






Sobuj Potro™

INSPIRED BY TAGORE








Last
chance to
live the
serene life





Actual photograph

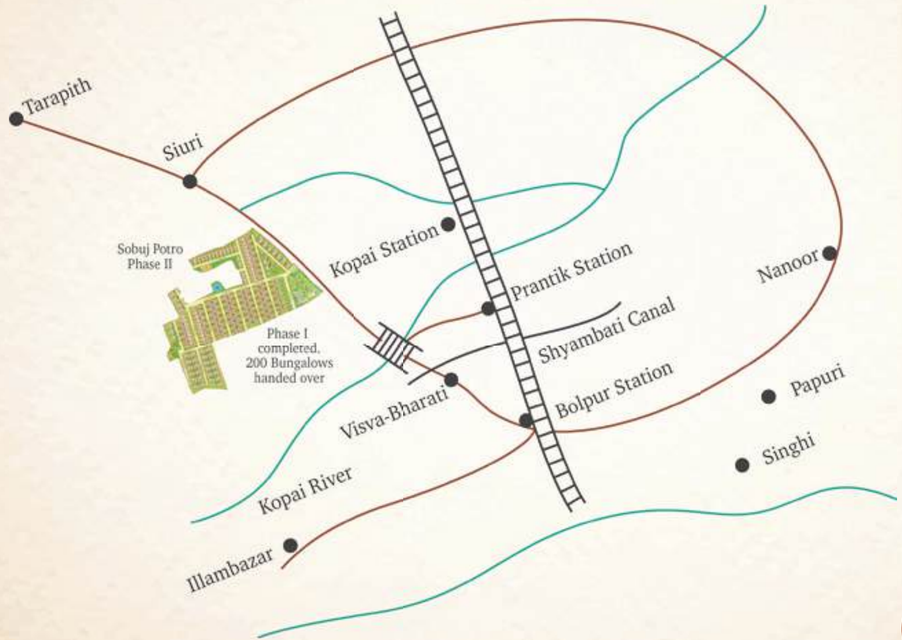


## Sobuj Potro -
## The place to be

Ever wondered what it is like to live in a landmark bungalow community located near the world-famous UNESCO heritage site of Shantiniketan?

It's peaceful. It's serene. It's all sold out!
But that's just Phase 1, developed by India Green Reality Limited.
200 families have already found their bliss in homes that are inspired by the Bard of the East.
Rabindranath Tagore.
Now it can be all yours.
Let's explore Phase 2, developed by Krishna Charita Eco Homes.

## Location Map







Map not to scale

## Nearby Places





Actual photograph



## Where culture meets convenience

Every conversation, every meeting, every day here feels like a celebration of life, exactly how Rabindranath Tagore saw it in his poems, prose, and songs alike.

Well-connected through roadways and railways, you will have the world at your fingertips.

A special mention needs to be made about the Vande Bharat Express, which makes commuting to Kolkata a simple 2-hour ride.

As for me, every time I lend an ear to the air, I hear the hum of Rabindra sangeet, something you can do as well.

## The perfect home for you

Imagine a life where you are part of an elite bungalow community that is spread over 30 acres, with the Kopai River as your neighbour.

Imagine being part of a residential development that has the largest number of terracotta decorations in a single bungalow project across the whole wide world.

Imagine having a bungalow that is built, furnished, and curated to suit your needs.

How about a lifetime of watching birds in Pakhiralaya, fishing in Monopakhi, or meditating in Tapovan?

I get to indulge in all this, as well as the ample open spaces and lush greenery that surround us. My daughter even goes to the coveted Visva-Bharati University, which is just a mere 3 km away.
Life here feels like poetry, indeed!



Actual photograph





## Ask your heart, what does it crave?

If, like me, you wanted a life of tranquilly, surrounded by culture, comfort, and connectivity, then this is the place to be.

Let's explore your new home.

## Amphitheatre

At Chaturanga, I will get to enjoy concerts, plays, & musical soirees by Rabindra sangeet artists & Baul performers alike.



## Weekend Bazaar in Haat Style

The Haate Bazaar will be the perfect spot to shop for exquisite handicrafts for your home and loved ones alike.



## Clubhouse Reception

Aagomoni will be the ultimate place to spend a day lazing or start a new health routine. Surprises find me every time I visit.





