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**Site Address: 528, Sripur, Bagherkhol (A), Boral Main Road, Garia, Kolkata -700103**

This brochure is not a legal document, it is a conceptual plan to describe the intent & purpose of Prudent Antara. The information and plans contained herein are subject to changes and deviations as may be decided by the developer or required or approved by the authorities. All illustrations, pictures and other graphic representation in the brochure are artists' impressions only and may/may not bear any resemblance to the actual offering.

Crafted for those  
who cherish the feeling of  
truly being home

Where  
city convenience  
meets the  
comfort of a  
peaceful retreat

With world-class  
amenities to elevate  
your Lifestyle

Where  
comfort  
meets  
class



A balance  
between the  
inner &  
outer  
World

With elevated towers, spacious apartments and open green spaces, Prudent Antara provides an unmatched aerial perspective of the city, ensuring ample natural light, ventilation and stunning skyline views. Its well-planned infrastructure, seamless connectivity and thoughtfully curated amenities create an ideal living environment.



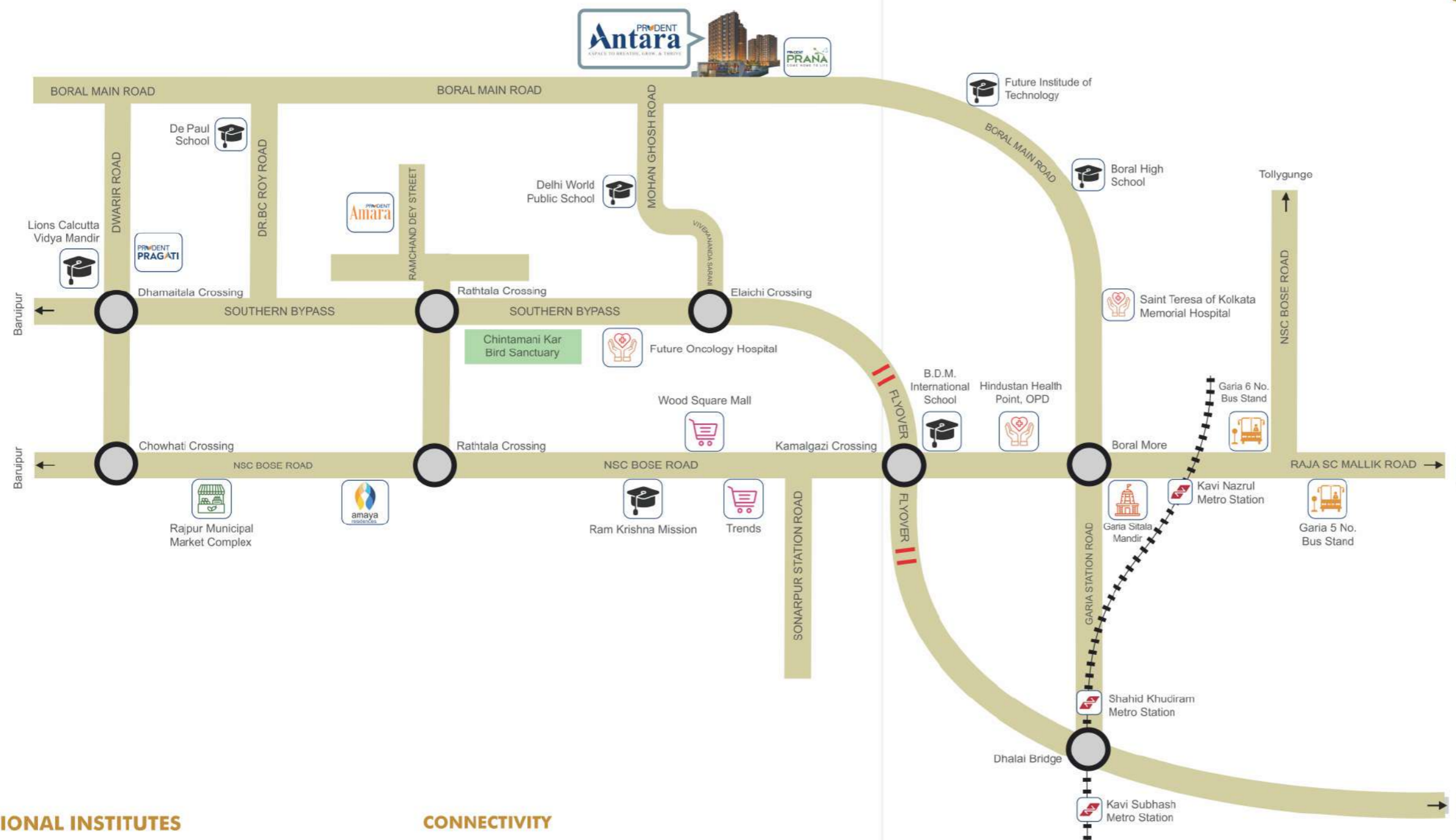


Where  
**architecture meets**  
aspiration, shaping a stunning skyline.

Welcome to Prudent Antara, where your dreams take flight in a home designed with care, precision and excellence. A home isn't just a structure; it's a sanctuary where memories are made and futures are built. At Prudent Antara, we prioritize trust, loyalty and innovation, ensuring your investment is safe, secure and rewarding. Let us guide you into a future where your home becomes your haven and your family finds peace and happiness.



Seamlessly  
connected,  
exceptionally located



## EDUCATIONAL INSTITUTES

- Boral High School: 5 mins
- Future Institute of Technology: 5 mins
- Delhi World Public School Ramchandrapur: 5 mins
- De Paul School: 5 mins
- B.D.M. International School: 10 mins
- Narendrapur Ramakrishna Mission: 15 mins

## CONNECTIVITY

- Kavi Nazrul Metro Station: 15 mins
- Shahid Khudiram Metro Station: 15 mins
