UNPARALLED LENGTHS OF A LUXURIANT LIVING



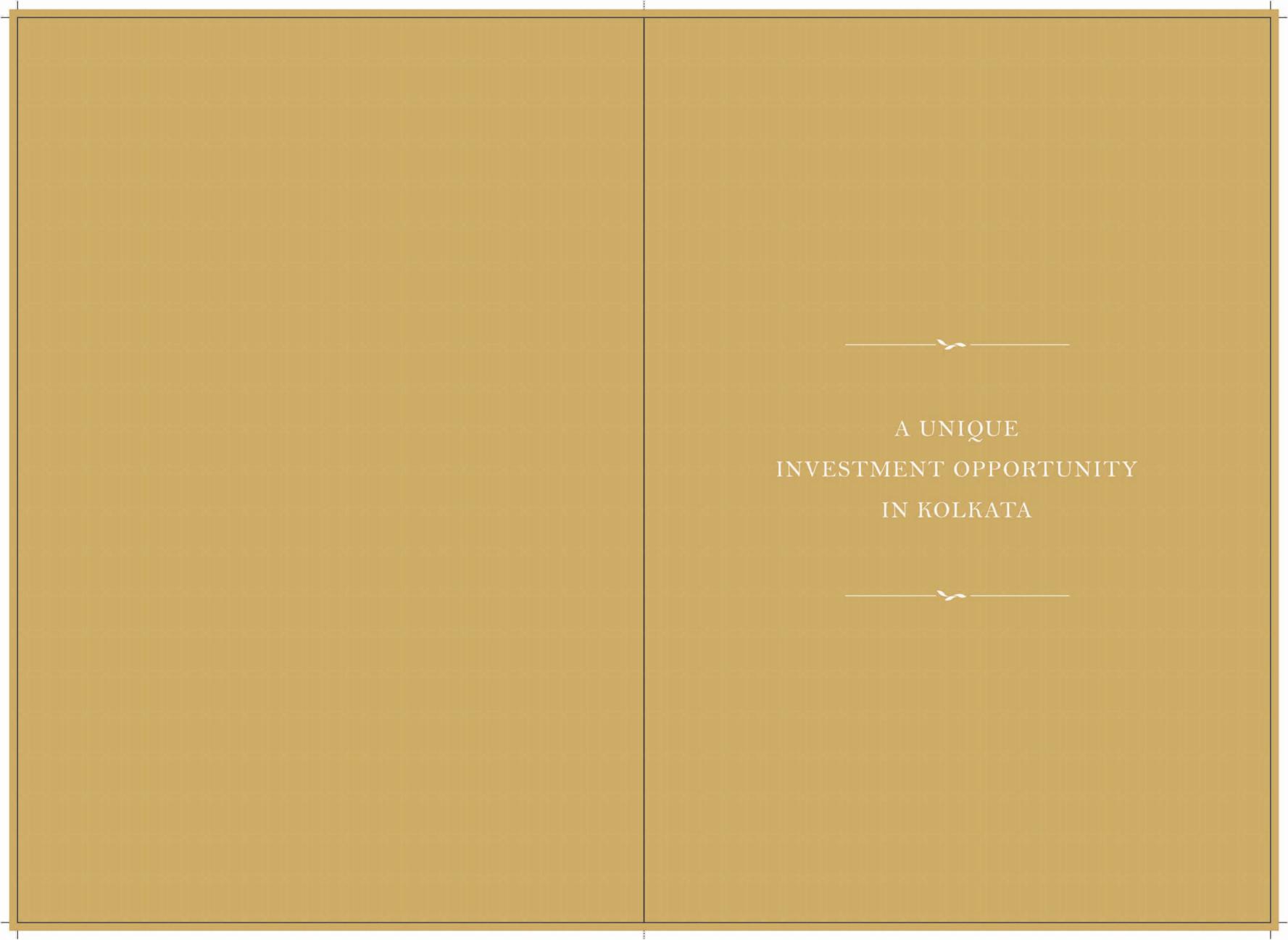
Corporate Office: Jain Tower 44/2A, Hazra Road, Near Panditya More, Kolkata- 700019.

