

UNITED LIVING
NOW IN GARIA



Verdant
UNICORN
MAHAMAYATALA | GARIA

FINE HOMES. FINE LIVING.

Presenting Verdant Unicorn



United living And the *Circle of life*

Whether it is connectivity or lifestyle, space efficiency, cross-ventilation, amenities or luxuries, VERDANT UNICORN is united with everything.

Here is where you will belong and get an opportunity to embark on a tranquil circle of life. With the finest infrastructure and excellent amenities, it is one of the most desired places to be in.

It is also coming up on the biggest southern growth corridor, at Mahamayatala-Garia. To top it all—the entire project is coming up in private freehold land, providing an added level of peace of mind and privacy for its residents.

United living is the new buzzword today. Verdant Unicorn offers the best aspects of urban lifestyles along with comfort, convenience, and joy. Be there.

COMING UP
IN MAHAMAYATALA
GARIA

Verdant
UNICORN
MAHAMAYATALA | GARIA



Transforming a land *to a Landmark*

A towering landmark of architectural ingenuity, unconventional design, and dedicated excellence, Verdant Unicorn is a unique limited edition development of 38 spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A splendid celebration of united living.

It is located at the cusp of Mahamayatala, Garia, and is close to famous schools, hospitals, banks, shopping malls, Metro stations, commercial hubs, and other important nodal points. Now you can spend less time on the road and more at home.

With ample natural light, unlimited ventilation, and plentiful privacy, Unicorn gives enough room for you to stretch your imagination. The project is well planned with user-friendly amenities like an elegant lobby, a terrace activity zone, a Gym, a Community Hall and so much more. With verve and vision, we are transforming a plot of land to a veritable landmark.

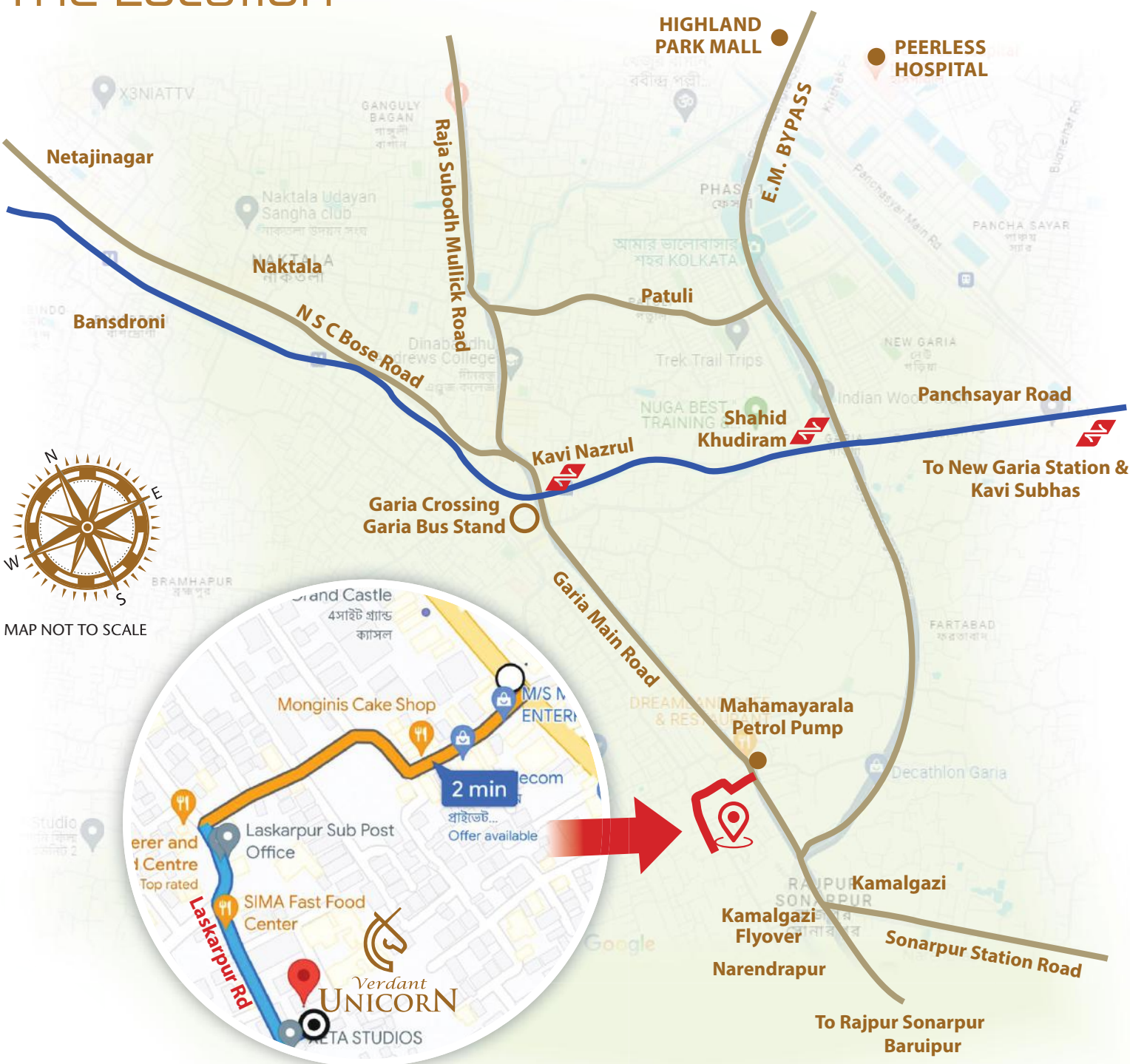
Come, be a part of it.

