



YOUR VERY
OWN
PIECE OF
PARADISE.
IN 30' X 40'
AND
60' X 40'.

Century 
E D E N
A PARADISE OF YOUR OWN


Century®
THINKING AHEAD





WELCOME TO PARADISE

Picture a verdant paradise with broad tree-lined avenues and large, open spaces. A place that caters to a wide range of fun activities, and provides all the amenities of modern life. Now, imagine your very own piece of this idyllic setting; A place you can truly call home!

Century Eden is just such a place. All you have to do is pick your plot of choice. And, create your own unique masterpiece. There is no pressure to build a home immediately. After all, your very own plot of land by itself is a great investment for the future. However, if you wish, we even have 2 beautiful designs for you to choose from.

Century Eden is conveniently located on the Yelahanka-Doddaballapur Road, in close proximity to the Bengaluru International Airport, Yelahanka New Town, KIADB Industrial Park and reputed International Schools, Colleges and Hospitals. So, get in touch with us and take a closer look at Century Eden. Once you arrive in paradise, your imagination can roam free.



ENTRANCE PLAZA



STREET VIEW



WELCOME TO A TOWNSHIP OF YOUR OWN

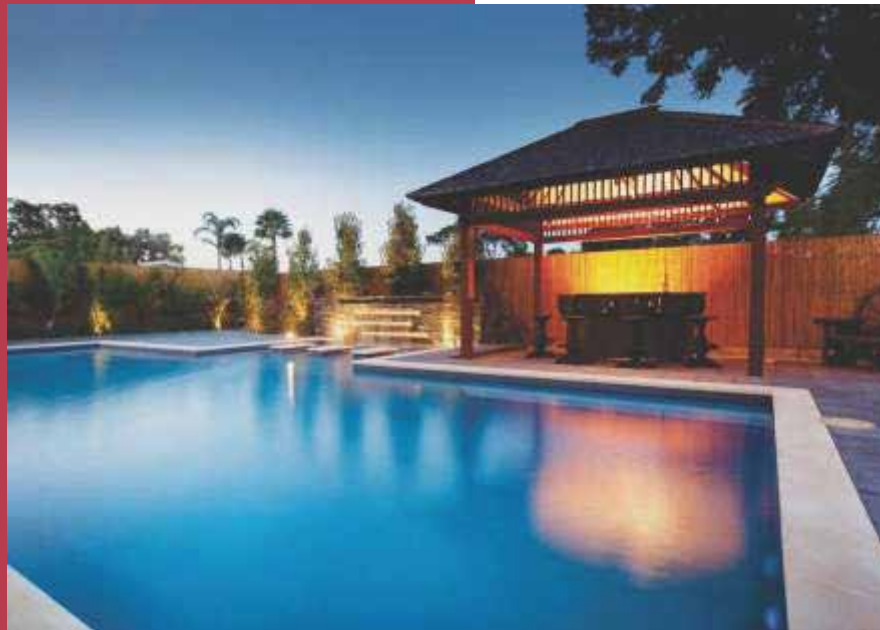
Century Eden is a gated community that you'll be proud to call home. That is because our Engineers have looked into every little detail:

Tree-lined avenues feature wide roads with paved footpaths on either side | The sewer system is entirely underground, with inspection chambers in every plot | A large capacity water treatment plant and over head tank has water line termination to every plot | Power supply cables are housed underground for maximum safety | Large parks throughout the township provide fresh clean air

WELCOME TO A FUN NEW LIFESTYLE

AMENITIES

- MODERN CLUB HOUSE
- AMPHITHEATRE
- LEISURE PARK
- LANDSCAPED GARDENS
- CHILDRENS' PLAY AREA
- SENIOR CITIZEN PARK



SPORTS FEATURES

- LAWN TENNIS COURTS
- CRICKET PITCH
- BASKETBALL COURT
- SKATING RINK
- BADMINTON COURT

INDOOR GAMES AT CLUBHOUSE:

- CARD GAMES | CARROM |
- CHESS | BILLIARDS | POOL





MASTER PLAN



- PLOT LEGEND**
- PLOT SIZE (40X60)FT
 - ODD PLOTS
 - PLOT SIZE (30X40)FT
 - PLOT SIZE (30X45)FT

- LEGEND**
1. ENTRANCE & SECURITY OFFICE
 2. OPEN AIR THEATER
 3. PAVILION
 4. PLAY AREA
 5. MINI CRICKET FIELD
 6. STP
 7. VIEWING GALLERY
 8. TENNIS COURT
 9. TOT LOT
 10. CLUB HOUSE
 11. LEISURE PARK
 12. POND
 13. BASKET BALL COURT
 14. SKATING RINK

