

MAKE THE CITY OF DREAMS —◆—◆—◆— YOUR REALITY. —◆—◆—◆—



#CITYOFDREAMS

Sunshine²
UTTAR PARA
Shriram
GRANDCITY

ONE STOP SOLUTION



**WHY BUY
A HOME IN THE
GRANDCITY?**

Enjoy a plethora of advantages
in a township spanning

314
acres

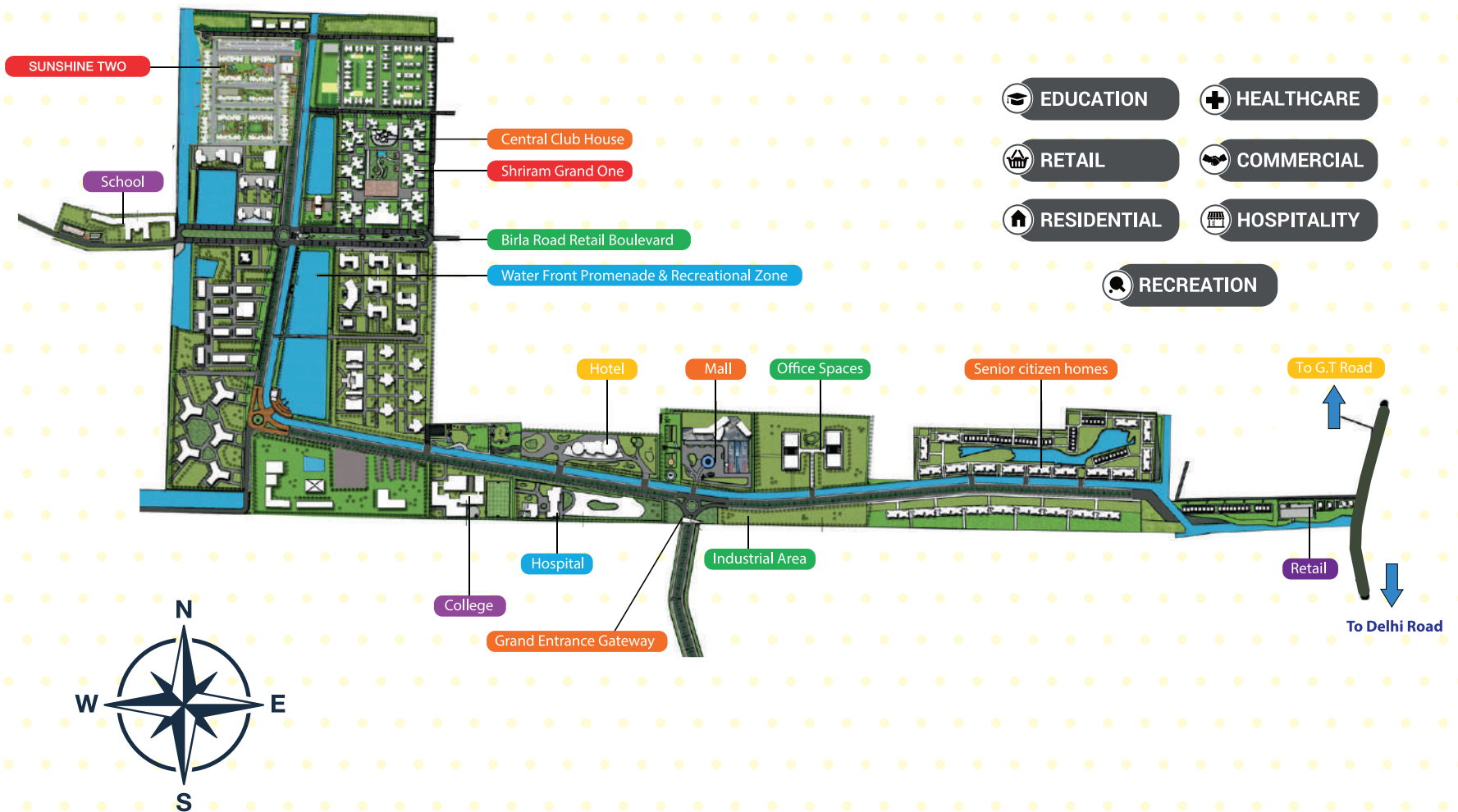
Make your lifestyle an
example with

100+
state-of-the-art amenities

Expand your
world with

78%
open space

MASTER PLAN OF THE 314-ACRE MEGA CITY*



Disclaimer: It is expressly and unequivocally clarified that the information, illustrations and visual representations contained in this Brochure is indicative of the kind of development that is proposed within Shriram Grand City. It is issued in good faith and is for guidance only. It does not constitute part of an offer or a contract. All plans, specifications, and features depicted in this Brochure are tentative and are subject to sanction/modification by the concerned sanctioning Authorities or the Company without prior notice or obligations. All visual representations shown therein is/are purely conceptual and precise appearances may vary.

THE FUTURE OF KOLKATA AT UTTARPARA



DATA HUB

by Hiranandani Group

5* min



EXPRESS HIGHWAY

Break free from the urban landscape

10* mins



EXPANSION PROJECT

by Titagarh Wagons

5* mins



HINDUSTAN MOTORS

EV hub.

