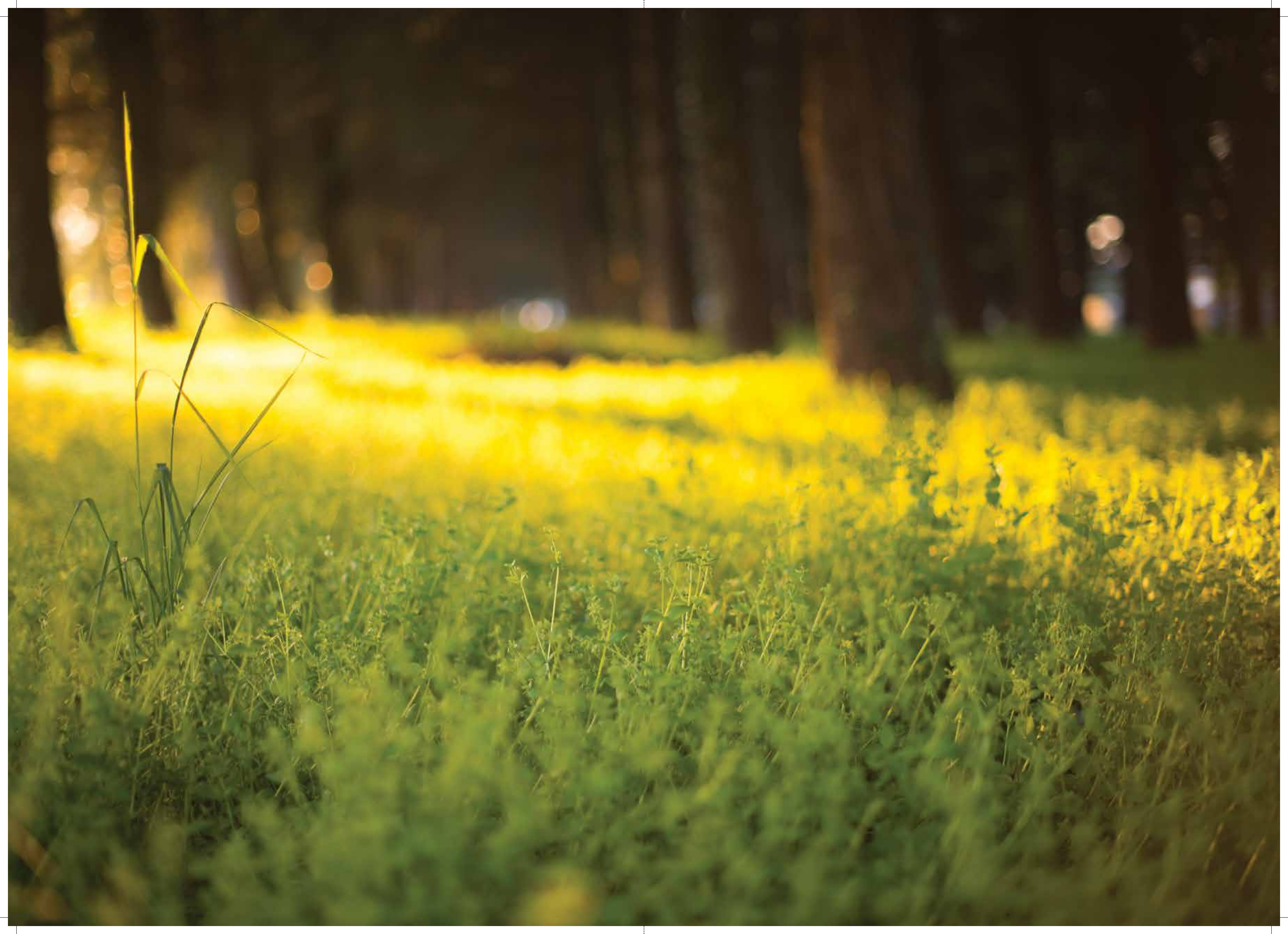


Suncrest
estate





Site Address

Suncrest Estate
JL # 80
Southern Bypass
Dist South 24 Parganas
P 033 4040 1010
E sales@suncrestestate.com
W suncrestestate.com

Corporate Office

5 CR Avenue Kolkata 700072
P 033 40306000
E sales@salarpuriagroup.biz
W salarpuriagroup.biz

The HIRA registration number

HIRA/.....

