

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 Belvedere.

All the areas/dimensions/layouts/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.



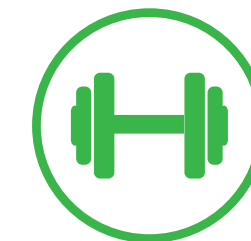
A WHOLE NEW
WORLD



AC Banquet Hall



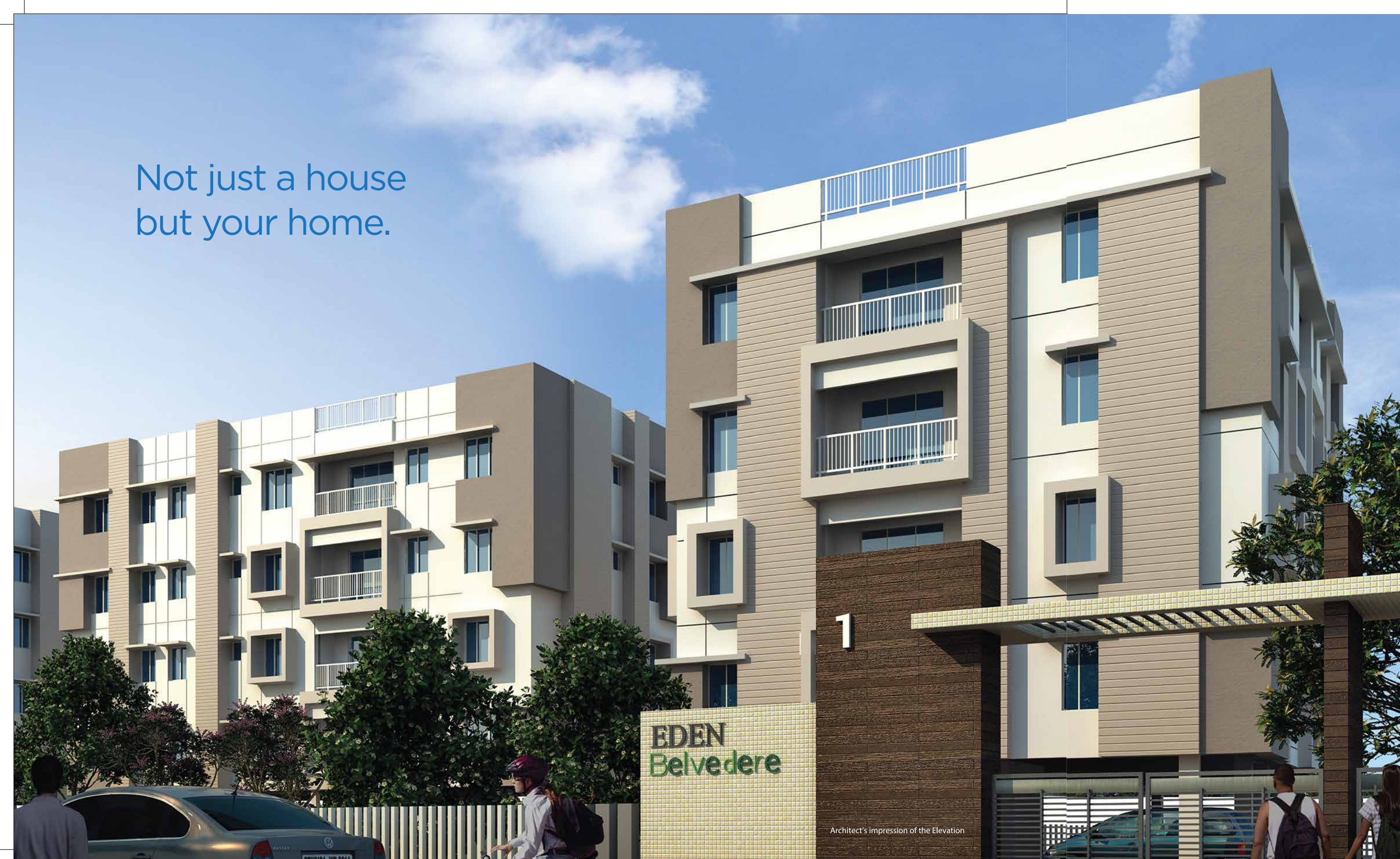
Rooftop Garden



Gym

EDEN
Belvedere
— YOUR NEXT HORIZON —

Not just a house
but your home.



Overview

Eden Belvedere is a piece of your own world and everything you ever dreamed it up to be. We know it takes a lot to turn a house into a home and so we have carefully selected and designed the very best facilities and services that suit your needs. Why do we think you'll absolutely fall in love with your future dream home? Come with us on an immersive journey and let us show you exactly why!



“PLAY IS THE
WORK OF THE CHILD.”

They say you can discover more about a person in an hour of play than in a year of conversation. That's why our premises come with lush green lawns where your children can play without worry and enjoy the ambience around. And you can become a child once in a while as well!

“GARDEN IS A FRIEND YOU CAN VISIT ANYTIME”

Wouldn't you love to unwind and relax amidst a lush green landscape that happens to be a few steps away? Or precisely, a few steps above! We have designed the perfect rooftop garden for your convenience and pleasure so that you can access it anytime and get lost in a whole new world of peace and tranquillity.





