

ONE 10

Behind Novotel



CREDAI Bengal Realty Awards 2019

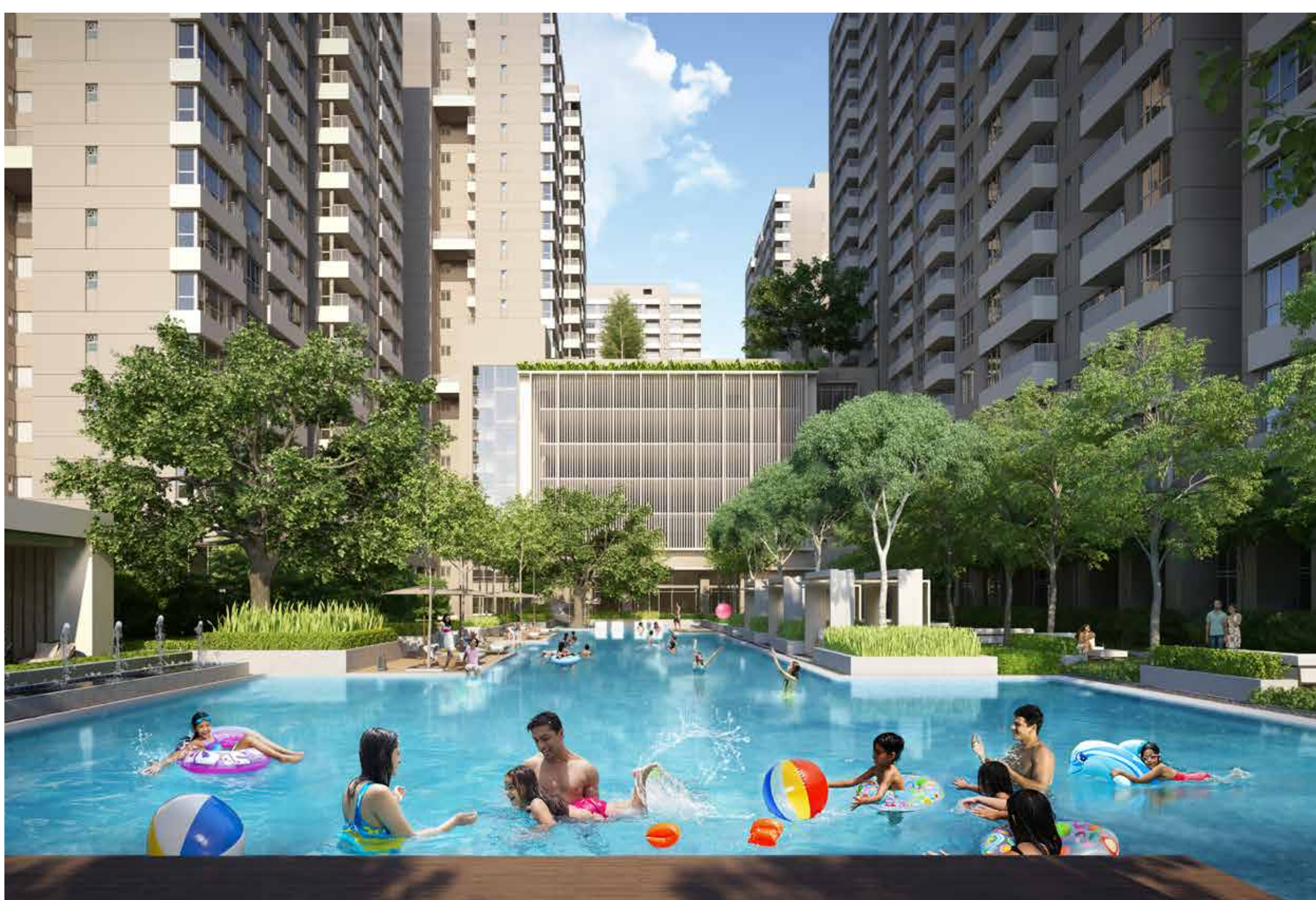
Best Upcoming Mid-Segment
Residential Project



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
Green Labyrinth
Centre of Extra-Curriculars
Montessori & Playschool

Day Care
Play Tower
Kids' Library
Happy Room



Montessori & Playschool



Jungle Gym

LEISURE

- Cabanas
- Wellness Centre
- Floating Day Beds
- Outdoor Movie Theatre
- Temperature-controlled Jacuzzi

- Cafeteria
- Nature Trail
- Cards Room
- Cycling Track



SPORTS & FITNESS

Badminton Courts
Basketball Court
Lawn Tennis Court
Sand Volleyball Court
Triple Storey Sports Arena

