

ONE 10

Behind Novotel

**CREDAI Bengal
Realty Awards 2019**
Best Upcoming Mid-Segment
Residential Project

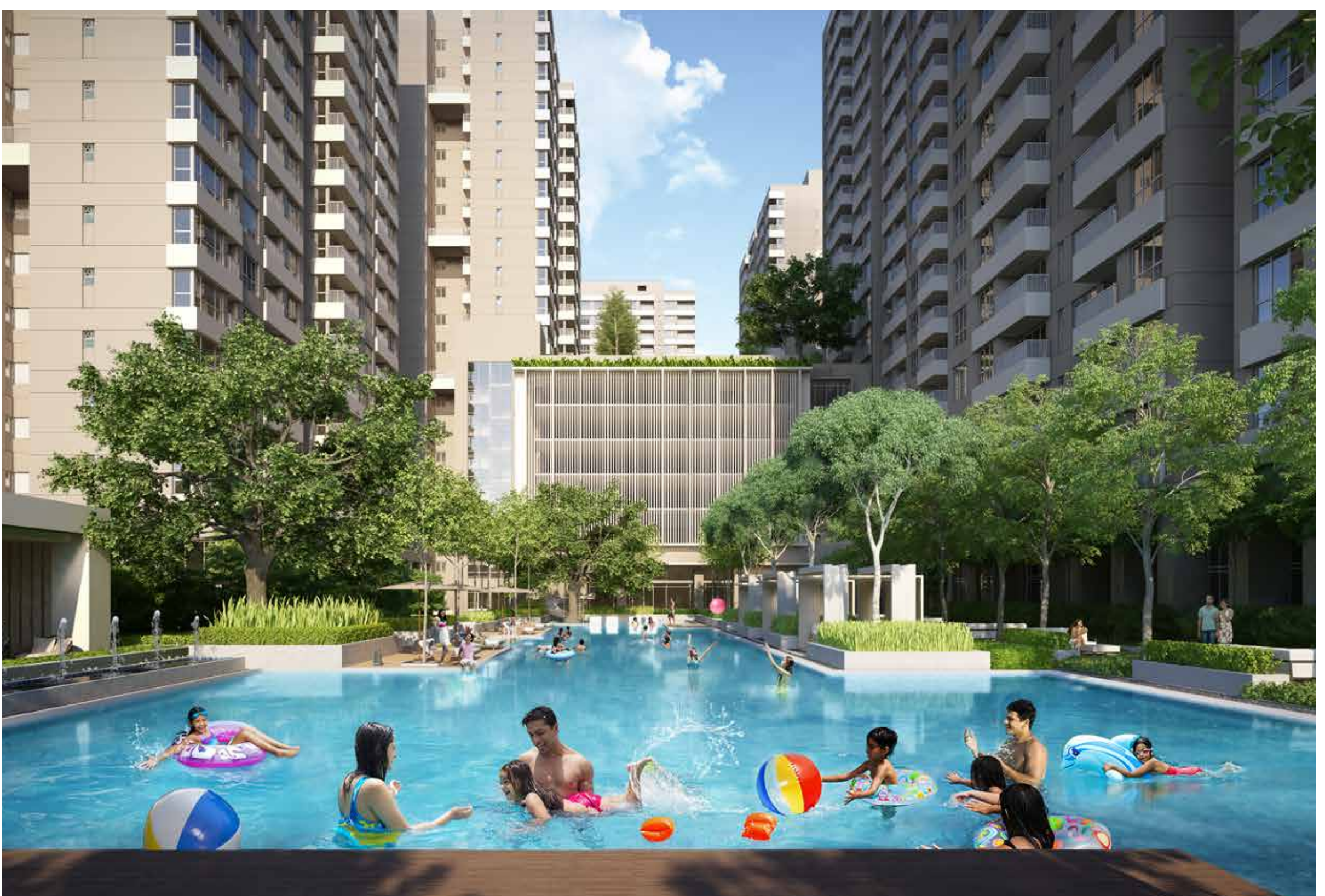


Pre-certified Green Building

An urban refuge spread accross 9 acres offering unobstructed view of the wetlands and beyond. With world-class amenities in a plush landscape, 70% open space, ONE10 is a sanctuary, for your mind, body and soul. A home that's designed to nurture children and their wildest imaginations. Where kids can do whatever they please, within the property.

The Happiest Address in Town

Nestled between a lake and the East Kolkata wetlands, One10 is located in the prime neighbourhood of New Town, Action Area I. Designed as a residential estate that promotes healthy social interactions, inspired by the emerging sciences of Happy homes.



