

EDEN
elements



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elements

WHERE THE FIVE ELEMENTS OF NATURE COME TOGETHER
TO CREATE A SMART, UNIQUE LIVING SPACE.



EARTH
bhūmi



WATER
jal



FIRE
agni



WIND
pavan



SKY
akash



ELEMENTS
FOR A PERFECT
URBAN LIVING.

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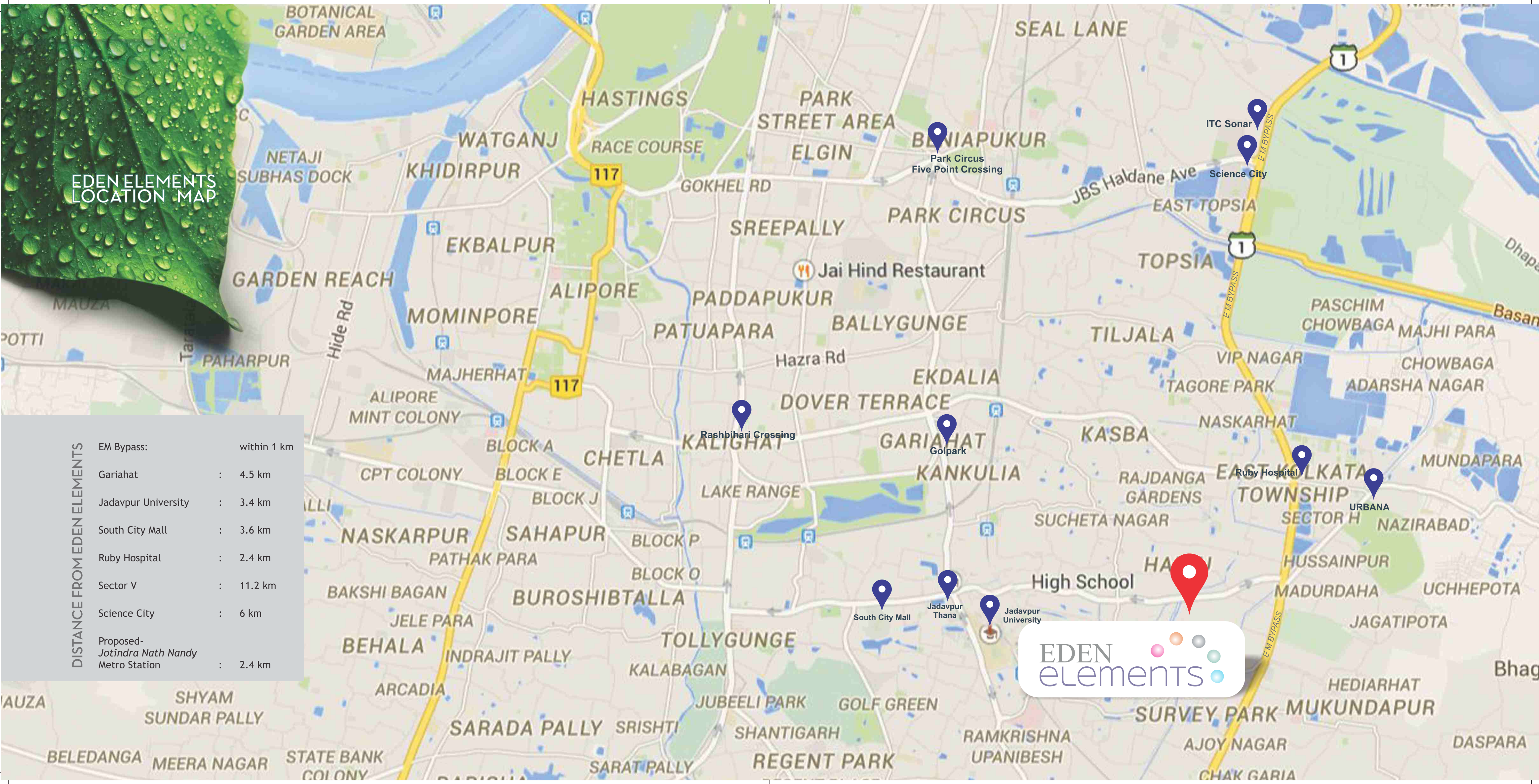
SPACIOUS
MODERN
AMBIENT
REFRESHING
TASTEFUL

A **SMART** WAY OF LIVING

Defined by its contemporary design alongside the highest quality fittings and finishes and equipped with the most advanced eco-friendly utilities, Eden Elements is the quintessential home for modern urban living.

Architect's impression of the elevation.

EDEN ELEMENTS
LOCATION MAP



DISTANCE FROM EDEN ELEMENTS

EM Bypass:	within 1 km
Gariahat :	4.5 km
Jadavpur University :	3.4 km
South City Mall :	3.6 km
Ruby Hospital :	2.4 km
Sector V :	11.2 km
Science City :	6 km
Proposed- Jotindra Nath Nandy Metro Station :	2.4 km





Architect's impression of the elevation.



EARTH *bhūmi Chi*
THE ETERNAL BEARER OF LIFE



THE EVERPRESENT ELEMENT OF
STABILITY AND STRENGTH,
BEARING AND BINDING
THE PRECIOUS MOMENTS OF LIFE.

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



WATER *jal Sui*
THE ETERNAL SOURCE OF LIFE

THE FORMLESS, FLUID, FLOWING THROUGH
THE INTRICATE VEINS OF LIFE,
A GUARANTEE OF OUR EXISTENCE.

Eco-friendly rain water harvesting to protect and reinforce the ground water.

Eco-friendly water saving dual flush mode in EWC.

Swimming pool with water recycling mechanism.



THE ELEMENT OF FORCEFUL ENERGY,
PROVIDING LIGHT & HEAT TO THE WORLD,
THE UNDENIABLE REQUIREMENTS
AND SECURING THE SPIRIT OF LIFE.

Heat treatment of roof for thermal insulation with specially approved thermal insulation material so you save on cooling costs and play a part in saving the environment.


Smart power management in the gym to turn off air-conditioning when not in use.



THE ELEMENT WITH THE FREEDOM OF MOVEMENT,
BREATHING LIFE INTO THIS WORLD
AND ENABLING US TO GROW AND
EXPAND MENTALLY TO TAKE CARE OF AND
PROTECT THE ENVIRONMENT.

Eco-friendly LED lights in common areas to reduce
power consumption and heat generation.

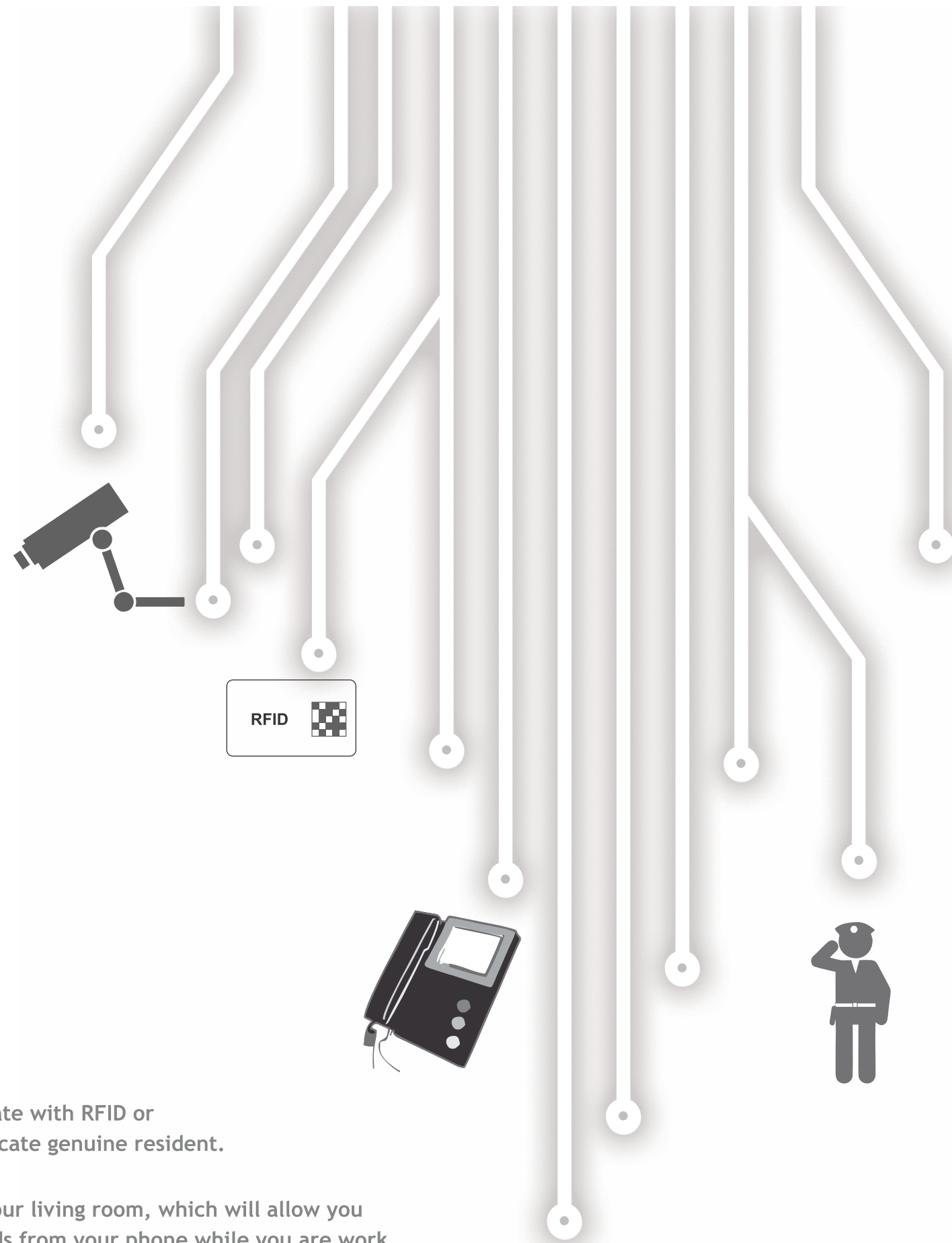
Wi-fi enabled facility areas to ensure residents'
ability to use their devices everywhere.

