

SALIENT FEATURES AND AMENITIES

PROPOSED PROJECT: EDEN CROWN

1732 NAYABAD, KOLKATA – 700 094

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NORTECH PROPERTY PRIVATE LIMITED

17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

NORTECH PROPERTY PRIVATE LIMITED


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**WRITE UP ON PROJECT NAMED EDEN CROWN
A RESIDENTIAL COMPLEX
AT 1732 NAYABAD, KOLKATA – 700 094**

SYNOPSIS :

1.	Name and address of Developer	:	M/S Nortech Property Pvt Ltd Regd. Off: 17/1 Landsdown Terrace, Kolkata – 700 026 Ph. No. (033) 4004 – 2360 Email: info@edenprojects.in
2.	Name of the Key persons	:	Mr Anirudh Modi, Director
3.	Name of the Project	:	EDEN CROWN
4.	Address of the Project	:	1732 Nayabad, Kolkata – 700 094
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 08 Kattahs 12 Chittaks 31 Sqft. (588.17sqm) having an 8.8m wide common passage at Nayabad close to Bengal Ambuja Upohar, Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	:	1 (One)
7.	No of Stories	:	1 No. G+4
8.	No of Flats	:	20 Flats
9.	No. of Car parking space	:	7 Covered Car Park

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NOTE ON LAND

M/S Bhagwati Niketan Pvt Ltd and M/S Bandhan Hirise Pvt Ltd are the Landowner of the entire land of the Project, measuring about 09 (Nine) Kattahs 05 (Five) Chittak 25 (Twenty Five) Sqft. (Physically Found to be more or less 08 (Eight) Kattahs 12 (Twelve) Chittaks 31 (Thirty One) Sqft. equivalent to 588.17sqm) at 1732 Nayabad, Kolkata – 700 094, PS – Purba Jadavpur, Dist – 24 Parganas (South), vide deed of Conveyance dated 23.07.09 and 27.07.09 By virtue of development agreement dated 25.09.2017, Bhagwati Niketan Pvt Ltd and Bandhan Hirise Pvt Ltd has given the development right to construct a residential complex to M/S Nortech Property Pvt Ltd, on certain terms & conditions stated therein.

PROJECT AT A GLANCE

Nortech Property Pvt Ltd, having its Regd. Off: 17/1 Landsdown Terrace, Kolkata – 700 026 is developing a residential complex named “EDEN CROWN” at 1732 Nayabad, PS – Purba Jadavpur, Kolkata – 700 094.

By virtue of development agreement dated 25.09.17, M/S Bhagwati Niketan Pvt Ltd and M/S Bandhan Hirise Pvt Ltd, the landowner has given the development right to M/S Nortech Property Pvt Ltd, called the project authority hereinafter, to construct a residential complex named “EDEN CROWN” at the said Premises.

The total land of the project is about 09 (Nine) Kattahs 05 (Five) Chittak 25 (Twenty Five) Sqft. (Physically Found to be more or less 08 (Eight) Kattahs 12 (Twelve) Chittaks 31 (Thirty One) Sqft. equivalent to 588.17sqm) free from all encumbrances, located in a very prime location on 8.8m wide passage road, close to Bengal Ambuja Upohar, Over which a residential complex will be completed.

The project EDEN CROWN consist of one block of a G+4 storied building with 20 flats, 7 covered car parks with ample open space around. The total area of construction is about 15530 Sqft which is the free sale area for the developers. There will be ample car parking space, Roof top Garden Etc. Within the complex.

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SALIENT FEATURE OF THE PROJECT

Location

1732 Nayabad, P.S – Purba Jadavpur, Kolkata – 700 094 is located on a 8.8m wide road, close to Bengal Ambuja Upohar. Several large format housing complexes are coming up in this area. All the infra-structure facilities will be developed in this area. It is going to be a residential area for Higher, Middle and Lower income group. School, Market, hospital, Post office, Banks, Shopping complex are present in the area. Transport will be available round the clock in near to the premises.

Composition

M/S Nortech Property Pvt Ltd, 17/1 Landsdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about 09 (Nine) Kattahs 05 (Five) Chittak 25 (Twenty Five) Sqft. (Physically Found to be more or less 08 (Eight) Kattahs 12 (Twelve) Chittaks 31 (Thirty One) Sqft. equivalent to 588.17sqm having an 8.8m wide front road, over which a Residential Complex of 1 blocks of G+4 storied building and 7 Covered Car Parks will be constructed.

Amenities

(i) **Common Area**

Open Area, Driveways and Roof top Garden.

Water Supply

There will be water supply, sufficient capacity U/G reservoir to ensure 24-hrs supply.

Generator / Transformer

Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

Security

24X7 security guard will be provided to ensure best possible security arrangements.

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Firefighting

There will be all provisions as per WBFS regulations of firefighting for the given height of the building.

Others

There will be adequate carparking for the owners.

(ii) **Inside of Units**

- 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

- : a) Concealed **Polycab/Havells/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric/RR Kabel/Havells***
- 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***

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.

Security

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

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