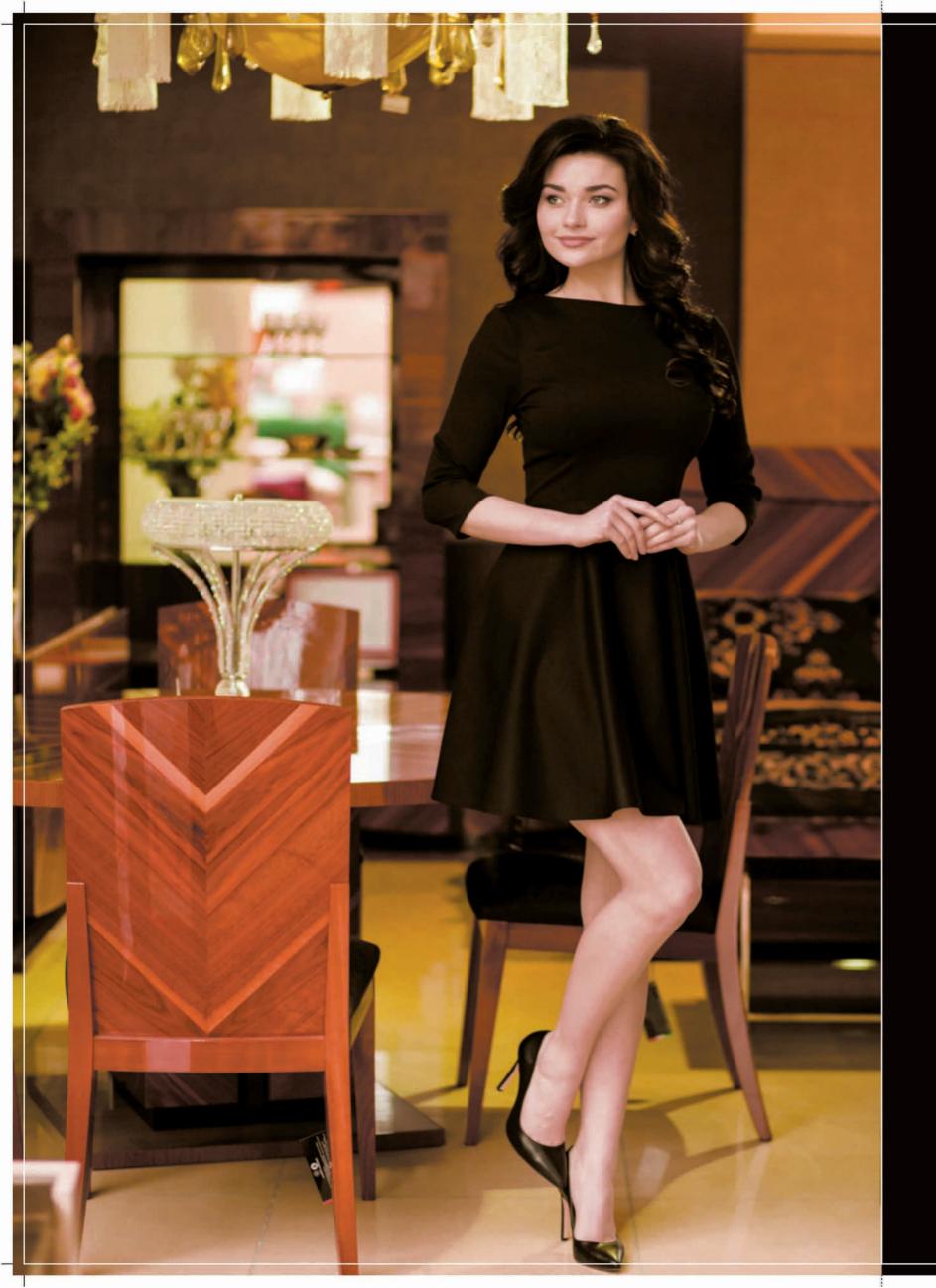
Site Address: Dream One Kadampukur, Newtown, Kolkata- 700156, West Bengal, Opposite Eco Tourism Park.

Call: +91-9681 411 411 | marketing@thejaingroup.com | www.thejaingroup.com



OPPOSITE ECO PARK





A NEW WAVE OF LUXURY INVESTMENTS



Luxury real estate is becoming the latest trend in the investment sector. Investors venture into premium real estate assets to establish a recurring stream of revenue. Landmarks with custom architecture and design, administered with smart facilities, appreciate over the years, ensures you leverage with the ever-increasing returns. These high-notched properties, mounted with luxuriant services, spaciousness, exceptional amenities and over-the-top attention to detail, prompt investments. This premium category housing is where every square foot is crucial because of its revered property value. Hence, it is the safest and most lasting value asset with guaranteed returns that any investor can assuredly vouch for. We are presenting you with one such opportunity to invest in the most luxury development at the most strategic destination.



