

MAGNOLIA  
**Vardaan**  
Rajarhat



—  
A Blessed Life  
—

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**Vardaan**  
Rajarhat

## The Shubh Elevation

Magnolia Vardaan brings an auspicious life in Rajarhat. Surrounded by water and greens with the highest quality standards of construction. Refined lifestyle amidst the aura. Positive vibes elevate your joy. Not just luxurious, it's a better life.

168 Pious Global-Class Apartments  
at Rajarhat.

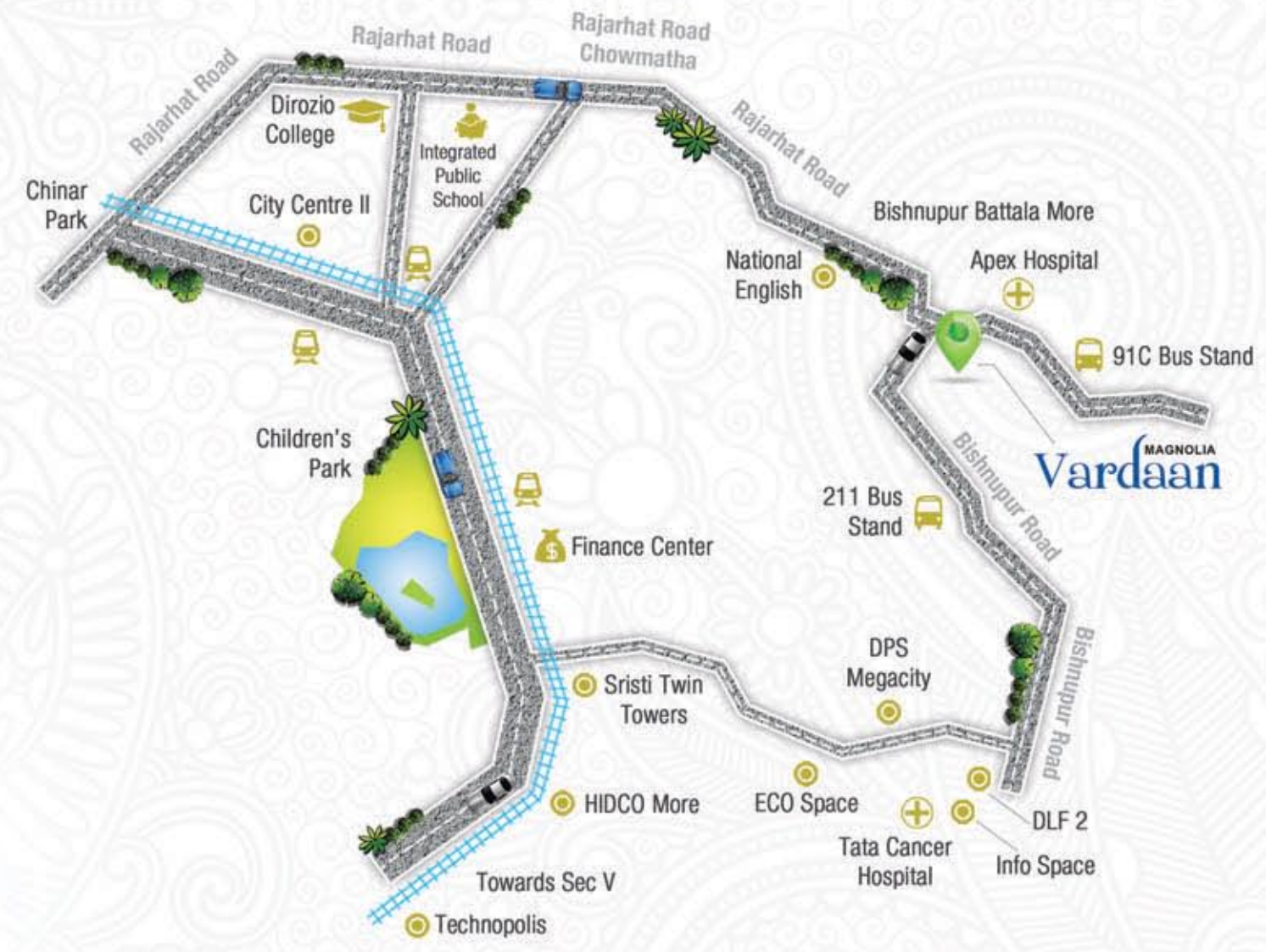


# Location Map



## The Address of Serenity.

The address of peace. The location of buzz. How do you get the best of both worlds together?  
 Located at Rajarhat.  
 Magnolia Vardaan combines the easiness of a residential zone and vibrancy of daily conveniences - all in one neighborhood. All major education institutes, banks, railway station & medical help is at vicinity. You can reach faster and also enjoy your seclusion / privacy.



