

**keventer**



**SHRACHI**<sup>®</sup>

Dreamer. Doer.



**NEWTOWN VILLAS**

**BRING YOUR FAMILY HOME**



# ABOUT SHRACHI GROUP

Founded in 1966 | A 1000 Crore Conglomerate | Real Estate & Stationery



REAL ESTATE



STATIONARY



# ABOUT SHRACHI REALTY

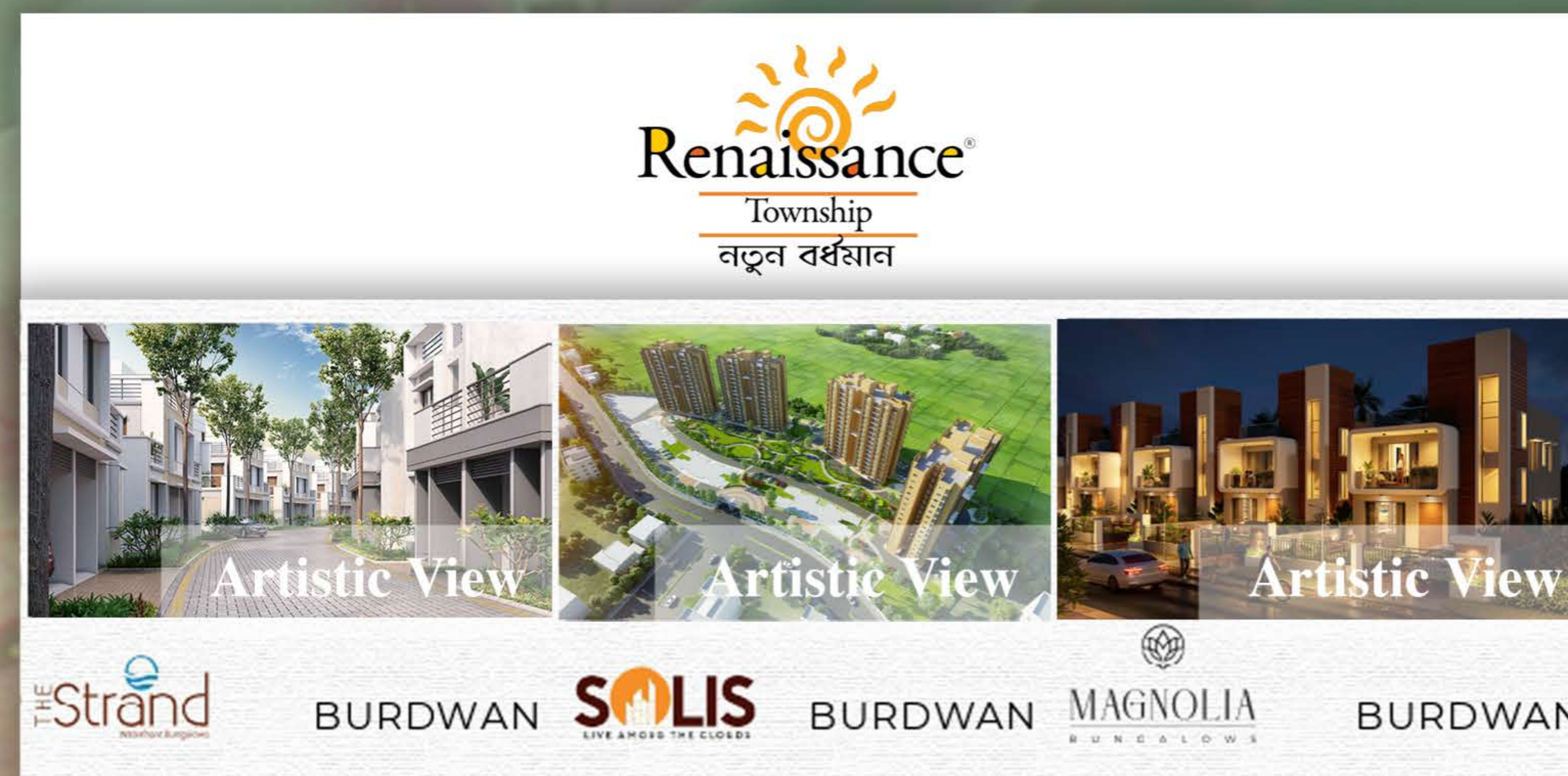
Shrachi Realty, one of the arms of the Shrachi Group, is known for crafting some of the finest landmarks that combine the best of design, aesthetics, technology and architecture. Shrachi Realty has already delivered 14 million sq. ft. of living spaces, including under-construction area.

