

SKY
IS THE
LIMIT



EDEN 

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24/7 hours live chat

Disclaimer: This document is not a legal offering. It only describes the intent & concept of Eden Sky Terraces.
All the areas/dimensions/layout/elevations/pictures etc. are only indicative and not as per scale.
All the details are subject to change, alteration and modification as per the developer's discretion.



EDEN
SKY TERRACES

This is an invitation.
To enter your home.
Where the air, sky and
peace co-inhabit with you.

Eden Sky Terraces is not just another home. It is a synonym for the gardens and sky.

It is a departure from regular homes that are coming up in Kolkata and an arrival into a meaningful life.

It is a labour of love. The love of nature and the love for peace. For those interested in knowing more, simply turn the page.





Architect's impression of terrace

Each apartment comes with a private sky terrace that makes residing more leisurely and relaxing. Enjoy a private moment with a loved one or simply revel in the solitude of being one with nature and the sky, even while at home! The view from Eden Sky Terraces promises to be timeless with an adjacent surrounding where no construction will ever obstruct the view.

At Eden Sky Terraces,
each apartment comes with a
private open terrace and a view
that is as timeless as the sky itself!



Highrise with
twin towers of
B+G+11 floors

Built on a sprawling
40 cottahs of
free-hold land

66% area
open to the
skies



Architect's impression of the top view of the project

63 premium apartments

of 2BHK (942 - 1,027 sq. ft) and 3BHK (1,093 - 1,815 sq. ft) with open terraces.



At Eden
Sky Terraces,
your family
returns to
fun times
at home!




Located in the upcoming
medical hub of Mukundapur,
off the EM Bypass.

Built with maximum
conveniences and latest
amenities to make living
**a comfortable and
pleasurable experience.**

Built with architectural finesse
and the best building
materials providing long-term
customer satisfaction.





Eden Sky Terraces comes with inbuilt and superior architecture that makes living a quieter and more tranquil affair, even while residing in the heart of development.



Architect's impression of day view

Eat, play, love



A magnificent **swimming pool** is the perfect place to unwind after a long day or take your children to when they need to be outdoor.

An **A.C. community hall** for private parties and get-togethers make hosting parties and social events more convenient.

A well-planned and inclusive **children's play area** is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises.

An indoor **A.C. gymnasium** is the perfect opportunity for staying fit without the hassle of a commute to an external fitness centre.



Architect's impression of swimming pool

Experience the highest level of spaciousness
with higher floor heights.



All apartments are airy and well ventilated with three sides open. Maximum sunlight and air make residing in Eden Sky Terraces a therapeutic experience.

With ample concern for maximum legroom, each 2 and 3 BHK apartment has been designed with optimum utilisation of space that provides a sense of spaciousness.



Architect's impression of night view

Eden Sky Terraces is not only about ease and comfort. It is also about convenience.

At your doorstep

Educational Institutes

- Indus Valley World School
- Welland Gouldsmith School
- Techno India Group Public School
- Techno Model School
- Miranda High School
- B. D. Memorial Institute-Mahamayatala
- Netaji Subhash Engineering College
- Indian Centre for Space Physics
- Satyajit Ray Film and Television Institute
- National Institute of Hotel Management
- Future Institute of Engineering and Management
- Swami Vivekananda Institute of Science & Technology

