



Site Address

Street no. 775, Action Area II D
near City Centre 2, New Town
Kolkata - 700 136

Developer:

Soham Group
Goodluck Infradevelopers Pvt. Ltd.
Unit no. 301 D, 3rd floor
Diamond Heritage, 16, Strand Road
Kolkata - 700 001, West Bengal
Ph: 033- 6604 4832

Land Owner:

Sanmarg News and Allied Services Pvt. Ltd.
Chitrakoot Building, 230A, A.J.C Bose Road, 7th Floor
Room no.3, Kolkata - 700020

Architect:

Raj Agarwal & Associates

Structural Engineer

MN Consultant Pvt. Ltd.

Disclaimer

This Brochure is not a legal document. It describes the conceptual plans to convey the intent and purpose of **Soham SynerG**.
The images and the details mentioned in this Brochure are tentative and subject to change at the sole discretion of the
developer and/or architects.

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Airport: 10 minutes
City Centre II: 2 minutes

SHOPPING
Decathlon 900 Mtrs
City Centre II Mall 900 Mtrs

METRO STATIONS (PROPOSED)
CC2 Metro Rail 500 Mtrs
Titumir 500 Mtrs
Chinar Park 1.3 Kms

AIRPORT
Netaji Subhash Chandra Bose
International Airport 5.0 Kms

HOTEL
Taj City Centre New Town 900 Mtrs
The Westin 4.6 Kms
Taaj Taal Kutir 4.9 Kms
Fairfield by Marriott 6.4 Kms
Novotel 7.3 Kms

ROADWAYS
Shrachi Bus Stand 400 Mtrs
Chinar Park Crossing 2 Kms
Biswa Bangla Gate Crossing 6 Kms
Technopolis Crossing 9.6 Kms

HEALTHCARE
Charnock Hospital 2.5 Kms
Ohio Hospital 6.4 Kms

RECREATION
Eco Park 2.4 Kms
Mother's Wax Museum 3.5 Kms
Biswa Bangla Gate 6 Kms
New Town Mela Ground 6.3 Kms

RAILWAYS
Birati 8.1 Kms
Dum Dum Junction 8 Kms
Bidhan Nagar 9 Kms
Sealdah Station 15 Kms
Howrah Station 17 Kms



**WORLD-CLASS
AMENITIES
STATE-OF-THE-ART
SPECIFICATIONS**



Artistic Impression

26
AMENITIES

- Grand Entrance Lobby
- Well Designed Lift Lobbies and Other Common Areas
- Iconic Façade
- Premium, Fully-functional Office Corridors
- Multipurpose Collaboration Areas
- Outdoor Work Benches/Meeting Areas
- Multiple High-Speed Elevators
- Podium Garden
- Adda Zone
- Modern Retail Spaces & Conference Halls
- Vaastu Compliant Office Spaces
- Sustainable and Modern Build Technique
- Premium Work Spaces (3.6-meter floor-to-floor height)
- Boutique Office Spaces with Attached Terraces
- Uninterrupted Water Supply
- 100% Power Back-up
- Solar Panel Lighting Solutions
- Rain Water Harvesting
- Fire Alarm System
- 24X7 Security & Surveillance System
- Flexible Working Hours
- EV Charging Station
- Provision for Washroom/Pantry in Select Units
- Provision for Individual Split AC Systems
- Openable Windows for Ventilation
- MLCP & Puzzle Car Parking



OPEN
BREAKOUT ZONE



SOCIAL & UNWINDING
SPACE



MULTIPURPOSE
COLLABORATION AREAS



PODIUM GREENSCAPE FOR
LEISURE



PROVISION FOR
FOOD KIOSK

LANDSCAPE LAYOUT

GROUND LEVEL

- 01 Entry/Exit Gate
- 02 Security Room
- 03 Translite Screen
- 04 Accent Plantation
- 05 Pedestrian Gate
- 06 Commercial Plaza
- 07 Driveway
- 08 Linear Waterfall with Fountain
- 09 Sculptural Installations with Light
- 10 Drop Off For Office
- 11 D.G. Area
- 12 Mechanical Parking/Puzzle Parking
- 13 Conference Drop Off
- 14 Peripheral Green

