

# ONE 10

Behind Novotel

**REALTY PLUS  
EXCELLENCE AWARDS  
(EAST) 2021**

Best Selling Project of the Year



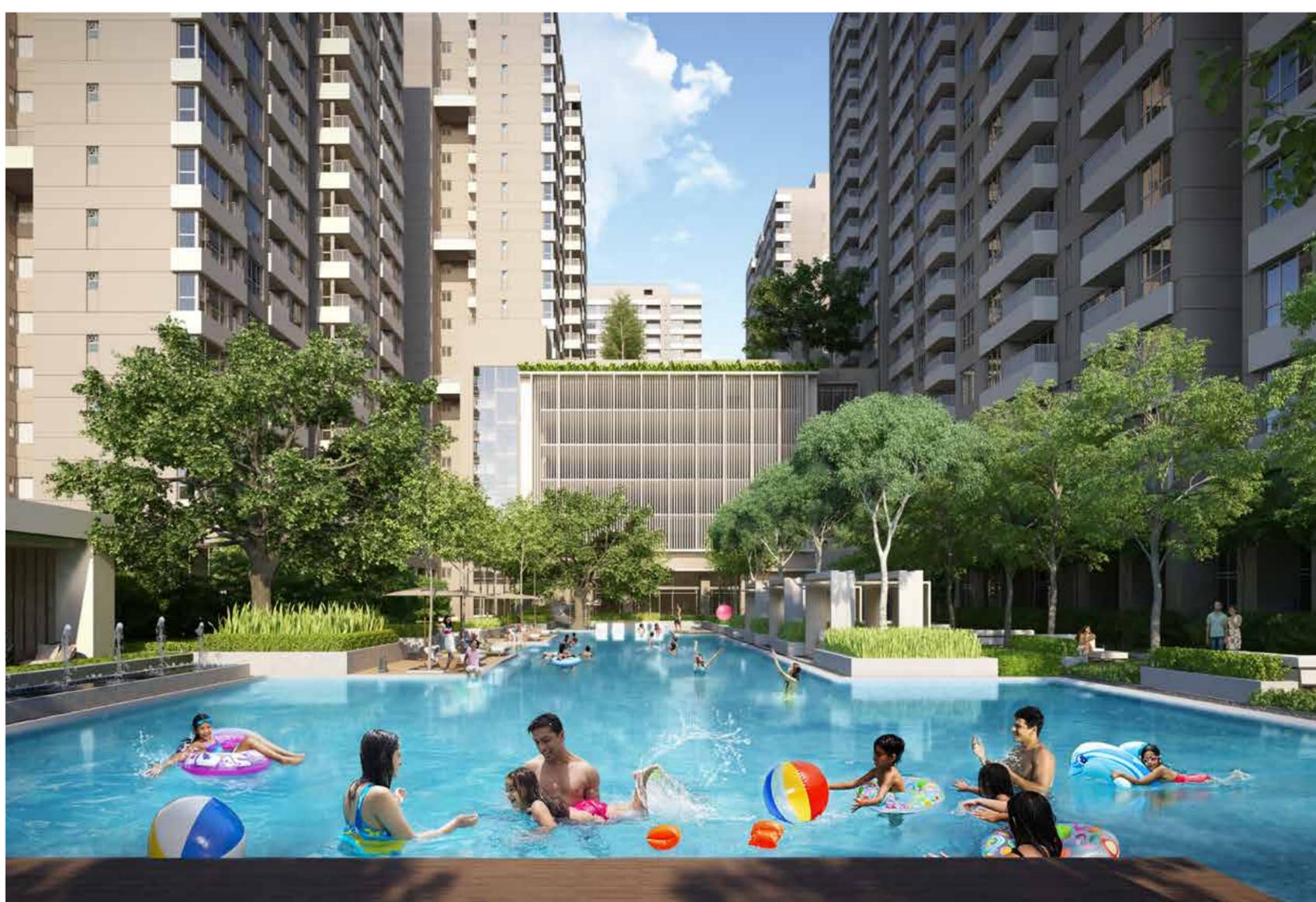
Pre-certified Green Building

Introducing the happiest address in town. Homes for today. Ready for Tomorrow. One10 is the fastest selling residential project in New Town Action Area – I.

**Kolkata's first project designed exclusively with your kids in mind. An additional study room for your work from home needs and all other necessities within the gates.**

Wide open spaces for children to run free, wander, explore, learn and grow. Olympic size swimming pool to multiple games court, nature trails to jungle gym, triple height games arena to outdoor theatre, a daycare to seniors lounge. One10 doubles up to fulfill all your ambitions in current times.

When nothing is left to chance, your family is secure.



# KIDS

Interest Based Learning Center

Preschool & Montessori Learning

Daycare Facility with Extended Learning

Kids' Water Play

Jungle Gym

Play Tower

Happy Room

Kids' Library



## WORK FROM HOME

One10 has homes designed to support Work-From-Home. 2.5 and 3.5 BHKs with small spaces ready for conversion into home offices and work spaces.

50% of the property is landscaped with 10,000+ trees planted. Everything that gives you the serenity and focus to be at your most productive self.

With top-level security protocols in place, you stay safer at home. CCTV surveillance, access cards, scanning, an Integrated Building Management System and automated hand sanitisers.

Business Lounge

Green Pods

Coworking Space

Cafeteria



# SELF SUFFICIENT HOMES

All your basic needs are taken care of right within the gates of One10.