Kids

Kids' Water Play
Rock Climbing
Play Tower

Green Labyrinth
Kids' Library
Happy Room

Montessori & Playschool
Day Care
Centre of Extra-Curriculars



Leisure

Wellness Centre

Temperature-controlled Jacuzzi

Outdoor Movie Theatre

Cafeteria

Nature Trail

Cards Room

Floating Day Beds

Cycling Track

Cabanas

Outdoor Movie Theatre



Nature Trail



Sports & Fitness

Swimming Pool

Health Club

Outdoor Fitness Station

Aqua Gym

Triple Storey Sports Arena

Badminton Courts

Lawn Tennis Court

Basketball Court

Sand Volleyball Court

Multi-Sport Courts



Triple Storey Sports Arena



Convenience

Banquet Halls

Co-working space

Business Lounge

Guest Room

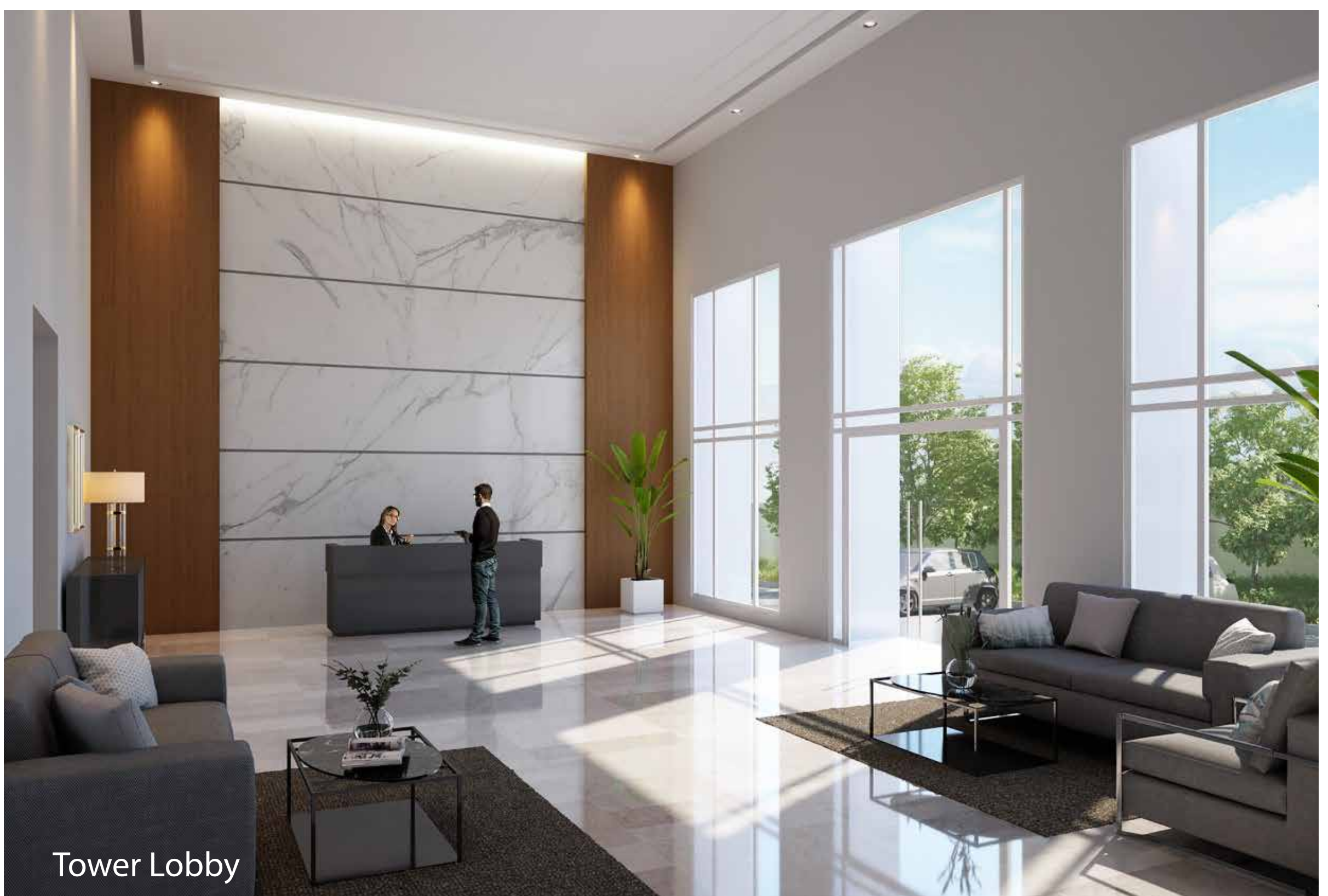
Convenience Store

Pharmacy

Salon

ATM

Pet Zone

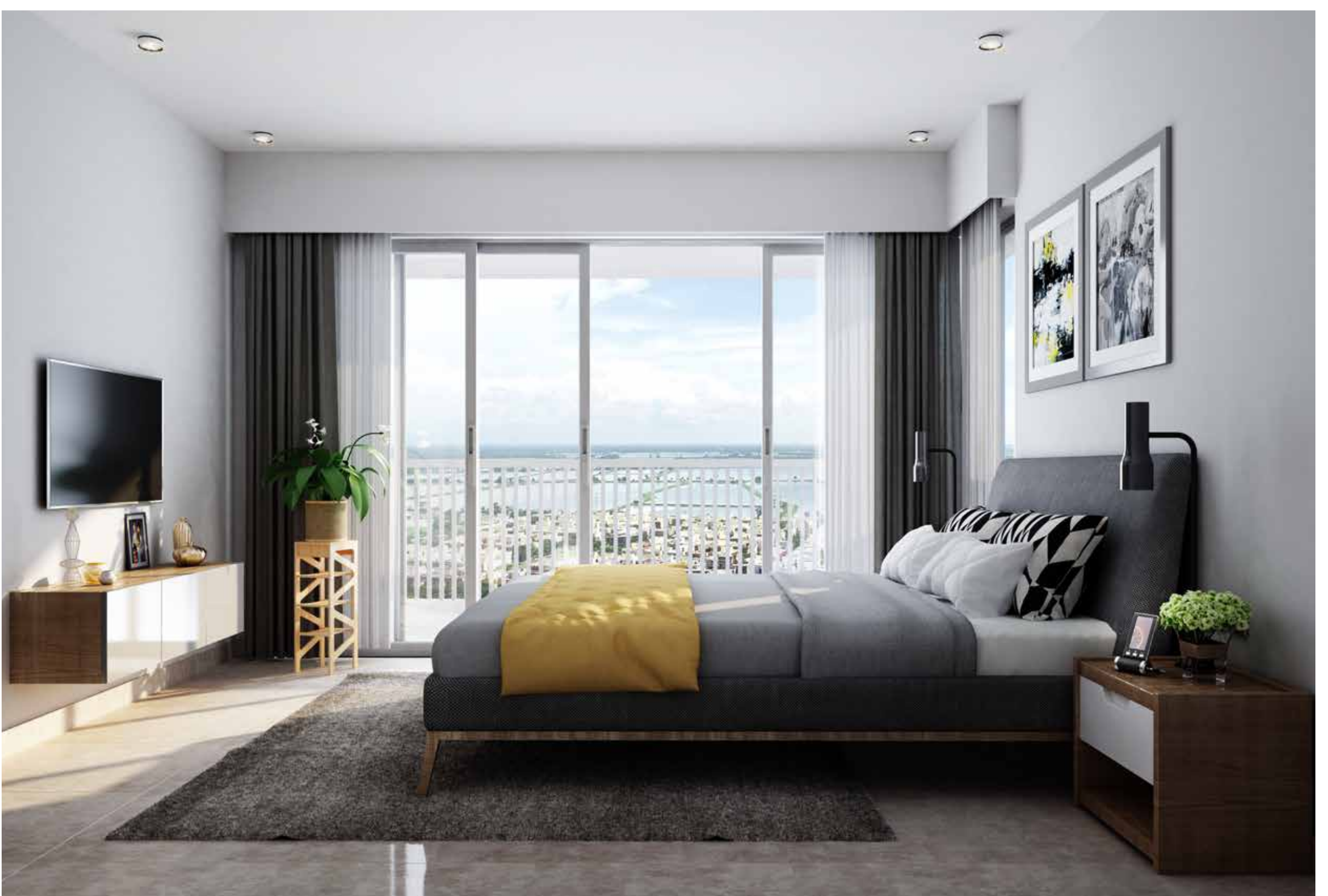


Design Principles

Designed by internationally acclaimed architectural firm, Smallwood, Reynolds, Stewart Stewart (SRSS), Singapore, One10 is an unparalleled world of modern architecture, meticulously crafted to perfection with attention to every detail.