SPREAD OVER 40 ACRES | 521 PLOTS

CLUBHOUSE FLOORPLAN



GROUND FLOOR

1. DROP OFF
2. LOBBY
3. GYM
4. STEAM
5. SAUNA
6. CAFETARIA
7. KITCHEN
8. AHU
9. LIFT
10. ELECTRICAL ROOM
11. MULTI PURPOSE HALL
12. BARBEQUE
13. WATER BODY
14. OUT DOOR PARTY AREA
15. MAINTENANCE
16. PUMP HOUSE
17. SWIMMING POOL
18. KID'S POOL



FIRST FLOOR

1. LOUNGE
2. TABLE GAMES
3. AHU
4. TABLE TENNIS
5. BILLIARDS



VILLA OPTIONS
CHOOSE FROM OUR READY-TO-BUILD DESIGNS

VILLA JASMINE



Plot size: 1200 - 1350 sq. ft.
Built up area: 2000 sq. ft. Bedrooms: 3



First Floor



Ground Floor

VILLA HIBISCUS



Plot size: 2400 sq. ft.
Built up area: 3600 sq. ft. Bedrooms: 3

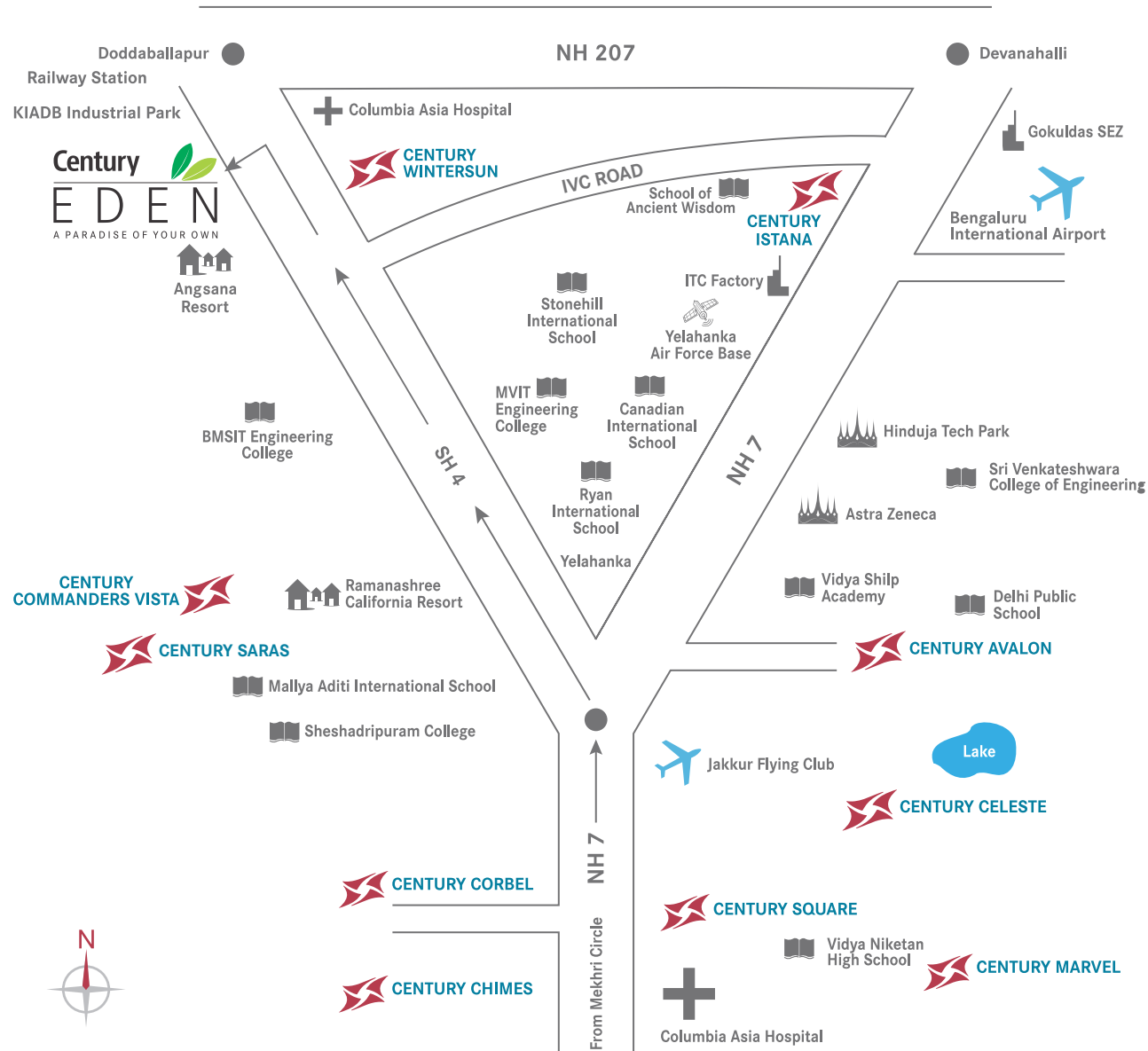


First Floor



Ground Floor

LOCATION MAP



SURROUNDING DEVELOPMENTS:

- KIADB Industrial area
- Mallya Aditi School
- Apparel Park
- Canadian International School
- Ryan International School
- Angasana Resort & Spa
- BMS Institute of Technology
- Ramanashree California Resort
- Delhi Public School



DISTANCE CHART :

M.G. Road	: 30 Kms
Yelahanka	: 14 Kms
Vidhana Soudha	: 28 Kms
Bengaluru International Airport	: 19 Kms
Hebbal Flyover	: 22 Kms

BOOKING FORM

NAME AGE

FATHER'S/HUSBAND'S NAME

PERMANENT ADDRESS

.....