Banquet Halls

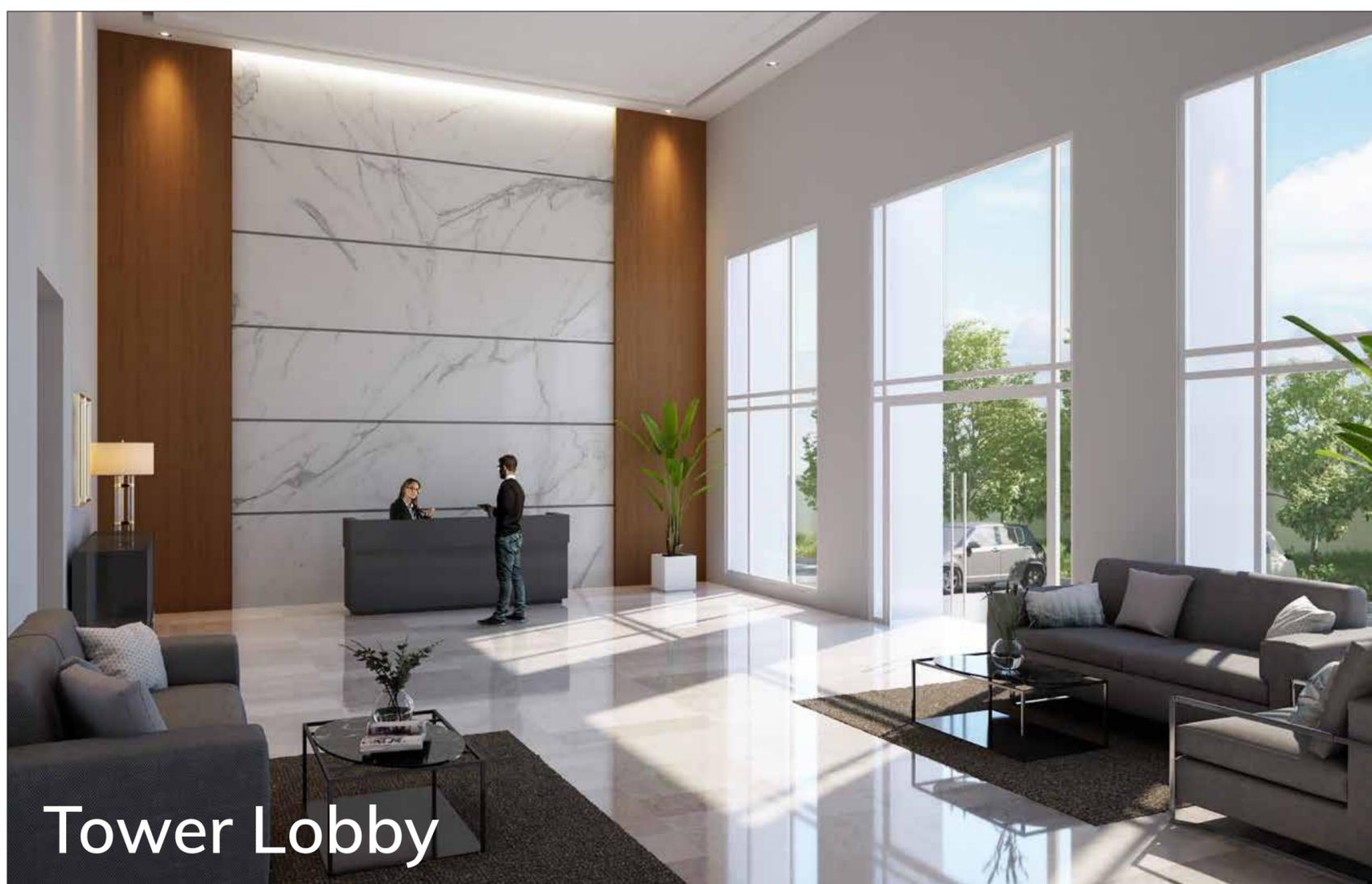
Guest Rooms

Convenience store

Salon

ATM

Pharmacy



## SPORTS & FITNESS

Triple Storey Sports Arena

Olympic Size Swimming Pool

Health Club & Wellness Center

Open Air Fitness Station

Badminton Court

Lawn Tennis Court

Basketball Court

Sand Volleyball Court

Outdoor Theatre



# SENIOR CITIZENS

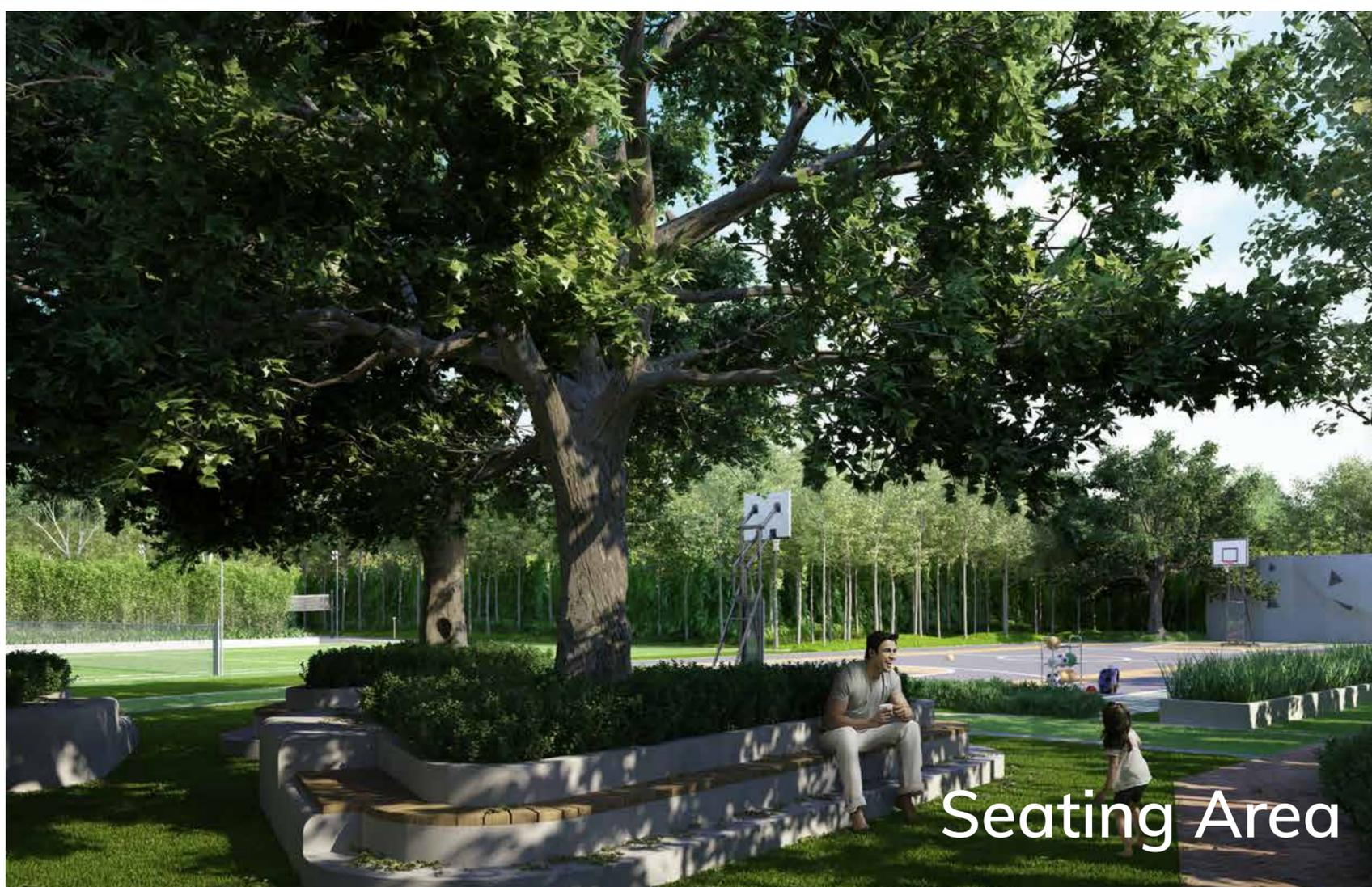
Nature Trail

Lounge

Cards Room

Aqua Gym

Leisure seating



## BEST IN CLASS SECURITY

3 tier checks

Boom barrier at entrance

Tower access controls with face recognition

Electronic door lock integrated with cameras

CCTV surveillance

Integrated Building Management System

## FACILITY MANAGEMENT

One of the most important aspects of daily living hassle free and uninterrupted maintenance. Ensuring cleanliness, hygiene, maintenance and repair.



