



—  
THE  
UNPARALLELED  
CITY  
—

Extraordinary homes  
at ordinary prices

## From the Chairman's desk



**Sachchidanand Rai**

Chairman | Eden Realty

Dear Friend,

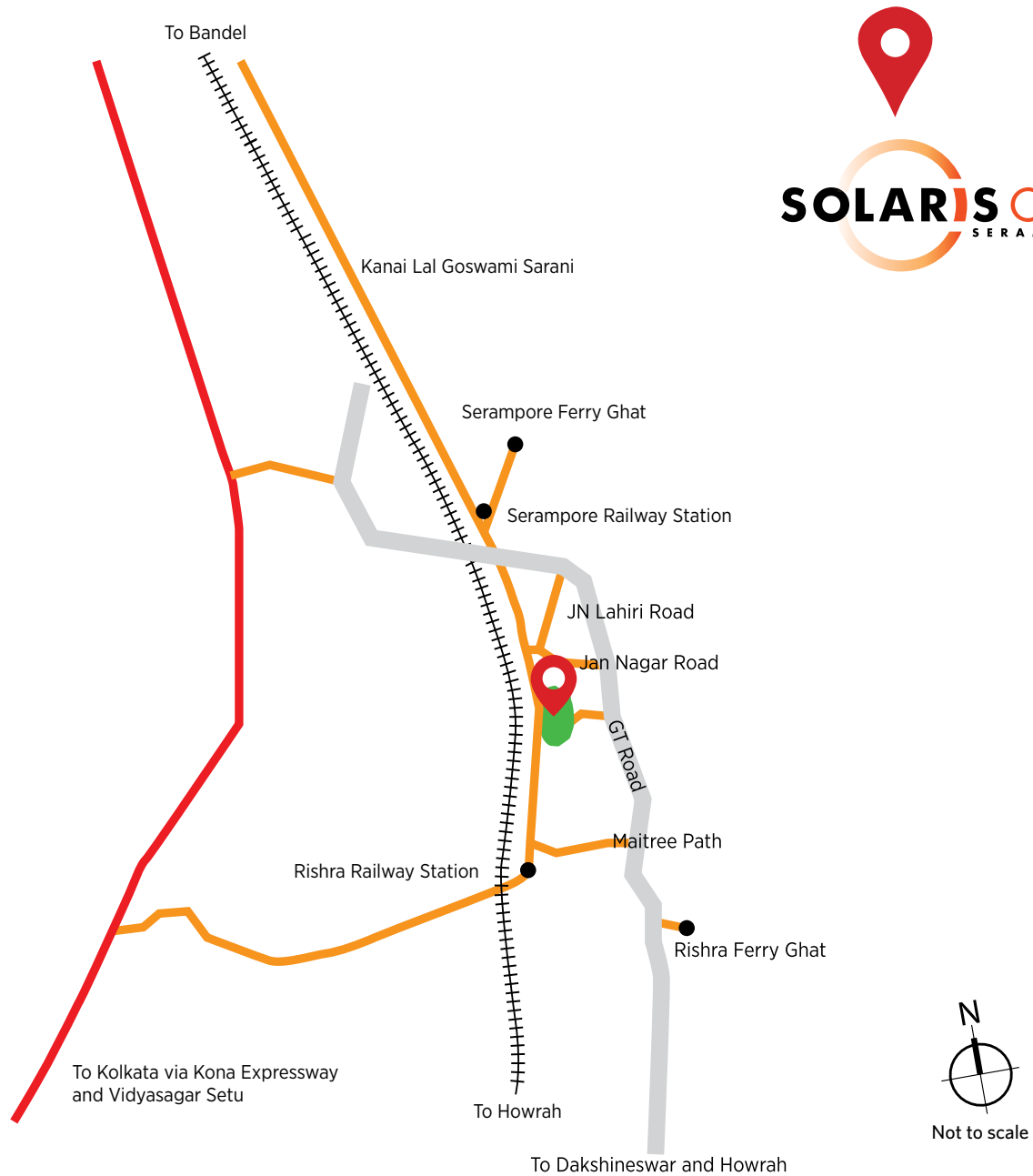
We at Eden Realty Solaris believe in the ancient Indian saying 'vasudhaiva kutumbakam' or 'one world family'. Quality housing at never-before prices has been our aim from the start. This is the seed of our vision for 'housing for all'.

