



EDEN
RICHMOND PARK



::Address Location::

16, Dharmatala Road, Kolkata 700 146

Atlas More, West Bengal



Location Map



Facts & Queries



- ❖ **Number of Blocks:** 10
- ❖ **Number of Floors:** G+4
- ❖ **Number of Flats:** 300

- ❖ **Flat Sizes:**
 - 1BHK: 544 sq.ft.
 - 2BHK: 754 to 880 sq.ft.
 - 3BHK: 1102 to 1230 sq.ft.
- ❖ **Municipality/Corporation:**
 - Rajpur Sonarpur Municipality
- ❖ **Electricity:** WBSEB
- ❖ **Date of Launch:** November - 2014
- ❖ **Date of Completion :**
 - Block:1 to 4 - March 2018
 - Block:5 & 6 - December 2018

:: Amenities ::



**Landscape Garden - Hyde Park,
AC Community Hall- Windsor Hall,
Swimming Pool,
Gymnasium,
Home Theatre Room,
Children's Play Room,
Billiards Room,
Games Room,
Cards Room.**



Swimming Pool View (An Artist's Impression)



Landscape Garden View (An Artist's Impression)



AC Community Hall View
(An Artist's Impression)



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Elevation View (An Artist's Impression)



Gymnasium View (An Artist's Impression)



Billiard Room View
(An Artist's Impression)

Specifications



Structure :

RCC-framed structure with anti-termite treatment in foundation.

Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco* .

Brickwork :

Eco-friendly, premium brickwork with Autoclaved aerated concrete (AAC) blocks used for better quality, thermal insulation, reduction of damp.

Elevation:

Modern elevation, conforming to contemporary designs.

External Finish:

Paint by certified Nerolac/Berger applicator* , and other effects as applicable.

Lobby:

Beautifully decorated & painted lobby

Doors & Hardware:

Quality wooden frames with solid core flush doors. Door handles of Godrej/Hafele/Yale* . Main door with premium stainless steel handle and eyehole. Main Door Lock by Godrej/Yale* .

Internal finish: Wall Putty.

Specifications



Windows:

Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room Balcony.

Flooring:

Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.

Kitchen counter:

Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.

Toilets:

Hot and Cold water line provision with CPVC* pipes. CP fittings including Health Faucet* of Jaquar/Kohler/Hindware*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler/ Jaquar/ Hindware*. Pipes of Supreme/Skipper/Oriplast*.

Elevator: Passenger Lifts of Kone*.

Specifications



Electricals:

- a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor/RRKabel/Schneider Electric*
- b) TV & Telephone points in master bedroom and living room.
- c) Two Light Points, one Fan Point, two 5A points in all bedrooms
- d) One 15A Geyser point in all toilets
- e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen
- f) One AC point in master bedroom.
- g) One washing machine point in the balcony.
- h) Modern MCBs and Changeovers of Havells/HPL/Schneider Electric*

Landscape:

Professionally designed and executed landscaping.

Specifications



Water Supply:

Underground and Overhead storage tanks of suitable capacity. Suitable Electric Pump will be installed at Ground Floor to deliver water to overhead reservoir from Underground reservoir

Generator:

24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

Security:

CCTV cameras, Intercom facility and 24/7 Security Personnel.

* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.



Price & Payment Schedule

Price per sq.ft	Open Car Parking	Covered Car Parking
2750/-*	2,00,000/-	3,00,000/-
(*) EDC Applicable.		

Payment Terms:

Booking	10 %
On execution of date of Agreement	10 %
On Foundation	15 %
On completion of 1st Floor Casting	15 %
On completion of 2nd Floor Casting	15 %
On completion of 3rd Floor Casting	10 %
On Roof Casting	10 %
On completion of Internal Plaster	10 %
On or before the date of possession	5 %



Price & Payment Schedule


Legal charges :-

- Legal charges at the time of agreement : Rs. 10000/-
- Legal charges at the time of possession: Rs. 11000/-

Extra Development charges :-

- Transformer : As Per Actual
- Generator : As Per Actual
- Association Rs. 5000/-
- Maintenance Rs. 45/- per sq. ft. for 18 months
(estimated at Rs. 2.50 /- per sq. ft. per month)
- Eden Richmond Park Association Fund
Rs. 25/- per sq. (to be handed over to the association)

Special Discount



PLUS
PRADHAN MANTRI
AWAS YOJNA
(PMAY)

★ CLSS SCHEME★ ★

::PMAY ::
DISCOUNT
UPTO
RS. 2.67 LACS

Past Projects



EDEN TOLLY SIGNATURE

45
Projects
Delivered



EDEN TOLLY LAKESIDE

Average
Completion Period
2 years 9 months



EDEN IMPERIAL



EDEN ASTOR PARK



EDEN ROMA



EDEN EXOTICA



EDEN PAVILJON



EDEN BROOKSIDE



EDEN FLORA



EDEN WINDSOR PARK

Average
Delivery Early by**
2.5 months



EDEN EMERALD



EDEN ELEGANTE



EDEN FRESCO



EDEN ROYALE



EDEN MOORE



EDEN DOVER GARDENS



EDEN DAIFOODIL

*This is calculated based on the difference between the expected completion date as mentioned in the agreement for sale (including grace period) and the actual completion date.

**Difference between the Date of Plan Sanction and the Completion Certificate

Past Projects



EDEN RESIDENCY



EDEN PRISTINE



EDEN SUNFLOWER



EDEN TULIP



EDEN TOLLY GREENWOOD



EDEN SERENITY



EDEN HABITAT



Average ROI
@17%***



EDEN FLORA 2



15
projects
Under Construction



EDEN MAJESTIC



EDEN HARMONY



EDEN LAVENDAR



EDEN SYMPHONY



EDEN PEARLS



EDEN SAPPHIRE



EDEN IVORA



Upcoming
Projects
20L sq ft



EDEN AMBIENCE



EDEN STERLING

Contact Us



17/1 Landsdowne Terrace ,
Kolkata - 700026
(Behind Deshapriya Park)



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Social Media



App Store





Thank You