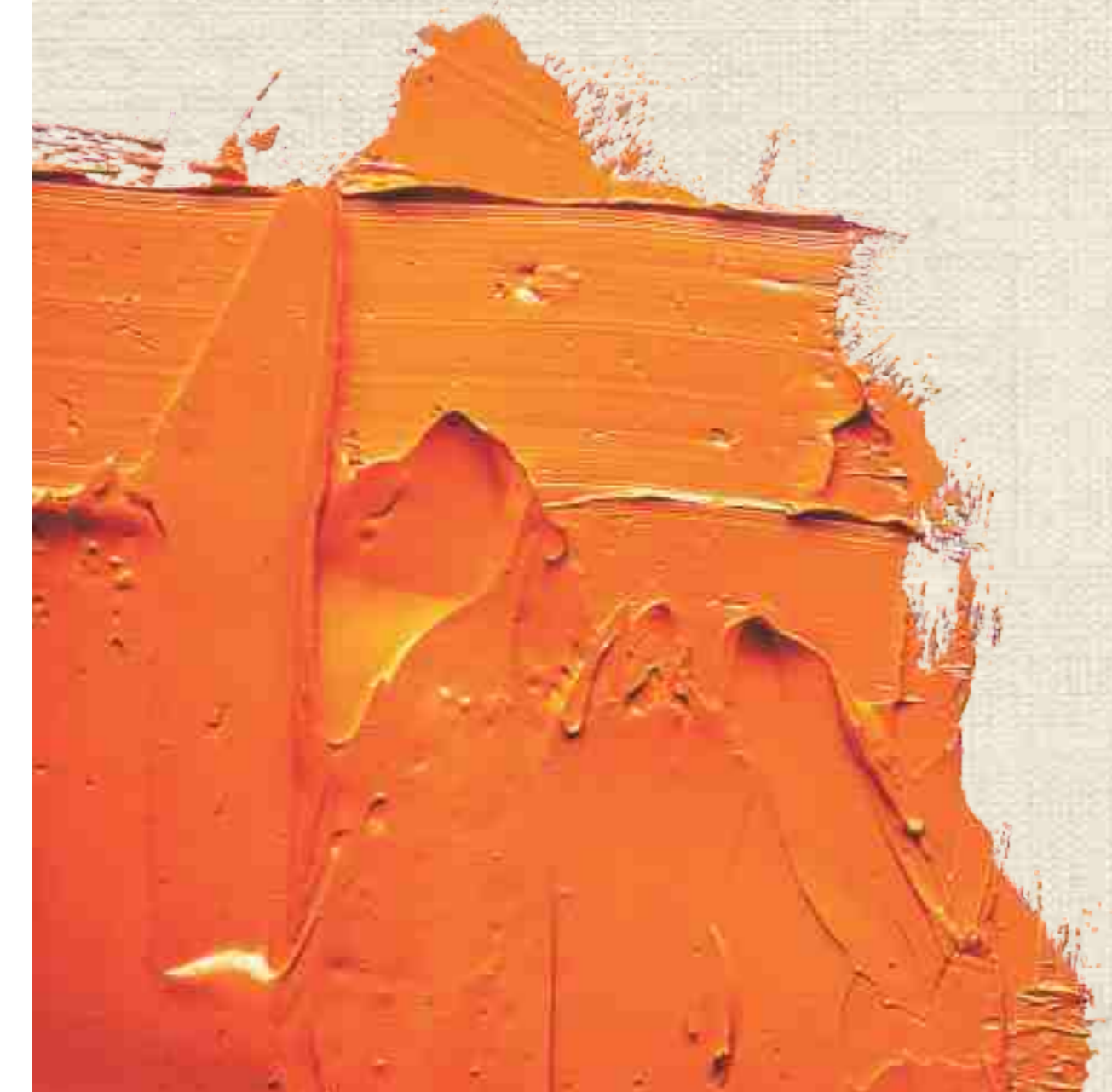


**EDEN
TOLLY
CASCADES**

Cascades of Happiness !



*Life is a canvas.
Paint every moment of it
with all the colours of the palette.*



The **EDEN** Promise

We understand and fully appreciate that buying a home is one of the most important decisions of your life. We will try and do whatever we can to make this experience smooth and pleasurable. More importantly, we will be honest and transparent in guiding you through this important journey so that you make the right decision for you and your family.

EDEN
TOLLY
CASCADES

Welcome

A new canvas awaits for you at Eden Tolly Cascades to create your dream picture. Modern living spaces for you and your family, for dreams to be realised and moments to be cherished.

3 blocks, 112 homes

EDEN
TOLLY
CASCADES



Artist's Impression of Elevation

*Let the path lead
you to a place...*

where the days glow with the colours of the sun



Location Map

At Eden Tolly Cascades, great connectivity brings a whole new world of convenience & ease at your doorstep.

