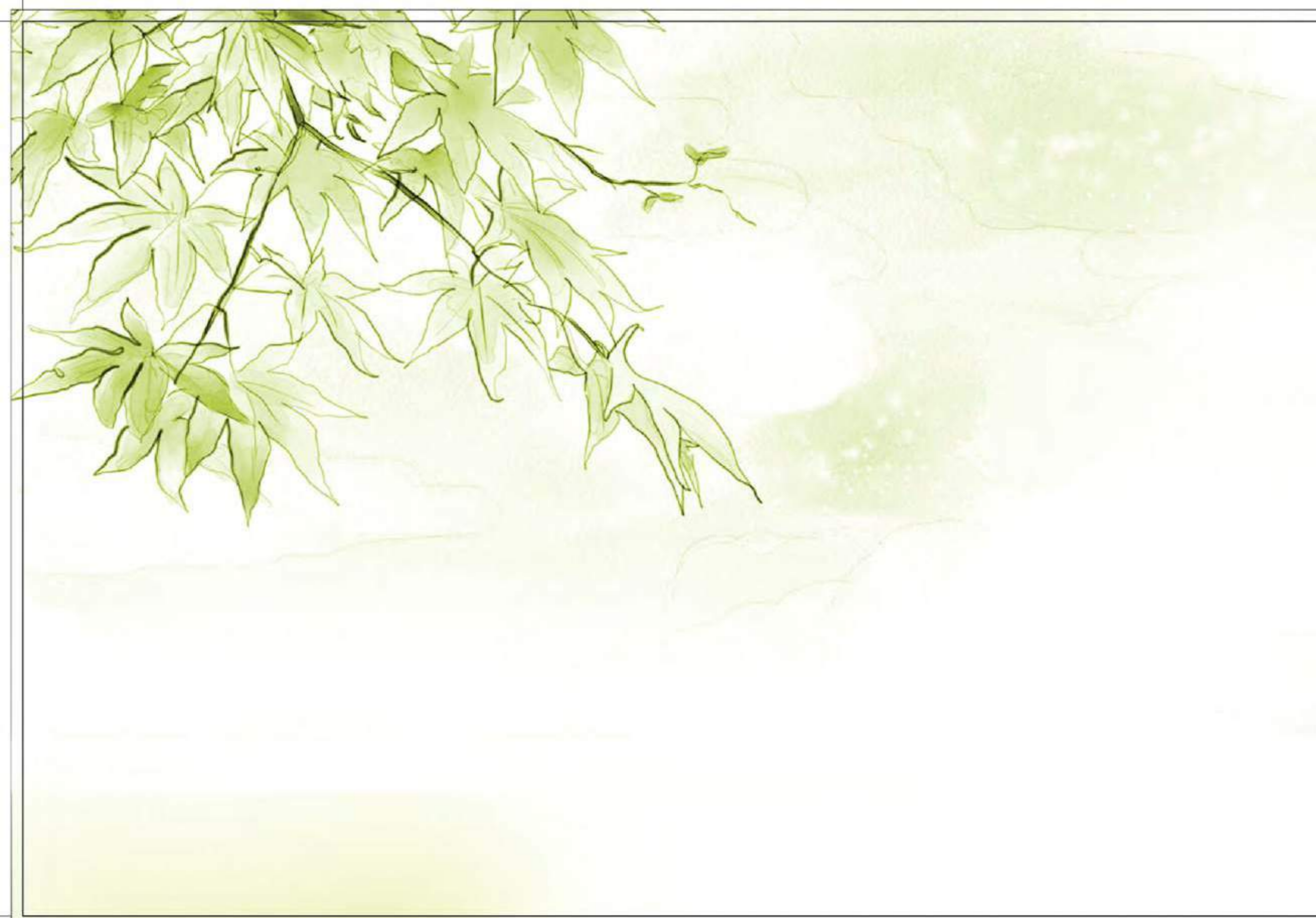


A Project By

**PRUDENT**  
INFRAREALTY  
building destinations



**PRUDENT**  
**PRANA**  
COME HOME TO LIFE



It takes **Hands** to Build a House,  
But only **Hearts** can Build a Home.





“ I had a dream. One day I will live in a big home. You know my new home is bigger than my dream home! It has beautiful flowers, green trees, swimming pools, playing zone, indoor games and now I even have God with me. Yes, we also have a temple in our big compound. Everybody is so happy... Bhai, Ma- Baba, Dadu-Thamma. *My home is the best!* ”

স্বপ্নে ঘেরা  
সবার ঘেরা

Every child nurtures a dream of extra ordinary living, a home bountiful with nature, built around the amenities of our modern lives. A home which is much more than a dwelling, a possession that they can proudly share with all. Prudent Prana is an honest endeavor to realize your dreams along with those of your child. Built on a sprawling 2.8 acres of divine tranquility, Prudent Prana offers a unique blend of lavishness of nature and ultra-modern amenities. Gift more smiles to all your beloved ones at an absolutely unbelievable price! Step into your dreams. Be a proud owner.



14 Residential Blocks  
525 + Apartments offering 1, 2 & 3 BHK  
65 % Open Space  
Landscaped Garden, Banquet Prana, Celebration Plaza,  
Kid's Play Area, Daily Needs Store, Adda Zone, Doctor's Chamber  
and Temple  
**Club Prana**  
Swimming Pool, Cards Room, A.C. Indoor Games Room, A.C. Gym,  
A.C. Indoor Kid's Play Room, A.C. Library cum Lounge,  
Steam Spa & Massage Rooms, A.C. Yoga & Meditation Room



New Gr.+12 Tower

বারো তলার ওপর থেকে  
দেখব এবার শহরটাকে



PRUDENT  
**PRANA**  
COME HOME TO LIFE





গাড়িতে ছেপে  
১০ মিনিট ছেপে

Just 10 minutes from Kabi Nazrul Metro Station and Garia bus terminus, enjoy the serenity of nature amidst close proximity to educational institutes, health hubs, malls, banks etc. Breathe in a pollution free environment without the cacophony and bustle of city life.

*Thrive in freshness. Drive into bliss.*

A perfect fusion of convenience and modernity!  
Well connected to all major parts of the city.  
Just 3.7 kms. from Garia Main Crossing.  
Only 10 mins. drive from Kavi Nazrul Metro Station

#### Schools and Colleges:

Boral High School  
Garia Boroda Prasad High School  
BD Memorial School  
Techno India Public School  
Narendrapur Ramkrishna Mission  
De Paul's School  
Dinobandhu Andrews College  
Future Engineering College  
and many more...

#### Hospitals and Nursing Homes:

Mother Teresa TB Hospital  
Lifeline Hospital  
Hindusthan Health Point  
Basanti Devi Nursing Home  
Remedy Nursing Home  
Peerless Hospital  
Rabindranath Tagore International Institute  
of Cardiac Sciences  
and many more...

#### Utilities:

Boral Market  
Garia Bazaar  
Metropolis Mall (Hiland Park)  
Orbit Mall  
Spencer's  
Wood Square Mall  
Big Bazaar  
Metro Cash & Carry  
and many more ...

