

**keventer**

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



**NEWTOWN VILLAS**  
**BRING YOUR FAMILY HOME**  
**PHASE - IV**

## ABOUT SHRACHI GROUP

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



## 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



## 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

## 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.



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## SHRACHI AWARDS & ACCOLADES



## KEVENTER AWARDS & ACCOLADES



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

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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 Bunglaow.

Premium 2, 2.5 & 3 Katha Bungalow Living



NEWTOWN VILLAS  
BRING YOUR FAMILY HOME

# MASTER PLAN



# AERIAL VIEW



## 2 KATHA VIEW (3 BHK)



Artistic View

A LITTLE PROGRESS EACH DAY ADDS UP  
TO BIG RESULTS

## 2.5 KATHA VIEW (3BHK)



Artistic View

INDULGE IN A BEAUTIFUL DINNER WITH  
YOUR LOVED ONE



## 2 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
2 K	115.38 (Sq.m.)	0	18.88 (Sq.m.)	17.58 (Sq.m.)	4.72 (Sq.m.)
	1242 (Sft)	0	203 (Sft.)	189 (Sft.)	51 (Sft.)

## 2 KATHA - FIRST FLOOR PLAN



## 2.5 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
2.5 K	126.35 (Sq.m.) 1360 (Sft.)	2.12 (Sq.m.) 23 (Sft.)	19.78 (Sq.m.) 213 (Sft.)	15.83 (Sq.m.) 170 (Sft.)	10.07 (Sq.m.) 108 (Sft.)

## 2.5 KATHA - FIRST FLOOR PLAN



### 3 KATHA - DAY VIEW (4 BHK)



Artistic View



Artistic View

A LITTLE PROGRESS EACH DAY ADDS UP TO BIG RESULTS

### 3 KATHA - NIGHT VIEW (4 BHK)



Artistic View

INDULGE IN A BEAUTIFUL DINNER WITH YOUR LOVED ONE



Artistic View

### 3 KATHA - GROUND FLOOR PLAN



3K	PLAT TYPE	CARPET AREA	AT GROUND VERANDAH AREA	FIRST FLOOR OPEN TERRACE AREA	COVERED CAR PORCH	OPEN TO SKY SET OUT AREA AT GROUND LEVEL
		140.49 (SQM.)	5.35 (SQM.)	22.94 (SQM.)	14.68 (SQM.)	22.76 (SQM.)
		1512 (SFT.)	57 (SFT.)	247 (SFT.)	159 (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



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.



## GATE VIEW



## 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

## NEWTOWN VILLAS

### STRUCTURE

RCC Foundation with column beam structure

### BEDROOMS

Floor  
Walls

Vitrified tiles  
Acrylic emulsion primer over putty finish

### LIVING / DINING

Floor  
Walls

Vitrified tiles  
Acrylic emulsion primer over putty finish

### KITCHEN

Floor  
Walls  
Counter  
Sink

Anti-skid tiles  
Primer over putty finish  
Granite Top  
Stainless steel

### TOILET

Floor  
Walls  
Door  
WC  
Wash Basin  
Fittings  
Geyser

Anti skid ceramic tiles  
Ceramic tiles up to lintel height  
Flush door  
Wall hung EWC with concealed cistern (except servant's toilet)  
Counter basin (except servant toilet)  
CP fittings  
Provision in all toilets

### BALCONY

Floor  
Walls

Vitrified/ceramic tiles  
Exterior grade putty & paint finish

### DOOR

Main Door  
Internal

Solid pannelled wooden door with timber frame  
Flush door with timber frames

### STAIR RAILING

MS railing

### WINDOW

External finish

Powder coated aluminum  
Combination of weather coat paint and textured surface

### ELECTRICAL

Switches  
MCB  
Wiring  
Telephone Point  
TV Point  
Electrical Points  
AC Points  
Additional Points

Modular switches of reputed make  
MCB of reputed make  
Concealed copper wiring  
Provision in living room and master bed room  
Provision in living room and master bed room  
Adequate provision for light and fan  
Provision in Living/dining & all bed rooms  
EV charging point





## SHRACHI CORPORATE OFFICE

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RERA REGISTRATION NO.

PHASE-1 : WBRERA/P/SOU/2023/00009  
PHASE-2 : WBRERA/P/SOU/2023/000130  
PHASE-4 : WBRERA/P/SOU/2023/000907  
[www.rera.wb.gov.in](http://www.rera.wb.gov.in)



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