





Imagineering

Sun is the key source of all energy. Nature has a vast vivid and vivacious colour palette.

We are working to create inspirational experiences for people who live and work in the city. To draw out the maximum appeal of properties. To create self-sustained developments that matches the characteristics of the area. And to build for the future.

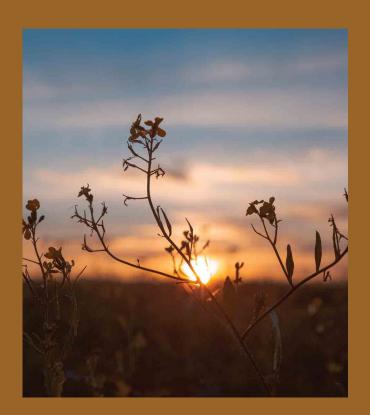
Not simply demolishing and rebuilding, but building the city with all our heart.

These are the kinds of sentiments instilled in our corporate philosophy. The hues and shades of nature. Captured and curated to perfection. We call it imagineering!

Creating the future with the "At your side" spirit.



Indulging in the important things of life: family, harmony sustainability, inheritance and memories.



Rise and Shine

As the social environment is changing at a dizzy pace, and people's lifestyles and values are becoming more diverse, the role and value of real estate are also changing.

In this environment, Sun continues to respond flexibly to these changes and create new value in real estate by effectively leveraging the total capabilities of its main businesses.

We aim to become an indispensable company to our stakeholders by continuing to develop our operations with commitment and integrity.

We look forward to your further support and cooperation.

Delivering values winning together

By understanding the nature and unique needs of the Real Estate market, we can help you to turn our technical know-how into a great business value. With in-house expertise across underwriters, risk managers asset valuers, we give you joined-up thinking from end-to-end. We provide expert technical input, including guidance on construction, fire protection and returns on investment to inform and influence your asset/portfolio acquisition decisions. Expert support is available, ensuring you can benefit from our experience when you need it most.



Our Philosophy

the forefront of Real Estate asset service and expertise in the real standards in the real estate industry development and marketing, and estate market that is safe, while establishing us as the premier to provide tailored. Innovatige innovative and ambitious. Our solutions that fit our client's company is dedicated to the individual property to ensure best highest standards of planning, new ideas opportunity and possible outcome.

Our Mission

execution and performance technology, we aim to provide necessary to fulfill all your accurate and up-to-date field realestate dreams.

Our Vision

Our philosophy is to aim to be at To provide an exceptional level of To achieve the highest possible real estate company in and around Kolkata. By constantly exploring information to our clients.



LANDLORD REPRESENTATION | TENANT REPRESENTATION | LEASE MANAGEMENT PROPERTY MARKETING INVESTMENT ADVISORY MARKET RESEARCH & ANALYTICS

Many facets one name

Our focus on the design/build & Integrated Project Delivery (IPD) model has also led to our continued success. At the very core of our processes, we provides the transparency that allows our clients, and project stakeholders to realize accurate project costs and delivery timing earlier in the life of a project. Additionally, regular communications allow for a rapid and thorough design process that better identifies, and mitigates project risks at the onset, and throughout the lifecycle of a project. Overall, Sun Asticus takes a proactive approach to the entire design and construction process to ensure that projects are delivered successfully. Today we are a diversified and multifaceted Team. Here is more.



We have skilled and motivated team members. We are well versed and can manage a diverse portfolio. We also have strong lease management and administrative skills. Innovation and technology are our core strengths. Accurate local market knowledge is our forte. Value engineering is what we vouch for.

OFFICE | RETAIL | INDUSTRIAL WAREHOUSE | MEDICAL/SPECIALTY/HOSPITALITY | MULTI-FAMILY COMMUNITIES | SELF-STORAGE FACILITIES | TELECOM TOWERS | BUNGALOWS | MADE TO ORDER CONSTRUCTION WORK | JOINT VENTURES

Changing the skyline of New Town



The Nostalgia - An Artist's impression . Actual image may vary .

