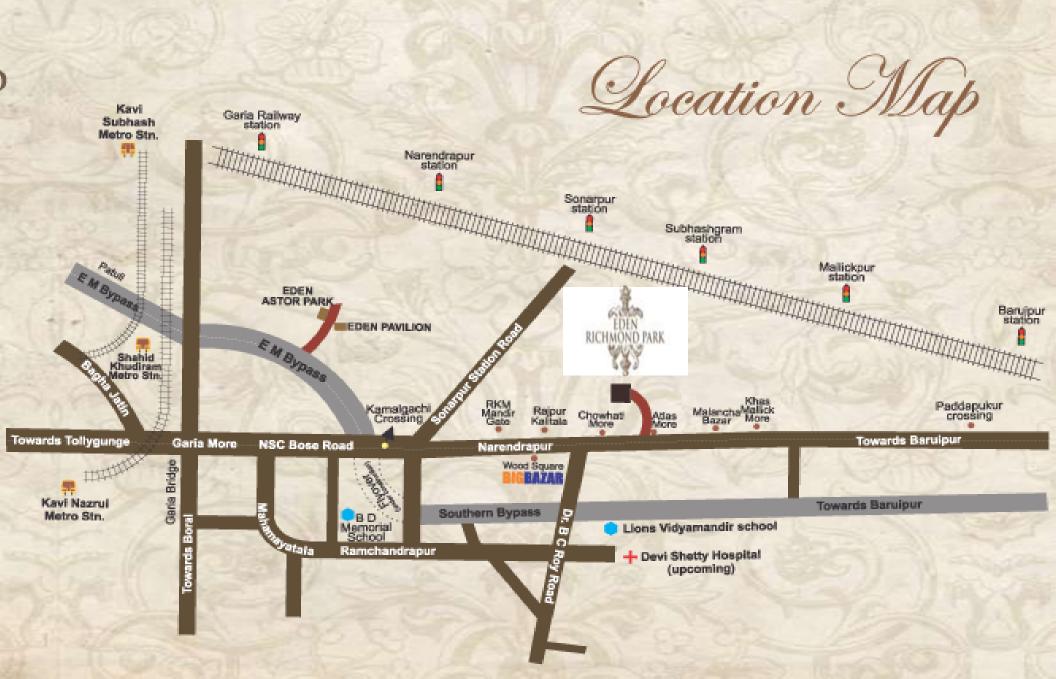




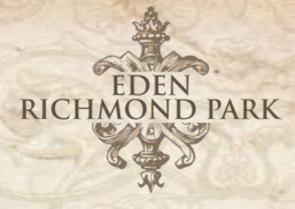
::Address Location::



16, Dharmatala Road, Kolkata 700 146 Atlas More, West Bengal



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.

RICH



Swimming Pool View (An Artist's Impression)



EDEN RICHMOND PARK

Landscape Garden View (An Artist's Impression)



AC Community Hall View (An Artist's Impression)



Elevation View (An Artist's Impression)



EDEN RICHMOND PARK

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*.

RICH

D PARK

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



a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor/RRKabel/SchneiderElectric*

PARK

RICH

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.





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.ftOpen Car ParkingCovered Car Parking2750/-*2,00,000/-3,00,000/-(*) EDC Applicable.200,000/-3,00,000/-

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

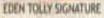
PLUS PRADHAN MANTRI AWAS YOJNA (PMAY)

* CLSS SCHEME* *

::PMAY :: DISCOUNT UPTO RS. 2.67 LACS

Past Projects









EDEN TOLLY LAKESIDE





EDEN IMPERIAL



EDEN ASTOR PARK





EDEN EXOTICA.





EDEN BROOKSIDE



EDEN FLORA



EDEN WINDSOR PARK





EDEN ELEGANTE



EDEN ROYALE



EDEN MOORE





EDEN DAFFODIL

*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



Average ROI

EDEN LAVENDAR



15 projects Under Construction



EDEN MAJESTIC

EDEN SAPPHIRE



EDEN HARMONY







Upcoming Projects 20L sq ft



EDEN SYMPHONY









EDEN STERLING

***ROI is calculated based on the Annualised Rote of Return upto 1st Jan, 2016 assuming booking of the flat is done on the launch day.



Contact Us



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+91 33 4005 2360

Social Media



App Store



