

Company Profile

Ours has been a humble beginning in the field of Real Estate. Our goal has been to add value to the lifestyle that people lead. We believe quality cannot be compromised. Despite braving difficult odds and having faced trying situations, we ensure that the goods are delivered as promised.

It gives us pleasure to share our success story that has inspired us to move from one building to multi-storied buildings and then to Townships. This is the success story of a strong, united team and the committed work of investors, stake holders, staff members, associates, partners and family members. There is no substitute for the invaluable joy one derives from sharing individual success with the very society within which we have grown up.

We believe the future holds a plethora of opportunities for all our stake holders. We can do wonders if we yield in what we desire and decide to achieve. We are confident and hopeful that you will experience a warm, long-lasting and truly symbiotic relationship with us.



Corporate Office:

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Architect



Design Forum International

Member



First Step on the Green

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Life with O₂



It is an expansive landscape of green field and endless skies, it is home to residential towers that stand tall as pillars of happiness over an idyllic panorama of fun and frolic. Oxygen is where the joy of family living in community harmony come together in a home made exclusively for families that want to escape from the city's chaos and live in your dream homes.



Situated at strategic location at Rajarhat Chowmatha, **Oxygen** is very close to Airport, IT Hub at Newtown and Ecopark. The location is well connected by Rajarhat Expressway and surrounded by housing complex, shopping mall & daily markets.

• **Location of the Project:**

Bishnupur Road, Kalaberia, Rajarhat North 24 Parganas, Kolkata.

• **Location Advantages:**

Airport : Dum Dum Airport.

Railway Station : BidhanNagar, Dum Dum, Sealdah

Metro Station (Proposed) : Chinar park, Jatra gachi

Bus Route : 91 A/B/C, 211 A/B Bus Route

School : DPS Megacity, DPS New Town and National English

University / College : JIS Medical College, Central Law College, Alia University, Techno India College.

Hospital : Ambuja 500 Bed Hospital, Tata Medical Centre, OHIO Heart Hospital, Charnak Hospital.

Work Place : IT HUB, Mani Casadona ,International Financial Hub, Unitech IT Park, DLF IT Park, Ambuja Eco Space, Shrachhi Synthesis Finance Centre.

Entertainment Center : City Centre-II, Axis Mall, Home Town





Life at Magnolia Oxygen

Each day Oxygen is sheer bliss. There's literally something for everybody, where you're an elderly couple, young family or growing toddler. Along with all the facilities and amenities of modern life, Oxygen offers peace of mind through modern systems and technologies that make life a comfortable cocoon worry free luxury.

Amenities

- Swimming Pool
- Health Club
- Gymnasium
- AC Banquet Hall
- Indoor Games
- Yoga and Meditation Zone
- landscaped Greens
- Children's Play Area
- Tennis Court
- Special Adda Zone

Facilities

- Intercom Network
- Cable TV and Broadband Points
- Visitors' Car Park
- Power Backup
- Water Filtration Plant
- 24-Hour Water Supply
- Elevators
- 24-Hour Security Service & Surveillance System

Children's Play Area



Swimming Pool





Key Features: 10 Bighas approx | G+12, G+11, G+10 Building | Approx 400 Flats | 6 Blocks | 2 & 3 BHK
Elevated Garden | 3 & 4 Side Open Apartments | Flats with Green Landscape | Cross Ventilated Fully Airy Flats



