

niavara

LIMITED EDITION HOMES

Convent Road, Off Moulali

Co-Landowners and Developers



Landowner

niavara

Niavara Site
7 Convent Road
Kolkata 700 014

Disclaimer

'Niavara' is the new name given to the project originally conceptualised with the name '7 Convent'. Both are one and the same. Niavara is developed by Avikam Builders LLP (Maps shown are not to scale). The specifications may be subject to minor modifications and shall be covered in the agreement with allottees. Images and visuals are graphic artwork created by designers and the final product may vary from the same. The brochure is for representation purpose only and does not constitute part of any legal offer/contract. The interior design and furnishing shown in the brochure are not provided with the apartments. There could be change in height in the building and addition/alteration of areas in the project for which the developer shall take separate consent from the buyers as required by law. The intimation of any amendment to the contents of this brochure shall be deemed to have been made in the allotment documents and/or the agreement in favour of the buyer/s and the buyer/s is advised to use discretion before making application and before entering upon agreement to make itself aware of the same. The buyer/s must verify all the details and specifications, including but not limited to the area, amenities, specifications, services, terms of sales, payments and all other relevant terms independently and should make their own enquiries and where applicable obtain appropriate professional advice as to their particular circumstances prior to concluding any decision for buying any unit. All purchases shall be subject to the terms of the agreement with the allottee and in case of any inconsistency or contradiction between the brochure and agreement, the agreement shall prevail. The promoter or its agents shall not be liable to the buyer/s for any or any claims due to any inconsistency between the brochure and contractual documents.

OVERVIEW AND PLANS



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PROPERTIES



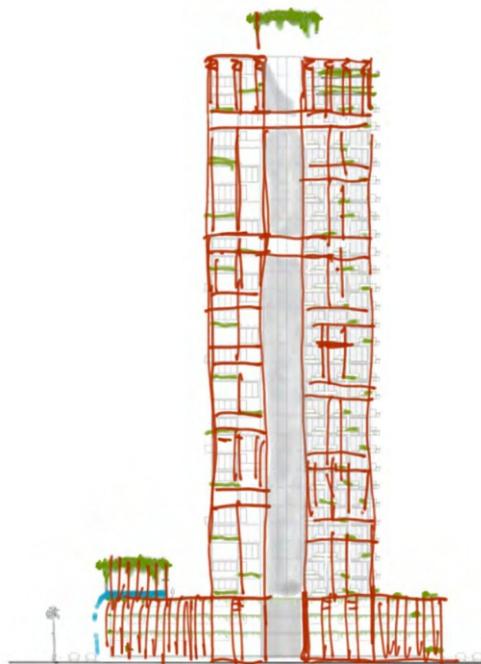
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The architect's initial sketch of Niavara.



international aesthetics iconic structures



CLASSIC DESIGN CONTEMPORARY STYLING

An ecosystem of dynamic spaces designed by the world famous international architect Ricardo Bofill.

Fluidity, symmetry and the unexpected define the creative magic of the architect who has created and inspired many landmarks, styled by postmodern aesthetics. He believes, "Architecture is the victory of man over the irrational." Niavara is inspired by this vision.

LOVE-STRUCK AT FIRST SIGHT IS THE FIRST IMPRESSION THAT WILL STAY WITH YOU FOREVER, CAUSED BY THE STUNNING BEAUTY OF NIAVARA. GET SET FOR A ROMANTIC JOURNEY AS IT UNFOLDS.



El Sargazo Apartments, Spain



Mohammed VI Polytechnic University, Morocco



La Muralla Roja, Spain

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Garden seating area



Kids' play zone



Senior citizens' corner

SYMMETRY OF AESTHETIC EXPERIENCES

Arrive through a scenic driveway surrounded by greenery.

