

Site
REGENT
Sonarpur

Sonarpur Station Road, Simultala More
PS.: Sonarpur, P.O Narendrapur
Kolkata- 700 103

A project of



Phase I

RDB Realty & Infrastructure Ltd.
8/1, Lalbazaar Street, 1st floor
Kolkata- 700 001

Phase II

RDB Builders Pvt. Ltd.
3A, Auckland Place, 10th floor
Kolkata- 700 017

Architect

Creative Forum Pvt. Ltd
158/1, Bakulbagan Road, Kolkata- 700 025

Marketed by



10A, Rawdon Street,
Rawdon Enclave, 1st floor,
Kolkata 700 017
Contact details: + 91 33 4002 4002
E-mail: rs@pioneerproperty.in



REGENT *Sonarpur*

More time for life!



adva | info@advacomunique.com

Disclaimer: this document is not a legal offering; it only describes the intent, purpose & concept of Regent Sonarpur. All the areas/ dimensions/ layout/ elevations/ pictures are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the management's discretion.

Sonarpur.

The upcoming 'metro' in Kolkata.



Regent Sonarpur.

An upcoming superior residential project in Sonarpur.

Connected to the metro.



264 apartments in ten blocks (G+4)

New 88 apartments in four new blocks (under construction)

2/3 BHK apartments in (918 sq. ft- 1642 sq. ft)

60% open area

Already home of 125 happy families

Spread across a sprawling 235 cottah of land area

Connected to convenience



Placed at Sonarpur, an upcoming locality with a superior connectivity system, Regent Sonarpur enjoys the advantage of being perfectly situated.

- 2 minutes from Sonarpur Railway Station
- 5 minutes from Narendrapur Ram Krishna Mission
- 5 minutes from E.M. Bypass
- 10 minutes from Kavi Nazrul metro station
- 15 minutes from Ruby General Hospital
- 5 kms from Garia main crossing

Residing at Regent Sonarpur and reaching late for work is impossible!
Be it anywhere you want to commute, conveyance will never be your complain.

Schools

- Narendrapur Ramkrishna Mission Vidyalaya
- BD Memorial School
- Techno India Public School
- Welland Goldsmith school
- Garia Baroda Prasad High School

Market Place

- Rajpur Bazar
- Sonarpur Station Bazar
- Garia Bazaar
- Metropolis Mall
- Bigbazaar (Orbit Mall, Hiland Park)
- Spencer

Hospital/ Nursing Home

- Lifeline Hospital
- Hindusthan Health Point
- Basanti Devi Nursing Home
- Remedy Nursing Home
- Welkin Diagnostic centre
- Peerless Hospital- Panchasayar
- AMRI- Mukundapur
- Medica Hospital- Mukundapur
- Rabindranath Tagore Hospital- Kalikapur

Colleges

- Narendrapur Mahavidyalaya
- Dinabandhu Andrews College
- Future Engineering College
- Netaji Subhas Engineering College
- Seacom Marine College

Location map



Connected to leisure

With 60% open area at Regent Sonarpur, enjoy life like never before. However, if you are contemplating what you would do with so much of open space, here are some suggestions:

- Jog early mornings and help yourself to stay fit and longer life.
- Let your kids play about and sweat it out under nature's supervision.
- Let the senior citizens enjoy the breezy evenings with coffee and reminiscences.
- Spend your peaceful nights in nature's embrace.



Connected to comfort

Give your life a splendid living experience at Regent Sonarpur. With an attempt to uplift your lifestyle, Regent Sonarpur offers you an array of amenities to enable you to taste life a bit differently.

INTERNAL SPECIFICATIONS

Foundation

- Reinforced Concrete structure

Wall finish

- Interior – conventional brickwork with Plaster of Paris
- Exterior - high quality waterproof cement / textured paint

Flooring

- Living / Dining & All Bedrooms - Vitrified tiles

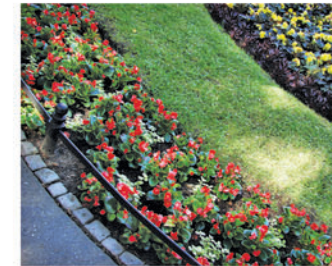
Kitchen

- Flooring - Ceramic tiles or Anti skid Vitrified tiles
- Granite platform
- Stainless steel sink
- Dado of ceramic tiles upto 2 ft above the counter / platform
- Electrical points for Refrigerator, Aquaguard & Exhaust fan
- Provision for exhaust cutout