The name 'Solaris' is inspired by 'solar'. Our game-changing projects harness solar power to bring down maintenance costs. This in turn makes living at Solaris projects sustainable and cost effective. What's more, homes start at just ₹5 lakh and offer all modern amenities.

After the success of Solaris Bonhooghly we wanted to design a project that would raise the bar and be a benchmark for years to come. And so was born Solaris City Serampore . . . the city within a city.

With open arms I invite you to be part of the Solaris family at Solaris City Serampore.

Welcome home!



## Why Serampore?

A place of heritage. A seat of culture. A magnet for growth. Serampore is arguably the best location for Solaris City. Well-connected with open spaces, landscaped greenery, and fresh air . . . this is where you'll find the home of your dreams.

## Convenient location



4 mins from  
Rishra Railway Station  
8 mins from  
Serampore Railway Station  
25 mins from  
Howrah Station



40 mins from  
Kolkata Airport





#### Dream Homes

The 3-sides open dream homes, well facilitated with modern amenities, offer a budget-friendly yet lavish lifestyle. It all started with a realistic appraisal of your living needs. That brought about the creation of Real Affordable living spaces.

#### Asia's Largest Rooftop Solar Installation

The 1.5 MW rooftop, grid-tied Solar PV panels will reduce the carbon footprint of the project and aid green living. This will be Asia's largest and world's second largest Solar PV panel installation in a residential complex.

The wait for extraordinary living at an affordable price is finally over!



# Welcome to Solaris City Serampore

Where the grass is greener  
Where the air is cleaner  
Where life is finer  
Where happiness is my own  
This is where I come home







## Legend

- 1 Entrance to promenade
- 2 Lakeside promenade
- 3 Kiosks
- 4 Entry to residences
- 5 Pool deck
- 6 Entry to mall
- 7 Alfresco dining
- 8 Cafe
- 9 Mallside plaza
- 10 Palm plaza
- 11 Mall
- 12 Driveway
- 13 Lake
- 14 Car park
- 15 Kids' play area
- 16 Fountain
- 17 Jogging/walking track
- 18 Cricket pitch
- 19 Playground
- 20 Volleyball
- 21 Badminton courts
- 22 Basketball/multipurpose court
- 23 Mini golf
- 24 Kid's pool
- 25 Lap pool
- 26 Yoga/meditation lawn
- 27 Sitting area
- 28 Activity/hobby area
- 29 Toddler's play area
- 30 Chess plaza
- 31 Exercise lawn
- 32 Outdoor gym
- 33 Climbing wall
- 34 Tree house
- 35 Senior citizen's seating area
- 36 Sitting area





## Make new memories

Solaris City Serampore is more than a home.  
It is a greener way of life.

It makes the best use of light, space, aspect, energy  
and blends them with modern amenities. All this . . .  
just for you. To offer an enviable lifestyle that you truly  
deserve. Everywhere you turn, sunlight plays. Rays of  
gold falling over a sun-kissed life.





Swimming pool





A 23-acre sprawling green campus, Solaris City Serampore has 4,300 flats in twenty-four G+12 towers spread over two phases. It's commercial development is over 2.5 lakh sq ft including a shopping mall.

Landscaped garden with fountain





## Discover the playground of dreams

Ever imagined your private cricket ground?  
Or a huge playground? Your perfect match is  
right here. Invite your friends over for a game  
to remember.

They would never want to leave!





Playground



## Real sports

### Outdoor sports facilities for the residents

An array of outdoor sports is available for the dynamic ones.

These include

- Large playground
- Cricket pitch
- Badminton court
- Basketball
- Multipurpose court
- Volleyball court
- Mini golf
- Skating rink
- Chess plaza
- Children's play area



Children's play area





Cricket pitch





Food court



Indoor games



Gymnasium

Join Serampore's  
newest luxury

Meet those who aspire to live higher at the sprawling Club. Air-conditioned and fully equipped, the gymnasium fits your future lifestyle. Shape up and socialise in style at the swimming pool.





