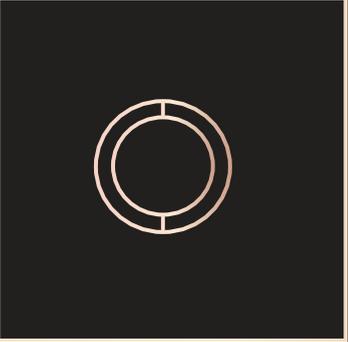


PRAVYA

TRUE HOMES FOR THE TRUE YOU.





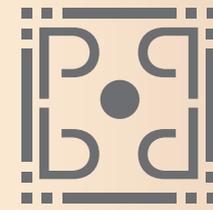
While the world is swayed
by the frills of luxury, we believe
in a living that's true to its design.

WE BELIEVE IN

TRUE RESIDENCES



LUXURY & LIFE



PRAVYA

TRUE HOMES FOR THE TRUE YOU.

Beneath the azure skies of Rajarhat, a new way of living is coming to life—crafted for those who value refined simplicity and seek only what's real. **Pravya** gives you a living true to its core, where nothing but the real facts of living matter.

TRULY UNCUT 3 & 4 BHK APARTMENTS

TRULY 3-SIDES-OPEN

TRULY VAASTU POSITIVE

TRULY 50+ AMENITIES

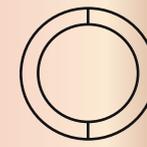
LANDSCAPE PODIUM

30,000 SQFT CLUB UTSAV

* Club Utsav & Tower 3, 4 & 5 are proposed in Phase II of the Project



7 TOWERS*
(INCLUDING
FUTURE PHASES)



30,000 SQFT
CLUB UTSAV*

3 TRULY BREATH TAKING
VIEWS

PURELY
3 SIDES
OPEN



At Pravya, every tower offers a different perspective to the cityscape, a new view, a new vision for life.

* Club Utsav & Tower 3, 4 & 5 are proposed in Phase II of the Project

TRUTH HAS
IT'S OWN
DESIGN

At Pravya, truth is the starting point of every design decision. That is why our homes are truly three-sides open—not by description, but by experience, bringing in genuine light, air, and privacy. That is why our residences are truly uncut, planned without compromises or shortcuts, allowing spaces to remain whole, balanced, and honest. Guided by truly Vastu-compliant thinking, every orientation and layout is shaped with intent, not assumption, creating harmony that is naturally felt. And that is why our 50+ amenities are truly meaningful, counted for their impact on real life, not for decorative numbers. At Pravya, we have not just built homes; we have designed a way of living that is true in spirit, true in purpose, and true to life, crafted with integrity and built to endure.

— Ar. Manit Rastogi & Ar. Sonali Rastogi
Morphogenesis

AN EMOTION TRUE TO

DESIGN

TRUER TO LIFE.

At Pravya, we believe in crafting homes that are as authentic as the people who live in them. Inspired by the need for a balance between modern convenience and timeless values, this project brings you a living space that's connected, effortless, and rooted in reality. With truly vastu positive, 30,000 sqft CLUB UTSAV and more than 50+ premium amenities, we've created an environment where comfort, nature, and lifestyle meet. Close to key city locations, Pravya is designed for those who value truth in their surroundings and life.

— Soham & DTC



MASTER PLAN

LEGEND

- | | |
|-------------------------|---------------------------------|
| 1. ENTRY/EXIT | 10. KIDS' PLAY AREA |
| 2. TOWER 1 (G+13 FLOOR) | 11. GARDEN LOUNGE |
| 3. TOWER 2 (G+5 FLOOR) | 12. FITNESS ZONE |
| 4. TOWER DROP-OFF ZONE | 13. PARENTS' CORNER |
| 5. DRIVEWAY | 14. PIXEL SIT-OUT |
| 6. GARDEN PAVILION | 15. WATER POD |
| 7. FESTIVE GROUND | 16. TREE DECK/RECREATIONAL LAWN |
| 8. AMPHITHEATRE | 17. GARDEN CABANA |
| 9. SERVICE AREA | 18. JOGGING TRACK |





DROP OFF ZONE

NEVER MISS A FLIGHT
OR A MEETING
OR AN OPPORTUNITY



Close to the airport, offices, IT Hub,
Bengal Silicon Valley, Malls and close
to every essential destination of your
daily life. Feel the pace of connected
living at your getaway address
in Rajarhat.

