SPL Estates Pvt Ltd is the promoter of the project which is registered as SUNSHINE ONE | HIRA/P/HOO/2019/000654 For more details visit the website of WBHIRA, https://hira.wb.gov.in



© 033 4080 3500 | www.shriramsunshineone.com

The information contained in this document (the "Brochure") or any document/s subsequently provided to Applicant(s), whether vertially or in documentary or any other form whatsoever, by the Promoter Company/Owner Company or any of their employees or advisors or marketing agents is believed to be correct but is not guaranteed. The Master plan is only the vision for the Shriram Grand City. Photographs of interiors, surroundings or location images and features are shown and/or mentioned and the images renders used herein are purely indicative and for representational purposes and may differ from the actuals. Prospective purchasers/Applicant/s should make and must rely on their own enquiries. This Brochure is only a guide to the prospective purchasers/Applicant/s and does not constitute an offer or contract. There is no commitment for the same and they may undergo changes due to evolving market demand. This Brochure is not an agreement and is neither an offer nor invitation to the prospective Buyer/s/Applicant/s or any other person. The purpose of this Brochure is to provide interested parties with information that may be useful to them in the formulation of their application for qualification pursuant to this Brochure. The assumptions, assessments, statements and information contained in this Brochure may not be the assumptions, assessments, statements and information contained in this Brochure and obtain independent advice from appropriate sources. Information provided in this Brochure to the prospective Buyer/s/Applicant(s) is on a wide range of matters, some of which depends upon the interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement The Promoter company, as well as the Owner Company, also accepts no liability of any nature whether resulting from negligence or other wise howsoever caused ansing from a reliance of any prospective



PROBLEMS OF OWNING AN AFFORDABLE HOME



WHY SHOULD YOUR BUDGET MAKE YOU

COMPROMISE ON BRAND? WHY SHOULD LOW PRICES MEAN A

COMPROMISE ON LIFESTYLE? WHY SHOULD A COMPACT APARTMENT MEAN A

COMPROMISE ON ROOM SIZES?



PRESENTING

A REVOLUTION IN HOME-BUYING THAT ANSWERS ALL THESE QUESTIONS & MORE!

7 REASONS WHY YOU SHOULDN'T MISS THISI PRESENTING CODENAME SAAT RANG KE SAPNE



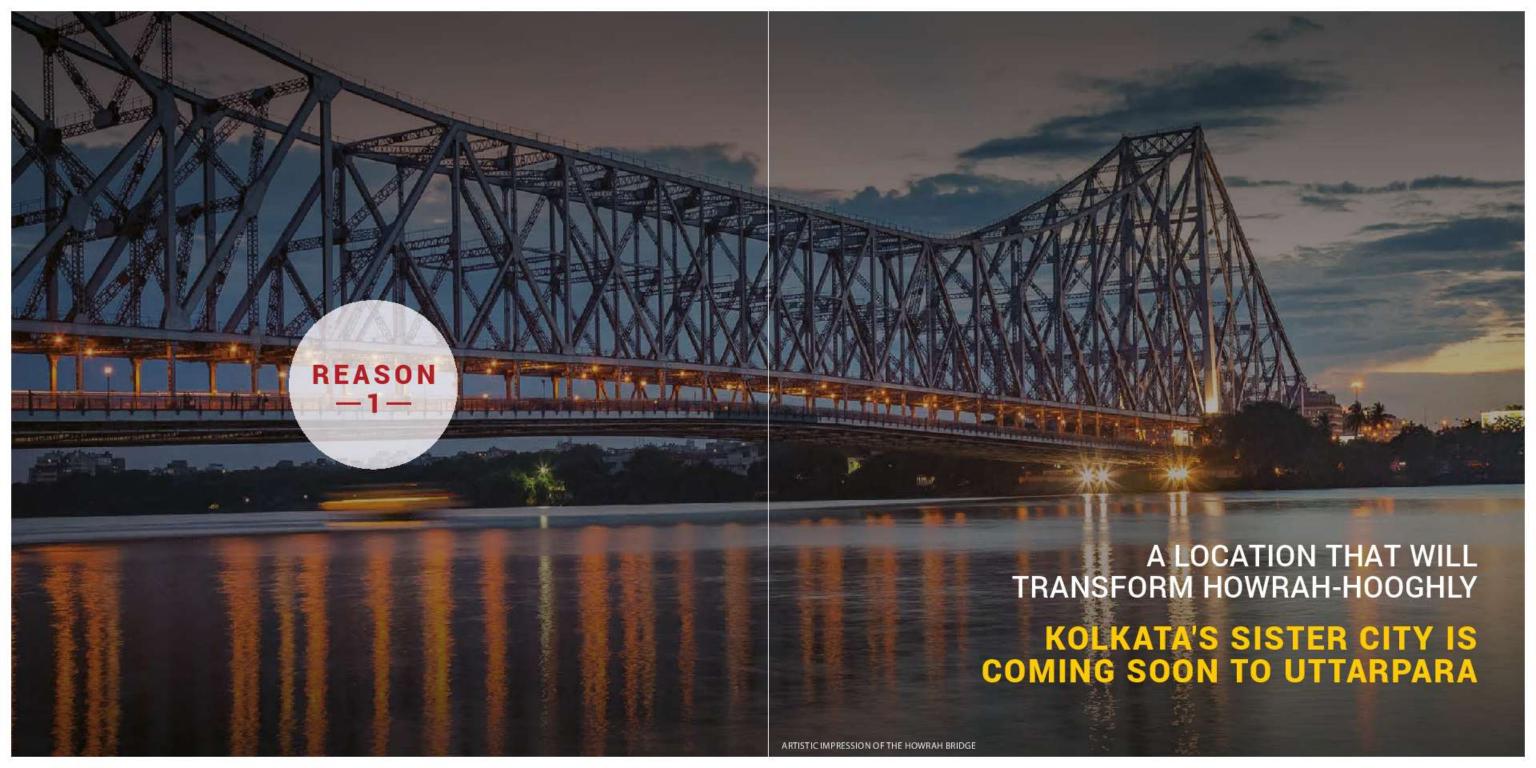
Disclaimer- All 100+ amenities would be delivered with the completion of the entire project.

