

# Hello Sunshine —

## Corporate Office

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## Site Address

Suncrest Estate  
JL # 80 Southern Bypass  
Dist South 24 Parganas  
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Scan for location



Developed by







*Suncrest*  
estate  

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VILLAS



## Live in the Sun! —

It is your own island of bliss.  
At the most lush and  
sought-after address in the  
neighbourhood. Welcome to  
the Sun Life at Suncrest Villas.





Suncrest  
estate  
VILLAS

C O N T E N T S



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A woman with long brown hair is sitting in a wicker chair in a lush green garden. She is wearing a light pink polka-dot shirt and blue jeans, and she is looking up towards the sun, which is shining brightly in the upper right corner of the frame. The background is filled with green foliage and some pink flowers.

## Space for Warmth \_\_\_\_\_

A spacious villa, with your own  
personal garden and terrace. . .  
there is more than what meets the  
eye here. Come begin your best life,  
with us!



# The Sun is Easy to Find —

Your villa is strategically located at Southern Bypass where you can live within nature and access all locational advantages.

	Mallickpur Railway Station	2.2 km
	Chowhati Bazaar	2.7 km
	Rajpur Bazaar	3.3 km
	Wood Square Shopping Mall	5.2 km
	Narendrapur Ramkrishna Mission	5.8 km
	Lions Vidya Mandir	2.0 km
	Remedy	8.8 km
	Hindustan Health Point	7.8 km
	Kavi Nazrul Metro Station	9.4 km





# Phase 1 and 2 Plan

## Masterplan of Your Sunkissed Life

### Legend

- |                          |   |                          |  |
|--------------------------|---|--------------------------|--|
| 1 Entry and Exit         | 8 Landscaped Garden                               | 14 Picnic Area           | 20 Stepped Garden with<br>Spiral Water Feature |
| 2 Driveway               | 9 Badminton Court                                 | 15 Meditation Lawn       | 21 Pavilion                                    |
| 3 Drop Off               | 10 Half Basketball Court                          | 16 Fishing Deck          | 22 Backyard Lawn                               |
| 4 Pathway                | 11 Infinity Edge Swimming<br>Pool with Kids' Pool | 17 Adda Zone             | 23 Cat Link                                    |
| 5 Kids' Play Area        | 12 Barbeque Area                                  | 18 Senior Citizens' Area |  |
| 6 Mechanical Car Parking | 13 Space for Transformer                          | 19 Garbage Vat           |  |
| 7 Open Car Parking       |   |                          |  |



Overall Site Plan

S





## Villa Site Plan

The Villa is Surrounded  
by Sunshine!

### Legend

- 1 Entry and Exit
- 2 Kids' Play Area
- 3 Senior Citizens' Area
- 4 Pavilion
- 5 Stepped Garden with  
Spiral Water Feature
- 6 Backyard Lawn

A-1 A-2 A-3 A-4 A-5





## Live Bright at the Sun Villas! —

Celebrate life at your own home. Feel the camaraderie at your private and spacious villa. Experience the premium lifestyle where you live the way you want to.

38 Exclusive Units | Premium G + 2 Villas | Spacious 4 BHK





## Embrace the Gleams of the Sun at Your Villa —

The three-storeyed villa tells the tale of an iconic lifestyle.

Where you can relax in spacious bedrooms. Where you can celebrate moments at the living room. Where you can touch the sun rays from your balcony.

Come and experience your sunny lifestyle





## It's Plush and Private – The Villas

Take your pick from the 38 row villas designed to invite ample natural light and air. The villas offer three expansive levels between 1617 and 1813 sq ft. Each unit is 2-sides-open and has a front garden and private backyard.

Wake up and step out into the backyard straight from your bed.

Backyard Garden

S





## Ground Level Highlights

- » Spacious G+2 villas
- » Personal garden
- » Dedicated toilet for domestic helps/drivers
- » Single dedicated car parking space
- » Bedroom that leads out to the backyard
- » Formal living space
- » Double-height dining area
- » Galley-style kitchen that opens to the backyard



Living Space





## Homemade Happiness

The spacious kitchen opens to the backyard. It's your personal space where you can grow a kitchen garden.



