



ONE STUPENDOUS HOME. ONE VERDANT LIFE.



RAJWADA
ROYAL *Gardens*

Estupendo. Stupendous.

Nothing describes this royal marvel better.
Come home to Royal Living.
Exclusively for your Majesty.





LUXURY AND GREENERY

When luxury goes beyond the four walls you know that you have entered the Magnificent Royal Garden.

A haven that has been conceived for those who value the finer things in life and believe that good taste defines fine living. An address that is without parallel in Kolkata the stage for whose magnificence is set right from its imposing entrance that prepares you for the residence within.

With luxury all over and lush greenery all around a royal life awaits for you at Rajwada Royal Garden.

RAJWADA
ROYAL Gardens





Renowned for their contemporary style and immaculate attention to detail, Royal Garden is designed by one of the biggest names in Indian architecture.

Imagine a life in a never ending green space as far as the eye can see! With a huge central garden complete with a basketball court and an additional landscaped garden, this offers you a spectacular nature friendly lifestyle, which you can ever envisage.

Located at Narendrapur, E M Bypass Royal Gardens spreads over sprawling 3 plots comprising 6 high rise towers of G+12, G+14, G+16 and G+19. There are a total of 530 apartments (2BHK, 3BHK & 4BHK) including duplex apartments with a gamut of plush amenities and facilities.

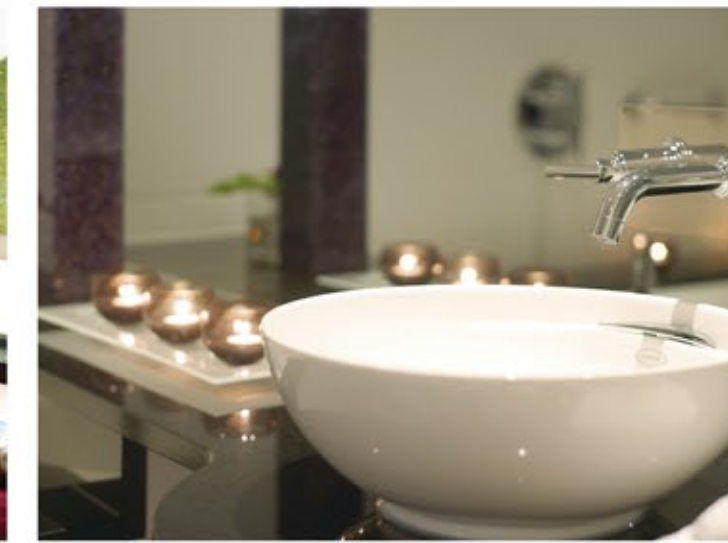
RAJWADA
ROYAL Gardens

LIVE IN LUXURY

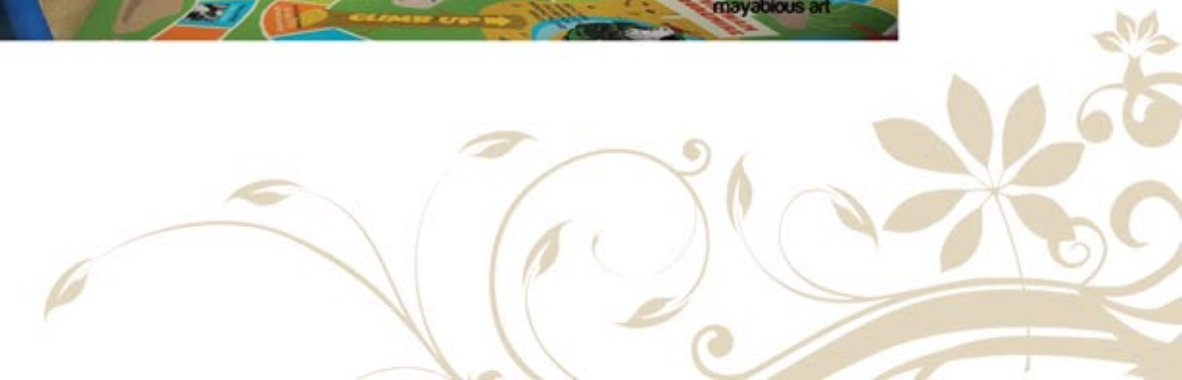


SPECIOUS ROOMS

Step into your private domain, and you are embraced by an expanse of muted drama. Entertain guests, immerse yourself in a movie, or just sit back and lounge – your living, dining room and kitchen will play along.



