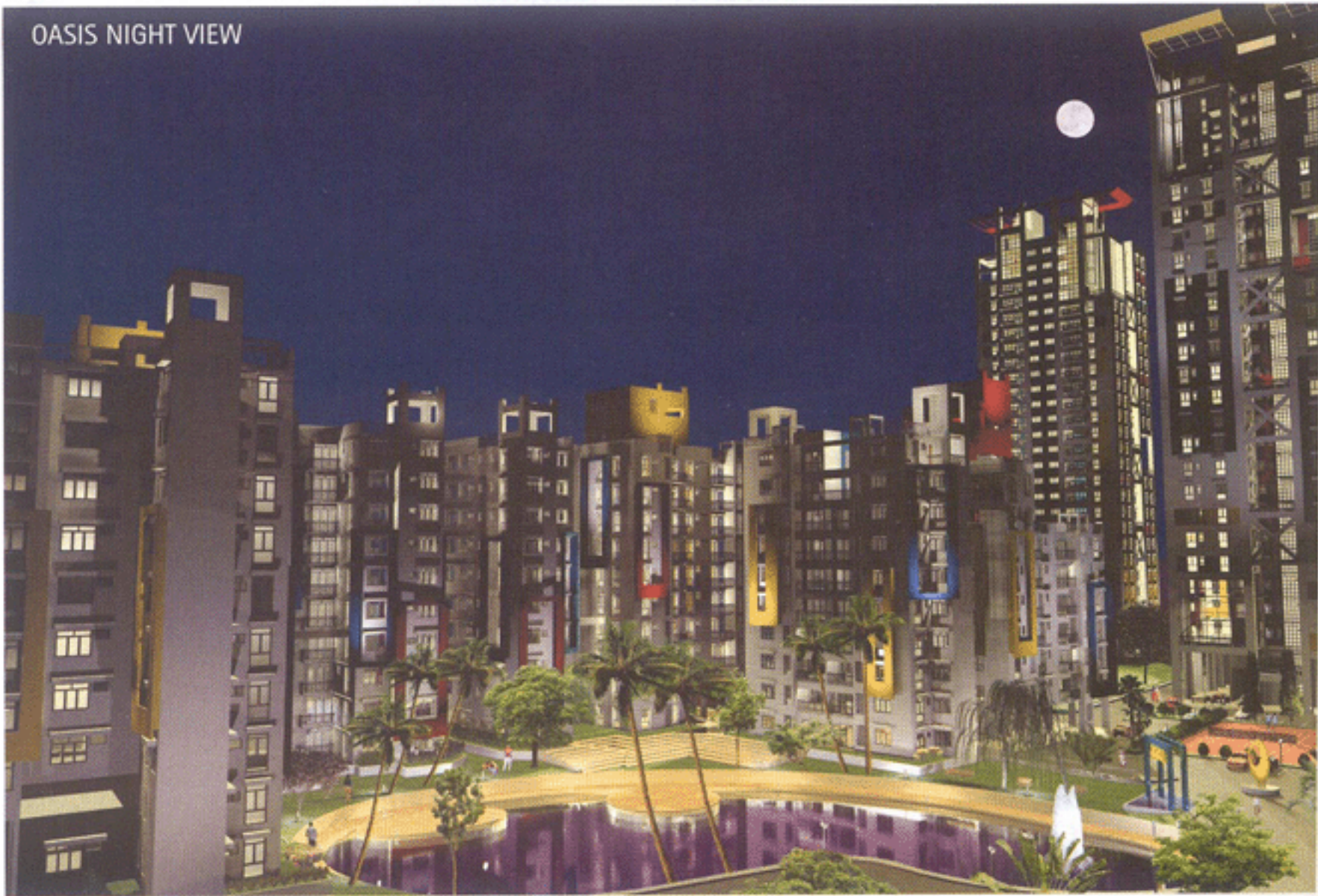


# 'Oasis' promises to change the skyline of Kolkata



After gifting the city a landmark like Fort Knox, the first Jewellery Mall in Eastern India, Kolkata based **FORT GROUP** has now ventured into setting up one of the mega housing projects in the city. **VARUN KATHOTIA**, the young and dynamic **DIRECTOR**, of the **FORT GROUP** spared few minutes from his busy schedule to speak to the '**WEST BENGAL -UNBOUND TEAM**' about 'Oasis', the dream project of the Group and his plans for the future.

