

VIRAT

THE CLASSIC LUXURY HOME



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MOD**RN**
PROPERTIES

What makes a home a true classic? It's
the simplicity, the aesthetics, the
incomparable comfort.

EXPERIENCE THE

TRULYCLASSIC —

ABODE AT VIRAYA!



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VIRAYA

VIRAYA

The courage to choose the timelessly classic over fleeting trends.

Standing tall on Bondel Road, near Ballygunge, Viraya brings forth a classic, urban living experience that prioritises what matters:

a coveted location, a spacious residence, utmost privacy, open green areas, and luxurious amenities. Viraya nurtures your life force by giving it a home where it truly thrives!



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RESIDE
CLOSE TO CLASSIC
LUXURY



Arrive at spacious 4 BHK apartments, ●●●
designed for every little indulgence of life!



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UNWIND CLOSE TO
CLASSIC LIFESTYLE

●●● Step into the urban lifestyle of your dreams
with every leisure within your reach!



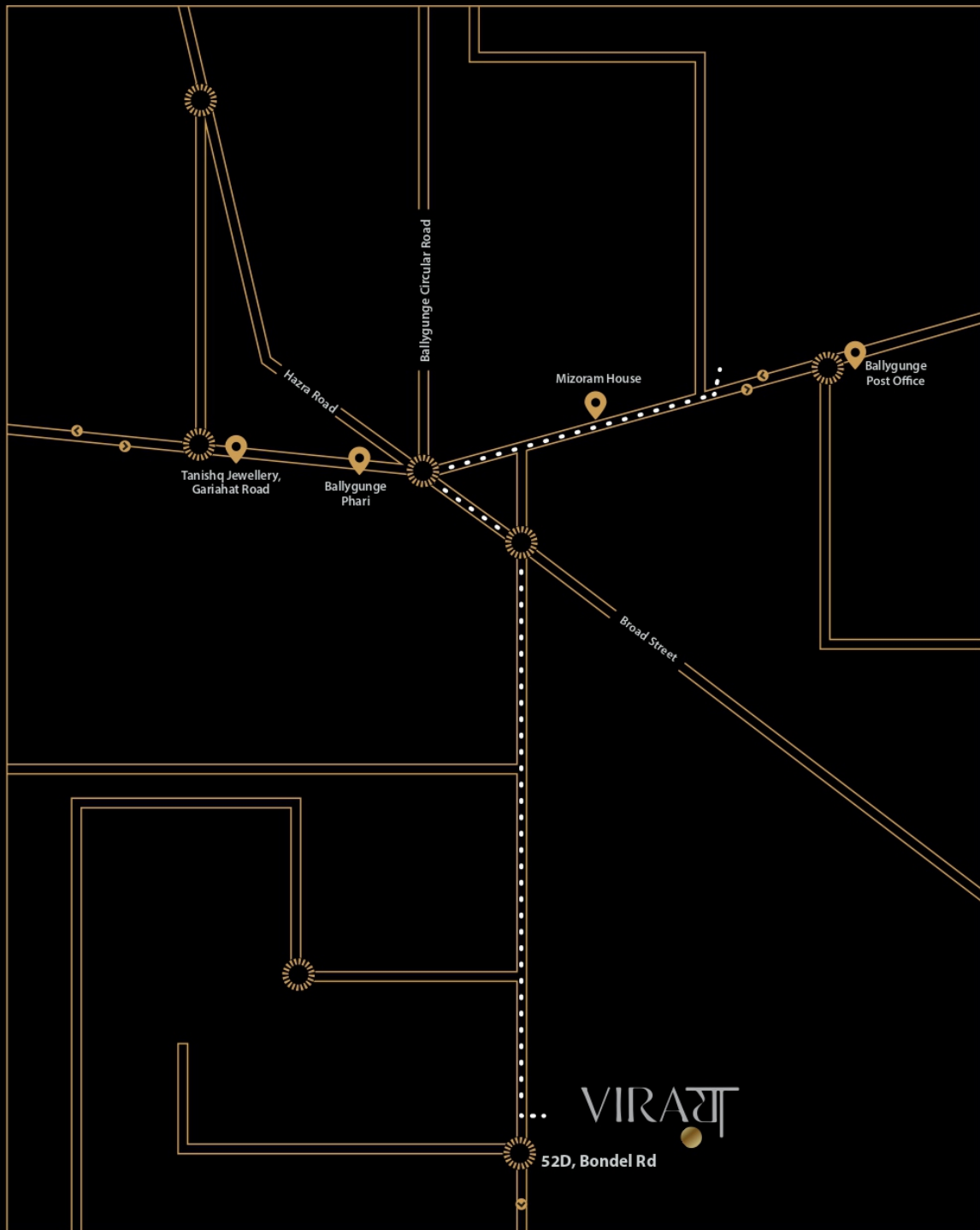
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LIVE CLOSE TO A **CLASSIC** NEIGHBOURHOOD



