



A BUYER'S GUIDE · KALYANI, NADIA

Rounak Infinity

The Two-Kilometre City

An AIIMS, three universities and an industrial park — all within two kilometres of your front door. Bengal's next airport, six kilometres on. Here is what that means for the money you put in today, in numbers.

1 km

AIIMS KALYANI
IISER · MAKAUT

500 m

NEW INDUSTRIAL PARK
42 FACTORY UNITS

6 km

PROPOSED
KALYANI AIRPORT

₹22.25 L

STARTING PRICE
ONWARDS

MARKETED BY **TRESROCK PROPERTY CONSULTANTS PVT. LTD.**

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You are not buying a flat near a hospital.

You are buying the last affordable address inside a two-kilometre circle holding a national medical institute, three universities and an industrial park — with the site of Bengal's next airport six kilometres on.

Most projects ask you to believe a promise. Rounak Infinity asks you to look at a map. Everything that will drive the value of this address over the next decade **has already been built, sanctioned or announced by the Government of India and the Government of West Bengal**. You are simply buying before the market has finished pricing it in.

Kalyani was never an ordinary suburb. It was planned from scratch — grid roads, underground drainage, a green belt. What changed in the last decade is what has been placed inside that grid. Every distance below is measured from the gate of Rounak Infinity.

WHAT IS NEARBY	WHAT IT MEANS FOR YOU	DISTANCE
AIIMS Kalyani	India's top-tier healthcare, minutes from home	1 km
Proposed AIIMS metro station	Planned directly opposite the project	Opposite
IISER Kolkata	Faculty and research-scholar tenants	1 km
MAKAUT	University campus — steady rental demand	1 km
BCKV	Agricultural university and staff housing need	2 km
New Industrial Park — 42 factory units	Walk-to-work for engineers and managers	500 m
Proposed Kalyani Airport	Announced 2026 — the region's biggest trigger	6 km
Kolkata Int'l Airport, via elevated highway	Six-lane Kalyani Expressway, upgraded 2026	35 min

*A metro station planned across the road. An AIIMS one kilometre away. An airport site six kilometres away. **You will not find this combination anywhere else in the Kolkata region at this price.***

WHY ROUNAK INFINITY

Four different engines. Not one bet.

A location holds its value when the demand for it is **permanent, varied and independent**. Kalyani has four separate demand engines stacked on top of each other. If one slows down, the other three do not.

I Tenants who cannot go anywhere else

AIIMS Kalyani, IISER, MAKAUT and BCKV are permanent public institutions — nobody relocates a national institute. Each of them brings people who need housing every single year, whatever the economy is doing: junior doctors on rotation, nursing and paramedical staff, faculty on transfer, research scholars, and families of admitted patients who need a place within walking distance of the hospital. If you let out your flat, this is as dependable a tenant pool as Indian real estate offers — and today it is badly underserved around Kalyani.

II Work is 500 metres away

The new industrial park with 42 factory units is closer to your gate than most societies are to their own clubhouse. Kalyani's industrial base is long-established — engineering, pharmaceuticals, plastics, packaging, auto components — and the new park adds engineer and manager households looking for good housing they can walk to. Across India, buyers pay extra for walk-to-work. Here it is already in the price.

III The airport, six kilometres away

In June 2026 the West Bengal government announced a greenfield airport at Kalyani as the second airport for the Kolkata region. Site identification followed — reported at roughly 1,000–2,000 acres near NH-12 and the Kalyani Expressway, in the belt running behind AIIMS Kalyani. Rounak Infinity is **6 km from that site**.

Airports do not only bring flights. They pull hotels, offices, logistics, retail and staff housing into a 15–20 km ring around them. Buying inside that ring *before* construction starts is the most repeated wealth-creation story in Indian property — Devanahalli in Bengaluru, Jewar near Delhi, Navi Mumbai.

IV The metro is planned across the road

The Kalyani Expressway six-lane upgrade opened in March 2026, making the Kolkata run signal-free and putting Kolkata International Airport roughly **35 minutes away**. Alongside it, tendering has advanced on the Baranagar–Barrackpore metro line, whose proposed extension is specifically meant to serve AIIMS Kalyani and IISER — with the station planned **directly opposite this project**. A metro entrance across your road is the single strongest thing that can happen to a residential address.