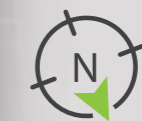


PODIUM LEVEL

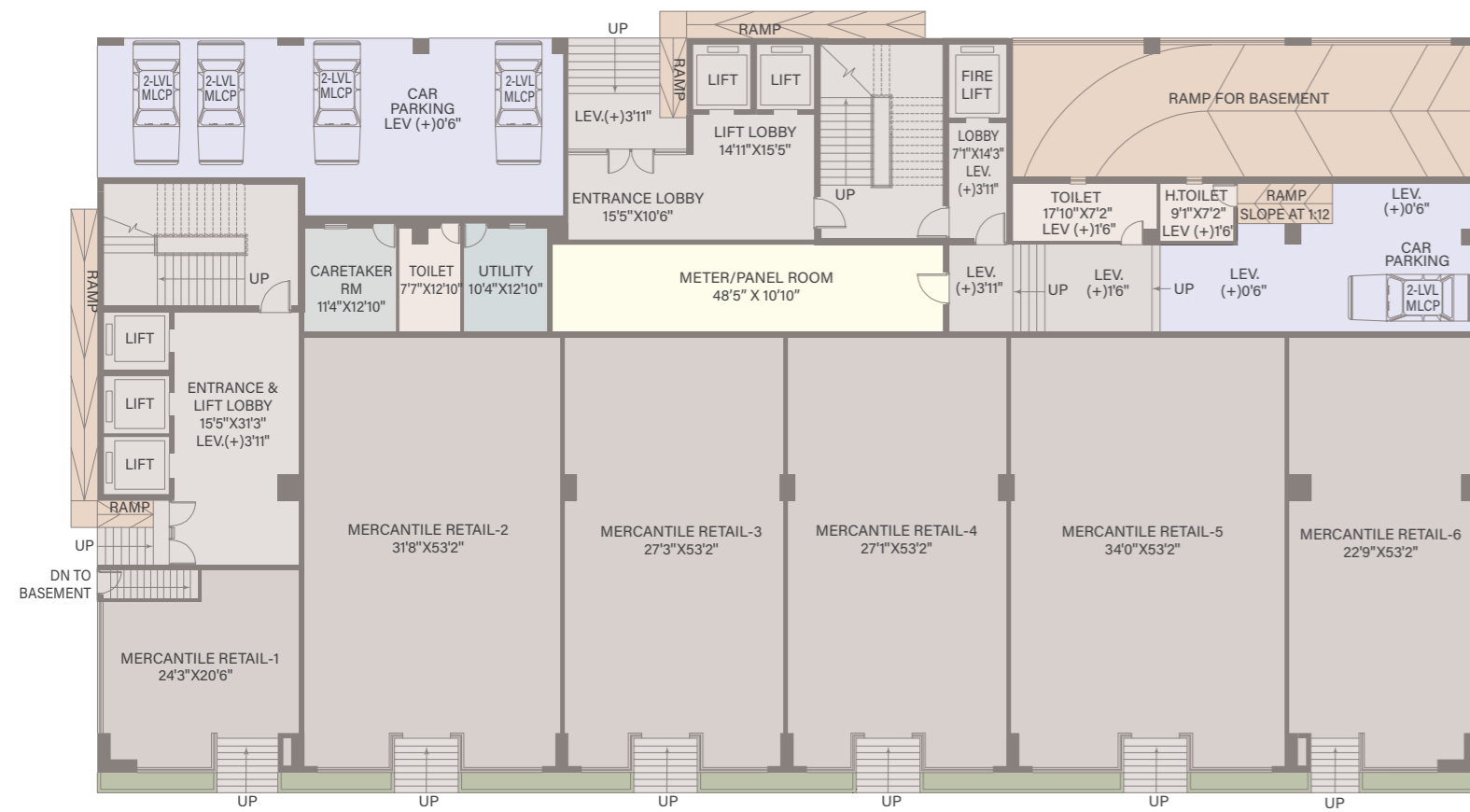
- 15 Courtyard Paved Plaza
- 16 Planter Cum Seat
- 17 Agile Co-Working Corner
- 18 Provision for Food Kiosk
- 19 Nexus Hub
- 20 Creative Cove
- 21 Palm Court

TERRACE

- 22 Event Deck
- 23 Planter Cum Seat
- 24 Garden Seat
- 25 Pergola with Canopy
- 26 Hangout Plaza
- 27 Viewing Deck
- 28 Space For Services
- 29 Solar Panel