“SUCCESS IS
DEPENDENT ON EFFORT”

If health is wealth, we wish you all the affluence in the world! Unwind from the daily stress and fatigue of everyday humdrum by having an invigorating workout session at your state of the art Gymnasium. Recharge. Relax. Rebuild.



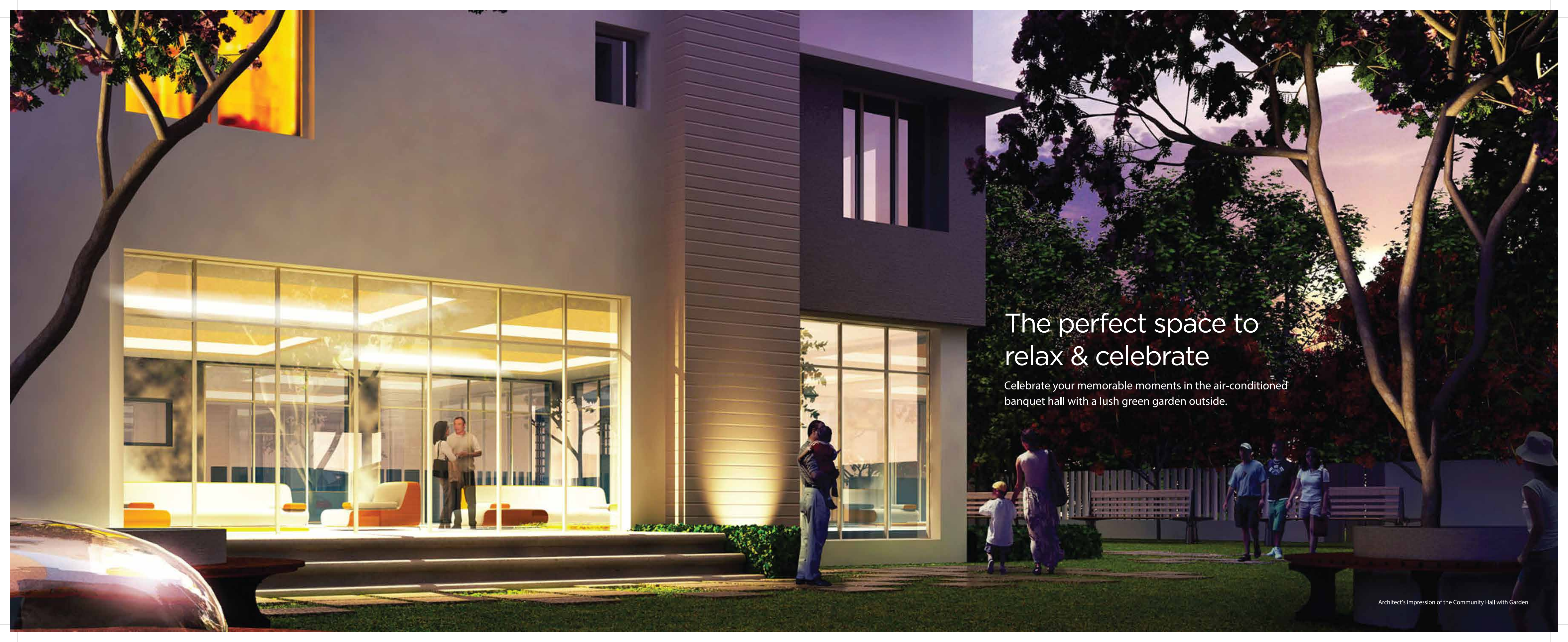
“STEP INSIDE YOUR NEW WORLD”

We can't wait to welcome you into your brand new home. Come step into your dream space that combines comfort, safety and convenience all at once. Here's to new beginnings and a whole new world.

