

SALIENT FEATURES AND AMENITIES

PROPOSED PROJECT: EDEN HORIZON

963, UTTAR PURBA FARTABAD, KOLKATA – 700084

A RESIDENTIAL COMPLEX

DEVELOPED BY:

BHAGIRATHI ABASAN PRIVATE LIMITED

17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

BHAGIRATHI ABASAN PVT. LTD.



Authorised Signatory / Director

**WRITE UP ON PROJECT NAMED EDEN HORIZON
A RESIDENTIAL COMPLEX
963, UTTAR PURBA FARTABAD, KOLKATA – 700084**

SYNOPSIS :

1.	Name and address of Developer	:	M/S BHAGIRATHI ABASAN 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 HORIZON
4.	Address of the Project	:	963 UTTAR FARTABAD, Kolkata – 700 084
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 22 Kattahs 09 Chittak 44 Sqft having an 7.25m wide common passage at Fartabad close to Kamalgazi Pepsi Factory, Over which a residential complex will be constructed by M/S Bhagirathi Abasan Pvt Ltd, the developer of the project.
6.	No of Blocks	:	2 (Two)
7.	No of Stories	:	2 No. G+4
8.	Total Build up Area	:	
9.	No of Flats	:	44 Flats
10.	No. of Car parking space	:	7 Covered Car Park

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NOTE ON LAND

(1) M/s. Madhur Enclave Private Limited, (2) M/s. Maink Housing Private Limited, (3) M/s. Lagan Nirman Private Limited, (4) M/s. Memory Estate Private Limited, (5) M/s. Mirik Property Private Limited, (6) M/s. Navrang Enclave Private Limited, (7) M/s. Namrata Housing Private Limited, (8) M/s. Mohini Multiplex Private Limited, (9) M/s. Prachi Housing Private Limited and (10) M/s. Purnima Promoters Private Limited are the Landowner of the entire land of the Project, measuring about **22 Kattahs 09 Chittak 44 Sqft at 963 UTTAR FARTABAD, Kolkata – 700 084**, PS – Sonarpur, 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**, (1) M/s. Madhur Enclave Private Limited, (2) M/s. Maink Housing Private Limited, (3) M/s. Lagan Nirman Private Limited, (4) M/s. Memory Estate Private Limited, (5) M/s. Mirik Property Private Limited, (6) M/s. Navrang Enclave Private Limited, (7) M/s. Namrata Housing Private Limited, (8) M/s. Mohini Multiplex Private Limited, (9) M/s. Prachi Housing Private Limited and (10) M/s. Purnima Promoters Private Limited has given the development right to construct a residential complex to **M/S Bhagirathi Abasan Pvt Ltd**, on certain terms & conditions stated therein.

PROJECT AT A GLANCE

Bhagirathi Abasan Pvt Ltd, having its Regd. Off: 17/1 Landsdown Terrace, Kolkata – 700 026 is developing a residential complex named “EDEN HORIZON” at **963 UTTAR FARTABAD**, PS – Sonarpur, Kolkata – 700 084. By virtue of development agreement dated **25.09.17**, (1) M/s. Madhur Enclave Private Limited, (2) M/s. Maink Housing Private Limited, (3) M/s. Lagan Nirman Private Limited, (4) M/s. Memory Estate Private Limited, (5) M/s. Mirik Property Private Limited, (6) M/s. Navrang Enclave Private Limited, (7) M/s. Namrata Housing Private Limited, (8) M/s. Mohini Multiplex Private Limited, (9) M/s. Prachi Housing Private Limited and (10) M/s. Purnima Promoters Private Limited, the landowner has given the development right to **M/S Bhagirathi Abasan Pvt Ltd**, called the project authority hereinafter, to construct a residential complex named “EDEN HORIZON” at the said Premises.

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The total land of the project is about 24 Kattahs 04 Chittak 26.5 Sqft. (Physically Found to be more or less 22 Kattahs 09 Chittak 44 Sqft) free from all encumbrances, located in a very prime location on 7.25m wide passage road, close to Kamalgazi Pepsi Factory, Over which a residential complex will be completed.

The project EDEN HORIZON consist of Two block of a G+4 storied building with 44 flats, 7 covered car parks with ample open space around. The total area of construction is about XXXXXXX which is the free sale area for the developers. There will be ample car parking space, Roof top Garden, water filtrations plant, AC Banquet Hall Etc. within the complex.

SALIENT FEATURE OF THE PROJECT

Location

963 UTTAR FARTABAD, PS – Sonarpur, Kolkata – 700 084, is located on a 7.25m wide road, close to Kamalgazi Pepsi Factory. 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 will soon come up in the vicinity. Transport will be available round the clock in near to the premises.


Composition

M/S Bhagirathi Abasan Pvt Ltd, 17/1 Landsdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about 24 Kattahs 04 Chittak 26.5 Sqft. (Physically Found to be more or less 22 Kattahs 09 Chittak 44 Sqft) having an 7.25m wide front road, over which a Residential Complex of 2 blocks of G+4 storied building and 7 Covered Car Parks will be constructed.

Amenities

- (i) **Common Area**
Open Area, Driveways, Water filtrations plant, AC Banquet Hall and Roof top Garden.

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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.

Firefighting

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

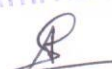
Others

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

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Kitchen counter

tiles in toilets.

- : 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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