Galley Kitchen





## Rise to a Different Life

At the first level, discover ways to live spaciously. At the Suncrest Villas there is always a way to live better, naturally. Stand in front of your bay window and feel the sunshine.

Bask in the morning light as you step out into your private balcony, soak in the fresh green views. It's a treat indeed.

Bedroom with a view





## First Level Highlights

- » Master bedroom with attached balcony and bathroom
- » Kids' bedroom, with bay window overlooking the backyard lawn
- » Exclusive study area
- » Open terrace (selective units)



Balcony





## It's a Different World Up There

At the second level you can own your own paradise. Relax with friends or design a yoga zone right there. The possibilities are infinite!

Personal Terrace





## Second Level Highlights

- » Airy family living space
- » Approximately 225 sq ft open terrace attached
- » Spacious bedroom with bay window where you can sit and begin your adda



Bedroom with bay window



*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

Coffee shop with co-working spaces

### Indoor Games Room

Well-equipped with games like TT, Pool, Carrom and Chess

### Gym

Gym with state-of-the-art equipments

### Toddlers' Room

Kids' favourite place where they can play and learn

### Indoor Theatre

Air-conditioned mini theatre with sofa seats

### Multipurpose Hall

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

### Guest Room

2 rooms with living and dining space

## Club Amenities Outdoor

### Infinity Edge Swimming Pool

At the podium level with a kids' pool

### Landscaped Garden

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 playzone for active kids

### Pond with Fishing Deck

Spend your relaxing weekends here

### Adda Zone

Create precious moments with your friends

### Green Lawn

Surrounded by trees, it's your peaceful zone

### Senior Citizens' Area

Zone dedicated to seniors, so that they can enjoy their golden years

### Meditation Lawn

Rejuvenate your soul and mind at the meditation lawn

### Picnic Area

Gather around to celebrate your family moments

### Spiral Water Feature at the Entrance

The beauty of spiral water makes your entry grand





Indoor Games Room

## Enjoy the Sunny Life at the Club Indoor

Live a comfortable life. You can cherish your joyful moments with modern amenities.



Toddlers' Room



Gym



Mini Theatre Room





Landscaped Garden

## Enjoy the Sunshine at the Club Outdoor

Enjoy the beauty of life. Rejoice in the soulful memories with exclusive features.



Infinity Edge Swimming Pool



Half Basketball Court



Badminton Court





*Feel the Sun  
in Your Soul* —

Special amenities exclusively for those  
who want to enjoy the sunshine.





## Pond with Fishing Deck

Time to catch up. Imagine this. Your own fishing deck where you dig your feet into the soft grass and throw the line into the pond, laze around with your favourite friend and spend the relaxing weekend. It could be your reality, right here at the Suncrest Villas!







## Senior Citizens' Area

For the golden moments of life.  
Area dedicated to seniors where they can enjoy their own time. They can  
cherish their freedom with new friends and make new memories.





## 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.







## Picnic Area

Feel the sun in your soul. At the outdoor activity area you don't need to go too far to enjoy a picnic with your family. Plan your happy time and make your weekend special.