 **SKY** *akash Kū*
THE ETERNAL LIBERATOR OF LIFE

THE HIGHEST OF ELEMENTS, BEARING ENERGIES
BEYOND OUR REACH, REPRESENTING OUR ABILITY
TO THINK AND TO COMMUNICATE.

AMF panel in generator to allow power to kick in as soon as there is a power cut,
so that you are not stuck in darkness in the middle of important or special moments

Sound proof generator



Automated entry in main gate with RFID or Proximity cards to authenticate genuine resident.

Home security camera in your living room, which will allow you to keep a watch on your kids from your phone while you are work.

Video phone system for entry into your flat.



FOR THOSE SPECIAL OCCASIONS OF LIFE,
THE AESTHETICALLY SUBLIME
BANQUET HALL WITH MOOD LIGHTING
WILL UPLIFT YOUR SENSES.

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Architect's impression of the Banquet Hall.

SPECIFICATIONS

SPECIFICATIONS

STRUCTURE:	RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco* . Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality, thermal insulation, reduction of damp / Red Bricks / Fly ash Bricks .
ROOF HEAT TREATMENT:	Heat treatment of roof for thermal insulation with specially approved Thermal Insulation material .
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 & 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 eye hole. Main door lock by Godrej* .
INTERNAL FINISH:	High quality putty for a good finish.
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 and Hot & Cold Mixer & Single Lever Diverter* of Jaguar / Kohler* . Dado of ceramic tiles up to door height. Sanitary ware with EWC with ceramic cistern with eco-friendly dual flush* and basin of Kohler / Parryware* . Waste pipes of Supreme / Skipper* . Washing Machine point.
ELEVATOR:	Passenger lifts of Kone* .
ELECTRICALS:	A) Concealed Polycab / Mescab/ RR Kabel* copper wiring with modular switches of Anchor Roma / 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, 5A refrigerator point and exhaust fan points in kitchen. F) One AC point in all bedrooms. 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 with beautiful Paver blocks* .
GENERATOR:	24-hour power backup for all common services. Generator back up of 600W for 2 bedroom flats and 800W for 3 bedroom flats. Specialised AMF panel with Rapid Automatic Backup* .
SECURITY:	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.*

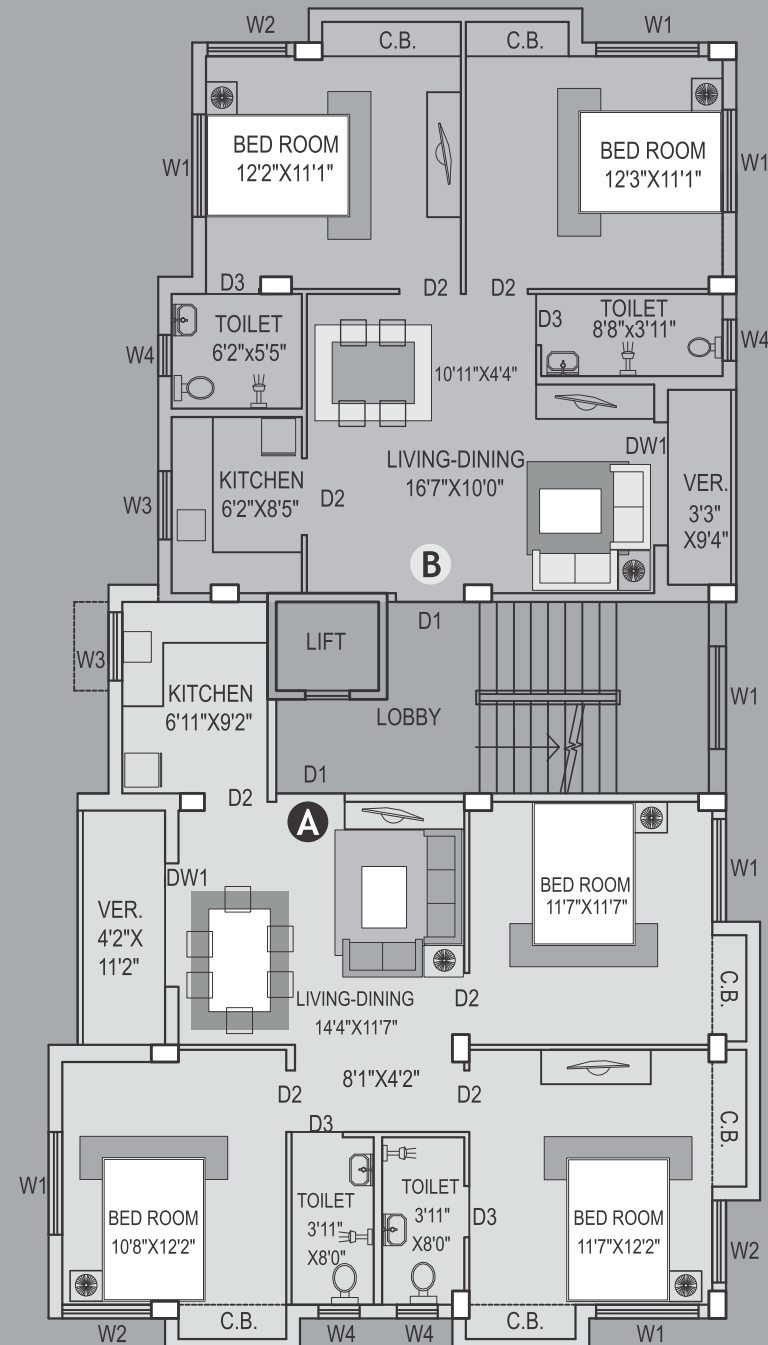
AN ENCHANTING GREEN GET-AWAY,
A LANDSCAPED ROOFTOP GARDEN,
A PERFECT ESCAPE FOR THE SENSES.

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Architect's impression of the rooftop garden.