Your own mall

Bestselling brands. Best restaurants. Next-level living. And it's all yours thanks to Solaris Mall at Solaris City Serampore. Here you'll never run out of reasons to flaunt your new home.







## Premium leisure

A serene lake with a floating restaurant is waiting just for you. And there's the promenade, mall, multiplexes, food court, hypermarket and stores with bestselling brands. Discover premium leisure right at your doorstep.



Outside Solaris Mall





Inside Solaris Mall



## Your home that soothes and comforts

Homes designed with care, with thoughtful maximisation of space. Allows natural light and air to flow constantly. Walk in to your dream home with pride.

Enjoy a private balcony with panoramic views. Cosy bedrooms. A large living-dining space where the family can spend quality time together. Solaris City Serampore offers homes that make living worth your while.



Bedroom





## Affordable buying

**It has been Eden Realty's vision to build and promote Real Affordable housing for all. Solaris projects have taken this forward.**

Options for making both one-time payment and in instalments are available.

For details please consult the General Terms and Conditions.

There is no income criteria for application. Any one can apply for any type of flat.



## Low maintenance

**Maintenance charges less than ₹1 per sq ft per month.** We plan to reduce the maintenance charges to about 50% of the existing industry norms.

**₹1.25 crore worth free electricity every year.**

We intend to **reduce on the common electricity charges by 90%** through generation of free green electricity for lighting of the common areas and also for the common utilities. The installation of the 1.5 MW rooftop grid-tied solar panels makes this possible.

The above projections are estimated subject to actual weather as well as market conditions.



## ABUNDANT LUXURY

Best-in-class facilities are available for the residents.

Children's play area  
Tree house with sandpit  
Climbing wall  
Swimming pool  
Jacuzzi  
Floating cabana  
Multipurpose gymnasium  
Table tennis  
Pool table  
Chess  
Senior citizen's area  
Jogging/Walking tracks  
Yoga and meditation zone  
Exercise lawn  
Activity area  
Rooftop community space  
and much more!



## Best use of light, air and living space

The 3-sides open flats ensure that you have abundant light and air in cross-ventilated rooms. The in-wall hanging wardrobes in every bedroom allow the luxury of using extra space more efficiently and innovatively.



## Easy access for special people

Ramps will be available in suitable areas to provide easy access for those with special needs.







Living and dining area





Balcony





Kitchen



Toilet



## Credit Linked Subsidy Scheme

The flats at Solaris City Serampore conform to the norms prescribed for benefits under Credit Linked Subsidy Scheme (CLSS) of Govt. of India's Pradhan Mantri Awas Yojana (PMAY) - Housing for All.

Applicants who wish to avail the benefits under the scheme may approach the approved banks/financial institutions when applying for a home loan. The subsidy amount will be directly transferred to the home loan account by the Government for all eligible applicants.

Eligible applicants buying under instalment payment option will get **subsidy up to ₹2.67 lakh.**

The home loan processing charges will also be waived for the loan amount eligible for such subsidy.

**Flats at Solaris City Serampore are also open to applicants who do not require or qualify for CLSS benefits.**





## Going Green

Installation of 1.5 MW Rooftop grid-tied Solar PV panels will make living truly affordable with the generation of 20 lakh kWh of free green electricity per annum. This is Asia's largest and the second largest in the world, in a residential complex.

This will also ensure the reduction of about 1,800 tonnes of CO<sub>2</sub> emission annually which is roughly equivalent to emission of 1,500 city diesel vehicles in a year. This carbon footprint savings will contribute to a cleaner atmosphere.

By generating lakhs of units of green electricity from solar panels, you can actively contribute to global energy sustainability.

At Solaris City Serampore, it is not only affordable buying but affordable living too.

The above projections are estimated subject to actual weather as well as other relevant conditions.





# Glimpse Of Our Projects



## Bonorini off BT Road in Kolkata

One-of-its-kind rehabilitation built in PPP between the Government of West Bengal and Eden Realty Group.



