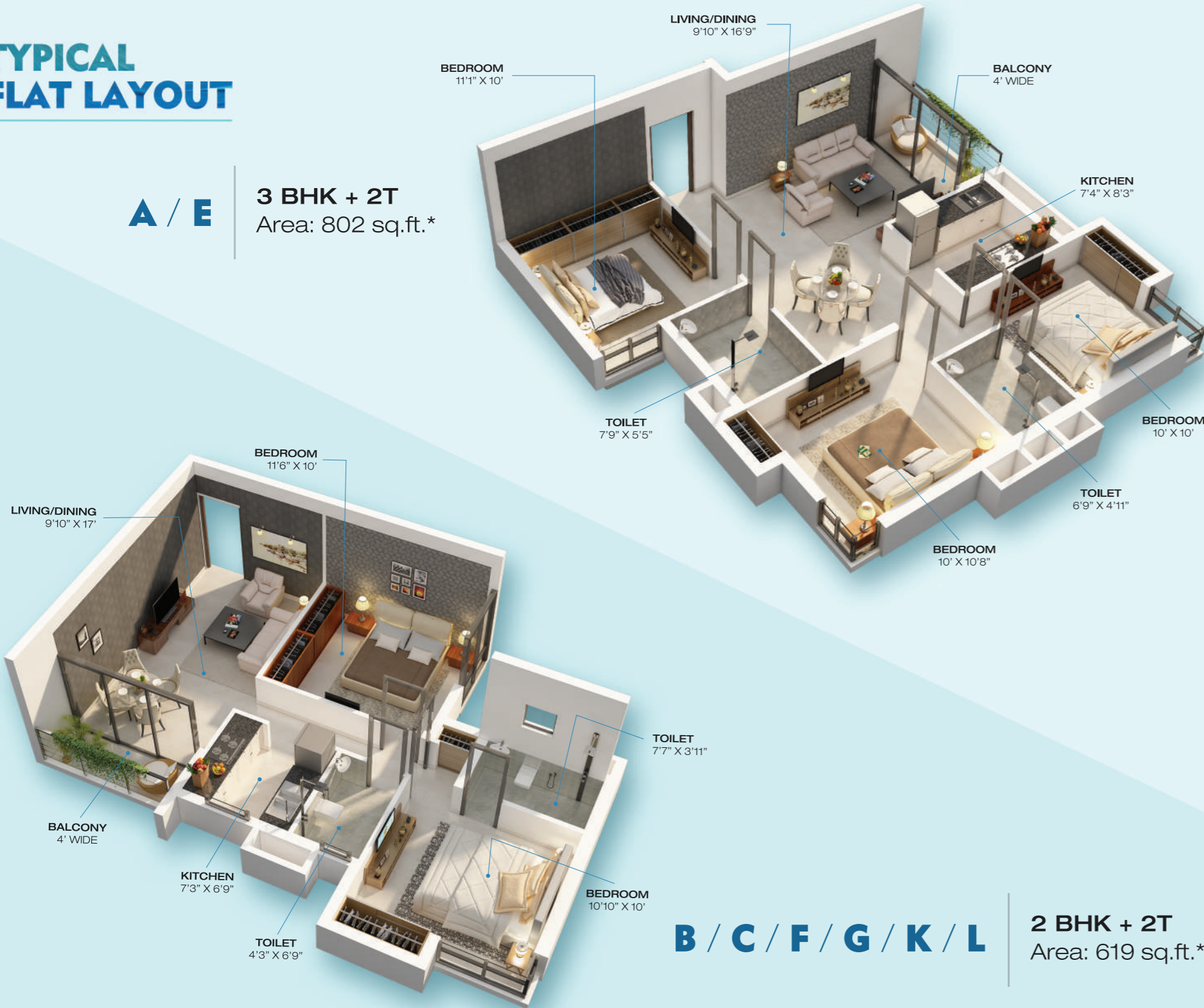
UNIT	TYPE	CARPET EXCL. BALCONY	BALCONY	CARPET INCL. BALCONY	BUILT UP	COMMON PROPORTIONATE	CAM* EXCL. O.T.
N	2 BHK + 2T	566	31	597	664	234	898
P	2 BHK + 2T	576	32	608	667	234	901
Q	2 BHK + 2T	545	24	569	628	221	849

*CAM : Area for the purpose of computation of monthly maintenance charges.