Medical facilities

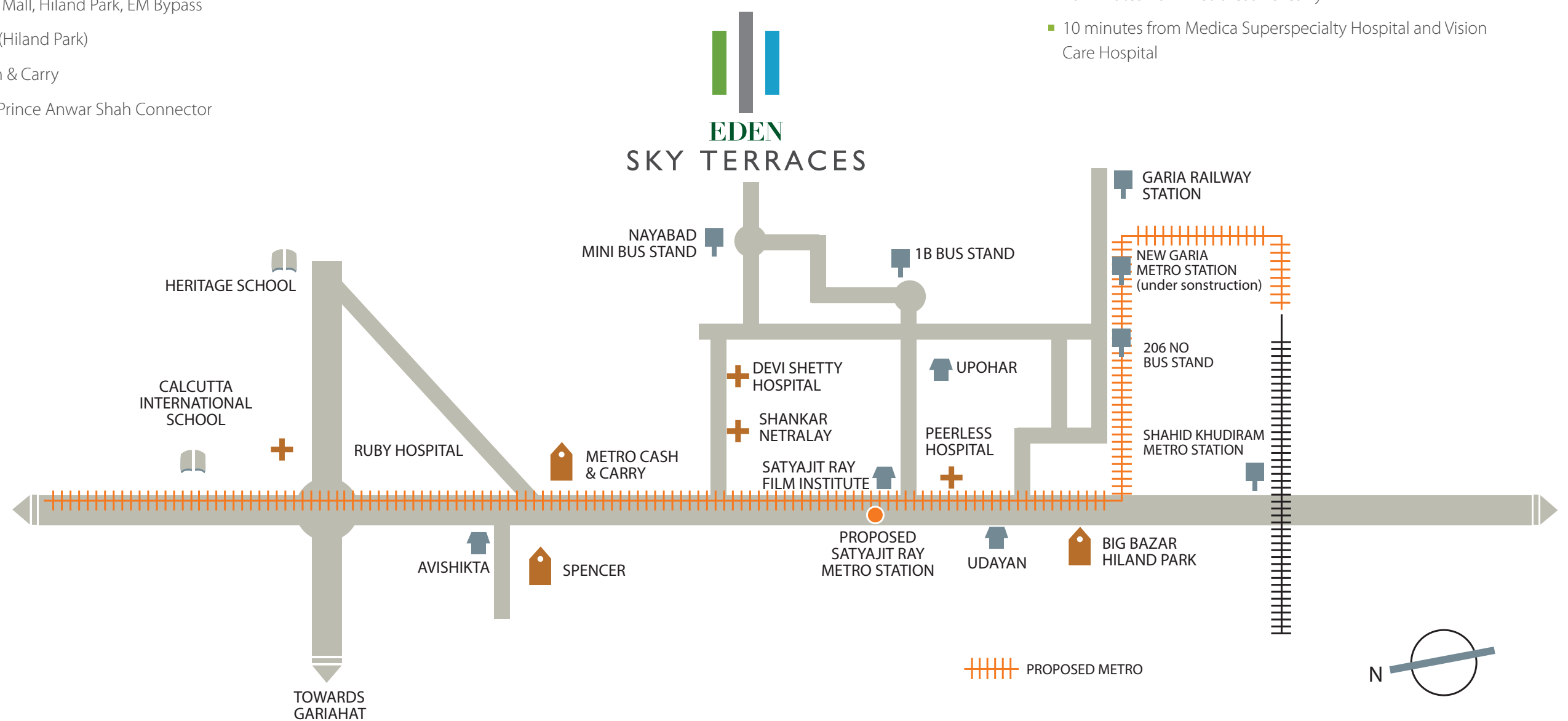
- Vision Care Hospital
- Medica Superspecialty Hospital- Mukundapur
- RTIICS (Rabindranath Tagore International Institute of Cardiac Sciences)
- Peerless Hospital
- Shankara Nethralaya
- Welkin Diagnostic Centre

Shopping hubs

- Metropolis Mall, Hiland Park, EM Bypass
- Big Bazaar (Hiland Park)
- Metro Cash & Carry
- Spencer's, Prince Anwar Shah Connector



- Near DPS Ruby Park, Heritage School, Indus Valley School and Riverdale School
- 5 minutes from New Garia Metro Station
- 5 minutes from RTIICS (Rabindranath Tagore International Institute of Cardiac Sciences)
- 10 minutes from Ruby crossing
- 10 minutes from Metro Cash & Carry
- 10 minutes from Medica Superspecialty Hospital and Vision Care Hospital



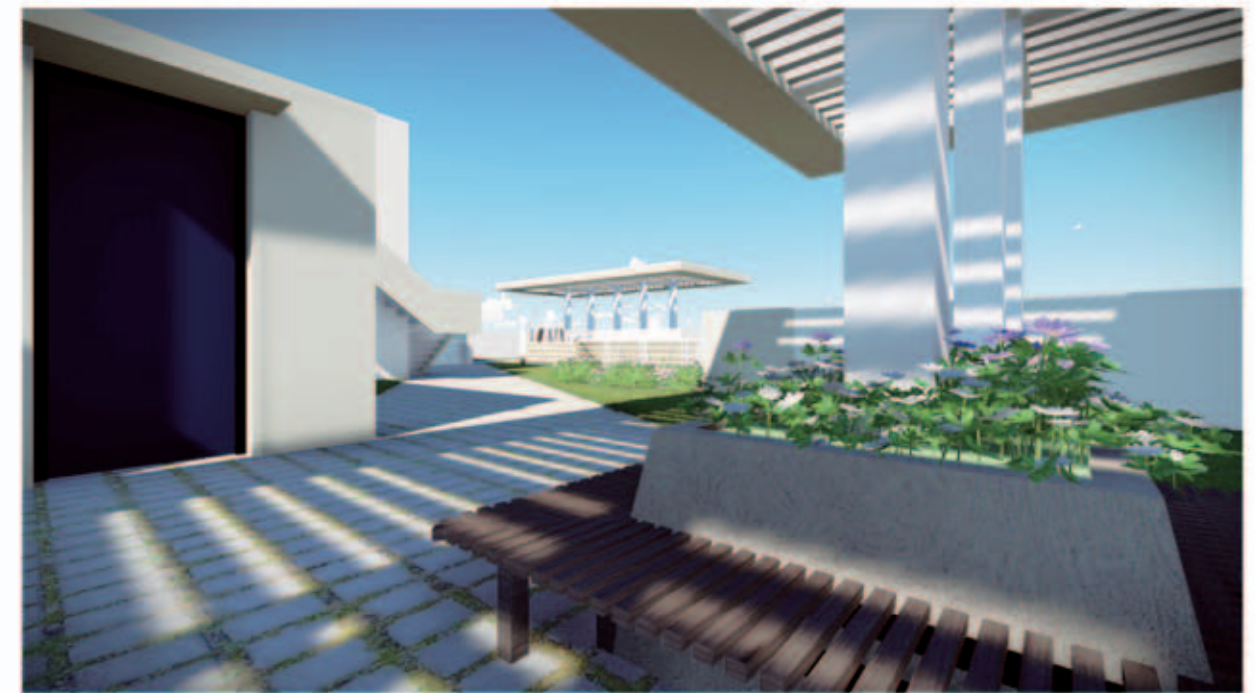
Live within
an environment
that is green
and healthy



Built on a sprawling 40 *cottahs* of freehold land, Eden Sky Terraces is a welcome relief from the concrete jungle of the city.