Toilet

- Flooring - Ceramic tiles or Anti skid Vitrified tiles
- Toilet Walls - Good quality Ceramic tiles on the walls upto door height
- Sanitary ware of CERA or equivalent make
- CP fittings of ESSCO or Equivalent make
- Electrical Point for Geyser & Exhaust Fan
- Plumbing provision for Hot / Cold Water line



Doors & Windows

- Door Frame - made of wood
- Main Door – One side Teak Ply door with decorative handles
- Main Door Fittings - Godrej night latch and Eyepiece
- Internal Doors - flush door
- Windows - sliding aluminium windows



Electricals

- AC point in Living/Dining & Master Bedroom and necessary electric points inside the flat unit
- Necessary electric points / switch boards in all Bedrooms, Liv/Din, Kitchen, Toilets
- Provision for Cable TV point, Telephone point in Living / Dining and Master Bedroom
- Concealed copper wiring with Central MCB of reputed brands
- Door bell point at the main entrance door
- Modular switches of reputed brands
- Power Load (2BHK 600 Watts and 3BHK 1000 Watts)

Common Lighting

- Overhead illumination for compound and street lighting
- Necessary illumination in all lobbies, staircases & common areas

Lifts, Stairs & Lobbies

- Lifts of 5-6 pax each (ADAMS / equivalent make)
- Stairs & Floor Lobbies - Kota Stone with Marble patty
- Entrance Gr. floor lobby of each block - combination of marble & kota stone

EXTERNAL SPECIFICATIONS

- Lift: standard lift of reputed make
- Generator: for common services
- Special attraction: magnificent clock tower in the premises

AMENITIES AND FACILITIES

- Gymnasium
- Indoor Games
- Community Hall/ Lounge Hall
- Central Landscaped garden with Clock Tower
- Children's play area with equipment
- Round the clock security
- Water filtration plant
- 24 x 7 Generator Backup



