

SALIENT FEATURES AND AMENITIES

**PROPOSED PROJECT:
EDEN TOLLY GARDENIA
27 BALAKA, Kolkata – 700 104**

A RESIDENTIAL COMPLEX

**DEVELOPED BY:
NORTECH PROPERTY PVT LTD
17/1 LANDSDOWN TERRACE, KOLKATA – 700 026**

NORTECH PROPERTY PRIVATE LIMITED



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**WRITE UP ON PROJECT NAMED EDEN TOLLY GARDENIA
A RESIDENTIAL COMPLEX
27 BALAKA, KOLKATA – 700104**

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) 4005 – 2360 Email: info@edenprojects.in
2.	Name of the Key persons	:	Mr Anirudh Modi, Director
3.	Name of the Project	:	EDEN TOLLY GARDENIA
4.	Address of the Project	:	27 Balaka, Kolkata – 700104
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 69 Katha 10 Chhitak 20 Sqft i.e 4659.048 Sqm (net area of 4592.013 Sqm after gifted to KMC) having an about 30ft wide common passage at Mahatma Gandhi Road, Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	:	2
7.	No of Stories	:	5 No. G+4 Towers
8.	Total Build up Area	:	77023 Sqft
9.	No of Flats	:	110 Flats
10.	No. of Car parking space	:	Covered – 78

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NOTE ON LAND

(1) M/S. ARROWLINE TOWERS PVT. LTD; holding PAN: AAKCA9765F, (2) M/S. ARROWSPACE TOWERS PVT. LTD; holding PAN: AALCA0239M, (3) M/S. AUROPLUS BUILDERS PVT. LTD, holding PAN: AALCA0240N; (4) M/S. BHAVSAGAR NIKETAN PVT. LTD, holding PAN: AAFCB2200D, (5) M/S. BLOCKDEAL COMPLEX PVT. LTD. , holding PAN : AAFCB2198G, (6) M/S. BLUELAND RESIDENCY PVT. LTD. , holding PAN : AAFCB2196J, (7) M/S. BLUEMOTION REALCON PVT. LTD; holding PAN : AAFCB2199H, (8) M/S. BOSSLIFE PROJECTS PVT. LTD., holding PAN: AAECM1849C , (9) M/S. CAPABLE TOWERS PVT. LTD., holding PAN: AAFCC0168F , (10) M/S. DHARMIK AWAS PVT. LTD; holding PAN: AAECD4200E, (11) M/S. FABERT PROCON PVT. LTD. , holding PAN- AACCF0654J, (12) M/S. FLOWTOP HIGHRISE PVT. LTD. , holding PAN : AACCF07884H (13) M/S. GOODSIDE BUILDERS PVT. LTD. , holding PAN : AAECG9301K , (14) M/S. KOTIRATAN NIRMAN PVT. LTD , holding PAN : AAECK9380J , (15) M/S. MAKELIFE DEVELOPERS PVT. LTD holding PAN : AAICM2204R , (16) M/S. MEANTIME HOMES PVT. LTD., holding PAN : AAICM1899E, (17) M/S. MEGAPIX PROMOTERS PVT. LTD. , holding PAN : AAICM 2207N, (18) M/S. MOONLINK RESIDENCY PVT. LTD. , holding PAN : AAICM2205Q, (19) M/S. MOONVIEW PLAZZA PVT. LTD. , holding PAN : AAICM2206P, (20) M/S. MUSKAN PLAZZA PVT. LTD. , holding PAN : AAICM 4797P, (21) M/S. NEMINATH NIRMAN PVT. LTD., holding PAN : AAECN1464E, (22) M/S. OVAL BUILDCON PVT. LTD. , holding PAN : AABCO7371C, (23) M/S. OVERGROW COMPLEX PVT. LTD , holding PAN : AABCO7304D, (24) M/S. OVERTOP INFRAHOMES PVT. LTD. , holding PAN : AABCO7370D, (25) M/S. PANCHMURTI INFRASTRUCTURE PVT. LTD. , holding PAN : AAGCP8439H, (26) M/S. PREMKUNJ NIKETAN PVT. LTD. , holding PAN : AAGCP8440A, (27) M/S. FUNIDEA CONCLAVE PVT. LTD , holding PAN : AAECV2533V , all the aforesaid Companies No. 1 to 27 have their respective Registered Offices at, 17/1, LANSDOWNE TERRACE, KOLKATA - 700 026, P. O. - KALIGHAT, P. S. - LAKE , AND (29) M/S. GOODPOINT PROMOTERS PVT. LTD, holding PAN : AAECG9773H, (30) M/S. HULBERT CONCLAVE PVT. LTD., holding PAN : AADCH0576Q, (31) M/S. SHIVAMANI PROPERTIES PVT. LTD., holding PAN : AASC3281N are the Landowner of the entire land of the Project, measuring about 69 Katha 10 Chhitak 20 Sqft i.e 4659.048 Sqm (net area of 4592.013 Sqm after gifted to KMC) 27 Balaka, KOLKATA - 700104, PS - Haridevpur (Formerly Thakurpukur), Dist - 24 Parganas (South), vide deed of Conveyance dated 07/08/2010 and By virtue of development agreement dated 22.09.2017, (1) M/S. ARROWLINE TOWERS PVT. LTD; holding PAN: AAKCA9765F, (2) M/S. ARROWSPACE TOWERS PVT. LTD; holding PAN: AALCA0239M, (3) M/S. AUROPLUS BUILDERS PVT. LTD, holding PAN: AALCA0240N; (4) M/S. BHAVSAGAR NIKETAN PVT. LTD, holding PAN: AAFCB2200D, (5) M/S. BLOCKDEAL COMPLEX PVT. LTD. , holding PAN : AAFCB2198G, (6) M/S. BLUELAND RESIDENCY PVT. LTD. , holding PAN : AAFCB2196J, (7) M/S. BLUEMOTION REALCON PVT. LTD; holding PAN : AAFCB2199H, (8) M/S. BOSSLIFE PROJECTS PVT. LTD., holding PAN: AAECM1849C , (9) M/S. CAPABLE TOWERS PVT. LTD., holding PAN: AAFCC0168F , (10) M/S. DHARMIK AWAS PVT. LTD; holding PAN: AAECD4200E, (11) M/S. FABERT PROCON PVT. LTD. , holding PAN- AACCF0654J, (12) M/S. FLOWTOP HIGHRISE PVT. LTD. , holding PAN :

