



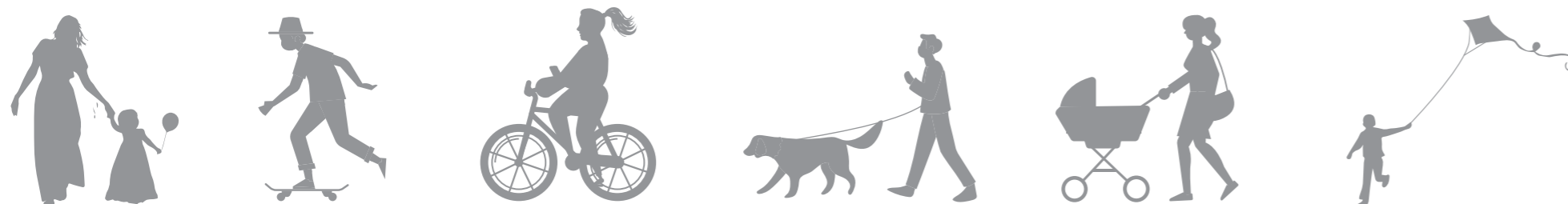
**NAOOLIN REALCON PVT LTD**

REGISTERED OFFICE : DN-10, UNIT NO. 203, MERLIN MATRIX,  
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**For site visits and bookings please call : 033-4804-1449**

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Designed by: Folio Creative Services: 98300 19084



*Presenting*  
**THE BEST SUNRISES  
IN NEW TOWN**



**Sunshine Enclave**  
*Plush. Pristine. Peaceful.*

New Town Action Area-III  
RESIDENTIAL | COMMERCIAL



# Presenting YOUR THEME FOR A DREAM IN NEW TOWN

Finally it is time. Time to rise and shine.

If you are looking for a new home in New Town, look no further. Happiness is homemade. Designed for balance, Sunshine Enclave offers modern, simplistic features, space efficient homes with windows that bring the world in. The project has beautifully laid out exteriors and stunning natural views. Each amenity has been created to offer you something beyond the ordinary. Sunny mornings with the birds and the bees. Breezy evenings with the stars and the warmth of community living.

Rise above the rest. Touch your dreams. Time you choose the best.



Affordable Luxury



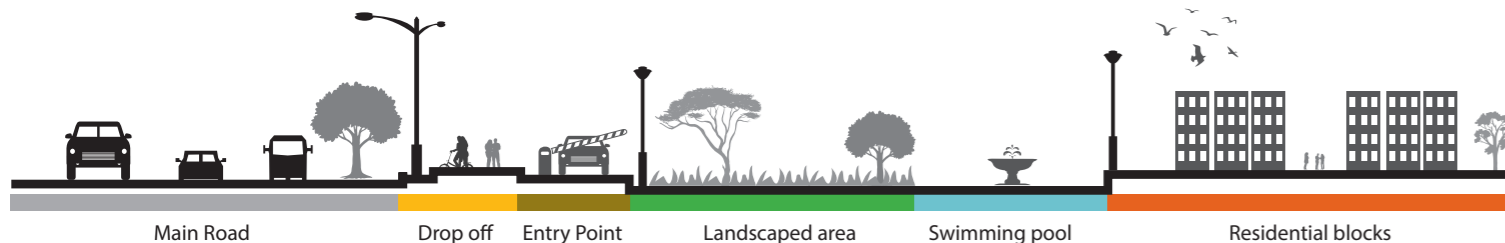
Ideal Location

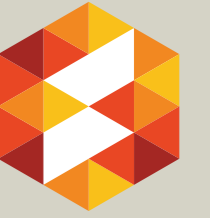


Ample Open Space



Quality Construction & Timely Delivery





# Making YOUR HOMES MORE COMFORTABLE

Introducing the vision of NAOOLIN REALCON PVT. LTD. In most foreign countries the largest use of all urban water is in watering landscapes. When a landscape or irrigation system is poorly designed or poorly maintained, water demand increases as a result of excessive evaporation, leaks, and runoff.

Water consumption can be greatly reduced with careful planning, good plant selection, efficient irrigation systems, and good water management maintenance practices.

Similarly a location that's close to a natural water body as an added advantage because of the eco-balance. For Mid-sized and large Housing Projects there is a great need for water efficiency.

Sunshine Enclave has been conceptualized to help you create a landscape with living spaces that are not only water efficient, but attractive, colorful, and has low maintenance. The surroundings of this project are dotted with massive natural water bodies in areas like Koch Pukur and Thakdari, Hatishala, Bhojer Haat and beyond, thus delivering pure pollution-free air.

Live a blissful sun-kissed life here. Book your dream home today.

Sunshine Enclave - East side view.



OXYPLUS HOMES



SIX TOWERS



1000 ACRE WATERFRONT



5X PURER AIR

# Presenting YOUR ALL IN ONE INTEGRATED LIFESTYLE ZONE

Live. Play. Work. Relax.  
Shop. Chat. Chill.



## THE COMMERCIAL BLOCKS

### Quick Facts:-

No. of Blocks: 02  
No of Floors: In Block 4: Ground+07 | In Block 5: Ground+07  
No. of Office spaces in Block 4: 12 Nos (Six each in 1st & 2nd Floor)  
No. of Office spaces in Block 5: 02 (One each in 1st & 2nd Floor)

### Hotel Facility

No. of ordinary Rooms: 20 Nos in Block 4 & 28 Nos in Block 5.  
No. of Special Rooms: Bed Room with Hall 05 Nos (Block 4)  
DELUXE ROOM 05 Nos (Block 5)

### Other proposed establishments

No. of Shops/Commercial spaces Block 4: 06 Nos.  
No. of Shops/Commercial spaces Block 5: 05 Nos

### Car Parks

No. of Car Parking facilities in 2 commercial Blocks: 14 Nos.