PRUDENT  
**PRANA**  
COME HOME TO LIFE



The map is indicative & not to scale

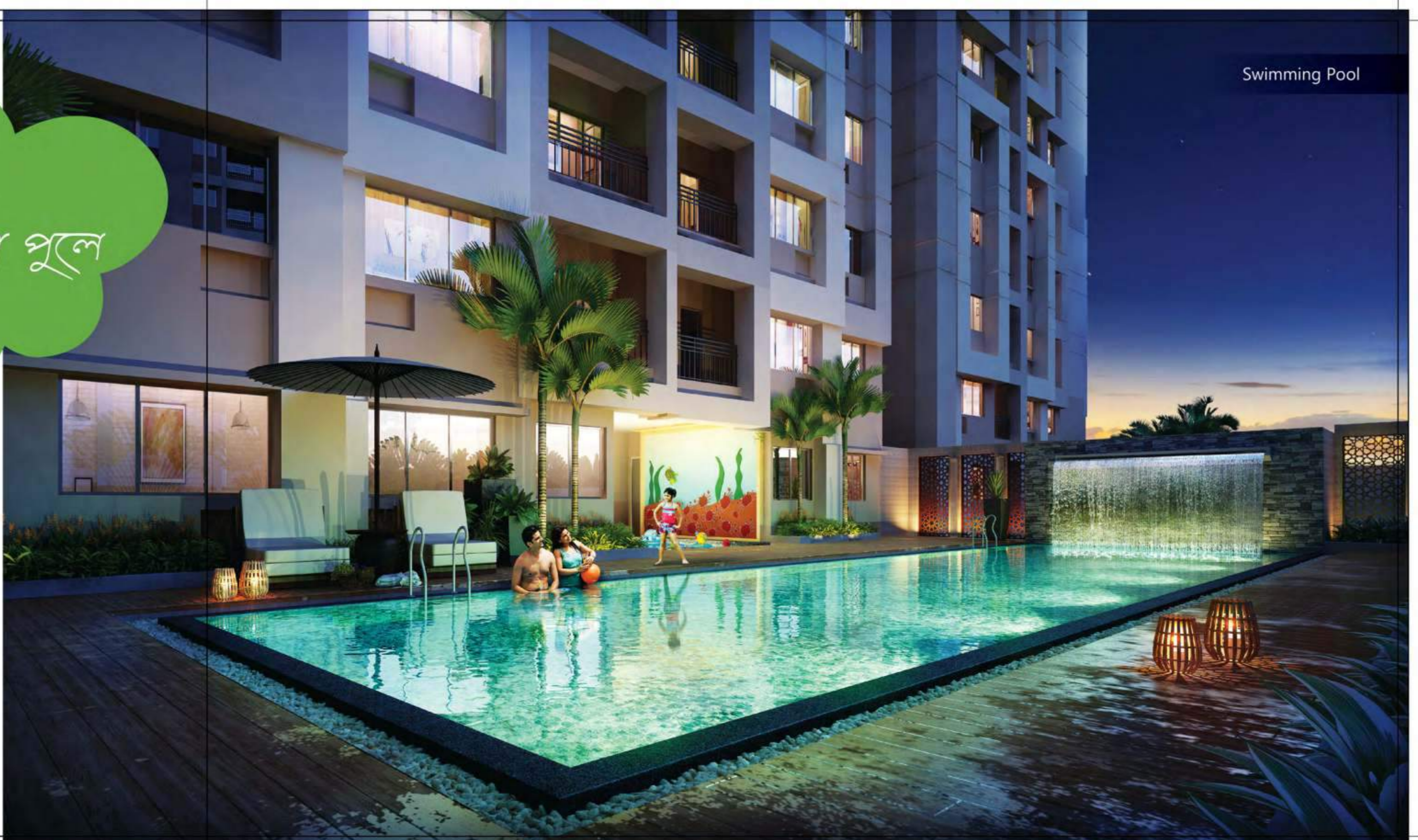


সারাদিন স্কুলে  
বিবেলবেলা পুলে

When you crave for one, Prudent Prana offers you the opulence of two swimming pools, one for your kids and a separate big splash pool for you. Delve in the sounds of splashing happiness made by every stroke of those tiny hands. Drown your weariness in the deluge of the blue. Unleash your dreams in the ripples of joy.

Double your fun. Treble your happiness.

Club  
PRANA



Swimming Pool



নিউ ইয়ার বা পূজা  
এখন বসন্ত মজা

Prudent Prana brings you the richness of community living. Enjoy togetherness. Be it a personal event or a social get together, the delight of festivity awaits in the grandeur of your exquisite air-conditioned banquet hall, perfectly planned with adequate space to house every occasion. Celebrate the plethora of cultural diversity in the well-designed outdoor stage. Cherish every moment as they turn into memories for ever.

Fill moments with life.  
Fill life with memories.

Banquet  
**PRANA**



Celebration Plaza

Banquet Prana



আমার বাড়ির মন্দিরে  
ঠাম্মার হাত ধরে

Prudent Prana is blessed with a beautiful temple. The clinking bells, the aroma of incense and the symphony of the holy mantras chanted during the evening prayers will add a new lease to your parents' lives. Recollect your childhood, witnessing your children getting the first lessons of religion from their grandma. Over-looking the temple is a cozy Adda Zone where the elderlies can savor the delight of cheerful afternoons in the harmony of companionship. While the temple enlightens spirituality, the library illuminates wisdom.

Find entertainment for mind.  
Enlightenment for soul.



স্বাস্থ্যের জেদ  
ঝরাবে  
বাবার মেদ

Being healthy or fit is not a fad or a trend. It's a lifestyle.  
Club Prana presents an amazing experience of living the healthy life.  
The fully equipped AC Gym, the yoga & meditation room, the spa,  
steam and massage rooms will tighten up the slack, toughen the body,  
adorn your spirit and rejuvenate your mind.  
Live your dreams and indulge the desires of those, who really care.  
Let your body achieve, what her mind believes.



A.C. Gym



A.C. Yoga & Meditation Room



Steam, Spa & Massage Rooms





আমল গেমের স্বাদ  
মোবাইল গেম বাদ

At Prudent Prana, virtual fantasies are defeated by the taste of real excitement. While you revive your childhood in the thrills of your indoor games room, the temptations of real fun are sure to exuberate the little champs humming in the Indoor Kid's play area. Discover the young ones merrily engaged in playfulness of physical activities. Enjoy seeing them grow without i-disorders.

Feel the blowing thrill.  
Growing excitement.

Club  
**PRANA**



Kid's Play Area

মা ছোট্ট না এখন ওখান  
থুতের কাছের্ই মূদির দেবগন

At Prudent Prana, your every concern is our priority. Every square foot is planned precisely to meet the needs of your life. We have brought the Doctor's Chamber and Daily Needs Store at your door step. Pause your agonies, delete your anxieties and enter into a world of complete living.

Experience the niche.  
Reinvent the peace.

Doctor's Chamber

Daily Needs Store



গেটের সিকিউরিটি কবু  
ভন্দ চোর ডাবু



Solar Panels



CCTV Surveillance

Live within the fortress of happiness. Prudent Prana is equipped with flawless security and impeccable safety. The 24x7 manned entrance with robust CCTV Surveillance will keep away unwanted intruders from your proud home. The Rain Water Harvesting promises abundant water supply required for common areas. The water treatment plant will always protect you from organic impurities to ensure the best of health and hygiene. Prudent Prana is also empowered with Solar Panels to illuminate the common areas, presenting you an eco-friendly, greener environment.

Rejoice in a rich today. A richer tomorrow.





# Specifications

## FOUNDATION

- Earthquake Resistant RCC-framed structure with anti-termite treatment

## WALL FINISH

- Interior - Brickwork with Plaster of Paris
- Exterior - High quality weatherproof cement / textured paint

## KITCHEN

- Flooring - Ceramic tiles / Kota stone
- Granite counter
- Stainless steel sink
- Dado of ceramic tiles upto 2 ft above the counter
- Electrical points for Refrigerator, Water filter, Exhaust fan & Microwave Oven
- Provision for exhaust

## FLOORING

- Bedrooms - Ceramic / Vitrified tiles
- Living / Dining - Vitrified tiles

## TOILET

- CP fittings of ESS / ESSCO / Jaquar or equivalent make
- Flooring - Ceramic tiles
- Toilet Walls - Ceramic tiles on the walls upto door height
- Electrical point for Geyser
- Plumbing provision for hot / cold water line
- Sanitaryware of Parryware / Hindware or equivalent make

## DOORS & WINDOWS

- Door Frame - Made of laminated veneer lumber
- Main Door – Ecotype SWF (Solid Wood Filler) with laminated pasting on both side
- Main Door Fittings - Godrej night-latch with eyepiece & handle
- Internal Bedroom Doors - Flush door enamel painted with lock
- Toilet Doors - Laminated inside & enamel painted outside
- Windows - Sliding powder coated aluminium windows with glass panes
- Integrated window MS Grill at extra cost\*

## ELECTRICALS

- Modular switches of Legrand
- AC points in all bedrooms
- Necessary electric points / switch boards in all bedrooms, living / dining , kitchen & toilets
- Cable TV conduiting in living / dining & master bedroom
- Telephone line in living / dining room
- Concealed copper wiring with Central MCB of repute brands
- Door bell point at the main entrance door

## COMMON LIGHTING

- Overhead illumination for compound and street lighting
- Necessary illumination in all lobbies, staircases & common areas

## LIFTS, STAIRS & LOBBIES

- Lifts of Johnson
- Stairs & Floor Lobbies - Kota stone / Tiles / Marble
- Entrance - Ground floor lobby of each block - combination of marble, granite & tiles

## 24X7 SECURITY & FIRE PREVENTION

- Surveillance facility with CCTV in ground floor lobby
  - Intercom facility in all flats
  - Modern fire fighting system
  - Generator Back up (2 BHK - 750 Watts and 3 BHK - 1000 Watts at extra cost)\*
- \*mandatory at extra cost



নিজেরই দেখে সরাসরি  
সবার সেবা আমার বাড়ি



Use QR Code Scanner Apps to scan

## Live the Prana experience

Not satisfied by the printed photographs!

