

SPL Estates Pvt Ltd is the promoter of the project
which is registered as SUNSHINE ONE | HIRA/P/HOO/2019/000654
For more details visit the website of WBHIRA, <https://hira.wb.gov.in>



SUNSHINE ONE
AT
Shriram
GRANDCITY
UTTARPARA - KOLKATA

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The Real Realtors

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HIRA/P/HOO/2019/000654

Shriram
Properties
Homes that live in you

WELCOME TO SUNSHINE ONE



SUNSHINE ONE
AT
Shriram
GRANDCITY
UTTARPARA - KOLKATA

PROBLEMS OF OWNING AN AFFORDABLE HOME



WHY SHOULD YOUR BUDGET MAKE YOU **COMPROMISE ON BRAND?**

WHY SHOULD LOW PRICES MEAN A **COMPROMISE ON LIFESTYLE?**

WHY SHOULD A COMPACT APARTMENT MEAN A **COMPROMISE ON ROOM SIZES?**



SUNSHINE ONE
AT
Shriram
GRANDCITY
UTTARPARA - KOLKATA

PRESENTING

A REVOLUTION IN HOME-BUYING THAT ANSWERS ALL THESE QUESTIONS & MORE!

**7 REASONS WHY YOU SHOULDN'T
MISS THIS!**
PRESENTING CODENAME SAAT RANG KE SAPNE

1



A LOCATION
THAT WILL TRANSFORM
HOWRAH-HOOGLY

2



BUY A HOME AND GET
A CITY FREE

3



A DREAM
LIFESTYLE WITH
100+ AMENITIES*

4



DESIGN REVOLUTION-
LAUNCHING
1 BHK IN CITY OF
MILLION DREAMS.

5



PRICE REVOLUTION-
PAY MUCH LESSER THAN
ANYTHING IN KOLKATA FOR
THE SAME USABLE AREA

6



THE PROMISE OF
BRANDED HOMES DELIVERED
ACROSS BENGALURU,
CHENNAI VIZAG &
COIMBATORE

7



AMAZING OFFERS

Disclaimer- All 100+ amenities would be delivered with the completion of the entire project.



**REASON
— 1 —**

**A LOCATION THAT WILL
TRANSFORM HOWRAH-HOOGHLY**

**KOLKATA'S SISTER CITY IS
COMING SOON TO UTTARPARA**

BENEFITS OF LIVING OF IN A CITY



ARTISTIC IMPRESSION OF THE 314 ACRE MEGACITY

In the last few years, we have seen satellite cities come up across India such as Noida, Navi-Mumbai etc.

These are well-planned cities with good infrastructure and offer good education, healthcare, entertainment, and job opportunities.

People start settling in for a better living experience, and these areas grow to become sister cities of the metros.

What Noida is to Delhi, and Navi Mumbai is to Mumbai, Shriram Grand City will soon be to Kolkata.

A sprawling megacity with wide roads, thoughtful town planning, ample greenery and robust infrastructure.

This well-organised city ensure safety and has predictable water, electricity & infrastructure solutions.