### Special Features

Gossip zone at 3rd floor in Block 5.  
Extra Stair provided for Office Area in Block 4.



The 2 Commercial blocks- virtual view



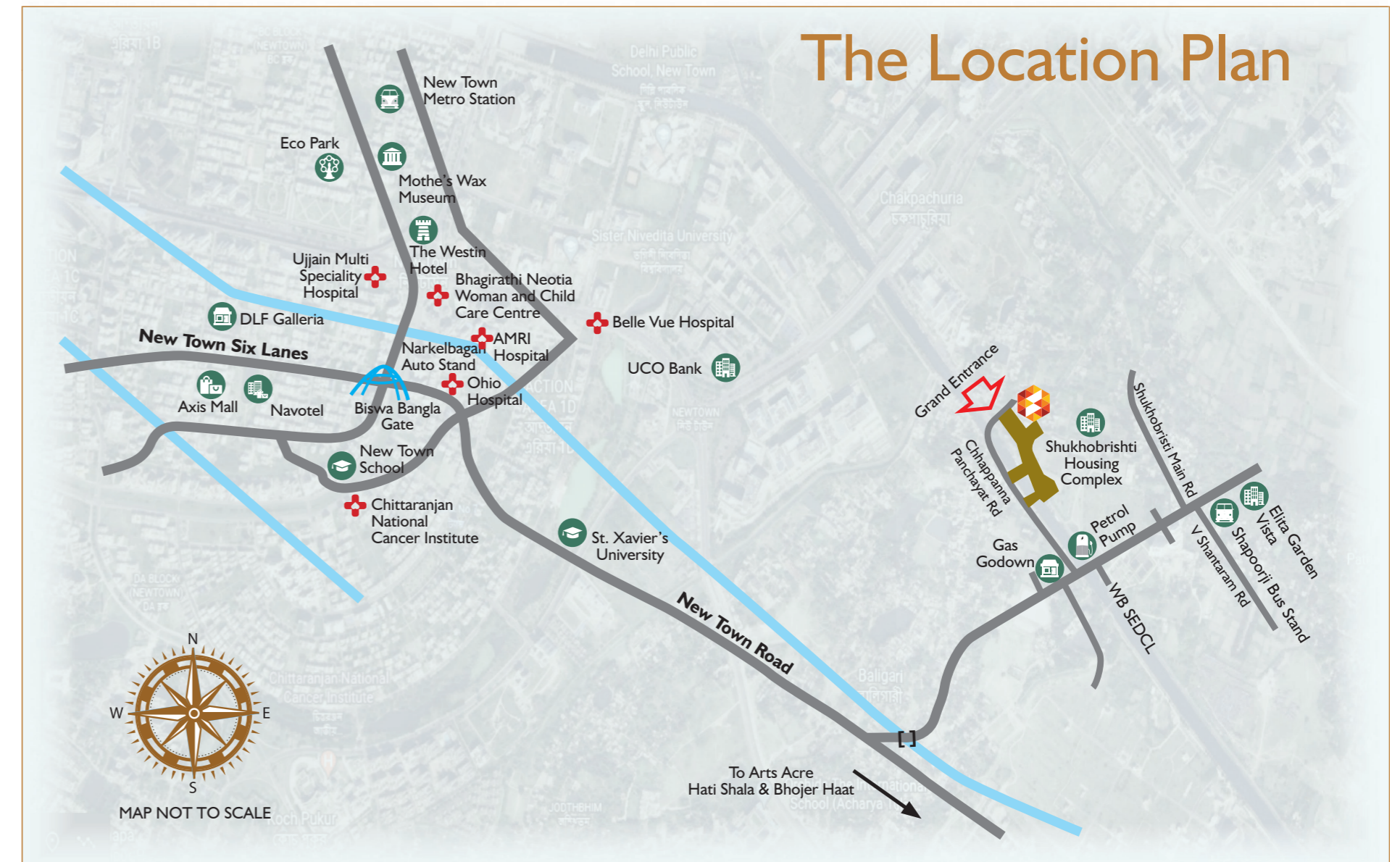
# Newtown calling... AN AWE-INSPIRING REAL ESTATE SHOWCASE...

It is often said — go to people and places that set a spark in your soul. Perhaps New Town has it all. In the last 2 decades New Town has been setting benchmarks and creating landmarks. Paucity of large land parcels have prompted Developers to move East. Commercial developments have also dotted the zone with shopping malls, logistic hubs and entertainment zones... you name it New Town has it. Here price appreciation has led to rising returns on investment. Here Residential Complexes are spaced out closer to nature and have set ideal standards in new age-new edge living. Here is more.

- 🌿 A planned region comprising a mix of residential, commercial, IT, institutional & Residential zones
- 🌿 It is the employment hub of Kolkata comprising of several well-known IT, MNC's & ITES
- 🌿 Smooth network of arterial roads providing sound all round connectivity
- 🌿 The upcoming Yellow Metro Line is all set to further improve connectivity & communication
- 🌿 Massive demand for residential complexes across multiple price segments
- 🌿 Green pollution-free neighborhood with a fresh air promise-ideal for Community living standards
- 🌿 The zone is dotted with large natural water bodies essential for sustainable developments



# A perfectly selected location FOR A PICTURESQUE LIFE



## The Location Plan

### COMMERCIAL HUBS

- UNITECH Mall - 3 mins
- Axis Mall - 6 mins
- Home Town & Central - 7 mins
- Downtown Mall - 10 mins
- City Centre I & II - 12 mins

### MEDICAL CARE

- Tata Medical - 5 mins
- Bhagirathi Neotia Woman and Child Care Centre - 8 mins

- AMRI Salt Lake - 15 mins
- Susrut Eye Care - 15 mins
- Apollo E M Bypass - 18 mins
- Ohio Hospital - 20 mins