Want to see the project before you buy?

Scan the codes to explore 360° view of the amenities.

Get an actual feel of the project and its amenities through Virtual Reality and enliven the Prana experience from wherever you are right on your phone.





Block 1 First Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
D	2	620.22	829
E	1	351.44	468
F	2	644.01	860

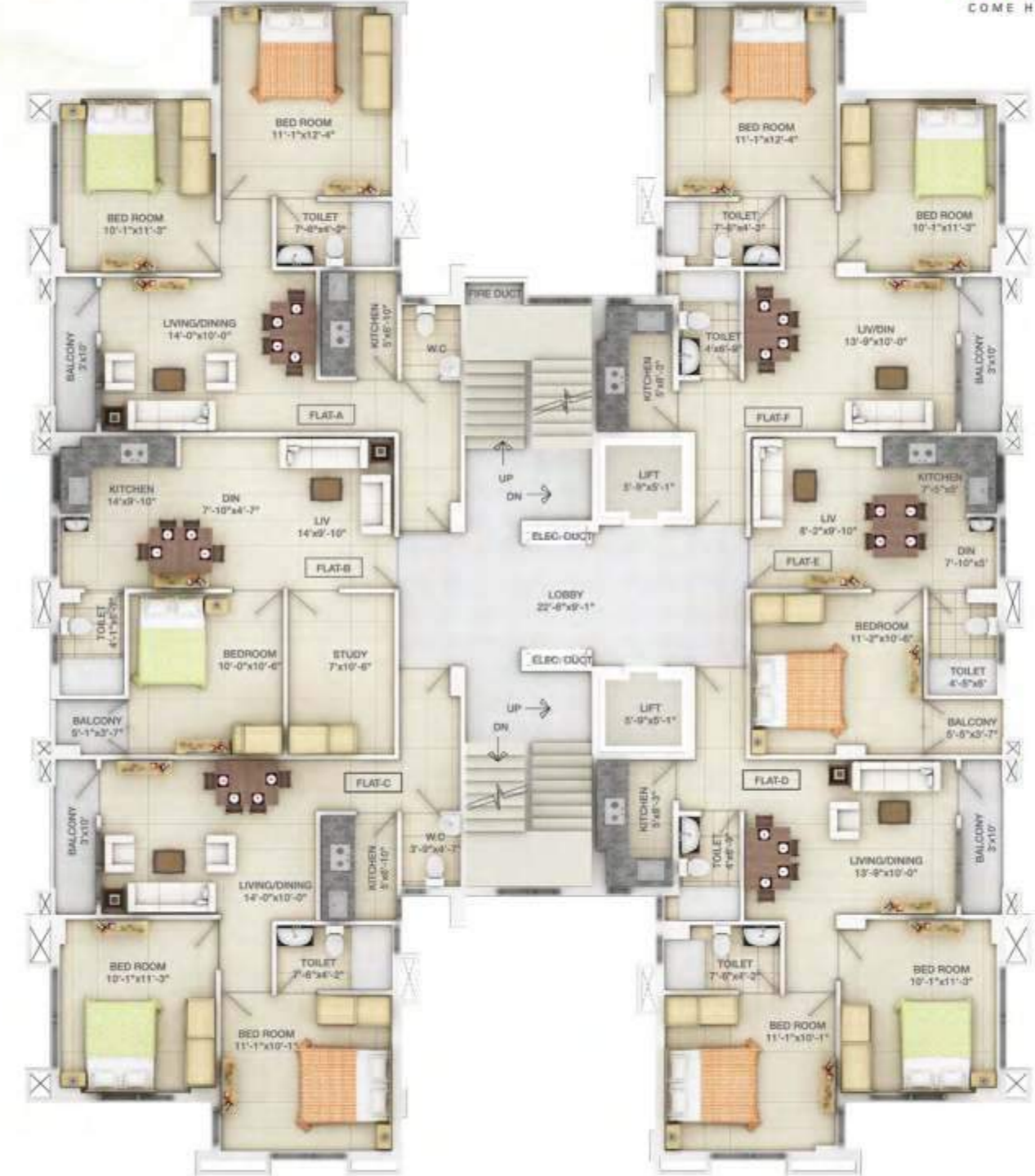
Block 2 First Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
B	1+Study	471.57	627
C	2	621.08	830
D	2	620.22	829
E	1	351.44	468
F	2	644.01	860



Block 1 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
A	2	646.06	863
B	1+Study	471.57	627
C	2	621.08	830
D	2	620.22	829
E	1	351.44	468
F	2	644.01	860







Block 1 Flat - B



Block 1 Flat - F



Block 2 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Saleable Area
A	2	646.06	863
B	1+Study	471.57	627
C	2	621.08	830
D	2	620.22	829
E	1	351.44	468
F	2	644.01	860





Block 3 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
A	3	863.81	1124
B	3	804.93	1053
C	2	668.34	873
D	3	838.73	1094



Block 3A Typical Floor Plan

Flat	BHK	Carpet Area	Balcony Area	Built-up Area	Salable Area
A	3	707.75	11.70 + 45.08	813.87	1081
B	2	551.04	51.34	649.98	865
C	2	584.10	42.94	680.72	906
D	3	660.28	30.46	745.08	991
E	3	692.93	28.78	776.51	1035
F	2	547.35	28.90	622.27	827
G	2	492.42	67.85	597.68	795
H	2	502.98	70.00 + 13.57	622.70	829





