

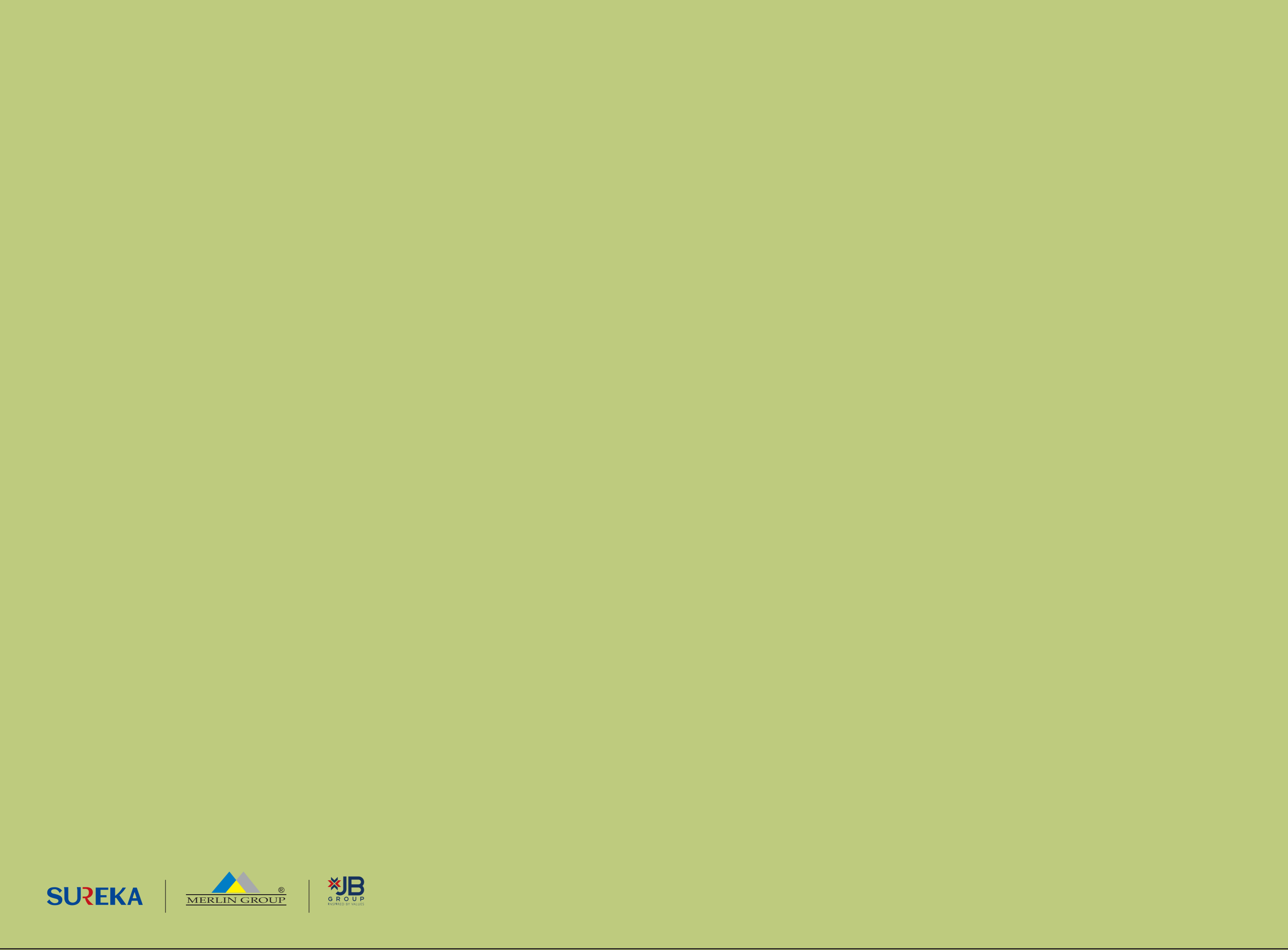


Global look, local touch !





elita
GardenVista
New Town, Action area III



Lifestyle of New York
now at New town !



Brushing shoulders with the best !

New Town at Rajarhat, Kolkata falls in the same bracket with some of the topline planned greenfield cities, urban hubs and 'new towns' of India.

Navi Mumbai | Magarpatta City, Pune | Lavasa, Greater Mumbai | Hiranandani Gardens, Powai
Mahindra World City, New Chennai | Palace gardens, Orgadam | Naya Raipur... to mention a few !



A luxury garden with an elite lifestyle !

