

ETERNIA
Maximum at **Madhyamgram**

Phase I HIRA/P/NOR/2018/000175 | Phase II HIRA/P/NOR/2018/000142 | Phase III HIRA/P/NOR/2018/000143 | hira.wb.gov.in

Phase IV - WBRERA/P/NOR/2024/001228 | rera.wb.gov.in

ETERNIA
Maximum at **Madhyamgram**

A woman with long dark hair, wearing a green and yellow floral sari, is sitting and reading a book. She is positioned on the left side of the frame. To her right is a large, thick tree trunk that runs diagonally across the image. The background is a soft-focus outdoor setting with green foliage and a clear sky. The overall mood is peaceful and serene.

ETERNIA

Maximum at **Madhyamgram**

Talking about 'maximum', it's not just about all that you need to live a life at the 'max' and enjoy all that you expect from your home at ETERNIA. It's also about a life that's without stress and a heart filled with happiness.

It's easy in a place like Madhyamgram, amidst abundant greens, less pollution, birds all around and fishes in a large adjacent pond to keep you in company with Nature.

At ETERNIA, experience 'maximum' while you re-discover yourself in all abundance with like-minded neighbours on 10.36 acres of land with 69% open space.

Open your eyes to a bustling neighbourhood within the city that's well-connected by road and rail. A safe haven for all, amidst greens, breeze and serenity.

Welcome home to a paradise ... of maximums.



The waterbody adjacent to ETERNIA

ETERNIA
Maximum at **Madhyamgram**

Just 2.2 kms from Madhyamgram Chowmatha and 9.4 kms from Kolkata International Airport. Close to hospitals, educational institutes, malls and entertainment zones lies ETERNIA.

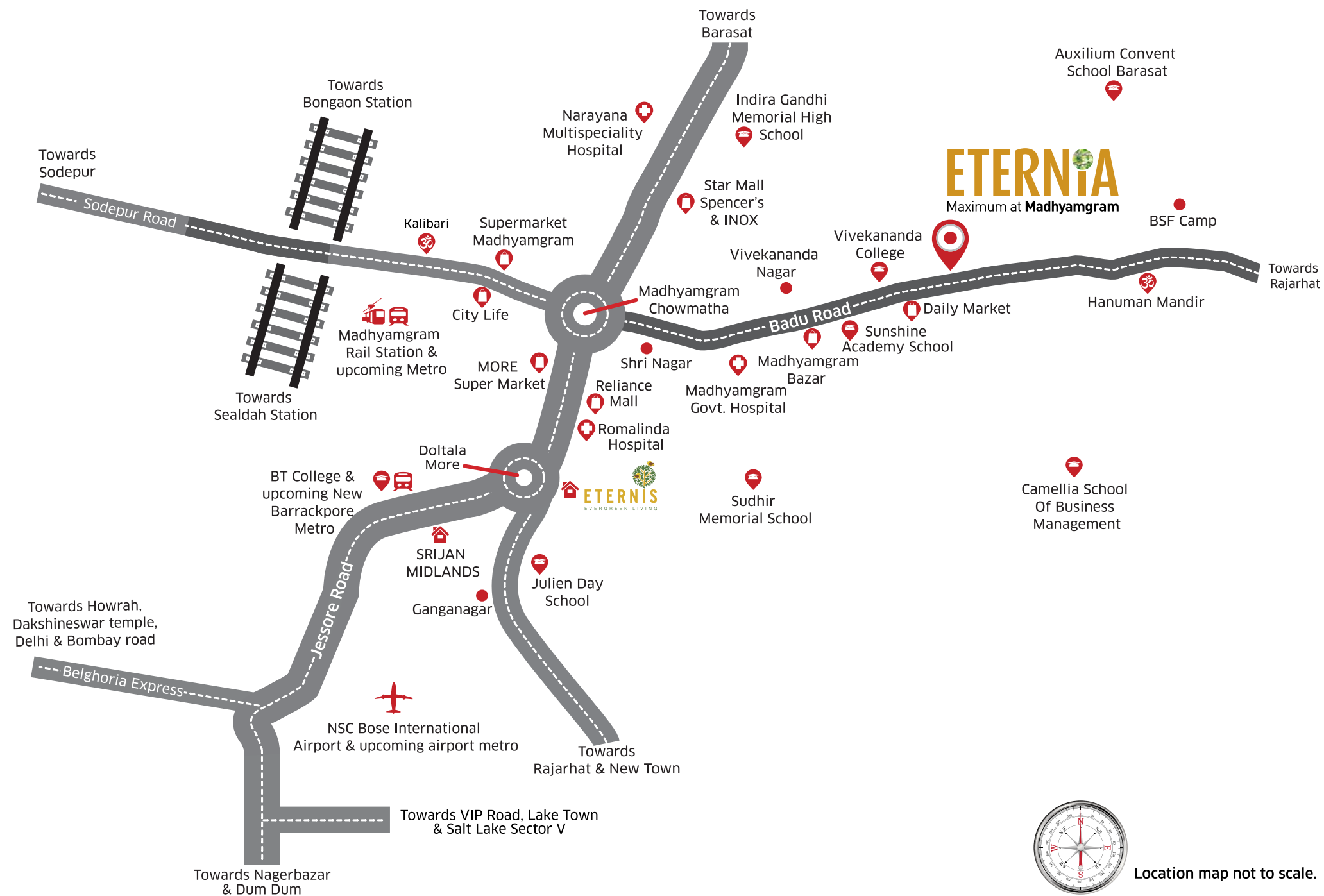
An exclusive property that provides unique features that is affordable yet world-class ... self-sufficient with all necessities of daily life.

2/3 BHK homes from 811 sqft adjacent to a large waterbody, 914 apartments in 26 towers with 69% open space and 50+ modern amenities spread across about 10.36 acres make ETERNIA the largest project with the 'maximum' benefit in Madhyamgram.

Note - Pond is not a part of the project. It is outside the project area.