## RESIDENTIAL - KOLKATA



## RESIDENTIAL - RENAISSANCE TOWNSHIP,

## BURDWAN





# ABOUT SHRACHI REALTY

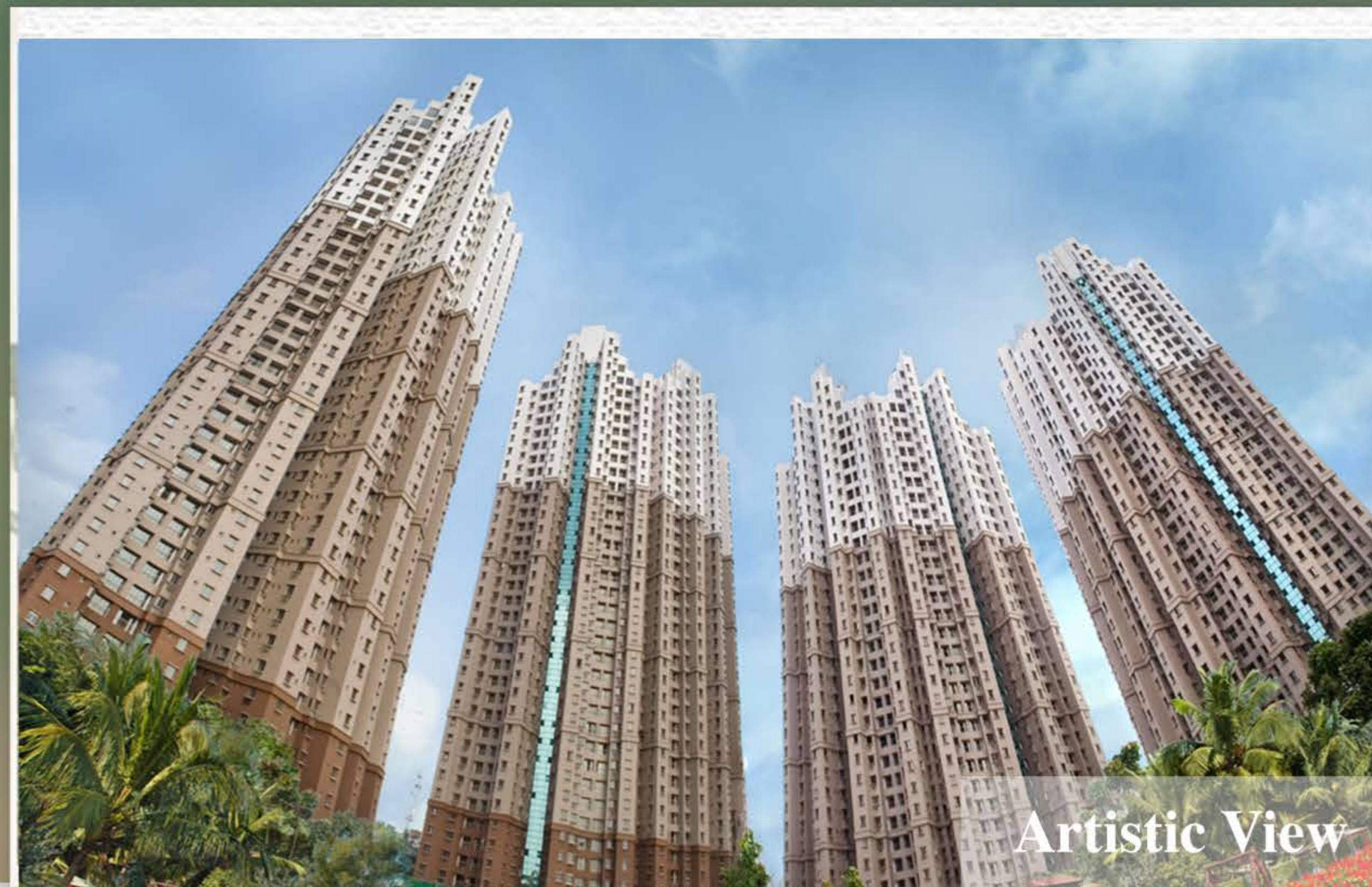
## RESIDENTIAL - DURGAPUR



## RESIDENTIAL - JAMSHEDPUR



## JOINT VENTURE PROJECTS



SOUTH CITY

KOLKATA



URBANA

KOLKATA



# LIFE AT SHRACHI



# SHRACHI CSR INITIATIVE





# KEVENTER PROJECTS

Keventer ventured into real estate and has stayed to its corporate vision of adding value to its customers' lives, by delivering top-notch residential and commercial projects.

The group is also a joint venture partner with Tata Housing.



Artistic View

CrossWinds



Artistic View

The North



Artistic View

Sealdah Commercial Complex



Artistic View

Rishra



# ABOUT KEVENTER AGRO LTD

One of the leading FMCG companies from Kolkata, the business is primarily segregated into two segments - Packaged Food and Beverages and Daily & Fresh segments.

Their comprehensive range of products spans various brands and categories.





# KEVENTER SOLAR PANEL INITIATIVE

As part of its larger initiative to cut CO2 emissions for a greener society, Keventer Agro took the first step in September 2019 by commissioning Eastern India's largest rooftop solar PV plant at its Metro Dairy unit in Barasat. Spread over Two Lakh square feet, the 2.15 MW grid-connected rooftop solar PV plant has 6,240 Vikram Solar-built high-efficiency 345Wp mono-crystalline modules installed and 18 ABB inverters.