Long Elevated Garden





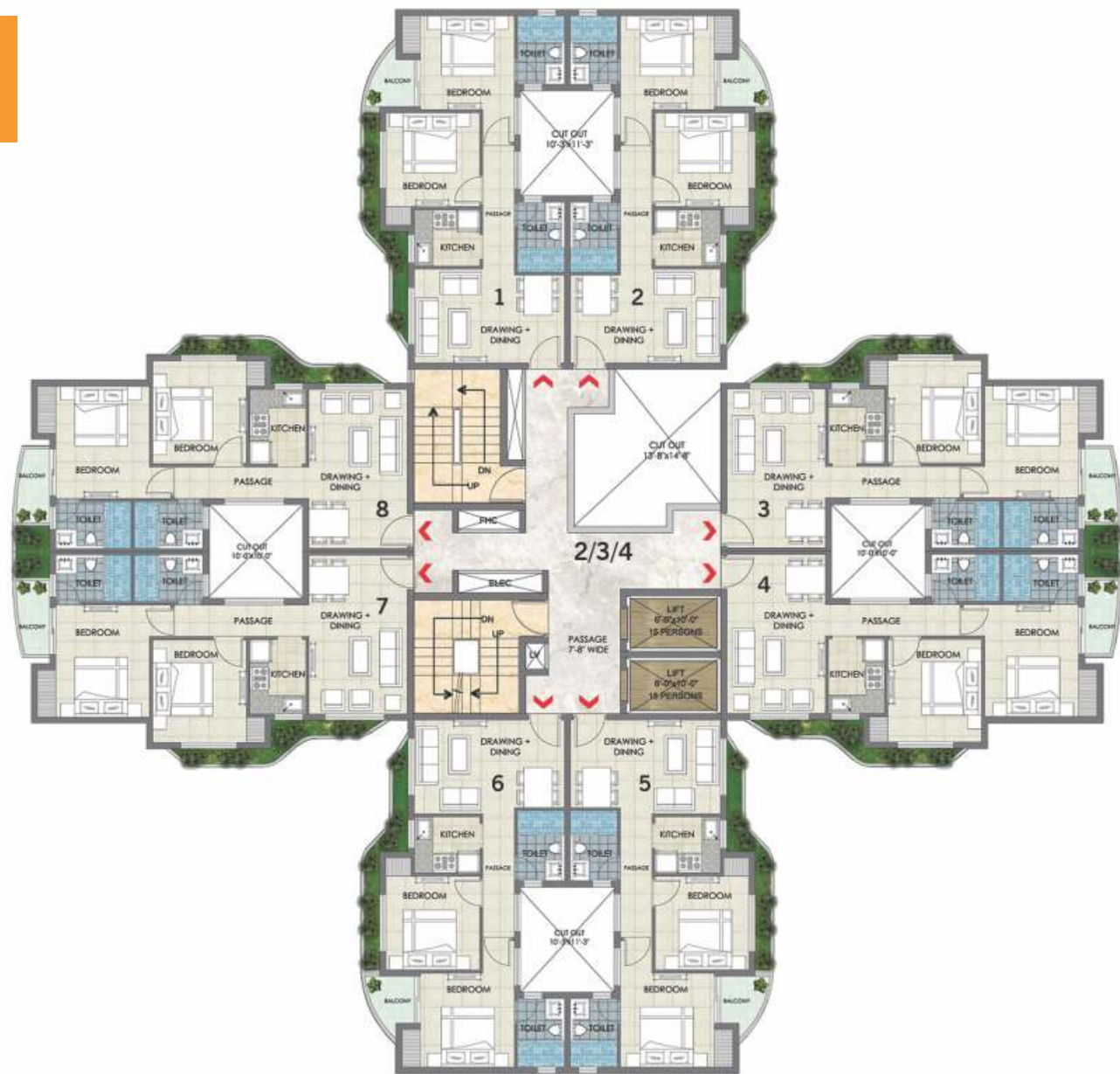
Site Plan



First Floor LVL. Podium Plan

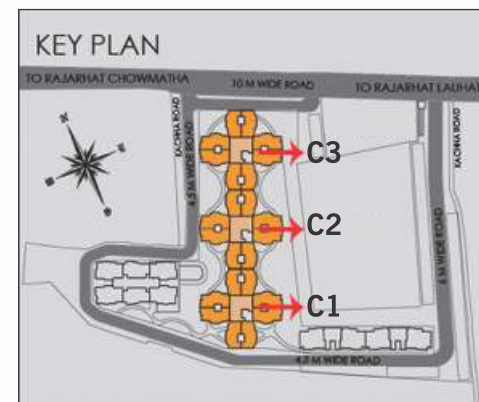


TOWER :
C1: G+11
C2 / C3: G+12

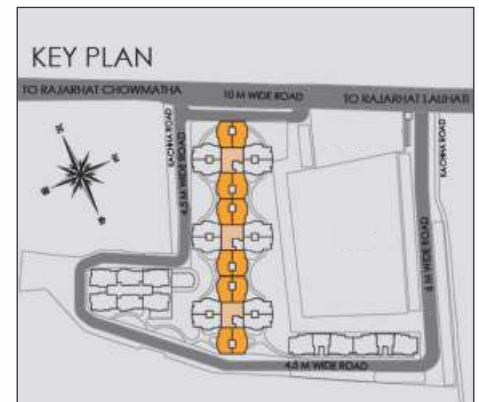
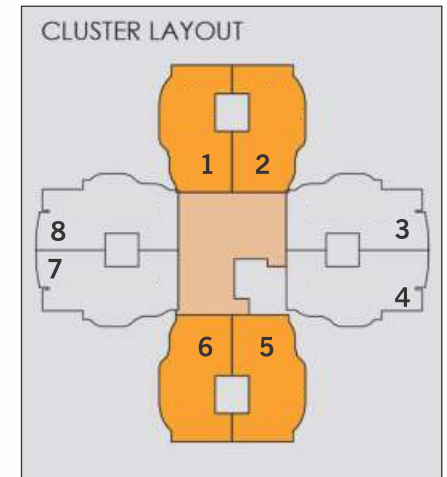


BLOCK: C1 / C2 / C3 (G+12)

FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	2BHK	897