### Key Distances

- ✈ Airport 6 Kms.
- 🛒 Shopping Mall 5 Kms.
- 🏫 National English School 1 Km.
- 🏥 Hospital 6 Kms.
- 🏢 New Town IT HUB 4 Kms.

Welcome to  
a Divine Surrounding



Life should be more than the routine. It's amazing, how 15 minutes in the gymnasium can change your day... Indoor Games sweat you less but excite you just as much. Table-Tennis, Carrom... make everyone younger. And of course, if life's a celebration - the community-hall is the address!

Amenities



Welcome to  
a Fine Living



## Facilities



Water Treatment Plant



24x7 Water Supply



24x7 Security Service



Intercom



24x7 Power



Lift





# Site Plan

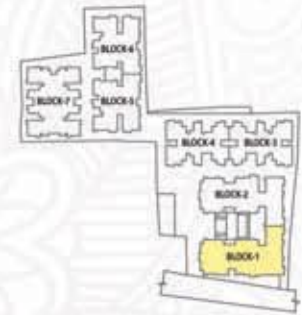


# Floor Plan



Block-1  
Typical 1st to 4th floor

FLAT	A	B	C	D	E	F
BHK	3	2	3	3	2	3
SBUA	1143 SQFT	875 SQFT	1106 SQFT	1106 SQFT	875 SQFT	1143 SQFT

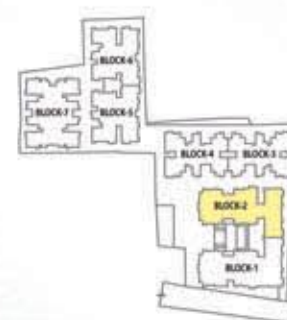


# Floor Plan



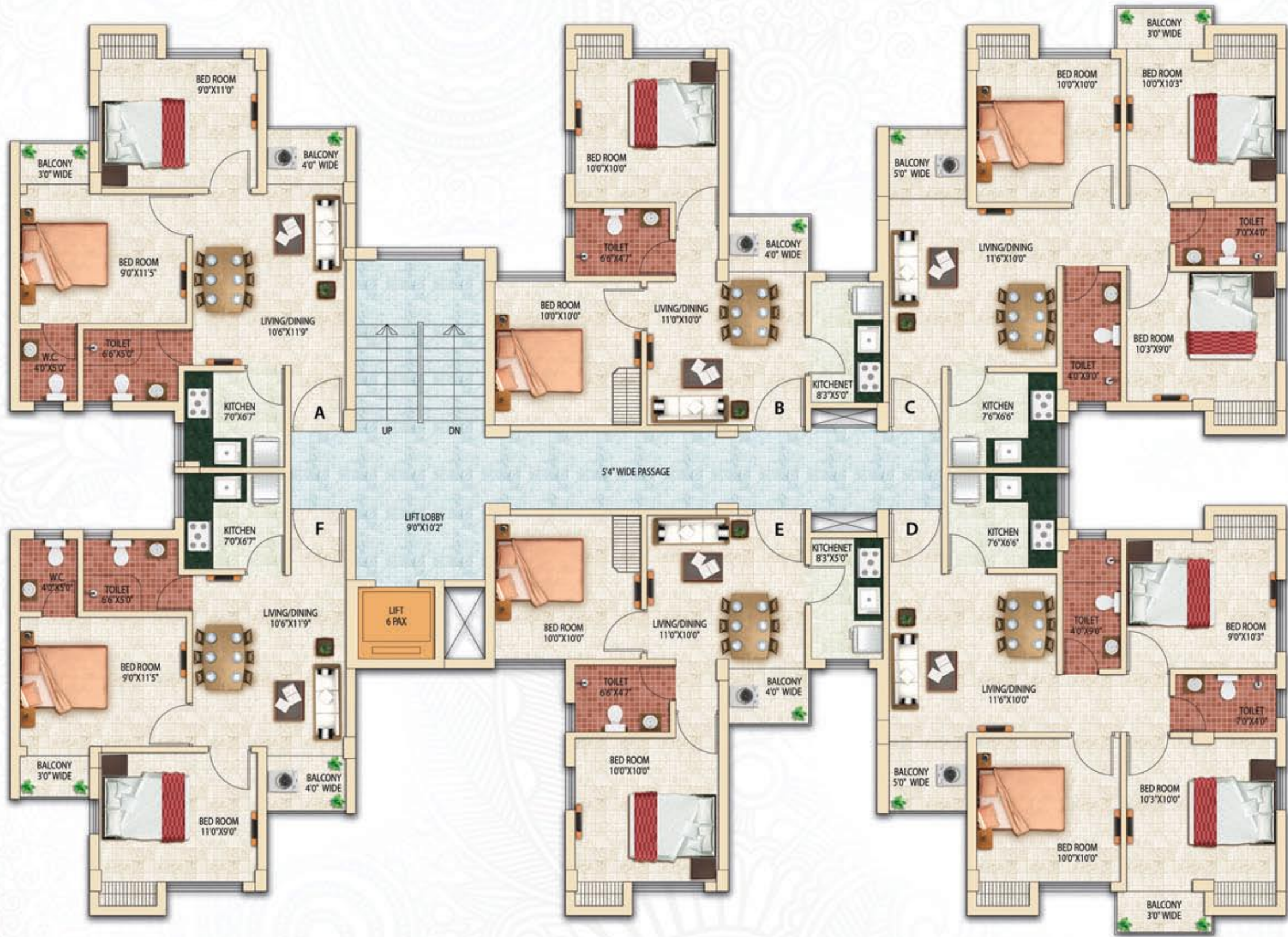
Block-2  
Typical 1st to 4th floor

FLAT	BHK	SBJA
A	3	1143 SQFT
B	2	875 SQFT
C	3	1106 SQFT
D	3	1106 SQFT
E	2	875 SQFT
F	3	1143 SQFT





# Floor Plan

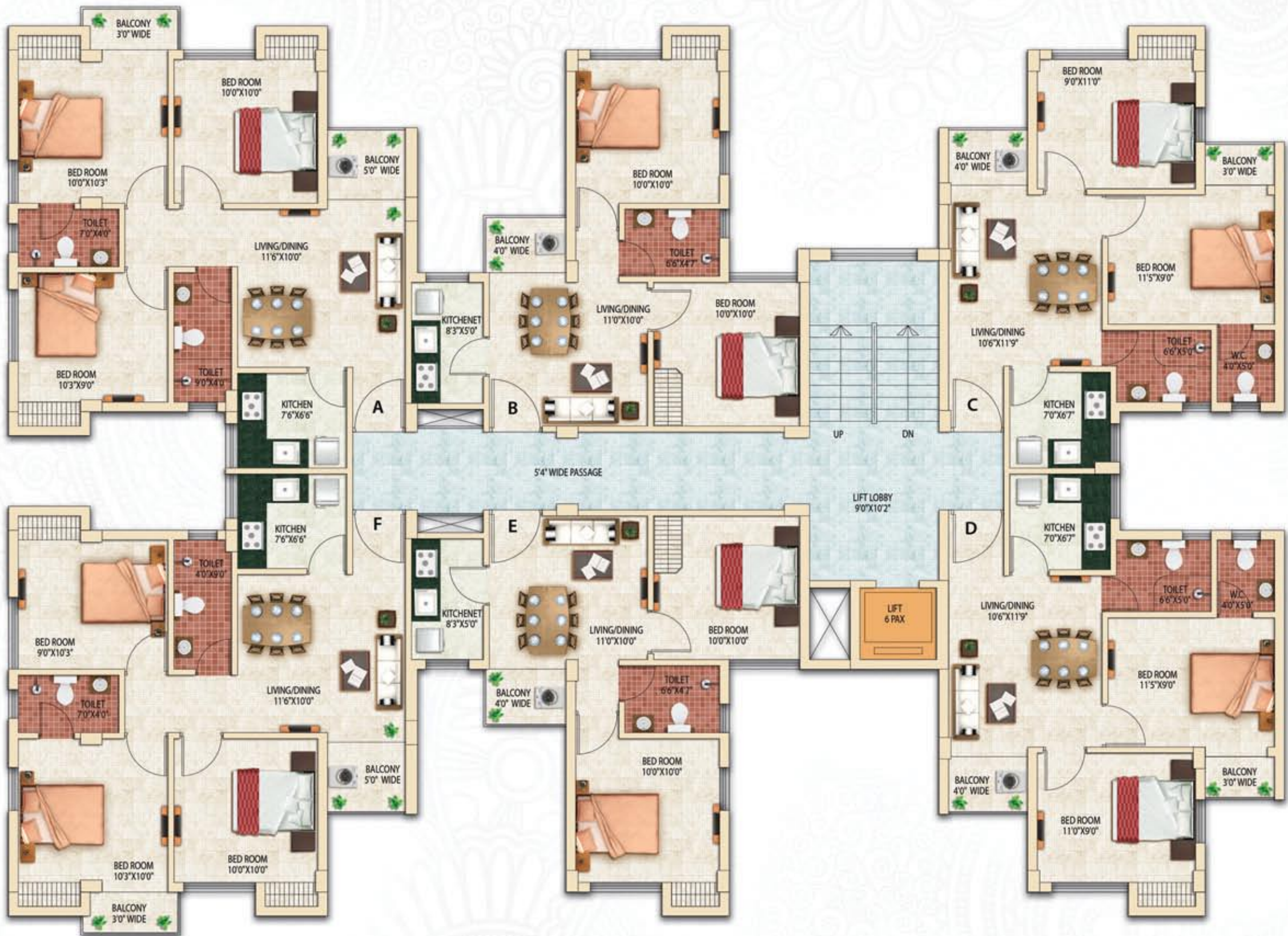


Block-3  
Typical 1st to 4th floor

FLAT	A	B	C	D	E	F
BHK	2	2	3	3	2	2
SBUA	755 SQFT	655 SQFT	988 SQFT	988 SQFT	655 SQFT	755 SQFT

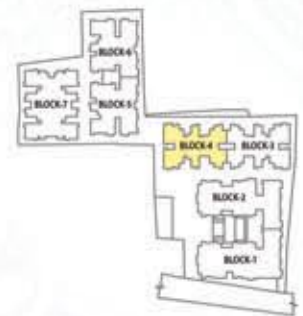


# Floor Plan

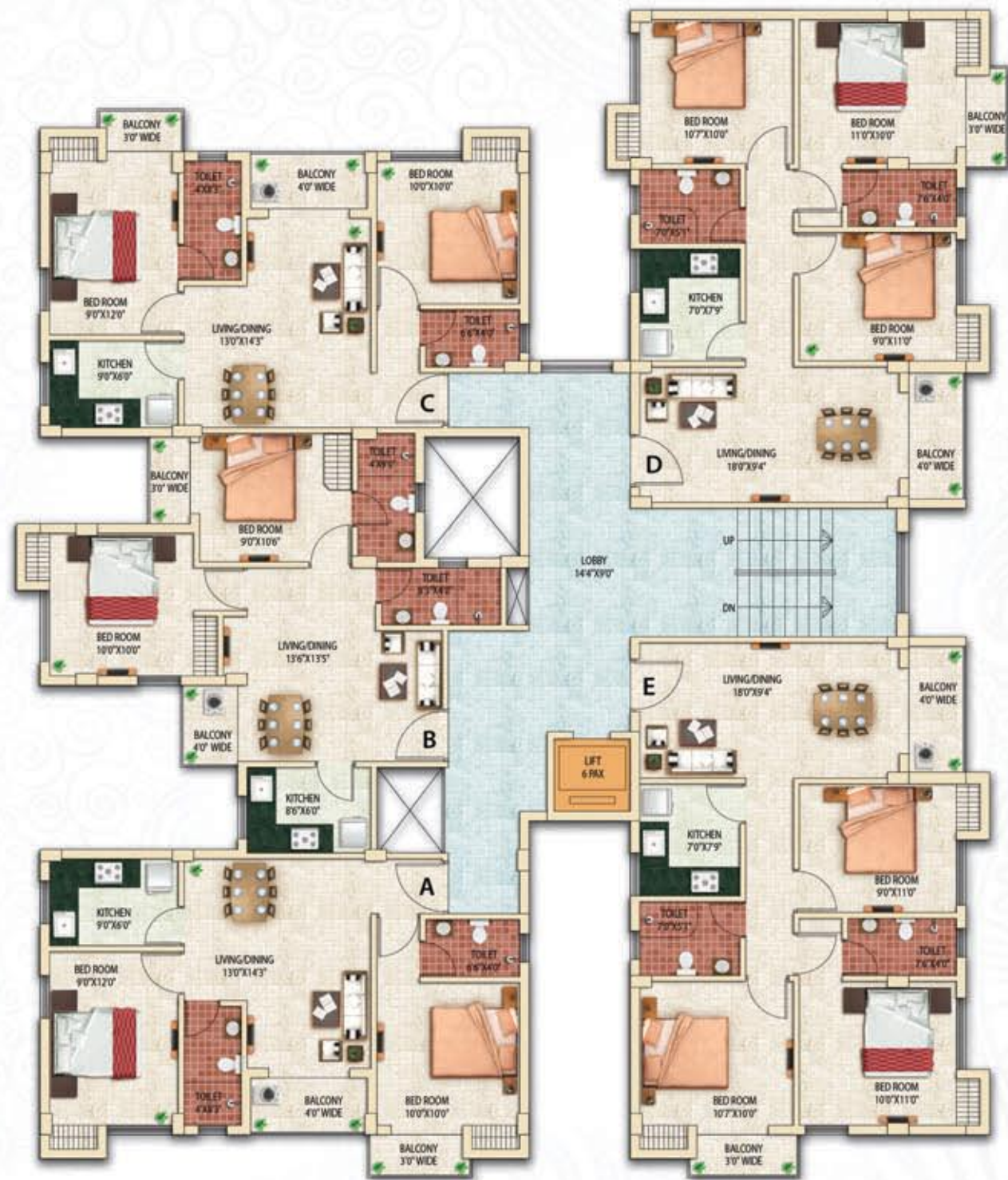


Block-4  
Typical 1st to 4th floor