## DESIGN PRINCIPLES

Designed by internationally acclaimed architectural firm, Smallwood, Reynolds, Stewart, Stewart (SRSS), Singapore, One10 is an unparalleled world of modern architecture, meticulously crafted to perfection with attention to every detail.

Featuring towers that rise taller than 200 feet, One10 boasts efficient planning and represents new age architecture with elegance. It also takes care of the interiors with:

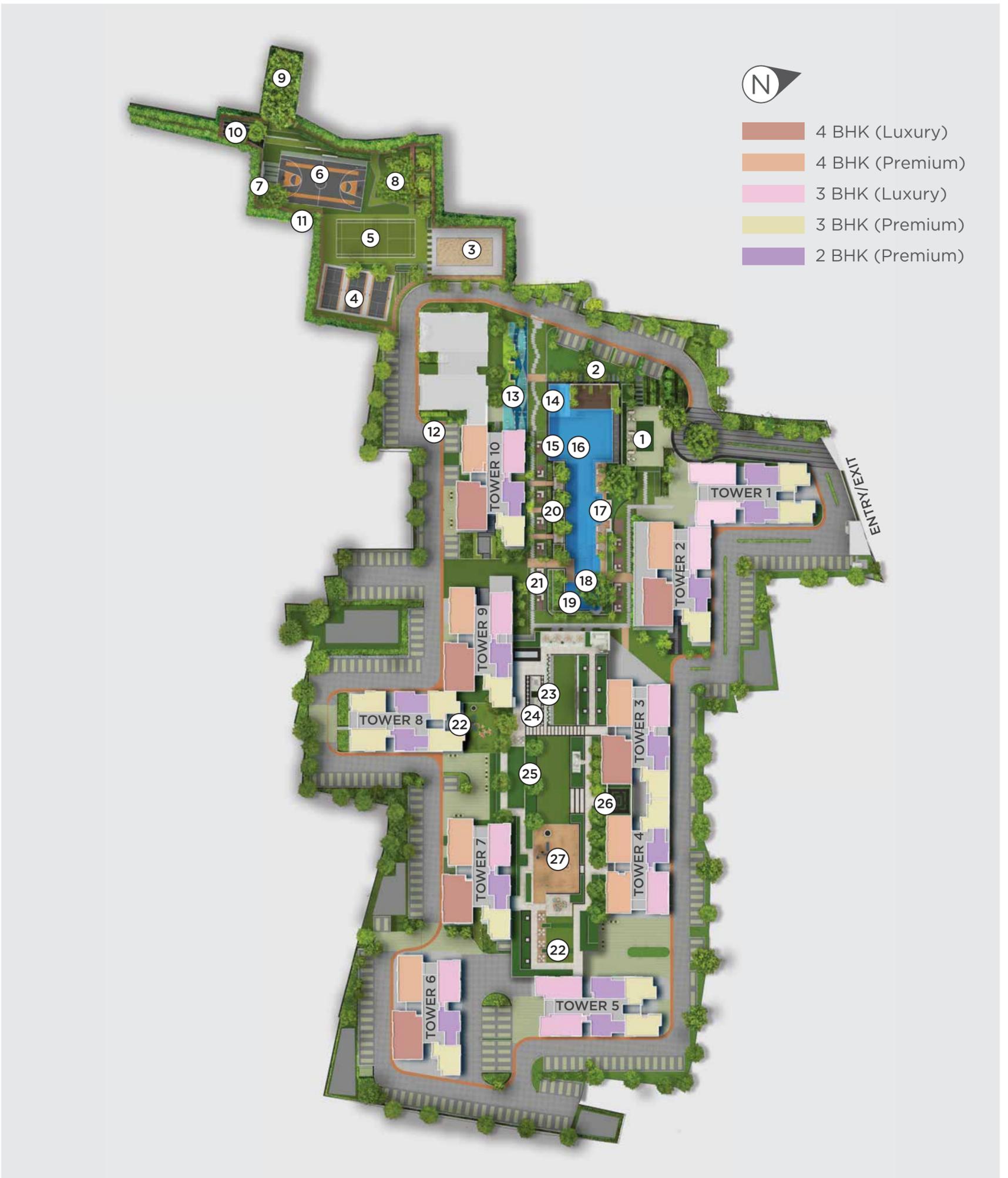
- Abrasion-resistant double charged tile flooring in all habitable rooms and balconies
- Abrasion-resistant ceramic tile flooring in all toilets
- Ready-to-paint walls in all rooms, wall tiles in toilets, backsplash tiles in kitchen and painted walls in balconies
- Ready-to-paint ceilings
- Granite counter top in kitchen
- Flush doors, aluminium windows and sliding doors