TO BE TRULY
CONNECTED
TO THE CITY



SCAN FOR LOCATION

CONNECTIVITY & TRANSPORT

Mangal Deep Metro	2.4 km
Chinar Park Crossing	3.3 km
Netaji Subhash Chandra Bose Int'l Airport	5.3 km
Belgharia Expressway	7.1 km
Dum Dum Railway Station	9.4 km

COMMERCIAL & OFFICE HUBS

Bengal Silicon Valley	3.1 km
Ecospace Business Park	7.2 km
New Town IT Hub (DLF, TCS, Infosys)	7.5 km
Candor Techspace	8.6 km
Sector V, Salt Lake	12.8 km

HOSPITALS & HEALTHCARE

Charnock Hospital	3.7 km
Ohio Hospital	7.8 km
Chittaranjan National Cancer Institute	9.7 km
Tata Medical Center	8.1 km
AMRI Salt Lake	14.7 km

SCHOOL

North Point Senior Secondary School	5.7 km
Narayana School	7.5 km
St. Stephen's School, Dum Dum	7.9 km
DPS Megacity	8.8 km
St. Joan's School, Newtown	Adjacent

COLLEGES & UNIVERSITIES

Derozio Memorial College	1.0 km
DPS Newtown	7.3 km
Amity University	7.5 km
St. Xavier's University	9.9 km
Techno India College of Technology	12.6 km

MALLS & ENTERTAINMENT

City Centre II	2.8 km
Axis Mall	8.4 km
City Centre I	9.3 km
Down Town Mall	10.6 km
Mani Square Mall	12.2 km

THREE DEDICATED
LEVELS FOR

TRULY ELEVATED AMENITIES

Every step you take at Pravya leads to something exciting — from vibrant podium experiences to the serene beauty of the landscaped outdoors, to the celebratory **CLUB UTSAV**, there's always something to discover.



PODIUM LEVEL



SPACIA

SOCIA →

CLUB UTSAV



GROUND LEVEL



GRACIA

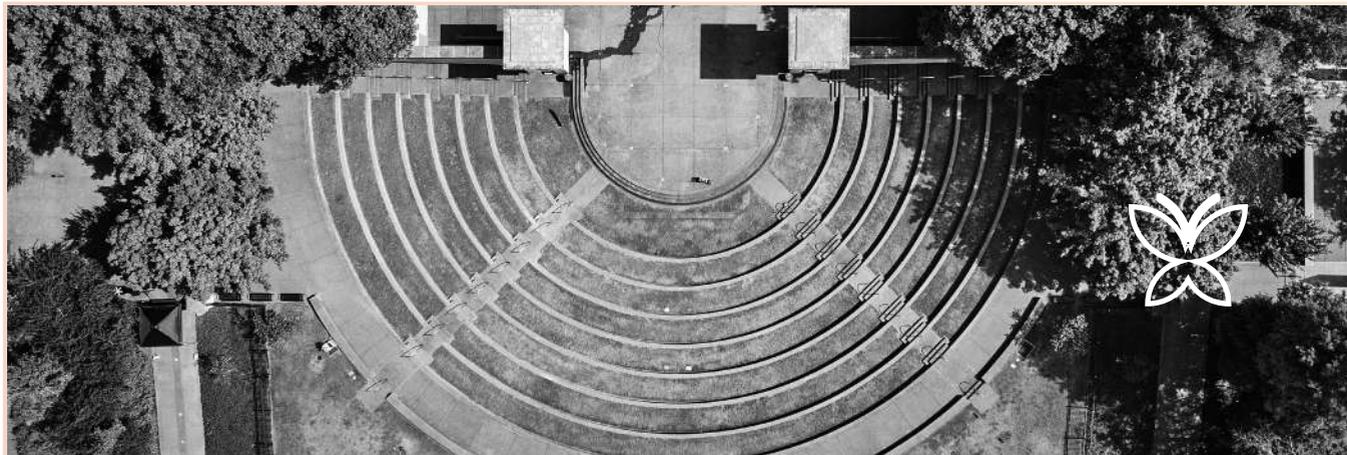


Podium Level

Meditation Pavilion || Pixel Sit-out Nook || Yoga Zone || Sculpture Point
Contemplation Pod || Kids' Play Area || Garden Lounge with Library || Adda Zone
Relaxation Zone || Recreation Lawn || Fitness Zone/ Open Gym || Garden Cabana
Planter Seating || Dance, Karate, Play Rehearsal Area || Tree Deck Multipurpose
Lawn || Pebble Court || Senior Seating Corner || Totlet Zone || Reflexology Area

