

Art of  
LUXURIOUS  
Living  
Made affordable at

 **SIGHT**  
*Superia*

Developer

**GANGULY GROUP**

Co-Developer

 **ZION  
REALTY**



·Embrace a living experience where  
each detail is crafted to redefine

# The Art of Living

# Welcome

## to 4Sight Superia

... where the essence of luxurious living meets the practicality of affordability. Situated in a prime location and designed with an eye for elegance and comfort, 4Sight Superia redefines modern urban living with a unique blend of sophistication and convenience. Every aspect of these high-rise apartments has been meticulously crafted to cater to your aspirations, offering not just a residence but an exceptional lifestyle experience. With our guiding principle that "luxury is affordable," 4Sight Superia invites you to embrace a new standard of living where your dreams of opulence are within reach, without compromise.

The logo for SIGHT Superia features a stylized graphic on the left consisting of a blue triangle pointing right and a green triangle pointing left, meeting at a vertical line. To the right of this graphic, the word "SIGHT" is written in a white, uppercase, sans-serif font. Below "SIGHT", a thin green horizontal line spans the width of the text. Underneath this line, the word "Superia" is written in a white, lowercase, italicized serif font.

SIGHT  
*Superia*

Developer

**GANGULY GROUP**

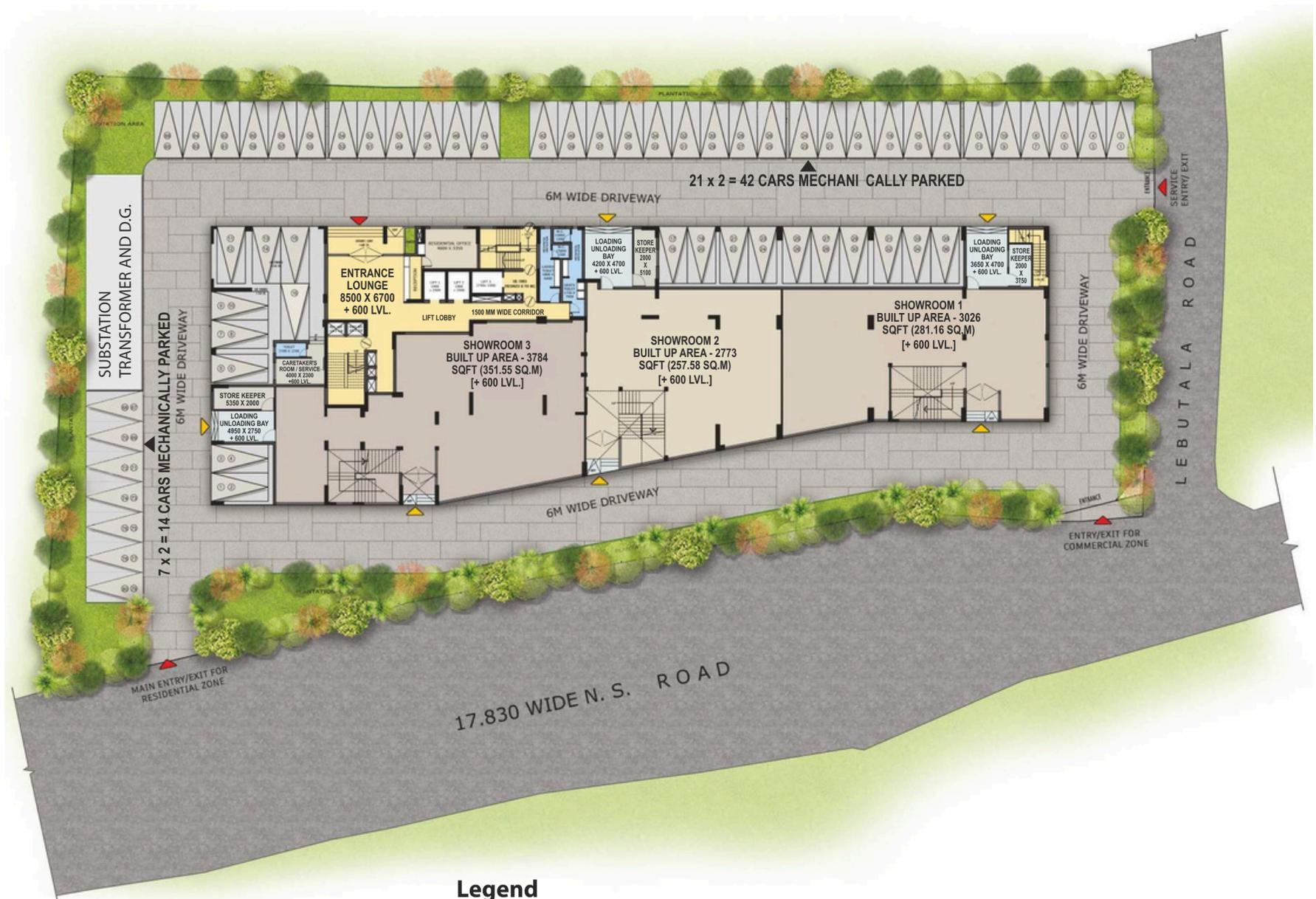
Co-Developer

The logo for Zion Realty features a stylized orange square icon on the left, composed of two overlapping shapes that form a square with a diagonal cut. To the right of the icon, the words "ZION" and "REALTY" are stacked vertically in a white, uppercase, sans-serif font.

**ZION  
REALTY**



# Master plan showing ground floor



## Legend

	BUA
	Sq.Ft.
Showroom 1	3026
Showroom 2	2773
Showroom 3	3784
Entrance Lounge	8500 x 6700
Loading unloading bay	4950 x 2750
Loading unloading bay	4200 x 4700
Loading Unloading bay	3650 x 4700
Caretakers Room	4000 x 2300
Store Keeper	5350 x 2000
Store Keeper	2000 x 5100
Store Keeper	2000 x 3750
Residential Office	4600 x 3350





# SIGHT *Superia*

Developer

**GANGULY GROUP**

Co-Developer

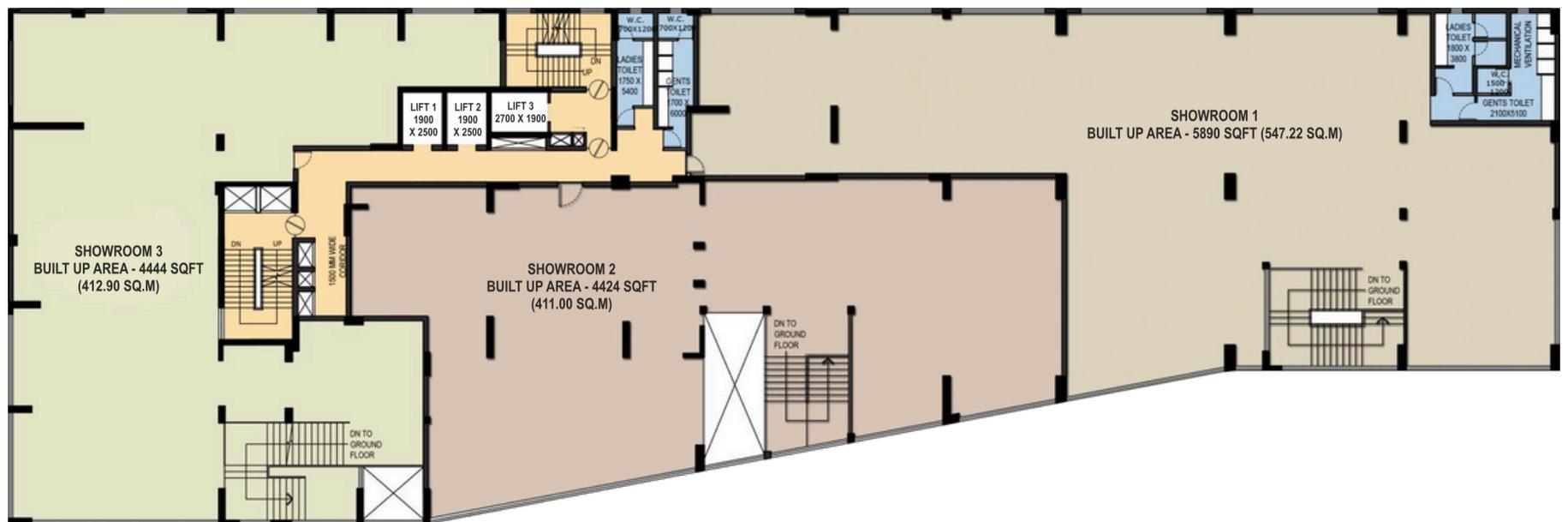
**ZION  
REALTY**



# Shopping Plaza

Convenience and style,  
just steps from your door.