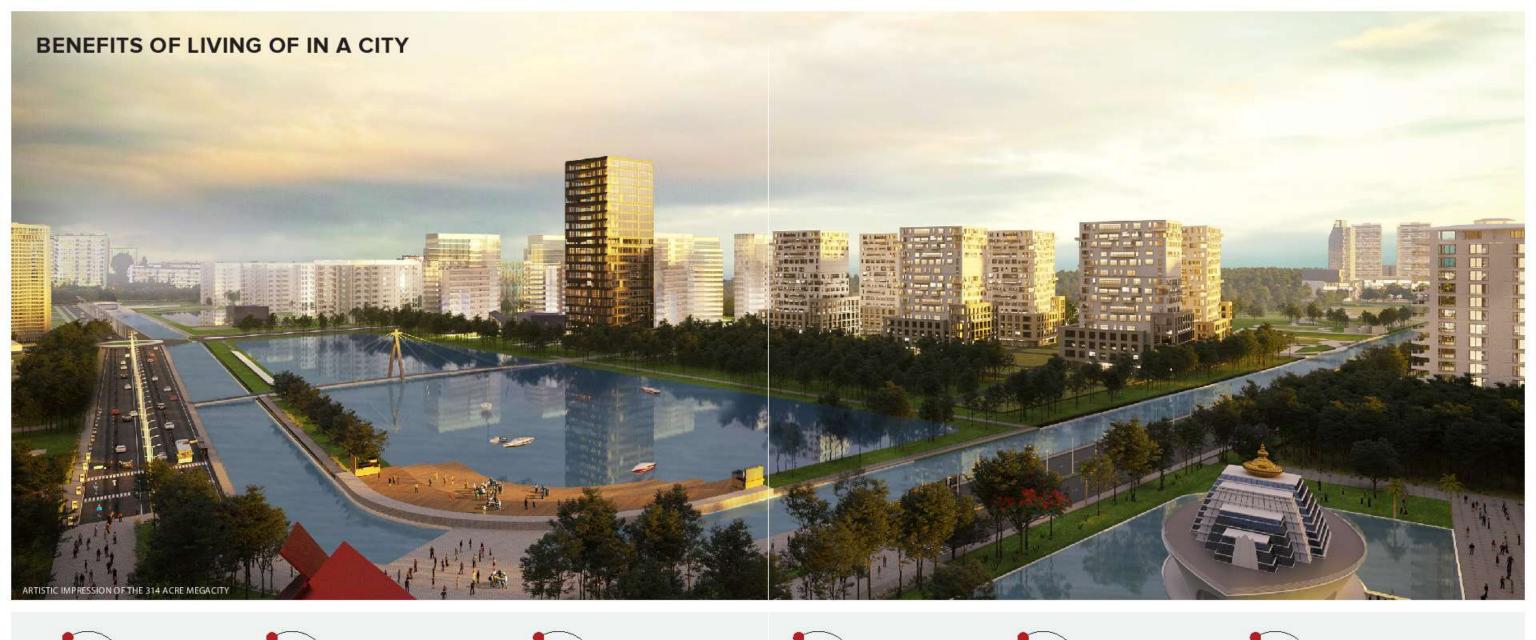












In the last few years, we have seen satellite cities come up across India such as Noida, Navi-Mumbai etc. These are well-planned cities with good infrastructure and offer good education, healthcare, entertainment, and job opportunities.

People start settling in for a better living experience, and these areas grow to become sister cities of the metros. What Noida is to Delhi, and Navi Mumbai is to Mumbai, Shriram Grand City will soon be to Kolkata. A sprawling megacity with wide roads, thoughtful town planning, ample greenery and robust infrastructure. This well-organised city ensure safety and has predictable water, electricity & infrastructure solutions.

HOOGHLY'S MOST STRATEGIC LAND PARCEL WITH 4 SIDED CONNECTIVITY





Konnagar Station: 5 mins Uttarpara Station: 10 mins Howrah Station: 20 mins Hind Motor Station: 24 mins



Netaji Subhas Chandra

Salt Lake Sector V: 45 mins



Dakshineswar Kali Temple: 15 mins Bellur-Math 25 mins



Welcome ELLNESS

REASON -2-

BUY A HOME, GET A CITY FREE

A city of a million dreams that offers fine education, healthcare, commercial districts and a multiple options for recreation and entertainment.