- Garia Bus Stand: 15 mins
- Garia Station: 25 mins

## SHOPPING

- Wood Square Mall: 10 mins
- Hiland Park Shopping Mall: 20 mins

## HOSPITALS

- Saint Teresa Memorial Hospital: 10 mins
- HHP Hospital Pvt Ltd: 10 mins

Disclaimer: All travel timings are approximate and can vary as per the traffic conditions

Every space,  
every detail  
crafted for effortless living.



# Endless amenities and happiness

Wake up to fresh morning breezes, unwind in lush gardens and make memories in vibrant community spaces. At Prudent Antara, every amenity is crafted to bring comfort, joy and a sense of belonging to your daily life. This isn't just a home—it's where life truly comes alive.



Wellness, security & leisure  
all under one roof

Recreation & Games	Fitness	Landscaping	Kid's Recreation
Karaoke	Rooftop Swimming Pool	Flower Garden	Hopscotch Zone
Rooftop Party Zone	Changing Room	Pool Deck	Rooftop Kid's Play Area
Barbeque Zone	Gymnasium	Sit Out Zone	Toddler's Play Room
Pool Table	Yoga Deck	Sculpture Garden	Play Station Zone
Table Tennis	Meditation Deck	Feng Shui Corner	Foosball
Card Table	Cycling Track	Pet Friendly Zone	
Chess	Open Air Joggers Track	Landscaped Garden	
Carrom	Acupressure Walkway		
Darts			

Health & Comfort	Community	Environment Friendly	Fire & Security
Low VOC Exterior Paints	Rooftop Adda Zone	Solar Panels	3-Tier Security System
CFC Free Air Conditioners in Common Areas	Community Hall	Rain Water Harvesting	Fire Protection System
Roof Tiles with High Solar Reflective Index	Society Association Room	Sewage Treatment Plant	Fire-Rated Door at Fire Escape Staircase
High Speed Elevators	Wi-Fi Hotspot Zone	Provision for Charging Evs	Security Desk in Every Block
Driver Toilets	Senior Citizen Area	Water Treatment Plant	Water Sprinklers in Common Areas
Driver Sitting Area	Mobile App for Making / Tracking Maintenance Requests	Organic Waste Composter	Manual Call Points with Hooter in Common Areas
Generator Backup	Projector for Movies & Match Streaming	Energy Efficient Lights in Common Areas	CCTV Surveillance
		Recycled Water for Gardening & Flushing	Lightning Arrestor
		Driveway Lights	Seismic Sensors in Elevators
			24x7 Water Supply