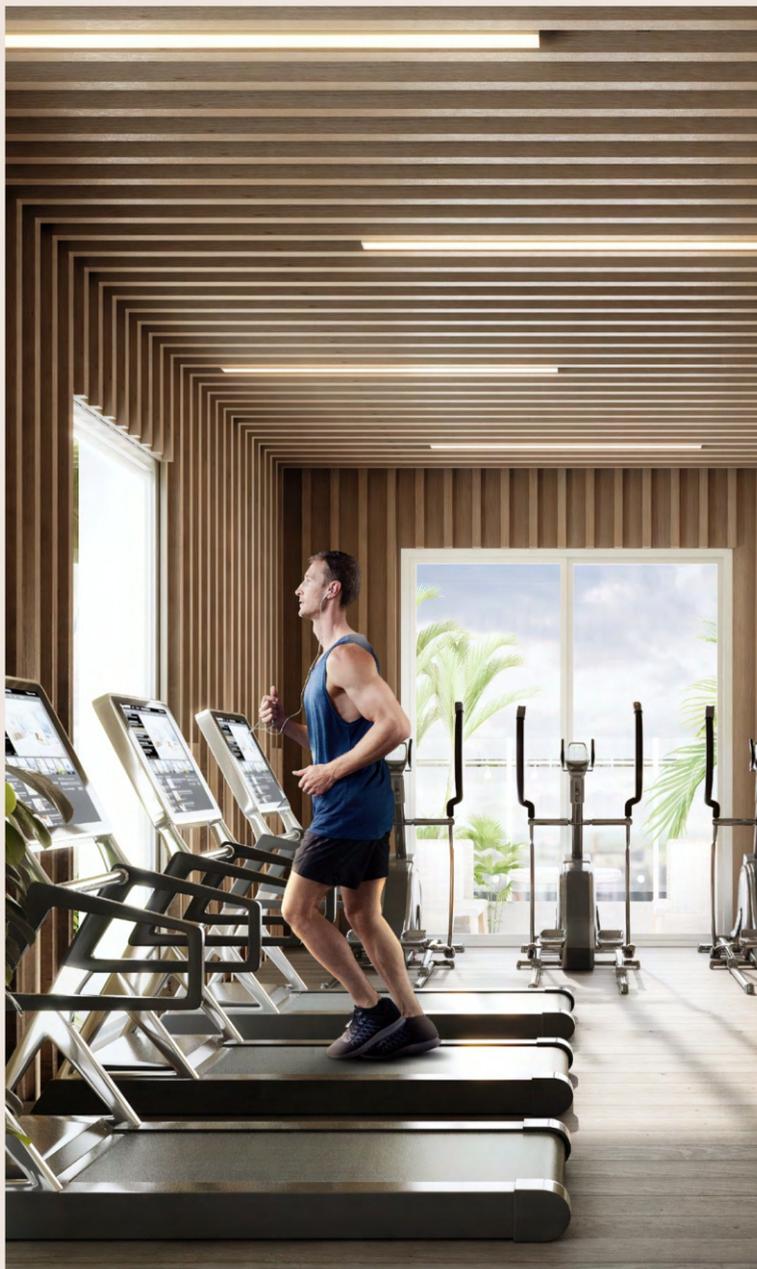
- Vertical green landscaping
- New landscaping with retained trees
- 75% open space
- Garden seating area
- Jogging track
- Senior citizens' corner
- Kids' play zone
- Meditation zone
- Zen garden

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Gym



Swimming pool



Indoor games room

HARMONY RULES YOUR SOCIAL SPACES

Enjoy a bouquet of high-class amenities with your neighbours at Niavara's podium and rooftop.

SOCIALISE @ PODIUM

- Swimming pool
- Banquet hall
- Gym
- Yoga area
- Library
- AV room
- Residents' lounge
- Crèche
- Picnic zone
- Indoor games room
- Barbeque zone

UNWIND @ ROOFTOP

- Party deck
- Terrace garden
- Open-air meditation zone

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PROPORTION OF EFFICIENTLY MANAGED APARTMENTS

Every Niavara home is a modern-day epitome of spatial efficiency where opulence marries value engineering.

- 3 BHK, 4 BHK and penthouses
- Living room at the centre
- 11 ft floor to floor height
- 3 sides open
- Homes with open-to-sky terrace
- Vaastu compliant

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An evening view

SCALE THAT BRINGS YOU ALIVE

At Niavara all the little details are taken care of and life here is better, for the environment and you.

- IGBC Green Homes Platinum Pre-certified
- Solar power
- Video door phone surveillance
- Round-the-clock security
- Two levels of car parking
- Electric car charging points
- Exclusive elevators for residents



THE TALLEST LUXURY CONDOMINIUM IN CENTRAL KOLKATA.

ALL SET TO STEAL YOUR HEART. IT'S A BEAUTIFUL BLEND OF SYMMETRY, PROPORTION, HARMONY, SCALE AND BALANCE.

BALANCE THAT ADD STABILITY

Niavara is a perfect balance of functionality and beauty. In structure and concept, it is the coming together of necessity and aesthetics – a blend perfected by design.