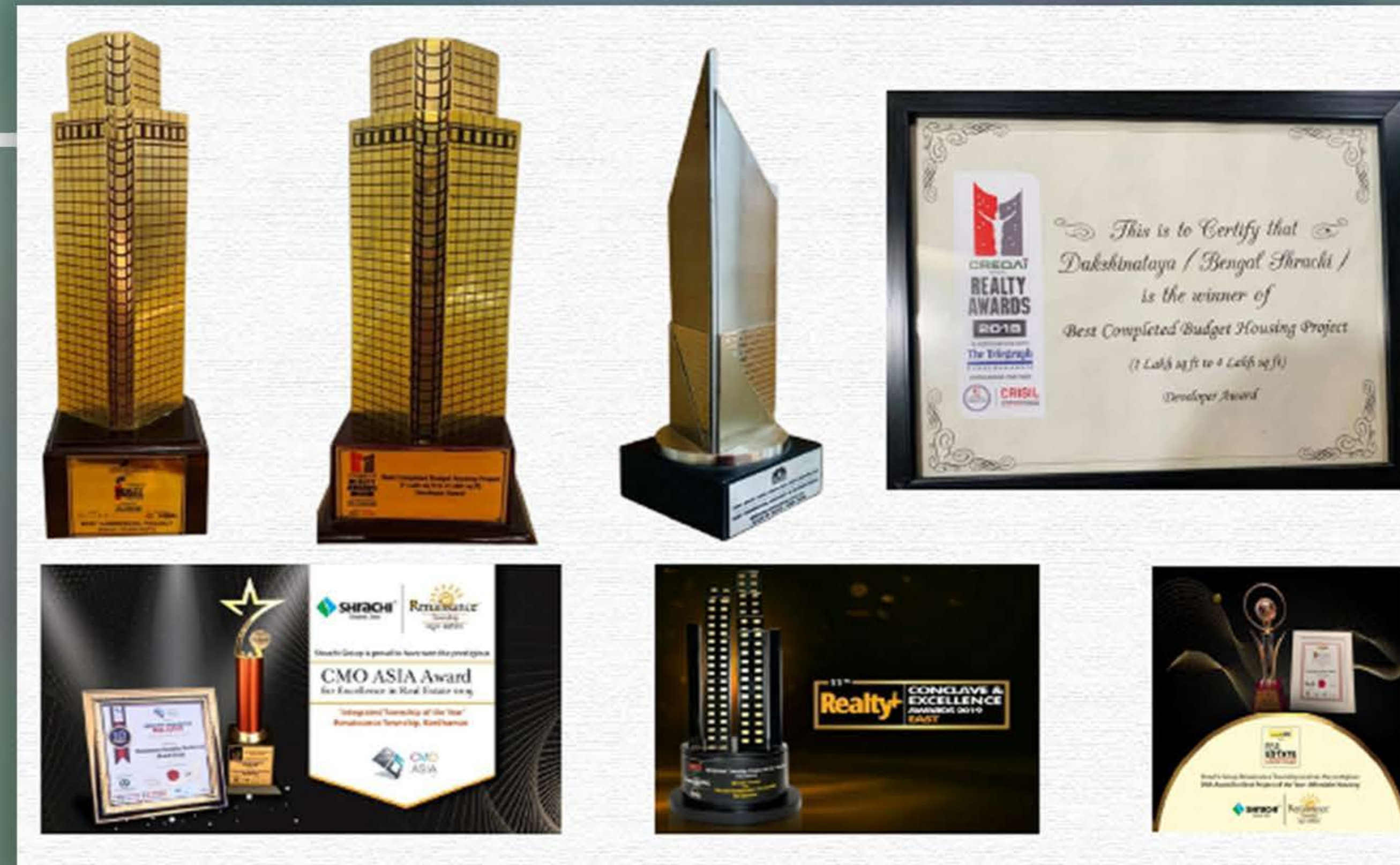
The plant generates around 1,90,000 kilowatt hours (KWH) of electrical energy per month and is enough to power the Metro Dairy plant for 11 hours daily.