Developed by



Marketed by



Suncrest
estate







Life Lives Here

Gift yourself a new address of bliss and welcome life to your home of convenience and camaraderie. Let your life take in the splendour of the sprawling greens, while getting caressed by the cool breeze from the waters nearby. Your life deserves to live in a utopia that is rooted in reality.

Say hello to that blissful utopia called Suncrest Estate. Here avant-garde and estate living go hand in hand.





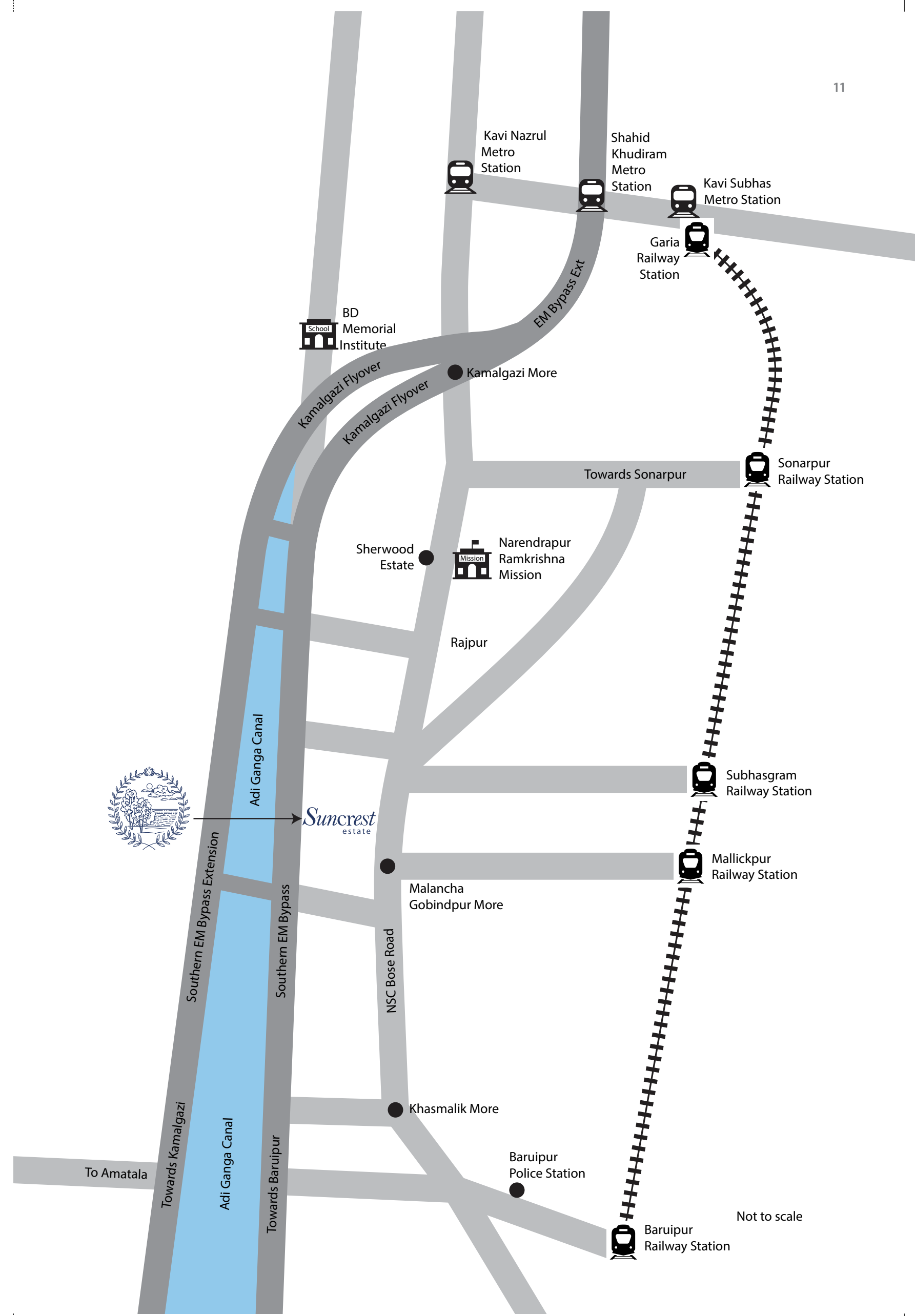
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Suncrest Estate's Exquisite Location

Perfectly nestled between the city and the greens, Suncrest Estate is the cynosure of Baruipur. Located on the Southern Eastern Bypass with access to NSC Bose Road, it offers manifold advantages. Moreover, the proposed New Garia to Airport Metro link via Sector 5 and New Town makes Suncrest's location enviable. Live an idyllic life amidst the verdant greens and the soothing waters, yet stay connected to your world. Now that's what you call convenience.

