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Developers

SALARPURIA

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SILVEROAK ESTATE

A Salarpuria Group - Simplex Infrastructure Joint Venture









Rejoice
in the midst of nature

The mellifluous note of the nightingale, the colourful riot of butterflies swarming amongst the flower beds, the chirping sparrows filling the air with the sounds of their souls, the fragrant flowers tossing their heads in a blissful trance...

The glorious sunrise, the spectacular sunsets, glistening dew drops on the silken petals of the flowers, the star studded sky, the sudden refreshing rains...

An estate that brings you closer to Life and brings Joy to the soul...







Experience
that feeling of togetherness

Let the spaces bind you in an intimate bond of togetherness... and let the winds of the heavens dance between you... let your unity be a moving sea between the shores of your souls...

Take time and observe the changes in colour… from the pristine greens of the monsoons to the gold and orange of autumn…. together bask in the glory of the splendours that life presents to you.



Discover
how beautiful life can be

Step into the realm of Silveroak Estate
where every moment is a celebration of life, love and home…
a sanctuary to your mind, body and soul. Experience that
delicate and sublime feeling of being content...

Find that special space, spread that special feeling which
makes a house a home

Hear the wind whisper, Life is Beautiful



SILVEROAK ESTATE

Silveroak Estate gives you an opportunity to emancipate yourself.

Located in the heart of the upscale and much coveted Rajarhat area of Kolkata, a tree lined boulevard welcomes you as you enter the realms of the Estate, into a life that you could only have imagined.

Silveroak Estate provides the opportunity to experience the true meaning of luxury in the midst of nature. With a range of apartment types and sizes – it has options to suit everyone's needs.

Silveroak Estate's design principles have created a fine balance between aesthetics and functionality. With its large array of facilities and amenities to suit the requirements of every age group, it provides the ideal milieu for living a happy and content life.



The Retreat : Exclusive Residents' Club

The Retreat is an exclusive members' only club in the Silveroak Estate planned to provide the perfect ambience to **Indulge**, **Rejuvenate**, **Explore** and **Unwind** with a plethora of fine amenities. It offers a range of five star amenities exclusively for the residents which were hitherto unknown to exist in a residential complex. The Retreat has been designed in a manner which caters to all age brackets so that every family member can experience it in their own special way.



Multipart Banquet

The Retreat houses lavish Banquet facilities at two different levels –it houses a Party Hall on the ground floor and a larger Banquet facility at Level 2. The Large Banquet hall on Level 2 can be divided into three different zones with the help of collapsible doors which provides great flexibility in terms of the kind area required for the occasion. The halls come with adjoining kitchen facilities with the core equipment in place, a perfect setting really to throw the most wonderful and memorable parties.

Indulge all the fine sensibilities inside you unendingly.

Alfresco Dining

Enjoy sumptuous delights in the Café with its alfresco style dining facility that spills out in the open with a wonderful garden view for that perfect family treat.

Mini Home Theatre

Catch the latest flicks in your own private mini home theatre with a large screen. The theatre houses 24 seats and is at par with modern multiplex facilities with reclining seats, surround sound and popcorn & snack holders in the armrest.

Card Room

The Club houses an exclusive card room which provides long hours of entertainment in the evening for those who choose to play their game safely.

Internet Cafe

A reading room cum computer room is also provided for those seeking some personal time alone. The computer room comes equipped with internet, wi-fi, printing, faxing and photocopying facilities.



The exhilarating Club Cafeteria



Well equipped Computer Room cum Reading Room



Dedicated Cards Room



Alfresco Dining overlooking the garden



Enjoy large screen movie experience in your own private Mini Theatre.

Rejuvenate

as you immerse yourself in the aqua delights in the **Club Class Pool**. Soak yourself in the pristine tranquil blue. Adjoining the pool is a **Jacuzzi** for couples to enjoy. Situated close by is a little **Splash Pool** for little one's still testing their flippers, while their parents keep a close eye on them.

A **Gymnasium** is located in the second level of the club which houses state of the art equipment that keeps you absolutely fit. It overlooks the beautiful lawns and gives a feeling of exercising in the open. A **Steam Room** just next to the gym provides that little extra to pamper yourself.

Health Club and the **Yoga Centre** focuses on maintaining a holistic approach to overall health issues of its residents.



Jacuzzi next to the Swimming Pool



Steam Room adjoining the Gymnasium



State of the art Gym overlooking the lawn



Tranquil Yoga Room



Dip into the large superbly maintained Club Class Pool bordered by a wooden deck, a Jacuzzi and a Kid's Pool.

Explore your hidden potential; seek out that hidden sportsperson in you.

The Retreat houses an array of facilities for both indoor and outdoor games. The vast open lawn provides scope for a series of sporting activities. Be it badminton, football, basketball or even volleyball….. choose your new favourite sport!

Indoor Games Facilities

The games room provides a series of indoor games. Table-Tennis, Carrom, and Chess are among the options available. A children's play room and a dedicated children's play area let the toddlers have a ball of time!



