

PLAN OF DEVELOPMENT WORK AND AMENITIES

PROPOSED PROJECT: EDEN RICHMOND ENCLAVE

201 Dharmatala Road, Kolkata 700146

A RESIDENTIAL COMPLEX

EDEN RICHMOND PARK LLP
AUTHORISED SIGNATORY

DEVELOPED BY:

EDEN RICHMOND PARK LLP


17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

EDEN RICHMOND ENCLAVE
A RESIDENTIAL COMPLEX
201 Dharmatala Road, Kolkata 700146

SYNOPSIS :

1.	Name and address of Developer	:	M/S EDEN RICHMOND PARK LLP Regd. Off: 17/1 Lansdowne Terrace, Kolkata – 700 026 Ph. No. (033) 4005 – 2360 Email: info@edenprojects.in
2.	Name of the Key persons	:	Mr Anirudh Modi, Partner
3.	Name of the Project	:	EDEN RICHMOND ENCLAVE
4.	Address of the Project	:	201 Dharmatala Road, Kolkata 700 146
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 73 Cottahs 03 Chattaks 12.65 Sft (Physically Found to be 62 Katha 06 Chittaks 26.30 Sft i.e 4174.684 Sqm) having an 7.0 Mts. wide common passage will be constructed by M/S EDEN RICHMOND PARK LLP, the developer of the project.
6.	No of Blocks	:	4 (Four)
7.	No of Stories	:	G+4
8.	Total Build up Area	:	77888 Sqft (7235.97 Sqm)
9.	No of Flats	:	124 Flats
10.	No. of Car parking space	:	82 Nos (75 Covered + 7 Open)

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NOTE ON LAND

M/S. AGNI DEALCOM PRIVATE LIMITED (PAN : AAGCA7797K) And 27 Others Companies, are the Landowner of the entire land of the Project, measuring about 73 Cottahs 03 Chattaks 12.65 Sft (Physically Found to be **62 Katha 06 Chittaks 26.30 Sft**) at **201 Dharmatala Road, Kolkata 700 146 PS – Sonarpur**, Dist – 24 Parganas (South), vide deed of Conveyance dated 15.03.2010, By virtue of Limited Liability Partnership agreement dated 25.01.2017, **M/S. AGNI DEALCOM PRIVATE LIMITED And 27 others Companies**, has given the development right to construct a residential complex to **M/S EDEN RICHMOND PARK LLP**, on certain terms & conditions stated therein.

PROJECT AT A GLANCE

EDEN RICHMOND PARK LLP, having its Regd. Off: 17/1 Lansdowne Terrace, Kolkata – 700026 is developing a residential complex named "**EDEN RICHMOND ENCLAVE**" at **201 Dharmatala Road, Kolkata 700146** By virtue of Limited Liability Partnership agreement dated 25.01.2017, **M/S. AGNI DEALCOM PRIVATE LIMITED (PAN : AAGCA7797K) and 27 Others Companies**, the landowner has given the development right to **M/S EDEN RICHMOND PARK LLP**, called the project authority hereinafter, to construct a residential complex named "**EDEN RICHMOND ENCLAVE**" at the said Premises.

The total land of the project is about 73 Cottahs 03 Chattaks 12.65 Sft (Physically Found to be **62 Kathha 06 Chittaks 26.30 Sft i.e 4174.684 Sqm**) free from all encumbrances, located in a very prime location on 7.0 Mts wide passage road, Over which a residential complex will be completed.

The project **EDEN RICHMOND ENCLAVE** consist of Four block of a G+4 storied building with 124 flats, 75 nos Covered car parks and 7 open car parking space around. The total area of construction is about 103692 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, Gymnasium, Children's Play Room, Indoor Games &

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Cards, Billiard Room, Home Theatre Room, Landscaped Garden-Hyde Park Etc. within the complex.

SALIENT FEATURE OF THE PROJECT

Location

201 Dharmatala Road, PS – Sonarpur, Kolkata - 700146 is located on a 7.0 Mts wide road, 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 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 the premises.

Composition

M/S **Eden Richmond Park LLP**, 17/1 Lansdowne Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about 73 Cottahs 03 Chattaks 12.65 Sft (Physically Found to be 62 Katha 06 Chittaks 26.30 Sft) having an 7.0 Mts wide road, over which a Residential Complex of 4 blocks of G+4 storied building and 75 nos Covered Car Parks & 7nos Open Car Parks will be constructed.

(i) Amenities

Common Area

Open Area, Driveways, Water filtrations plant, AC Banquet Hall and Beutifully decorated and painted lobby.

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.

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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.

AC Banquet Hall

A great opportunity to celebrate life's special moments here, in grandeur reminiscent of a bygone era.

Landscape Garden

A great opportunity to enjoy the taste of a perfect breakfast amidst the lush greenery.

Swimming Pool

A magnificent **Swimming Pool** is the perfect for hot summer days, to keep cool.

Children's Play Room

A well-planned and inclusive **children's play room** is an added attraction to a superior residence as it takes care of keeping a child occupied while within the safety of the premises with his/her friends at the playpen for hours of fun and bonding.

Gymnasium

An indoor **gymnasium** is the perfect opportunity for staying fit without the hassle of a commute to rejuvenate at the state-of-the art fitness facility or simply relax.

Home Theatre Room

A great opportunity to relive all exhaustion at *Theater Royal*. Entertain and enjoy with friends and family at this *Royale Home Theater*.

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Billiards, Cards & Games Room

A great opportunity to Challenge and enjoy with friends in various games- enjoy evening with friends with TT Table , Carrom Board etc.

Others

There will be ample car parking space, swimming pool, water filtrations plant, AC Banquet Hall, AC Gymnasium, Children's Play Area(Indoor), Indoor Games Room, Adda Lounge Etc. within the complex.

(ii) Inside of Units

Doors & Hardware	:	Quality wooden frames with solid core flush doors. Door handles of <i>Godrej/Hafele/Yale*</i> . Main door with premium <i>stainless steel handle</i> and <i>eyehole</i> . Main Door Lock by <i>Godrej/Yale*</i> .
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 <i>CPVC*</i> pipes. CP fittings including <i>Health Faucet*</i> of <i>Jaquar/Kohler/Hindware*</i> . Dado of ceramic tiles up to door height. Sanitaryware with <i>EWC with ceramic cistern</i> and basin of <i>Kohler/ Jaquar/ Hindware*</i> Pipes of <i>Supreme/Skipper/Oriplast*</i>
Elevator	:	Passenger Lifts of <i>Kone*</i> .

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Electricals	<ul style="list-style-type: none"> a) Concealed <i>Polycab/Havells/RR Kabel*</i> copper wiring with modular switches of <i>Anchor / RRKabel / SchneiderElectric*</i> 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 <i>Havells/HPL/Schneider Electric*</i>
Water Supply	<ul style="list-style-type: none"> : 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
Landscape	<ul style="list-style-type: none"> : Professionally designed and executed landscaping.
Generator	<ul style="list-style-type: none"> 24 hour power backup for all common services. : Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.
Security	<ul style="list-style-type: none"> : <i>CCTV cameras</i>, Intercom facility and 24/7 Security Personnel.

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