Baruipur is surrounded by greenery and a multitude of waterbodies. Located in South 24 Parganas, it boasts excellent connectivity with frequent bus routes, railways, auto stands. Reach Suncrest Estate via the Southern EM Bypass or the NSC Bose Road. Take a train from Baruipur Junction and reach other parts of the city. Many bus and auto routes connect Baruipur with the rest of the city. The Baruipur - Sealdah train is an excellent means of commuting for locals working in and around Kolkata. Major banks, shopping malls, schools, colleges, healthcare facilities and other amenities make Baruipur a convenient living haven.



Transportation

Railway station

Mallickpur	2.2 km
Subhasgram	3.7 km
Baruipur	4.7 km

Airport

Netaji Subhas Chandra Bose International Airport	33 km
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Local connectivity

Auto Stand

Chowati	1.8 km
Kalitala Rajpur	3.7 km
Kamalgazi	5.8 km
Garia	8.6 km

Metro Station

Kavi Nazrul	8.6 km
Shahid Khudiram	8.8 km

Bus Routes

Chartered Bus – Baruipur – Barasat
Route 218 – Baruipur – Babughat
Route 218/1 – Baruipur – Santragachi Station
Route C26 – Baruipur – Howrah
Route AC 14 / JM2 – Baruipur – Sector V
Route 113 – Harinavi – Howrah Station

Nearest Bus Stop – Malancha, 650 m

Distance from key conveniences

Shopping

Wood Square	5.2 km
Big Bazar Ganguly Bagan	10.6 km
Metropolis Mall	11 km
Metro Cash and Carry	13.5 km

Educational Institutes

Lions Vidya Mandir	2 km
Ramakrishna Mission Vidyalaya Narendrapur	5 km
BD Memorial School	7 km
Future Institute of Technology	8 km

Markets nearby

Chowati Bazar	2.7 km
Rajpur Bazar	3.3 km
Kamalgazi Bazar	5.8 km
Garia Bazar	8.6 km

Healthcare

Apollo Diagnostics, Narendrapur	5.9 km
Suraksha Diagnostics, Mahamayatala	7.2 km
Baruipur Subdivision Hospital	7.5 km
Hindustan Health Point	7.8 km
Welkin Hospital	8.6 km
Remedy	8.8 km
IRIS Hospital	10.6 km
BRWS Nursing Home	10.7 km
Peerless Hospital	11.3 km
KPC Nursing Home	13.6 km



Suncrest
Estate offers
3 acres of
unsurpassed
tranquility.



Suncrest Estate's Planned Apartments

Complete Living Begins Here

Suncrest Estate offers **3 acres** of unsurpassed tranquility.

While 55 percent open space offers the chance to breathe in life at its expansive best.

Phase I offers 5 towers, **B+G+13 (4 towers), G+13 (1 tower)** with amazing views and state-of-the-art facilities that redefine contemporary living.

Once inside a world of unique splendour unfolds. With 380 apartments.

2 BHK apartments from **584 - 661** sq ft carpet area

2.5 BHK apartments from **689 - 703** sq ft carpet area

3 BHK apartments from **765 - 957** sq ft carpet area



Day View

A world of unique splendour unfolds, with 380 apartments.

Apartment Specifications

Structure

RCC framed structure in situ bored piling work

Doors

Main door – solid flush door with night latch

Other doors – solid flush door

Frame – wooden frame

Hardware fitting – stainless steel fitting

Windows

Aluminium / UPVC coated

Sanitary fitting

Western style sanitary fittings and CP fittings

Staircase

Stepping tiles from ground floor to half landing of 2nd floor. IPS flooring from 2nd floor to roof

Electricity

Modular switches

Exterior

Blend of water proof acrylic based paint and other decorative finish

Elevator

Two passenger lifts in each block from ground floor

Fire & Safety

Fire detection and protection system as per WBFES rules

Emergency evacuation system

At alternative stair and fire refuse platform as per WBFES rules

Renewable energy

Solar plant at roof as per PCB norms

Security

CCTV monitoring round the clock

Provisions

24x7 power back up in common areas. Limited power back up in each flat at extra cost. Toilets for staff use on ground floor. Cable TV point in living room

Railing

MS railing in balcony

Everything starts with a dream

Welcome to your chamber of little secrets. The theatre of dreams beckons. Your bedroom reflects who you really are and also gifts you the space to be truly you. It's where you unwind as your life tells the tale of comfort.