Featuring towers that rise taller than 200 feet, One10 boasts efficient planning and represents new age architecture with elegance. It also takes care of the interiors with:

- Abrasion-resistant double charged tile flooring in all habitable rooms and balconies
- Abrasion-resistant ceramic tile flooring in all toilets
- Ready-to-paint walls in all rooms, wall tiles in toilets, backsplash tiles in kitchen and painted walls in balconies
- Ready-to-paint ceilings
- Granite counter top in kitchen
- Flush doors, aluminium windows and sliding doors



SITE MAP

Legend

1.

Waiting Pavilion
2.

Butterfly Garden
3.

Sand Volleyball Court
4.

Badminton Court
5.

Lawn Tennis Court
6.

Multi-sport Courts
7.

Rock Climbing
8.

Gallery
9.

Bamboo Grove
10.

Foot Reflexology Track
11.

Nature Trail
12.

Cycling Track
13.

Outdoor Fitness Station
14.

Jacuzzi
15.

Leisure Pool
16.

Lap Pool
17.

Aquagym
18.

Floating Daybeds
19.

Kids’ Water Play
20.

Cabanas
21.

Alfresco Seating
22.

Kids’ Play Area
23.

Bird Bath
24.

Outdoor Movie Theatre
25.

Old Folks Walking Trail
26.

Green Labyrinth
27.