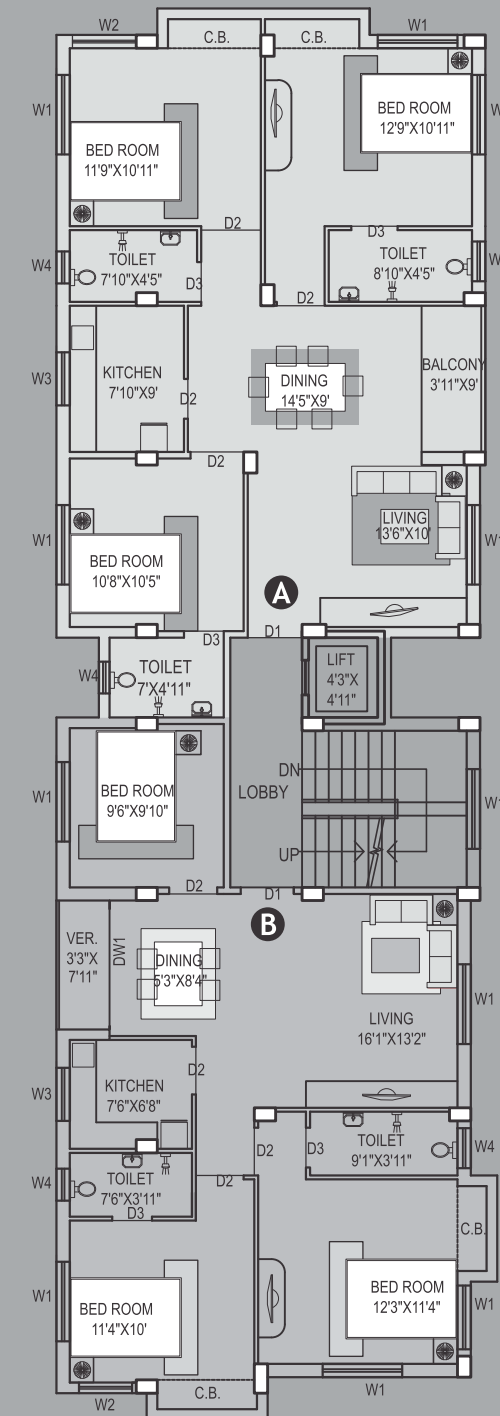
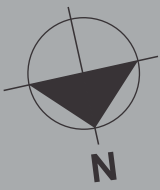
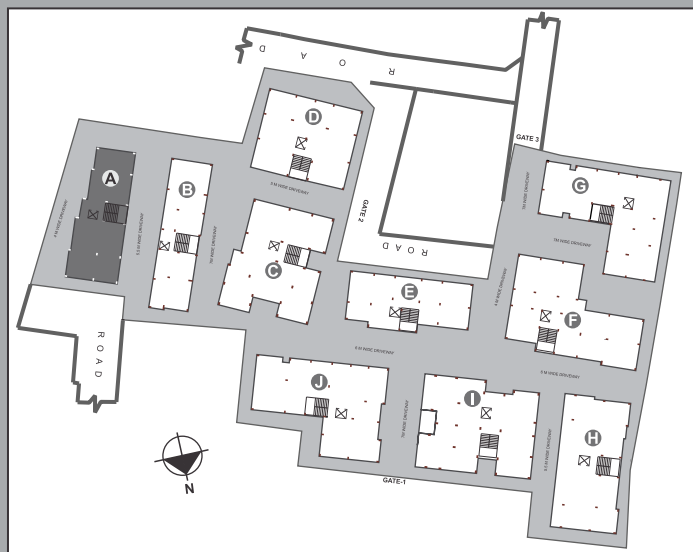
A STATE-OF-THE-ART
LUXURY ROOFTOP POOL
TO REJUVENATE YOU, BRINGING YOU IN TOUCH
WITH YOUR INNER ELEMENTS.