Master and other bedrooms

Your personal paradise

Each bedroom has an air of sophistication attached to it that has been lent by the **vitrified tiles** and the **POP wall finish**. Master bedrooms come with **attached bathrooms** and the **provision for space for closet**. **Adequate airflow** and ventilation give you more room to breathe; literally.



Master Bedroom

An oasis of happiness

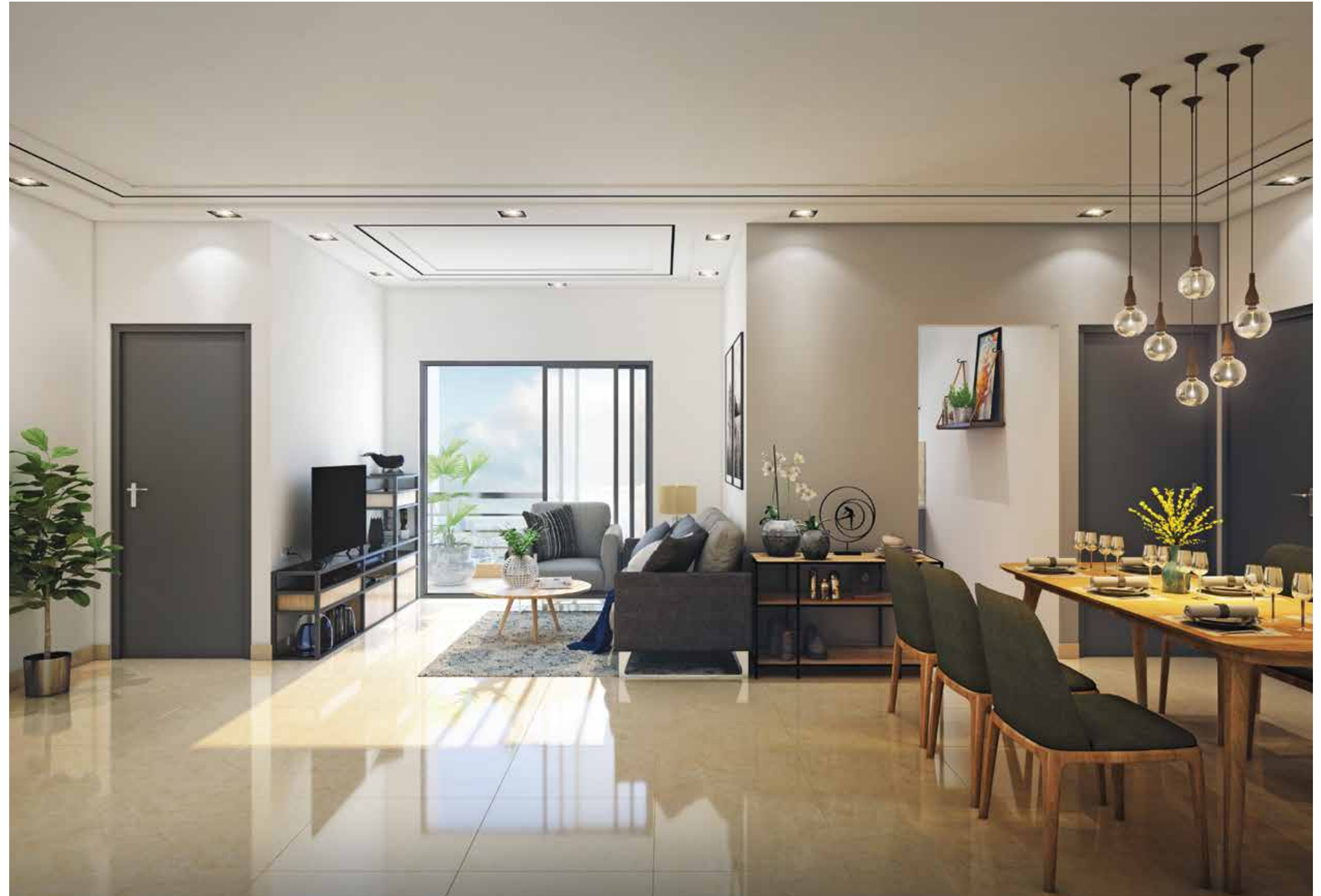
This is where your laughter finds an audience and your friends discover the meaning of camaraderie. Spend some quality time with your loved ones or just curl up on the couch with your favourite novel.



