VVOV

Developers

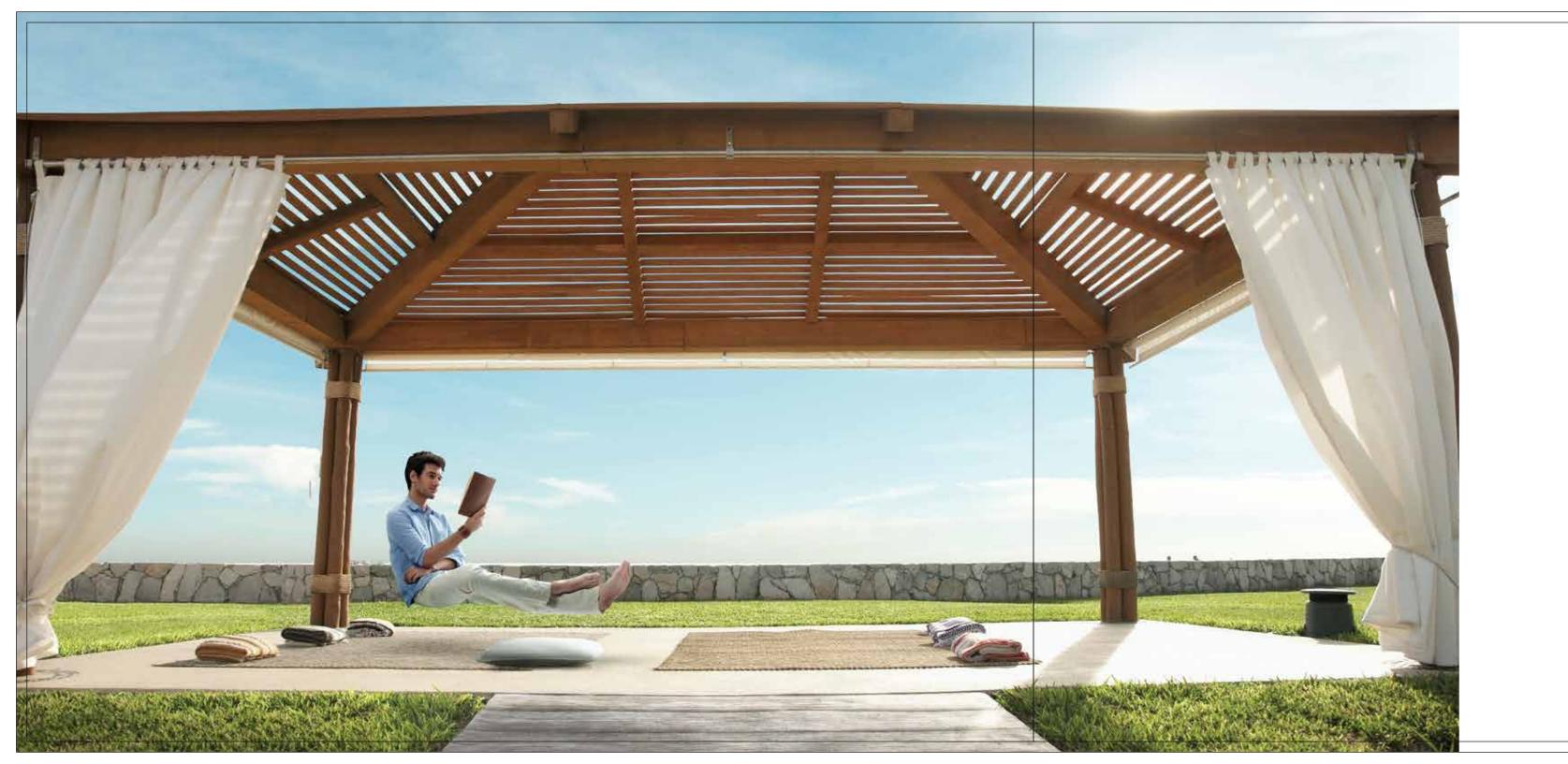




Site: 49A Manmohan Banerjee Road, Kolkata-700049 (Entry from Agarwala Garden Road, near Petrol Pump)

For further details contact: PS Sales Office PS Group, Trinity Tower, 83 Topsia Road (South), Kolkata-700046, P +91 33 2285 2285





Imagine a fine balance between carnations and concrete class and classic, poetry and play, static and ecstatic.

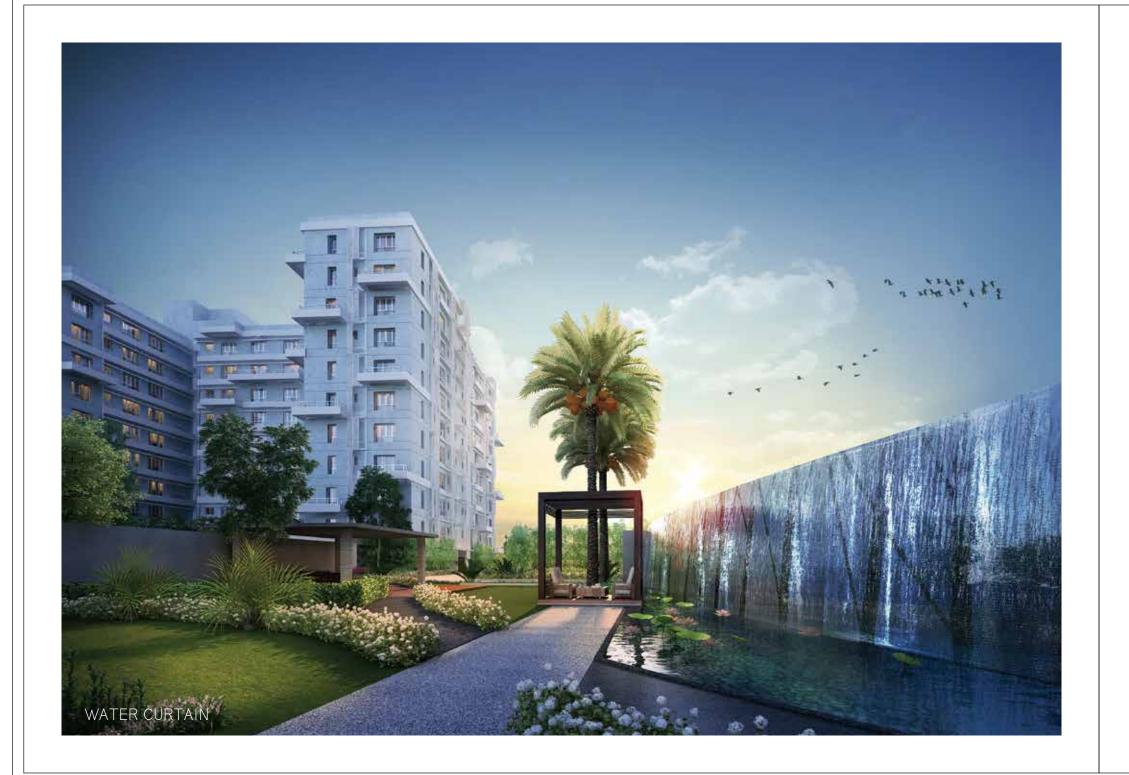
Imagine waves and winds, playing by your side.

Imagine a feast for the mind, body, heart and soul.

Vyom imagined.







Vyom the largest residential marvel around.

A natural pond, accupressure pathways,
bamboo forest, meditation pavilion, fitness stations,

10 blocks with over 270 apartments, make

planned driveways, make life better.

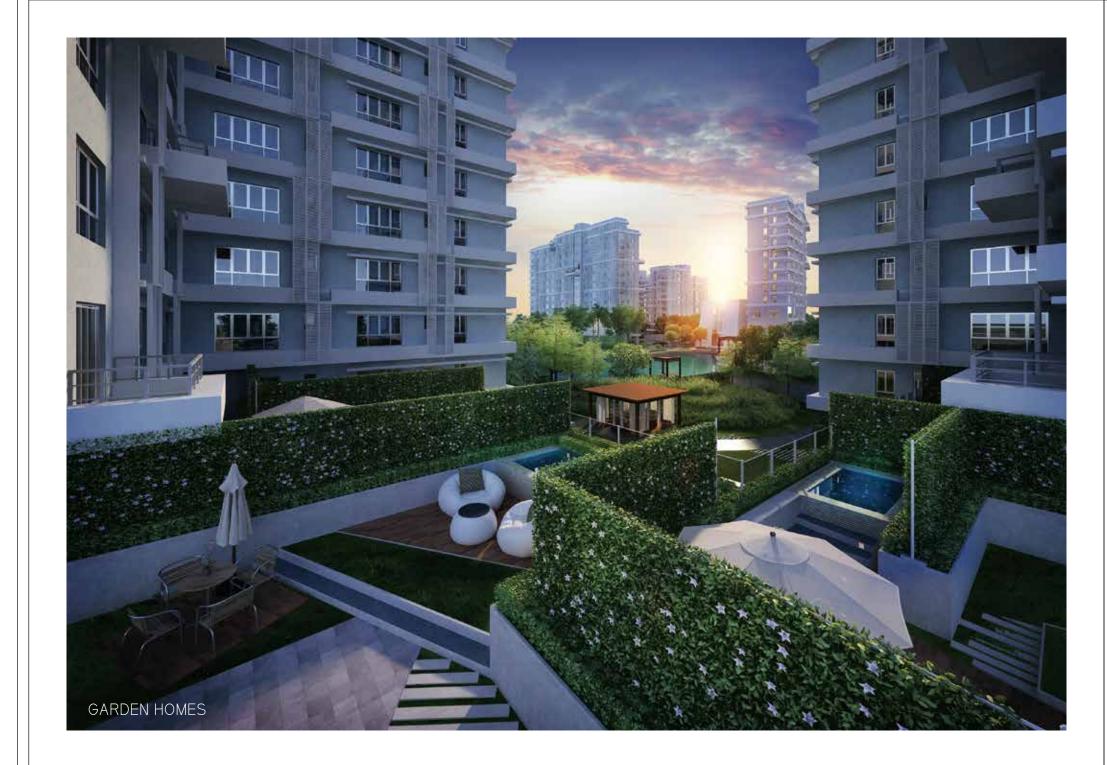
What's more important is that it is comfortable for senior citizens and people with special needs.