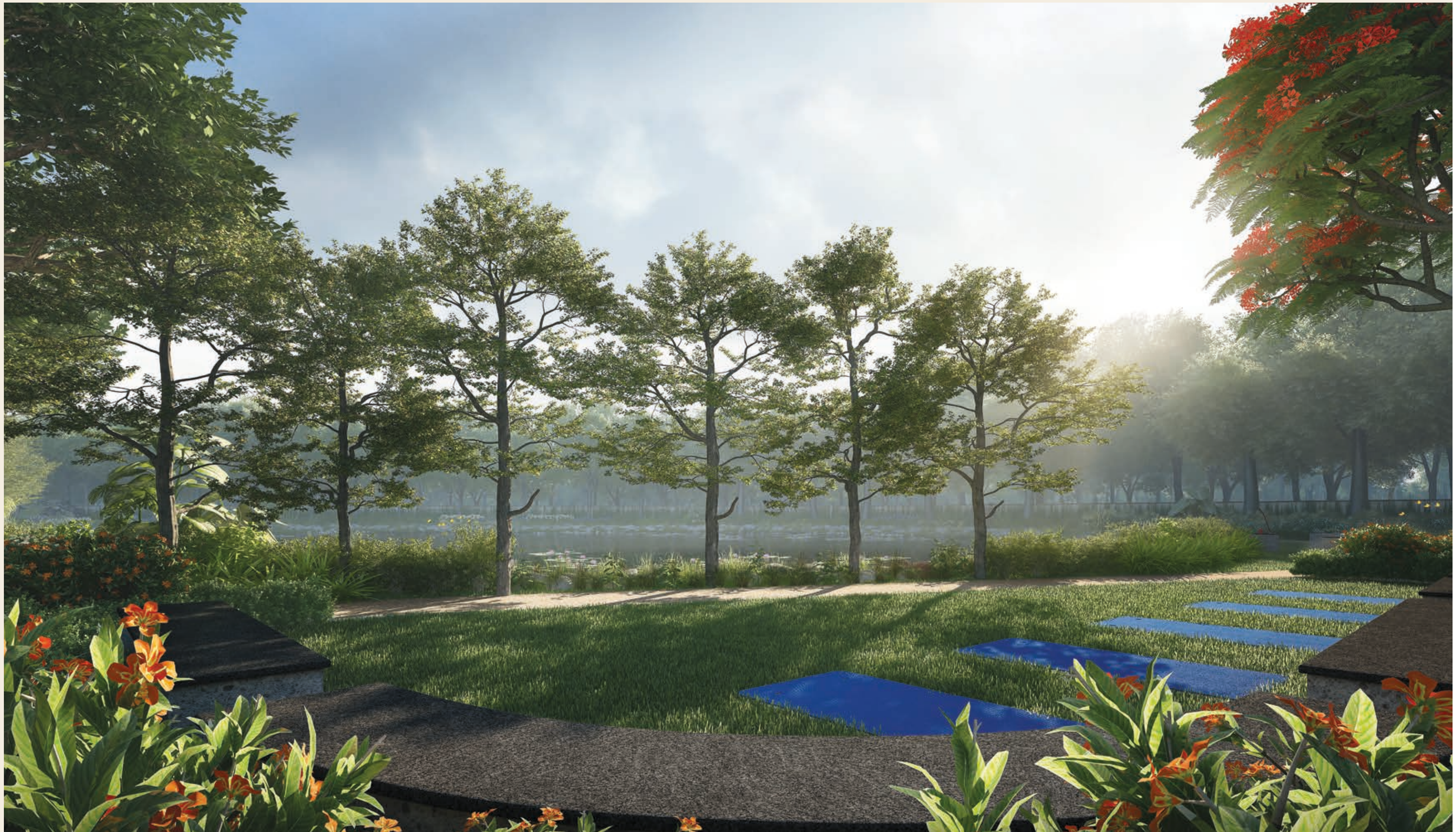






**Adda Zone** Laugh your heart out.  
Call your friends and share the  
memories of your sun-kissed life.





## Meditation Lawn

Refresh your mind.  
Come down here for some peace and quiet.  
A serene experience awaits you!





## Spiral Water Feature

Make a grand entrance!  
Uplift your mood with a blissful view of the spiral water fountain as soon as you enter your home.





Villa  
Floor  
Plans —





Villa A2

Plot Area	1016-1335 sq ft
Villa BUA	1711-1781 sq ft
Carpet Area (excluding balcony)	1502-1562 sq ft
Balcony Carpet Area	41 sq ft
Green Area	186-503 sq ft
Terrace Area	693-720 sq ft
Chargeable Area	1800-1875 sq ft

Villa A2  
Ground Floor

Carpet Area	577 sq ft
Built Up Area	642 sq ft
Lawn Area	212 sq ft



Disclaimer The furniture shown in the plan and images are only for the purpose of illustration and are not part of the offerings or specifications.