Architect's impression of roof top

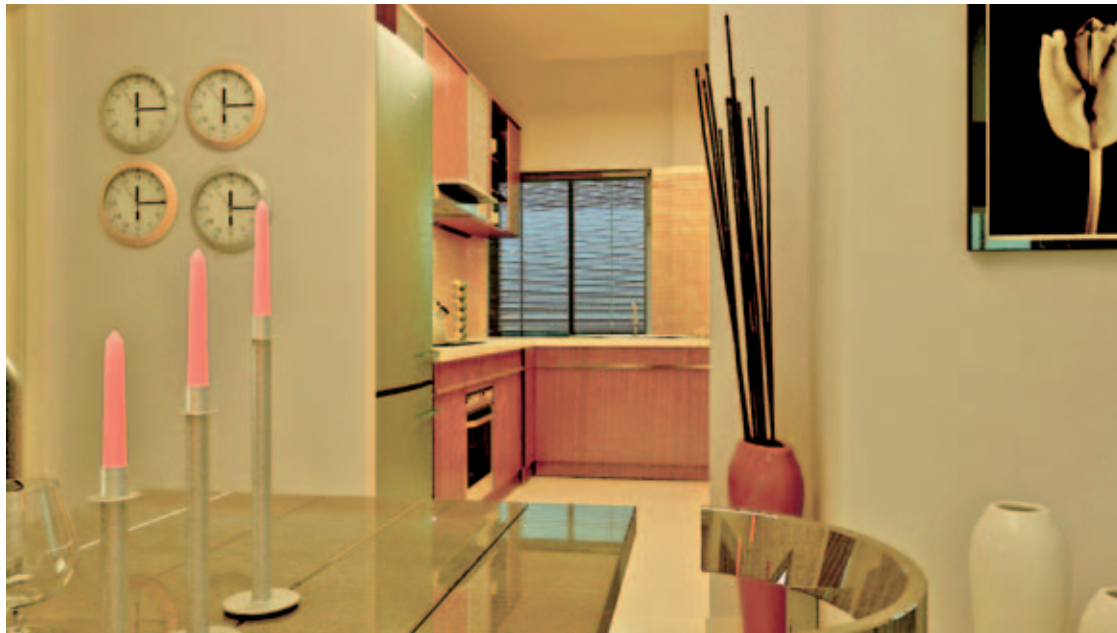


With 66% area open to the skies and twin highrises, the sky is a guest in your home, providing a sense of relief from suffocating city life.

The rooftop will have private sit outs and green landscaping, providing an option of being outdoors while staying at home. Enjoy the lilting evening breeze or have a wintry barbecue outdoors!



Architect's impression of living room



Architect's impression of kitchen & dining



The highest quality building materials and most reputed brands will be deployed at this residential project. Eden has a reputation of working with only the best brands offering longevity and maximum customer satisfaction.

