



*Love you  
sweet hut!*





Life takes you to places. Love brings you home.

Nestled in a sweet spot with a happy neighborhood, discover all the facilities of city life within your reach. Constructed with quality materials with an eye for detail, the apartments at **nectar** are tastefully decorated with contemporary architecture that radiates a cool urban vibe.





**Sweetthut at sweet prices !**

32 affordable homes | Ground+3 | 1BHK-578 sq ft.

2 BHK-806 sq ft. | 3BHK-1076/1079/1133 sq ft.

Day view of the front elevation | Artist Impression



### Thoughtfully Designed Homes

- ✿ 2 BHK with 2 Balcony
- ✿ 3 BHK with 2 Balcony
- ✿ Utility Balcony with kitchen
- ✿ 60% Apartments are south facing
- ✿ Efficient layout for more sunlight & Ventilation

### Community Living

- ✿ Community hall with pantry & toilet
- ✿ Party Lawn
- ✿ Sky Party Lounge
- ✿ Shiuli Garden
- ✿ Jasmine Garden
- ✿ Kamini Garden
- ✿ Bela Garden
- ✿ Puja Deck
- ✿ Wi-Fi hotspot
- ✿ Barbeque Zone
- ✿ Open Library

### Recreation

- ✿ Mini pool
- ✿ Locker Room
- ✿ Indoor Games room
- ✿ Cardio Zone





### Kids

- ✿ Children's play area

### Senior citizens

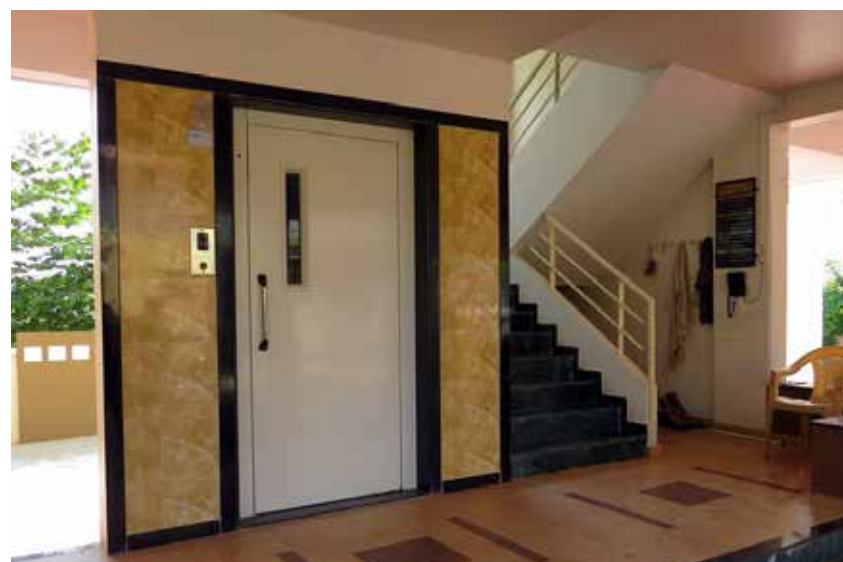
- ✿ Yoga & Meditation rooftop pavilion
- ✿ Landscape sit-out

### Security

- ✿ 24x7 CCTV Surveillance
- ✿ Security room in main entrance
- ✿ Intercom

### More

- ✿ Well decorated entrance lobby
- ✿ Wheelchair ramp
- ✿ 60% Open space
- ✿ Caretaker room
- ✿ Driver's toilet at ground floor
- ✿ 24 hours power back up
- ✿ 24 hours uninterrupted water supply
- ✿ Automatic lift
- ✿ Basic fire fighting arrangements





Sweethut of your dreams !



Landscape with mini pool view | Artist Impression



Discover the pure nectar of life !



Community Court view | Artist Impression









### Connectivity :

Upcoming Thakurpukur Metro : 2.1 kms

Upcoming Joka Metro : 2.8 kms

Tollygunge Metro : 5.4 kms

Tollygunge Railway Station : 8 kms



### Schools :

Ideal Mission School : 120 m

Vivekananda Mission School : 3.9 Kms

National Gems Higher Secondary School : 5.9 Kms

M.P Birla Foundation H.S School : 6.5 kms

Pailan World School : 7.1 Kms

DPS, Joka : 10.2 Kms



### Hospitals :

Thakurpukur Cancer Hospital : 450 m

Kasturi Medical Centre : 2.1 kms

BMRI Hospital : 2.2 kms

Bharat Sevashram Sangha Hospital : 4.2 kms



### Malls & Multiplex :

South City Mall : 8.6 kms

Upcoming Carnival Mall, Genexx Valley : 2.8 kms



### Market :

Thakurpukur Cancer Hospital Market : 450 m

Kabardanga Market : 2 Kms

Thakurpukur Bazaar : 2.3 kms



**Structure :**

RCC-framed structure. Cements used: Ambuja, Lafarge, Ultratech, Birla, ACC\*.

**Walls :**

Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC)

Blocks/brick used for better quality, thermal insulation, reduction of damp.

**Elevation :**

Modern elevation, conforming to contemporary designs.

**External Finish :**

Waterproof Paint of reputed brand by certified Nerolac / Asian Paints / Berger applicator\* and other effects as applicable.

**Lobby :**

Beautifully decorated & painted lobby.

**Doors & Hardware :**

Quality wooden frames with solid core flush doors. Door handles of Godrej / Hafele / Yale\*.

Main door with premium stainless steel handle, night latch, eyehole and door stopper. Main door lock by Godrej / Yale \*.

**Internal finish:**

Wall Putty.

**Windows :**

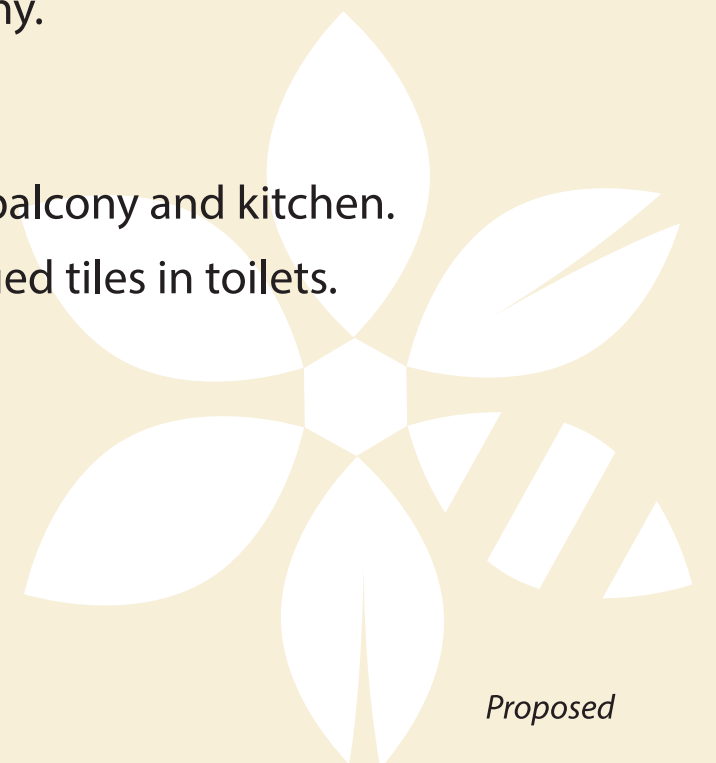
Colour anodized / Powder coated aluminium sliding windows with clear glass and window grills. Large Aluminium sliding doors in between Living Room and Balcony.

**Flooring :**

Vitrified tiles in bedrooms, living, dining, balcony and kitchen. Granite Counter in kitchen. Anti skid vitrified tiles in toilets.

Vitrified tiles in all floor lobbies

Kota in stairs





Paver tiles in Parking area

Interlocking pavers in Driveway / Walkway

Antiskid tiles in the roof

### **Kitchen :**

Granite slab with stainless steel sink.

Wall tiles up to 2 (two) feet height above counter.

### **Toilets :**

Hot and Cold water line provision with CPVC\* pipes.

CP fittings including Faucet\* of Jaquar / Kohler / Hindware\*.

Dado of vitrified tiles up to door height.

Sanitaryware with EWC with ceramic cistern and basin of Kohler / Jaquar / Hindware\*.

Pipes of Supreme / Skipper / Oriplast\*.

### **Elevator :**

Passenger Lifts of Otis / Kone\* or equivalent.

### **Electricals :**

a) Concealed Polycab / Havells\* copper wiring with modular switches of Anchor / Schneider Electric Crabtree / Havells\*.

b) Modern MCBs and Changeovers of Havells / HPL / Schneider Electric\*.