# SITE MAP

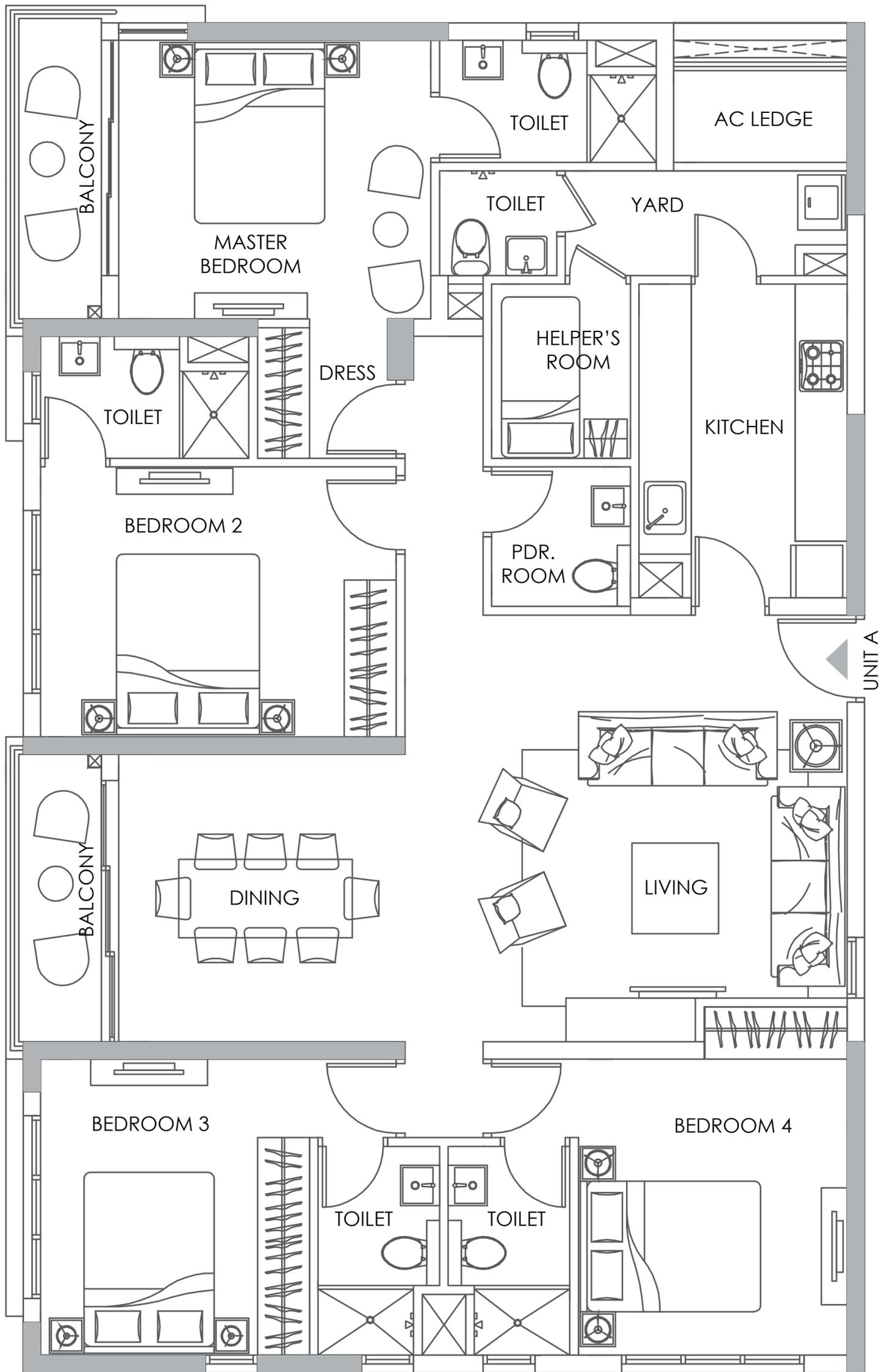
## Legend

- |                          |                             |                             |
|--------------------------|-----------------------------|-----------------------------|
| 1. Waiting Pavilion      | 10. Foot Reflexology Track  | 19. Kids' Water Play        |
| 2. Butterfly Garden      | 11. Nature Trail            | 20. Cabanas                 |
| 3. Sand Volleyball Court | 12. Cycling Track           | 21. Alfresco Seating        |
| 4. Badminton Court       | 13. Outdoor Fitness Station | 22. Kids' Play Area         |
| 5. Lawn Tennis Court     | 14. Jacuzzi                 | 23. Bird Bath               |
| 6. Multi-sport Courts    | 15. Leisure Pool            | 24. Outdoor Movie Theatre   |
| 7. Rock Climbing         | 16. Lap Pool                | 25. Old Folks Walking Trail |
| 8. Gallery               | 17. Aquagym                 | 26. Green Labyrinth         |
| 9. Bamboo Grove          | 18. Floating Daybeds        | 27. Jungle Gym              |



# TYPICAL UNIT PLAN

## 4 BHK LUXURY HOME Distinctive. Luxurious. Breezy



Carpet Area : 1347 sq. ft.

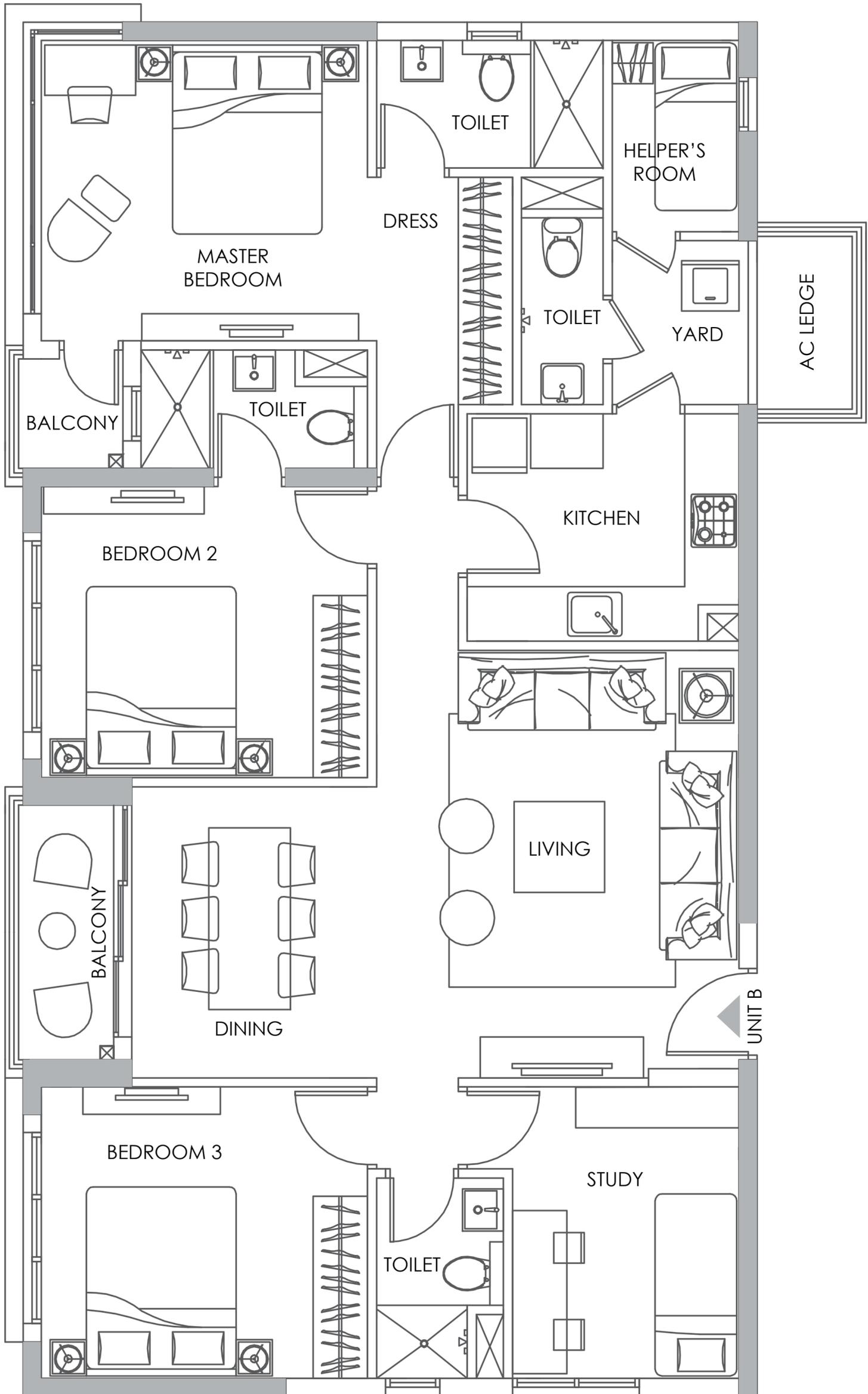
Balcony Area : 154 sq. ft.



