



Natural
CURZON SQUARE

CREATING
COMMUNITIES.
CONNECTING
PEOPLE.



DEVELOPED BY







The Chairman speaks...

Real Estate needs real vision and constant real time knowledge. Today it's a dream. Tomorrow it's a reality. This transformation needs dedication, constant supervision and is powered by one's ability to deliver.

We made a very humble beginning three decades ago. Time rolled on. Soon our paradigms shifted and we initiated projects in almost all the segments of the real estate Industry. Our team of dedicated professionals have always been goal seekers and form the strong pillars of our success story.

Bardhaman is one of the biggest and oldest mufassil towns of Bengal. Rice and milling and tool manufacturing are the chief industries that flourished here. Of historic interest are the *Rajbari* (the Maharaja's Palace and Gardens) and 108 *Shiva lingas* in a cluster of 18th century temples. The *Rajbari* houses the University of Burdwan, founded in 1960.

There has been a spectacular all-round growth in Bardhaman in recent times. Trade and commerce has flourished, the city limits grew manifolds, shopping malls and cineplexes mushroomed in strategic locations. But people of this region deserve more. This was the key driver for Natural Group's presence in Burdwan.

About eight years ago, we developed our first affordable housing project here. The response was astounding. We therefore focused on enhancement of living standards with the creation of sustainable developments.

The majestic Curzon Gate erected in 1903 has always been the cynosure of all eyes in Bardhaman. We wanted to further develop the domain around Curzon Gate. This socio-economic hub needed an iconic superstructure. A differentiator that is distinctive, environment - friendly and promotes affordable luxury.

We got back to our drawing boards, consulted the best city Architects, spoke to the Brand specialists and finally conceived a concept. A mixed use development with residential, commercial, office units and retail — all rolled into one. Ideally, a stay-play-work-shop-relax ambience. Truly, one of a kind!

Natural Curzon Square. Destined to be Bardhaman's first ever iconic resi-com project. Come.. be a part of it.

Embrace tomorrow.



MAHESH KUMAR SHARMA
CHAIRMAN
NATURAL GROUP



PIONEERING
SUCCESS

PRESENTING
OUR SUCCESSFUL & RUNNING
'5 STAR LIVING OF A LIFESTYLE'
PROJECT IN BARDHAMAN

NATURAL GROUP
THE REAL REALTORS



NATURAL CITY

At Vivekananda College Road,
near Vivekananda College, Bardhaman.
Building a Happy Community.
Creating a network of friendly relations.

Enquiries Solicited.



LUXURY HOMES

25,000
SQUARE Ft.
of Showroom
Space

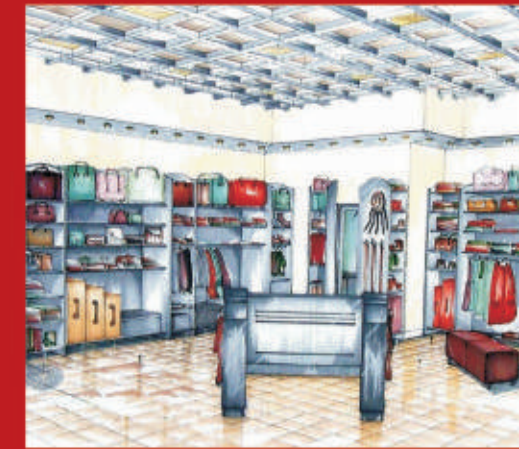


20,000
SQUARE Ft.
of Office
Space



LUXURY HOMES WITH TERRACE

“ INTRODUCING
ONE LAKH
TWENTY THOUSAND
SQUARE FT. OF
UTILITY, LUXURY,
AND
CONVENIENCE ”



SHOWROOMS

50,000
SQUARE Ft.
of Luxury
Apartments



OFFICES

25,000
SQUARE Ft.
of Luxury
Apartments
with Terrace

WELCOME TO



Natural
CURZON SQUARE

Creating Communities. Connecting People.

14, Kalna Road, Badamtala
(NEAR CURZON GATE)
Bardhaman

SPREADING HAPPINESS
ALL AROUND



SOMETHING NEW FOR THE SELECT FEW

Curzon Square has been immaculately designed keeping in mind International trends and living standards.

Here is a place where the work-shop-stay-play concept is being uniquely laid out. This means it is a all-in-one paradise. The project comprises of budget as well as luxury apartments. There is office space available in the 1st & 2nd floors. The ground and 1st will have marvelous showroom space. The tiered well set levels of luxury will mesmerize you.