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Homes are Vaastu ready, with 3 sides open for ample wind and light. Designed such that 75% of your home is naturally lit.

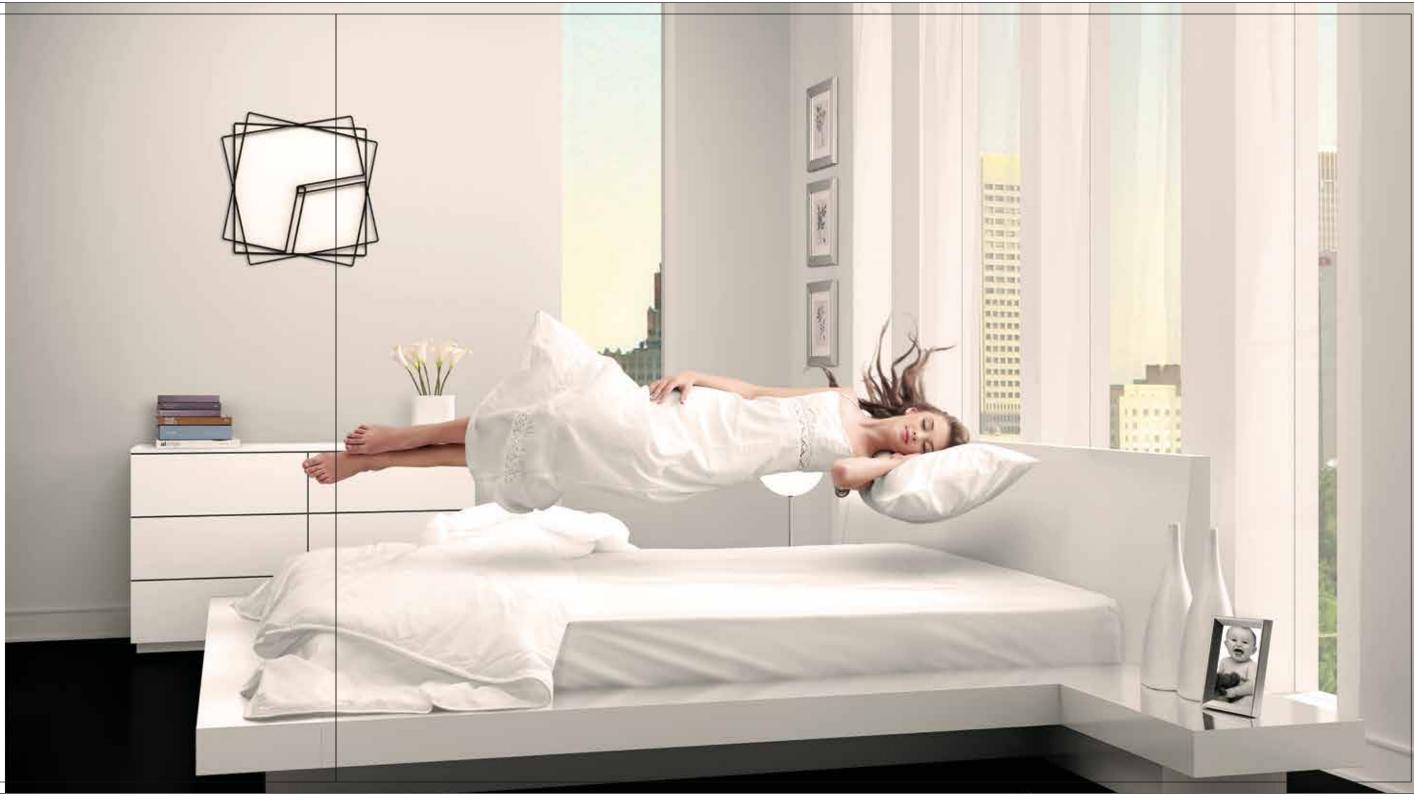
Fully air conditioned, large living rooms, and triple height balconies overlook the sprawling greens. There are exclusive garden homes with spacious jacuzzis and penthouses ready to throw BBQ parties.

Add to that a clubhouse of its own class, set to serve the most distinguished of you. **Dedicated Concierge**, **pool surrounded by nature**, **squash court**, **a stunning home theatre**.

Not one must-have has been left out.



The Agarwala Garden Road that leads to Vyom, has gotten a complete makeover with palm and flower baring trees. We've planted more trees ourselves so that getting home feels like an escapade.



