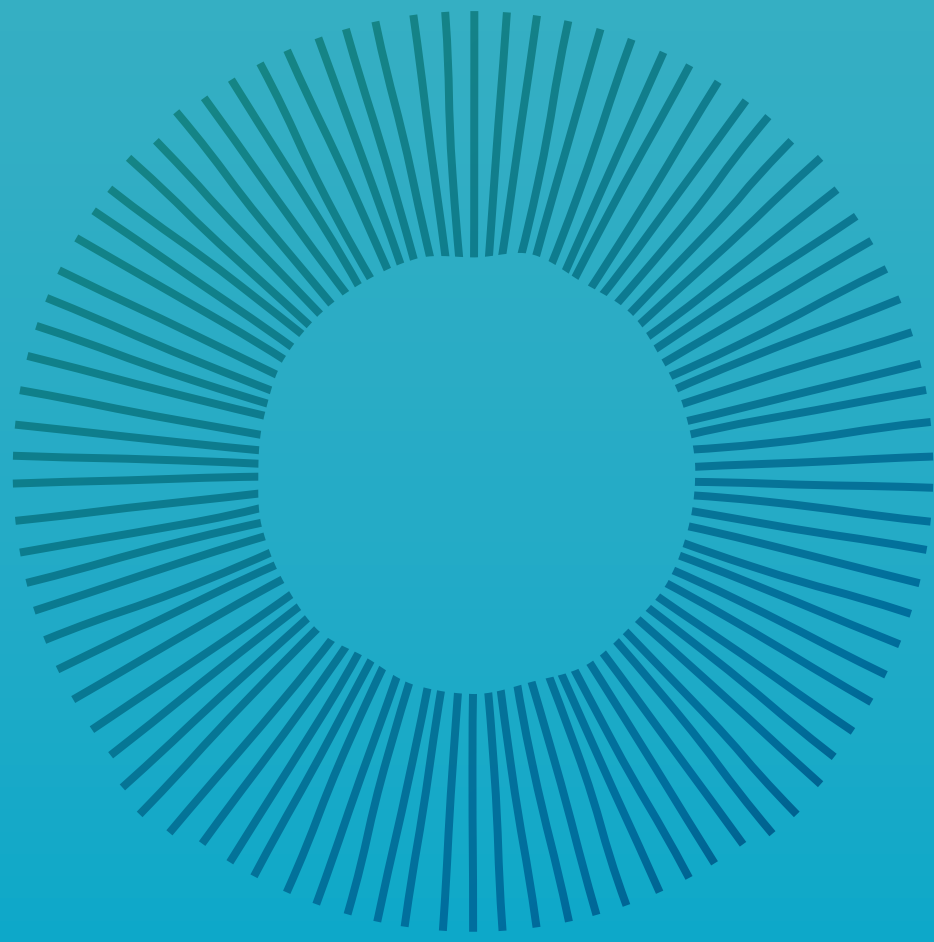


SIGNUM

NIVA

BEYOND EXPECTATIONS. BEYOND COMPARE.

Niva is derived from a Sanskrit word
that means 'Sun' – a symbol of hope,
source of energy and positivity.



*Crafted For Those Who Lead, Designed For Those Who Inspire.
A World Reserved For Those Who Appreciate The Finest.
Your Signature Address Has Arrived.
The New Symbol Of Distinction For The Distinguished.*

Where the upper echelons aspire to be...

Imagine yourself at the peak of success,
with the world at your command.

You've mastered the art of living,
savouring the finest life has to offer.

Yet, there's a whisper - a call to something greater, something that
defies the ordinary and surpasses even the grandest of dreams.

A place where the lines between luxury and aspiration seamlessly blend.

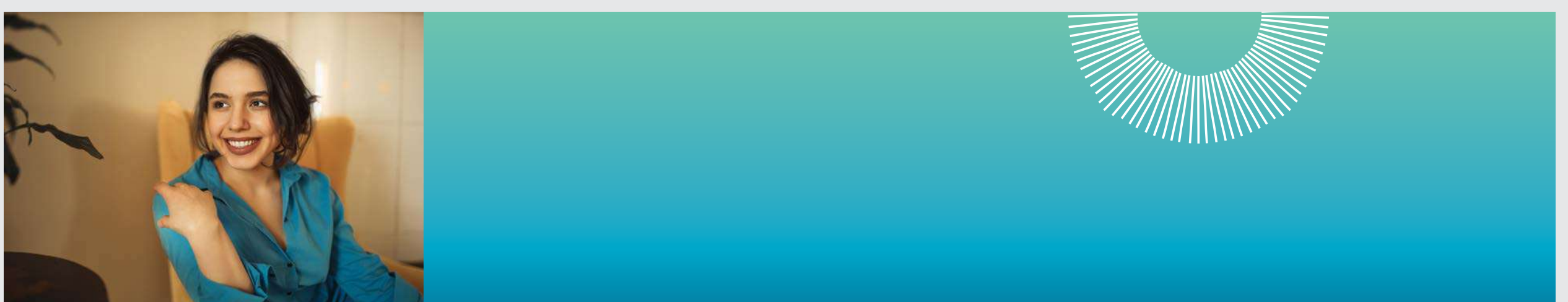
A life curated for the connoisseur who delights in the exquisitely different.