Upcoming Joka Metro	: 3.1 Km. (approx)
Tollygunge Metro	: 4.5 Km. (approx)
Thakurpukur 3A bus Stand	: 5.5 Km. (approx)
M.P. Birla School	: 6.0 Km. (approx)
Thakurpukur Cancer Hospital	: 1.0 Km. (approx)
Joka ESI Hospital	: 4.8 Km. (approx)
Thakurpukur Bazar	: 3.5 Km. (approx)
South City Mall	: 7.5 Km. (approx)
Kabardanga More	: 800 Mtr. (approx)

EDEN
Honest Promises. Honest Performances.

and the nights glitter in the starry lights.

Ground Floor Plan

**EDEN
TOLLY
CASCADES**



EDEN
Honest Promises. Honest Performances.

Dance to the music of life...

**EDEN
TOLLY
CASCADES**

Amenities

- AC Banquet Hall
- Gymnasium
- Rooftop swimming pool - Block 1
- Rooftop Garden - Block 1
- Indoor Games Room
- Adda Lounge "The Den"
- Children's Play Area (Indoor)
- Children Open Play Area



Artist's Impression of Rooftop Swimming Pool

- 1

Rambling Roses
- 2

Stroilanthes Dyeriana
- 3

Canna Indica Red & Yellow
- 4

Heliconia Psitacorum
- 5

Hibiscus
- 6

Lantana Camara Depressa
- 7

Coleus
- 8

Buddha Belly Bamboo
- 9

Schefflera
- 10

Stngonium Podophyllum
- 11

Raphis Exelsa
- 12

Areca Palm
- 13

Macarthurii Palm
- 14

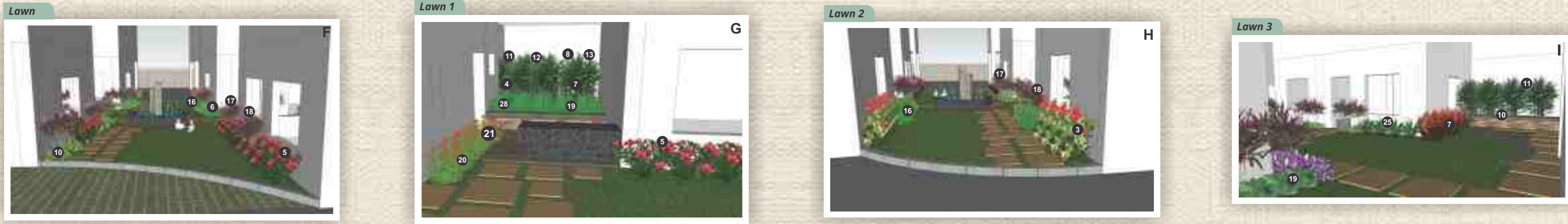
Foxtail Palm
- 15

Ophiopogon Jaburan
- 16

Alpinia
- 17

Dracena Red
- 18

Cordyline



**EXCLUSIVE
FEATURE**

- 19

Spathyphyllum Wallici
- 20

Ixora
- 21

Eranthemum Laxiflorum
- 22

Taberneamontana Coronaria
- 23

Hamelia Patens
- 24

Terminalia Mantally
- 25

Spider Lilly
- 26

Acalypha Wilkonsiana
- 27

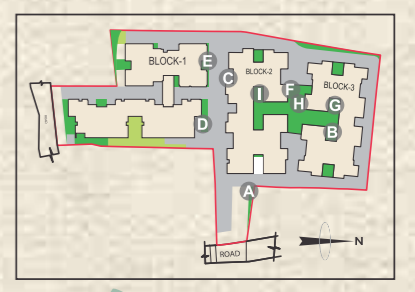
Acalypha Red
- 28

Xanadu
- 29

Plumeria Rubra
- 30

Strelitzia Reginea
- 31

Euphorbia Cotinifolia



Get closer to nature... Beautifully curated landscaped garden areas with a wide variety of colourful flowering plants and trees, an exclusive feature of Eden Tolly Cascades.

Landscaped Gardens

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 / 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 / Yale* . Main door with premium stainless steel handle and eyehole . Main Door Lock by Godrej / Yale * .
Internal finish:	Wall Putty
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***

Electricals:

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

Water Supply: Suitable Electric Pump will be Installed at ground floor to deliver water to overhead reservoir from underground reservoir.

Landscape: Professionally designed and executed landscaping

Generator: **24 hours power backup** for all common services
Generator back up of 300W 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.*

