

SALIENT FEATURES AND AMENITIES

PROPOSED PROJECT: EDEN SKY TERRACES

3160 Nayabad, Kolkata – 700 099

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 SKY TERRACES
A RESIDENTIAL COMPLEX
3160, NAYABAD, KOLKATA – 700099

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 SKY TERRACES
4.	Address of the Project	:	3160, NAYABAD, Kolkata – 700 099
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 39 Kattahs having an 40ft wide common passage at Nayabad, 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 (Two)
7.	No of Stories	:	2 No. B+G+11 & B+G+12
8.	Total Build up Area	:	87838 Sqft
9.	No of Flats	:	69 Flats
10.	No. of Car parking space	:	Basement – 26, Covered – 27, Open – 4 = Total 57

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NOTE ON LAND

M/S. MIRIK PROPERTY PRIVATE LIMITED, holding PAN: AAECM1860B, 2) M/S. NIRMAL COMPLEX PRIVATE LIMITED, holding PAN: AACCN0832G, 3) M/S. MAINK HOUSING PRIVATE LIMITED, holding PAN: AAECM1850D, 4) M/S. CALVIN MARKETING PRIVATE LIMITED, holding PAN: AABCC1886A, 5) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN: AABCN1220B, 6) M/S. MADHUR ENCLAVE PRIVATE LIMITED, holding PAN :AAECM1851C, 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, holding PAN: AAECM1849C, 8) M/S. NORTECH PROPERTY PRIVATE LIMITED are the Landowner of the entire land of the Project, measuring about 39 Kattahs at 3160, NAYABAD, KOLKATA – 700 099, PS – Purba Jadavpur, Dist – 24 Parganas (South), vide deed of Conveyance dated 23.08.2011 By virtue of development agreement dated 20.12.2014, 1) (M/S. MIRIK PROPERTY PRIVATE LIMITED, holding PAN: AAECM1860B, 2) M/S. NIRMAL COMPLEX PRIVATE LIMITED, holding PAN: AACCN0832G, 3) M/S. MAINK HOUSING PRIVATE LIMITED, holding PAN: AAECM1850D, 4) M/S. CALVIN MARKETING PRIVATE LIMITED, holding PAN: AABCC1886A, 5) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN: AABCN1220B, 6) M/S. MADHUR ENCLAVE PRIVATE LIMITED, holding PAN :AAECM1851C, 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, holding PAN: AAECM1849C, 8) M/S. NORTECH PROPERTY PRIVATE LIMITED has given the development right to construct a residential complex to M/S **NORTECH PROPERTY Pvt Ltd**, on certain terms & conditions stated therein.

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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 SKY TERRACES" at 3160 NAYABAD, PS – PURBA JADAVPUR, Kolkata – 700 099. By virtue of development agreement dated 20.12.2014, 1) (M/S. MIRIK PROPERTY PRIVATE LIMITED, holding PAN: AAECM1860B, 2) M/S. NIRMAL COMPLEX PRIVATE LIMITED, holding PAN: AACCN0832G, 3) M/S. MAINK HOUSING PRIVATE LIMITED, holding PAN: AAECM1850D, 4) M/S. CALVIN MARKETING PRIVATE LIMITED, holding PAN: AABCC1886A, 5) M/S. NAWHAL FINANCIAL & SERVICES PRIVATE LIMITED, holding PAN: AABCN1220B, 6) M/S. MADHUR ENCLAVE PRIVATE LIMITED, holding PAN :AAECM1851C, 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED, holding PAN: AAECM1849C, 8) M/S. NORTECH PROPERTY PRIVATE LIMITED, 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 SKY TERRACES" at the said Premises.

The total land of the project is about 39 Kattahs free from all encumbrances, located in a very prime location on 40ft wide passage road, Over which a residential complex will be completed.

The project EDEN SKY TERRACES consist of Two block of a B+G+11 & B+G+12 storied building with 69 flats, 27 covered car parks, 26 basement and 4 open car parks with ample open space around. The total area of construction is about 87838 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.

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SALIENT FEATURE OF THE PROJECT

Location

3160 NAYABAD, PS – Purba Jadavpur, Kolkata – 700 099, is located on a 40ft 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 Landsdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about 39 Kattahs having an 40ft wide front road, over which a Residential Complex of 2 blocks of B+G+11 & B+G+12 storied building and ----- Covered Car Parks will be constructed.

(i) Amenities

Common Area

Open Area, Driveways, Water filtrations plant, AC Banquet Hall

Water Supply

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

Generator / Transformer

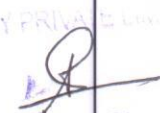
Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

Security

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

Firefighting

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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

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	:	a) Concealed Polycab/ RR Kabel* copper wiring with modular switches of Anchor/Roma/Schneider Electric* . b) TV/Telephone points in master bedroom and living room. c) Two Light Points, one Fan Point, two 5A point in all bedrooms. d) One 15A Geyser point in All Toilets. e) One refrigerator point and One exhaust fan points in kitchen. f) One Split AC point in master Bedroom. g) Modern MCBs and Changeovers of HPL*
Generator	:	Power backup 600 W for 2 bedroom flats and 800 W for 3 bedroom flats and for lighting of Common areas.

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