

**PLAN OF DEVELOPMENT WORK AND
AMENITIES**

**PROPOSED PROJECT: EDEN TOLLY
CASCADES**

**89/47, Ramchandrapur (Julpia Road),
Kolkata 700104**

A RESIDENTIAL COMPLEX

DEVELOPED BY:

EDEN RICHMOND PARK LLP

17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

EDEN RICHMOND PARK LLP


AUTHORISED SIGNATORY

EDEN TOLLY CASCADES
A RESIDENTIAL COMPLEX

89/47, Ramchandrapur (Julpia Road), Kolkata 700104

SYNOPSIS :

1.	Name and address of Developer	:	M/S EDEN RICHMOND PARK LLP 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 TOLLY CASCADES
4.	Address of the Project	:	89/47, Ramchandrapur (Julpia Road), Kolkata 700104
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 62 (Sixty Two) Kattahs 10 (Ten) Chattaks (4188.963 Square meter) having an 23 Ft. wide common passage will be constructed by M/S EDEN RICHMOND PARK LLP, the developer of the project.
6.	No of Blocks	:	3 (Three)
7.	No of Stories	:	G+4
8.	Total Build up Area	:	71692 sqft (666.34 Square Meter)
9.	No of Flats	:	112 Flats
10.	No. of Car parking space	:	82

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NOTE ON LAND

M/S. MIRIK PROPERTY PVT. LTD; holding PAN : AAECM1860B, & TWENTY OTHER COMPANIES are the Landowner of the entire land of the Project, measuring about 62 (Sixty Two) Kattahs 10 (Ten) Chattaks at 9/47, Ramchandrapur (Julpia Road), Kolkata 700104 PS – Haridevpur (Formerly known as Thakurpukur), Dist – 24 Parganas (South), vide deed of Conveyance dated 26.08.2014 and 28.08.2014 By virtue of development agreement dated 06.11.2017, M/S. MIRIK PROPERTY PVT. LTD; holding PAN : AAECM1860B, & TWENTY OTHER COMPANIES has given the development right to construct a residential complex to M/S **EDEN RICHMOND PARK LLP**, on certain terms & conditions stated therein.

SALIENT FEATURE OF THE PROJECT

Location

89/47, Ramchandrapur (Julpia Road), PS – Haridevpur (Formerly known as Thakurpukur), Kolkata – 700104, is located on a 23ft wide road, close to Kabardanga More. 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 **Eden Richmond Park LLP**, 17/1 Landsdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about 62 (Sixty Two) Kattahs 10 (Ten) Chattaks having an 23ft wide road, over which a Residential Complex of 3 blocks of G+4 storied building and 63 Covered Car Parks & 19 Open Car Parks will be constructed.

(i) Amenities

Common Area

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

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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.

AC Banquet Hall

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

Roof Top Swimming Pool

A magnificent **Roof Top Swimming** pool is the perfect place Experience the solitude amongst the lush greenary in the roof top garden.

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 with his/her friends in midst of nature

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.

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Roof Top Garden

A magnificent **Roof Top Garden** to experience the solitude amongst the lush greenery in the roof top garden.

Indoor Games Room

A great opportunity to Challenge and enjoy with friends in various games-enjoy evening with friends.

Others

There will be adequate carparking for the owners. There will be ample car parking space, Roof Top Swimming Pool, water filtrations plant, AC Banquet Hall, AC Gymnasium, Children's Play Area(Indoor), Indoor Games Room, Roof Top Garden, Adda Lounge Etc. within the complex.

(i) AMENITIES

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 refrigerator point and One 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*

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