TYPICAL
FLAT LAYOUT

A / E

3 BHK + 2T
Area: 802 sq.ft.*



B / C / F / G / K / L

2 BHK + 2T
Area: 619 sq.ft.*

D / H

2 BHK + 2T
Area: 612 sq.ft.*



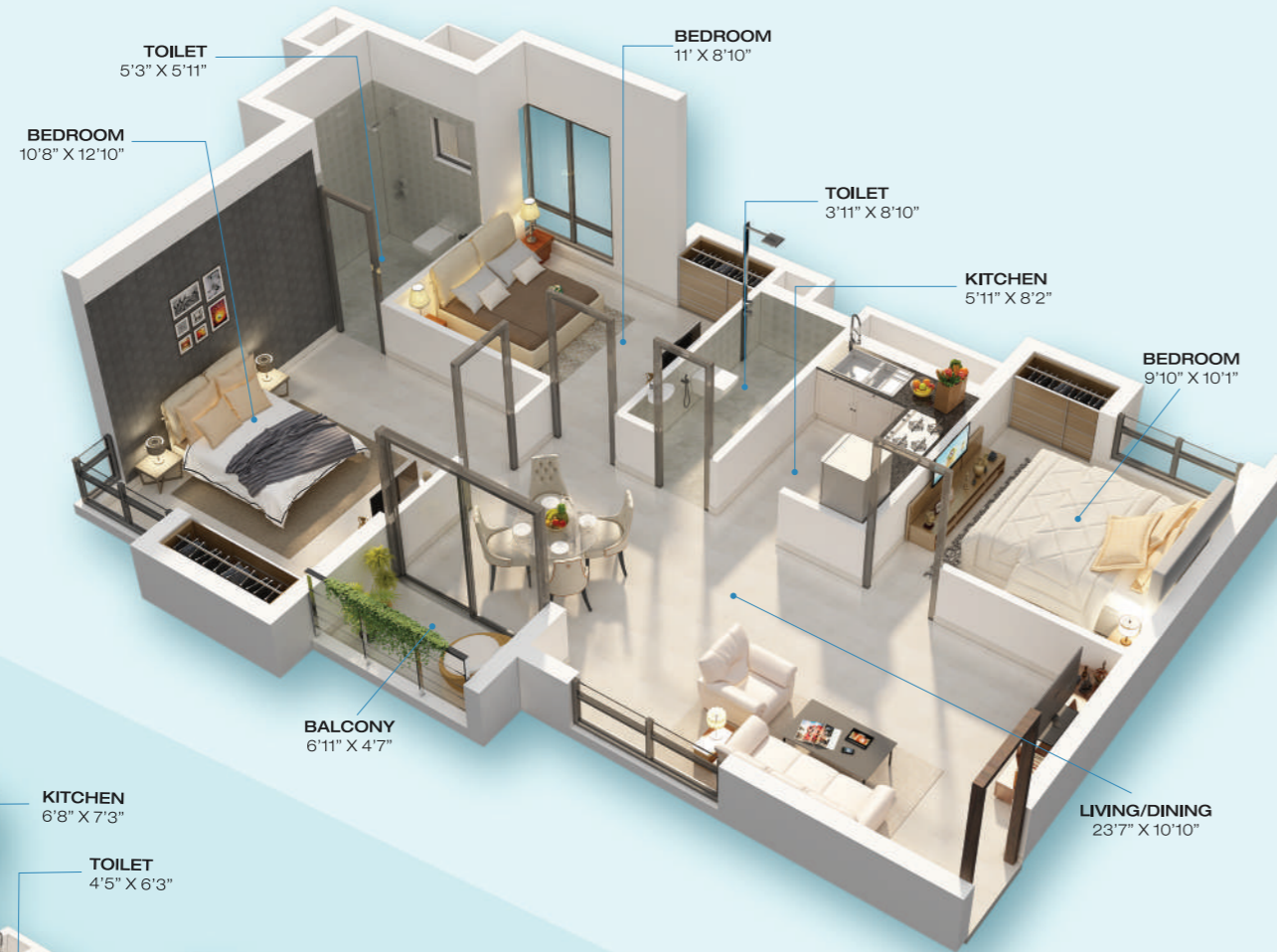
J

2 BHK + 2T
Area: 608 sq.ft.*

TYPICAL FLAT LAYOUT

M

3 BHK + 2T
Area: 769 sq.ft.*

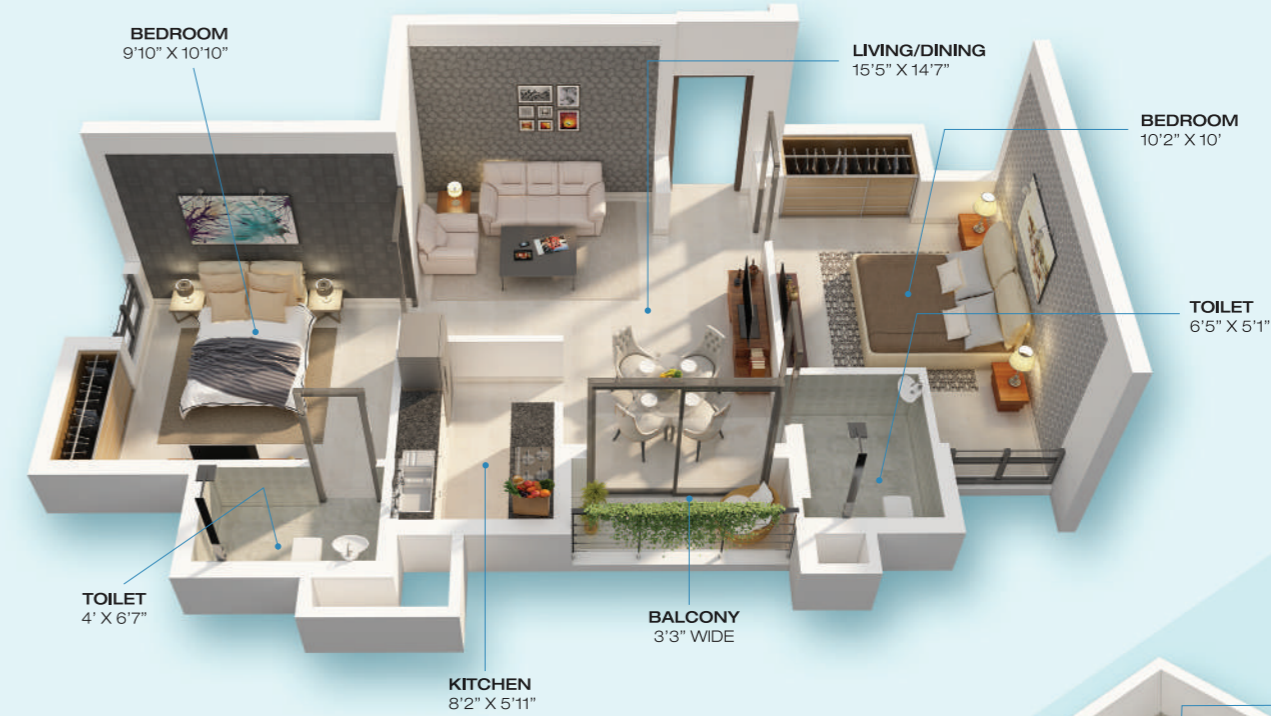


N

2 BHK + 2T
Area: 597 sq.ft.

P

2 BHK + 2T
Area: 608 sq.ft.



Q

2 BHK + 2T
Area: 569 sq.ft.



*Carpet Area: Including Balcony

SPECIFICATIONS

Structure Frame Work	Earthquake resistant RCC framed construction with brick wall
Wall Finish Interior	Plaster of paris / equivalent over fly ash bricks / AAC blocks surface
Wall Finish Exterior	Weather-proof paint finish
Flooring	Bedroom / living / dining room - Vitrified tiles / anti-skid ceramic tiles with skirting
Kitchen	<div><div>a)</div><div>b)</div><div>c)</div><div>d)</div><div>e)</div><div>f)</div></div> Granite platform Flooring - Vitrified / anti-skid tiles Stainless steel sink Dado tiles upto 2 ft. above the counter / platform Provision for installing exhaust fan Electric point for refrigerator, water filter and microwave
Toilet	<div><div>a)</div><div>b)</div><div>c)</div><div>d)</div><div>e)</div><div>f)</div></div> Anti-skid ceramic tiles for flooring Wall tiles up to door height White sanitary ware CP fittings Electrical points for geyser and exhaust fan Plumbing provision for hot / cold water line
Electrical	<div><div>a)</div><div>b)</div><div>c)</div><div>d)</div><div>e)</div><div>f)</div></div> Concealed copper wiring with modular switches AC points in living / dining and all bedrooms 15 Amp and 5 Amp electrical points in all bedrooms, living / dining, kitchen and toilets with protective MCB's Door bell point at the main entrance door Cable TV & telephone provisioned points in living / dining Provision for electric point for washing machine



