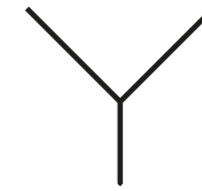
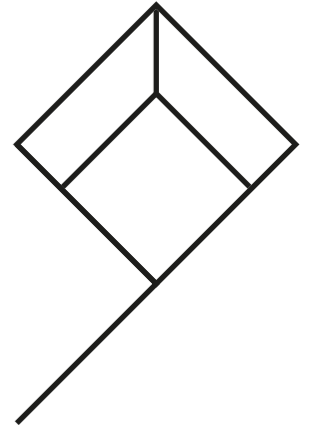
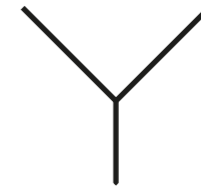
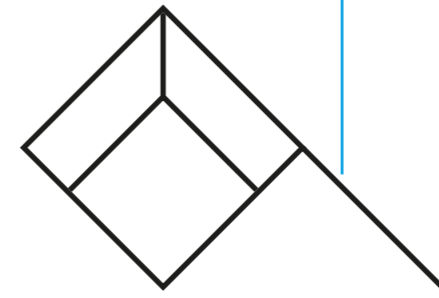
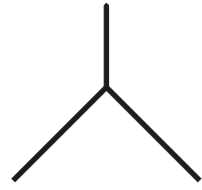
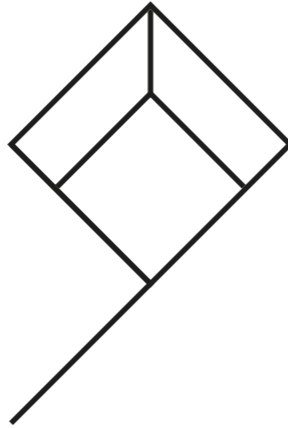
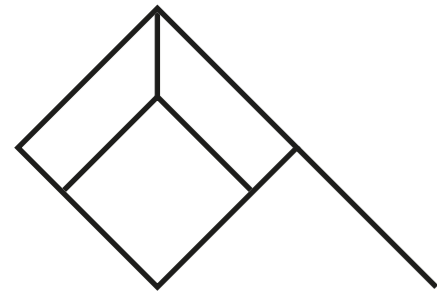


THE LEVELZ

— THE VILLAMENT LIFE —

Site Address: 69/1, Prince Bakhtiar Shah Road, Kolkata 700 033, India
Corporate Office: Diamond Heritage, Unit No. 1411, 14th Floor, 16, Strand Road, Kolkata 700 001, India
P: +91 33 4004 4409 | E: sales@sohamestates.com | W: www.thelevelz.sohamestates.com
W: www.sohamestates.com

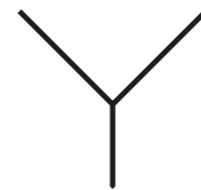
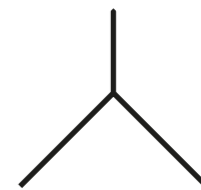
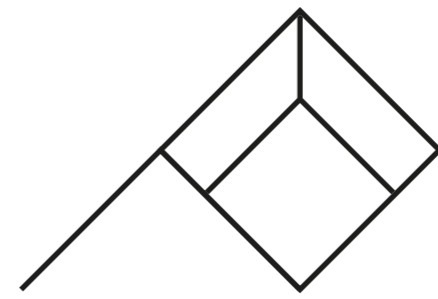
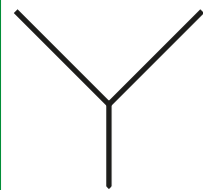
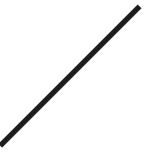
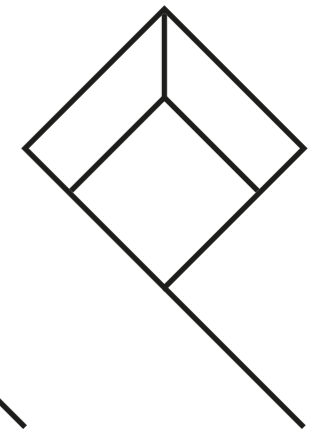
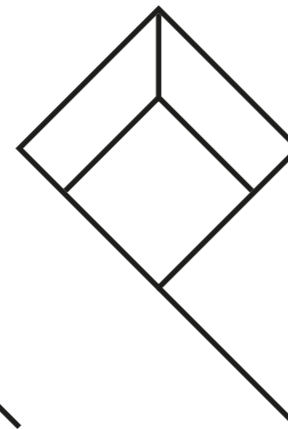
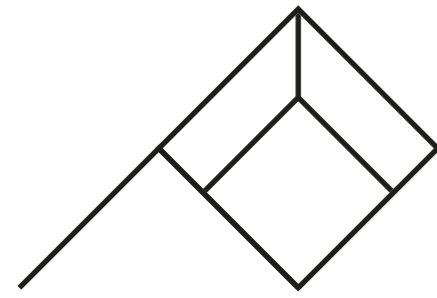
Disclaimer: The information contained in this brochure including project elevations, photographs, specifications, dimensions, floor plans, layout plans, amenities, facilities etc. is only indicative and is strictly provided for representative and illustrative purposes. Developer reserves the right to amend/modify/alter/vary any of the above at his discretion. The colour schemes shown in perspective views are tentative and the same may vary and be done as per the advice of the project architect.



