

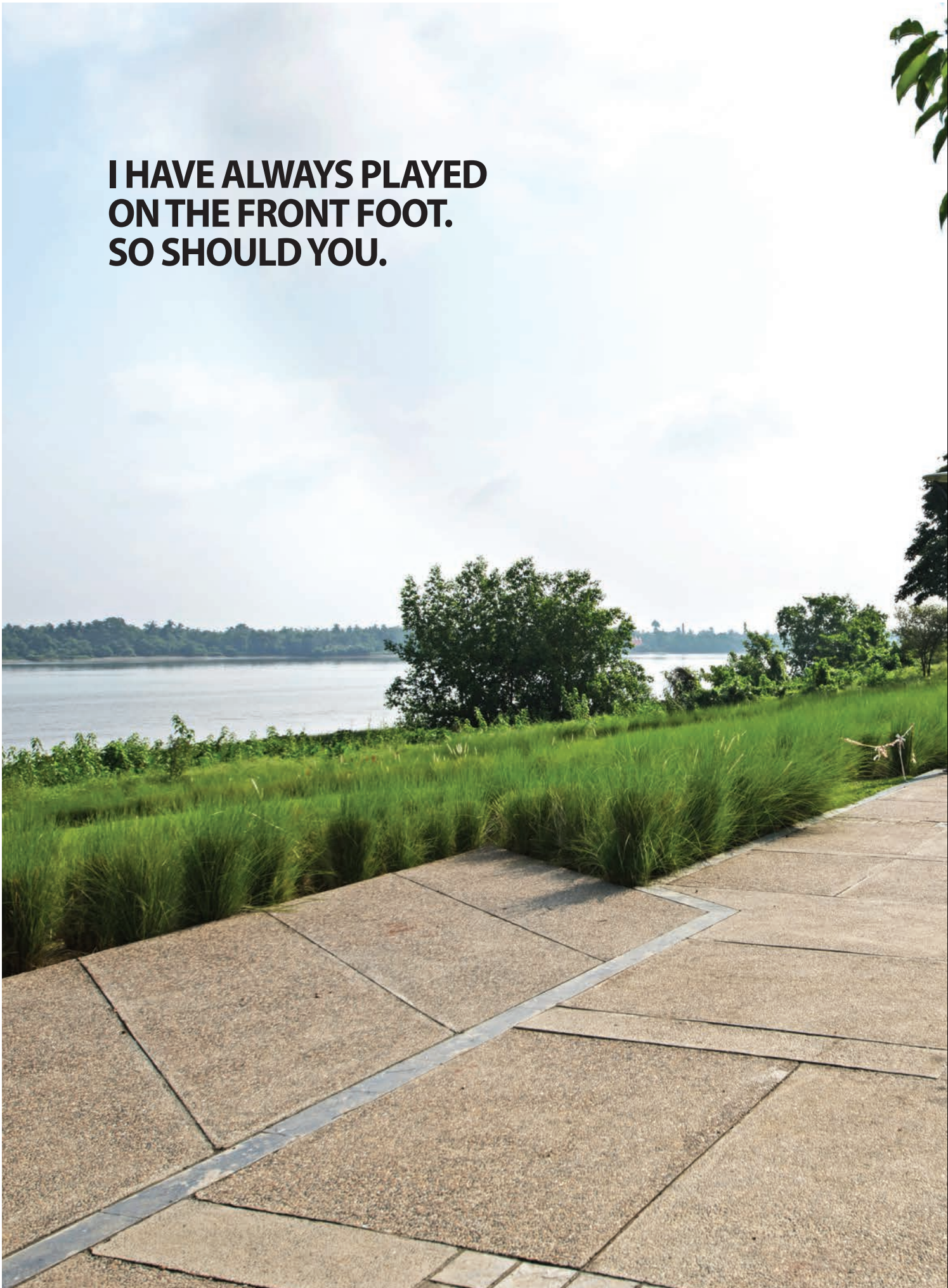


HILAND  
greens

**ON A HATTRICK**  
Take it  
or Lose it!



**I HAVE ALWAYS PLAYED  
ON THE FRONT FOOT.  
SO SHOULD YOU.**





Actual Photograph



Actual Photograph

The game is never over till the last ball, and this is your last chance to book an apartment at Hiland Greens.

Welcome to Hiland Greens. Your last chance to change the game of life. Live amid tranquility, just 15 minutes off New Alipore with maximum accessibility.

Enjoy the life of a winner as all your challenges are smoothed out by a host of facilities such as power resources, health centre of international standard, film studio and much more.



Still thinking? Well, consider the fact that Phases I and II have been complete sell-outs and this happens to be your last chance to make a winning choice. To enthuse you just a little more, I will be there personally to conceive of the perfect sporting and academic futures for your children. Howzzat?

See you at the winners' huddle.