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Map not to scale

where niavara is located

7 Convent Road
in the heart of Central Kolkata

Moulali Crossing	400 m
Calcutta Boys' School	500 m
Sealdah Railway Station	1.2 km
St James' School	1.3 km
Park Street	2.2 km
New Market Area	2.3 km
Bhagirathi Neotia Hospital	2.5 km
Maa Flyover	3.4 km
Apollo Gleneagles Hospital	6.1 km

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Typical Floor Plan

Flat no	Flat Type	Carpet Area	Balcony Area	Open Terrace Area
A	4B+4T+SQ	1531	99	49
B	3B+3T+3Q	1223	83	63
C	3B+2T	900	64	53
D	3B+2T	900	64	53

3rd, 6th, 9th, 12th, 15th, 18th, 21th, 24th, 27th and 30th floor plans
(6th floor & 21th floor Refuge Balcony)

3RD FLOOR PLAN

3rd, 6th, 9th, 12th, 15th, 18th, 21th, 24th, 27th and 30th floor plans
(6th floor & 21th floor Refuge Balcony)



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Typical Floor Plan

Flat no	Flat Type	Carpet Area	Balcony Area	Open Terrace Area
A	4B+4T+SQ	1531	99	52
B	3B+3T+SQ	1223	83	50
C	3B+2T	900	64	32
D	3B+2T	900	64	32

4th, 7th, 10th, 13th, 16th, 19th, 22th, 25th, 28th floor plans
(At 16th floor Refuge floor)

4TH FLOOR PLAN

4th, 7th, 10th, 13th, 16th, 19th, 22th, 25th, 28th floor plans
(At 16th floor Refuge floor)



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Typical Floor Plan

Flat no	Flat Type	Carpet Area	Balcony Area	Open Terrace Area
A	4B+4T+SQ	1531	99	57
B	3B+3T+SQ	1223	83	49
C	3B+2T	900	64	47
D	3B+2T	900	64	47

5th, 8th, 11th, 14th, 17th, 20th, 23th, 26th and 29th floor plans
(11th floor and 26th floor Refuge Balcony)

5TH FLOOR PLAN

5th, 8th, 11th, 14th, 17th, 20th, 23th, 26th and 29th floor plans
(11th floor and 26th floor Refuge Balcony)



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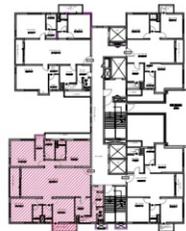
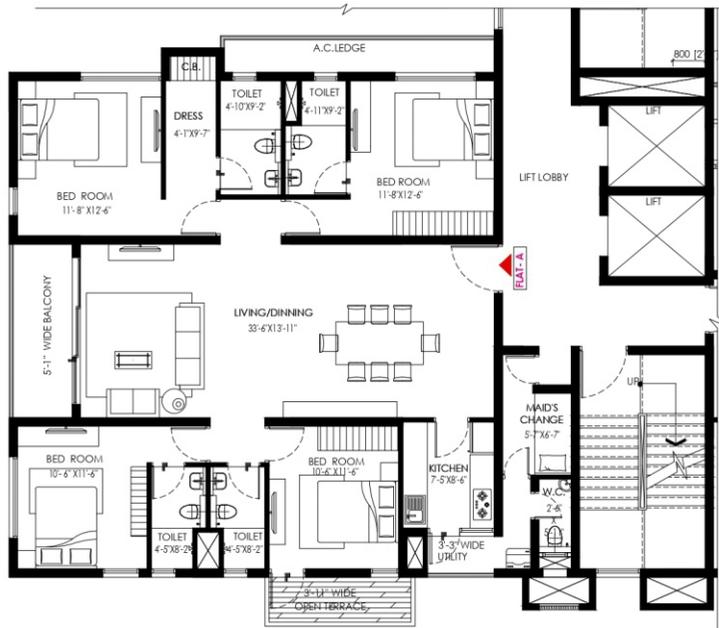


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FLAT A

4th, 7th, 10th, 13th, 16th, 19th, 22th, 25th and 28th



Area Statement

UNIT INFO		FLAT CARPET AREA AS/RERA	COVERED BALCONY AREA	OPEN TERRACE AREA
Flat no	Flat Type	SQFT	SQFT	SQFT
A	4B+4T+SQ	1531	99	52



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PROPERTIES

FLAT-B

4th, 7th, 10th, 13th, 16th, 19th, 22th, 25th and 28th



Area Statement

UNIT INFO		FLAT CARPET AREA AS/RERA	COVERED BALCONY AREA	OPEN TERRACE AREA
Flat no	Flat Type	SQFT	SQFT	SQFT
B	3B+3T+SQ	1223	83	50



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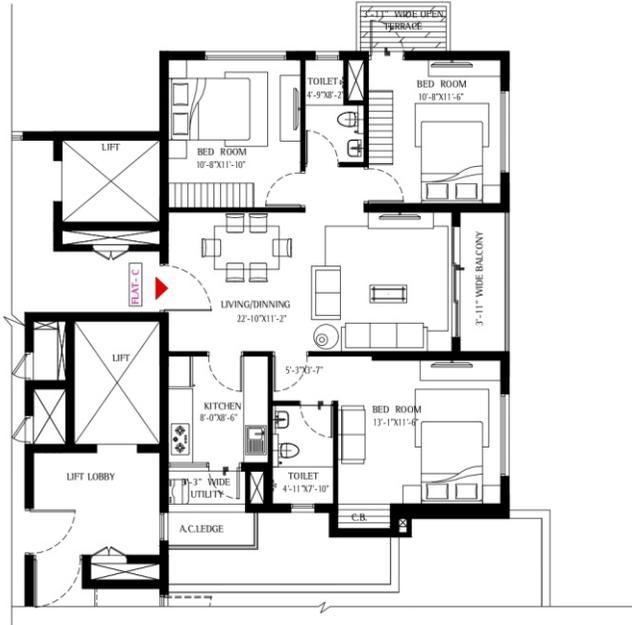