Football & other Outdoor Games



Table Tennis



Chess & other Indoor Sports



Play Room exclusively for kids



Unwind after a hard day's work with a quiet game of Billiards or Pool with your friends, right inside the club facility.

Unwind at the Silveroak Estate with its elaborate green cover spread over a 7 acre land parcel. It makes for a rather picturesque sight with its designer landscape, water fountain and aesthetic facade of the buildings.

Senior Citizen's Park

An exclusive senior citizen's park and the jogging track designed around the greens make for a most pleasant experience. The flower beds and the aesthetically landscaped gardens are worthy of sightseeing. One can enjoy the greens watching little ones play in the outdoor play area and cherish the pleasure of good living.

Open air Bar-B-Q

The open air Bar-B-Q counter offers the perfect ambience for outdoor get togethers with friends and family.



Aesthetically designed sculptures in Central Greens



Jogging Track



Outdoor children's' Play Area



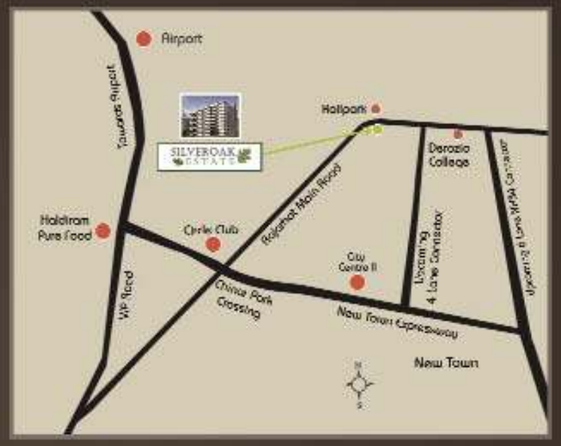
Bar-B-Q Counter



Spend those timeless moments with your loved ones at the specially designed Senior Citizen's park.

Location Advantage

Silveroak Estates is located just minutes from the Airport and boasts of excellent road connectivity. Entertainment zones like the City Centre II, Axis Mall and Home Town are located close by, offering a multitude of shopping, dining and movie experience. Kolkata's biggest office zones like the Rajarhat Central Business District and Salt Lake Sector V are a smooth drive away. Several other important landmarks like Haldiram's on VIP Road, the Salt Lake residential area, and 5 Star Hotels are situated in close proximity. Educational institutions like the Delhi Public School are located close by. The Charnock City Hospital, the Ohio Hospital and Tata Medical Center are located in the nearby area. The proposed East-West Metro will also aid in creating greater connectivity.



- 1.7 kms from City Centre II
- 2.5 kms from VIP Road
- DPS Newtown and DPS Rajarhat located close by
- 2.4 kms from Airport
- Charnock Hospital and Tata Medical Centre situated in close proximity
- 10 kms from Sector V
- 1.7 kms from a Five Star Hotel



Master Plan

SILVEROAK ESTATE



This is a representative site map. It is for demonstration only.

Dial a Service

Silveroak Estate provides a series of vital services for the convenience of its residents. And they are just a phone call away.

An **in-house plumber** and **electrician** provide round the clock assistance to the residents. A **pest control service** is available at short notice.

The **launderette** takes care of the laundry for all those who're too busy to do it in house.. all the washing, drying, starching and ironing hassles are no longer yours. A **convenience store** provides all the essential day to day items at your doorstep.

A **medicine shop** and a stand by **ambulance** is also readily available in the vicinity to handle all emergency health needs.


Electrician






Plumber


Launderette


Pest Control


Ambulance


Bill collection counter


Convenience Store


Grocery Store

Specifications

Structure

RCC-framed structure with anti-termite treatment in foundation. Only the best quality cements are used in our projects from top of the line cement companies.

Lobby with Sculpture at entrance

A spacious landscaped lobby welcomes each resident to his abode, complete with a reception, postal boxes and well lit landing.

Landscaping

A picturesque landscape strewn with flower beds and structured with a variety of flora and fauna has been designed to give that feeling of the great outdoors.

Floor

Master Bedroom - Laminated Wooden Flooring.
All other Bedrooms- Vitrified Tiles of reputed make.
Living Room - Vitrified Tiles of reputed make.
Kitchen - Anti Skid Tiles.
Toilet - Anti Skid Tiles.









Specifications

Toilets

Anti Skid tiles of reputed make on the floor and walls upto door height.

Hot and Cold Water points via CPVC pipes.

Western style sanitary fittings of Parryware/Hindustan/RAK or equivalent make.

Kitchen

Granite Platform with Dado tiles upto 2' height above the counter along with a Stainless Steel Sink.

Hot and Cold Water Points are provided along with the provision for installing an Exhaust Fan.

Doors & Window

Frame - Sal Wood, Shutter - Flush doors, Main Door - Solid Flush Door. Brass and Stainless Steel hardware fittings of reputed make.

Aluminum/UPVC windows will be provided. Steel railings will be provided in the balconies.