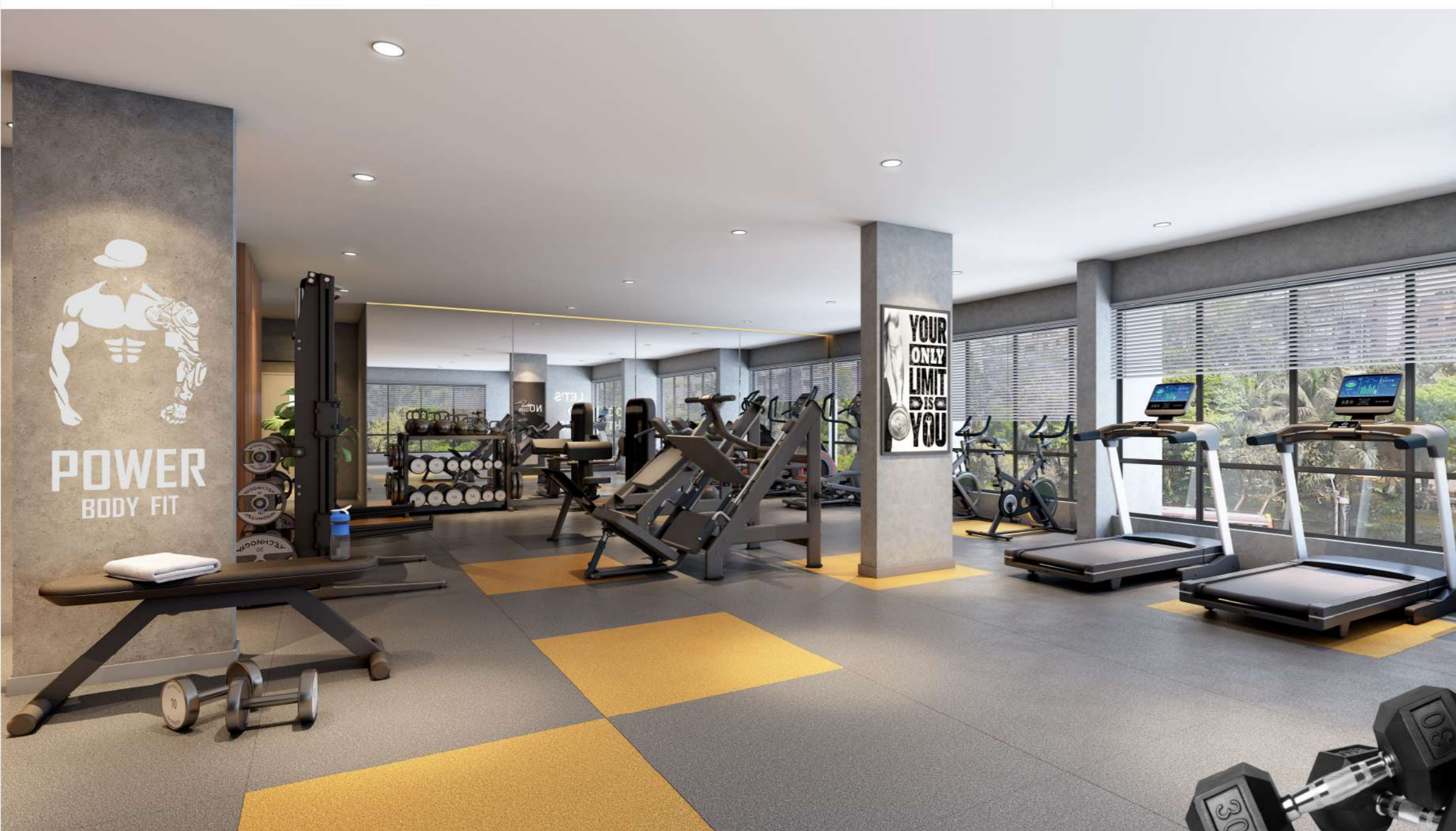


Serene waters,  
starlit skies  
luxury at its peak.