Our Leisure and Hospitality wing

Sun will move forward proactively with the development of hotels with its own brand, and with Service Apartments. For hotel development and revitalization, we charter out optimal hotel plans to match local area characteristics and demand in coordination with the revitalization and development businesses. Management and operation of hotels are carried out by Naoolin Realcon Pvt. Ltd.



Good Location

Within five minutes' walking distance of Biswa Bangla Gate & nearest amenities. Good access to tourist destinations and leisure facilities available in only a handful of locations. We have sharp focused on New Town and Sector V.



Diverse needs

Diverse business use including business trips and training. Cater to tourism needs from both Local and national travelers Diverse accommodation plans tailored to suit purpose of use.



Hospitality

Diverse guest room types that allow guests to feel and appreciate Bengal's four seasons full range of facilities including Conference rooms & Banquets, terraces and Fine dining facilities Breakfast Lunch Dinner and drink service.

We create hotel concepts catering to a variety of needs, from business to sightseeing, from single guests to families and groups of female travelers, to short day stays and more. We create hotel spaces with stylish designs that also enable guests to appreciate a traditional East Indian aesthetic.

The NOSTALGIA

Project ready for fitouts



Cozy rooms with theme décor.



Restaurant on the ground level.



Rooftop Lounge with Cabanas.



Spacious Banquets

For more details visit: https://thenostalgia.co.in

Just 2 mins from Bishwa Bangla Gate

Lease/License facility

The Commercial Hotspot of New Town Action Area III



This is perhaps the best commercial space in the Rajarhat Action Area II corridor. The business growth potential is indeed immense. With multiple high end residential complexes Universities Education institutes medical facilities and a recurring footfall influx this is the right choice for the Retail and hospitality industry. The location is just a 20 min smooth drive from the City Airport. Come.. Explore.. Rise and shine.

Twin G+7 Towers Potential Catchment 185 Residential Flats Rising investment returns

Mixed use spaces Easy all round connectivity **Affordable Leasing options Excellent catchment**

The Commercial Blocks

Quick Facts:

- No. of Blocks: 02
- No of Floors: In Block 4: Ground+07 | In Block 5: Ground+07
- No. of Office spaces in Block 4: 12 Nos. (Six each in 1st & 2nd Floor)
- No. of Office spaces in Block 5: 02 (One each in 1st & 2nd Floor)

Hotel | Service Apartment Facility

- No. of ordinary Rooms: 20 Nos. in Block 4 & 28 Nos. in Block 5.
- No. of Special Rooms: Bed Room with Hall 05 Nos. in Block 4
- DELUXE ROOM 05 Nos. in Block 5

Special Features

- Unique location
- Lease/License facility available
- Gossip zone at 3rd floor in Block 5.
- Extra Stair provided for Office Area in Block 4.
- Car Parking facilities in 2 commercial Blocks: 14 Nos.



Total BuildUp Area - 20520 sq.ft

Sunshine Enclave – Block 4 Area Statement

Total SBA - 27360 sq.ft

Ground Floor - 3420 sq. ft SBA Ground Floor - 2565 sq.ft B.U. 1st Floor – 3420 sq. ft SBA 1st Floor - 2565 sq. ft B.U. 2nd Floor - 2565 sq. ft B.U. 2nd Floor - 3420 sq. ft SBA 3rd Floor - 3420 sq. ft SBA 3rd Floor - 2565 sq. ft B.U. 4th Floor - 2565 sq. ft B.U.

4th Floor - 3420 sq. ft SBA 5th Floor - 3420 sq. ft SBA 6th Floor - 3420 sq. ft SBA

6th Floor - 2565 sq. ft B.U. 7th Floor – 3420 sq. ft SBA 7th Floor - 2565 sq. ft B.U. Roof Top - 3420 sq. ft SBA Roof Top - 2565 sq. ft B.U.