### IT ESTABLISHMENT

- Saporji Pallonji IT Park & Shopping Complex - 3 mins
- Wipro - 4 mins
- ITC - 5 mins
- Infosys - 6 mins
- Unitech Infospace - 8 mins

### SCHOOL & COLLEGES

- West Bengal Judicial Academy - 5 mins
- Army Institute of Management - 5 mins
- DVC Training Campus - 6 mins
- St. Xavier's University - 7 mins
- University of Engineering & Management (Newtown) - 7 mins
- Delhi Public School (Mega City) - 10 mins

- Aliah University - 12 mins
- Narayana School (Newtown) - 12 mins

### KEY POINTS

- Daily Market & Spencers - 3 mins
- Saporji Bus Terminus - 3 mins
- Petrol & Gas Station - 5 mins
- Vishwa Bangla Gate - 7 mins
- Ecospace - 9 mins
- Eco Park Metro Station - 10 mins
- Airport - 24 mins



## A Hundred Doors – ALL NEXT DOOR

Everything is conveniently located around Sunshine Enclave. An apartment here lets you be a part of new Kolkata. Here there are rising returns on investment. Here you can browse and shop for the biggest international and national brands.

Schools Colleges and Medical facilities are at close hand. There is also a string of the city's premier five star hotels, (including our very own upcoming boutique Hotel The Nostalgia) entertainment zones, Pubs and premium office spaces. Sector V is a breezy 10 min drive actually. The Airport is just 25 min away.

Mixing business and pleasure was never this easy. It is conveniently located in New Town action Area III off the arterial New Town Six Lanes (Close to Vishya Bangla Gate). This ensures lesser travel times, easy connectivity and more time spent with your family.

### PROJECT FACTSHEET:

**Total size of land:** 6429 SQM (96.111 Kattha)

**Nearest landmark:** Beside Sapoorji Petrol Pump, Gas Godown, Sukhobristi Housing Complex

**Name of the adjacent road:** Pathorghata G. P. Road

**Type of development:** Residential Complex with a Commercial Wing

**Total No. of Flats:** 185 (2.5 BHK-21 | 2 BHK-143 | 1.5 BHK-21)

**Width of adjacent road:** 30 ft.

**Running frontage of the project:** 223 ft.

**No. of Towers:** 6 (4 residential, 2 commercial)

**Total developed area:** 200,000 sft.

**Open to sky %:** 65%

**No. of Floors:** G + 7

**No. of Car Parks:** 106

**No. of lifts in each block:** 2

**Proposed completion date:** February, 2026



Sunshine Enclave - Bird's eye view



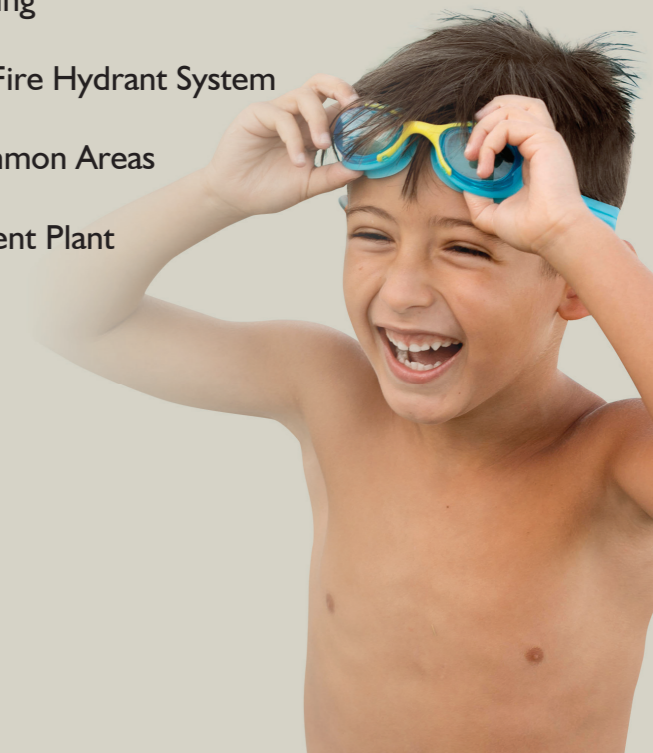


## Here is AN AMAZING WORLD OF LUXURY AMENITIES

Presenting modern apartments that expand beyond four walls. This is outdoor, indoor, no-door living at its best. Built to uncompromising quality standards, each of the 6 high-rise towers are an example of contemporary living at its finest. Facilities include a swimming pool, and a pool deck for you to relax with family and friends. Other recreational options like a jogging track, children's play area, sit outs and plush green lawns add up to the Community living style.

Here are few things that might indulge you in buying your dream home at Sunshine Enclave.

- |   |                                  |   |                                   |
|---|----------------------------------|---|-----------------------------------|
|    | Club House                       |    | Adequate Parking space            |
|    | Gymnasium And Outdoor Yoga Space |    | Automatic elevators in each Tower |
|    | Children Play Area               |    | Electric Meter Room               |
|  | A/c banquet hall                 |  | RCC/Stone Paved Road              |
|  | Senior Citizen Sit Out           |  | Society Office                    |
|  | D.G Backup for Common Areas      |  | 2 Wheeler Parking                 |
|  | Indoor Games                     |  | Well Equipped Fire Hydrant System |
|  | Entrance Lobby With Foyer        |  | CCTV For Common Areas             |
|  | Rain Water harvesting            |  | Sewage Treatment Plant            |
|  | Security Cabin                   |   |                                   |



Sunshine Enclave - Ground levelview



# Construction SPECIFICATIONS



## SUPERSTRUCTURE

**Foundation :** Foundation with Pile, Sub & Super Structure with RCC frame Structure  
**RMC:** Ultratech /Lafarge or equivalent ISI standard reputed brand.  
**Steel :** SRMB/Rashmi/Sul or ISI approved brand of repute.  
**Cement :** Ultratech / Lafarge or ISI approved brand of repute.  
**Walls :** AAC Block/Fly Ash/Traditional bricks with heat and damp resistant properties.