2	2BHK	897
3	2BHK	992
4	2BHK	992
5	2BHK	897
6	2BHK	897
7	2BHK	992
8	2BHK	992



BLOCK : C1 / C2 / C3
TYPE : 1 / 2 / 5 / 6
AREA : 897 SQ.FT., 2BHK



BLOCK : C1 / C2 / C3
 TYPE : 1 / 2 / 5 / 6
 AREA : 897 SQ.FT., 2BHK



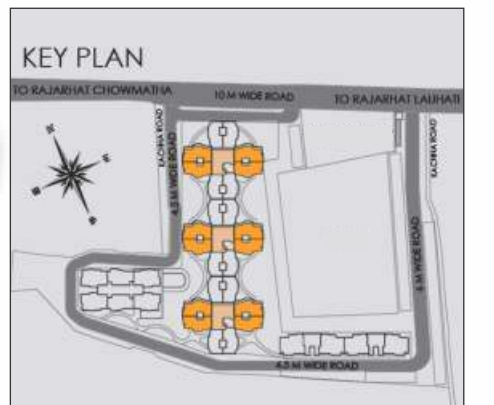
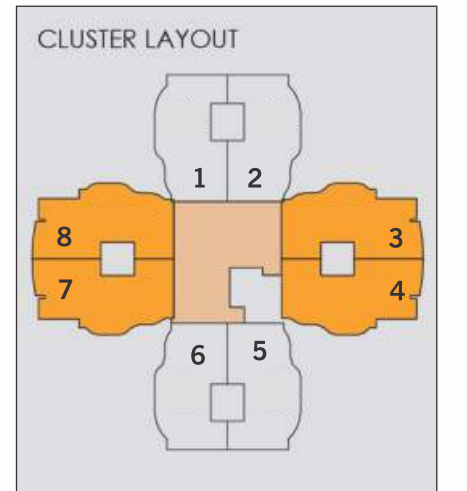
Blaster View