## Meditation Centre

Tapovan will be my place of peace, where I will meditate without distractions from the outside world.





## Library

At Bichitra, I will spend quality time with books and lose myself in the magic of the written world.



## Pakhiralaya and Fishing zone

I will revisit my childhood hobby of fishing and bird watching with my new friends here at Monopakhi.



## Acoustic Park

Every visit to Geetgunjan will surprise me, as I will get to see my neighbours in a new light with every performance.



## Garden

Evening strolls or morning jogs, every moment spent at Bonobithi will refresh and revive my mind with a healthy twist.






## Restaurant

At Rasoboti, I will celebrate my big and small wins while savouring authentic Thakurbari cuisine with my loved ones.



## Letter Box

Dakghar will bring back the nostalgia of writing letters to your near and dear ones, an activity that I'm looking forward to.



## Organic Farming

Gone will be the days when I would have chemical-infused produce, as Ek Chilte Sobuj will help me enjoy healthy, organic produce.





## Banquet

Komol Gandhaar will take the residents' celebrations to a different level with its charming ambience and spacious entertainment zone.



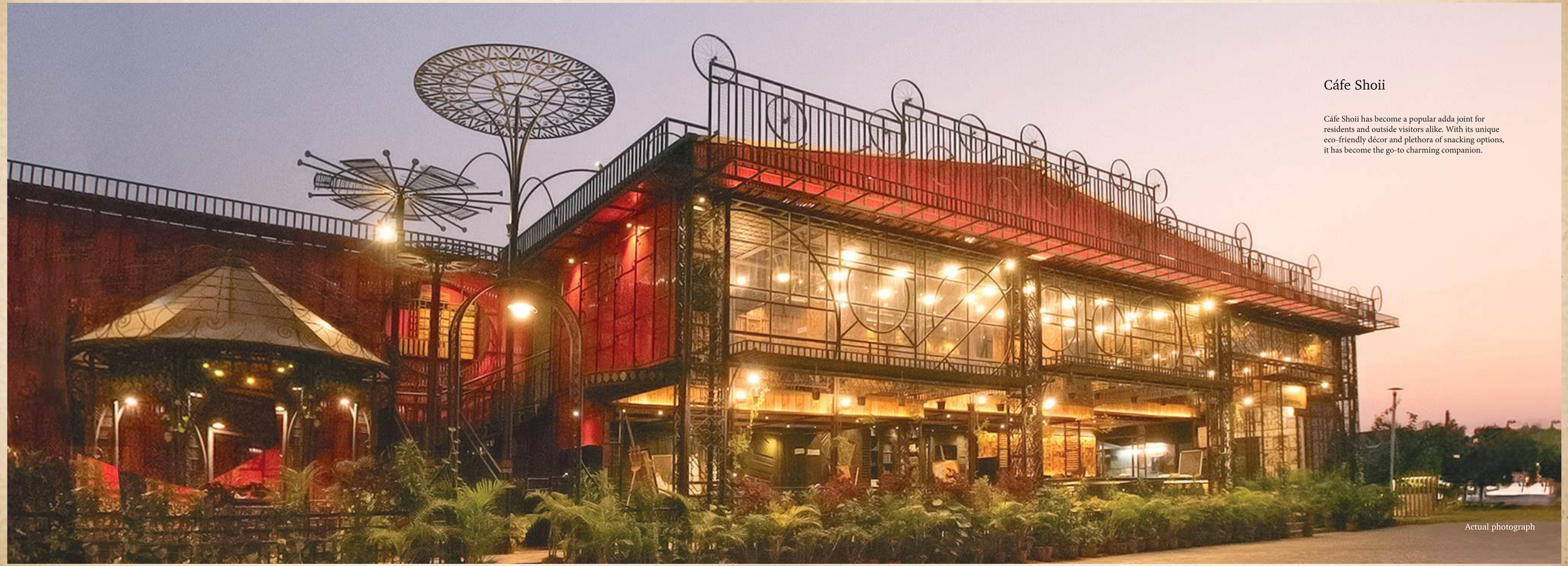
## Jacuzzi

My weekend visits to Piyasi will act like magic on the tired body, mind, and soul alike, rejuvinating me for the coming week.



## Swimming Pool

Jhelum - a refreshing lap or two every day in the clear waters of the pool will become a habit of mine.