MAXIMUM CONNECTIVITY





Maximum proximity

Markets and Malls

Daily bazaar 800 mtrs
Madhyamgram daily market 1.9 kms
City Life 2.5 kms
Viraat Bazaar 2.5 kms
Reliance Mall 3 kms
Madhyamgram Supermarket 3.4 kms
MORE Supermarket 3.5 kms
Star Mall 3.9 kms

Educational Institutions

Camellia School of Business Management 1.3 kms
Sunshine Academy School 1.5 kms
Vivekananda College 2.2 kms
St Jude's High School 3.1 kms
Julien Day School 4.3 kms
Auxilium Convent School 4.3 kms
Indira Gandhi Memorial School 4.4 kms

Healthcare facilities

Madhyamgram Rural Hospital 2.2 kms
Romalinda Diagnostic Centre & Multispecialty Hospital 3.1 kms
Narayana Super Speciality Hospital 3.9 kms

Transportation facilities and Connectivity

Madhyamgram Chowmatha 2.2 kms
Madhyamgram Railway Station 3.8 kms
Upcoming New Barrackpore Metro 4.6 kms
New Barrackpore Railway Station 6 kms
Airport 9.4 kms
Dakhineswar Temple 16.9 kms
New Kolkata Railway Station 17.5 kms
New Town 20 kms
Sector V 20.6 kms
Sealdah Railway Station 23 kms
Barabazar 23 kms
Howrah Railway Station 24.7 kms
BBD Bag 25.6 kms
Park Street 30 kms
Santragachi Railway Station 32 kms

NOTE Travel time and distances courtesy Google.com

The magnificent gateway





The central garden pavillion

Maximum gain

- Largest project in Madhyamgram.
- Pollution-free serene environment adjacent to a large waterbody.
- All types of modern amenities.
- Highest open spaces in a low-rise project
- Landscaping by national award-winning landscapist.

Maximum benefits

Greens

- Central landscaped garden
- Contemplation and reading garden
- Apartment entry gardens
- Waterbody and fountains
- Traffic-free community spaces
- Adda-zone with landscaping
- Walking trails
- Healing, herbal, fruit, chess and maze gardens
- Wooden deck
- Senior citizens' zone
- Meditation pavilion
- Kids' play zone
- Grass pavers open parking
- Wide internal driveway for smooth flow of traffic

Wellness

- Two swimming pools
- Two separate Kids pool
- Changing rooms and showers with both pools
- Well-equipped AC Gym
- Yoga Room
- Reflexology Park,
- Outdoor gym
- Jogging track
- **Energia** – The Spa
- Massage Room
- Steam • Sauna • Jacuzzi

Sports

- Multipurpose Court for outdoor games
- Squash Court
- Skating rink
- Cricket net practice area

- AC Indoor games room with pool table
- Table tennis • Carom
- Chess
- Dart
- Card Room

Entertainment

- **Et Cetera** – The Clubhouse
- AC guest rooms • Library
- AC home theatre
- Puja mandap
- 2 AC Community Halls
- Barbeque Counter
- Mini Party Hall
- TV lounge
- Party lawn
- Outdoor cinema
- Kid's play area

Security

- CCTV Surveillance
- Intercom
- Modern firefighting system
- Round the clock security

Essentials

- Adequate car parking
- Water treatment plant
- Power back-up
- Garbage disposal area
- Facility management
- Association office
- 2 lifts in each block
- Sewerage treatment plant
- Staff toilet in ground floor
- AC bus service for hassle-free communication

