

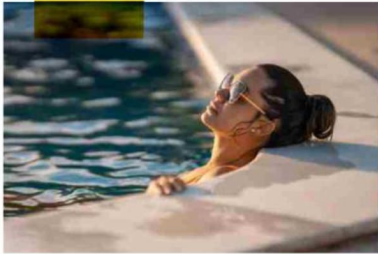


# Green Leaf

Beautiful Living

# About The Project Amenities

SWIMMING  
POOL



YOGA  
CENTRE



50-acre  
gated  
project

OUTDOOR  
BANQUET



BASKETBALL  
COURT



INDOOR  
GYM



CHILDRENS  
PARK



## Why Green Leaf is your answer

At Green Leaf , we offer the pride of landownership with no hassles. Here's why Green Leaf is the perfect choice for you:



### COMMUNITY AMENITIES

Approximately 10,000 sq. ft. reserved for a club or community center and separate area

### ADDITIONAL SERVICES

Green Leaf will assist with mutation, conversion, architect recommendation, sanction plan, construction, and various other setup for plot buyers.



# Green Leaf

### CHOICE OF PLOTS

READY WITH BASIC FACILITIES 2 & 3 Cottah and its multiple like 4 / 5 / 6 / 7 / 8 / 9 / 10 Cottah and so on... Street lights, electric connections, land filling, treated water supply, road, drainage and STP.

### SECURITY ASSURED

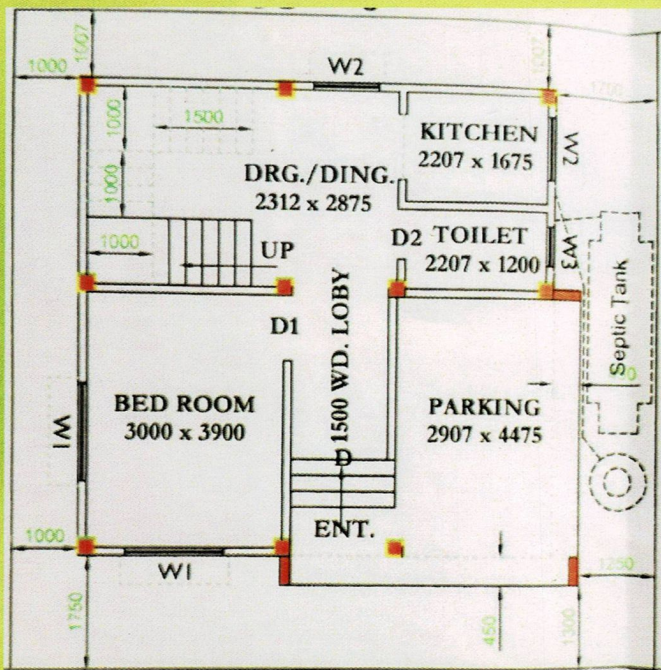
A gated community with a main gate construction & peripheral fencing, CCTV and 24x7 security guard.



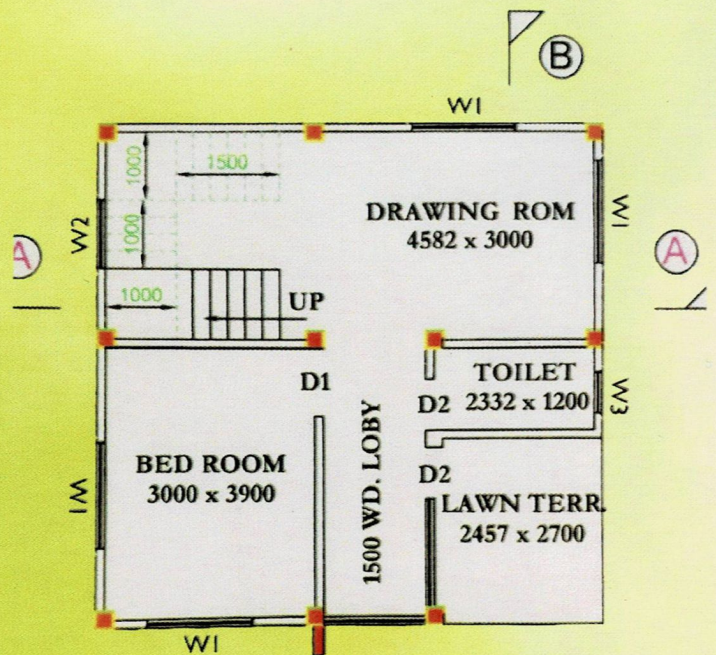


# ROSE

Land area - 1.8 katha  
 Construction area - 900 sqft  
**2/3BHK**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