Aqua Gym
Health Club
Swimming Pool
Outdoor Fitness Station



CONVENIENCE

Guest Room

Banquet Halls

Business Lounge

Co-working space

Convenience Store

Salon

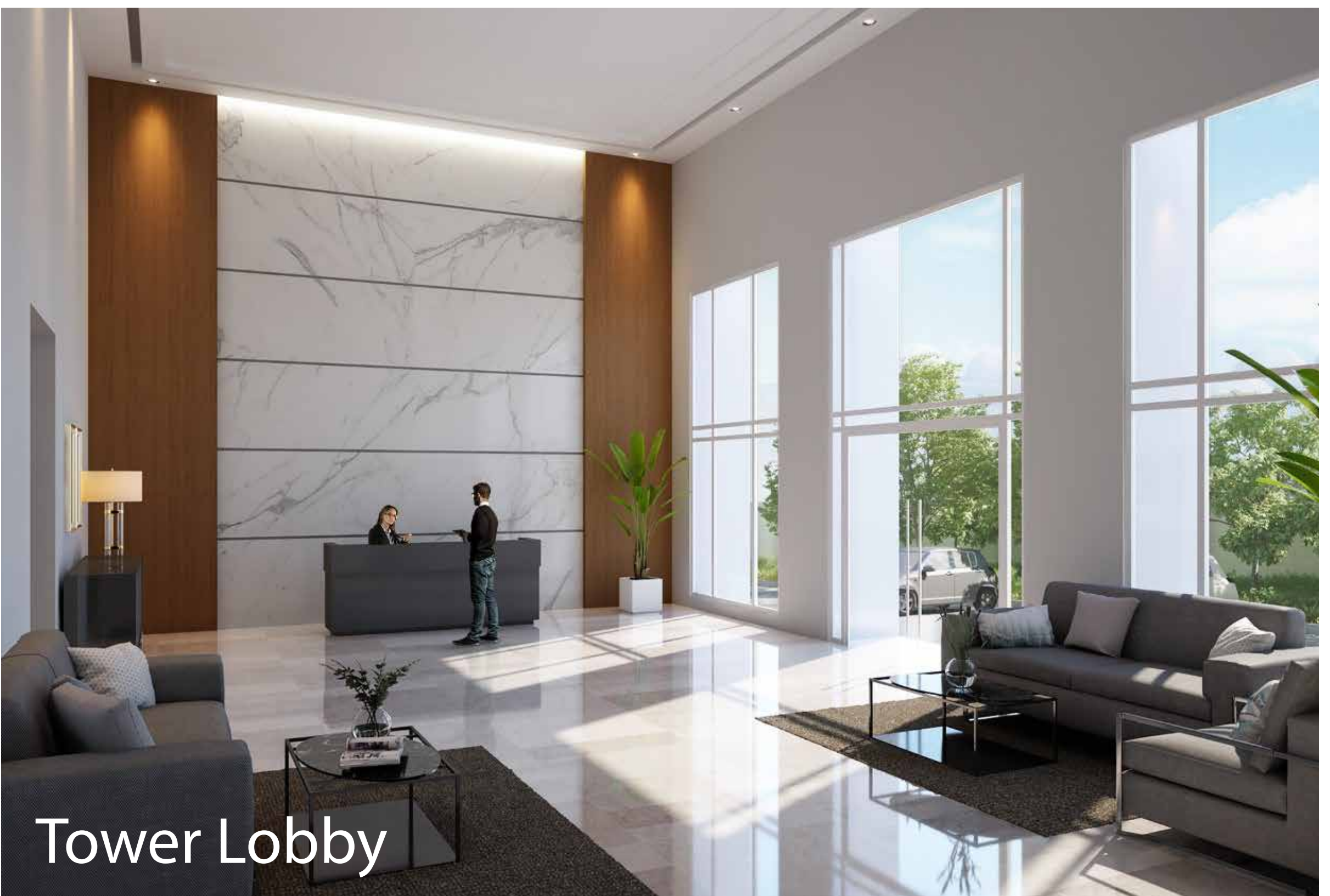
ATM

Pet Zone

Pharmacy



Banquet Hall



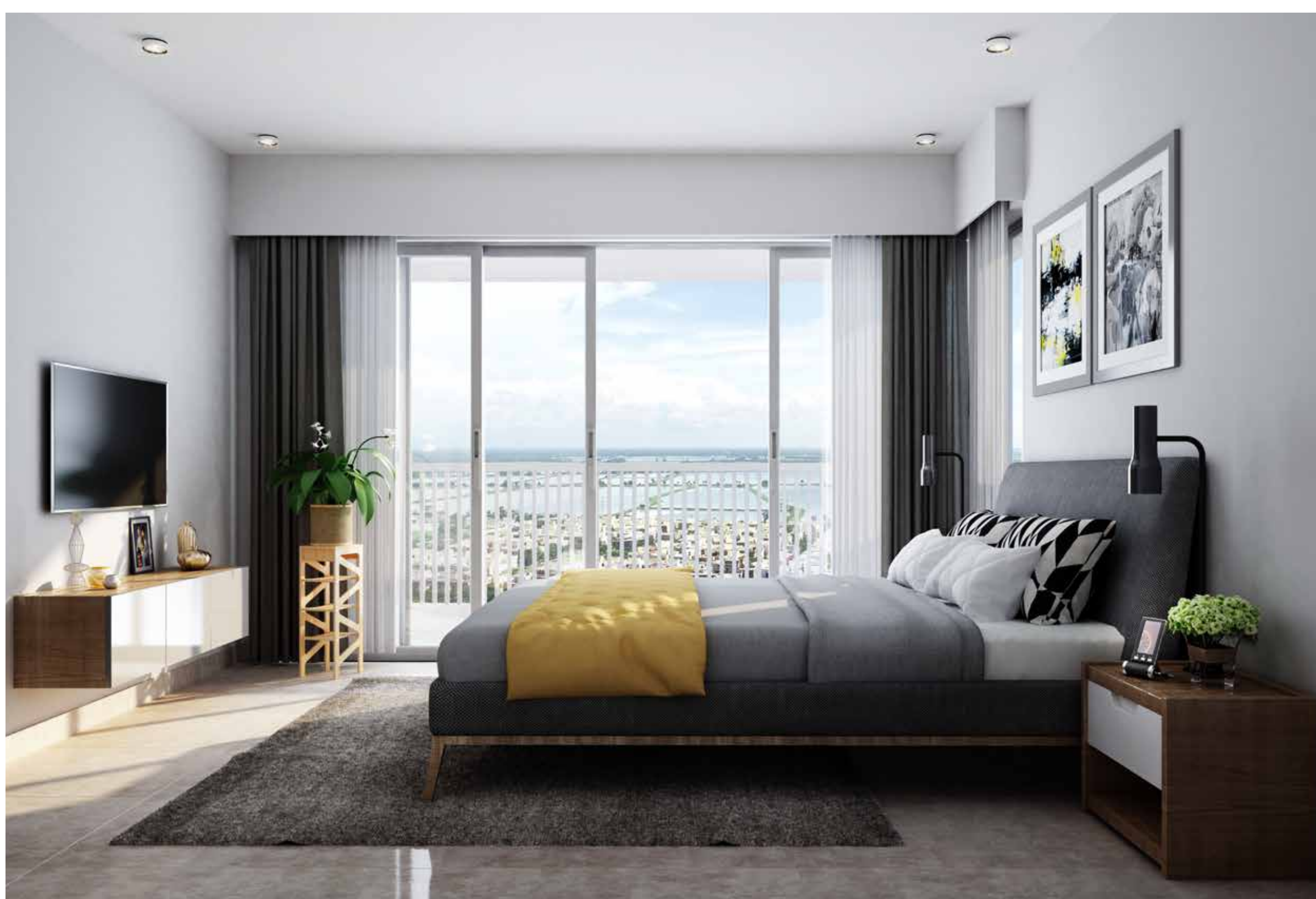
Tower Lobby

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

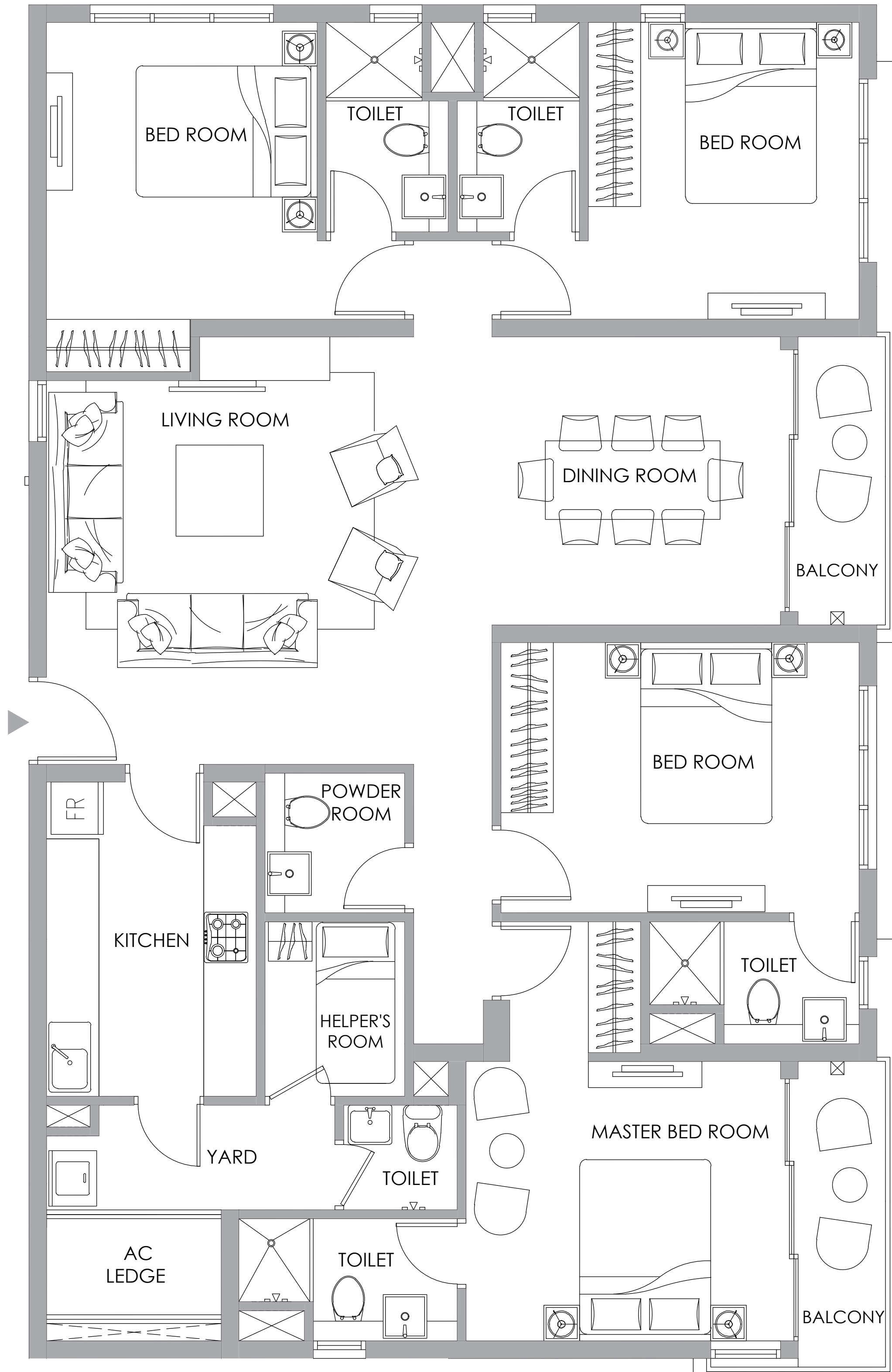
Legend

- | | | |
|--------------------------|-----------------------------|-----------------------------|
| 1. Waiting Pavilion | 10. Foot Reflexology Track | 19. Kids' Water Play |
| 2. Butterfly Garden | 11. Nature Trail | 20. Cabanas |
| 3. Sand Volleyball Court | 12. Cycling Track | 21. Alfresco Seating |
| 4. Badminton Court | 13. Outdoor Fitness Station | 22. Kids' Play Area |
| 5. Lawn Tennis Court | 14. Jacuzzi | 23. Bird Bath |
| 6. Multi-sport Courts | 15. Leisure Pool | 24. Outdoor Movie Theatre |
| 7. Rock Climbing | 16. Lap Pool | 25. Old Folks Walking Trail |
| 8. Gallery | 17. Aquagym | 26. Green Labyrinth |
| 9. Bamboo Grove | 18. Floating Daybeds | 27. Jungle Gym |