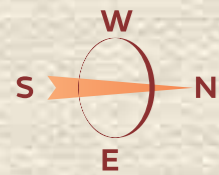


*Let life glow with the
colours of happiness*

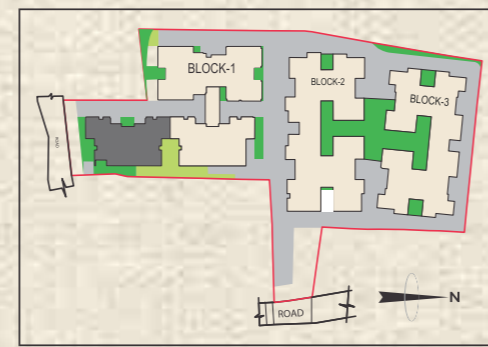
Floor Plans



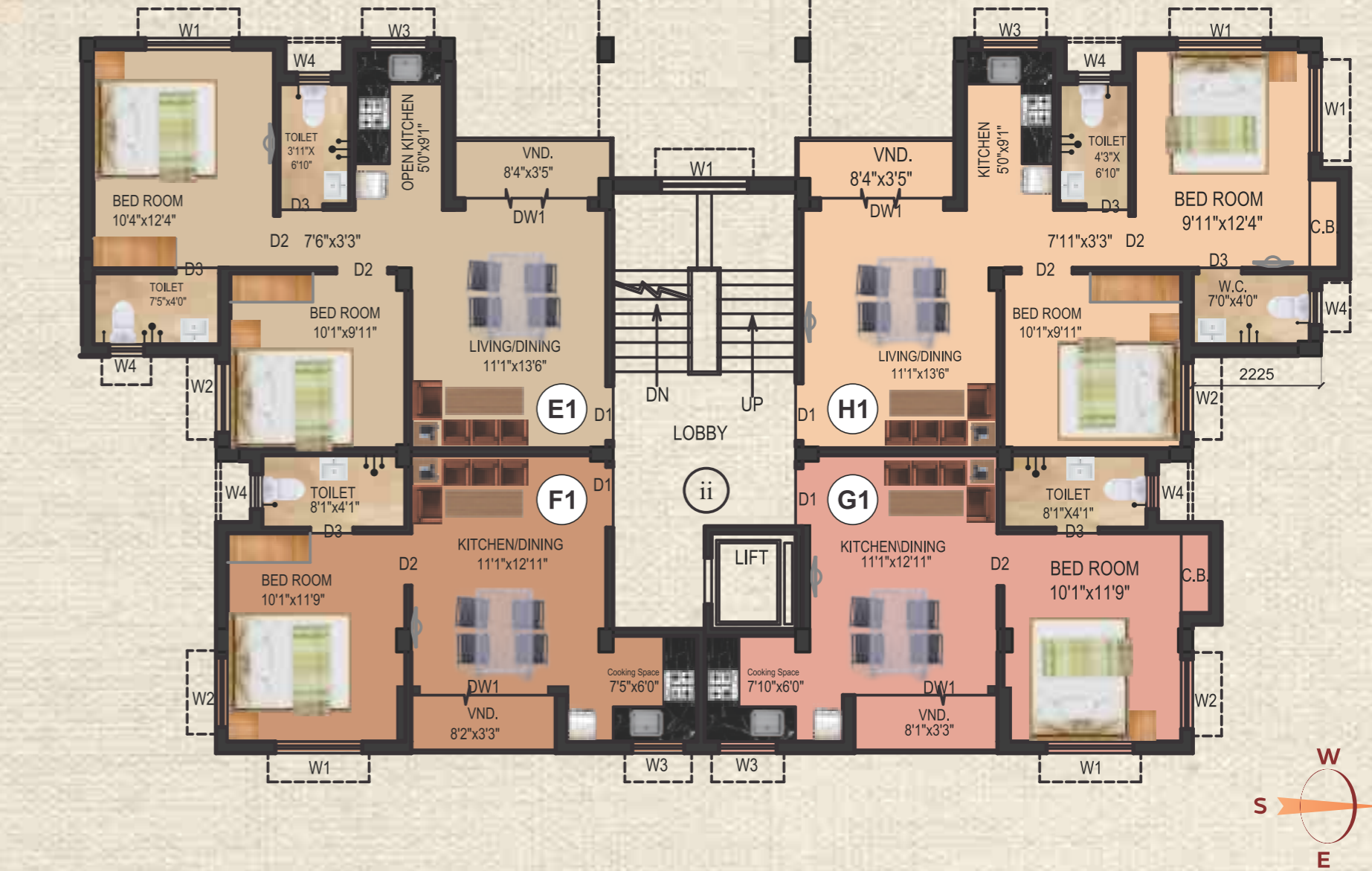
BLOCK 1 1st & 3rd Floor Plan A1 - D1



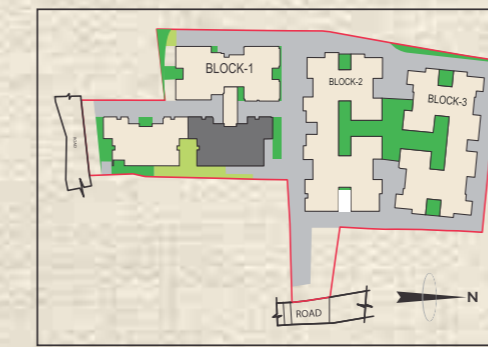
FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
A1	522	29	615	817	2 BHK
B1	346	27	422	561	1 BHK
C1	343	26	415	552	1 BHK
D1	523	29	605	805	2 BHK



BLOCK 1 1st & 3rd Floor Plan E1 - H1



FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
E1	523	29	605	805	2 BHK
F1	340	27	413	549	1 BHK
G1	350	27	425	566	1 BHK
H1	523	29	615	819	2 BHK



Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

Super Built Up Area: Super Built Up Area is the built up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc.