As the city lights twinkle below, unwind in a rooftop paradise crafted for those who appreciate the finer things in life. Lounge by the pool, let the cool water refresh you and soak in the breathtaking skyline—because luxury isn't just about where you live, but how you feel every day.

Swimming Pool





Gymnasium

## Your fitness, your pace, just a step away

Prudent Antara features a fully equipped modern gym designed for fitness enthusiasts of all levels. With high-end cardio machines, strength training equipment and free weights, residents can maintain an active lifestyle without leaving the community. The spacious workout area, guided fitness zones and a motivating ambiance make it perfect for daily workouts. The gym at Prudent Antara ensures a convenient and premium fitness experience within a well-planned residential setting.



## A Rooftop wonderland for little dreamers

Let childhood bloom under the open sky! At Prudent Antara, we've crafted a rooftop play haven where laughter echoes, tiny feet run free and imaginations take flight. Designed with love and safety in mind, this is where memories are made, friendships begin and every sunset holds a new adventure.

Kid's Play Area & Hopscotch Zone



Toddler's Play Room

## Where little feet run free and imagination soars

Prudent Antara offers a safe and engaging children's play area to encourage fun and focus on development. Featuring modern play equipment, soft flooring and secure surroundings, it provides a perfect space for kids to explore, socialize and stay active. The dedicated play zone includes climbing structures and interactive games, ensuring both entertainment and physical activity. With 24/7 security and a well-maintained environment, parents can relax while their children enjoy a safe and joyful play experience.



A home that  
stands tall  
just like your  
aspirations





Indoor Games Room

## The perfect place to play hard & unwind easy

Challenge friends, sharpen your skills, or simply enjoy a laid-back game night at Prudent Antara's dedicated Games Room. Whether it's the thrill of foosball, the precision of pool table, or a high-stakes card game, this space is designed for fun and connection. From table tennis and chess to darts and Play Station battles, there's something for every kind of player. Step in, pick your game and let the good times roll.