THE LEVELZ
 — THE VILLAMENT LIFE —

spot UV

spot UV

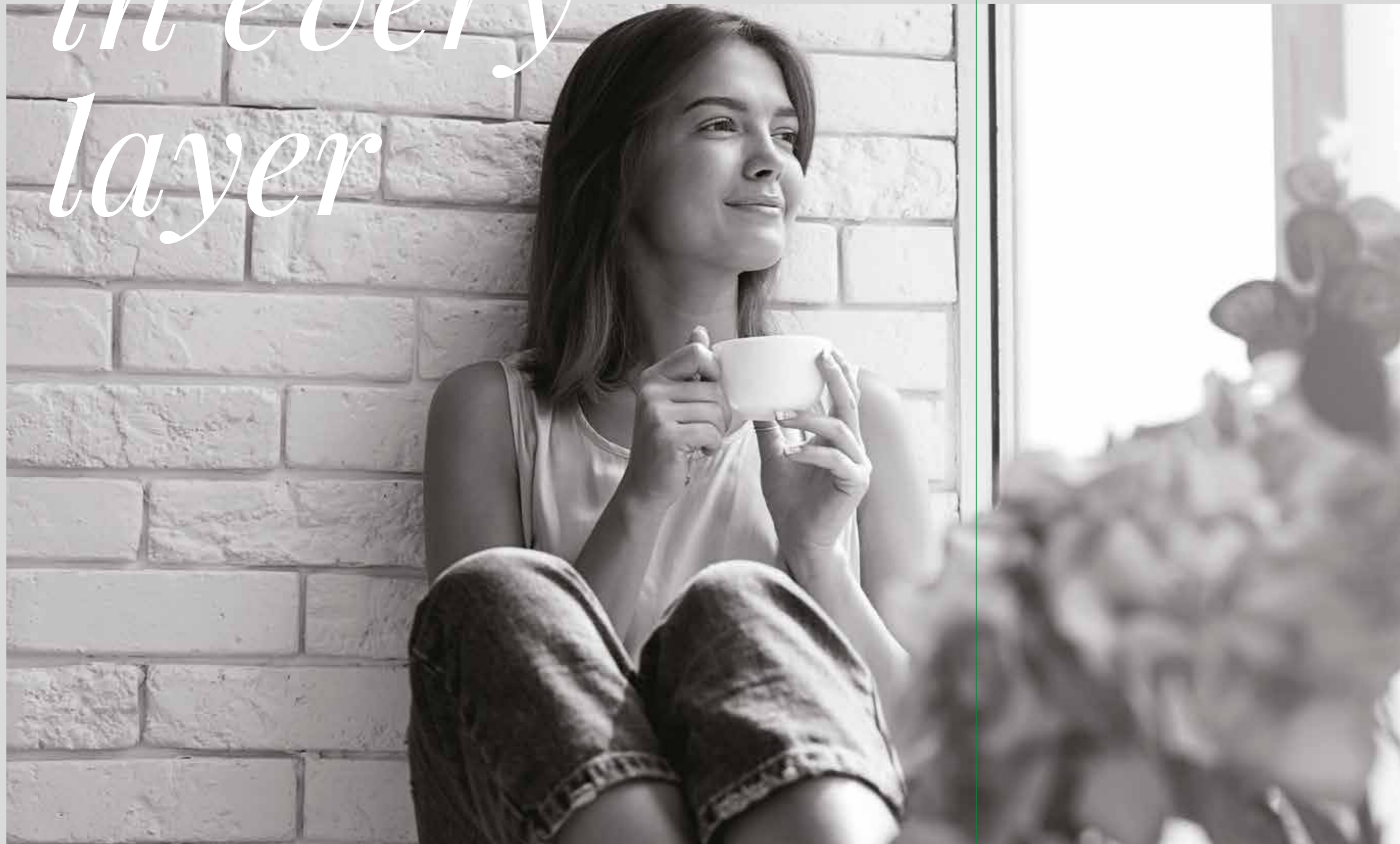


	PUSTANI

The good life. What everyone dreams of.
A world of luxury and elegance.
One home and twice the space.
Feeling exclusive and not being excluded.
Overindulging and not overpaying.
The elegance of villas and the ease of apartments.

*Twofold elegance
Twice the luxury
Double the delight*

Luxury in every layer



Welcome to The Villament Life. The sprawl of a duplex that brings alive the feel of a villa, along with the myriad delights of apartment living.

At The Levelz, you don't choose between the luxury of villas and the community joy of apartments - you choose a Villament, and get it all. It's the smartest choice for the grandest lifestyle.

And it's only for the exclusive few. Naturally.

INTRODUCING
The Levelz

An impeccably crafted property. Located just metres away from Prince Anwar Shah Road, it's right by the heart of lifestyle and activity in South Kolkata.