24.70 acres | 87% open space | 3 side open | 16 towers | G+14 to G+32

1549 apartments | 2-3 BHK | Lifestyle gardens | 6.8 acre podium lifestyle

Two super luxury club resort | Sports complex | High street retail

elita
Garden Vista
New Town, Action area III

Prominent Housing

- 1 Sukhobristhi – Diagonally opposite
- 2 DLF Newtown Heights – Immediate beside
- 3 Hiland Willows – 8.1 kms
- 4 Sunrise Symphony – 8 kms
- 5 Tata Eden Court – 2.8 kms
- 6 Uniworld City – 4 kms
- 7 Rosedale – 4.2 kms
- 8 Sunrise Greens – 7.25 kms

Education

- 9 Techno India College – 6.5 kms
- 10 St. Xavier's College (Upcoming) – 5 kms
- 11 Institute Of Engineering and Management (Upcoming) – 4.9 kms
- 12 Military Management Institute (Upcoming) – 4.5 kms
- 13 IIT Kharagpur (Upcoming) – 4.3 kms
- 14 State Judicial Academy (Upcoming) – 4.2 kms

Hospitals

- 15 Tata Memorial Hospital – 6.3 kms
- 16 OHIO Hospital – 6.5 kms

Entertainment

- 17 Eco Tourism Park – 9 kms
- 18 Rabindra Tirtha – 7 kms
- 19 Park and Playground – Immediate behind

Shopping and Hotels

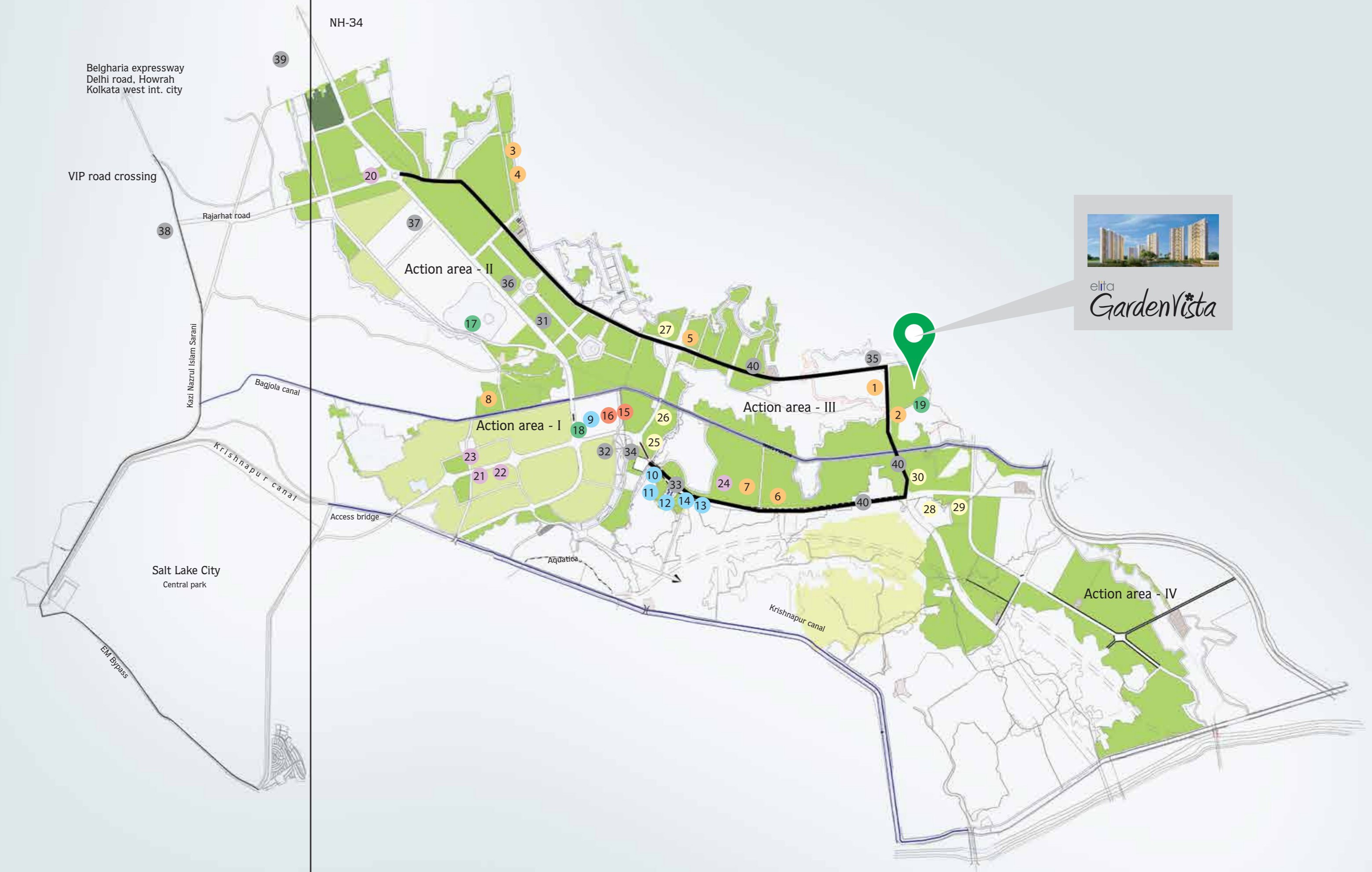
- 20 City Center II – 13 kms
- 21 Axis Shopping Mall – 8.5 kms
- 22 Novotel Hotel – 8 kms
- 23 Home Town – 8.8 kms
- 24 Downtown Mall (Upcoming) – 4 kms