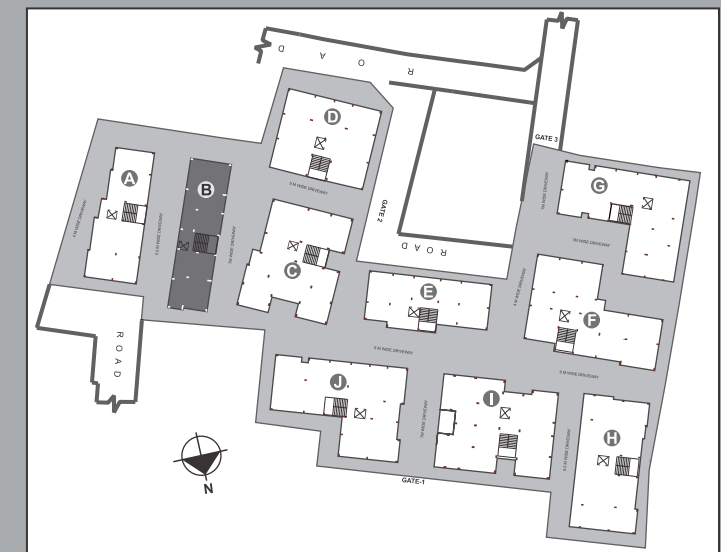
FLOOR PLAN BLOCK **A** G+IV

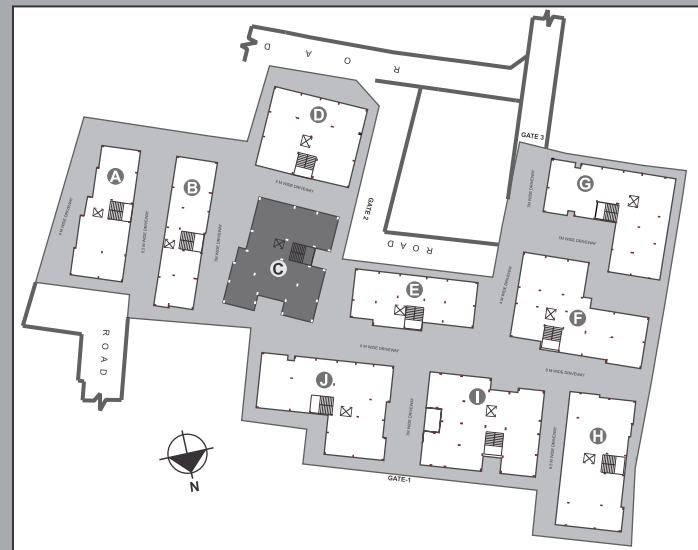
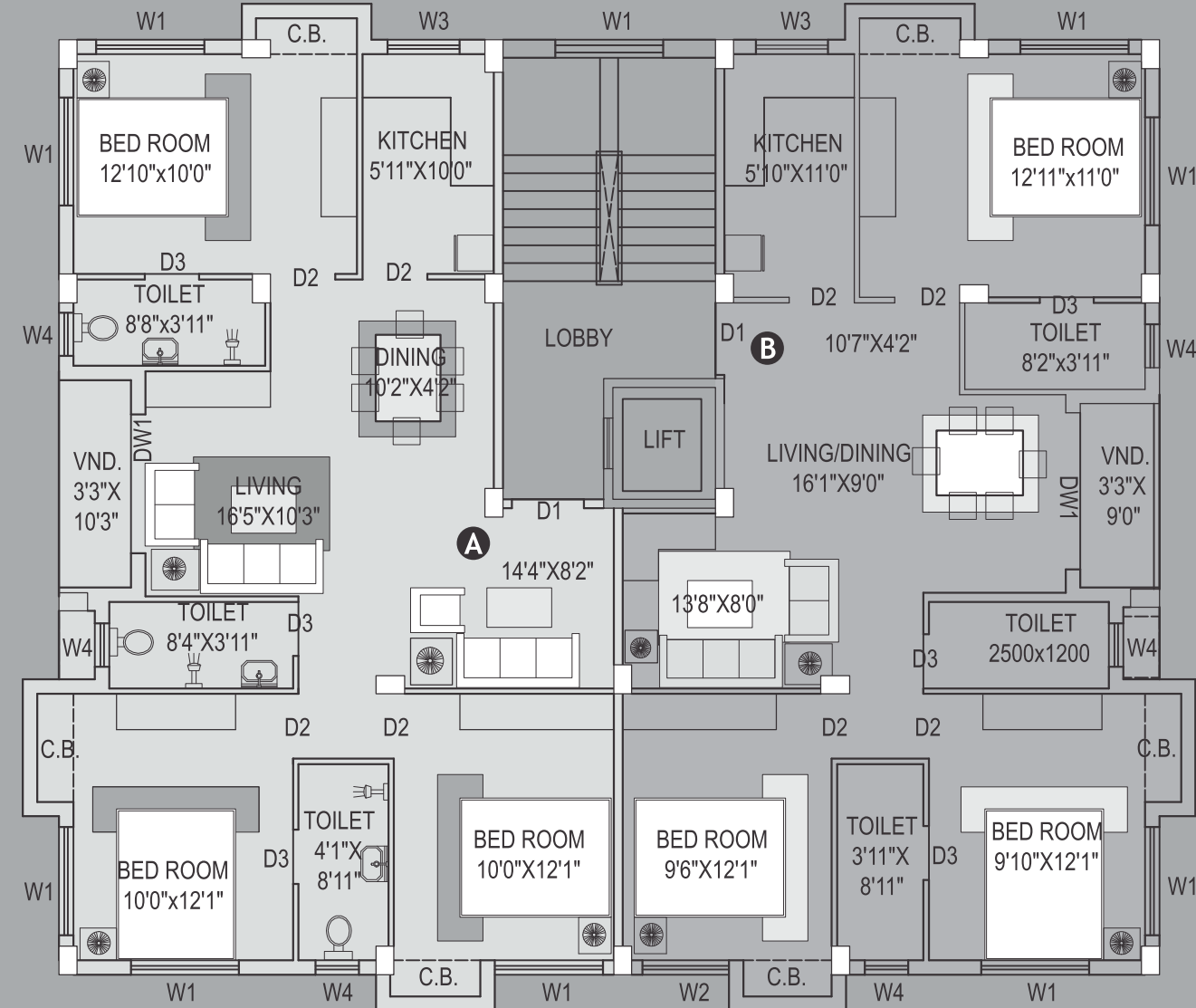
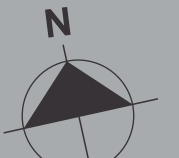
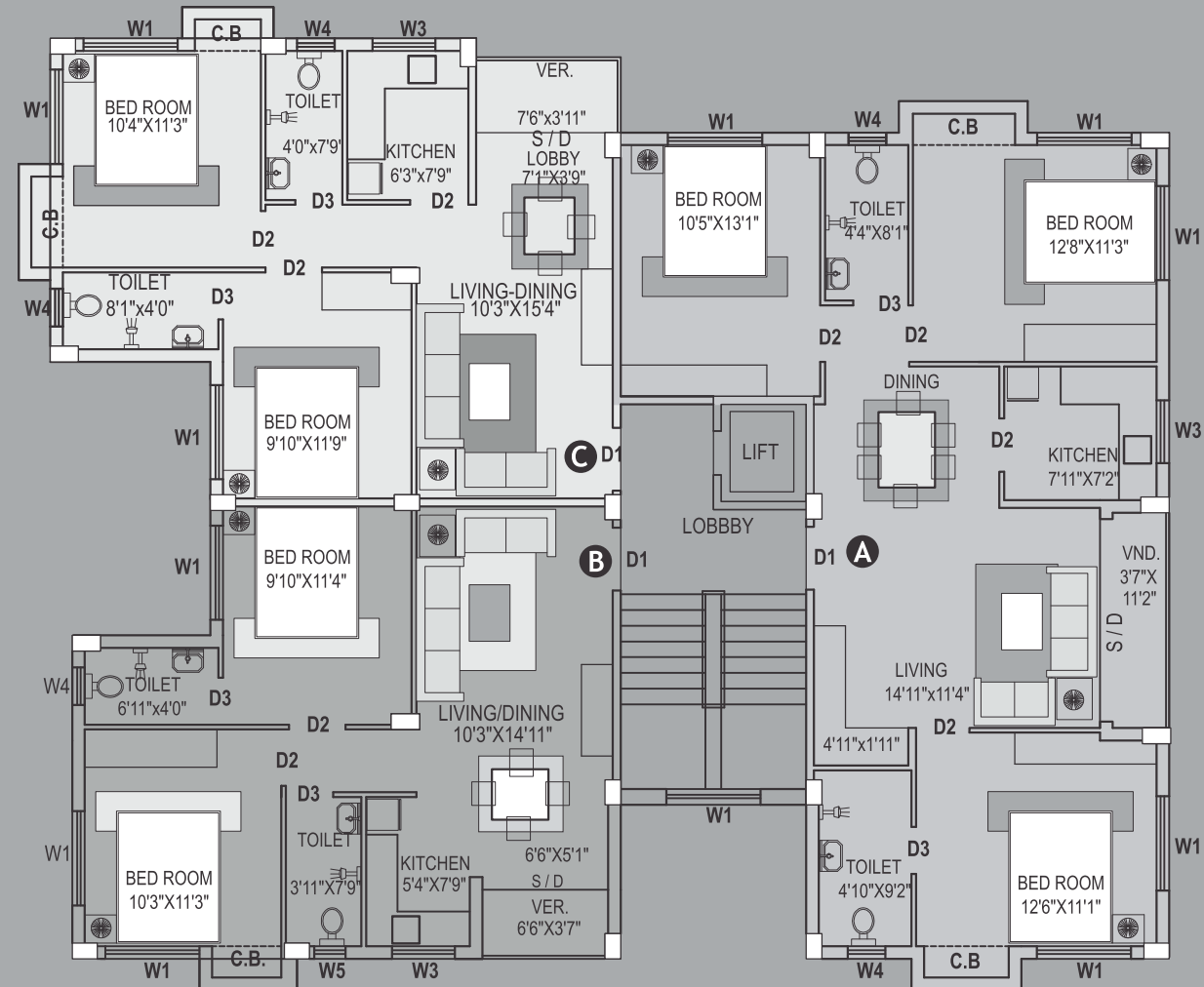
FLAT	SUPER BUILT-UP AREA
A 3 BHK	1259 SQ.FT.
B 2 BHK	1022 SQ.FT.



FLOOR PLAN BLOCK **B** G+IV

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1434 SQ.FT.
B 3 BHK	1276 SQ.FT.



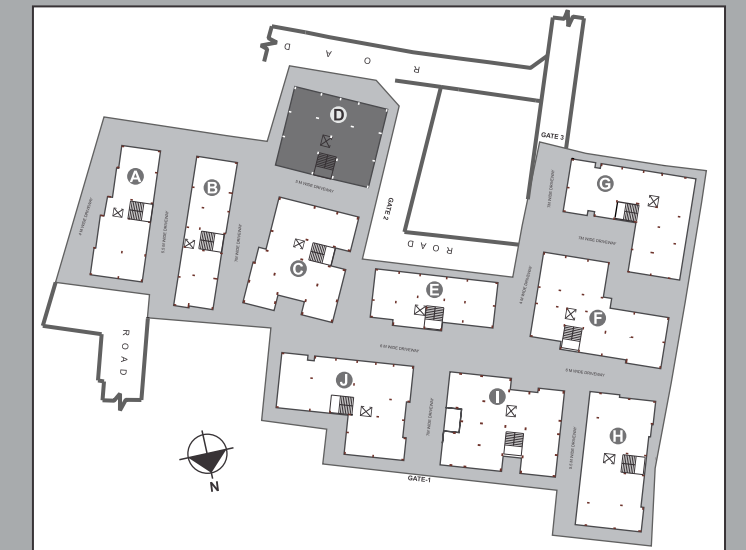


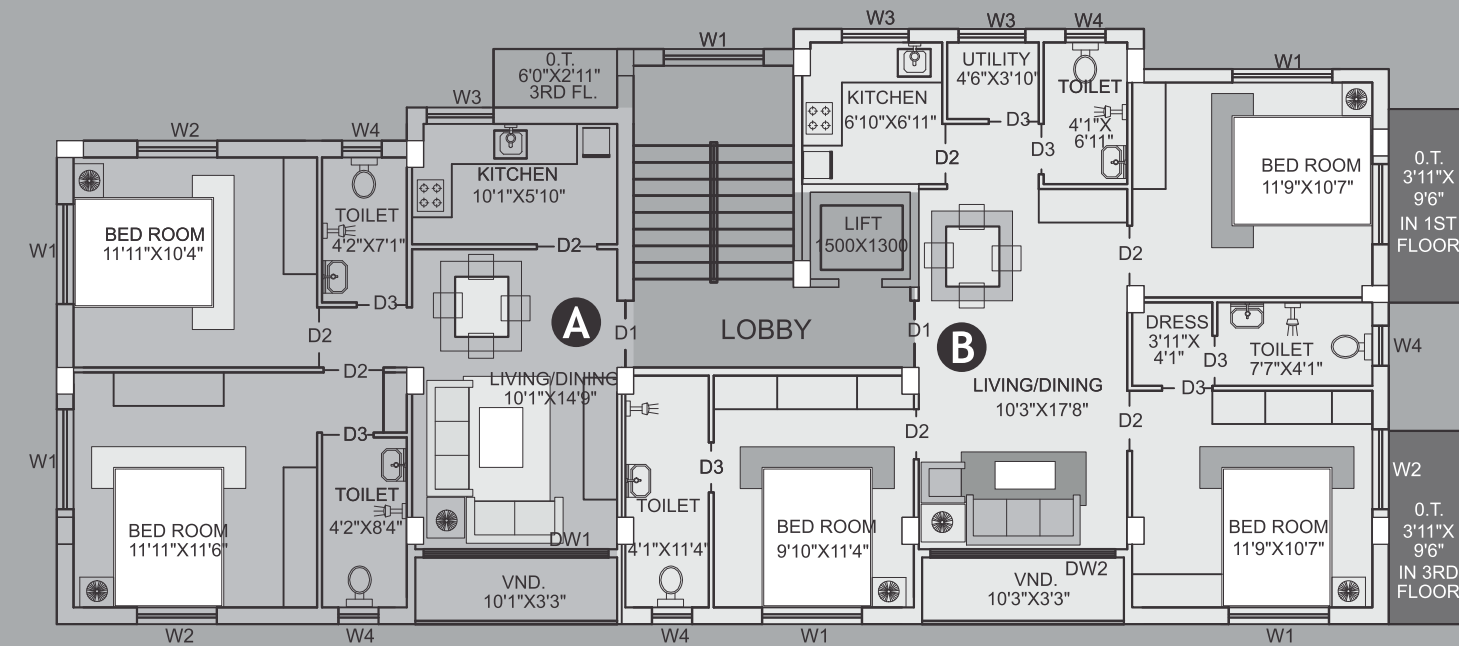
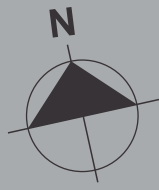
FLOOR PLAN BLOCK **C** G+III

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1338 SQ.FT.
B 2 BHK	876 SQ.FT.
C 2 BHK	912 SQ.FT.