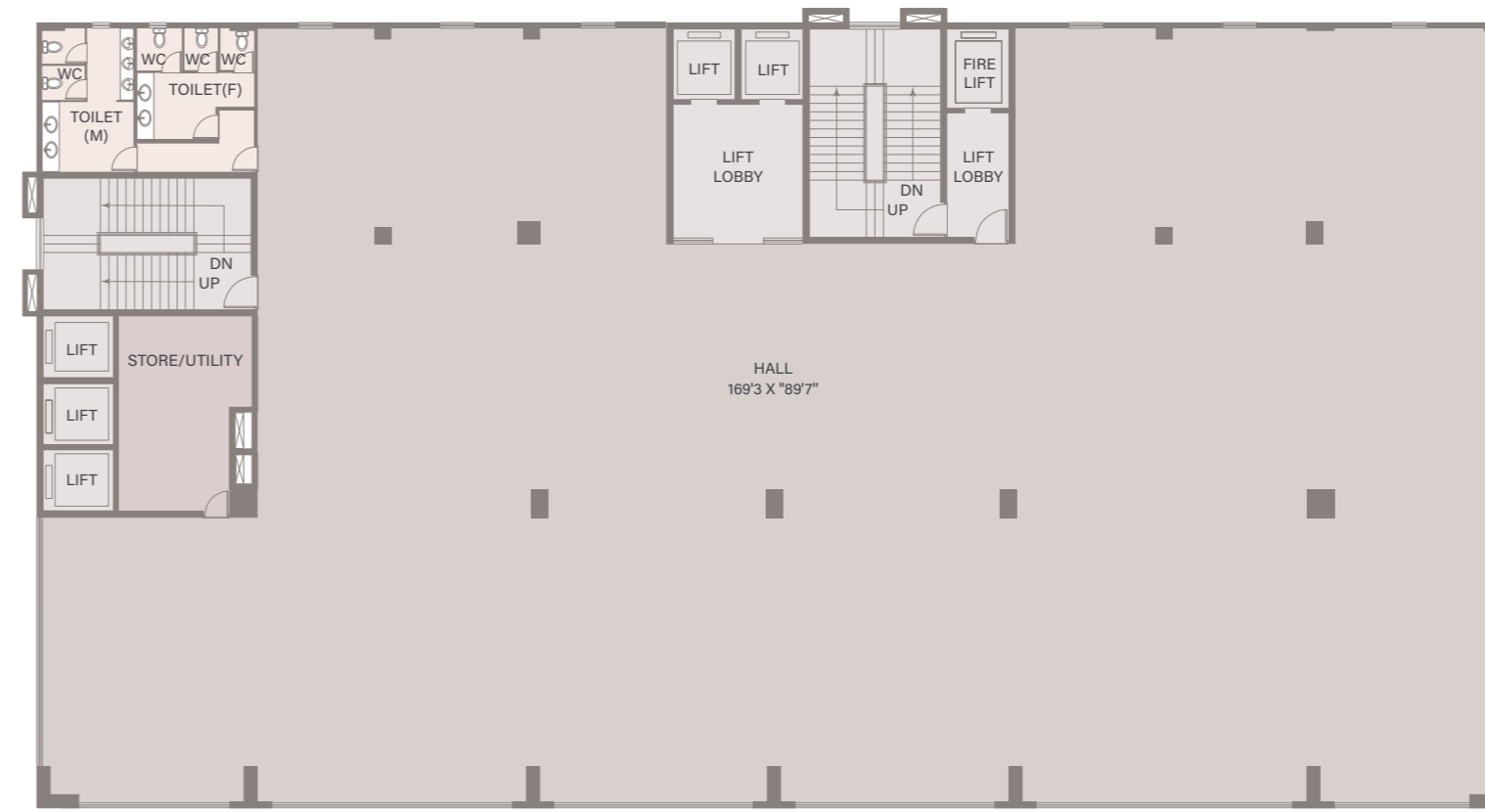


GROUND FLOOR PLAN



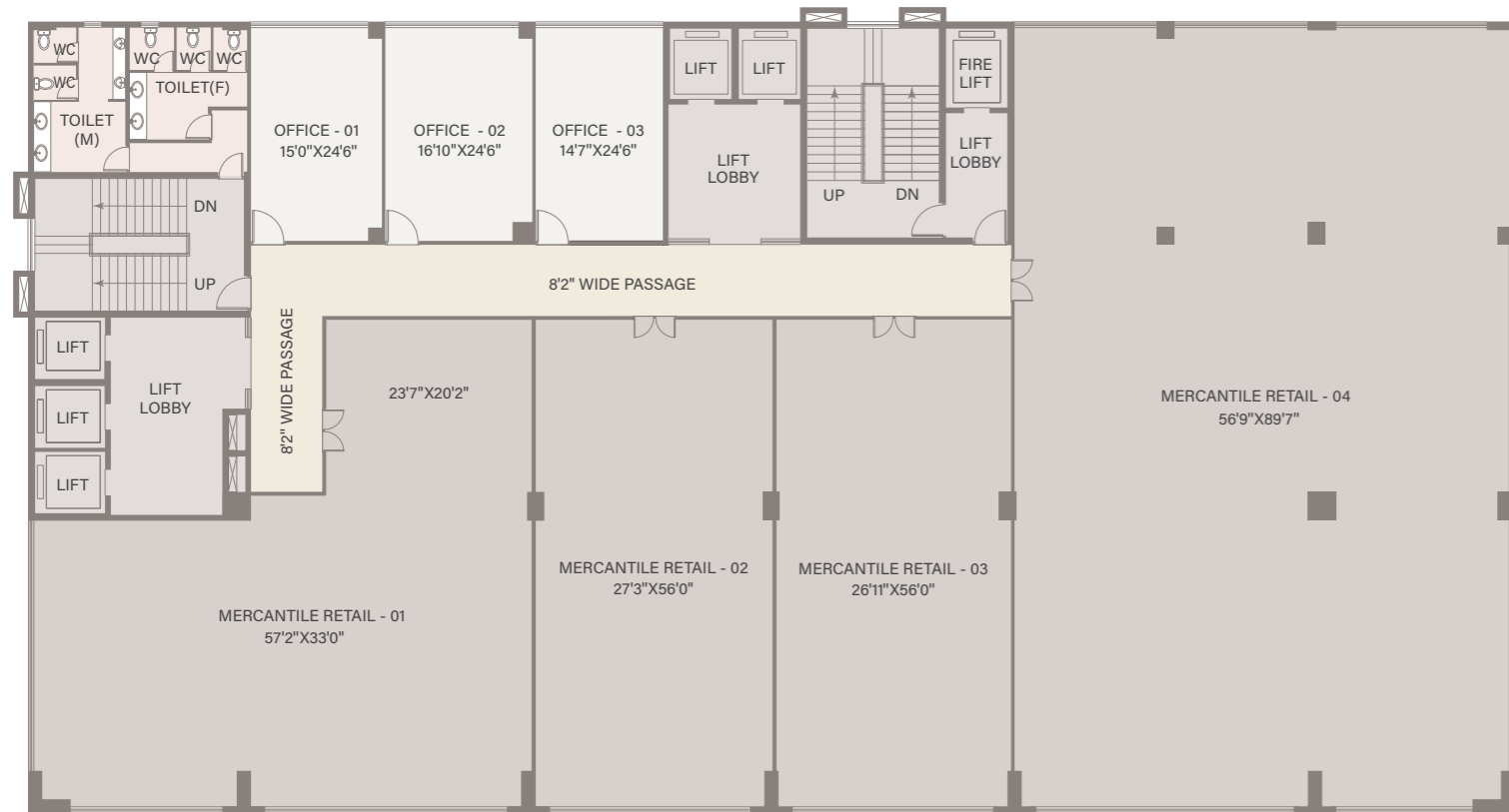
Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)
RETAIL-01	544	593
RETAIL-02	1683	1743
RETAIL-03	1447	1496
RETAIL-04	1439	1487
RETAIL-05	1809	1876
RETAIL-06	1208	1284