A handwritten signature in black ink, appearing to read 'Gaurav', written in a cursive style.



Actual Photograph



Map not to scale

## The Winning Side

At Hiland Greens, you are always on the winning side of the game. Located at Maheshtala, in the midst of acres of luxuriant greenery, where the ball is always in your court and the game forever in your favour.

We present you the last chance to book your dream home amid every conceivable comfort and amenity designed to complement your coveted lifestyle. Following the overwhelming success of Phases I and II, we bring to you the final opportunity to be a part of a unique living experience.

Are you game?

## Winners' Den Connectivity

### TRAIN SERVICES

Regular local train service (Budge Budge - Sealdah & Budge Budge - Naihati) available from Nangi Station.

### OTHER SERVICES

Auto-rickshaws and cycle-rickshaws are available from Bata More to Dakghar and Bata More to Mollar Gate. There is also a taxi stand at Bata More.

### BUS SERVICES

Direct Bus  
 Public Bus: 77A and 77B  
 Mini Bus: Batanagar-Howrah  
 Buses that travel through the way  
 Mini Bus: Budge Budge-BBD Bag  
 Govt. Bus: 19  
 State Bus: DS-1  
 Private Bus: Bishalakhitala-Ankurhat  
 Public Bus: SD-30  
 Bhutol Bus: WBSTC

\* This is a Kolkata Metropolitan Development Authority initiative and RDPL is not directly responsible for the implementation.

# Master Plan



### Master Plan 2BHK | 3BHK



### Master Plan 2BHK



### Master Plan 2BHK



### Master Plan 2BHK



# Master Plan (close up view)



# Master Plan 2BHK | 3BHK



# Master Plan 2BHK



# Master Plan (close up view)

## Master Plan 2BHK

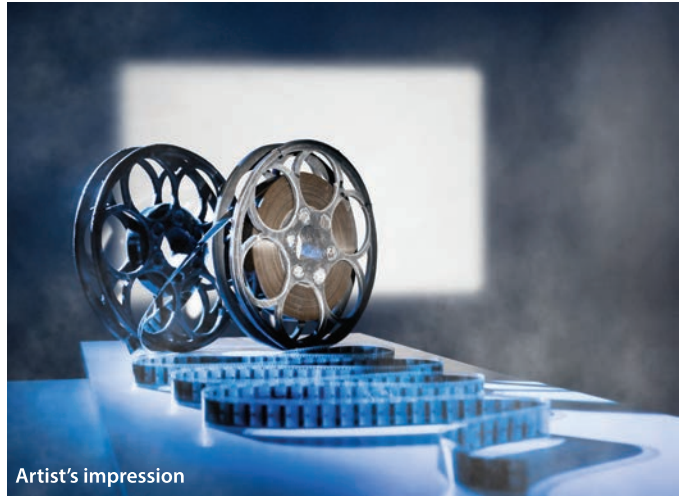


# Master Plan 2BHK





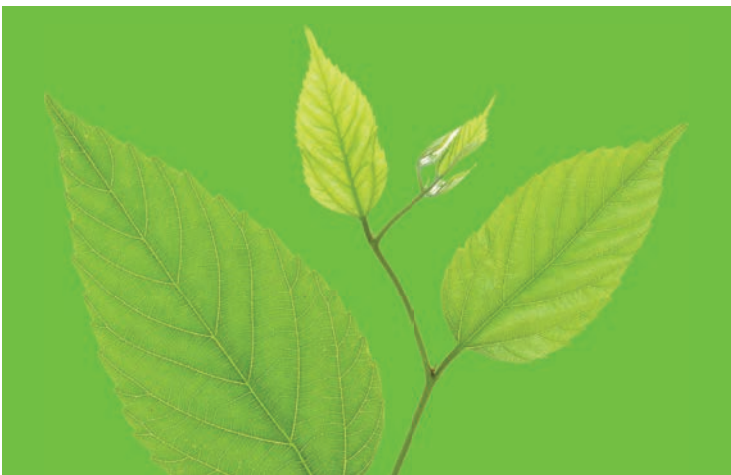
Artist's impression



Artist's impression



Actual Photograph



Artist's impression

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# WINNER TAKES ALL



Artist's impression



Actual Photograph



Actual Photograph

## Highlights

- Riverside Promenade
- Vast Green space
- Landscaped garden
- Residents' Club and Community Centre with free membership
- Swimming pool
- Vast playground
- Sourav Ganguly School & Sports Academy
- Kolkata Studios
- Apollo Institute of Medical Sciences & Research
- Transport hub
- 7.4-km elevated road connecting Taratala\*
- Big Bazaar



Artist's impression



Artist's impression



## THE WINNER'S LIFE



Artist's impression

## Life Redefined

Hiland Greens is all about living the winner's life. Whether it be strolling by the river in a drizzling twilight, shopping and hanging out with friends, dining and spending some quality time with your family or taking a dip in the luxury swimming pool, this is where you always play the winner's knock.