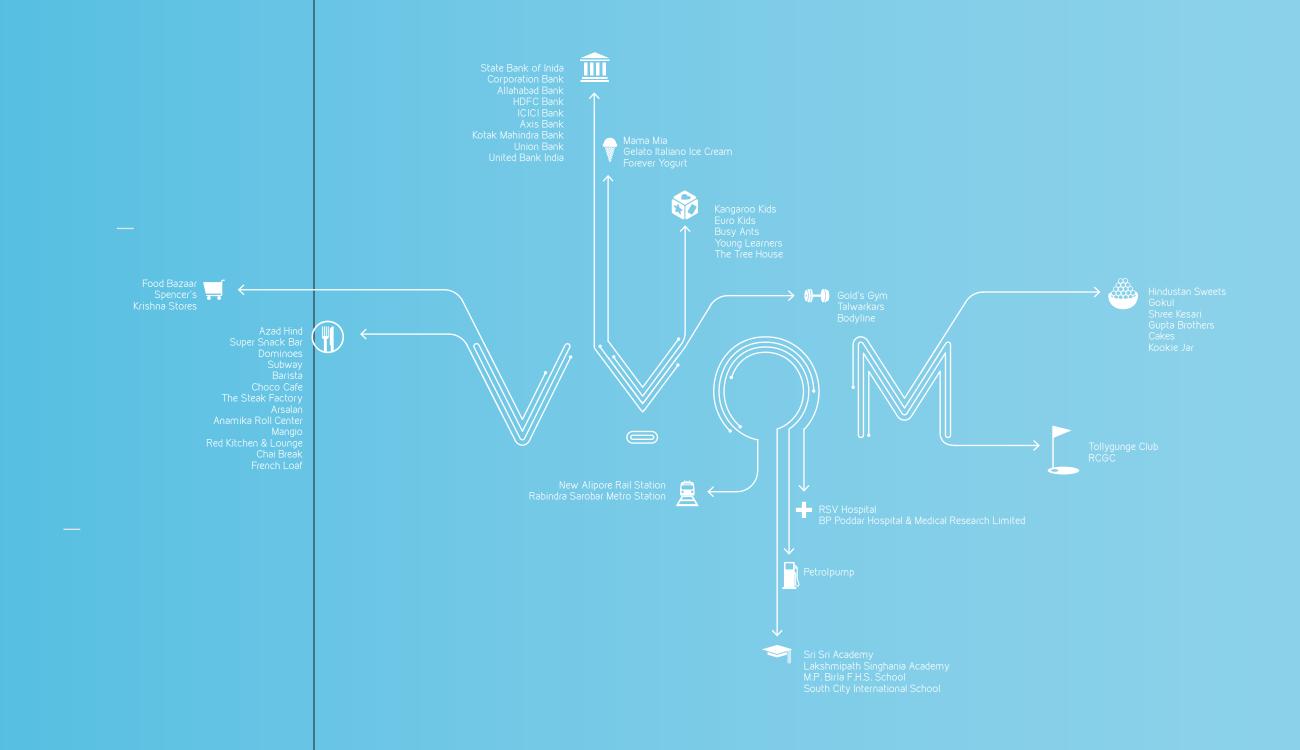


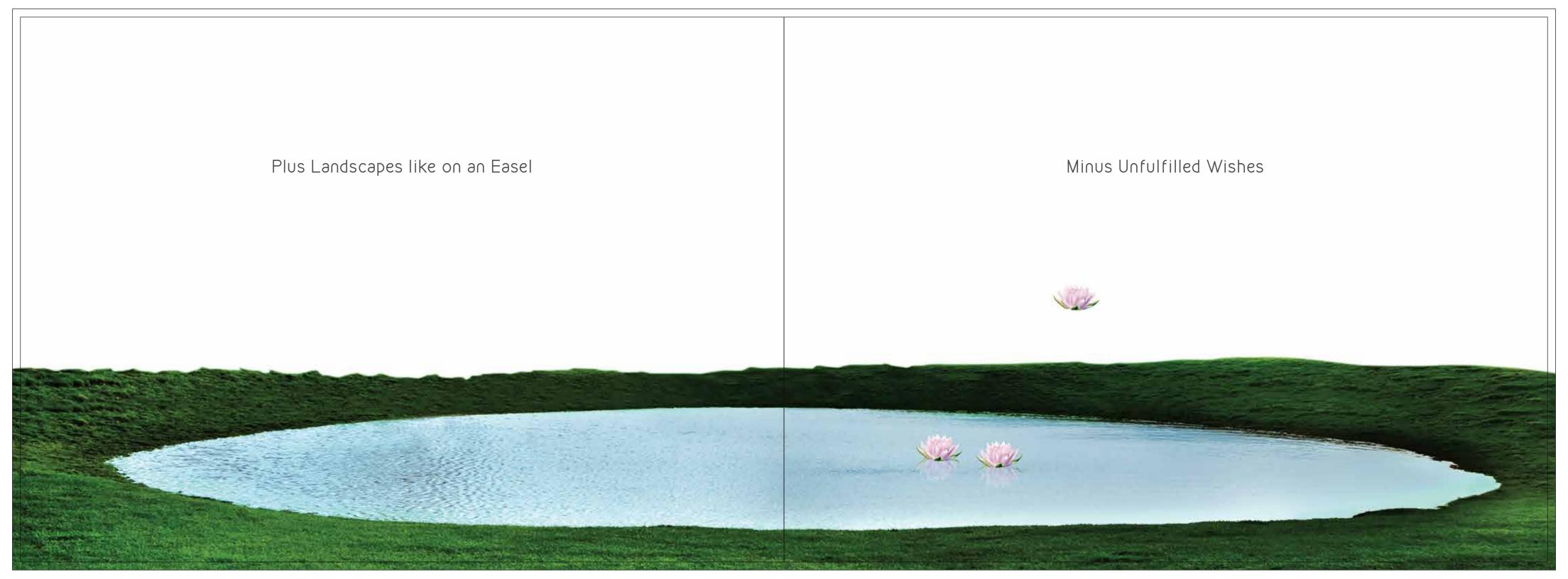
If you follow the property pulse, you'll know that New Alipore is prime and will only become more promising with each passing day.

As Kolkata continues to grow in all directions, we are in the heart of all the action.

If you would pick Vyom for just one reason, that would be it's well connected location.

Minus Long Distance



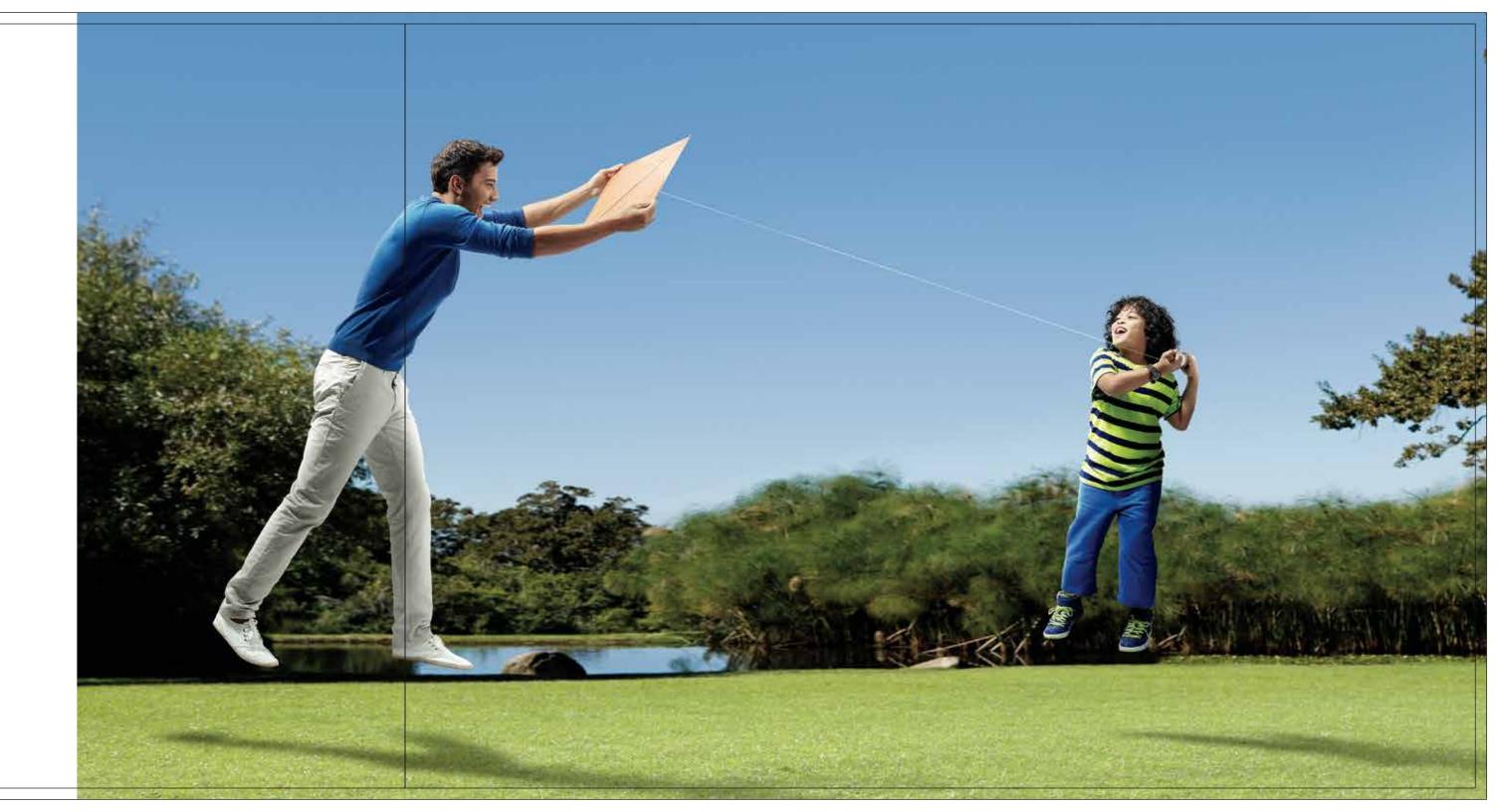


Green is really the new luxury.

All the wealth in the world can't buy nature.

And here you have more than ample. Engulfed by trees.

Think about it.



If you observe Earth hour every year, you'll applaud the environment friendly construction and green compliance at Vyom as per Indian Green Building Council guidelines.* Vyom, is as green as it gets. If wellness is your mantra, you know the value of living **surrounded** by a water body that replenishes the air, recharges you with free ions, boosts immunity and makes you feel better. If you live life on your own terms, you'll be surprised at all the worldly pleasures at your doorstep. *IGBC precertification under process.