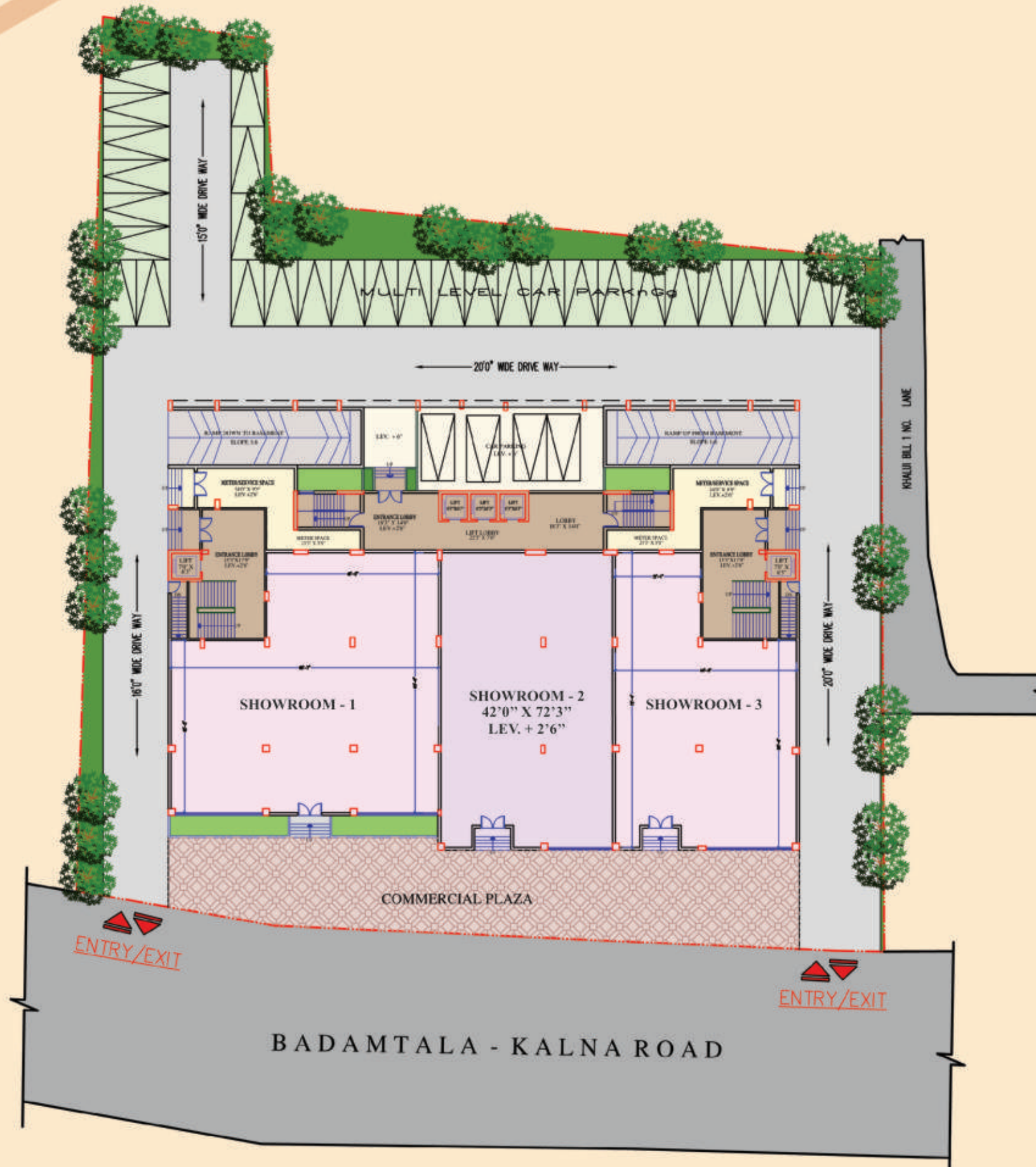
Elegant elevation. Chic decor. lavish landscaping. landmark location. It really doesn't get bigger than this. Be an early bird. Grab the first opportunity to be a part of this iconic development.

Bardhaman first. And the finest. Book your COMMERCIAL SPACE NOW.