- The abundant water supply from River Ganges
- Dedicated power supply from Budge Budge and exclusive electric sub-station
- Standby power for utilities
- Pumping system to force out storm water and prevent water logging
- Apollo Institute of Medical Sciences & Research
- Sourav Ganguly School and Sports Academy

Artist's impression

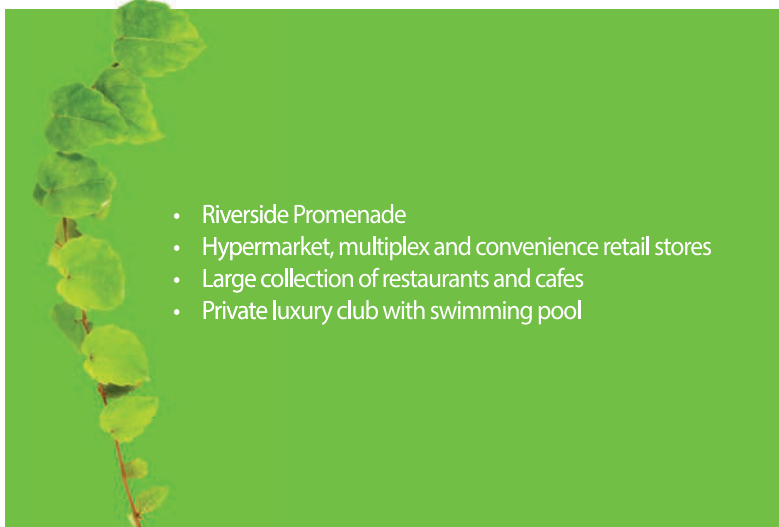




Artist's impression



Actual Photograph



- Riverside Promenade
- Hypermarket, multiplex and convenience retail stores
- Large collection of restaurants and cafes
- Private luxury club with swimming pool



Artist's impression



Actual Photograph



Artist's impression

# SOURAV GANGULY ON STRIKE

**Sourav Ganguly  
Sports Academy**

How would you like Sourav Ganguly to lend you a hand in perfecting that square cut of yours? Or maybe a tip for handling the deadliest of spin bowlers? Now, you can take a lesson or two from the king of the offside in person. Hiland Greens will house a Sports Academy under the mentorship of Sourav Ganguly. Don't miss this rare opportunity to be on strike with the genius.



Artist's impression





Artist's impression

## School planned by Sourav Ganguly

A school of international standard is coming up under the personal mentorship of Sourav Ganguly. This is a lifetime opportunity to take advantage of the vision of a leader to craft leaders of tomorrow. If you are ambitious about your children and will settle for no less than a game well fought, then this is your last chance to get your ward admitted under the tutelage of the cricketing legend.



Artist's impression



# Specifications

Foundation:	Pile foundation
Super Structure:	RCC frame structure
Door:	Wooden door frames, flush door shutter & PVC shutter for toilets
Wall Rendering:	Putty finish inside flats
Paint:	Exterior emulsion on exterior wall & acrylic emulsion on lift lobby, staircase walls
Dado Tile:	2BHK: Glazed tiles 3BHK: Glazed Ceramic tiles
Floor Tile:	2BHK: Ceramic tiles 3BHK: Vitrified tiles
Kitchen Counter:	Polished Cudappa stone
Window:	Aluminium sliding window
Sliding Door: (Balcony)	Aluminium sliding door shutter
Staircase, Tread & Riser:	2BHK: IPS flooring 3BHK: Kota stone flooring
Balcony Railing:	MS
Staircase Railing:	MS





Electrical Switches:	Semi-Modular type
Electrical Wiring:	Finolex, Polycab or equivalent
Sanitary Ware:	EWC & wall-mounted Wash Basin
CP Fitting:	ESSCO or equivalent
Sink:	SS-Century or equivalent
Soil & Waste Pipe:	PVC, IS : 4985, IS : 13592
Water Distribution:	ASTMD, Sch - 40, IS : 1748
Internal Piping:	CPVC, ASTN-DIN-2846
Basin Waste:	UPVC, IS : 4985, Class - 1
Elevator:	2BHK: 6 Passengers (2 nos per building) 3BHK: 10 Passengers (2 nos per building)
Fire Fighting:	Yard hydrant & wet riser

# UNIT PLAN 2BHK



## 2 BHK TYPE

A1 / A2 / A3 / A4 / A5 / A6

Super Built-up Area - 712 sq. ft

Built-up Area - 548 sq. ft.

UNITS ON GROUND-14th FLOOR





# UNIT PLAN 3BHK

## 3 BHK TYPE

B1 / B2 / B3 / B4 / B5 / B6

Super Built-up Area - 1060 sq. ft.