Jungle Gym

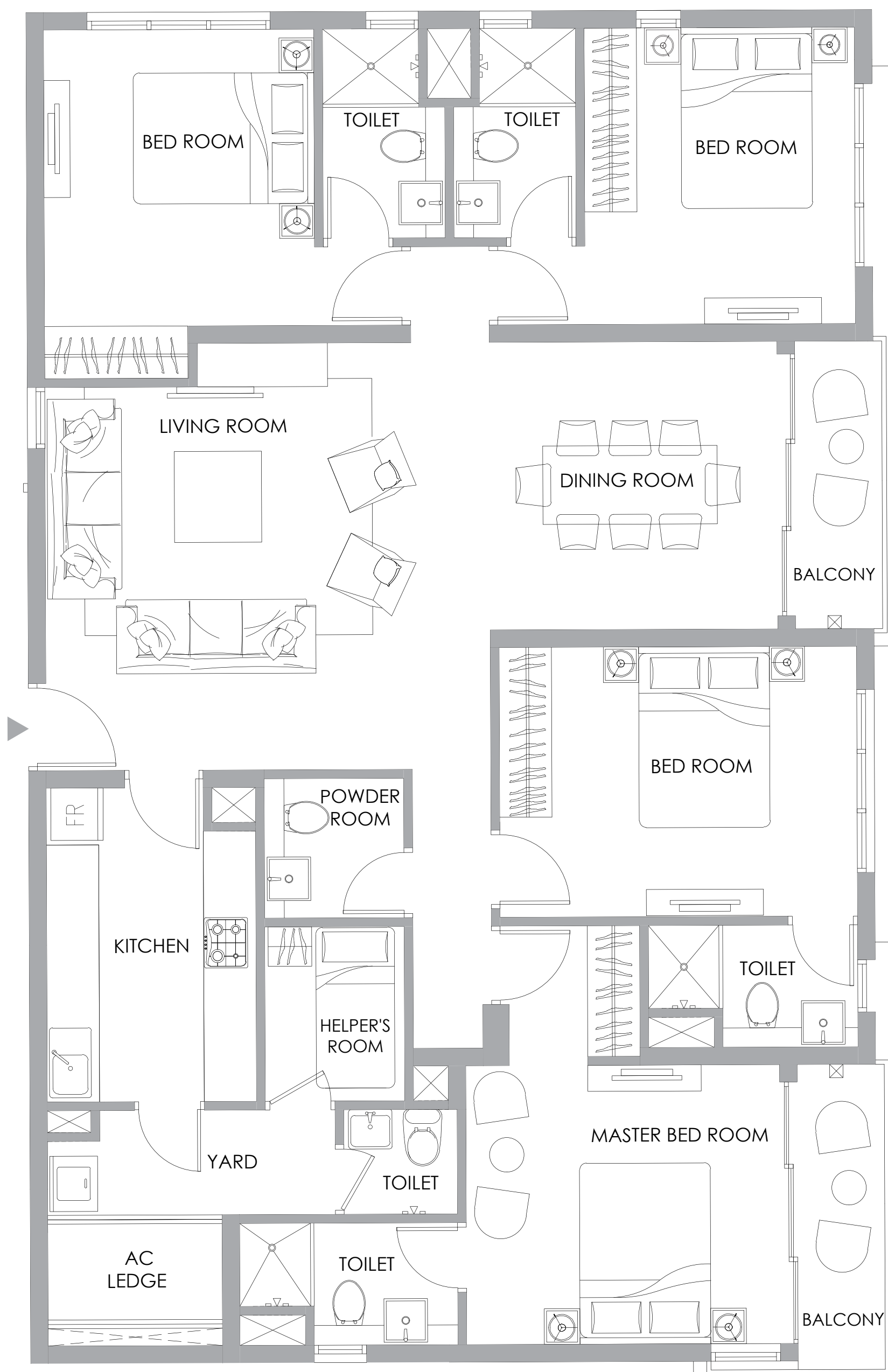


TYPICAL UNIT PLAN

4 BHK LUXURY HOME

Distinctive. Luxurious. Breezy

This home bathes in natural daylight, the living/dining and master bedroom sprawl out to balconies offering stunning views of the landscape and/or the 1000 acre wetlands. Quintessential abode for bird-watching enthusiasts: the balconies are the perfect spots. Dedicated alcoves for storage. Powder room located off the living area. Attached helper's room and toilet.



Carpet Area : 1345 sq. ft.
Balcony Area : 163 sq. ft.

TYPICAL UNIT PLAN

4 BHK PREMIUM HOME

Striking. Elegant. Spacious

The angular corner window of the spacious master bedroom overlooks the 1000 acre wetlands, landscaped podium or courtyard; the master bedroom opens up to a balcony where you can soak in the morning sun. The utilitarian study/nursery/child(ren)'s room/guest room is about 90 sq.ft. (it's almost a full-sized bedroom), a flexible and practical offering. Attached helper's room and toilet.