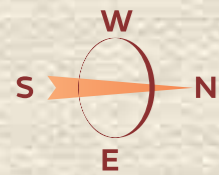
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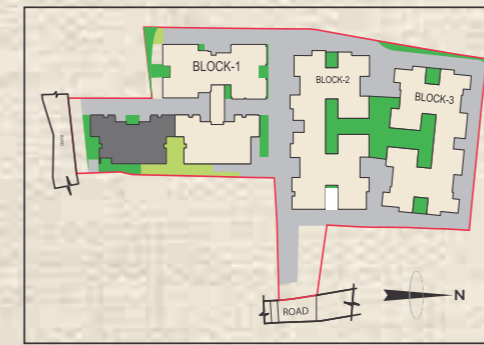
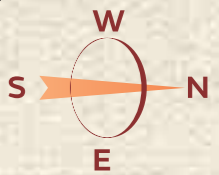
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BLOCK 1
1st & 3rd Floor Plan
I1 - L1



BLOCK 1
2nd & 4th Floor Plan
A1 - D1



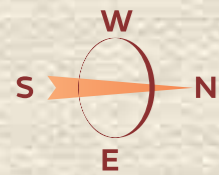
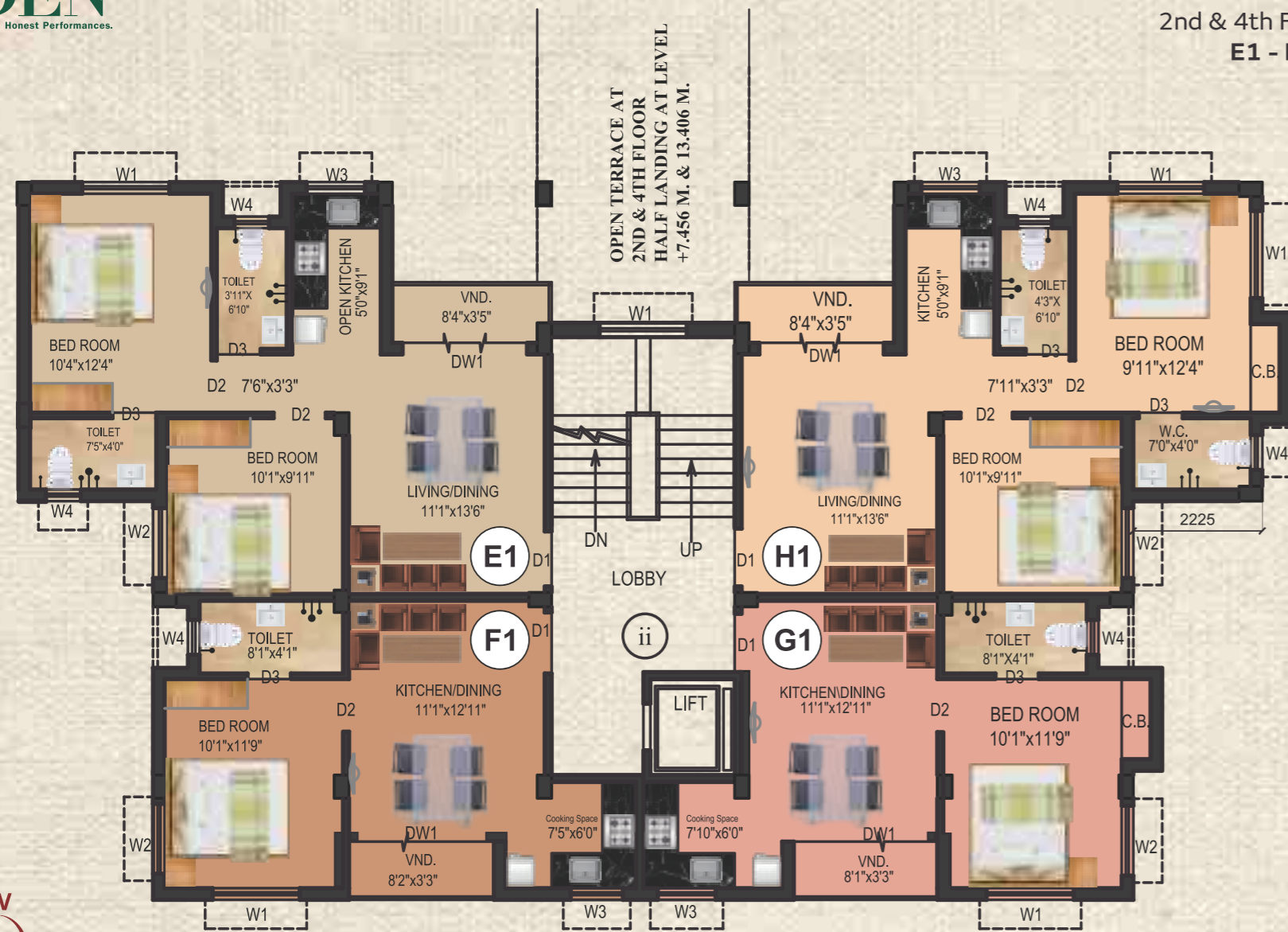
FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
I1	707	24	801	1066	3 BHK
J1	691	27	792	1054	3 BHK
K1	575	29	667	887	2 BHK
L1	747	29	853	1134	3 BHK

FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
A1	522	29	615	817	2 BHK
B1	346	27	422	561	1 BHK
C1	343	26	415	552	1 BHK
D1	523	29	605	805	2 BHK

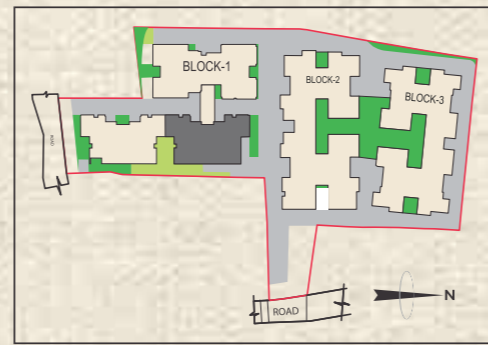
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BLOCK 1 2nd & 4th Floor Plan E1 - H1

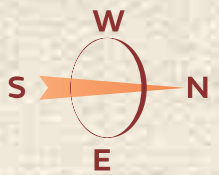
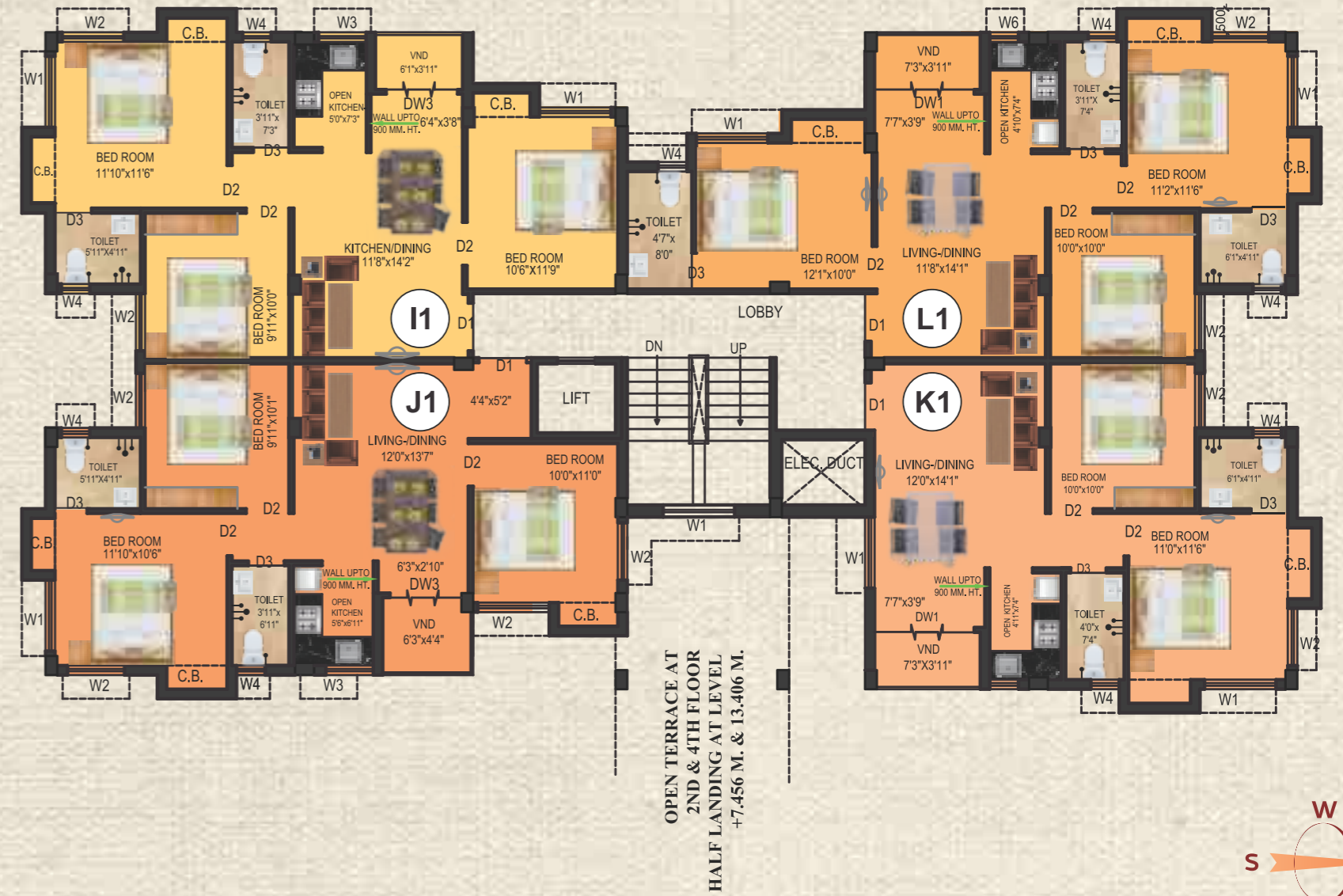


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E1	523	29	605	805	2 BHK
F1	340	27	413	549	1 BHK
G1	350	27	425	566	1 BHK
H1	523	29	615	819	2 BHK



Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.
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BLOCK 1 2nd & 4th Floor Plan I1 - L1



FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
I1	707	24	801	1066	3 BHK
J1	691	27	792	1054	3 BHK
K1	575	29	667	887	2 BHK
L1	747	29	853	1134	3 BHK

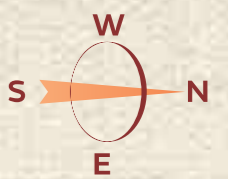
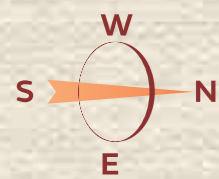


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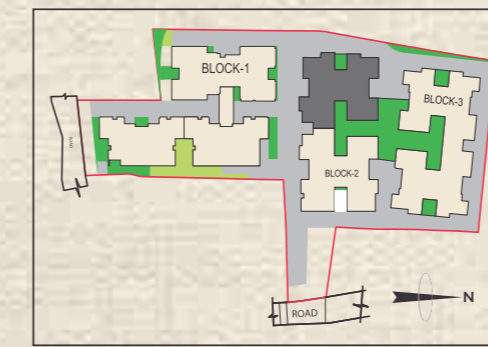
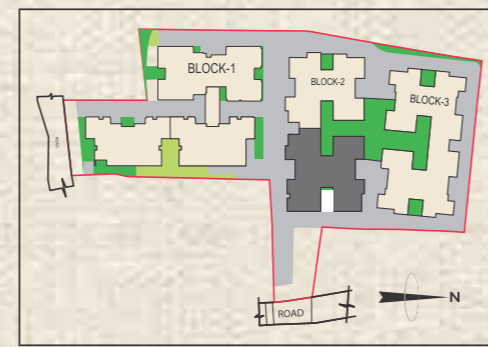


BLOCK 2
1st to 4th Floor Plan
A - D

BLOCK 2
1st to 4th Floor Plan
E - H



FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
A	831	31	941	1251	3 BHK
B	758	27	853	1135	3 BHK
C	552	19	632	841	2 BHK
D	756	26	857	1139	3 BHK



FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
E	761	27	853	1135	3 BHK
F	590	28	684	909	2 BHK
G	577	24	666	886	2 BHK
H	547	19	627	835	2 BHK