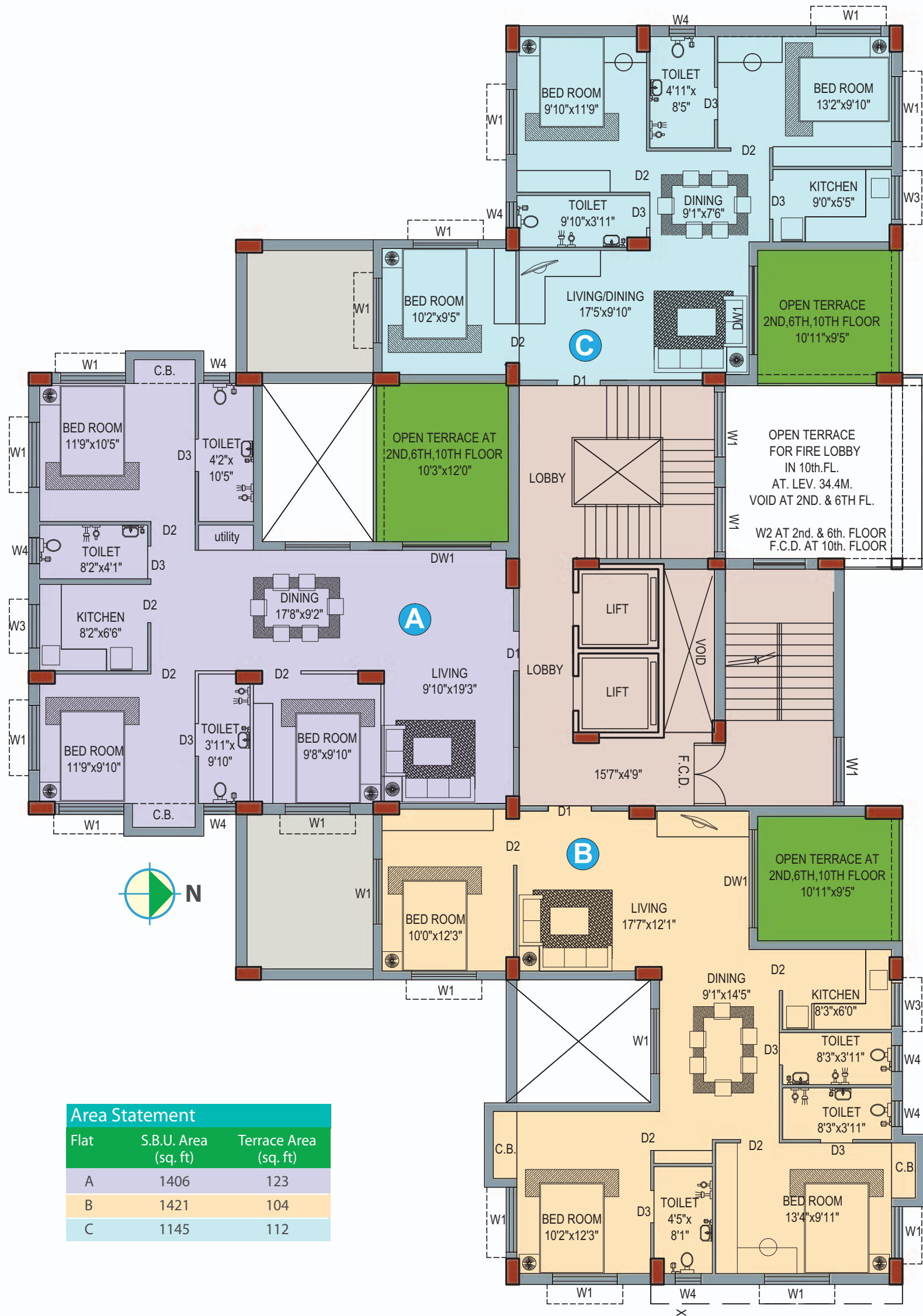
Eden Sky Terraces is carefully built with maximum focus on making living a pleasurable and comfortable experience.

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 and reduction of damp.
- **Elevation** : Modern elevation, conforming to contemporary designs.
- **External Finish** : Paint by certified **Nerolac/Asian Paints/Berger** applicator*, and other effects as applicable.
- **Lobby** : Beautifully decorated and painted lobby
- **Doors & Hardware** : Quality wooden frames with solid core flush doors. Door handles of **Godrej/Hafele***. Main door with premium stainless steel handle and eyehole. Main Door Lock by **Godrej***.
- **Internal finish** : Plaster of Paris.
- **Windows** : Colour anodised / 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 two feet height above counter.
- **Toilets** : Hot and cold water line provision with CPVC* pipes. CP fittings including Health Faucet* of **Jaquar/Kohler***. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of **Kohler/Parryware***. Pipes of **Supreme/Skipper***.
- **Elevator** : Passenger lifts of **Kone***.
- **Electricals** : a) Concealed **Polycab/Mescab/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric***
b) TV and 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 and one 5A points, 5A refrigerator point, and exhaust fan points in kitchen
f) One AC point in master bedroom
g) Modern MCBs and changeovers of **Havells/HPL/Schneider Electric***
- **Water Supply** : Underground and overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.
- **Landscape** : Professionally designed and executed landscaping.
- **Generator** : 24 hour power backup for all common services. Generator back up of 600 W for two bedroom flats and 800 W for three 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.