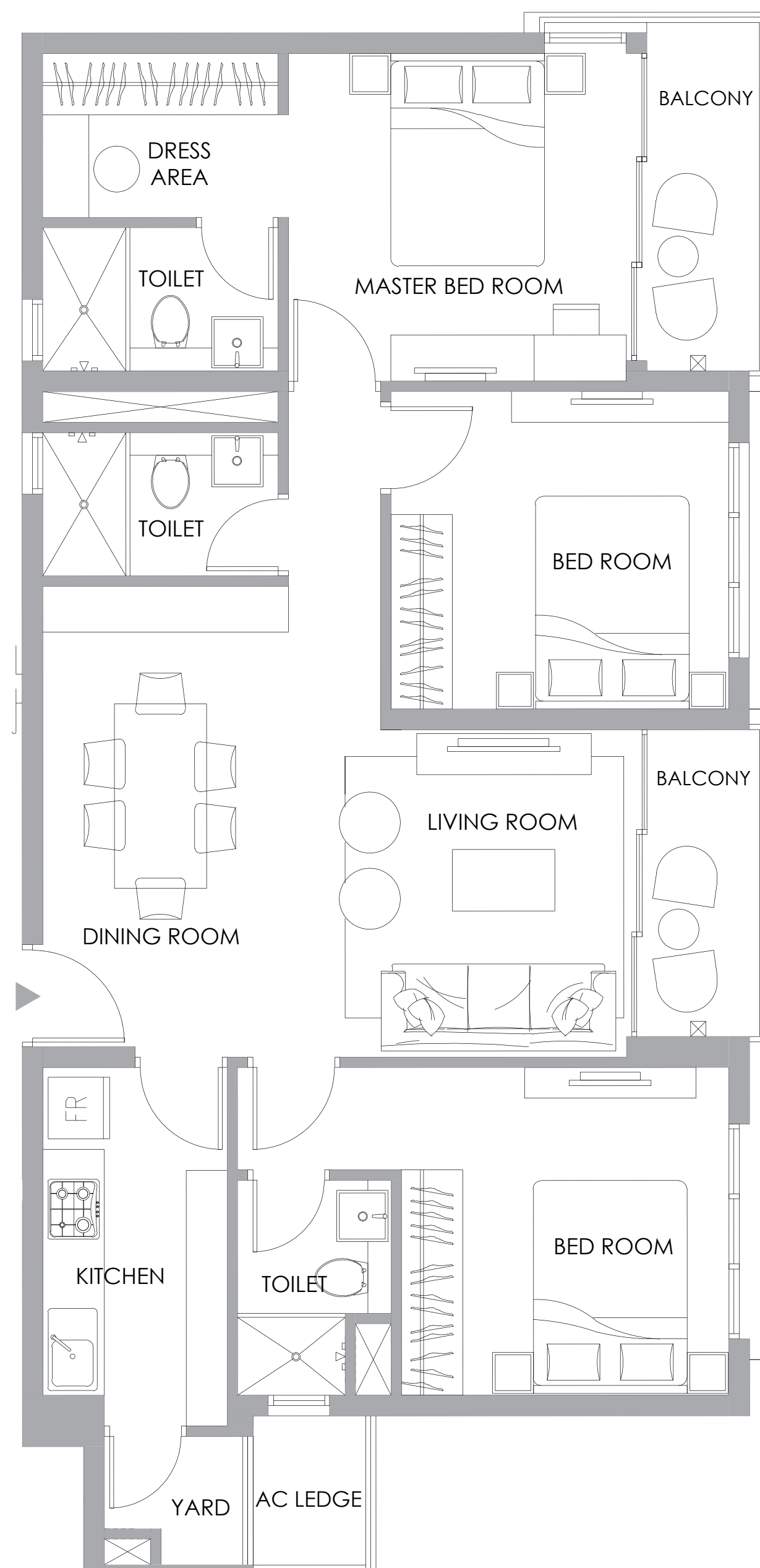
Carpet Area : 1006 - 1119 sq. ft.
Balcony Area : 95 - 130 sq. ft.

TYPICAL UNIT PLAN

3 BHK LUXURY HOME

Delightful. Stylish. Comfortable

This home offers picturesque view of the 1000 acre wetlands, pond, podium or courtyard. Master bedroom extends to a balcony, perfect for a morning tea or an evening devour