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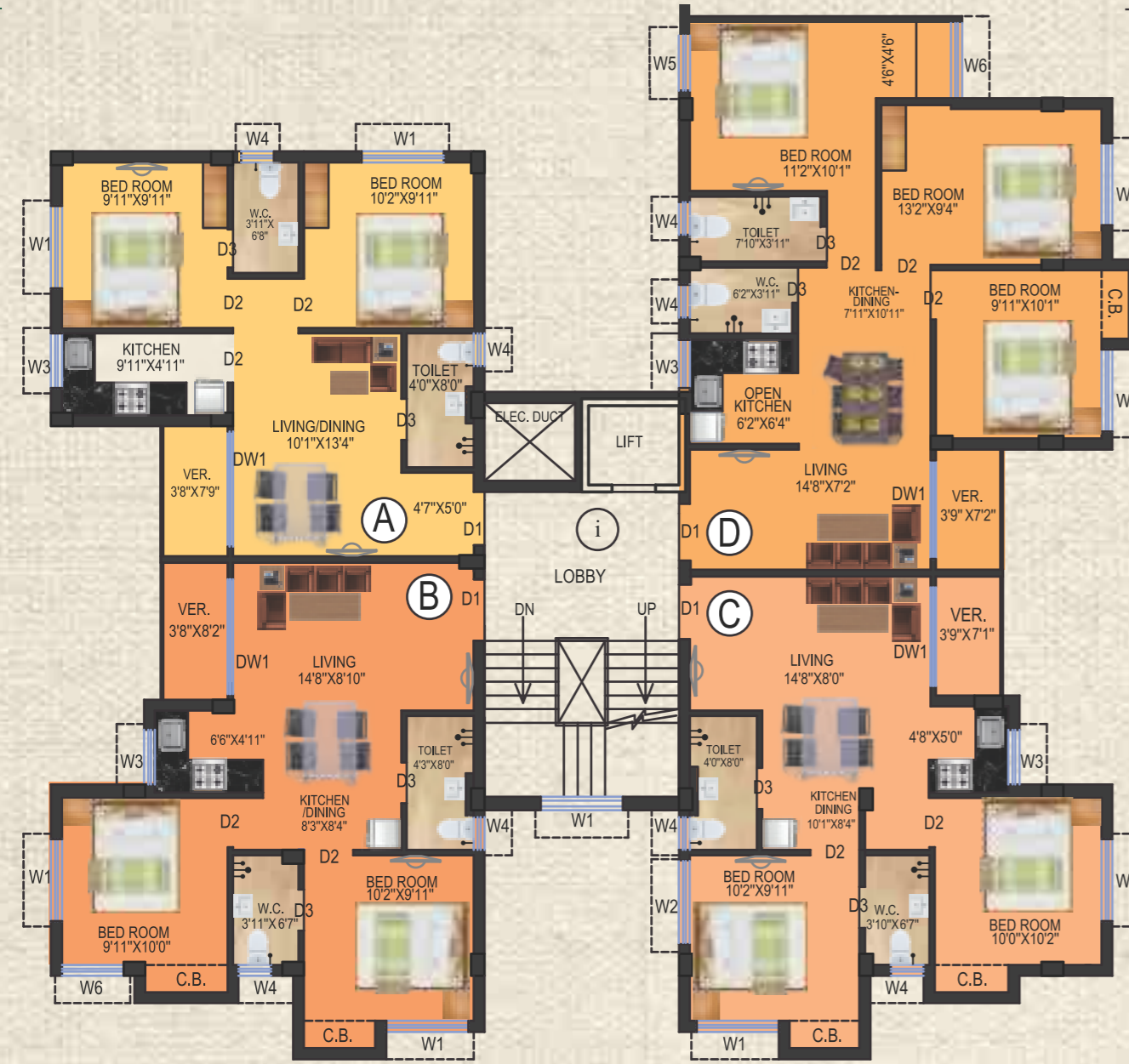
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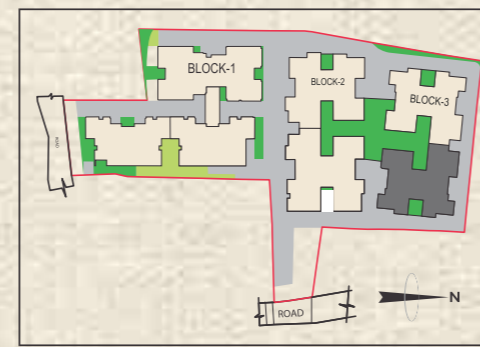
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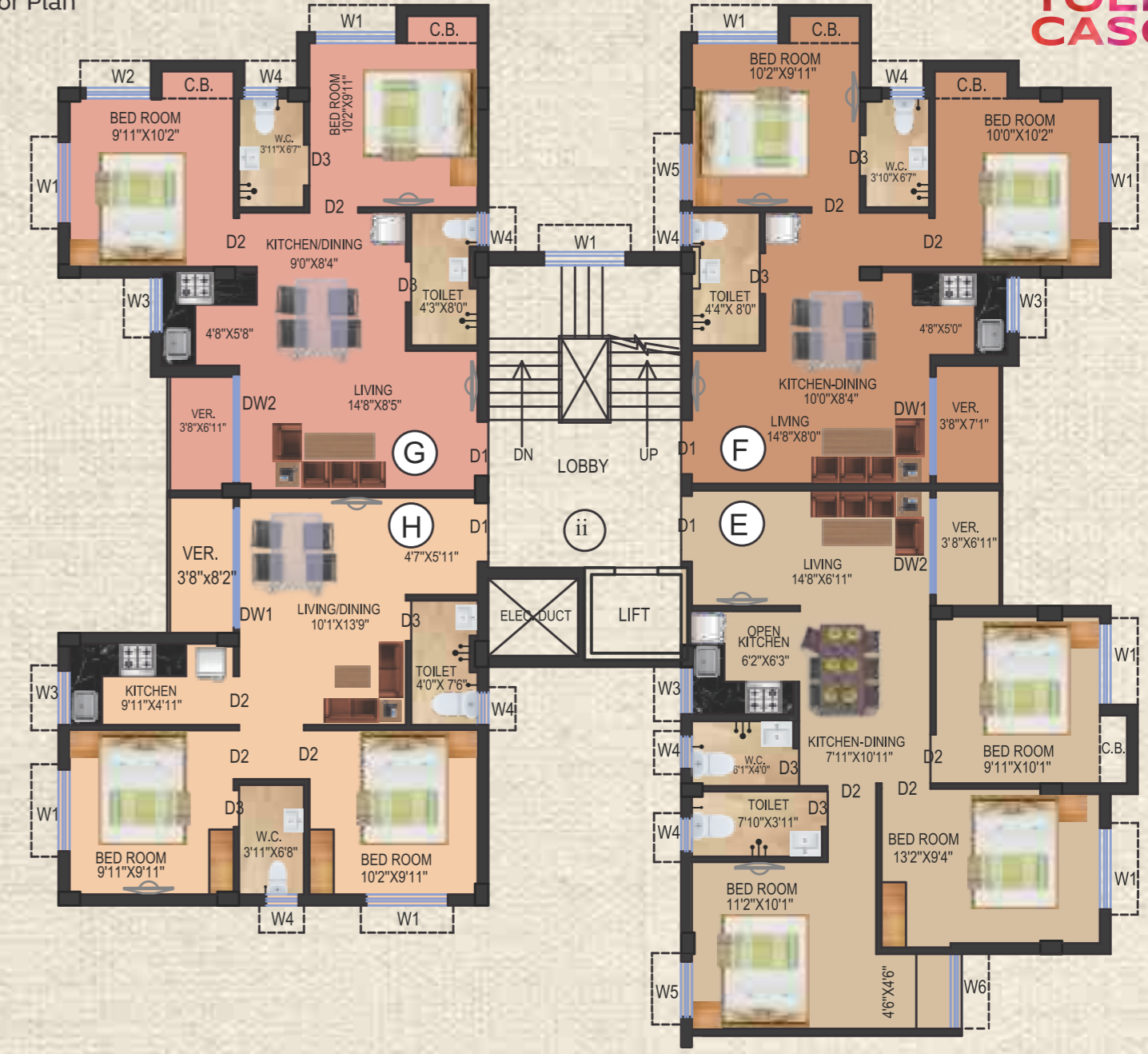
BLOCK 3 1st to 4th Floor Plan A - D