Living Room

Bonhomie dwells here

Vitrified tiles add a classy touch to the floors and the POP wall finish accentuates the panache of your house. Designed to perfection, the living and dining rooms at Suncrest easily become the cynosure of the home.



Living Room



Kitchenette

Cook up a storm or a delicious story

Serve delicacies with a garnish of elegance. Modern kitchens at Suncrest come with **granite counter top** and **dado ceramic tiles** upto 2ft above the counter. **Rest POP.** The stainless steel sink and provision for exhaust fan help in your cooking adventures.



Bathroom

Wash your worries away

Embrace comfort in your cozy and well-designed bathroom. Chic bathrooms at Suncrest come with **antiskid ceramic tile flooring**. Walls boast of beautifully designed **dado** and **ceramic tiles** up to door height and the rest sport **POP**. Western style sanitary fittings & chrome-plated fittings add to the elegant design.



Bathroom

Life is a Storybook with a mixed bag of stories

Some of those beautiful stories unfold at Suncrest. Meet happiness and experience joy like never before.



Club Crest ~ everything you can wish for, and more

Club Amenities, Indoor

Club Lobby

Double height lobby at the ground floor

Lounge

Lounge with reception at the podium level

Coffee Shop & Library

Coffee shop with an attached library

Indoor Games

Well equipped with games like TT, Pool, Carom and Chess

Gym

A well equipped gym

Toddler's Room

Standard toys

Indoor Theatre

Air conditioned mini theatre with sofa seats

Multipurpose Hall

Air conditioned banquet hall attached to the lawn at the podium level

Guest House

2 rooms with common living dining and 2 toilets. With provision for closet

Club Amenities, Outdoor

Infinity Edge Swimming Pool, Kid's Pool

Infinity pool at the podium level with a kid's pool

Landscaped Gardens

With a multitude of foliage

Barbeque Area

Attached to the lawn with a barbeque counter

Half Basketball Court

Located at the podium level with EPDM flooring

Badminton Court

Located at the podium level with EPDM flooring

Children's Play Area

Outdoor children's play area with standard games

A World of Goodness, Clubbed Together

Sure to pamper, indulge and inspire your soul - with an abundance of indoor amenities in a 35,000 sq ft Club.



Club Lobby

Make a kingly impression

The spaciousness of the lobby, its rich interiors and double height offer you everything kingly. Expect nothing but the best from Club Crest.



Club Lounge

Relax. Unwind. Live.

The plush lounge at the podium level exudes a warm and contemporary charm that makes you feel at home as you unwind in style. Carefully crafted to amalgamate space and intimacy, the lounge is a perfect rendezvous for your friends and family.



Coffee Shop

Enjoy life. One sip at a time

What's life without the fragrance of the pages of your favourite novel and the aroma of coffee? The coffee shop and library at Suncrest offer you just that and more.

Catch up with your friends, work or simply enjoy a nice read at the well-stocked library, which is a book lovers paradise.



Coffee Shop



Library

Indoor Games Room

Game for fun?

There are more reasons to fall in love with your home. A wide range of indoor games such as chess, carrom, table tennis and pool are there to make your afternoons exciting. Boredom is not a part of the Suncrest dictionary.



Indoor Games Room

Gymnasium

Shape it up!

Pulsating beats, happy hormones at play and muscles galore; the gym at Suncrest is your go-to place for that adrenaline rush. Packed with modern equipment, the gym also comes with a lovely view of the podium garden.



Gymnasium

Toddler's Room

Big dreams start young

Keep your bundle of joy happy and gift them oodles of joy. The beautifully decorated toddlers' room at Suncrest is the perfect place for your cherubs.



Toddler's Room

Indoor Theatre

Lights Camera Home

Turn your weekends into blockbuster weekends at the Suncrest Mini Theatre. Plush sofas, big screen and some inside jokes make for a perfect movie time.