# ASTER

Land area - 2 katha  
 Construction area - 1400 sqft  
**3BHK**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

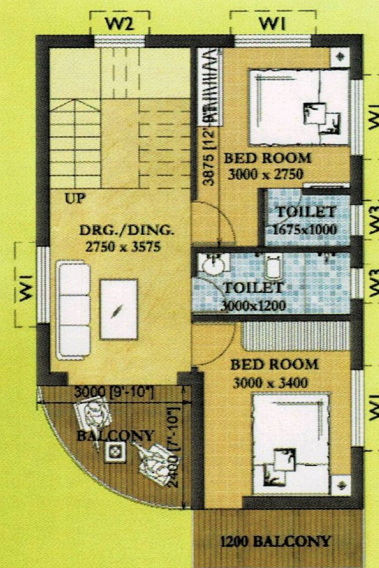
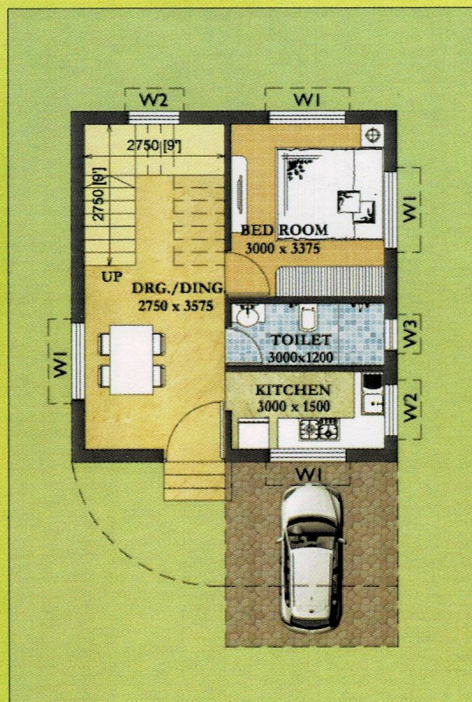