A city where your children can walk to school, hospitals are few minutes away, and you can spend weekends shopping at sprawling malls.

When you live in a city that offers the lifestyle & comforts at par with any global city, you know you have arrived in life. Gift your family a life that they always deserved & dreamt of. Such planned cities redefine the neighbourhood & appreciate much higher than standalone developments.

ARTISTIC IMPRESSION OF THE 314 ACRE MEGACITY



- 2 world-class schools for 4,000+ students
- Educational campuses spread over 7-acres
- Tie-up with Sri Sri Academy
- University



- 100-bed hospital spread over 1 million sq.ft
- Reputed pharmacies



- Sprawling mall over 9-acres
- Shopping streets
- (Supermarkets



- 5-star hotel
- (Restaurants & banquet halls



- 2 million sq.ft. office space
- Employment of 1.5 lakh people*



- (Waterfront
- City center
- Private club



- Transportation
- (City management
- 24x7 security



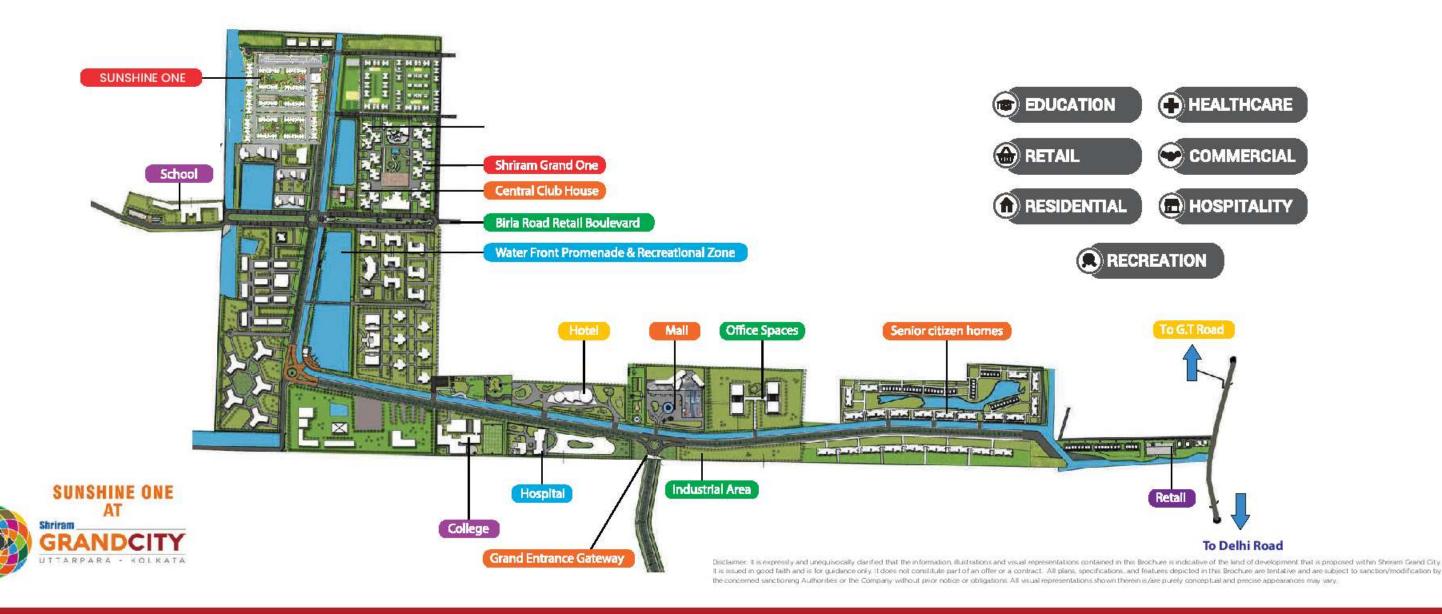
- Professional sports academy
- World-class sports infrastructure