FLAT	A	B	C	D	E	F
BHK	3	2	2	2	2	3
SBUA	988 SQFT	655 SQFT	755 SQFT	755 SQFT	655 SQFT	988 SQFT

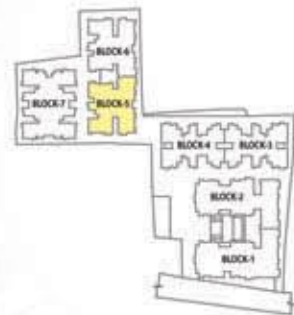


# Floor Plans



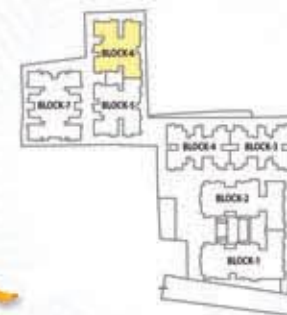
Block-5  
Typical 1st to 4th floor

FLAT	A	B	C	D	E
BHK	2	2	2	3	3
SBUA	892 SQFT	829 SQFT	884 SQFT	1116 SQFT	1119 SQFT

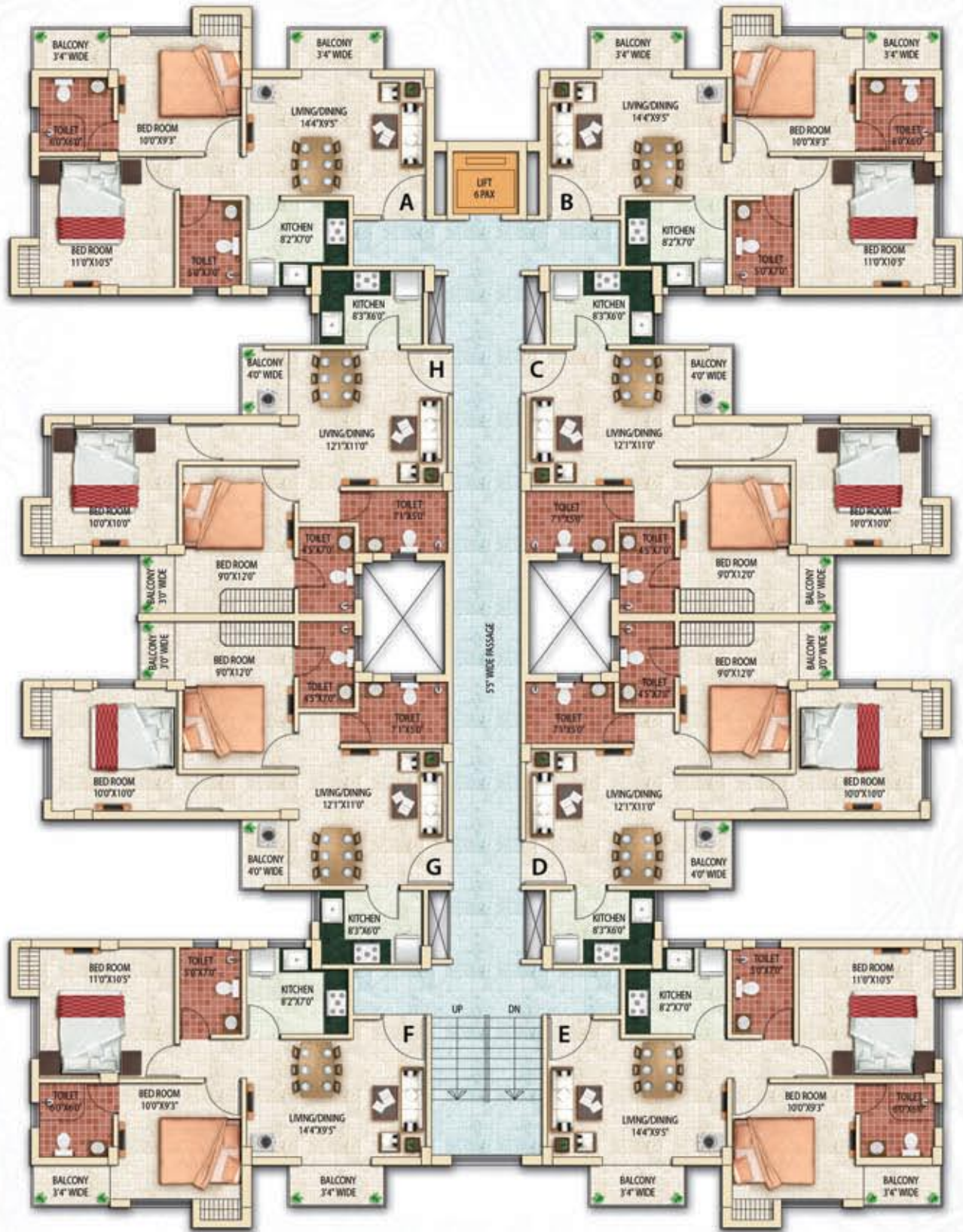


Block-6  
Typical 1st to 4th floor

FLAT	A	B	C	D	E
BHK	2	2	2	3	3
SBUA	884 SQFT	829 SQFT	892 SQFT	1119 SQFT	1116 SQFT

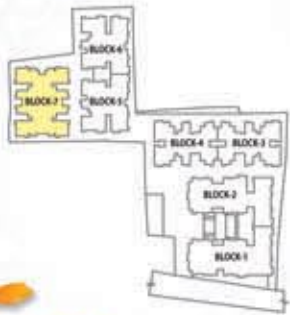


# Floor Plan



Block-7  
Typical 1st to 4th floor

FLAT	BHK	SBUA	FLAT	BHK	SBUA
A	2	851 SQFT	E	2	847 SQFT
B	2	851 SQFT	F	2	847 SQFT
C	2	825 SQFT	G	2	825 SQFT
D	2	825 SQFT	H	2	825 SQFT