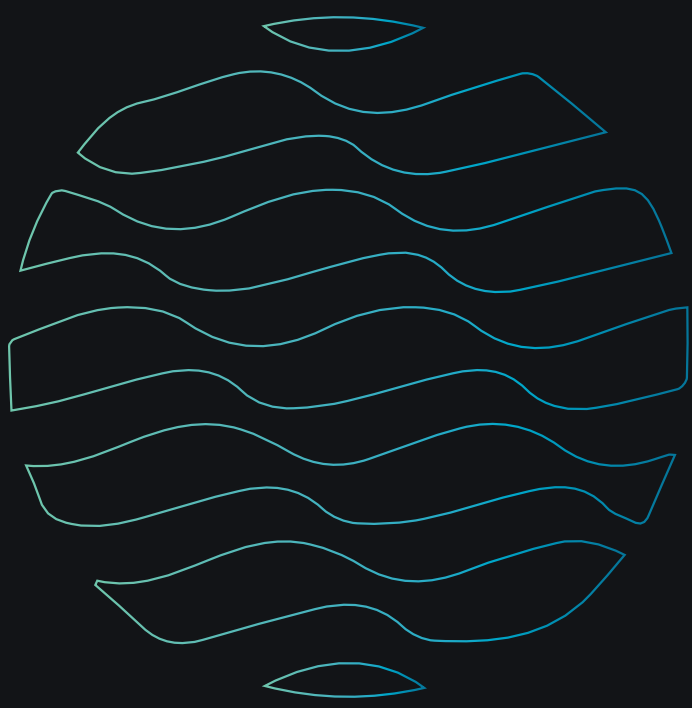
It has been our privilege to craft a world that speaks to you.

And those who share your discerning taste.

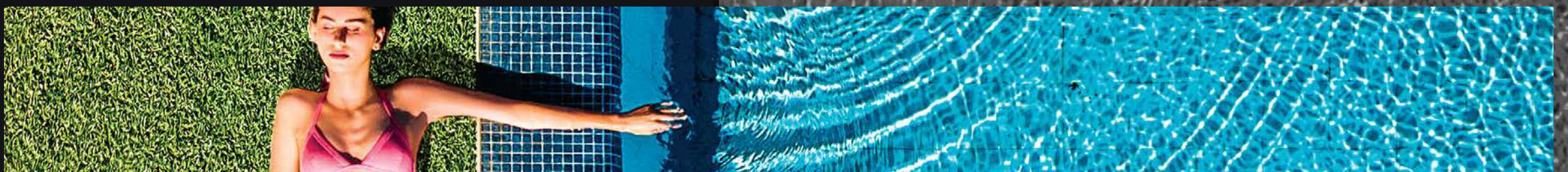
Welcome to the high life.

SIGNUM
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BEYOND EXPECTATIONS. BEYOND COMPARE.





Imagine beginning your Mondays
not with the usual rush,
but with a serene swim in the
rooftop pool, where the horizon
melts into the sky. And the bustle
below becomes a distant hum.

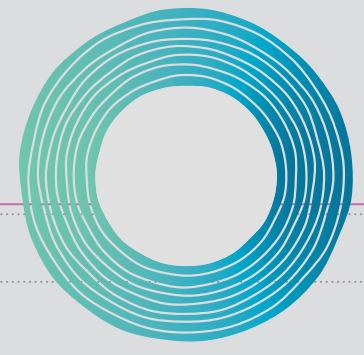


*Weekdays like weekends.
Life like an A-lister. And every
moment a resounding 'yes!'*

Tuesdays?

They're for leisurely breakfasts on the sun-drenched rooftop terrace, where the morning light gently embraces you, making time feel like it's yours alone.





By Wednesday, you are trading screentime for some quietude by the serene landscaped spaces, where each element thoughtfully crafted to rejuvenate your spirit.

Thursday arrives,
and you're lost in the
rhythm of discovering
a new fitness routine,
savouring the luxury
of finding your
endorphins in a
state-of-the-art space.





Friday whispers in, encouraging you to let your hair down as you revel in the lounge, where the night seamlessly transitions into noon and the party never truly ends.