Block 3A Flat - A

Block 3A Flat - C



Block 3A Flat - E

Block 3A Flat - D





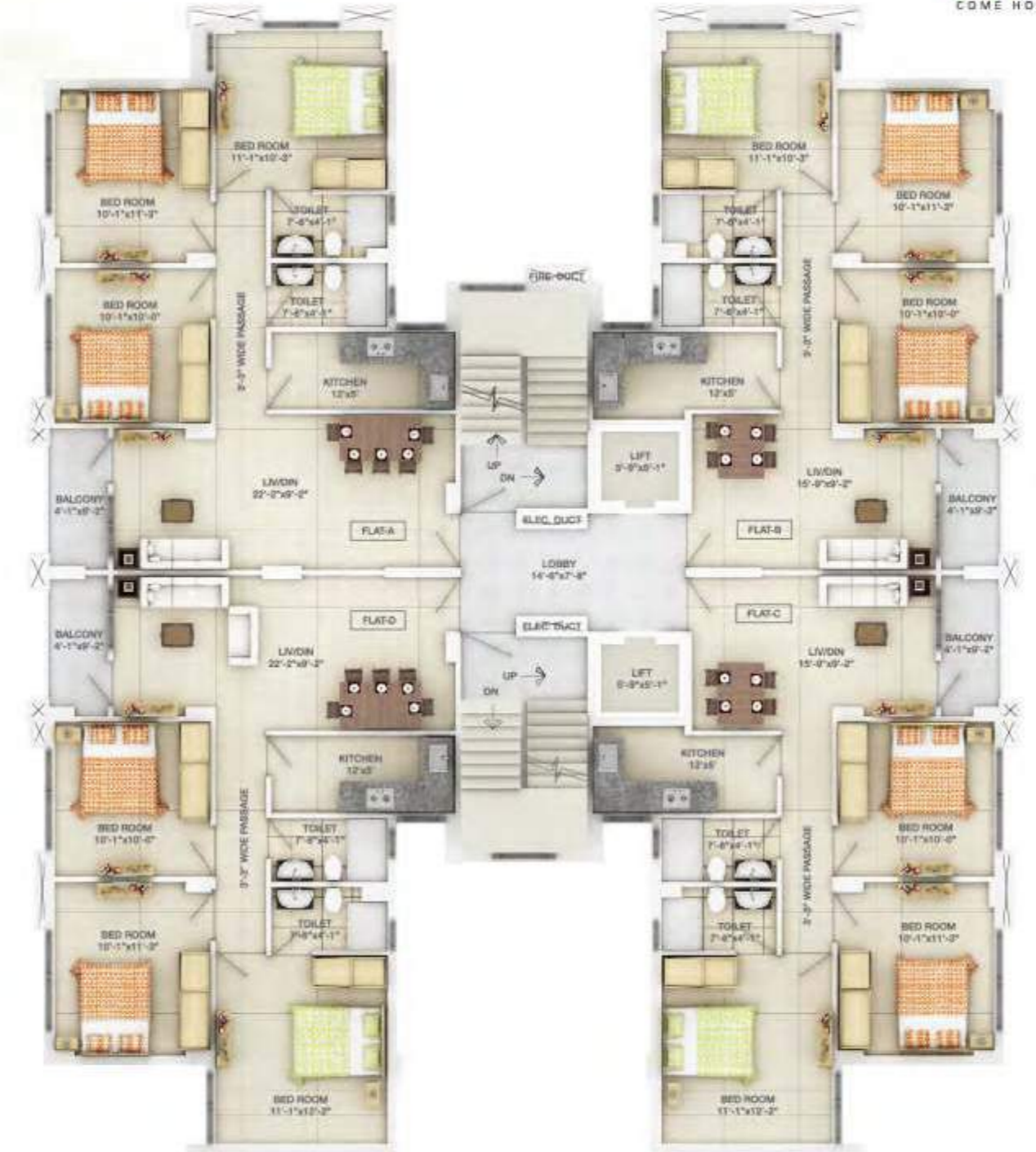
Block 3A Flat - G

Block 3A Flat - F



Block 4 Typical Floor Plan  
(Completed)

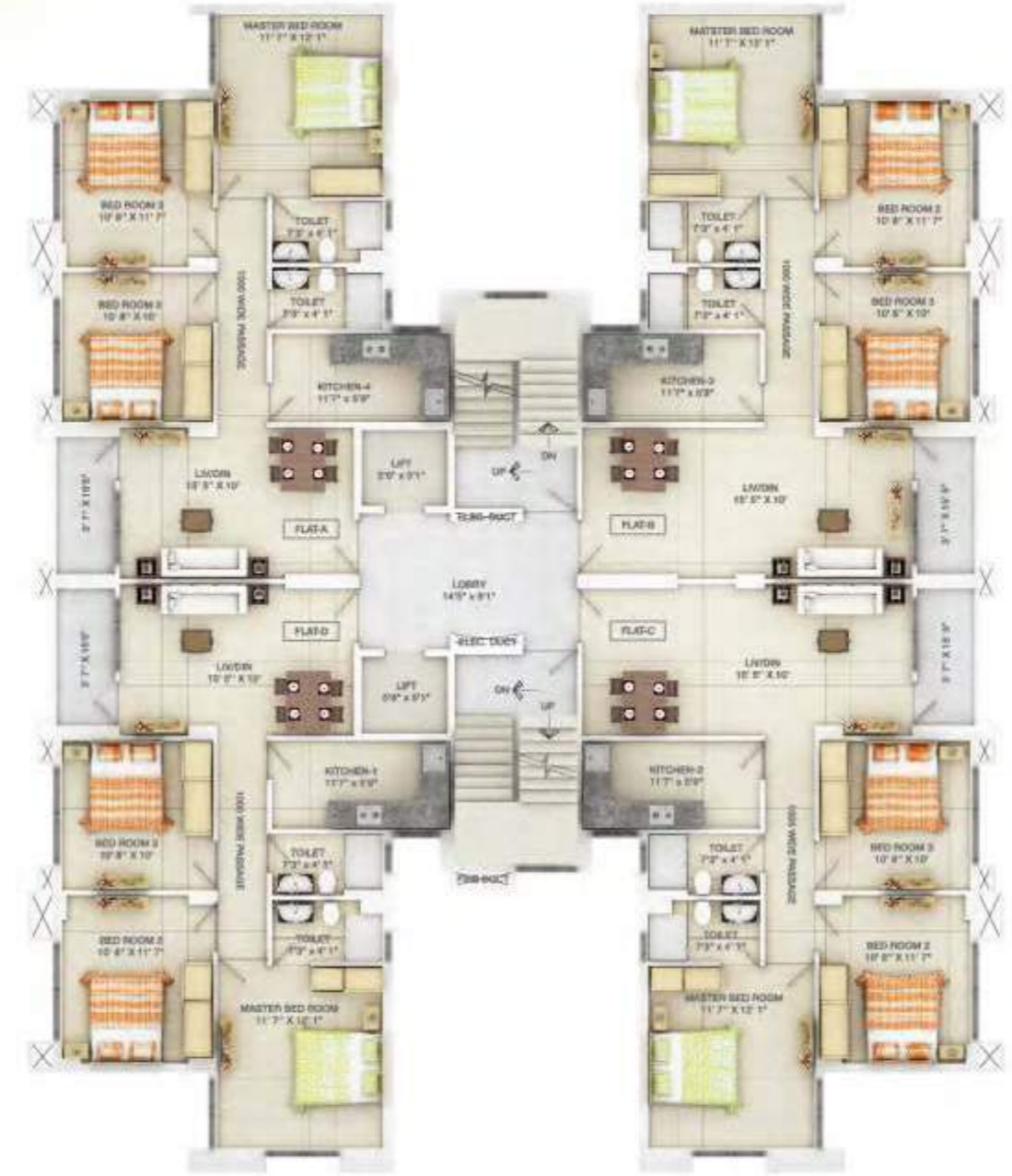
Flat	BHK	Built-up Area	Salable Area
A	3	840.02	1094
B	3	781.25	1023
C	3	804.93	1053
D	3	863.81	1124





Block 5 Ground Floor Plan  
(Completed)

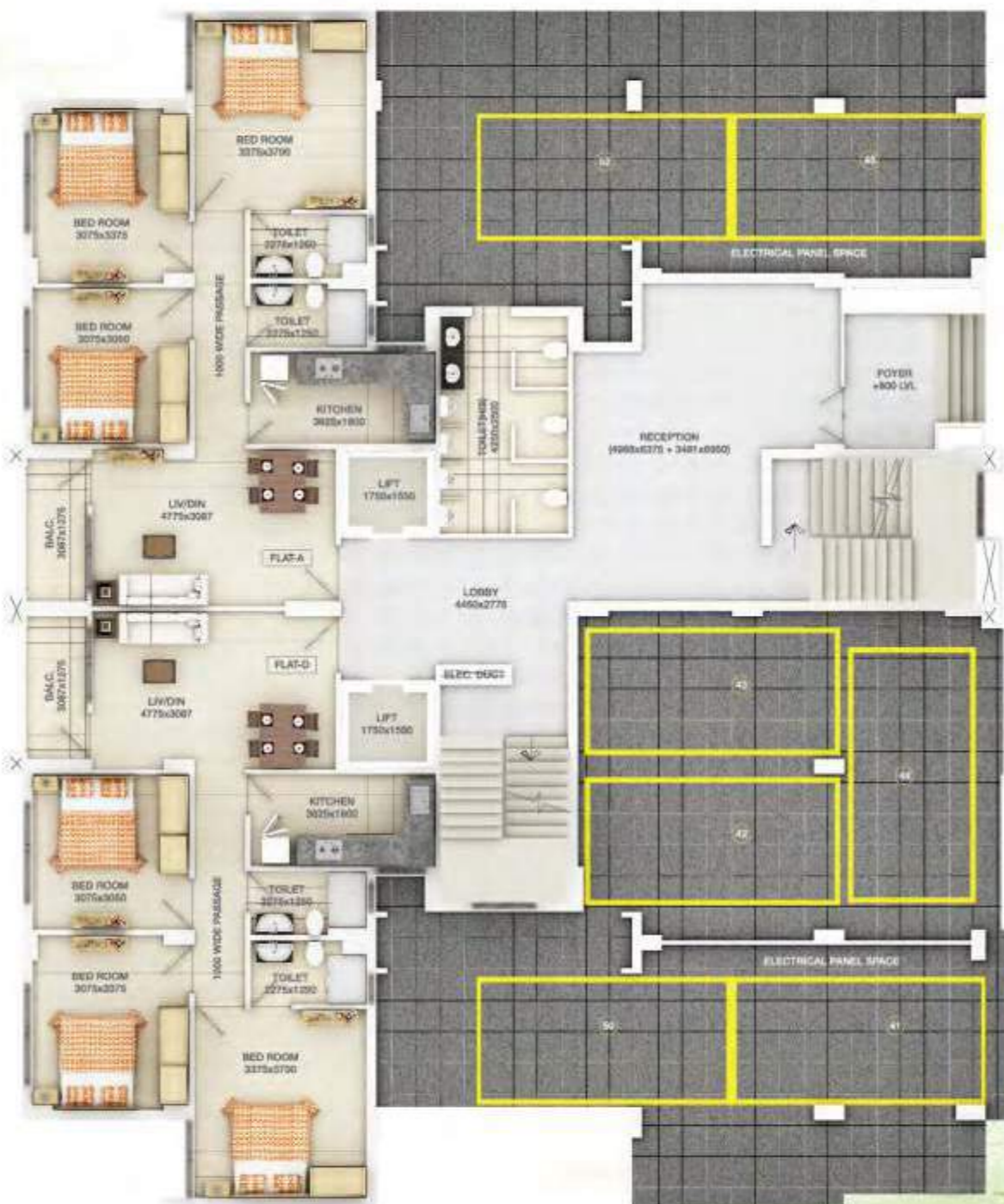
Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
D	3	825.71	1082