LOCATION MAP

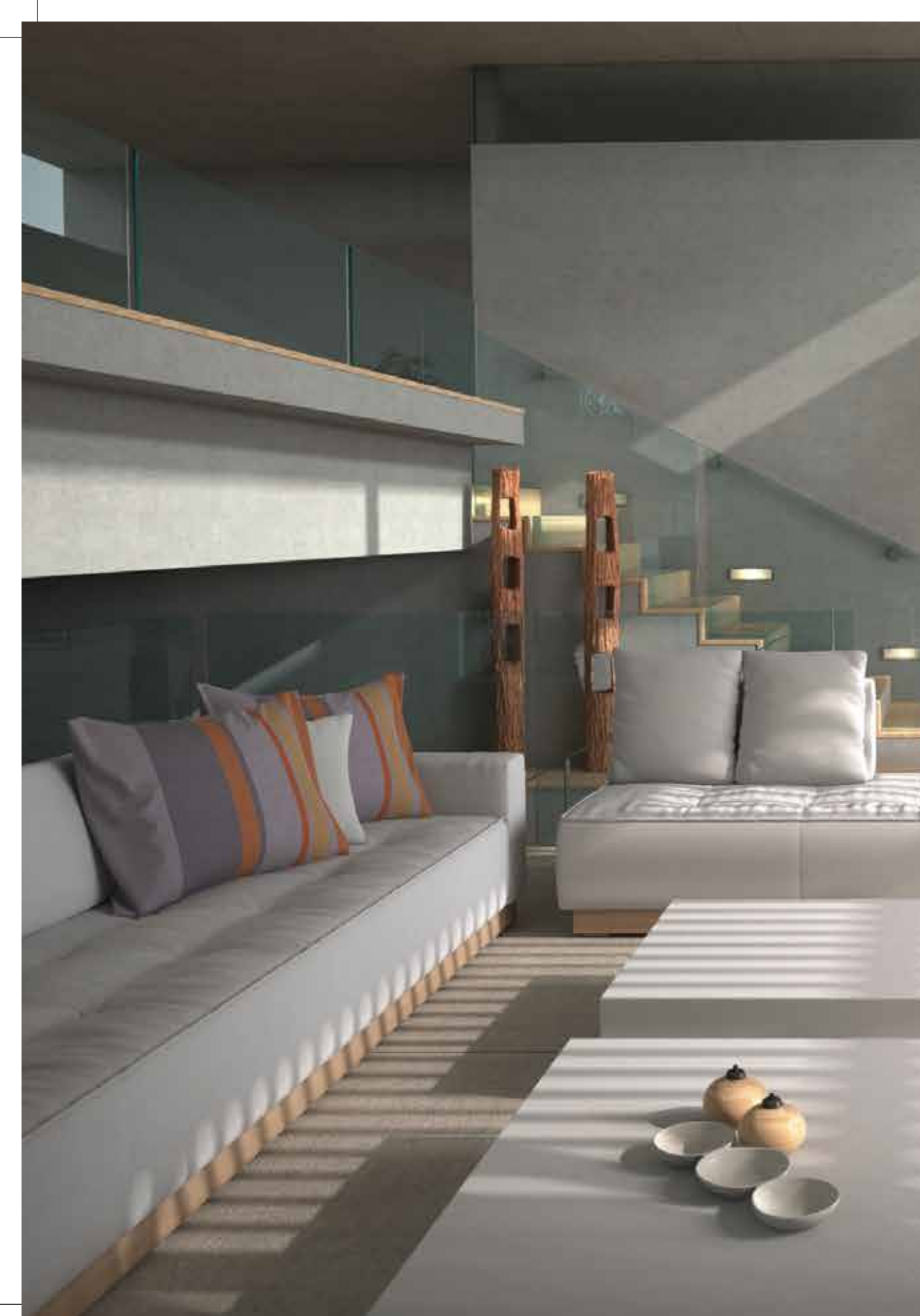


GROUND FLOOR PLAN



The perfect space to relax & celebrate

Celebrate your memorable moments in the air-conditioned
banquet hall with a lush green garden outside.



EXTERNAL FINISH:
Paint by certified **Nerolac/Asian Paints/Berger applicator***, and other effects as applicable.



INTERNAL FINISH:
Plaster of Paris.



LOBBY:
Beautifully decorated & painted lobby



ELEVATION:
Modern elevation, conforming to contemporary designs.



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



ELEVATOR:
Passenger Lifts of **Kone***.



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



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***.



STRUCTURE:
RCC-framed structure with anti-termite treatment in foundation. Cements used: **Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco***.



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.



LANDSCAPE:
Professionally designed and executed landscaping.



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



WATER SUPPLY:
Underground and Overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.



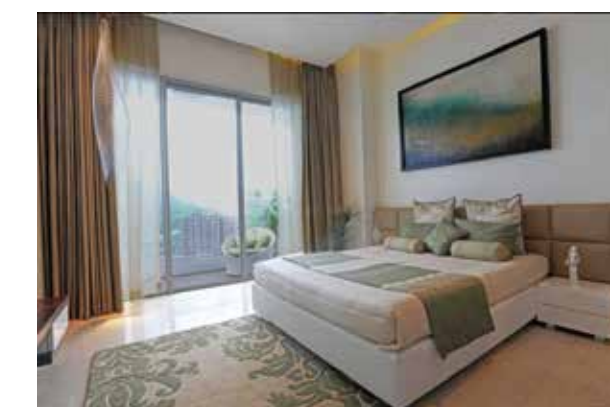
FLOORING:
Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.



