



visaaya

Vastu+ premium living



RERA WEBSITE:
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WBRERA/P/KOL/2024/001349



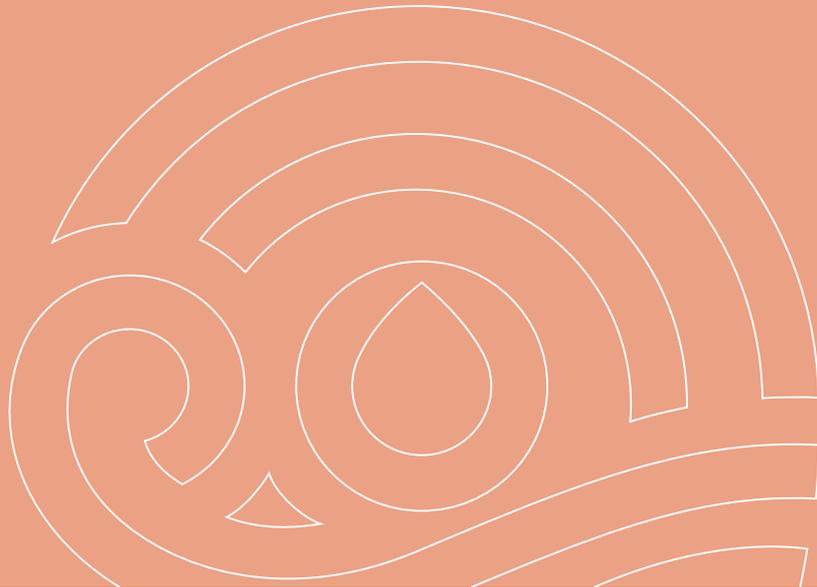
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MODERN
PROPERTIES

WELCOME TO
THE WORLD OF
Visaaya

IN SANSKRIT AND HINDI, THE WORD 'VISAAYA'
CAN REPRESENT 'ABODE,' 'DOMINION' & THE
SYMBOLIC NAME FOR '5.' THE 5 ELEMENTS –
FIRE, AIR, EARTH, WATER & SPACE – ARE
CRUCIAL IN DETERMINING VASTU FOR ANY HOME.
OUR PROJECT IS HIGHLY VASTU COMPLIANT,
MAKING IT THE PERFECTLY HARMONIOUS HOME
TO RESIDE IN.

*So get ready to experience global living rooted
in local sensibilities, only at Visaaya.*



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MODERN
PROPERTIES

ENJOY THE
TRADITION OF

vastu +
living

AT A MODERN
ADDRESS

PROPER VASTU ATTRACTS POSITIVE ENERGY FOR
PERSONAL & PROFESSIONAL SUCCESS.

VASTU SHASTRA LINKS EVERYTHING IN THE
UNIVERSE WITH THE 5 ELEMENTS – FIRE FOR SOLAR
ENERGY, AIR FOR WIND ENERGY, WATER FOR
GRAVITATIONAL ENERGY, EARTH FOR GEOMAGNETIC
ENERGY & SPACE FOR COSMIC RADIATION.

VASTU-COMPLIANT HOMES HARMONISE THESE
ELEMENTS, SPREADING POSITIVITY AND ENHANCING
VARIOUS ASPECTS OF LIFE.



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MODERN
PROPERTIES



ENJOY
CONVENIENCE
WITH A

fire+ home

FIRE IS ASSOCIATED WITH
STRENGTH, ACTIVITY & LIFE
FORCE. A FIRE+ HOME
PLACES A KITCHEN IN THE
RIGHT 'AGNEYA' DIRECTION.

ITS CORRECT ALIGNMENT
ALSO ALLOWS ABUNDANT
SUNLIGHT TO FILTER INTO
OUR PREMISES, RADIATING
POSITIVE ENERGY.



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MODERN
PROPERTIES

RENEWED
REJUVENATION
WITH AN

earth+ home

EARTH'S GRAVITATIONAL &
MAGNETIC QUALITIES INFLUENCE
FERTILITY & GROUNDEDNESS.

AN EARTH+ HOME ENSURES
STABILITY & BALANCE. PLANTING
TREES & KEEPING EARTHEN
ACCESSORIES IN THE RIGHT
DIRECTION CREATES A
HARMONIOUS SPACE.