As you usher in the GRAND WEEKENDS,
Saturdays unfold at your pace.

Unhurried, indulgent and effortlessly elegant.

As the dusk arrives, the city stretches before you like a masterpiece.

A private dinner under the stars, an intimate evening with a select few.

Every gathering is set against a backdrop of understated opulence.



And as the glow of Sunday sets in,
you feel the crescendo of your curated life.
For it greets you with the luxury of choice.
You measure your hours by the finer things you indulge in.
A new found love sets in for this routine.
Because at Signum NIVA,
every moment has been perfected for you and those you love.

Where the city's pulse meets your personal haven.



Nestled in the coveted enclave of Diamond Harbour Road in Alipore, Niva is an invitation to experience the pinnacle of refined living. This prestigious address is a symbol of distinction, where the world arrives to unwind and indulge, in the serenity of one of South Kolkata's most sought-after locales.

Let the modern urbanite in you have it all.



Vidyasagar Setu

Khidderpore Rd

Mahalaxmi Mandir

Diamond Harbour Road

AJC Bose Road

Alipore Zoological Garden

St. Thomas School

Taj Bengal

Victoria Memorial

Alipore Road

Belvedere Road

National Library

BM Birla Heart Research Center

CMRI Hospital

Horticulture

Mayurbhanj Road

Phoenix Mall

Lakshmi Pat Singhania Academy

Alipore Road

Judges Court Road

Braunfield Ln

Judges Court Road

RPSG House
Paharpur Cooling

New Road

Italian Consulate

SBI Island

Remount Road

Burdwan Road

Ordance Depot

Indian Bank

United Bank Of India

Alipore Park Road

Sri Sri Academy

Garden Reach Flyover

RPSG School

Raja Santosh Road

Chetla Central Road

India Govt. Mint

Institute of Hotel Management Kolkata

BP Poddar

Taratala Road

Majerhat Bridge

New Alipore Road

Durgapur Bridge

Education

Prestigious institutions like RPSG School, Sri Sri Academy and Lakshmi Pat Singhania Academy are just around the corner, ensuring world-class learning opportunities for your family.

Healthcare

Renowned medical facilities such as BM Birla Heart Research Centre, Woodland Hospital and CMRI Hospital are within close proximity, providing unparalleled peace of mind for your loved ones.

Culture & Recreation

Immerse yourself in the grandeur of the Mahalaxmi Mandir or take a stroll through the iconic Zoological Garden. For those with a penchant for equestrian sports, the Royal Calcutta Turf Club beckons with its timeless elegance.

Horticulture

As for the ones who love verdant zones the Agri Horticultural Garden spanning 21 acres in Kolkata, with a diverse collection of trees and flowering plants is also in close proximity.

Luxury & Leisure

Just a short distance away, the opulence of Taj Bengal awaits, offering a haven of indulgence. Shopping enthusiasts will soon delight in the upcoming Phoenix Market City, set to redefine retail luxury in the city.

At Niva, every facet of life be it education, healthcare, culture and luxury, is always within reach, creating a lifestyle that blends convenience with sophistication.