Club Utsav

Café || Co-working Space || Business Centre || Old Flock Adda || Guest Rooms
Admin Room || Banquet Hall With Lawn || Mini Water Fountain || Community Hall
Green Decks || Yoga Deck || Aerobics || Multipurpose Court (Badminton, Mini
Basketball & Volleyball) || Cards Room || Pickle Ball Court || Gymnasium
Indoor Games (Pool, Table Tennis, Foosball, Carrom, Chess & Dart) || Sports
Lounge || Sports Viewing Gallery || Squash Court || Steam Room || Spa Room
Infinity-edge Swimming Pool || Kids Splash Pool || Jacuzzi || Open Deck Party
Lawn || Mini Theatre || BBQ Area || Crèche / Kids' Room



Ground Level

Festive Ground || Garden Pavillion || Amphitheatre || Jogging
Track || Box Cricket Parents' Corner || Temple || Tower Drop off
with special Paving Pattern



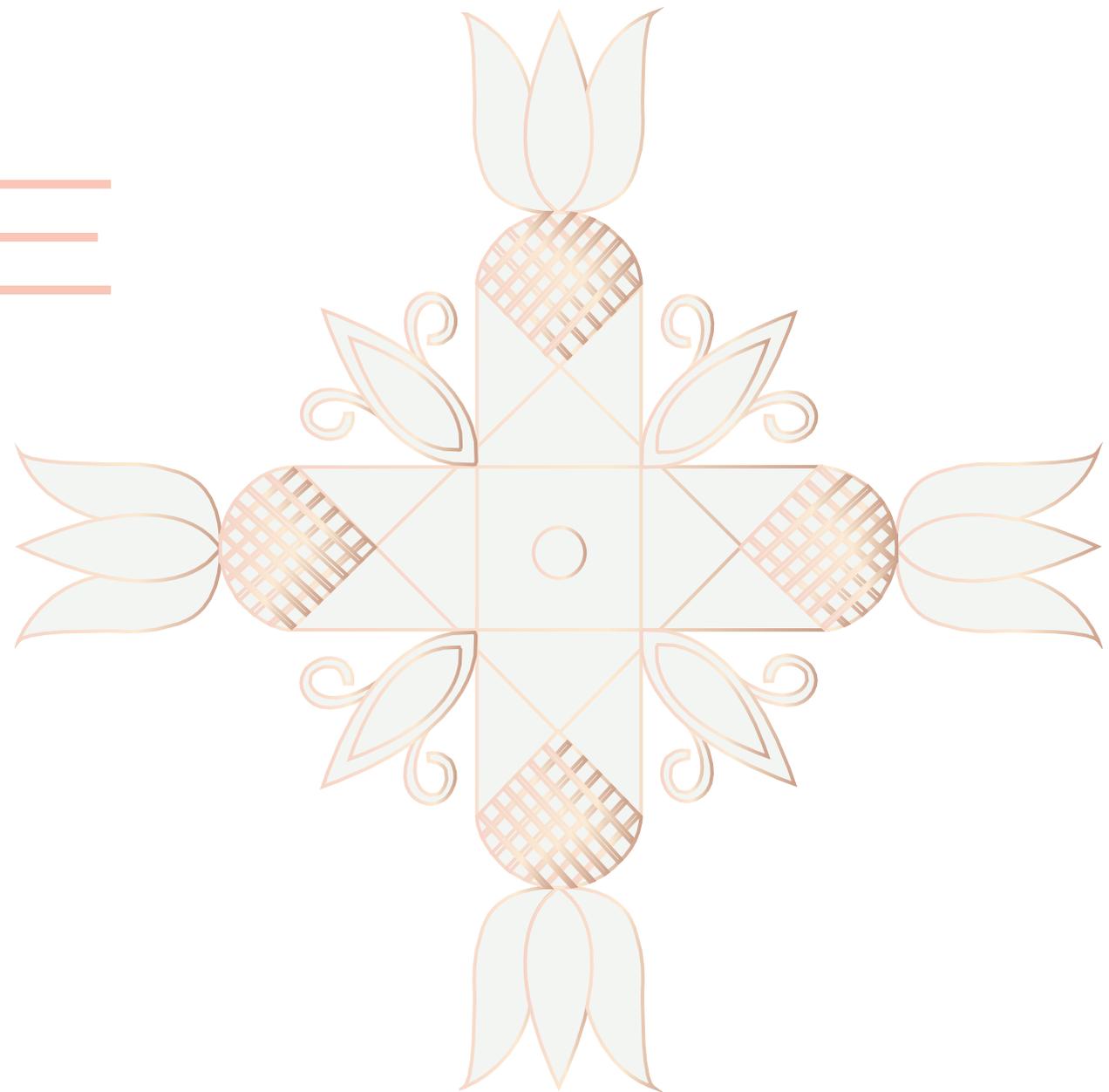
* Club Utsav & Tower 3, 4 & 5 are proposed in Phase II of the Project

DESIGN TO BE TRULY VAASTU POSITIVE

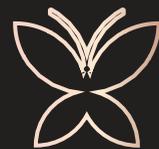
TO THE **LAWS OF VAASTU** AND THE **UNIVERSE**

Sunlight that feels right.
Air that flows freely.
Green that soothes.
Space that breathes.