100% SMART INVESTMENT



UP TO 25% ROI

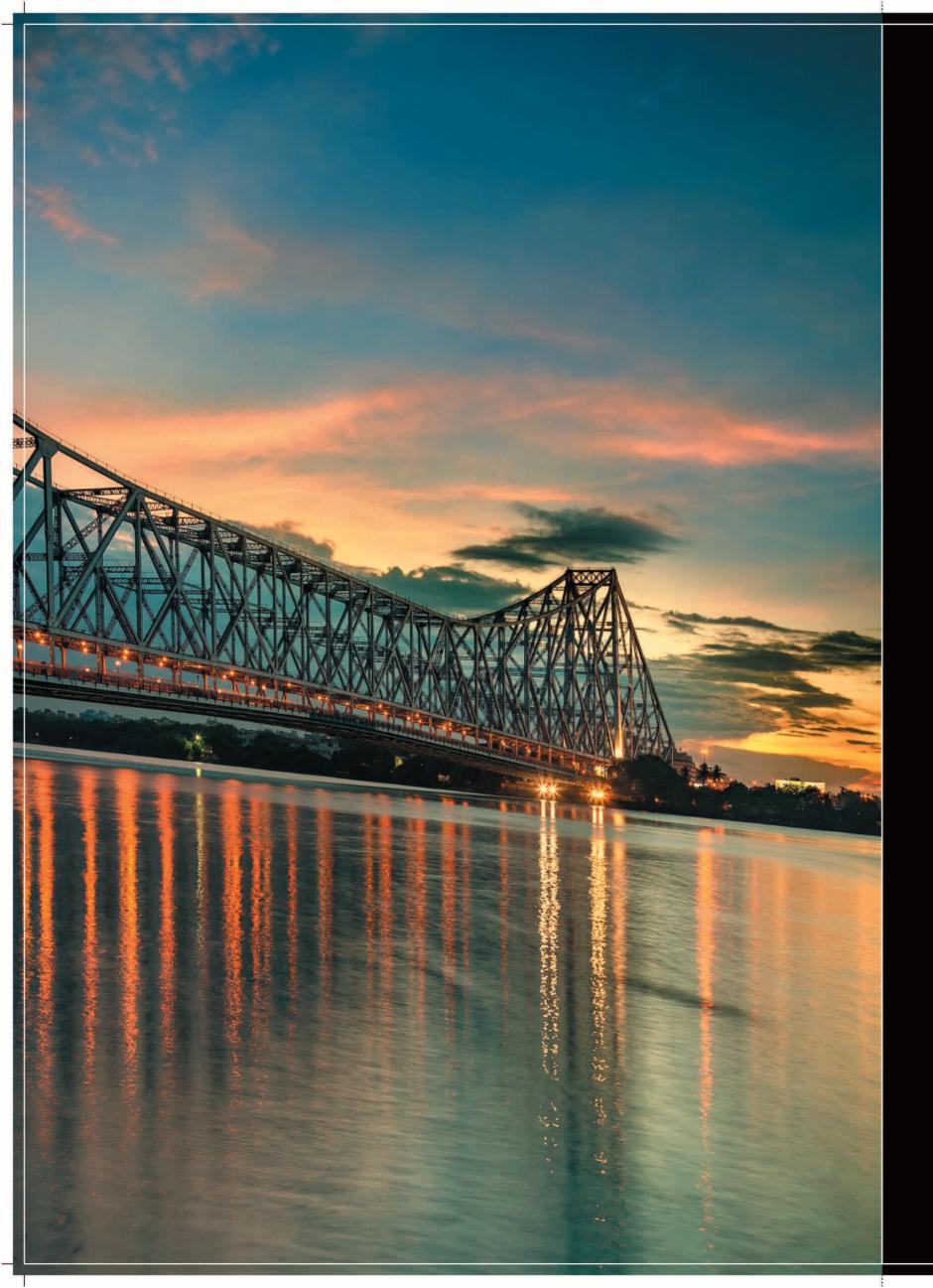


40% REVENUE SHARE



+ASSET APPRECIATION





KOLKATA - THE CITY OF GROWING INVESTMENT PROSPECTS

The hospitality industry of Kolkata has seen substantial growth in the recent few years. With the increased nights and ARR, Kolkata is witnessing an overall steady growth of over 35%.

Over the past, the City of Joy, known for its warmth and hospitality has undergone enormous developments in terms of infrastructure, making the city work like a bridge connecting the neighbouring states. Hence, there has been a noticeable growth in the number of domestic and international travelers.

Numerous International brands like IHG, JW Marriott, and Lemon Tree has opened their doors in Kolkata while existing hospitality brands like ITC have raised their rooms and banquet facilities to a new level, making the city one of the major hospitality hubs of the country.

With new brands and enterprises establishing themselves in the city, Kolkata is experiencing an increase in the number of corporate and social events too.

Conclusively, Kolkata is now in the growing stage and is expected to multiply the growth percentage in the years to come.

- Kolkata has seen a steady growth of 35% in Hospitality Sector
- The city has experienced by 22% increase in its revenue per available room.
- The influx of domestic and international travelers has resulted in higher occupancy.
- Operations of international brands have boosted social and corporate events in Kolkata.

MAKE THE TYCOON WITHIN YOU COME TO LIFE!