OASIS NIGHT VIEW



● **What are your views on the real estates scenario in the region?**

The Kolkata real estate market would continue to climb greater heights in the foreseeable future. Kolkata is all set to - many other metros in terms of growth in real estate development. The Mall phobia has gripped Kolkata and the sudden outbreak of swanky malls and multiplexes is a happening reality both within the city and the outskirts.

In the span of a mere decade, the real estate business has pitch forked Kolkata amongst the top six cities in terms of sectoral growth. The housing sector has now over taken by IT in the state. The progression is largely driven by the plummeting of interest rates of home loans.

According to me well-designed buildings with natural touch can present the city a better environment. More trees, more water bodies and aesthetic structures - all these

can add up to give our city a new definition.

● **With several national & international real estate development companies entering the fray, how do you feel the real estate scenario in the city will shape up in the next couple of years?**

Many players in real estate all around the world are showing interest in investing in Kolkata of which quiet a good number of them have already invested good amount of money in our city. These are all the result of an over whelming growth in the infrastructure sector and West Bengal's image as an industry friendly state, by the help of our State Government.

Due to the several elements favourable for a growing real estate market, the international real estate development companies are running up for investment here as they have realized that there is business to be capped in Kolkata.

Real Estate developments are now matching the quality and style, the likes of which are found on the pages of foreign lifestyle magazines.

With Kolkata developed to reinvent itself with the eagerness to shed the negative attitude, the new international real estate development are set to morph the Kolkata landscape and rejuvenate the commerce.

So in the next couple of years Kolkata will undergo a metamorphosis.

● **With a span of few years, the Fort Group has scaled new heights in the real estate arena. How do you assess this achievement?**

We in Fort always believe in determination, and it is our uncompromising adherence to integrity, sincerity diligence and punctuality that has helped us maintain our stand. We believe the difference we create in people's lives is more important to us. Our group believes

in sophisticated provisions for comfort and convenience.

The client's who has purchased dwelling units or commercial units from us are our extended family and it is through them that we have scaled our success.

● **Tell us about the Fort Group.**

Fort Group, a citadel of profound values, fortified with a vision to prosper and a deep-seated philosophy that has turned all our projects into success stories. Safeguarding this stronghold are a few passionate men, unified in their mission and have revolutionized the real estate business. Together we have built the group as Kolkata's leading property developer. Standing tall, Fort Group continues its search for excellence with every new venture.

To Excel, and to Innovate - these are the cornerstones on which the Fort Group has been built. One of



Kolkata's most innovative realtors and developers, every venture of the Fort Group has enhanced the lifestyle of those who have come in

touch with us.

Be it the Fort homes, offices, or shopping malls - every project the Group has created a new landmark in the city, and has raised the bar in design excellence.

As a leading developer, the group has contributed manifold, with its Housing, Commercial and Infrastructural projects, in changing the Kolkata skyline. Supported by the best professionals from conception to completion, our infrastructure is one of the best in the industry, with qualified engineers and architects utilizing workstations equipped with the latest design soft wares and solutions. But what singles out our Group from the rest is its uncompromising adherence to integrity, sincerity and diligence.

Today the group has diversified into other areas such as infrastructural development and contracting. But in every sphere our objective remains the same - to strive for excellence and break new grounds with every new endeavour.

● **What are the major projects on the anvil?**

We have just launched a project comprising 500 semi-finished apartments at Ballygunge, OASIS - the promise of peace, shortly we will be launching three large format malls in and around the city with a total area of more than 3.2 million sqft.





The Group plans to make these Malls a Destination for every Calcuttans and for each Retailer. We will also be starting of with a 150 apartment project near New Alipore. Real estate in Calcutta has immense potential and demand with the Municipal Body & State Government support the industry is growing day by day. As the IT companies are also making there mark in Kolkata, with an total area of 4.75 million sqft of space to come up in next two years, we are coming up with a 6.5 lac sqft of IT building in Salt Lake, Sector V. Underwater World, an Integrated Township in Kolkata, will be developed on a 500 acre land and we will be developing more than 55 million sqft of Residential and Commercial projects in the next 8-10 years.