- Renewable energy
- 27-acres of green space
- Waste management

Obclaiment it is appressly and un equiposally claimfied that the information, illustrations and year inspectations contained in this Brochuse is indicative of the kind of development that is proposed within Shiram Grand City. It is realised in good faith and is the guidance only. It does not consists part of an other or a contract. All plans specifications, and features depicted in this Brochuse are tentative and are subject to candidation by the concerned sanctioning Authorities on the Company without prior notice or obligations. All visual representations shown therein (visual preparations) and proceed appearance may visual.

MASTER PLAN OF THE 314-ACRE MEGA CITY*



Welcome

REASON -3-GIFT YOUR FAMILY 100+ AMENITIES ARTISTIC IMPRESSION OF THE ENTRANCE

Sunshine One is the 2nd residential district of Shriram Grand City, spread over 19.5-acres with 15.2-acres of open space.

Packed with 100+ amenities*, you have a new surprise/experience awaiting you every day.

Disclaimer- All 100+ amenities would be delivered with the completion of the entire project.









Kids pool



Skating rink



Swings





Swimming pool



Cricket pitch



Tennis court



Badminton court





Outdoor gym



Jogging track



Cycling track



Reflexology path









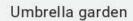
Party lawn



Pet park









Dew mound



Bamboo canopy



Interactive fountain





Sitting pocket



Carrom lounge



Senior citizen park



REASON -4-

SMARTEST 1, 2 & 3 BHK KOLKATA HAS EVER SEEN!

Most developers provide 2 BHK homes in the size range of 800-1000 sft., but we at Shriram took up the challenge of fitting a comfortable 2 BHK in just 630 sft.

First time in Kolkata, a design that gives you more usable space with no compromise on room sizes. Re-thinking traditional size norms by making less frequented spaces like balcony & toilets compact. L- or U-shaped kitchens that give enough storage space while eliminating extra circulation space.

Design efficiency of removing dead spaces that add to your cost but not your utility like foyers & niches.

Kolkata's most competitive loading percentage by elimination of basements, long corridors & large common spaces.

Enjoy the feeling of space for which you don't pay with a ceiling height of 9.6 ft.

ARTISTIC IMPRESSION OF THE SMARTLY DESIGNED LIVING ROOM



MASTER PLAN OF SUNSHINE ONE

BTHEFELMO Phase 1 - Tower 1A, 2A, 2B, 3D, 3E 1. DRIVE WAY 2. PAVED WALKWAY 3. GREEN POCKETS 6. GUARD ROOM 7. SEATING COVE B. COZY CORNER 9. PET PARK 10. CRICKET PITCH 11. SHADED SITTING COURT 12. VOLLEYBALL COURT 13. GAME COURT 14. TENNIS COURT 15. BADMINTON COURT 16. SKATING RINK 17. OUTDOOR GYM 18. TABLE TENNIS COURT 19. PARTY LAWN 20. UMBRELLA CANOPY GARDEN. 21. BASKETBALL COURT 22. POOL DECK 23. KIDS POOL 24. SWIMMING POOL 25. ROCK CLIMBING WALL 28, KIDS SAND BED 29. GIANT TRAMPOLINE 30. LAWN 31. ART/CHALK COURT 32. JUMP CHESS 33. KIDS PLAY AREA 34. JOGGING/CYCLING TRACKS 35. REFLEXOLOGY WALK 36. DEW MOUNDS 37. BAMBOO CANOPY 39. SITTING POCKET 40 EARTH BERM 42. MIST GARDEN 43. INTERACTIVE FOUNTAINS 54. LOTUS POND 55. BIRDS PARK 59. VIBGYOR BAMBOO INSTALLATION 60. SWINGS 61. CARROM LOUNGE 80. DROP-OFF PLAZA 83. SENIOR CITIZEN PARK