FLOOR PLAN BLOCK **D** G+III

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1367 SQ.FT.
B 3 BHK	1400 SQ.FT.





FLOOR PLAN BLOCK **E** G+III

FIRST FLOOR :-

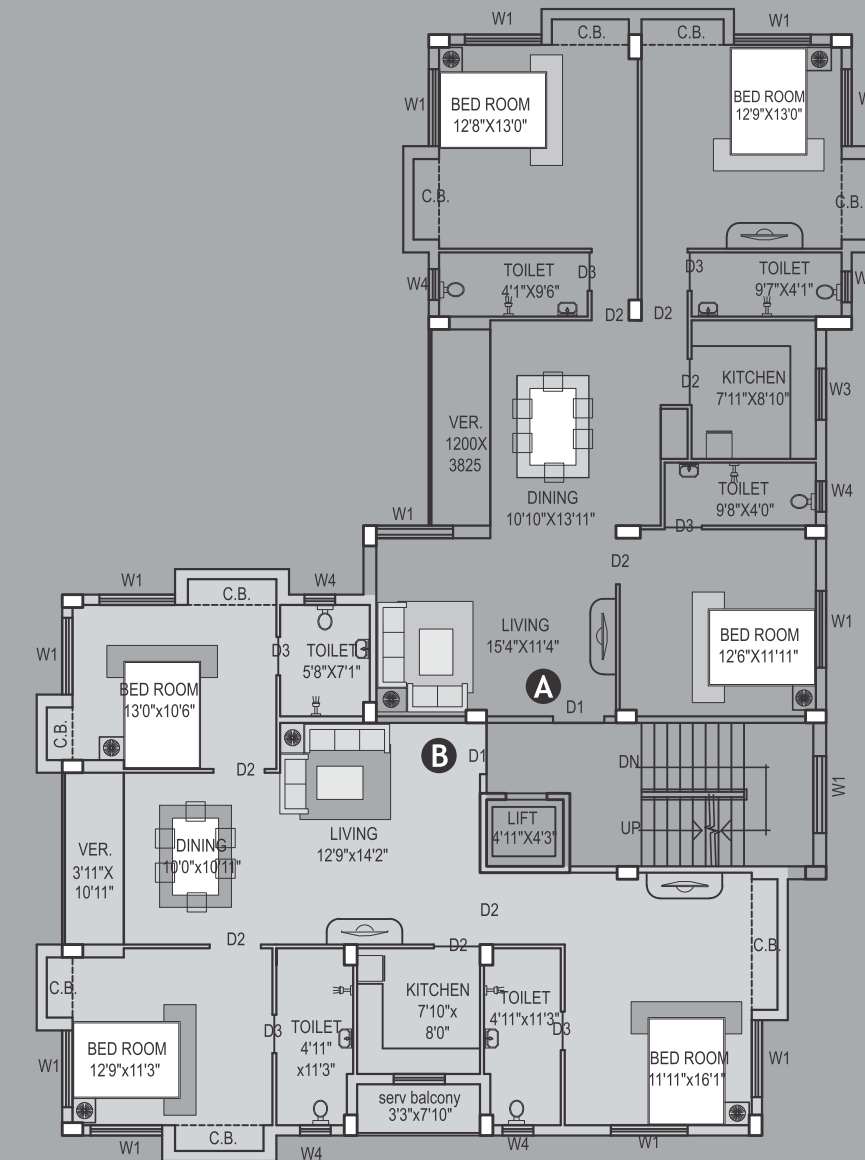
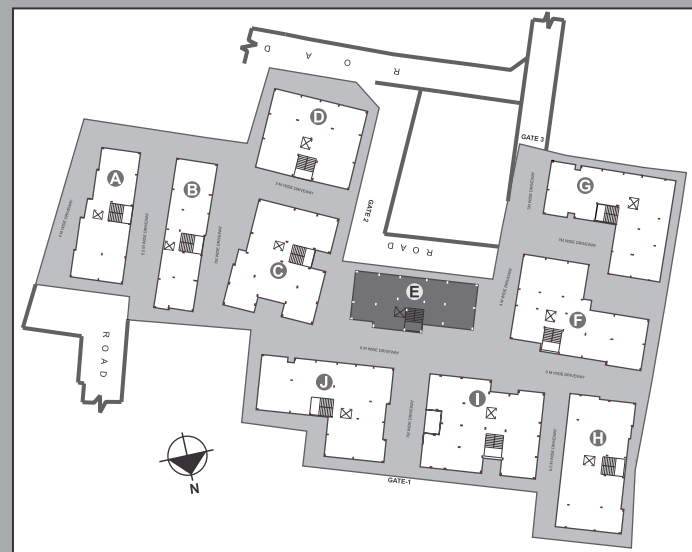
FLAT	SUPER BUILT-UP AREA
A 2 BHK	939 SQ.FT.
B 3 BHK	1250 SQ.FT.

SECOND FLOOR :-

FLAT	SUPER BUILT-UP AREA
A 2 BHK	939 SQ.FT.
B 3 BHK	1213 SQ.FT.