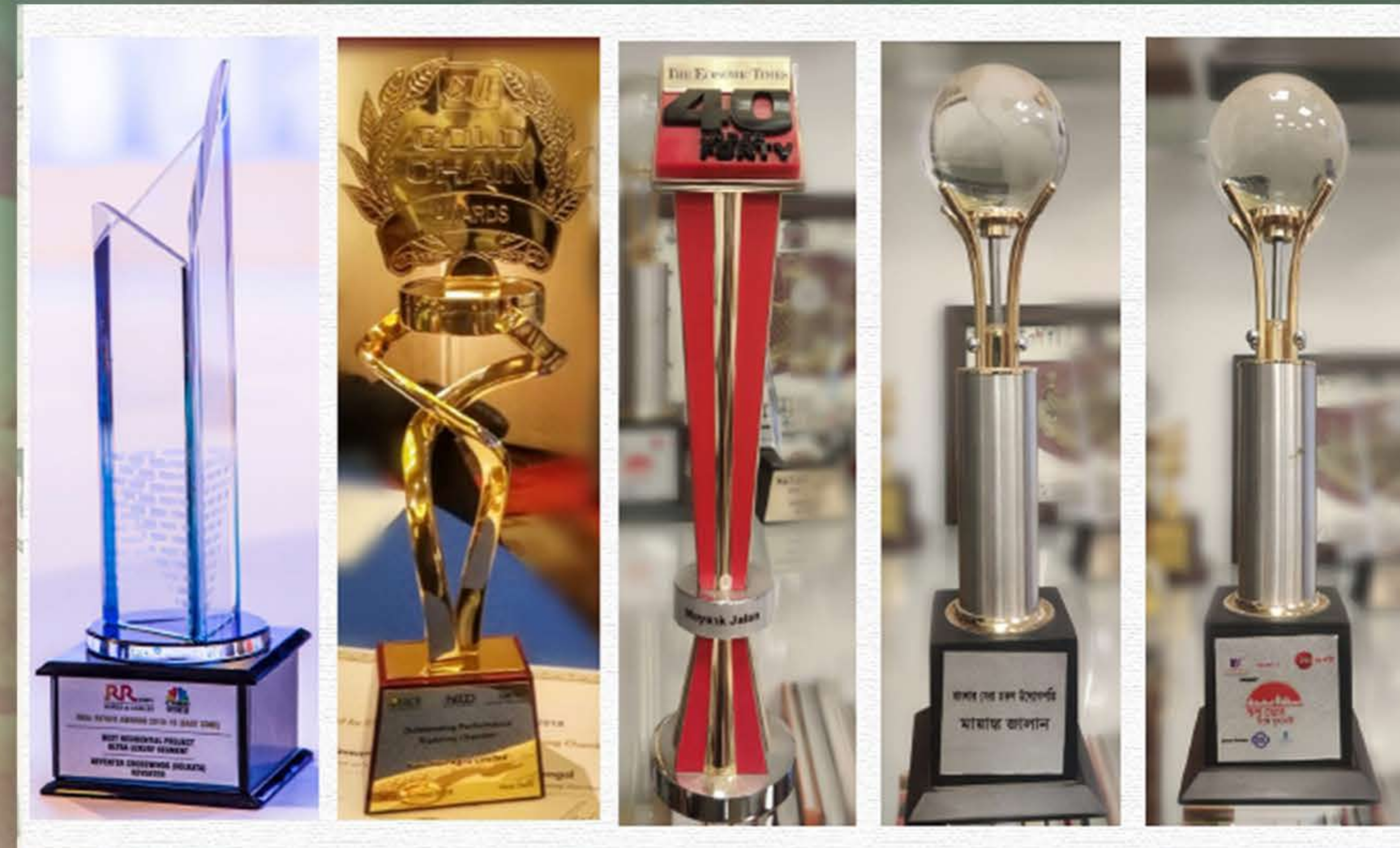
# SHRACHI

## AWARDS & ACCOLADES



# KEVENTER

## AWARDS & ACCOLADES





# NEWTOWN VILLAS IS ONE-OF-A-KIND RANGE OF BOUTIQUE BUNGALOWS

**keventer**

 **SHRACHI**<sup>®</sup>  
Dreamer. Doer.



Your Dream Home is now a Reality! We make bungalow living elegant and we do it with panache. Set foot in the sprawling mansions within the gated community of Newtown Villas, with unmissable amenities like a swimming pool and clubhouse. Come, lets bring your family Home!



# INTRODUCING NEWTOWN VILLAS

A joint venture between Keventer & Shrachi Realty. Newtown Villas is a first-of-its-kind Bungalow living project in Newtown, Kolkata spread across 10 Acres of land. The ultimate luxury is in being able to relax and enjoy in your Bungalow.

## Premium 3 & 4 BHK Bungalow Living



Artistic View



# LOCATION HIGHLIGHTS

- Site is located by Newtown - Chanda Kanthalberia.
- Airport & Sector 5 Salt Lake in the vicinity.
- Closest upcoming bungalow project in the area.
- Wipro, ITC Infotech, Infosys etc close by.
- Site has good infrastructure and connects to the main road.
- Landscape and infinite views of the horizon.
- Surrounding mix of residential and open landscapes.