Evening view - an Artist's impression

Verdant
UNICORN
MAHARAJA PURI, GURGAON



The Location



Site Address: 178, Purba Para, near Mahamayatala Petrol Pump, Garia Kolkata 700152.

An address with classic Convenience

Mahamayatala - Garia: a milieu of greenery, luxury & connectivity.

Only a few locations in South East Kolkata can harmoniously bring together this trinity, and in this case, Mahamayatala in Garia comes at the forefront.

Here, you'll discover all the possible conveniences—just a quick walk/drive away. A pulsating neighborhood and culture paint every nook and corner of the locality.

Amid excellent Road, Metro and Rail connectivity, here you come home to enjoy more time with your family and spend less time traveling. Woh!

The best of Indoor outdoor no door living. Now in Garia.

JUST
Minutes
to
Everything



TRANSPORT

- | | |
|-------------------------|--------|
| 1 Mahamayatala Crossing | .4 km |
| 2 Garia Bus Stand | 1.2 km |
| 3 Kavi Nazrul Metro | 1.7 km |
| 4 Shahid Khudiram Metro | 2.8 km |
| 5 Garia Railway Station | 4.3 km |



EDUCATIONAL INSTITUTES

- | | |
|---|--------|
| 1 BDM International (on walk-in distance) | |
| 2 Delhi World Public School Narendrapur | 3.3 km |
| 3 Narendrapur Ramakrishna Mission | 5 km |
| 4 Delhi Public School | 8.5 km |
| 5 Heritage School & College | 9 km |
| 6 Lions Vidya Mandir | 9.9 km |



SHOPPING MALLS

- | | |
|--------------------|--------|
| 1 Wood Square Mall | 2 km |
| 2 Hiland Park Mall | 4.1 km |
| 3 Gariahat | 6.8 km |
| 4 South City Mall | 8 km |
| 5 Acropolis | 8.6 km |



HOSPITALS

- | | |
|---------------------|--------|
| 1 Peerless Hospital | 4.9 km |
| 2 R N Tagore | 5.6 km |
| 3 Medica | 5.8 km |
| 4 Ruby Hospital | 8.1 km |



Front view - an Artist's impression

Verdant
UNICORN
MAHAWAYATALA | GARIA



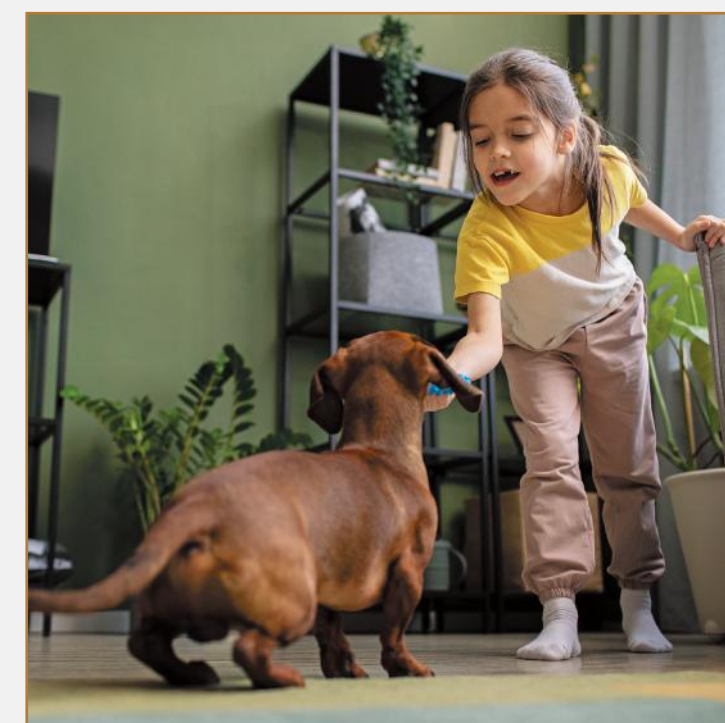
Project *Factsheet*

- Total size of land: 25 kattah 2 chittack approx.
- Address: 178, Purba Para, Kolkata 700 152.
- Project running frontage: 138 ft. approx.
- Width of adjacent road: 26 ft. approx.
- Nearest landmark : Mahamayatala Petrol Pump
- Distance from Kavi Nazrul Metro Station : 5 mins approx.
- Elevation details : Modern façade with textured exteriors
- No. of floors : G+VII
- Rooftop details: Rooftop garden | Meditation area
- Total developed sq ft: 50,000 sq. ft. approx.
- Type of development: Fully residential.
- Elevators: 2 nos.
- Total no. of flats : 38 (2BHK: 10 | 3BHK: 28)
- Car parks: 41 nos.
- Possession: 2027.
- Developed by: Verdant Group.
- Architect : Designika