45,000 square feet
of Bardhaman's
MOST CONVENIENTLY
LOCATED SHOWROOMS
& OFFICES





NO	SHOWROOM AREA	ALLIED COMMON AREA	TOTAL
1	3829.59	1263.76	5093.35
2	3160.10	1042.83	4202.93
3	2838.38	936.67	3775.05



1ST FLOOR PLAN



NO	SHOP	ALLIED COMMON AREA	TOTAL
1	115.78	46.31	162.09
2	192.50	77.00	269.49
3	115.78	46.31	162.09

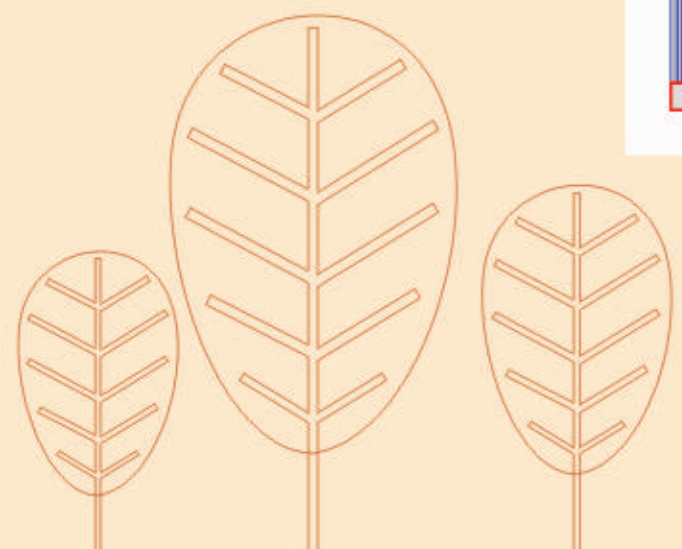
NO	SHOWROOM AREA	ALLIED COMMON AREA	TOTAL
4	3364.11	1110.16	4474.27
5	2675.26	882.84	3558.10
6	2606.39	860.11	3466.50

NO.	OFFICE AREA (Sq. Ft)	ALLIED COMMON AREA (Sq. Ft)	TOTAL (Sq. Ft)
1.	507.74	203.1	710.83
2.	473.87	189.55	663.42
3.	479.54	191.81	671.35
4.	497.19	198.88	696.06
5.	485.24	194.1	679.34
6.	386.75	154.7	541.45
7.	473.87	189.55	663.42
8.	507.74	203.1	710.83





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1.	507.74	203.1	710.83
2.	473.87	189.55	663.42
3.	479.54	191.81	671.35
4.	497.19	198.88	696.06
5.	485.24	194.1	679.34
6.	386.75	154.7	541.45
7.	473.87	189.55	663.42
8.	507.74	203.1	710.83
9.	115.78	46.31	162.09
10.	192.5	77	269.49
11.	115.78	46.31	162.09
12.	729.05	291.62	1020.66
13.	677.7	271.08	948.78
14.	557.47	222.99	780.45
15.	520.87	208.35	729.22
16.	702.67	281.07	983.74
17.	703.7	281.48	985.19
18.	754.81	301.93	1056.74
19.	761.23	304.49	1065.72
20.	596.22	238.49	834.71
21.	694.06	277.63	971.69



75,000 square feet of Bardhaman's CHOOSE THE BEST... RESIDENCES

Truly... it will be an experience like no other. In a booming, bustling mini-metropolis like Bardhaman, where life and lifestyle is fast changing, prepare for the rise of something truly spectacular.

Natural Curzon Square, coming up near the upscale Curzon Gate area is a project that's as ambitious as it is exclusive. Where else can you expect to be treated to 360-degree views of green in the heart of the city! Where else can you come home to internationally benchmarked facilities and a vibrant community culture! Natural Curzon Square is an opportunity to be a part of something iconic.

Come, experience life the way you've known it ought to be lived.



75,000 square feet of Bardhaman's Ultrafine LIFE & LIFESTYLE

Choosing between nature and modernity can be rather difficult. Not anymore. 'Natural Curzon Square' skillfully infuses both, to create a mixed use iconic highrise-self-contained, sustainable and conveniently located. It is a unique RESI-COM development in the heart of Bardhaman. Get spellbound with the picturesque scenic beauty of the environs along with the luxury and convenience of modern living.

Revolutionise the way you live. Come home to luxurious and hi-tech living amidst the beauty of nature. Natural Curzon Square. Make your life simpler, multi-task with ease!