# MASTER PLAN



Artistic View

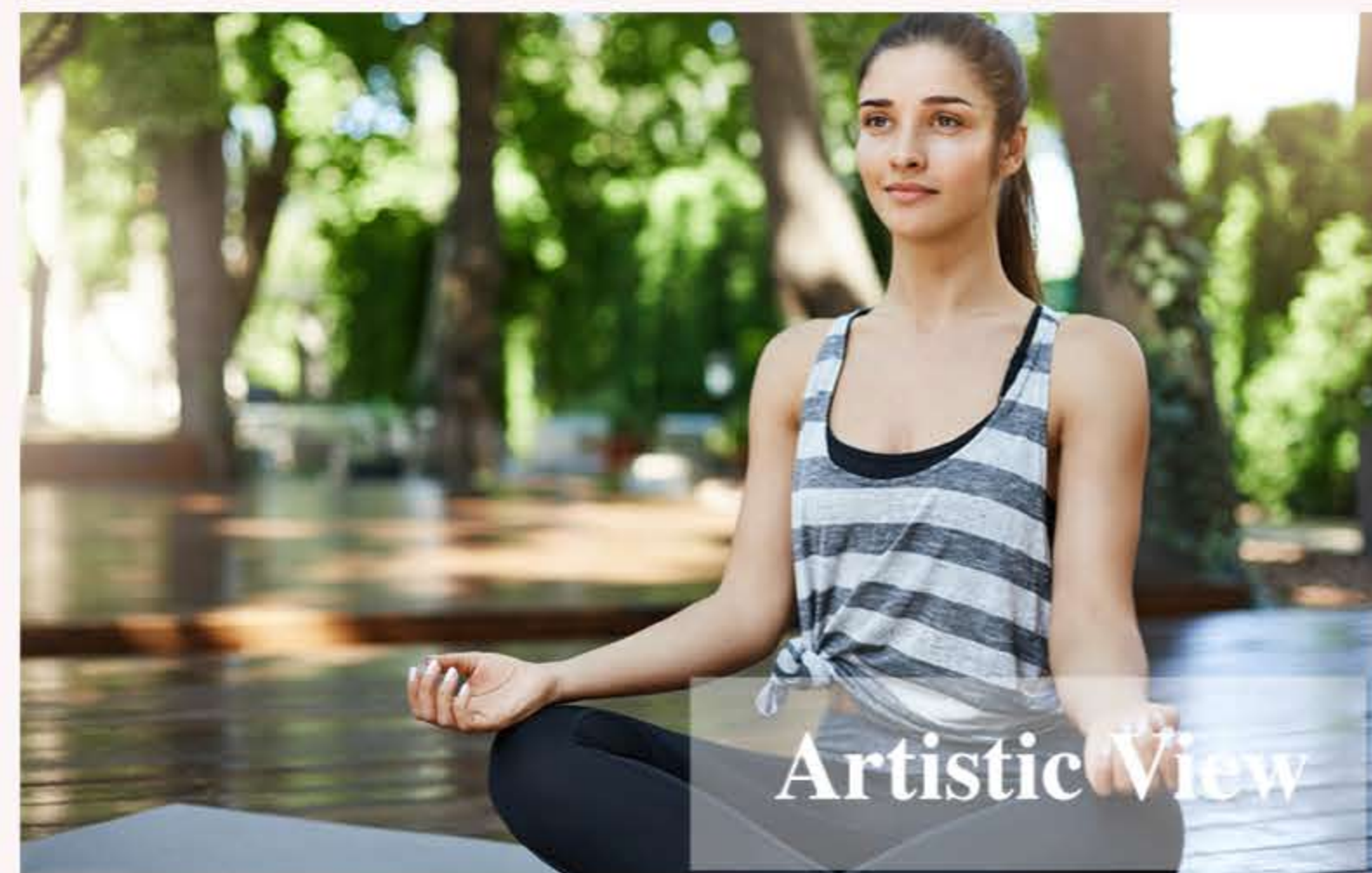




# 3 KATHA - DAY VIEW



Artistic View



Artistic View

A LITTLE PROGRESS EACH DAY ADDS UP  
TO BIG RESULTS



# 3 KATHA - NIGHT VIEW



Artistic View

INDULGE IN A BEAUTIFUL DINNER WITH  
YOUR LOVED ONE



Artistic View



# 4 KATHA - DAY VIEW



GOOD TIMES WITH GREAT COMPANY  
AT THE BEST PLACE



# 4 KATHA - LANDSCAPE VIEW



Artistic View

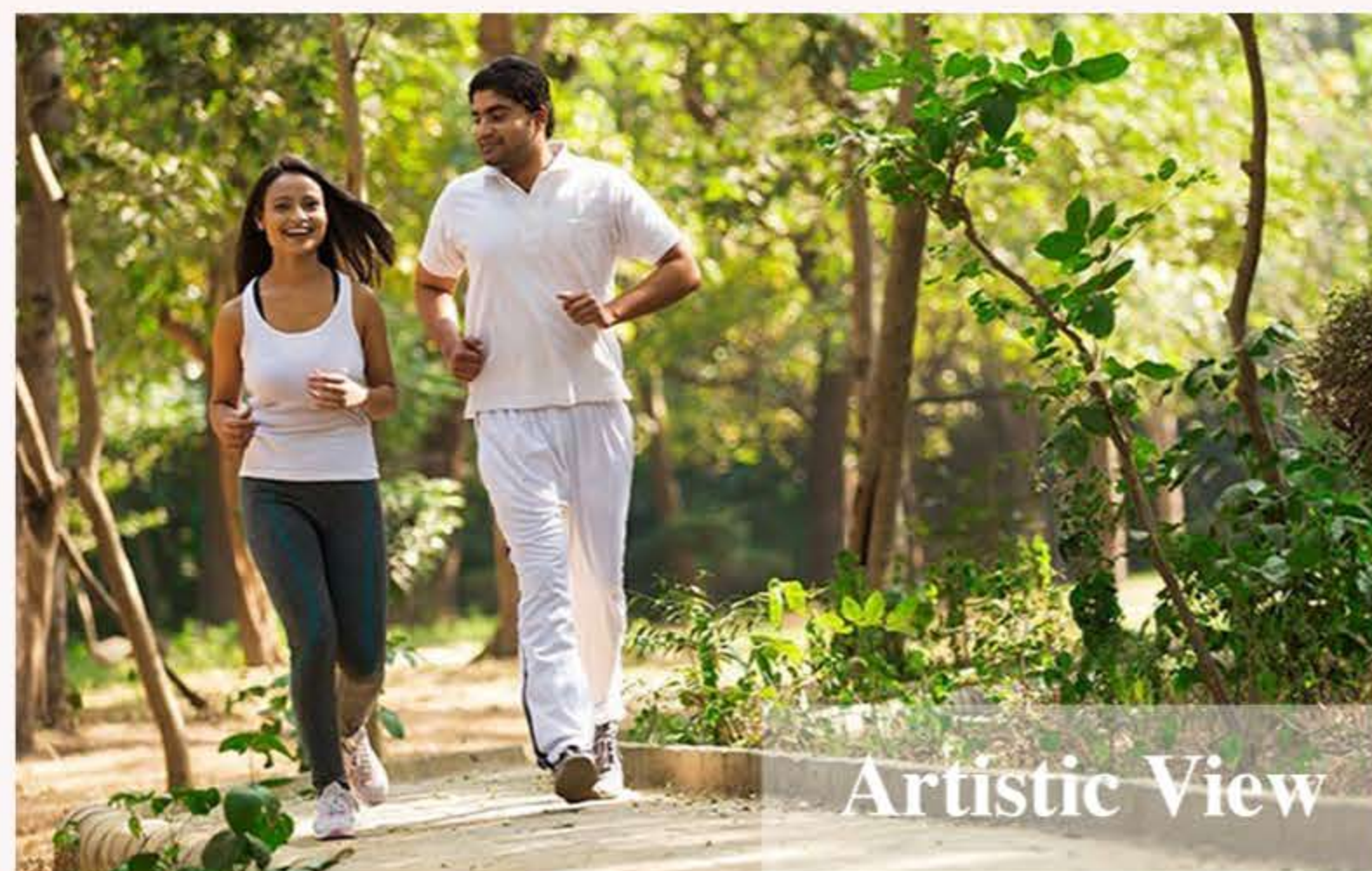