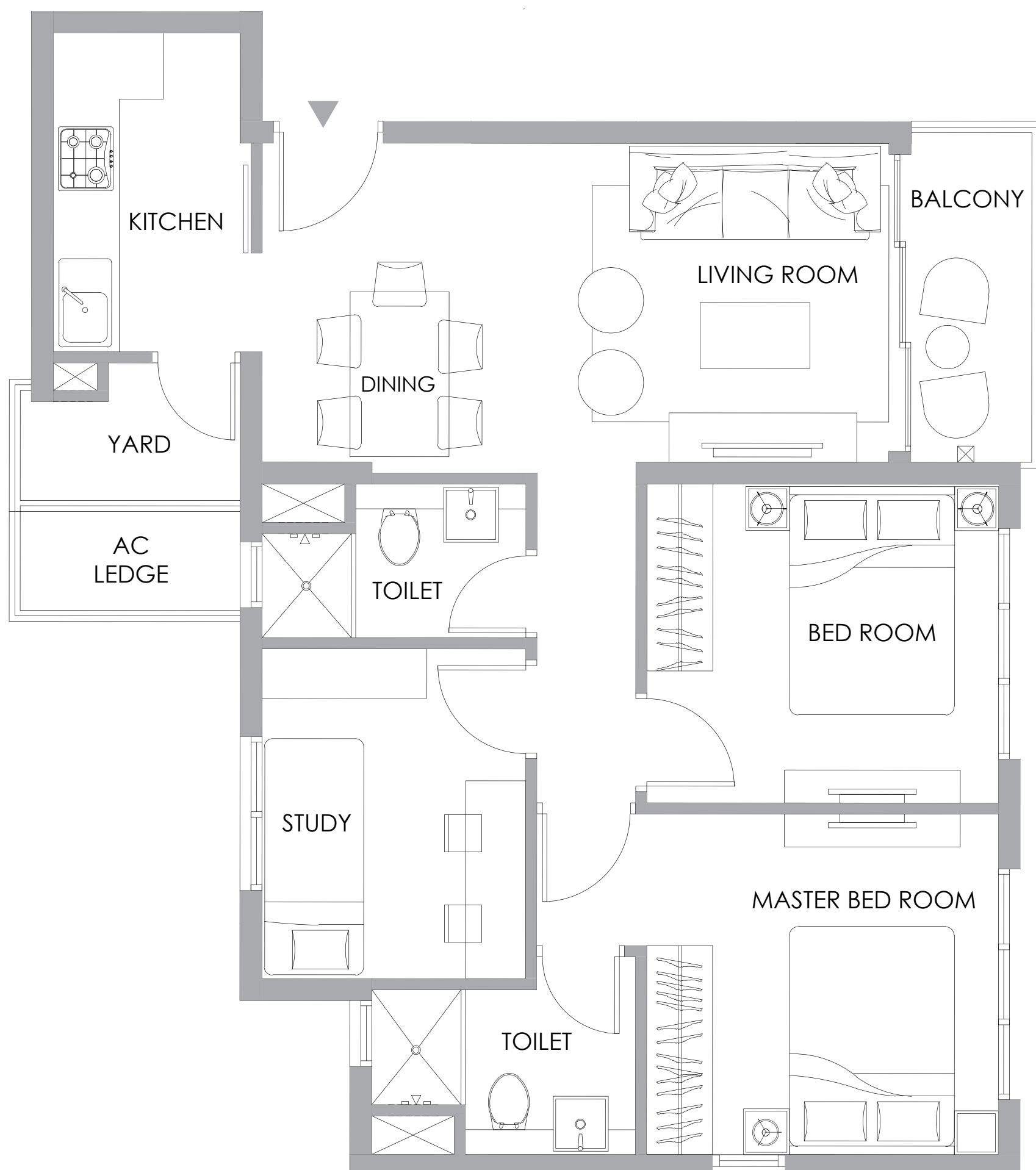
Carpet Area : 844 - 918 sq. ft.

Balcony Area : 88 - 136 sq. ft.

TYPICAL UNIT PLAN

3 BHK PREMIUM HOME VIBRANT. CHIC. UTILITARIAN.

This home offers a flexible living space -a den/study that can be converted to a fourth bedroom/ nursery/child(ren)'s room. Ideal for nuclear families; can even house 3 generations under 1 roof.