Block 5 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
B	3	890.29	1159
C	3	889.54	1159
D	3	825.71	1082





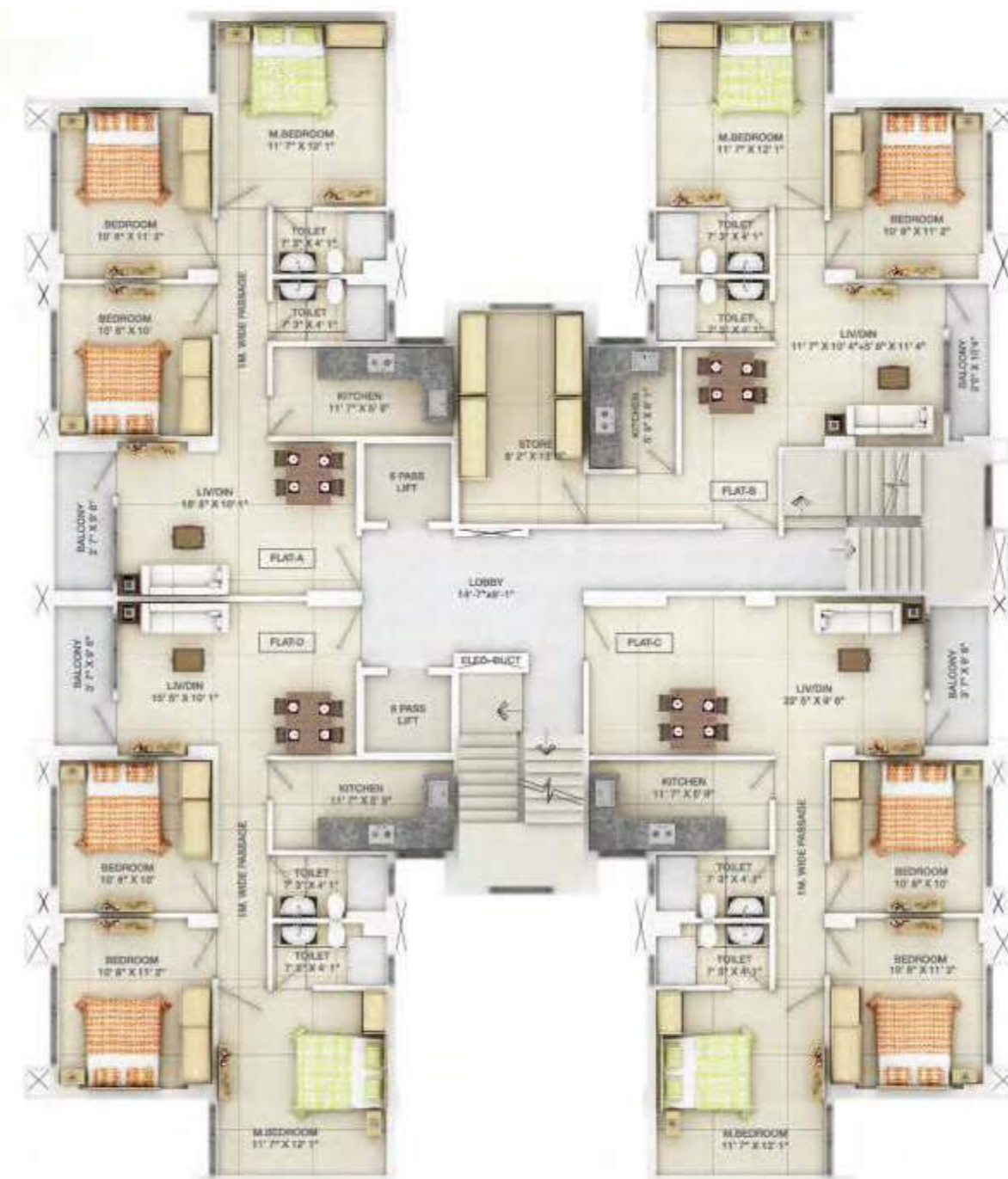
Block 6 Ground Floor Plan  
(Completed)

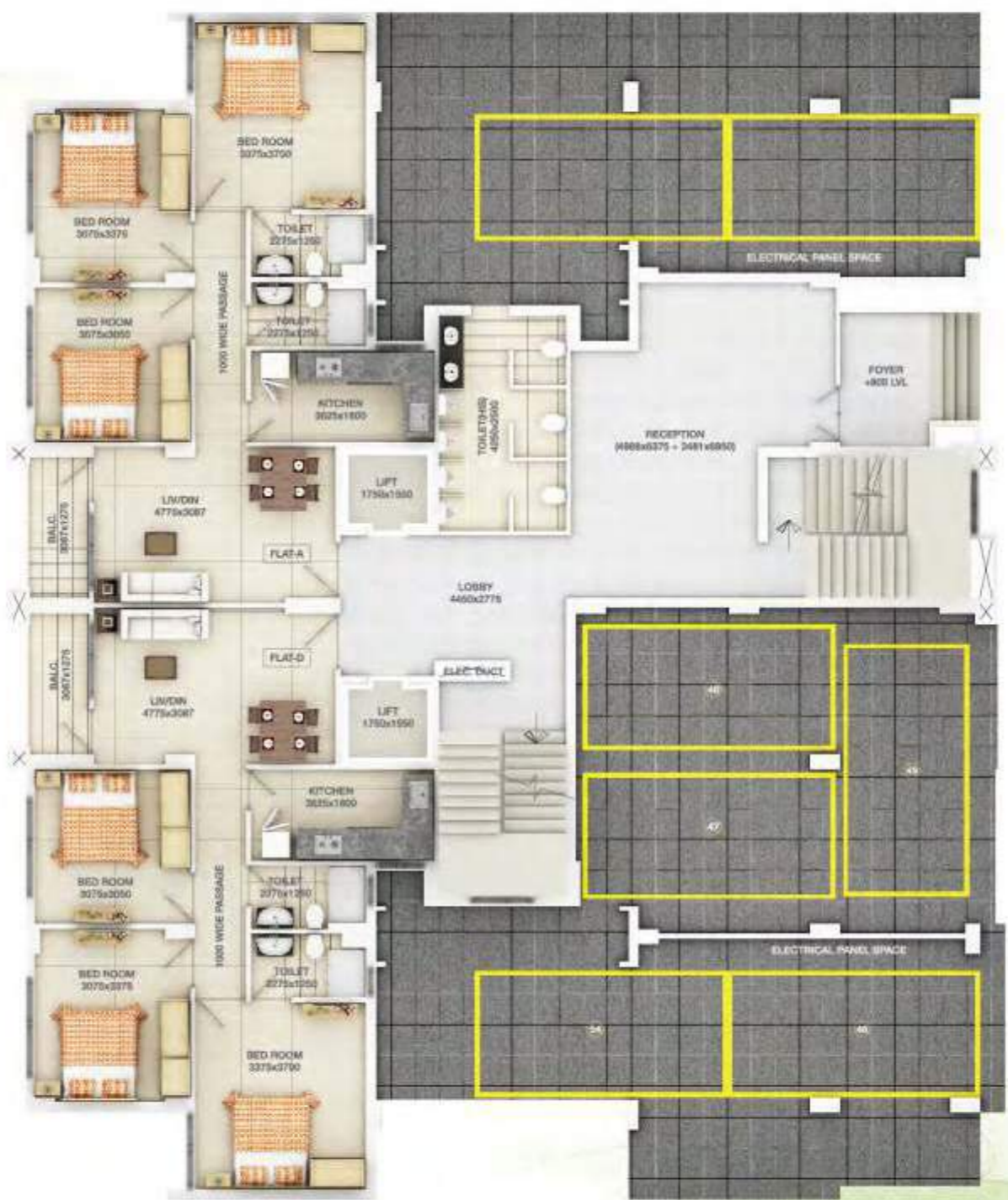
Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
D	3	826.35	1082