### **Details on electrical points in flat :**

#### **Living & Dinning area :**

4 nos. of wall bracket CFL / LED

1 no. of 36 W florescent / LED Tube light

1 no. of LED cove light

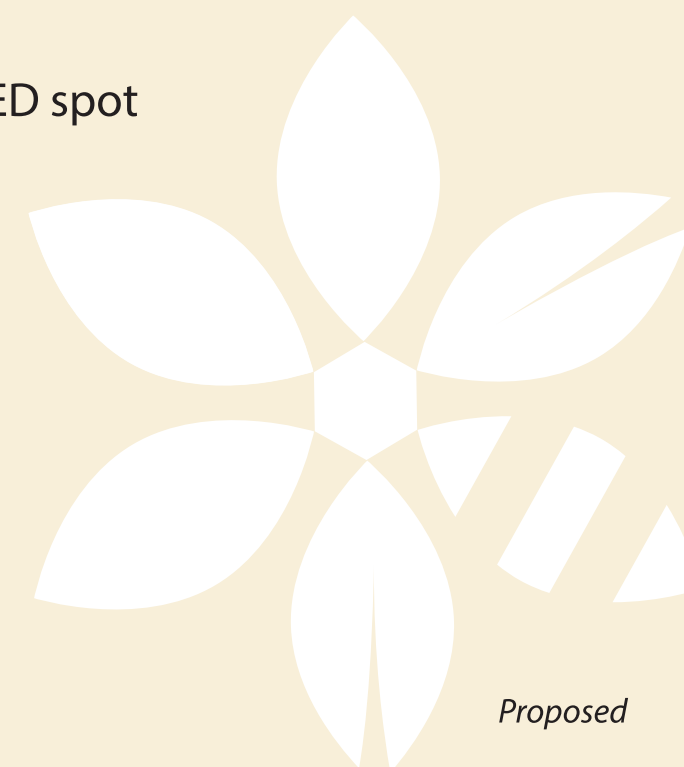
4 nos. of 2\*1W False ceiling CFL / LED spot

1 no. of ceiling fan point

4 nos. of 6A socket point on SB

3 nos. of 6 / 16A SSO point on SB

1 no. of AC 16A point





1 no. of Telephone point

1 no. of intercom point

1 no. of Television point

**Balcony :**

1 no. of wall bracket CFL /LED

1 no. of ceiling fan point

1 no. of 6A socket point on SB

**Kitchen :**

2 nos. of wall bracket CFL /LED

1 no. of 20 W mirror/ counter top CFL/ LED

1 no. of wall fan point

1 no. of exhaust point

2 nos. of 6A socket point on SB

2nos. of 6/16A SSO point on SB

1 no. of 16A Geyser point

1 no. 6/16A Fridge point

**Service balcony :**

1 no. of wall bracket CFL /LED

1 no. of 16A washing machine point

**Passage :**

1 no. of 11W ceiling CFL/LED point

1 no. of Cove Light point

2 nos. of 2\*10 W false ceiling CFL/ LED spot

1 no. of 6A socket point on SB

1 no. of Indicator/ False cover

**Toilet-I (Common Toilet) :**

1 no. of wall bracket CFL /LED

1 no. of 20W Mirror/ Counter Top CFL/LED

1 no. of Wall fan point

1 no. of Exhaust fan point

1 no. of 6A point on SB

1 no. of 16A Geyser point



**Bed room- 1 :**

- 2 nos. of wall bracket CFL/LED
- 1 no. of 36 W Florescent/LED tube light
- 1 no. of LED cove light
- 4 nos. of 2\*10 W False ceiling CFL/LED spot
- 2 nos. of ceiling fan point
- 5 nos. of 6A socket point on SB
- 1 no. of 6/16A point on SB
- 1 no. of 16A AC point
- 1 no. of Telephone point
- 1 no. of Intercom point
- 1 no. of Television point

**Toilet -2 (Attached Toilet)**

- 1 no. of wall bracket CFL/ LED point
- 1 no. of 20 W Mirror/ counter top CFL/LED point
- 1 no. wall fan point

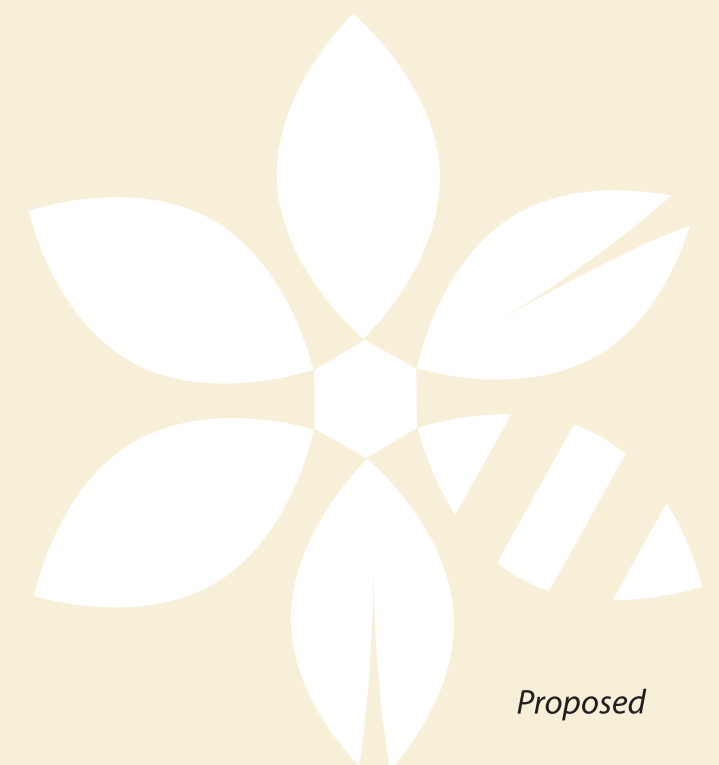
- 1 no. of Exhaust fan point

- 1 no. of 6A socket point on SB

- 1 no. of 16A Geyser point

**Bed room -2**

- 2 nos. of wall bracket CFL/ LED point
- 1 no. of 36 W Florescent /LED tube light point
- 1 no. of cove Light point
- 4 nos. of 2\*10 W false ceiling CFL/ LED spot
- 2 nos. of ceiling fan point
- 4 nos. of 6A socket point on SB
- 1 no. of 6/16A point on SB
- 1 no. of 16A AC point
- 1 no. of Telephone point
- 1 no. of Intercom point
- 1 no. of Television point





### **Bed room -3**

- 2 nos .of wall bracket CFL /LED point
- 1 no. of 36W Florescent /LED tube light point
- 1 no. of cove light point
- 4 nos. of 2\*10W false ceiling CFL/ LED spot point
- 2 nos. of ceiling fan point
- 4. nos. of 6A socket point on SB
- 1 no. of 6/16A point on SB
- 1 no.16A AC point
- 1 no. of Telephone point
- 1 no. of Intercom point
- 1 no. of Television point

### **Common area :**

Adequate light points

### **Water Supply :**

Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.

Landscape: Professionally designed and executed landscaping.