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

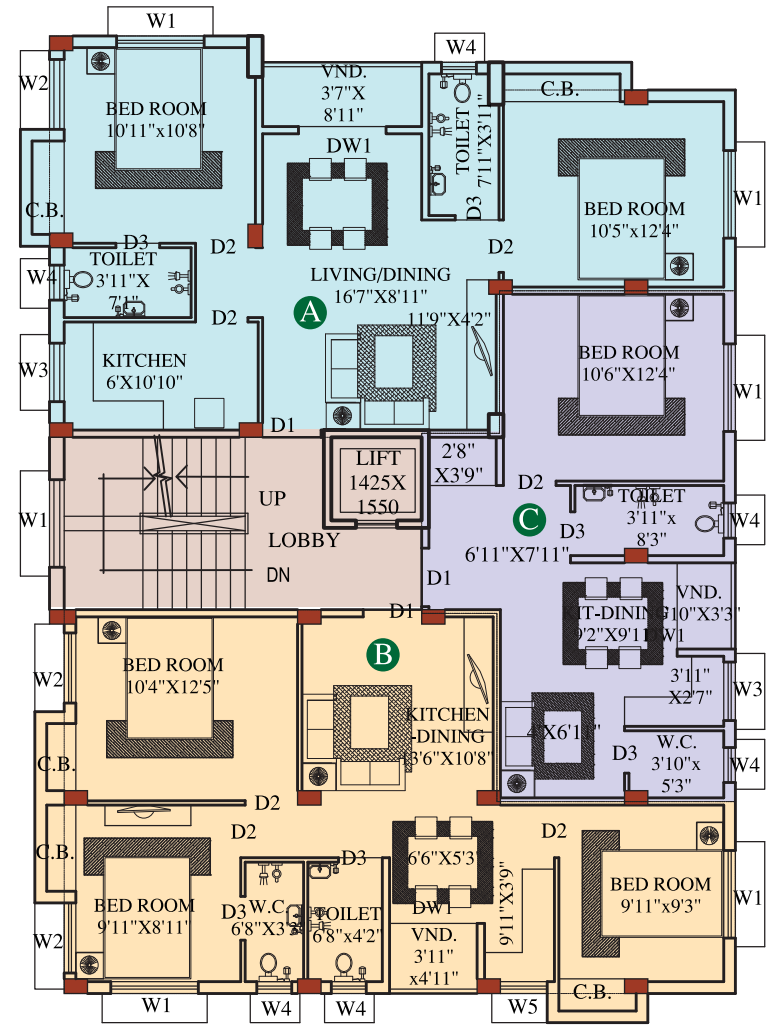


ELECTRICALS:
a) Concealed **Polycab/Mescab/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric***
b) TV & Telephone points in master bedroom and living room.
c) Two Light Points, one Fan Point, two 5A points in all bedrooms.
d) One 15A Geyser point in All Toilets
e) One 15A, One 5A points and One 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 *



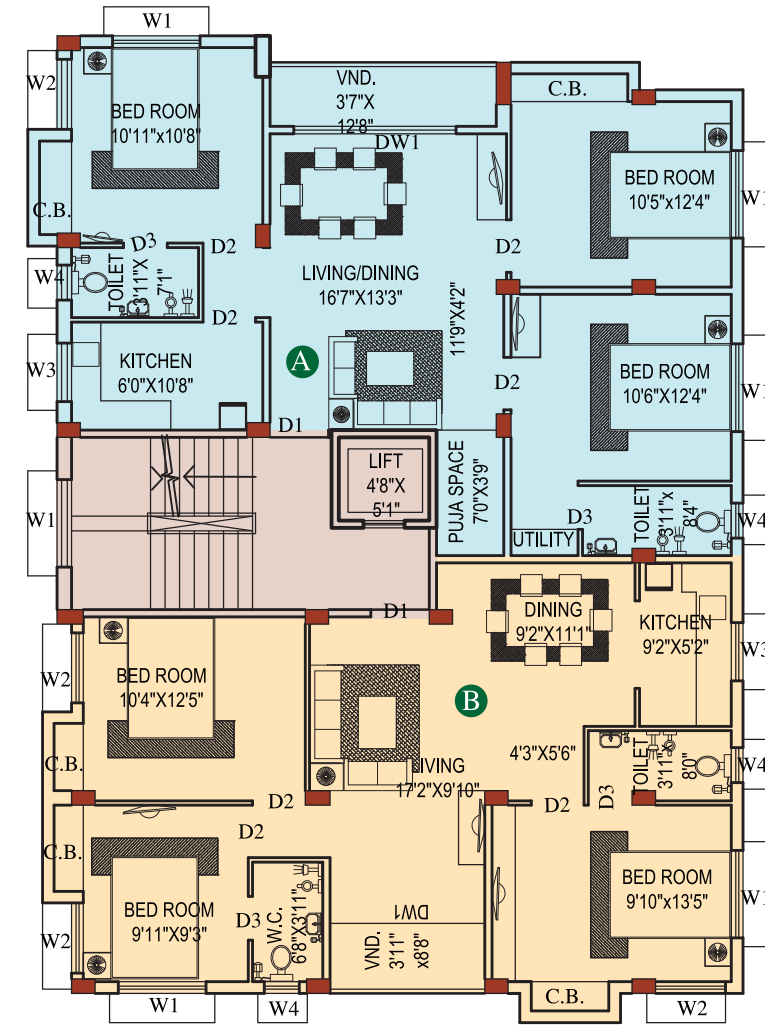
*The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

