

DEVELOPER



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NEVADA  
UNFORGETTABLE LUXURY

Disclaimer: The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Areas mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative. All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the Company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales, etc. independently with the Company prior to concluding any decision for buying in any of the towers. The user of the brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company.

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Concept & Design by: SushaBasu.in

NEVADA  
UNFORGETTABLE LUXURY

WITNESS  
THE MAKING  
OF LUXURY

THE EPITOME OF  
EXCLUSIVITY  
IS TAKING A SHAPE

"We design each building with a keen eye for detail, transforming spaces into lifestyle havens for their occupants. Thus, Nevada is also designed with the purpose to deliver exclusive living in a prominent position. So far, Dakshindari Laketown has been the home of happy families who are going to discover their ideal sanctuary in this beautifully constructed project, that is a complete marvel of luxe and exuberance from our stable. With this project, we will surely stand up as an example of providing with a stellar lifestyle. Nevada was created with such an intention of providing luxury living to contented families who have found their ideal address in this magnificently built project, shrouded with outstanding amenities and designer architectural beauty."

TEAM NEVADA



THE EXPERIENCE IS QUINTESSENTIAL

*CLASSIC. MOREOVER  
IT'S UNFORGETTABLE!*

UNFORGETTABLE LUXURY  
AT THE MOST EXCLUSIVE BUILDING  
IN THE VICINITY

NEVADA  
UNFORGETTABLE LUXURY

108 stylish apartments | 2 towers | G+8

Dakshindari, Laketown



UNFORGETTABLELY OPULENT  
LIVING SPACE

Artist's Impression

MASTER PLAN



\*Not to scale

LEGENDS

- |                           |                          |
|---------------------------|--------------------------|
| ENTRANCE                  | 11. JUMBO CHESS          |
| 2. EXIT                   | 12. AMPHITHEATRE ZONE    |
| 3. INTERNAL DRIVEWAY      | 13. OPEN-ROOF SKY DECK   |
| 4. DROP-OFF ZONE          | 14. GREEN LAWN           |
| 5. SCULPTURE ZONE         | 15. MULTIPURPOSE COURT   |
| 6. SENIOR CITIZEN ZONE    | 16. KIDS' PLAY AREA      |
| 7. YOGA & MEDITATION ZONE | 17. BAR-B-QUE ZONE       |
| 8. PARTY CORNER           | 18. PLANTER WITH SEATING |
| 9. SWIMMING POOL          | 19. SERVICES             |
| 10. ADDA ZONE             | 20. PERIPHERAL GREENS    |