**Verdant
UNICORN**
MAHAMAYATALA | GARIA



YOUR HOME
A
POSITIVE
ENERGY
DOMAIN

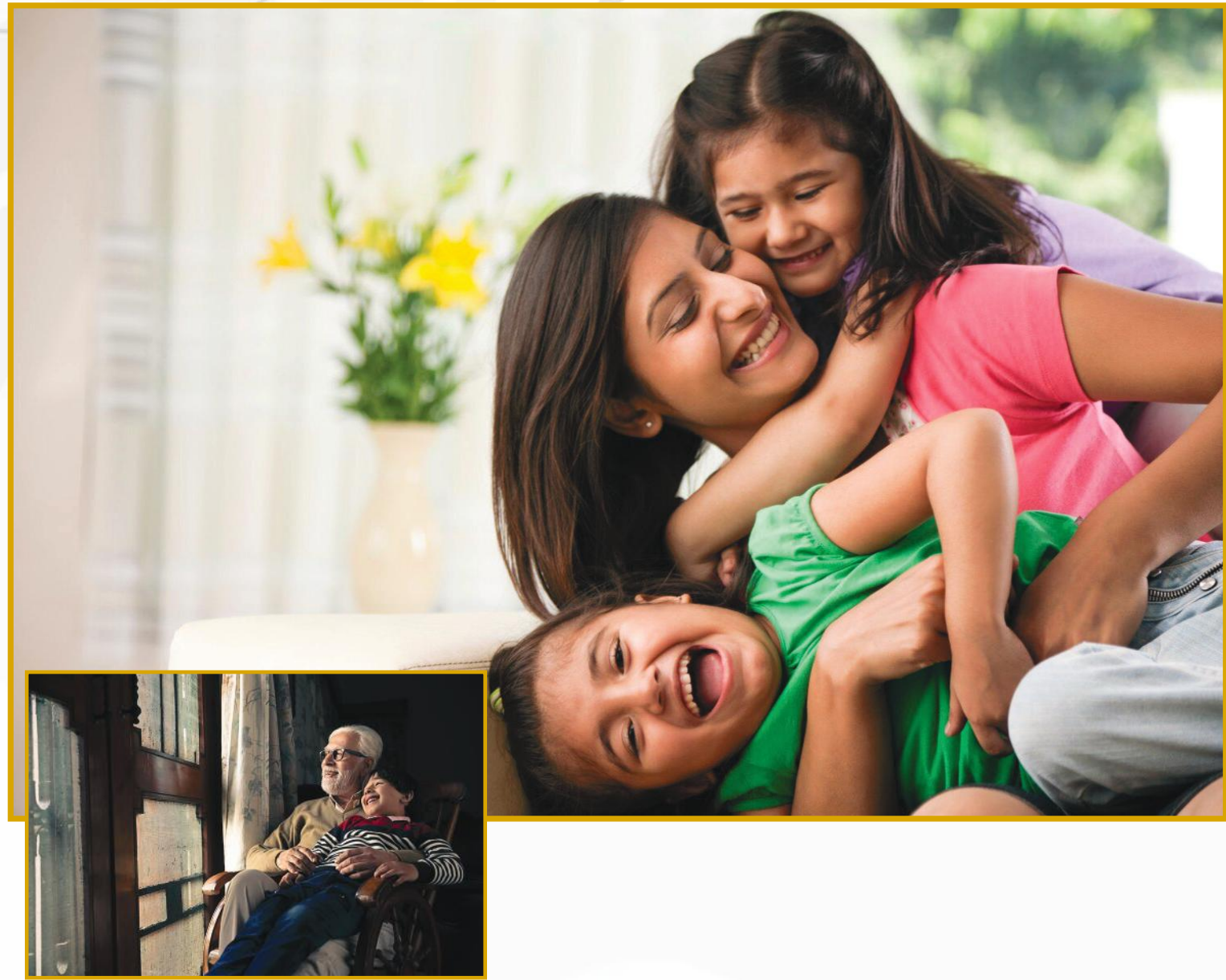


“ We create Vastu-friendly positive energy homes. Verdant Unicorn is a calm oasis of unlimited peace and happiness amid a hustling city. Why just a living room, own a living experience! Bring alive your living rooms exactly how you want them - with friends, family & guests, in true style!style! ”

Terrace evening view - an Artist's impression



The best *Amenities*



-  Air Conditioned DOUBLE HEIGHT Community Hall with pantry & exclusive terrace
-  Air Conditioned DOUBLE HEIGHT Gym with varied selection of modern gym equipment
-  Rooftop Garden with dedicated lounging area, walking area, meditating areas and patios
-  Beautifully designed entrance lobby with marble flooring
-  Two Branded Automatic Lifts (8 passengers & 10 passengers)
-  CCTV & round-the-clock security
-  Intercom Facility
-  24/7 Power backup*
-  Fire-Fighting Equipment
-  Internal Driveway

*T & C Apply.