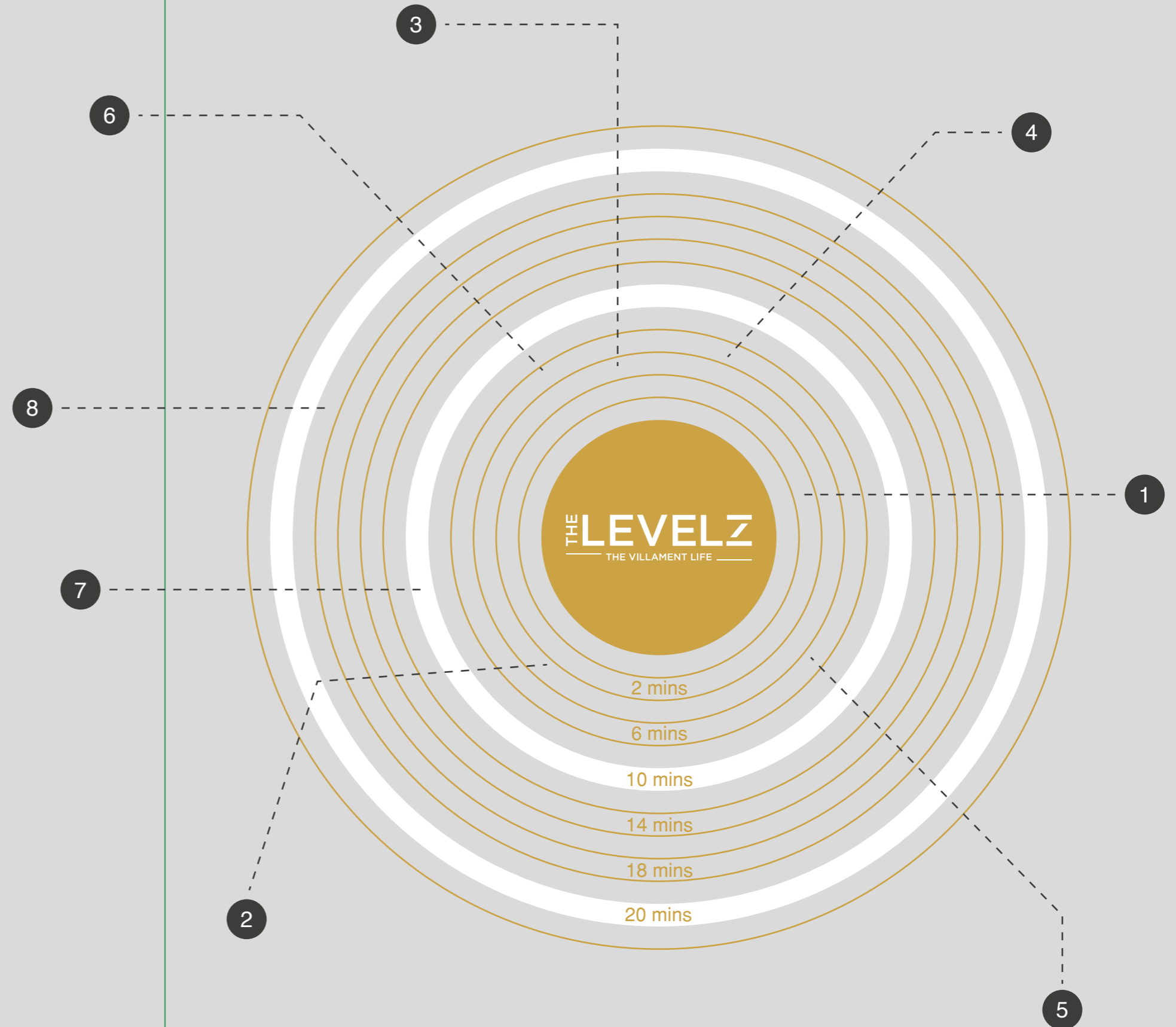
Enjoy the sprawling magnificence of more than 1.09 acres, with 44 villaments spread across 2 wings. **The Levelz** offers 1900+ sq.ft. 3 BHK and 2400+ sq.ft. 4 BHK duplexes.



Day View

The Epicentre of Luxury

- | | | |
|---|--------------------------------------|---------|
| 1 | RSV Hospital | 0.75 km |
| 2 | Bengal Rowing Club | 1.1 km |
| 3 | Tollygunge Club | 1.4 km |
| 4 | South City Mall/International School | 1.6 km |
| 5 | Rabindra Sarovar | 1.6 km |
| 6 | Royal Calcutta Golf Club | 1.9 km |
| 7 | Jadavpur University | 2.5 km |
| 8 | Ruby Park School | 4.7 km |



 SOUTH CITY INTERNATIONAL SCHOOL
 SOUTH CITY MALL

RCGC 
MR BANGUR HOSPITAL 

 TOLLYGUNGE METRO

 TOLLYGUNGE CLUB

 NAVINA CINEMA  CITY HIGH

PRINCE ANWAR SHAH ROAD

 JOGESH CHANDRA CHOUDHURI COLLEGE  FORT ROYAL  MERLIN OXFORD

 PRINCETON CLUB  MERLIN CAMBRIDGE

 WEST BENGAL MUSICAL ACADEMY



PRINCE BAKHTIAR SHAH ROAD

LAKE GARDENS

DESHPRAN SASMAL ROAD

PRINCE BAKHTIAR SHAH ROAD

The beauty of South Kolkata,
now twice as gorgeous!