## ELECTRICAL

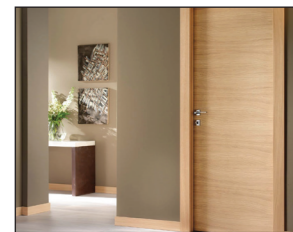
Electrical wiring & fittings of reputed make  
**Generator :** 24 hours Generator Power back up. Total concealed electrical wiring for all rooms with copper conductors. Air conditioning plug socket provision in all bed rooms. Adequate light and plug point in dining/drawing and bed rooms. Electrical calling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



**GROUND FLOOR CAR PARKING**  
 Cast in Situ crazy mosaics/checker tiles finish.



**FLOORING**  
 Standard quality Vitrified tiles for living, dining, bed rooms, kitchen and balcony.



## 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 ISI mark hardware fittings.



## TOILETS

Anti-skid Matt finish on floor and glazed tiles on the wall.  
 W.C-European/Indian type Parry ware/Hindware/Cera/ ISI mark reputed brand.  
 Wash Basin for Toilets- Parryware/Hindware/Cera/ISI mark reputed brand.  
 Fitting – Fixture: CP/UPVC of Hind ware/Parryware or equivalent.



**OUTDOOR LANDSCAPING**  
 Proper landscaping will be done with green patches and paver Blocks on driveways and walkways



**LIFTS**  
 Automatic modern Lifts in all blocks Johnson/Kone or ISI marked equivalent reputed brand



## WINDOWS

All windows will be standard section siding Aluminium Frames with standard quality glass.  
**Grills :** At places as designed and finalised by the Project Architect.



## KITCHEN

Granite top cooking platform with black stone partition with one stainless steel sink.  
 Wall of kitchen to be covered on top of counter up to 2 ft with Glazed Tiles. Provision for Exhaust fan/Chimney point will be provided.



**ROOF**  
 Roof finish by IPS / tiles with adequate water proof treatment.  
**Fire Staircase :** 2'X2' Kumari Marble finish  
**General Staircase :** Green Marble & white tiles



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



## WATERPROOFING

Adequate Waterproofing will be done in required areas like Toilets and Kitchens



## FIREFIGHTING

Superior Fire-fighting measures will be provided in all Blocks



**PLUMBING**  
 Totally concealed Internal pipeline (CPVC) Supreme/Ashirbad/Ajay or equivalent.



**SECURITY SYSTEM**  
 Security Booth at entrance with CCTV  
 CCTV in all blocks and in required ground level common areas  
 Intercom at the entrance all Apartments and at Project reception

# PROJECT MASTER PLAN



Sunshine Enclave  
*Plush. Pristine. Peaceful.*

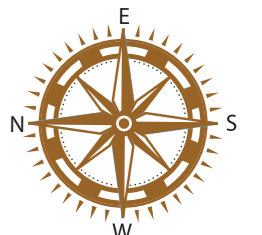


## Legend

- |     |   |
|-----|---|
| 1.  | Gate House (2600 x 3000)  |
| 2.  | Fire Kiosk (3000 x 3000)  |
| 3.  | Open Car Parking  |
| 4.  | Green Area  |
| 5.  | 9 Nos. of MLCP (3 Levels)                                       |
| 6.  | Under ground Water Reservoir (Domestic) Capacity = 80.575 Ltrs. |
| 7.  | Under ground Water Reservoir (Fire) Capacity = 120.000 Ltrs.    |
| 8.  | DG 15100 x 2000 (250 KVA)                                       |
| 9.  | Space for STP   |
| 10. | Space for Transformer 12500 x 5000 (500 KVA)                    |
| 11. | Gas Bank (2000 x 1200)  |
| 12. | Rain water Harvesting Reservoir Capacity = 50,000 Ltrs.         |
| 13. | Pool Deck   |

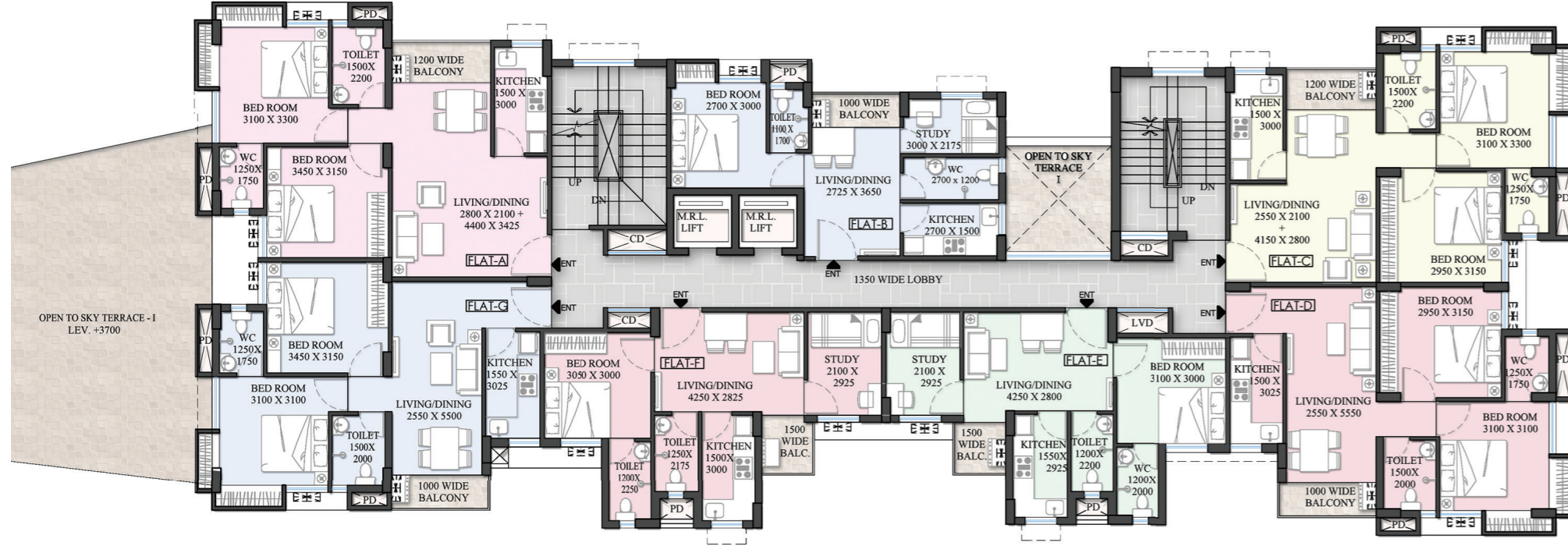
HIDCO SIX LANE ROAD.