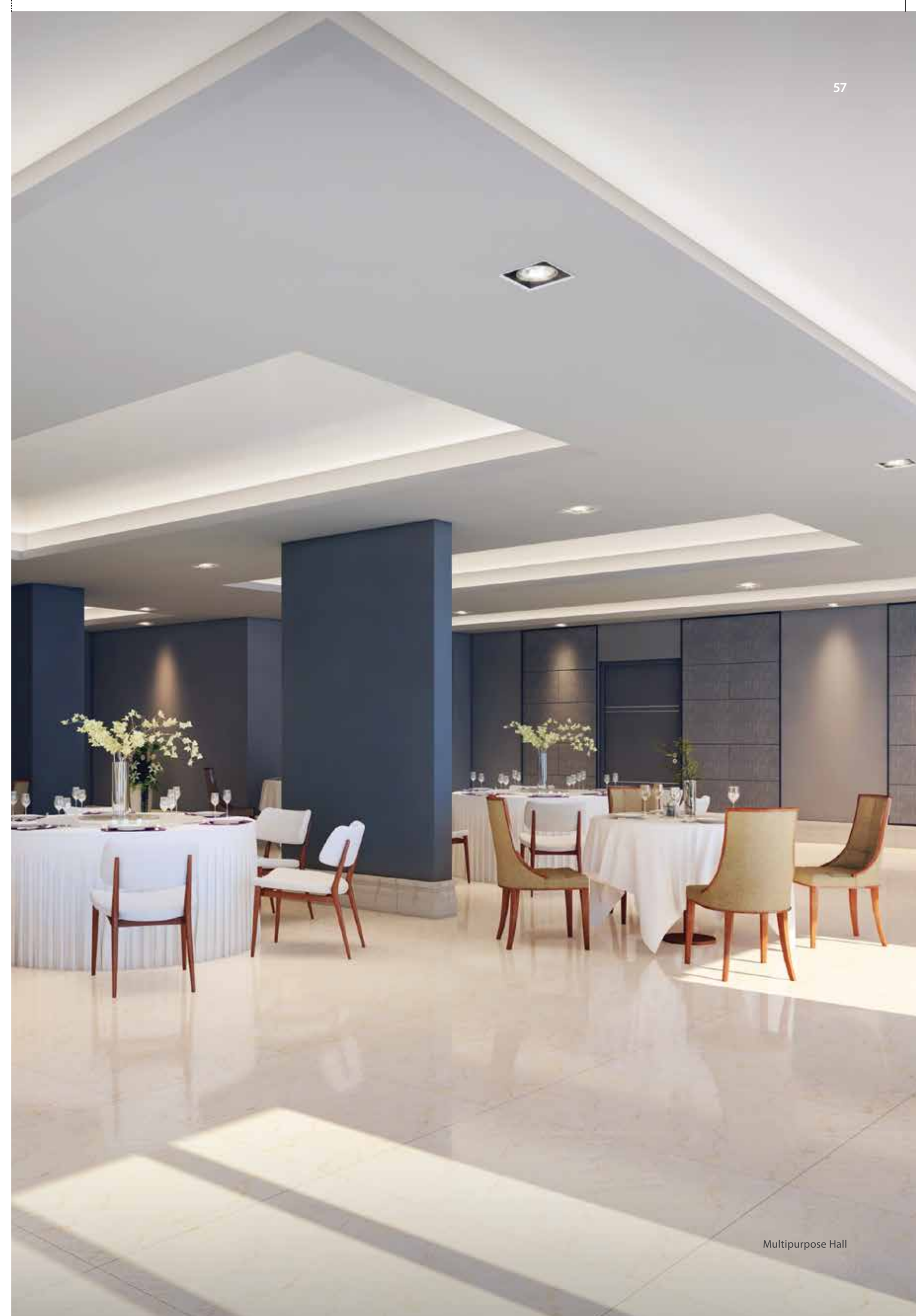


Mini Theatre Room

Multipurpose Hall

Celebrate life like never before.

You can host special parties and ceremonies at the air-conditioned multipurpose hall. The hall opens out into an attached lawn at the podium level, allowing you to utilize more space.



Guest House

Atithi Devo Bhava

Be the perfect host and welcome your guest with pride. Located at the podium level, the guest house at Suncrest allows guests to enjoy an easy access to Club Crest where they can enjoy the club facilities and enjoy their stay.