**HOOGHLY'S
MOST STRATEGIC
LAND PARCEL
WITH 4 SIDED
CONNECTIVITY**



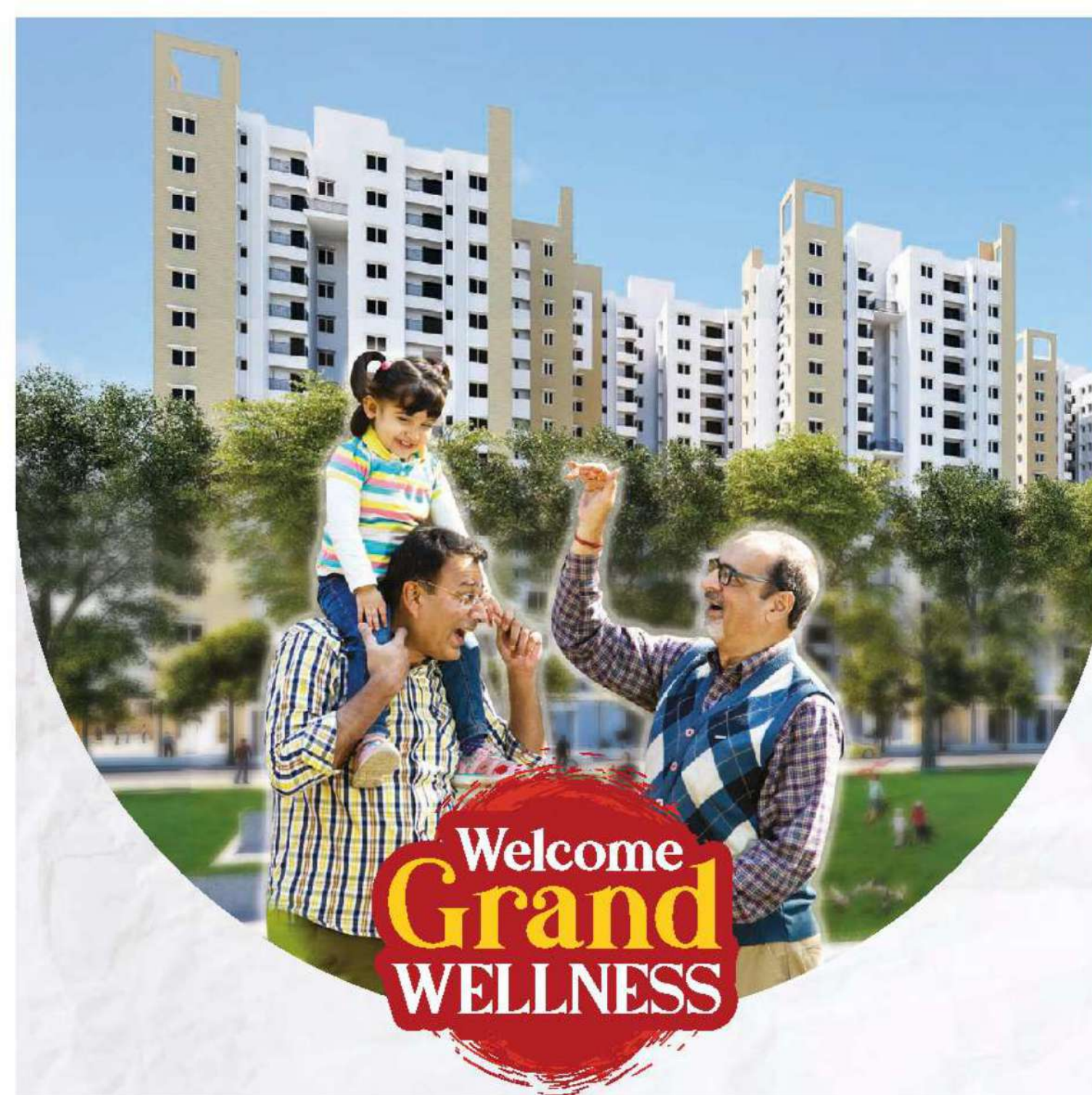

 Konnagar Station: 5 mins
 Uttarpara Station: 10 mins
 Howrah Station: 20 mins
 Hind Motor Station: 24 mins