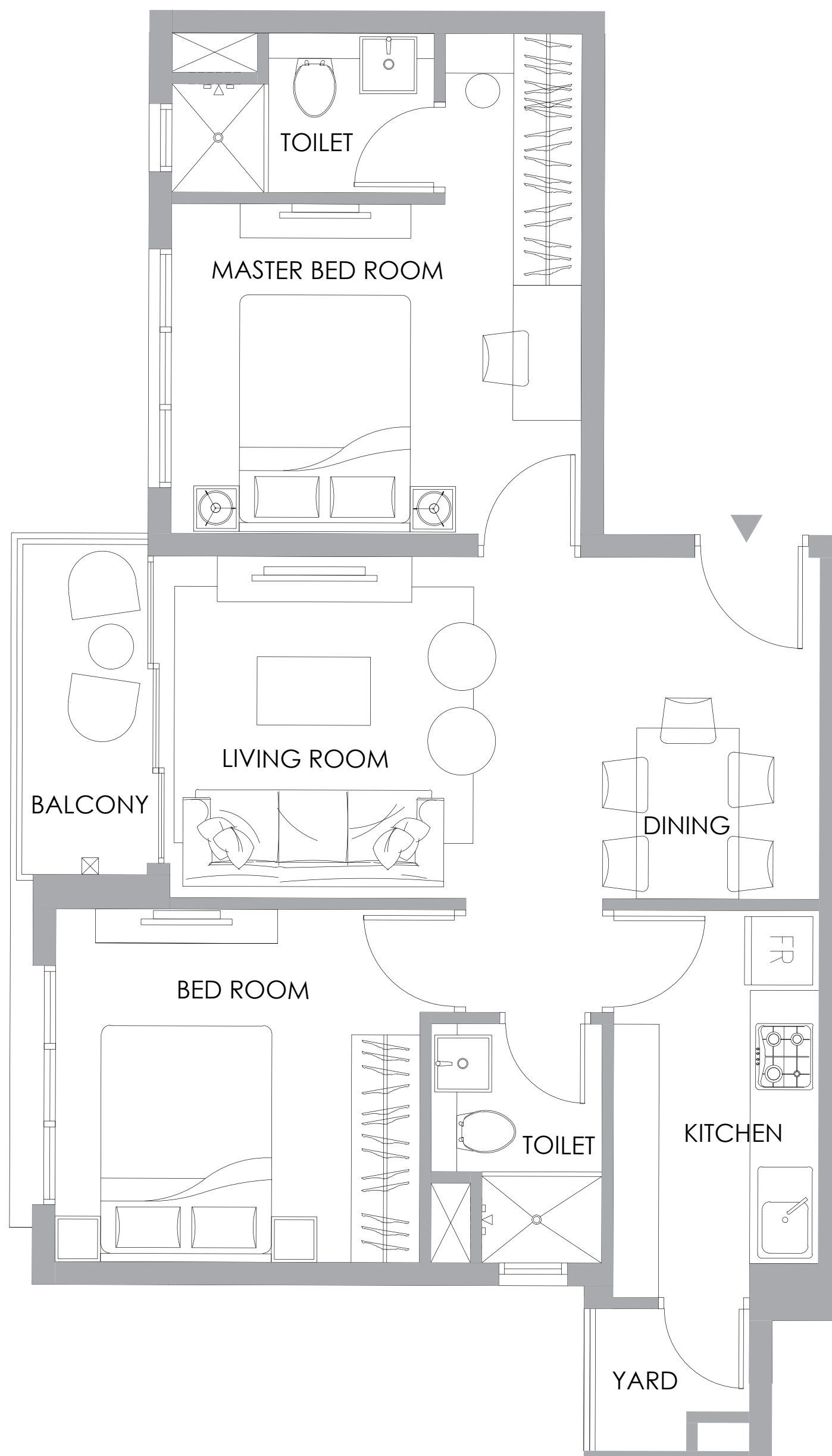
Carpet Area : 654 - 744 sq. ft.
Balcony Area : 59 - 97 sq. ft.

TYPICAL UNIT PLAN

2 BHK PREMIUM HOME

Cheerful. Modern. Efficient

This compact home is a gateway to a plethora of amenities ensuring massive returns on investment. Ideal for young individuals, nuclear families and parents who want to invest for their children.



Carpet Area : 591 - 636 sq. ft.
Balcony Area : 76 - 83 sq. ft.

LOCATION

New Town,Action Area 1,Behind Novotel

SHOPPING

| | |
|--------------|--------|
| Axis Mall | 0.2 Km |
| DLF Galleria | 0.6 Km |
| Central Mall | 1.1 Km |

IT/ITES

| | |
|------------------|--------|
| DLF 1 | 2.1 Km |
| Candor Techspace | 2.3 Km |
| Technopolis | 3.2 Km |

EDUCATION

| | |
|---------------------|--------|
| The New Town School | 1.5 Km |
| DPS New Town | 2.1 Km |
| St. Xaviers College | 4.5 Km |

