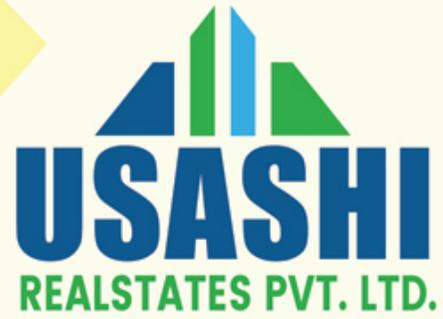


*Where beauty rises before the sun...*



**USASHI**  
REALSTATES PVT. LTD.

The logo features a stylized graphic of three vertical bars in blue, green, and blue above the company name. The name 'USASHI' is in a large, bold, blue sans-serif font, and 'REALSTATES PVT. LTD.' is in a smaller, green sans-serif font below it.

YOUR DREAM HOME AWAITS YOU..

# Who we are?



At the outset, we would like to introduce us as '**Usashi Realstates Pvt. Ltd.**' (URePL), a fast-emerging and prominently rising real estate company in the city of Kolkata bearing CIN No. : U45400WB2013PTC198195 , having it's registered office at 594/1, Dakshindari Road, 'Bima Abasan', Flat No. E2/1, First Floor, Post Office, Sreebhumi, Police Station – Lake Town, Kolkata-48. Apropos the prudent leadership of our Directors (Smt. Uma Khan and Shri Prasad Chandra Khan) and a customer – centric though transparen business policy, we have established some middle to large projects in and around Kolkata since the inception in the year 2013. We aspire to create a comprehensive real estate solution to our valued clients with an aroma of passion, dedication, preemptive attitude, reverence and strong customer driven environment. URePL intends to become the ultimate choice of stakeholders through a sustainable excellence and global reach.

## We Focus



**Usashi** is focussed to transform the landscape of West Bengal with Projects that extend from South to West.....North to East. We envisage to create affordable "Housing for All" as a key focus to our mission.

## We Create



**Usashi** has created spaces that have epitomized the pinnacle of fine living and have in a short span of time carved a niche for themselves in the world of real estate. Usashi has gained enormous admiration from all the stakeholders in the world of real estate.

## We Deliver



**Usashi** is the best provider of residential communities designed to create quality lifestyle responsive to the changing needs and preferences of the market we serve. We deliver homes keeping in mind the importance of location, connectivity, buyer's budget, quality and timely delivery of your dream homes. We have a 24 hour help line in assisting you in pre-sales and post-sales of

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*Enjoy*

Your Ultimate Life Style!

YOUR DREAM HOME AWAITS YOU..

Our Valuable Service



# HOME LOAN

A S S I S T A N C E

To financially equip you to ensure the term payments for timely delivery of residential and commercial units, we shall provide you guidance and end to end assistance to achieve the loans with several comparative and attractive choices of Public and Private sector Banks. You may discuss about your entire portfolio, CIBIL score and other Pros & Cons with the advisors as and when required.

YOUR DREAM HOME AWAITS YOU..

AVAIL YOUR  
*Home*  
*Sweet Home*



TO ENJOY  
THE NATURAL BEAUTY  
WITHIN THE  
HEART OF THE CITY!

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# Welcome to



Experience the bliss of limitless living

Usashi Aquaa Spring, luxurious living in the heart of the nature. Overlooking the dramatic natural waterbody and inspired by resort living, Aquaa Spring is an enclave of both classic and modern refinement. With so much to experience and such a lustrous place in which to do it, you're sure to find pleasure in every moment.

**In true harmony with nature.**

Aquaa Spring is a development spread over acres of land a vast natural waterbody. And development here takes an all new meaning with the phenomenal amount of open space that envelops the stunning architectural beauty.