Project *Hallmarks*



- G+07
- Magnificent tower
- Modern facade
- Luxurious amenities
- Entrance lobby
- Elevators
- Unmatched connectivity
- All round greenery
- Decorated rooftop with activity zones

Terrace top view - an Artist's impression



Why Unicorn?

The Unicorn is a mythical animal typically represented as a horse with a single straight horn projecting from its forehead. The unicorn usually brings good luck. You can read and discover more from the unicorn's stories in ancient travelers' tales, and medieval literature.

The Unicorn is also a unique décor piece to adorn your living room. Place it as a wall scroll or as a small figurine in the east or southeast corner in the directions which correspond to the areas of health, family, money, and abundance.

Verdant Unicorn will unite all in an intimate vibrant Community living atmosphere.

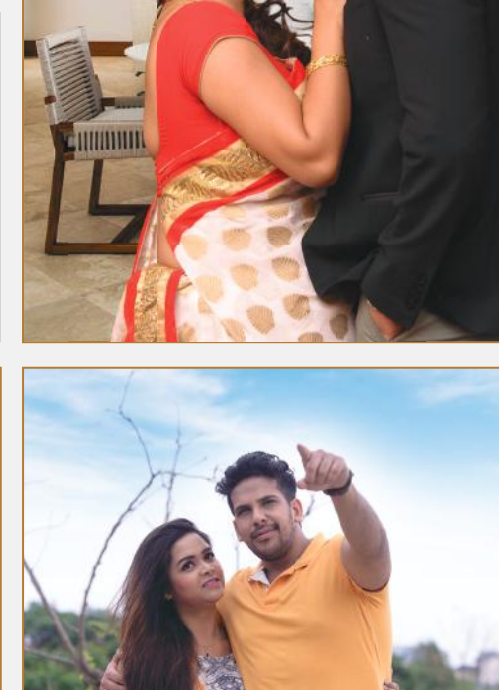
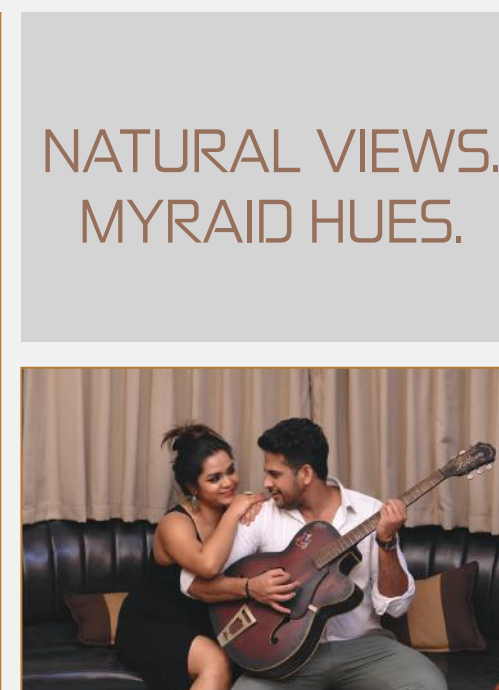
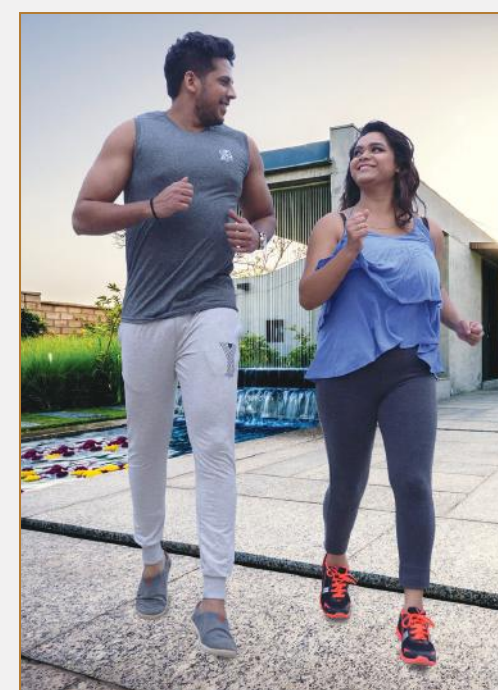
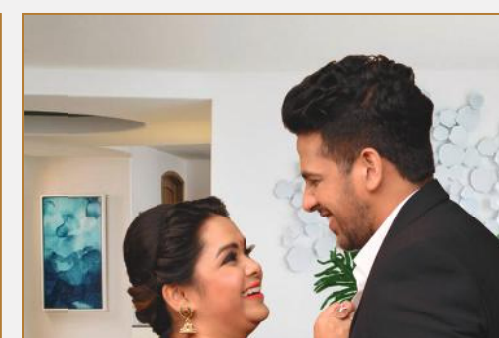
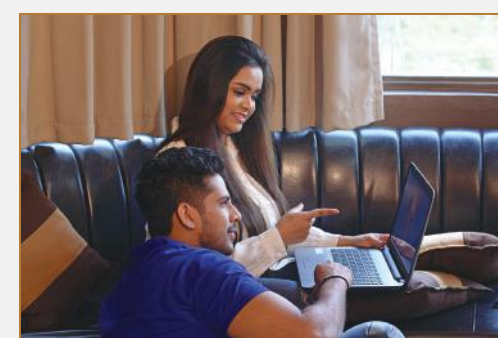
Power and privilege. Best choice homes in Garia. Book yours today.