NEW TOWN



MAP NOT TO SCALE

## Typical Floor Plan of Block 2 (1st to 7th floor) (East Wing)

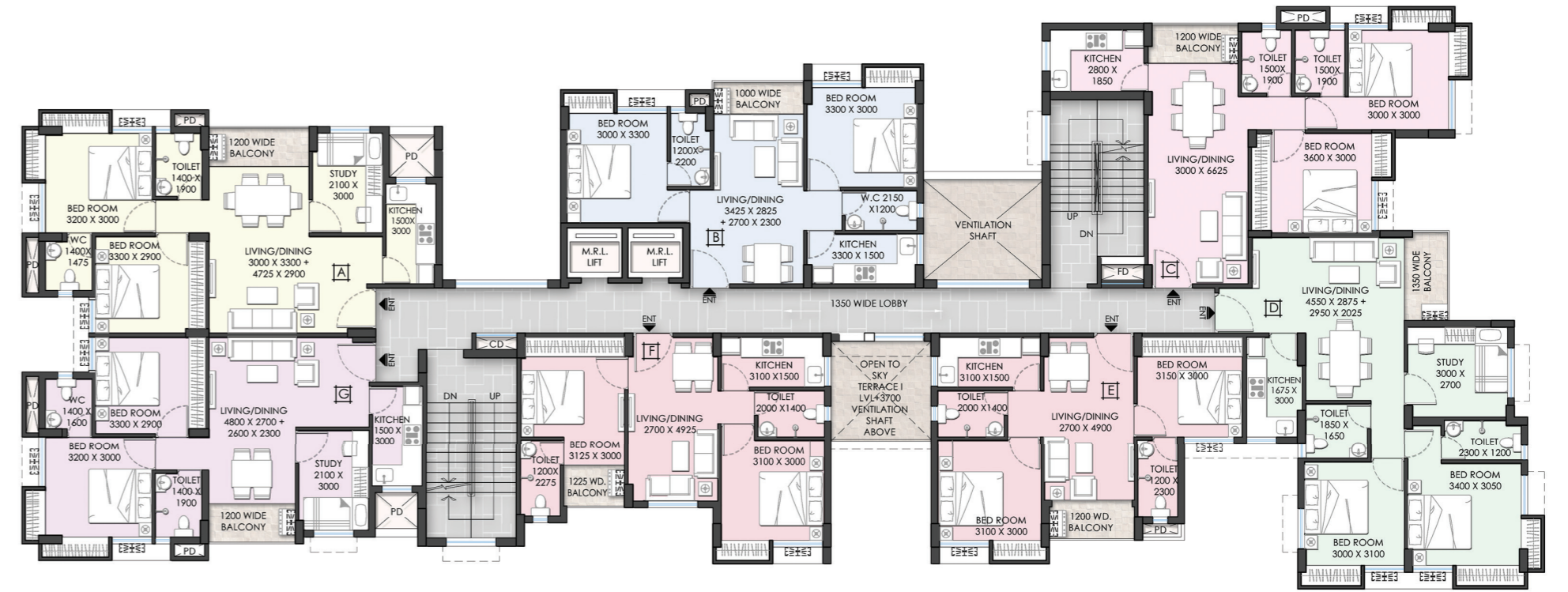


BLOCK 2-EAST (4TH to 7TH FLOOR)

Floor	BHK	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
FLAT-5A	2BHK	576	790	987
FLAT-5B	1.5BHK	484	642	803
FLAT-5C	2BHK	575	782	978
FLAT-5D	2BHK	572	772	965
FLAT-5E	1.5BHK	420	606	757
FLAT-5F	2BHK	425	604	755
FLAT-5G	1.5BHK	571	784	981