TYPICAL UNIT PLAN

4 BHK LUXURY HOME *Distinctive. Luxurious. Breezy*

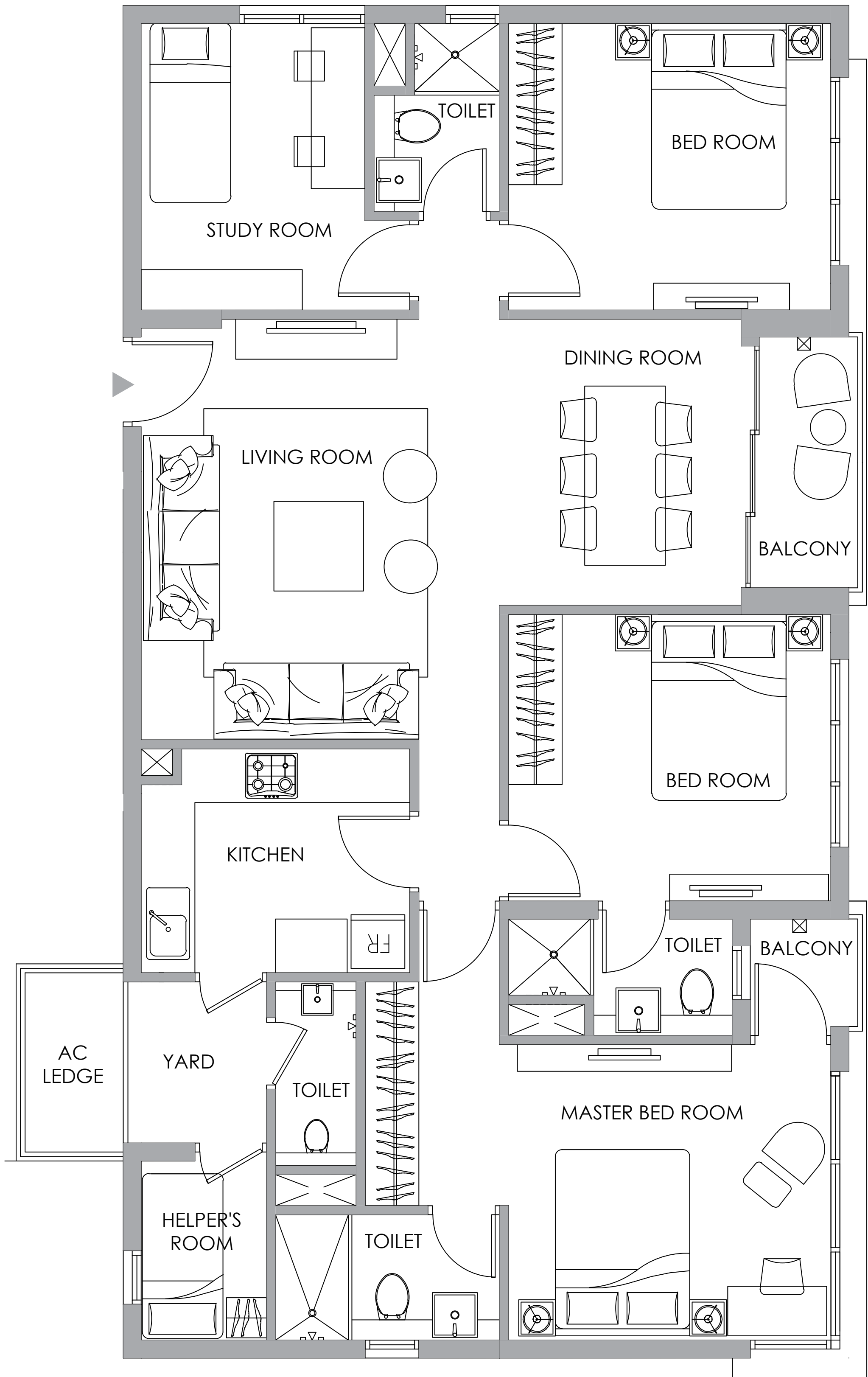


Carpet Area : 1345 sq. ft.

Balcony Area : 163 sq. ft.