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AACCF07884H (13) M/S. GOODSIDE BUILDERS PVT. LTD. , holding PAN : AAECG9301K , (14) M/S. KOTIRATAN NIRMAN PVT. LTD , holding PAN : AAECK9380J , (15) M/S. MAKELIFE DEVELOPERS PVT. LTD holding PAN : AAICM2204R , (16) M/S. MEANTIME HOMES PVT. LTD., holding PAN : AAICM1899E, (17) M/S. MEGAPIX PROMOTERS PVT. LTD. , holding PAN : AAICM 2207N, (18) M/S. MOONLINK RESIDENCY PVT. LTD. , holding PAN : AAICM2205Q, (19) M/S. MOONVIEW PLAZZA PVT. LTD. , holding PAN : AAICM2206P, (20) M/S. MUSKAN PLAZZA PVT. LTD. , holding PAN : AAICM 4797P, (21) M/S. NEMINATH NIRMAN PVT. LTD., holding PAN : AAECN1464E, (22) M/S. OVAL BUILDCON PVT. LTD. , holding PAN : AABCO7371C, (23) M/S. OVERGROW COMPLEX PVT. LTD , holding PAN : AABCO7304D, (24) M/S. OVERTOP INFRAHOMES PVT. LTD. , holding PAN : AABCO7370D, (25) M/S. PANCHMURTI INFRASTRUCTURE PVT. LTD. , holding PAN : AAGCP8439H, (26) M/S. PREMKUNJ NIKETAN PVT. LTD. , holding PAN : AAGCP8440A, (27) M/S. FUNIDEA CONCLAVE PVT. LTD , holding PAN : AAECV2533V , all the aforesaid Companies No. 1 to 27 have their respective Registered Offices at, 17/1, LANSDOWNE TERRACE, KOLKATA -700 026, P. O. – KALIGHAT, P. S. – LAKE , AND (29) M/S. GOODPOINT PROMOTERS PVT. LTD, holding PAN : AAECG9773H, (30) M/S. HULBERT CONCLAVE PVT. LTD., holding PAN : AADCH0576Q, (31) M/S. SHIVAMANI PROPERTIES PVT. LTD., holding PAN : AASCS3281N 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 TOLLY GARDENIA” at 27 BALAKA, PS – HARIDEVPUR (FORMERLY THAKURPUKUR), Kolkata – 700104. By virtue of development agreement dated 22.09.2017; (1) M/S. ARROWLINE TOWERS PVT. LTD; holding PAN: AAKCA9765F, (2) M/S. ARROWSPACE TOWERS PVT. LTD; holding PAN: AALCA0239M, (3) M/S. AUROPLUS BUILDERS PVT. LTD, holding PAN: AALCA0240N; (4) M/S. BHAVSAGAR NIKETAN PVT. LTD, holding PAN: AAFCB2200D, (5) M/S. BLOCKDEAL COMPLEX PVT. LTD. , holding PAN : AAFCB2198G, (6) M/S. BLUELAND RESIDENCY PVT. LTD. , holding PAN : AAFCB2196J, (7) M/S. BLUEMOTION REALCON PVT. LTD; holding PAN : AAFCB2199H, (8) M/S. BOSSLIFE PROJECTS PVT. LTD., holding PAN: AAECM1849C, (9) M/S. CAPABLE TOWERS PVT. LTD., holding PAN: AAFCC0168F , (10) M/S. DHARMIK AWAS PVT. LTD; holding PAN: AAECD4200E, (11) M/S. FABERT PROCON PVT. LTD. , holding PAN- AACCF0654J, (12) M/S. FLOWTOP HIGHRISE PVT. LTD. , holding PAN : AACCF07884H (13) M/S. GOODSIDE BUILDERS PVT. LTD. , holding PAN : AAECG9301K (14) M/S. KOTIRATAN NIRMAN PVT. LTD , holding PAN : AAECK9380J , (15) M/S. MAKELIFE DEVELOPERS PVT. LTD holding PAN : AAICM2204R , (16) M/S. MEANTIME HOMES PVT. LTD., holding PAN : AAICM1899E, (17) M/S. MEGAPIX PROMOTERS PVT. LTD. , holding PAN : AAICM 2207N, (18) M/S. MOONLINK RESIDENCY PVT. LTD. , holding PAN : AAICM2205Q, (19) M/S. MOONVIEW PLAZZA PVT. LTD. , holding PAN : AAICM2206P, (20) M/S. MUSKAN PLAZZA PVT. LTD. , holding PAN : AAICM 4797P, (21)