Site plan



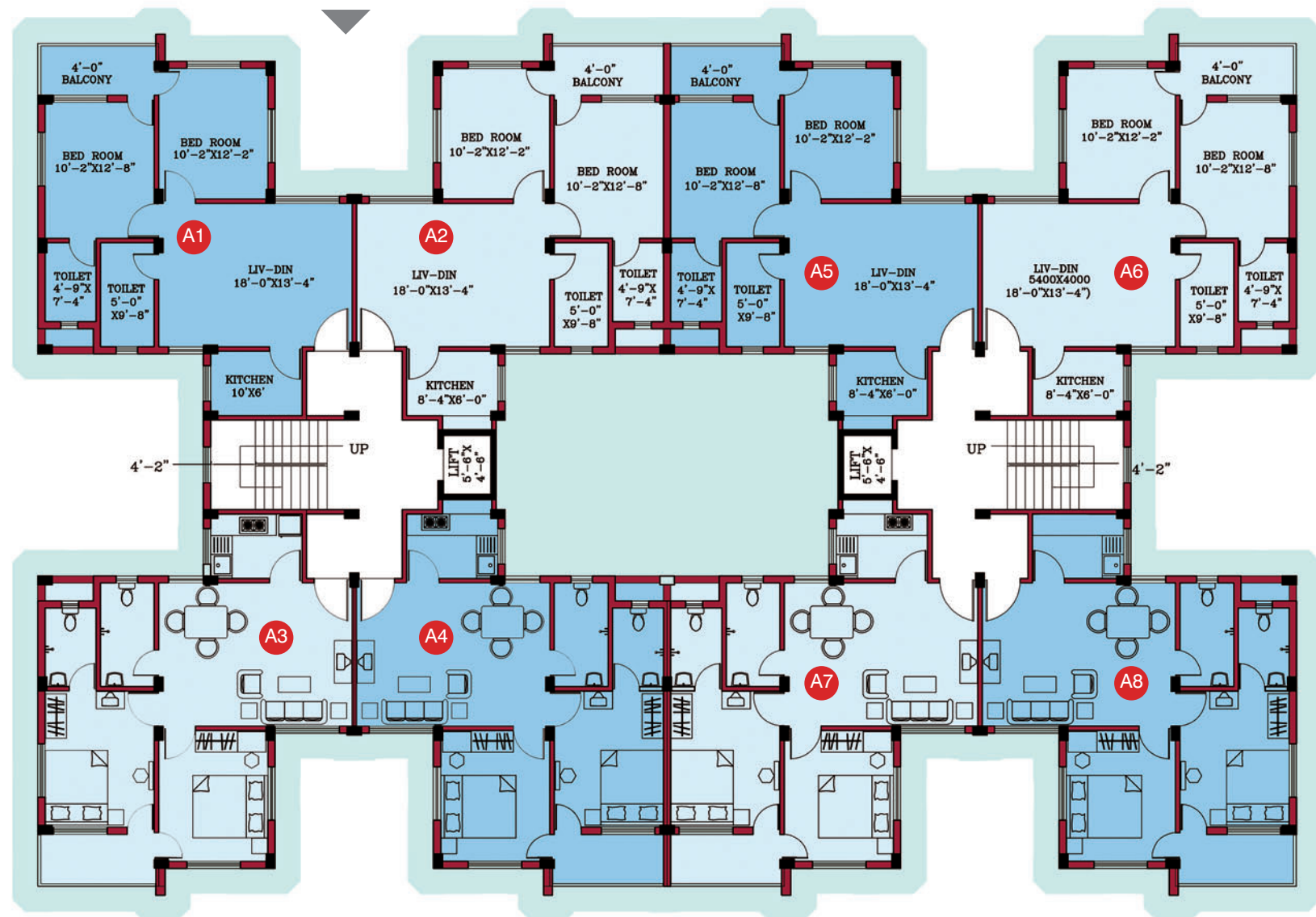
Site plan with parking layout



Phase - I
RDB Realty & Infrastructure Ltd.

Block - A

Name of Flat	Type of Flat	Saleable area (sq. ft.)
A1	2 BHK	1037
A2	2 BHK	1037
A3	2 BHK	1037
A4	2 BHK	1037
A5	2 BHK	1037
A6	2 BHK	1037
A7	2 BHK	1037
A8	2 BHK	1037