01

UNFORGETTABLY  
*PROUD*

Belong to this sought-after neighbourhood

02

UNFORGETTABLY  
*BEAUTIFUL*

The signature towers

03

UNFORGETTABLY  
*LUXE*

Thoughtful usage of luxury amenities

04

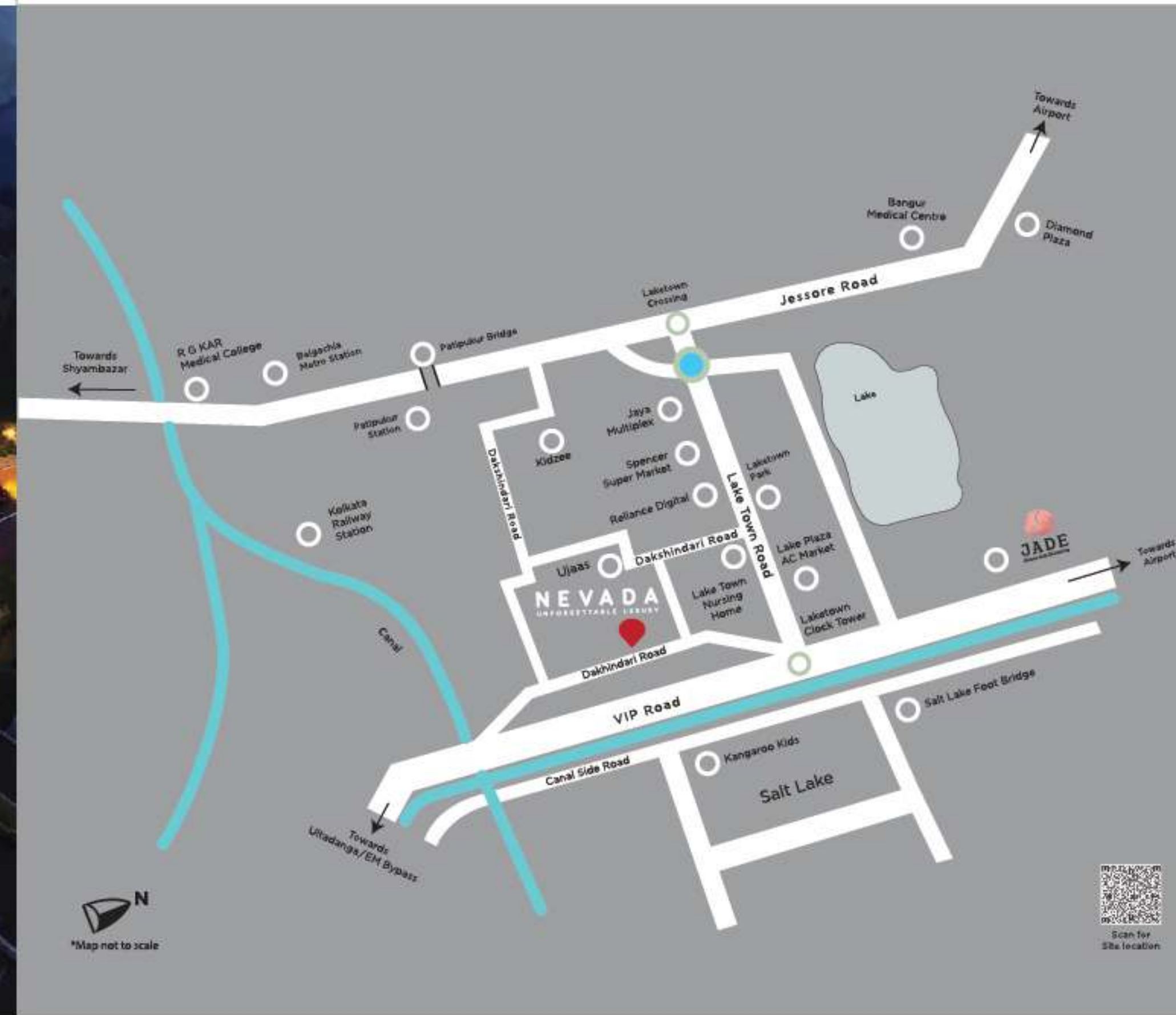
UNFORGETTABLY  
*CALMING*

Rooftop club and celebration arena

01



Artist's Impression



N  
\*Map not to scale



LOCATION HIGHLIGHTS

- SCHOOLS**
- The Newtown School - 8.6 Km
  - The Heritage School - 13.0 Km
  - La Martiniere School - 14.0 Km
  - Delhi Public School Megacity - 15.0 Km

- COLLEGES**
- St. Xavier's College - 13.0 Km
  - The Bhawanipur Education Society College - 14.0 Km
  - Amity University - 15.0 Km
  - NSHM - 20 Km

- HOSPITALS**
- ILS Hospital - 4.7 Km
  - Apollo Hospital - 4.7 Km
  - Amri Hospital - 5.8 Km
  - Charnock Hospital - 6 Km

- CONNECTIVITY**
- Kolkata Railway Station - 2.4 Km
  - Belgachia Metro Station - 2.7 Km
  - City Center Metro Station - 4.1 Km
  - Sealdah Railway Station - 6.3 Km
  - Airport - 9.2 Km
  - Howrah Railway Station - 11.0 Km

- HOTELS AND RESTAURANTS**
- Mainland China - 3.5 Km
  - Hyatt Regency - 4.2 Km
  - Fly Kuzina - 5.3 Km
  - JW Marriott Hotel - 7.7 Km
  - ITC Sonar - 8.0 Km
  - ITC Royal Bengal - 8 Km

- MALLS**
- Diamond Plaza - 3 Km
  - Mani Square - 3.3 Km
  - City Center 1 - 3.8 Km
  - City Center 2 - 7.8 Km

- ATTRACTIONS**
- Nicco Park - 7.5 Km
  - Aquatica - 9.4 km
  - Eco Park - 10.0 Km

## ARCHITECT SPEAKS



**MITUL SHUKLA**  
Architect



**SHAILY SHUKLA**  
Architect

UNFORGETTABLE  
HOMES ARRIVE WITH NEVADA

"Precious is all the priceless possessions in life. This residency rising in the heart of North Kolkata is no exception to that, in providing a lifestyle that is unique on every front, desired by many but only earned by a select few. Nevada's grandest achievement is a testimony to this unmatched luxury. Every apartment, every facility, and even the tiniest of detail has been meticulously planned to exceed the current expectations of comfort and luxury. Residing on two beautiful towers, green passages adorn every alternate balcony of each apartment. The hallways, lobbies and pathways, that lead up to the gorgeous apartments are made up of immaculate details, being extremely spacious and ventilated. The exclusive 108 apartments that follow are the epitome of style and grace. Much thought put behind each and every feature it possesses. For seamless comfort, the choice of windows, fittings and marbles is nothing short of stellar, keeping in toe with international standards of living. The crown jewels of Nevada lie on top of its two towers, which touch the sky, thereby calling for various amenities that help in complementing its sky celebration. And not just that, the views that accompany it are to die for, only meant for the fortunate eye to dwell upon. Being the epitome of spotless artistry, Nevada represents a lifestyle that is nothing but UNFORGETTABLE."