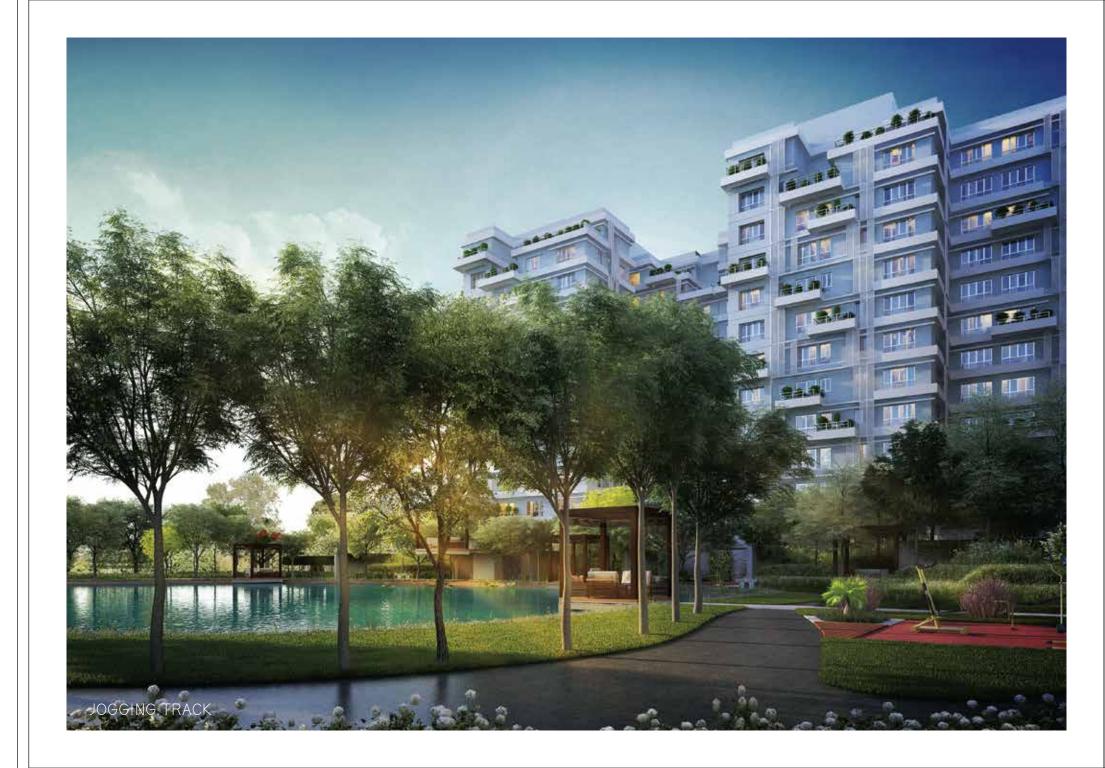


LEGEND

- 1. Drop-off Zones
- 2. Main Entrance
- 3. Green Archways
- 4. Water Curtain
- 5. Lush Plantations
- 6. Ramp to Basement
- 7. Rendezvous Deck
- 8. Relaxation Cabanas
- 9. Amphitheatre
- 10. Games Zone
- 11. Fitness Station
- 12. Jogging Track
- 13. Natural Meadows
- 14. Bamboo Canopy
- 15. Kid's Pool
- 16. Play Zone with Climbing Wall
- 17. Activity Pavilion
- 18. Celebration Lawn
- 19. Reflecting Pool 20. Water Wall
- 21. Aqua Gym
- 22. Sun Deck
- 23. Club House Access
- 24. Fragrant Garden 25. Natural Pond
- 26. Relaxation Deck
- 27. Meditation Pavilion
- 28. Floral Grove
- 29. Activity Pavilion
- 30. Play Lawn
- 31. Green Walls
- 32. Badminton Court 33. Kid's Pool
- 34. Main Pool
- 35. Security Screening 36. Banquet Entry

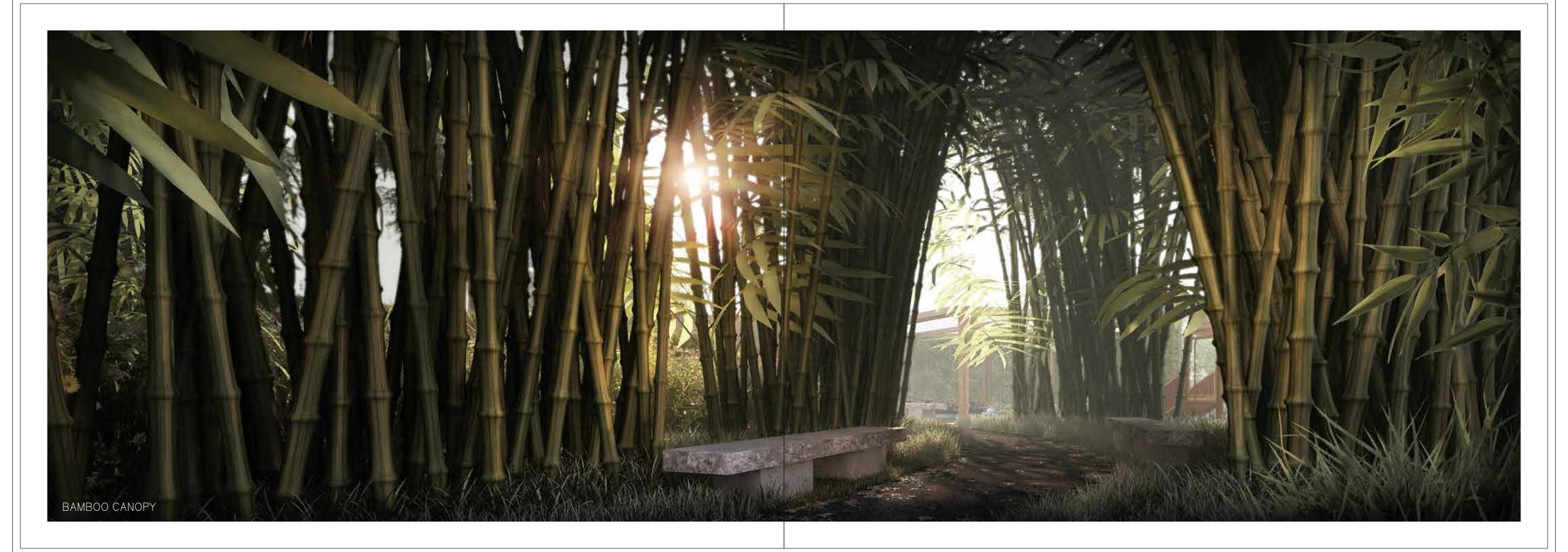


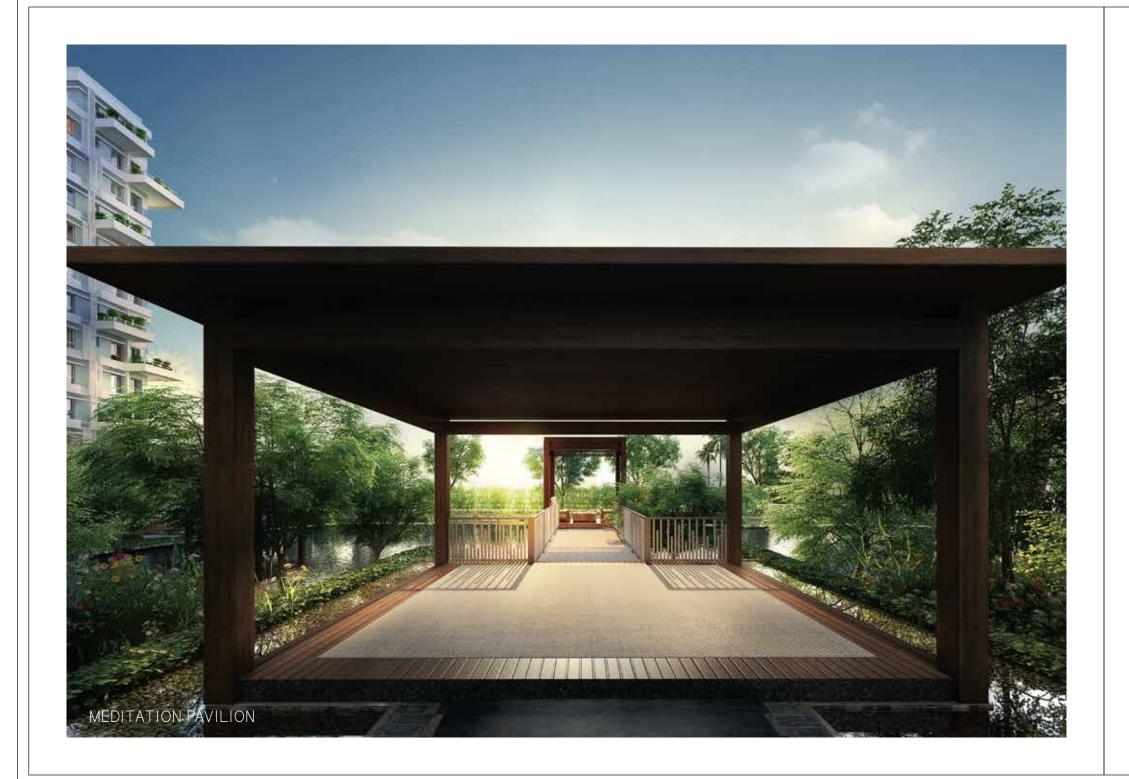




There are walking and jogging tracks, themed gardens, an amphitheatre, yoga cabanas and more, designed by world class landscape consultant Belt Collins, Singapore. There's everything for a much better life. The finest landscaping in Kolkata, amongst the largest in Alipore and New Alipore.