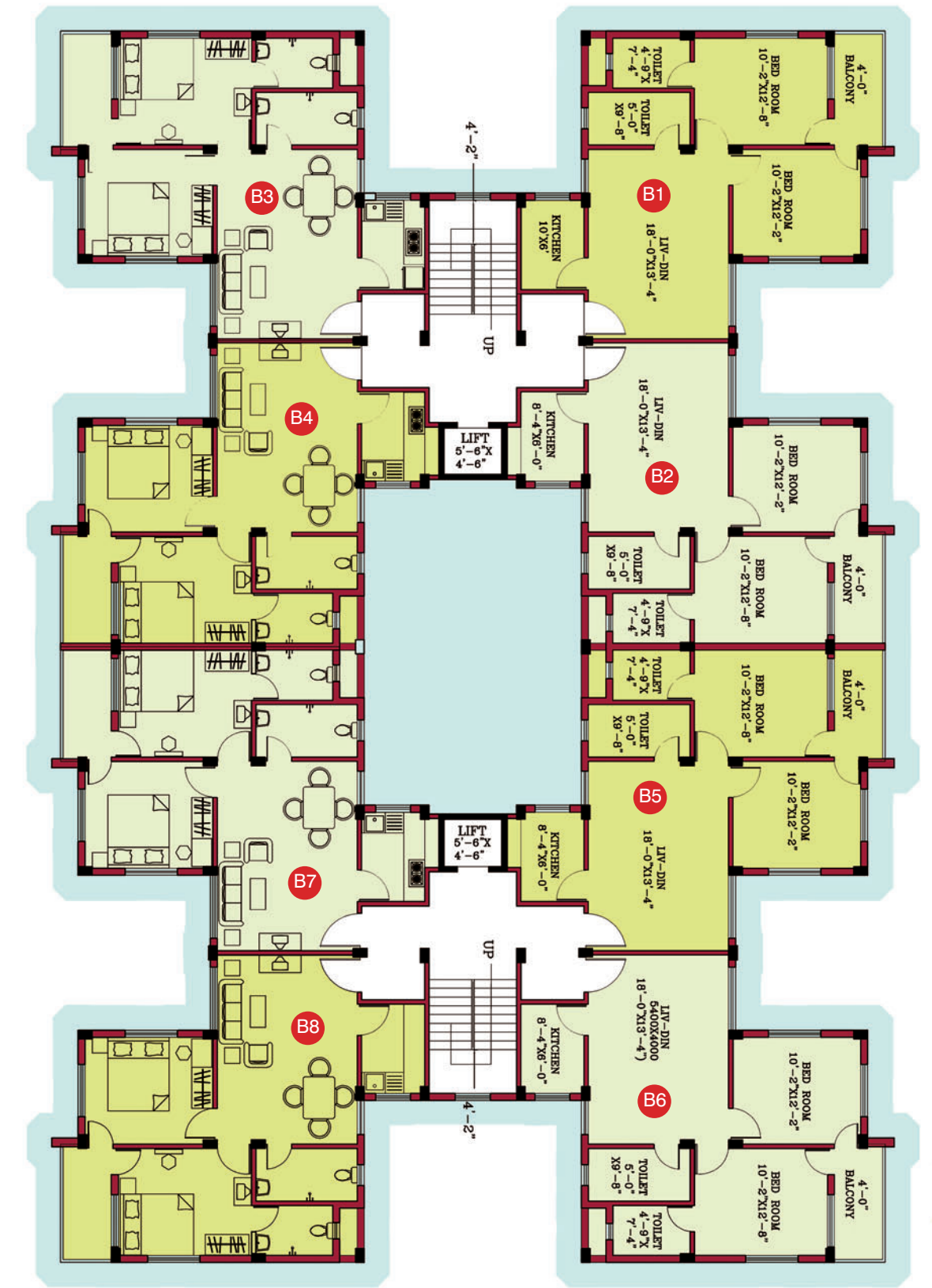


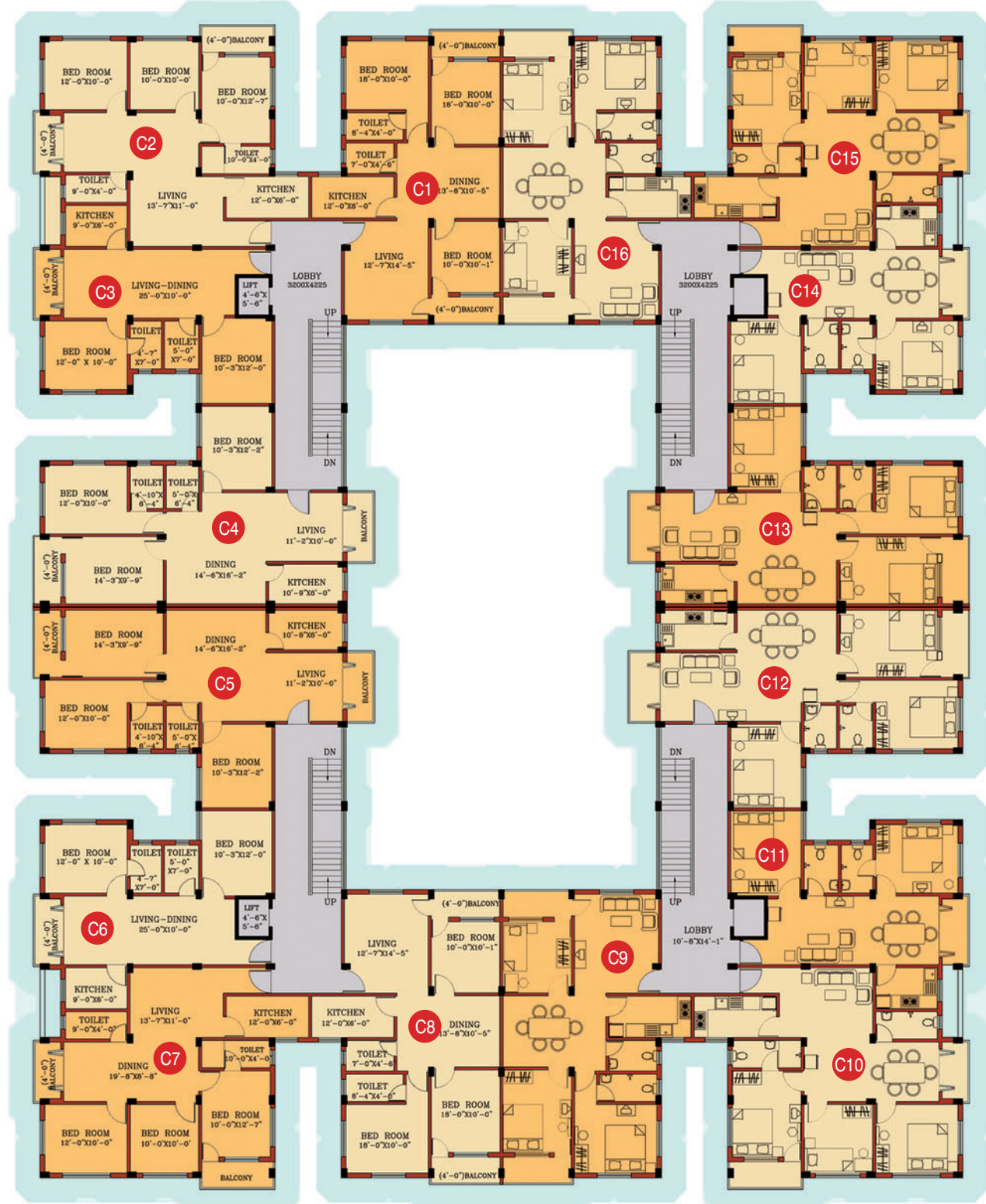
Phase I

Phase - I
RDB Realty & Infrastructure Ltd.