## Condition

-  Bedroom 1, 2, 3, 4
-  Bathroom 2
-  Kitchen 1
-  Garage 1

## Amenities

-  Air Conditioning
-  Balcony
-  Bedding
-  Internet
-  Lift
-  Location: Ramnagar-Baruipur

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# We Bring You



## SAVOUR THE SUBLIME ARCHITECTURE at **USASHI TOWN BARASAT**



### Project Highlights

- Tower Type G+4
- Tower Type G+8
- Row Houses 2 and 3 storey
- Round the year maintenance back-up in absence of owner/ exclusive car parking.
- Solar lighting, LED lighting in common area.
- Battery car facility
- 24x7 CCTV security and 24 hour power back-up
- Utility Stores, pharmacy and others

**Usashi King Town** – Barasat’s first ever, fully integrated residential township. Viable as a home or a weekend gateway offering uber-luxurious row houses and apartments in Barasat’s tranquil environs – the kind that’s becoming a rarity in our bustling cities.

Experience the Bliss of Limitless Living with an enviable green cover, the quality of air is pristine, best enjoyed in the warmth of sunshine on your balcony. Lose yourself in acres of open spaces and landscaped gardens that cover 60.29% of the property, offering you complete relaxation. Usashi King Town, Barasat has everything that you and your family will ever need. So step into an abode of luxury, mingle with the finest. Raise a toast to good taste. Revel in the plushness of the living room, rubbing shoulders with the crème da la crème.

### Condition

- Bedroom 1, 2, 3, 4
- Bathroom 2
- Kitchen 1
- Garage 1

### Amenities

- Balcony
- Cable TV
- Lift
- Pool
- Bedding
- Internet
- Parking

**Location:**  
Jessore Road,  
Mondalgati,  
Duttapukur

## YOUR DREAM HOME AWAITS YOU..

# We Bring You



## Unfold New Chapter of Life with **USASHI EXOTICAA**



A complex that was designed to explore the exclusive side of life and bring everything closer to you. A perfect blend of ingenious planning, reverence to Mother Nature and attention to detail. **USASHI EXOTICAA** at BIRATI is the perfect blend of spaciousness and elegant design that will spellbound you. Peace of mind, nature's beauty, and exceptional connectivity... Ultra luxurious amenities and recreational facilities...

### Project Highlights

- Tower Type G+4
- Landscaped compound area
- Well decorated common roof on top floor
- Well designed lobby finished with marble
- Well structural internal roads
- 24 hrs. generator back-up
- One lift in each block
- Beautiful Temple
- Round the year maintenance back-up in absence of owner / exclusive car parking.
- Installation of close circuit camera in all lobbies of the building.

*Experience*  
*The Crest Of Fine Living*



### Condition

- Bedroom 1, 2, 3, 4
- Bathroom 2
- Kitchen 1

### Amenities

- Airconditioning
- Bedding
- Dishwasher
- Lift
- Balcony
- Cable TV
- Internet

**Location:**  
Khalsakota  
Pally, Birati

## YOUR DREAM HOME AWAITS YOU..



*One Destination*  
NUMEROUS AMENITIES

YOUR DREAM HOME AWAITS YOU..

# Enter the Paradise called



## USASHI PrinceTown NEWTOWN, KOLKATA



**Prince Town** reflects the magical merging of inspiration and architecture. Encompassing the area and sprawling open spaces and the tranquil lake beyond, opening up every home to the play of light and air. If you have the artist's flair, the glistening lake and gorgeous sunsets are awaiting you on your own private balcony. Prince Town features magnificent gardens with an immaculate broad pathway that has been built to allow you to wander amongst the lush greenery. Relax and Enjoy the combination of fresh air, a great view and space on the Roof Top Garden with seating arrangement.