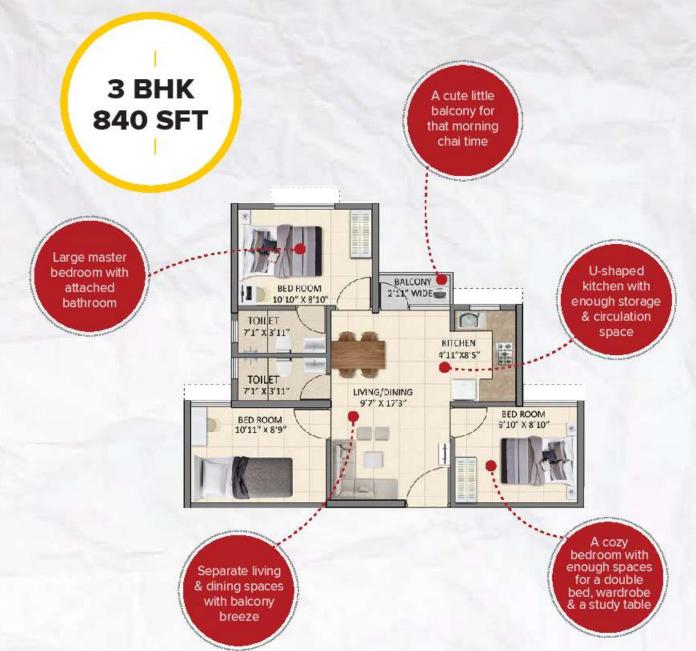
THE HIGHLIGHTED AREA IS THE DEMARCATED AREA OF THE PROJECT "SUNSHINE ONE"



UNIT PLANS OF SUNSHINE ONE











PAY MUCH LESSER THAN ANYTHING IN KOLKATA FOR THE SAME USABLE AREA

Move to Kolkata's next big destination

Live in a world class mega city Enjoy 100+ lifestyle amenities* Life from a tier A developer

All of this at unbelievable prices



THE SHRIRAM DEVELOPERS SEAL OF TRUST

When you invest in a Shriram home, you invest in a 40-year legacy of excellence.

PART OF THE FINANCIAL CONGLOMERATE SHRIRAM GROUP

22,000+ HAPPY FAMILIES 2018-2019'S MOST AWARDED DEVELOPER

PRIVATE EQUITY INVESTMENT BY GLOBAL PLAYERS MITSUBISHI, TPG, KOTAK WALTON STREET CAPITAL, STARWOOD CAPITAL AND TATA CAPITAL

Presence across
Bangalore | Chennai | Kolkata | Coimbatore | Vizag



AMAZING OFFERS



Interest free down payment assistance*



Avail upto ₹2.67L benefits under PMAY*



1% GST on selected units*



No Pre-EMI till Jan 2022*

THE SHRIRAM DEVELOPERS SEAL OF TRUST

SHRIRAM GRAND CITY IS TAKING SHAPE

Construction of tower A,B & C are 80% completed & is in full swing for other towers Associated with
Kolkata's most loved
Sri Sri Education
Academy,
which would be
operational in 2020

Partnerships with prominent retail & healthcare brands underway

Shriram Road construction in full swing

Grand One at Shriram Grand City is constructing fast, with 1500 families moving in by early 2021

MEET THE CITIZENS OF GRAND CITY



"My experience while booking on oportment in Grand city has been smooth from day one."



"Ground City is one of the largest housing complexes coming up in the Hooghly district, with all the conveniences one would require. I'm looking forward to being a resident of this modern city."



"I chose to invest in Shrirom Grand City knowing that my investment will be safe, given the reputation of Shrirom Properties. I have unwavering trust in the brand and am looking forward to my stay at Grand City."



"Steiner Grand City is a well-planned township catering to every need of its residents. I was very impressed with the environment conservation practices, and the ample allocation of green spaces to enjoy. I am delighted to be member of the Shriram family