 Salt Lake Sector V: 45 mins

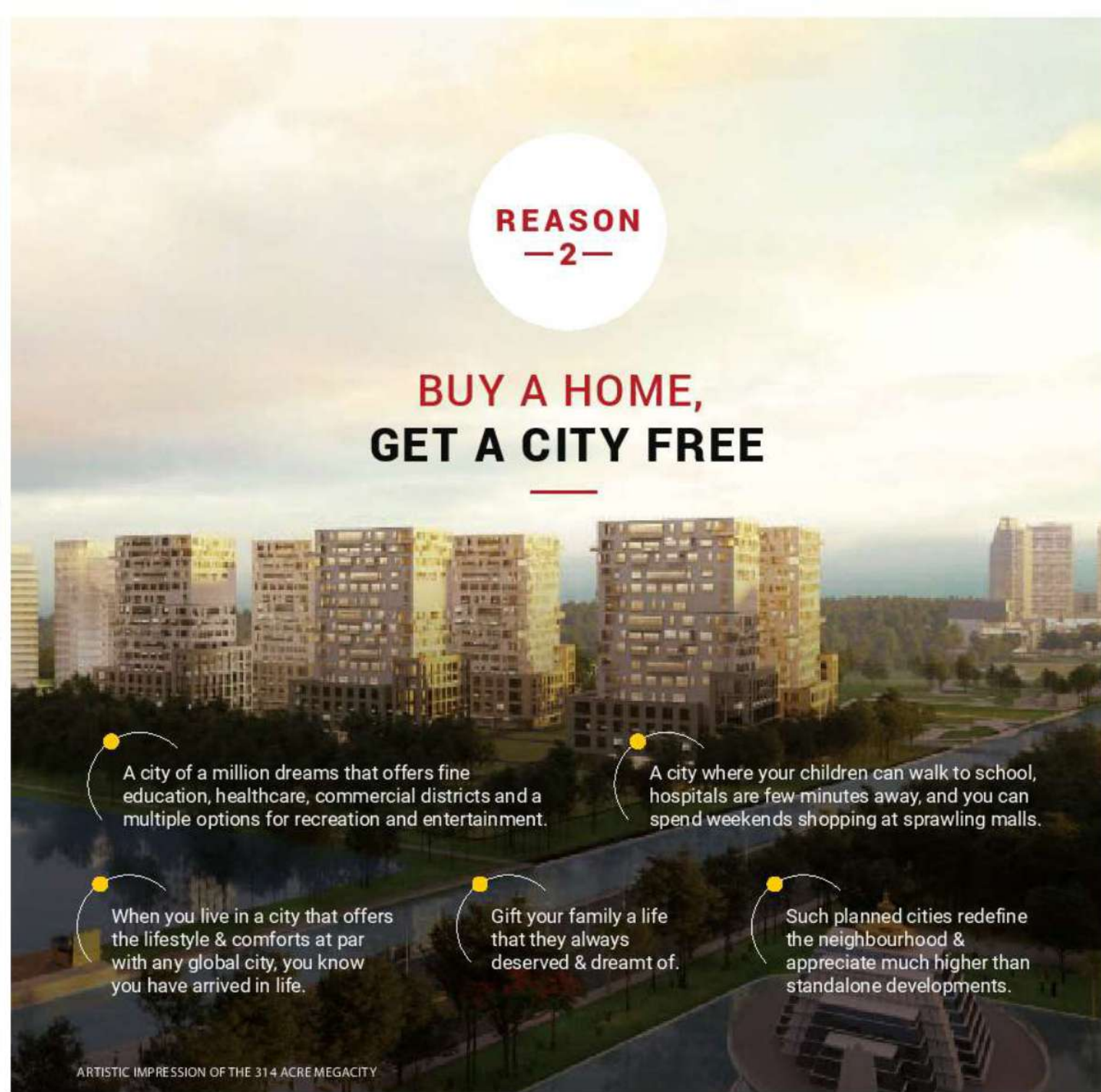

 Netaji Subhas Chandra
 International Airport: 30 mins


 Dakshineswar Kali Temple:
 15 mins
 Bellur-Math 25 mins





Welcome
Grand
WELLNESS



REASON
—2—

BUY A HOME, GET A CITY FREE

A city of a million dreams that offers fine education, healthcare, commercial districts and a multiple options for recreation and entertainment.

A city where your children can walk to school, hospitals are few minutes away, and you can spend weekends shopping at sprawling malls.

When you live in a city that offers the lifestyle & comforts at par with any global city, you know you have arrived in life.

Gift your family a life that they always deserved & dreamt of.

Such planned cities redefine the neighbourhood & appreciate much higher than standalone developments.