Every home here is aligned to let nature do the work, bringing balance, ease, and positive energy into daily life. This is Truly Vaastu, built into the design itself, so living well feels effortless and instinctive.



Kitchen is favourably placed in S or closer to SE.



Apartments are oriented and shaped with three sides open to make them vibrant and positive.

Apartment shapes are favourable as per Vastu.

Balconies positioned to enhance daylight, cross ventilation and airflow.

South-facing homes for better wind and air circulation

Master Bedroom is placed favourably in SW.

Furniture placement is also in line with basic Vastu principles.

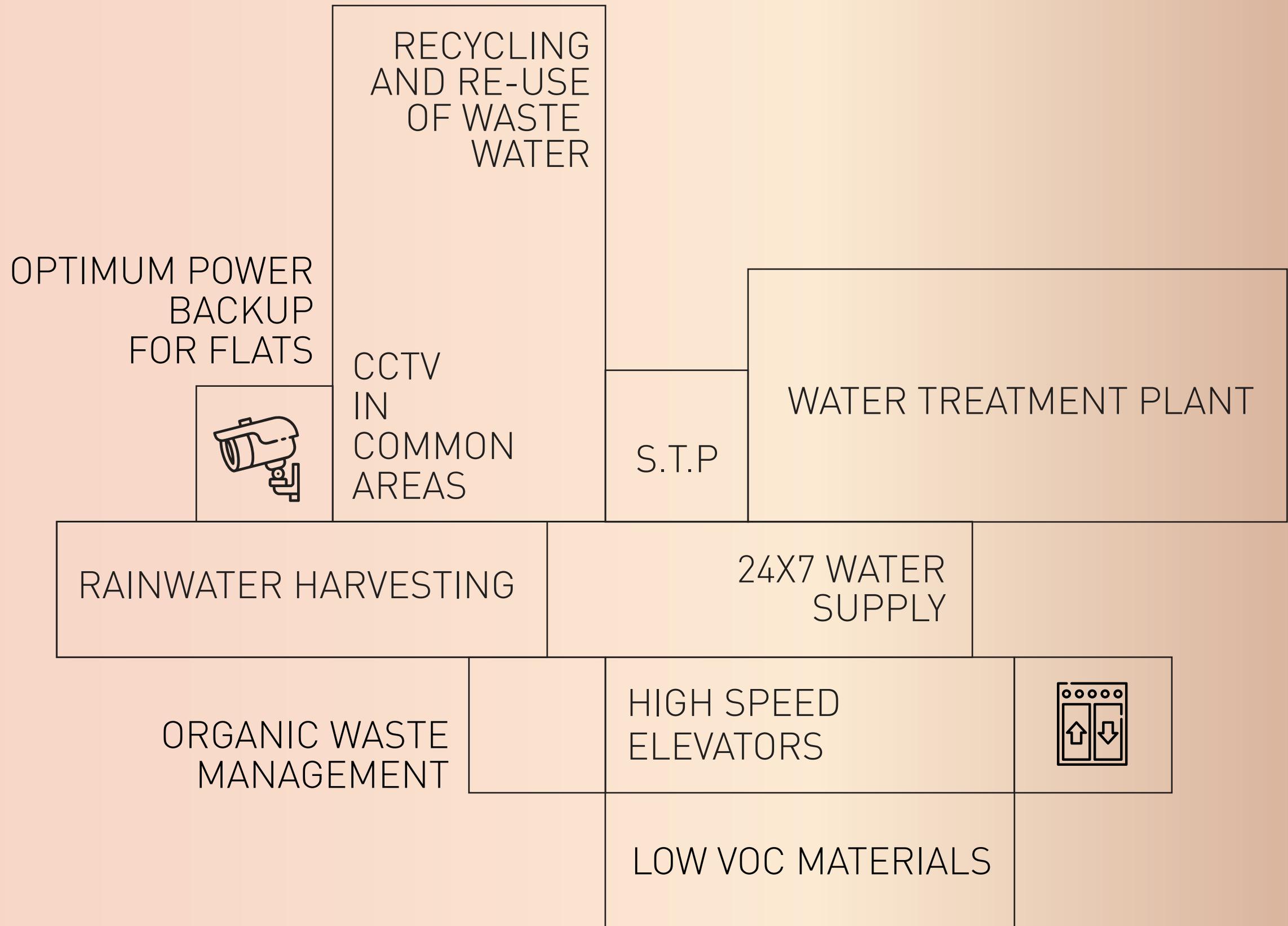
All apartments are rectangular, with uncut corners



AN ARRAY OF ESSENTIAL FACILITIES

AS TRUE

AS PROMISED!