INSIPIRE YOUR INNER TYCOON

Owner of a luxury hotel apartment

Shareholder in a profitable hotel business | High annual yields

Capital appreciation | Lifestyle benefits





100% RETURN ON INVESTMENT

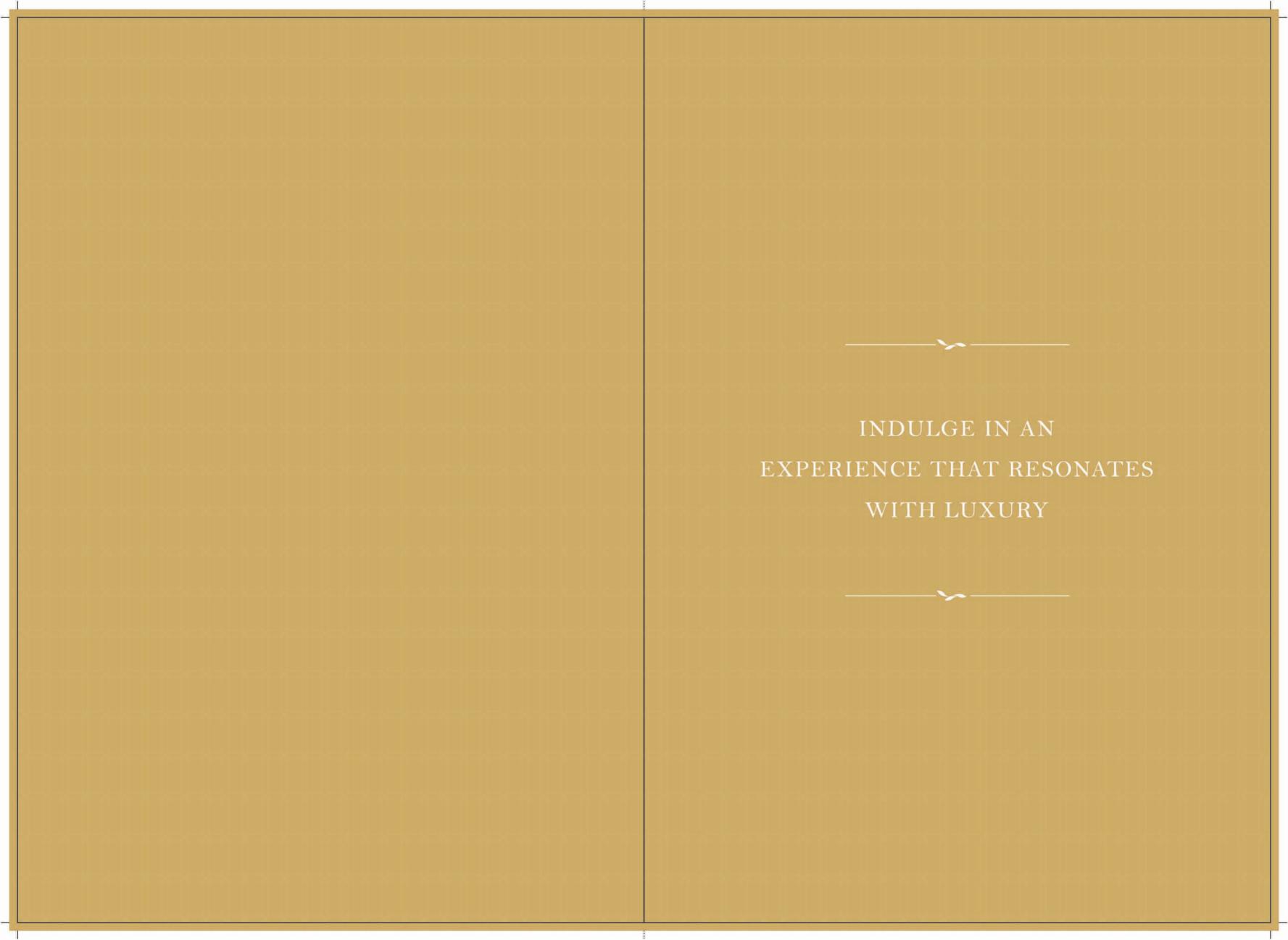
100% SMART INVESTMENT

Year	1	2	3	4	5
Total Room Nights Per Apartment	1095	1095	1095	1095	1095
Average INR per Apartment	3500	4000	4500	5000	5000
Occupancy	70%	73%	75%	75%	75%
Revenue per Apartment (INR)	26,82,750	31,97,400	36,95,625	41,06,250	41,06,25
40% Revenue Share (INR)	10,73,100	12,78,960	14,78,250	16,42,500	16,42,50
Lifestyle benefits (INR)**	1,46,000	1,68,000	1,89,000	2,10,000	2,10,000
Total Yield (INR)*	12,20,100	14,46,960	16,67,250	18,52,500	18,52,50
Return on Investment*	16.27%	19.29%	22.23%	24.23%	24.70%
Cumulative ROI	16.27%	35.56%	57.79%	82.49%	107.19%

Zero service charge. Zero maintenance charge.