# LAVENDER

Land area - 2 katha

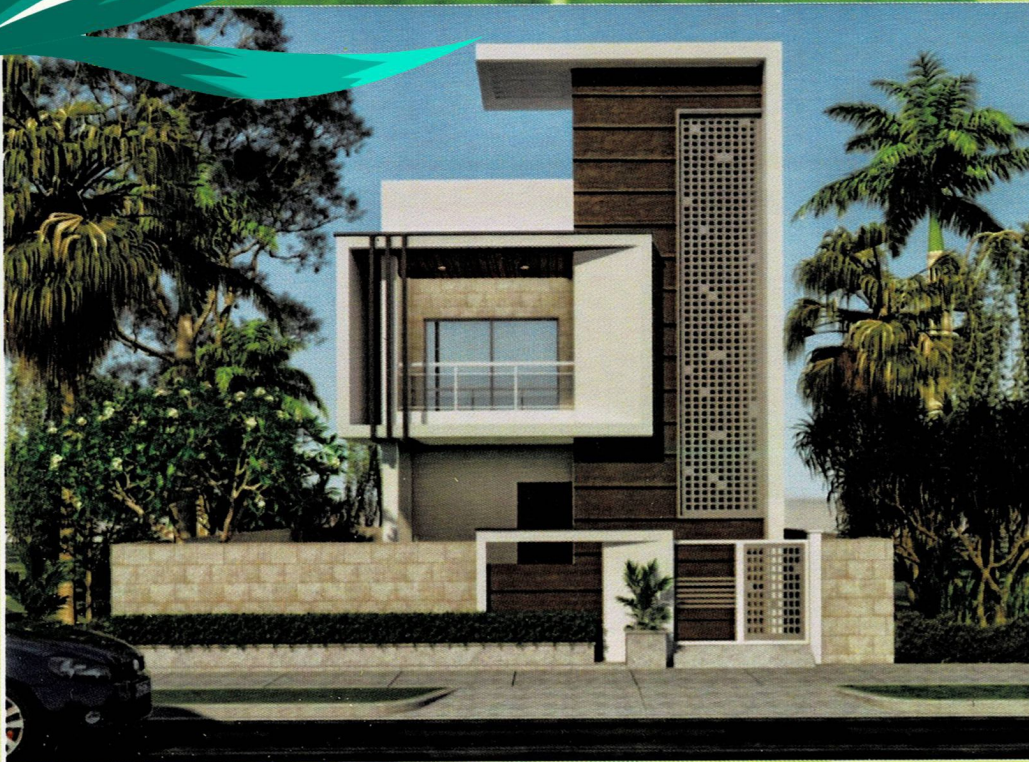
Construction area - 1320 sqft

**3BHK**



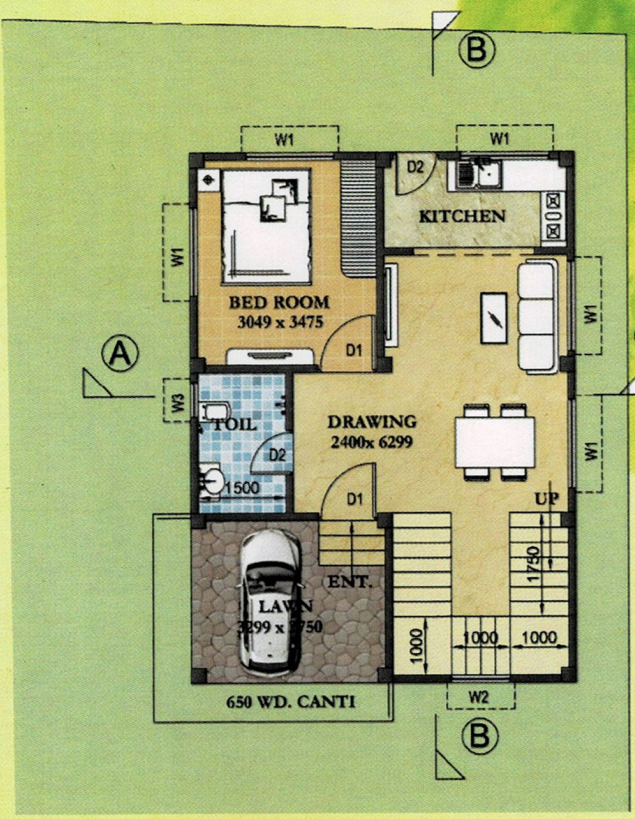
**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**

