

RERA Number: WBRERA/P/SOU/2024/002110

MAYFAIR SMART CITY

Together, we make Life Beautiful!

Exclusive Residents' Shuttle Service to Metro Stations

Enjoy a dedicated shuttle service exclusively for residents, providing seamless connectivity to nearby metro stations, markets and bus stands. Say goodbye to commuting hassles—your daily travel just got easier and more convenient.




MG Road


Tollygunge
Metro



For over three decades, Mayfair Group has been a trusted name in real estate development, delivering high-quality flats in Kolkata and its thriving suburbs. Established in 1990, we have built a legacy of excellence through our unwavering commitment to integrity, innovation and customer satisfaction.

Our journey has been marked by the successful delivery of over 15,000 apartments – including affordable flats, premium residences and thoughtfully designed communities. Mayfair offers a diverse portfolio tailored to meet every lifestyle and budget.

We don't just construct buildings – we craft enduring legacies. Each project is a reflection of superior craftsmanship, meticulous planning and a deep understanding of modern urban living. Our flat layouts are designed with precision to maximize usable space, minimize area wastage and ensure optimal functionality – providing real value per square foot.

From the first blueprint to post-possession support, our focus remains on enhancing lives through quality and care.

Today, as we continue to shape the skyline with affordable, smart homes in Kolkata and its suburbs, our mission remains clear: to build not just homes, but relationships rooted in trust, transparency and lasting value.

Our Vision

To be the most admired real estate brand delivering affordable, future-ready homes that blend smart design, sustainability and comfort – enriching communities and empowering lives with trust and transparency.



MAYFAIR ETERNITY



MAYFAIR PLATINUM



MAYFAIR GREENWOODS



MAYFAIR PALMS



MAYFAIR GREENS

Education Centres

Athlead International School	8 km
Narayana International School	14 km
B.D.M. International School	8.9 km
St. Stephen's School	1 km
Vivekananda Mission School	8.8 km
South City International School	13.5 km
Gurukul Vidya Mandir School	8.6 km

Daily Needs

Nepalgunje Haat	750 mt
Kabardanga Bazar	6.1 km

Healthcare

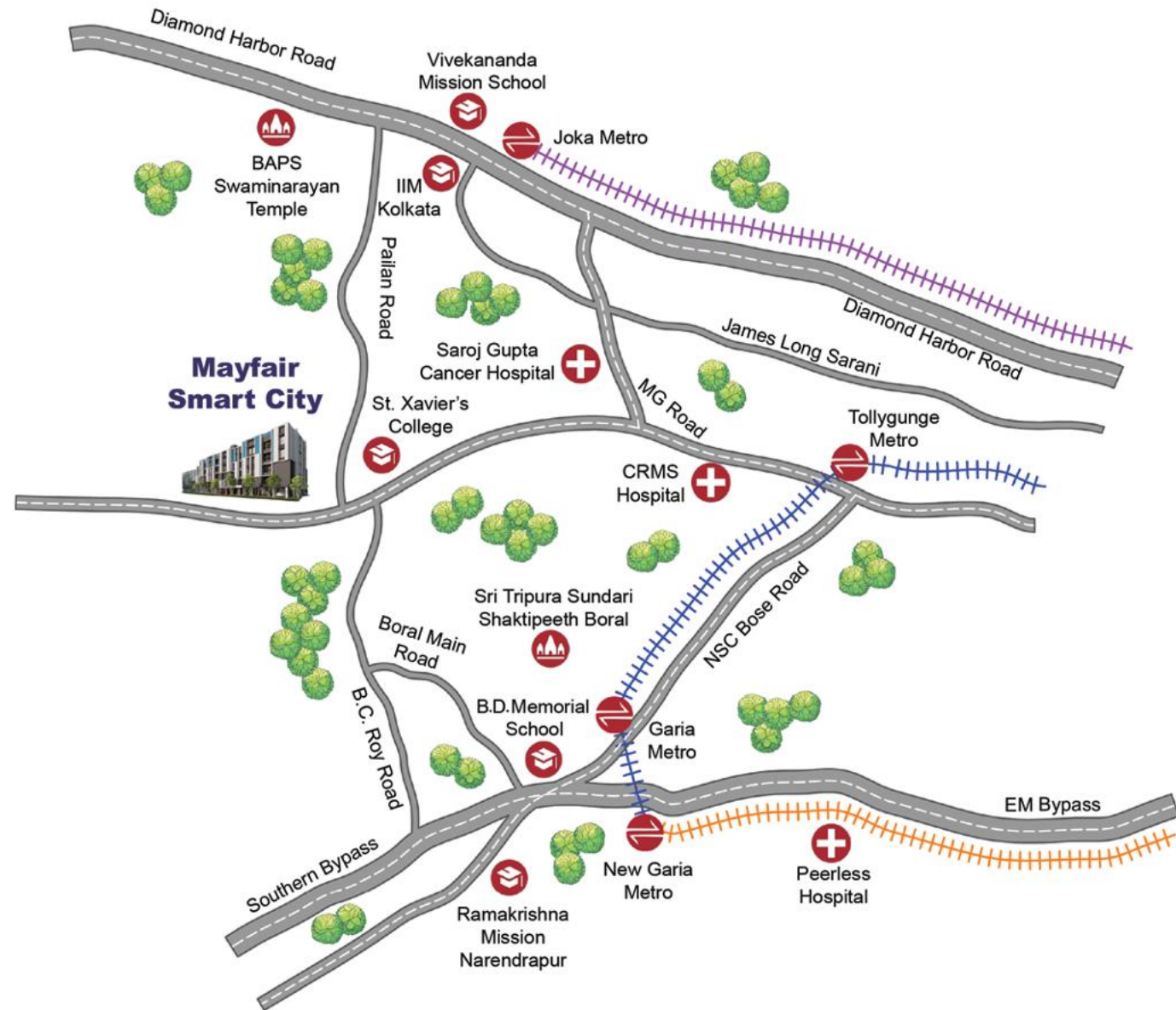
Bharat Sevashram Sangha, Joka	8.8 km
Saroj Gupta Cancer Hospital, Kabardanga	8.5 km
CRMS Hospital, Haridevpur	8.6 km
RSV Hospital, Tollygunge	11 km
Advance Medicare Nursing Home	850 mt
Serali Nursing Home	870 mt