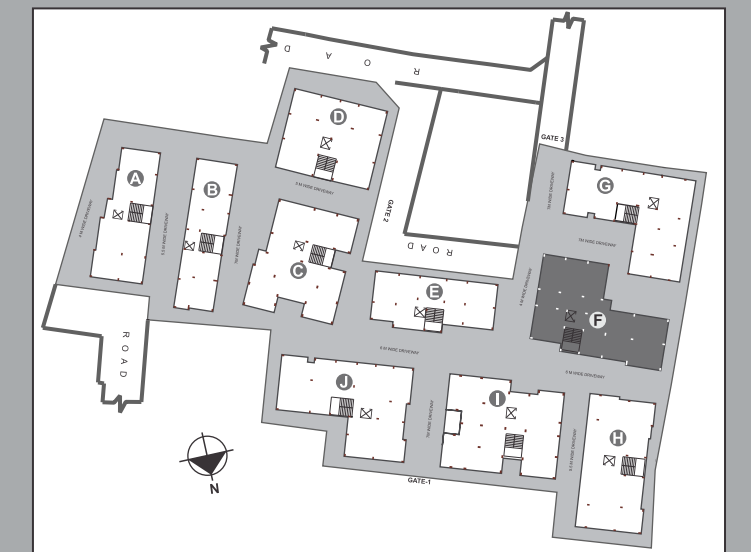
THIRD FLOOR:-

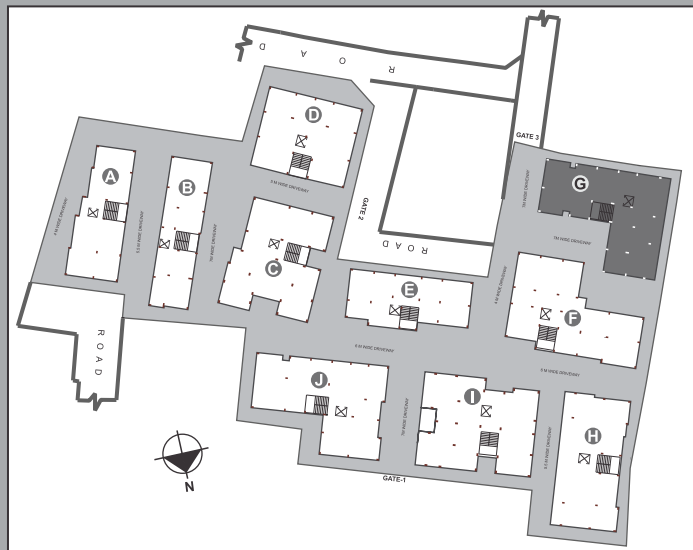
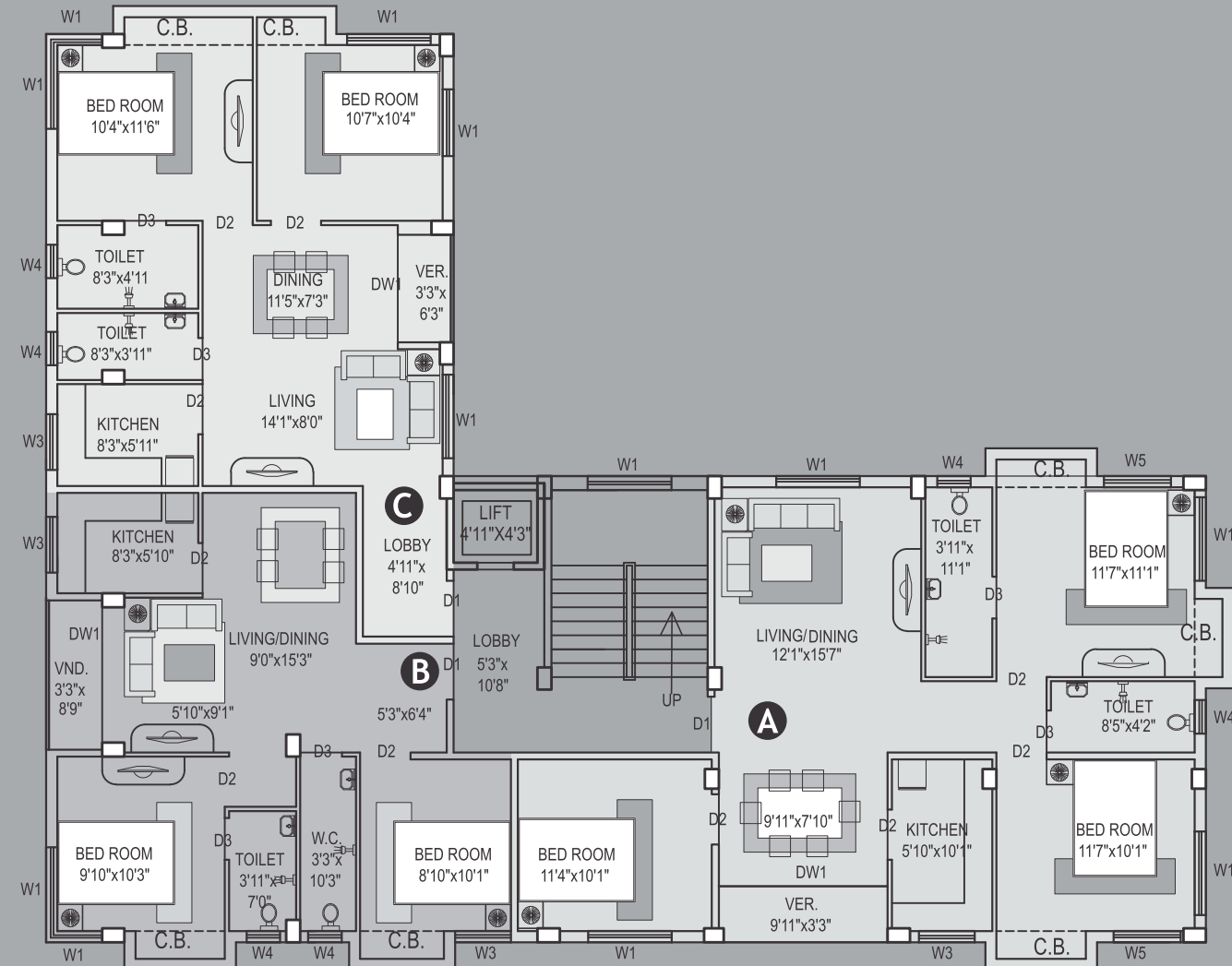
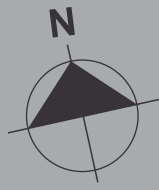
FLAT	SUPER BUILT-UP AREA
A 2 BHK	956 SQ.FT.
B 3 BHK	1250 SQ.FT.



FLOOR PLAN BLOCK **F** G+III

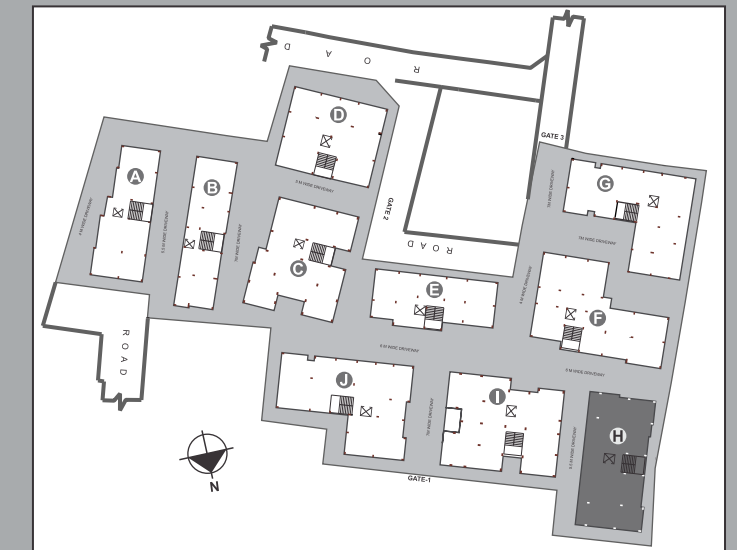
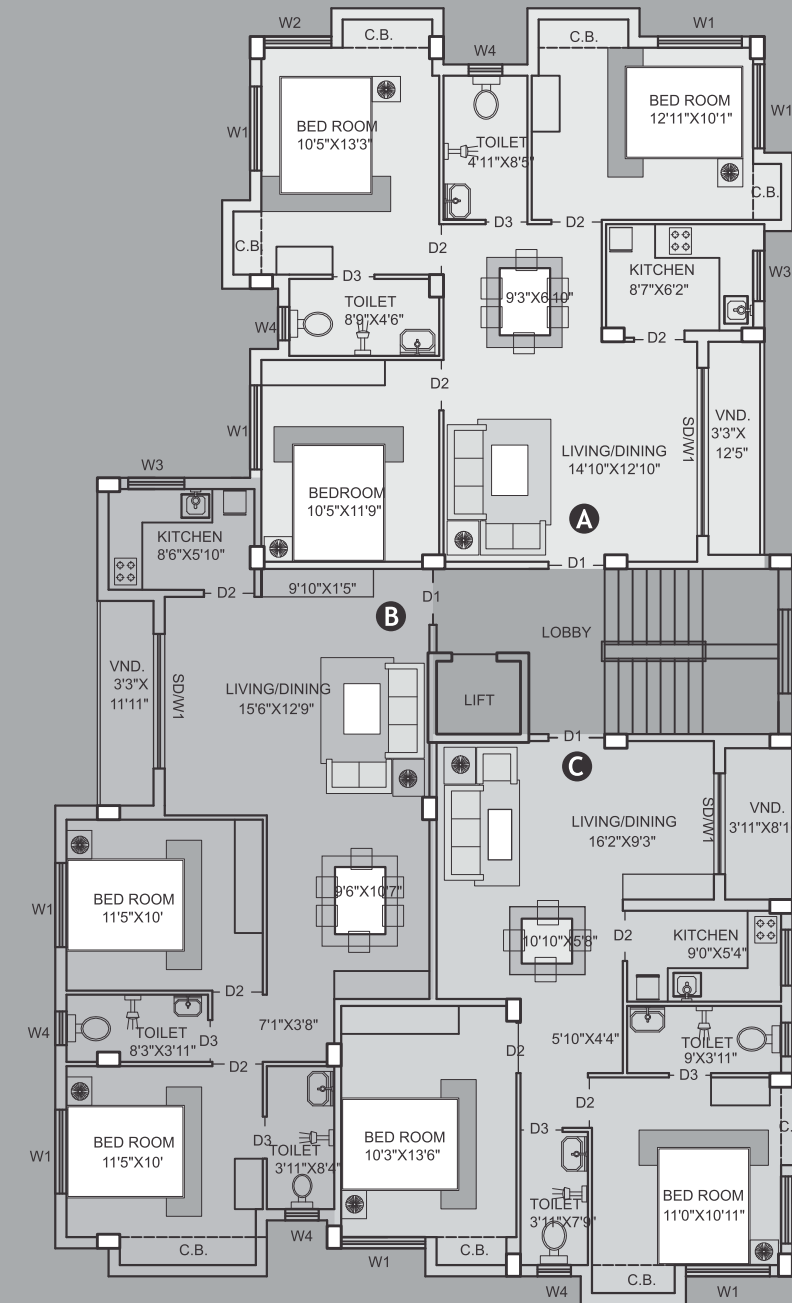
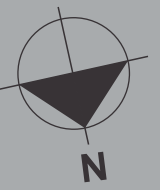
FLAT	SUPER BUILT-UP AREA
A 3 BHK	1698 SQ.FT.
B 3 BHK	1650 SQ.FT.