IT Parks

- 25 Infospace – 6 kms
- 26 DLF II – 2.8 kms
- 27 Ecospace – 3 kms
- 28 Wipro Campus (Upcoming) – 2.2 kms
- 29 Infosys Campus (Upcoming) – 3 kms
- 30 Shapoorji and Palonji IT Park and Shopping Complex – 2 kms

Others

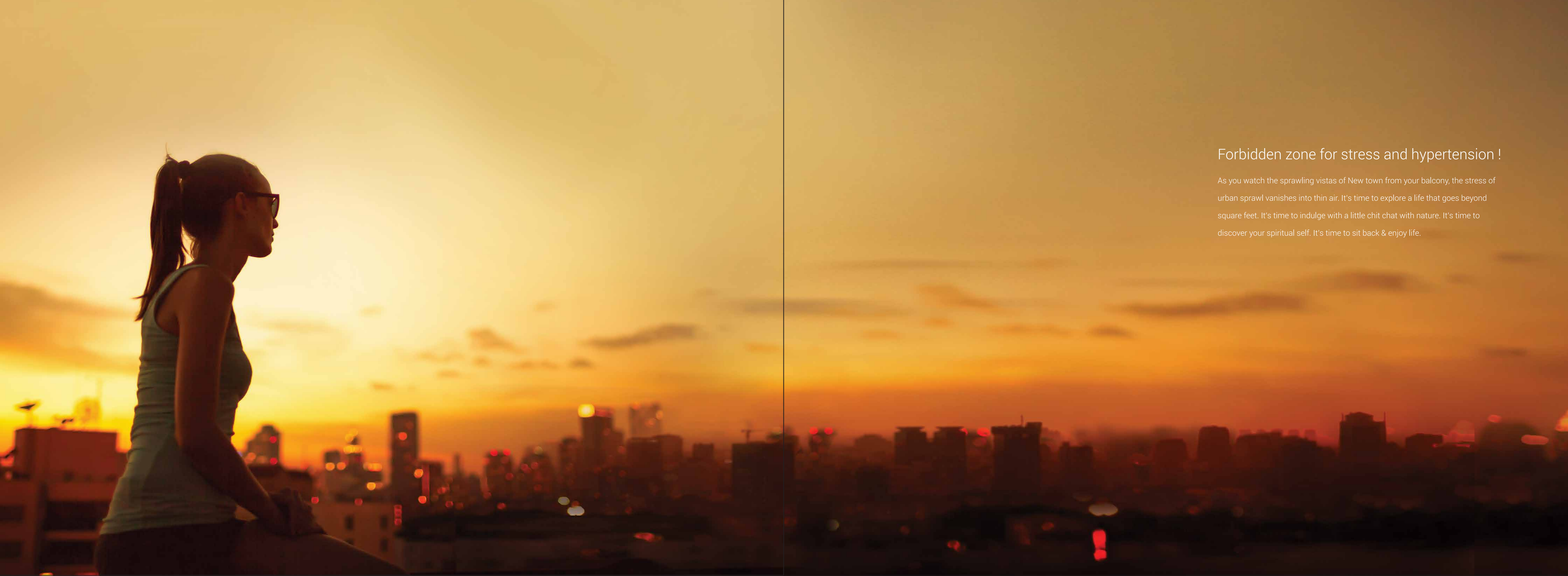
- 31 Financial hub – 8.5 kms
- 32 New Town Police Station – 6.3 kms
- 33 DVC (Upcoming) – 4.7 kms
- 34 Sports Complex – 6 kms
- 35 Bus Terminus – 200 mts
- 36 Central Business District – 8 kms
- 37 International Convention Centre – 5 kms
- 38 Haldiram's Food Court – 11.5 kms
- 39 Airport – 13 kms
- 40 2nd MAR (Upcoming) – 48 mts wide





elta
GardenVista
New Town, Action area III

LIGHT. AIR. ARCHITECTURE.
Iconic signature residences at New Town !