## Typical Floor Plan of Block 3

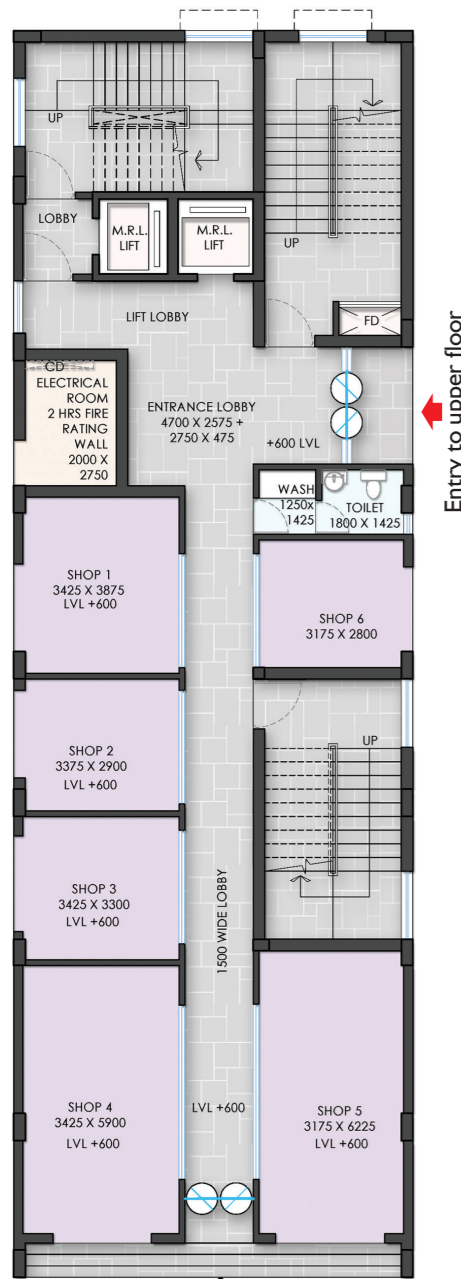


BLOCK 3 (1st to 7TH FLOOR)

Floor	BHK	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
FLAT- 2A	2.5BHK	668	910	1138
FLAT-2B	2BHK	562	753	941
FLAT-2C	2BHK	627	864	1080
FLAT-2D	2.5BHK	741	987	1233
FLAT-2E	2BHK	521	706	883
FLAT-2F	2BHK	517	715	893
FLAT-2G	2.5BHK	655	876	1095