### Project Highlights

- A complex of multi-storeyed towers
- 1, 2 & 3 BHK flats in New Town with Roof Top Garden with seating arrangement. Flats which are carefully designed for ample light & air with maximum utility per square feet. Beautifully designed Row House.
- A lake with open air luxuries
- Sprawling Clubhouse with modern facilities promising a grand life style.
- Swimming pool and toddlers' pool.
- Children's playground / kids corner & crech.
- Banquet Hall with a Barbeque Zone.
- Gymnasium, Steam Room, Indoor Games Room & Party Lounge
- Landscaped Gardens
- Round the year maintenance back-up in absence of owner / Exclusive car parking
- Solar Lighting, LED lighting in common area.
- Battery Car Facility.
- 24 x 7 CCTV security & 24 hour power back up
- Utility Stores, Pharmacy & Others.
- Close to Rajarhat 4 point crossing and easily accessible from Airport and Railway Station. Reputed Schools and Universities are just a stone throw away from the project site. The project is very close to the much-hyped IT hub of ITC and Infosys.

### Condition

- Bedroom 3
- Bathroom 3
- Kitchen 1
- Garage 2

### Amenities

- Air Conditioning
- Bedding
- Dishwasher
- Lift

- Balcony
- Cable TV
- Internet
- Parking

- Toaster
- Location:**  
Banamalipur,  
P.O. Hatishala

YOUR DREAM HOME AWAITS YOU..

# Experience the landscape of **KingTown** New Town



**The future is here.** And its name is USASHI KING TOWN NEW TOWN. A city taking shape today, for the citizens of tomorrow. A city that has been envisioned, planned and built in the mind before the first brick was laid. Spread over 2 levels, the 3-bedroom Row Houses at USASHI KING TOWN NEW TOWN are smartly designed to enhance spaciousness in each unit. The Row Houses can be accessed by a landscaped pathway to the main entrance. Exceptional free flowing layouts, clean design and large expansive windows are the hallmark of these residences that offer ample natural light and create a sense of space beyond the expected. Surrounded by the serenity, 2.75 Katha Adjacent Row House in USASHI KING TOWN NEW TOWN is a prelude to fine living.

You will feel the gentle breeze that fills the room, thanks to the intelligent cross-ventilation design of the living room. Whether it is the spacious balconies, meditation pavilion or a recreation park, the well-planned architecture permeates the indoors as much as the outdoors. Every corner of the apartments offer a space quality that exudes purity, warmth. The spacious indoors of these new home are complemented by large balconies that usher in bounty of fresh air and sunlight. Crafted with meticulous design and complete with premium finishes, a home at USASHI KING TOWN NEW TOWN is a retreat to bliss.

### Project Highlights

- Tower Type G+4
- Tower Type G+8
- Row Houses 2 and 3 storey building
- Round the year maintenance back-up in absence of owner/ exclusive car parking.
- ATM
- Solar lighting, LED lighting in common area
- Battery car facility
- 24x7 CCTV security and 24 hour power back-up
- Utility Stores, pharmacy and others



### Condition

- Bedroom 1, 2, 3, 4
- Bathroom 1, 2, 3
- Kitchen 1
- Garage 2

### Amenities

- Air Conditioning
- Bedding
- Dishwasher
- Lift
- Balcony
- Cable TV
- Internet

**Location:**  
Jiragachha,  
P.O. Hatishala,  
P.S. Cossipore

YOUR DREAM HOME AWAITS YOU..

Explore your Inner Space



# At Prince Town Platinum, New Town



## Project Highlights

- A complex of multi-storeyed towers
- 1, 2 & 3 BHK flats in New Town with Roof Top Garden with seating arrangement
- Sprawling Clubhouse
- Swimming pool and toddlers' pool
- Children's playground / kids corner & crech.
- Banquet Hall
- Gymnasium, Steam Room, Indoor Games
- Room & Party Lounge
- Landscaped Gardens
- Round the year maintenance back-up in absence of owner / Exclusive car parking Solar Lighting, LED lighting in common area.
- Battery Car Facility.
- 24 x 7 CCTV security & 24 hour power back up
- Utility Stores, Pharmacy & Others.
- Close to Rajarhat 4 point crossing and easily accessible from Airport.

