





The "Smart Connect" is located at a prime site in New Town, Kolkata. It is on the cross roads of two major arterial roads overlooking the ten-lane expressway to airport. It is also at the front of the Bengal Silicon IT Hub and close to shopping malls like Westside and City Centre-II. It is close to the metro line under construction and only ten minutes' drive from the Calcutta Airport.



Spread over two acres, it is not a multi-storied building. Rather, it is made innovatively with brightly painted walls which get sunshine and a wonderful view.

53,000 sq. ft. of rentable space is tailor-made for co-working of startups, IT professionals, software developers.



ROOMS

84

AC single bed rooms with Wi-Fi, smart TV, attached washroom

Check in **12** PM
Check out **11** AM

Tariff per day	Tariff per (30 day/month)
₹999 _{+GST}	₹14,999 _{+GST}
with complimentary Breakfast	

RENTING OUT OF SMART CONNECT (OFFICE SPACE) IN ACTION AREA II OF NEW TOWN, KOLKATA

Period of Engagement

Initially, the space on rent will be allotted for 11 months, which is renewable up to 5 years. Escalation @3% will be made on each renewal.



SCHEDULE OF THE PROPERTY

Sl. No.	Floor	Legend	Area	
			sqm	sqft
G1	Ground	Office space	60.75	653.86
G2	Ground	Office space	60.75	653.86
G3	Ground	Office space	50.12	539.49
G4	Ground	Office space	95.67	1029.78
G5	Ground	Office space	100.25	1079.10
G6	Ground	Office space	101.90	1096.81
F1	First	Office space	60.75	653.86
F2	First	Office space	60.75	653.86
F3	First	Office space	90.15	970.32
F4	First	Office space	111.29	1197.96
F5	First	Office space	116.10	1249.70
F6	First	Office space	105.75	1138.29
F7	First	Office space	83.39	897.57
F8	First	Office space	84.53	909.92
F9	First	Office space	57.48	618.72
F10	First	Office space	65.32	703.06
S1	Second	Office space	60.75	653.86
S2	Second	Office space	60.75	653.86
S3	Second	Office space	49.28	530.41
S4	Second	Office space	91.79	988.06
S5	Second	Office space	96.29	1036.44
S6	Second	Office space	98.33	1058.47
S7	Second	Office space	62.91	677.18
S8	Second	Office space	72.02	775.25

