

Co-developer



Corporate Office

Eden Realty Group

Metropolitan Building 7 Jawahar Lal Nehru Road Kolkata 700 013

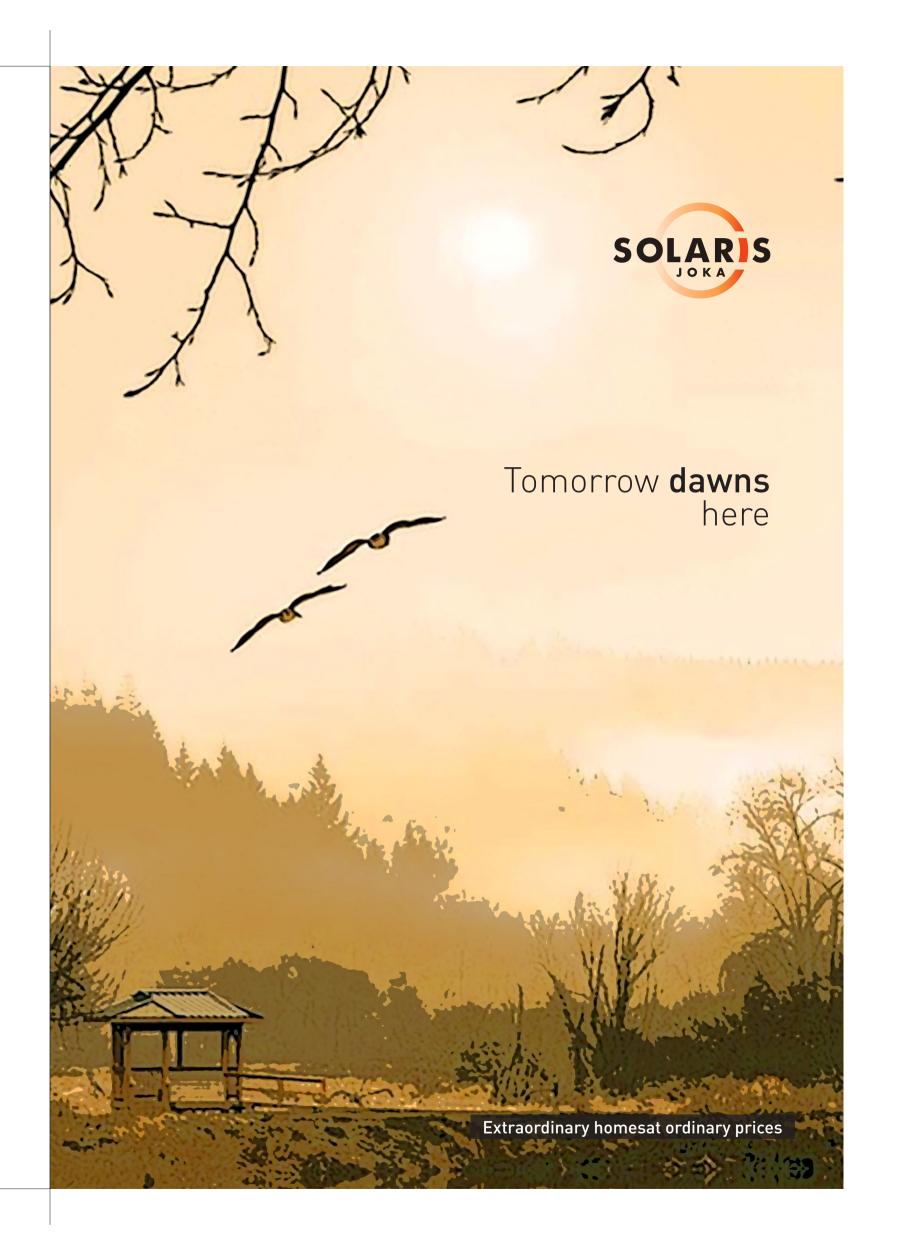
Project Site

Diamond Harbour Road | South 24 Parganas 743503

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Sachchidanand Rai Chairman Eden Realty

Dear Friends,

We at Eden Realty Solaris believe in the ancient Indian saying 'vasudhaiva kutumbakam' or 'one world family'. Quality housing at never-before prices to one and all has been our aim from the start. This is the seed of our vision for 'housing for all'.