Villa A2

Plot Area	1016-1335 sq ft
Villa BUA	1711-1781 sq ft
Carpet Area (excluding balcony)	1502-1562 sq ft
Balcony Carpet Area	41 sq ft
Green Area	186-503 sq ft
Terrace Area	693-720 sq ft
Chargeable Area	1800-1875 sq ft

Villa A2  
First Floor

Carpet Area	564 sq ft
Built Up Area	657 sq ft
Balcony Area	40 sq ft



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Villa A2

Plot Area	1016-1335 sq ft
Villa BUA	1711-1781 sq ft
Carpet Area (excluding balcony)	1502-1562 sq ft
Balcony Carpet Area	41 sq ft
Green Area	186-503 sq ft
Terrace Area	693-720 sq ft
Chargeable Area	1800-1875 sq ft

Villa A2  
Second Floor

Carpet Area	421 sq ft
Built Up Area	464 sq ft
Terrace Area	231 sq ft



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Villa A4

Plot Area	1228-1868 sq ft
Villa BUA	1628-1642 sq ft
Carpet Area (excluding balcony)	1442-1446 sq ft
Green Area	352-994 sq ft
Terrace Area	707-721 sq ft
Chargeable Area	1715-1780 sq ft

Villa A4  
Ground Floor

Carpet Area	597 sq ft
Built Up Area	706 sq ft



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Villa A4

Plot Area	1228-1868 sq ft
Villa BUA	1628-1642 sq ft
Carpet Area (excluding balcony)	1442-1446 sq ft
Green Area	352-994 sq ft
Terrace Area	707-721 sq ft
Chargeable Area	1715-1780 sq ft

Villa A4  
First Floor

Carpet Area	514 sq ft
Built Up Area	571 sq ft
Open Terrace	142 sq ft



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Villa A4

Plot Area	1228-1868 sq ft
Villa BUA	1628-1642 sq ft
Carpet Area (excluding balcony)	1442-1446 sq ft
Green Area	352-994 sq ft
Terrace Area	707-721 sq ft
Chargeable Area	1715-1780 sq ft

Villa A4  
Second Floor

Carpet Area	315 sq ft
Built Up Area	363 sq ft
Terrace Area	210 sq ft



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## Specifications of Your Sunny Life



### Structure

RCC frame structure (without piling)



### Doors

Main door ~  
Wooden frame with laminated flush door

Other doors ~  
Wooden frame with flush door

Roof door at second floor ~  
Openable aluminium door with glass panel



### Windows

Anodised aluminium with clear glazing



### Flooring

Bedroom/Living Dining ~  
Vitrified tiles

Kitchen, Balcony, Toilet ~  
Anti-skid ceramic tiles

Internal staircase ~  
Stepping tiles

Terrace ~  
Roof tiles

Parking ~  
Paver blocks



### Kitchen

Counter ~  
Granite slab with stainless steel sink

Wall ~  
Wall tiles up to 2ft height over granite countertop, POP



### Toilet

Counter ~  
Granite basin counter in all toilets (except servant's toilet)

Wall ~  
Ceramic tiles up to door height, POP

Sanitary ware ~  
Sanitary ware of reputed make

CP fittings ~  
CP fittings of reputed make. Plumbing provision for hot and cold water



### Railing

Staircase ~  
MS railing

Balcony ~  
Glass railing



### Wall Finish

Internal wall ~  
POP

Ceiling ~  
POP

Exterior ~  
Weather shield exterior grade paint



### Electricals

Concealed wiring with modular switches of reputed make. Provision for television points in living room, family room and master bedroom. Provision for telephone points in living room and family room