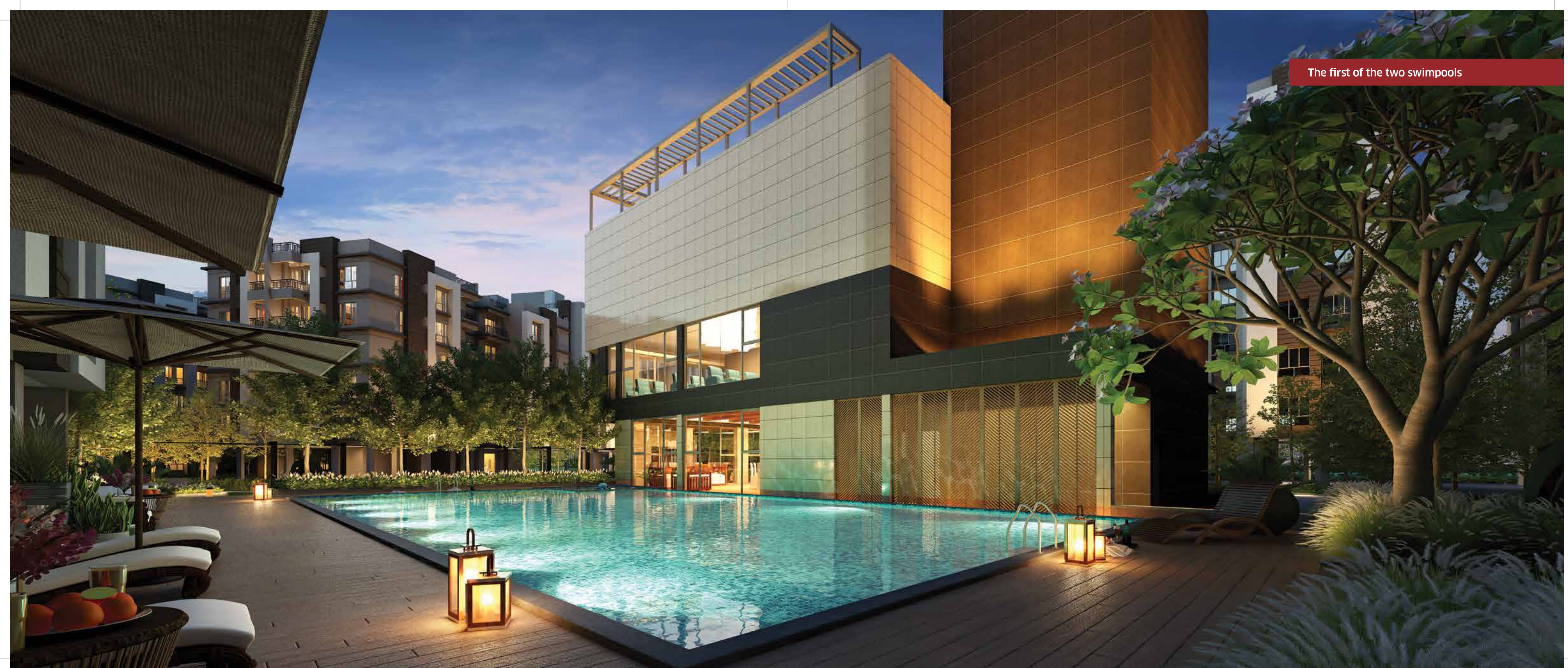
MAXIMUM LIVING



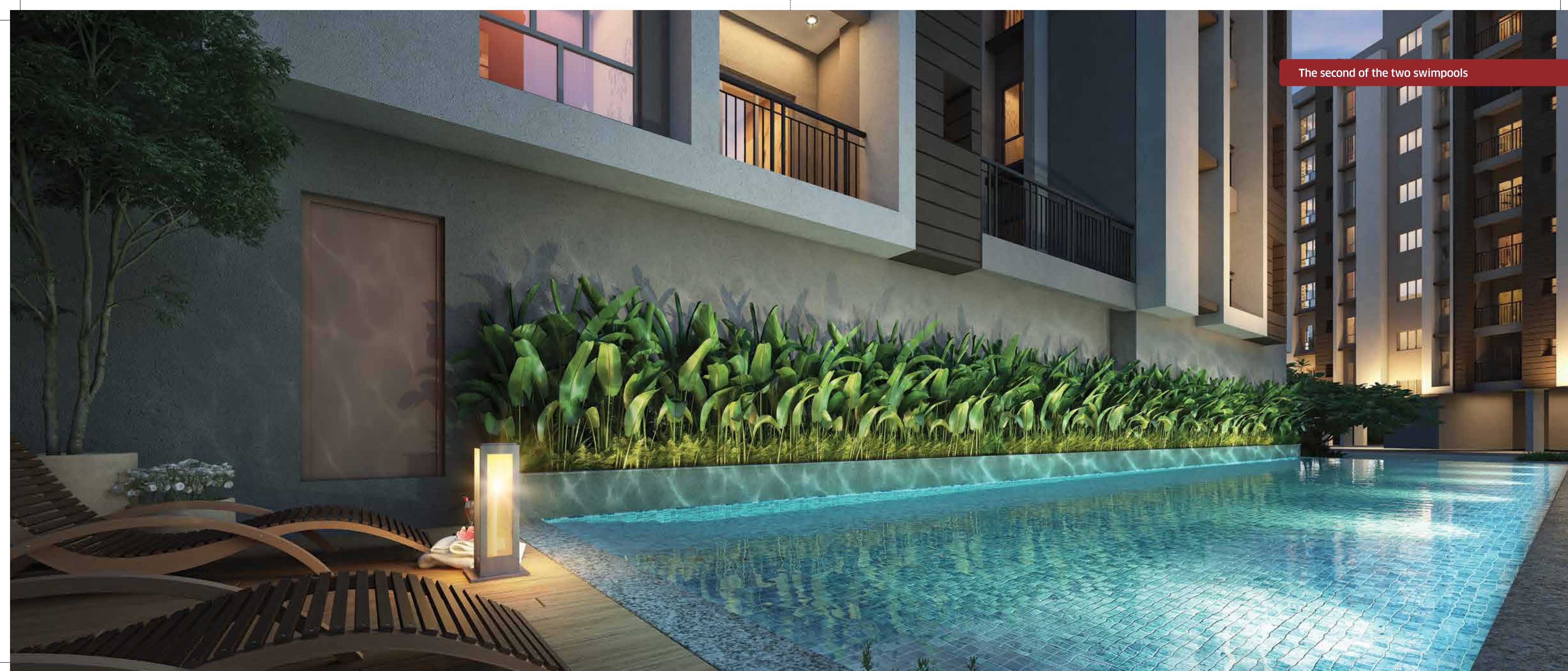
The club



The first of the two swimpools



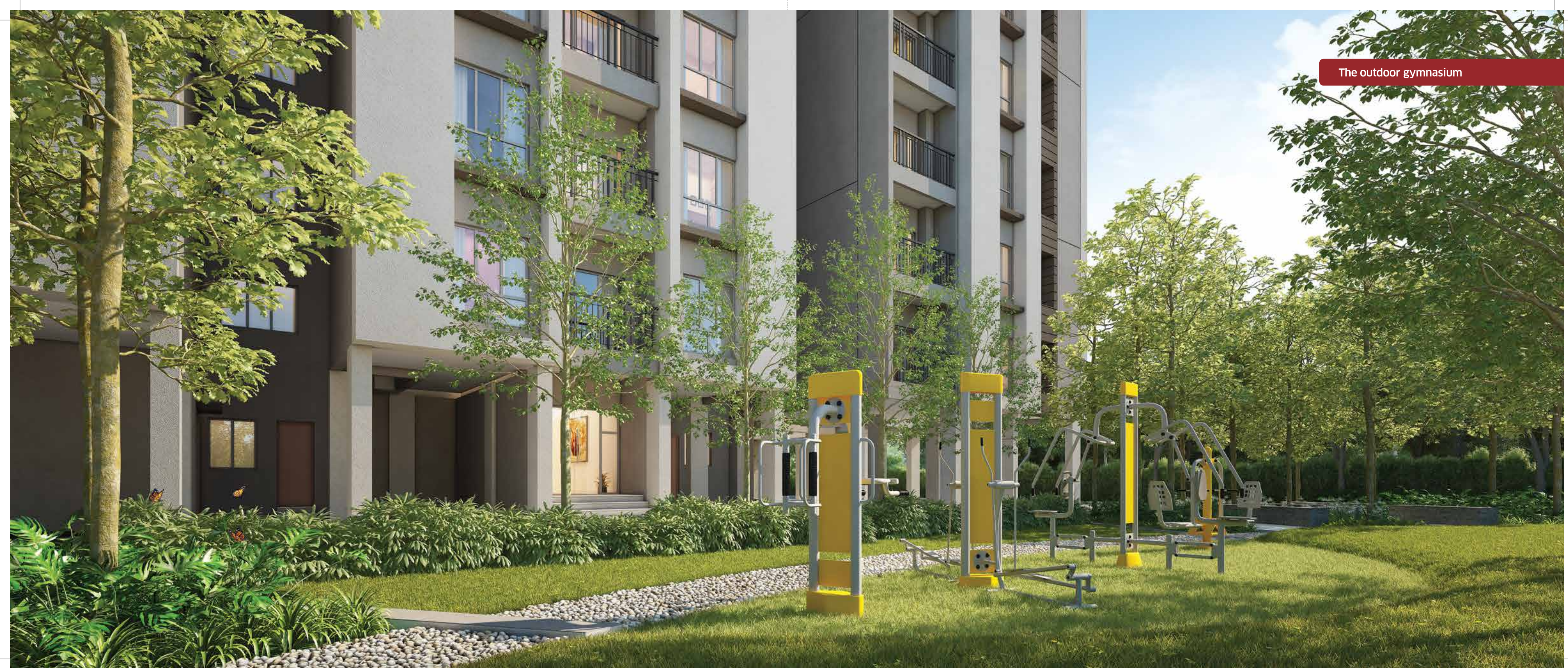
The second of the two swimpools



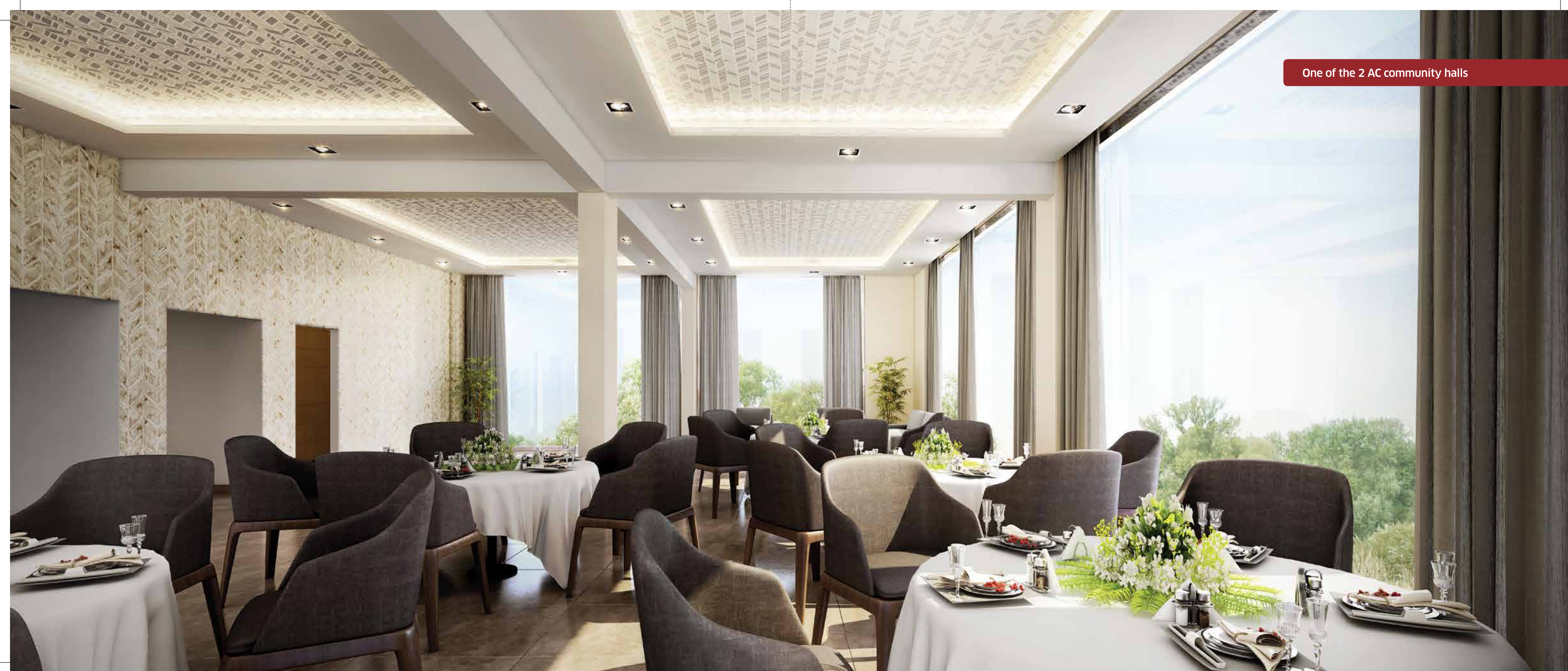
The lush green multipurpose court



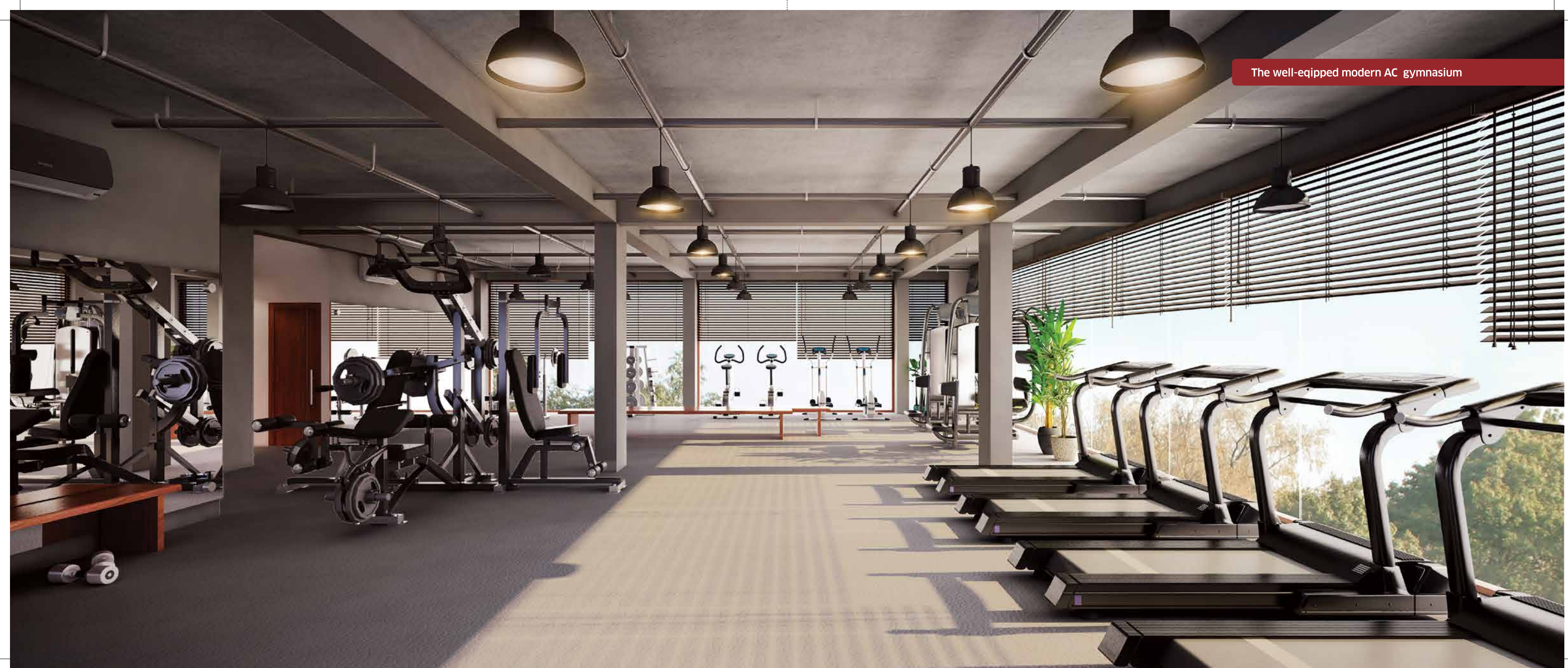
The outdoor gymnasium



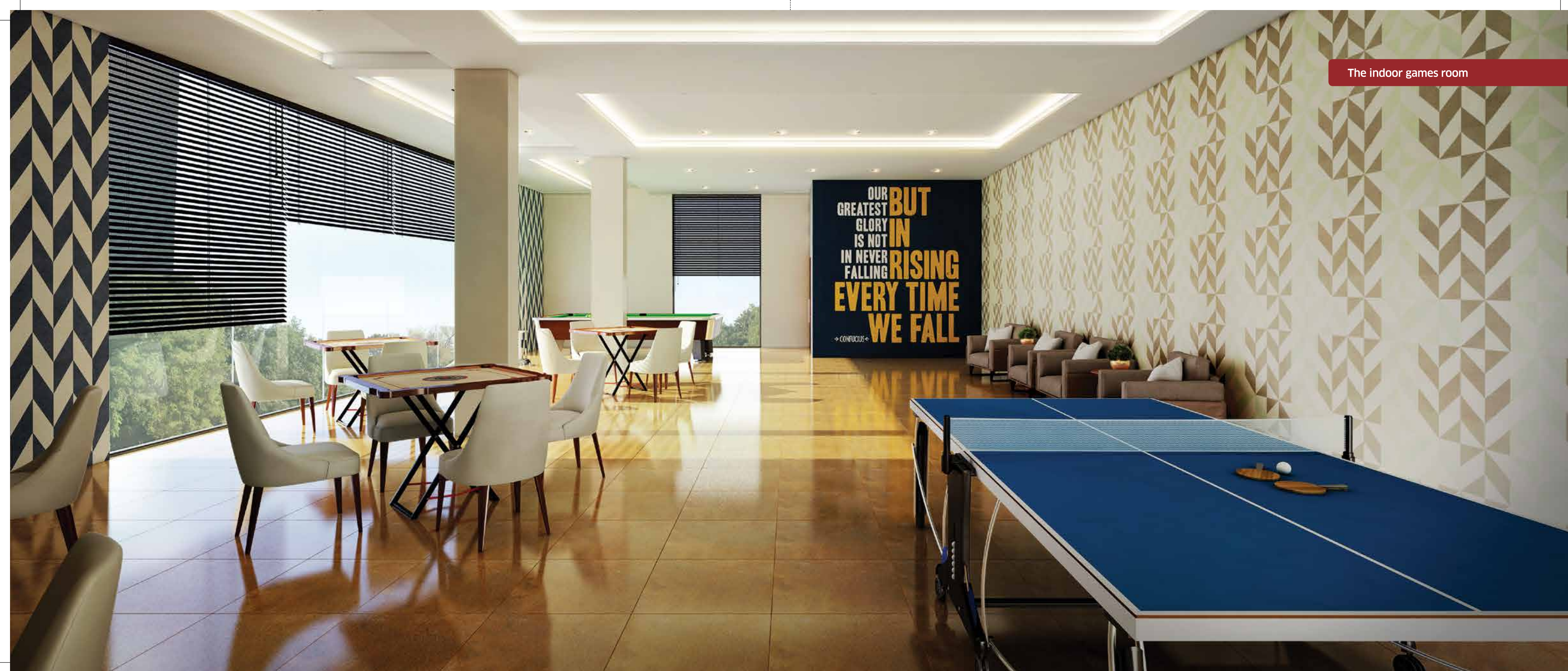
One of the 2 AC community halls

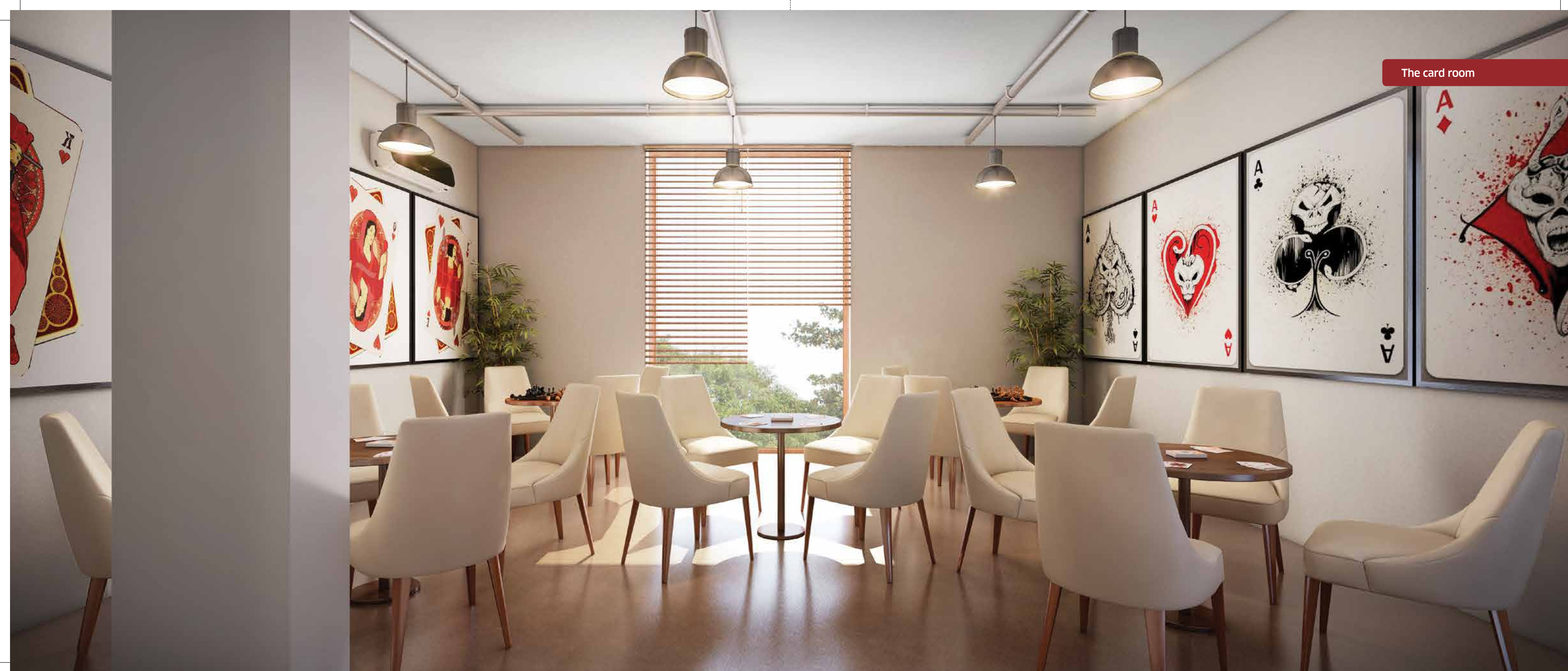


The well-equipped modern AC gymnasium



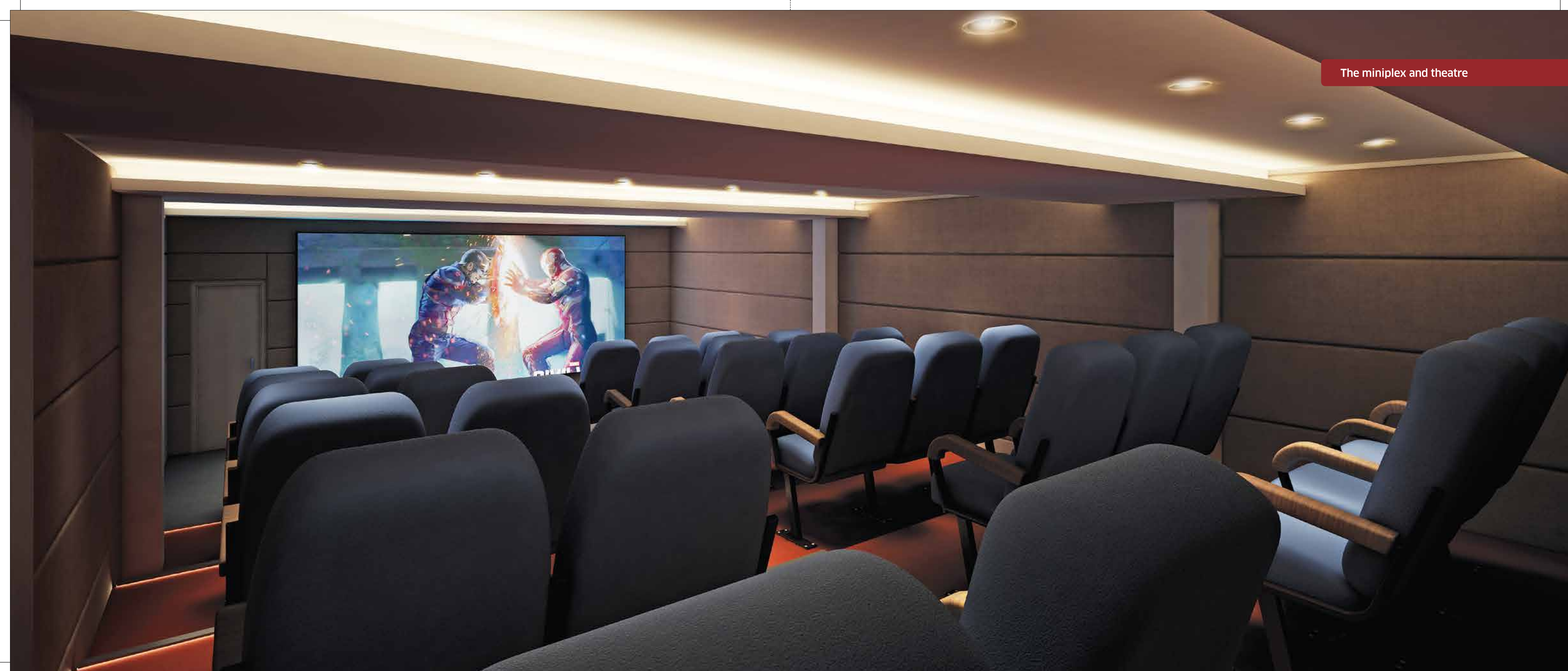
The indoor games room





The card room

The miniplex and theatre



The party lounge area



The squash court



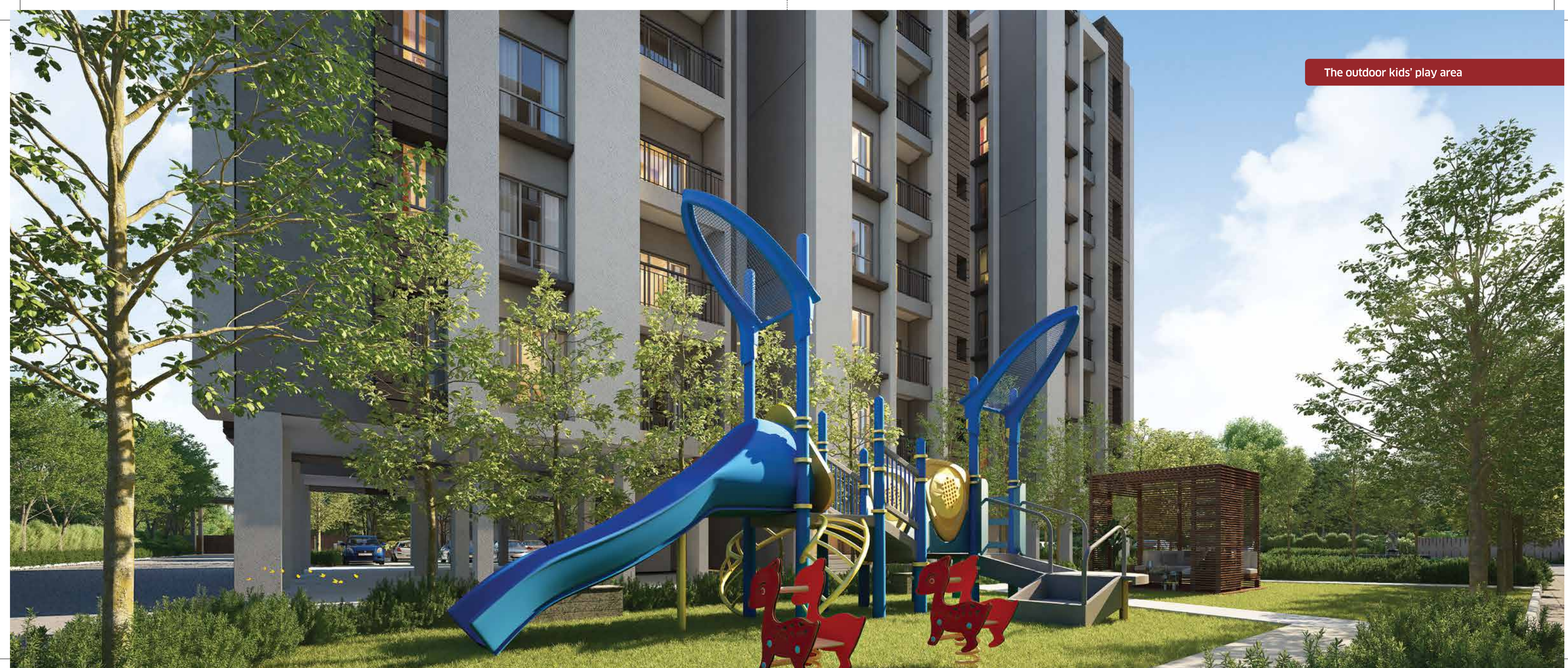