Rate: Rs.54 per square foot per month plus GST



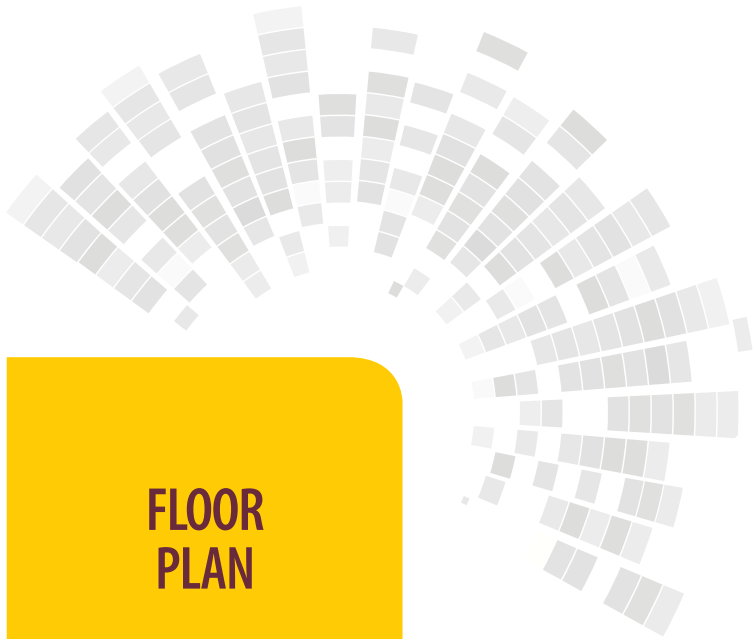
CO-WORKING BLOCK



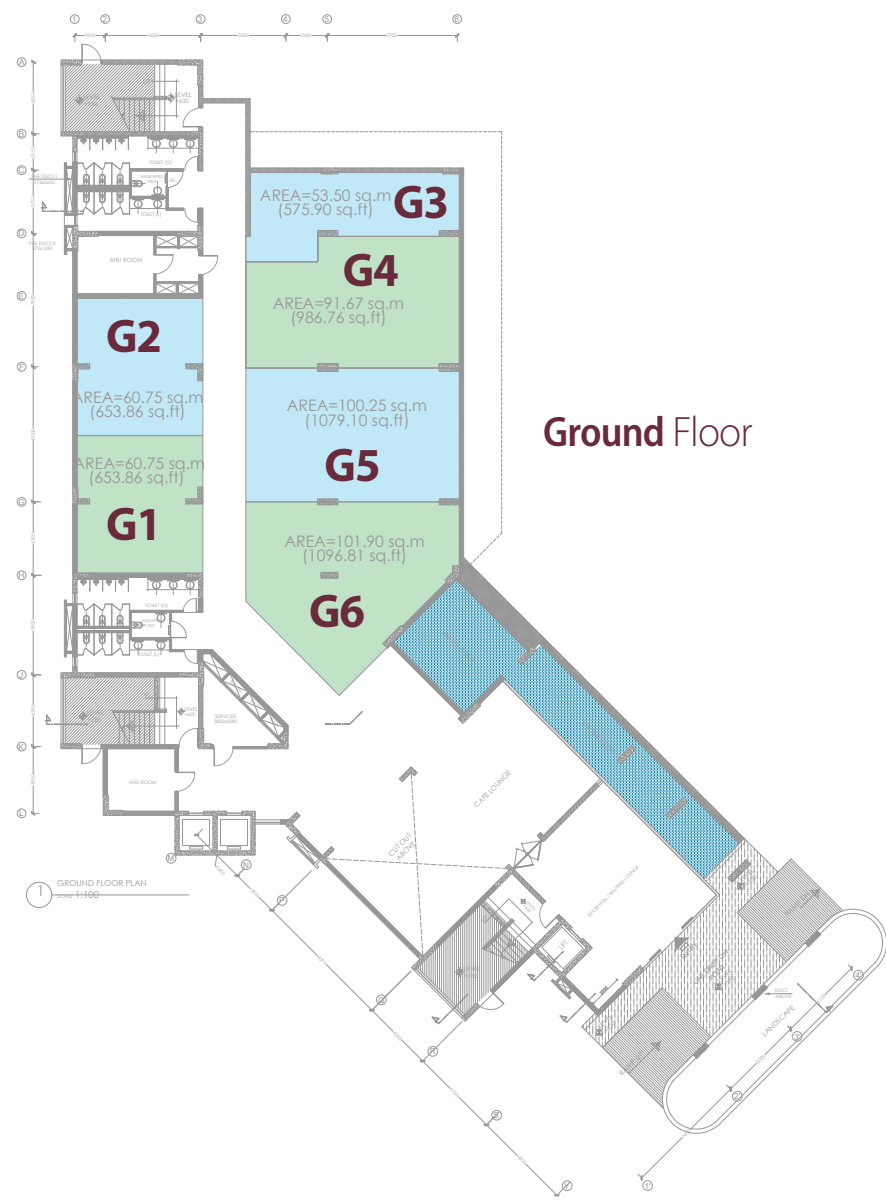
COMMON FACILITIES

Item	Number
Ground Floor	
Entrance Lobby (1280.020 Sq Ft)	1
Toilet	6
Total No. of Lift	3
Total No. of Staircase	3
Total No. of Entry point	1
1st Floor	
Lobby (441.160 Sq Ft)	1
Toilets	6
2nd Floor	
Lobby (441.160 Sq Ft)	1
Toilets	6
Balcony (2648.789 Sq Ft)	1





FLOOR PLAN







The hospitality, food & beverages and house-keeping services will be provided by the Cafe' Ekante group, a unit of HIDCO.

RESTAURANT

100
cover multi cuisine
restaurant with
cyclic buffet menu

24*7
in room dining
facility





BANQUET HALL

02
number of
A/C banquet hall of
3000 sqft
for conference &
other social events.

