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## Poddar Projects Ltd.

B. P. Knitpro India Ltd., Kedha Mercantile Pvt. Ltd.  
Bhavnani Developers Pvt. Ltd.

Registered Office

18, Rabindra Sarani  
Gate No. 1, 9th Floor  
Poddar Court, Kolkata- 700001

Marketing Office & Site

**Upantika**  
Katwa Road  
kamnara Station  
Bardhaman

9147186333, 9147187333  
upantika@bppgrp.com  
www.upantika.co.in

**upantika**  
A new world in Bardhaman

Buyers get properties  
at affordable prices

নতুন জীবন, নতুন প্রাণ  
শহর সেই বর্ধমান



The above is artist impression & visually made to the nearest

Upantika, a place to call home that is spread over 76.36 acres, with the intrinsic value of the modern residential living in the Burdwan. It is located 4 km from the Burdwan station and the Kamnara station is adjacent to the site. The township is on the main Katwa Road that connects the town of Burdwan to Kolkata. Upantika in the near future will form an important part of Burdwan, which is regarded as the second largest city of West Bengal.





#### Burdwan Development Authority (BDA)

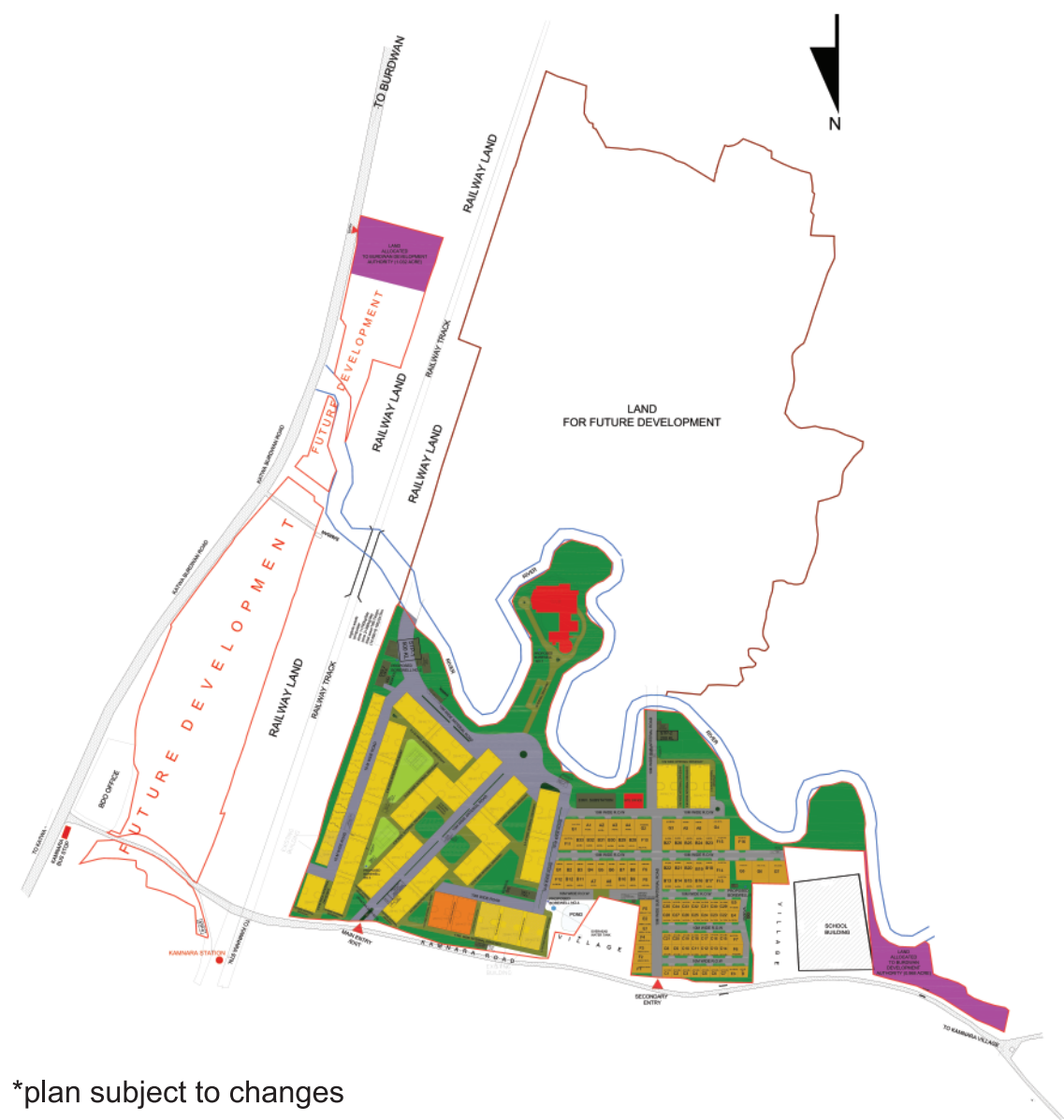
The Burdwan Development Authority (BDA) has been set up to ensure planned and sustainable development of the Burdwan and adjoining area, which has shown tremendous growth potential. The BDA (Burdwan Development Authority) has decided to concentrate on development activities in the fringe areas of Burdwan Town through Public Private Partnership.