CRAFT BEAUTIFUL MEMORIES WITH  
YOUR DEAR ONES



Artistic View



# 3 KATHA STREET VIEW



HEALTH IS A LIFELONG JOURNEY



# 4 KATHA NIGHT VIEW



Artistic View



# CHILDREN'S PLAY ZONE



LIFE IS HAPPIER WHEN YOU DO ZUMBA



# KITCHEN VIEW



Artistic View



Artistic View

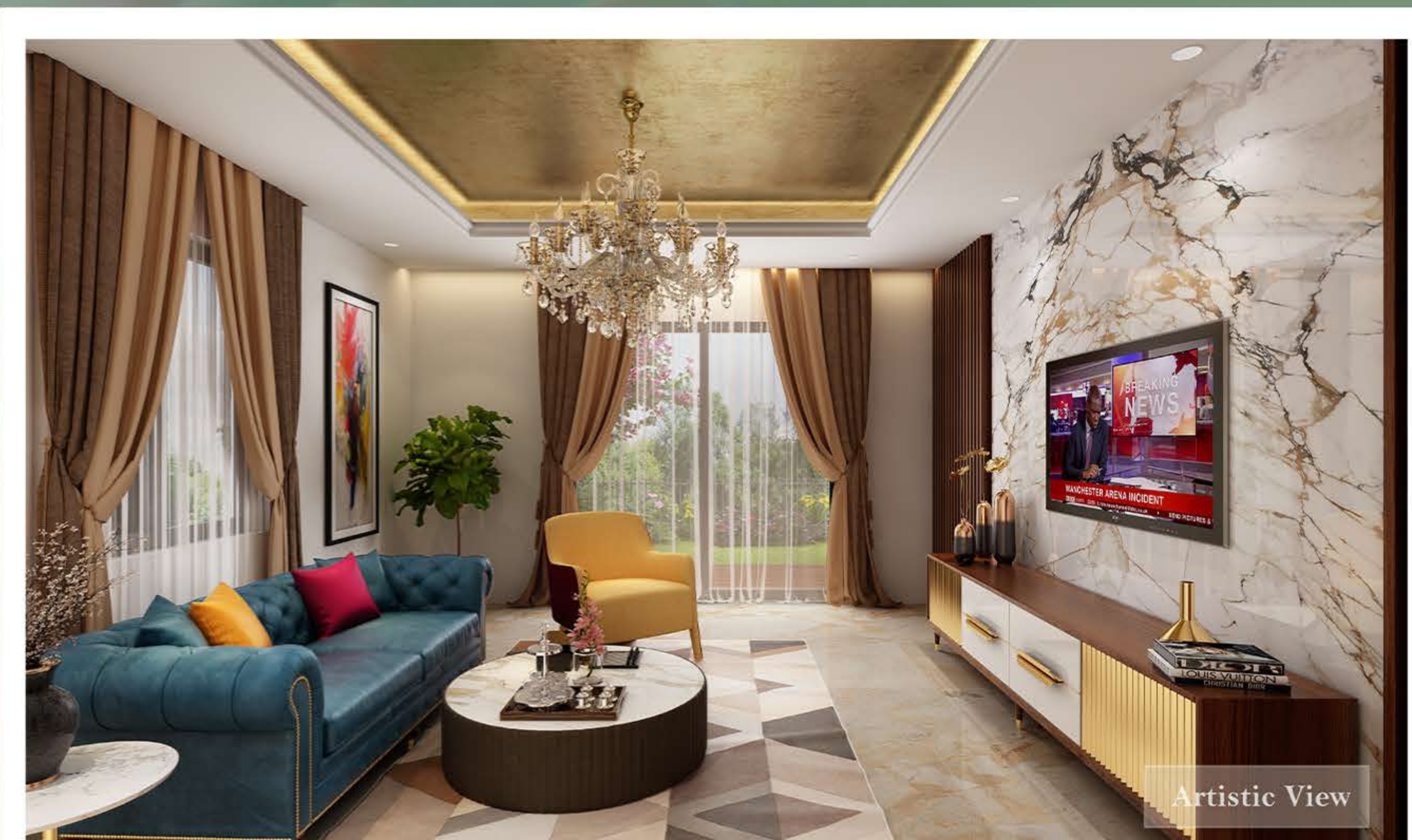
ENJOY FUN FILLED  
COOKING SESSIONS

# LIVING ROOM VIEW



Artistic View

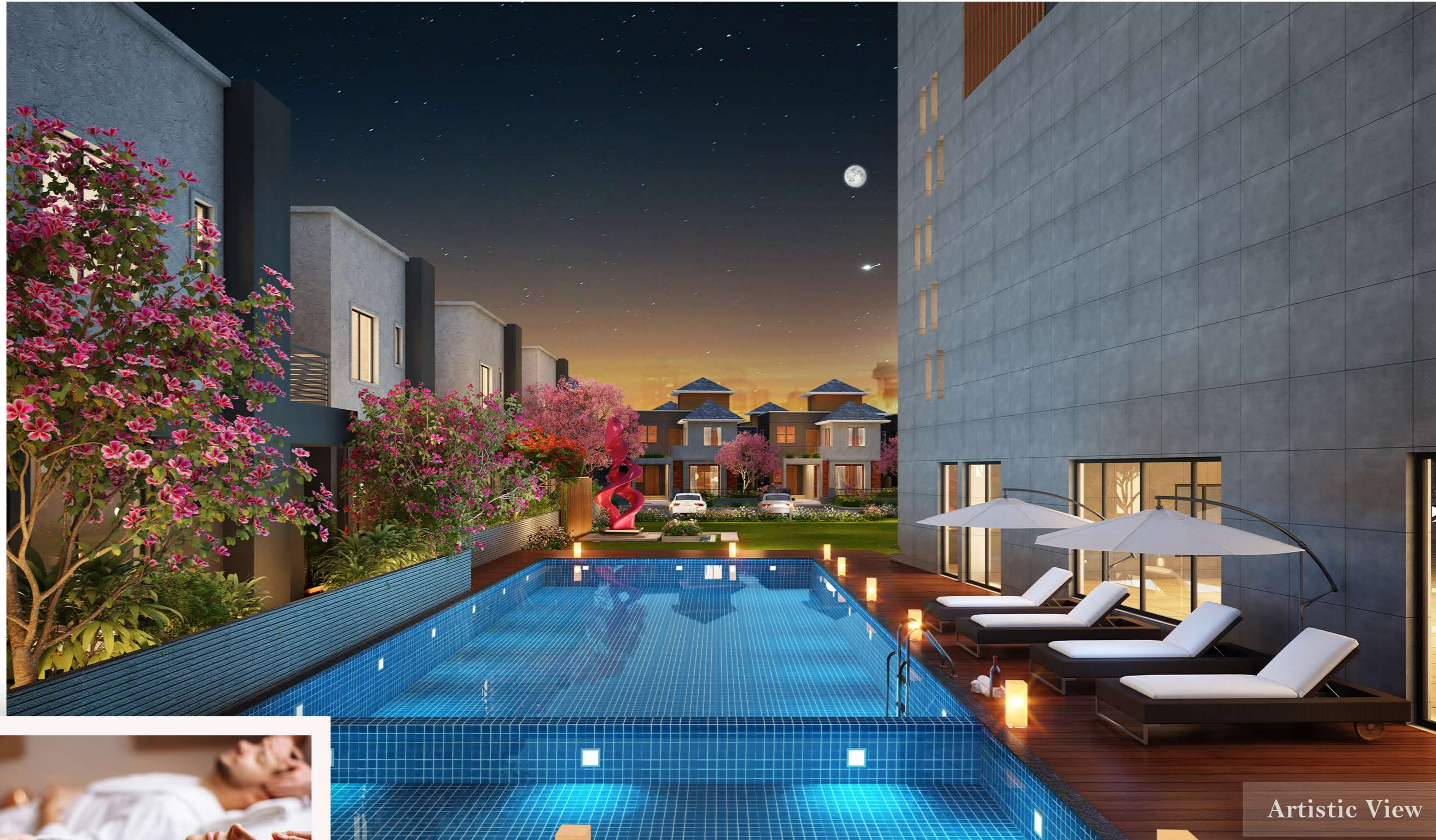
CALL YOUR FRIENDS  
OVER FOR A GAME NIGHT



Artistic View



# POOL VIEW



Artistic View



Artistic View

RELAX AND REJUVINATE



# CLUB



Artistic View



# GATE VIEW



Artistic View



# AERIAL VIEW





# 3 KATHA - GROUND FLOOR PLAN



Artistic View

PLOT TYPE	CARPET AREA	AT GROUND VERANDAH AREA	FIRST FLOOR OPEN TERRACE AREA	COVERED CAR PORCH	OPEN TO SKY SIT OUT AREA AT GROUND LEVEL
3K	140.49 (SQM.)	5.35 (SQM.)	22.94 (SQM.)	14.68 (SQM.)	22.76 (SQM.)
	1512 (SFT.)	57 (SFT.)	247 (SFT.)	158 (SFT.)	245(SFT.)