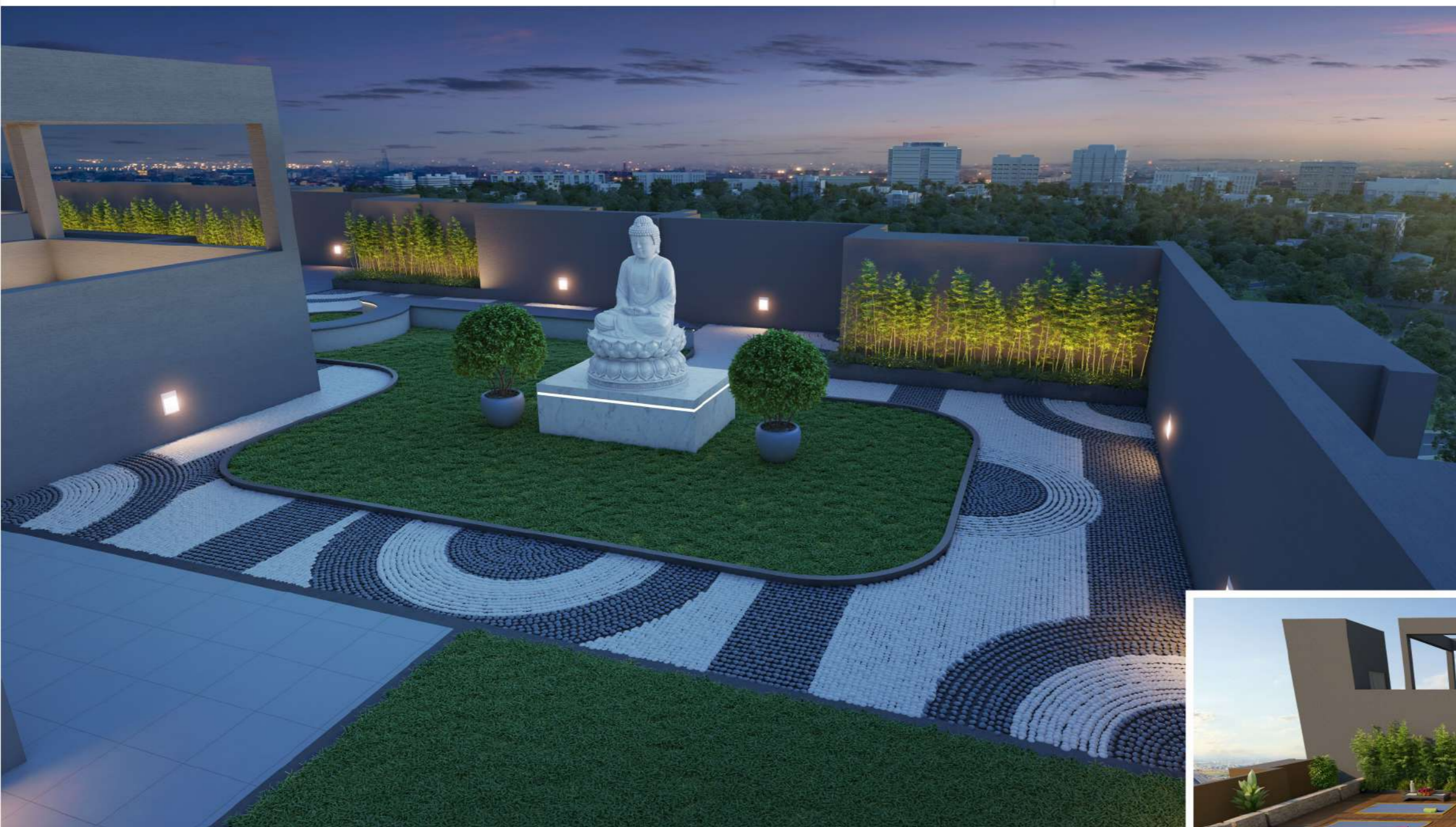
Community Hall

## A space designed for celebrations & connections.

Some spaces hold more than just walls—they hold memories, laughter and moments that last forever. Whether it's a cozy family gathering, a milestone celebration, or a simple evening of joy, this thoughtfully designed community hall adapts to your story. With modern interiors and a warm ambiance, it's where life's special moments come to life.



Party Zone



Feng Shui Corner & Acupressure Walkway

## An oasis of serenity, high above the city.

Perched high above the city, this rooftop retreat at Prudent Antra is where energy and tranquility come together. Flow through your yoga practice on the open-air deck, find stillness in meditation at the sculpture garden, or unwind amidst lush greenery and calming artwork. Whether you seek movement or quiet reflection, this serene escape offers the perfect balance—your personal retreat from the world below.



Yoga & Meditation Deck

## Designed for durability, crafted for comfort

### Specification

#### ➤ STRUCTURE:

Earthquake resistant RCC framed structure.

#### ➤ WALL:

Clay/Fly ash bricks or AAC blocks or any other brick/block as may be advised by the architect.

#### ➤ WALL FINISH:

Interior – Plaster of Paris/Putty/Gypsum plaster.

Exterior –Combination of good quality cement/textured paints.

#### ➤ FLOORING:

Vitrified tiles in all bedrooms, living/dining, kitchen/pantry and balcony. Toilet flooring to be made with anti-skid ceramic tiles.

#### ➤ KITCHEN:

Kitchen platform to be made of granite.

Dado of ceramic tiles up to a height of two feet from the platform.

Stainless steel sink.

#### ➤ TOILET:

Standard ceramic tiles on the wall up to lintel door height.

Sanitary ware and CP fittings of reputed brands.

Concealed plumbing and pipe work. Provision for geyser.

#### ➤ DOOR:

Door frame made of timber or any engineered material.

Flush solid core.

Lock of stainless steel/Brass of reputed brands.

#### ➤ WINDOW:

Fully glazed aluminium windows.

#### ➤ ELECTRICAL:

Provision for adequate light points.

Modular switches. Provision for TV and Telephone lines in all bedrooms and living/dining of reputed brands.

#### ➤ COMMON LIGHTING:

Overhead illumination for compound & street lighting inside the complex.