*Based on initial investment of INR 75Lacs. **Two weekis free stay per annum.

Disclaimer: Forecasts are for illustrative purposes only. Dream One or Jain Group are not liable for market & economic fluctuations affecting your investment.



PRESENTING



A BLUE CHIP RESIDENCE HOLDING HIGH NET RETURNS

Dream One is the most comprehensive premium development of Kolkata, housing top-class studio apartments. These apartments scale high on spaciousness, personalized services and a location value that will continue to upscale the property growth index.

A new benchmark is established in premium housing with the ambitious state-of-the-art amenities, 24X7 security, good maintenance, dedicated parking, health facilities, access control system, Wi-Fi, fire fighting systems, housekeeping, Cineplex, 24 hours water supply and other modern facilities.

To boost up the trajectory of valued interests, Dream One has tied up with the multinational growth equity platform, Blackstone. It is a leading investment firm that seeks to create positive economic impact and long-term value for investors. They deliver solutions, unlock value and propel growth. The investments that Blackstone makes are the wellsprings of future opportunities.

The locality of Dream One is a rapidly developing suburb, smoothly connected with growth-inducing hubs like The VIP road and Rajarhat road. The area is surrounded by reputed schools, hospitals, banks, shopping malls and commercial centres.

Dream One residences deems more than just a luxury space, it is an asset that entices the business tycoon in you to make the investment of a lifetime!



AT A LANDMARK LOCATION, **RAJARHAT**

With a niche customer base of around 100 million and over 300 million people inhabiting East and North East India, West Bengal serves as the entry-point for business opportunities. The state's large talent pool of skilled personnel, transparent governance and maintenance of social and physical infrastructure has catapulted it to a well-built position. Also, the industrial and economic initiatives taken up by the government provide ample scope for public-private partnerships to bloom, creating value for business and boosting the state economy.



- Chingrighata (EM bypass connector) 10 mins
- Airport 5 mins
- Kalakhetra metro station 1 min
- Rabidra Tirtha Metro station 3 mins



SHOPPING & ENTERTAINMENT

- City Centre II 5 minsSector V 5 mins
- DLF Galleria 5 mins



CONVENTION CENTER

• Biswa Bangla Convention Center - 5 mins



EDUCATION & MEDICAL

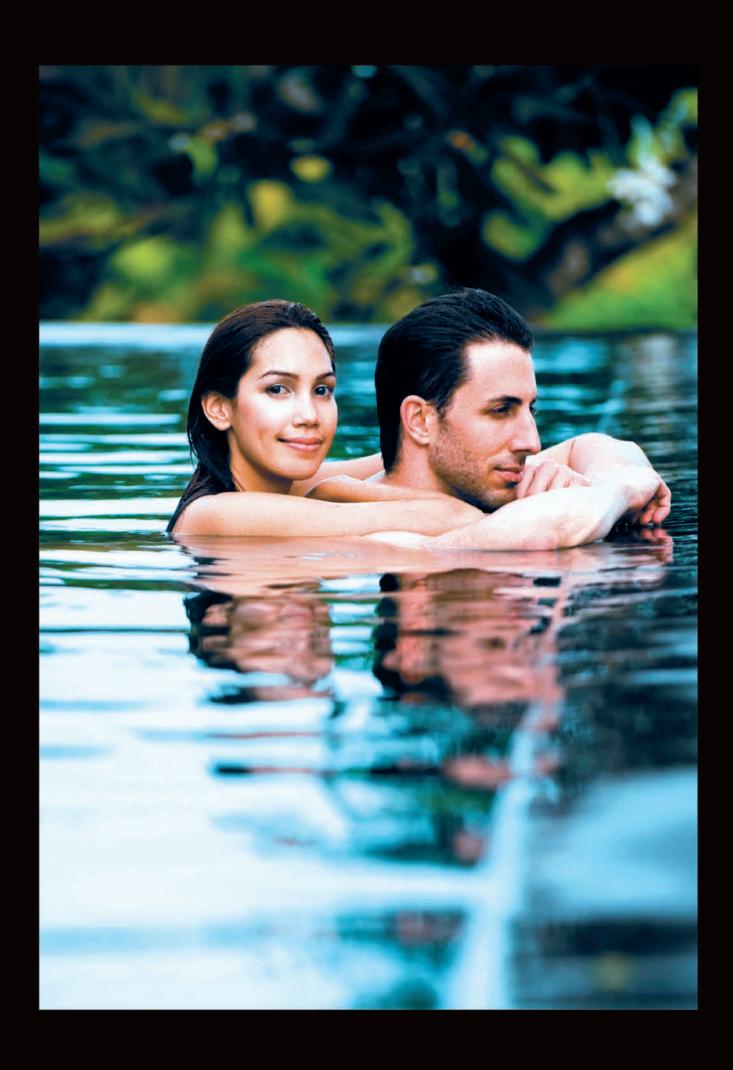
- DPS Megacity 5 mins
- DPS Newtown 5 mins
- Techno India College of Technology 5 mins
- TATA Medical Centre 5 mins