TYPICAL UNIT PLAN

4 BHK PREMIUM HOME **Striking. Elegant. Spacious**

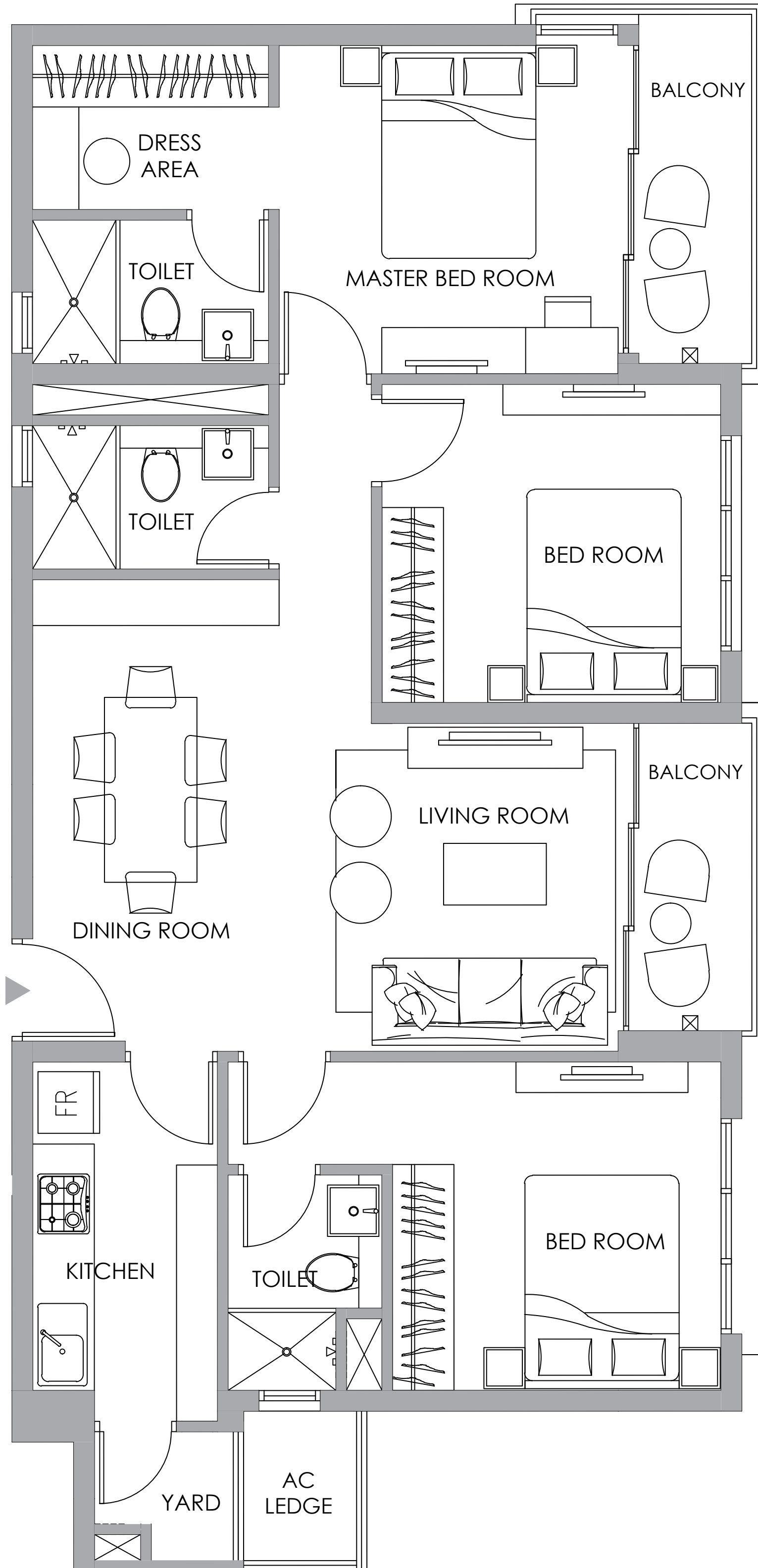


Carpet Area : 1006 - 1119 sq. ft.

Balcony Area : 95 - 130 sq. ft.