UNFORGETTABLY  
BEAUTIFUL  
THE SIGNATURE TOWERS

ICONIC. MOREOVER  
IT'S UNMATCHED

As you enter the building, the brilliant planning as well as the outer view mesmerizes you. The stunning towers seamlessly interact with each other. Green patches on the alternate floors' balconies form an oasis pattern that exudes nothing but unforgettable luxury.

2/3/4 BHK | Open Terrace  
Skydecks on Select Floors





UNFORGETTABLY MASSIVE  
ENTRANCE



UNFORGETTABLY SPACIOUS  
BASEMENT & GROUND PARKING



UNFORGETTABLY SUAVE  
LIFT LOBBY

03

## UNFORGETTABLY LUXE

THOUGHTFUL USAGE OF  
LUXURY AMENITIES

## STELLAR. MOREOVER IT'S UNENDING!

Wrapped in a sensuous aura of modern luxury, come visit a lifestyle that exudes the richness of your taste. The grandest moments in life are priceless, so etch them in calm and comfort, that which is unforgettable.

Reception cum Waiting Lounge | Swimming Pool | Community Hall  
Indoor Games Room | The Multi-Gym | Yoga & Meditation Zone



Artist's Impression

UNFORGETTABLY SERENE  
SWIMMING POOL



Artist's Impression

UNFORGETTABLE REUNIONS AT  
THE COMMUNITY HALL



UNFORGETTABLELY ACTIVE  
INDOOR GAMES ROOM



UNFORGETTABLE WORKOUTS AT  
THE MULTI-GYM

04

UNFORGETTABLY  
CALMING  
ROOFTOP CLUB AND  
CELEBRATION AREAS

SOOTHING. MOREOVER,  
IT'S UNPARALLELED!

Watch the sky change hues to the different tones of celebration that enhance happiness in your life. From the top, the view is always ethereal, one that matches the calmness of your mind, and soothes the psyche, making it seemingly unforgettable.

Kids' Play Area | Multipurpose Court | Bar-B-Que Zone  
Amphitheatre Zone | Open-Roof Sky Deck  
Adda Zone | Senior Citizen Zone | Planter with Seating



UNFORGETTABLY SPIRITED  
KIDS' PLAY AREA



UNFORGETTABLY PLAYFUL ROOFTOP  
MULTIPURPOSE COURT



Artist's Impression

UNFORGETTABLE CELEBRATIONS AT  
OPEN-ROOF SKY DECK

## DEVELOPER



With a successful legacy in the real estate business for the last 17 years, Nirmala Group has garnered a good reputation among the fraternity. Under the stewardship of Mr. Aayush Tekriwal, the group's motto has become to get customers' delight first. He is putting his gathered experience into every new venture of Nirmala Group.

And doing so, he brings with him a heritage of honesty and authenticity that the Developer, as a brand, promises to carry forward.

Nirmala Group has an ingrained sense of innovation and aims to excel in this with every creation they create. The brand believes in building a reputation through the work that it does, and it promises to bring forth several more projects in the very near future.



With more than a decade of experience, Auricas is bringing new-age norms in the real estate industry, driven ahead with future-forward ideas and design, under the leadership of Mr. Sanjay Puri. The Group is now culminating these design ideas in a new project, after having created many over the past two decades and more.

With Jade, the Group has revisited the age-old promises of on-time delivery, incredible team effort, thoughtfulness, and a customer centric approach.

Auricas creates every project with a golden eye for detail, and transforms spaces into lifestyle experience centres for its residents.

## TEAM

### ARCHITECT



Mass & Void Architect & Interior Consulting is one of the most established Architectural & Interior practices delivering projects in various parts of Eastern & North East India, including West Bengal, Jharkhand, Nepal, Assam & several parts of Central, Western & Southern India. Within the last 10 years Mass & Void has successfully completed more than 50 projects including Residential, Commercial, Hospitality, Educational & Industrial type of buildings. Presently, Mass & Void Architect & Interior Consulting is an integral part of more than 100 undergoing projects in the Design & Constructional stages.

### BRAND CONSULTANT



Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.

A LIFE WELL-SOUGHT RESTS IN  
A HOME WHICH IS UNFORGETTABLE



SCAN FOR  
WALKTHROUGH