LAKE GARDENS FLYOVER

 RSV HOSPITAL

 BENGAL ROWING CLUB

TOLLYGUNGE PHARI



RABINDRA SAROVAR

 CALCUTTA ROWING CLUB

 RABINDRA SAROVAR STADIUM

 RABINDRA SAROVAR METRO

KABI BHARATI SARANI ROAD

SOUTHERN AVENUE

*Not to scale

THE LEVELZ
— THE VILLAMENT LIFE —

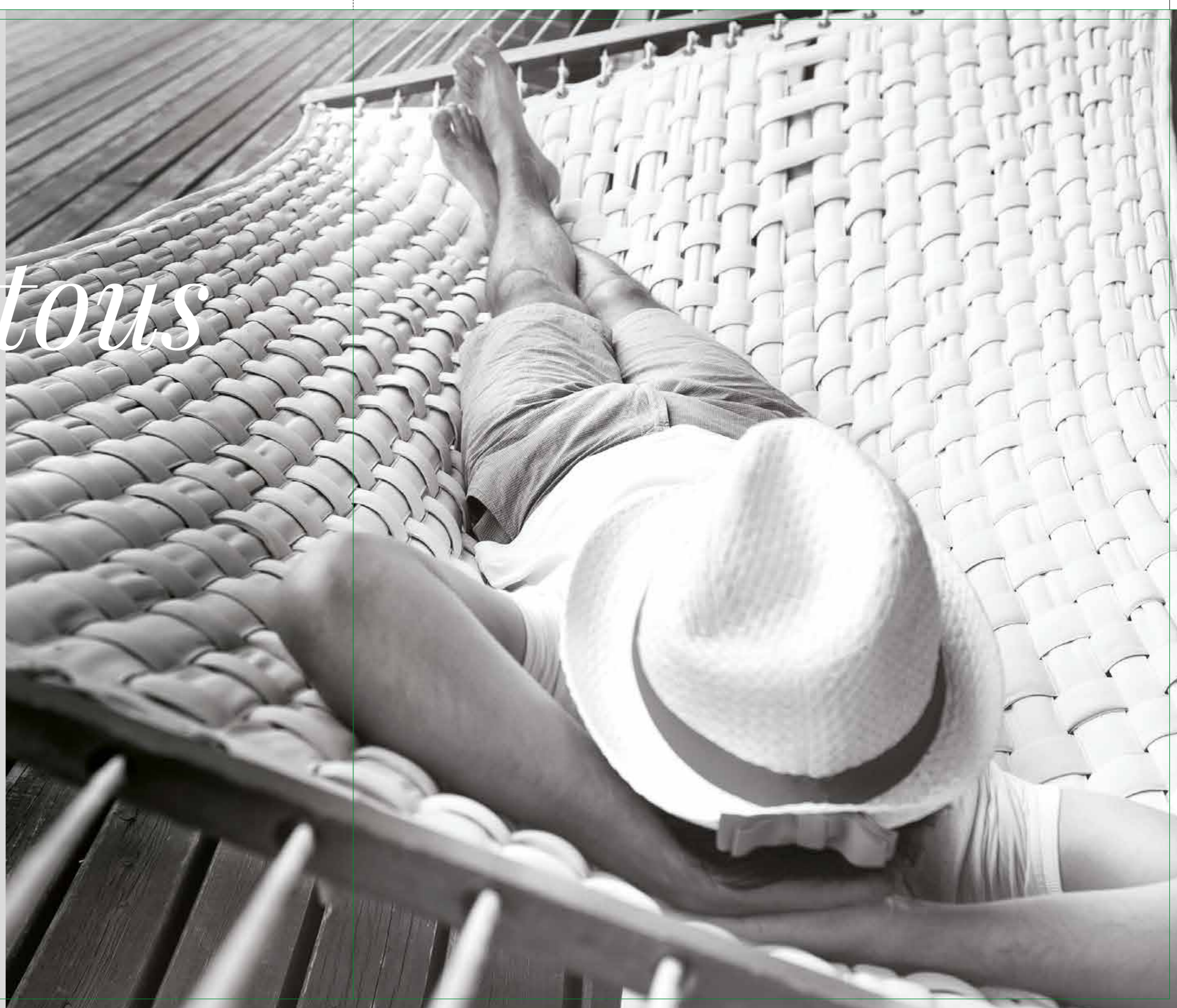


Night View

The momentous living

The Levelz is studded with amenities that pamper you two-fold each day.

You are the centre in this world of luxury, and everything comes together to make life perfect.