Block - B

Name of Flat	Type of Flat	Saleable area (sq. ft.)
B1	2 BHK	1037
B2	2 BHK	1037
B3	2 BHK	1037
B4	2 BHK	1037
B5	2 BHK	1037
B6	2 BHK	1037
B7	2 BHK	1037
B8	2 BHK	1037





Phase - I
RDB Realty & Infrastructure Ltd.

Block - C

Name of Flat	Type of Flat	Saleable area (sq. ft.)
C1	3 BHK	1430
C2	3 BHK	1430
C3	2 BHK	918
C4	3 BHK	1392
C5	2 BHK	918
C6	3 BHK	1430
C7	3 BHK	1430
C8	3 BHK	1430
C9	3 BHK	1430
C10	3 BHK	1430
C11	2 BHK	918
C12	3 BHK	1392
C13	3 BHK	1392
C14	2 BHK	918
C15	3 BHK	1430
C16	3 BHK	1430

Phase - I
RDB Realty & Infrastructure Ltd.

Block - D

Name of Flat	Type of Flat	Saleable area (sq. ft.)
D1	2 BHK	1249
D2	2 BHK	1249
D3	3 BHK	1407
D4	3 BHK	1407





Phase - I
RDB Realty & Infrastructure Ltd.

Block - E

Name of Flat	Type of Flat	Saleable area (sq. ft.)
E1	3 BHK	1404
E2	3 BHK	1404
E3	3 BHK	1404
E4	3 BHK	1404

Phase - I
RDB Realty & Infrastructure Ltd.

Block - F

Name of Flat	Type of Flat	Saleable area (sq. ft.)
F1	3 BHK	1404
F2	3 BHK	1404
F3	3 BHK	1404
F4	3 BHK	1404

Phase - I
RDB Realty & Infrastructure Ltd.

