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

shrachi
Dreamer. Doer.

SOUTH CITY

KOLKATA

Sealdah Commercial Complex

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

keventer

SHRACHI®
Dreamer. Doer.

NEWTOWN VILLAS
BRING YOUR FAMILY HOME

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
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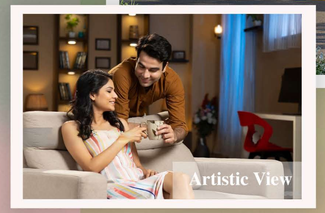
MASTER PLAN

AERIAL VIEW

NEWTOWN VILLAS
BRING YOUR FAMILY HOME

2 KATHA VIEW (3 BHK)



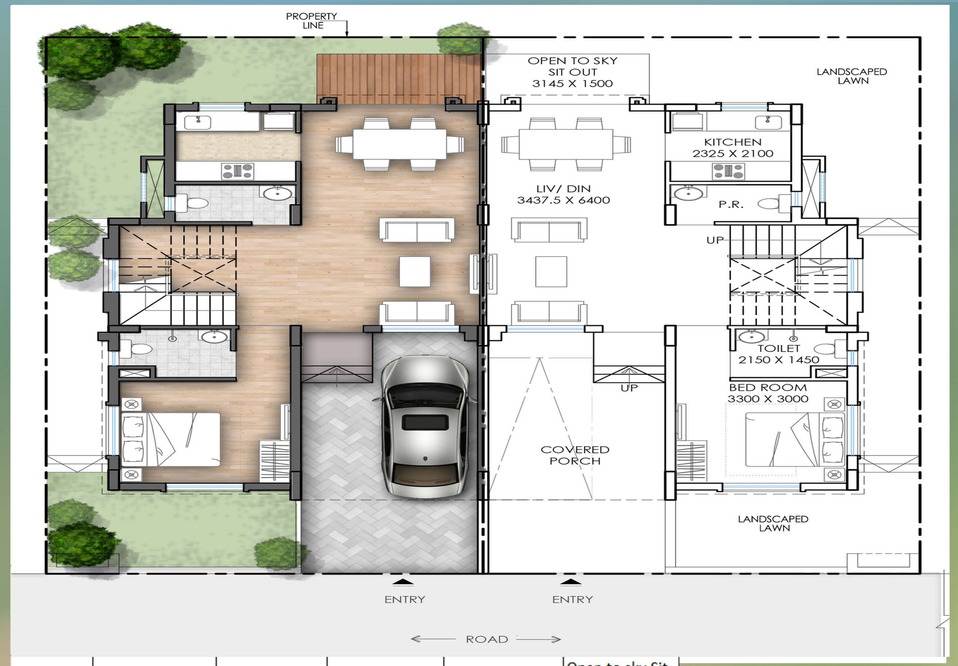
GOOD TIMES WITH GREAT COMPANY
AT THE BEST PLACE

2.5 KATHA VIEW (3 BHK)

CRAFT BEAUTIFUL MEMORIES WITH
YOUR DEAR ONES

NEWTOWN VILLAS
BRING YOUR FAMILY HOME

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 (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