Aerial View



Open-air Gymnasium



Family Adda Zone



Kids' Play Area



Barbeque Area

A Host of Luxuries

OUTDOORS

Barbeque Area

Adda Zone

Zen Area with Meditation Zone

Kids' Play Area

Party Lawn

Rooftop Landscaping

Outdoor Gymnasium

Jogging Track



Party Lawn



Games Room



Community Hall

Devour in everyday indulgence

INDOORS

Community Hall

Gymnasium

Card Room

Games Room

Skylit Atrium

Multi-activity Room

- Lounge

- AV Room

- Library

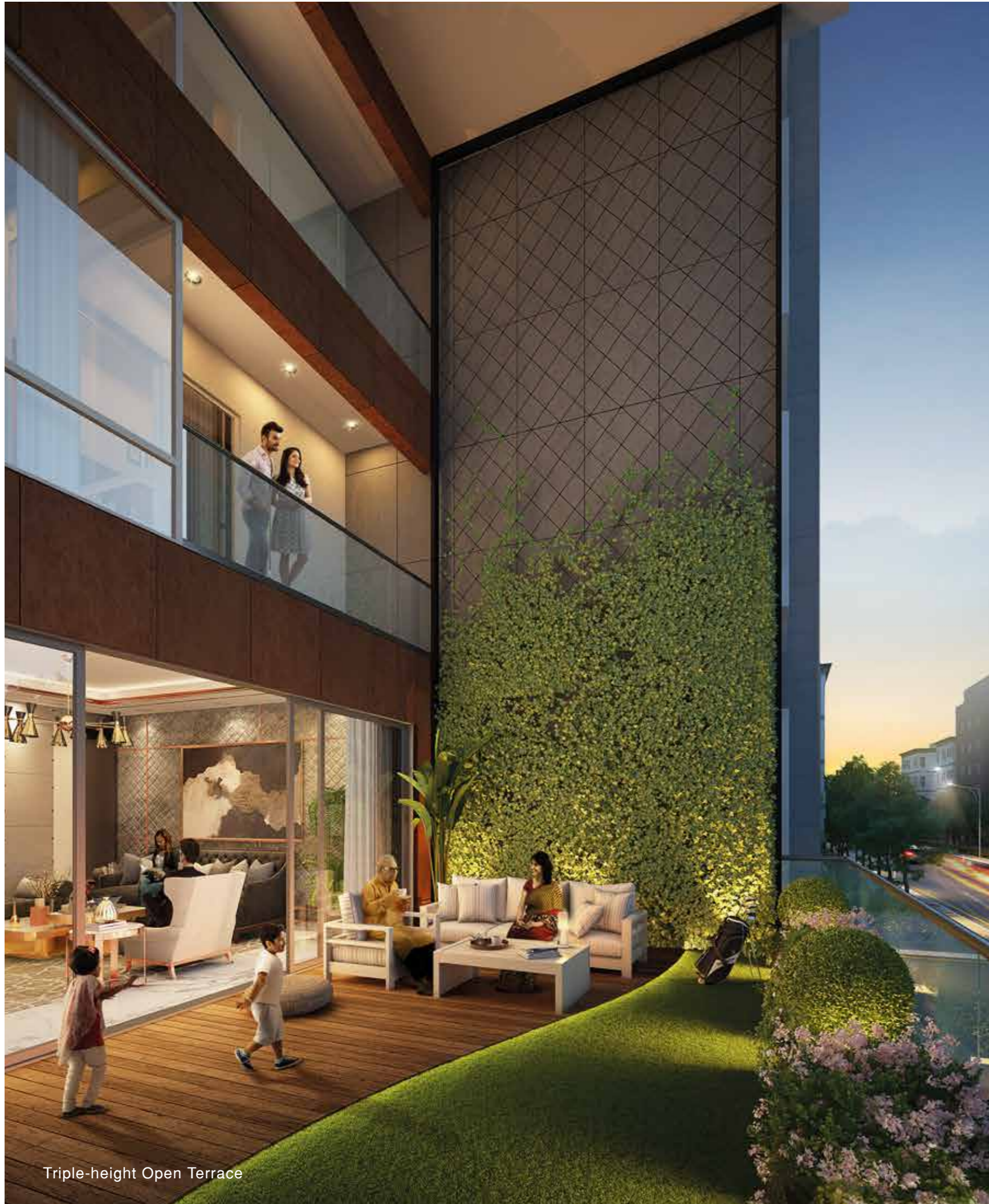


Multi-activity Room

Embrace the natural light and the
caress of the winds at **The Levelz**.
Step out into the skylit corridors
that bring the hues and textures
of your home alive!



Skylit Atrium



Triple-height Open Terrace





*Moments
in time*



Ground Floor Kids' Play Area

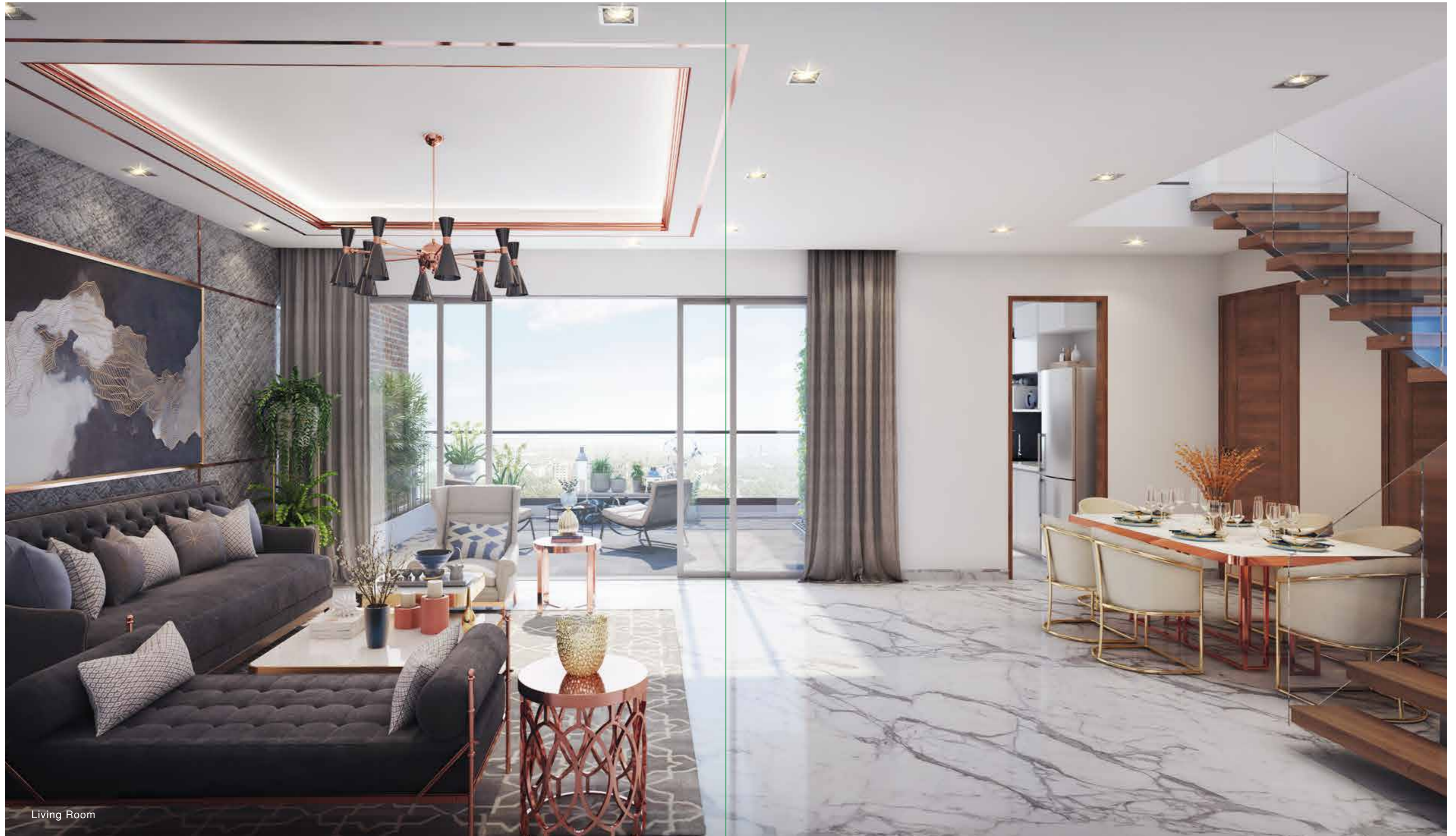
Triple-height Terrace

Moving up in life



There's always a spring in your step.

