





ABOUT SHRACHI GROUP

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





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

LRBANA

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.









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

SHrachi

AWARDS & ACCOLADES







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



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 Bunglaow.

Premium 2, 2.5 & 3 Katha Bungalow Living







AERIAL VIEW





2 KATHA VIEW (3 BHK)



A LITTLE PROGRESS EACH DAY ADDS UP TO BIG RESULTS

2.5 KATHA VIEW (3BHK)



INDULGE IN A BEAUTIFUL DINNER WITH YOUR LOVED ONE



2 KATHA - GROUND FLOOR PLAN



Plot type	Carpet area	At Ground Verandah area		Covered car porch	Open to sky Sit out area at Ground level
2 K	115.38 (Sqm.)	0	18.88 (Sqm.)	17.58 (Sqm.)	4.72 (Sqm.)
	1242 (Sft)	0	203 (Sft.)	189 (Sft.)	51 (Sft.)

2 KATHA - FIRST FLOOR PLAN





2.5 KATHA - GROUND FLOOR PLAN



and the track to the							
Plot type	Carpet area	At Ground Verandah area	First floor Open terrace area	Covered car porch	Open to sky Si out area at Ground level		
2.5 K	126.35 (Sqm.)	2.12 (Sqm.)	19.78 (Sqm)	15.83 (Sqm.)	10.07 (Sqm.)		
	1360 (Sft.)	23 (Sft.)	213 (Sft.)	170 (Sft.)	108 (Sft.)		

2.5 KATHA - FIRST FLOOR PLAN





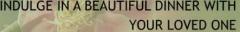
3 KATHA - DAY VIEW (4 BHK)



A LITTLE PROGRESS EACH DAY ADDS UP TO BIG RESULTS

3 KATHA - NIGHT VIEW (4 BHK)







3 KATHA - GROUND FLOOR PLAN



PLOT TYPE	CAPPET AND	AT GROUND VERANDAN ASEA	FERST FLOOR OPEN TERRACE AREA	OOVERED OAR PORON	OPEN TO SKY SIT OUT AREA AT GROUND CEVEL
зк	140.49 (SQH.)	5.35 (SQM.)	22.94 (SQH)	14.68 (SQM)	22.76 (SQH.)
	1512 (SFT.)	\$7 (SFT.)	247 (SFT.)	158 (SFT.)	245(SFT.)

3 KATHA - FIRST FLOOR PLAN





3 KATHA STREET VIEW



HEALTH IS A LIFELONG
JOURNEY

4 KATHA LANDSCAPE VIEW



KITCHEN VIEW





ENJOY FUN FILLED COOKING SESSIONS

LIVING ROOM VIEW



CALL YOUR FRIENDS OVER FOR A GAME NIGHT





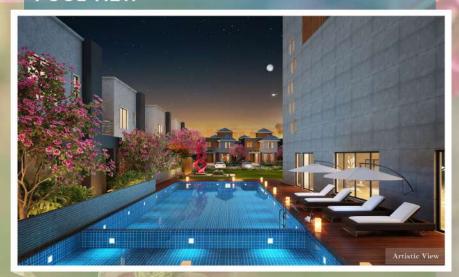
CHILDREN'S PLAY ZONE



LIFE IS HAPPIER WHEN YOU DO ZUMBA

CLUB VIEW

POOL 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.



GATE VIEW





NEWTOWN VILLAS - FACILITIES & AMENITIES

Gated Community Facilities

Bungalow Living Amenities

· Servant's quarter with toilet

· Covered Car Parking space

. Open Terrace on 1st floor

· Video Door Phone

· EV charging point

Front and Rear Garden for each Bungalow

· Provision of AC points in LV/ DN and Bedrooms

• Club

Multi avm

· 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

NEWTOWN VILLAS SPECIFICATIONS

STRUCTURE RCC Foundation with column beam structure

BEDROOMS

Floor

Walls

Vitrified tiles

Acrylic emulsion primer over putty finish

LIVING / DINING

Floor Vitrified tiles

Walls Acrylic emulsion primer over putty finish

KITCHEN

Anti-skid tiles Floor

Walls Primer over putty finish Counter Granite Top Sink Stainless steel

TOILET

Anti skid ceramic tiles Floor

Walls Ceramic tiles up to lintel height

Door Flush door

WC Wall hung EWC with concealed cistern (except servant's toilet) Counter basin (except servant toilet)

Wash Basin

Fittings

CP fittings Provision in all toilets Geyser

BALCONY Vitrified/ceramic tiles Floor

Walls Exterior grade putty & paint finish

DOOR Main Door

Solid pannelled wooden door with timber frame

Internal Flush door with timber frames

STAIR RAILING MS railing

WINDOW

Powder coated aluminum Combination of weather coat paint and textured surface External finish

ELECTRICAL Switches MCB

Modular switches of reputed make 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

Provision in Living/dining & all bed rooms AC Points

Additional Points EV charging point







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