#### ➤ WIRING:

Concealed copper wiring for electricity, telephone and television of reputed brands.

#### ➤ AIR CONDITIONING:

Provision for Air Conditioning in all bedrooms.

#### ➤ SECURITY FEATURES & OTHER FACILITIES:

Two elevators per block of reputed brands.

Firefighting equipments and extinguishers as required by law.

#### ➤ GENERATOR:

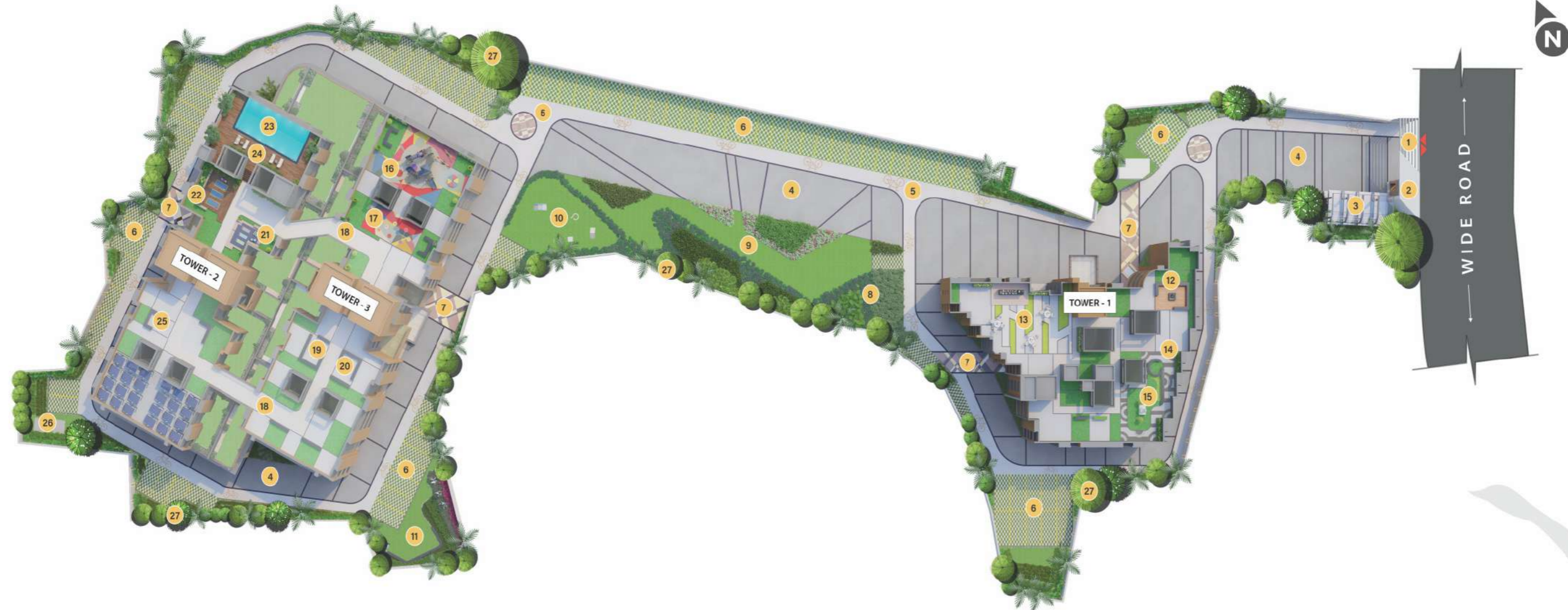
Power backup of 500 watts for 2 BHK, 750 watts for 3 BHK and 1000 watts for 4 BHK Apartments.

#### ➤ GRILL:

Iron grills to be installed from inside the windows at extra cost (mandatory).



A thoughtfully planned community bringing  
**luxury & tranquility**  
 under one roof.