2ND & 3RD FLOOR PLAN



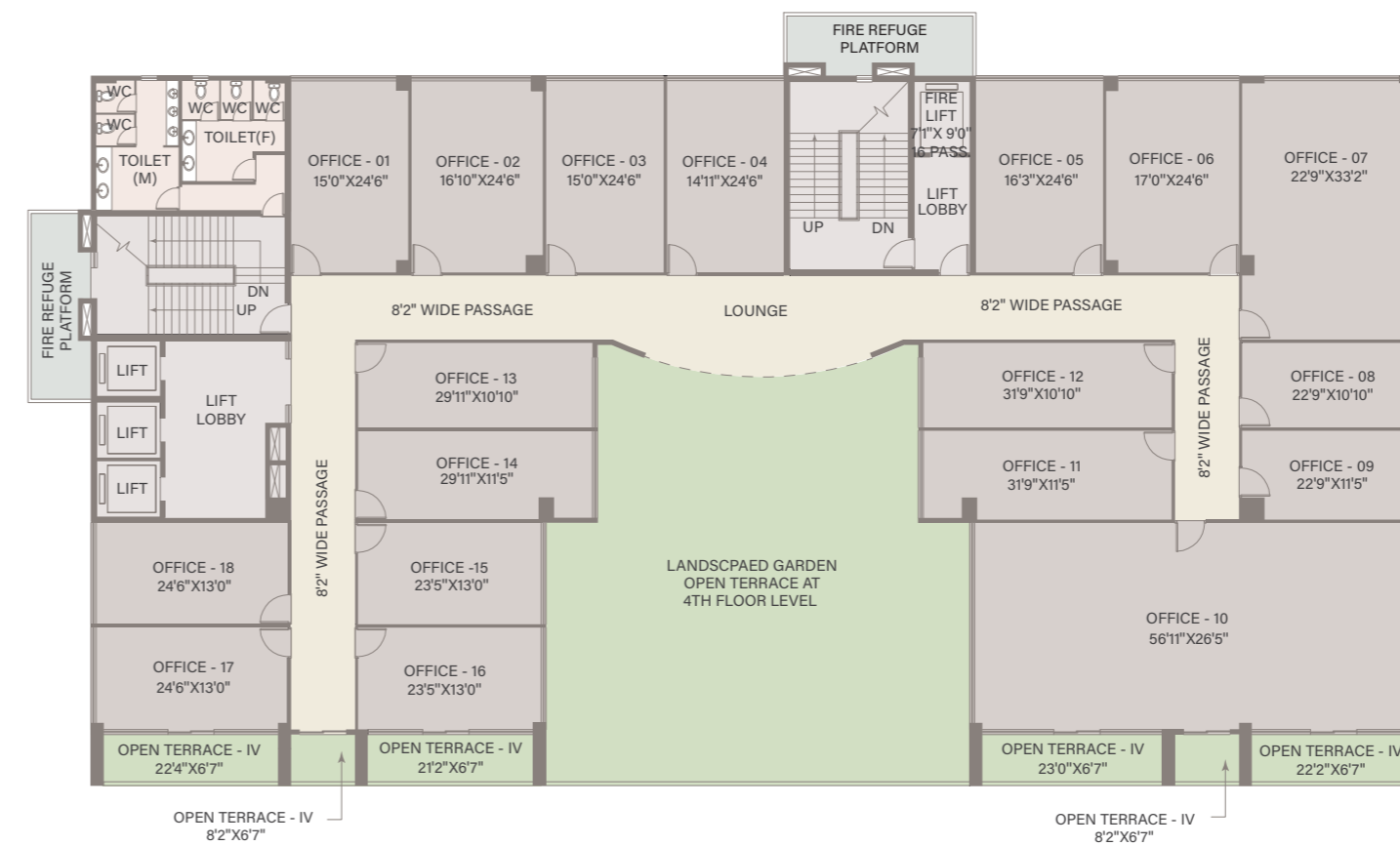
Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)
Unit-201	13469	15107
Unit-301	13469	15107

1ST FLOOR PLAN



Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)
RETAIL-101	2462	2564
RETAIL-102	1525	1578
RETAIL-103	1507	1559
RETAIL-104	5084	5243
OFFICE-101	368	400
OFFICE-102	412	441
OFFICE-103	358	387