Wall Finishes

Interior : All wall finishes will be done with Plaster of Paris, providing a smooth and even base.

Exterior : The External Facade will be painted with weather proof paints for that premium look that lasts for years to come.









Specifications

Electric Points

Every apartment will have an adequate number of electrical points and switches to accommodate all the necessary gadgets & equipment. There is provision for split AC in living and dining room. Modular switches of reputed make will be provided.

Water Supply

24 Hours uninterrupted supply of clean water which has been processed at a water treatment plant.

Telephone / Cable TV

Telephone, Cable TV points in Living & Dining rooms.

Telephone wiring and points in every home enable external telecom service providers to bring you voice and data services. All necessary Cable TV wiring and points will be provided that allow residents the scope of availing a host of DTH services.

Security / Video Door Phone

There is a triple layer security arrangement .

The homes have Intercom to facilitate connectivity within the apartment complex. In addition to this the building has round the clock CCTV monitoring.









Specifications

Wi-Fi

The building will be Wi-Fi enabled which will allow true mobility for the residents by providing access to instruments like Laptops, Smartphones, IPADs etc.

Power Back up through Generator

The building will have 24X7 power back up which will let your life continue uninterrupted.

Lift / Service Lift

Top of the line elevators like Otis or equivalent will be installed for the comfort and convenience of the residents.

Fire

Adequate firefighting equipment and fire alarm system will be installed to protect against the hazards of fire. Fire detection and fire fighting systems will be installed as per the guidelines of the West Bengal Fire and Emergency Services.









The Developers

The Salarpuria Group

Established in the year 1985, the Salarpuria Group has strived to achieve excellence in the field of Construction, Architecture, Real Estate, Construction Management, Facility and Infrastructure Management and Finance. Since its establishment the group has given the best value and quality to clients.

With over 75 completed projects and over 10 million sq.ft. of built up space, the group is now working in Bangalore, Kolkata, Hyderabad, Pune, Jaipur and Vizag. Today, Salarpuria is a well-known name specializing in the construction of IT parks, retail outlets, elite residential buildings and up-market business complexes. Our clients are international and will vouch for our position as a leader in the building industry.

In their ongoing effort to better the environment and provide quality living and working the Salarpuria Group has consistently worked towards environment improvement efforts. From constant improvisation to implementation the group has strived to maximise values for it's customers.

SALARPURIA

Simplex Infrastructures Limited

Simplex Infrastructure Limited has been ranked among Top 5 India's fastest growing large companies by Business Today. One of the pioneers and a total solution provider in construction and Infrastructure ambit the company has been in business since 1924.

The company has seven business segments – Ground Engineering, Industrial, Building & Housing, Power, Marine, Roads, Railways & Bridges, and Urban infra. At present, the company has an order book of 2 Billion USD with over 140 project locations in India and overseas.

The company believes in executing projects with consistently best-in-class quality assurance, cost control and adhering to milestones. All these measures benefit and help nurture the growth of the construction fraternity and the society at large.

Simplex Infrastructures Limited


Gold Summit, Bangalore


Luxuria, Bangalore


Melody, Bangalore


Sanctity, Bangalore


Greenage, Bangalore


Symphony, Bangalore


Shangrila, Guwahati


Brigade Gateway, Bangalore


Central Park II, Gurgaon


Omar Al Mana Tower, Middle East


Ritz Carlton Hotel, Bangalore


Beaumonde, Mumbai

The Associates

Principal Designers: **Aedas**

Aedas creates some of the best architectural design solutions worldwide. Functioning from their Singapore office, the Aedas global network provides consultancy services in the fields of architecture, interior design, masterplanning, landscape, urban design and building consultancy. Aedas creates some of the best architectural design solutions from their 39 offices around the globe. They provide international expertise with innate knowledge and understanding of local cultures.

Architect: **Sanon Sen & Associates Pvt. Ltd.**

Sanon Sen & Associates (S&S) is one of the leading architectural firms of Kolkata. It started nearly 5 decades ago in 1958 with a simple credo: The future belongs to those with the vision to see it.

Legal Advisor: **Victor Moses & Company**

Victor Moses & Co. is one of the oldest law firms in Kolkata. It is one of the best reputed law firms. It has long experience in handling legal matters in the Supreme Court of India, High Court of Calcutta, Subordinate courts/Judicial Forums/Tribunals of West Bengal as also in non-contentions and real estate matters.

Structural Consultants: **S.P.A. Consultants Pvt. Ltd.**

A firm of Structural Engineers started by Mr. Sanjiv J. Parekh has a pool of three Associates, four Design Engineers and 17 CAD Engineers presently. They have a group of qualified & experienced staff to handle any type of projects.

MEP Consultants: **Spectral Services Consultants Pvt. Ltd.**

Spectral Services designs buildings that have a significantly reduced impact upon the environment. That is the promise of our Green Building philosophy. With an uncommon blend of visionaries, designers and engineers, Spectral is today among the most preferred green building consulting organisations in the country.