BLOCK : C1 / C2 / C3
 TYPE : 3 / 4 / 7 / 8
 AREA : 992 SQ.FT., 2BHK



Floor Plan



BLOCK : C1 / C2 / C3
 TYPE : 3 / 4 / 7 / 8
 AREA : 992 SQ.FT., 2BHK



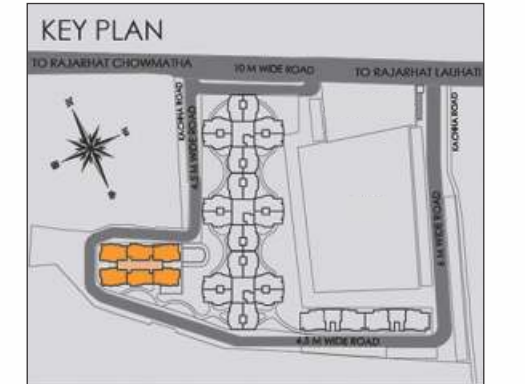
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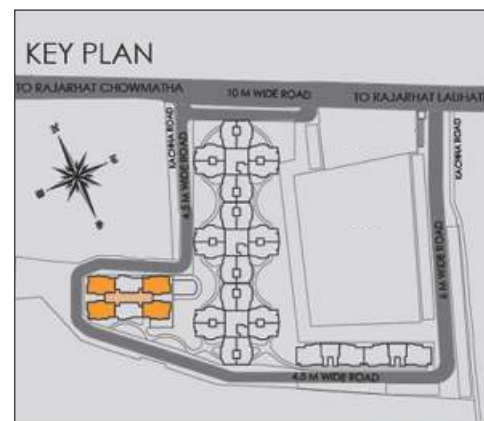
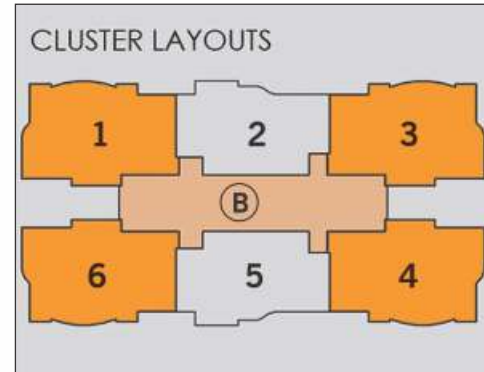
Floor Plan

TOWER : B + (G+10)

FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	3BHK	1170
2	2BHK	992
3	3BHK	1170
4	3BHK	1170
5	2BHK	992
6	3BHK	1170



BLOCK : B
TYPE : 1 / 3 / 4 / 6
AREA : 1170 SQ.FT., 3BHK



BLOCK : B
TYPE : 1 / 3 / 4 / 6
AREA : 1170 SQ.FT., 3BHK



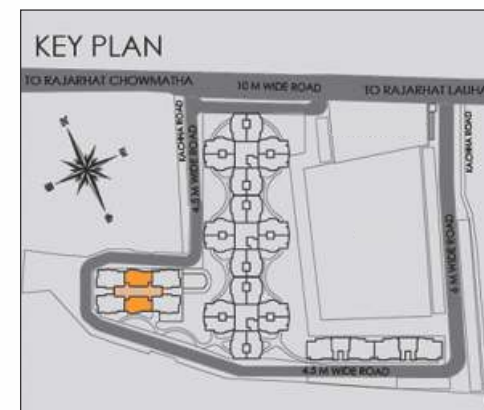
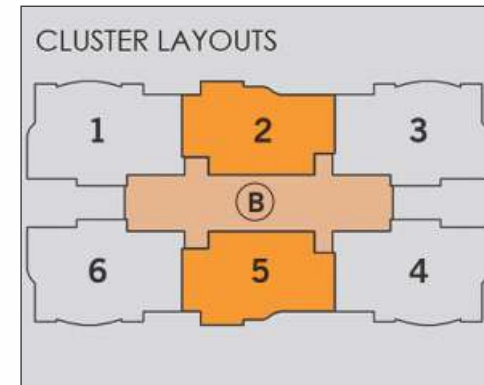
Floor Plan



Blaster View



BLOCK : B
TYPE : 2 / 5
AREA : 992 SQ.FT., 2BHK



BLOCK : B
TYPE : 2 / 5
AREA : 992 SQ.FT., 2BHK



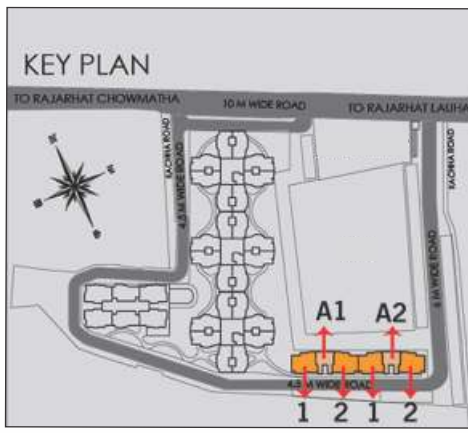
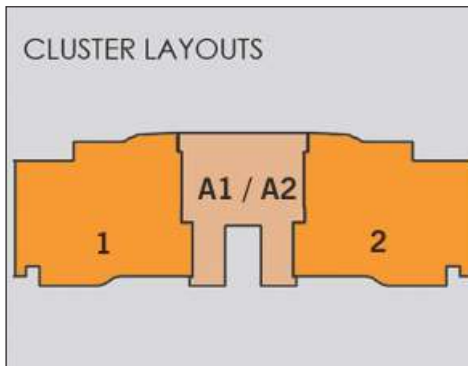
Floor Plan