BLOCK -A 1st Floor Plan



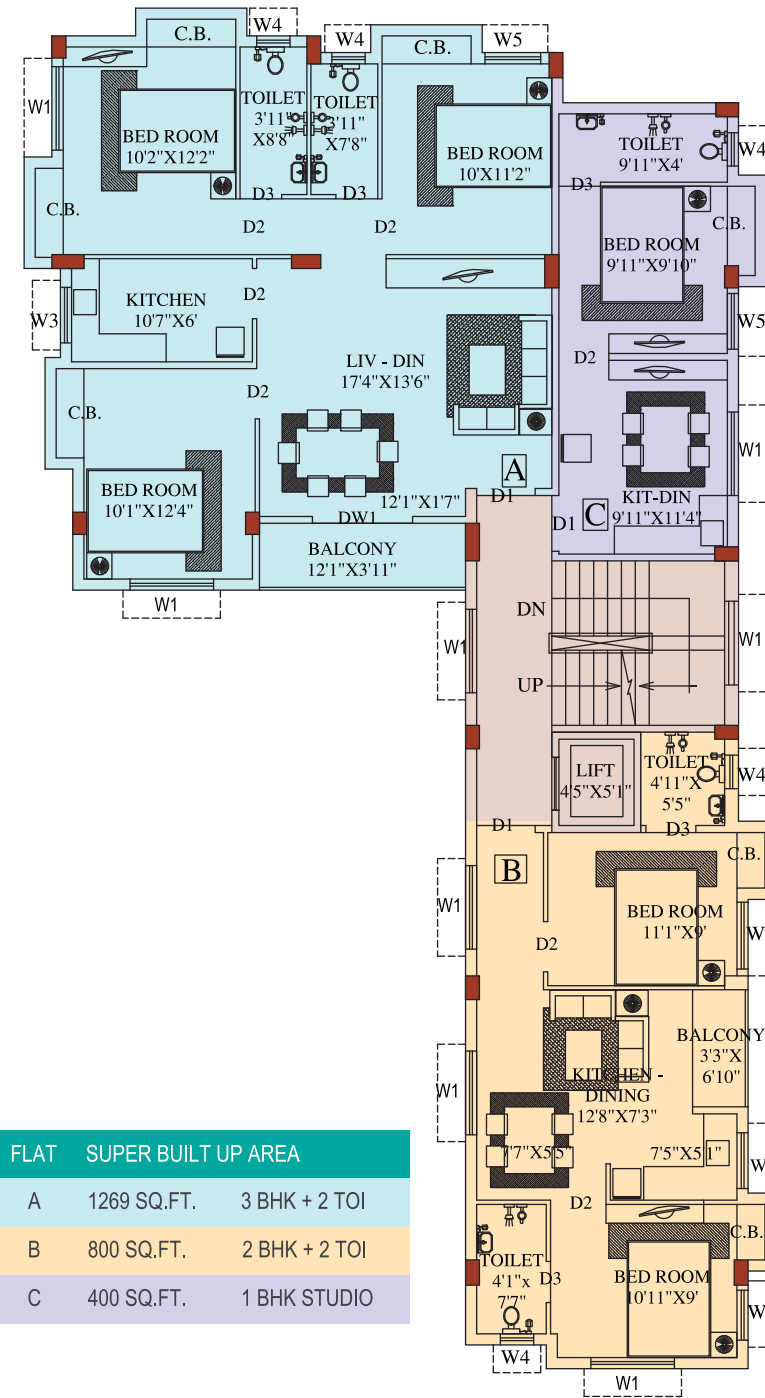
FLAT	SUPER BUILT UP AREA	
A	987 SQ.FT.	2 BHK + 2 TOI
B	912 SQ.FT.	2 BHK + 2 TOI
C	596 SQ.FT.	2 BHK + 2 TOI

BLOCK -A 2nd & 3rd Floor Plan



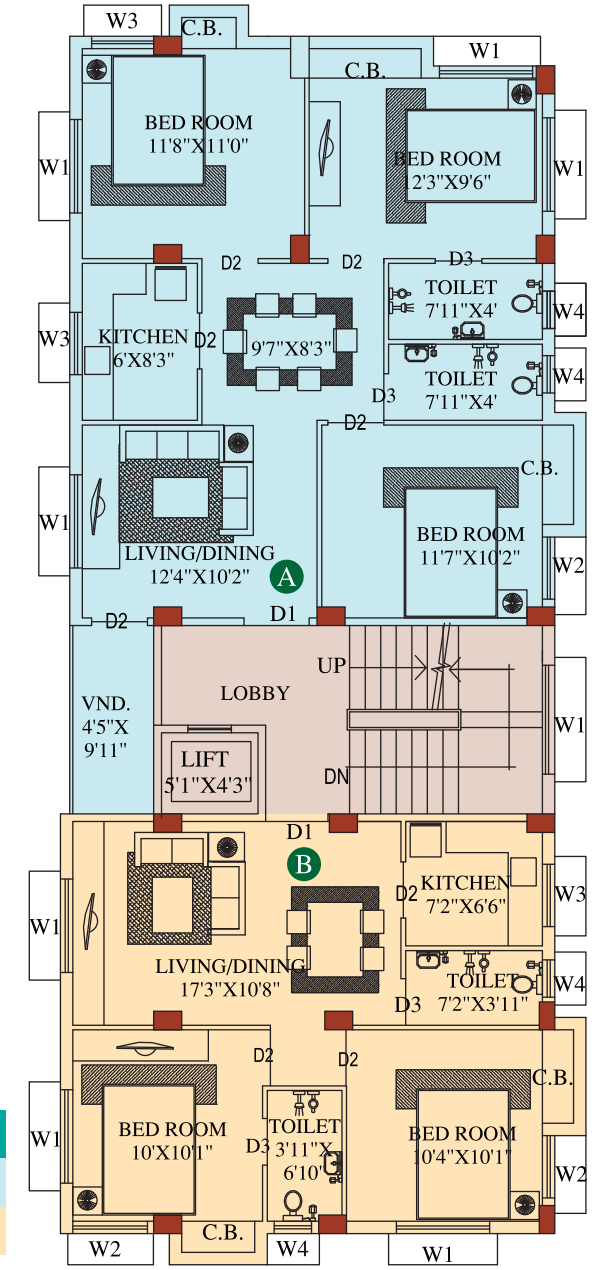
FLAT	SUPER BUILT UP AREA	
A	1265 SQ.FT.	3 BHK + 2 TOI
B	1185 SQ.FT.	3 BHK + 2 TOI