Forbidden zone for stress and hypertension !

As you watch the sprawling vistas of New town from your balcony, the stress of urban sprawl vanishes into thin air. It's time to explore a life that goes beyond square feet. It's time to indulge with a little chit chat with nature. It's time to discover your spiritual self. It's time to sit back & enjoy life.



Enjoy New York at New Town!

Experience a 6.8 acre podium lifestyle
that will bring back the memories of Central Park at New York !



I love the **breathe** of fresh air !



#wellness vistas

Meditation pavilion 🌿 Exercise zone 🌿 Jogging park 🌿 Foot reflexology area



I enjoy the **warmth** of my friends !



#live outdoors

Senior citizens adda zone 🍃 Tea corner 🍃 Skating rink



© imagesbazaar

I feel the **aroma** of happiness !



#garden life | Aroma garden 🌿 Music fountain 🌿 Sculpture garden 🌿 Picnic garden



© imagesbazaar®

I cherish the **music** of life !



#green lifestyle

Music garden 🌿 Chess and checkers corner 🌿 Fishing deck



© imagesbazaar®

I desire to party beyond four walls !



© imagesbazaar®



© imagesbazaar®



© imagesbazaar®

#party time | Open air party lawn 🍀 Barbeque corner



© Imagesbazaar

I want to brush up my **finer skills**.



#Workshops* | Painting 🍀 Cooking 🍀 Photography 🍀 Book reading session

* Subject of workshops are indicative in nature. The developers are liable to arrange for physical space only.



I love my **fairytale**s !



#the little ones

Fairy tale zone 🍀 Kids play corner 🍀 Toddlers zone



I want to test my skills in **multiple fields** !



#outdoor sports | Tennis court 🍀 Mini cricket field 🍀 Basketball 🍀 Volleyball



I derive **pleasure** from the best things in life !

Two super luxury clubhouses



A pool of luxury surrounds me !



I feel happy in my **water kingdom**



#the poolside | Sun deck 🌿 Poolside party 🌿 Kids pool 🌿 Changing room



I am touched by supreme **opulence** !



#A soft touch | Spa 🌿 Steam and sauna 🌿 Massage room



I love to **work hard!**



#fitness zone | Air conditioned gym 🌿 Yoga 🌿 Aerobics



© imagesbazaar®

I enjoy my indoor moments!



#Indoor games | Pool table 🍀 Squash court 🍀 Cards room 🍀 Badminton court



I love to have a **good time** with my family !



#luxury n leisure

AC home theatre ✿ Crèche ✿ AC guest room



© imagesbazaar®

I **celebrate** the sweetness of life !



#Time to celebrate | AC community hall 🍀 Marriage & birthday celebrations



I find **everything** within my reach !



#Retail zone* | Departmental store 🌿 Coffee shop 🌿 ATM 🌿 Laundry

*subject to availability of vendors.



My family is **safe**. I am happy. We live in **peace**.

Gated community | CCTV | Video doorphone | Modern fire fighting equipment | DG power backup

Water & sewage treatment plant | Maintenance by professionals

Specifications

Walls

- * All Interior walls: Plastered/Gypsum Plastered and painted with Cement Primer
- * Exterior walls: Plastered and painted with acrylic based paint
- * Lift Lobby/Entrance Lobby/Corridor (Ground Floor): Aesthetically designed as per Architect's plan
- * All Bathrooms: Ceramic tiles up to 7 feet

Floors

- * Living & Dining room: Vitrified tiles
- * All Bedrooms: Vitrified tiles
- * Kitchen: Vitrified tiles
- * All Bathrooms, Balcony and Utility Area: Ceramic tiles
- * All lift Lobby/Entrance lobby (Ground & Typical Floor): Aesthetically designed as per Architect's plan

Windows

- * Powder Coated Aluminium framed casement windows

Doors

- * Laminated Flush doors with timber frame
- * Fully glazed Aluminium sliding doors in balcony

Bathrooms

- * Master Bathroom: Glass Shower Curtain as per Architect's plan
- * CP fittings of Grohe/Hindware/Kohler or equivalent make
- * Sanitary fitting of Kohler/Parryware/Hindware or equivalent make