●●● Live the classic life close to the heart of the city's most affluent neighbourhood, Ballygunge. Enjoy the proximity to chic cafes & restaurants, corporate offices, upscale boutiques and a seamless connectivity to the rest of the city.



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BREATHE CLOSE TO
CLASSIC NATURE —



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GLORIOUS HOMES
THAT KEEP YOU **CLOSE** TO BLISS



VIR
ART

Step into a world of absolute grandeur and bliss, to experience the finest of the classic elite lifestyle.



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MASTER PLAN



LEGEND

- | | | | |
|---|-----------------------|----|-----------------|
| 1 | Entry / Exit | 8 | Kid's Play Area |
| 2 | Gate House | 9 | Green Area |
| 3 | Ramp DN To Basement | 10 | Driver's Toilet |
| 4 | Ramp UP From Basement | 11 | Services |
| 5 | Entrance Lobby | 12 | Covered Parking |
| 6 | Party Hall | 13 | Open Parking |
| 7 | Party Lawn | | |



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URBAN LIFESTYLES **THAT KEEP YOU**
CLOSE TO EUPHORIA —



●●● At Viraya, every amenity has been handpicked to bring you the utmost sense of well-being, leisure and rejuvenation. Savour these classic luxuries of daily life with your favourite people, and let true happiness redefine your days!



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BRINGING **FITNESS** TO LIFESTYLE



Enjoy your daily workouts in a space
designed for your fitness goals!



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YOU MISS 100% OF
THE SHOTS YOU DON'T TAKE —



●●● Unwind with your close ones over a game of pool, or just relax watching your friends play!



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A SPACE OF RELAXATION FOR EVERY GENERATION



●●● From kids to elders, everyone can
rejoice their leisure time their way.



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LEISURE BREAKS **THAT THAT KEEP YOU**
CLOSE TO RELAXATION —



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WATERS & HORIZONS
THAT KEEP YOU **CLOSE TO** SERENITY —



●●● Take a deep dive into the ripples of serenity as you watch the stunning city horizons.

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JOYFUL SPACES **THAT KEEP YOU**
CLOSE TO MEMORIES —



Share your most cherished moments with your
favourite people in a stunning space!



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SPECIFICATIONS —

Living & Dining Area

| | |
|--------------------------|---|
| Floor | Imported Marble |
| Wall & Ceiling | Putty Finish |
| Window | Aluminium Windows |
| Door Frame (Main Door) | Wooden Frame |
| Door Shutter , Main Door | Commercial Face Flush Door Shutter |
| Electrical Items | Modular Type Switches, AC Point, TV Point, Cable Connection Point, Intercom & Video Door Phone To Be Provided |