Block 6 Typical Floor Plan  
(Completed)

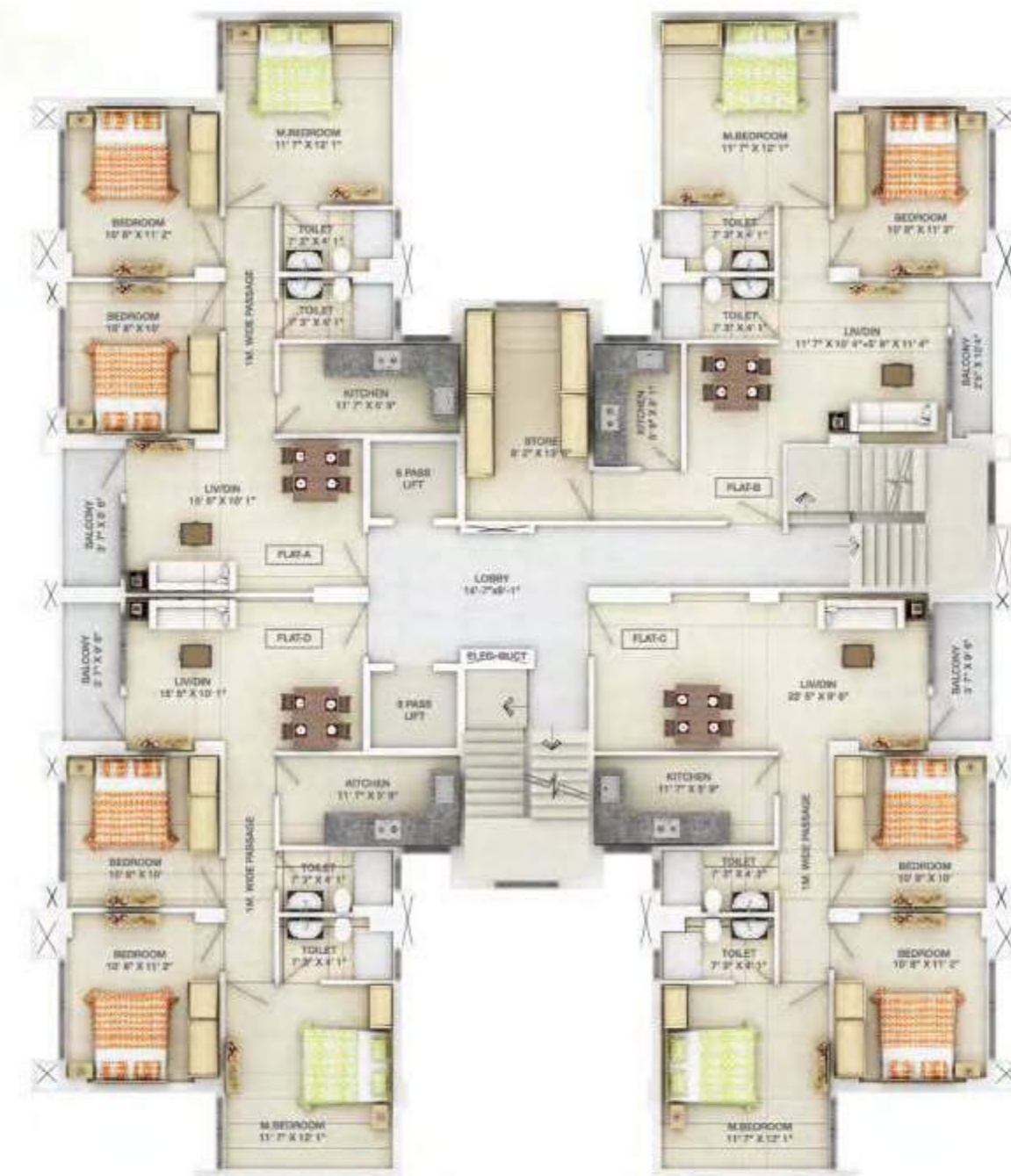
Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
B	3	828.61	1074
C	3	903.53	1159
D	3	826.35	1082





Block 7 Ground Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
D	3	826.35	1082



Block 7 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
B	3	828.61	1074
C	3	903.53	1159
D	3	826.35	1082





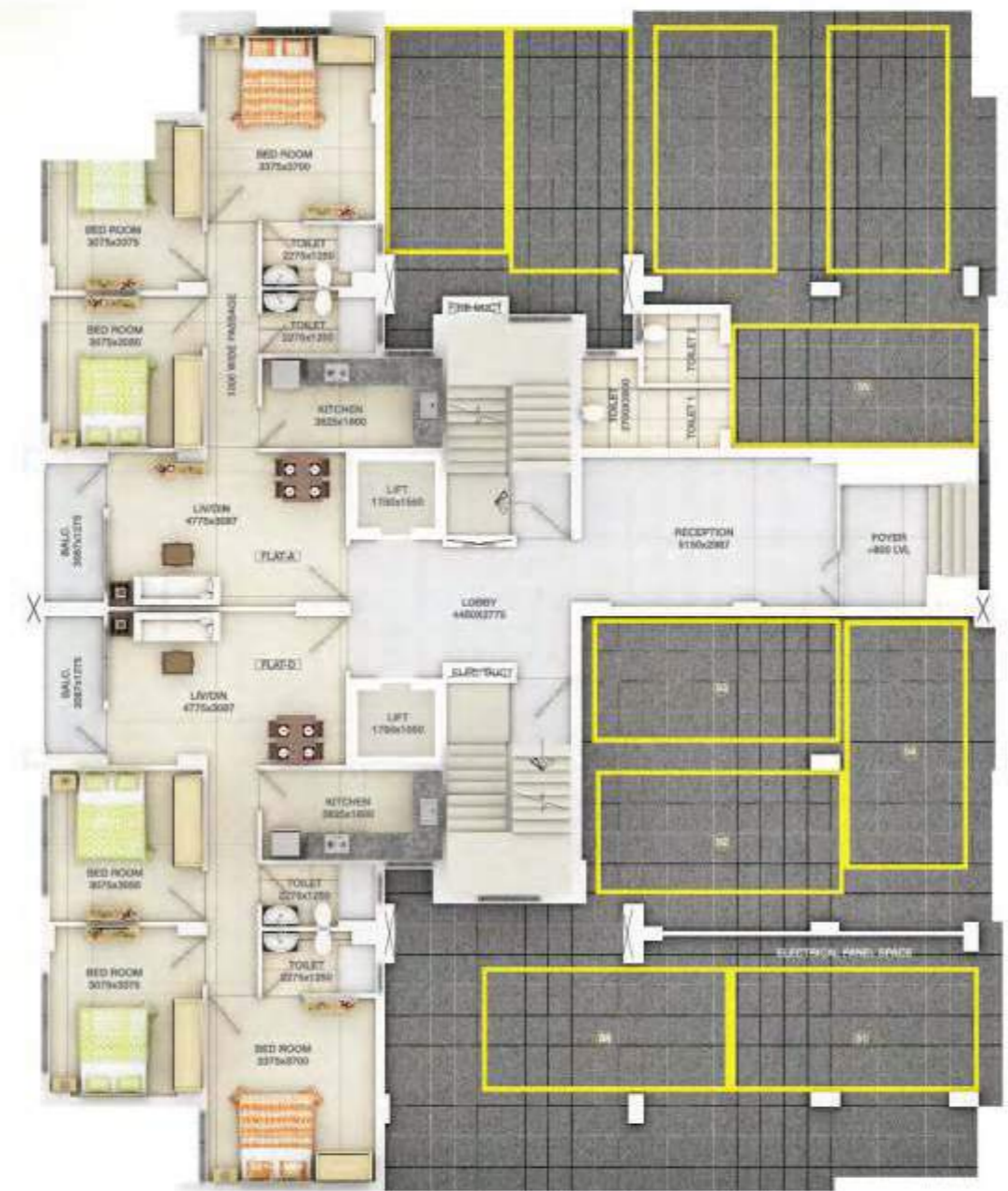
Block 7 Flat - B

Block 7 Flat - C



Block 8 Ground Floor Plan  
(Completed)