# Specifications



**Walls**  
Bricks Masonry

## Kitchen

Floor : Ceramic Tiles  
Counter : Black granite counter top  
Sink : Stainless Steel sink  
Dado : Ceramic Tiles (2 ft above counter)



## Foundation

RCC Foundation

## Super Structure

Rainforced Cement Concrete Framed Structure

## Rooms

Floor : Vitrified tiles in living/dining area and bedroom area and bedrooms  
Wall : Plaster of Paris Finish



## Electrical

Concealed copper wiring  
Reputed Modular switches (Crabtree or equivalent)  
Power Supply : Through WBSEB Network  
Generator : Power Backup 24x7

## Toilets

Floor : Ceramic Tiles  
Dado : Glazed Tiles  
W.C. : European type of Jaquar/Parryware or similar reputed brand  
Washbasin : Jaquar/Parryware or similar reputed brand  
Fitting : C.P.  
Door Frame : Wooden Frame  
Shutter : Flush Door (Decorative Main Door)  
Window : Sliding aluminum anodized



## Staircase/Lobby

Spacious staircase, elegant lobby floor  
Corridor with good quality marble / Katastone granite

## Water Supply

24x7 captive water supply



Elevation of Life



## DEVELOPERS



DLF Galleria, Suit No. 1101, 11th Floor,  
Plot No. BG - 8, Action Area 1B, Street No. 12  
New Town, Rajarhat, Kolkata 700156

Phone 033 6541 1453

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## ARCHITECTS



RAJ AGARWAL & ASSOCIATES

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