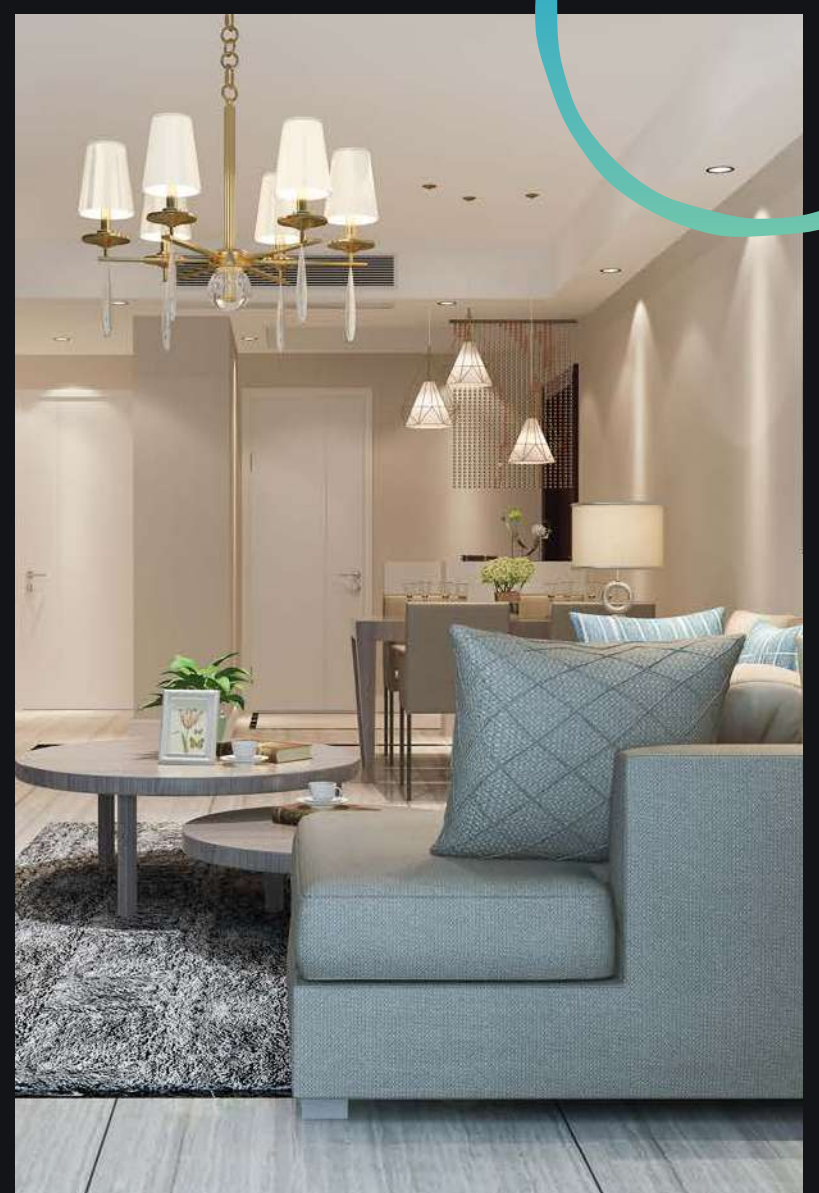




You haven't
experienced a
signature life *unless you have lived here.*



At Niva, the distinction lies not in the differences but in the shared pursuit of unparalleled quality and elegance. Nestled in a quiet lane, it guarantees an escape from the mundane. A residence where every element reflects a commitment to both beauty and functionality, tailored for those who enjoy a home that celebrates their identity. 42 boutique homes that sit lavishly across 11 floors. Each apartment is a spacious 4-bedroom haven, where Vaastu compliance ensures harmonious living. The 4-side openness floods your apartment with natural light and fresh air. To soak in the generous natural vistas in their full glory. With the sophisticated architecture that creates an inviting, open ambience. And with just one category of apartments, exclusivity is inherent, fostering a community of like-minded individuals who appreciate true luxury.





The art of living
indulgently.
Perfected.



At Niva, opulence is woven into every aspect of life.
Our curated amenities spanning across nearly 15,000 sq. ft.
including the rooftop arena, are designed to transform your
daily routine into a celebration of luxury and comfort.

Sky-High Serenity



Rooftop Swimming Pool

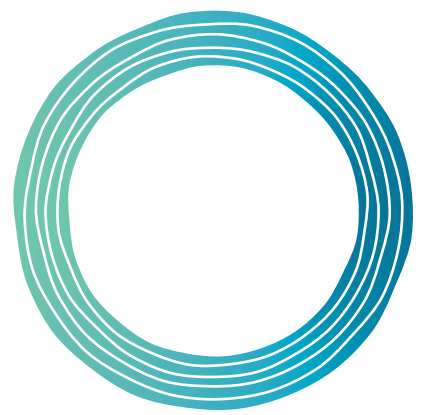


Imagine starting your day with a refreshing dip in a pool that seems to ease all your cares. Our rooftop pool offers a soothing escape with sweeping views, blending elegance and relaxation.

Exclusive Pickleball Court



Elevate your game amidst breathtaking skyline vistas. Our rooftop pickleball court is the perfect blend of sport and spectacle, where each match becomes a memorable experience.