Bed Rooms

| | |
|------------------|---|
| Floor | Imported Marble |
| Wall & Ceiling | Putty Finish |
| Window | Aluminium Windows |
| Door Frame | Wooden Frame |
| Door Shutter | Commercial Face Flush Door Shutter |
| Electrical Items | Modular Type Switches, AC Point, TV Point, Cable Connection Point and Phone Point |

Kitchen

| | |
|------------------|--|
| Floor | Anti-Skid Tile |
| Wall & Ceiling | Dado Tile Upto 2 Feet Above Kitchen Counter, Remaining Wall And Ceiling With Putty |
| Window | Aluminium Windows |
| Door Frame | Wooden Frame |
| Door Shutter | Commercial Face Flush Door Shutter |
| Electrical Items | Modular Type Switches, 6A / 16A Power Point To Be Provided |
| Sink | SS Sink With Drain Board |
| CP Fitting | Sink Cock |
| Counter Top | Granite Top or equivalent |



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Toilets

| | |
|----------------|--|
| Floor | Anti-Skid Tile |
| Wall Dado | Glazed Tile Upto Door Frame Height |
| Wall & Ceiling | Putty Above Door Frame Height |
| Window | Aluminium Windows |
| Door Frame | Wooden Frame |
| Door Shutter | Commercial Face Flush Door Shutter |
| Wet & Dry Zone | Shower Enclosure And Rain Shower For Master Toilet Only |
| Sanitary Ware | Wall Hung EWC With Concealed Cistern, Counter Wash Basin |
| CP Fitting | Basin Mixer, Health Faucet |
| Plumbing Line | Hot And Cold Line In Wash Basin & Shower |
| Pressure Pump | Point Shall Be Provided |
| Geyser | Point Shall Be Provided |
| Electrical | Modular Type Switches |
| Exhaust Fan | Point Shall Be Provided |

Balcony / Terrace

| | |
|-----------|---|
| Floor | Anti-Skid Tiles |
| Wall Dado | Safety Glass Railing as per Architectural Drawing |



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URBAN SPECIFICATIONS

THAT KEEP YOU **CLOSE TO** COMFORT

| | |
|------------------------|--|
| Nature Of Land | Freehold Land |
| Building Permit No. | 2022070227 Dated: 29/03/2023 |
| Rera Registration No. | WBREERA/NPR-000269 |
| Foundation & Structure | Foundation: RCC Substructure On Piles Super Structure: Monolithic Earthquake - Resistant Reinforced Concrete Framed Structure |
| Vaastu | Vaastu Compliant |
| Tower Height | 73 Meters (239 Feet) |
| No. Of Storey's | B+G+XVII |
| No. Of Apartments | 48 Apartments |
| Car Park | Combination Of Mechanical (MLCP) & Independent Car Park On Ground Floor / Basement |
| Basement | Height Of 5 meters, Ramp Slope Considered 1:7 Ratio, All Three Lifts Opens In Basement |
| Amenities | Fitness Studio, Indoor Games Room, Party Hall, Swimming Pool, Yoga / Meditation |
| Reception Lobby | Exquisite Fully Air-Conditioned 19 Feet High Entrance Lobby |
| Elevators | Two High-Speed Passenger Lifts, One Stretcher-Cum-Service Lift |



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| | |
|------------------|---|
| Security | 24x7 Vigilance By Trained Professional Security Staff Supported By CCTV Surveillance At Strategic Locations In All Common Areas, Integrated Digital Intercom Phone System |
| Fire Safety | Fire Protection System With Hydrant And Sprinkler System as per Fire Authority Norms |
| Water Supply | KMC Filtered Water |
| Staircase | Two Spacious Staircases, Staircases Provided With Fire-Resistant Doors, Paint Finish In Corridors, Staircases, Landings And other Common Areas |
| Air-Conditioning | Air-Conditioning Using VRV/VRF System |
| Power Backup | 100% Power Backup To All Apartments (Optional), 100% Power Backup In All Common Areas, Instant Changeover With Auto Synchronized DG Sets |

*AC at an Extra Cost



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STYLISH LIFE SPACES THAT
KEEP YOU CLOSE TO THE BEST OF LIFE! —

●●● An engaging occurrence of
luxury & the artistic living.