2nd, 6th & 10th Floor Plan
BLOCK 1



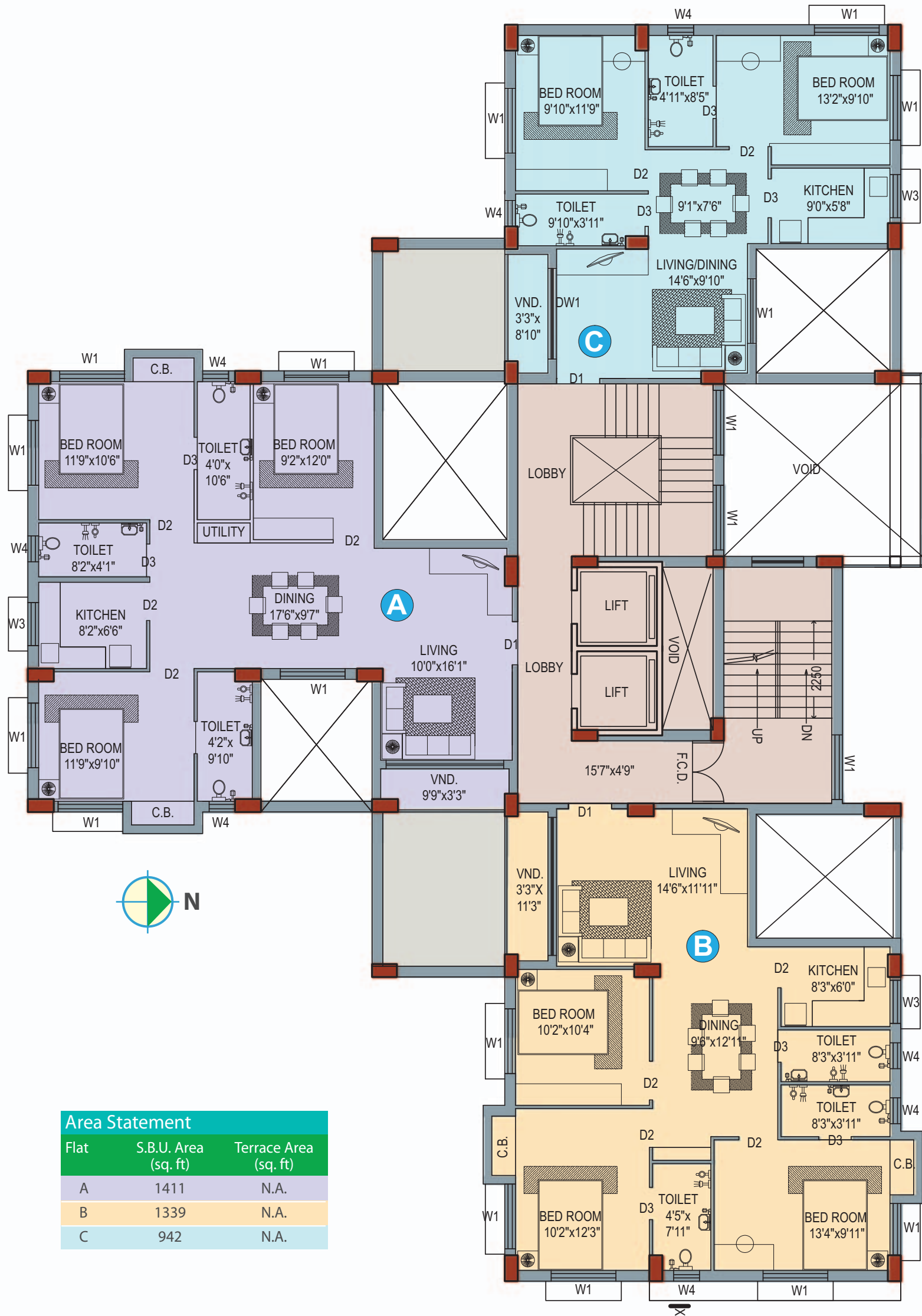
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1406	123
B	1421	104
C	1145	112

3rd & 7th Floor Plan
BLOCK 1



Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1294	84
B	1303	126
C	997	110

4th & 8th Floor Plan
BLOCK 1



Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1411	N.A.
B	1339	N.A.
C	942	N.A.