75,000 square feet
of Bardhaman's Ultimate
HAPPINESS & PEACE
Live life with pleasure & ease

Can you live in the heart of a vibrant city and yet have your own cocooned lifestyle? Natural Curzon Square assures you that you can. Ensnared in the Curzon Gate area— a commercial hub known for prosperity, creativity and striking architectural marvel. This project lets you to explore the dynamic rhythm of the neighborhood at your own pace. Take in unimpeded views of enchanting greenery, a rare luxury in a city. Here Air, Light, space and Water will be in abundant presence. Where you will be one with the elements and your mind, roaming free, in a world extraordinary.





NO.	FLAT AREA (Sq. Ft)	ALLIED COMMON AREA (Sq. Ft)	TOTAL (Sq. Ft)
A	897.07	296.03	1193.11
B	744.98	245.84	990.82
C	697.83	230.28	928.11
D	897.07	296.03	1193.11
E	789.89	260.66	1050.56





NO.	FLAT AREA (Sq. Ft)	ALLIED COMMON AREA (Sq. Ft)	TOTAL (Sq. Ft)
A	897.07	296.03	1193.11
B	789.54	260.55	1050.09
C	745.62	246.06	991.68
D	897.07	296.03	1193.11
E	926.67	305.8	1232.47
F	905.25	298.73	1203.99
G	926.67	305.8	1232.47



Amenities at a glance



Children's Play Area



Gym & Health Club



Tennis



Indoor Games



Landscape Garden



Gated Community

Roof Top Landscaped Garden
with Cabana

A. C. Community Hall

Indoor Games

Gym & Health Club

Games Court

Senior Adda Zone

Children's Play Area

Round the clock Security

Surveillance Camera

Water Filtration Plant

Intercom

24 x 7 Power Backup*

2 Elevators in Commercial Lobby

3 Elevators in Residential Lobby

Specifications

- **Structure** - R.C.C. frame structure
- **External Finish** - Latest & durable outer finish
- **Staircase** - Spacious Marble staircase
- **Lobby** - Ground floor lobby with granite/marble/vitrified tiles
Floor lobby with good quality tiles
- **Balcony** - Decorative MS railings



FLOOR TILES



KITCHEN

- **Flooring** - a) Vitrified tiles in living room, dining room, bedrooms, balcony.
b) Anti-skid tiles in kitchen & toilets
- **Kitchen** - a) Granite slab counter with stainless steel sink
b) Ceramic tiles up to 2 ft. height above platform
- **Toilets** - a) Tiles up to door height
b) Hot & cold water point
c) European style WC and basin of reputed make
d) Elegant CP fittings

- **Windows** - Anodized Aluminium windows
- **Doors** - Flush doors
- **Lift** - 2 lifts for commercial lobby & 3 lifts for residential lobby
- **Fire Fighting** - All provision for modern fire fighting system
- **CC TV** - In common passage, main gate & ground floor lobby
- **Interior Finish** - Smooth finish plaster of putty on walls



ALUMINIUM WINDOWS



TOILET

- **Electricals** - a) Concealed wiring with latest modular switches
b) A.C. Point & Electrical points in living & bedrooms
c) Power points and exhaust fan points in kitchen & toilets
- **Water Supply** - 24 hrs filtered water supply



1,20,000 square feet of NATURAL CURZON SQUARE IS MORE THAN A LUXURY...

AN OASIS OF COMMUNITY LIVING

The place will be ideal for outdoor indoor no-door living. Meet like-minded neighbors. Make new friends. Be a part of a unique community. The times are changing. Embrace the new era. New age needs a new edge. This place has it!

A LANDMARK LOCATION

Located just a smile away from the railway station and the National Highway, this place is next to Curzon Gate the commercial hub of Bardhaman. Everything you desire is next door. Convenient to the core. You can never really ask for more.

USER-FRIENDLY AMENITIES

All the facilities and amenities of this proposed project has been hand-picked carefully to suit all buyer segments. It will pleasantly surprise you as you move in to your new place. We have made luxury affordable.

FUTURE READY DEVELOPMENT

The world is changing. Time is moving on. We need to be a part of this new era. Natural Group envisioned this project keeping in mind all the future needs of a sustainable development. Moulded on the lines of the living standards prevalent abroad.

Natural Curzon Square. Find your awesome!