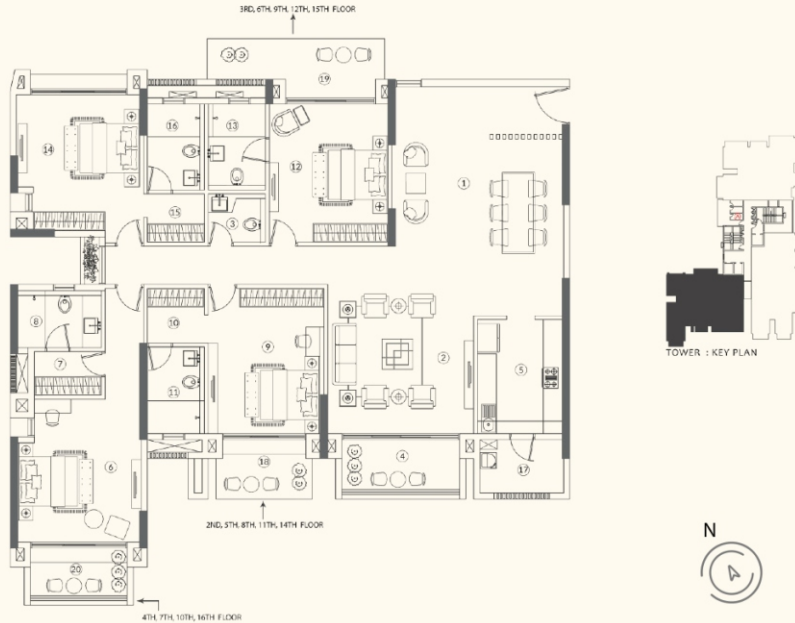
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FLOOR PLAN TYPE A



KEY PLAN

| No. | Space Type | Dimension (ft.inch) |
|-----|-----------------------|---------------------|
| 1 | Living | 15'4" x 12'5" |
| 2 | Dining | 18'1" x 24' |
| 3 | Powder Toilet | 6' x 5'1" |
| 4 | Balcony | 12'5" x 5'3" |
| 5 | Kitchen | 8'10" x 12' |
| 6 | Master Bedroom | 13' x 15' |
| 7 | Walk-In-Wardrobe | 7'1" x 4'7" |
| 8 | Toilet - 1 | 8'9" x 6' |
| 9 | Bedroom - 2 | 12'2" x 15'3" |
| 10 | Wardrobe - Space | 6' x 5'9" |
| 11 | Toilet - 2 | 6' x 9'1" |
| 12 | Bedroom - 3 | 12'6" x 14'6" |
| 13 | Toilet - 3 | 6' x 9' |
| 14 | Bedroom - 4 | 13'4" x 14'3" |
| 15 | Wardrobe-Space | 6' x 5'1" |
| 16 | Toilet - 4 | 6' x 9' |
| 17 | Utility | 8'9" x 5'7" |
| 18 | Triple Height Balcony | 8'9" x 5'3" |
| 19 | Triple Height Balcony | 16'8" x 6'3" |
| 20 | Triple Height Balcony | 10'2" x 6' |

| Floor | Carpet Area (sq.ft.) | Balcony / Utility / Triple Height Balcony Area (sq.ft.) | Built-up Area (sq.ft.) |
|--------------|----------------------|---|------------------------|
| 1 | 2199 | 124 | 2526 |
| 2,5,8,11,14 | 2199 | 179 | 2589 |
| 3,6,9,12,15 | 2199 | 214 | 2629 |
| 4,7,10,13,16 | 2199 | 185 | 2595 |