The name 'Solaris' is inspired by 'solar'.
Our game-changing projects harness solar power to bring down maintenance costs.
This in turn makes living at Solaris projects sustainable and cost effective. What's more, our Real Affordable Homes offer all modern amenities and facilities!

After the success of Solaris Bonhooghly and we hoped to design projects that would raise the bar. And so were born Solaris City Serampore and Solaris Joka.

With open arms I invite you to be part of the Solaris family at Solaris Joka.

Welcome home!



Convenient location



IIM Calcutta 9 mins
Joka Metro 10 mins
Behala Chowrasta 25 mins





Mark every auspicious
beginning right at home.
All apartments at Solaris
Joka feature thoughtful
maximisation of space,
play of natural light and air.
Great care is taken to design
homes that offer the best of
luxuries and comforts. All at
really affordable prices.

Outdoors

Swimming pool
Outdoor shower
Badminton court
Kid's play area
Party/play lawn
Senior seating area
Seating enclosures/cabanas
Jogging tracks

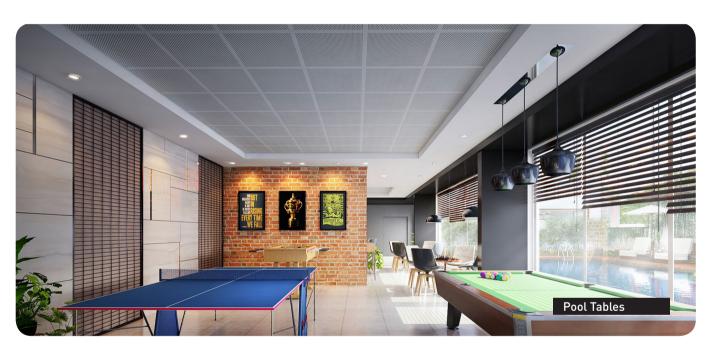
Indoors

Senior seating area Multipurpose gym
Seating enclosures/cabanas Table Tennis
Jogging tracks Pool tables
Prayer area Chess
Multipurpose community space Changing room with shower