\*Disclaimer - The area mentioned has been considered from Towers 1,2 & 10 only

# TYPICAL UNIT PLAN

4 BHK PREMIUM HOME **Striking. Elegant. Spacious**



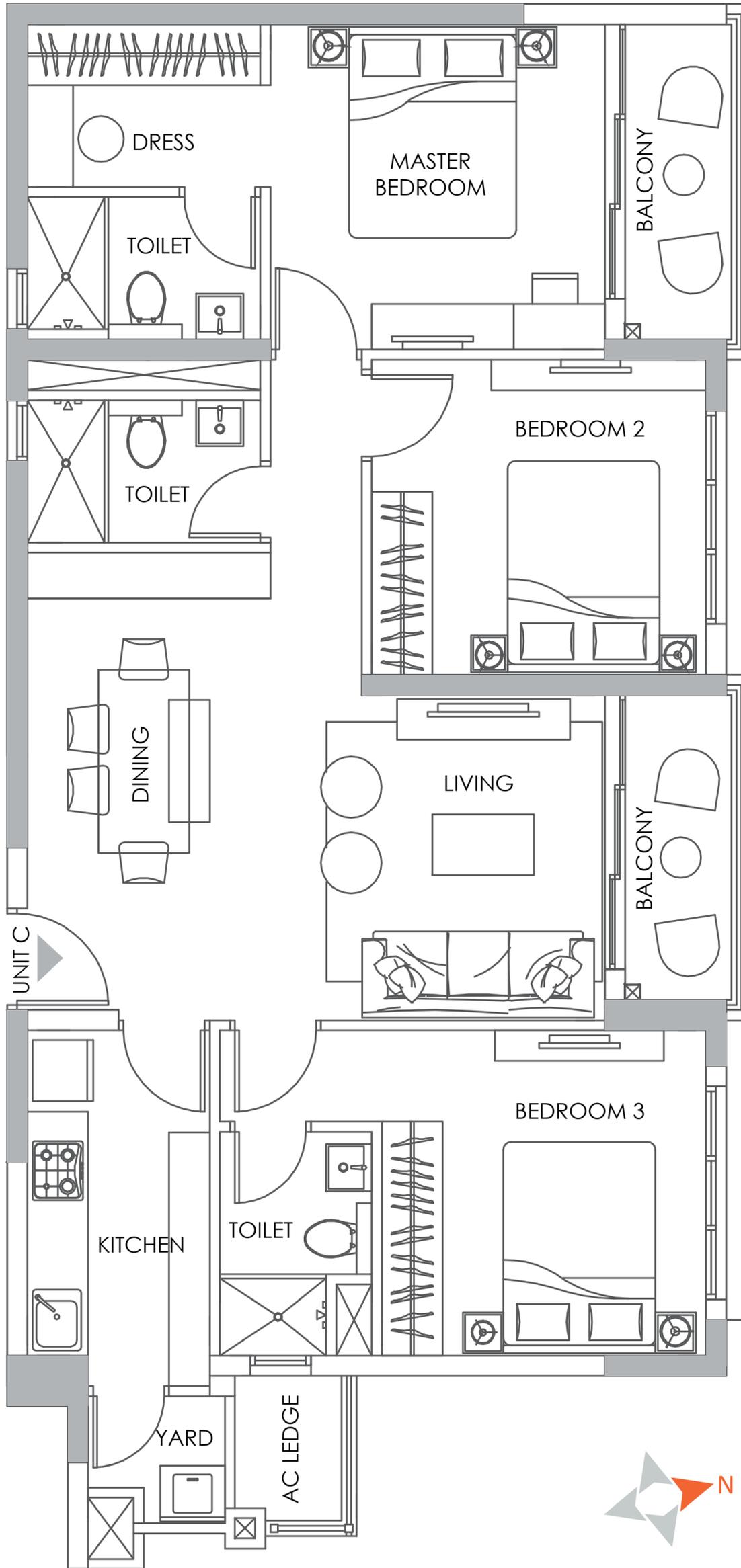
Carpet Area : 1121 sq. ft.

Balcony Area : 114 sq. ft.