MY CITY OF FINE EDUCATION

- 2 world-class schools for 4,000+ students
- Educational campuses spread over 7-acres
- Tie-up with Sri Sri Academy
- University



MY CITY OF 24x7 HEALTHCARE

- 100-bed hospital spread over 1 million sq.ft
- Reputed pharmacies



MY CITY OF SHOPPING

- Sprawling mall over 9-acres
- Shopping streets
- Supermarkets



MY CITY OF AN INTERNATIONAL LIFESTYLE

- Waterfront
- City center
- Private club



MY CITY OF THOUGHTFUL PLANNING

- Transportation
- City management
- 24x7 security



MY CITY OF 5 STAR HOSPITALITY

- 5-star hotel
- Restaurants & banquet halls



MY CITY OF UNLIMITED BUSINESS OPPORTUNITIES

- 2 million sq.ft. office space
- Employment of 1.5 lakh people*



MY CITY OF SPORTING ADVENTURES

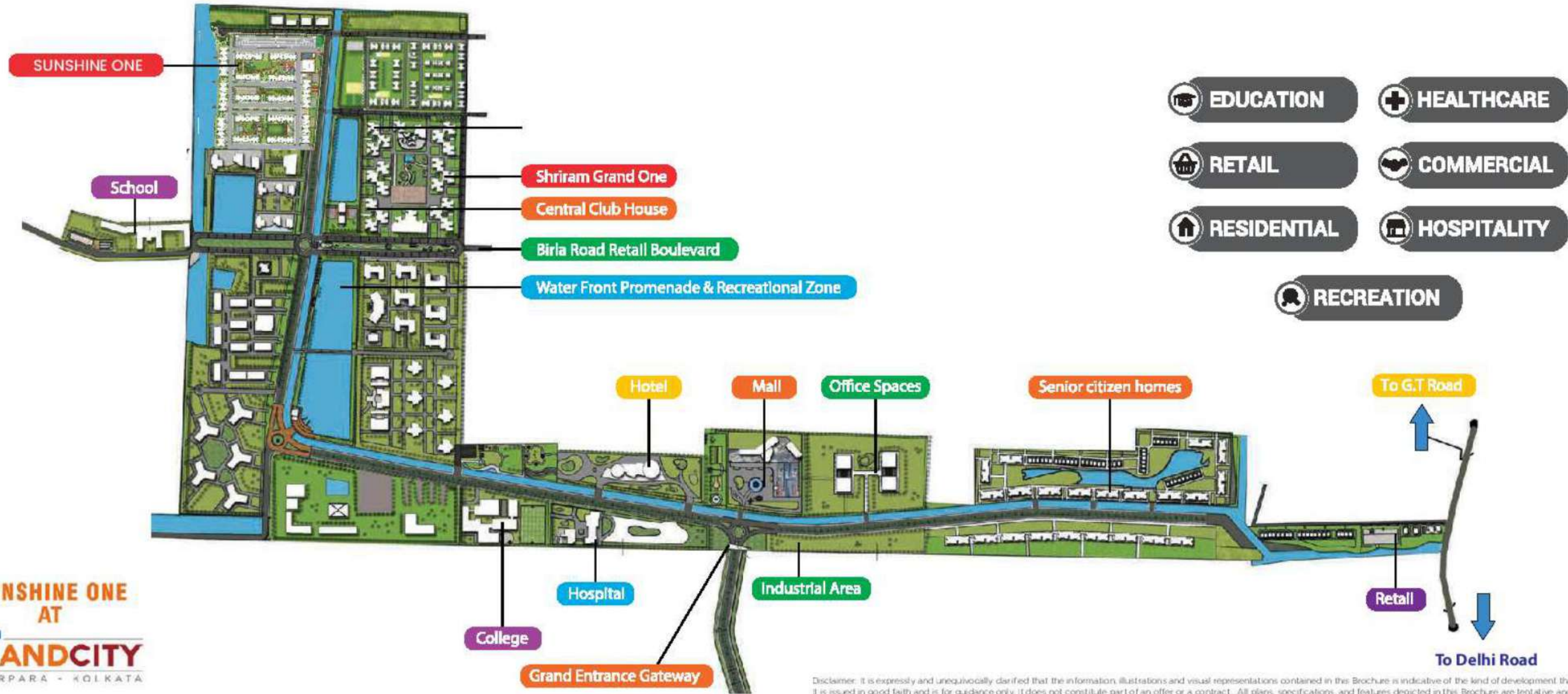
- Professional sports academy
- World-class sports infrastructure