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The total land of the project is about **69 Katha 10 Chhitak 20 Sqft i.e 4659.048 Sqm (net area of 4592.013 Sqm after gifted to KMC)** free from all encumbrances, located in a very prime location on 30ft wide passage road, Over which a residential complex will be completed.

The project EDEN TOLLY GARDENIA consist of Two block of a B+G+4 storied building with 110 flats, 78 covered car parks with ample open space around. The total area of construction is about 105861 sqft which is the free sale area for the developers. There will be ample car parking space, Swimming Pool, water filtrations plant, AC Banquet Hall, AC Gymnasium, Children's Play Area Etc. within the complex.

SALIENT FEATURE OF THE PROJECT

Location

27 BALAKA, PS – Haridevpur (Formerly Thakurpukur), Kolkata – 700 104, is located on a 30ft wide road and 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 Nortech Private Pvt Ltd, 17/1 Lansdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about **69 Katha 10 Chhitak 20 Sqft i.e 4659.048 Sqm (net area of 4592.013 Sqm after gifted to KMC)** having an 30ft wide front road, over which a Residential Complex of 2 blocks of B+G+4 storied building and 78 Covered Car Parks will be constructed.

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(i) **Amenities**

Common Area

Open Area, Driveways, Water filtrations plant, AC Banquet Hall, Indoor Games Room, Guest Room, Landscape 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.

Firefighting

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

Swimming Pool

A magnificent **swimming pool** is the perfect place to unwind after a long day or take your children to when they need to be outdoor.

Children's Play Area

A well-planned and inclusive **children's play area** is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises.

AC Gymnasium

An indoor **A. C. gymnasium** is the perfect opportunity for staying fit without the hassle of a commute to an external fitness centre

Others

There will be adequate carparking for the owners

(i) **Inside of Units**

- Structure : RCC-framed structure with anti termite treatment in foundation. Cements to be used: **Ambuja, Lafarge, OCL, Ultratech, Birla, ACC, Ramco***.
- Elevation : Modern elevation, conforming to contemporary designs.

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External Finish	:	Paint by certified Nerolac/ Berger Applicator* , and other effects as applicable.
Ground Floor Lobby	:	Beautifully decorated & painted lobby.
Doors & Hardware	:	Quality wooden frames with solid core flush doors. Door handles of Godrej* .
Internal Finish	:	Plaster of Paris.
Windows	:	Color anodized / Powder coated Aluminum sliding windows with clear glass.
Flooring	:	Vitrified tiles in bedrooms/Living/Dining Room. Marble Flooring & Granite Counter in Kitchen. Ceramic tiles in Toilets.
Kitchen Counter	:	Granite slab with stainless steel sink. Wall Tiles upto 2 (two) feet height above Kitchen counter.
Toilet	:	Hot and Cold water lines with CPVC* pipes. CP fittings of Jaquar/Kohler* . Dado of Ceramic tiles upto door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler /Parryware* Drainage Pipes of Supreme/Skipper* .
Elevators	:	Passenger lifts of Kone* .
Electrical	:	<p>a) Concealed Polycab/ RR Kabel* copper wiring with modular switches of Anchor/Roma/Schneider Electric*.</p> <p>b) TV/Telephone points in master bedroom and living room.</p> <p>c) Two Light Points, one Fan Point, two 5A point in all bedrooms.</p> <p>d) One 15A Geyser point in All Toilets.</p> <p>e) One 15A & one 5A points, 5A refrigerator point and exhaust fan points in kitchen.</p> <p>f) One Split AC point in master Bedroom.</p> <p>g) Modern MCBs and Changeovers of HPL*</p>

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