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MODERN
PROPERTIES

WELCOME
ABUNDANCE WITH A

space+ home

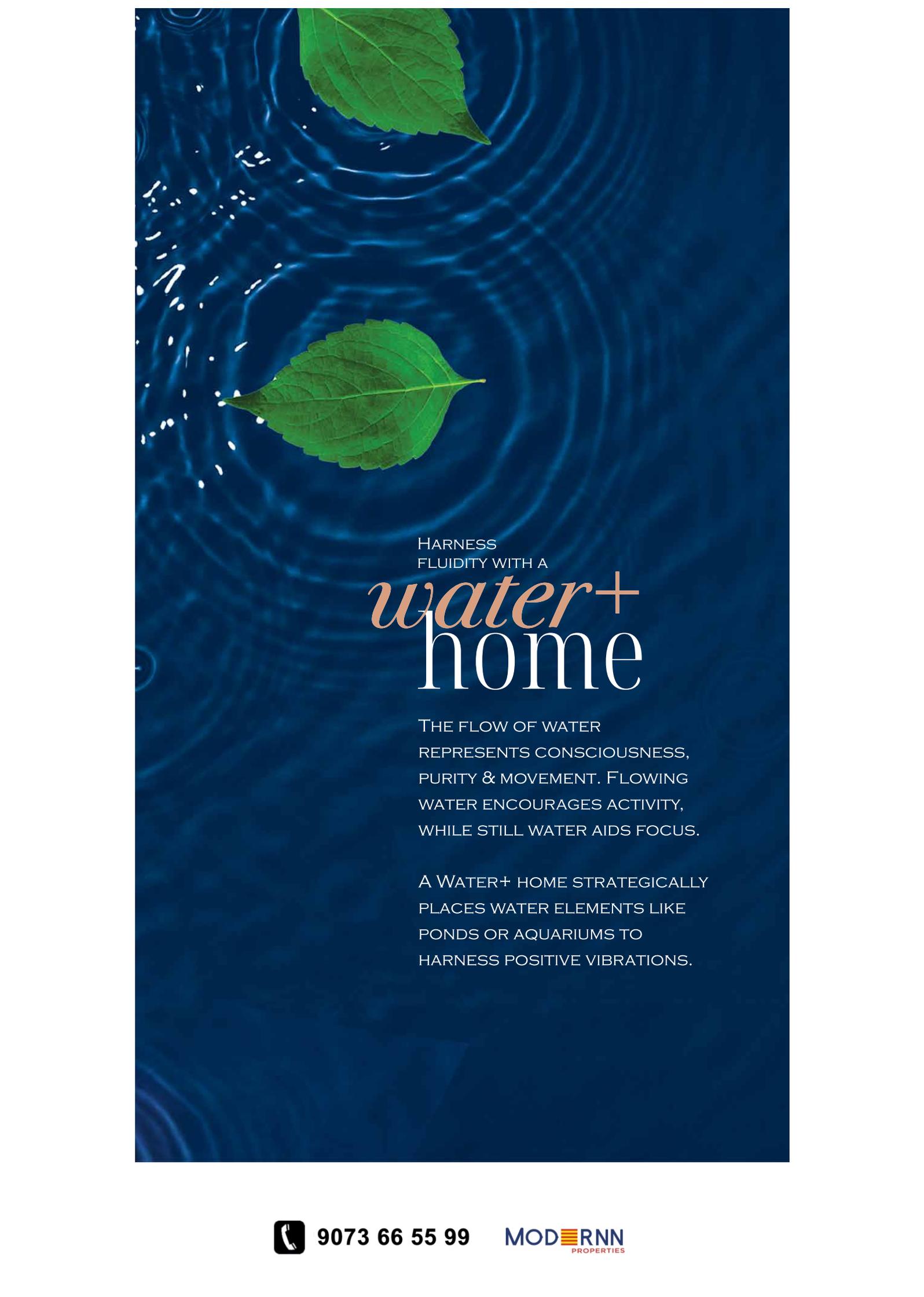
THE SKY IS KNOWN AS THE
'BRAHMASTHAN', AN OPEN
SPACE. IN OUR HOMES, THIS
CENTRAL SPACE IS THE HEART
OF THE HOME.

A SPACE+ HOME IS BEREFT
OF OBSTACLES, AIDING THE
UNISON OF ALL 5 ELEMENTS,
TO INVITE PROSPERITY INTO
OUR LIVES.