* Amenities & Facilities as mentioned in this brochure will be a combination of Phase I & Phase II of the Project as per sanction

TYPICAL

TOWER 1 PLAN

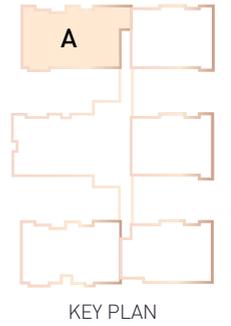


FLAT TYPE	UNIT TYPE	CARPET	BALCONY AREA	BUA	SBUA
3 BHK+3T	A	1083	80	1324	1761
3 BHK+2T	B	870	58	1044	1389
3 BHK+3T	C	1040	69	1257	1672
3 BHK+2T	D	942	80	1133	1507
3 BHK+2T	E	907	39	1056	1404
3 BHK+2T	F	907	39	1053	1400



NOT TO SCALE

TOWER 1 FLAT A

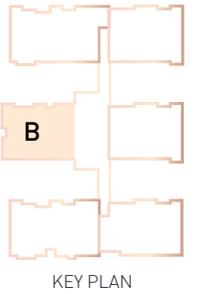


L	D	V1	V2	K	B1	T1	B2	T2	B3	T3
LIVING	DINING	BALCONY	BALCONY	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET
11'-6" X 15'-5"	17'-2" X 8'-3"	5'-4" Wide	4'-1" Wide	9'-6" X 10'-1"	12'-0" X 11'-5"	5'-0" X 11'-7"	12'-0" X 10'-0"	8'-0" X 5'-0"	12'-0" X 10'-0"	8'-0" X 5'-0"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 3T	A	1761	1324	1083	80

TOWER 1 FLAT B

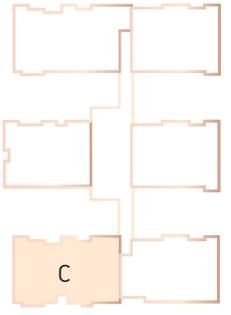


L	D	V1	V2	K	B1	T1	B2	T2	B3
LIVING	DINING	BALCONY	BALCONY WITH FLOWER BED	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM
12'-0" X 14'-5"	10'-0" X 9'-3"	4'- 0" wide	3' X 5" wide	8'-0" X 11'-1"	11'-9" X 10'-1"	10'-0" X 5'-0"	10'-0" X 11'-0"	5'-5" X 6'-8"	10'-0" X 10'-0"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 2T	B	1389	1044	870	58

TOWER 1 FLAT C



KEY PLAN



L	D	V1	V2	K	B1	T1	B2	T2	B3	T3
LIVING & DINING	BALCONY	BALCONY	BALCONY	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET
11'-6" X 23'-3"	5'-4" Wide	4'-0" Wide	8'-6" X 11'-6"	12'-0" X 11'-5"	8'-0" X 5'-0"	11'-10" X 10'-0"	5'-0" X 8'-0"	11'-9" X 11'-4"	5'-0" X 11'-6"	

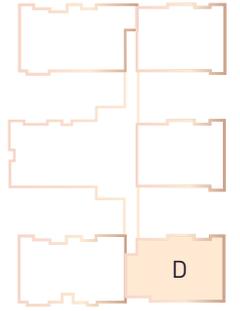


NOT TO SCALE



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 3T	C	1672	1257	1040	69

TOWER 1 FLAT D



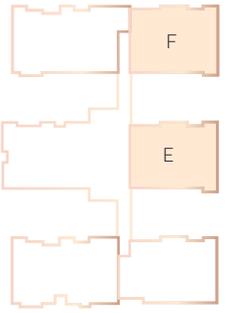
KEY PLAN

L	D	V1	V2	K	B1	T1	B2	T2	B3	W.I.W
LIVING	DINING	BALCONY <small>WITH FLOWER BED</small>	BALCONY	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	W.I.W
12'-6" X 13'-4"	10'-4" X 9'-3"	5'-4" Wide	4' X 0" Wide	7'-2" X 10'-5"	12'-7" X 10'-1"	5'-0" X 8'-0"	12'-4" X 10'-0"	8'-0" X 5'-1"	12'-3" X 10'-0"	5'-4" X 7'-0"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 2T	D	1507	1133	942	80