4TH FLOOR PLAN

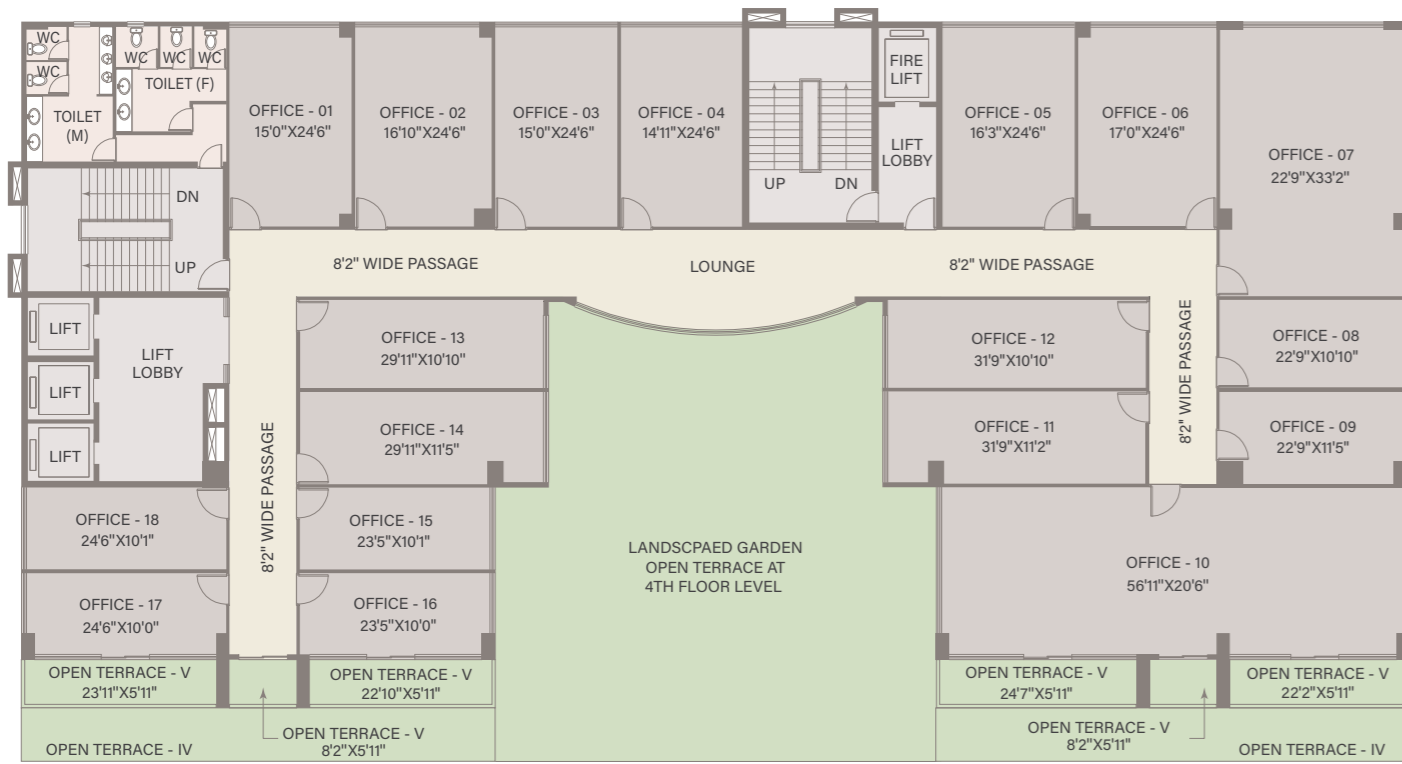


Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)	Terrace Area (in sq.ft.)
401	368	400	-
402	412	441	-
403	368	395	-
404	366	398	-
405	398	431	-
406	416	445	-
407	753	803	-
408	246	267	-
409	259	281	-
410	1503	1590	339
411	360	389	-
412	344	374	-
413	324	354	-
414	340	368	-
415	300	327	-
416	305	340	139
417	320	356	146
418	318	345	-

The dimension in the floor plans are shown as estimated. The dimensions which are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions as per architectural norms. It will reduce due to finishes such as gypsum plaster, flooring etc.