Elite Social Spaces

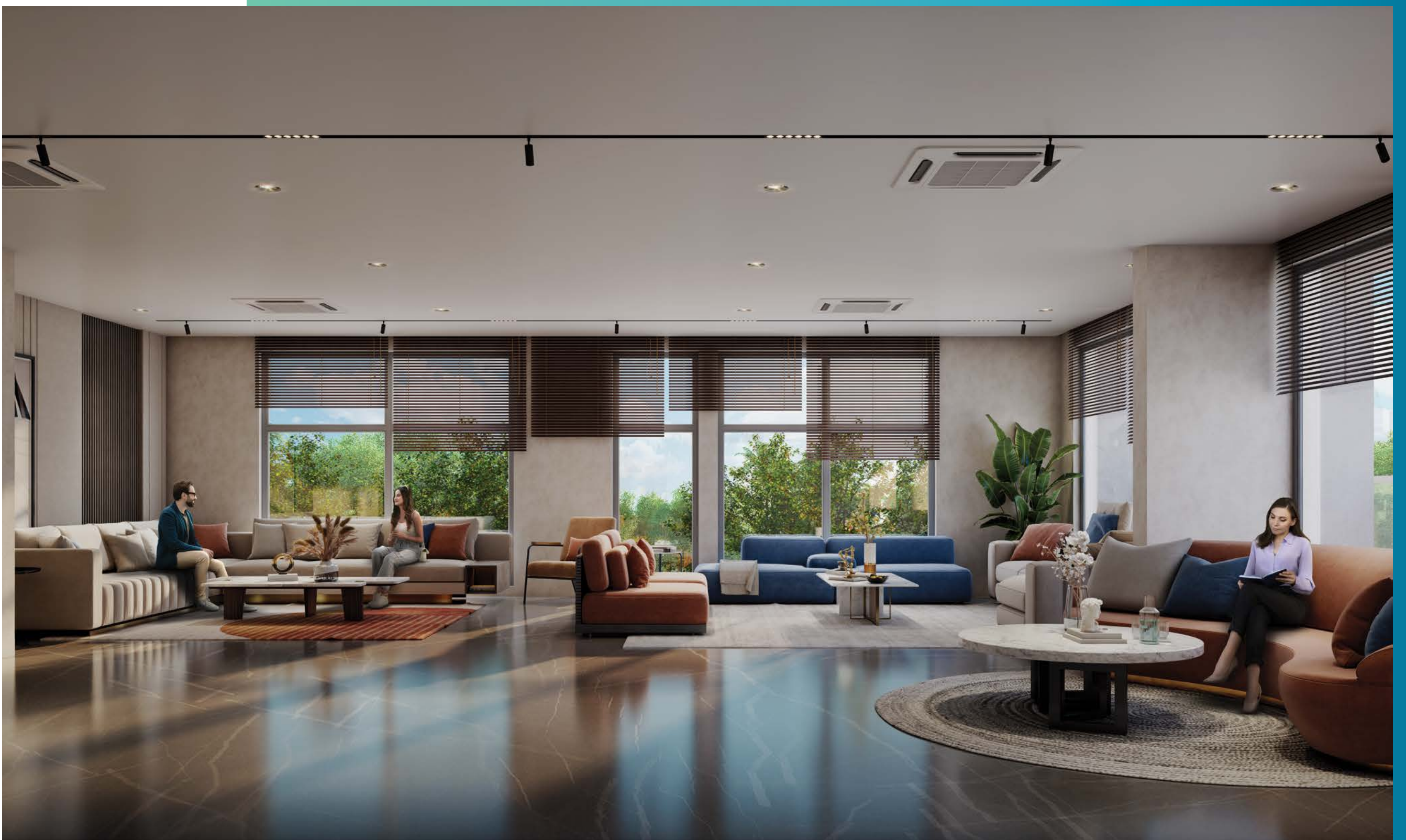


Double-Height Community Hall



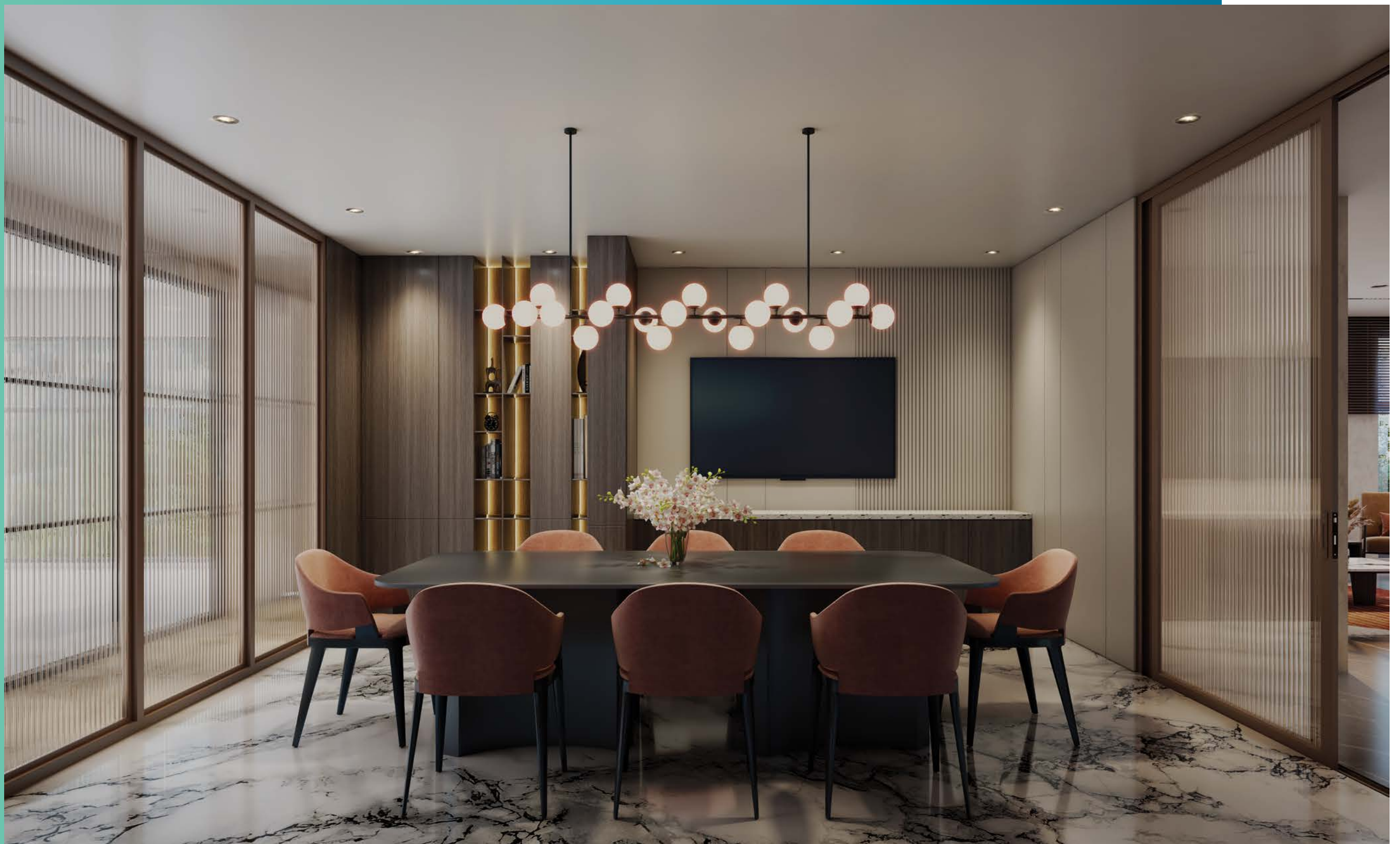
Host your next grand event in our double-height community hall. With its majestic design and unparalleled ambience, it's a space where every gathering feels extraordinary.

Opulent Residential Lounge



Our residential lounge is more than a living space, it's a statement. Complete with a conference room, it seamlessly transitions from sophisticated meetings to intimate gatherings.

Sophisticated Conference Zone or a Vibrant Dining Area. Have it all at once.



Navigate seamlessly between business and pleasure in our elegant space that makes for a perfect conference room when you are networking and can transform with ease for leisurely dinner gatherings.

Refined Comfort and Convenience



High Performance Gymnasium



Embrace wellness in a gym that's as stylish as it is functional. Our fitness centre is designed to cater to your highest standards.

Exquisite Landscaping



From splendid ground floor gardens to meticulously crafted rooftop retreats, our landscaping creates a harmonious blend of beauty and serenity, enhancing your everyday living.

The Ultimate Leisure Retreat



Kids' Play Area



Delight your children with a secure and engaging play area. Located on the terrace, it's a vibrant space designed for endless fun.

Elegant Indoor Games Room



Unwind in our sophisticated indoor games lounge, where leisure is redefined. This elegant space offers a curated selection of classic and contemporary games, providing a chic environment for fun and recreation.

Site Plan



LEGEND

- 01. Water feature
- 02. Security room
- 03. Landscaped green area
- 04. Arrival plaza
- 05. Driveway
- 06. Services
- 07. Water feature & drop off
- 08. Parking
- 09. Trees & plantation
- 10. Maintenance room
- 11. Community hall
- 12. Ramp to basement