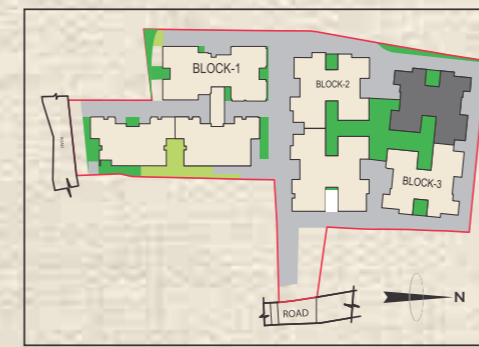
FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
A	499	29	584	777	2 BHK
B	529	30	624	830	2 BHK
C	517	27	607	808	2 BHK
D	692	27	781	1039	3 BHK



BLOCK 3 1st to 4th Floor Plan E - H



FLAT MKD	CARPET AREA IN SQ.FT.	VERANDAH AREA IN SQ.FT.	TOTAL BUILT UP AREA IN SQ.FT.	SUPER BUILTUP AREA IN SQ.FT.	TYPE
E	688	26	776	1033	3 BHK
F	517	26	607	808	2 BHK
G	526	25	616	819	2 BHK
H	504	30	592	786	2 BHK



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Artist's Impression of Children Open Play Area



Past projects at a glance



EDEN TOLLY SIGNATURE

47
Projects
Delivered



EDEN TOLLY LAKESIDE

Average
Completion Period
2 years 9 months



EDEN ASTOR PARK



EDEN ROMA



EDEN EXOTICA



EDEN PAVILION



EDEN FLORA



EDEN WINDSOR PARK

Average
Delivery Early by**
2.5 months



EDEN EMERALD



EDEN FRESCO



EDEN ROYALE



EDEN MOORE



EDEN DOVER GARDENS



EDEN IMPERIAL



EDEN BROOKSIDE



EDEN ELEGANTE



EDEN DAFFODIL

Past projects at a glance



EDEN RESIDENCY



EDEN PRISTINE



EDEN SUNFLOWER



EDEN TULIP



EDEN SERENITY



EDEN HABITAT

Average ROI
@17%***



EDEN FLORA 2



EDEN MAJESTIC



EDEN HARMONY



EDEN LAVENDAR



EDEN SYMPHONY



EDEN SAPPHIRE



EDEN IXORA

Upcoming
Projects
20L sq ft



EDEN AMBIENCE



EDEN TOLLY GREENWOOD

15
projects
Under Construction



EDEN PEARLS



EDEN STERLING

*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

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

Facts and Queries

Number of Blocks:	3
Number of Floors:	G + 4
Number of Flats:	112
Unit Sizes:	1 BHK: 549 sq.ft. to 566 sq.ft. 2 BHK: 777 sq.ft. to 909 sq.ft. 3 BHK: 1033 sq.ft. to 1251 sq.ft.
Municipality/Corporation:	Kolkata Municipal Corporation
Electricity:	WBSE
Date of Launch:	March 2018
Date of Completion:	December 2021

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 term is 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:	05%
Possession:	10% +extra charges

Cheques to made in favour of 'Eden Richmond Park LLP, Unit Cascades' (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 are the Extra Development Charges?

Extra Development Charges Breakup:-

Legal Charges at the time of agreement:	Rs. 5,000/-
Legal Charges at the time of possession:	Rs. 5,000/-
Transformer + WBSEB / CESC common meter installation charges	As per actual (to be confirmed on possession)
Generator	As per actual (to be confirmed on possession)
Association formation	Rs. 5,000/-
Flat Mutation, Apportionment & Assessment in the name of the buyer	Rs. 5/- per sq.ft.

Maintenance & Security Deposit:-

Maintenance deposit (for 18 months) + security deposit (Association Fund (to be handed over to the association after deducting pending amounts/ dues):	Rs. 75/- per sq.ft.
--	----------------------------

What are the rules for registration of the flats?

Stamp Duty & Charges are paid to the Register'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 Tolly Cascades ?

The estimated completion date is December 2021.

Has the projects 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.

How do I get any other queries answered?

Feel free to email us at sales@edenprojects.in



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.



Best of Learning for the children of Eden



A unique initiative by the Eden Group brings learning to your doorstep.

A privilege *only* for our Eden Kids!

Lessons and guidance in extra-curricular activities in the comfort of your home. Whether your child wants to learn painting or swimming or yoga, singing or dancing- these special interest classes will keep him/her busy- and he/she might just become the next Michael Phelps or Van Gogh!

Learning made easy!

An **Eden Group** Initiative

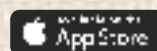
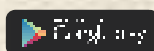


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