TYPICAL UNIT PLAN

3 BHK LUXURY HOME **Delightful. Stylish. Comfortable**

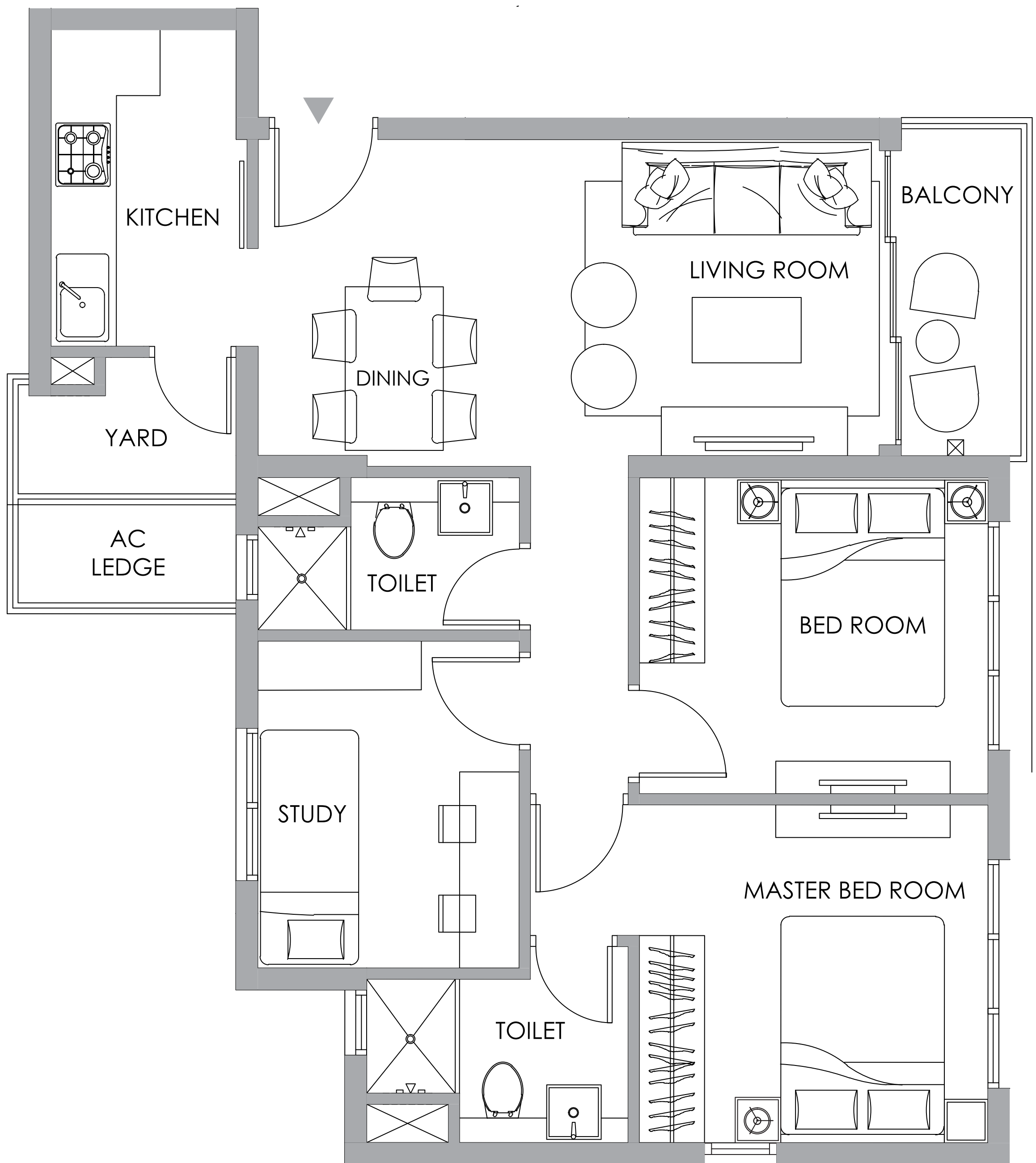


Carpet Area : 844 - 918 sq. ft.