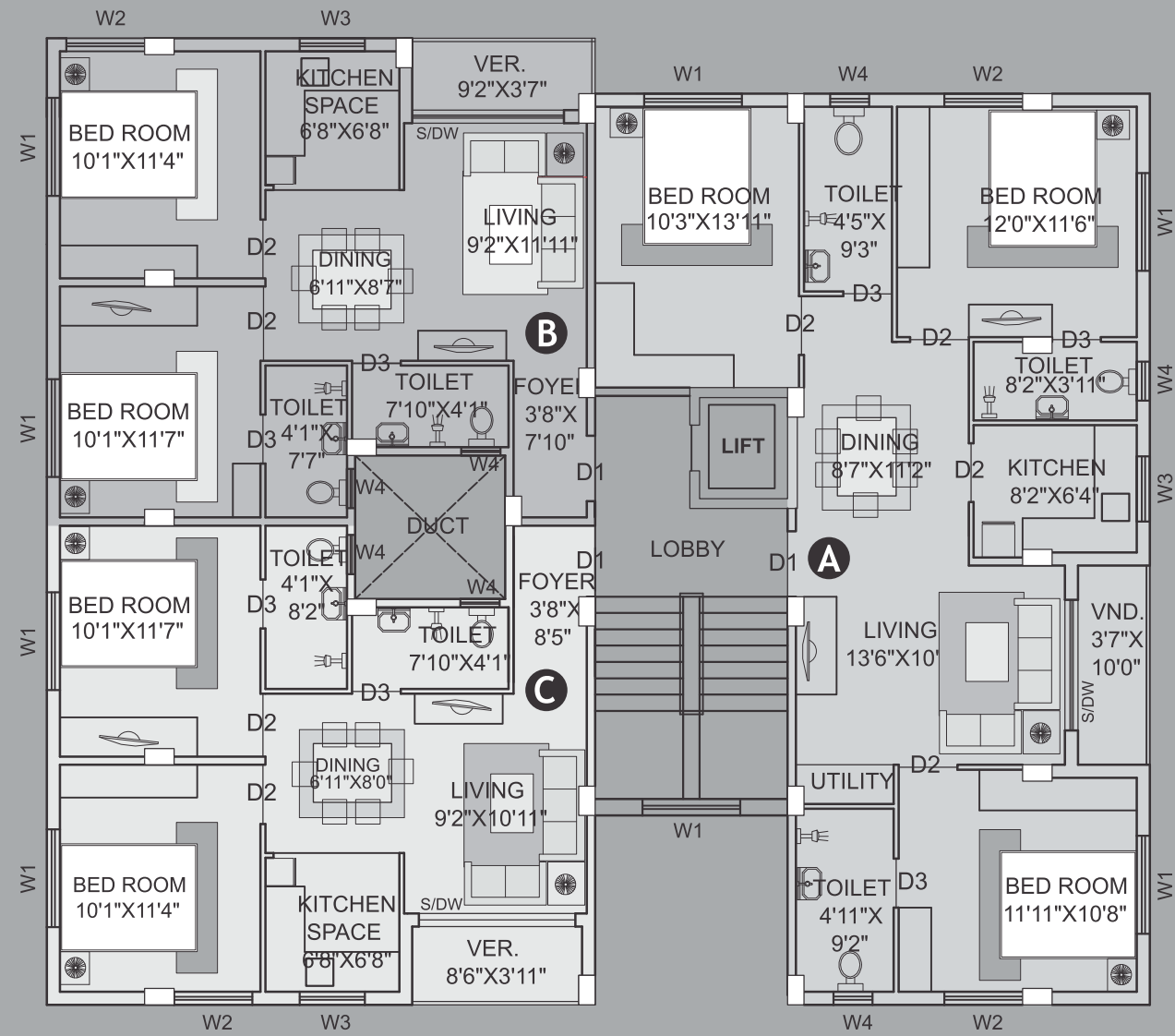
FLOOR PLAN BLOCK **G** G+II

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1315 SQ.FT.
B 2 BHK	889 SQ.FT.
C 2 BHK	974 SQ.FT.



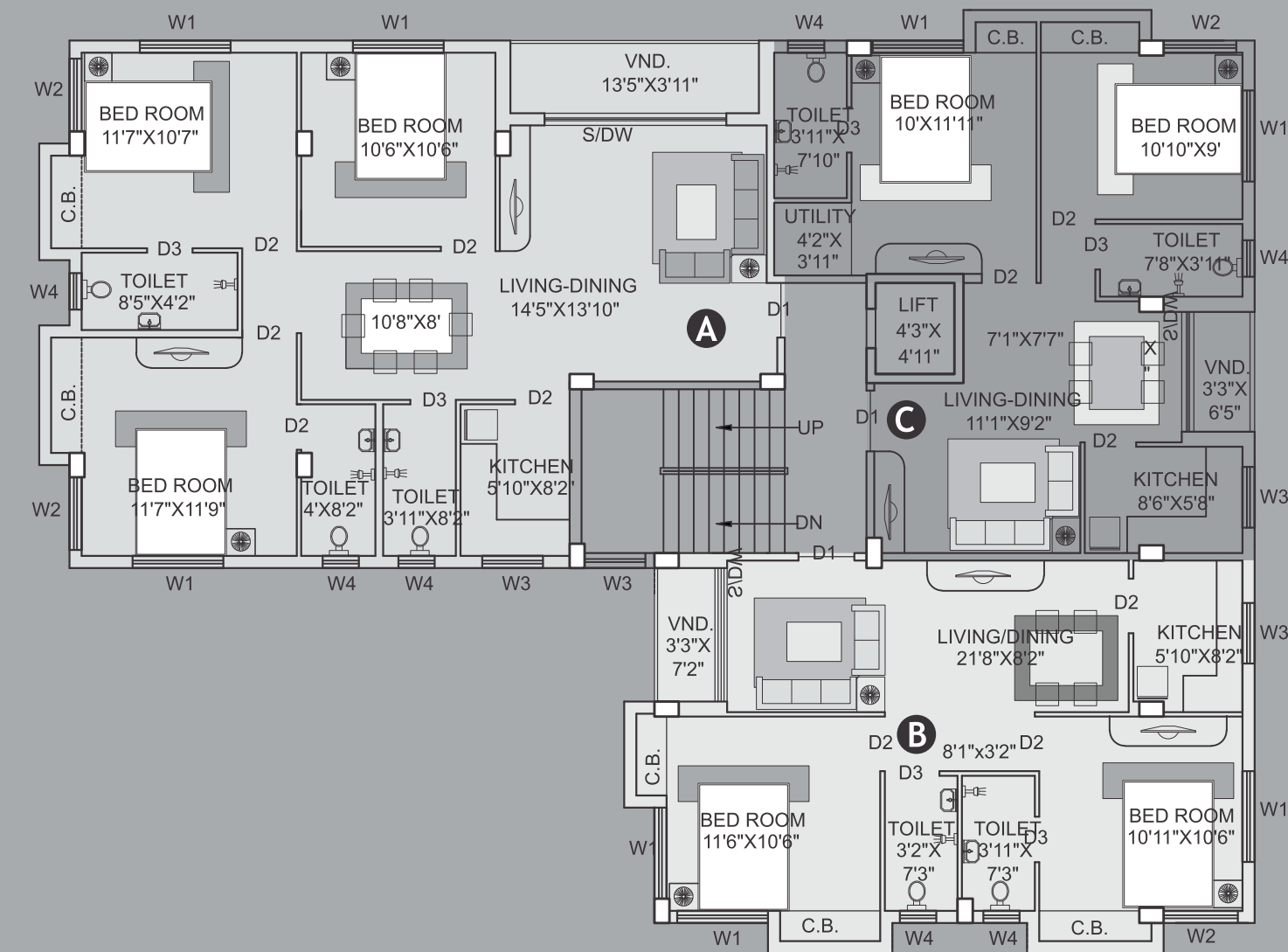
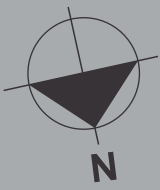
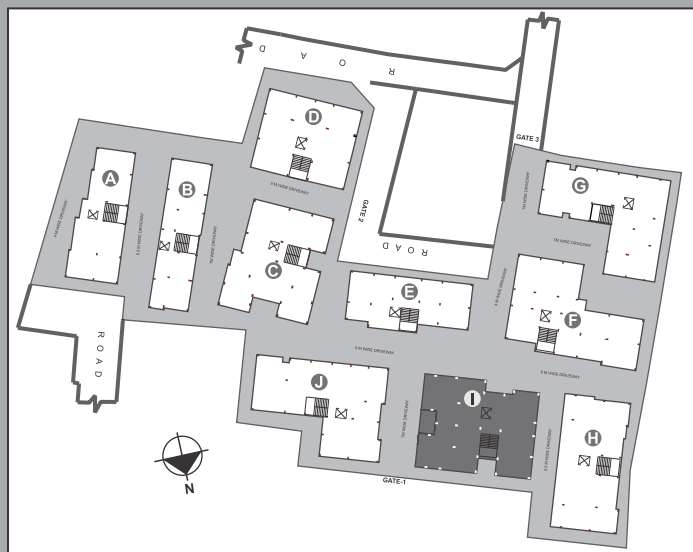
FLOOR PLAN BLOCK **H** G+IV