5th & 9th Floor Plan
BLOCK 1



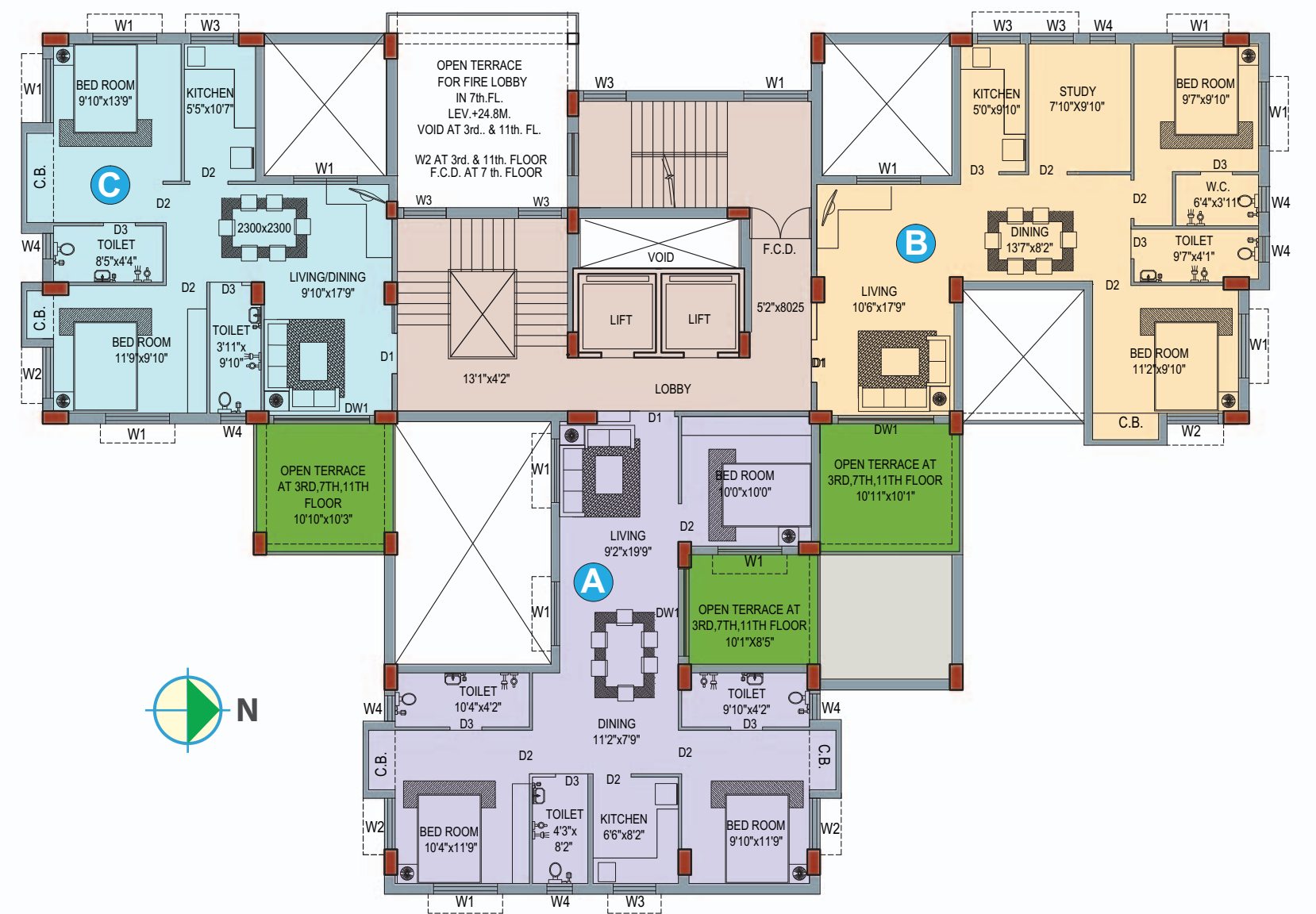
Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1481	108
B	1392	102
C	1093	NIL