There is urgency to this city. Traffic. Hawkers. The city is a clattering blur. Live in peace and amidst greenery at Royal Garden – a sanctuary of luxury and comfort. Taking ordinary spaces and transforming them into something spectacular. Building worlds beyond the grasp of the mundane. A residence located at Narendrapur, E M Bypass look promising even before entering it. There is a tranquil air of luxury here.





THE ART OF FINE LIVING

After a long day there is no place like your bedroom to comfort you. The duplex homes are designed on a scale that can be termed lavish – with special interiors, premium finishes and fitments like Italian marble and designer sanitary ware.



DUPLEX HOME





LIFESTYLE AMENITIES



An invitation to lead a fuller life.
Relax. Refresh. Rejuvenate.

Rooftop Swimming Pool
Kids pool
Badminton Court



LANDSCAPED GARDEN



Take a walk. Play your favourite sport. Feel closer to nature. Luxury awaits you at every space in Royal Garden. The beautiful and landscaped garden at your doorstep will ensure that you live to your fullest.



JOGGING TRACK

Walk. Run. Embrace nature. The perfectly constructed jogging track is breathtaking.



Created with a vision to provide a holistic living experience to its residents, Royal Garden is world of refinement and elegance. Let the serene space serve as a gateway to the hidden world inside you. Loosen the rein of reality and let the mind's travel begin.

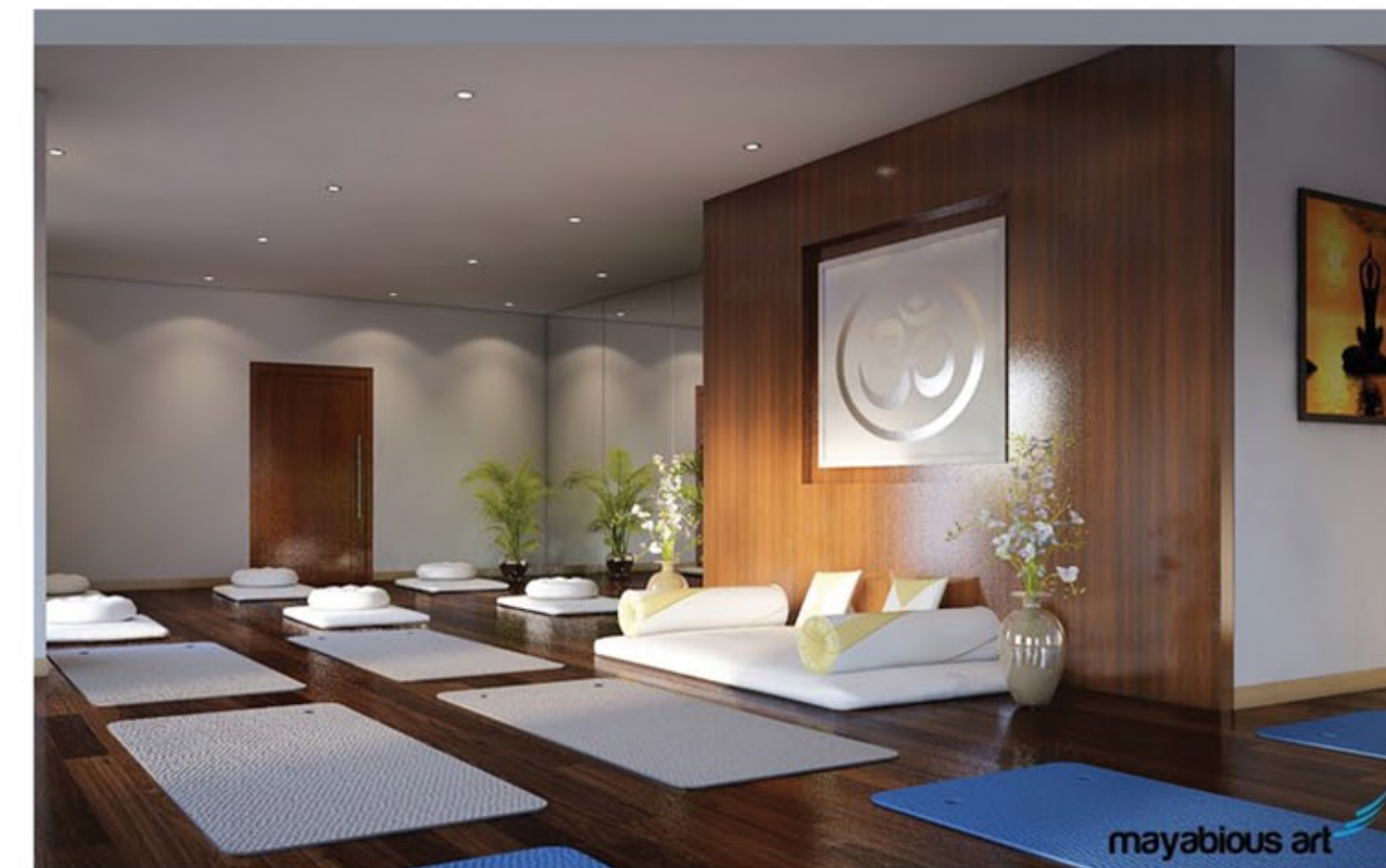
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TERRACE GARDEN