# TYPICAL UNIT PLAN

3 BHK LUXURY HOME *Delightful. Stylish. Comfortable*

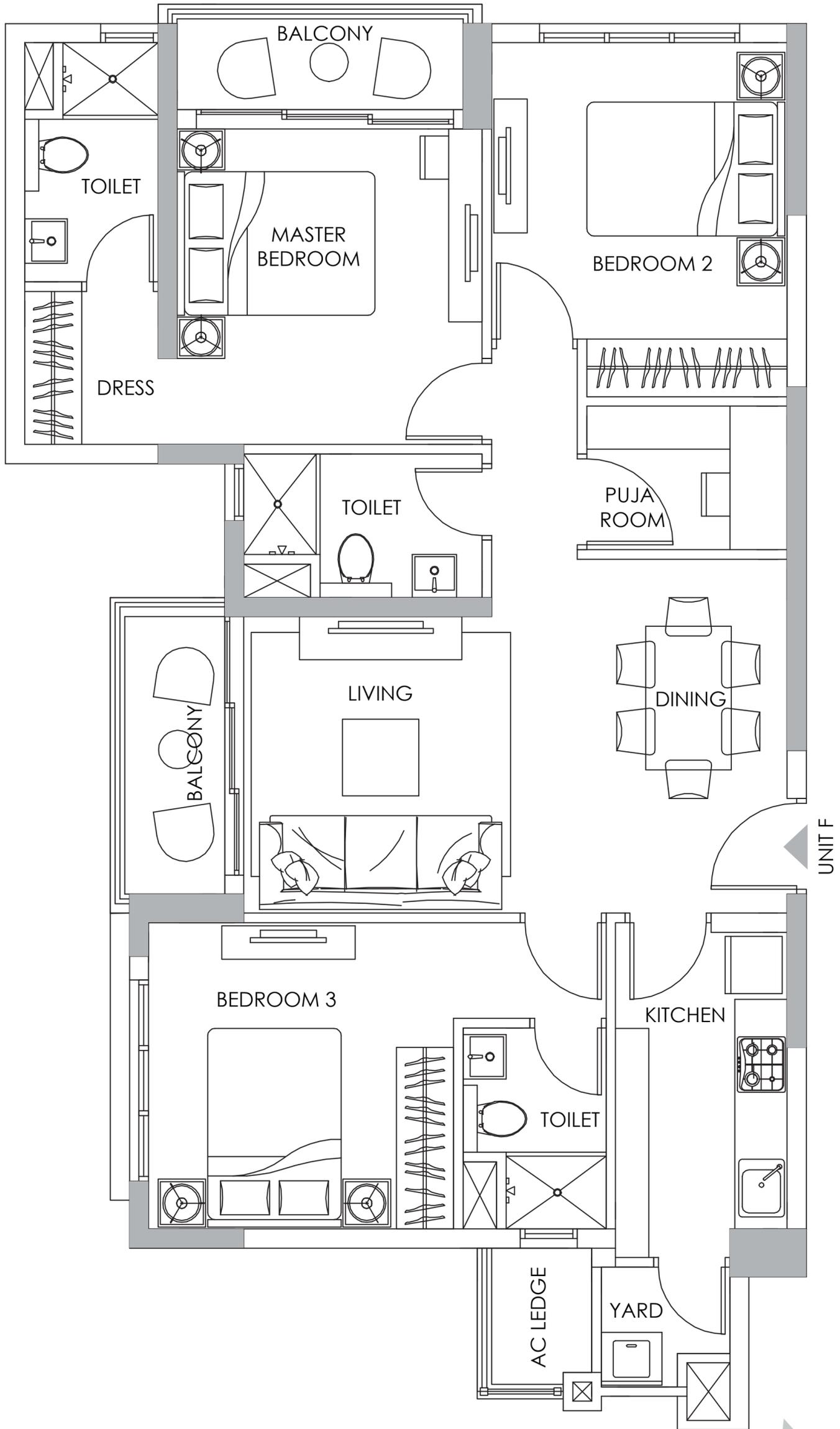


Carpet Area : 865 sq. ft.

Balcony Area : 121 sq. ft.

# TYPICAL UNIT PLAN

## 3 BHK LUXURY HOME Vibrant. Chic. Utilitarian



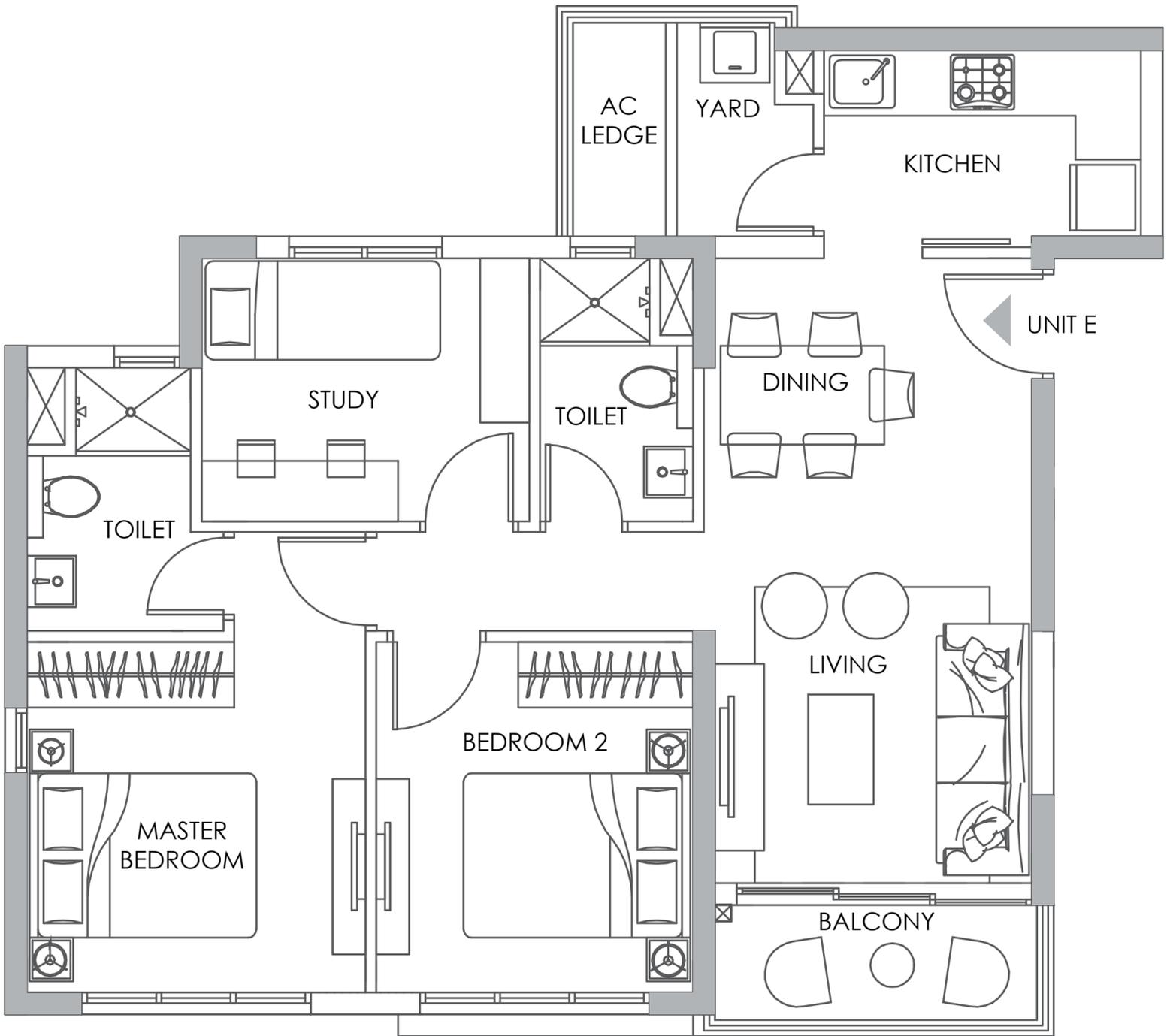
Carpet Area : 862 sq. ft.

Balcony Area : 115 sq. ft.