# 1st Floor Plan



## Legend

	BUA
	Sq.Ft.
Showroom 1	5890
Showroom 2	4424
Showroom 3	4444

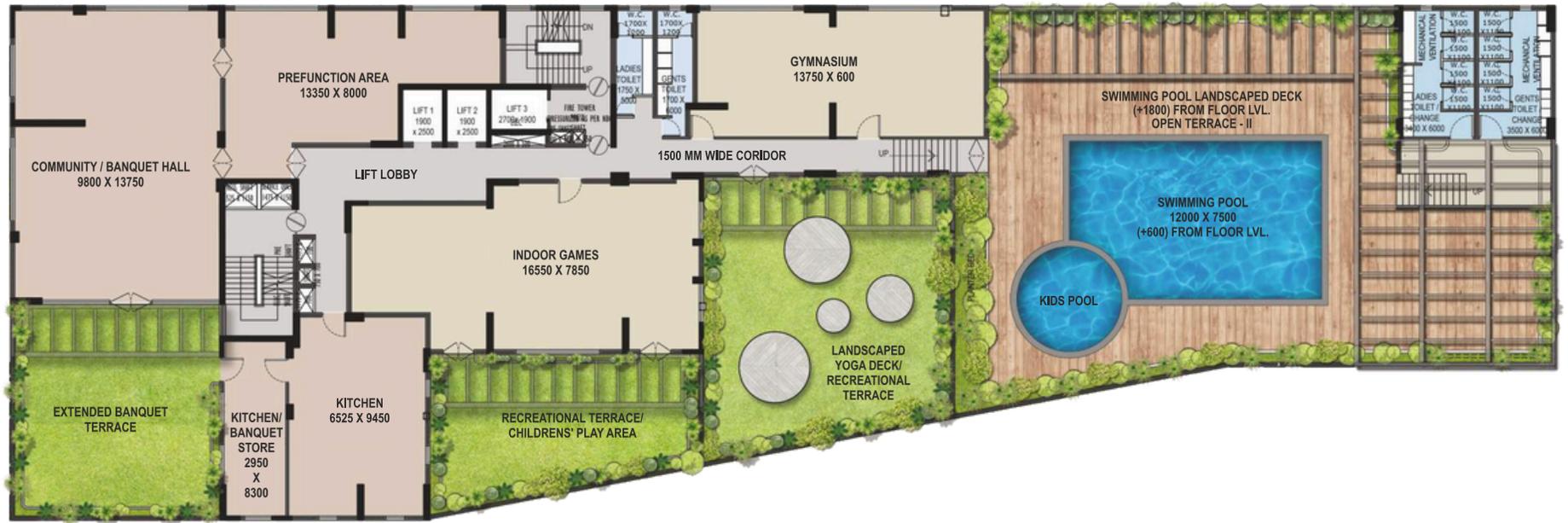


# Terrace Swimming Pool

Dive into elegance,  
rise to breathtaking views.



# 2nd Floor Plan



## Legend

	BUA
	Sq.Ft.
Gymnasium	13750 x 600
Swimming Pool	12000 x 7500
Indoor Games	16550 x 7850
Kitchen	6525 x 9450
Kitchen / Banquet Store	2950 x 8300
Community / Banquet Hall	9800 x 13750
Prefunction Area	13350 x 8000







A man with a beard and short hair is running on a treadmill in a gym. He is wearing a light blue long-sleeved shirt and dark shorts. The gym is filled with various exercise equipment, including treadmills, weight racks, and dumbbells. The scene is rendered in a painterly style with visible brushstrokes and a warm, golden light. The text 'Fitness Reimagined' is overlaid on the left side of the image.

# Fitness Reimagined

Stay active and energized at our state-of-the-art gymnasium, built to cater to your health aspirations.