The Villament Life gives each day the delight of experiencing something new and fresh.



Living Room

A black and white photograph of a woman with long dark hair, wearing a white bathrobe, standing on a balcony. She is holding a dark mug with both hands and looking out towards a cityscape. The balcony has a glass railing and a small potted plant. The background shows several multi-story buildings under a bright sky. The image is split vertically, with the left side showing the woman and the right side being a solid light grey background with text.

Time stands still with you

There's no hurrying in indulgence.
Savour each moment of the day
at **The Levelz**.

Your Villament is your world.

Specifications

STRUCTURE & MASONRY

Structure	<i>RCC</i>
Masonry	<i>Block work</i>
Wall Finish	<i>Putty</i>

FLOORINGS

Living/Dining	<i>Vitrified tiles</i>
All Bedrooms	<i>Vitrified tiles</i>
Toilet: Flooring	<i>Anti-skid tiles</i>
Toilet: Dado	<i>Ceramic tiles</i>
Terrace	<i>Anti-skid tiles</i>

DOORS AND WINDOWS

Door Frames	<i>Solid/engineered wood frame</i>
Main Door of Apartments	<i>Flush door with veneer finish</i>
Inside Doors	<i>Flush doors</i>
Windows	<i>Fully glazed anodized/powder coated - aluminium/UPVC windows</i>

EXTERIOR

External Wall Finish	<i>Texture paint</i>
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FACILITIES & FEATURES

Elevators	<i>Modern elevator of reputed make</i>
Sanitary Ware	<i>Sanitary ware of reputed make</i>
CP Fittings	<i>CP fittings of reputed make</i>
Common Lighting	<i>Necessary illumination in facade, lobbies, stair cases and common areas</i>
Security Features	<i>CCTV surveillance on the ground floor in the complex</i>

ELECTRICALS

<i>Concealed copper cables of reputed brands</i>
<i>Telephone & internet facility in the living/dining area</i>
<i>Electrical points in bedrooms, living room, dining room, kitchen and toilet</i>
<i>Modular switches of reputed brands</i>
<i>DTH/cable TV in bedrooms & living room</i>

OTHER FACILITIES

<i>VRV/VRF air-conditioning*</i>
<i>24 hours filtered water supply</i>
<i>Provision for standby power supply in every unit</i>

*At an extra cost

Unit Plan (4 BHK)

Flat	Flat Type	Carpet Area (sq.ft.)	Built Up Area (sq.ft.)	Balcony Area (sq.ft.)	Terrace Area (sq.ft.)	Chargeable Terrace Area (sq.ft.)	Chargeable Flat Area (sq.ft.)
101	4BHK + 5T + B	1586	1817	26	200	100	1943