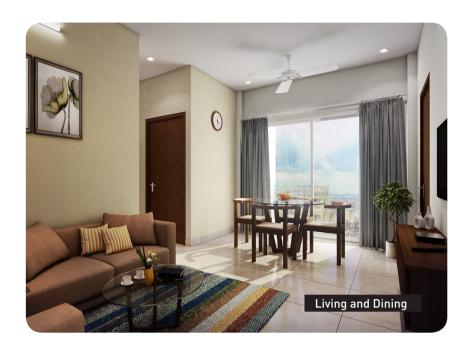




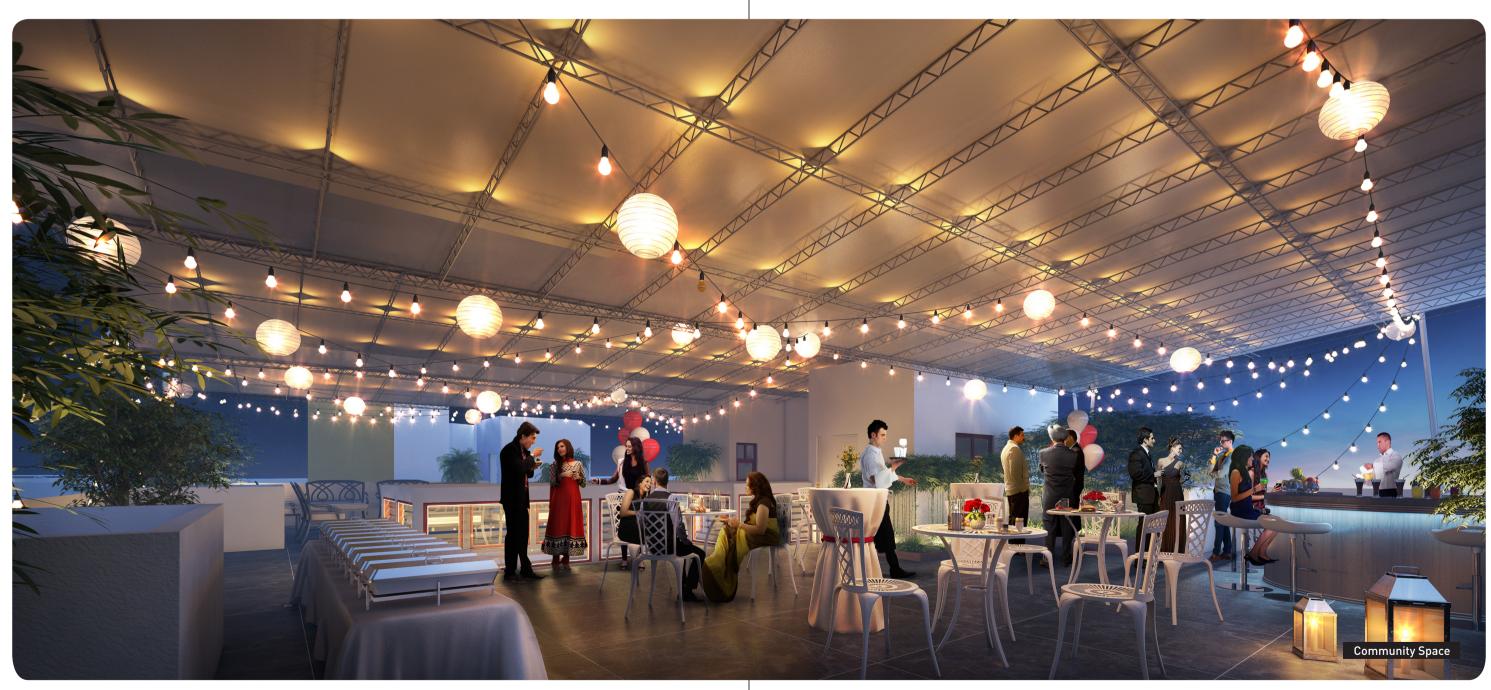




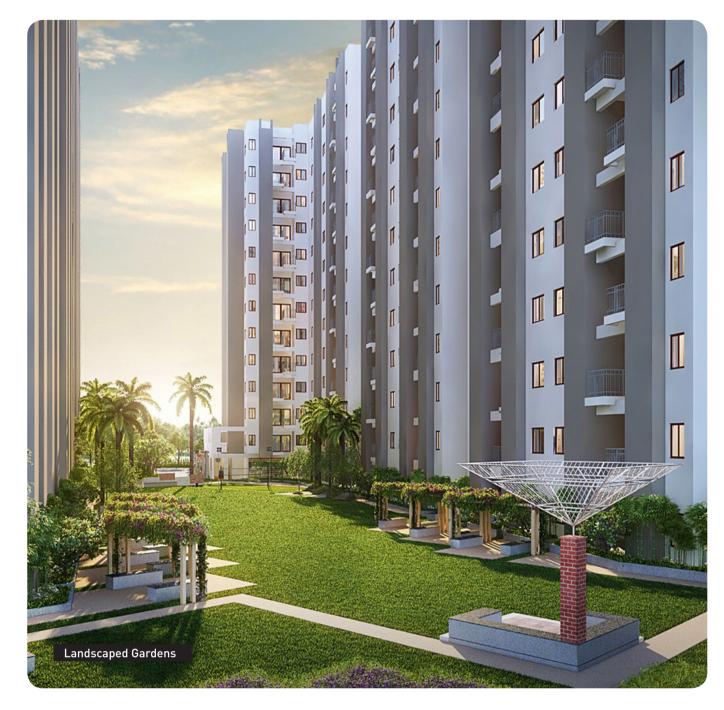
A private balcony with panoramic views.
Cosy bedrooms. And a large living-dining space where the family can spend quality time together.
Solaris Joka offers homes that bring together the best of everything.

