## Cáfe Shoii

Cáfe Shoii has become a popular adda joint for residents and outside visitors alike. With its unique eco-friendly décor and plethora of snacking options, it has become the go-to charming companion.

Actual photograph

## Who can say no to this mesmerising lifestyle?

Surrounded by nature, living close to the river, enjoying an abundance of flora and fauna, with two natural water bodies, ample space, and world-class luxury.

All the while, you are enjoying life as the bard saw it.
Come join the bungalow community.
Phase 2 has commenced.



Actual photograph



Actual photograph

Actual photograph





Actual photograph



## Be spoilt for choice

That is what I was when I first came here!

Five very unique options to choose from that would suit the needs of every family who come to live here.

Dopati (Single unit)
Dopati (Double unit)
Korobi
Mohor (2 BHK)
Mohor (1 BHK)

# Dopati



Actual photograph











# Dopati (Single unit)

3 Cottah

1057 sq ft

2 Bedrooms

2 Bathrooms

1 Living & Dining

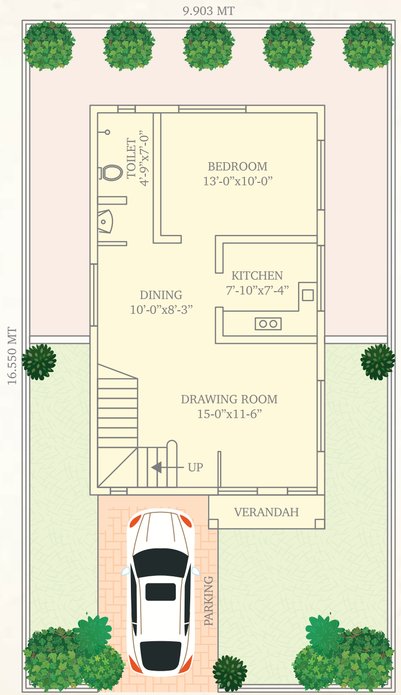
1 Study Area

1 Kitchen

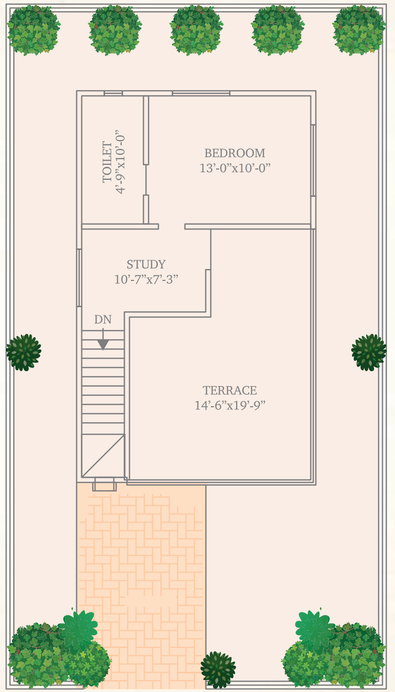
1 Verandah

1 Open Terrace

1 Open Car Parking




Ground Floor Plan



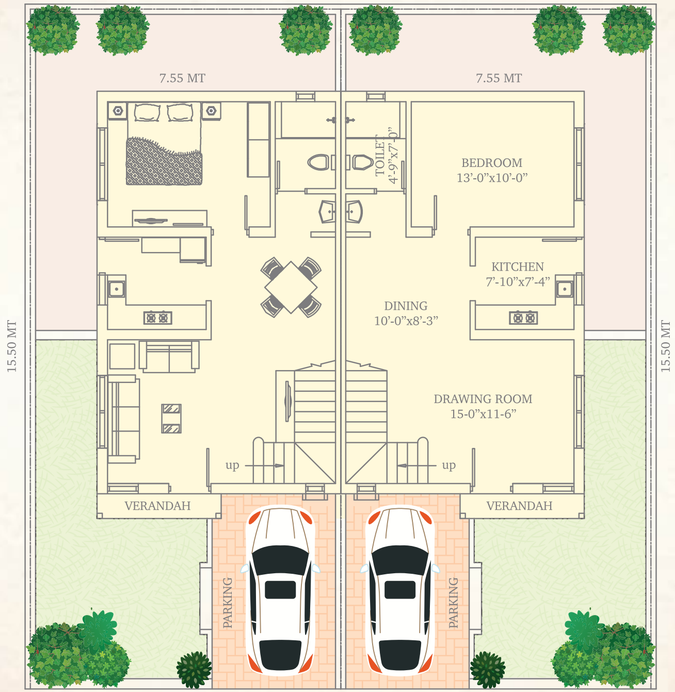

First Floor Plan

## Dopati (Double unit)

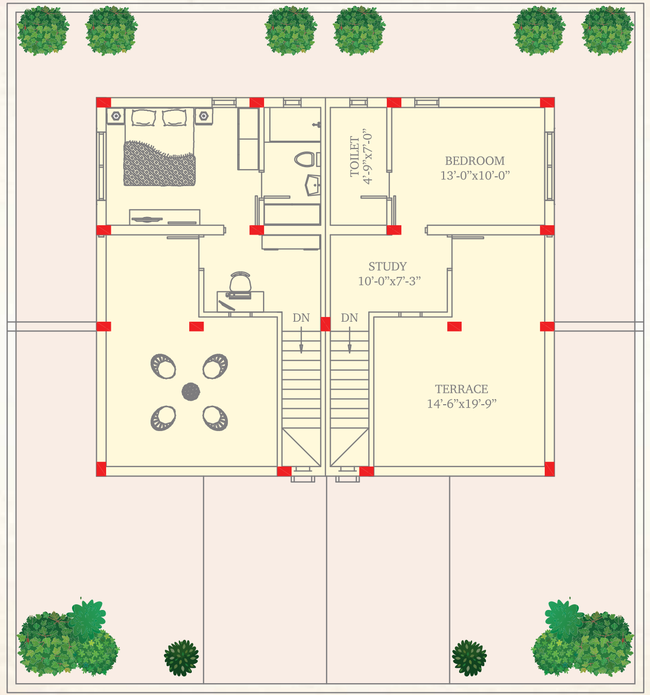
2 Cottah

1031 sq ft

2 Bedrooms
2 Bathrooms
1 Living & Dining
1 Study Area
1 Kitchen
1 Verandah
1 Open Terrace
1 Open Car Parking




Ground Floor Plan




First Floor Plan


Korobi
Actual photograph



Actual photograph







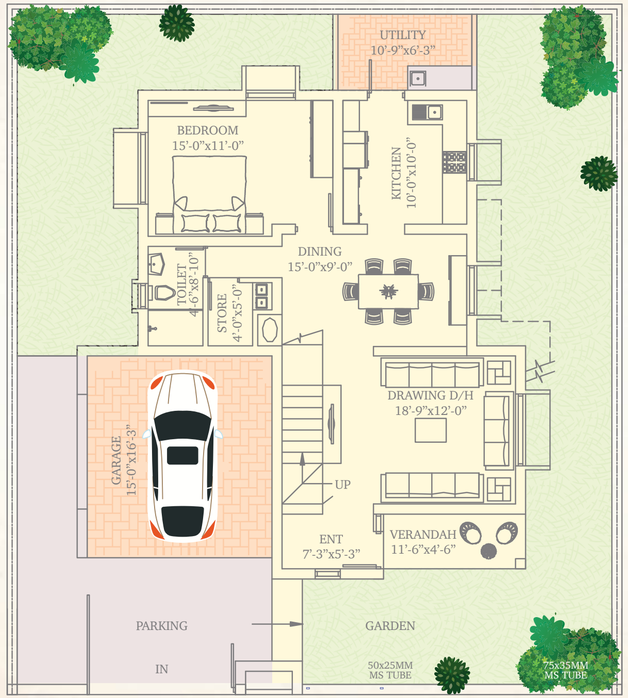


# Korobi

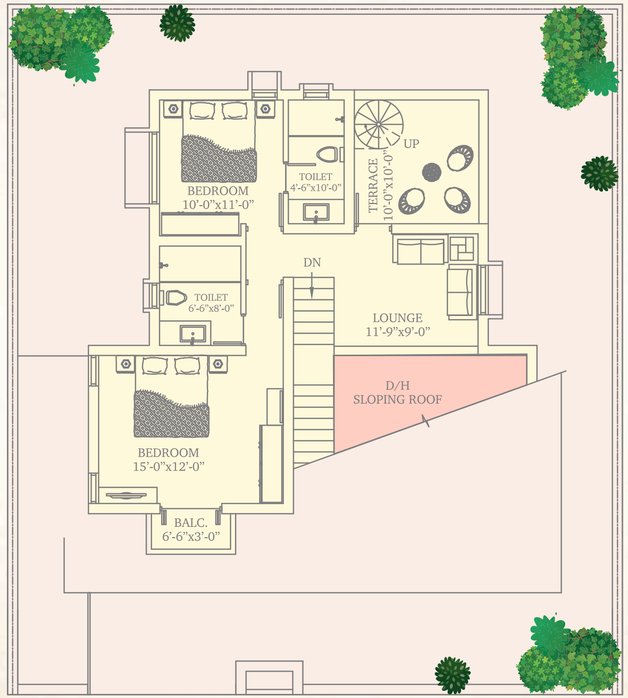
4 Cottah

1995 sq ft

3 Bedrooms