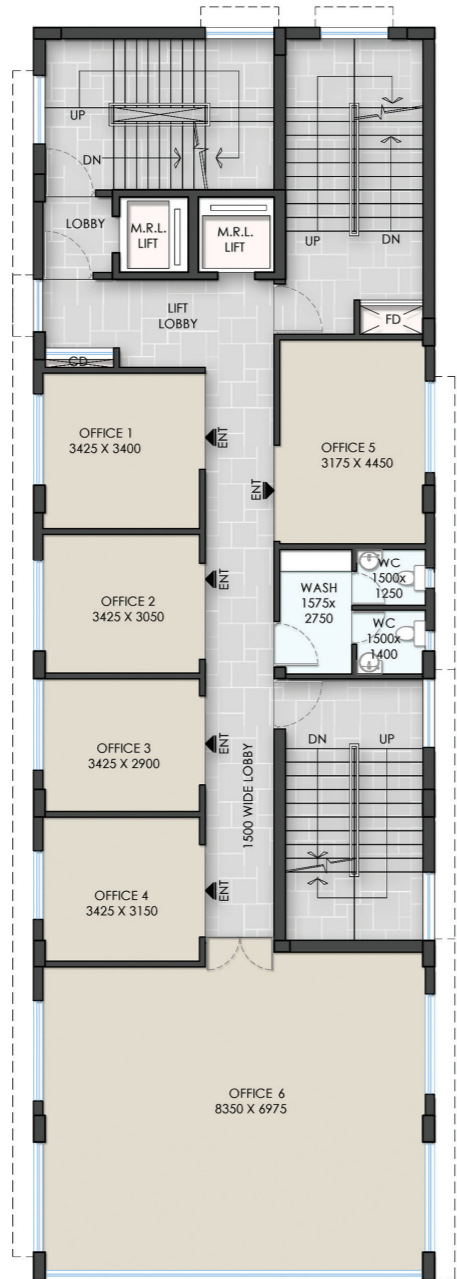


### Ground Floor Plan of Block 4

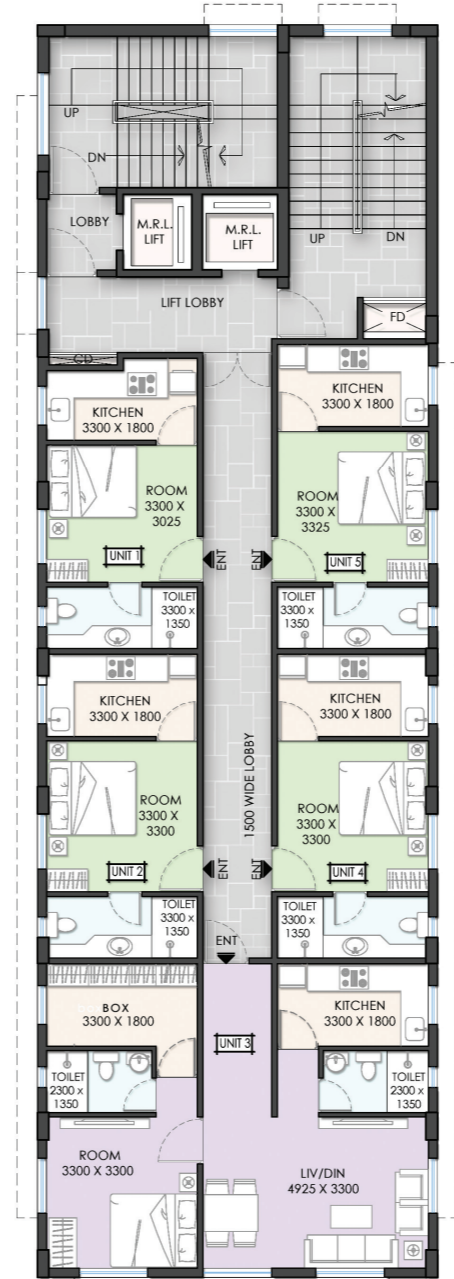


Entry to upper floor

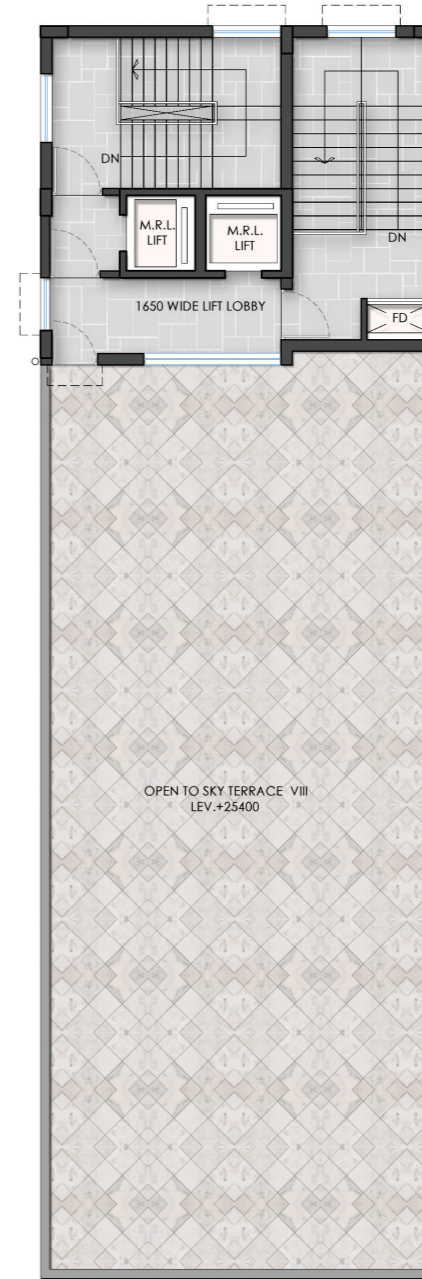
### 1st & 2nd Floor Plan of Block 4



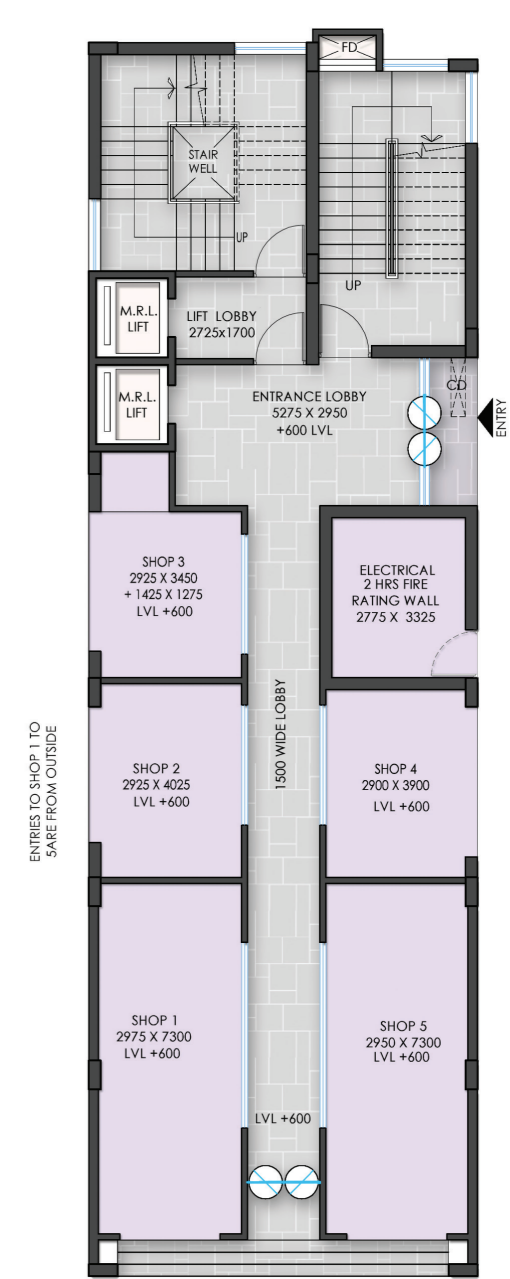
### 3rd to 7th Floor Plan of Block 4



### Roof Plan of Block 4



### Ground Floor Plan of Block 5



ENTRIES TO SHOP 1 TO SHOPS FROM OUTSIDE

Entry access for building only

BLOCK 4 (GROUND FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
SHOP-1	147	205	266
SHOP-2	111	148	192
SHOP-3	120	160	208
SHOP-4	222	301	392
SHOP-5	217	305	396
SHOP-6	100	145	189

BLOCK 4 (1st & 2nd FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
OFFICE-1	128	283	354
OFFICE-2	115	251	314
OFFICE-3	109	240	299
OFFICE-4	119	265	331
OFFICE-5	154	347	434
OFFICE	627	1350	1688



BLOCK 4 (3rd to 7th FLOOR)

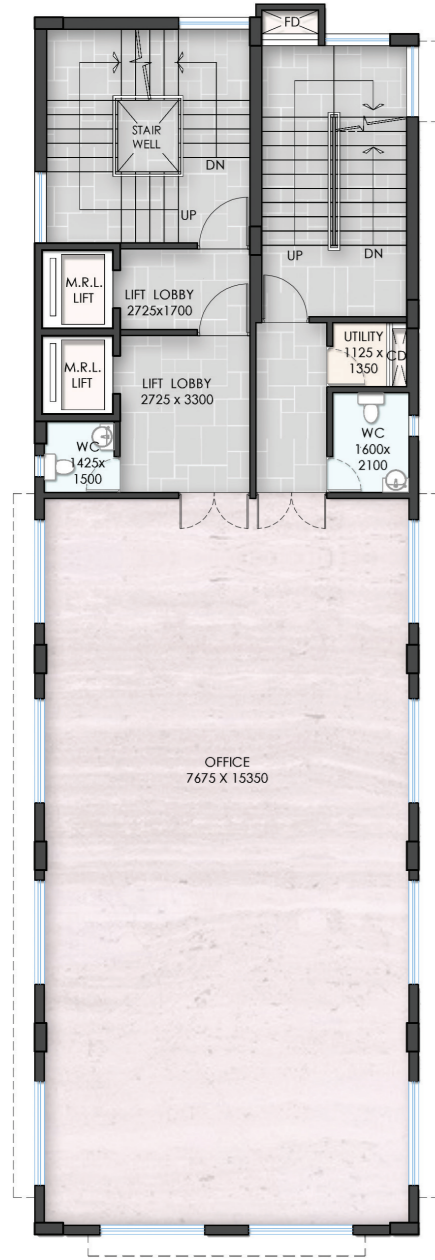
Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
1BHK	219	389	487
1BHK	229	410	512
1BHK	601	1012	1264
1BHK	229	410	512
1BHK	230	416	520