Blaster View



BLOCK : A1 / A2
TYPE : 1 / 2
AREA : 1249 SQ.FT., 3BHK

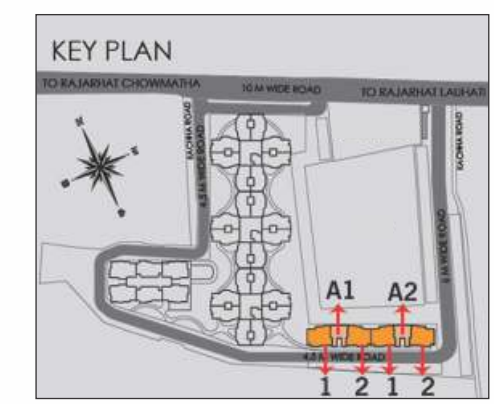


TOWER : A1/A2 (G+10), 3BHK



TOWER : A1 / A2

FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	3BHK	1249
2	3BHK	1249



BLOCK : A1 / A2
 TYPE : 1 / 2
 AREA : 1249 SQ.FT., 3BHK



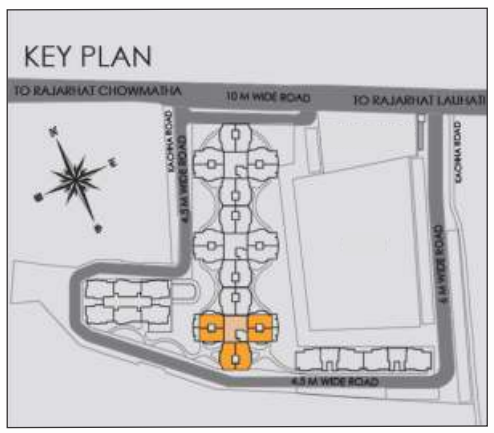
Blaster View



TOWER C1 (G+11) 1ST FLOOR PLAN



FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	3BHK	1430
2	2BHK	897
3	2BHK	897
4	3BHK	1430



Floor Plan

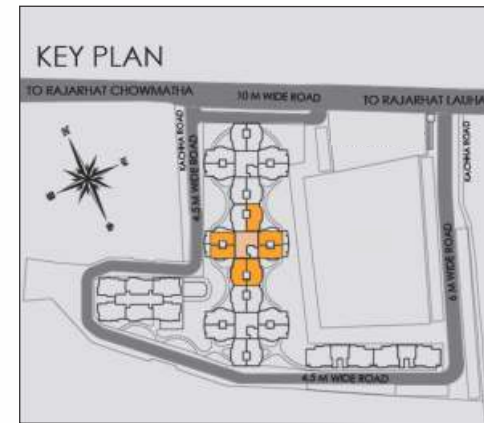


**TOWER : C2 (G+12)
1ST FLOOR PLAN**



TOWER : C2

FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	2BHK	897
2	3BHK	1430
3	2BHK	897
4	2BHK	897
5	3BHK	1430

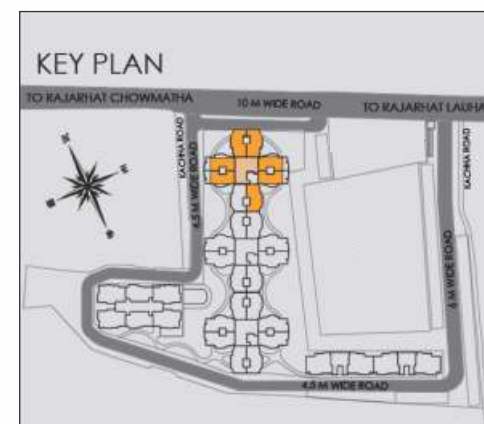


**TOWER : C3 (G+12)
1ST FLOOR PLAN**



TOWER : C3

FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	2BHK	897
2	2BHK	897
3	3BHK	1430
4	2BHK	897
5	3BHK	1430