3 Bathrooms
1 Living & Dining
1 Storeroom
1 Kitchen
1 Lounge
1 Utility Area
1 Balcony
1 Verandah
1 Open Terrace
1 Car Parking




Ground Floor Plan




First Floor Plan





Actual photograph









## Mohor (1BHK)

4 Cottah

1059 sq ft

1 Bedroom

1 Bathroom

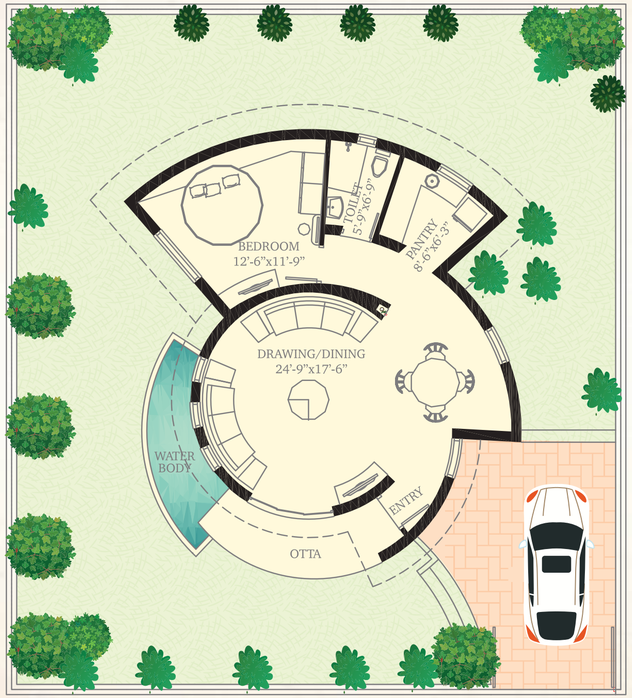
1 Living & Dining

1 Pantry

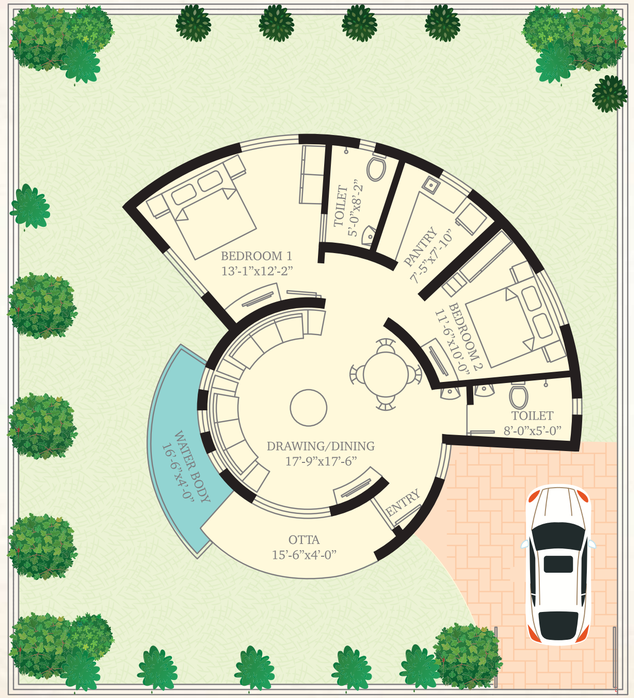
1 Open Car Parking

1 Otta

1 Waterbody




Floor Plan




## Mohor (2BHK)

6 Cottah

1532 sq ft

2 Bedrooms

2 Bathrooms

1 Living & Dining

1 Pantry

1 Open Car Parking

1 Otta

1 Waterbody

Floor Plan



## Bungalow details

### Dopati (Single unit)

3 Cottah | 1057 sq ft

2 Bedrooms, 2 Bathrooms, 1 Living & Dining, 1 Study Area, 1 Kitchen,
1 Verandah, 1 Open Terrace, 1 Open Car Parking

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### Dopati (Double unit)