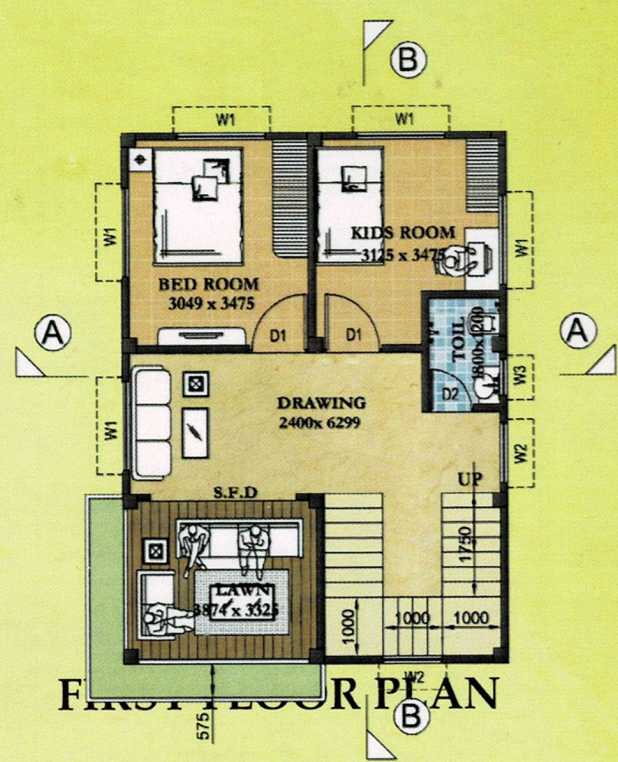


# ORCHID

Land area - 2.5 katha  
 Construction area - 1290 sqft  
**3BHK**



**GROUND FLOOR PLAN**

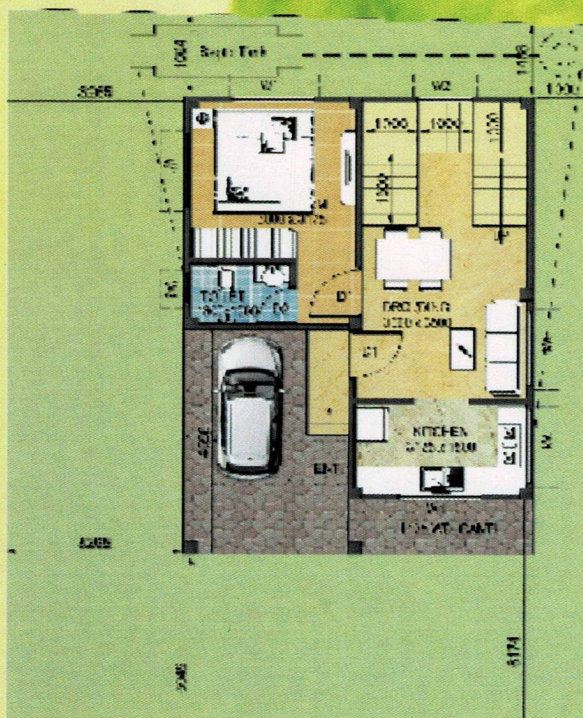


**FIRST FLOOR PLAN**

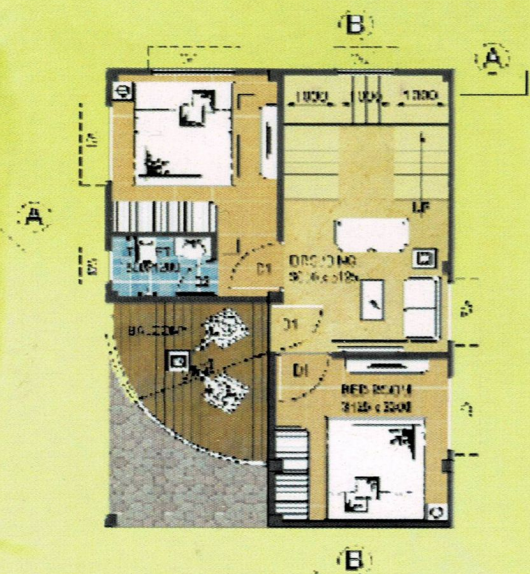


# LILY

Land area - 2.6 katha  
Construction area - 1420 sqft  
**3BHK**



**GROUND FLOOR PLAN**

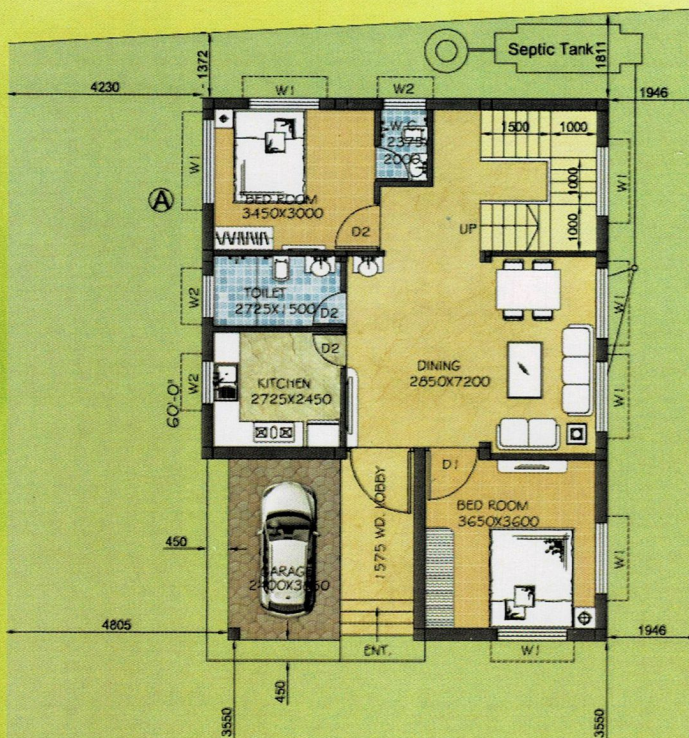


**FIRST FLOOR PLAN**



# TULIP

Land area - 3.75 katha  
 Construction area - 2310 sqft  
**4BHK**



**GROUND FLOOR PLAN**

**FIRST FLOOR PLAN**



- ▶ Pailan World School & College - 1 kms
- ▶ Bharat Sevashram Hospital - 2 kms
- ▶ Vivekananda Mission School & Gurukul Academy - 3 kms
- ▶ IIM Joka - 3 kms
- ▶ Joka Metro Station - 4 kms
- ▶ ESI Hospital - 4 kms
- ▶ MORE Departmental Stores - 5.5 kms
- ▶ Thakurpukur 3A Bus Stand - 6 kms
- ▶ Kasturi Nursing Home - 6 kms
- ▶ Swadesh Basu Hospital - 6 kms
- ▶ D M Hospital - 6 kms
- ▶ Reliance Trends & Shopping Complex - 6.1 kms
- ▶ Thakurpukur Bazar - 6.2 kms
- ▶ Vivekananda College - 6.2 kms
- ▶ Swamniarayan Temple - 4.2 kms