Sunshine Enclave – Block 5 Area Statement Total SBA - 25074 sq.ft

1st Floor – 2786 sq. ft SBA 2nd Floor - 2786 sq. ft SBA

3rd Floor – 2786 sq. ft SBA 4th Floor - 2786 sq. ft SBA 5th Floor – 2786 sq. ft SBA 6th Floor – 2786 sq. ft SBA 7th Floor - 2786 sq. ft SBA

Block-5

Total BuildUp Area - 20056.5 sq.ft

Ground Floor - 2786 sq. ft SBA Ground Floor - 2228.5 sq.ft B.U. Roof Top - 2786 sq. ft SBA

1st Floor - 2228.5 sq. ft B.U. 2nd Floor - 2228.5 sq. ft B.U. 3rd Floor - 2228.5 sq. ft B.U. 4th Floor - 2228.5 sq. ft B.U. 5th Floor - 2228.5 sq. ft B.U. 6th Floor - 2228.5 sq. ft B.U. 7th Floor - 2228.5 sq. ft B.U. Roof Top - 2228.5 sq. ft B.U.

5th Floor - 2565 sq. ft B.U.

RETAIL OFFICE CAFÉ BOUTIQUE TRANSIT ROOMS SERVICE APARTMENTS

For more details visit: https://www.sunshineenclave.com



Flexible Commercial and Office units



Decorated Lobby



Separate entrance for Commercial blocks

Teamwork Makes the Dream Work

Our Team & Experience

Our team is flexible and able to adjust to clients' specific needs with respect to geography, internal processes and systems, as well as the availability of resources. The core team of project managers consists of graduate civil, mechanical and industrial engineers, with inhouse Cost Management, Quality Control and Administration Support complementing our service delivery. We have been involved in projects of repetitive nature and are in a position to package total solutions in a Turnkey format for similar projects.

Our Services – Step by Step

Project framing and definitions • Development of detailed project plans • Establishment of a project team • Managing the professional team, consultants, suppliers and contractors • Establishing functional roles and responsibilities with respect to the client and contractor organizations • Management of the procurement process and drafting of contracts • Project scheduling and time management • Cost control

- · Project meetings and reports · Client liaising · Overall scope control and deviation management
- Project commissioning and handover Project close-out.

Our Approach to Projects

We continuously aim to improve the delivery of projects through the incorporation of lessons learned and the application of robust systems and process • Maintain core team of resources • Structure project team around project and client needs • Supplement resources with selected skilled resources • Focus on Project, Engineering and Construction Project Management (supported by sound engineering experience and qualifications) • Capital, Cost Saving and Business Improvement.

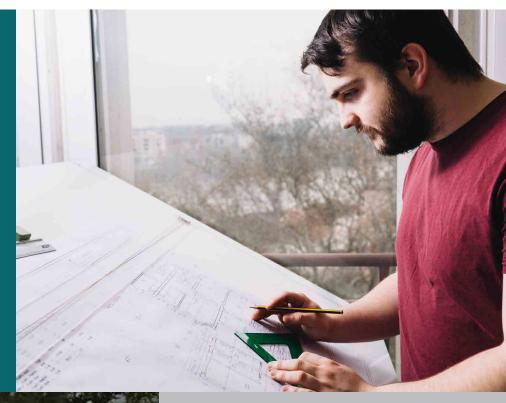
Tailored Service

- Relevant Experience
- Leading Edge Telecom, Environmental and Construction Systems
- Hands on Management Team available
- In House Construction Team

Clientele

Being in the construction business, we are evolving every day to showcase something new. This is our privilege that we have contributed to the development of some of the well-known buildings in Kolkata. Our clientele have GP Export (Sanjay Punwani), Super House Ltd. (Md. Amin), Tarway International (Ajay Tarway), Saraogi International (Vivek Saraogi), AK exports (Mr. Languthia), Circia Tanning (Rahul Gupta), Overseas Leather Goods (Anup Chatterjee), Crescent Syndicate (Md. Azhar). Some of our former clients include Rustagi House, Qusar Co-op, Alpha International and C & E international are few among them. Punwani), Super House Ltd. (Md. Amin), Tarway International (Ajay Tarway), Saraogi International (Vivek Saraogi), AK exports (Mr. Languthia), Circia Tanning (Rahul Gupta), Overseas Leather Goods (Anup Chatterjee), Crescent Syndicate (Md. Azhar). Some of our old clients include Rustagi House, Qusar Co-op, Alpha International and C & E International are few among them.