Balcony Area : 88 - 136 sq. ft.

TYPICAL UNIT PLAN

3 BHK PREMIUM HOME **Vibrant. Chic. Utilitarian**

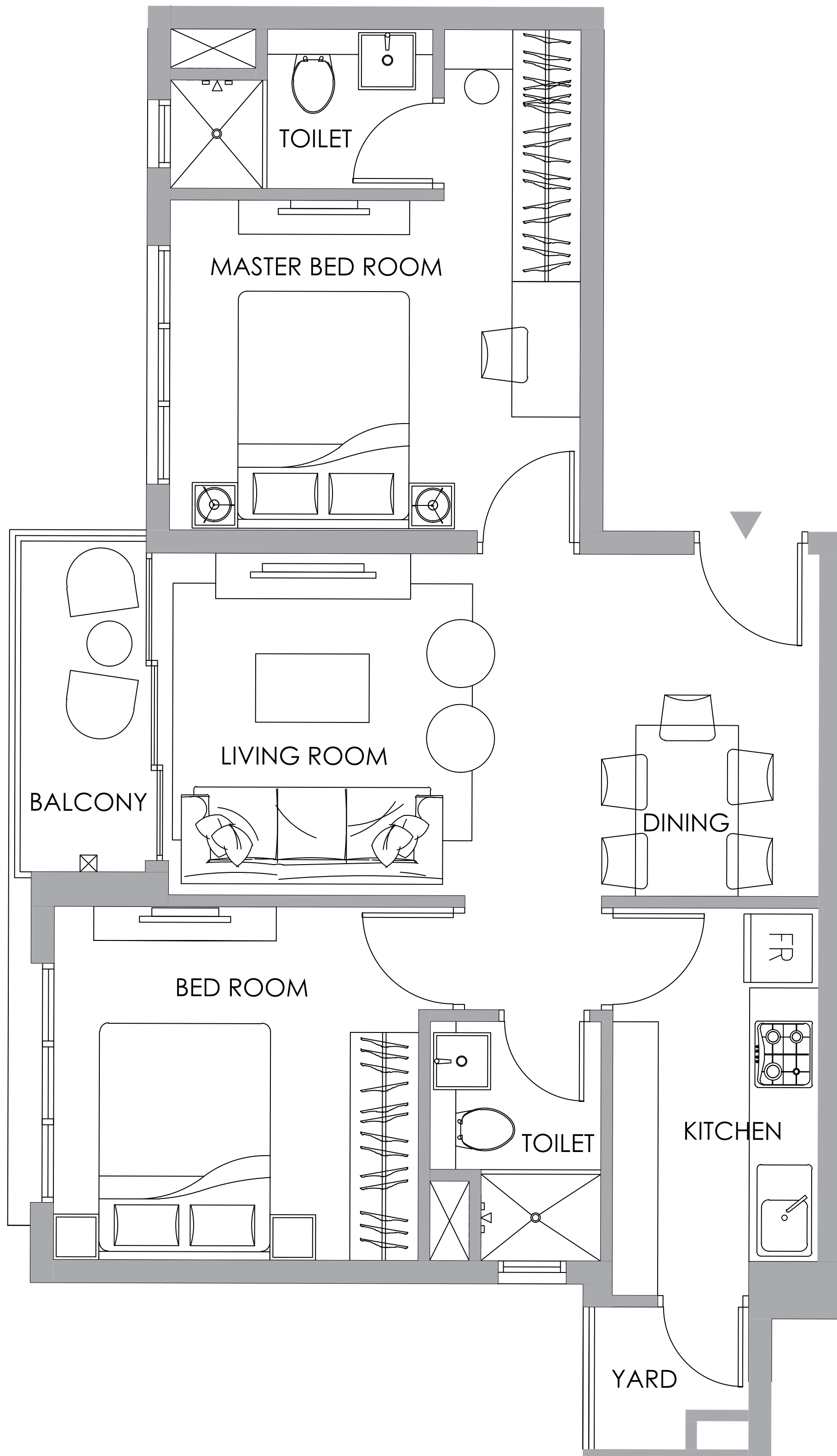


Carpet Area : 654 - 744 sq. ft.

Balcony Area : 59 - 97 sq. ft.