### Air-Conditioner

Provision for air conditioning in bedrooms and living spaces

## Area Details

Plot No	Type	Plot Area (in kathas)	Plot Area (in sq ft)	Carpet Area (in sq ft)					Built-up Area (in sq ft)				Lawn Area (in sq ft)	Terrace Area (in sq ft)	Chargeable Area
				Ground Floor	First Floor	Second Floor	Total Carpet Area	Balcony Carpet Area	Ground Floor	First Floor	Second Floor	Total Built-up Area			
1	A-1	1.47	1,061	561	537	400	1,498	38	618	652	463	1,734	360	703	1,825
2	A-1	1.48	1,068	561	537	400	1,498	38	606	641	455	1,702	259	692	1,795
3	A-1	1.45	1,047	561	537	400	1,498	38	606	641	455	1,702	239	692	1,795
4	A-1	1.42	1,019	561	537	400	1,498	38	606	641	455	1,702	211	692	1,795
5	A-1	1.75	1,260	561	537	400	1,498	38	615	652	463	1,731	432	702	1,825
6	A-2	1.85	1,335	577	562	423	1,562	41	636	670	475	1,777	503	720	1,870
7	A-2	1.47	1,059	577	562	423	1,562	41	623	658	467	1,748	195	709	1,840
8	A-2	1.47	1,059	577	562	423	1,562	41	623	658	467	1,748	195	709	1,840
9	A-2	1.47	1,059	577	562	423	1,562	41	623	658	467	1,748	195	709	1,840
10	A-2	1.48	1,069	577	562	423	1,562	41	636	670	475	1,781	212	720	1,875
11	A-2	1.48	1,069	577	562	423	1,562	41	636	670	475	1,781	212	720	1,875
12	A-2	1.47	1,059	577	562	423	1,562	41	623	658	467	1,748	232	709	1,840
13	A-2	1.47	1,059	577	562	423	1,562	41	623	658	467	1,748	232	709	1,840
14	A-2	1.47	1,059	577	562	423	1,562	41	623	658	467	1,748	232	709	1,840
15	A-2	1.49	1,076	577	562	423	1,562	41	636	670	475	1,776	224	720	1,870
16	A-3	2.57	1,853	570	556	418	1,545	40	627	649	461	1,737	1,010	700	1,830
17	A-3	2.03	1,461	570	556	418	1,545	40	630	649	461	1,739	618	700	1,830
18	A-4	1.71	1,228	616	515	315	1,446	-	693	582	368	1,642	350	707	1,730
19	A-4	1.87	1,348	635	545	337	1,517	-	704	605	381	1,690	462	742	1,780
20	A-2	1.41	1,016	577	562	423	1,562	41	629	664	471	1,763	186	697	1,855
21	A-2	1.43	1,030	577	562	423	1,562	41	623	658	467	1,748	206	694	1,840
22	A-2	1.45	1,044	577	562	423	1,562	41	623	658	467	1,748	221	694	1,840
23	A-2	1.47	1,060	577	562	423	1,562	41	623	658	467	1,748	236	694	1,840
24	A-2	1.49	1,076	577	562	423	1,562	41	623	658	467	1,748	252	694	1,840
25	A-5	2.72	1,958	595	584	441	1,620	40	656	692	477	1,824	1,088	748	1,920
26	A-2	1.84	1,321	565	538	398	1,502	41	623	642	447	1,711	499	693	1,800
27	A-2	1.53	1,103	577	551	411	1,540	41	623	644	453	1,720	279	694	1,810
28	A-2	1.57	1,130	577	562	423	1,562	41	623	658	467	1,748	308	694	1,840
29	A-2	1.61	1,161	577	562	423	1,562	41	623	658	467	1,748	336	694	1,840
30	A-2	1.65	1,189	577	562	423	1,562	41	623	658	467	1,748	363	694	1,840
31	A-2	1.68	1,210	577	562	423	1,562	41	623	658	467	1,748	385	694	1,840
32	A-2	1.71	1,232	577	562	423	1,562	41	623	658	467	1,748	407	694	1,840
33	A-2	1.74	1,253	577	562	423	1,562	41	623	658	467	1,748	428	694	1,840
34	A-2	1.70	1,222	577	562	423	1,562	41	623	658	467	1,748	397	694	1,840
35	A-2	1.61	1,161	577	562	423	1,562	41	623	658	467	1,748	336	694	1,840
36	A-2	1.66	1,197	577	562	423	1,562	41	636	670	475	1,776	357	705	1,870
37	A-4	2.59	1,868	616	515	315	1,442	-	688	582	368	1,628	994	721	1,715
38	A-4	1.86	1340	616	515	315	1442	-	688	582	368	1,628	466	721	1,715
TOTAL												66,015			69,500