NATURAL GROUP
PAST PERFECT FUTURE READY

Natural Group, after 25 years of valuable experience have pioneered the art of bringing residential and commercial spaces to discerning consumers who value aesthetics, Vaastu, and an elegant lifestyle. Spanning over 3 million sq. ft. of developed space their project comprise Group's landmark developments not only abound in Kolkata but also in places like Bardhaman, Jharsukuda, and Durgapur, to mention a few. Natural Group's vision to look beyond the ordinary to touch the limitless possibilities of perspectives and dimensions, has given birth to spellbinding architecture, that's a perfect blend of high tech structural design and modern engineering, both in the private and the government sectors. A few of pride creations are **Natural Heights (Kolkata & Durgapur), Natural Sarvapriya, Haldiram Enclave, Natural View, Natural Park View, Natural Nest, Natural Residency, Natural Greens, Natural Encalve, Natural Life, Natural Comfort, VIP Towers, 5B Judge's Court Road, Mamomaya Apartments, Tamanna Apartments, and Nigam Centre.**

Never the less, 3 major projects: Natural City, Bardhaman with 850 flats & Natural City, Shyamnagar Road with 550 flats on completion stage; where as Natural City, Lake Town (Dakshindari) with 500 flats ongoing.

Those who have been lucky enough to be in any of the above mentioned residencies, know... "Comfort Living in the Projects is only Natural."



OUR ASSOCIATES IN PROGRESS

Raj Agarwal ARCHITECT

“Architecture is the beginning of everything as we know”.

To be an architect is a blessing because it instils in me a sense of responsibility towards environment and gives me the opportunity to design & compose new rhythmic spaces. However small or insignificant it may seem, architecture influences everything & everyone around it.

Every time I sit with a project, I try not to bind it rather let the site and surroundings unfold and take its own form according to the utility and requirement of the project.

With a similar thought, the design of the project BURDWAN ARCADE evolved. It is a mixed use tower adjacent to the main road. The elevation is modern and elegant. The building stands out due to its form which is derived from its function.

The commercial & office spaces are exposed to grab attention while the apartments are retreated to maintain privacy. All the apartments are designed to receive day lighting and are naturally ventilated. The community area with amenities and green open space is designed on an elevated area instead of ground to maintain its privacy and connectivity yet keeping the integrity of the space intact.

Raj Agarwal & Associates

8B, Royd Street, 1st Floor
Kolkata - 700016



Awani Kumar Roy SOLICITOR

For the past 35 years I have been associated in the property and corporate, copyright affairs and came across various Builders and Promoters.

I have been associated with the Natural Group since past 25 years. Under the leadership of its Chairman, Mr. Mahesh Kumar Sharma, the group has emerged as one of the pioneer of affordable and modern housing complex in West Bengal. Natural Group has successfully completed various projects consisting of thousand of flats in West Bengal to the satisfaction of the Flat Purchasers who repose faith in the Group and that is why the Group even at the present scenario successfully marketing and completing the project.

Dynamism, integrity and a vision for the future is what keeps creating value additions for the Group. Even if you think that the present scenario in real estate is not lucrative, you must understand that the future is very bright and it is a very good time to buy your own house.

In view of recently enacted The West Bengal Housing Industry Regulation Act, 2017 the state Government framed various protective measure for the flat purchasers and the investment of the flat purchaser has been protected.

I do hope that Natural Curzon Square will be a landmark in the area.

A. K. Roy & Co.

Project Legal Advisor

10, Kiran Shankar Roy Road, 1st Floor, kolkata-700001

PAST PROJECTS



Natural Greens, Kolkata



Natural City
Shyamnagar Road, Kolkata



Natural Enclave, Kolkata



Natural View, Kolkata



Natural Heights



Natural Park View, Kolkata



Natural Sarvapriya, Kolkata



Natural Heights (Ph-II)

Haldiram Enclave, Kolkata



Natural Heights, Durgapur



Natural City, Bardhaman

OUR FORTHCOMING PROJECTS

Utopia (Madurdaha Near Ruby Hospital)

Naupara (opp City Centre-II) Kolkata

Naupara Behind City Center II

Madhyamgram, Sodepur Road

Southern Avenue (Lake)

Chinar Park-I Kolkata

Rajarhat Aquatica

Chinar Park-2

Howrah

Barasat





Natural
CURZON SQUARE

Creating Communities. Connecting People.

14, Kalna Road, Badamtala, Bardhaman

Developed by

PRATIVA ENTERPRISES PVT. LTD.

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P: 2282 7233 / 34, 2282 6376

Web: www.naturalgroup.in

Architect

Raj Agarwal & Associates

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Solicitors

A. K. Roy & Co.

10, Kiran Shankar Road, Kolkata-700 001

This Project Approved By



भारतीय स्टेट बैंक
State Bank of India



Marketed By



PHOENIX REALTY
Relation forever..

PHOENIX REALTY

Contact No- 9614189189/ 7908829566

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