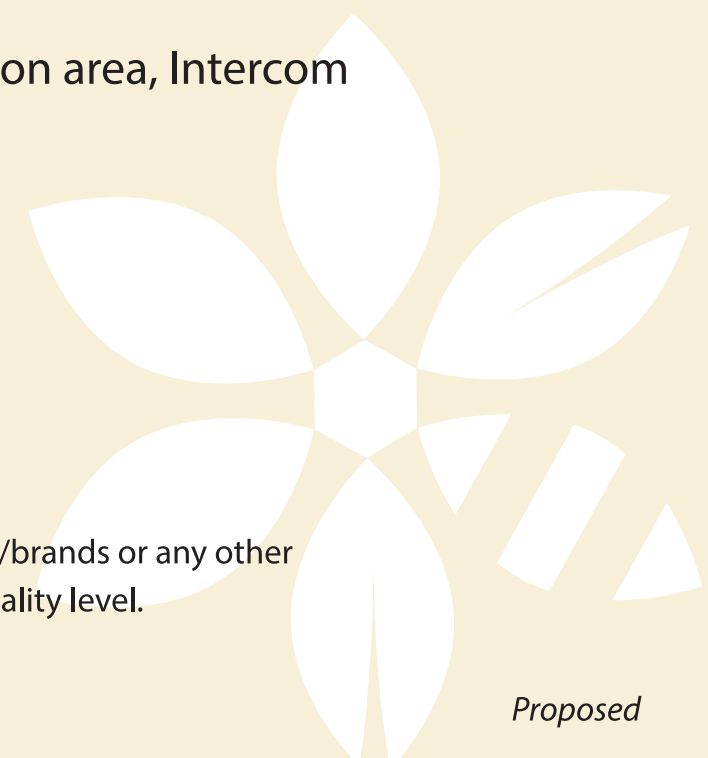
### **Generator :**

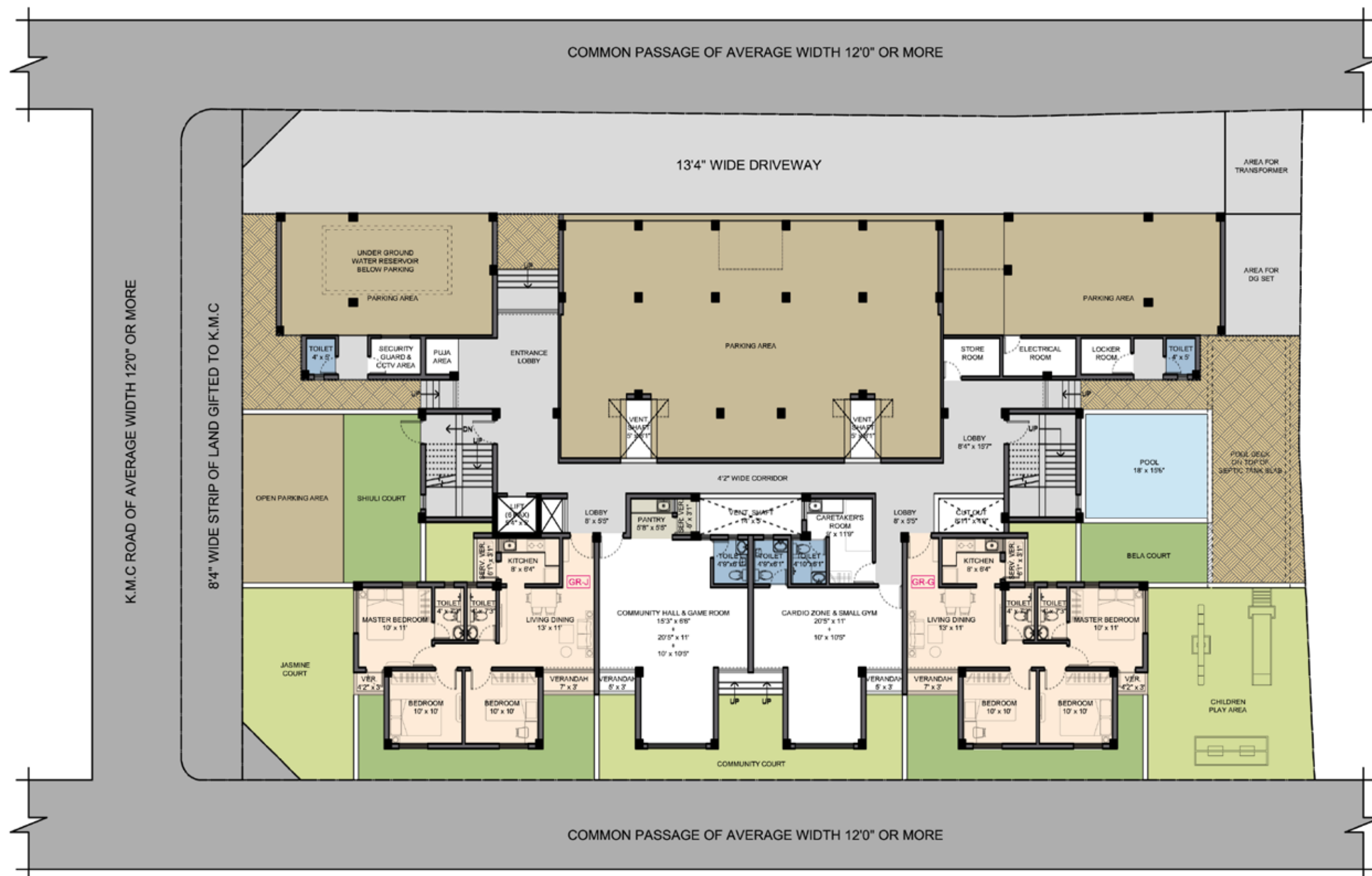
24 hour power backup for all common services.  
Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

### **Security :**

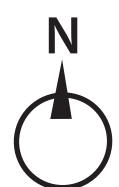
CCTV cameras for lobbies and common area, Intercom facility and 24/7 Security Personnel.

**Disclaimer:** \*The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.





FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	LAWN AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
GG	3BHK - 2T	643	54	770	87	1046
GJ	3BHK - 2T	643	54	770	87	1046



*Proposed*

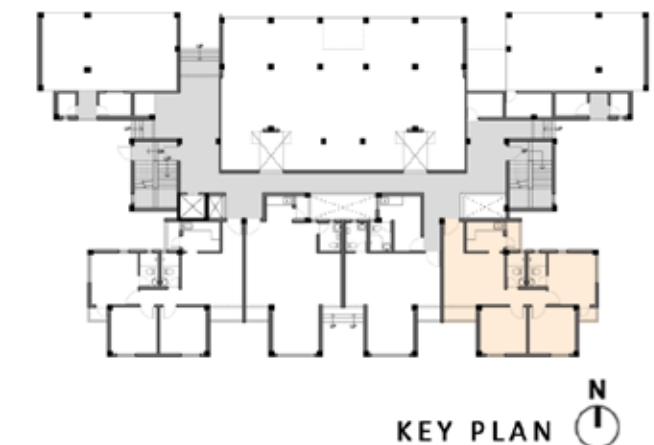
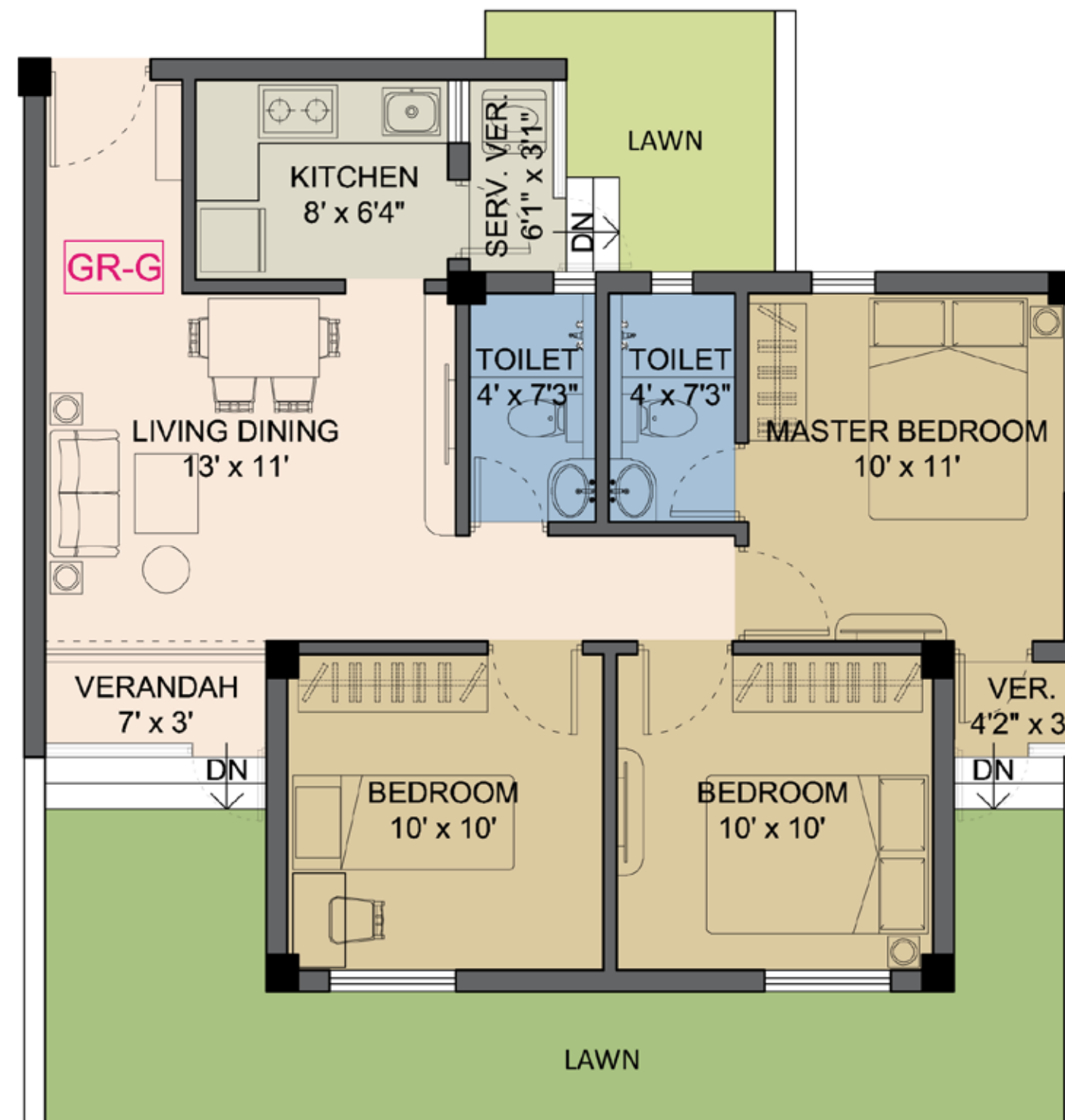