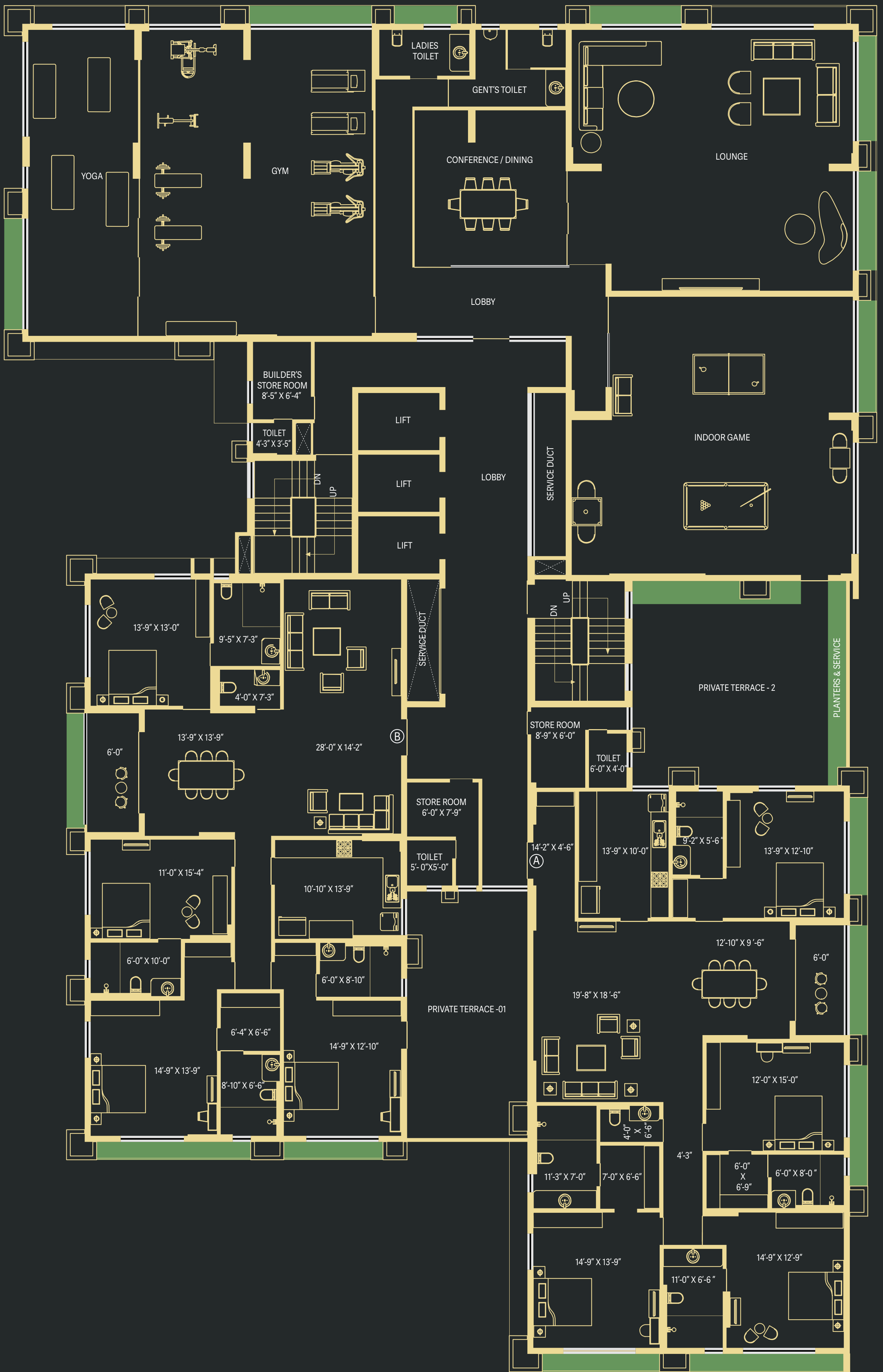
Terrace Plan



LEGEND

- 01. Swimming pool
- 02. Deck
- 03. Outdoor shower
- 04. Seating zone (under solar panel)
- 05. Kids' play area
- 06. Pickle ball court
- 07. Landscaped party zone