MAXIMUM GREEN SPACES



The floating gazebo



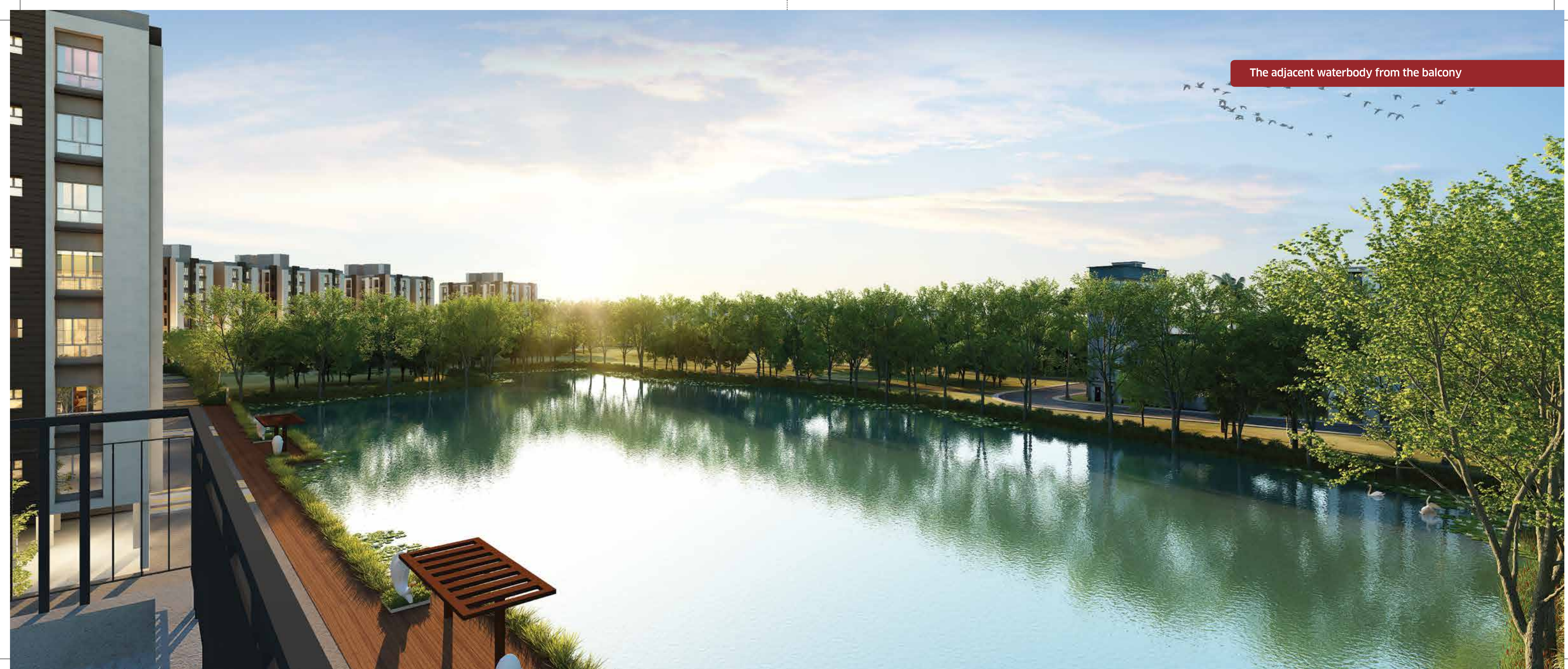
The outdoor kids' play area



MAXIMUM NATURE



The adjacent waterbody from the balcony



The central garden and Clubhouse



The living room



The master bedroom



Maximum specifications

General Specification

STRUCTURE – RCC frame structure

LOBBY – Ground floor lobby flooring of Vitrified tiles
Lift Facia of vitrified tiles in all floor
Floor lobby flooring vitrified tiles

BALCONY - MS Railing

FLOORING

Living /Dinning Area -Porcelain Tiles
Bedrooms - Porcelain Tiles
Kitchen - Porcelain Tiles
Balcony - Porcelain Tiles
Toilet -Ceramic Tiles

TOILET

Ceramic tiles wall cladding upto door height