BLOCK -B 1st, 2nd & 3rd Floor Plan



FLAT	SUPER BUILT UP AREA	
A	1269 SQ.FT.	3 BHK + 2 TOI
B	800 SQ.FT.	2 BHK + 2 TOI
C	400 SQ.FT.	1 BHK STUDIO

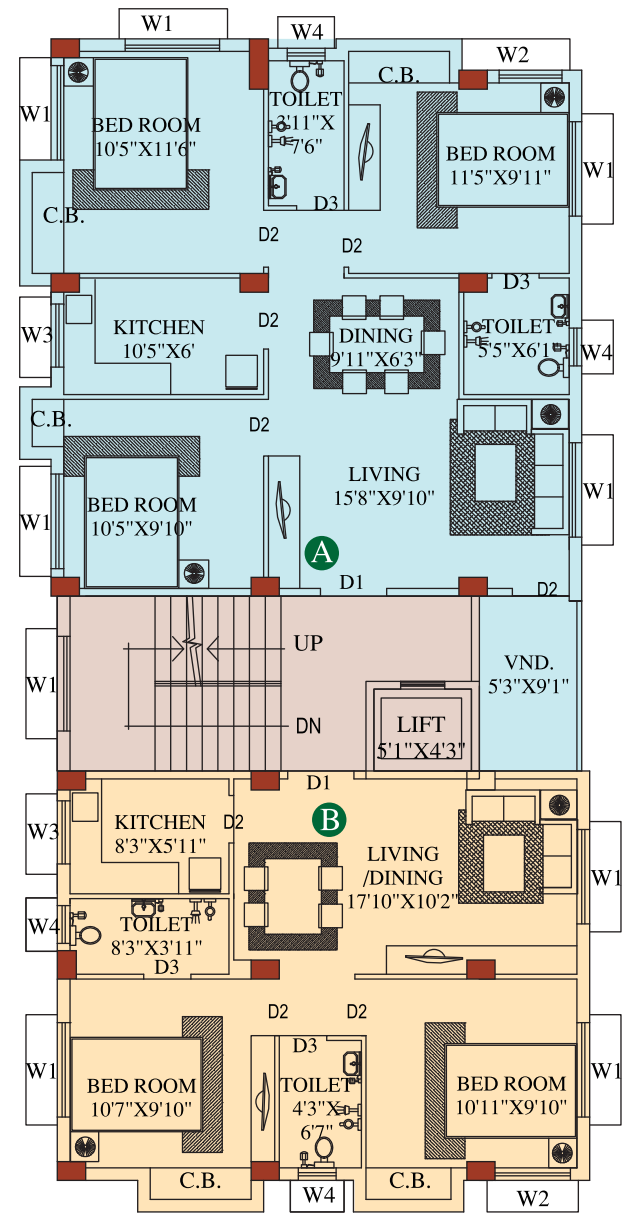
BLOCK -C 1st, 2nd, 3rd & 4th Floor Plan



FLAT	SUPER BUILT UP AREA	
A	1133 SQ.FT.	3 BHK + 2 TOI
B	800 SQ.FT.	2 BHK + 2 TOI

BLOCK -D

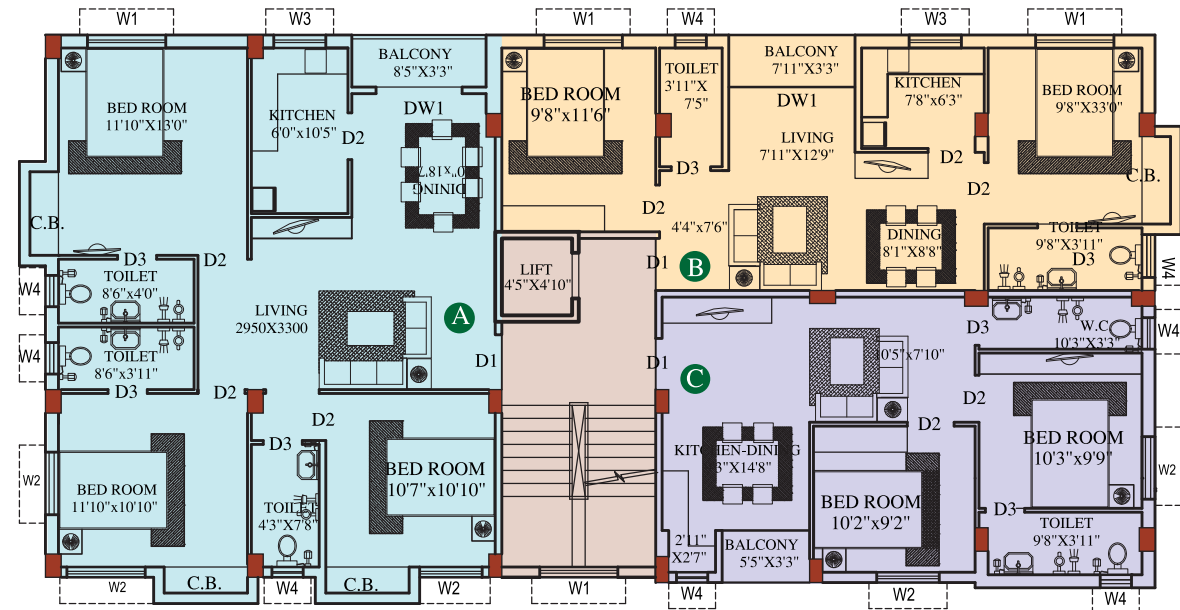
1st, 2nd, 3rd & 4th Floor Plan



FLAT	SUPER BUILT UP AREA	ROOMS
A	1206 SQ.FT.	3 BHK + 2 TOI
B	811 SQ.FT.	2 BHK + 2 TOI

BLOCK -F

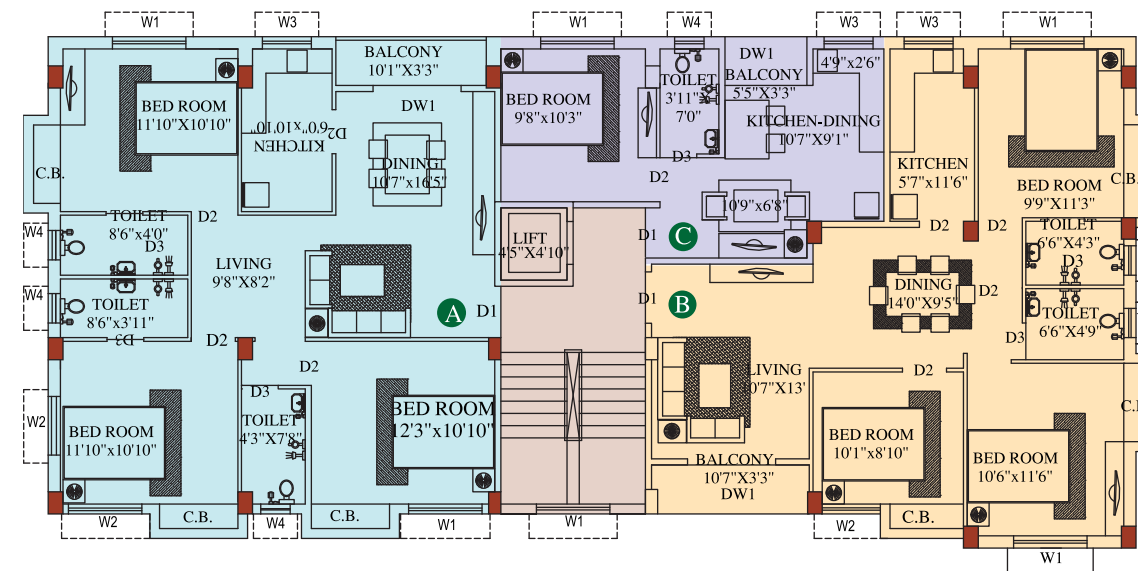
1st, 2nd, 3rd & 4th Floor Plan



FLAT	SUPER BUILT UP AREA	ROOMS
A	1342 SQ.FT.	3 BHK + 3 TOI
B	862 SQ.FT.	2 BHK + 2 TOI
C	763 SQ.FT.	2 BHK + 2 TOI

BLOCK -G

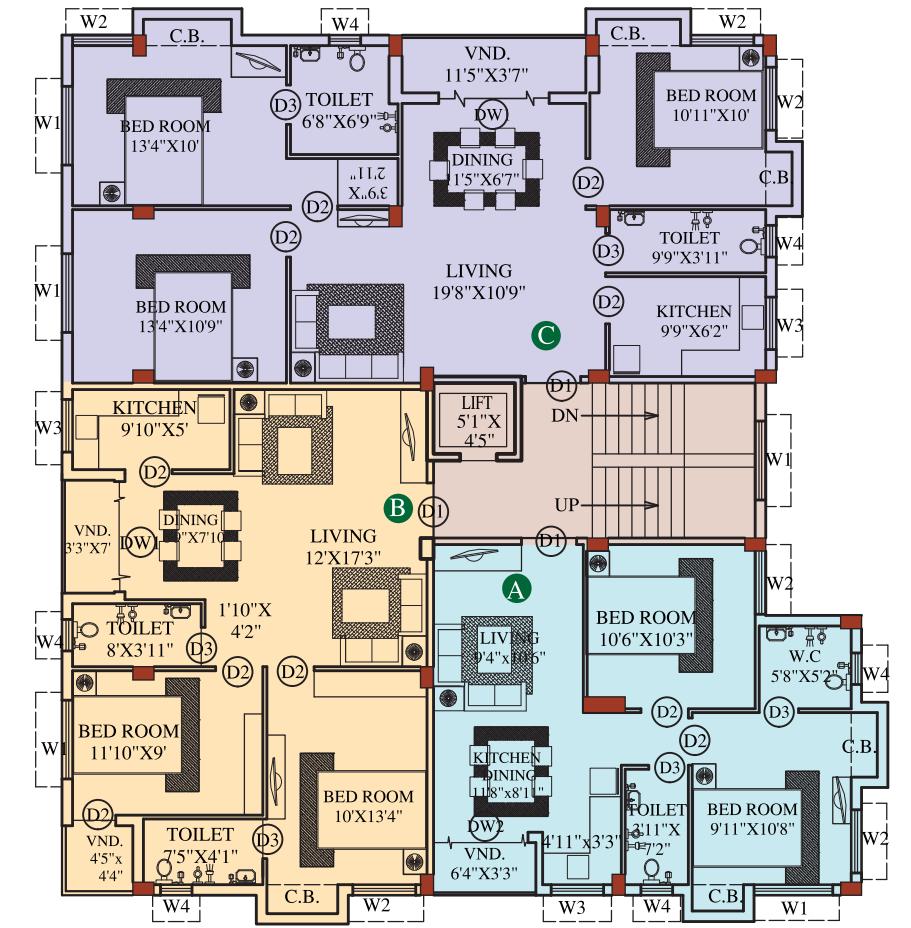
1st, 2nd, 3rd & 4th Floor Plan



FLAT	SUPER BUILT UP AREA	ROOMS
A	1330 SQ.FT.	3 BHK + 3 TOI
B	1170 SQ.FT.	3 BHK + 2 TOI
C	459 SQ.FT.	1 BHK STUDIO

BLOCK -H

1st, 2nd, 3rd & 4th Floor Plan



FLAT	SUPER BUILT UP AREA	ROOMS
A	782 SQ.FT.	2 BHK + 2 TOI
B	987 SQ.FT.	2 BHK + 2 TOI
C	1335 SQ.FT.	3 BHK + 2 TOI

FAQ

Number of Blocks- 8

Number of Floors- G + 3 and G + 4

Number of Flats- 76

Unit Size-

1 BHK – 400 sq. ft. to 459 sq. ft. ,

2 BHK - 725 sq. ft. to 987 sq. ft. &

3 BHK – 1133 sq. ft. to 1342 sq. ft.

Corporation – Kolkata Municipal Corporation

Electricity- CESC

Date of Launch— November, 2014

Date of Completion- December, 2017

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 Application for Booking Amount is ₹ 1,00,000. Please fill and submit the application form along with a Cheque/Online Transfer/Draft .