Flat	BPK	Build-up Area	Saleable Area
A	3	826.35	1082
D	3	825.71	1082

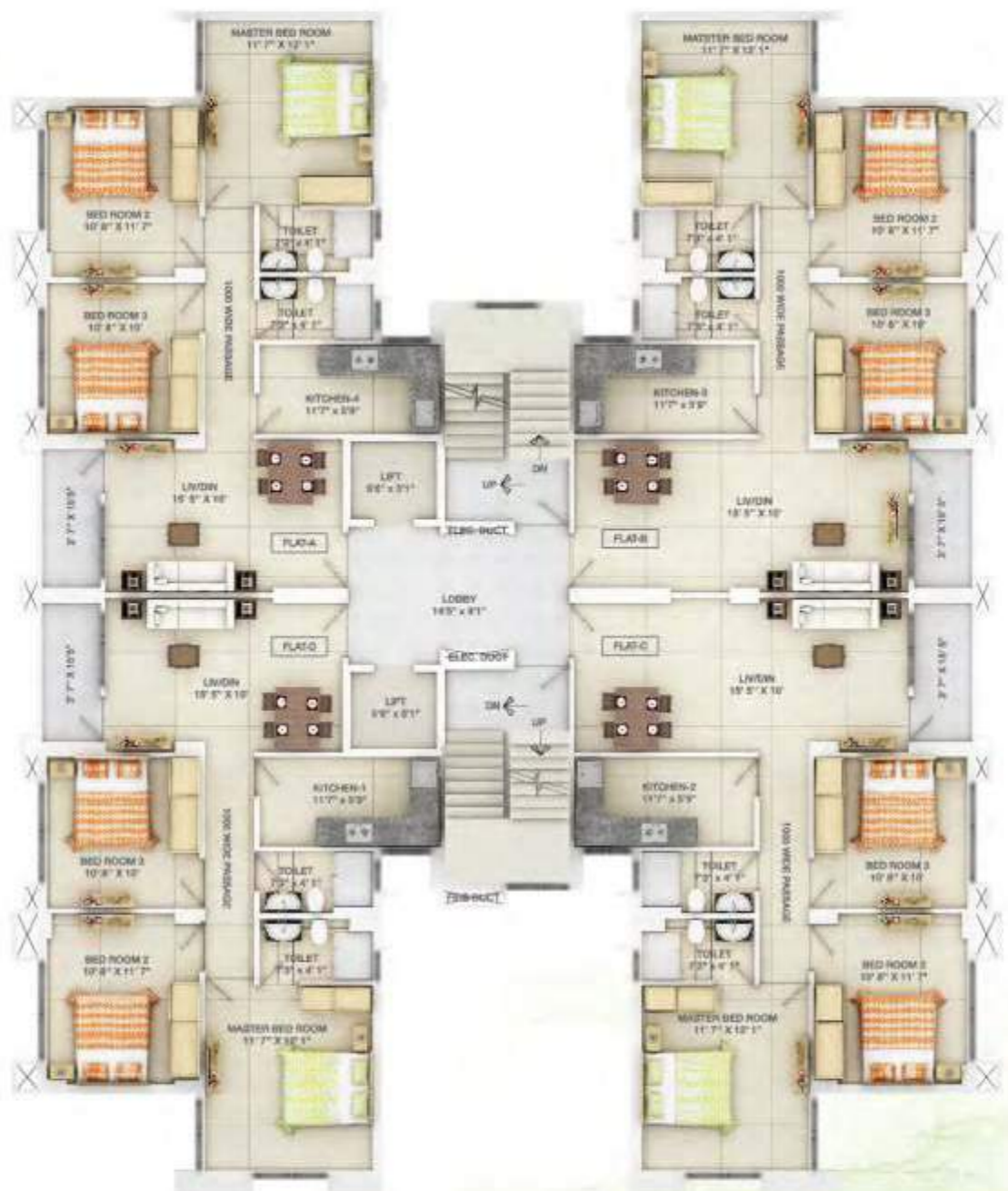






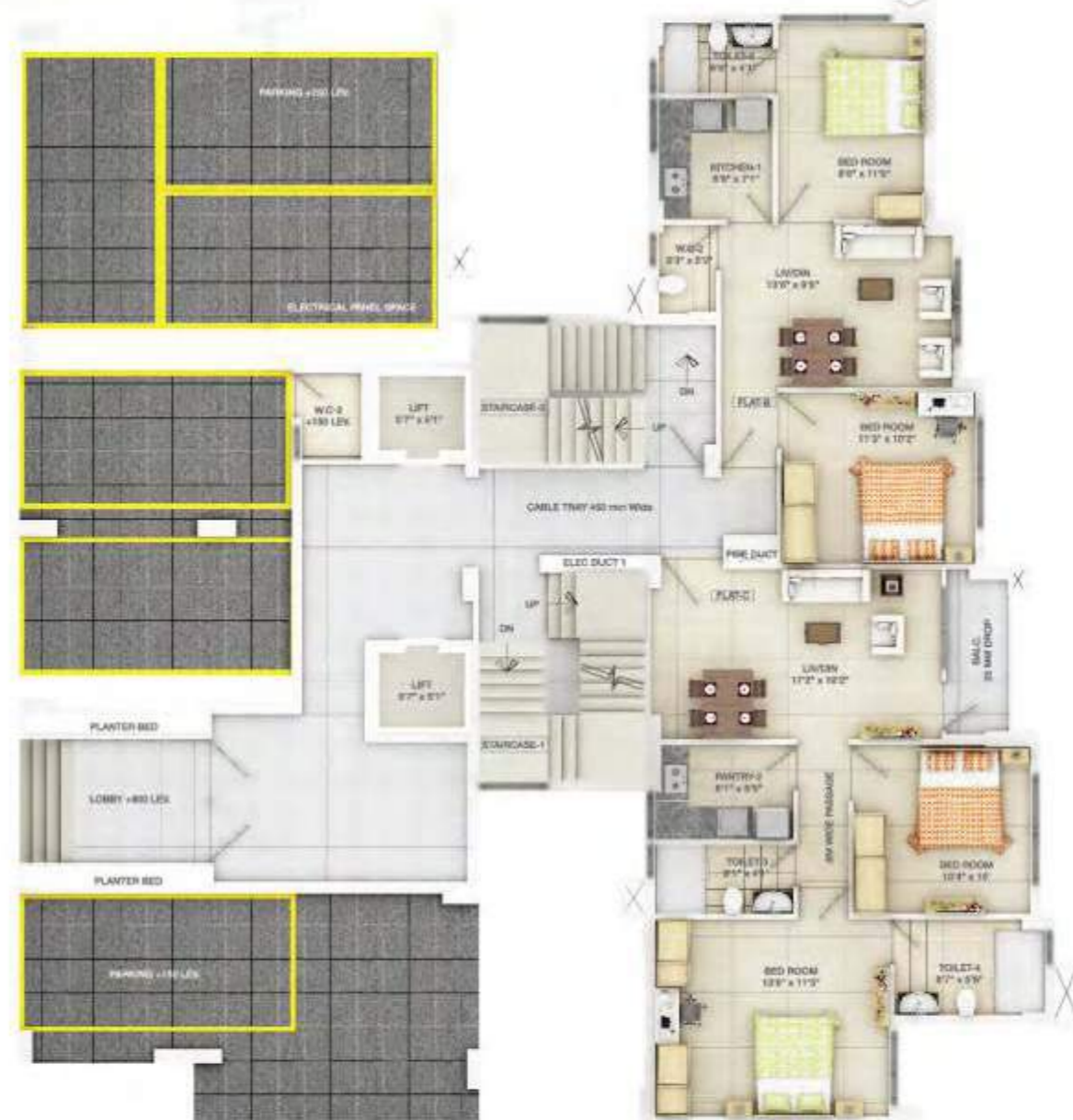
Block - 8 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
A	3	826.35	1082
B	3	890.29	1159
C	3	889.54	1159
D	3	825.71	1082