Block - G

Name of Flat	Type of Flat	Saleable area (sq. ft.)
G1	2 BHK	1077
G2	3 BHK	1363





Phase - II
RDB Builders Pvt. Ltd.
Block - H

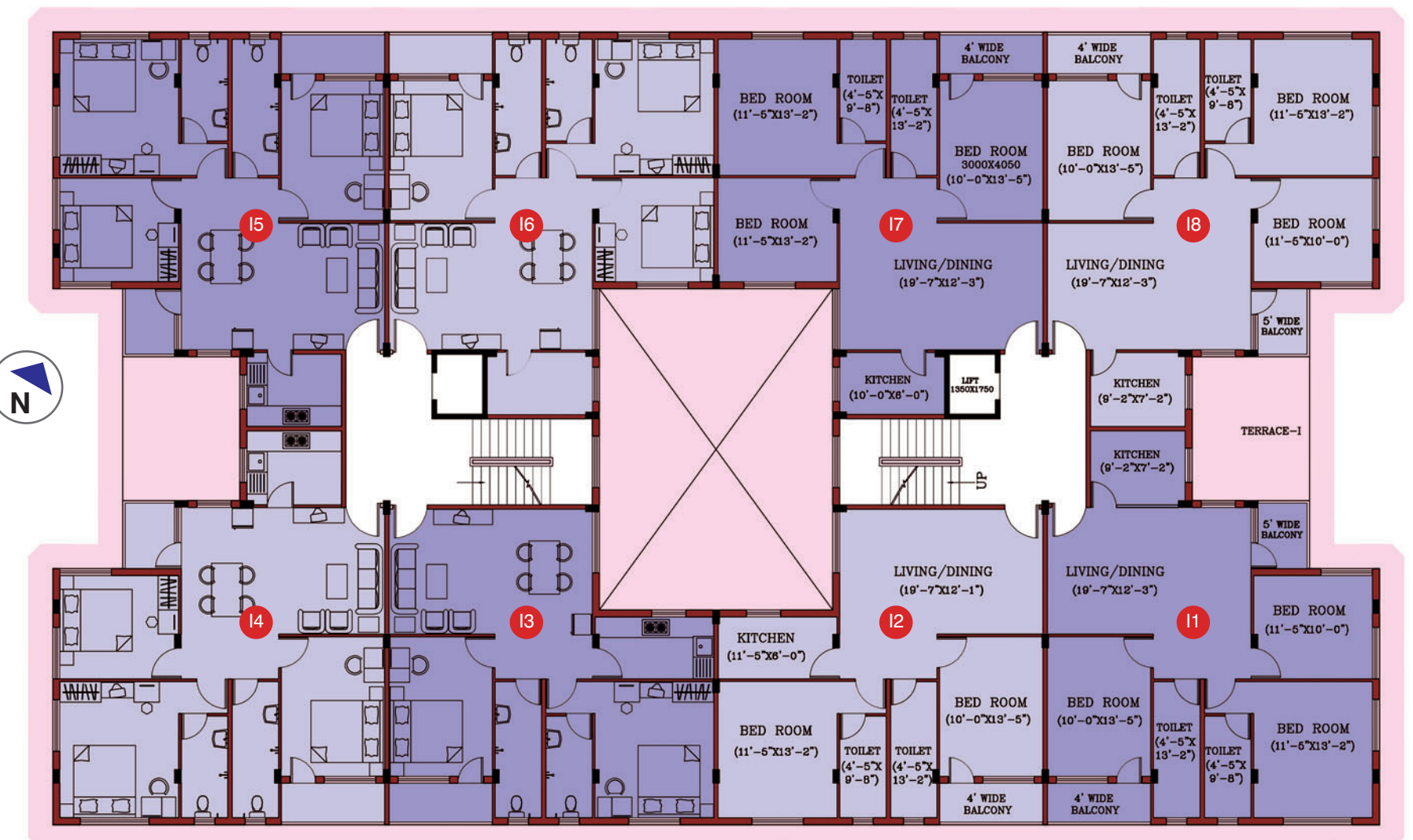