# 3 KATHA - FIRST FLOOR PLAN



Artistic View



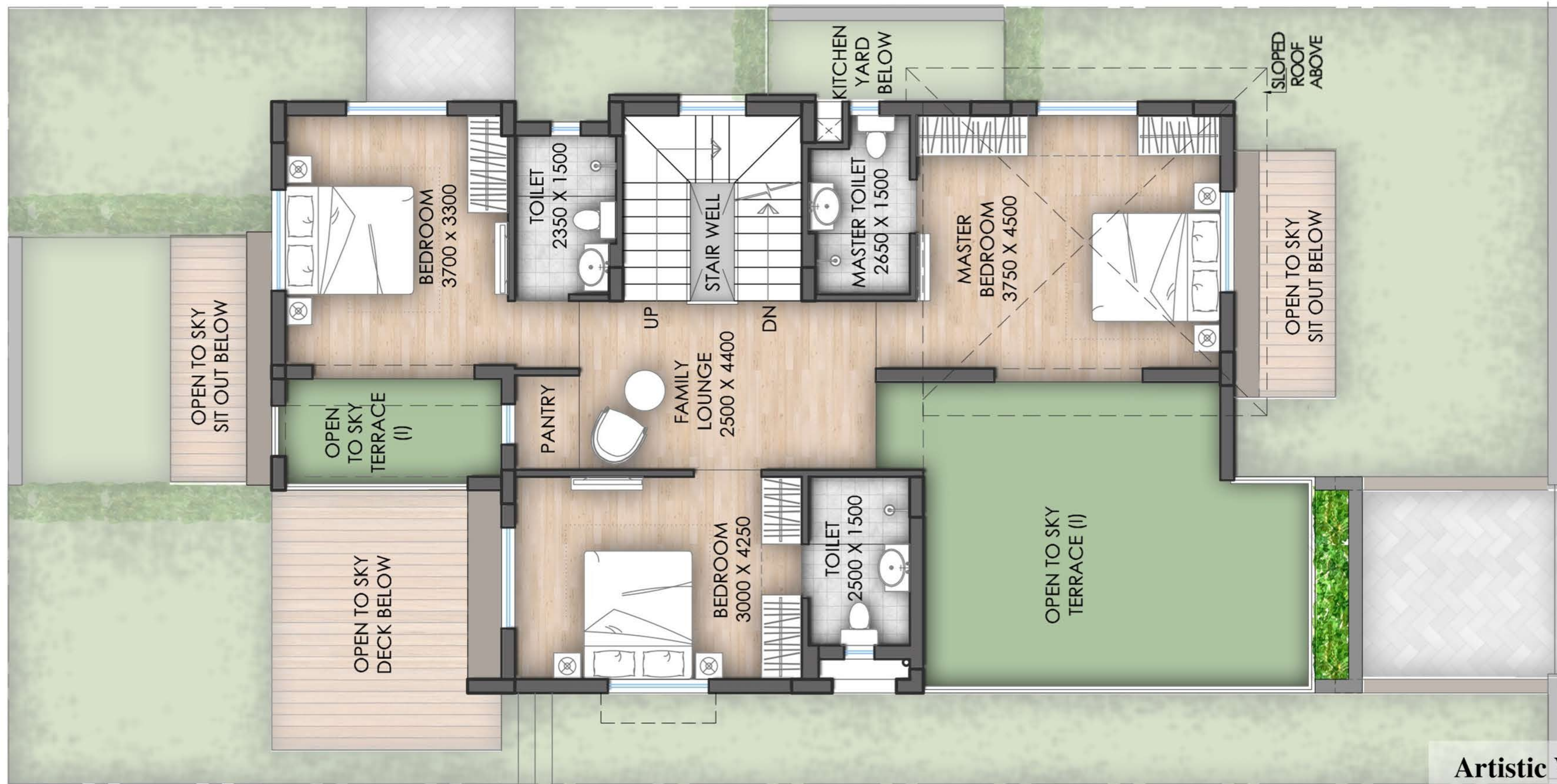
# 4 KATHA - GROUND FLOOR PLAN



PLOT TYPE	CARPET AREA	AT GROUND VERANDAH AREA	FIRST FLOOR OPEN TERRACE AREA	COVERED CAR PORCH	OPEN TO SKY SIT OUT AREA AT GROUND LEVEL
4K	173.91 (SQM.)	4.50 (SQM.)	30.61 (SQM.)	15.38 (SQM.)	26.32 (SQM.)
	1872 (SFT.)	48 (SFT.)	329 (SFT.)	165 (SFT.)	283 (SFT.)



# 4 KATHA - FIRST FLOOR PLAN





## NEWTOWN VILLAS - FACILITIES & AMENITIES

### *Gated Community Facilities*

- Club
- Multi gym
- Indoor games room
- Turf games
- Party zone
- Barbeque Pit
- Bonfire Zone
- Children's play zone
- Cafeteria
- Central green zone with seating area
- The Community Hall
- Viewing Gallery on multipurpose hall
- Yoga and Zumba Room
- Spa with steam
- Swimming pool with baby pool
- Adda zone
- Toddler's area
- Water cascade
- 24X7 Water Supply
- CCTV Surveillance
- Daily Need Store
- Standby Power Back up

### *Bungalow Living Amenities*

- Front and Rear Garden for each Bungalow
- Servant's quarter with toilet
- Video Door Phone
- Provision of AC points in LV/ DN and Bedrooms
- EV charging point
- Covered Car Parking space
- Open Terrace on 1<sup>st</sup> floor



<b>NEWTOWN VILLAS</b>	<b>SPECIFICATIONS</b>
<b>STRUCTURE</b>	RCC Foudation with column beam structure
<b>BEDROOMS</b>	
Floor	Vitrified tiles
Walls	Acrylic emulsion primer over putty finish
<b>LIVING / DINING</b>	
Floor	Vitrified tiles
Walls	Acrylic emulsion primer over putty finish
<b>KITCHEN</b>	
Floor	Anti-skid tiles
Walls	Primer over putty finish
Counter	Granite Top
Sink	Stainless steel
<b>TOILET</b>	
Floor	Anti skid ceramic tiles
Walls	Ceramic tiles up to lintel height
Door	Flush door
WC	Wall hung EWC with concealed cistern (except servant's toilet)
Wash Basin	Counter basin (except servant toilet)
Fittings	CP fittings
Geyser	Provision in all toilets
<b>BALCONY</b>	
Floor	Vitrified/ceramic tiles
Walls	Exterior grade putty & paint finish
<b>DOOR</b>	
Main Door	Solid pannelled wooden door with timber frame
Internal	Flush door with timber frames
<b>STAIR RAILING</b>	MS railing
<b>WINDOW</b>	
External finish	Powder coated aluminum Combination of weather coat paint and textured surface
<b>ELECTRICAL</b>	
Switches	Modular switches of reputed make
MCB	MCB of reputed make
Wiring	Concealed copper wiring
Telephone Point	Provision in living room and master bed room
TV Point	Provision in living room and master bed room
Electrical Points	Adequate provision for light and fan
AC Points	Provision in Living/dining & all bed rooms
Additional Points	EV charging point





## SHRACHI CORPORATE OFFICE

Shrachi Tower, 8th Floor, 686 Anandapur,  
E.M Bypass, R. B. Connector Junction, Kolkata - 700107.

## KEVENTER CORPORATE OFFICE

34/1 D. H. Road Kolkata - 700027  
West Bengal, India.

For Site Visit, Book an appointment at

Website : <http://www.shrachi.com/>  
<http://www.keventer.com/>

### DISCLAIMER:

We will be applying for RERA once RERA portal is available.  
10/01/2023



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