Q. What are payment terms?

A. Our payment term are based on construction stage:

Booking	10%
Agreement	10%
Foundation	15%
1st Floor Casting	15%
2nd Floor Casting	15%
3rd Floor Casting	10%
Roof casting	10%
Internal Plaster	10%
Possession	5% + extra charges

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 Rs. 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?

A . Legal Charges at the time of agreement: Rs. 10,000/-
Legal Charges at the time of possession: Rs. 11,000/-

Breakup for Extra Development Charges:-

Breakup
Rs. 75/- per sq. ft. for transformer
Rs. 50/- per sq. ft. for generator
Rs. 5,000/- for association
Rs.30/- for maintenance for a year (Rs.2.50/- per sq. ft per month)
Eden Belvedere Association Fund (to be handed over to the association): Rs. 25/-

Q . What are the rules for registration of the flats?

A . Stamp Duty & Registration 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.

Q . What is the estimated completion time of Eden Belvedere?

A . The estimated completion date is December 2017.

Q . Has the projects been approved for home loans by housing finance institutions?

A . The projects will be approved by all leading financial institutions.

Q . Will there be any Preferential Location Charger (PLC)?

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

Q . How do I get any other queries answered?

A . Feel free to email us at sales@edengroup.in.

Please feel free to call us at: 84500 84500



OUR PROJECTS

DELIVERED
1 million sq. ft

UNDER CONSTRUCTION
1.5 million sq. ft



Eden Imperial
Ballygunge, Kolkata



Eden Astor Park
E M Bypass, South Kolkata



Eden Tolly Signature
Tollygunge, Kolkata



Eden Pavilion
E M Bypass, Kolkata



Eden Tolly Lakeside
Tollygunge, Kolkata



Eden Windsor Park
E M Bypass, Kolkata



Eden Brookside
Tollygunge, Kolkata

INTRODUCING EDEN PRIVILEGE CARE

Making Home Buying a Pleasurable Experience!!



CUSTOMIZATION OF FLATS

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

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".

REFER A FRIEND

Enjoy special gifts when you refer a friend to the Eden family.

CONSTRUCTION & FIXTURES WARRANTY

Be it 'Godrej' locks, 'Jaguar' 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.

Online Construction Status

Take comfort in tracking the step-by-step progress of your dream home by seeking fortnightly pictorial updates on our website.

PRICE TRANSPARENCY

Wary of discovering hidden charges later? Find our current prices, payment schedules and other charges clearly mentioned on our website.

DEDICATED PERSONAL RELATIONSHIP MANAGER

Enjoy individual care from your specially appointed friend.

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 your friends at Eden.

DISCOUNT ON ALLIED PRODUCTS

Avail special discounts offered to Eden Privilege care members while shopping at large format stores like Hometown.