COMMUTE

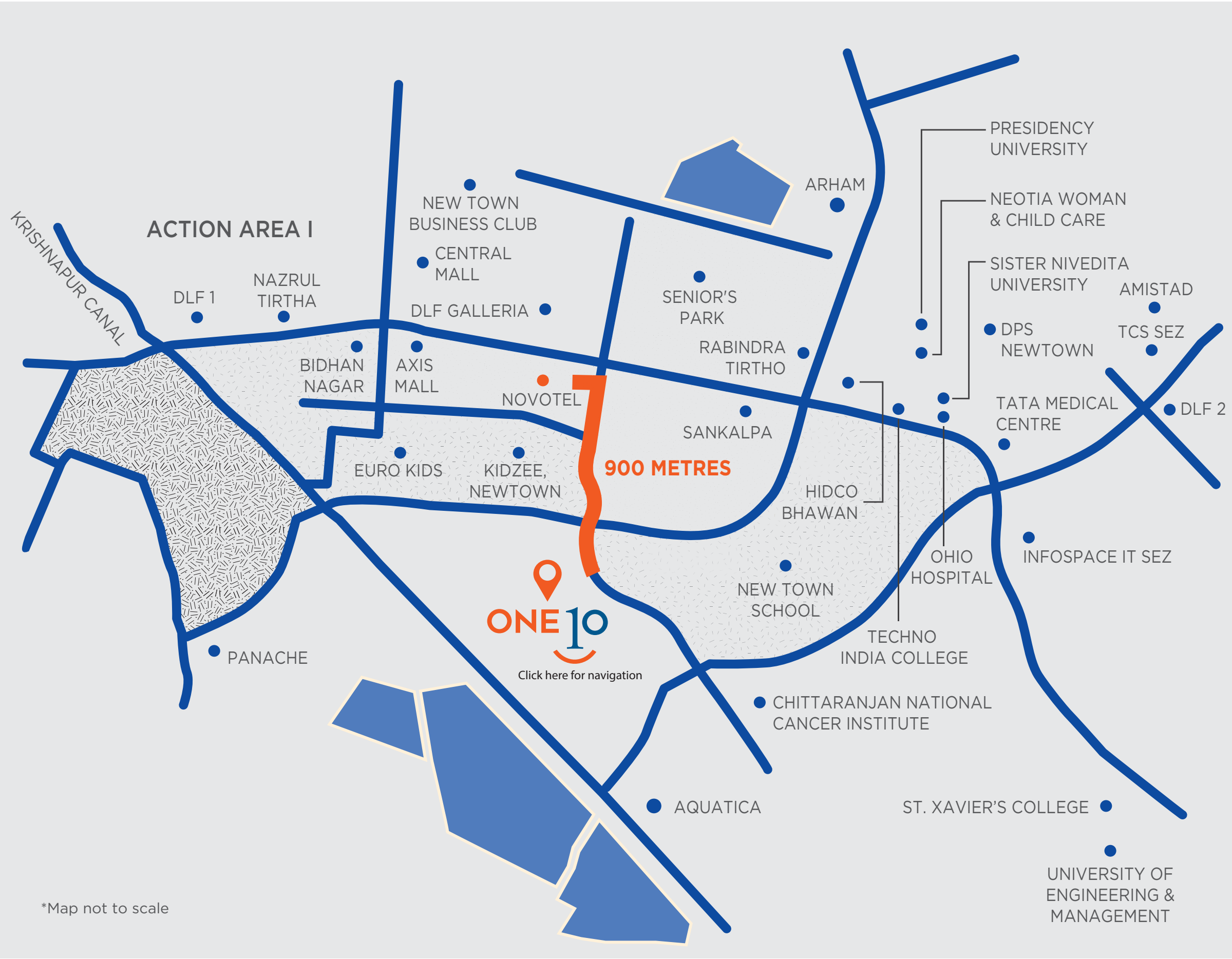
| | |
|----------------------------------|--------|
| Upcoming SUB CBD I Metro Station | 400 M |
| New Town Bus Stand | 1.3 Km |
| Hidco More | 1.4 Km |

HEALTHCARE

| | |
|--------------------------------------|--------|
| OHIO Hospital | 1.6 Km |
| Bhagirathi Neotia Women & Child Care | 2.0 Km |
| Tata Medical Centre | 3.1 Km |

RECREATION

| | |
|------------------------|--------|
| New Town Senior's Park | 1.0 Km |
| Eco Tourism Park | 2.1 Km |
| Aquatica | 2.3 Km |



PAYMENT SCHEDULE

| Particulars | Amount as (%) or as specified |
|---|---|
| Application Money | 10% of total consideration + GST |
| On Agreement of sale(within 21 days of Application) | 10% of total consideration + GST |
| On Completion of Foundation | 10% of total consideration + GST |
| 1st floor casting completion | 10% of total consideration + GST |
| 4th floor casting completion | 10% of total consideration + GST |
| 8th Floor casting completion | 10% of total consideration + GST |
| 12th Floor casting completion | 10% of total consideration + GST |
| 16th Floor casting completion | 10% of total consideration + GST |
| 18th Floor casting completion | 10% of total consideration + GST |
| Ultimate roof casting completion | 5% of total consideration + VRV Charges |
| Within 90 days from date of ultimate roof casting | 100% Extra Charges |
| On offer of possession | 5% of total consideration + GST |

Other Terms & Conditions

- Interest on delayed payment @ SBI PLR + 2% p.a.
- 30 Months lock-in period.
- Applicable GST & other levies with each installment extra
- Any additional Taxes, both present & future, such as GST etc will be payable as extra as applicable.
- Cheque / Draft favoring “ PS Group Realty Pvt. Ltd A/c ONE10”

Developer



3 Decades | 130+ completed projects
15 green projects underway | Over 10,000 happy residents



BAM AWARDS 2019
Builder of the Year



**ET NOW REAL ESTATE
AWARDS 2019**
Excellence in Delivery



REALTY LION AWARD
Most Promising Delivery



**SDF INTERNATIONAL
REAL ESTATE EXCELLENCE**
Developer of the Year



...and more

Call to reserve a site visit

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