- 1. Entry / Exit
- 2. Security Room
- 3. MLCP Parking
- 4. Internal Driveway
- 5. Cycling Track
- 6. Open Parking
- 7. Drop-off Area

- 8. Flower Garden
- 9. Landscaped Garden
- 10. Pet Friendly Zone
- 11. Sculpture & Sit Out Zone
- 12. Barbeque Zone
- 13. Party Zone
- 14. Acupressure Walkway

- 15. Feng Shui Corner
- 16. Kid's Play Area
- 17. Hopscotch Zone
- 18. Open Air Joggers Track
- 19. Senior Citizen Area
- 20. Adda Zone
- 21. Meditation Deck

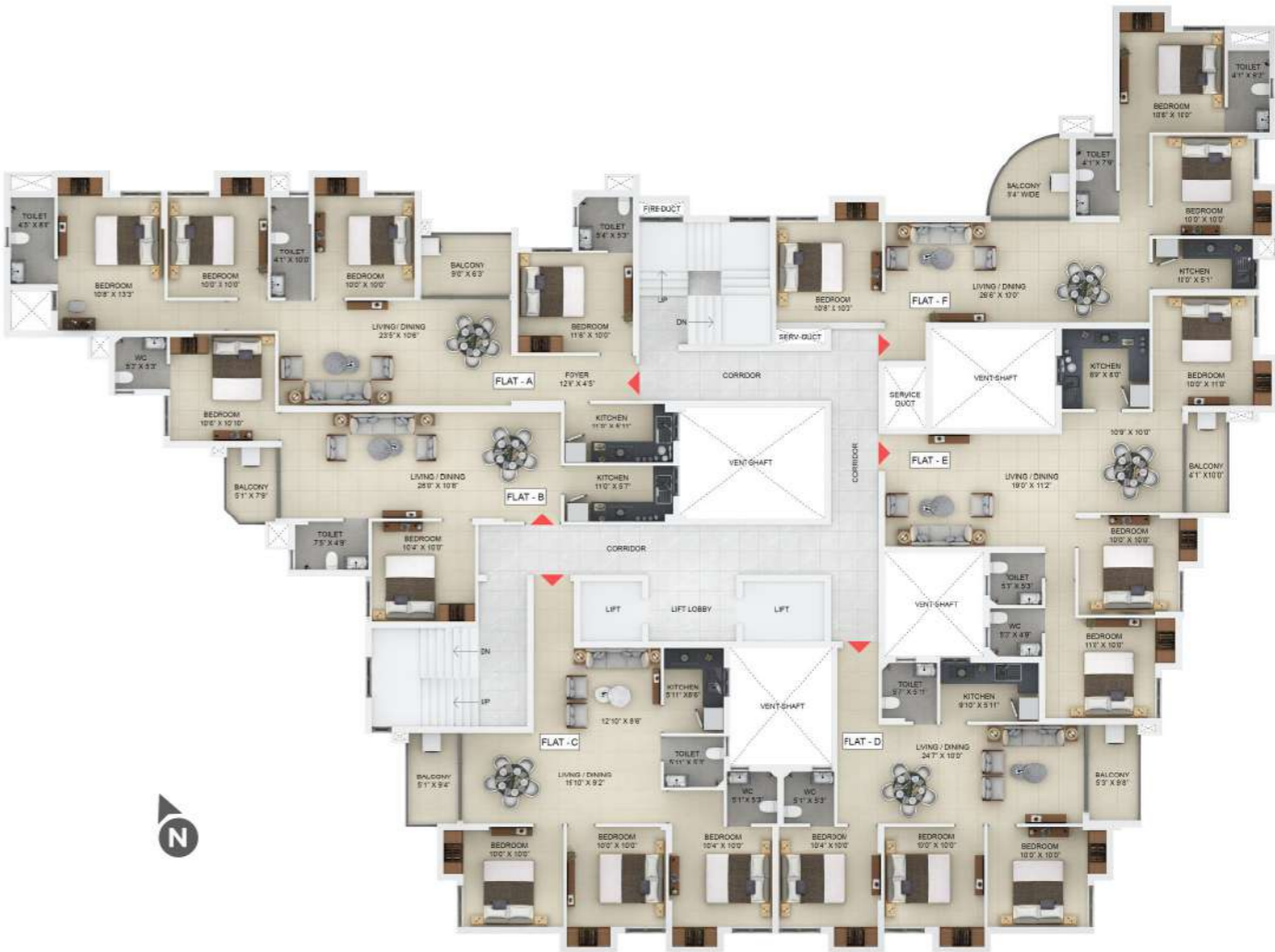
- 22. Yoga Deck
- 23. Swimming Pool
- 24. Pool Deck
- 25. Sit Out Zone
- 26. Services
- 27. Peripheral Garden