# TYPICAL UNIT PLAN

## 3 BHK PREMIUM HOME Cheerful. Modern. Efficient



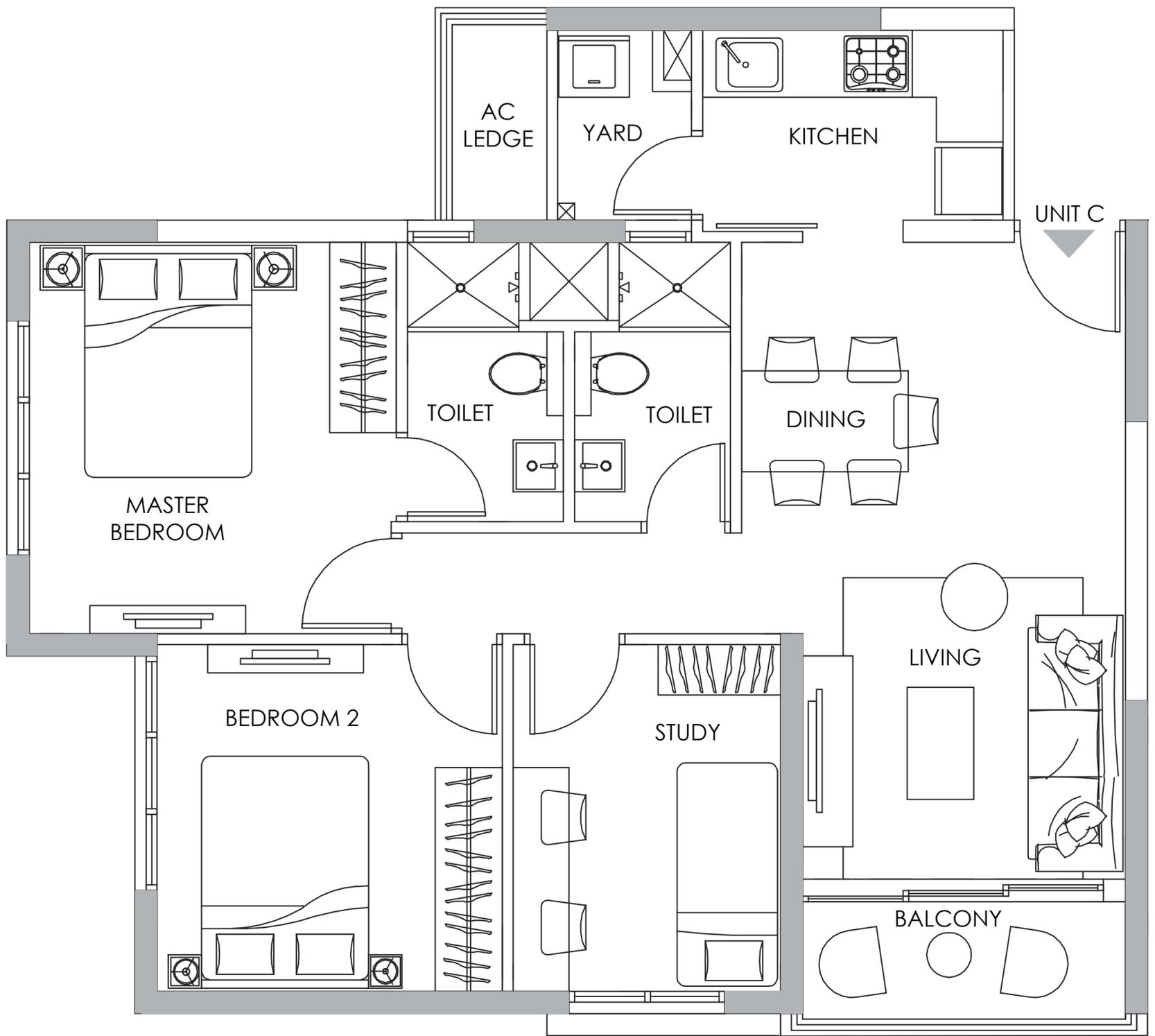
Carpet Area : 665 sq. ft.

Balcony Area : 91 sq. ft.



# TYPICAL UNIT PLAN

3 BHK PREMIUM HOME *Delightful. Stylish. Comfortable*



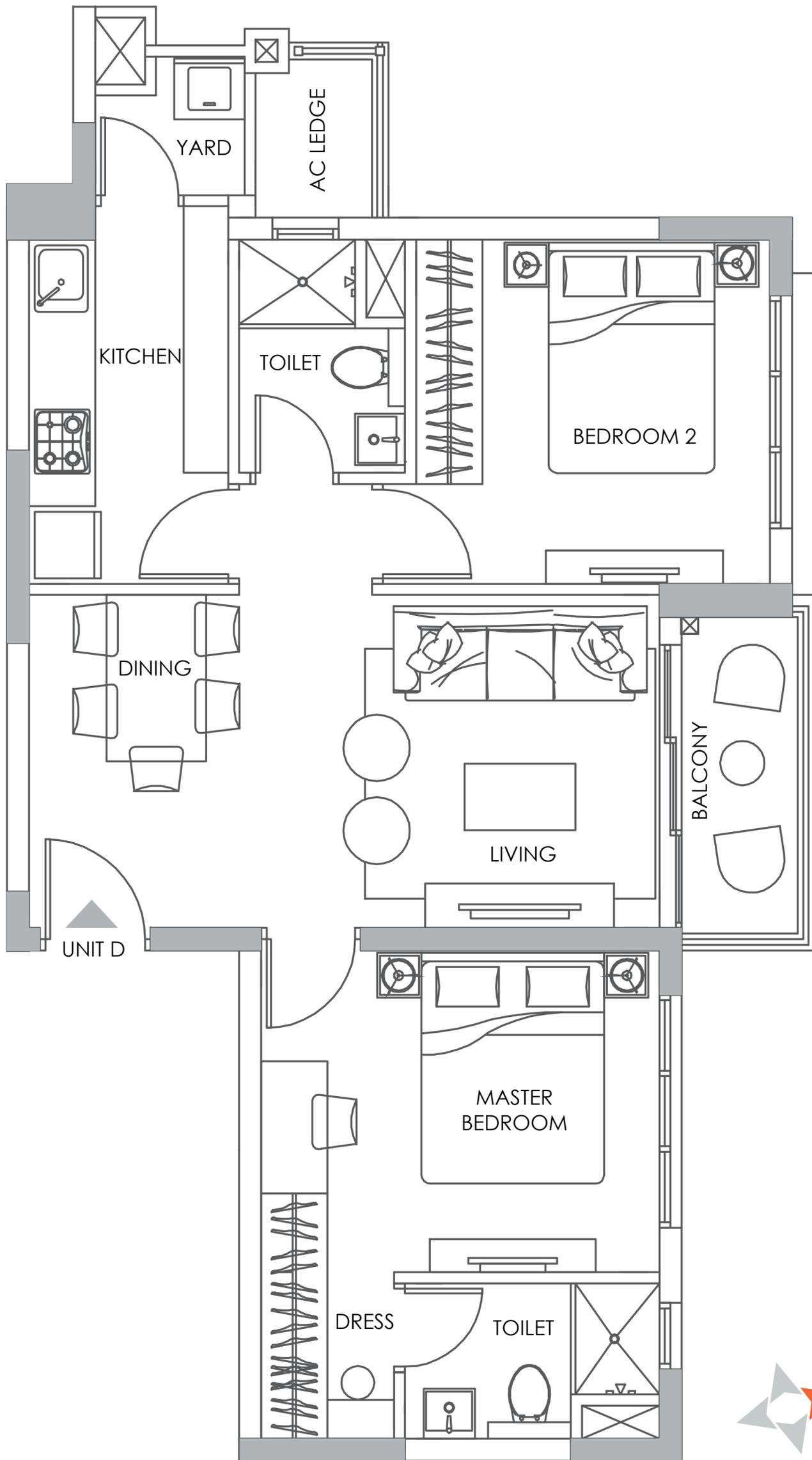
Carpet Area : 687 sq. ft.