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1286 SQ.FT.
B 2 BHK	1169 SQ.FT.
C 2 BHK	1052 SQ.FT.



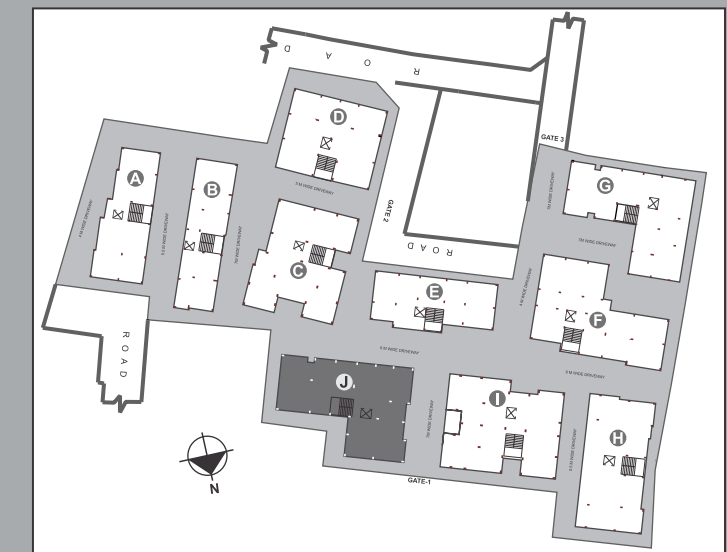
FLOOR PLAN BLOCK I G+IV

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1346 SQ.FT.
B 2 BHK	876 SQ.FT.
C 2 BHK	876 SQ.FT.



FLOOR PLAN BLOCK J G+IV

FLAT	SUPER BUILT-UP AREA
A 3 BHK	1380 SQ.FT.
B 2 BHK	930 SQ.FT.
C 2 BHK	893 SQ.FT.



NUMBER OF BLOCKS	:	10
NUMBER OF FLOORS	:	G+2, G+3,G+4
NUMBER OF FLATS	:	75
UNIT SIZE	:	2 BHK (843 - 1081) 3 BHK (1277 - 1651)
MUNICIPALITY OR CORPORATION	:	K.M.C
ELECTRICITY	:	CESC
DATE OF LAUNCH	:	JANUARY 2015
DATE OF COMPLETION	:	MARCH 2018

What is the process of purchasing the flat?

Please call our sales advisors or our customer service department or download an Application Form from our website.

The application for booking amount is Rs. 1,00,000/- . Please fill and submit the application form along with a cheque/online transfer/draft.

What are payment terms?

Our payment terms are based as per the stage of construction:

Booking:	10%
Agreement:	10%
Piling:	15%
1st Floor casting:	15%
2nd Floor casting:	15%
3rd Floor casting:	10%
Roof casting :	10%
Internal plaster:	10%
Possession:	5% + extra charges

Cheques to made in favour of 'Nortech Property Pvt. Ltd.' (A/C payee)



What about car parking space?

Adequate car parking space is available in the complex.

Can I cancel my booking? What happens when I cancel my booking?

Under extenuating circumstances, our management may allow a cancellation.

In that scenario, we will fully refund your money and a cancellation charge of Rs.51,000/- will be applicable.

What is the percentage of super built up area?

The super-build up area is 25%.

What are the extra development charges?

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

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

Extra charges breakup:-

Rs.75/- per sq. ft :	Transformer Charges
Rs.50/- per sq. ft:	Generator Charges
Rs.5,000/-:	Association Formation Charges
Rs.54/- per sq. ft:	18 months maintenance (Rs.3/- per sq. ft per month)
Rs.50/- per sq. ft:	Eden Elements Association Fund (to be handed over to the association)

What are the rules for registration of the flats?

Stamp duty & charges 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.*

What is the estimated completion time of Eden Elements?

The estimated completion date is March 2018.

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

The project will be approved by all leading financial institutions.

Will there be any Preferential Location Charges (PLC)?

PLC may be applicable. Please consult the marketing agent for details.

If you have other queries, feel free to contact us at : sales@edengroup.in or 98300 63776

SOME OF THE ACHIEVEMENTS BY **EDEN GROUP**

36 PROJECTS
DELIVERED

16 PROJECTS UNDER
CONSTRUCTION



EDEN TOLLY SIGNATURE



EDEN BROOKSIDE



EDEN TOLLY LAKESIDE



EDEN RICHMOND PARK



EDEN IMPERIAL



EDEN SKY TERRACES



EDEN PAVILION

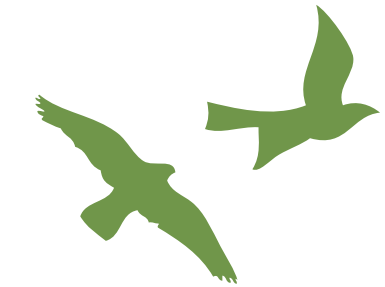


EDEN EXOTICA



DOVER GARDENS

THE JOURNEY OF **EDEN GROUP**



The journey of Eden began in 1870 when late Bansidhar Modi migrated from Rajasthan to Assam. His son, late Badridass Modi, a visionary and an entrepreneur, first established a business in hardware trade and later in the 1920s, established a bouquet of tea estates and factories. Over the last 20 years, Eden group has diversified into real estate, textile manufacturing and information technology.

Eden group is committed towards delivering great value to our customers along with providing the security of a reputed realty house.

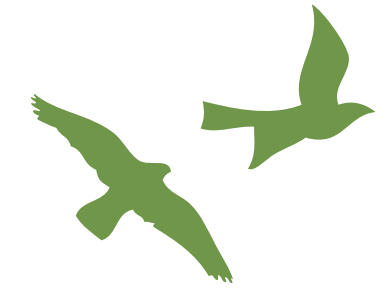
We focus on meticulous planning, architectural nuances and latest developments to provide complete customer satisfaction. Our efficient management enables us to execute the projects at a brisk pace with optimal efficiency.

HONEST PROMISES. HONEST PERFORMANCES.

MAKING HOME BUYING
A PLEASURABLE
EXPERIENCE



EDEN PRIVILEGE CARE



Dedicated Personal Relationship Manager

Enjoy individual care and personal advice by your specially appointed friend from Eden.

Brand Transparency

Rest assured that the fixtures and materials that go into making of your dream home conform to the open declaration we give.

Price Transparency

Now all prices and extra charges are mentioned clearly on our website. Don't worry about discovering hidden charges later.

Customization of flats

No two families are the same. Why should two homes be the same?

Warranty on any construction defect & allied products

What's a home without quality? We promise you to make good any flaw in construction or defect in fixtures and floorings in the minimum possible time!

Refer a Friend

Tell a friend about our unique services and enjoy fabulous discounts when you purchase your next home.

24x7 Online Chat

Need info? Feel free to log on to our website and enjoy a tete-a-tete with your friends at Eden. Anytime, anywhere!

Online Updates

Take delight in step by step progress as you witness your dream home come near completion.



Architect's impression of the elevation.



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Fax: +91 33 2280 5464. sales@edengroup.in
www.edengroup.in

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The developer reserves the right to change the specifications or features without any notice or any obligation.