



Co-developer



Corporate Office

Eden Realty Group

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Project Site

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Tomorrow **dawns**
here

Extraordinary homes at ordinary prices



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



Plan of your
dreams

Legend

- 1 Entry and Exit
- 2 Sitting area
- 3 Pool deck
- 4 Swimming pool
- 5 Badminton court
- 6 Driveway
- 7 Car parking
- 8 Kids' play area
- 9 Temple
- 10 Play/Party lawn





Each sunrise is a gift.
Opens yours with a smile.



Birdseye view

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
Prayer area
Multipurpose community space

Indoors

Multipurpose gym
Table Tennis
Pool tables
Chess
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.





Full view of the towers

mayabio



Landscaped Gardens



Entrance



Aerial View



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.



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.



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.



Easy access for special people

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

Going Green

Installation of 400 kW Rooftop grid-tied solar PV panels will make living truly affordable with the generation of 5 lakh kWh of free green electricity per annum. This will also ensure the reduction of about 480 tonnes of CO₂ emission annually which is roughly equivalent to emission of 400 city diesel vehicles in a year. This carbon footprint savings will contribute to a cleaner atmosphere.

By generating lakhs of units of green electricity from solar panels, you can actively contribute to global energy sustainability.

At Solaris City Serampore, it is not only affordable living too.

The above projections are estimated, subject to actual weather as well as other relevant conditions.



Twilight view of the towers



Driveway



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's Pradhan 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.



The aim has been to build quality homes that anyone can afford.

The Group continues to keep it up in the upcoming Solaris projects to improve and transform lives.

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 Director



Kumar Satyaki
Joint Managing Director



Shyamal Kumar Das
Director Public Relations



Biswadeep Gupta
Director, Marketing



Binay Kumar Singh
General Manager

ASSOCIATIONS

Architects



Legal Advisors

BK Jain
Solicitor & Advocate

BK Jain & Co
Advocates

Jain & Co
Advocates

Sales Partner



Member - IGBC