PUT SIMPLY

The institutions give you the tenant. The industrial park gives you the salary. The airport brings the migration. The expressway and the metro bring the commuter. At ₹22.25 lacs, you are paying for one of the four and getting all four.

Where the Kalyani market actually stands.

Before any projection, here is the market you are entering — taken from current listing data for Kalyani, Nadia, not from us.

KALYANI MARKET BENCHMARK	CURRENT
Average flat rate	₹3,800 – 4,750 / sq ft
Price change, last 12 months	+5.6%
Average rental yield, locality	~5.0%
Typical 1 BHK ticket in Kalyani	~₹24.3 lakh
Typical 2 BHK ticket in Kalyani	~₹36.4 lakh
Rounak Infinity entry ticket	₹22.25 lakh

Source: public listing data for Kalyani, Nadia, September 2026. Listing rates are asking prices and vary by block, floor and age of building.

Read the last two rows together. You are entering a brand-new, gated, RERA-registered project **below the average asking price of an ordinary 1 BHK in Kalyani** — and doing it 1 km from AIIMS, opposite a proposed metro station.

What it yields as a rental

ON A ₹22.25 LAKH FLAT	ANNUAL RENT	GROSS YIELD	NET YIELD
Conservative — ₹8,000 / month	₹96,000	4.31%	3.67%
Base case — ₹10,000 / month	₹1,20,000	5.39%	4.58%
Furnished, AIIMS tenant — ₹12,000 / month	₹1,44,000	6.47%	5.50%

Net yield assumes 15% deducted for maintenance, vacancy and society charges. Kalyani's current rental band runs mostly below ₹12,000 a month, with mid-segment stock at ₹12,000–15,000 and premium above ₹15,000. A furnished unit 1 km from AIIMS sits in the upper half of that band, not the lower.

WHERE THE YIELD IS

Yield is strongest at the entry ticket. A ₹22.25 lakh flat needs ₹9,271 a month to return 5% — well inside what Kalyani already pays. A ₹40 lakh flat would need ₹16,667 a month for the same 5%, which is above today's local band. In short: the 1 and 2 BHK are the income play; the 3 and 4 BHK are the appreciation and end-use play.

Three years out. Five years out.

Kalyani has grown at about **5.6% over the last twelve months** with no airport and no metro on the table. The scenarios below start from that and add what infrastructure normally does. All figures are on a ₹22.25 lakh entry.

SCENARIO	VALUE AT YR 3	GAIN	VALUE AT YR 5	GAIN
Conservative — 6% p.a.	₹26.50 L	+₹4.25 L	₹29.78 L	+₹7.53 L
Base — 10% p.a.	₹29.61 L	+₹7.36 L	₹35.83 L	+₹13.58 L
Infrastructure-led — 15% p.a.	₹33.84 L	+₹11.59 L	₹44.75 L	+₹22.50 L

Illustrative compounding only. Not a forecast, and under RERA not an assured return. 6% is roughly Kalyani's own recent trend; 10% and 15% assume the airport and metro progress. Actual outcomes may be higher or lower.

Three years: 33% on the base case

In years one to three you are in construction, so the return is capital only — rent begins at possession. On the base case, ₹22.25 lakh becomes **₹29.61 lakh, a gain of ₹7.36 lakh or 33.1%**. On a construction-linked payment plan, where you have not yet paid the full amount, the return on money actually deployed is higher still.

Five years: roughly 70% on the base case

By year five, two years of rent are in hand as well.

BASE CASE, FIVE-YEAR TOTAL	AMOUNT
Capital gain at 10% p.a.	+₹13.58 L
Net rent, years 4–5 at ₹10,000 / month	+₹2.04 L
Total return on ₹22.25 lakh	₹15.62 L · ~70%

What moves the number, and when

- ◇ **2026–27 — you buy.** Launch price, best inventory. Airport land acquisition news begins.
- ◇ **2027–28 — airport groundwork.** Prices near a confirmed greenfield airport historically move on acquisition, not on the first flight. Competing launches nearby will price above you.
- ◇ **2028–29 — possession.** Rent starts; the AIIMS and IISER tenant pool becomes monthly income.
- ◇ **2029–30 — metro progress.** Work on the station opposite the project deepens both the buyer pool and the rental pool at once.
- ◇ **2031 — three exits, not one.** Sell, keep earning, or move in.