FLAT TYPE	UNIT TYPE	WBHIRA AREA IN SQ FT	BALCONY AREA IN SQ FT	BUILT-UP AREA IN SQ FT	AREA TO BE REGISTERED IN SQ FT
A	3BHK - 2T	652	55	792	1076
B	1BHK - 1T	341	31	425	578
C	1BHK - 1T	341	31	425	578
D	1BHK - 1T	341	31	425	578
E	1BHK - 1T	341	31	425	578
F	3BHK - 2T	652	55	792	1076
G	3BHK - 2T	643	54	794	1079
H	2BHK - 2T	489	45	593	806
I	2BHK - 2T	489	45	593	806
J	3BHK - 2T	643	54	794	1079



Proposed

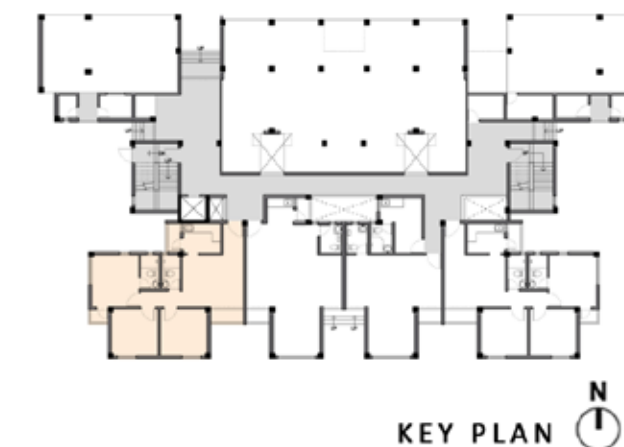
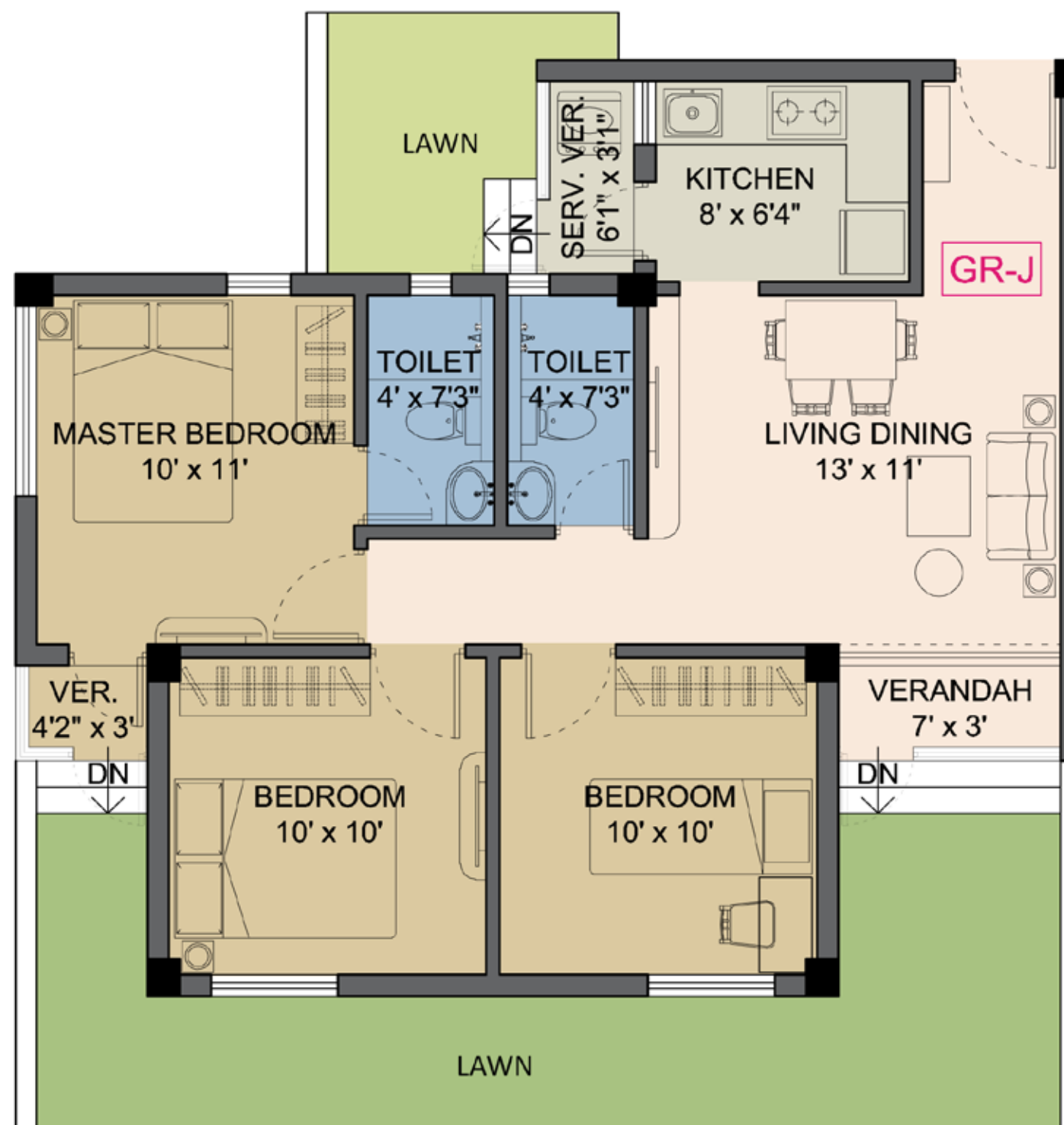


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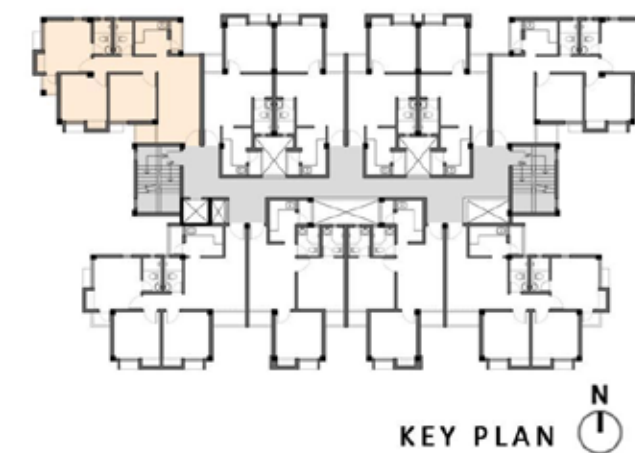
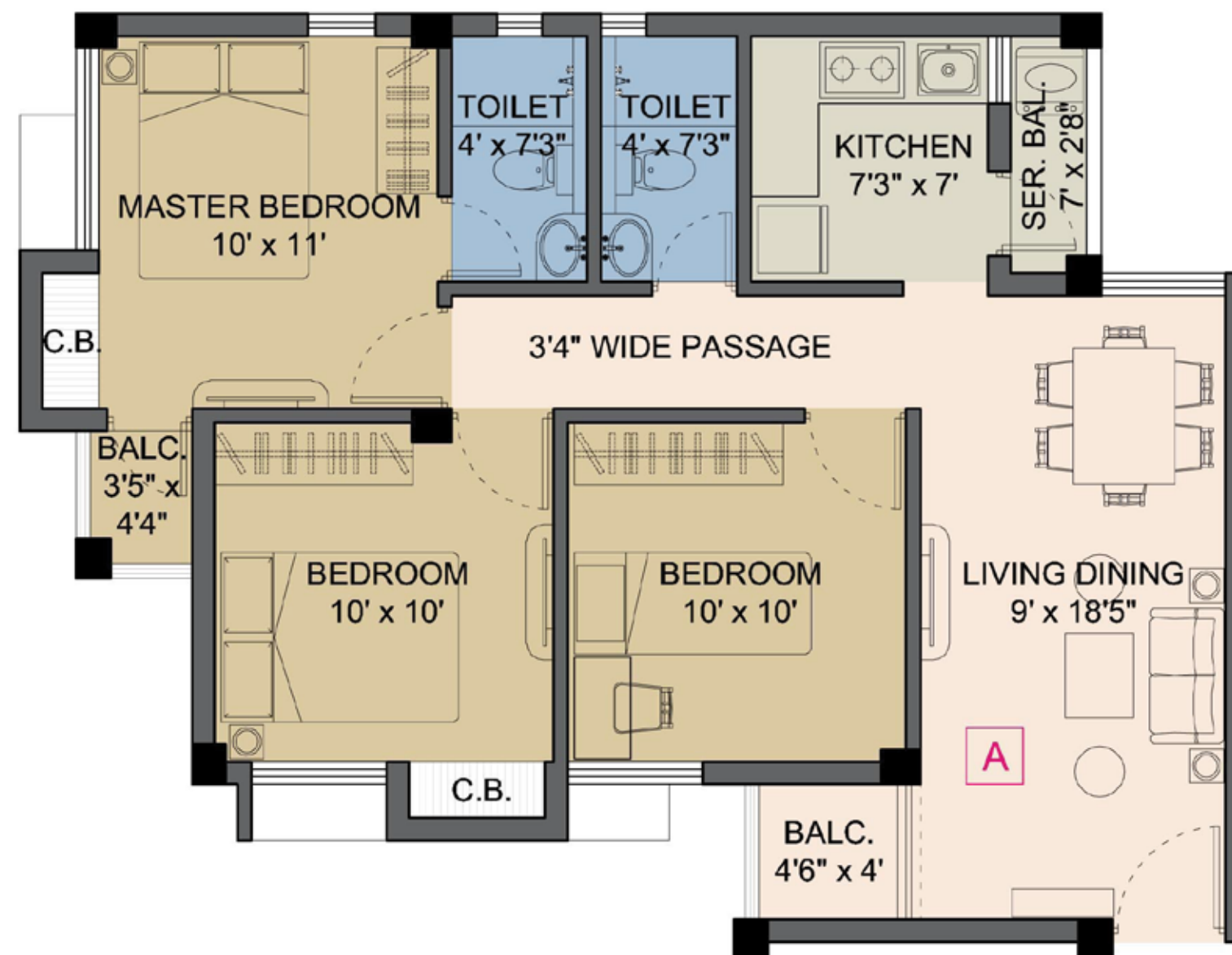