Tower - 1, First Floor Layout



1st Floor						Area in Sq. Ft.
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
A	4 BHK	996	26	57	70	1195
B	2 BHK	654	NA	38	NA	767
C	3 BHK	778	26	47	NA	951

Tower - 1, Typical Floor Layout



2nd - 12th Floor					Area in Sq. Ft.
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Flat Built-up Area
A	4 BHK	996	26	57	1195
B	2 BHK	654	NA	38	767
C	3 BHK	778	26	47	946
D	3 BHK	731	26	51	884
E	3 BHK	812	26	41	977
F	3 BHK	759	26	55	950

Tower - 2, 2nd Floor Layout



2nd Floor		Area in Sq. Ft.				
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
A	3 BHK	622	24	33	NA	752
B	3 BHK	655	26	30	182	795
C	3 BHK	655	26	30	140	795
D	3 BHK	622	24	33	216	752

2nd Floor		Area in Sq. Ft.				
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
E	3 BHK	622	24	33	1310	752
F	3 BHK	655	26	30	720	795
G	3 BHK	655	26	30	600	795
H	3 BHK	622	24	33	348	752

Tower - 2, Typical Floor Layout



3rd - 12th Floor						
Area in Sq. Ft.						
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
A	3 BHK	622	24	33	NA	752
B	3 BHK	655	26	30	NA	795
C	3 BHK	655	26	30	NA	795
D	3 BHK	622	24	33	NA	752

3rd - 12th Floor						
Area in Sq. Ft.						
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
E	3 BHK	622	24	33	NA	752
F	3 BHK	655	26	30	NA	795
G	3 BHK	655	26	30	NA	795
H	3 BHK	622	24	33	NA	752

## Tower - 3, 2nd Floor Layout



2nd Floor

Area in Sq. Ft.

Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
J	3 BHK	622	24	33	630	752
K	3 BHK	655	26	30	600	795
L	3 BHK	655	26	30	720	795
M	3 BHK	704	24	43	394	848

2nd Floor

Area in Sq. Ft.

Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
N	3 BHK	704	24	43	NA	848
P	3 BHK	655	26	30	140	795
Q	3 BHK	655	26	30	182	795
R	3 BHK	622	24	33	NA	752

Tower - 3, Typical Floor Layout



3rd - 12th Floor						Area in Sq. Ft.
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
J	3 BHK	622	24	33	NA	752
K	3 BHK	655	26	30	NA	795
L	3 BHK	655	26	30	NA	795
M	3 BHK	704	24	43	NA	848

3rd - 12th Floor						Area in Sq. Ft.
Flat No	Flat Type	Flat Carpet Area	Cupboard Area	Balcony Area	Open Terrace Area	Flat Built-up Area
N	3 BHK	704	24	43	NA	848
P	3 BHK	655	26	30	NA	795
Q	3 BHK	655	26	30	NA	795
R	3 BHK	622	24	33	NA	752



Tower - 1,  
Flat No. - C



Tower - 3,  
Flat No. - N



Tower - 2,  
Flat No. - F



# Our History

With over three decades of experience in the real estate domain, the promoters of Prudent Infra Realty are totally in sync with today's market trends, as well as the needs and aspirations of the modern home-seeker. Our versatile team is fully focused on blending comfort with style while introducing innovative design concepts in both residential and commercial segments. Rooted in the principle of balanced and fair actions, Prudent Infra Realty is committed towards a sustainable environment while undertaking all its development activities.

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 for the future.

## Landmark Projects

 Higher Living Christopher Road	 Off Southern Bypass	 N S C Bose Road
 Burdwan Road	 Foreshore Road	 Christopher Road
 Janki Shah Road	 R B C Road	 Off Southern Bypass
 Boral Main Road	 New Alipore	 Janki Shah Road