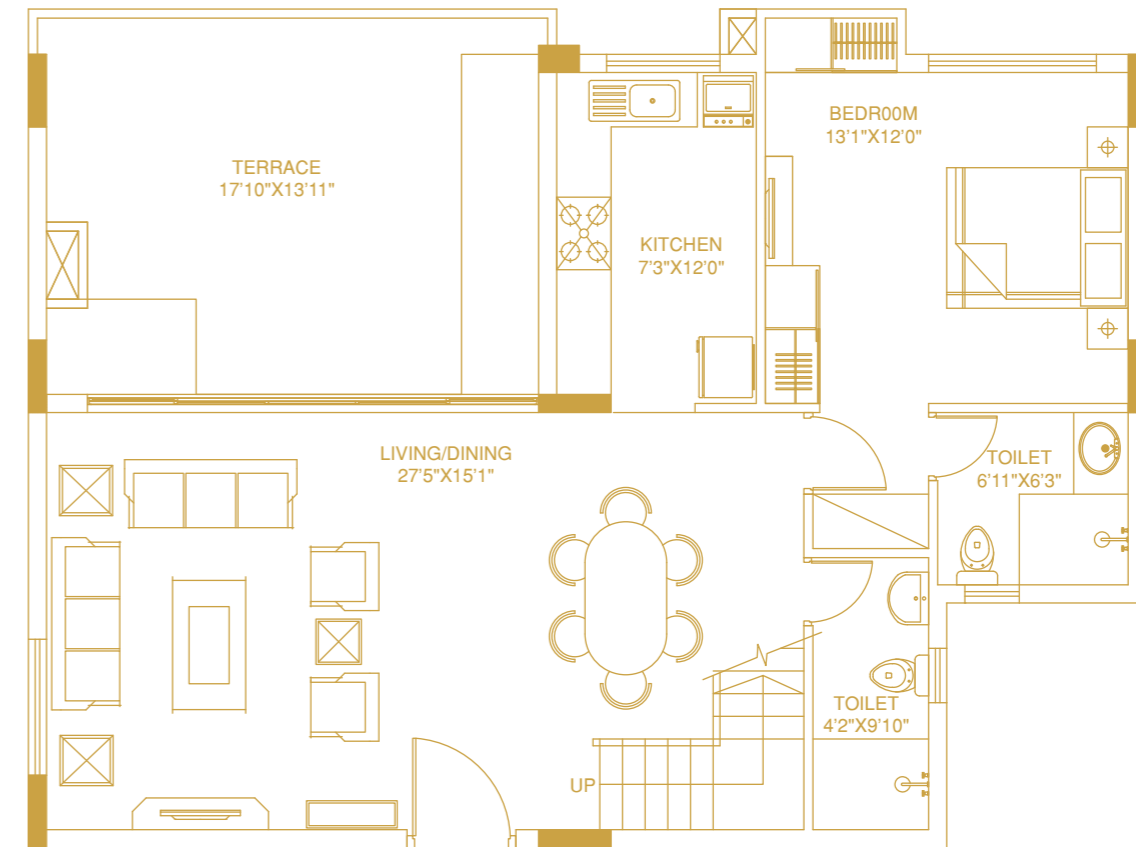


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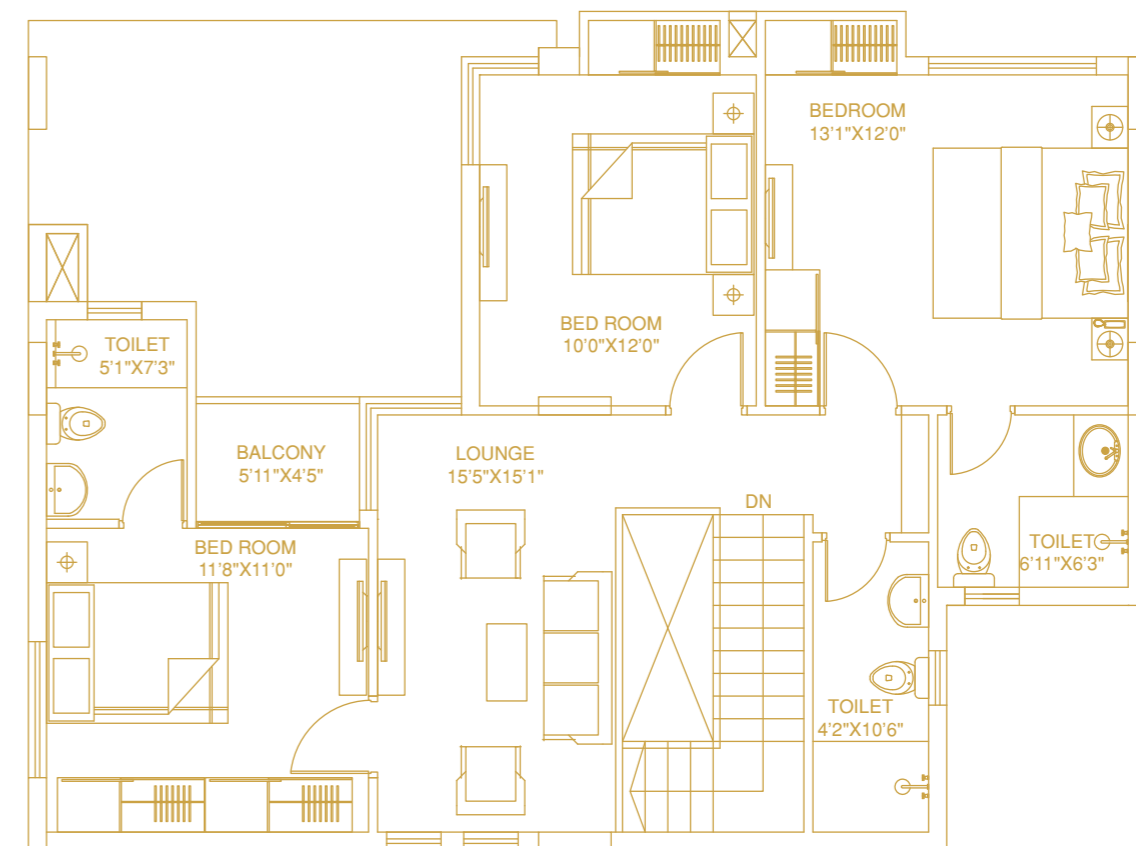


2

LEVEL 1



LEVEL 2



Unit Plan (3 BHK)

Flat	Flat Type	Carpet Area (sq.ft.)	Built Up Area (sq.ft.)	Balcony Area (sq.ft.)	Terrace Area (sq.ft.)	Chargeable Terrace Area (sq.ft.)	Chargeable Flat Area (sq.ft.)
111	3BHK + 3T	1256	1443	0	142	71	1514