**HOME LOAN AVAILABLE FROM**

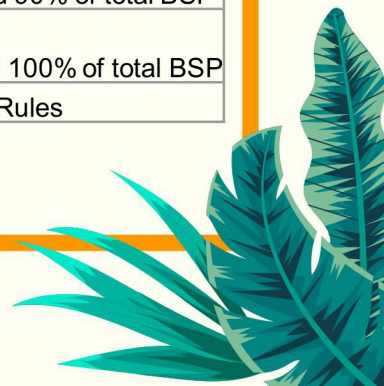
**SBI | HOME LOANS**





# Green Leaf

BUNGALOW COST					
SI No.	BUNGALOW TYPE	SALEABLE AREA (SQ.FT)	AREA OF LAND COTTAH	BHK	COST(RS.)
1	ROSE	900	1.8	3 BHK	46 L
2	ASTER	1400	2	3 BHK	76 L
3	LAVENDER	1320	2	3 BHK	75 L
4	ORCHID	1290	2.5	3 BHK	74 L
5	LILY	1420	2.6	3 BHK	76 L
6	TULIP	2310	3.75	4 BHK	82 L
SI No.	FLEX PAYMENT PLAN FOR BUNGALOWS		AMOUNT RS.(BSP)	PAYMENT STATUS	
1	At the Booking		10% of B.S.P	Completed 10% of total BSP	
2	At the time Agreement		10% of B.S.P	Completed 20% of total BSP	
3	On Raft Casting		10% of B.S.P	Completed 40% of total BSP	
4	On Completion Casting of Ground Floor Roof		10% of B.S.P	Completed 60% of total BSP	
5	On Completion Casting of Ultimate Floor Roof		10% of B.S.P	Completed 80% of total BSP	
6	On Completion of Internal Plaster & External Plaster		10% of B.S.P	Completed 90% of total BSP	
7	On Completion of Flooring, Electrification		10% of B.S.P	Completed 100% of total BSP	
8	Registration Charges Extra		As Per Government Rules		
SI No.	FLEX PAYMENT PLAN FOR DESIGNATED UNIT TYPE		AMOUNT IN RS. (BSP)	PAYMENT STATUS	
1	At the time of Booking		10% of B.S.P		
2	At the time Agreement		10% of B.S.P	Completed 20% of total BSP	
3	On Raft Casting		10% of B.S.P	Completed 30% of total BSP	
4	On Casting of Ground Floor Roof		10% of B.S.P	Completed 40% of total BSP	
5	On Casting of First Floor Roof		10% of B.S.P	Completed 50% of total BSP	
6	On Casting of Second Floor Roof		10% of B.S.P	Completed 60% of total BSP	
7	On Casting of Third Floor Roof		10% of B.S.P	Completed 70% of total BSP	
8	On Casting of Fourth Floor Roof		10% of B.S.P	Completed 80% of total BSP	
9	On Completion of Internal Plaster & External Plaster		10% of B.S.P	Completed 90% of total BSP	
10	On Completion of Flooring, Electrification and Lift		10% of B.S.P	Completed 100% of total BSP	
11	Registration Charges Extra		As Per Government Rules		



# GREEN LEAF



OFFICE ADDRESS– PAILAN GREEN LEAF NEPALGOUNG ROAD, KOLKATA-743398  
Mail - greenleafpailan@gmail.com Website – greenleafpailan.com

TYPE	RESIDENTIAL PLOT	PRICE
1	20' & Below' Wide Road Facing	₹ 425000
2	30' Wide Road Facing	₹ 445000
3	CORNER PLOT	₹ 465000

## NOTE: -

- ❖ Booking of plot's shall be done as per company's price chart.
- ❖ Processing fees – 1000/-, It is not refundable and adjustable.



## VISION

## Unlock the value of landownership at Green Leaf

Imagine the pride and joy of crafting your dream home on your very own piece of land. Land ownership is an enduring investment - an asset that never wears, never depreciates, and is impervious to theft or destruction. With lowest maintenance costs, the value of land appreciates steadily, making it a superior choice to a land & bungalow in many aspects.





# Thanks!

**Do you have any questions?**

[Mail-greenleafpailan@gmail.com](mailto:Mail-greenleafpailan@gmail.com)

[www.greenleafpailan.com](http://www.greenleafpailan.com)



BANK DETAILS  
HOLDER NAME :  
JOYOTU LAND DEVELOPMENT PVT LTD  
A/C NO.:13140200113073  
IFSC CODE:FDRL0001314  
BANK:FEDERAL BANK  
BRANCH:BEHALA, KOLKATA