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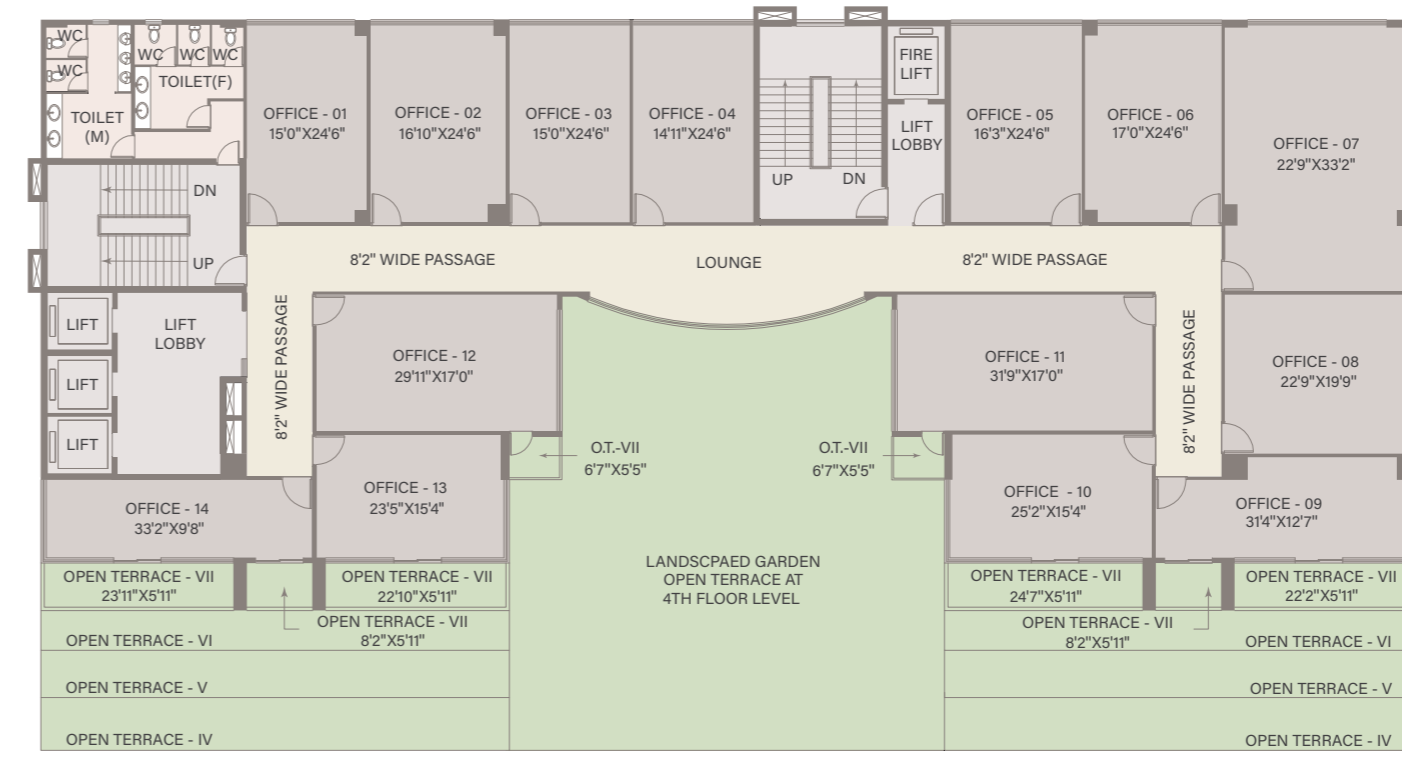
5TH FLOOR PLAN



Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)	Terrace Area (in sq.ft.)
501	368	400	-
502	412	441	-
503	368	395	-
504	366	398	-
505	398	431	-
506	416	445	-
507	753	803	-
508	246	267	-
509	259	281	-
510	1167	1246	325
511	360	389	-
512	344	374	-
513	324	354	-
514	340	368	-
515	236	257	-
516	234	266	135
517	245	278	141
518	247	272	-