TYPICAL UNIT PLAN

2 BHK PREMIUM HOME **Cheerful. Modern. Efficient**



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

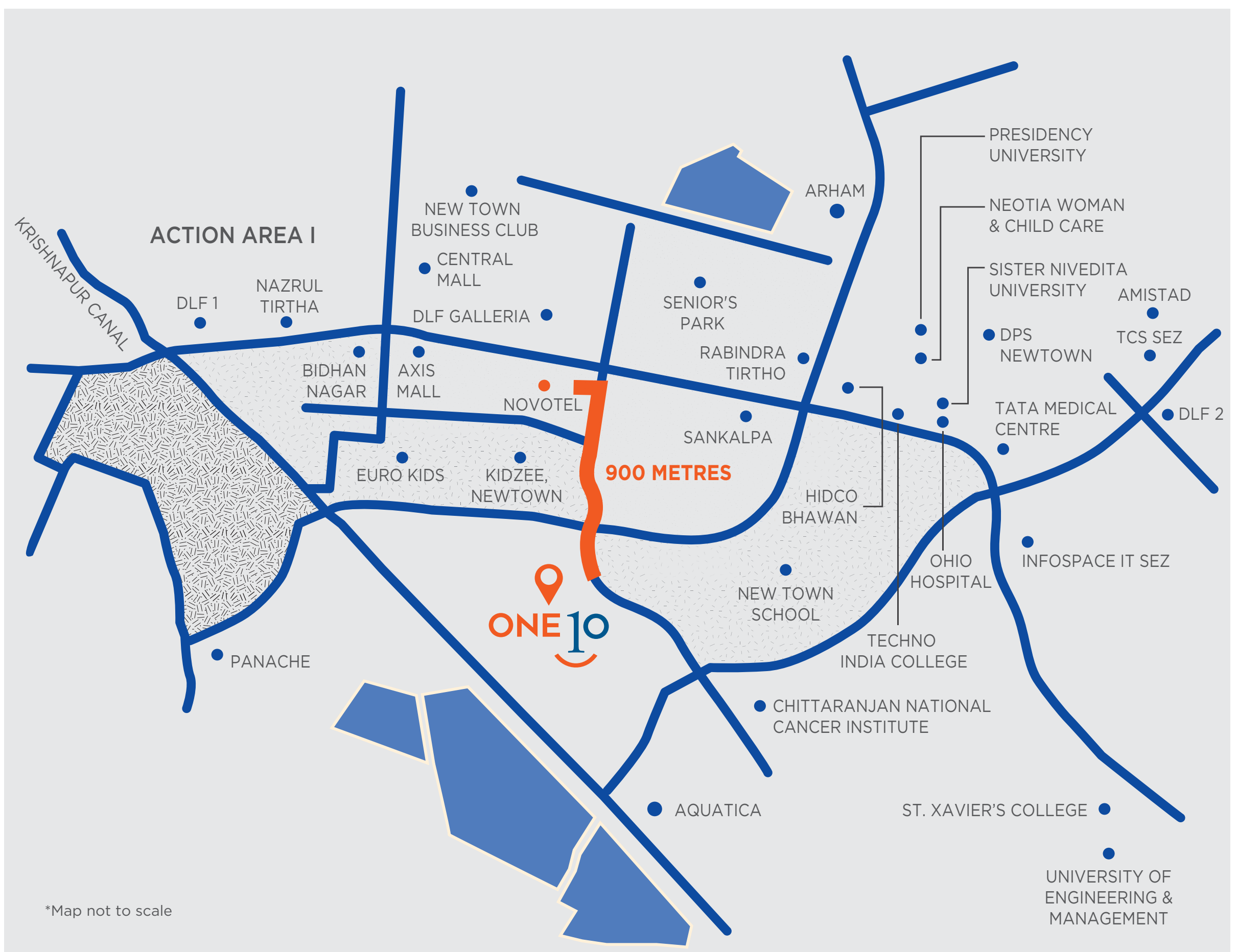
Upcoming Metro Station	400 M
New Town Bus Stand	1.3 Km
Hidco More	1.4 Km

HEALTHCARE

OHIO Hospital	1.6 Km
Bhagirathi Neotia Hospital	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 + Air Conditioning 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 favouring " PS Group Realty Pvt. Ltd HIRA ACCOUNT"

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

CORPORATE OFFICE
1002, EM Bypass, Kolkata 700105

Reserve a visit to the Experience Centre
your preferred Channel Partner

Click here for more details
www.psgroup.in/one10



Disclaimer : This document is merely conceptual in nature and is to be used for general information purpose only. All information mentioned in this document is for representative purpose only. Any interested party should verify all the information mentioned in this document independently with the Developer prior to making any decision for buying any property in the Housing Project. The user of this document shall be deemed to have confirmed that he/she has not relied on any information contained herein while making any booking/purchase in the Project of the Developer.