Doors	<div><div>a)</div><div>b)</div><div>c)</div></div> Door Frame - Made of treated wood Main Door- Flush doors with wooden primer, handles, eye piece & night latch Internal Doors - Flush doors with wooden primer & stainless steel locks in all toilets & bedrooms.
Windows	Fully glazed anodized aluminum windows
Ground Floor Lobby	<div><div>a)</div><div>b)</div><div>c)</div></div> Dedicated ground floor lobby for each block / tower Flooring mix of stone / vitrified tiles Stone / tile cladding / acrylic emulsion paint in the lobby area
Staircase / Typical Floor Lobby	<div><div>a)</div><div>b)</div><div>c)</div></div> Staircases - Stairs laid with stone / tiles Wall of lobby area - Stone / tile cladding / acrylic emulsion paint Lobby floor - Vitrified tiles / stone
Elevators / Lifts	<div><div>a)</div><div>b)</div></div> 1 no. lift / elevator in each block / tower 1 no. stretcher lift / elevator in each block / tower
Common Terrace	Appropriate water proofing & heat insulation
Common Area	Adequate LED illumination in all lobbies, staircases & common areas

The images shown here are artist impressions and the furniture are not part of the specifications

DEVELOPER
PROFILE



'RISHI' is the flagship brand of the real estate division of RISHI Group. Established in 2007, It's real estate division turns barren lands into landmarks under the brand 'RISHI'.

Rishi Ecoview, Rishi Enclave, Rishi Tower, Rishi Tech Park stands tall today in Eastern India, building the brand's reputation in a short span of time. RISHI is one of the most valued real estate organizations in Eastern India, known to deliver the finest architecture and a stellar quality of life. Growing at top speed, RISHI Group has innovative residential and commercial project lined up including ARTISTA and Rishi VENTOSO comprising of about a million sq.ft. of affordable residential homes.