Our Team has over 30 years of combined experience











The land bank potential and more...



We believe providing a home is a responsibility that extends far beyond real estate alone. It entails service, care and a holistic community experience.

A boutique real estate development company that has delivered projects in multiple asset classes and in multiple terrains for over three decades. The group enjoys tremendous goodwill in Kolkata, which is backed by the trust of 2000+ families happily settled in our "Prestige" projects here with a development of over a million square feet. Indeed-IMAGINEERING is our core philosophy. We go beyond spaces and deliver experiences.

Location latitudes and landmarks are the three driving forces of real estate.

It all starts with the right land selection. We have a massive land parcel under our ownership all across Kolkata. Here is more.



NAOOLIN

Naoolin Realcon Pvt Ltd.





Area Location and Mouza with Total Land area purchased

SL No.	Mouza Name	Mouza Area	Mouza Location/Address
1	Bhatenda-I	6.50 BIGHA	BHATENDA, Rajarhat Kalibari Road, Rajarhat Bazar, Near Rajarhat Police Station, 24 Pgs(N).
2	Bhatenda-II	4.50 BIGHA	BHATENDA , SRCM Road, (On 91 Bus Route), Near Rajarhat Police Station, 24 Pgs(N).
3	Thakdary (Synergy)	3 BIGHA	THAKDARI, Thakdari Road, P.S. New Town, BMC, 24Pgs(N)
4	Akandakeshari	11 BIGHA	AKANDAKESHARI, Patharghata Gram Panchayat, P.S. Techno City, 24 Pgs(N)
5	Hudaraite	82 BIGHA	HUDERAIT, P.S: Rajarhat, 24 Pgs(N)
6	Hatisala	68 BIGHA	HATISALA, Beside Subhaprasanna Art Gallery/ WIPRO IT Park, P.S: KLC, 24 Pgs(S)
7	Mohisbatan	6 BIGHA	MOHISHBATHAN, Near Newtown-Sec-V Connector, P.SRajarhat, Dist-24 Pgs(N)
8	Ganragari	1 BIGHA	GANRAGARI, P.SRajarhat,24 Pgs(N)
10	Thakdary (Kali Mandir)	11.50 BIGHA	THAKDARI, Thakdari Road, BMC, P.S. New Town, 24Pgs(N)



Creating a sustainable society

The Group has a mission of creating new value and inspiration in all aspects of real estate as a globalminded group of seasoned professionals. It regards its commitment to the Environment, Society and Governance as a priority management challenge. It will seriously address the social issues associated with real estate to contribute to society and achieve its own continuous growth.

Environment

Social

Governance

- Installation of Solar & LED
- Revitalization of existing properties
- Promotion of green spaces
- Creating sustainable Communities



- Creating residences that cater
 Enhance Corporate to diversifying needs
- Creating pleasant working Environments
- Creating assets for the Generation next
- Governance Aiming to Saving energy

 - Due diligence in every step
- Fair deals with a CUSTOMER FIRST motto





Aiming to contribute to the SDGs

Sun aims to contribute to the SDGs (Sustainable Development Goals) through its business operations. In housing development, we plan products with the aim of creating homes based on concepts that are kind to both people and the global environment. In the revitalization of pre-owned real estate, we are promoting the conservation of energy and resources, such as by using LED and Solar lighting throughout buildings. Water plays a prime role in our projects. We preserve natural water bodies with care.



We believe in a holistic 'cradle to cradle' approach towards sustainability right from the design, to construction process, to

We are deeply committed to social causes and endeavors to invest in sustainable community style living. We are particularly committed to the environment, health and our atmosphere. We want to bring about a change that promotes a safe and environment-friendly structured lifestyle.