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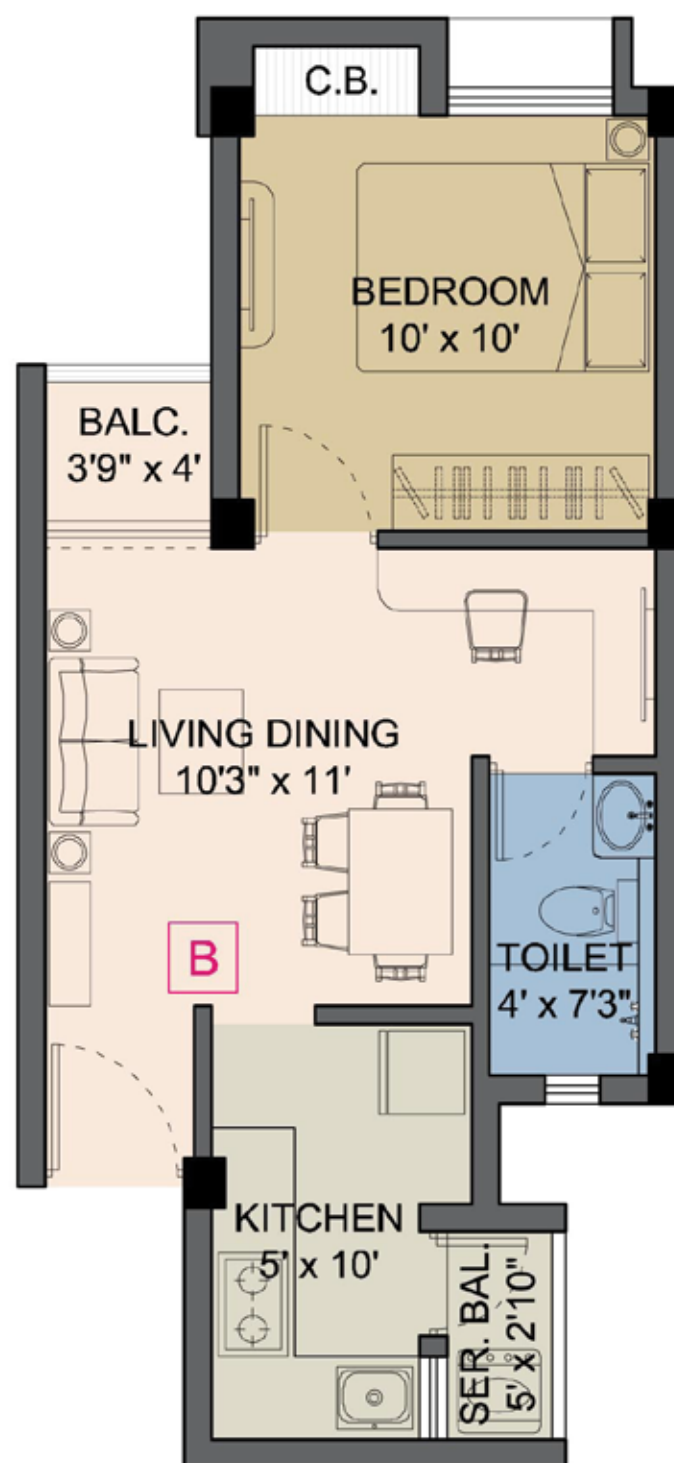


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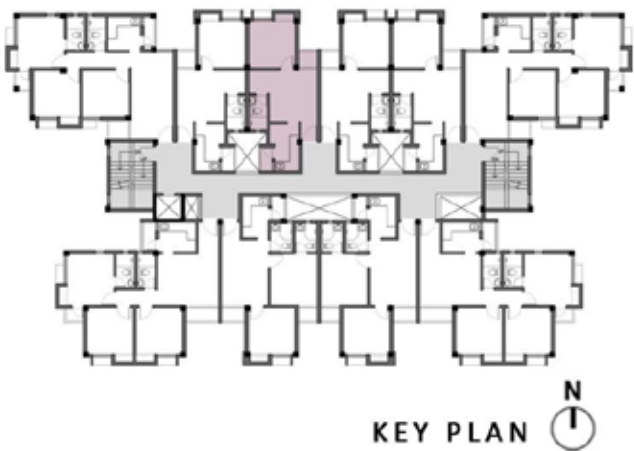
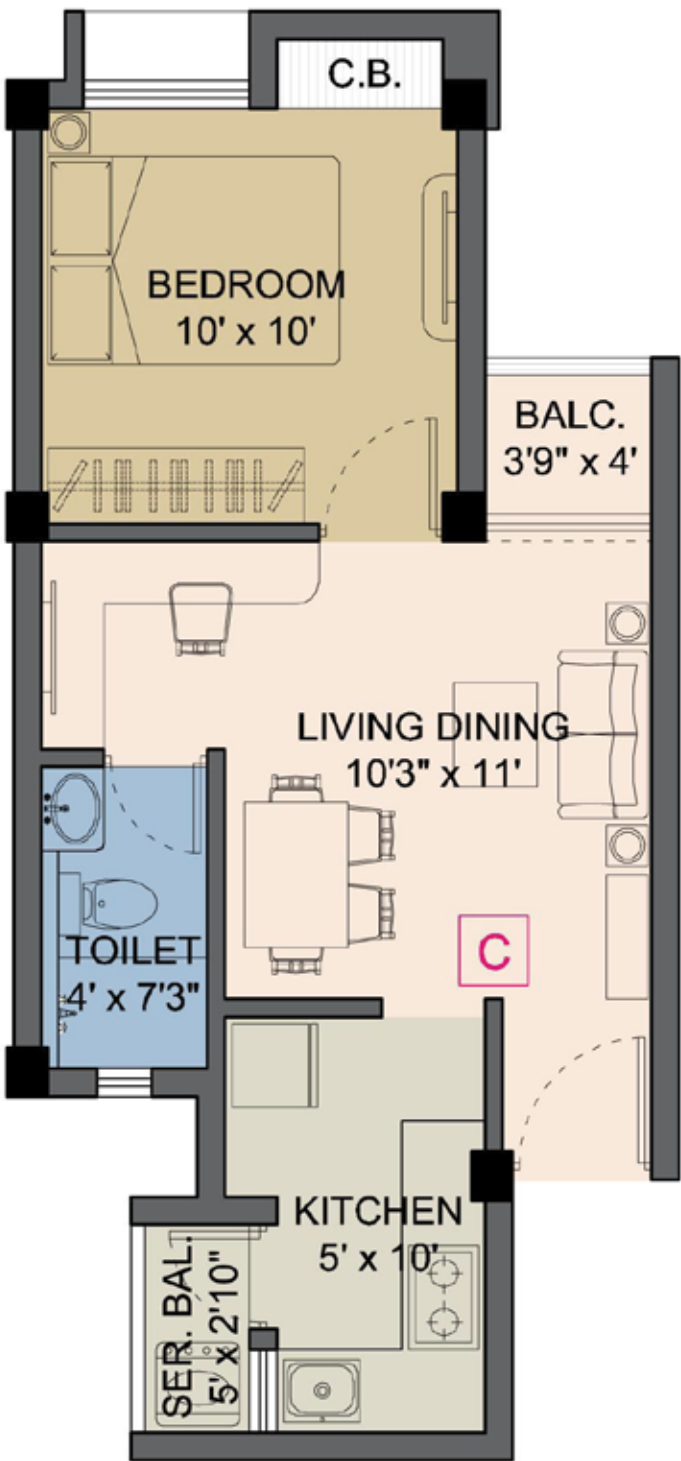