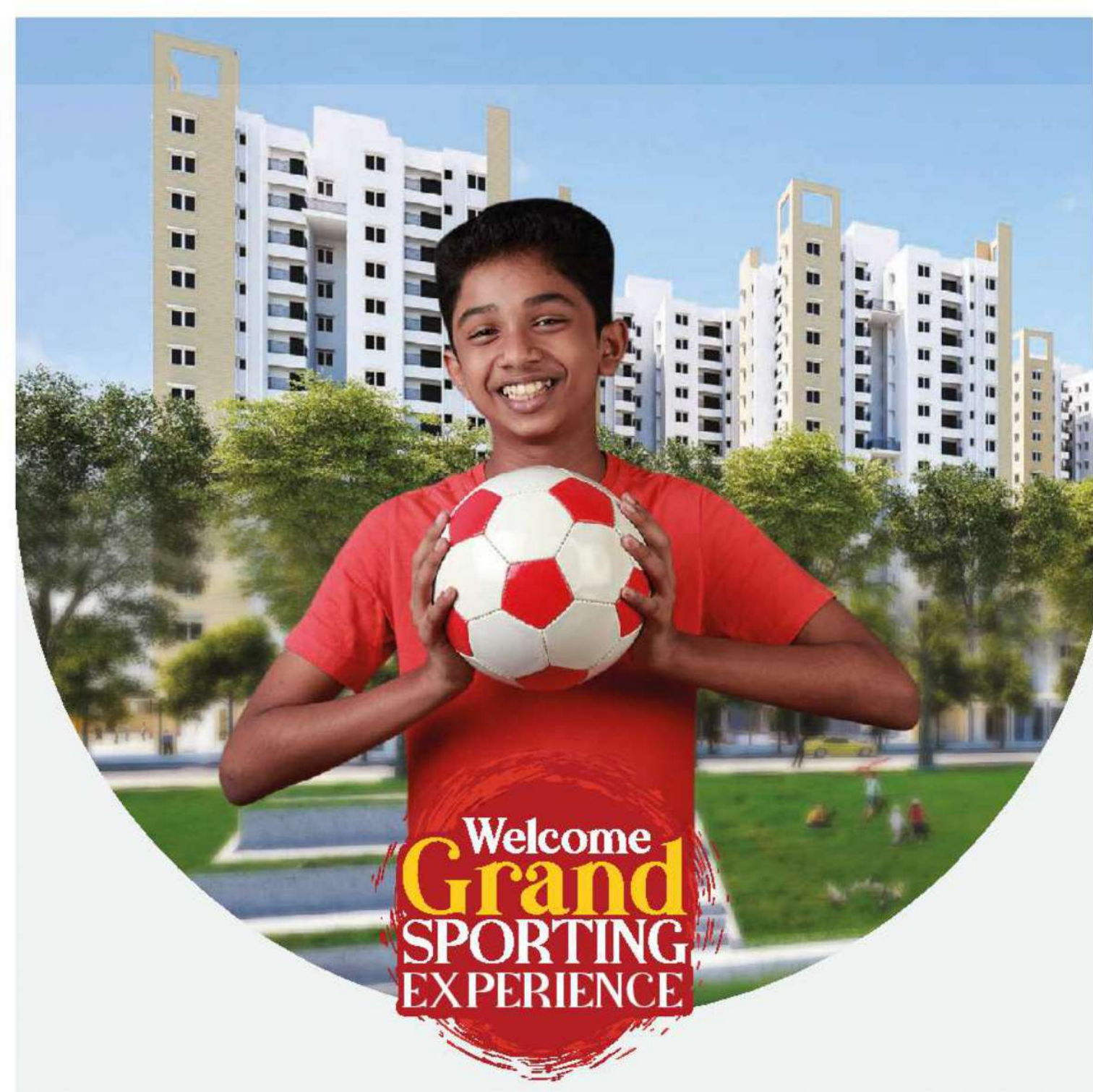
MY CITY OF SUSTAINABILITY

- Renewable energy
- 27-acres of green space
- Waste management

MASTER PLAN OF THE 314-ACRE MEGA CITY*



Disclaimer: It is expressly and unequivocally clarified that the information, illustrations and visual representations contained in this Brochure is indicative of the kind of development that is proposed within Shriram Grand City. It is issued in good faith and is for guidance only. It does not constitute part of an offer or a contract. All plans, specifications, and features depicted in this Brochure are tentative and are subject to sanction/modification by the concerned sanctioning Authorities or the Company without prior notice or obligations. All visual representations shown therein is/are purely conceptual and precise appearances may vary.



Welcome
Grand
SPORTING
EXPERIENCE



ARTISTIC IMPRESSION OF THE ENTRANCE

REASON
— 3 —

GIFT YOUR FAMILY
100+ AMENITIES

Sunshine One is the 2nd residential district of Shriram Grand City, spread over 19.5-acres with 15.2-acres of open space.

Packed with 100+ amenities*, you have a new surprise/experience awaiting you every day.

Disclaimer- All 100+ amenities would be delivered with the completion of the entire project.

ARTISTIC IMPRESSION OF THE KIDS PLAY AREA



**LET YOUR KIDS
EXPLORE & GROW**



Jumbo chess



Kids pool



Skating rink



Swings



**PLAY TO YOUR
HEART'S CONTENT**



Swimming pool



Cricket pitch