TOWER 1 FLAT E & F



KEY PLAN



L	D	V1	K	B1	T1	B2	T2	B3
LIVING	DINING	BALCONY <small>WITH FLOWER BED</small>	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM
12'-7" X 13'-4"	10'-6" X 9'-4"	5'- 4' wide	7'-2" X 10'-0"	11'-0" X 12'-1"	5'-0" X 8'-0"	12'-3" X 10'-0"	8'-6" X 5'-1"	12'-3" X 10'-0"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 2T	E	1404	1056	907	39
3 BHK - 2T	F	1400	1053	907	39

TYPICAL

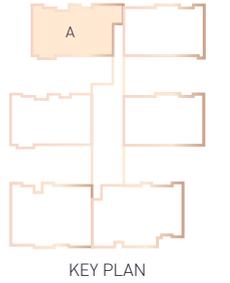
TOWER 2 PLAN



FLAT TYPE	UNIT TYPE	CARPET	BALCONY AREA	BUA	SBUA
3 BHK+3T	A	1083	80	1316	1750
3 BHK+3T	B	1045	70	1257	1672
4 BHK+3T	C	1299	88	1541	2050
4 BHK+3T	D	1377	86	1611	2143
3 BHK+3T	E	1093	48	1264	1681
3 BHK+3T	F	1093	48	1261	1677



TOWER 2 FLAT A

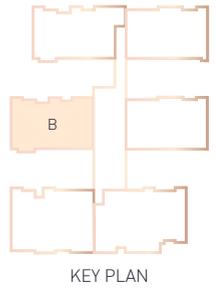


L	D	V1	V2	K	B1	T1	B2	T2	B3	T3
LIVING	DINING	BALCONY	BALCONY	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET
11'-6" X 15'-5"	17'-2" X 8'-3"	5'-4" Wide	3'-5" Wide	9'-6" X 10'-1"	12'-0" X 11'-5"	5'-0" X 11'-7"	12'-0" X 10'-0"	8'-0" X 5'-0"	12'-0" X 10'-0"	8'-0" X 5'-0"