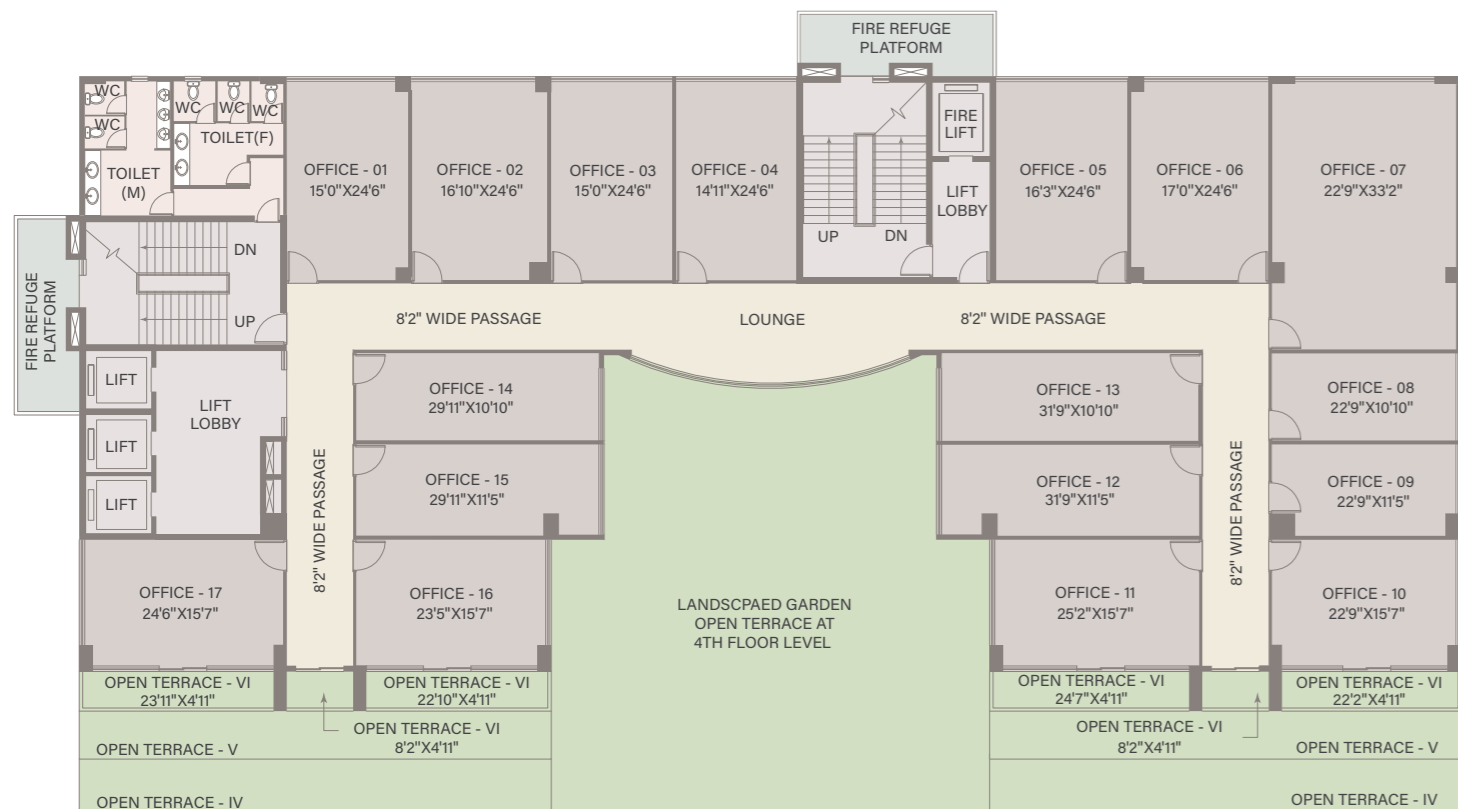
7TH FLOOR PLAN



Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)	Terrace Area (in sq.ft.)
701	368	400	-
702	412	441	-
703	368	395	-
704	366	398	-
705	398	431	-
706	416	445	-
707	753	803	-
708	449	480	-
709	368	409	179
710	386	423	145
711	539	580	36
712	508	548	36
713	359	394	144
714	321	365	190



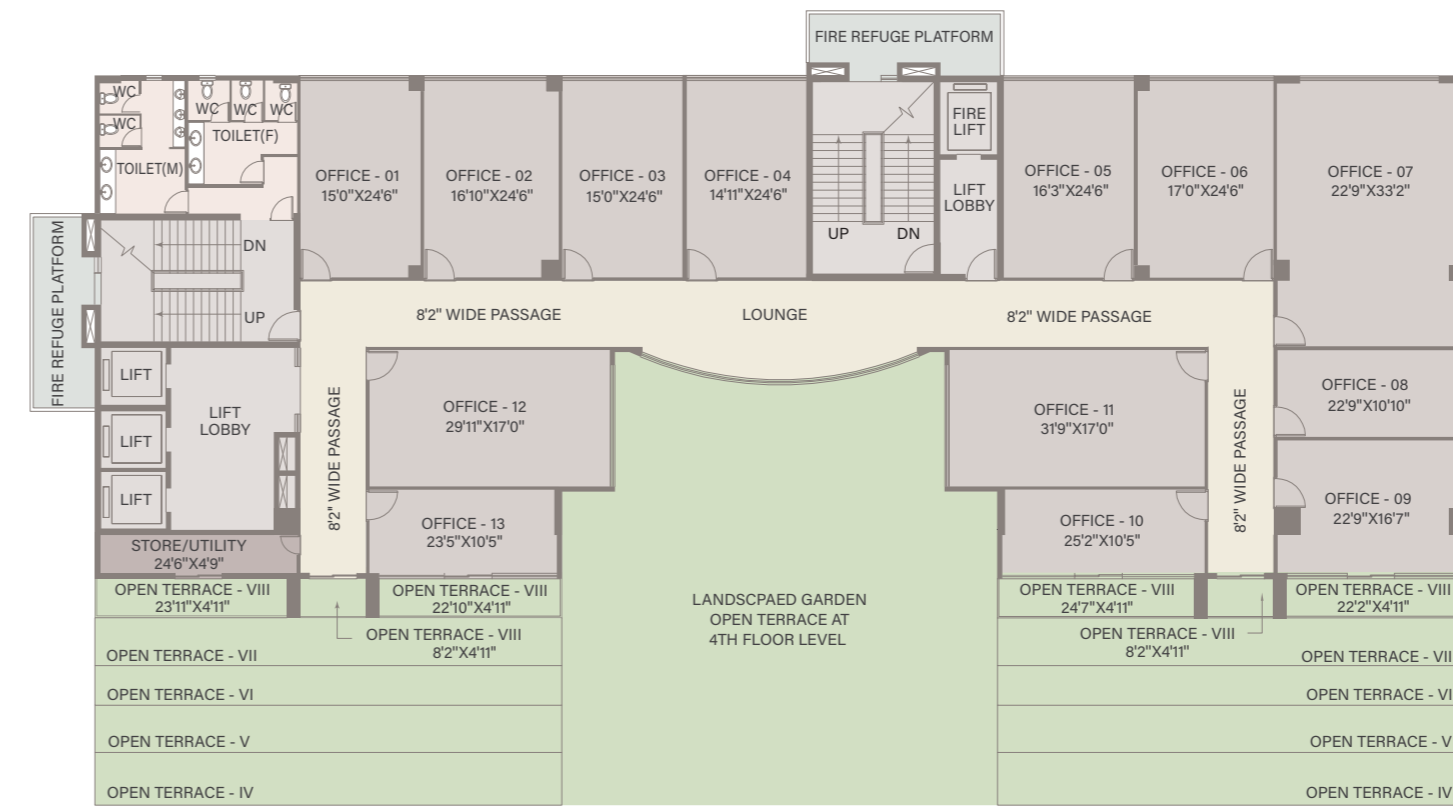
6TH FLOOR PLAN



Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)	Terrace Area (in sq.ft.)
601	368	400	-
602	412	441	-
603	368	395	-
604	366	398	-
605	398	431	-
606	416	445	-
607	753	803	-
608	246	267	-
609	259	281	-
610	354	391	109
611	392	432	121
612	360	389	-
613	344	374	-
614	324	354	-
615	340	368	-
616	364	402	112
617	382	424	118