White coloured European style floor mounted WC with PVC Cistern and wall mounted Basin
CP fittings of reputed company

KITCHEN

Black stone top counter, with ceramic tiles cadding up to 02 ft from counter (top (Only Counter area
Stainless Steel Shink

DOOR

Wooden door frame with flush door
Main door with front side Laminate finish
Internal doors are good quality flush door
No door in kichen

ELECTRICAL

Bedroom - Concealed copper wiring
Light Points 02
Fan Point 01
nos 6 Amps Socket Point in all 02
Bedroom and 01 nos socket with Provision in all
Bedroom with blank plate without wiring
Provision for TV cable Only in Master ,Bedroom. (only by laying couduite pipe
(No cable wiring will be done

TOILET

One light point
One exhaust fan point
Only shower with concealed stop cock.
Without Hot & cold provision

KITCHEN

One light Point
One 16 Amps socket point for Fridge
One exhaust fan point
Provision for 01 no 6 Amp socket for water filter and 01 no 16 Amp socket for micro oven or other Gazzet will be provided by laying of Conduit Pipe only. No wiring or switch/ socket will be provided

LIVING /DINNING

For 2 BHK - 2 light point , For 2 BHK+ Study Room 2 light points and in 3 BHK 3 light point
Fan Points 02
nos 6/16 Amps socket 03
Internet point provision only by 01 conduit Pipe laying (no wiring will be (done
Intercom Point 01
Provision for TV cable (only by laying couduite pipe, No cable wiring will be (done

AC POINTING

Only Provision with conduit Pipe concealed. No switch or socket.This provision of AC will be provided only in Master Bedroom

WASHING M/C

No Electrical wiring/Switch/socket will be provided. Only couduit laying provision

Premium Specification

STRUCTURE – RCC frame structure

LOBBY – Ground floor lobby flooring of Vitrified tiles
Lift Facia of vitrified tiles in all floor
Floor lobby flooring vitrified tiles

BALCONY - MS Railing

FLOORING

Living /Dinning Area - Vitrified Tiles
Bedrooms - Vitrified Tiles
Kitchen - Vitrified Tiles
Balcony - Vitrified Tiles
Toilet - Vitrified Tiles

TOILET

Ceramic tiles wall cladding upto door height
White coloured European style WC and counter top basin CP fittings of reputed company