Discover The joys of Living In Garia

Rise above the surroundings, with engrossing views of a green, serene Garia. Verdant Unicorn presents a vision of integrated urban living, which combines the splendor of nature and the city's vibrancy.

Here's a chance for residents to soak in the many facets of a fulfilling life, aided by a catalog of lifestyle high notes and sculpted by an awareness of culture, nature, and the future.



NATURAL VIEWS.
MYRAID HUES.

Verdant
UNICORN
MAHAMAYATALA | GARIA

FINE HOMES. FINE LIVING.

Community Hall ~ An artist's impression. This is a reference image used for illustrative purpose only. Final output may vary.



GYM ~ An artist's impression. This is a reference image used for illustrative purpose only. Final output may vary.

POWER HOUSE

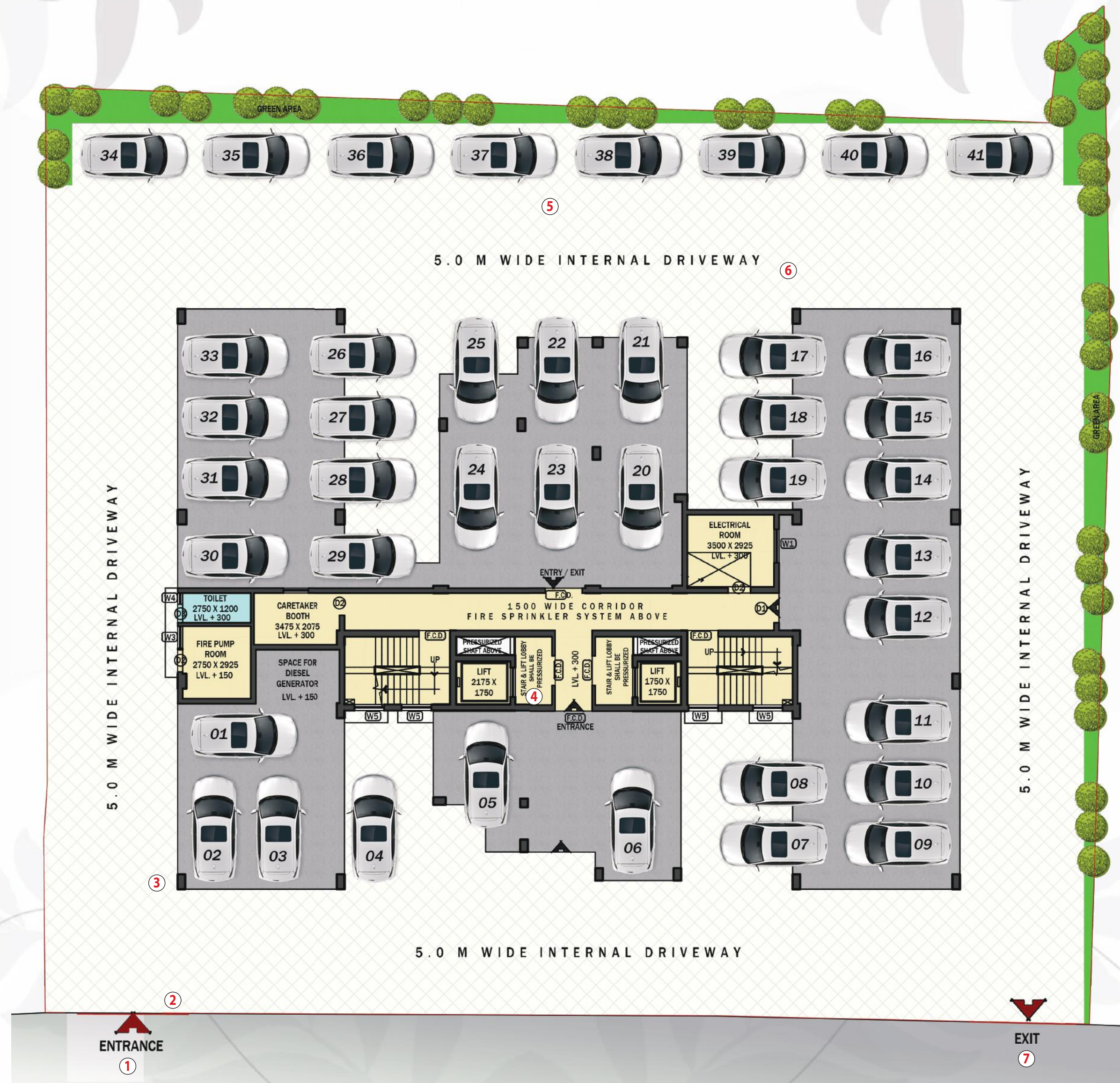
IMPOSSIBLE IS NOTHING



Ground Floor Masterplan

Legend

1. Grand Entrance
2. Security Booth
3. Arrival/Drop off
4. Lift Lobby
5. Car Parks
6. Paved Internal Driveway
7. Exit Gate



Floor Plans 1st Floor



1st Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Balcony Area in Sq. ft.	Built-Up Area of Flat with Balcony in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
A	3BHK	769	876	35	911	1248
B	3BHK	769	876	35	911	1248

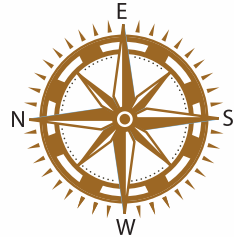
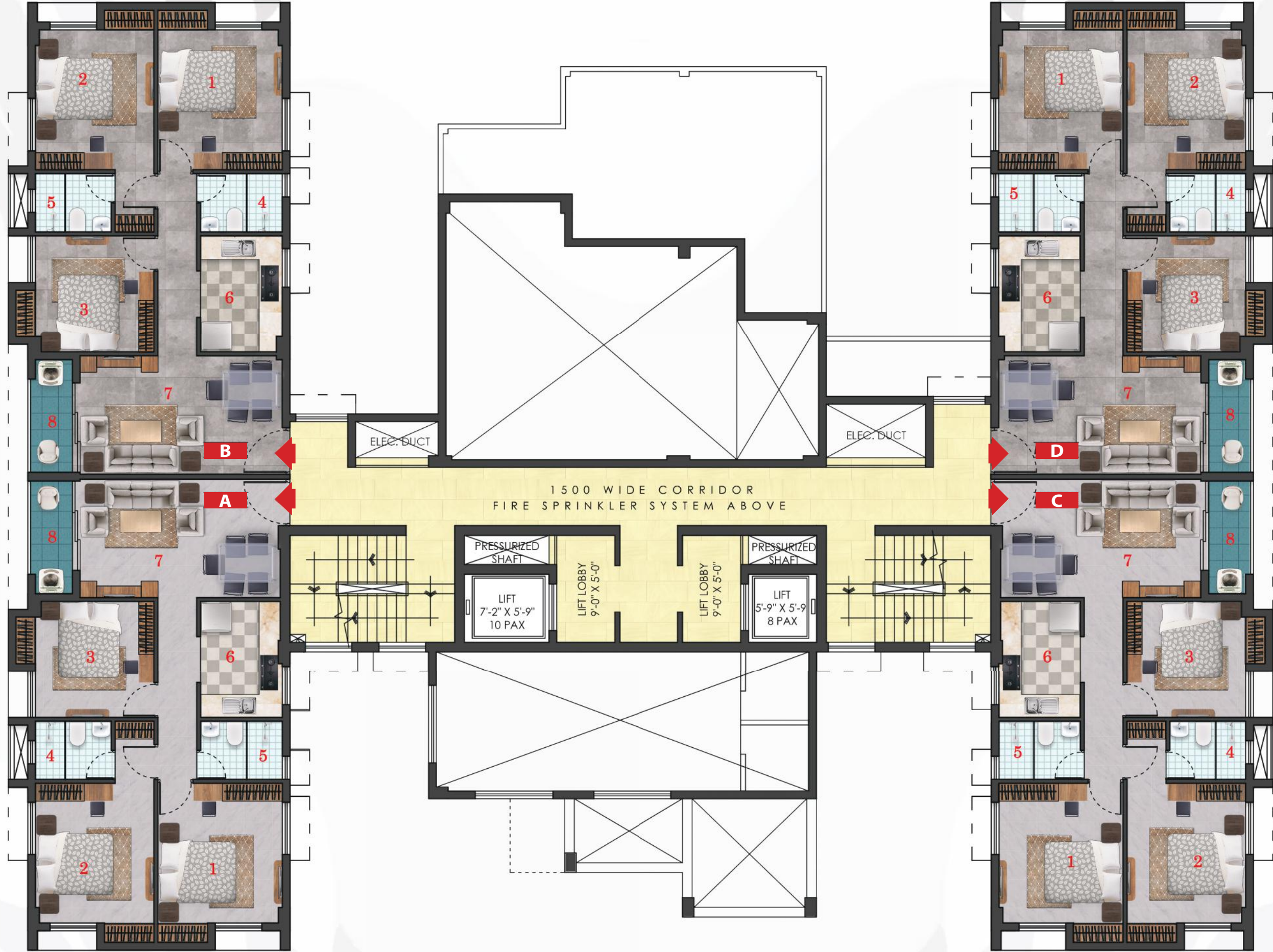
*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