Block - 9 Ground Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Salable Area
b	2	529.16	696
c	2	716.24	937





Block 9 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Saleable Area
A	3	741.96	998
B	2	529.16	696
C	2	716.24	937
D	3	873.71	1143



Block 9 Flat - D





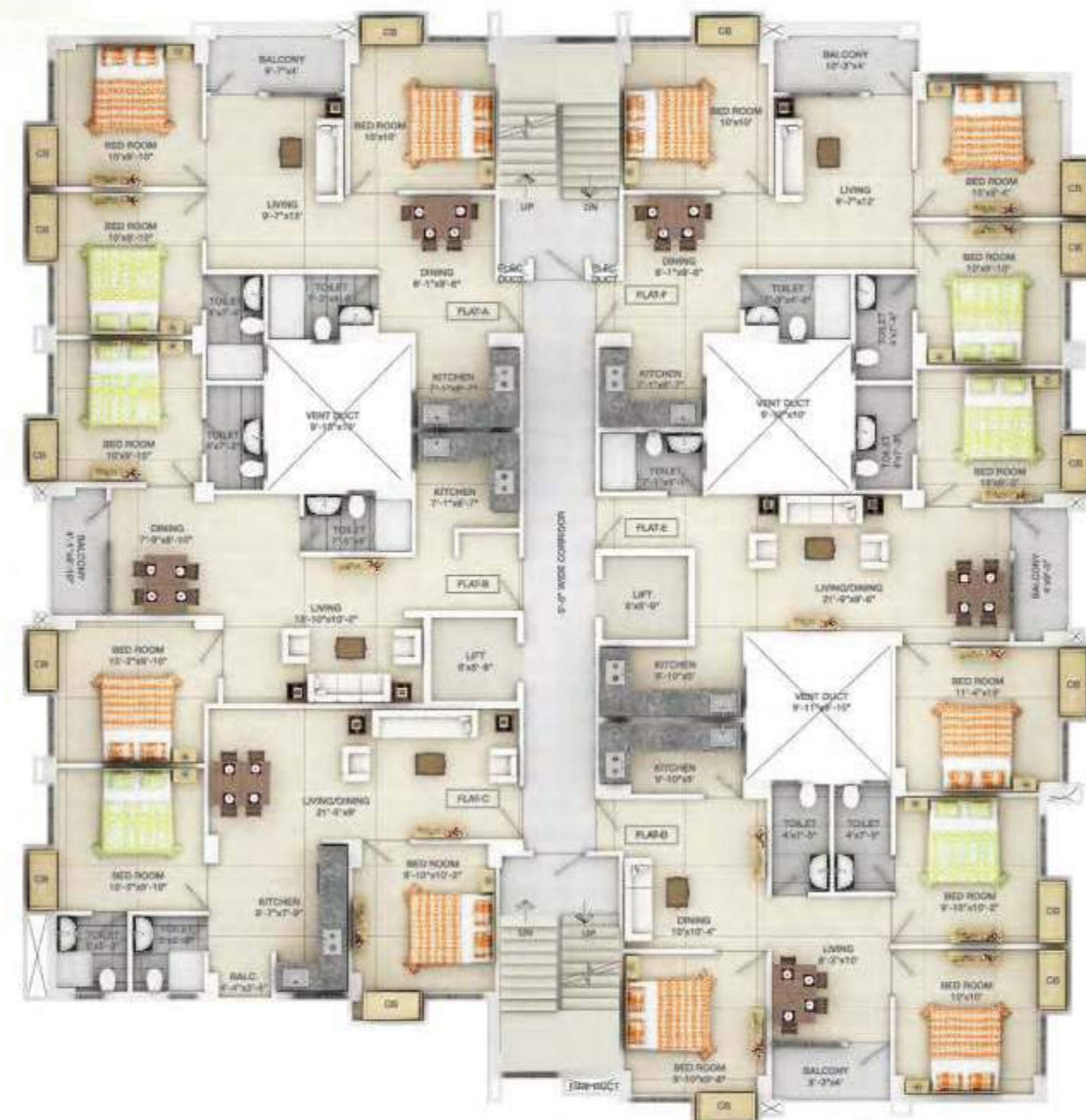
Block 10 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Saleable Area
A	3	925.38	1201
B	3	834.75	1080
C	3	818.60	1054
D	3	835.93	1083



Block 10A Typical Floor Plan

Flat	BHK	Carpet Area	Balcony Area	Built-up Area	Saleable Area
A	3	666.64	37.14	750.77	1001
B	2	615.38	35.37	691.25	920
C	2	568.05	14.73	625.38	873
D	3	651.47	32.01	725.17	968
E	2	578.76	35.54	663.45	885
F	3	658.60	38.56	744.87	993





Block 10A Flat - A



Block 10A Flat - B



Block 10A Flat - E



Block 10A Flat - D





Block 11 Typical Floor Plan  
(Completed)

Flat	BHK	Built-up Area	Saleable Area
A	3	868.22	1132
B	3	744.55	966
C	2	667.69	872
D	2	756.92	998



Block 11A Typical Floor Plan

Flat	BHK	Carpet Area	Balcony Area	Built-up Area	Saleable Area
A	2	578.75	25.30	653.77	882
B	3	669.60	42.44	772.31	1029
C	3	697.00	32.37	777.91	1033
D	3	706.34	36.36	806.12	1081
E	3	700.84	34.82	796.59	1063
F	2	525.95	25.74	600.58	792
G	2	535.00	34.86	615.05	832
H	3	635.46	34.86	724.15	982





Block 11A Flat - C



Block 11A Flat - A



Block 11A Flat - G



Block 11A Flat - H



## Completed Projects



**SYMPHONY**  
Bondel Road, Ballygunge Phari



**AARTI**  
Gariahat Road



**PRUDENT HABITAT**  
Christopher Road, off EM Bypass



**KASHI VILLA**  
Janki Shah Road, Hastings



**PRUDENT SRI KRISHNA**  
Janki Shah Road, Hastings



**PRUDENT RESIDENCY**  
Dr Kobnis Sarani, O Block, New Alipore



**PRUDENT ENCLAVE**  
Jyotish Roy Road, New Alipore



**PRUDENT JAISHREE**  
Janki Shah Road, Hastings



**BOUGAINVILLAE**  
Burdwan Road, Alipore

## Ongoing Projects



**AMAYA RESIDENCES**  
NSC Bose Road,  
near Narendrapur Ramkrishna Mission



**KSHITIJ**  
RBC Road, Nagerbazar, Dum Dum



**ALTIUS**  
Christopher Road, off EM Bypass



Deep rooted trust, transparency and wisdom in Real Estate for over 30 years, the promoters of Prudent Infra Realty have made it in tune with the market trends for steady growth. Be it infra-structural development or maintaining business relations, Prudent Infra Realty focuses on balanced and fair actions. With a strong team, sheer determination and positive thinking, Prudent Infra Realty is confident to grow big.

Apart from innovations in designing residential and commercial projects, Prudent Infra Realty looks forward to a greener environment with a vision towards greater social responsibility. At Prudent Infra Realty, it's not just about the brick and mortar, it's about transforming big strides into giant leaps as we build destinations of the future. Prudent Infra Realty has also partnered with respected city developers for some of our projects to pull in competencies and establish higher levels of credibility. As Prudent Infra Realty covers more ground, the stakeholders are convinced that they will continue to build their reputation as a respected and trusted partner to the stakeholders.



Developed By



Rawdon Enclave  
10A Rawdon Street  
Kolkata 700 017

Site  
272 Shripur, Bagharghol A  
Boral Main Road, Kolkata 700 103

+91 98368 11111 / +91 33 4002 4002  
sales@pioneerproperty.in

Marketed by



[www.pioneerproperty.in](http://www.pioneerproperty.in)

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March 2018