Affordable buying

It has been Eden Realty's vision to build and promote Real Affordable housing for all. Solaris projects have taken this forward.

Options for making both one-time payment and in instalments are available.

For details please consult the General Terms and Conditions.

There is no income criteria for application. Any one can apply for any type of flat.



Best use of light, air and living space

The 3-sides open flats ensure that you have abundant light and air in cross-ventilated rooms. The in-wall hanging wardrobes in every bedroom allow the luxury of using extra space more efficiently and innovatively.



Low maintenance

Maintenance charges less than

₹1 per sq ft per month. We plan to reduce the maintenance charges to about 50% of the existing industry norms.

₹40 lakh worth free electricity every year.

We intend to **reduce on the common electricity charges by 90%** through generation of free green electricity for lighting of the common areas and also for the common utilities. The installation of the 400 kW rooftop grid-tied solar panels makes this possible.

The above projections are estimated subject to actual weather as well as market conditions.



Easy access for special people

Ramps will be available in suitable areas to provide easy access for those with special needs.







Credit Linked Subsidy Scheme

The flats at Solaris Joka conform to the norms prescribed for benefits under Credit Linked Subsidy Scheme (CLSS) of Govt. of India'sPradhan Mantri Awas Yojana (PMAY) - Housing for All.

Applicants who wish to avail the benefits under the scheme may approach the approved banks/financial institutions when applying for a home loan.

The subsidy amount will be directly transferred to the home loan account by the Government for all eligible applicants.

Eligible applicants buying under instalment payment option will get subsidy up to ₹2.67 lakh.

The home loan processing charges will also be waived for the loan amount eligible for such subsidy.

Flats at Solaris Joka are also open to applicants who do not require or qualify for CLSS benefits.



We make



• Housing truly affordable

All projects by Solaris incorporate Solar PV panels to produce free electricity that lower living costs and add to the planet's wellness.



• A complete living experience

Projects at Solaris are designed to fit your dreams of a perfect abode. They make the best use of light, space, aspect and energy along with modern amenities and conveniences.



• A greener tomorrow

Solaris projects are crafted to contribute positively towards the environment. The central idea of using solar power to meet all major power needs contributes towards global energy sustainability. The carbon footprint savings from such an initiative help in creating a cleaner atmosphere for future generations.

Solaris projects aim to create a greener tomorrow by generating lakhs of units of green electricity by the use of solar panels. This in turn helps the residents at Solaris contribute to global energy sustainability. The projects are as energy efficient as any green building.

All Solaris projects bring optimum utilisation of space. The open and airy apartments, best-in-class amenities like Gymnasium, Children's Play Area, Senior Citizen's Corner and Swimming Pool, good connectivity and lifelong savings on energy cost make these the best choice.

This concept of affordable luxury was successfully implemented in Solaris Bonhooghly and is being carried forward across all Solaris projects.



Sachchidanand Rai Chairman | Eden Realty

Mr Rai is the driving force behind the success of the Group. A mechanical engineer from the Indian Institute of Technology (IIT) Kharagpur, 1985 batch, he was keen on entrepreneurship since graduation. His acumen enabled him to get actively involved in several ventures in Information Technology, Education, Real Estate and Mass Transportation. He is one of the founders and promoters of Alumnus Software, an information technology services company that specialises in Networking and Telecom.

SENIOR MANAGEMENT TEAM



Arya Sumant Managing Directo



Kumar SatyakiJoint Managing Director



Shyamal Kumar Das Director Public Relations



Biswadeep GuptaDirector, Marketing



Binay Kumar Singh

ASSOCIATIONS



Legal Advisors

BK Jain Solicitor & Advocate BK Jain & Co Advocates Jain & Co Advocates

Sales Partner



Member - IGBC