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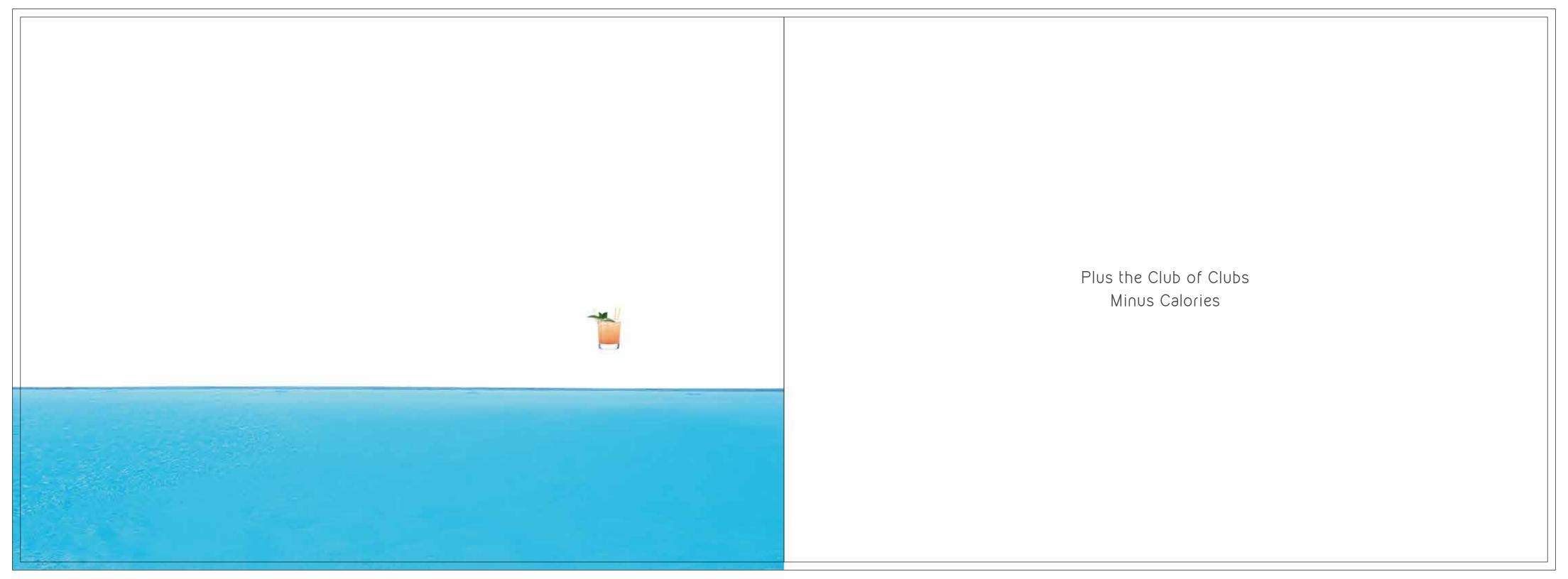










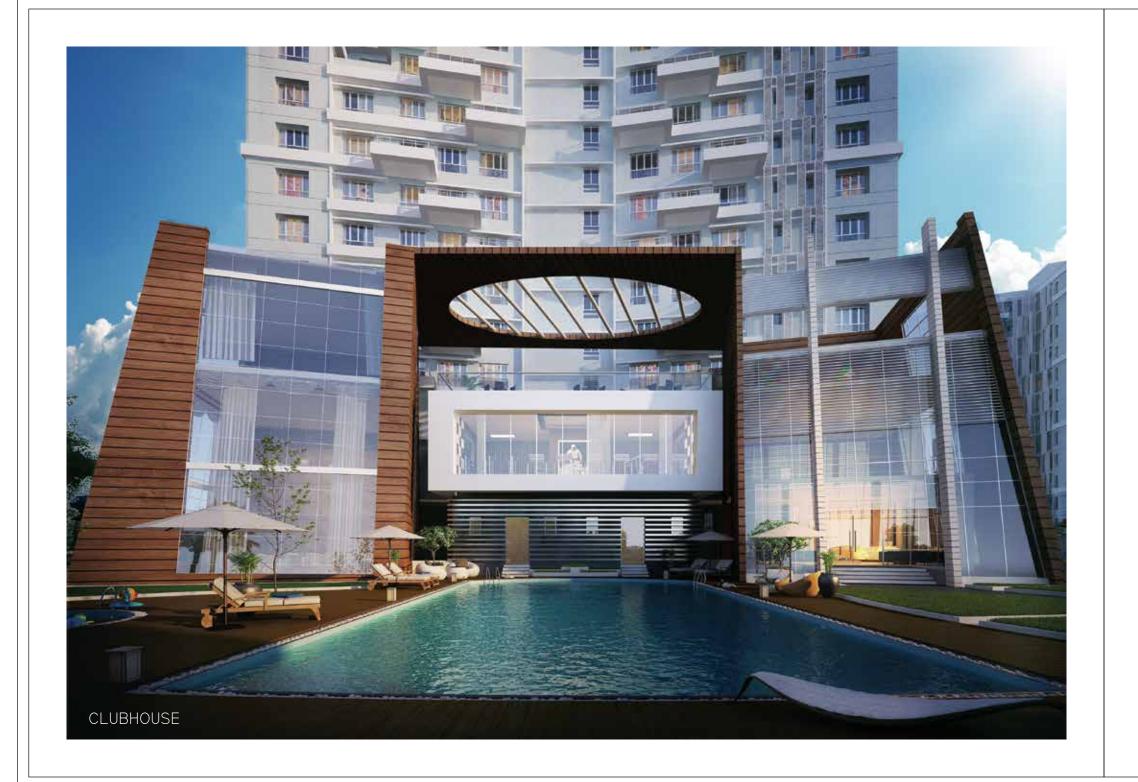




Some say you can't have the best of everything. Not true.

The Club at Vyom is 5 star spangled. It's like being tucked away in a world class retreat, bang in the middle of the city.

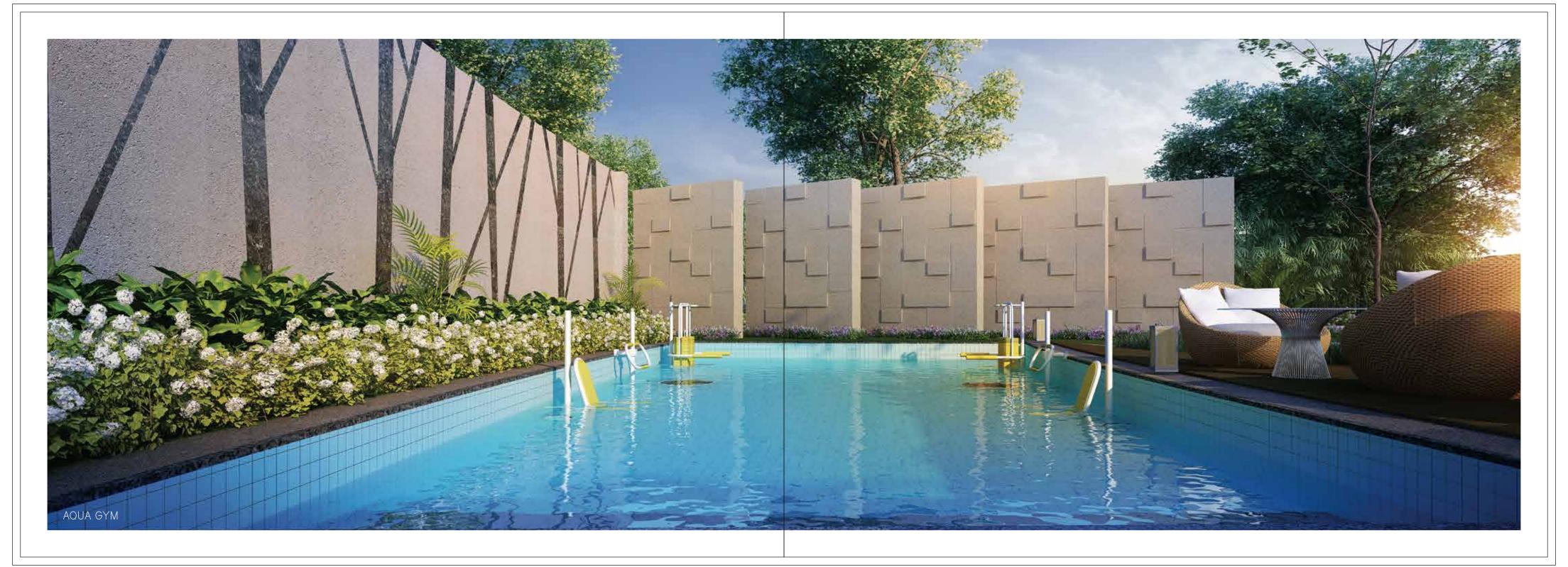




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You wish, your Concierge fulfils. Access to prestigious sporting finals, front row opera tickets or sold-out concerts, you just need to ask. Everything is possible and only limited by your imagination. Plus last minute restaurant reservations, bespoke travel itineraries, international property searches, elaborate holiday plans, instant travel bookings, top of the line recommendations, shopping privileges, wellness benefits. It's endless. Minus mundane chores, time consuming paper work, lack of information or plain hassle. We've paid all the attention to spoil you.