**Prince Town Platinum**, an exclusive project located on New Town is a creation apart. These apartments and row houses are designed especially for those, who are looking for something unique and contemporary for their family. It has all the elements to give you a grand lifestyle. At Prince Town Platinum, we have an elegant architecture that will please your eyes and spacious apartments that will take care of your comfort. Every minuscule aspect has been inspected comprehensively at Prince Town Platinum so as to match your taste and style.

The amenities are also specially designed to suit the lifestyle of those who love a platinum life.

## Condition

- Bedroom 1, 2, 3, 4
- Bathroom 1, 2, 3
- Kitchen 1
- Garage 2

## Amenities

- Air Conditioning
- Bedding
- Dishwasher
- Lift
- Balcony
- Cable TV
- Internet

**Location:**  
Rajarhat

YOUR DREAM HOME AWAITS YOU..

# Come live your dreams and desires, *smartly* at SMART VILLAGE



**SMART VILLAGE at Rajarhat** is where modern housing meets green open space. Smart Village is all about secure living in a well-designed and tranquil community. The residential areas have been designed around open spaces. Wide Roads, walkways, well-manicured lawns and landscaped parks are highlights. Quintessential green is the signature statement of living at Smart Village, assuring you the luxury of an expansive green cover and an urban-forest experience. Living spaces, uncluttered, imaginative and secure.

The Row Houses are beautifully carved and have comfortable sitting areas and landscaped gardens spread all over to brighten your mornings. The ground floor enjoys meticulous landscaping and intelligent sculpting that utilize space in the best possible way. Nearly 75% open to sky at the ground level invites the vastness of the sky to unfold on earth. Smart Village will have an exclusive Residential Indoor Clubhouse for people seeking a break from the rigmarole of everyday life. The Crest Club is an exclusive residential indoor clubhouse at the Smart Village that brings together the best of both worlds ; a leisure seeker's paradise and a sports enthusiast's dream hangout with a Tenpin, Snooker, Dart, Pool Table, Poker.

### Project Highlights

- 1 BHK / 2 BHK / 3 BHK flats
- Row Houses
- Hospital
- School
- Creche
- Mini Auditorium
- Exclusive Residential Indoor Clubhouse
- ATM
- Solar lighting, LED lighting in common area
- Battery car facility
- 24x7 CCTV security and 24 hour power back-up
- Round the year maintenance back-up in absence of owner / exclusive car parking.
- Utility Stores, pharmacy and others

### Condition

- Bedroom 3
- Bathroom 2
- Kitchen 1
- Garage 1

### Amenities

- Air Conditioning
- Bedding
- Dishwasher
- Lift

- Balcony
- Cable TV
- Internet
- Parking

**Location:**  
Chandanpur,  
P.S. Rajarhat

YOUR DREAM HOME AWAITS YOU..

# Floor Plan

CONNECT WITH US  
For Every Details



YOUR DREAM HOME AWAITS YOU..



For  
Ultimate  
*Peace of  
Mind*  
Visit Us

YOUR DREAM HOME AWAITS YOU..

*Thanks for visiting us*



**USASHI REALSTATES PVT. LTD.**

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**Visit us at: [www.ushashi.in](http://www.ushashi.in)**

**Find us on:**  /UsashiRealstatesPvtLtd  /UsashiOfficial  /company/usashi-realstates-pvt-ltd

**Project Developer:** 

**Disclaimer:** This brochure is purely conceptual and not a legal offering. Informations and images are displayed only for indicative purpose and do not form a part of the actual property. Sketches are purely conceptual and not to scale. The structures may vary from time to time at the sole discretion of the Developer. Nature and location of any of the amenities, open, common areas in the layout may be added, omitted, shifted or revised at the sole discretion of the Developer.

**YOUR DREAM HOME AWAITS YOU..**