Class is Timeless – So is Green

In today's competitive world, property developers aretrying their best to build sustainably. Resource-e cient buildings clearly have impact, from the corporate bottom line to a homeowner's pocket. But how does a developer con dently capture this value while gaining brand recognition?

READY SET GROW...

Sun Group paints sustainability in numbers, forecasting the possibilities of what we can achieve for our customers and the environment. Thus leading to a more investment-worthy and marketable project. Come... grow with us.

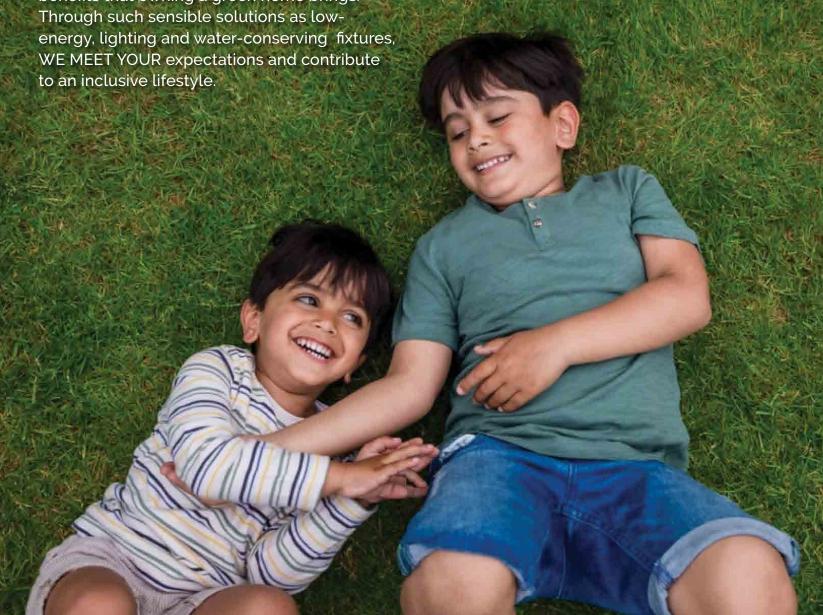
SMART

Beneath an intuitive interface is a powerful engine that understands local climatic conditions and how the building will be used by occupants.

INCLUSIVE

Smart home buyers understand the tangible benefits that owning a green home brings. Through such sensible solutions as lowenergy, lighting and water-conserving fixtures, WE MEET YOUR expectations and contribute to an inclusive lifestyle.

Discover the ideal bundle of measures for the best investment return within the Green luxury parameters



Our Past Projects

We are successful because the Group has the critical mass to successfully manage major ventures. All this combined with excellence in design engineering, technical procurement, logistics, capacity to execute multiple projects simultaneously with superior construction and quality management. Time and again.

























We offer customized solutions. Because no two clients are the same. Our project Management service provides support to the overall process of property development as well as different sections that compose it. In these pages we have showcased some of our past success stories.















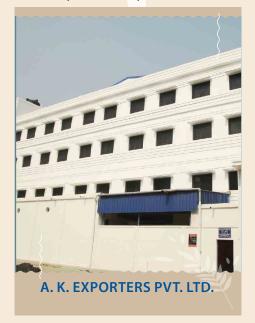


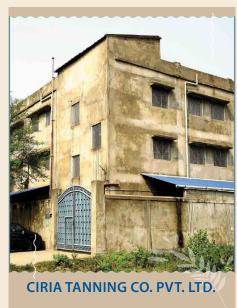




Bantala

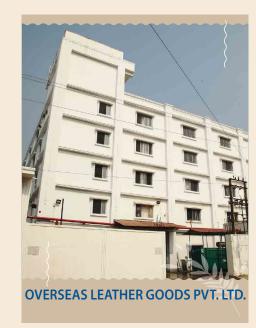
The Bantala Leather Complex zone on the Basanti Expressway alignment is an important industrial belt located in the south-eastern fringes of Kolkata. The complex is intended to serve as a central leather-tanning business for Kolkata. The place has a good all round connectivity. Sun Asticus has developed an integral part of the infrastructure of the Bantala Leather Complex in terms of Factories, workshop buildings, Warehouse, assembly units and sheds. The showcased pictures of the developments speak more.