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MODERN
PROPERTIES



HARNESS
FLUIDITY WITH A

water+
home

THE FLOW OF WATER
REPRESENTS CONSCIOUSNESS,
PURITY & MOVEMENT. FLOWING
WATER ENCOURAGES ACTIVITY,
WHILE STILL WATER AIDS FOCUS.

A WATER+ HOME STRATEGICALLY
PLACES WATER ELEMENTS LIKE
PONDS OR AQUARIUMS TO
HARNESS POSITIVE VIBRATIONS.



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MODERN
PROPERTIES

EXPERIENCE
COMFORT
WITH AN

air+ home

AIR AS AN ELEMENT AFFECTS ALL OUR
SENSES VIA TEMPERATURE, HUMIDITY,
FLOW & PRESSURE.

AN AIR+ HOME ENSURES PROPER
VENTILATION VIA THE RIGHT
PLACEMENT OF WINDOWS, DOORS &
BALCONIES.



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MODERN
PROPERTIES



visaaya

UPGRADE TO A LUXURY+ LIFESTYLE AT VISAAYA

REGAL, SPACIOUS & PREMIUM,
VISAAYA BRINGS YOU LUXURIOUS
LIVING WITH VASTU-COMPLIANT
HOMES AT A PRIME LOCATION IN
NORTH KOLKATA. ADD TO THAT A
HOST OF INCREDIBLE AMENITIES FOR
A LAVISH LIVING.

COME, EMBRACE A HIGH-FLYING
LIFESTYLE, WITH THE CHOICEST
OFFERINGS RIGHT AT HOME.



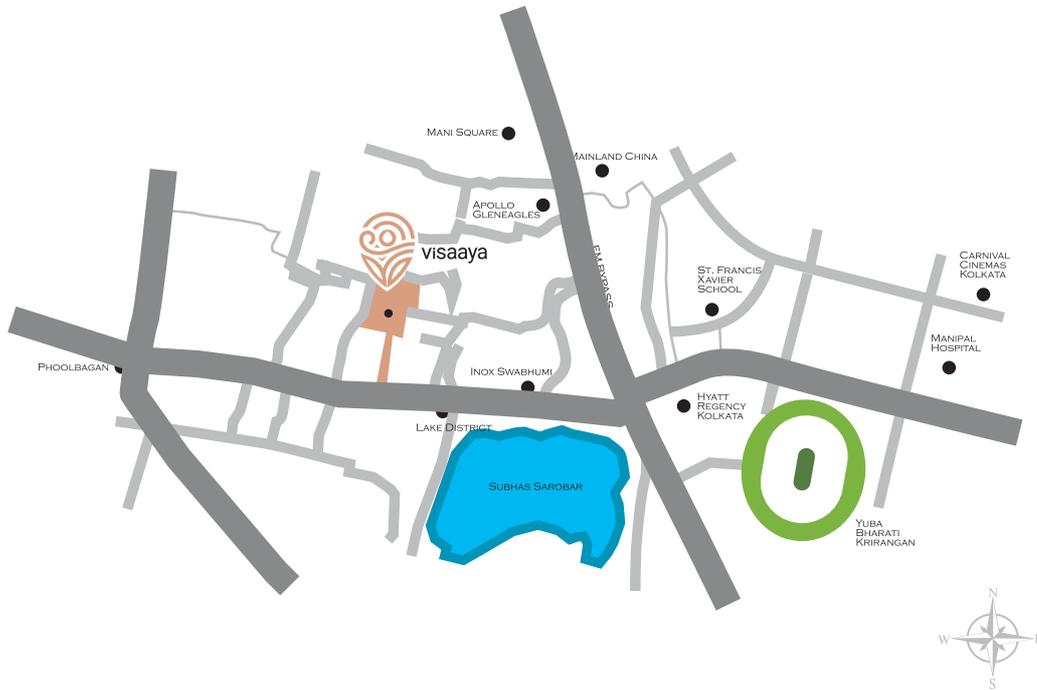
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YOUR *vastu*⁺
address