● **'Oasis' is claimed to be the tallest residential complex in the southern part of the city. Can you elaborate on the features of the project? What Kind of facilities will be offered at this Complex?**

I have already mentioned that about Oasis. 'Oasis - the promise of peace' as we like to define it is a veritable paradise in the midst of madding crowd.

It is the First Project in Kolkata which has received Environment Clearance from the Ministry of Environment & Forest, Government of India.

Situated at the upmarket Ballygunge - at Panditya Road, on Dover Road - Hazra Road crossing, Oasis offers close to 400 apartments with two G+25 Storied and Four G+9 Storied Towers in Phase I. Another 100 apartments will be added in Phase II

Oasis will have the tallest towers in Kolkata, under Kolkata Police

Jurisdiction. It has been uniquely planned with an open space of 78%. It will have a 44,000 sq.ft. central lawn and a 16,000 sq.ft. lake, which will have a fishing pier.

Besides, it will have temperature Controlled Covered Swimming Pool with absolute privacy, separate kids' pool, Jacuzzi and Steam Room. Beautifully Paved Driveway, a state-of-the-art 4th Generation Club Exclusively for Residents, Indoor Sports Area, Community Hall, Banquet Terrace, Gym Room, Yoga and Meditation Hall are other added features of Oasis.

Oasis will have a Jogging Track and Amphitheatre, and a market Complex with Showrooms and a Four Screen Multiplex adjacent to the property.

It will be equipped with the modern Fire Fighting Systems and a 24-hour Dedicated Ambulance & Medical Shop.

There will be provision for Visitor's car parking space and a separate drivers' sitting area. Oasis will have staff for odd jobs like paying of electricity bills, depositing KMC tax etc.

We have also introduced the concept of Rainwater Harvesting at Oasis. Internet and Broadband with cable connection, Intercom Facility, state-of-the-art 24 hours Security



OASIS STREET VIEW



Systems, CCTV cameras in common areas are other added features.

Internationally reputed designers have designed it according to the latest international standards with modern elevation. The lobbies will be tastefully designed.

Imported Modular Kitchen, Granite Counter Top, Stainless Steel Sink, Chimney have been provided to make life easier for the women-folk. Double Shuttered Door has been installed for better security. Aluminium Windows with Clear Glazing and Laminated Wooden Flooring in Master Bedroom are other features of the flats at Oasis.

● **What are the plans of the Group regarding setting up of housing projects in other parts of the State?**

We are very serious about spreading in the other parts of the state. We will soon be launching a project in Burdwan. We want to gift the people of the other parts of the state an eco-friendly green development dotted with trees, gardens and water bodies. The urban areas

would have top class social infrastructure including educational institutions, hospitals, cultural and recreational centres, sports complexes and shopping complexes.

● **If you could please share with us some of your future plans.**

As discussed before about the upcoming projects of our Group along with those, we are also proposing an Institute, an institute to train the technical hands in the real estate industry. As we are booming in the real estate projects, there is lack of trained people who are involved in the real estate infrastructural system. This institute like in foreign countries will help our industry to fill the gap of technical people and will also increase the efficiency of our technical personnel's.

● **How do you plan to position Fort Group in the real estate map of the country by 2010?**

We at Fort visualize it as a prominent name in the Real Estate

map for us. Fort Group is not only a company, our shared dreams, aspirations and ambitions have given shape to it so of course we see our Group at the pinnacle of every Real Estate company.

Our achievement: Fort Knox, the first Jewellery Mall in Eastern India. 'Oasis', another of our housing projects promises to provide peace and luxury to every resident with the tallest towers of South Kolkata, an idyllic home with a Lake, a full sized cricket field, manicured lawns and tree-lined glades with exclusive resident's club. And a super market with 4 screens multiplex. Water World project in collaboration with the Government of West Bengal is the first of its kind in India. And the two of the biggest mall in the state is coming up in the city along with townships, housing and commercial projects in the other parts of country. Like this we hope to move on and have a hand in making our developing country a developed one.