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MODERN RNN PROPERTIES

FLAT C

4th, 7th, 10th, 13th, 16th, 19th, 22th, 25th and 28th



Area Statement

UNIT INFO		FLAT CARPET AREA AS/RERA	COVERED BALCONY AREA	OPEN TERRACE AREA
Flat no	Flat Type	SQFT	SQFT	SQFT
C	3B+3T	900	64	32



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specifications

AT niavara

SUPER STRUCTURE

Concrete structure / RCC Frame structure with
AAC Blocks / Bricks

WALL FINISH

Plaster of Paris (POP) / Putty / Gypsum Plaster finish
Non-toxic, Low-VOC Paint
Exterior Weather Proof Paint

FLOORING

Vitrified tiles in the bed rooms, living / dining room

KITCHEN

Granite Platform with honed edges
Stainless Steel sink
Dado of ceramic tiles upto 3ft above the kitchen counter Exhaust point
Flooring - Anti Skid Ceramic tiles / Vitrified tiles

TOILET

Flooring- Anti Skid Ceramic tiles / Vitrified tiles
Toilet Walls- Standard Ceramic / Vitrified tiles on the walls up to ceiling / false ceiling (if applicable)
Sanitary ware of Hindware / Kohler / Toto or equivalent make
CP fittings of Jaquar / Hindware / Kohler / Grohe or equivalent make
Electrical point for Geyser and Exhaust Fan
Plumbing provision for Hot / Cold Water line

DOORS & WINDOWS

Door Frame-made of seasoned and treated wood
Main Door- Polished flush doors.
Main Door Fittings: Godrej or similar make
Internal Doors Flush doors
Windows powder coated aluminium / UPVC windows

ELECTRICALS

Concealed Copper wiring of reputed brands
Telephone wiring in Living or Dining Area
Electricals points in all bedrooms, living / dining, kitchen, toilets
AC points in living/ dining and all the bedrooms
Modular switches of reputed brands
Lifts of reputed brands like Otis / Kone or similar
EV charging stations

GENERATOR

Provision for standby supply in every Unit (at extra cost)
Power back-up for common area facilities
Strategic use of Solar panels

COMMON LIGHTING

Overhead Illumination for compound and pathway lighting
Necessary Illumination in all lobbies, staircases and common areas

COMMON AREAS

Well developed common lobbies
Equipments and connectivity for Intercom facility in each apartment

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Sugam Habitat Off EM Bypass



Morya Bl. Shah Road Off New Alipore



Sugam Park Asansol



Urban Lakes Konnagar



Sugam Sudhir Off Kamalgaazi More

About Sugam

The joy of creating homes has captured Sugam for over 35 years. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even

20 years in the future. Sugam Group, led by a stellar team of dedicated professionals, has touched thousands of lives.

They are a harbinger of happy communities. With 3.5 decades of experience in the development of 25+ completed projects and 3 million sq ft,

Sugam Group enjoys the trust of its 7000+ residents and continues to convert homes into memories and memories into contentment. Renowned for projects like Sugam

Habitat, Sugam Serenity, Sugam Sudhir, Sugam Park (Narendrapur), Sugam Park (Asansol), Sugam Business Park (Sector V) and Hungerford House. Sugam Group believes in celebration of togetherness.

Sugam's promise is to create space with imagination, tradition and love. This belief guides our design, developments and a stellar team from around the world.

We build happy communities.

All new projects are IGBC Certified in compliance with Sustainable Development. Having won more than 30 National Awards, it's no wonder that the Group is at the forefront of real estate development in Eastern India.

So far so good.

3.5 Decades • 25+ Projects Completed • 7000+ Happy Residents • Currently Developing 11 Million sq ft



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Diamond City South Tollygunge



Diamond City West Ho-Chi-Minh Sarani



Diamond Plaza Jessore Road



Diamond Heritage Strand Road



The 42 Chowringhee

About **Diamond Group**

Starting with a small step, Diamond Group has grown from strength to strength into diverse ventures with more than 3 decades of experience. The group is an established name in the manufacture of lubricants and special chemicals, coastal shipping, real estate and logistics. Driven by innovation and creativity, the group has built over 6 million sq ft of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza, The 42 as well as Diamond Logistics Hub.



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love-struck
at first sight



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