Tennis court



Badminton court

ARTISTIC IMPRESSION OF THE SKATING RINK



**GROW
HEALTHIER
EACH DAY**



Outdoor gym



Jogging track



Cycling track



Reflexology
path



**EXPERIENCE FUN
TIME WITH FAMILY**



Game court



Party lawn



Pet park



**LOSE
YOURSELF IN
NATURE**



Umbrella garden



Dew mound



Bamboo canopy



Interactive fountain



**GIFT YOUR
ELDERLY PARENTS
A RELAXED
LIFESTYLE**



Sitting pocket



Carrom lounge



Senior citizen park



Welcome
Grand
INVESTMENT
OPPORTUNITIES

REASON
— 4 —

SMARTEST 1, 2 & 3 BHK KOLKATA HAS EVER SEEN!

Most developers provide 2 BHK homes in the size range of 800-1000 sft., but we at Shriram took up the challenge of fitting a comfortable 2 BHK in just 630 sft.

First time in Kolkata, a design that gives you more usable space with no compromise on room sizes.

Design efficiency of removing dead spaces that add to your cost but not your utility like foyers & niches.

Re-thinking traditional size norms by making less frequented spaces like balcony & toilets compact.

Kolkata's most competitive loading percentage by elimination of basements, long corridors & large common spaces.

L- or U-shaped kitchens that give enough storage space while eliminating extra circulation space.

Enjoy the feeling of space for which you don't pay with a ceiling height of 9.6 ft.



MASTER PLAN OF SUNSHINE ONE



THE HIGHLIGHTED AREA IS THE DEMARCATED AREA OF THE PROJECT "SUNSHINE ONE"