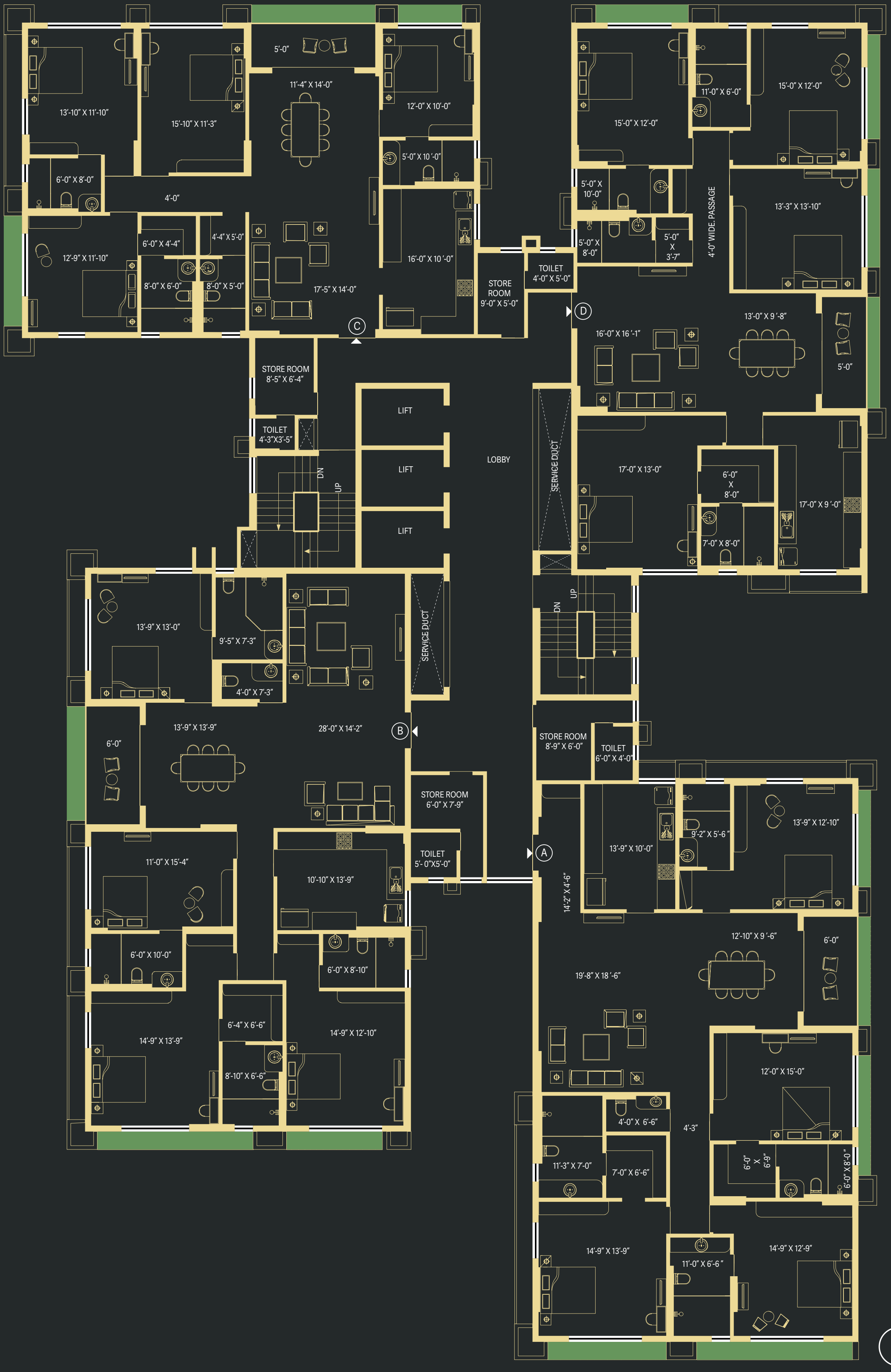
1st Floor Plan



FLOOR	FLAT MKD	STORE CARPET AREA (SQ.FT.)	FLAT CARPET AREA (INCL. STORE & EXCL. BALCONY) IN SQ.FT.	BALCONY CARPET AREA IN SQ.FT.	FLOWER BEDS (IN SQ.FT.)	FLAT BUILT-UP AREA (INCL. FLOWER BEDS & STORE)
1ST FLOOR	A	91	2067	71	129	2416
	B	88	2058	77	79	2362

*All residences come as raw flat units, ready for your vision.

Typical Floor Plan (2nd to 11th)



FLOOR	FLAT MKD	STORE CARPET AREA (SQ.FT.)	FLAT CARPET AREA (INCL. STORE & EXCL. BALCONY) IN SQ.FT.	BALCONY CARPET AREA IN SQ.FT.	FLOWER BEDS (IN SQ.FT.)	FLAT BUILT-UP AREA (INCL. FLOWER BEDS & STORE)
2ND TO 11TH	A	91	2067	71	129	2416
	B	88	2058	77	79	2362
	C	70	1604	66	64	1865
	D	65	1821	61	88	2110

*All residences come as raw flat units, ready for your vision.



LIVE ONCE, LIVE SIGNUM.

Shaping Skylines, Transforming Lives and Crafting the Iconic.

We take pride in having completed over 3 million square feet of distinguished spaces, from luxurious homes to cutting-edge malls and office complexes. Our work has enriched the lives of more than 3,100 families, and our ambitious projects continue to grow, with an impressive 5 million square feet currently under development. Signum Group's hallmark is not just on-time delivery but a profound dedication to quality and trust. With a total development footprint of 10 million square feet across Kolkata and Hyderabad, we stand at the forefront of the industry, blending innovation with tradition to shape the future of refined living. With over three decades of expertise, Signum Group stands as a beacon of excellence in the real estate industry. Renowned for delivering prestigious projects on time, we have consistently surpassed expectations across Kolkata, creating spaces that epitomise signature living.





SIGNUM
NIVA

BEYOND EXPECTATIONS. BEYOND COMPARE.

*A signature of distinction, for those
who demand nothing less.*

SIGNUM

LIVE ONCE, LIVE SIGNUM.

Site: 41/D, Diamond Harbour Road, Kolkata 700027

Office: Patcorp Infra Developers LLP, 3A Madam Cama (Auckland) Place, 10th Floor, Kolkata 700017

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