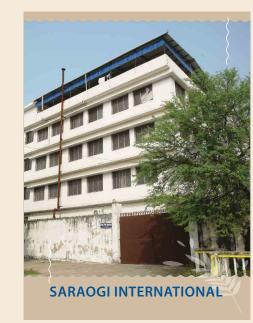






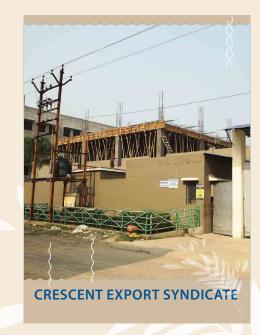












New Town



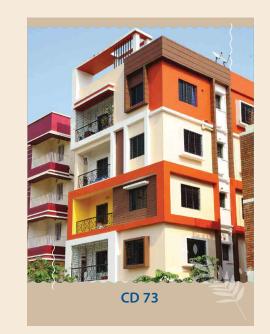
New Town is a fast-growing planned satellite city of Kolkata. It has emerged as a smart city in the last few years with 4 lane connectivity. Silicon Valley, Judicial academy, HIDCO Bhavan, The Conclave, Nazrul Tirtha, Coal India, New Town Metro station, New Town has become a destination Township and has crafted an appeal for the generation next and the entire population of West Bengal for modern livelihood. Availability of large and sizable land parcels easy all-round connectivity and an every-growing demand for housing, prompted us to promote medium and large developments in this area. Some of our selects have been reflected here.

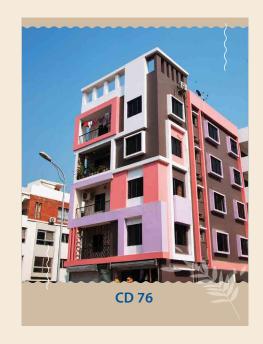


















Our Ongoing Projects

We started our journey a decade ago with the motive of infusing new zeal and making a difference in the sphere of construction. From the outset, we sought to remove uncertainties with regard to structural safety, finances and time schedules which plague the construction sector and thereby instill confidence among our clients.



















A Towering Potential Our Products & Services

We help our clients and customers by providing professional consultancy services for design, development and implementation. As a TSP vendor, we have handled Civil, Electrical and Upgradation work for our clients. We provide technical services for designing of towers, their foundation and installation activities. Our trained specialists offer supervision services on site during the execution and implementation of various

In a Nutshell...

- Dismantling of PCC up to 50m complete as per EIC
- Providing and laying cement concrete in RCC M-20 work
- Providing and laying approved quality rubble for doling of stone below foundation levels
- Dismantling of existing brickwork and disposal of the same outside the premises
- Laying plain cement concrete 1:4:8 in foundation using 40mm and downsize aggregate
- Providing, fabricating, erecting and painting MS Gate
- Excavation in Hard Rock for any depth from existing round level.
- Liasioning jobs
- Supply and Fixing of galvanized foundation bolts
- Chemical anchoring by drilling 12mm/110mm depth hole
- Mechanical Excavation (by Excavator)
- Borrowed Earth Supply/Shifting (by Dumper) Column, Stair, Lift etc. and any type of Superstructure Brickwork
- In-house Ready mix Concrete supply
- Lifting of Construction Material by Builder Hoist and Forks
- High Rise Building Construction
- Heavy Transmission Tower Raft foundation (BSNL/AIRTEL)