* Images are for reference purpose only



FITNESS CENTRE

Fully A/C multi GYM and fitness centre

GAMES ROOM

A fully dedicated indoor games room

LAWN

6000 sq ft lawn for banqueting social events

PARKING

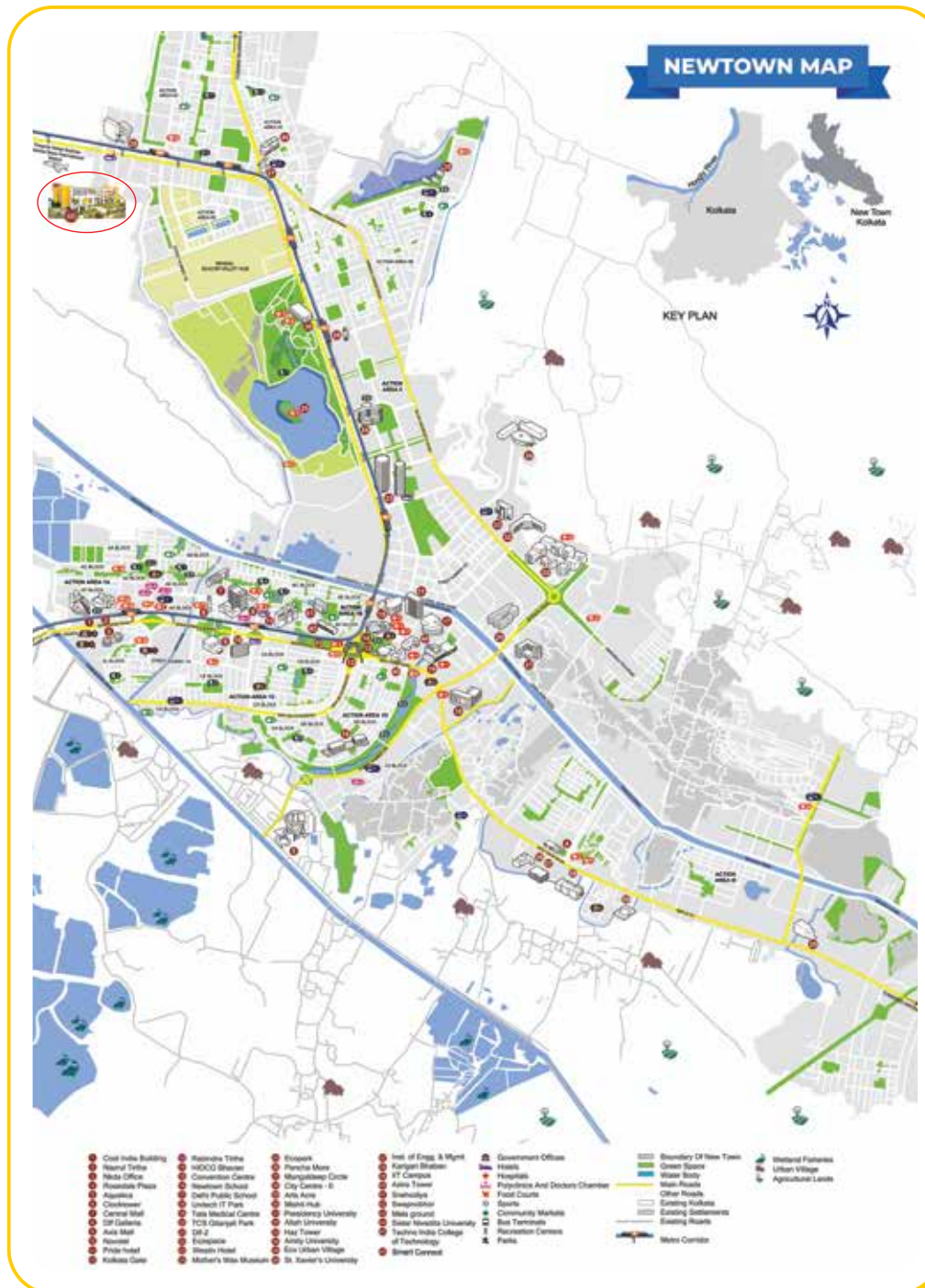
100 cars open space parking facility

IN HOUSE LAUNDRY

24*7 in house laundry facility

*Images are for reference purpose only





smartconnect
NEW TOWN, KOLKATA

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DCO

A unit of UD & MA Department
Government of West Bengal

- 📍 Airport **12** min
- 📍 Unitech (TCS, Cognizant, Genpact) **8** min
- 📍 Saltlake Sector V **20** min
- 📍 Howrah Railway Station **1** hr
- 📍 Sealdah Railway Station **45** min
- 📍 Metro Station **1** min