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B	1BHK - 1T	341	31	425	578



Proposed

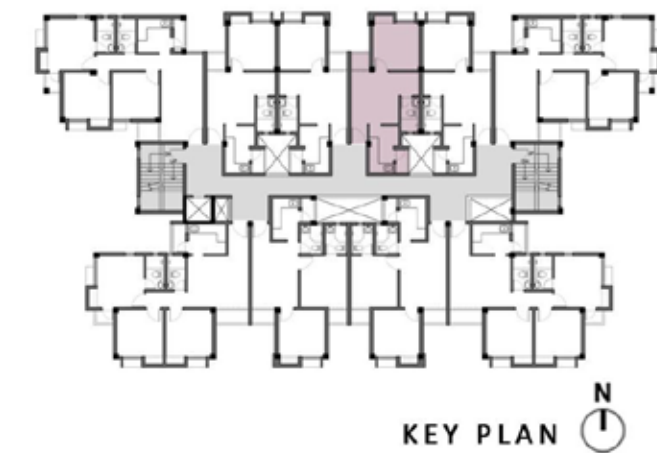
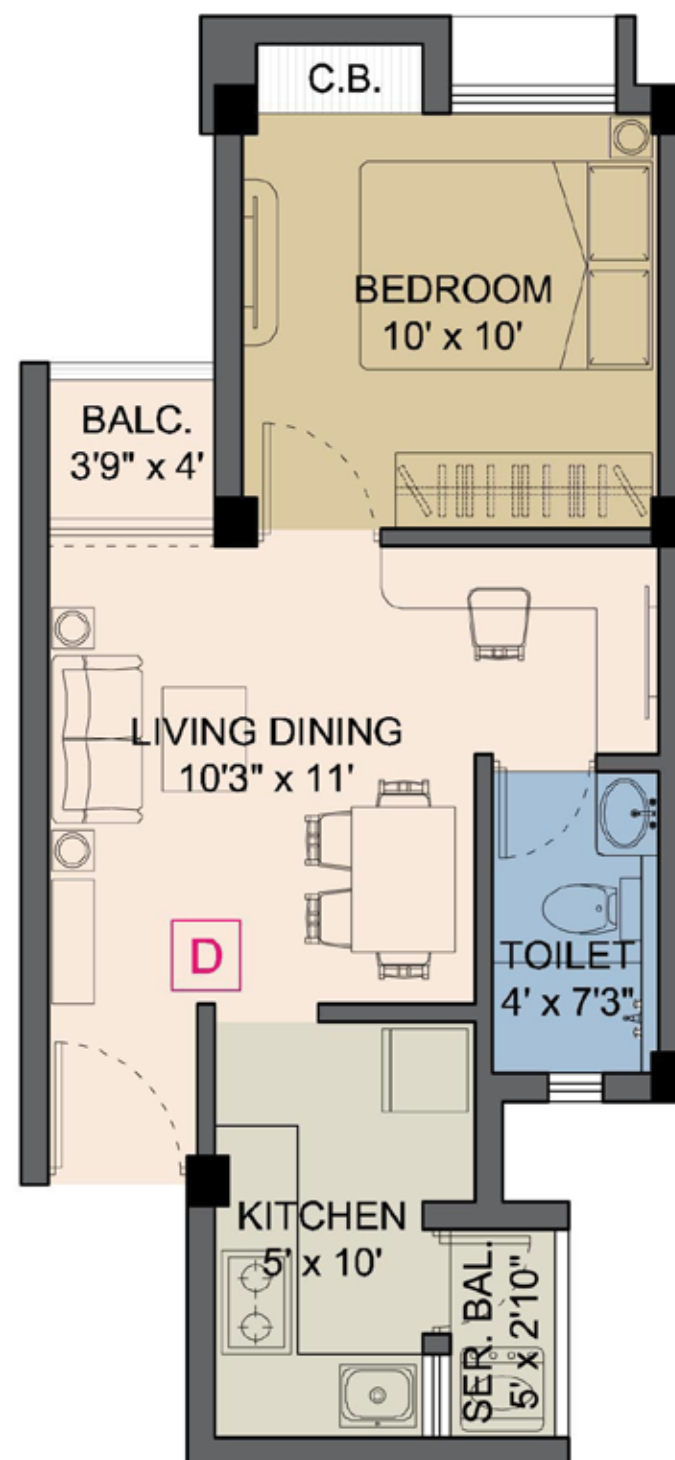


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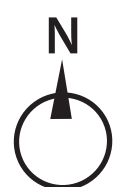


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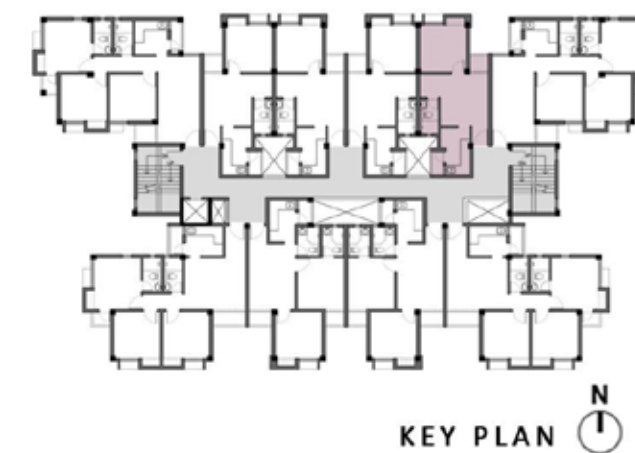
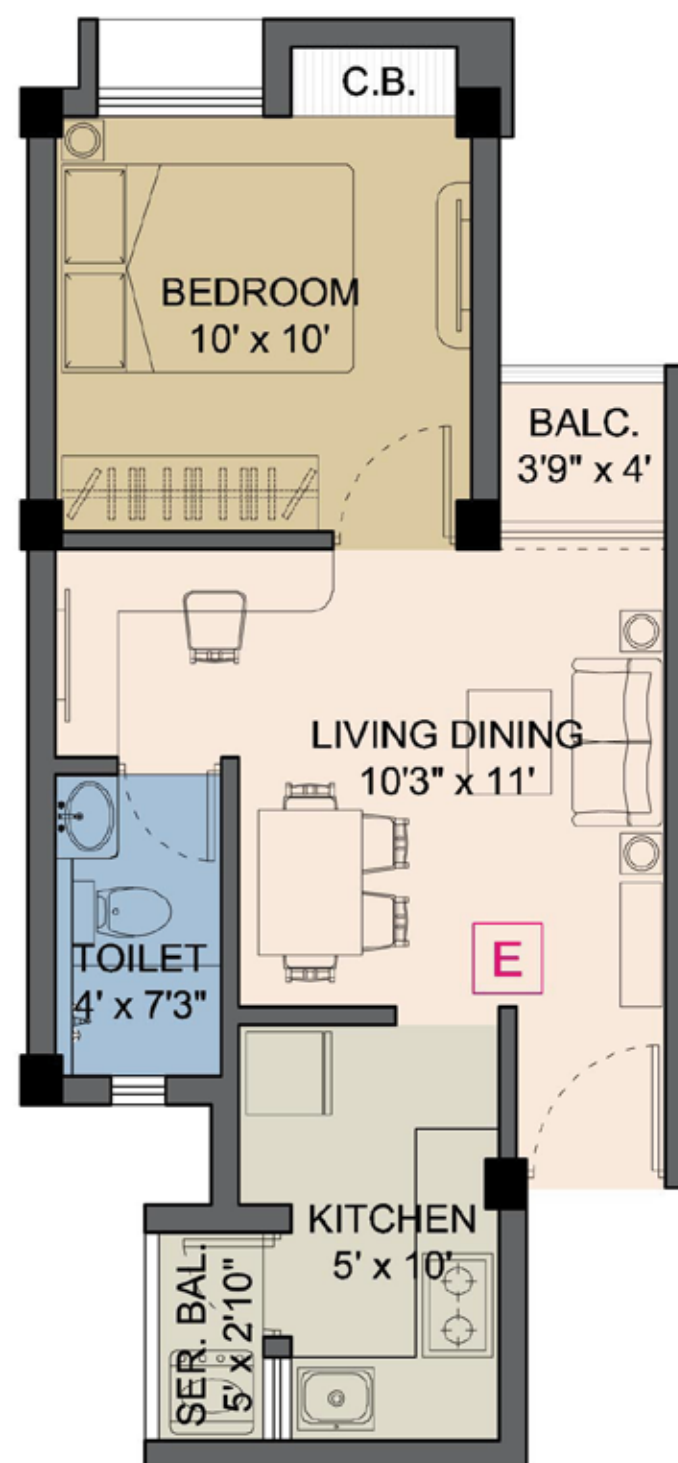




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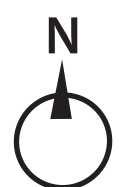