*There is no Triple Height Balcony on 1st Floor



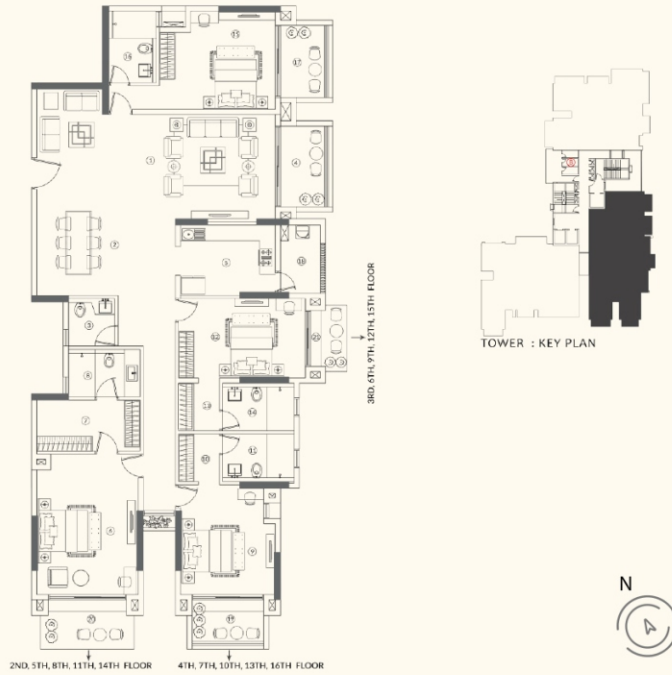
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FLOOR PLAN TYPE B



KEY PLAN

| No. | Space Type | Dimension (ft.inch) |
|-----|-----------------------|---------------------|
| 1 | Living | 30'1" x 13'6" |
| 2 | Dining | 17'6" x 9'8" |
| 3 | Powder Toilet | 5'10" x 6' |
| 4 | Balcony | 5'7" x 10'2" |
| 5 | Kitchen | 12' x 8'10" |
| 6 | Master Bedroom | 12'10" x 17'10" |
| 7 | Walk-In-Wardrobe | 13' x 6'5" |
| 8 | Toilet | 9' x 6' |
| 9 | Bedroom - 2 | 11'10" x 13'11" |
| 10 | Wardrobe - Space | 5'2" x 6' |
| 11 | Toilet - 2 | 9' x 6' |
| 12 | Bedroom - 3 | 16' x 10' |
| 13 | Wardrobe - Space | 5'2" x 6' |
| 14 | Toilet - 3 | 9' x 6' |
| 15 | Bedroom - 4 | 14'7" x 12'5" |
| 16 | Toilet - 4 | 6' x 9' |
| 17 | Balcony | 5'7" x 9' |
| 18 | Utility Balcony | 5' x 8'7" |
| 19 | Triple Height Balcony | 9' x 6'3" |
| 20 | Triple Height Balcony | 9'10" x 6'3" |
| 21 | Triple Height Balcony | 4'7" x 7'1" |

| Floor | Carpet Area (sq.ft.) | Balcony / Utility / Triple Height Balcony Area (sq.ft.) | Built-up Area (sq.ft.) |
|--------------|----------------------|---|------------------------|
| 1 | 2164 | 167 | 2577 |
| 2,5,8,11,14 | 2164 | 228 | 2625 |
| 3,6,9,12,15 | 2164 | 199 | 2594 |
| 4,7,10,13,16 | 2164 | 223 | 2620 |