2 Cottah | 1031 sq ft

2 Bedrooms, 2 Bathrooms, 1 Living & Dining, 1 Study Area, 1 Kitchen,
1 Verandah, 1 Open Terrace, 1 Open Car Parking

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### Korobi

4 Cottah | 1995 sq ft

3 Bedrooms, 3 Bathrooms, 1 Living & Dining, 1 Storeroom, 1 Kitchen,
1 Lounge, 1 Utility Area, 1 Balcony, 1 Verandah, 1 Open Terrace, 1 Car Parking

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### Mohor (1BHK)

4 Cottah | 1059 sq ft

1 Bedroom, 1 Bathroom, 1 Living & Dining, 1 Pantry, 1 Open Car Parking,
1 Otta, 1 Waterbody

---

### Mohor (2BHK)

6 Cottah | 1532 sq ft

2 Bedrooms, 2 Bathrooms, 1 Living & Dining, 1 Pantry, 1 Open Car Parking,
1 Otta, 1 Waterbody

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Base price on request including other charges (GST, Club membership fee, Security deposit and legal)

## Bungalow specifications

### RCC Structure
Earthquake-resistant RCC-based composite structure.

### Flooring
Vitrified tiles in all areas, anti-skid tiles in wet areas, and marble stairs with attractive railings for all internal staircases. Option of one bedroom with wooden parquet flooring.

### Doors and Windows
Decorative, polished wooden main entrance doors with wooden frames. Internal flush doors with laminate or paint finish. All windows are powder-coated aluminium channels with glazed and toughened glass.

### Plumbing
Concealed plumbing with premium-quality CP-finish fittings. Common borewell-based water system laid. Individual overhead water tanks are provided for adequate quantity.

### Terrace
China mosaic flooring for heat reflection with premium quality water-proofing work.

### Power
Branded modular fittings. TV, telephone, and AC points are provided in all bedrooms and strategic areas. Distribution is from a centralised MCBS/ELCB for enhanced safety and protection.

### Walls
All internal walls are 6 inches, and external walls are 11 inches. Walls have a putty finish with mala plaster. External finishing is as per elevation with acrylic weather coat paint and stone cladding.

### Kitchen
Granite platform with SS sink, tiles up to lintel level with designer finish. Ample powerpoints for microwave, chimney, refrigerator, food processor, water purifier, etc.

### Toilet
Designer tiles with colour-coordinated sanitaryware with tiles up to lintel level. Flooring with anti-skid tiles and chrome-finished toiletware with a shower facility.

### Parking
Decorative tiles and paver blocks will be used in the parking areas.

### Wiring
3-phased concealed copper alloy flexible wiring is provided with an adequate number of electrical points.

### Backup
All common areas have power backup facilities, and individual bungalows are wired for inverter backup.






## Sobuj Potro –
## the sanctuary you were seeking

Life here is splendid. With the lush greenery as your neighbour, you can spend your mornings by the river Kopai, which is just a stone's throw away.

Bid farewell to the hustle and bustle of city life and rejuvenate your senses - body, mind, and soul.

Exactly like we did.

Regards,
One of the 200 lucky residents of Phase 1.



## Hear it from our Happy Homeowners

"The best thing I find about this place is its tranquil ambience that helps me feel calm and rejuvenated, unlike city chaos that creates psychological and emotional strife."

Ms. Nandini Bhowmik
Dopati 102

"Sobuj Potro is not just a happy place to dwell in with exquisite, spacious, and airy bungalows, but also high on convenience with a luxurious and quick commute on the Vande Bharat Express from Kolkata."

Mr. Dhiraj Banerjee
Dopati 12

"Talking about Sobuj Potro, what immediately comes to mind is the unique connection among all the families in this 200+ close-knit community."