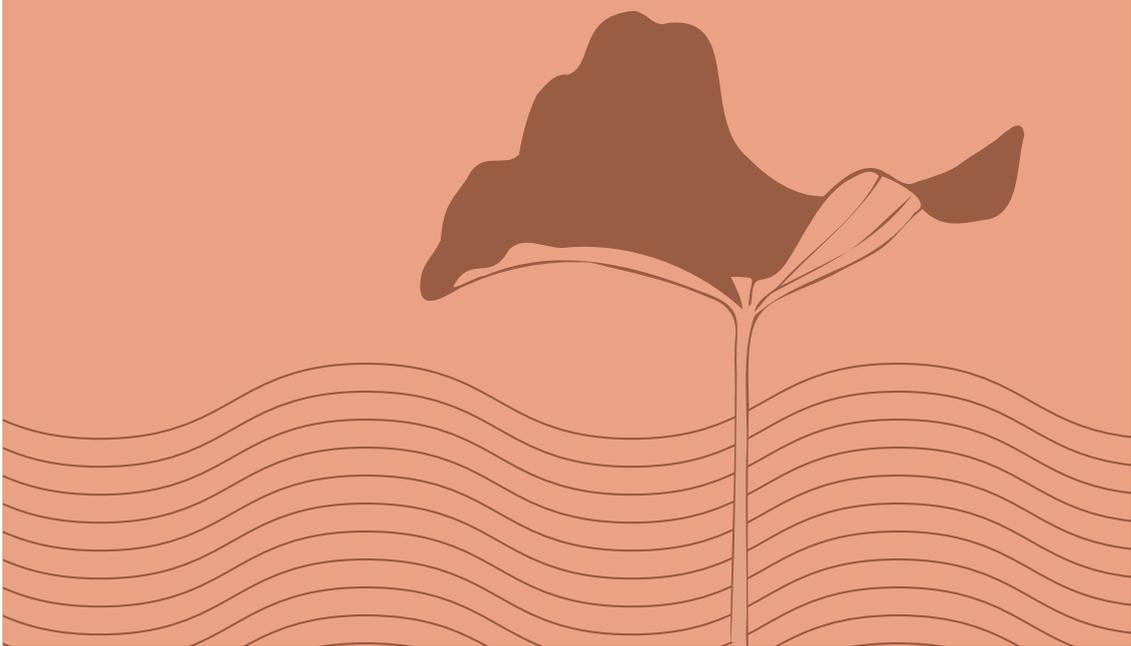
AT A PRIME LOCATION



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amenities



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PROPERTIES

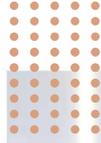
dive into freshness+

COOL OFF WITH A DIP IN THE SWIMMING POOL, BE IT AFTER A LONG DAY AT WORK OR JUST BEFORE TAKING ON THE WORLD IN THE MORNING. REJUVENATE YOUR SENSES WITH FACILITIES LIKE STEAM MASSAGE AND A HEALTH AND WELLNESS ROOM. AND FOR THE LITTLE ONES, THERE'S A KIDS' POOL FOR A SPLASH OF FUN AND FROLIC!



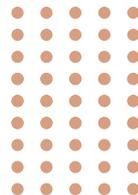
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MODERN
PROPERTIES



celebrate with fun+

MARK YOUR BIG MOMENTS
WITH SPLENDOUR AND
LUXURY AT THE BANQUET
HALL WITH PARTY LAWN,
MAKING EVERY CELEBRATION
A MEMORY TO CHERISH.



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MODERN
PROPERTIES



unwind, *together* with *leisure+*

MAKE GATHERINGS WITH FRIENDS
AND FAMILY LIVELY AND FUN AT THE
INDOOR GAMES ROOM, THAT
COMES WITH THE FACILITIES TO
PLAY BILLIARDS, TABLE TENNIS AND
CARDS, AMONG OTHER THINGS.



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PROPERTIES

smash *into* *activity*+

TEAM UP AND CAUSE A
RACKET WITH YOUR
SKILL SETS, AT THE
BADMINTON COURT.



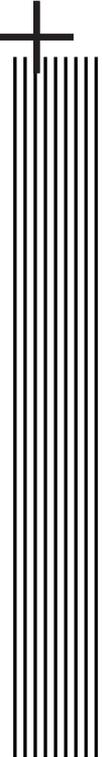
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MODERN
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walk into lavishness

IMPRESS YOUR GUESTS WITH
THE OPULENCE OF A GRAND
ENTRANCE AND LOBBY, LEADING
TO THE VASTNESS OF YOUR
PREMIUM ABODE.



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MODERN
PROPERTIES

stroll
around.
serenity⁺

EMBRACE THE CALMNESS OF
NATURE WITH A WALK AROUND
THE GARDEN WITH A QUAIN
LITTLE POND, SITUATED WITHIN
YOUR EXCLUSIVE PREMISES.