Nestled amidst greenery it is an ideal base to relax and rejuvenate. Feel refreshed and spend some tranquil moments at the beautiful and mesmerizing terrace garden .



MEDITATION ROOM

The good and regal life beckons you at the Royal Garden. Let go of all the tensions and feel calm and composed in the state-of-the-art meditation room.

LOCATION ADVANTAGE



Rajwada Royal Garden- A sanctuary of luxury and comfort. There is a tranquil air of luxury here. Located at Narendrapur with full of amidst greenery just beside Chintamani Kaur Bird sanctuary Royal Garden is a patch of peace. Narendrapur, located near Dhalai bridge-EM bypass is one of the most sought after residential real estate destination which is developing rapidly in Kolkata. The region has great connectivity as it comes in the vicinity of Dhalai Bridge in the southern fringes of the Kolkata. It is well connected with almost all parts of the central Kolkata and other prominent locations of Kolkata. It is very convenient and proximate to malls, hospitals, schools and metro stations.

With need of luxury living space comes the need for lifestyle facilities around you Royal Garden is very close to...

MAJOR STATIONS

Kavi Nazrul Metro Station
Khudiram Metro Station
Subhasgram Station

SHOPPING CENTRES

Wood Square
Metro Cash & Carry
South City

HOSPITALS

Peerless Hospital
RTIIC
RUBY
Desun
Fortis
Shankar Netralaya
R.K. Mission

EDUCATIONAL INSTITUTES

Dinbandhu Andrews College
Heritage School
BD Memorial School
Delhi Public School

OTHER LANDMARKS

Garia Crossing
Science City
Rajpur Bazar



LOCATION MAP



ROOFTOP GYMNASIYM



Workout in a state-of-the-art rooftop gymnasium with only the open skies in your sight.

INDOOR GAMES ROOM

Rediscover the excitement of life in adventure sports and leisure activities. The décor is imaginative to say the least, it will definitely bring out the performing star in you.



CHILDREN'S PLAY AREA



TENNIS COURT

Get your heart racing with a fast - paced game of tennis match with your kids.

BASKETBALL COURT

Try to play a few shots at the basketball court and relive your school days. Royal Garden boasts of some excellent sporting and recreational facilities, so you won't have to go too far to stay active and have fun with your family and friends.

Royal Garden has been created with a vision to provide a holistic living experience to its residents. It fulfils its residents' live, work, play and other lifestyle needs all in the same location.
The Children's play area will give you and your children ample opportunities and space to relax and unwind.

A SAFE HAVEN

These elegant apartments with lush open spaces and world-class amenities offer you a life that you have always dreamt about. Innovation in our offerings combined with an emphasis on contemporary architecture, strong project execution and quality construction have helped us transform into a brand to reckon with. Our projects transcend mere property development and become the landmarks for their area.



ROOFTOP COMMUNITY HALL



Celebrate festivities at the picturesque Rooftop community hall. Delight your guests and add grandeur to your celebrations and felicitations at the rooftop community hall which can easily accommodate 100 people.



LIBRARY & HOME THEATRE

Add exclusivity to your lifestyle. There will never be a dull moment at Royal Garden. Whether you want to read books, or see movies- everything is possible here.

The well-stocked library has a treasure of great books and latest glossy magazines.

The state of the art home theatre system will enable you to catch the latest flicks in your own private mini home theatre.



COMFORT, CONVENIENCE AND EXCLUSIVE LIVING

The question of safety and security is critical in a world in which crime rates are escalating at an alarming pace. Constant electronic surveillance can help make a difference.

We have installed CCTV at the entrance and also at every floor.