## About Salarpuria Group



At Salarpuria Group, trust has been the core element of our legacy since 1985. As National Developers, we build spaces that establish relationships and inspire every single family and individual. We are driven to deliver an experience like no other. The desire you hold to create a better lifestyle commits us to design, consult and develop every intricate corner that fits the vision. Your influence to move forward makes us one of the most forward-looking and dynamic Indian real estate developers. We have a national footprint with 140 completed projects spread across Kolkata, Bangalore, Pune, Hyderabad, Goa, Coimbatore, Jaipur and Durgapur. Till date we have delivered 66 million sq ft and have 28+ million sq ft underway.

[salarpuriagroup.com](http://salarpuriagroup.com)



A SALARPURIA GROUP & SIGNUM GROUP DEVELOPMENT



The 42, Kolkata



JW Marriott, Kolkata



Novotel Hotel & Residences, Kolkata



The Avenue, Kolkata



Victoria Vistas, Kolkata



Silveroak Estate Prive, Kolkata



Meraki, Kolkata



Luxuria Heights, Kolkata



Salarpuria Gardenia, Durgapur



Greenage, Bangalore



Cadenza, Bangalore



Necklace Pride, Hyderabad





## About Signum Group

Renowned for its timely delivery of exceptional projects in Kolkata, Signum Group has established itself as a leader in the real estate industry. With a proven track record of creating iconic living spaces, we have now expanded our horizons to Hyderabad, bringing our signature quality and service to the city. Committed to crafting balanced environments that foster work, life, learning, and play, we are focused on developing modern workspaces. The group's unwavering dedication to customer satisfaction has been the driving force behind its growth and success. With a portfolio exceeding 5 million square feet, Signum has won the hearts of thousands of customers. Now, we are embarking on ambitious new projects, totaling 3.5 million square feet, for both residential and commercial use, offering an unprecedented range of options. As one of the leading developers in the industry, we take immense pride in serving over 3,100 satisfied customers.

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Astral, Kolkata



Heritage Mayfair, Kolkata



Sampurna, Kolkata



Sherwood Estate, Kolkata



Aristo, Kolkata



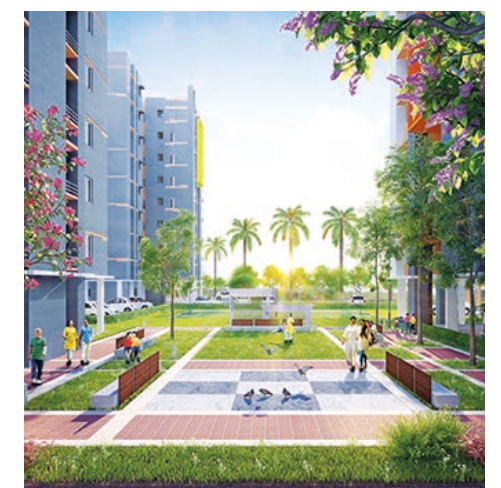
Cloud 9, Kolkata



Windmere, Kolkata



Intellia Business Park, Kolkata



Parkwoods Estate, Mankundu



Awards Received for Phase I



Suncrest  
estate

Disclaimer

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Please ensure you have gone through the agreement and relevant terms and conditions prior to sale in order to avoid any confusion on such terms.

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Phase I – HIRA Registration No.  
[HIRA/P/SOU/2019/000523](http://HIRA/P/SOU/2019/000523) | [hira.wb.gov.in](http://hira.wb.gov.in)

Phase II – WBRERA Registration No.  
[WBRERA/P/SOU/2025/003141](http://WBRERA/P/SOU/2025/003141) | [rera.wb.gov.in](http://rera.wb.gov.in)