KITCHEN

Granite top counter, with ceramic tiles cadding up to 02 ft from counter top (Only Counter area Stainless Steel Shink

DOOR

Wooden door frame with flush door
Main door with both side Laminate finish
Internal doors are good quality flush door
No door in kichen

ELECTRICAL

Bedroom - Concealed copper wiring
Light Points 02
Fan Point 01
nos 6 Amps Socket Point in common 03 bedrooms & 03 nos 6 amp socket point in Master Bedroom
Provision for TV cable (only by laying couduite pipe, No cable wiring will done)
Only in Master Bedroom

TOILET

(light points (Mirror light point +01 02
One exhaust fan point
Provision for Geyser with conduit Pipe laying. No Switch / Socket . With hot & cold plumbing line in shower area only. This provision will be provided in master & common toilet both

TOILET

(light points (Mirror light point +01 02
One exhaust fan point
Provision for Geyser with conduit Pipe laying. No Switch / Socket . With hot & cold plumbing line in shower area only. This provision will be provided in master & common toilet both

KITCHEN

One light Point
One 16 Amps socket point for Fridge
One exhaust fan point
amp for Micro oven or other gazzet 16 ((Provision only with Conduit laying no 6 Amp socket for water filter 01
Provision for Chimney Point (By laying & Conduit laying only. Without wiring (switch/socket

LIVING /DINNING

For 2 BHK - 2 light point , For 2 BHK+ Study Room-3 light points and in 3 BHK- 3 light point
Fan Points 02
nos 6/16 Amps socket 04
Internet point provision only by 01 conduit Pipe laying (no wiring will be (done
Intercom Point 01
Provision for TV cable (only by laying couduite pipe, No cable wiring will be done
Only Provision with conduit Pipe concealed. No switch or socket . This provision of AC will be provided in Living/Dinning and all rooms

AC POINTING

Only Provision with conduit Pipe concealed. No switch or socket. This provision of AC will be provided in Living/ Dinning and all rooms

WASHING M/C

No Electrical wiring/Switch/socket/ concealed copper wiring will be provided. Only couduit laying provision

The palm court sitting area



Essentials

Address

ETERNIA
1048 Kutulsahi Road
Barasat Municipality
Ward 29
Kolkata 700155

Holding 233
Badu Road
Madhyamgram Municipality
Ward 4 (formerly Ward 12)
Kolkata 700155

Lead developer

Srijan Realty Private Limited
36/1A Elgin Road
Kolkata 700020

Co-developer

PS Group
1002 EM Bypaas
Kolkata 700105

NPR

1 Lu Shin Sarani
9th floor
Kolkata 700073

Land owner

Swadha Group

Srijan Realty

Credentials

- Greenfield City near Behala
- Ozone on South EM Bypass
- Eternis on Jessore Road
- Heritage Srijan Park Park Circus
- Srijan Midlands Madhyamgram
- Srijan Heritage Enclave Rajarhat
- Srijan Industrial Logistic Park NH6
- Galaxy Mall Asansol

PS Group & Srijan

Joint Credentials

- Zen Matheswartala Road
- Address EM Bypass
- PS Srijan Corporate Park Sector V, Salt Lake City
- Sherwood Estate Narendrapur
- PS Srijan Sonargaon Sonarpur
- Panache Sector V, Salt Lake City

PS Group Credentials

- The 102 Joka
- One 10 New Town
- PS Magnum VIP Road

NPR Credentials

- The Crown Beliaghata
- Joy 98 Barahanagar
- Srivats Raja Rammohan Roy Road

Total land area

10.36 acres approximately

Floors

G+5 and G+7

Number of flats

914 apartments

Sizes

2 and 3 BHK from 811 sq ft

The pathway



Maximum repute

The Srijan advantage

Srijan Realty Private Limited is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the South. The company has leveraged its rich insight into consumer preferences with customised property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn.

Srijan possess a rich track record of having delivered approximately 73 lakh square feet across 29 projects. Developing 157 lakh sqare feet across 16 projects at present.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities. Srijan is also constructing a hospital in Salasar that will aim at addressing the secondary healthcare needs of thousands while its contiguous property engages in organic farming.

Recent recognition for
Srijan Realty

Srijan has won the MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PATNER ET NOW, REGIONAL DEVELOPER OF THE YEAR - EAST 2016 ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE • ABP NEWS REAL ESTATE AWARDS 2017 FOR PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017, CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018, BRAND OF THE YEAR 2018 ET NOW REAL ESTATE AWARDS 2018 DEVELOPER OF THE YEAR 2018 10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST, EXCELLENCE IN DELIVERY 2018



Sherwood Estate Narendrapur



Ozone South EM Bypass



Srijan Industrial Logistic Park NH 6



Galaxy Mall Asansol



Greenfield City near Behala Chowrasta Metro



Eternis Jessore Road



PS Srijan Corporate Park Sector V, Salt Lake City



Srijan Midlands Madhyamgram, Jessore Road

The PS edge

PS Group has been around for three decades, with 100+ joint ventures and more than 30 completed projects. The company aspires to be one of the most trusted names in real estate industry globally.

A 400+ strong workforce with a family of stakeholders, architects, consultants and channel partners share a vision ... uncompromising on innovation, automation and on-time delivery.

PS Group, is one of the leading real estate developers in East India today. Founding member of Indian Green Building Council with 20+ Green projects under development it has won over a 100 awards and is an ISO 9001, ISO 140001 and ISO 45001 certified company.

With CARE rating A-, it is featured on 'Great Places to Work' and has ensured happiness over the years for over 10,000 residents.

The NPR commitment

NPR has keen interest in real estate development in and around Kolkata.

Committed to provide quality construction since the last 50 years and a strong belief in commitment, trust and customer satisfaction, they have built numerous commercial and residential buildings at prime locations in the city.

NPR strives to deliver superior quality homes at competitive prices with a belief in complete transparency to create assets that appreciate over time.



The 102 Joka



One 10 New Town



Joy 98 Barahanagar



Srivats Raja Rammohan Roy Road



PS Magnum VIP Road



The Crown Beliaghata



Lead developer **srijan**[®]
Building Tomorrows

Co-developers **PS GROUP** **NPR**

Land owner **SWADHA GROUP**

PROJECT IS FUNDED BY
AND MORTGAGED WITH
TATA CAPITAL
HOUSING FINANCE LIMITED

ETERNIA 1048 Kutulsahi Road Barasat Municipality Ward 29 Kolkata 700155
Holding 233 Badu Road Madhyamgram Municipality Ward 4 (formerly Ward 12) Kolkata 700155

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