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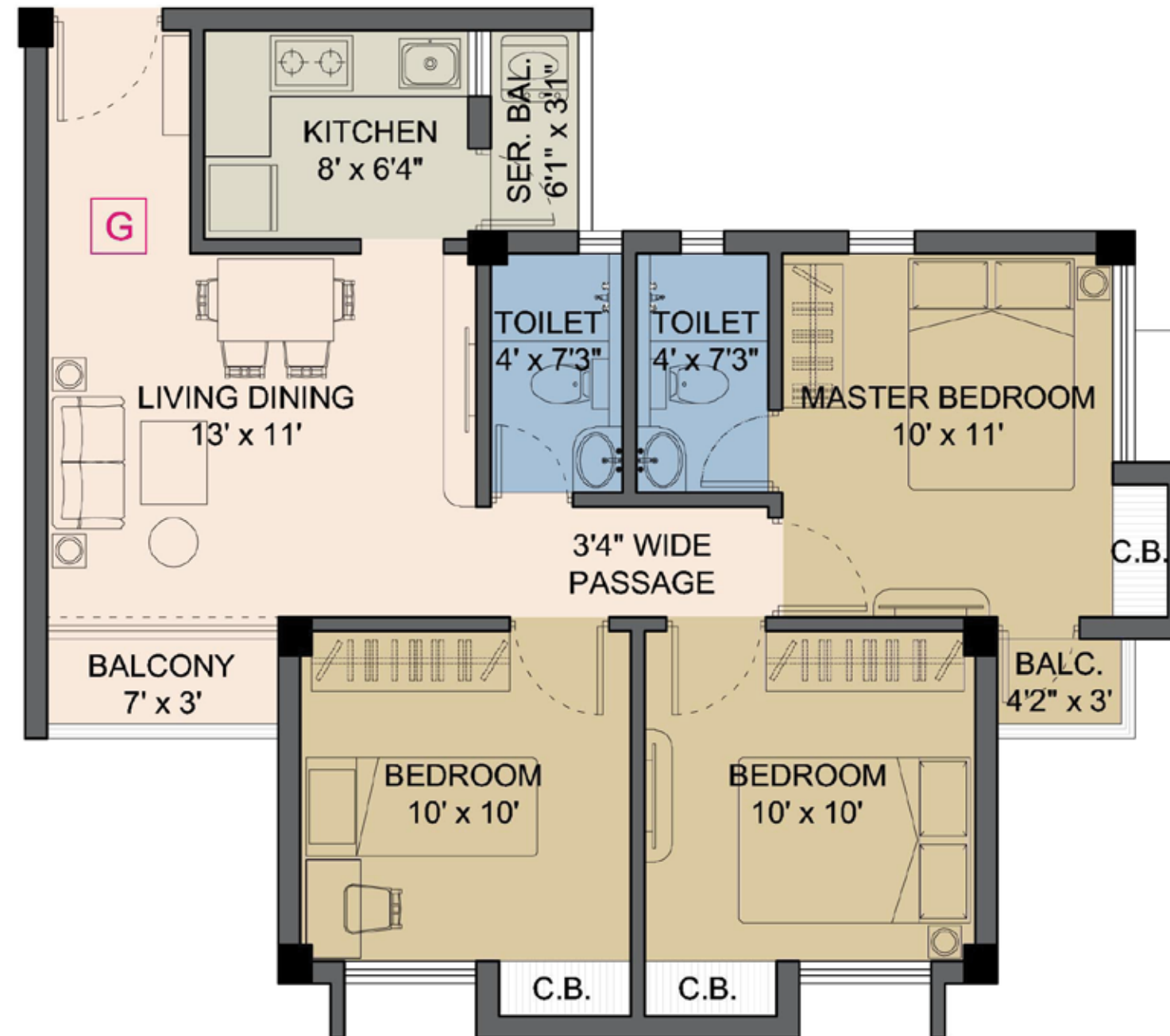




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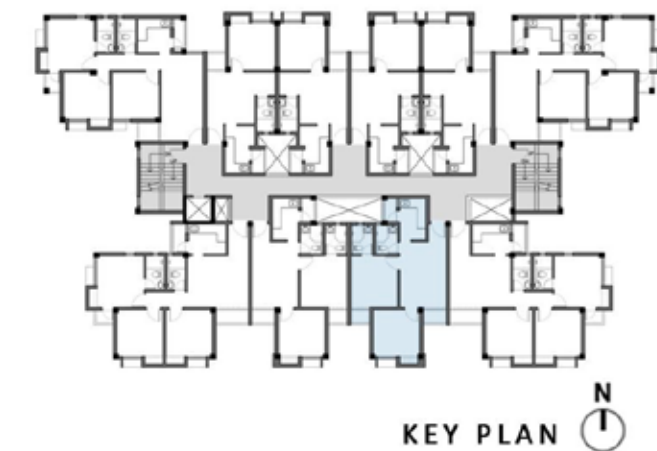
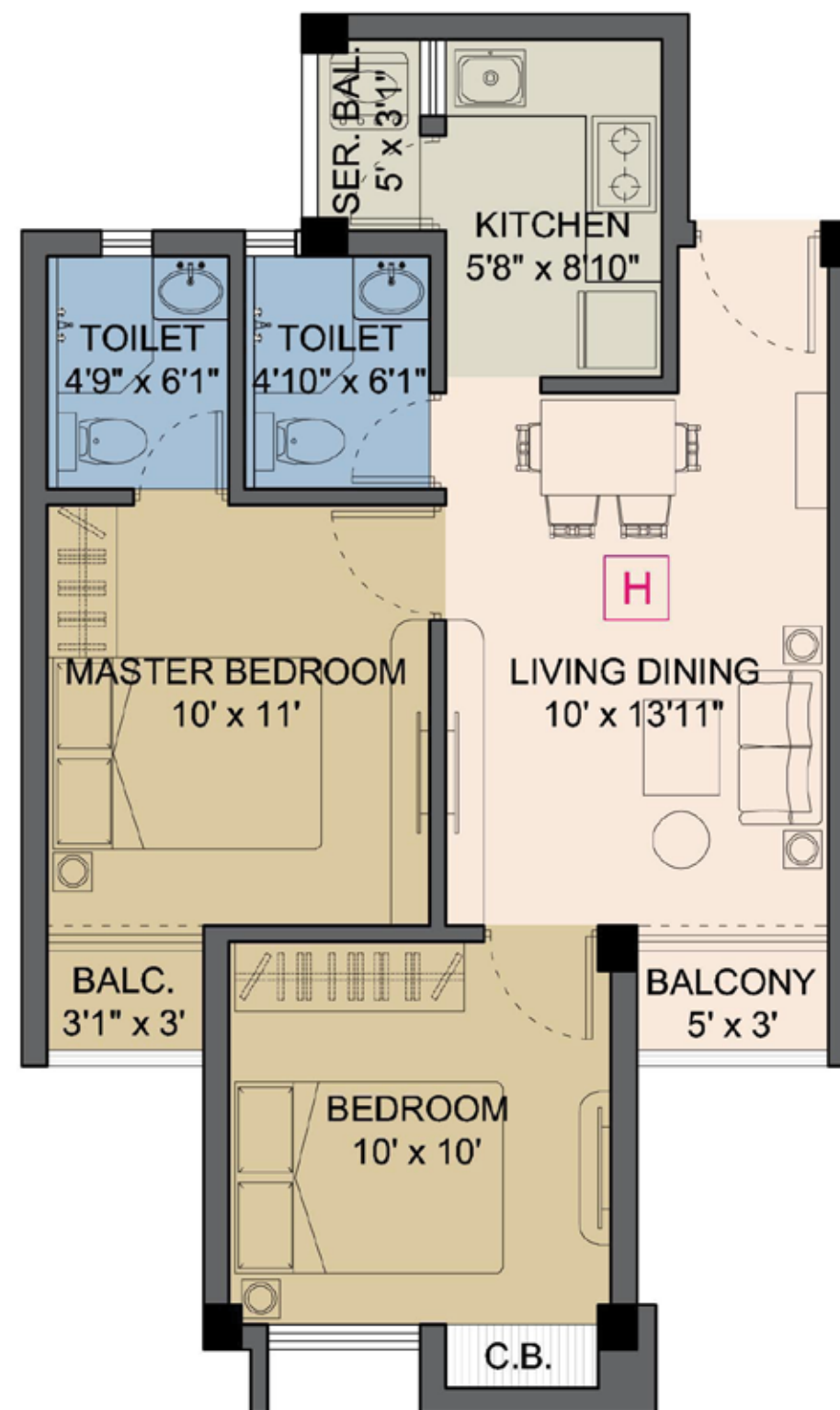