HOTELS

- Westin 1 min
- Holiday Inn Kolkata Airport 5 minsSwissotel 5 mins
- Novotel 3 mins
- Lemon Tree Premier Hotel 5 mins





UNRIVALLED ELEGANCE

Dream Oneis magnificent structure beholds the true meaning of peace and comfort, with its extravagant array of luxurious amenities.



MULTI GYM



SWIMMING POOL



ATRIA LOUNGE



SPA



FUN ZONE FOR KIDS



BANQUET



CINEPLEX



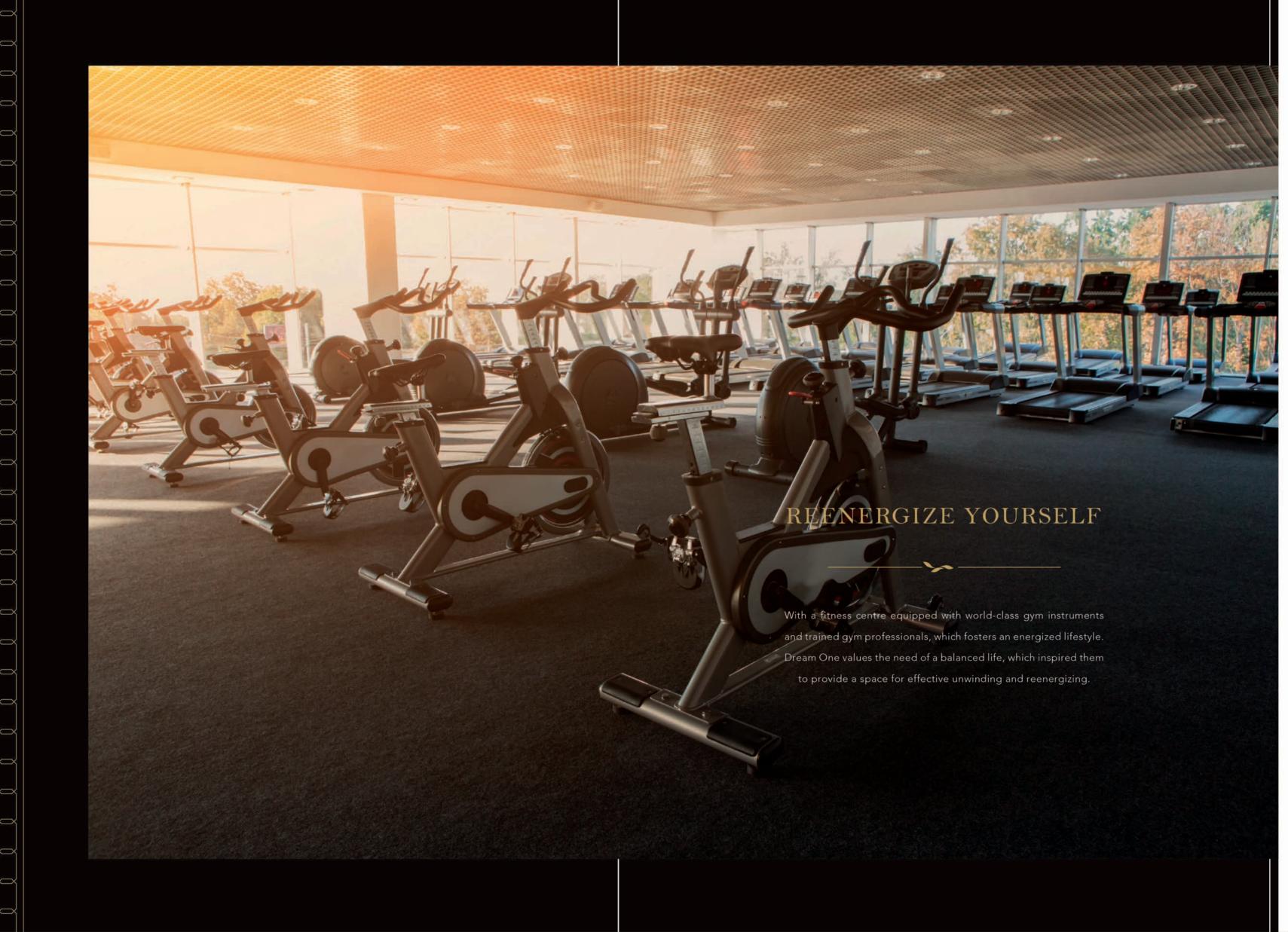
INDOOR GAME

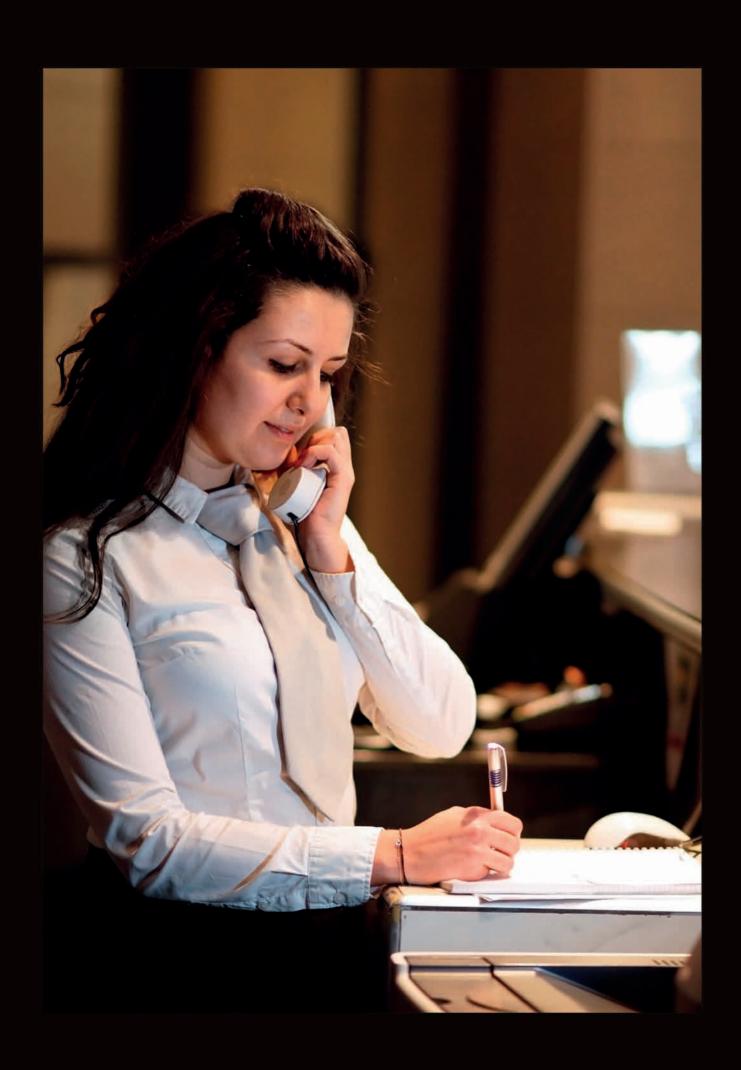


AMPHITHEATRE



JOGGING TRACK





CONCIERGE SERVICES

Finding trusted medical aid, comfortable commute means or efficient maintenance service can be tedious and time consuming. To bring these woes to rest, Dream One presents a life of ease to its residents with an all inclusive range of concierge services.