Transport Connectivity

Dalhousie	18.9 km
Park Street	17.1 km
Airport	36.3 km
EM Bypass	12.8 km
Mahamaya Tala	8.8 km
Baruipur	15.5 km
Pailan	7.1 km
Joka	10.7 km
Behala	13.8 km
Science City	20.4 km
Howrah Station	23 km
Sealdah Station	20 km
Tollygunge	9.78 km

Entertainment Zone

South City Mall	14 km
Swaminarayan Temple	13.6 km



Smart Infrastructure & Sustainable Utilities

- Solar-powered Streetlights & Common Areas
- EV Charging Stations
- Home Automation Ready
- Automatic Lift

Green & Wellness-focused Amenities

- Stepped Greens
- Reflexology Path
- Central Park with Jogging & Yoga Spaces
- Fishing Pond or Natural Water Body
- Air-purifying Plants

Digital & Smart Living Features

- High-speed Internet & Wi-Fi Zones
- App-based Community
- Digital Notice Boards & Intercom System

Sustainable & Smart Mobility

- Pedestrian / Cycle-friendly Pathways
- E-Rickshaw
- Shuttle Services to Nearest Auto Stand
- Shuttle Service to Tollygunge Metro

Vibrant Community & Leisure Spaces

- The Chess Players' Court – Strategy under the Open Sky
- Bonfire Deck – Warmth Amidst the Stars
- Walking Bridge with Deck – A Stroll in the Sky
- Kids' Climbing Wall – Scaling Dreams with Nature
- Senior Citizens' Hangout – Golden Years in Greenery
- Play Mound – Elevate Fun, Naturally
- Open-Air Theatre – Stories Under the Stars
- Community Hall – Celebrations in a Green Embrace
- Water-Submerged Deck – Floating in Elegance
- Party Lawn - Celebrate Life under Open Sky
- Fountain / Water Cascading – Serenity in Every Drop

Smart Security & Safety

- CCTV Surveillance with AI Integration
- Biometric & RFID Entry System
- Fire Safety

Fitness & Wellness Amenities

- Yoga and Meditation Deck
- Poolside Sun Bed
- Greek-themed Swimming Pool with Deck
- Poolside Feature Wall
- Walking Stroller / Jogging Track
- Covered Sit-out
- Steam Room for Detoxification

Residential Club, Indoor Comforts & Leisure Spaces

- Metal Canopy over Seating Areas
- Indoor Games Room
- Kayak Board for Relaxation
- Gym
- Card Room
- Community Hall
- Kid's Play Room
- Kitchen
- Changing Room
- Service Area



SWIMMING POOL



SHEEP



Live Effortlessly.