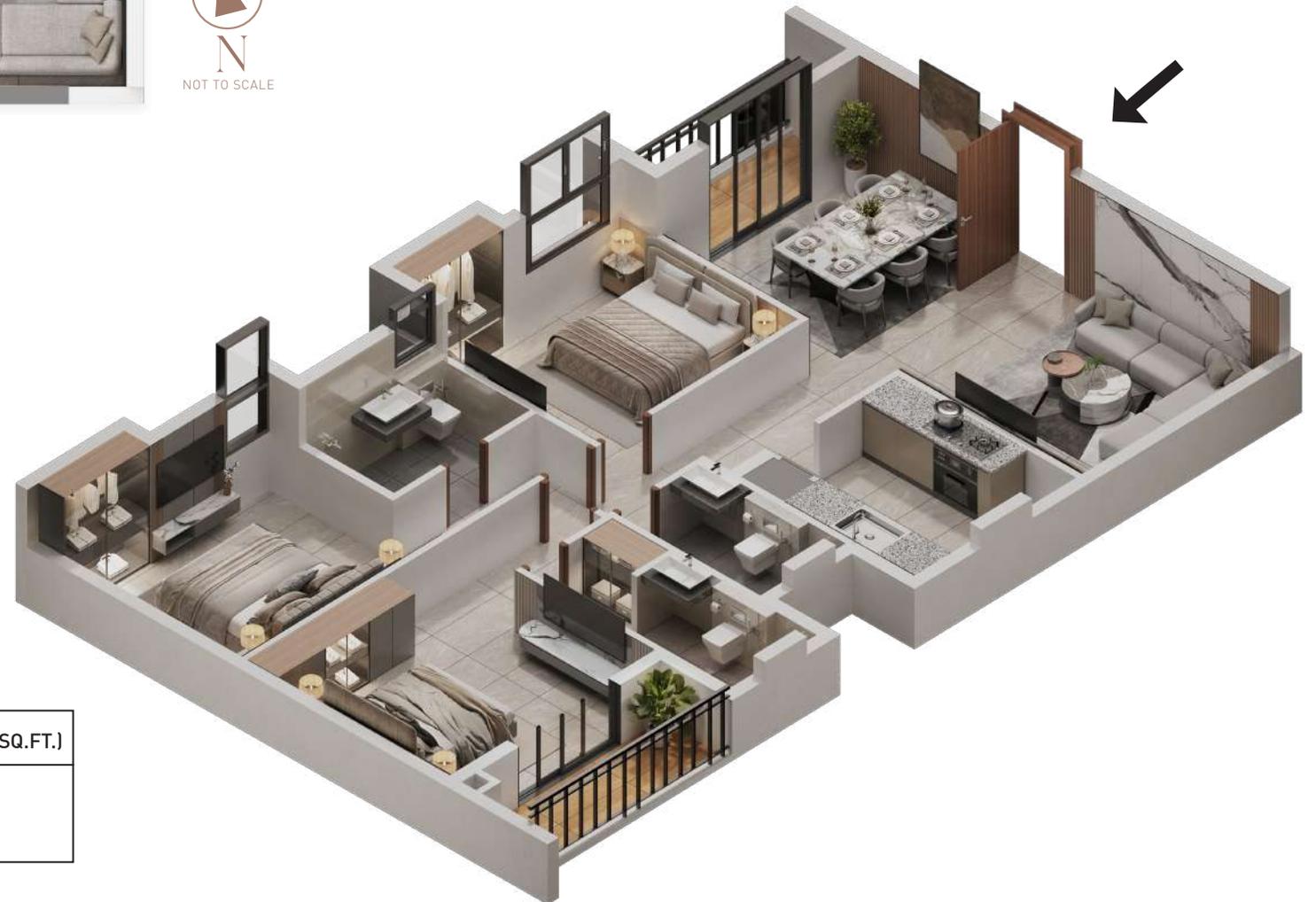


UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 3T	A	1750	1316	1083	80

TOWER 2 FLAT B

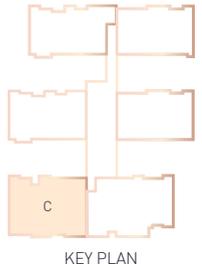


L	D	V1	V2	K	B1	T1	B2	T2	B3	T3
LIVING	DINING	BALCONY <small>WITH FLOURED BED</small>	BALCONY <small>WITH FLOURED BED</small>	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET
15'-5" X 10'-4"	11'-5" X 8'-3"	5'-4" wide	3'-5" wide	9'-6" X 10'-1"	12'-0" X 11'-5"	8'-0" X 5'-0"	11'-10' X 10'-0"	5'-0" X 11'-7"	12'-0" X 11'-4"	5'-0" x 7'-9"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 3T	B	1672	1257	1045	70

TOWER 2 FLAT C



L	D	V1	V2	K	B1	T1	B2	T2	B3	T3	B4
LIVING	DINING	BALCONY	BALCONY WITH FLOUNDER BED	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM
16'-3" X 17'-3"	12'-0" X 10'-4"	5'- 4' wide	5'- 4' wide	8'-0' X 14'-0"	12'-0" X 10'-8"	8'-0" X 5'-0"	11'-9" X 10'-0"	5'-0" X 8'-0"	11'-6" X 10'-0"	8'-0" X 5'-0"	11'-0" X 12'-0"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
4 BHK - 3T	C	2050	1541	1299	88

TOWER 2 FLAT D

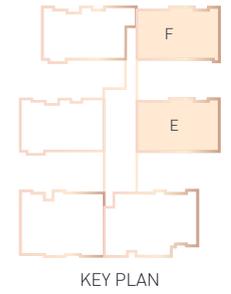


L	D	V1	V2	K	B1	T1	B2	T2	B3	T3	B4
LIVING	DINING	BALCONY	BALCONY WITH FLOWER BED	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM
16'-2" X 14'-0"	10'-08" X 10'-2"	4' X 0" wide	5' X 4" wide	9'-6" X 13'-11"	10'-0" X 12'-1"	5'-0" X 12'-1"	11'-6" X 10'-0"	8'-0" X 5'-0"	11'-8" X 13'-3"	5'-0" X 12'-0"	11'-7" X 10'-5"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
4 BHK - 3T	D	2143	1611	1377	86

TOWER 2 FLAT E & F



L	D	V1	K	B1	T1	B2	T2	B3	T3
LIVING	DINING	BALCONY <small>WITH FLOWER BED</small>	KITCHEN	BEDROOM	TOILET	BEDROOM	TOILET	BEDROOM	TOILET
17'-4"	12'-6"	5'-4"	9'-0"	11'-9"	5'-0"	13'-5"	8'-0"	12'-0"	5'-0"
X	X	Wide	X	X	X	X	X	X	X
13'-4"	11'-3"		10'-1"	12'-0"	8'-0"	10'-0"	5'-0"	10'-1"	10'-0"