*There is no Triple Height Balcony on 1st Floor



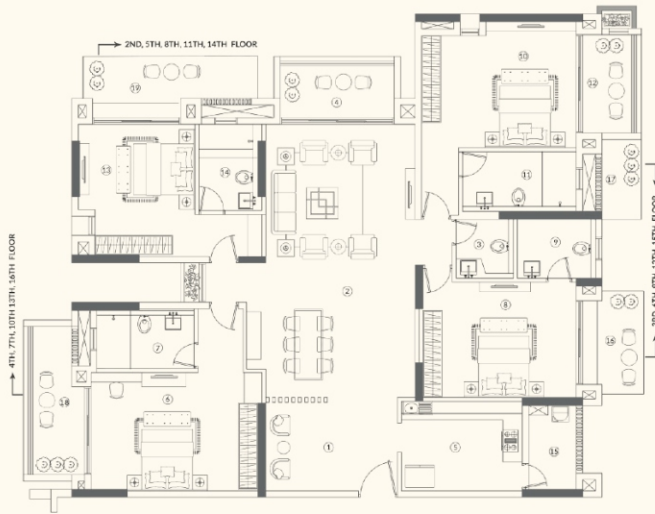
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FLOOR PLAN TYPE C



KEY PLAN

| No. | Space Type | Dimension (ft. inch) |
|-----|-----------------------|----------------------|
| 1 | Entrance Foyer | 13'4" x 9'7" |
| 2 | Living / Dining | 15'2" x 27'10" |
| 3 | Powder Toilet | 5'10" x 6' |
| 4 | Balcony | 11'7" x 6'11" |
| 5 | Kitchen | 12'4" x 9'2" |
| 6 | Master Bedroom | 17' x 12'2" |
| 7 | Toilet | 6'1" x 9'11" |
| 8 | Bedroom -1 | 16' x 11'9" |
| 9 | Toilet -1 | 7'11" x 6' |
| 10 | Bedroom -2 | 15'9" x 12'10" |
| 11 | Toilet -2 | 11'7" x 6'1" |
| 12 | Balcony | 5' x 10' |
| 13 | Bedroom -3 | 11'11" x 13'5" |
| 14 | Toilet -3 | 6'5" x 8'9" |
| 15 | Utility | 4'10" x 8'7" |
| 16 | Triple Height Balcony | 6'3" x 8'6" |
| 17 | Triple Height Balcony | 4' x 7'4" |
| 18 | Triple Height Balcony | 15'2" x 6'3" |
| 19 | Triple Height Balcony | 16'2" x 6'3" |

| Floor | Carpet Area (sq.ft.) | Balcony / Utility / Triple Height Balcony Area (sq.ft.) | Built-up Area (sq.ft.) |
|--------------|----------------------|---|------------------------|
| 1 | 2005 | 172 | 2405 |
| 2,5,8,11,14 | 2005 | 259 | 2477 |
| 3,6,9,12,15 | 2005 | 255 | 2475 |
| 4,7,10,13,16 | 2005 | 258 | 2476 |

*There is no Triple Height Balcony on 1st Floor



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BRINGING **FINESSE TO HOMES** —

BELANI

Founded in 1967 by a perceptive entrepreneur, Mr K. P. Belani, who foresaw Kolkata's potential in real estate development. The Belani Group is one of the oldest developers in the city and has been raising the bar ever since. A distinctive lifestyle has been laid for Kolkatans; a dream which began with Himalaya House at Chowringhee. Nearly 1,00,00,000 sq.ft. and over 40 projects have been delivered in the last 55 years. The group has built landmark projects like Metro Plaza, Hiland Park, Calcutta Riverside, Belmont Apartments, Palacio, Le Palmerie and Woodburn Central to name a few.

NPR

Innovation, sustainability and class - the three words that define the legacy of the NPR, a diversified business group headquartered in Kolkata, passionate about providing quality services to its customers, partners and stakeholders. Driven by a passion for discovering new avenues and executing projects to perfection, the group is committed to innovation-led, exponential growth. Their vision is to enrich lives by nurturing and building trust and transparency across their diversified businesses to provide the best value to everyone involved.

KAVYASHVI

With a vision to build memorable skylines, Kavyashi Group has been a noteworthy name in the real estate arena, well known for its high-quality constructions that bring a wonderful blend of form, function and finesse! With a number of popular projects to its name, the Group has also collaborated with many other well known real estate players to create projects that truly stand the test of time.



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