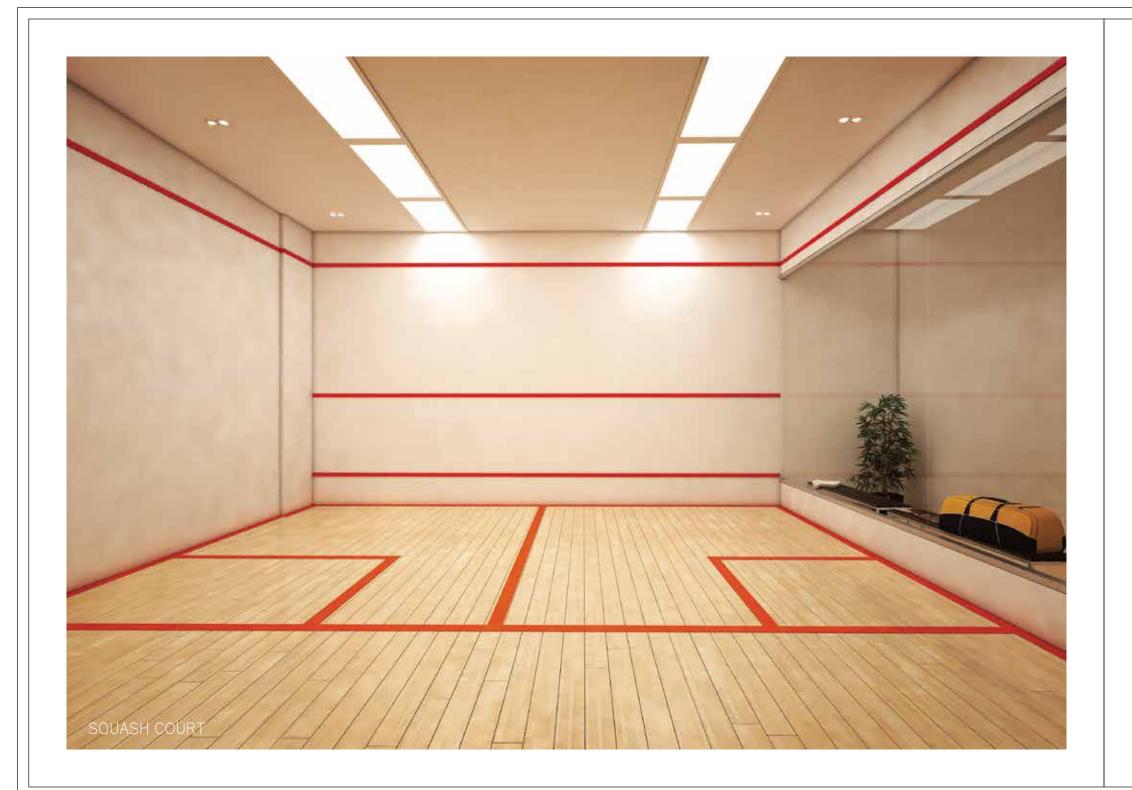


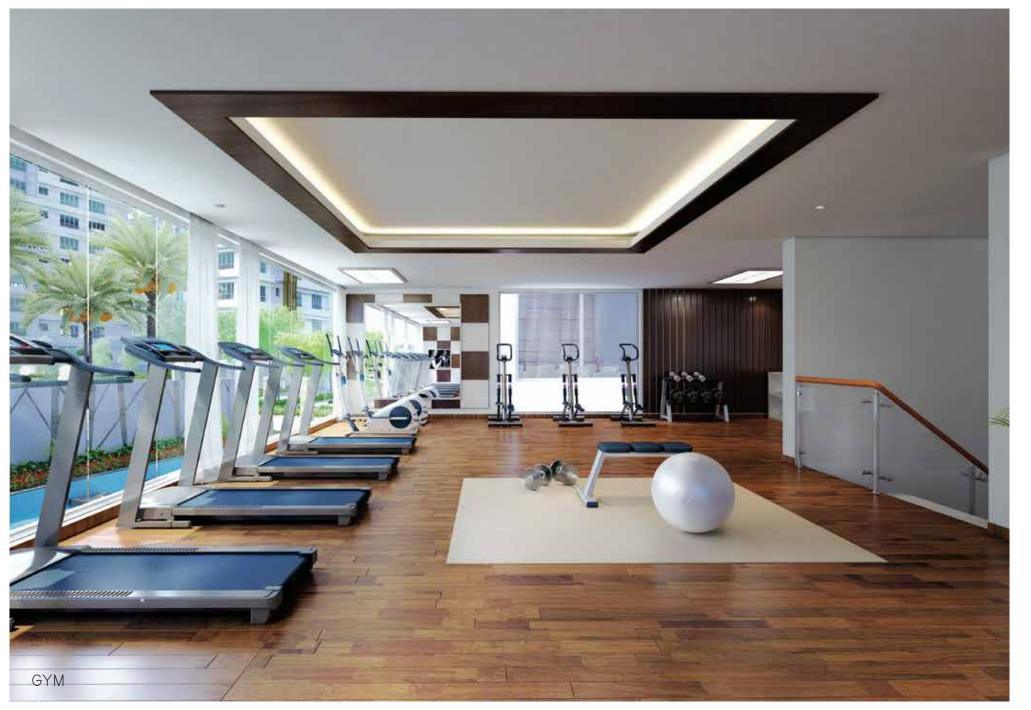


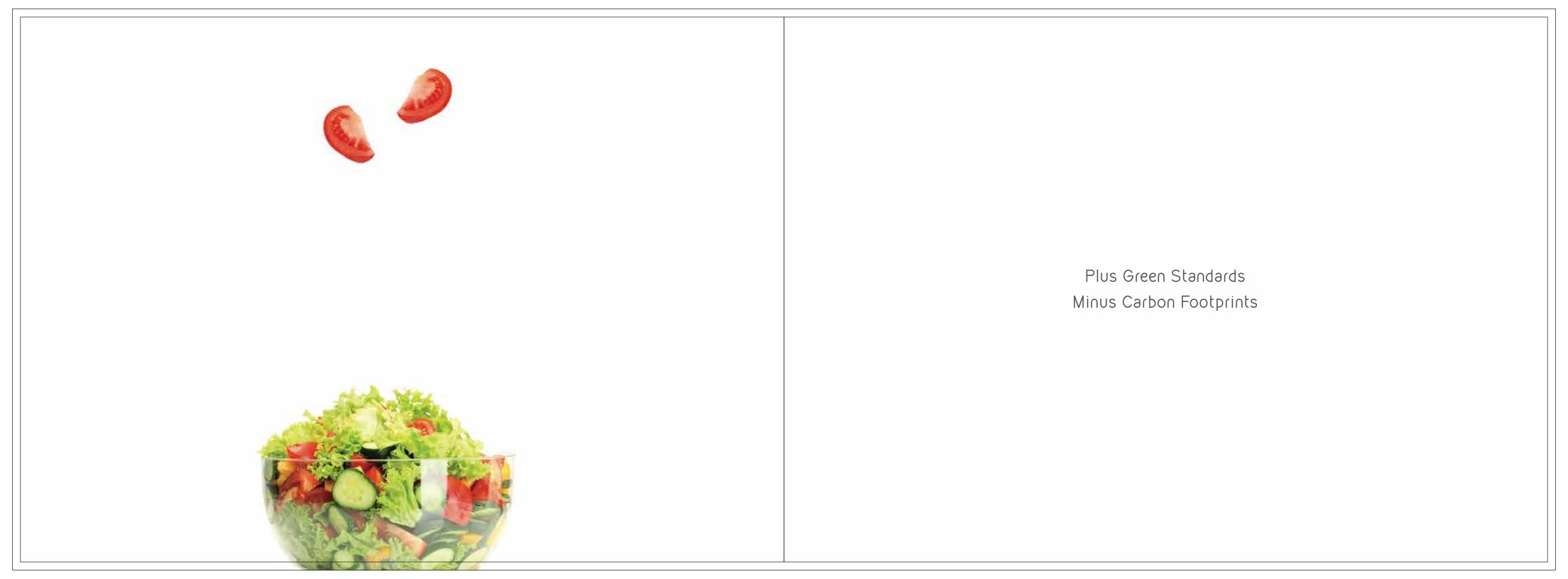












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Wow. Imagine **growing your own vegetables**. Now that is real luxury.

Your own little farm on the rooftop.*

For every inch of built up space, there are **more landscaped greens**.

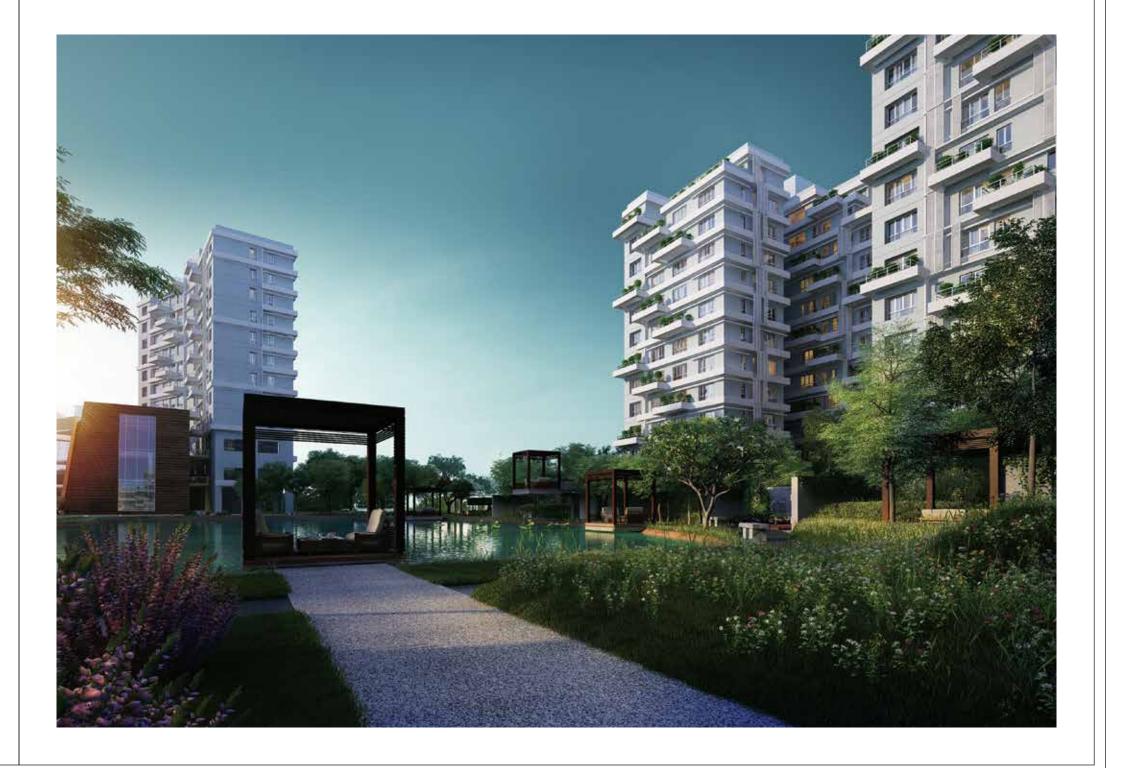
For all the modern day luxuries, there is **ample nature**.