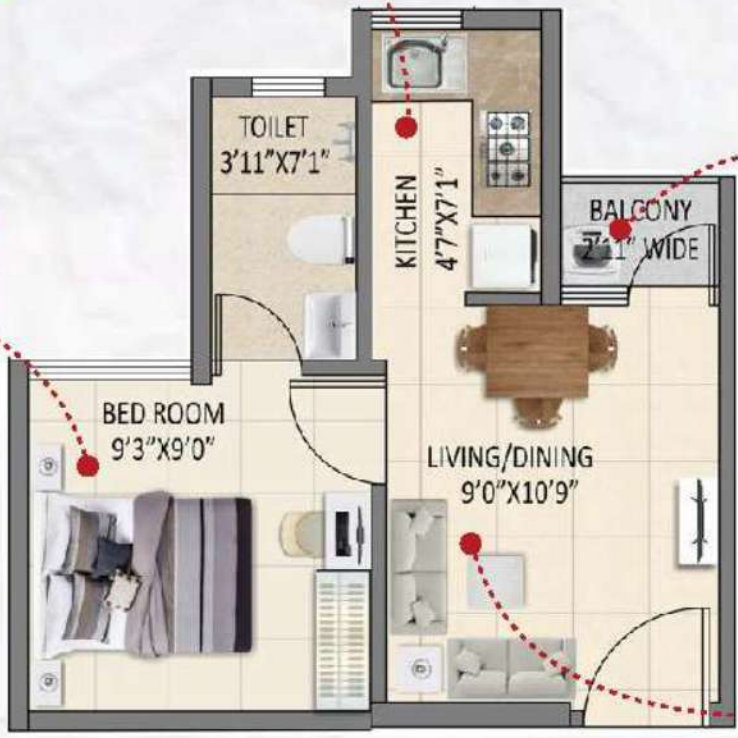
UNIT PLANS OF SUNSHINE ONE

**1 BHK
425 SFT**

A cozy bedroom with enough spaces for a double bed, wardrobe & a study table

L-shaped kitchen with enough storage & circulation spaces

A cute little balcony for that morning chai time



Separate living & dining spaces with balcony breeze

2 BHK
630 SFT

L-shaped kitchen with enough storage & circulation spaces

A cozy bedroom with enough spaces for a double bed, wardrobe & a study table

A cute little balcony for that morning chai time



Separate living & dining spaces with balcony breeze

3 BHK
840 SFT

A cute little balcony for that morning chai time

Large master bedroom with attached bathroom

U-shaped kitchen with enough storage & circulation space



Separate living & dining spaces with balcony breeze

A cozy bedroom with enough spaces for a double bed, wardrobe & a study table



REASON
— 5 —

PAY MUCH LESSER THAN ANYTHING
IN KOLKATA FOR THE SAME USABLE AREA



REASON
— 6 —

THE SHRIRAM DEVELOPERS SEAL OF TRUST

When you invest in a Shriram home, you invest in a 40-year legacy of excellence.

PART OF THE FINANCIAL
CONGLOMERATE SHRIRAM GROUP

22,000+
HAPPY FAMILIES

2018-2019'S MOST
AWARDED DEVELOPER

PRIVATE EQUITY INVESTMENT BY GLOBAL PLAYERS MITSUBISHI, TPG, KOTAK
WALTON STREET CAPITAL, STARWOOD CAPITAL AND TATA CAPITAL

Presence across

Bangalore | Chennai | Kolkata | Coimbatore | Vizag

REASON
— 7 —

AMAZING OFFERS



Interest free down payment assistance*



Avail upto ₹2.67L benefits under PMAY*



1% GST on selected units*



No Pre-EMI till Jan 2022*

THE SHRIRAM DEVELOPERS SEAL OF TRUST

SHRIRAM GRAND CITY IS TAKING SHAPE

Construction of tower A,B & C are 80% completed & is in full swing for other towers

Associated with Kolkata's most loved Sri Sri Education Academy, which would be operational in 2020

Partnerships with prominent retail & healthcare brands underway

Shriram Road construction in full swing

Grand One at Shriram Grand City is constructing fast, with 1500 families moving in by early 2021



ACTUAL CONSTRUCTION IMAGE

MEET THE CITIZENS OF GRAND CITY

"My experience while booking an apartment in Grand city has been smooth from day one."



"Grand City is one of the largest housing complexes coming up in the Hooghly district, with all the conveniences one would require. I'm looking forward to being a resident of this modern city."



"I chose to invest in Shriram Grand City knowing that my investment will be safe, given the reputation of Shriram Properties. I have unwavering trust in the brand and am looking forward to my stay at Grand City."



"Shriram Grand City is a well-planned township catering to every need of its residents. I was very impressed with the environment conservation practices, and the ample allocation of green spaces to enjoy. I am delighted to be member of the Shriram family"