1st Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Balcony Area in Sq. ft.	Built-Up Area of Flat with Balcony in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
C	3BHK	769	876	35	911	1248
D	3BHK	769	876	35	911	1248

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

Floor Plans
2nd Floor



2nd Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Balcony Area in Sq. ft.	Built-Up Area of Flat with Balcony in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
A	3BHK	769	876	35	911	1248
B	3BHK	769	876	35	911	1248

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

2nd Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Balcony Area in Sq. ft.	Built-Up Area of Flat with Balcony in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
C	3BHK	769	876	35	911	1248
D	3BHK	769	876	35	911	1248

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

Floor Plans 3rd to 6th Floor

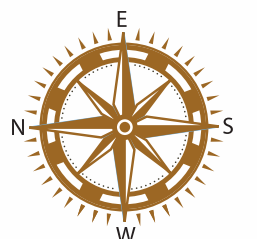
LEGEND: 2BHK

1. BED ROOM - (10'-0" X 11'-0")
2. BED ROOM - (11'-0" X 12'-0")
3. A. TOILET - (4'-0" X 6'-0")
4. C. TOILET - (10'-0" X 4'-5")
5. KITCHEN - (10'-0" X 6'-0")
6. LIVING - DINING - (10'-0" X 14'-9")
7. BALCONY - (9'-0" X 3'-3")



LEGEND: 3BHK

1. BED ROOM - (10'-6" X 12'-0")
2. BED ROOM - (10'-0" X 12'-0")
3. BED ROOM - (10'-0" X 10'-0")
4. A. TOILET (6'-5" X 5'-0")
5. C. TOILET (7'-0" X 5'-0")
6. KITCHEN (7'-0" X 10'-0")
7. LIVING - DINING (17'-1" X 10'-0")
8. BALCONY (9'-6" X 3'-9")



Typical 3rd to 6th Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Balcony Area in Sq. ft.	Built-Up Area of Flat with Balcony in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
A	3BHK	769	876	35	911	1248
B	3BHK	769	876	35	911	1248
C	3BHK	769	876	35	911	1248

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

Typical 3rd to 6th Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Balcony Area in Sq. ft.	Built-Up Area of Flat with Balcony in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
D	3BHK	769	876	35	911	1248
E	2BHK	543	645	31	676	926
F	2BHK	543	650	31	681	933

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

Floor Plans 7th Floor

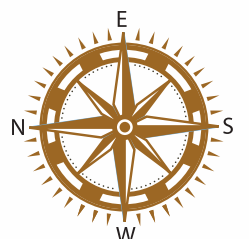
LEGEND: 2BHK

1. BED ROOM - (10'-0" X 11'-0")
2. BED ROOM - (11'-0" X 12'-0")
3. A. TOILET - (4'-0" X 6'-0")
4. C. TOILET - (10'-0" X 4'-5")
5. KITCHEN - (10'-0" X 6'-0")
6. LIVING - DINING - (10'-0" X 14'-0")
7. OPEN TERRACE - (9'-0" X 4'-1")



LEGEND: 3BHK

1. BED ROOM - (10'-6" X 12'-0")
2. BED ROOM - (10'-0" X 12'-0")
3. BED ROOM - (10'-0" X 10'-0")
4. A. TOILET (6'-5" X 5'-0")
5. C. TOILET (7'-0" X 5'-0")
6. KITCHEN (7'-0" X 10'-0")
7. LIVING - DINING (15'-9" X 10'-0")
8. OPEN TERRACE (9'-6" X 5'-0")



7th Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Open Terrace Area in Sq. ft.	Built-Up Area of Flat with Open Terrace in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
G	3BHK	750	825	48	874	1197
H	3BHK	750	825	48	874	1197
I	3BHK	750	825	48	874	1197

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

7th Floor

Flat	Type	Carpet Area in Sq. ft.	Built-Up Area in Sq. ft.	Open Terrace Area in Sq. ft.	Built-Up Area of Flat with Open Terrace in Sq. ft.	Maintenance Chargeable Area in Sq. ft.
J	3BHK	750	825	48	874	1197
K	2BHK	535	608	37	645	883
L	2BHK	535	613	37	650	890

*Carpet area mentioned above are as defined in West Bengal Housing Industries Regulation Act, 2017.

2 BHK
Isometric view



3 BHK
Isometric view



Construction Specifications



Superstructure
Foundation : Foundation with Pile, Sub & Super Structure with RCC frame Structure.
RMC: Ultratech /Lafarge or equivalent.
Steel : SRMB/Rashmi/Sul or equivalent make.
Cement : Ultratech / Lafarge.
Walls : AAC Block/Fly Ash/ Traditional bricks.