Built-up Area - 820 sq. ft.

UNITS ON GROUND - 14th FLOOR



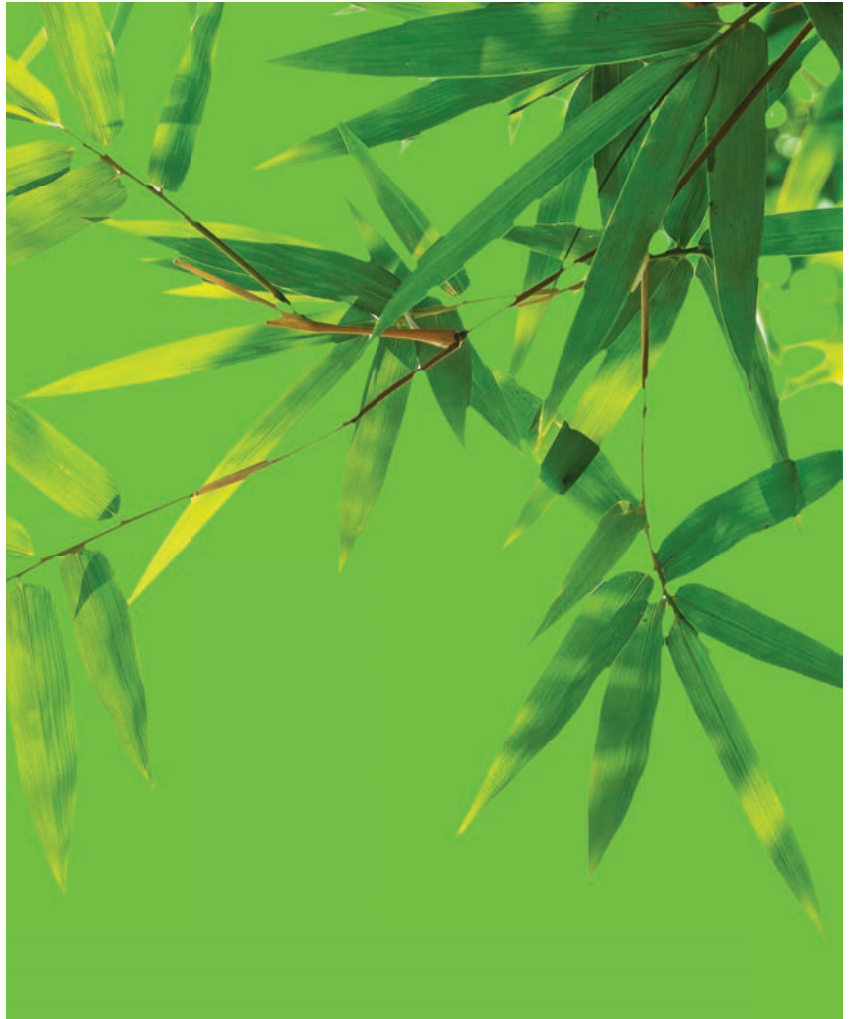
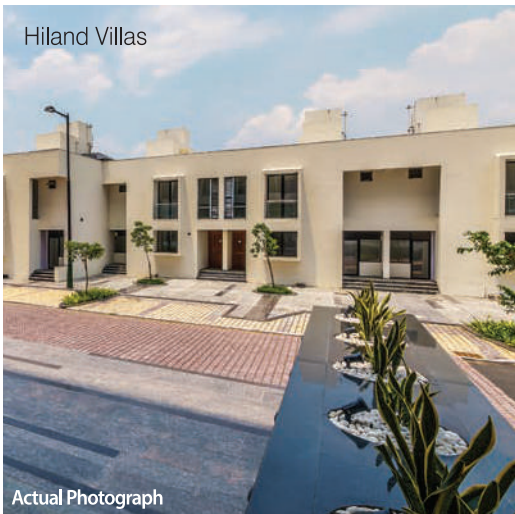


# ABOUT THE DEVELOPER

Hiland Group is a Kolkata-based real estate developer. It has implemented unique projects that have transformed the city's skyline and created a niche brand in Kolkata's urban landscape. The projects of Hiland Group have holistically enriched life by giving access to value-added amenities. Past projects include Hiland Park (EM Bypass), Hiland Sapphire (Ballygunge Park Road), Hiland Woods & Hiland Willows (at New Town), Hiland Golf, Hiland Lakes, Hiland Villas & Hiland Riverfront (at Maheshtala).



# HILAND greens



HILAND



Anandlok Building, 227 AJC Bose Road,  
Block-B, 4th Floor, Kolkata-700020  
P: +91 33 4037 3535  
F: +91 33 4037 3505  
E: [info@hilandgreens.com](mailto:info@hilandgreens.com)  
W: [www.hilandgreens.com](http://www.hilandgreens.com)

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