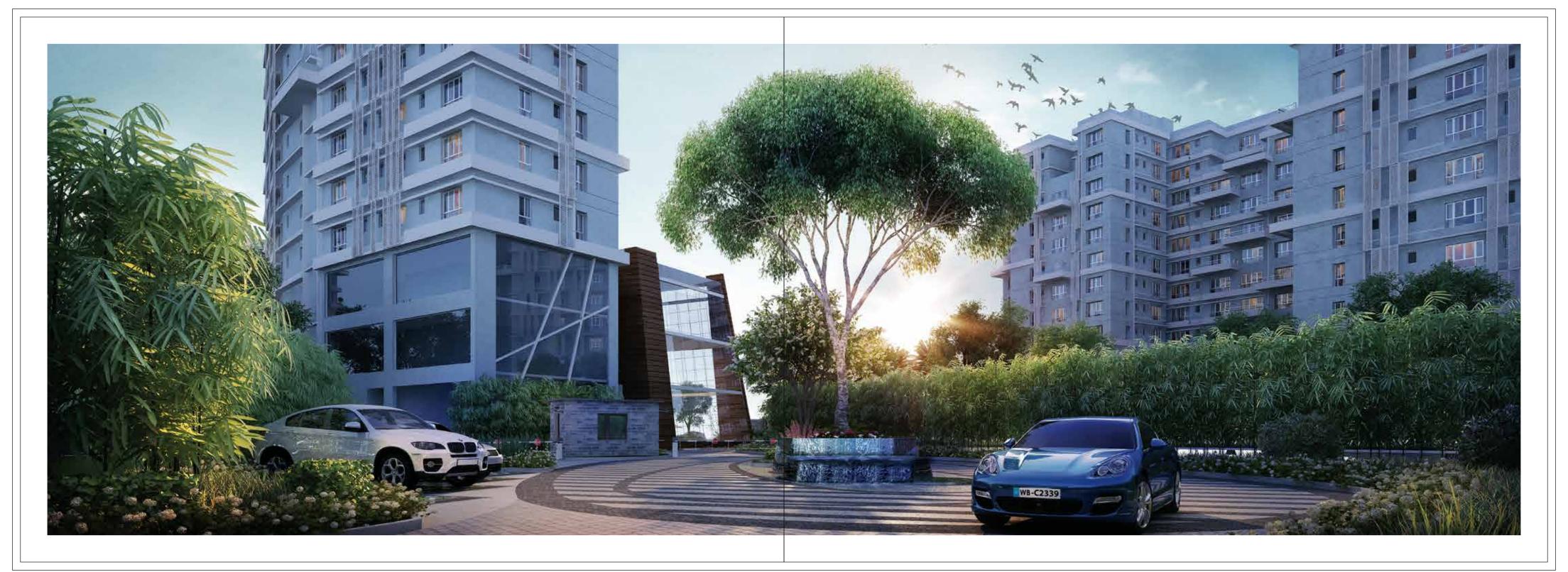
We've ticked off the basic green standards.

- Water treatment plant

- Rain water harvesting system as per PCB & IGBC green home standards
 - Waste disposal composter for kitchens
 - Sewage and silage collection and conveyance system
 - High efficiency toilet CP fixtures
 - **Green measures** to control wastage of water, and electricity with LED lights in common areas

With trees, trees everywhere for natural balance of flora and fauna.



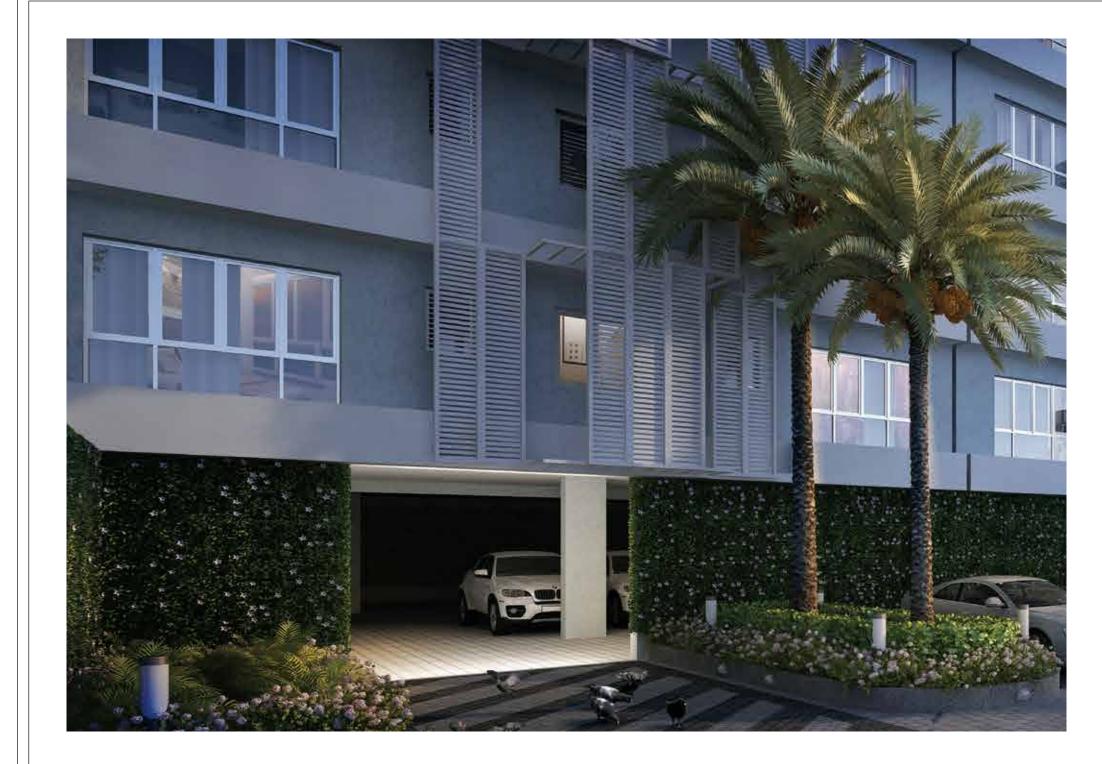




Plus joy and safety Minus fear of letting your kids go wild

Vyom is so safe that you could let your 3 year old loose. It's designed for families, for young parents and grand parents.





And that calls for the highest 3 tier security available. Electronic door lock with digital keypad access, manned guard houses, CCTV surveillance, emergency handling, fire alarms, are standard.