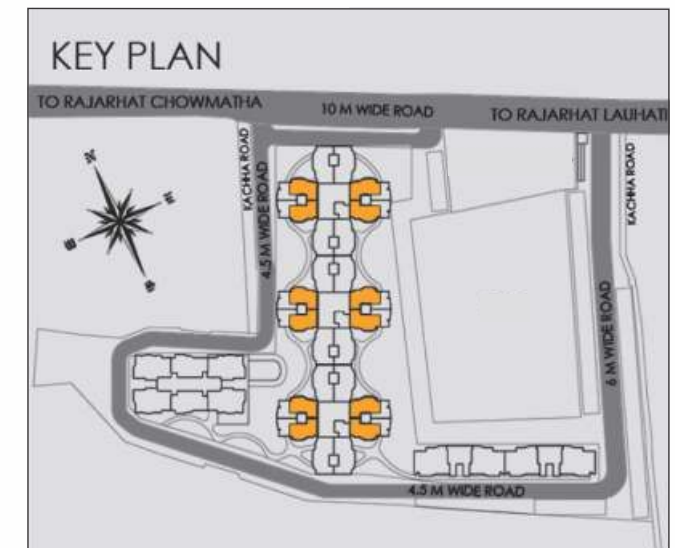
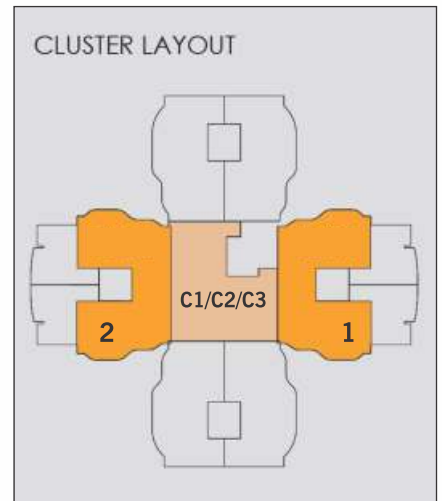


TOWER : C1 / C2 / C3 PODIUM LEVEL PLAN-1ST FLOOR, 3BHK



**PODIUM LEVEL:
C1 / C2 / C3**

FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	3BHK	1430
2	3BHK	1430



TOWER : C1 / C2 / C3
 PODIUM LEVEL PLAN-1ST FLOOR
 AREA: 1430 SQ.FT., 3BHK



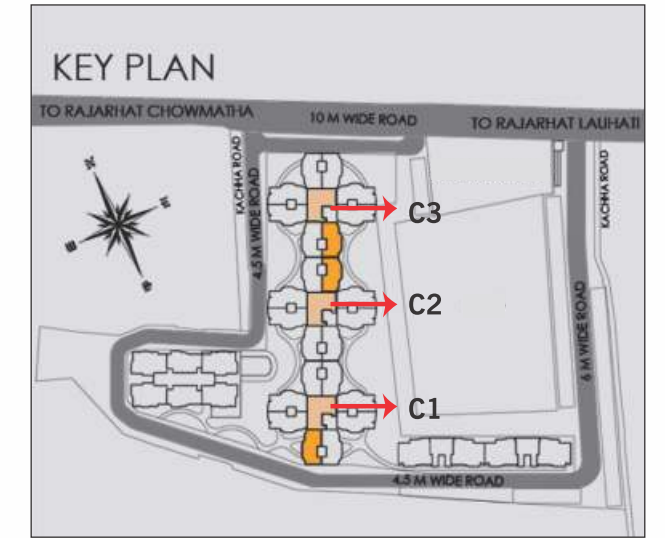
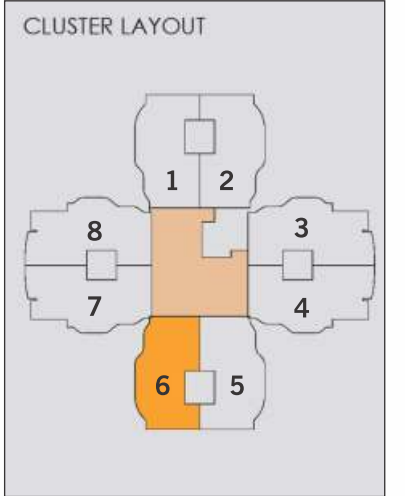
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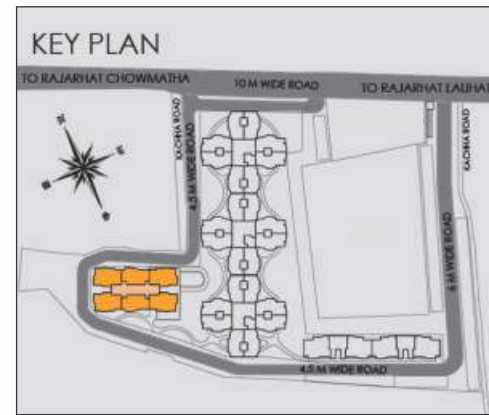
TOWER : C1 / C2 / C3
 REFUGE 8TH FLOOR UNIT 770 SQ.FT., 1BHK