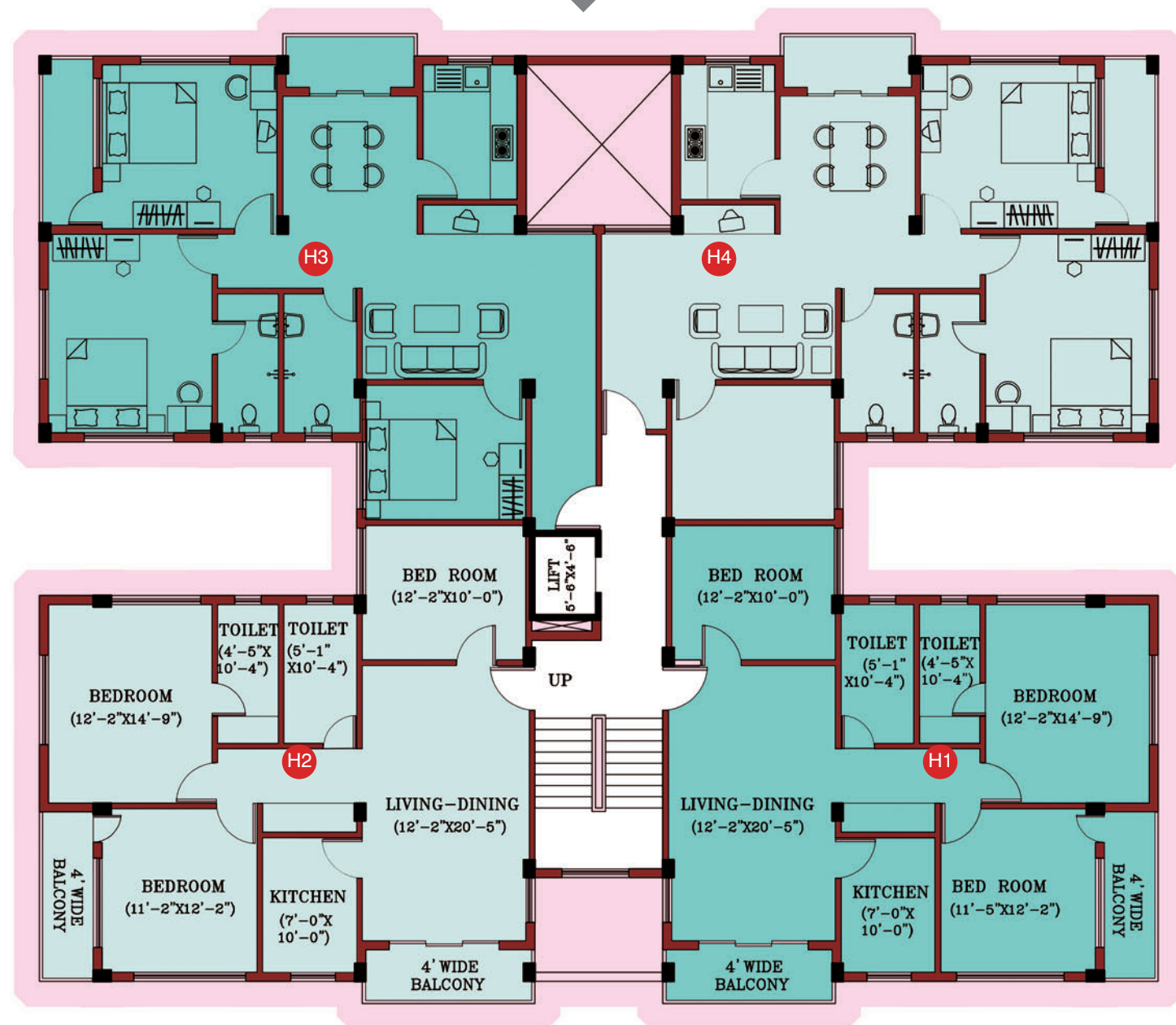
Name of Flat	Type of Flat	Saleable area (sq. ft.)
H1	3 BHK	1492
H2	3 BHK	1642
H3	3 BHK	1590
H4	3 BHK	1494