8TH FLOOR PLAN



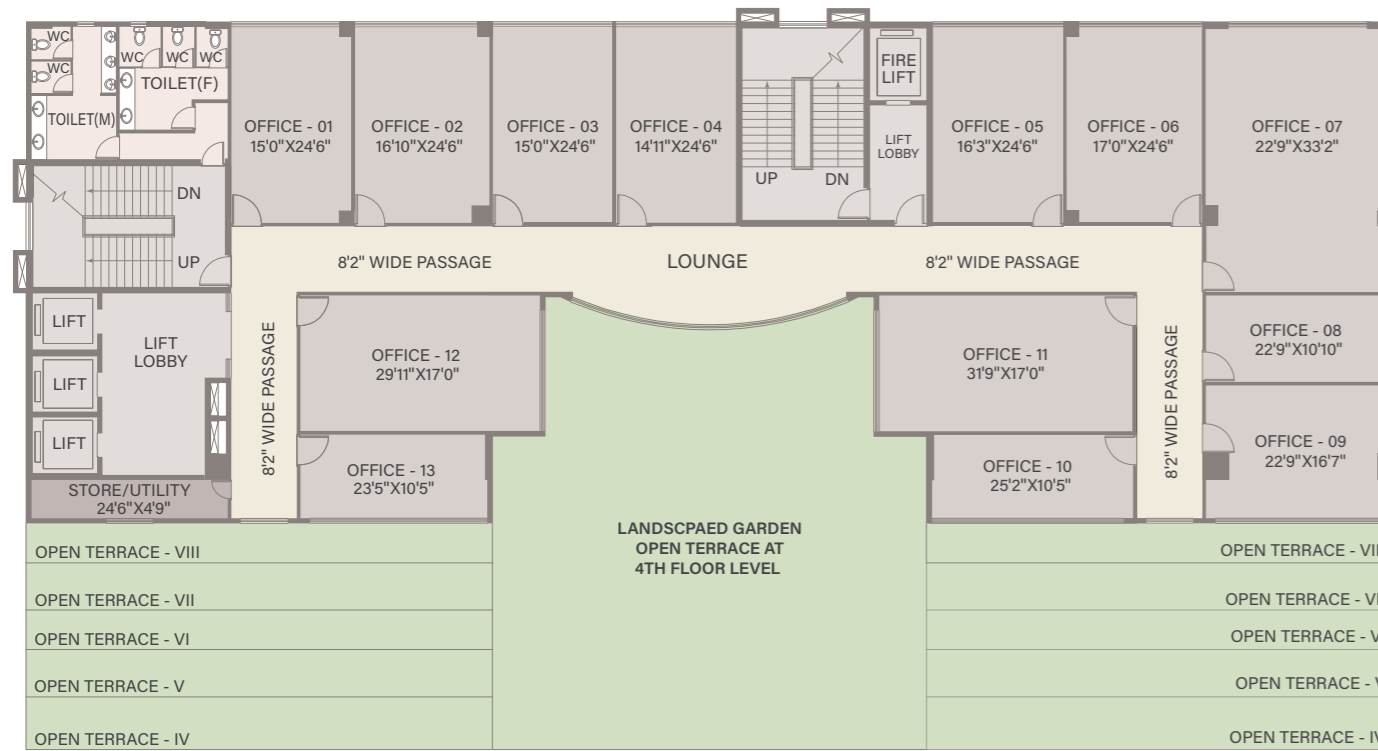
Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)	Terrace Area (in sq.ft.)
801	368	400	-
802	412	441	-
803	368	395	-
804	366	398	-
805	398	431	-
806	416	445	-
807	753	803	-
808	246	267	-
809	376	415	109
810	262	296	121
811	539	580	-
812	508	548	-
813	243	276	112



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9TH FLOOR PLAN



Unit Number	C.A. (in sq.ft.)	B.U.A. (in sq.ft.)	Terrace Area (in sq.ft.)
901	368	400	-
902	412	441	-
903	368	395	-
904	366	398	-
905	398	431	-
906	416	445	-
907	753	803	-
908	246	267	-
909	376	415	-
910	262	296	-
911	539	580	-
912	508	548	-
913	243	276	-

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CHANGING LIVES, BUILDING BETTER.

With a long-term vision to create modern benchmarks in urban living, Soham Group has been a part of some notable projects in Kolkata, delivering a total of 2.5 million sq. ft. of construction, and homes to more than 1700 happy families. Diamond City West, Navita, Diamond Heritage, Lake Towers, Jayshree Apartments and 12 Diamonds are some of the prestige projects of the company. And with numerous awards and accolades, including one from CREDAI for the restoration of the Diamond Heritage, along the way, Soham Group has successfully cemented its position as a trusted, reliable and virtuous builder.

Under the able leadership of our chairman Mr Navin Bhartia, the company plans to foray into new business challenges and navigate the economic nuances to continue delivering excellence in all our future endeavours. And with an active involvement of his son Mr Soham Bhartia, Director, the group is also looking forward to magnifying their presence in the industry, by foraying into multiple new developments with multi-family living, modern office spaces and luxurious lifestyle bungalow projects for the aspirational and resurgent India.

Being firmly rooted in the belief of 'Built to adapt', the company has not only met customer satisfaction but has surpassed them with best-in-class quality, transparency and on-time delivery. Several ongoing projects such as Morya and The Levelz aside, the company aims to expand its presence, with a vision to be a market leader in the not-so-distant future.