Where Every Moment Feels Like Home

At Mayfair Smart City, every family member finds not just space, but a lifestyle curated for their happiness, health and harmony. With sustainable infrastructure, wellness-focused amenities and intuitive technology woven into everyday living, this is where connection, comfort and care converge.

Because when a home understands you, it doesn't just shelter — it supports.



Specifications

Structure	RCC frame structure RCC foundation & superstructure Outdoor finish: Weather-coat paint Interior finish: Wall putty
Hardware & Fittings	Branded locks and hardware fittings of a reputed make
Doors and Windows	Main & internal doors: Laminated flush doors with wooden frames Windows: Powder-coated aluminium sliding windows with glass panels Balcony: Powder-coated aluminium sliding doors with glass panels
Kitchen Fittings	Stainless steel sink Provision for a water purifier Provision for the chimney and the exhaust fan
Toilets – Sanitary Wares & Fittings	Jaquar / Essco or any other Equivalent reputed brand Provision for hot and cold water lines in the shower area only
Electrical Fittings	Concealed wiring (Finolex/Polycab/Goldmedal or equivalent reputed brand) Modular switches
Water Filtration Plant	Yes
Other Features	Rooftop waterproofing treatment Source of water: Borewell with Water Treatment Plant
Lifts	Otis/Schindler/Kone or equivalent make Automatic lift in each tower Capacity: As per standard
Firefighting Arrangements	As per fire department norms
ACs & Power Backup	Provision for AC in all bedrooms, living and dining areas Generator power backup with partial emergency load: light, fan, RO and refrigerator
Flooring – Tiles	Bedrooms, Living & Dining: 4x2 vitrified tiles Balcony, Kitchen & Toilets: Anti-skid ceramic tiles Tiles of a reputed make

DISCLAIMER: The above specifications are tentative and subject to change or modification at the sole discretion of the Developer for technical or regulatory reasons.

Payment Schedule

Installments	Amount (%)
On Application	Rs. 50,000/- + GST
Booking Money	10% of the Unit Price + GST
Agreement	10% of the Unit Price + GST
On Commencement of Piling	10% of the Unit Price + GST
On Completion of the Ground Floor Slab Casting of the Booked Unit	10% of the Unit Price + GST
On Completion of the 1st Floor Roof Casting of the Booked Unit	10% of the Unit Price + GST
On Completion of the 2nd Floor Roof Casting of the Booked Unit	5% of the Unit Price + GST
On Completion of the 3rd Floor Roof Casting of the Booked Unit	5% of the Unit Price + GST
On Completion of the 4th Floor Roof Casting of the Booked Unit	10% of the Unit Price + GST
On Completion of the Brickwork	10% of the Unit Price + GST
On Completion of the Flooring of the Booked Unit	7.5% of the Unit Price + GST
On the Commencement of the Installation of the Lift	7.5% of the Unit Price + GST
On Possession of the Booked Unit	5% of the Unit Price + GST

Legal Charges - ₹25,000	Advance Maintainance - ₹2.25 sq. ft. 1 year	Deposit - ₹2.25 sq. ft. 6 months	Cancellation - ₹25,000 + GST
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Developer



Site Address:

Mayfair Smart City, Mouza - Raghobpur,
Nepalgunje Road, Kolkata - 700103
P.S. - Bishnupur, District - 24Pgs (S)

RERA number: WBRERA/P/SOU/2024/002110
www.mayfairgroup.in

Registered Office:

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(For any communication, visit our office)

Architect



Disclaimer: This document is not a legal offering. It is intended solely to outline the concept, intent and purpose of Mayfair Smart City. All areas, dimensions, layouts, elevations and images are indicative and not to scale.

Details provided herein are subject to change, alteration or modification at the sole discretion of the management.