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MODERN
PROPERTIES



workout for *power+*

REALIGN YOUR CHAKRAS, REGAIN
YOUR SENSE OF BALANCE AND
EMANATE STRENGTH WITH A
POWER-PACKED ROUTINE, EITHER AT
THE GYM OR THE YOGA ROOM!



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MODERN
PROPERTIES

Specifications

WALL FINISHING		
1	INSIDE FLAT	PUTTY/GYPSUM PLASTER
2	TOILET	CERAMIC TILES ON THE WALL UP TO FRAME HEIGHT
3	KITCHEN	CERAMIC TILES DADO UPTO 2 FEET FROM THE PLATFORM

FLOORING		
1	MASTER BEDROOM	IMPORTED MARBLE
2	BEDROOMS	IMPORTED MARBLE
3	LIVING & DINING	IMPORTED MARBLE
4	KITCHEN	ANTI-SKID CERAMIC TILES
5	TOILETS	ANTI-SKID CERAMIC TILES
6	BALCONY/ TERRACE	ANTI-SKID CERAMIC TILES

OTHER FINISHES		
1	KITCHEN COUNTER	RCC CASTED WITH CUTOUT FOR SINK PROVISION FOR HOT AND COLD WATER

DOOR & WINDOWS		
1	DOOR	WOODEN FRAMES FLUSH DOOR (ONLY ON THE MAIN DOOR WITH LOCK)
2	WINDOWS	ALUMINIUM/UPVC WINDOW
3	ELECTRICAL	PROVISION FOR INTERNET IN LIVING/DINING PROVISION FOR TV POINTS IN ALL THE BEDROOMS & LIVING/DINING
4	TOILETS	CONCEALED COPPER WIRING WITH MODULAR SWITCHES SANITARY/BASIN, COMMODE & BRANDED CP FITTIN PROVISION FOR GEYSER AND EXHAUST FAN IN ALL THE TOILETS

FOR THE STORE ROOM & TOILET		
1	FLOOR	CERAMIC TILE
2	WALL DADO - TOILET	CERAMIC IN THE TOILET UP TO 7 FEET HEIGHT
3	WINDOW	ALUMINIUM/UPVC WINDOW
4	DOOR FRAME	WOODEN FRAME
5	DOOR SHUTTER	FLUSH DOOR SHUTTER WITH COMMERCIAL FACE



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Developers

NPR

INNOVATION, SUSTAINABILITY AND CLASS — THESE THREE WORDS DEFINE THE LEGACY OF NPR. A DIVERSIFIED BUSINESS GROUP, HEADQUARTERED IN KOLKATA, NPR IS PASSIONATE ABOUT PROVIDING QUALITY SERVICES TO ITS CUSTOMERS, PARTNERS AND ALL OTHER STAKEHOLDERS. DRIVEN BY A PASSION FOR DISCOVERING NEW SPACES AND HONING METICULOUSNESS THROUGH THEIR PROJECTS, THE GROUP IS COMMITTED TO INNOVATION-LED, EXPONENTIAL GROWTH. NPR GROUP AIMS TO ENRICH LIVES BY NURTURING AND BUILDING TRUST AND TRANSPARENCY ACROSS SEGMENTS, TO INCREASE THE VALUE PROPOSITION FOR ALL.

SRIJI

SRIJI GROUP IS A DIVERSIFIED CONGLOMERATE BASED OUT OF KOLKATA. ESTABLISHED IN THE YEAR 1973, REAL ESTATE DEVELOPMENT, IRON & STEEL INDUSTRIAL REMELT PROCESSING & TRADING, MANUFACTURING OF BEARINGS & LOGISTICS/MATERIAL HANDLING BEING THE CORE BUSINESSES OF THE GROUP.

THE GROUP DIVERSIFIED INTO REAL ESTATE DEVELOPMENT IN 2006 AND HAS SUCCESSFULLY CONSTRUCTED AND DELIVERED SEVERAL PROJECTS SINCE THEN. THE FOCUS OF THE MANAGEMENT IS ON DELIVERING SUPERIOR DESIGN, QUALITY, FEATURES & SPECIFICATIONS, VALUE FOR MONEY HOMES WITH TRANSPARENCY, TIMELY DELIVERY AND CUSTOMER SATISFACTION.



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