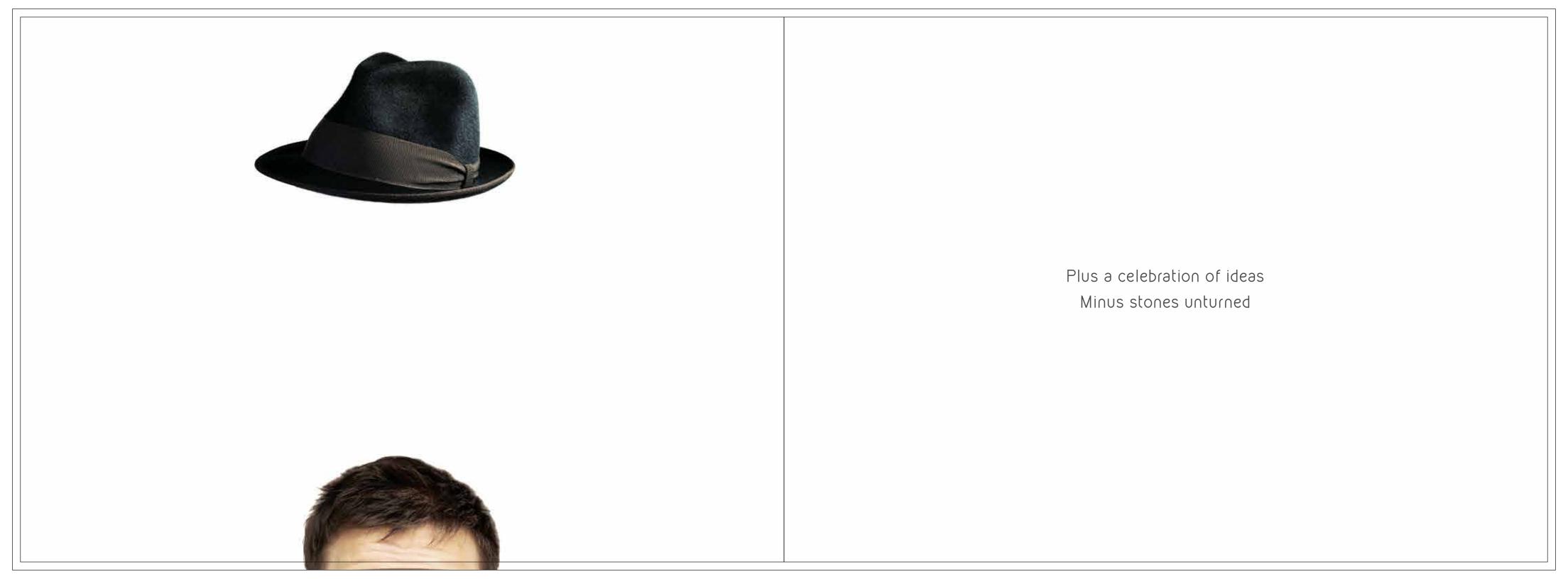
There's more to assure you

Perimeter Protection to monitor public movement and traffic control.

State-of-the-art fire fighting alarm and detection equipped.

100% DG back-up for all common areas.

So you can go off to work feeling all glad to have settled your family well because well being precedes everything. Even all the luxury in the world.



For the record

Developers PS Group

Over 150 flourishing projects, from IT Parks, Residential Townships, Commercial and Retail complexes, to Educational institutes, and Residences in just 2 decades. They've been there, built that with a record for Real Estate joint ventures. This has all culminated into strong faith in the brand.

Next milestone is to develop over 10 million sq.ft. of space over 5 years in Patna, Kolkata, Chennai and Coimbatore.

PS Group has taken a bow for 24 accolades in the past year alone and a number of ovations over the years.

Put together learnings and experiences over the years and you get Vyom. A residential project of the highest standards and extravagance.

Srijan Realty

Srijan Realty Pvt. Limited is a fast-growing real estate company engaged in construction of several real estate projects including gated residential communities, commercial buildings, retail properties, hospitality projects and logistic parks. The heart of their business lies in research and commitment towards development. They audit the quality of end products and deeply engage in enhancing value for the environment. Being a professional and system-driven organization, Srijan measures its success through customer satisfaction.

Partner Paharimata Realty Group

A congregation of industry stalwarts Skipper Furnishings, Stellar Furnishings,
Saharsh and Simaaya. They're gaining ground
with Shailja Tower, a boutique residential
complex with 145 apartments on
Buroshibtalla main road, Suncity The Barasat
Mall with Big Bazaar and Reliance Trends as
anchors, 3 screen multiplex, and all major
brand outlets. Commercial complexes at 48
Park street, 42 Park Street and 109 Park
Street. And a residential complex at 6 Loudon
Street under development. Bringing their
collective experience in luxury home
furnishings to Vyom.

Who's behind the Landscape

Belt Collins International, Singapore

- Founded in 1953
- Over 500 specialists in engineering, planning, landscape architecture, and environmental science
- 9 offices in 8 countries
- One of the top 200 international design firms and top 500 U.S. based design firms in Engineering News Record.
- 16,000 projects in 70 countries around the world- Over 350 awards, honors, and accolades
- 20 LEED Accredited Professionals in U.S. offices

Who's behind the Architecture

Agarwal & Agarwal Architects

Established in 1986 by Mr. J.P. Agarwal. A treat again for number crunchers - they've completed more than 400 projects of every scale and nature. A team of 90 engineers and architects dream up environment friendly spaces and user friendly developments. USGBC'S platinum rating, Spectum Architectural Award II, Ultratech Excellence Award, Better City Better Life Award and their guiding statement 'Aspiration Towards Perfection is True Spirituality' adorns the walls. They're behind Infinity, Technopolis Millenium City & Forum Malls. And are now giving shape to all the luxury at Vyom.

Plus attention to detail

Minus all hassle

Living Room / Dining Area

Flooring: Italian Marble

Wall: Wall Putty (Ready to Paint)

Ceiling: Wall Putty (Ready to Paint)

Main door: Sal wood frames with flush door with polycoat lamination

Balcony: Aluminium sliding door with Full Glazing

Windows/Glazing: Aluminium/UPVC

Electrical: Modular switches (Schneider/Havells or equivalent make)

Bedrooms

Flooring: Vitrified Tiles

Wall: Wall Putty (Ready to Paint)

Ceiling: Wall Putty (Ready to Paint)

Door Frame : Sal wood frames

External : Flush Doors

Windows/Glazing: Aluminium/UPVC

Others: Master Bed room with Shower Cubical

Electrical: Modular switches (Schneider/Havells or equivalent make)

Kitchen

Flooring: Vitrified Tiles

Wall: Wall Putty (Ready to Paint)

Ceiling: Wall Putty (Ready to Paint)

Door: Flush Door

Plumbing: Hot & cold line provisions

Windows/Glazing: Aluminium/UPVC

Counter: Granite counter top with sink

Others: Video Door phone to be installed in kitchen

Electrical: Modular switches (Schneider/Havells or equivalent make)

Toilets

Flooring: Anti Skid Tiles

Wall: Tiles up to Ceiling Height

Ceiling: Wall Putty (Ready to Paint)

Door: Sal wood frames with Flush Door & laminate on one side

External: Flush Doors with laminates on one side

Windows/Glazing: Aluminium/UPVC

Sanitary ware: Sanitary ware Kohler/Roca(White colour) or equivalent Brand

CP Fittings: Kohler/Jaguar CP Fittings or equivalent brand

Others: Basin with granite counter top in masters toilet & exhaust fan in all toilets

Utility

Flooring: Anti skid tiles

Wall: Wall Putty (Ready to Paint)

Ceiling: Wall Putty (Ready to Paint)

Balcony

Flooring: Anti skid tiles

Wall: Painted

Ceiling: Paint with lights installed

Door-Internal: UPVC/Powder coated aluminium doors

Windows/Glazing: Aluminium/UPVC

Servant Room & Toilet

Flooring: Ceramic tiles in Rooms + Toilets

Wall: Room - Wall Putty (Ready to Paint)

Ceiling: Wall Putty (Ready to Paint)

Door: Sal wood frames with Flush Doors

Windows/Glazing: Aluminium/UPVC

Bathroom : With sanitary wares and fixtures Hindware/Parryware

CP Fittings or equivalent

DISCLAIMER

The plan certification, image specifications, configurations and other details in this brochure are indicative.

The Developer/Owner reserves the right to alter and/or modify and/or change the same.

The images and views are indicative of architect's impressions and are only for illustration purposes.

The plan of the new building, subject to sanction by the concerned authorities, may be altered and/or changed later on as may be recommended by the Architects or required by the authorities.

Presently the plan submitted for sanction envisages that block No. IV and Block no.V forming part of the said housing complex is to comprise of ground plus three upper floors but provision has been made for construction of additional storeys and the Developer/Owners reserves the right to construct further and/or additional storeys is permitted by the authorities concerned and as such the images and configuration have been made for the ultimate buildings and/or blocks which may be constructed at the said premises.

The Developer has reserved the right to consume further FSI/FAR as may be available before the execution of the deed of conveyance.

The area earmarked for the club in the plan submitted to the concerned authorities is likely to change and/or vary. The Developer reserves the right to vary and/or change the location and size of the Club Area and ultimately the Club Area will be taken into account for the purpose of determination of the super built-up area and as such the images and configuration have been made for the ultimate buildings and/or blocks which may be constructed at the said premises.

The terms and conditions contained in the brochure are the broad terms and conditions and do not form part of any concluded contract nor shall be deemed to construe any offer or representations made by the Developer.

The terms and conditions of sale and transfer of a particular flat/unit/apartment will also be subject to final agreement to be executed between the intending purchaser and the Developer.

The Developer has proposed the ingress and egress from Premises No. 49A/3, Manmohan Banerjee Road, Kolkata-700 038 admeasuring 1 (one) Cottah (more or less) and Premises No. 49A/4, Manmohan Banerjee Road, Kolkata-700 038 admeasuring 16.5 cottahs (more or less) for the convenient access of intending buyers to the project, however no FAR/FSI has been exploited for any purpose. The Developer reserves the right to amalgamate the above two premises and consume the FAR in the exisiting project or withdraw the exclusive right of access for the said project at its own discretion.

VYOM SWEET VYOM