New Town Investment Report

Action Area III, Kolkata · September 2026 edition · Prepared by Vision Realtors, authorised channel partner of Vinayak Group

Key facts at a glance

Micro-market: New Town Action Area III, Jirangacha, Bhojerhat Road, Kolkata 700135, about 1 km from the Infosys campus.
Entry price: ₹76 Lakhs for a 970 sq.ft. 2 BHK.
Rate per sq.ft.: ₹7,097 to ₹7,835 all-inclusive on super built-up area.
Land parcel: 18.9 acres, the largest on-road parcel in New Town; 10 towers and 98 villas planned, 5 towers launched.
Possession: 31 March 2032, declared to West Bengal RERA for all five launched towers.
Promoter: Kyal Developers Pvt. Ltd. (Vinayak Group), 37-year Kolkata record, zero litigation.

1. Why Action Area III

New Town grew outward from Action Area I, where the first offices, malls and towers concentrated and prices followed. Action Area II absorbed the second wave along the Eco Park belt and the IT parks. Action Area III is the last large block of the planned township with contiguous land still being developed, and it sits closest to the corporate campuses that now define New Town employment. For a buyer this means the newest stock in the township at a rate per sq.ft. that has not yet absorbed the premium of finished infrastructure. Connectivity facts that matter: Bhojerhat Road frontage, the upcoming metro alignment within walking distance, the airport in about 20 to 25 minutes, Sector V nearby, DPS Newtown in 7 to 8 minutes and Tata Medical Center in 8 to 10 minutes.

2. Configuration-wise pricing

Configuration	Super built-up	Starting price	Rate / sq.ft.
2 BHK	970 sq.ft.	₹76 Lakhs	₹7,835
3 BHK Smart	1,130 - 1,162 sq.ft.	₹86 Lakhs	₹7,401
3 BHK Comfort	1,215 - 1,275 sq.ft.	₹1 Crore	₹7,843
3 BHK Luxury	1,400 - 1,550 sq.ft.	₹1.10 Crores	₹7,097

All-inclusive pricing on super built-up area. Villas belong to a future phase and are not yet priced. Booking token ₹1 Lakh, construction-linked plan thereafter. Carpet area is available on request in the detailed brochure. Prices are subject to change without notice.

3. Reading the rate per sq.ft.

The spread from ₹7,097 to ₹7,835 per sq.ft. is narrow by New Town standards and moves in the expected direction: the 2 BHK and 3 BHK Smart are the volume configurations, while the 3 BHK Luxury pays for larger three-side-open plans and higher-floor positions. For an investor the entry configurations usually deliver the better rental yield because rent in the IT corridor does not scale linearly with size. For an end user the Comfort and Luxury variants are where the Vastu-compliant, three-side-open layouts show best.

4. Possession and regulatory position

Tower	Phase	RERA registration	Declared possession
1A	Phase I	WBRERA/P/SOU/2026/004147	31 March 2032
1B	Phase I	WBRERA/P/SOU/2026/004147	31 March 2032
2A	Phase II	WBRERA/P/SOU/2026/004275	31 March 2032
2B	Phase II	WBRERA/P/SOU/2026/004275	31 March 2032
2C	Phase II	WBRERA/P/SOU/2026/004275	31 March 2032

Both phases were registered with West Bengal RERA in May 2026. The possession date is on the public register, so any slippage triggers statutory interest to the allottee. A six-year, construction-linked runway means capital is deployed gradually and the asset is delivered into a corridor whose metro infrastructure will be several years further along. Verify at rera.wb.gov.in. Tower-wise detail: vinayak21acre.com/possession-date

5. Home loan snapshot

Bank	Starting rate (p.a.)	Processing fee
State Bank of India	7.25%	As per bank schedule
ICICI Bank	7.50%	As per bank schedule
HDFC Bank	7.75%	As per bank schedule

Rates as published by the banks on 5 September 2026; the project is also approved by Axis Bank, Bank of Baroda, Punjab National Bank, Central Bank of India and Indian Bank. Indicative EMI on the 2 BHK with 20% down payment, 20 years at 7.50%: about ₹48,980 per month. Run your own figures: vinayak21acre.com/home-loan-emi

6. Township factors that hold value

Resale and rental demand in a planned township reward projects that own their own open space: a three-acre forest experience, an Olympic-style running track, a 2,000 sq.ft. football ground, all flats three-side open and Vastu compliant, and a separate clubhouse per phase. Only five of ten towers are launched, so today's buyer enters before the future phases and the 98 villas set the township's mature price level.

7. How to use this report

Take the RERA numbers to your lender, and compare rate per sq.ft. with any other New Town project on the same super-built-up basis. If a brochure differs from these figures, vinayak21acre.com/price is the version we stand behind and the WBRERA portal is the authority on dates.

Talk to us: +91-9903774661 · WhatsApp wa.me/919903774661 · vinayak21acre.com subject to change without notice. Phase I and II of an 18.9-acre gated township. All disputes subject to Kolkata jurisdiction.