NEWTOWN VILLAS
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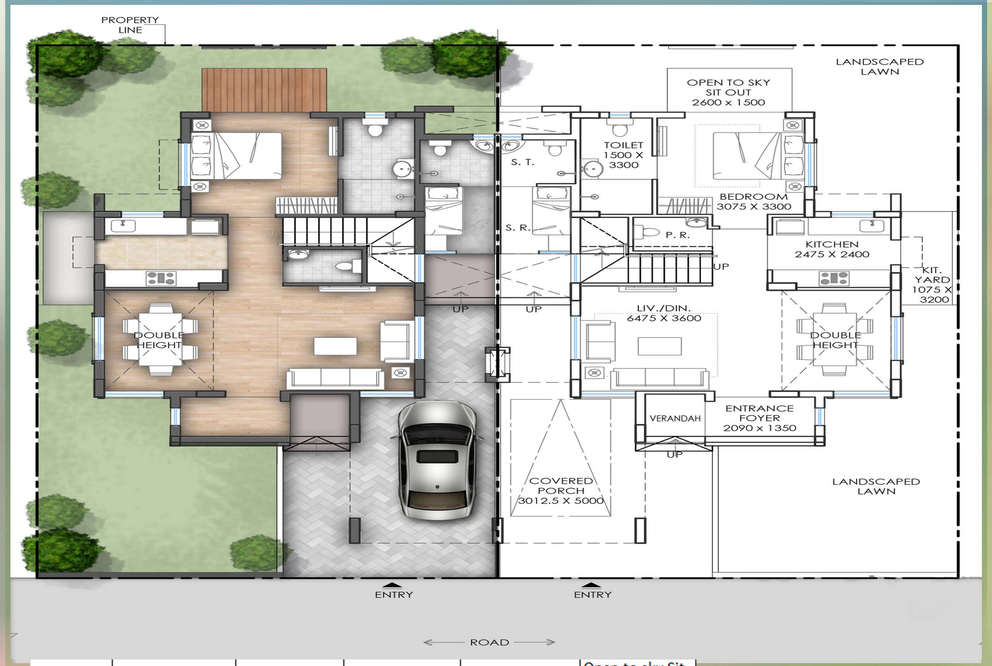
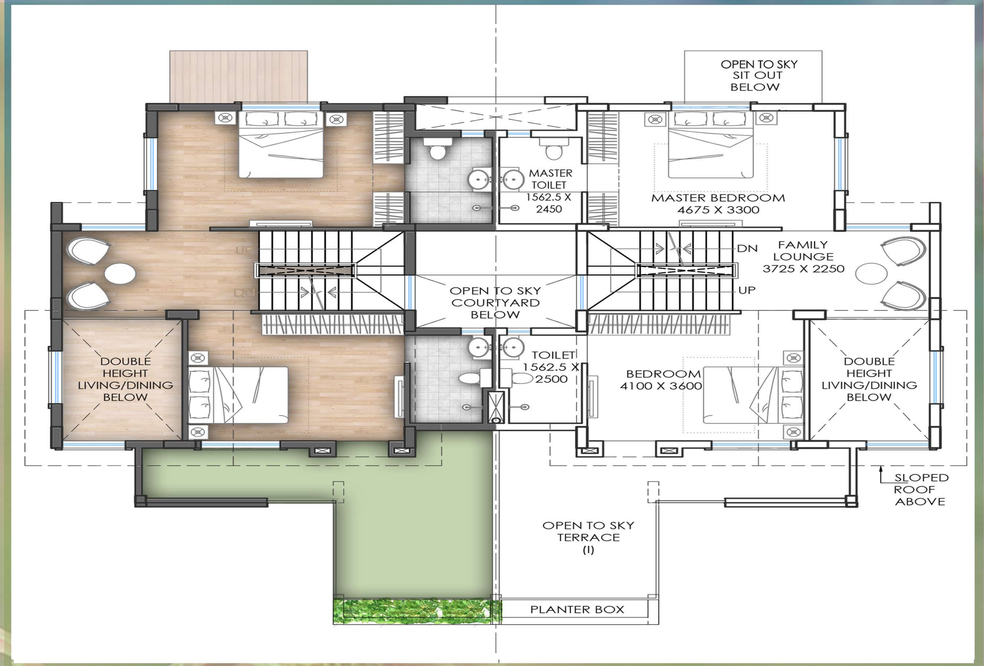
2.5 KATHA - GROUND FLOOR PLAN



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 (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



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3 KATHA - DAY VIEW (4 BHK)