Two kinds of buyer. One address.

IF YOU ARE INVESTING

The Investor

Enter at ₹22.25 lacs in a 1 or 2 BHK. Hold through construction. Let it out to a resident doctor, a faculty member or a factory manager from the day you get possession. Two independent upside triggers — the airport and the metro — are already on the public record, and your tenant pool refills every academic and rotation year. A small ticket size keeps your capital at risk low against the number of triggers working for you.

IF YOU ARE MOVING IN

The Home Buyer

A Kalyani or Kanchrapara family, a doctor posted to AIIMS, an engineer at the new park, or a Kolkata household priced out of the city. Take a 3 or 4 BHK. You get a planned township, clean air, AIIMS at 1 km, four campuses for your children, a clubhouse and pool, and a 35-minute expressway run to Kolkata airport. Inside Kolkata, the same life costs several times more.

The questions buyers actually ask

“Isn’t Kalyani too far from Kolkata?”

→ It used to be. The six-lane Kalyani Expressway upgrade opened in March 2026 and made the corridor signal-free — Kolkata airport is about 35 minutes by the elevated highway. And the whole point of the Kalyani airport is that in a few years you will not need to drive to Kolkata’s at all.

“What if the airport never happens?”

→ Then judge the flat without it. At 1 km from AIIMS, IISER and MAKAUT and 500 m from a 42-unit industrial park, the rental and resale case stands on its own. The airport is upside you are not paying for — which is exactly why today’s price is what it is.

“Who will I rent it to?”

→ Junior doctors, nursing and paramedical staff, IISER research scholars, MAKAUT and BCKV faculty, factory engineers, and families of admitted patients who need a walking-distance stay. Four institutions and an industrial park inside two kilometres is a tenant base most Kolkata suburbs cannot offer at any price.

“Should I wait and watch?”

→ The things you would be waiting to confirm — airport groundwork, metro sanction, factories commissioning — are the very events that reprice the flat. Waiting for certainty means paying for certainty. Today’s discount is the uncertainty.

“₹22.25 lacs sounds too cheap. What is the catch?”

→ There is no catch in the product — the difference is land cost. This is a Kolkata-standard home on Kalyani land, in the last cycle before the airport corridor reprices that land.

BEFORE YOU DECIDE, DO THIS DRIVE

Project gate → industrial park (500 m) → AIIMS and the proposed metro site opposite (1 km) → IISER and MAKAUT (1 km) → the airport belt (6 km). You will see all of it inside twenty minutes. Ask for the RERA registration and the sanctioned plan on the same visit.

Everything is already on the map.

An AIIMS one kilometre away. A metro station planned directly opposite. Three universities within two kilometres. An industrial park at five hundred metres. And six kilometres away, the site of Bengal's next airport.

None of this is a promise made to sell you a flat. It is what the Government of India and the Government of West Bengal have already built, sanctioned or announced around this address. The only thing that has not caught up yet **is the price.**

Ten years from now, the question will not be why someone bought in Kalyani. *It will be why they didn't.*

1, 2, 3 and 4 BHK residences · Club Infinity with pool and modern clubhouse · landscaped gardens · 24×7 security.

STARTING PRICE

₹22.25 Lacs onwards

ENQUIRIES

98305 88333

RERA

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Distances stated are approximate and measured by road from the project site. Infrastructure described as proposed, announced or planned — including the Kalyani greenfield airport and the Barrackpore–Kalyani metro extension and its station location — is based on publicly reported government announcements and is subject to change in scope, alignment and timeline; no assurance is given as to completion. Market benchmarks are drawn from public property-listing data for Kalyani, Nadia as at September 2026 and are asking prices, not transaction records. All yield and growth figures are illustrative arithmetic on stated assumptions, shown to explain method — they are not forecasts. Nothing in this document constitutes an assured return, guaranteed appreciation or investment advice. Prices, inventory and specifications are indicative and subject to revision. Please refer to the RERA-registered documents and the agreement for sale for binding terms.