2nd, 6th & 10th Floor Plan
BLOCK 2

3rd, 7th & 11th Floor Plan
BLOCK 2

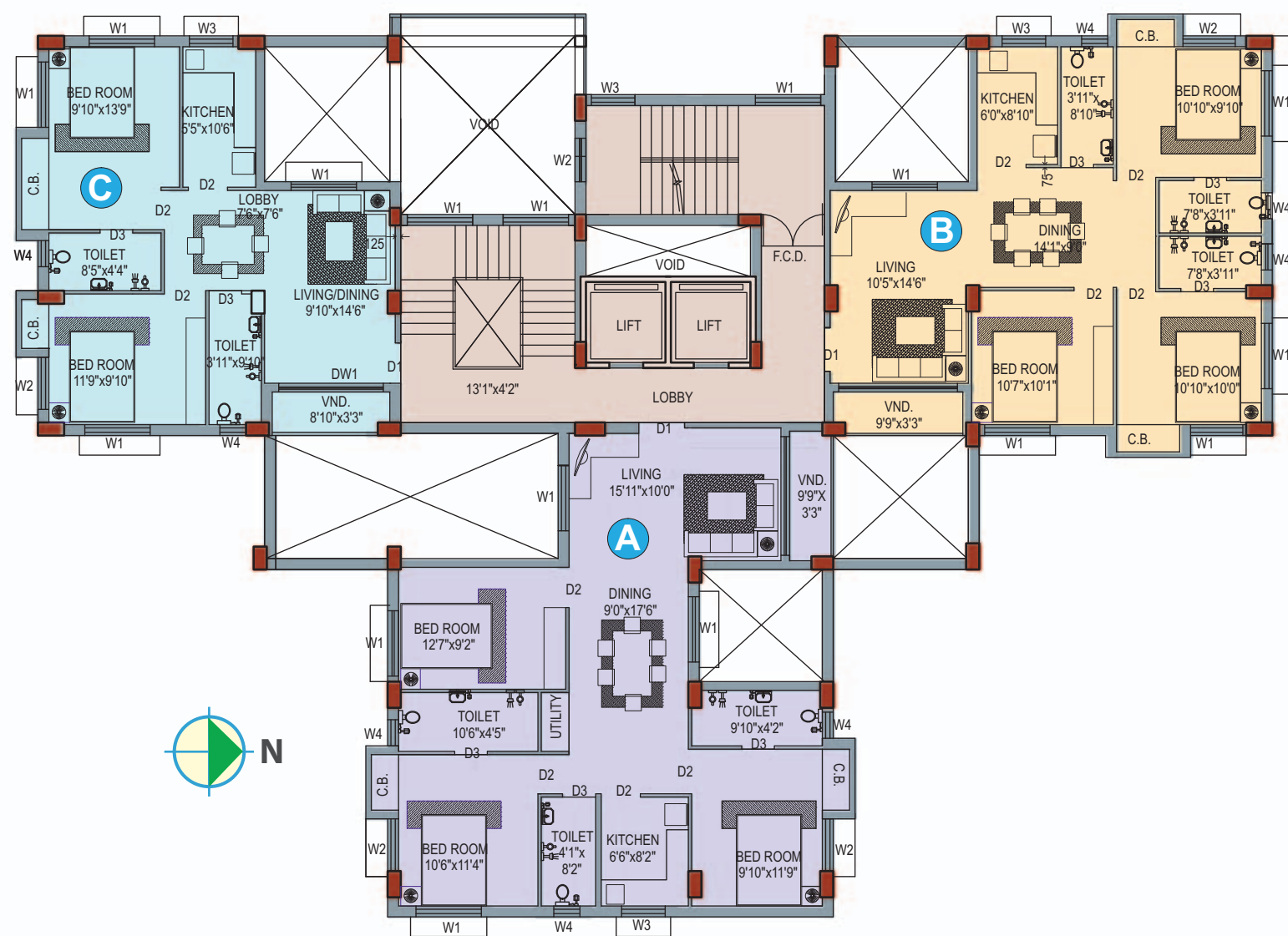


Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1419	123
B	1311	110
C	1174	112



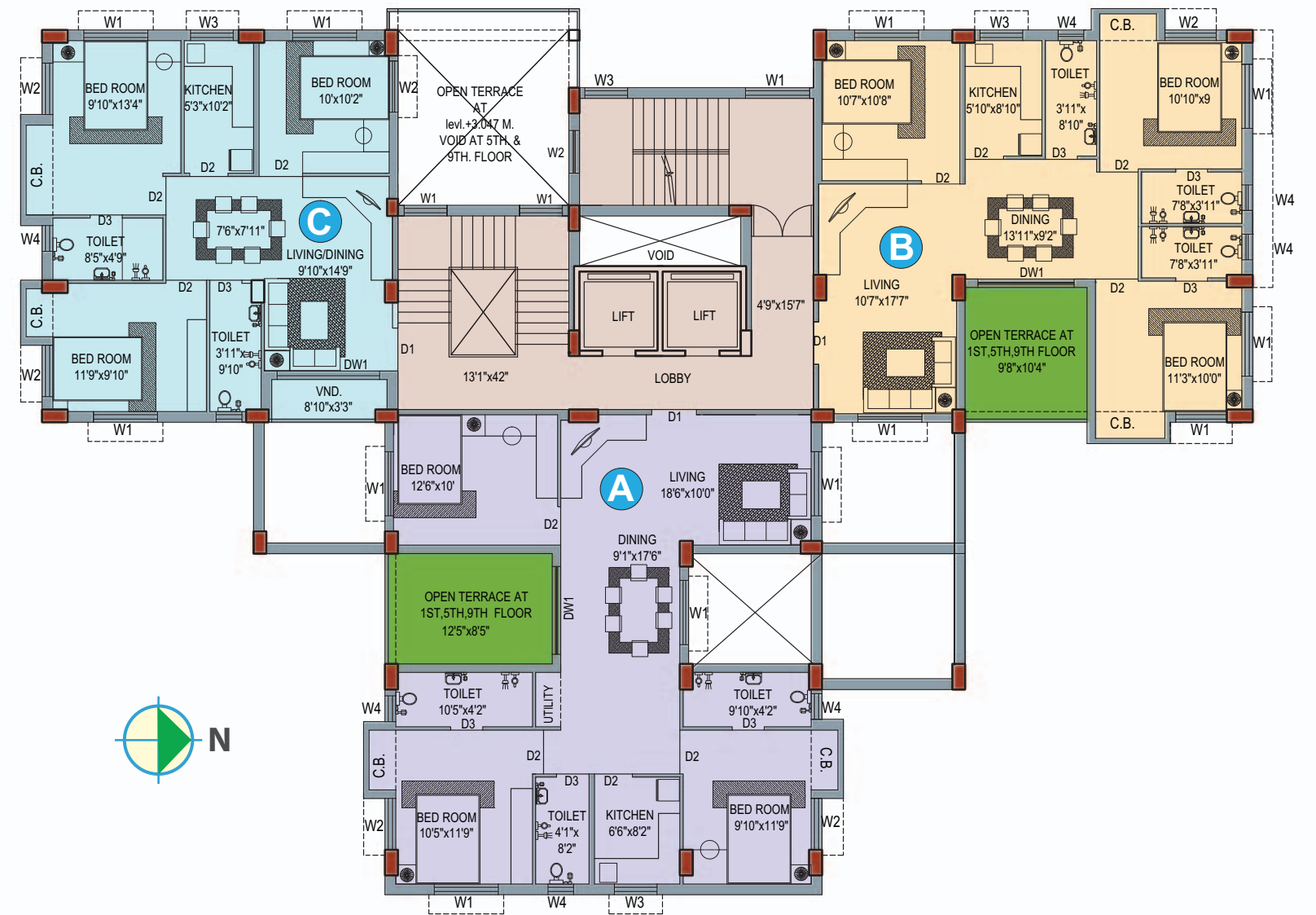
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1282	85
B	1184	110
C	1027	110

4th & 8th Floor Plan
BLOCK 2



Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1411	N.A.
B	1227	N.A.
C	972	N.A.