A LITTLE PROGRESS EACH DAY ADDS UP
TO BIG RESULTS

3 KATHA - NIGHT VIEW (4 BHK)

INDULGE IN A BEAUTIFUL DINNER WITH
YOUR LOVED ONE

NEWTOWN VILLAS
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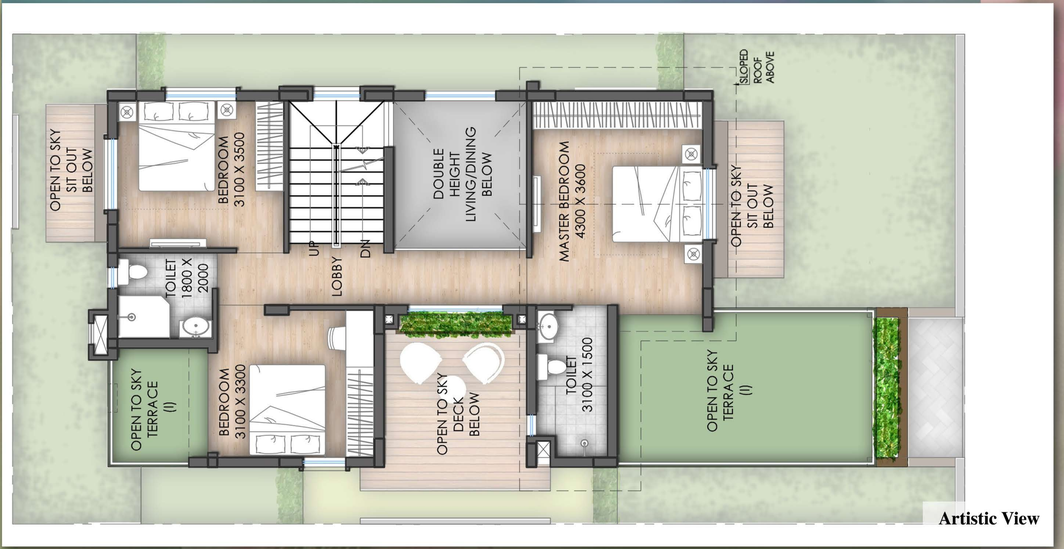
3 KATHA - GROUND FLOOR PLAN

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
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



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3 KATHA STREET VIEW

HEALTH IS A LIFELONG JOURNEY

4 KATHA LANDSCAPE VIEW

NEWTOWN VILLAS
BRING YOUR FAMILY HOME

CHILDREN'S PLAY ZONE

LIFE IS HAPPIER WHEN YOU DO ZUMBA

KITCHEN VIEW

ENJOY FUN FILLED
COOKING SESSIONS

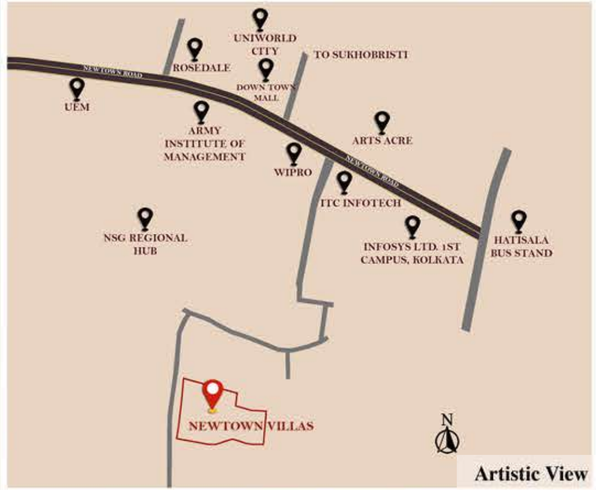
LIVING ROOM VIEW

CALL YOUR FRIENDS
OVER FOR A GAME NIGHT

NEWTOWN VILLAS
BRING YOUR FAMILY HOME

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.



Artistic View

GATE VIEW

Artistic View

NEWTOWN VILLAS
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NEWTOWN VILLAS - FACILITIES & AMENITIES

Gated Community Facilities

- Club Membership
- 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 1st floor

NEWTOWN VILLAS	**SPECIFICATIONS**
STRUCTURE	RCC Foundation with column beam structure
BEDROOMS	
Floor	Vitrified tiles
Walls	Acrylic emulsion primer over putty finish
LIVING / DINING	
Floor	Vitrified tiles
Walls	Acrylic emulsion primer over putty finish
KITCHEN	
Floor	Anti-skid tiles
Walls	Primer over putty finish
Counter	Granite Top
Sink	Stainless steel
TOILET	
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
BALCONY	
Floor	Vitrified/ceramic tiles
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
External finish	Combination of weather coat paint and textured surface
ELECTRICAL	
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

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