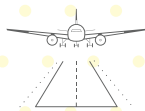
10* mins



A DREAM CITY CONNECTED



Artist's impression



Reach the
international airport in

30*
mins



Board the
metro in

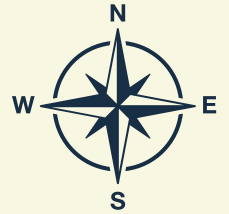
15*
mins



Access Howrah
railway station in

15*
mins

LOCATION MAP





100+

STATE OF THE ART
AMENITIES



Cabana
/Gazebo



Game Court



Badminto
Court



Cricket
Pitch



Volleyball
Court



Barbeque
Deck



Amphitheatre



Carom
Lounge



Green
Parks



Senior Citizen
Park



Skating
Rink

AND MANY MORE...

THE GRANDEST CLUBHOUSE IN KOLKATA




Library &
Reading room


Adda zone


chess &
Cards room


Game room


Swimming
pool


Grand banquet
hall,


Mini
Theatre


Billiards &
snooker room


Gymnasium


Yoga & Meditation
Centre


Kids indoor
play area

Shriram
Properties
Homes that live in you



TYPICAL 2 BHK TOWER PLAN



2BHK-TOWERS 2C,2D



TYPICAL 3 BHK TOWER PLAN



3BHK-TOWERS 3A,3B

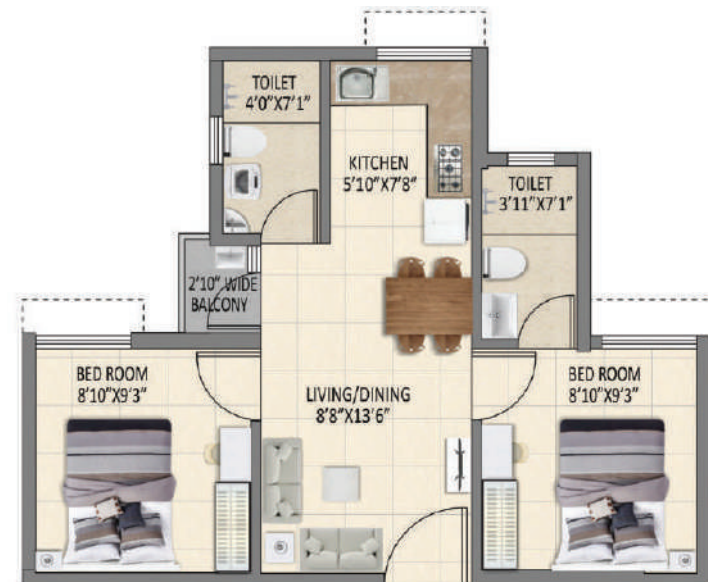


TYPICAL 2 BHK UNIT PLAN

**2BHK Unit Plan TYPICAL
(Mirror Image)**

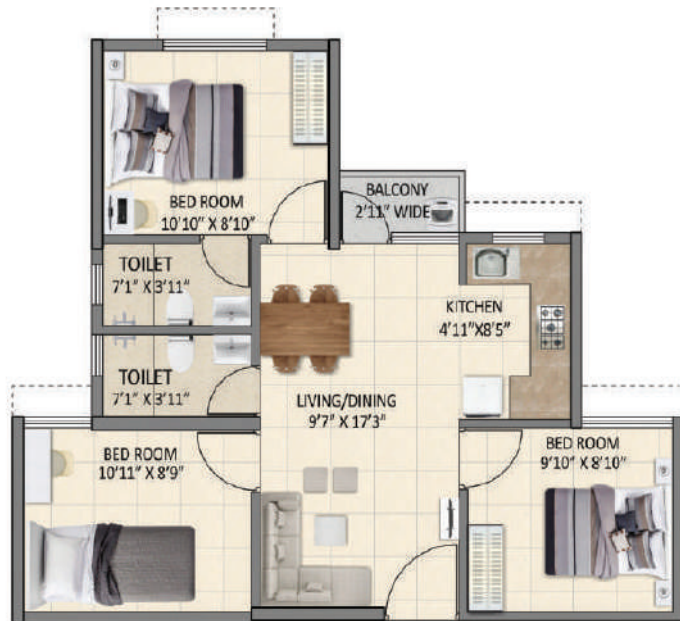


**2BHK: 630 sq.ft.
Carpet Area: 400.4 sq.ft.
Balcony Area: 10.8 sq.ft.**



TYPICAL 3 BHK UNIT PLAN

**3BHK Unit Plan TYPICAL
(Mirror Image)**



**3BHK: 840 sq.ft.
Carpet Area: 571.4 sq.ft.
Balcony Area: 17.7 sq.ft.**



6 REASONS TO OWN THE CITY OF YOUR DREAMS.



MEGA TOWNSHIP



CONNECTIVITY



Over

100+



HOME DESIGN



YOUR BUDGET



MOST TRUSTED
REAL ESTATE BRANDS

ADDING TO THE CHAIN OF SMILES



THE SEAL OF TRUST

—◆◆◆— EMBEDDED IN LEGACY —◆◆◆—



40

Completed Projects

We don't like to keep things hanging

20+

Years of Legacy

We made every year count!

22.36

Million Sq. Ft. Delivered

Set the stage for dreams coming true

22,000+

Smiling Customers

Indeed, the best compliment ever!

For more details: www.shriramproperties.com

Disclaimer: Please note the process of Marketing, launching, booking and allotment may vary upon the status of Registration as per RERA Act and Rules applicable in West Bengal.