#### Poddar Projects Ltd.

The group is one of the pioneers in Infrastructure and Housing development. With a strong reputation for innovative-design, superior engineering and quality construction, it's not just about better housing, but about better living too. The group is a highly diversified group with ventures in healthcare, education, agriculture and pharmaceuticals. With Upantika, the group is fulfilling its corporate social responsibility of providing affordable housing for the common man.

## Master Plan\*

-  1 BHK (STRAIGHT FOUR)
-  2 BHK (G+4)
-  3 BHK (G+4)
-  1.5 Kottah onwards



\*plan subject to changes



## CLUB UTSAV

Bardhaman's one of the finest Clubhouse CLUB UTSAV can be found in your own Upantika and its been planned to offer you all possible priviledges.



## FACILITIES

### 1. Club House

- a) Library
- b) Adda Zone
- c) Community Hall
- d) Indoor Games Room
- e) Swimming Pool
- f) Health Club

### 2. Joggers Track

### 3. Convenience Store

### 4. Pharmacy

### 5. Doctors Chamber

### 6. Elderly Sitting Area

### 7. Badminton Court

### 8. Garden

### 9. Children Play Area

### 10. Business Centre

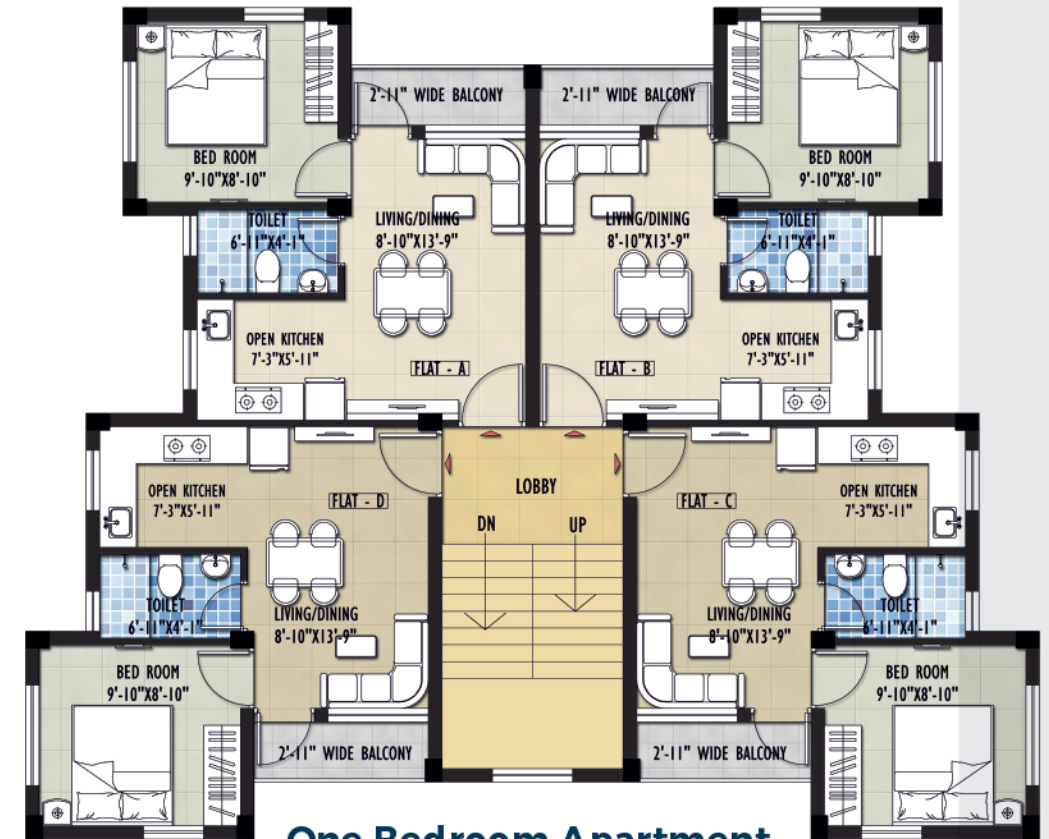




## Experience Modern Living at its finest !

Here is a unique chance to live in a secure community.

The building are smartly designed to form a cluster with well landscaped gardens to make you feel enveloped in greenery.



The buildings have been planned and designed in accordance with scientific space management to give the flats excellent ventilation and natural light.





## Two Bedroom Apartment

The buildings are full of artistry and efficient use of space which are the outcome of strokes of imagination and beauty. The exterior is in harmony with the natural surroundings.