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G	3BHK - 2T	643	54	794	1079



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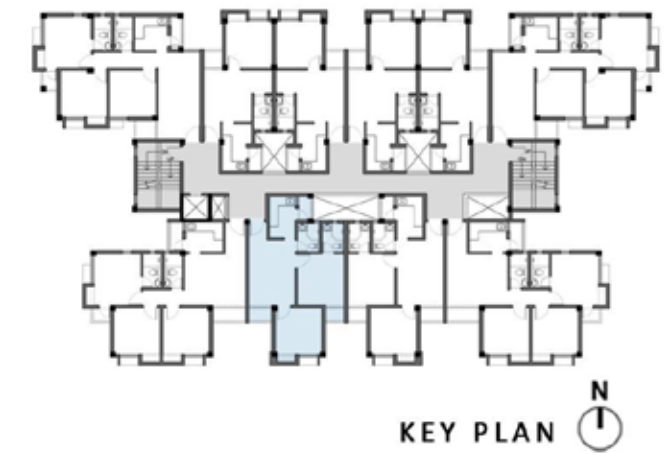
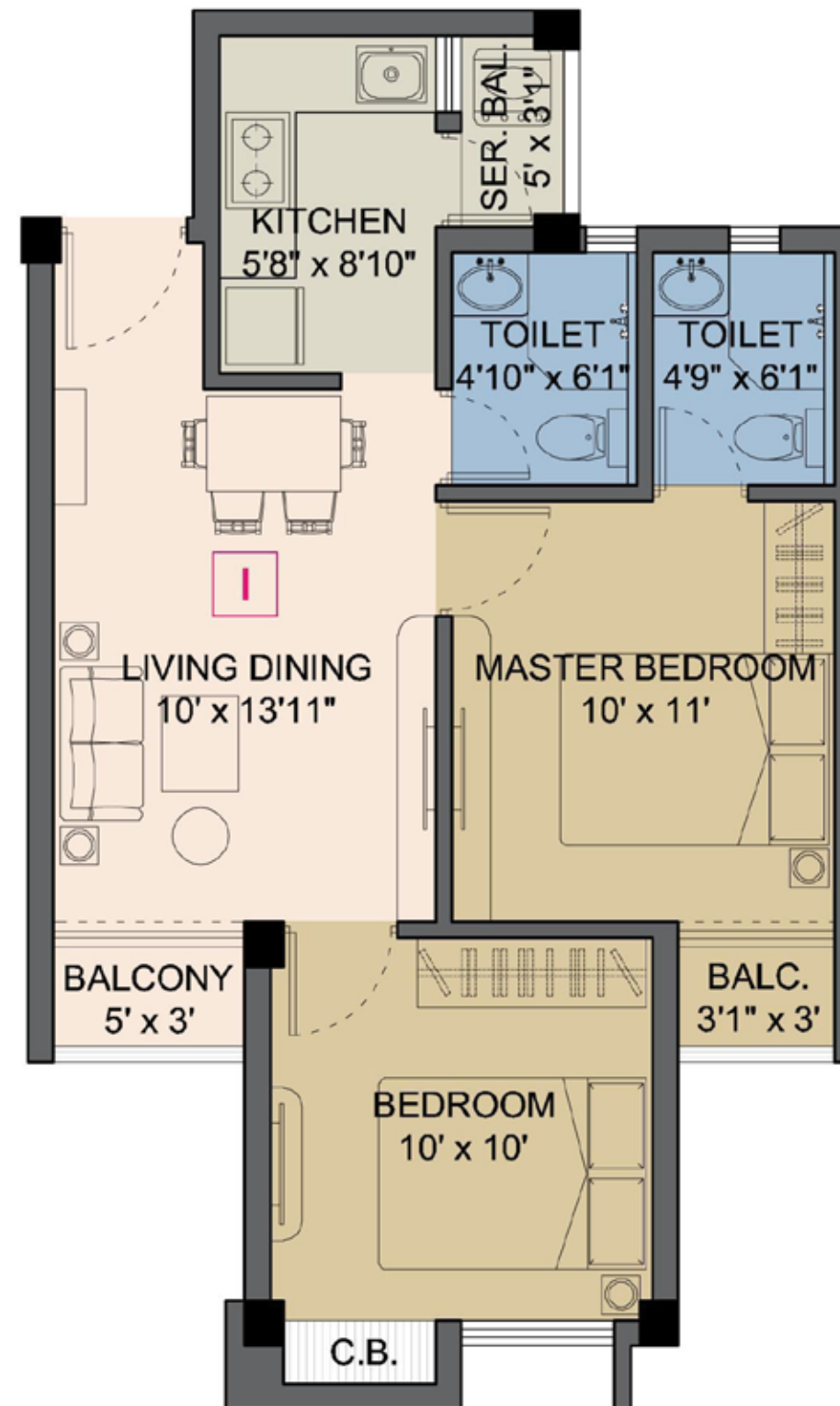




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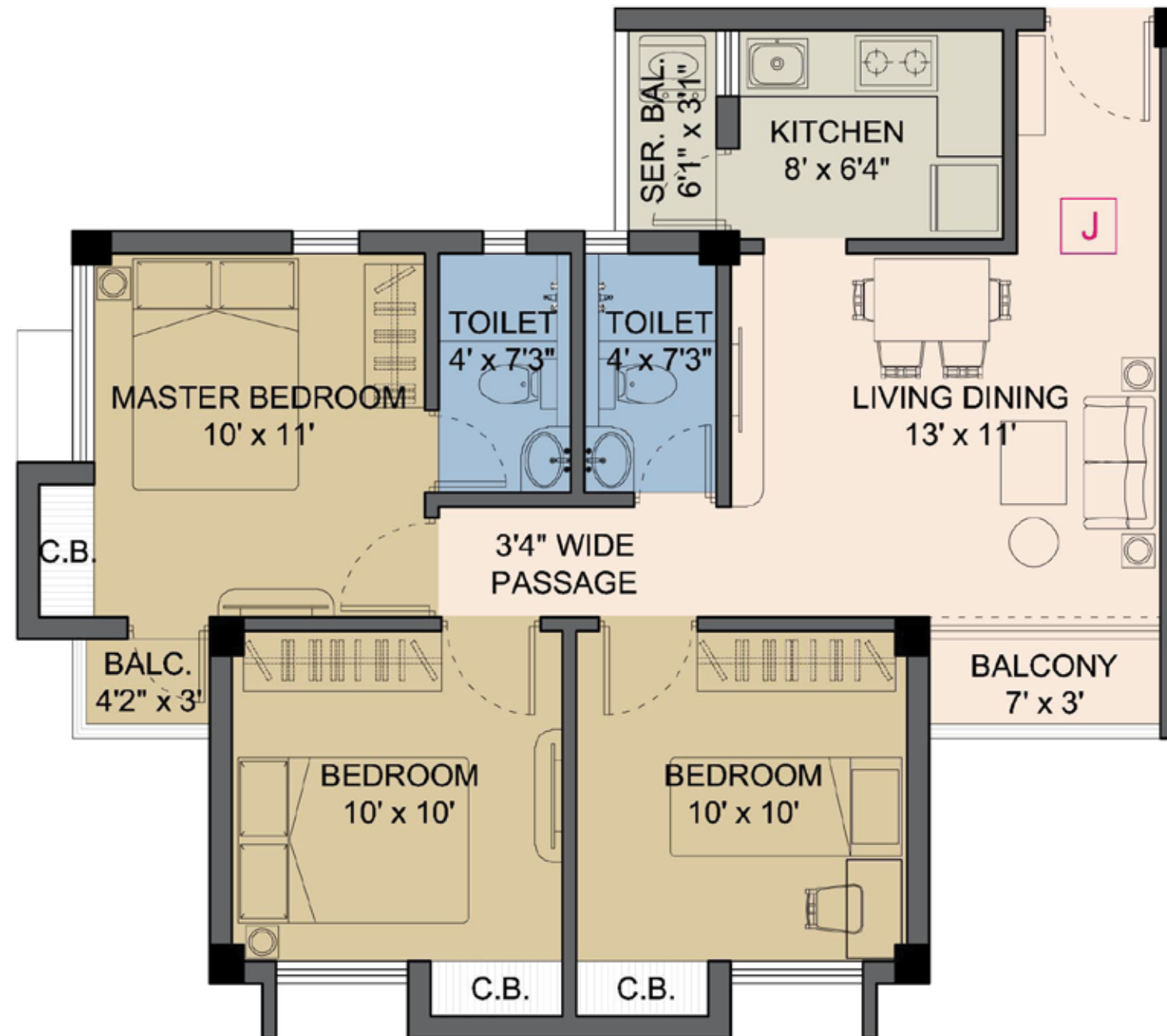


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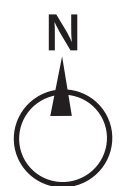


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Proposed





Entrance View | Artist Impression



## Team

Architect :



Developed by :



Structural Engineer :



### Propertymen Realty Private Limited

#### Corporate office Address:

HMP House, 4 Fairley Place, 2nd Floor, Premises No.229, Kolkata -700001

#### Site Address:

51/10, Shrijani, Thakurpukur, P.O. Joka, P.S. Haridevpur, Kolkata - 700104

**GSTIN:** 19AAICP3421F1ZJ | **CIN:** U45400WB2015PTC208294

**Ph:** 033 4600 1717

**Email:** sales@propertymen.in | **Website:** www.propertymen.in

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Home is where family gathers,  
love resides, memories are created  
and laughter never ends.