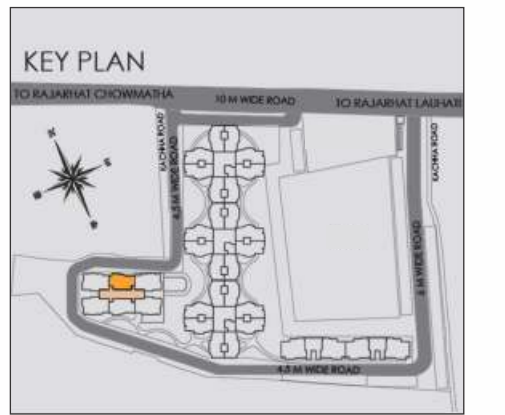
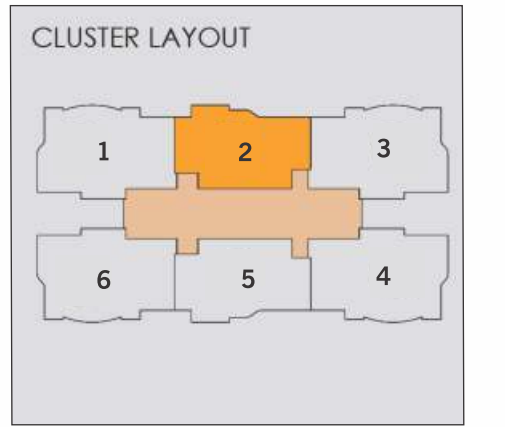
Floor Plan



TOWER B (G+10) 8TH FLOOR REFUGE LEVEL PLAN



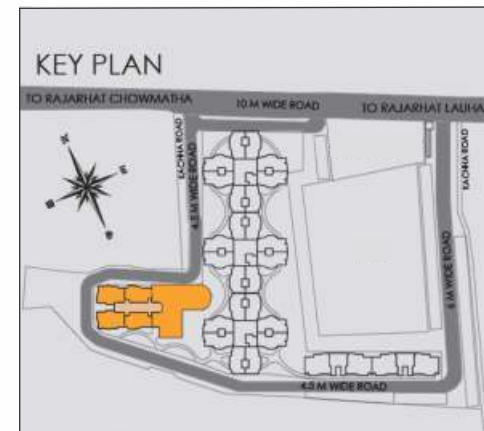
TOWER B (REFUGE 8TH FLOOR UNIT) 804 SQ.FT., 1BHK



TOWER B (G+10) FIRST FLOOR PLAN



FLAT MKD.	FLAT TYPE	SUPER BUILD-UP AREA (SQ.FT.)
1	3BHK	1170
2	2BHK	992
3	2BHK	992
4	3BHK	1170



Specifications

Foundation

RCC Foundation

Super Structure

Reinforced Cement Concrete Framed Structure

Wall

Bricks Masonry

Rooms

Floor: Vetrified tiles in living / dinning area and bedrooms

Wall: Plaster of Paris Finish

Kitchen

Floor: Ceramic Tiles

Counter: Black granite counter top

Sink: Stainless steel sink

Dado: Ceramic tiles (2ft above counter)

Toilets

Floor: Ceramic tiles

Dado: Glazed tiles

W.C.: European type of Jaguar / parryware or similer reputed brand

Wash Basin: Jaquar / Parryware or similar reputed brand

Fittings: C.P.

Door frame: Wooden frame

Shutter: Flush door (Decorative main door)

Window: Sliding aluminium anodized

Electrical

Concealed Copper Wiring

Reputed modular switches (Crabtree or equivalent)

Power Supply: Through WBSEB network

Generator: Power Back-up 24x7

Lift: Reputed brand

Staircase / Lobby: Spacious staircase, elegant lobby floor corridors with good quality marble / kotastone granite

Water Supply: 24x7 captive water supply