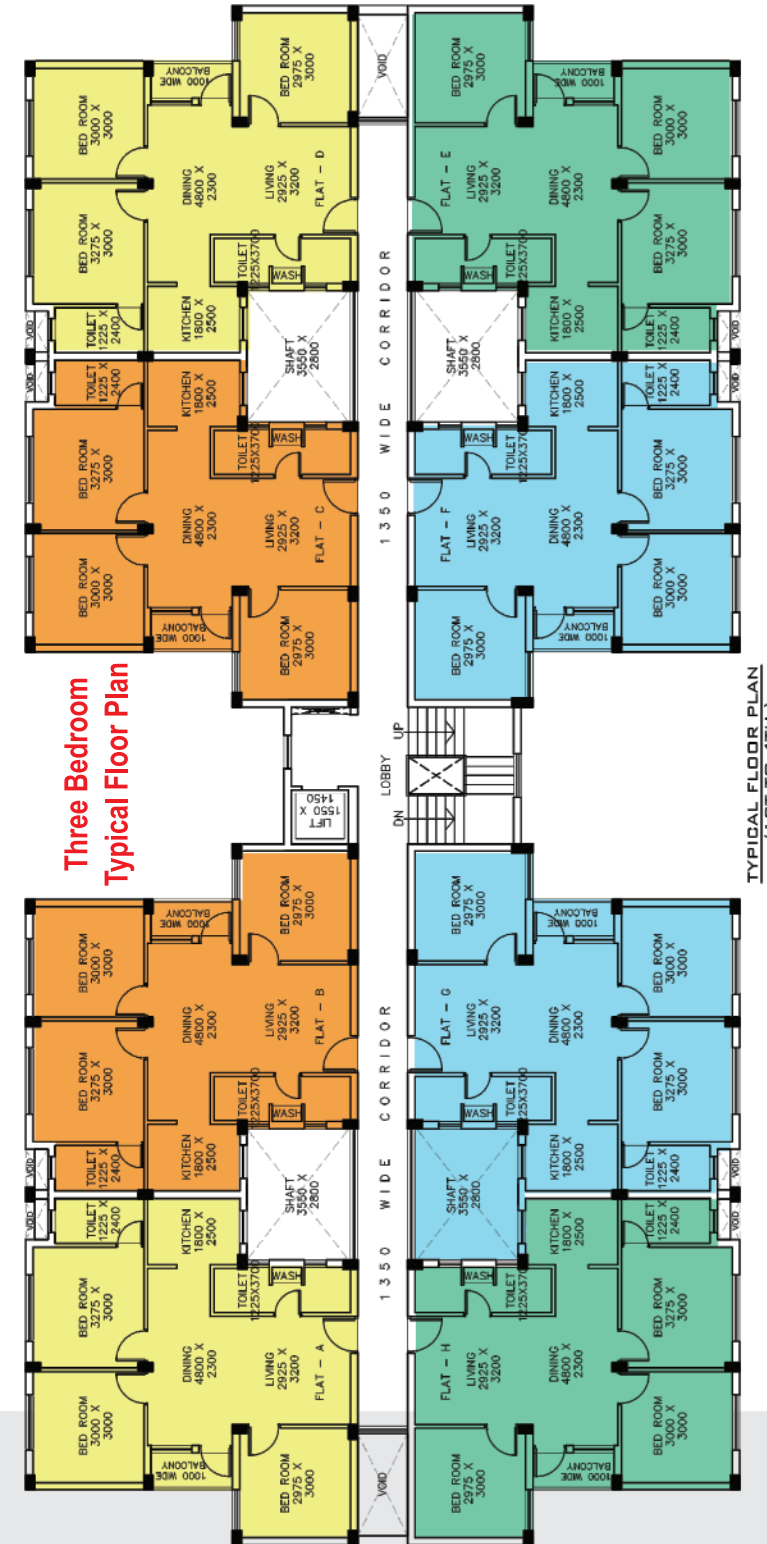
SBU Area 706 SQ.FT.  
Built up Area : 570.5 SQ.FT.  
Balcony Area 29 SQ.FT.  
Total Carpet Area with Balcony : 505.8 SQ.FT.  
(Disclaimer : Few ready to move flat available with CC before RERA)