Phase - II
RDB Builders Pvt. Ltd.
Block - I

Name of Flat	Type of Flat	Saleable area (sq. ft.)
I1	3 BHK	1354
I2	2 BHK	1131
I3	2 BHK	1131
I4	3 BHK	1354
I5	3 BHK	1354
I6	3 BHK	1285
I7	3 BHK	1285
I8	3 BHK	1354

REGENT Sonarpur

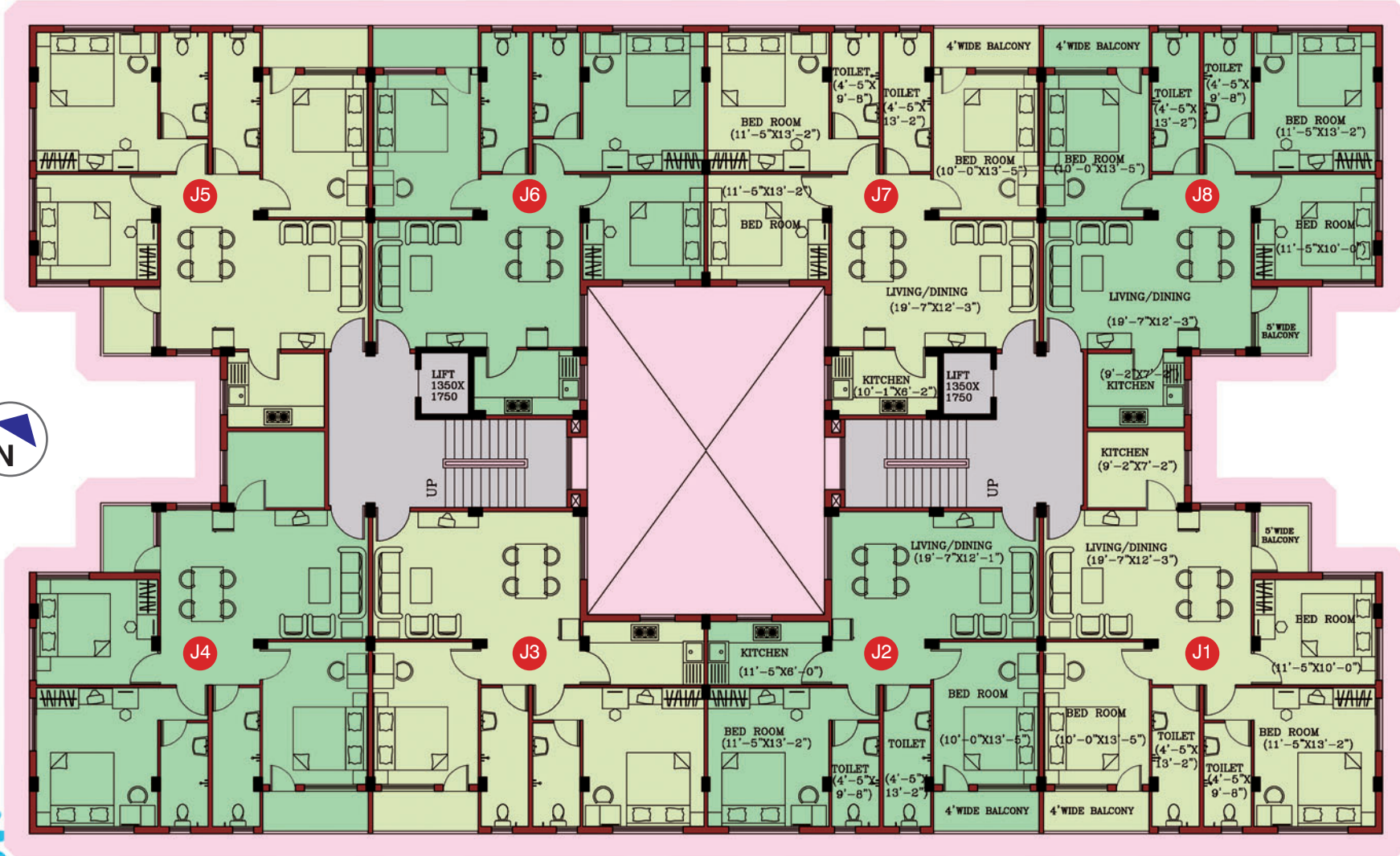




Phase - II
RDB Builders Pvt. Ltd.

Block - J

Name of Flat	Type of Flat	Saleable area (sq. ft.)
J1	3 BHK	1354
J2	2 BHK	1131
J3	2 BHK	1131
J4	3 BHK	1354
J5	3 BHK	1354
J6	3 BHK	1285
J7	3 BHK	1285
J8	3 BHK	1354



Promoter's profile

RDB is a committed team of highly experienced professionals and engineers with an established and proven track record as one of the trusted and preferred builders with a long list of satisfied customers. It is one of the biggest factors contributing towards the motto of RDB industries Ltd. (ISO 9001-2000 certified).

RDB Industries Ltd. an ISO 9001-2000 certified company is one of the leading Real Estate Developers in eastern India. The company is a part of RDB Group, with diversified interests in Tobacco & Jute, Printing & Packaging, Power & Transmission, Retail, Financial Services, Automobiles and Logistics.

RDB Industries Ltd has its corporate headquarters in Kolkata, with real estate

projects in the metropolitan city of Kolkata & tier-II cities of India like Bikaner, Guwahati, Surat, Jaipur, Asansol, Burdwan, Haldia, Midnapur & Kharagpur. RDB Industries Ltd has at present 7.1 million sq. ft of projects under development and a land bank of 7.7 million sq. ft which translates into built up area of 14.3 million sq. ft for future development. The company has plans to emerge as one of the leading real estate developers known for high quality townships, residential offices and retail projects in various parts of India.

RDB Group believes in its motto of "going together, growing together" with its customers, investors and team members to make RDB Industries Ltd, one of the largest real estate company.

Completed projects

- Regent Arcade
- Regent Ganga
- Regent Heritage Mall
- Regent DG Map, Fort William
- Regent Heritage
- Regent Sonarpur (Phase I)

Ongoing projects

Residential projects

- Regent City
Rajarhat, Kolkata, West Bengal
- Regent Crown
Burdwan, West Bengal
- Regent Heritage
Kharagpur, West Bengal
- Regent Paradise
Guwahati, Assam
- Coconut Grove
Miyapur, Hyderabad, Andhra Pradesh
- Legend Harmony
Hyderabad, Andhra Pradesh
- Legend Marigold
Gachibowli, Hyderabad, Andhra Pradesh
- Legend Ocarina
Hyderabad, Andhra Pradesh
- Legend Primo
Hyderabad, Andhra Pradesh
- Regent Sonarpur (Phase II)
Sonarpur, Kolkata, West Bengal

Commercial projects

- Regent Centre
Uttarpara, West Bengal
- Regent Heritage Plaza
Kharagpur, West Bengal
- Regent City Shoppers
Howrah, West Bengal
- Regent Textile Market
Surat, Gujarat
- Regent Knowledge Centre
Surat, Gujarat
- Regent Square
Surat, Gujarat
- Legend Blue Hope
Tilak Road, Abids, Hyderabad, Andhra Pradesh
- Legend Blue Hope
Tilak Road, Abids, Hyderabad, Andhra Pradesh
- Legend Mint
Madhapur, Hyderabad, Andhra Pradesh