Kitchen

- * Polished granite counter top
- * Stainless steel sink with hot & cold water mixer

Electrical

- * Concealed conduit with PVC insulated copper wires, modular switches inside the apartment
- * Riser line shall be Armoured Aluminium Cable
- * Adequate Power Points in the apartment
- * Cable TV and Telephone Point will be provided in Living/Dining & Master

Bedroom

- * Mandatory Power Back-up (at extra cost)

Lifts

- * Provision of Lifts of reputed make for each block

Air-Conditioning

Air-conditioned flats (Bedrooms, Drawing - Dining areas)

Car park

Covered & Open Car park (at extra cost)

elita
GardenVista
New Town, Action area III

Global lifestyle at a local price !

24.70 acres | 87% open space | 16 blocks | G+14 - G+32

1549 apartments | 2-3 BHK | 1040 sq ft - 1742 sq ft

6.8 acre elevated central park | New age residential clubhouse



Legends :

- | | | | | | |
|----|---|----|--|----|--|
| 1 | Main entrance rotunda | 12 | Water stream with GFRC rock | 22 | Timber deck/sun deck |
| 2 | Entrance gate with project signage | 13 | Sculpture patio | 23 | Senior citizens' resting corner |
| 3 | Main entrance water feature | 14 | Multipurpose plaza | 24 | Foot reflexology area |
| 4 | Entry plaza with sculpture | 15 | Drop-off | 25 | Tea corner |
| 5 | Party plaza | 16 | Clubhouse | 26 | Mini cricket field |
| 6 | Exercise plaza | 17 | Pool deck | 27 | Tennis court & outdoor multipurpose area |
| 7 | Jogging path | 18 | Party lawn | 28 | Pedestrian entrance |
| 8 | Resting corner/Meditation walk with trellis | 19 | Resting pavilion | 29 | New clubhouse |
| 9 | Aroma garden (5 senses garden) | 20 | Swimming pool | 30 | Future development (phase III) |
| 10 | BBQ corner | 21 | Kids' pool with play equipment and shooting gazers | | |
| 11 | Children's playground | | | | |



About the Developers

“Sureka, Merlin and JB Group are some of the founder partners of the South City consortium for over a decade”

SUREKA

www.surekagroup.com

Built over 10 million sq ft of commercial and residential space for diverse income groups in the last decade

Another 10 million sq ft under construction

Based on our Commercial projects over the last decade, we've created 36,000 jobs in the city directly and indirectly

3000 group employees with 34 branches

Our core values : Customer value, commitment to employees, professional excellence, teamwork, transparency, open and honest communication



www.merlinprojects.com

Over 10 million sq ft of construction completed and further 10 million sq ft work in progress

Over 100 Real Estate projects completed consisting of Residential, Commercial, Townhomes & Retail

Over 50% sales from referrals (Existing customers)

Almost 99.99% brand recall value

Over 30% year-on-year growth

Presently Merlin has projects in Kolkata, Chennai, Pune, Bhubaneshwar, Ahmedabad and Jaipur



www.jbgroup.info

A diversified conglomerate with interests in Finance, Tea, Power and Real Estate

Partnered and delivered more than 5 million square feet of residential, commercial and retail space

Almost 5 million square feet of construction under progress.

Leased out more than 500 thousand square feet of commercial space in 22 Camac street, 2 upper wood street, Shrachi Tower, JB House in Bangalore, etc

Land Bank in Delhi, Jaipur and Bikaner

100% Debt Free Group



Acropolis | R B Connector, Kolkata



Urbana | EM Bypass, Kolkata



Merlin Cambridge | P A Shah Road, Kolkata



South City Residence | Kolkata



Reflections | Chennai, Tamil Nadu



South City Belair | Alipore, Kolkata



Singapore City | Raipur, Chhatisgarh



Altair | Colombo, Sri Lanka



And the story continues... ^{elita} *GardenVista*
New Town, Action area III

elita
GardenVista
New Town, Action area III

Corporate office :

3/1, Dr. U N Brahmachari Street, Kolkata – 700017

Site office :

Elita Garden Vista, 111-E- 4, 4/1, Rajarhat, Action Area – III, P. S. Rajarhat, Kolkata – 700135 W : www.elita.in | M : 98316 44400, 99039 44400

E : marketing@elita.in | P : 033 6628 0100 | F : 033 2287 3904

SUREKA



Disclaimer: This document is not a legal offering. It only describes the intent & concept of Elita Garden Vista. All the areas/dimensions/layout/elevations/pictures etc. are only indicative and are not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.