# Three Bedroom Apartment

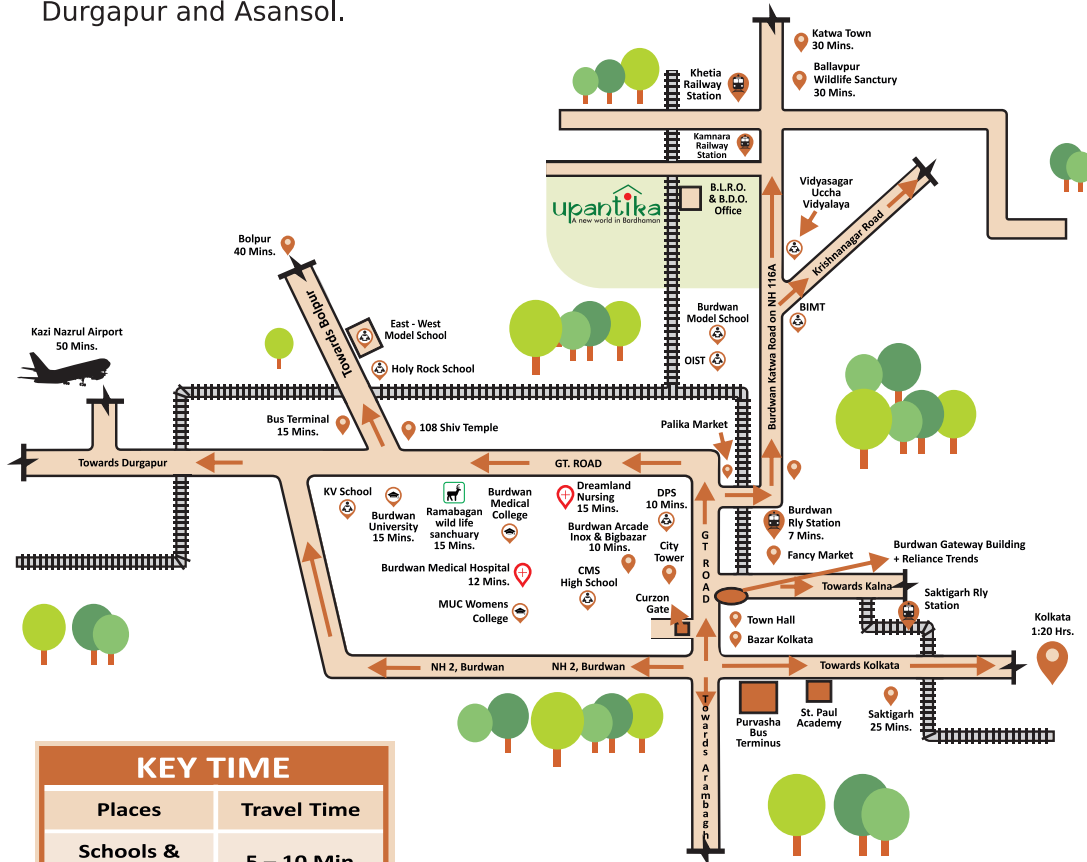
The buildings have been planned and designed in accordance with scientific space management to give the flats excellent ventilation and natural light.