Club Guest Room

Unrivalled in Splendour

A home crafted on the premise that if family and friends want to gather, there would be a place for everyone.

An outdoor paradise with landscaped garden, half basketball and badminton court, open air children's play area, barbeque area, infinity edge swimming pool with kid's pool. Suncrest is a world of all things beautiful.



Infinity Edge Pool, Kid's Pool

Your pool, your way

The infinity edge swimming pool at the podium level with cozy lounge chairs and changing rooms designated for men and women make your weekends exciting. The kids' pool allows your bundle of joy to have a lot of fun.



Swimming Pool

**Don't let
the blues
get to you.**

Take a dip in the pool and befriend tranquility
as all your qualms get washed away by the
calm of the pool.



Landscaped Garden

A walk in paradise

Smell the fresh flowers and feel Nature's embrace among the variety of foliage in the Landscaped Garden.



Landscaped Garden

Barbeque area

Let the sizzle begin!

The party deck at Suncrest comes with an open barbeque counter that adds a dash of fun to your party. Attached to the lawn, it conveniently serves as the perfect place to host gatherings and get-togethers of all kinds.



Barbeque Area

Say Hello to your Home of Bliss

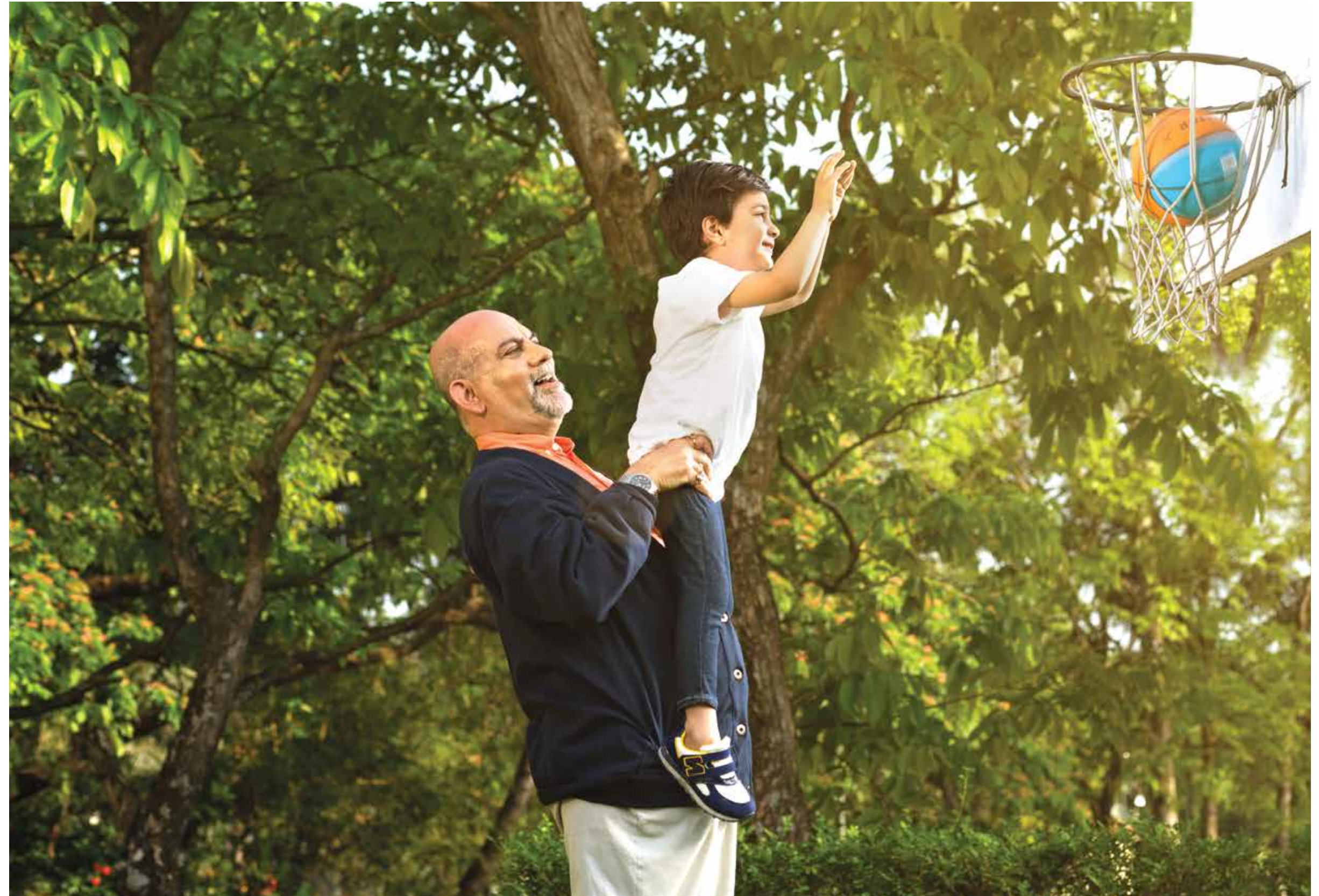
Leave your worries behind and feel rejuvenated in the idyllic natural surroundings. Find yourself living your lifestyle of choice at Suncrest.