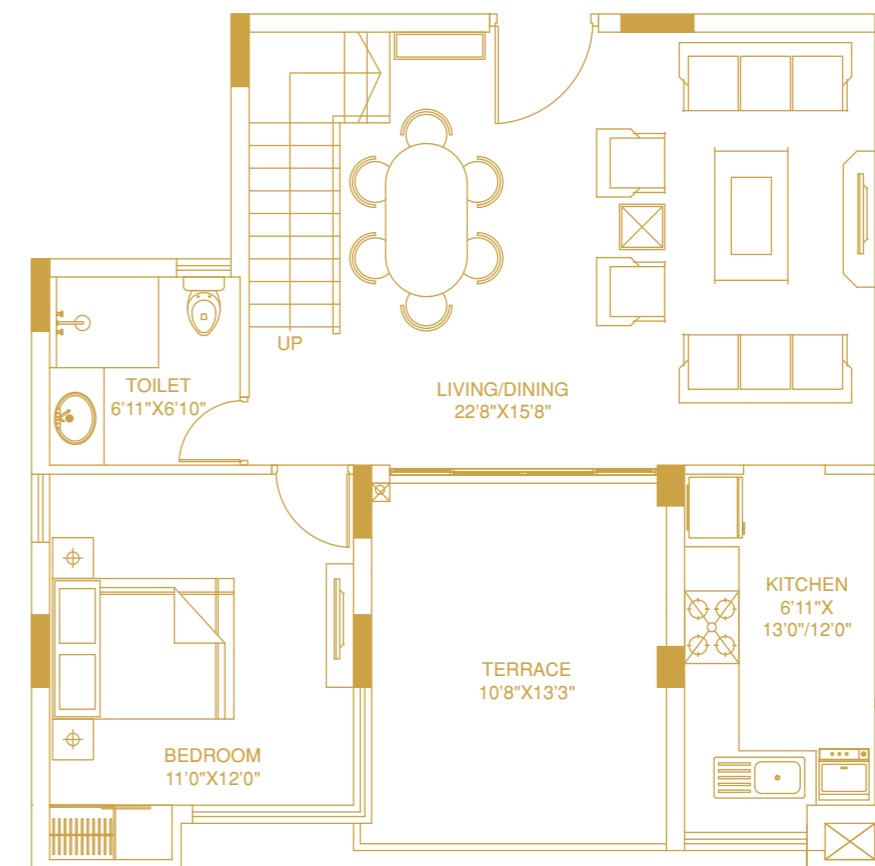


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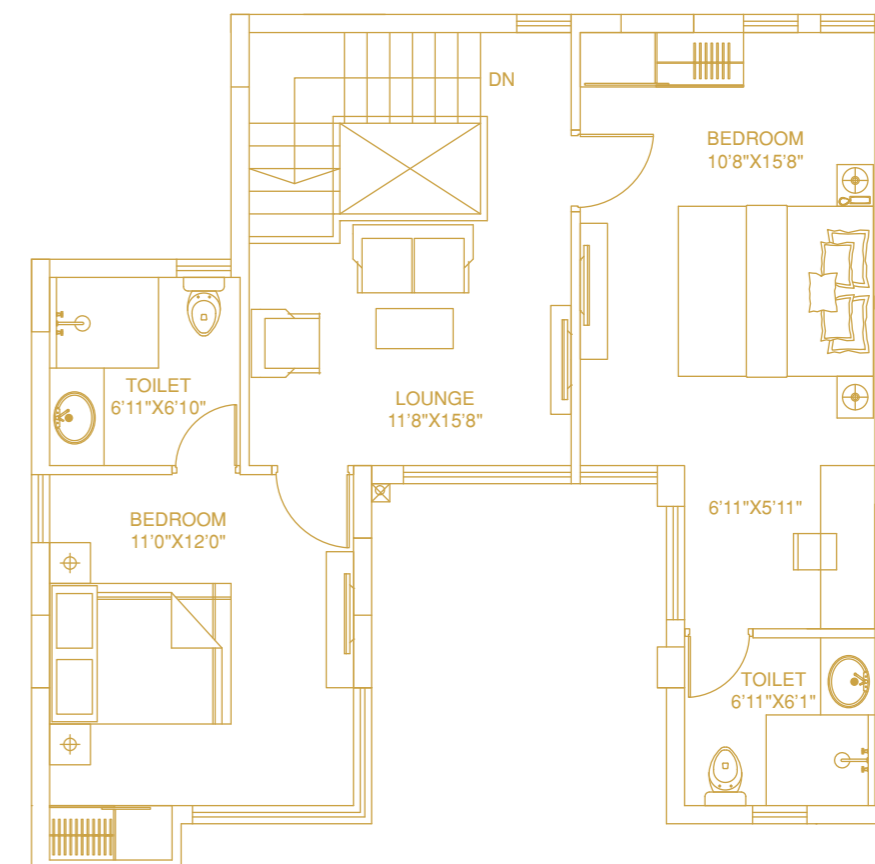


2

LEVEL 1



LEVEL 2



The names behind Villament Living

Lead Developer



Soham Group are the lead developers of **The Levelz**. With a long-term vision to create modern benchmarks in urban living, Soham Group never fails to delight and awe its customers, by making that extra effort to add a special touch to each project. Some of its finest efforts are: Diamond City (West), a 12 lakh sq.ft. gated community; Navita, high-quality homes offered at affordable prices; Restoring & recreating Diamond Heritage, Kolkata's first commercial heritage project, which was awarded Best Commercial Project by CREDAI Bengal Realty Awards, 2017.

Mr Navin Bhartia is the Chairman of Soham Group. He brings with him the experience of more than 3 decades and over 2.5 million sq.ft. of residential and commercial constructed area. Under his vision and stewardship, Soham Group has had the pleasure of bringing some outstanding projects to Kolkata. Morya, 12 Diamonds, Lake Towers, Diamond Residency, Diamond Heights & Jayshree Apartments are just some of the beautiful homes that adorn Kolkata's skyline.

Co-developers

The Levelz is co-developed by the expertise of two key groups.



Reliable Group is one of the leading land investors and developers of homes in and around Kolkata, it is driven by the key principles of sincerity, commitment and skilful execution. The group believes in providing ethically sound and quality services that focus on complete awareness of client's needs and priorities.



Arya Realty is a part of the Kolkata-based Arya Group which possesses interests in real estate, logistics and financial services. The group has completed several landmark buildings in Kolkata and having a pipeline of more than 2.5 million sq.ft. of real estate space. It partners prominent real estate players to develop residential, commercial and mass-housing projects in Kolkata.

	PUSTANI