UNIT TYPE	FLAT TYPE	SBUA (SQ.FT.)	BUA (SQ.FT.)	CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)
3 BHK - 3T	E	1681	1264	1093	48
3 BHK - 3T	F	1677	1261	1093	48

SPECIFICATIONS THAT DEFINE THE **TRUE MEANING OF DETAIL**

Structure & Masonry

Structure	RCC
Masonry	Block Work

Internal Wall Finish

Gypsum Plaster / Putty

Flooring

Living / Dinning	Vitrified Tiles (4' X 2' Branded Tiles)
All Bedrooms	Vitrified Tiles (4' X 2' Branded Tiles)
Kitchen Flooring	Vitrified Tiles (4' X 2' Branded Tiles)
Kitchen Dado	Ceramic Tiles Up to 2' Above Counter (2' X 1' Branded Tiles)
Kitchen Counter	Granite Slab with Stainless Steel Sink
Toilet Flooring	Anti-skid Tiles (2' X 2' Branded Tiles)
Toilet Dado	Ceramic Tiles (4' X 2' Branded Tiles)
All Balconies	Vitrified Tiles (4' X 6" Wood Look Finish Branded Tiles)
Terrace	Anti-skid Vitrified Tiles (Wood Look Finish 4' X 2')

Doors & Windows

Door Frames	Solid/Engineered Wooden Frame
Main Door of Apartment	Both Side Laminated Solid Core Flush Door
Inside Doors	Flush Doors
Windows	Fully Glazed Powder Coated - Aluminium Windows, Windows -
Aluminium	Openable, Door (Outdoor) - Aluminium Sliding.

Hardware & Fittings

Branded Locks & Hardware Fittings- Godrej / Dorset / Quba / Europa or Similar

Railings

Ms Railings Painted.

Electrical

Concealed Copper Wire of Reputed Brands- Havells / RR Kabel / Polycab / KEI or Similar

Adequate Electrical Points in Bedroom, Living Room, Dining Room, Kitchen & Toilet

Modular Switches of Reputed Brands – Havells, Anchor, Schneider, Legrand or Similar

Electrical Point for Water Filter In Kitchen.

Provision for Chimney or Exhaust Point in Kitchen,

Air Conditioning

Provision for Air Conditioning (AC)

Sanitary Ware

Jaquar / Kohler / American Standard or Equivalent Reputed Brand.

CP Fittings

Jaquar / Kohler/ Grohe or Equivalent Reputed Brand.

Provision for hot and cold line in shower area only.

Elevators

Kone / Schindler / Otis / Johnson ~ Modern Elevator of Reputed Make or Equivalent.

Exterior

External Wall Finish : Paint

Others Facilities

24 Hours Water Supply.

Water Treatment Plant.

Optimum Back-up Power Supply in all flats to run essential electrical appliances

CCTV

CCTV Surveillance on The Ground Floor of The Complex & other Strategic Areas

MEET THE MAKERS OF A

TRUE

REMARKABLE LIVING



With over 37+ years of expertise in real estate, Soham Group is synonymous with restoring heritage property and redefining both residential and commercial urban spaces. We create living experiences that embody delight, functionality, and integrity—driven by a vision to set new benchmarks in modern urban living.

Our Projects:



Soham SynerG



THE LEVELZ



MORYA



Soham Industrial Hub



Diamond Heritage



NAVITA



With 40+ years of legacy and landmarks like Capital City, Southern Heights, and Palm Grove, DTC builds more than homes — they build communities rooted in trust, design, and true value.

Our Projects:



DTC Stillwaters



DTC Capital city



DTC Capital Crest



DTC GOOD EARTH

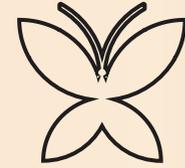


DTC Palm Grove



DTC Sojon

PRINCIPAL ARCHITECT



STRUCTURAL CONSULTANT



LANDSCAPE ARCHITECT



BRANDING



COME, LET YOUR

LIFESTYLE

BE THE TRUTH TO BEHOLD



DEVELOPER



CO-DEVELOPER



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Unit 301D & 1411 16, Strand Rd, Fairley Place
B.B.D. Bagh, Kolkata, West Bengal 700001

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E: sales@sohamstates.com

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Mobile Number: +91 70444 40123

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Beside St. Joan's School Newtown,
West Bengal 700136

RERA No.: WBRERA/P/NOR/2026/003900 || <https://rera.wb.gov.in/>

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