5th & 9th Floor Plan
BLOCK 2



Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1479	108
B	1294	96
C	1122	N.A.

At Eden Sky Terraces, the developer's vast experience makes them a dependable and safe choice.

EDEN[®]



The Eden Group is committed to delivering great value to their customers.

Over the years the group has built a formidable reputation in the realty business. A huge focus on meticulous planning, attention towards architectural nuances and reliance on cutting edge technology has helped deliver outstanding products to countless satisfied customers.

The management at Eden Group has a latent energy and confidence owing to professionalism which has resulted in enviable working efficiency. Ultimately all efforts are directed towards one motto-of achieving higher levels of customer satisfaction.

DELIVERED
1 million sq. ft

UNDER CONSTRUCTION
1.5 million sq. ft



Eden Imperial



Eden Tolly Signature



Eden Tolly Lakeside



Eden Tolly Greenwood



Eden Brookside



Eden Exotica



Eden Pavilion



Eden Astor Park



Eden Roma



Eden Elegante



Making Home Buying A Pleasurable Experience!

EDEN Privilege Care

- Customisation of flats**
 No two families are the same. Why should two homes be the same?
- Dedicated Personal Relationship Manger**
 Enjoy individual care from your special friend at Eden.
- Brand Transparency**
 An open declaration of the specific brands that would go into the making of your dream home, rather than relying on vague promises such as "a leading brand"
- 24x7 Online Chat**
 Need info at midnight, from London? Feel free to visit our website – www.edengroup.in – and enjoy a one-to-one chat with friends at Eden.
- Refer a friend**
 Enjoy special gifts when you refer a friend to the Eden family.
- Discounts on Allied Products**
 Avail special discounts offered to Eden Privilege Care members while shopping at large format stores like hometown
- Construction and Fixtures Warranty**
 Be it 'Godrej' locks, 'Jaquar' fittings, or 'Kone lifts, rest in the knowledge that you will receive multi-year warranties on all important products that go into the making of your home.
- Price Transparency**
 Wary of discovering hidden charges later? Find our current prices, payment schedules and other charges clearly mentioned on our website.
- Online Construction Status**
 Take comfort in tracking the step- by-step progress of your dream home by seeing fortnightly pictorial updates on our website.



- Number of Blocks:** 2
- Number of Floors:** G+11
- Number of Flats:** 63
- Open Space:** 66%
- Unit Size:** 2 BHK 942 sq. ft to 1,027 sq. ft. and 3BHK 1,093 sq. ft to 1,815 sq. ft
- Corporation:** Kolkata Municipal Corporation
- Electricity:** CESC
- Date of Launch:** October 2014
- Date of Completion:** March 2018

(Q) What is the process of purchasing the flat?

(A) Please call our sales advisors or our customer service department or download an application form from our website. The booking amount is 10% of the cost of the flat. Please fill and submit the application form along with a Cheque/Online Transfer/Draft of 10%.

(Q) What are payment terms?

(A) Our payments are linked to construction:

Proposed Payment Schedule

Agreement	20
Piling	15
1st Floor Casting	15
4th Floor Casting	5
6th Floor Casting	5
8th Floor Casting	5
10th Floor Casting	5
Roof Casting	5
Brickwork	10
Flooring	10
Possession	5
	100

Cheques to be made in favour of 'Nortech Property Private Limited' (A/C Payee)

(Q) What about car parking space?

(A) Adequate car parking space is available in the complex.

(Q) Can I cancel my booking? What happens when I cancel my booking?

(A) Under extenuating circumstances, our management may allow a cancellation. In that scenario, we will fully refund your money and a cancellation charge of ₹51,000/-will be applicable.

(Q) What is the percentage of super built-up area?

(A) The super built-up area is 25%.

(Q) What are the extra development charges?

Extra charges - for the project Eden Sky Terraces

Legal charges at the time of agreement: ₹10,000/- .

Legal charges at the time of possession: ₹11,000/- .

₹75/- per sq. ft for Transformer Charges.

₹50/- per sq. ft for Generator Charges.

₹5,000/- per flat for Association Formation charges.

₹54/- per sq. ft for 18 months Maintenance Deposit (estimated at ₹3 per sq. ft per month).

Eden Sky Terraces Association Fund (to be handed over to the association): ₹50/- per sq. ft.

(Q) What are the rules for registration of the flats?

(A) Registration costs are paid to the registrar's office for registration of the property in your name after possession. They are not included in the flat's cost.

(Q) What is the estimated completion time of Eden Sky Terraces?

(A) The estimated completion date is March 2018.

(Q) Has the project been approved for home loans by housing finance institutions?

(A) The project will be approved by all leading financial institutions.

(Q) Will there be any Preferential Location Charges (PLC)?

(A) PLC may be applicable. Please consult the the sales advisors for details.

(Q) How do I get any other queries answered?

(A) You can always mail us at sales@edengroup.in or call 98300 63776.