Balcony Area : 81 sq. ft.



# TYPICAL UNIT PLAN

## 2 BHK PREMIUM HOME Cheerful. Modern. Efficient



Carpet Area : 591 sq. ft.

Balcony Area : 77 sq. ft.

# LOCATION

## NEW TOWN, ACTION AREA 1, BEHIND NOVOTEL

### SHOPPING

Axis Mall	0.2 Km
DLF Galleria	0.6 Km
Central Mall	1.1 Km

### IT/ITES

DLF 1	2.1 Km
Candor Techspace	2.3 Km
Technopolis	3.2 Km

### EDUCATION

The New Town School	1.5 Km
DPS New Town	2.1 Km
St. Xaviers College	4.5 Km

### COMMUTE

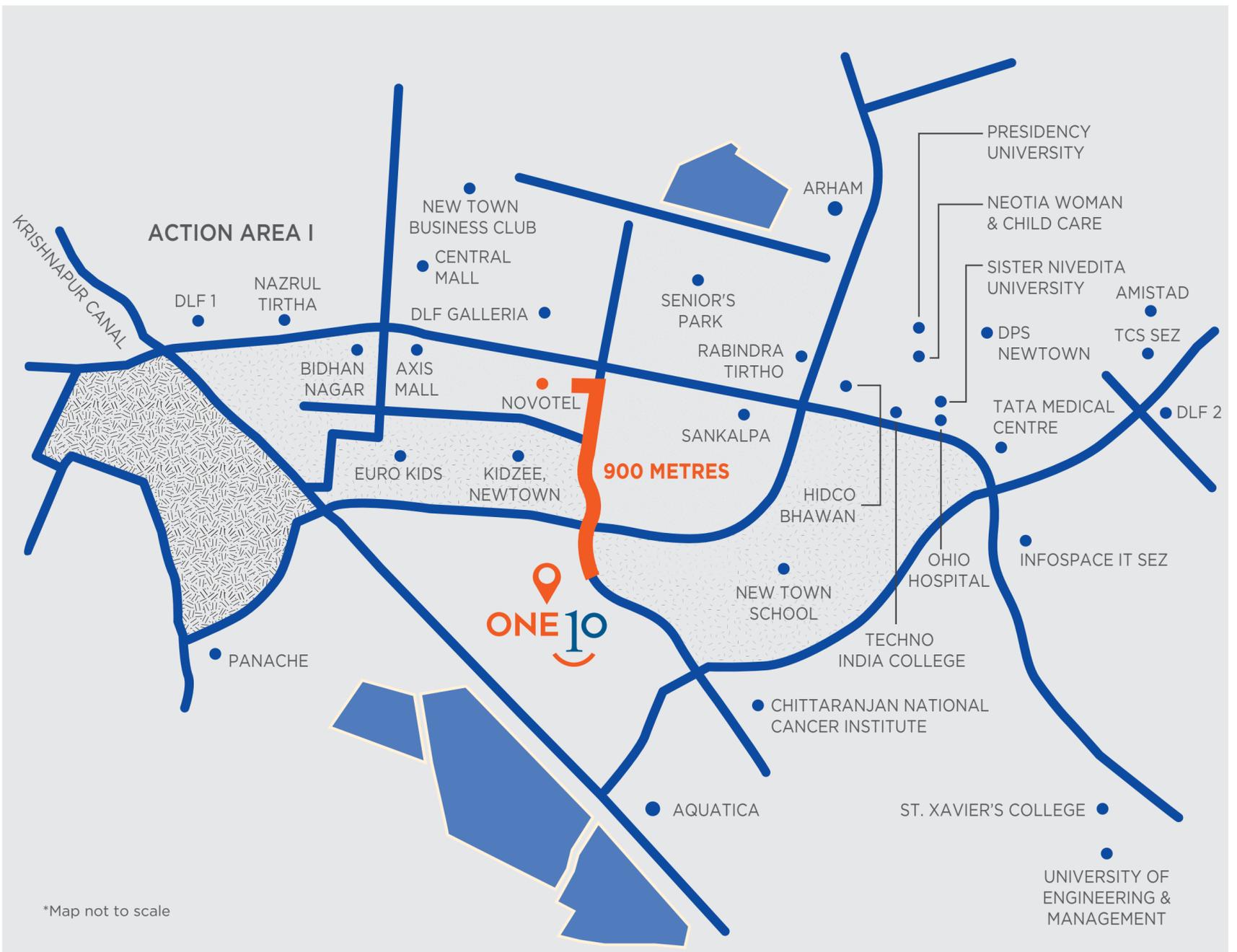
Upcoming Metro Station	400 M
New Town Bus Stand	1.3 Km
Hidco More	1.4 Km

### HEALTHCARE

OHIO Hospital	1.6 Km
Bhagirathi Neotia Hospital	2.0 Km
Tata Medical Centre	3.1 Km

### RECREATION

New Town Senior's Park	1.0 Km
Eco Tourism Park	2.1 Km
Aquatica	2.3 Km



\*Map not to scale

# PAYMENT SCHEDULE

<b>Particulars</b>	<b>Amount as (%) or as specified</b>
Application Money	10% of total consideration + GST
On Execution of Agreement (within 30 days of application) + Incidental Charges	20% of total consideration + GST
1st Floor casting completion	10% of total consideration + GST
4th Floor casting completion	10% of total consideration + GST
8th Floor casting completion	10% of total consideration + GST
12th Floor casting completion	10% of total consideration + GST
16th Floor casting completion	10% of total consideration + GST
18th Floor casting completion	10% of total consideration + GST
Ultimate roof casting completion	5% of total consideration + VRV Charges
Within 90 days from date of ultimate roof casting	100% Extra Charges
On offer of possession + Incidental Charges	5% of total consideration + GST

## Other Terms & Conditions

- Interest on delayed payment @ SBI PLR + 2% p.a.
- 30 Months lock-in period.
- Applicable GST & other levies with each installment extra
- Any additional Taxes, both present & future, such as GST etc will be payable as extra as applicable.
- Cheque / Draft favoring “ PS Group Realty Pvt. Ltd HIRA ACCOUNT“

Developer



3 Decades | 130+ completed projects  
15 green projects underway | Over 10,000 happy residents



...and more

**CORPORATE OFFICE**  
1002, EM Bypass, Kolkata 700105

Reserve a visit to the Experience Centre  
Call **033 6767 6777**

Click here for more details  
[www.psgroup.in/one10](http://www.psgroup.in/one10)



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