Mr. Rajit Sikdar
Korobi 37

"I am overjoyed with the generous space in between the bungalows. It not only boosts privacy but also gives us a chance to plant seasonal flower plants here."

Mr. Joydeb Chattopadhyay
Korobi 47

"The contemporary architectural design of this complex, which seamlessly blends modernity with tradition, appeals a lot to my aesthetic sense."

Mr. Anirban Roy Chowdhury
Mohor 66

"Colours fill my soul when I celebrate Basanta Utsav in Sobuj Potro. It is a different feeling altogether, an incomparable experience in this abode inspired by Tagore."

Mr. Debdoot Ghosh
Mohor 71

"Durga Pujo in Sobuj Potro is a warm, happy affair. Here, I enjoy myself in the company of all our neighbours, away from the crowds and traffic. It is a special time indeed."

Ms. Soma Chatterjee
Mohor 31

"Apart from the luxurious bungalows and tranquil ambience, what I love is the cafeteria, Shoii. I frequently enjoy its cosy atmosphere embellished with artistry, vibrant paintings, and curated showpieces."

Ms. Sucharita Dutta
Dopati 92

## Hear it from our Happy Homeowners

"The USP of Sobuj Potro is life in its new form and colour. The quest for life takes us to Sobuj Potro, and we get ourselves back to life."

Mr. Goutam Mukherjee
Dopati 201A

"Sobuj Potro is an epicentre of amazement. Along with the beautiful views, we can also visit scenic spots like the famous Sonajhuri Haat or Kopai River, all a stone's throw away."

Mr. A K Shome
Korobi 39

"Every breath I take here rejuvenates me. Fresh, refreshing, and a rarity in the city, it makes this place more special and inviting."

Mr. Pradip Guha Biswas
Dopati 169

"To live right, it's important to eat right. Here, I do just that with the profusion of fresh vegetables available to cook with. And the food tastes better here than anywhere else."

Mr. Dhrubesh Biswas
Korobi 81

"Celebrations like Dol and Durga Puja are spent delightfully with my amazing neighbours amidst music and laughter like a big, happy family."

Sanjay Nandi
Dopati 89

"I consider Sobuj Potro a most convenient spot adorned with amazing, luxurious bungalows. Convenience in terms of travel is made easy with Prantik station hardly 3 km away."

Mr. Suman Sengupta
Mohor 73

"My home, 'কানু ও ডানু' at Sobuj Potro, is my sanctuary, my ultimate place for relaxation and contentment. It's a dwelling brimming with positivity and blessings, thanks to the lovely ambience, lush greenery, and welcoming neighbours."

Dr. Sourav Roy
Mohor 70

"A vintage ride around 'Sobuj Potro' is my favourite leisure activity. With nature by my side and a free mind, my soul comes fully alive in my home in Sobuj Potro. I feel proud to own two Dopati homes here."

Mr. Kalyan Shome
Dopati 187 and 188



The art installations throughout Sobuj Potro are a breathtaking sight to behold.








Holi


Durga Puja


Durga Puja


Christmas

Celebrations


Blanket distribution


Tree plantation


Blanket distribution

## Doing our bit for a better world

That is what we do with our non-profit organisation, Khushee - A helping hand.

We intend to bring about big changes in the lives we get a chance to touch and make a difference in. From planting saplings to protecting trees during natural calamities.

From distributing blankets & clothes to the needy to arranging medical insurance for Bauls.

We have done our best to bring joy to the lives that surround us.

Come and be a part of this life at Sobuj Potro today.



## Born of a legacy

Krishna Charita Eco Homes- the builders who have made it their mission to not just etch eco-friendly buildings but give their clients a home that keeps them connected to their roots.

Their legacy has been built on bringing forward the best architectural advice, plans, and interior solutions for their clients. Additionally, they have made their mark in the business of building, developing, and marketing high-end homes, clubs, resorts, and other real estate ventures.

And I am really happy to be a part of their legacy!



Sobuj Potro™

INSPIRED BY TAGORE

Corporate office: BA- 30, Rajdanga Main Road, Kolkata – 700 107 (Near Gitanjali Stadium), +91 7679 223 223

Site: Sobuj Potro, Village – Sarpukurdanga, PO – Khanjanpur, PS – Panrui, Birbhum, West Bengal – 731236, (Near Goalpara Kopai River)

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