Half Basketball Court

Team up and play with your loved ones

Situated at the podium level, the half basketball court is a treat for the Jordans of the community. The EPDM flooring ensures that you play care-freely.



Half basketball Court

Badminton Court

Beat boredom and win big

The podium level boasts of a state-of-the-art badminton court. Call your colleagues and friends home and challenge them for a game or two. The court comes with EPDM flooring.



Badminton Court

Outdoor Children's Play Area

Give childhood a chance

A healthy and eventful childhood can't flourish in the confinement of the living room. At the outdoor children's play area your little ones will surely enjoy themselves and create magical memories.



Children's Play Area



More to love

The warmth of this natural paradise helps relationships blossom. Friendships become stronger and loved ones come closer.



Your Personal Paradise

Where you will be wrapped in a haven of happiness and rejuvenated by the cool breeze from the waters nearby. Suncrest offers absolute serenity.



Night View

About Salarpuria Group

Spread across 8 cities (Bangalore, Kolkata, Durgapur, Hyderabad, Jaipur, Pune, Goa and Coimbatore) with 100+ projects. Successfully completed 26 million sq ft of development.
38 million sq ft in the pipeline.
30 million sq ft under designing and planning.

The Salarpuria Group took roots in 1986. The Group is engaged in various segments: residential, commercial, retail, hospitality, IT/ITES. The Group is ISO 9001/ 14001/ 18001-certified and is among the top-10 realty brands in South India. The Group has been rated 'A' (stable) by Crisil and is based on the foundations of trust and credibility. They believe in setting high standards and seek building solutions that are sustainable.



SALARPURIA
BUILDING SPACES THAT INSPIRE



The 42, Kolkata



JW Marriott, Kolkata



Novotel Hotel & Residences, Kolkata



The Avenue, Kolkata



Victoria Vistas, Kolkata



Silveroak Estate, Kolkata



Amarana, Kolkata



Luxuria Heights, Kolkata



Salarpuria Gardenia, Durgapur



Greenage, Bangalore



Cadenza, Bangalore



Necklace Pride, Hyderabad

About Signum Group

Carrying forward the legacy of more than two decades, Signum Group has an enviable portfolio of Homes, Office Spaces, New-age IT Parks, Integrated Townships and Malls across Kolkata and its suburbs. The group is also focused to set landmarks across Hyderabad with its unsurpassed services and quality products. Signum Group has worked with the most respected and renowned architects, lawyers, financial consultants, landlords and esteemed developers. It has also diversified into education. The Group's first education project is the Stem World School at Kolkata, West Bengal.

With our satisfied customers being the sole reason for our inspiration, growth and success, we pledge to not only build real estate spectacles but craft greater lifestyles and well-being for all. Winning the hearts of many, Signum has delivered spaces crossing up to 5 million+ sq ft. The group is now coming up with projects on a gross area of 3.5 million sq ft for both residential and commercial at the widest range ever. Today Signum Group takes pride to announce itself as one of the major developers in the industry with more than 3100 happy customers.

SIGNUM
LIVE ONCE. LIVE SIGNUM.



Astral, Kolkata



Heritage Mayfair, Kolkata



Signum Gardenia, Kolkata



Sherwood Estate, Narendrapur



Aristo, Kolkata



Cloud 9, Kolkata



Parkwoods, Kolkata



Windmere, Madhyamgram

Disclaimer

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The HIRA registration number for Suncrest Estate is HIRA/.....