# All you need within your limits!

Upantika offers the best location advantage by being strategically located at Kamnara, Katwa Road on NH 116A, Bardhaman.

It is just 4 km. from the Bardhaman Station and adjacent to Kamnara station, with Curzon Gate few minutes away. The township is on the main Katwa Road and is connected to Kolkata through the National Highway 2. Upantika will be an important part of Bardhaman, which is regarded as the second largest city of West Bengal. The residents can take advantage of the excellent road connectivity to Kolkata, Durgapur and Asansol.



# Construction Specifications

## For Flats :

1. Superstructure RCC Framework
2. Flooring & Doors
  - a) Glazed tiles flooring
  - b) Bathrooms tile flooring upto dado.
  - c) Flush door.
3. Kitchen
  - a) Kitchen with black stone top, Stainless Steel Sink & Ceramic tile 2.5 feet above the black stone top.
  - b) Power & plumbing points for water purifier.
4. Aluminium Sliding Windows
5. Wall will be finished with Plaster of Paris / Putty.
6. Electrical & Cabling
  - a) Concealed copper wiring with branded switches.
  - b) Provision of TV point in the living room.
  - c) The charges payable for drawing the HT line & deposit to the State Electricity Board is proportionately payable by the buyers.



## B. P. Poddar Group

The Group is one of the pioneers in Infrastructure and Housing development since six decades. With a strong reputation for innovative design, superior engineering and quality construction. The Group is highly diversified with ventures in healthcare, education, agriculture and pharmaceuticals. With Upantika, the Group is fulfilling its corporate social responsibility of providing affordable housing for the common man.

The Group has constructed a shopping mall, Burdwan Arcade in Bardhaman with a Multiplex covering 2 lac sq.ft. with Big Bazaar and Inox. Purbasha Bus cum Truck Terminal at Alisha. The Group has successfully completed various residential projects in Bardhaman & many of them with Burdwan Development Authority.

In Kolkata the Group has also constructed one of the largest commercial landmarks known as Poddar Court, with floor area of 5 lac sq.ft. having Govt. Offices, Insurance Companies and Banks.





## Landmark Projects of the Group



**Burdwan Arcade, Bardhaman**



**Poddar Court, Kolkata**



**Delhi Public School Kashi, Varanasi**



**B.P. Poddar Institute of Management & Technology, Kolkata**



**Sherwood Estate, Kolkata**



**Natural Residency, Bardhaman**



**Natural Heights, Durgapur**



**B.P. Poddar Hospital & Medical Research Ltd., Kolkata**