# 3rd Floor Plan



Flat MKD	Type	Number	Built up Area		Carpet Area (Sq.M.)		Balcony Area		Open Terrace Area		Super Built up Area (35%)	
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
Flat - A	3BHK+2T	1	86.16	927	73.82	795	4.73	51	58.74	632	116.316	1252
Flat - B	3BHK+2T	1	86.85	935	74.55	802	4.50	48			117.248	1262
Flat - C	3BHK+2T	1	94.65	1019	81.33	875	4.65	50			127.778	1375
Flat - D	2BHK+2T	1	69.21	745	58.27	627	3.84	41			93.434	1006
Flat - E	2BHK+2T	1	71.25	767	61.49	662	3.42	37			96.188	1035
Flat - F	2BHK+2T	1	66.64	717	54.29	584	3.66	39			89.964	968



An artistic oil painting of a woman in a blue yoga outfit performing a backbend. She is kneeling on a dark blue surface, with her hands on the floor and her head tilted back. The background is a vibrant, textured mix of blue and yellow, with a large, glowing yellow sun or moon in the upper right. The overall mood is serene and peaceful.

# Harmony Within

Find your peace on our serene  
yoga deck, a space designed for  
mindfulness and rejuvenation.





# Play and Grow

Let your children's imagination and energy soar in our safe and vibrant play area.

4th, 5th, 6th, 8th, 9th, 10th, 11th, 13th, 14th  
15th, 16th & 17th



Flat MKD	Type	Number	Built up Area		Carpet Area (Sq.M.)		Balcony Area		Open Terrace Area		Super Built up Area (35%)	
			Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.	Sq.Ft.
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# Rooftop Oasis

Elevate your leisure with our spectacular swimming pool on the terrace – unwind with panoramic city views.

**GANGULY GROUP**

**SIGHT**  
*Superia*

**BURBERRY OUTLET**

**COFFEE TIME**

**COFFEE TIME**





# Celebrate Life

Host your grand moments in our elegant banquet hall, perfect for every cherished occasion.

# Specifications

1. **NO. OF FLOORS:** G+XVII
2. **STEEL:** Steel used in the building to be of "ISI" mark reputed.
3. **CEMENT:** Cement used in the building to be premium quality.
4. **STRUCTURE:** RCC Frame structure.
5. **WALLS:** Conventional Brick/fly ash bricks/AAC Blocks
6. **Finish Interior - Wall putty.**  
Exterior - High quality water proof acrylic paint
7. **Flooring** - Bedroom and Living Dining – vitrified tiles  
**Kitchen** – ceramic / vitrified tiles  
**Toilet** - ceramic / vitrified tiles  
**Toilet walls** – Glaze tiles up to lintel level
8. **Kitchen**  
Granite platform | Stainless steel sink | Dado tiles up to lintel level from cooking platform | Electrical point for refrigerator, Aqua guard and Exhaust Fan  
  
Plumbing provision for cold water line
9. **Toilet**  
Sanitary ware of reputed brand | CP fittings of standard make | Electrical point for Geyser and Exhaust fan (in both bathrooms) | Plumbing provision for Hot & Cold water line
10. **Doors & Windows**  
Decorative Main Door / Steel Door with fittings | Internal Door – Solid core flushed door / MDF Door | Windows – anodized aluminium / UPVC sliding or open able window with no grills.
11. **Water Supply**  
24 Hrs. supply from deep tube well or municipal supply
12. **Electrical**  
2 KW load. | AC points in all bedrooms | Cable TV and telephone points in Living/Dining and Master Bedroom | Ample necessary electrical points with central MCB | Door-bell point at the main entrance door | Concealed copper wiring with modular switches
13. **Common Lighting**  
Overhead illumination for compound and street lighting | Necessary illumination in all lobbies, staircases and common areas
14. **Common Facilities**  
Adequate capacity standby generator for common areas for services | Standby generator with adequate load to apartments (at extra cost) | Closed circuit TV at the ground floor level | Intercom connectivity with security and flats security surveillance room | One lift in each Block
15. **INTERCOM:** Intercom connection for each flat will be provided.
16. **TELEPHONE & T.V.:** Concealed connection to be provided in every flat.
17. **LIFT:** Lift of reputed make or similar.
18. **OUTSIDE LIGHTING:** Adequate lighting arrangements with decorative fittings to be provided at the gate, pathway and around the building for security.

Channel Partner



REALTORS

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**Building Value**

Project ID: WBRERA/NPR-002745, Project Completion Date: 24-05-2028, Rera Registration No.: WBRERA/P/SOU/2024/001964

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