ON CALL DOCTOR



AMBULANCE



APARTMENT MAINTENANCE



SPECIALIZED MEDICAL AID



TRAVEL DESK



HOUSEKEEPING



LUXURY TRANSPORT

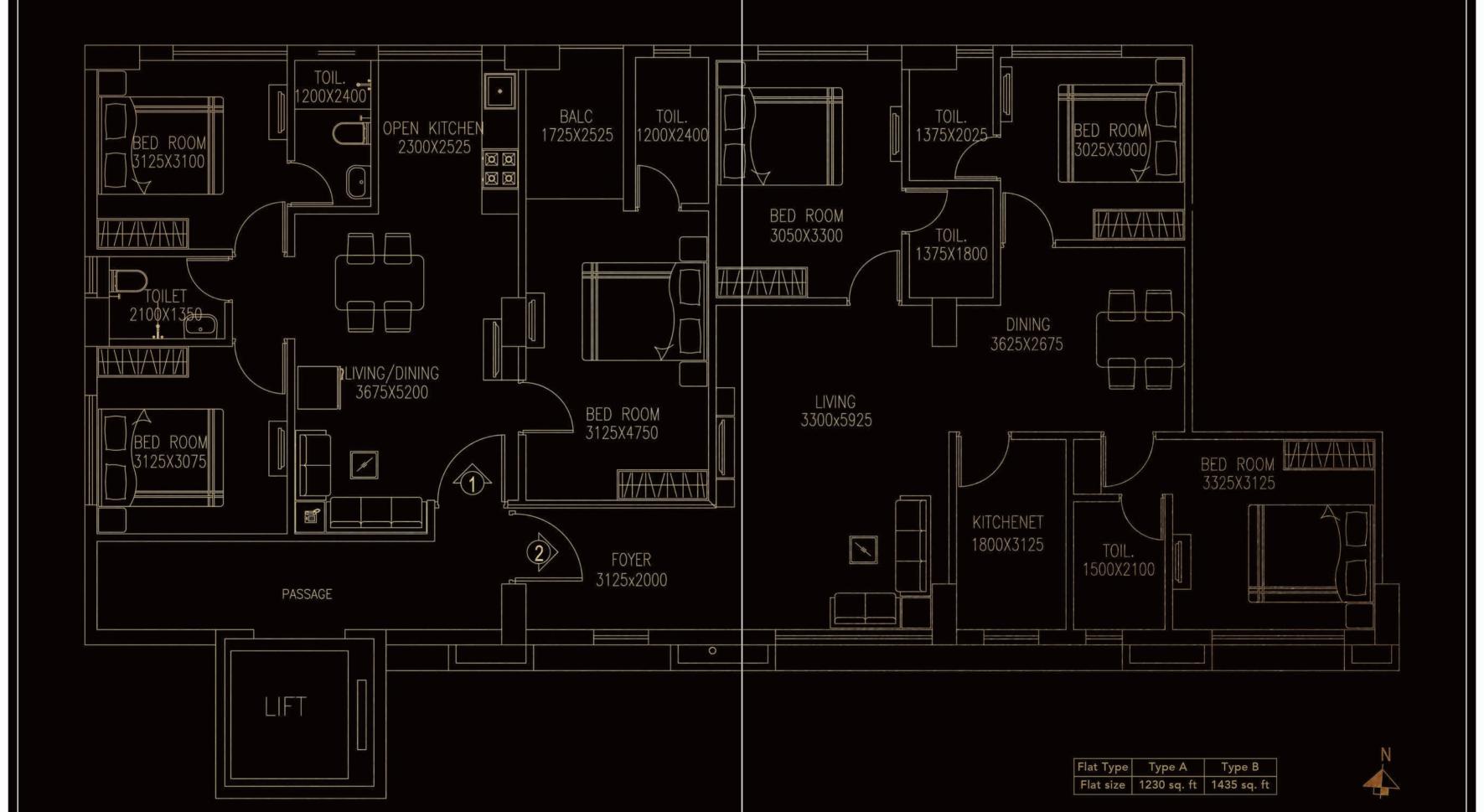
LUXURY THAT PAYS YOU

Dream Oneis residences are crafted with sheer elegance which is complimented with the higher levels of luxury it offers, in terms of its amenities and services as well as living experience. This palatial tower designed with architectural precision and futuristic aesthetics, stands a class-apart with a top-notch lifestyle thatis also a class-apart.



TYPICAL FLOOR PLAN

BLOCK 3





The Jain Group is one of the most dynamic and reputed corporate bodies in the Real Estate and Hospitality sectors of Eastern India. Jain Finance Corporation is the financial arm of the Group which deals with heavy, light and multi utility vehicle finance.

Dream Developers, the Real Estate wing of the company is among the most established and successful developers in this part of the country. Having successfully delivered over 2 million sq ft the Group has an extended customer base of 5000 families. The Group has over 4 million sq ft under development with established projects in Kolkata, Siliguri and Durgapur. Projects in Orissa and South India are also being planned.

Jain Group's commitment to quality reflects in all aspects of the development cycle, including Planning, Construction, Customer Service and Property Management.

Jain Group, an ISO 9001:2000 certified company is today synonymous with the highest professional standards. For all the success, Jain Group acknowledges tremendous support and faith shown by the customers, business associates and well-wishers.



The Group has recently re-diversified in FMCG sector and has come out with 'Snack It' with lip-smacking snacking items.



Holiday Inn Kolkata Airport is owned by Jain Group and managed by the globally acclaimed Intercontinental Hotels Group (IHG). Having inaugurated in February 2017, Holiday Inn Kolkata Airport is one of the most loved hotel of the city of joy now.

Located next to City Centre 2 and right on the Biswa Bangla Sarani, Holiday Inn Kolkata Airport has 150 rooms, plush restaurants, coffee shop, bar, patisserie. It also has Darbaar, one of the biggest banquet halls of the city along with other banquet halls that can host every kinds of events and social gatherings.

Holiday Inn Kolkata Airport is also amongst the top few five star hotels of Kolkata with most no of repeat customers.

Two more Holiday Hotels are being developed in Siliguri and Durgapur by Jain Group, which would replenish world class true blue hospitality in both the cities.