Since 2009, the group has ventured into KPO Globally as Edit International rendering Content - editing, management, electronic document management services to international publishing, legal, medical, healthcare, scientific and engineering research organizations with its development centre in Chennai and CRM office in USA.

OUR MISSION IS SIMPLE

- To grow as the most trustworthy Corporate Giant in its own domains through Conversational Capital by Consistency in Performance, Delivery of Quality Products and Giving Shape to Innovative Ideas
- To create Emotional Infrastructure, loyalty and employee friendly environment down the organization.
- To contribute to the Growth of the Country both Socially and Economically.

WHY RISHI GROUP

Exceeding expectation always!

The Group prides in its investors and client strong referrals to friends and family traveling with the company from one project to another. And that really says it all. Timely completion of projects, benchmark quality, and transparent fair dealings have established its credentials across the length and breadth of the real estate vertical.

SOME LANDMARKS



RISHI ECOVIEW
Kolkata, West Bengal



RISHI ENCLAVE | Kolkata, WB



RISHI TECH PARK | Kolkata, West Bengal



RISHI TOWER | Kolkata, West Bengal



RISHI APARTMENTS*
Mohali, Punjab



RISHI APARTMENTS*
Baddi, Himachal Pradesh



RISHI APARTMENTS*
Zirakpur, Punjab

* Project developed by Associates

THERE IS NOTHING LEFT
TO SAY REALLY. EXCEPT

**WELCOME
HOME!**