Your cars and guest cars' will be safe and well taken care of at the underground car park that is constantly monitored by a team.

- Ample car parking
- CCTV
- Intercom
- Power back





SPECIFICATION

Structure

RCC with bricks

Walls

Internal: Wall Putty finish
External: Weather coat paint

Flooring

Rooms with Vitrified Tiles
Stairs and lobby floor with Marble
Car parking area flooring with Wonder Crete

Electricals

Concealed ISI copper wiring by leading manufacturer
Adequate light and power points
Cable TV/ Telephone points in living area
AC point in master bedroom

Kitchen

Cooking platform with Granite
Stainless steel sink
Glazed tiles up to 2 ft above cooking platform

Toilets:

Glazed tiles up to a height of 6ft
CP bath fittings & sanitary fittings by leading manufacturer
Geyser point in one toilet

Doors

Main Door: Semi Steel Doors with Veneer Finish on both sides.
Others: Flush doors PVC doors in Toilet

Windows

Aluminium sliding windows with glass pane

Water Supply:

Deep tube well with iron filtration plant
Overhead tank for sufficient storage and supply

Lift

Lift for 5 people by leading manufacturer

Roof

Common roof with special treatment



TYPICAL FLOOR PLAN (1ST - 17TH)
BLOCK-1 (G+19)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	1424 Sqft	3 BHK
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	1424 Sqft	3 BHK

TYPICAL FLOOR PLAN
BLOCK-2 (G+14)



Flat	Area	BHK
A	1978 Sqft	4 BHK
B	1424 Sqft	3 BHK
C	1036 Sqft	2 BHK
D	1036 Sqft	2 BHK
E	1424 Sqft	3 BHK

TYPICAL FLOOR PLAN
BLOCK-3 (G+15)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	1424 Sqft	3 BHK
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	1424 Sqft	3 BHK



TYPICAL FLOOR PLAN (1st-11th)
BLOCK-4 (G+13)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	1424 Sqft	3 BHK
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	1424 Sqft	3 BHK



TYPICAL FLOOR PLAN (2ND-17TH)
BLOCK-5 (G+18)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	1424 Sqft	3 BHK
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	1424 Sqft	3 BHK



1ST FLOOR PLAN BLOCK-5 (G+18)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
E	1036 Sqft	2 BHK
F	1424 Sqft	3 BHK

TYPICAL FLOOR PLAN BLOCK-6 (G+16)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	1424 Sqft	3 BHK
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	1424 Sqft	3 BHK

18TH FLOOR PLAN BLOCK-5 (G+18)



ROOFTOP FLOOR PLAN BLOCK - 5



LOWER DUPLEX BLOCK - 1 (18TH FLOOR)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	2848 Sqft	4 BHK Duplex
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	2848 Sqft	4 BHK Duplex

LOWER DUPLEX BLOCK - 4 (12TH FLOOR)



Flat	Area	BHK
A	1379 Sqft	3 BHK
B	1379 Sqft	3 BHK
C	2848 Sqft	Duplex
D	1036 Sqft	2 BHK
E	1036 Sqft	2 BHK
F	2848 Sqft	Duplex

GROUP PROFILE

Established by Mr. Rajendra Kumar Agarwal, Rajwada group is one of the leading real estate groups of India engaged in developing contemporary residential properties. Over the course of 15 years, the company has successfully delivered multiple projects and completed over a million square feet of construction and catered to over 1500 customers. Property development and fine construction has been the main focus of Rajwada Group.

Rajwada Group is professionally managed on the basis of a stable and confident business model by Mr. Agarwal and his three sons. The organization has witnessed an impressive compounded annual growth rate without faltering during difficult market and business times. While withstanding the tests of time, the group has accomplished a brand name that equivalents trust, consistency, and innovation.

Our talented team continuously work towards upgrading the quality and high standards of our products, for which we are known for. We work with national and international acclaimed professional associates, deploy modern construction technologies and create a thorough professional environment ruled by the best practices of management to strive towards growth.

Our mission and endeavour has always been to develop modern living and working environments and provide a better life for our customers.

Our vision is to establish Rajwada Group as a household name worldwide known for creating unique landmarks and superior community living while maintaining the highest standards of quality to ensure customer delight.

We warmly invite you to explore our world, visit our projects, meet our team, and discover our way of working and achievements.



RAJWADA
ROYAL Gardens

RAJWADA
G R O U P
— An ISO 9001:2008 Certified Company —

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