Electrical
Electrical wiring & fittings of reputed make.
Generator: 24 hours Generator Power back up*. Total concealed electrical wiring for all rooms with copper conductors. Air conditioning plug socket provision in all bed rooms. Adequate light and plug point in dining/drawing and bed rooms. Electrical calling bell provision at main entrance door. Intercom point at living area.
All Materials of Havells/Finolex/Anchor.



Doors
Entrance door: Wooden Frame with laminated Flush door with ISI mark hardware fittings.
Interior doors: Wooden Frame with laminated Flush door with ISI mark hardware fittings.
Toilet door: WPC with hardware fittings.



Toilets
Anti-skid finish on floor and tiles on the wall.
W.C-European type. Parry ware/ Hindware/Cera.
Wash Basin for Toilets (in common and attached toilets & in dining area)* Parryware/ Hindware/Cera.
Fittings & Fixture: CP/UPVC of Hind ware/Parryware or equivalent.



Windows
All windows will be standard section siding Aluminum / UPVC Frames with standard quality glass.



Kitchen
Granite top cooking platform with one stainless steel sink.
Wall of kitchen to be covered on top of counter up to 2 ft with Tiles.



Waterproofing
Adequate Waterproofing will be done in required areas like Toilets.



Firefighting
Superior Fire-fighting measures will be provided in all Blocks.

* Minimum Power back up will be provided.

* ToC Apply.



Ground Floor Car Parking
Parking tiles / Paver tiles of quality make.



Flooring
Standard quality tiles for living, dining, bed rooms, kitchen and balcony.



Outdoor Landscaping
Proper landscaping will be done.



Lifts
Two automatic modern Lifts (8 passengers & 10 passengers) in all blocks Johnson/Kone or ISI marked equivalent reputed brand.



Roof
Roof finish by / tiles with adequate water proof treatment.
Staircase : Marble or tiles.



Paints & finish
Internal walls will have white putty finish. (JK/Asian/Berger)
External walls will have a weather compatible coat (Berger/Asian).



Plumbing
Internal pipeline (CPVC) Supreme/Ashirbad/Ajay or equivalent.



Security System
CCTV in required ground level common areas
Intercom at the entrance all Apartments and at Project reception.

CREATING VALUE BEYOND BRICKS...

Today's homeowners are well-informed and ambitious. They are dynamic individuals with dreams and aspirations. And they live fast-paced, busy lives. Naturally, their homes reflect their edgy lifestyles and emerging aspirations. At Verdant, we make homes that deliver your dreams.

And it doesn't just stop there – in our constant endeavor to create value beyond bricks, we invest in lasting relationships with our homeowners. With this principle in mind, we present Unicorn – a residential complex that redefines contemporary living.

Synonymous with the highest of standards, Verdant Unicorn is a home for a better life. It's the perfect dwelling, offering best-in-class amenities, together with the warmth of a traditional home. It is a home for the urban adventurer, the radical thinker, the new-age career professional. It is the abode for tomorrow's leaders.

It's all about – united living and the circle of life. After all – happiness is homemade.

Our *Cornerstones*

LOCATION

We are committed to creating spaces that explore the best natural assets of the LOCATION and the destination. We build to ensure that Your HOMES will always have the best views and ventilation. This allows you to be close to those experiences that you most cherish.

EASE

We believe that the ease of connectivity is important. We go the extra mile to ensure that everything is as uncomplicated and easy to do & use around you. Really– easy does it !

EXPANSE

Having space efficiency is the basic building block of luxury. We ensure that all our projects are created with an optimum amount of space, with enough left over to allow for each area, including terraces, to flow into the other creating a sense of an exciting expanse.



OUR LAURELS AND LANDMARKS



Verdant Lakeside



Verdant Central



Verdant Regency



Verdant Orchid



Verdant Twins



Verdant Capricorn

QUALITY

We always try to deliver the quality promise in many more ways than one. Whether it is sourcing new innovations, or researching on the newest trends, we never cut corners. Quality is often produced with love and care. Verdant stands for it.

PRIVACY

No experience of a home holds true without supreme privacy. With that as a basis, we ensure that every project we envision, ensures that your homes are private, distinguished and secure.

TRANSPARENCY

We despise fine prints. We are committed to keep all the cards on the table, so that you always know each aspect of your project's construction. We deliver what we commit to, and we do it keeping you Informed, in every step of The process.





FINE HOMES. FINE LIVING.

Project developed by :



Project co-developed by :



Disclaimer: While every reasonable care has been taken in preparing this brochure, the Developer and their respective Channel partners and contractors do not warrant the accuracy of any of the Materials and the actual units when built. The Developer shall not be bound by any statement or representation in this regard. All information, specifications, building layout plans, location of facilities, finishes and other specifications can be subject to additions/alterations without any prior notice as recommended by the Architect.

Project RERA Application number : WBRERA/NPR-001866

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