TEL..... MOB FAX EMAIL

COMPANY NAME DESIGNATION INDUSTRY

OFFICE ADDRESS

TEL..... MOB FAX EMAIL

SEND CORRESPONDENCE TO (PLEASE CHECK ONE) [] PERMANENT ADDRESS [] OFFICE ADDRESS

NATIONALITY RESIDENTIAL STATUS ENQUIRY SOURCE

BOOKING DETAILS

PLOT NO. AREA RATE ADVANCE AMOUNT

CHEQUE / DD NO. BANK DATE

I have read and understood all the terms and conditions to the best of my knowledge

FOR OFFICE USE ONLY

SALES MANAGER

NAME

SIGNATURE

DATE

CUSTOMER'S UNIQUE ID

AM-CRM

NAME

SIGNATURE

DATE

TERMS AND CONDITIONS

1. The contract price will be confirmed when the Allotment Letter is issued.
 2. The booking amount will be Rs. 1,00,000/- (Rupees One Lakh Only) per plot and the Purchaser(s) has to pay a minimum of 20% of the total cost of the plot, less the booking amount, within 7 (seven) days from the date of booking. All payments should be made favouring **“Century Real Estate Holdings Pvt Ltd.”** against official receipts issued by the company.
 3. **“Century Real Estate Holdings Pvt Ltd.”** reserves the right to cancel the allotment and forfeit monies paid, if the amounts are not paid as per the terms of booking. In case the Purchaser(s) desires to withdraw the booking, a token amount of 20% of the booking amount will be withheld as cancellation fee.
 4. The Purchaser(s) has to execute the Agreement for Sale immediately after the payment of 20% of the total cost of the plot. The Purchaser(s) can avail in-house home loan support services free of cost. Upon execution of Agreement for Sale, the terms and conditions mentioned in the Agreement for Sale shall be binding on both, the company and the Purchaser(s), superseding the booking terms and conditions.
 5. Transfers, without a transfer fee, are allowed only amongst family members (father/mother/wife/husband/son/daughter). In case of transfer to third parties, it will be subject to the consent of **“Century Real Estate Holdings Pvt. Ltd.”** in writing and if consented, a transfer fee of 5% of total plot value will be imposed.
 6. Refunds, if any, will be made without interest, by local cheque only, within 30 working days from the date of cancellation.
 7. Service charges, maintenance charges and all other expenses including infrastructure expenses like electricity, water & sanitary, cable, telephone, and internet connection will be met by the Purchaser(s).
 8. Statutory expenses like stamp duty & registration charges and legal/incidental expenses for registering the property will have to be borne by the Purchaser(s) with VAT and Service Tax as applicable. Increase in existing tax levies and any fresh governmental levies, applicable during the contract period and/or at the time of registration, shall be met by the Purchaser(s).
 9. Delivery date indicated is subject to the “force majeure” clause. Every effort will be made to obtain electrical, sanitary and water connections within the stipulated delivery dates.
 10. Dimensions and details provided in the accompanying literature are approximate and are subject to alteration without any notice. The structures shown in the perspective are conceptual designs and may vary at the time of execution. The location of the facilities is subject to change, depending upon the architect's advice for better planning.
 11. All payments should be made by way of account payee demand draft/local cheque in favour of **“Century Real Estate Holdings Pvt Ltd.”** payable at Bangalore.
 12. This booking is subject to acceptance by **“Century Real Estate Holdings Pvt. Ltd.”** in writing and receipt passed for earnest money is tentative.
 13. In case of any disputes arising between the parties in respect of this agreement the jurisdiction for all such disputes shall be Bangalore City.
- I/we have gone through the terms and conditions stated above and agree to the same.

Date:

Place:

PURCHASER(S) SIGNATURE

Marketing Partner

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ABOUT US:

Century Real Estate is an integrated, full-service real estate development company headquartered in Bangalore, India with a rich history of developing premier projects and landmark buildings that spans three decades. Established in 1973, we have contributed significantly in making Bangalore the destination of choice for people from around the world.

Today, we are the largest owners of real estate in Bangalore with a land bank in excess of 3000 acres representing more than USD 2 billion in asset value and a development portfolio of over 10 million square feet comprising hotels, office buildings, residences, educational institutions and integrated townships.



OUR OTHER PROJECTS