✓ 4 Legged Angular Towers



√ 3 Legged Tubular Towers

✓ 3 Legged Angular Towers

Connecting People to Opportunities

Our Estemeed Clients

- Tower Foundation, Erection, Electrical Installation: VNL (PMO project), INDUS Towers Limited, Viom Networks Ltd including RAMBOLI and RCOM Design.
- Nokia Installation and Commissioning
- Vodafone: In the year of 2007, direct from ASTER.
- HUAWEI: System Installation for Shyam Telecommunication Ltd., Idea Cellular, Tata GSM.
- NEC: Tata GSM. Vodafone
- OFC: T&D. DIT, Blowing, Link-up for Reliance JIO Infocom Limited for all CSS. Aggregate and Core Paths for AGI and AG2 Network by OT and HDD
- Final Link-up (Integration) for Vodafone and RJIL
- Solar Cell Panel Foundation: VNL (PMO project)

Our Service

- Installation of various Antenna types Cassegrain & Parabolic
- Installation of SDH/PDH links, MESS & Star Topology
- Installation of STM-1, STM-4
- Solar Cell Foundation & Electrical Installation
- Installation of all Microwave Transmission Lines.
- Installation of all types of Coaxial Cable Systems and Connectors
- Installation of Duplexer Systems
- Work with RRI card for NOKIA ultra BTS & FIFA card for NOKIA flexi BTS
- Installation of Tower Mounted Amplifiers





Awards and Achievements



Sun Asticus, Our educated workforce, skilled labour, training programs, incentives, intelligent infrastructure plans and appealing customer relationship programs have won awards and many a heart. The awards have strengthened our roots more. Given us the zeal to perform and shine, envisionand deliver. Our various SOCIALLY PRODUCTIVE initiatives have been recognized and have won us prestigious awards and acclaim over the years.

A STRONG FINANCIAL TRACK RECORD

Sun Asticus today enjoys negligible debts and a strong balance sheet. Our year-on-year growth speak volumes abouot our commitment towards our work.



ANNUAL TURNOVER

Naoolin Realcon Pvt. Ltd.

2022 - 2023 ₹6,81,84,160 2021 - 2022 ₹7,36,59,031 2020 - 2021 ₹20,99,51,304 2019 - 2020 ₹20,17,09,093 2018 - 2019 ₹13,39,81,801 2017 - 2018 ₹59,56,301

ANNUAL TURNOVER

Sun Construction

2022 - 2023 ₹12,10,00,477.00 2021 - 2022 ₹ 7,30,07,018.32 2020 - 2021 ₹9,80,53,096.00 2019 - 2020 ₹6,54,09,344.14 2018 - 2019 ₹24,37,32,012.00 2017 - 2018 ₹26,82,10,917.54

WHY SUN ASTICUS

It is often things in life that make up the bigger picture of memories. We have thought out every minute detail and diligently planned every aspect of a green project, so that it remains a comfortable and peaceful living/work/business space for you.

• Power back-up for common facilities • Space efficient and cross-ventilated apartments • Superior elevation • Automatic lifts • Best-in-segment fittings & fixtures • Best quality building materials • Pleasing Internal finish • Excellent after-sales service support.



We aim to win your Trust.

The accolades come naturally... ? ?

Our Group Head Speaks...



Debashis Ro

His background includes project and construction management both at Sun and in his role as an Founder and Group Head with his all other property management and development companies. Some of his portfolio points at Sun include policy implementation, financial management, strategic planning, and new talent scouting & development.

"We ventured into this domain mainly with the intention of being a part of civil construction like constructing affordable housing complexes, Industrial Buildings, territorial developments, stand alone properties, joint ventures and hospitality projects.

However, since 2010, we also got associated with the Telecom Industry mainly for Electric as well as Civil work. We have played a crucial role in building and constructing ownership apartment in J.V. mode in and around Kolkata along with a wide array of Co-Operative buildings for various co-operative societies at New Town. One of our construction projects was also done under N.K.D.A Building Construction at Kolkata Leather Complex. This particular project dealt with heavy industrial construction work so we can proudly claim that we have also successfully completed a few industrial building projects as well.

Today we have expanded our areas of operation by manifolds. Be with us. You will be glad you did."