BLOCK 5 (GROUND FLOOR)

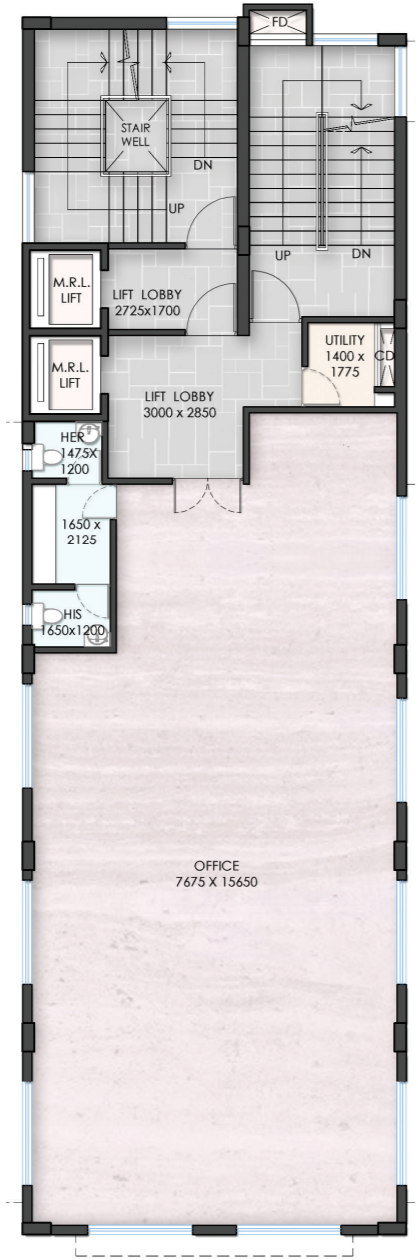
Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
SHOP-1	236	308	401
SHOP-2	134	171	222
SHOP-3	136	175	228
SHOP-4	130	172	224
SHOP-5	234	306	398



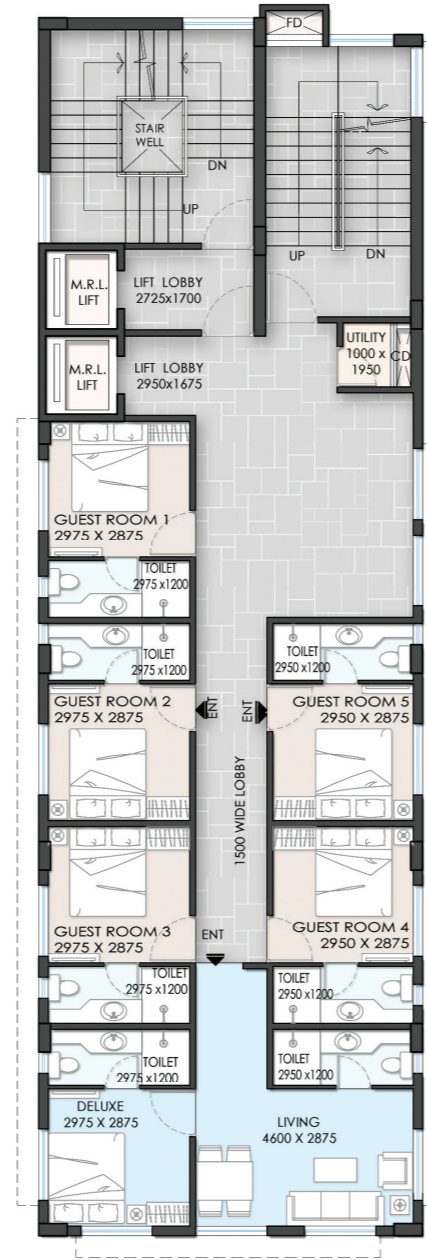
1st Floor Plan of Block 5



2nd Floor Plan of Block 5



3rd Floor Plan of Block 5



4th, 6th & 7th Floor Plan (Hotel) of Block 5



5th Floor Plan (Hotel) of Block 5



BLOCK 5 (1ST FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
OFFICE	1268	2295	2869

BLOCK 5 (2ND FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
OFFICE	1467	2315	2894

BLOCK 5 (3rd FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
UNIT-1	130	300	375
UNIT-2	130	300	375
UNIT-3	130	300	375
DLX ROOM	354	803	1004
UNIT-4	129	296	369
UNIT-5	129	302	377

BLOCK 5 (4th, 6th & 7th FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
UNIT-1	130	264	330
UNIT-2	130	264	330
UNIT-3	130	264	330
DLX ROOM	354	707	884
UNIT-4	129	261	326
UNIT-5	129	262	327
UNIT-6	129	280	350

BLOCK 5 (5th FLOOR)

Floor	Carpet area (sq.ft.)	Built-up area (sq.ft.)	Total Chargeable area
UNIT-1	130	298	373
UNIT-2	130	298	373
UNIT-3	130	298	373
DLX ROOM	354	798	998
UNIT-4	129	294	368
UNIT-5	129	300	375