## Siddha Eden LakeVille off BT Road in Kolkata

The largest housing project near Sinthee More with 1900 flats and a rooftop skywalk with sports facilities. It overlooks the large 18-acre Bonhooghly Lake. Jointly developed with Siddha Group.



## Bonorini Market off BT Road In Kolkata

Overlooking the sprawling Bonhooghly lake, the Bonorini Market Complex is a PPP with Government of West Bengal and Eden Realty.



## Z Residences EM Bypass in Kolkata

G+3+30 storey tower with 4-5 bed duplex and non-duplex residences. Exquisitely designed lobby. The project is developed as a joint venture with Kolkata based AG Group.

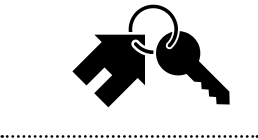


## Solaris Bonhooghly off BT Road in Kolkata

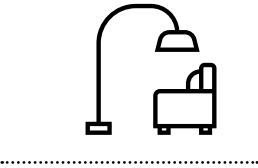
North Kolkata's first Real Affordable Housing project. Solaris Bonhooghly has been graded Kolkata 5 Star by CRISIL Real Estate Star Gradings. It has also received the CREDAI Bengal Realty Award 2018 for Best Upcoming Budget Housing Project and Best Affordable Housing Project of 2018 (East) in the Realty Plus Excellence Awards.



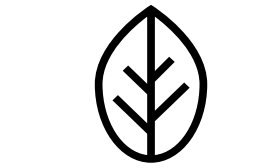
# We make



- **Housing truly affordable**  
All projects by Solaris incorporate Solar PV panels to produce free electricity that lower living costs and add to the planet's wellness.



- **A complete living experience**  
Projects at Solaris are designed to fit your dreams of a perfect abode. They make the best use of light, space, aspect and energy along with modern amenities and conveniences.



- **A greener tomorrow**  
Solaris projects are crafted to contribute positively towards the environment. The central idea of using solar power to meet all major power needs contributes towards global energy sustainability. The carbon footprint savings from such an initiative help in creating a cleaner atmosphere for future generations.  
  
Solaris projects aim to create a greener tomorrow by generating lakhs of units of green electricity by the use of solar panels. This in turn helps the residents at Solaris contribute to global energy sustainability. The projects are as energy efficient as any green building.  
  
All Solaris projects bring optimum utilisation of space. The open and airy apartments, best-in-class amenities like Gymnasium, Children's Play Area, Senior Citizen's Corner and Swimming Pool, good connectivity and lifelong savings on energy cost make these the best choice.  
  
This concept of affordable luxury was successfully implemented in Solaris Bonhooghly and is being carried forward across all Solaris projects.





**Sachchidanand Rai**  
Chairman | Eden Realty

Mr Rai is the driving force behind the success of the Group. A mechanical engineer from the Indian Institute of Technology (IIT) Kharagpur, 1985 batch, he was keen on entrepreneurship since graduation. His acumen enabled him to get actively involved in several ventures in Information Technology, Education, Real Estate and Mass Transportation. He is one of the founders and promoters of Alumnus Software, an information technology services company that specialises in Networking and Telecom.

#### SENIOR MANAGEMENT TEAM



**Arya Sumant**  
Managing Director



**Kumar Satyaki**  
Joint Managing Director



**Shyamal Kumar Das**  
Director Public Relations



**Biswadeep Gupta**  
Director Marketing



**Binay Kumar Singh**  
General Manager

## ASSOCIATIONS

Architects



Legal Advisors

BK Jain  
Solicitor & Advocate

BK Jain & Co  
Advocates

Jain & Co  
Advocates

Sales Partner

**SUREHOMZ**  
[www.surehomz.com](http://www.surehomz.com)

Member - IGBC







### Corporate Office

#### Eden Realty Group

Metropolitan Building 7 Jawahar Lal Nehru Road Kolkata 700 013

### Project Site

#### Solaris City Serampore Phase I

29 Kanai Lal Goswami Sarani Serampore Hooghly 712 201

#### Solaris Mall

30 Kanai Lal Goswami Sarani Serampore Hooghly 712 201

#### Solaris City Serampore Phase II

31 Kanai Lal Goswami Sarani Serampore Hooghly 712 201

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