

# SALIENT FEATURES AND AMENITIES

## PROPOSED PROJECT: EDEN TOLLY CASCADES

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

A RESIDENTIAL COMPLEX

EDEN RICHMOND PARK LLP



Designated Partner/Authorised Signatory

DEVELOPED BY:

EDEN RICHMOND PARK LLP

17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED 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 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
9.	No of Flats	:	112 Flats
10.	No. of Car parking space	:	82

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## NOTE ON LAND

(1) M/S. MIRIK PROPERTY PVT. LTD; holding PAN : AAECM1860B, (2) M/S. NIRMAL COMPLEX PVT. LTD.; holding PAN : AACCN0832G, (3) M/S. NAWHAL FINANCIAL AND SERVICES PVT. LTD, holding PAN: AABCN1220B, (4) M/S. MAINK HOUSING PVT. LTD, holding PAN: AAECM1850D, (5) M/S. CALVIN MARKETING PVT. LTD., holding PAN : AABCC1886A, (6) M/S. DYNASTY VANIJYA PVT. LTD., holding PAN : AABCD1171F, (7) M/S. MADHUR ENCLAVE PVT. LTD; holding PAN: AAECM1851C, (8) M/S. MEMORY ESTATE PVT. LTD., holding PAN : AAECM1852B, (9) M/S. PURNIMA PROMOTERS PVT. LTD., holding PAN: AADCP5434H, (10) M/S. OLIVER ENCLAVE PVT. LTD; holding PAN: AAACO7383F, (11) M/S. RITURAJ COMPLEX PVT. LTD., holding PAN : AACCR9742H, (12) M/S. LARIKA TRADECOM PVT. LTD., holding PAN : AAACL5342F, (13) M/S. SWAGATAM DISTRIBUTOR PVT. LTD., holding PAN : AAICS0021L, (14) M/S. RAINCOM GOODS PVT. LTD , holding PAN : AABCR3581M, (15) M/S. AZAD DEALERS PVT. LTD holding PAN : AACCA5415G , (16) M/S. NIRAJ DEALERS PVT. LTD., holding PAN : AABCN0371M, (17) M/S. BRINDABAN ENCLAVE PVT. LTD., holding PAN : AACCB7610C, (18) M/S. BRIJBHUMI CONSTRUCTION PVT. LTD., holding PAN : AACCB7609K, (19) M/S. KASTURI MERCANTILE PVT. LTD., holding PAN : AABCK9026G, (20) M/S. BAJRANG MANSION PVT. LTD., holding PAN : AADCB4549B, having their respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata - 700 026, P. S. – Lake and (21) M/S. JEEVANDEEP TRADING COMPANY PVT. LTD. , holding PAN : AAACJ7744B 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, (1) M/s. MIRIK PROPERTY PVT. LTD; holding PAN : AAECM1860B, (2) M/S. NIRMAL COMPLEX PVT. LTD.; holding PAN : AACCN0832G, (3) M/S. NAWHAL FINANCIAL AND SERVICES PVT. LTD, holding PAN: AABCN1220B, (4) M/S. MAINK HOUSING PVT. LTD, holding PAN: AAECM1850D, (5) M/S. CALVIN MARKETING PVT. LTD., holding PAN : AABCC1886A, (6) M/S. DYNASTY VANIJYA PVT. LTD., holding PAN : AABCD1171F, (7) M/S. MADHUR ENCLAVE PVT. LTD; holding PAN: AAECM1851C, (8) M/S. MEMORY ESTATE PVT. LTD., holding PAN : AAECM1852B, (9) M/S. PURNIMA PROMOTERS PVT. LTD., holding PAN: AADCP5434H, (10) M/S. OLIVER ENCLAVE PVT. LTD; holding PAN: AAACO7383F, (11) M/S. RITURAJ COMPLEX PVT. LTD., holding PAN : AACCR9742H, (12) M/S. LARIKA TRADECOM PVT. LTD., holding PAN : AAACL5342F, (13) M/S. SWAGATAM DISTRIBUTOR PVT. LTD., holding PAN : AAICS0021L, (14) M/S. RAINCOM GOODS PVT. LTD , holding PAN : AABCR3581M, (15) M/S. AZAD DEALERS PVT. LTD holding PAN : AACCA5415G , (16) M/S. NIRAJ DEALERS PVT. LTD., holding PAN : AABCN0371M, (17) M/S. BRINDABAN ENCLAVE PVT. LTD., holding PAN : AACCB7610C, (18) M/S. BRIJBHUMI CONSTRUCTION PVT. LTD., holding PAN : AACCB7609K, (19) M/S. KASTURI MERCANTILE PVT. LTD., holding PAN : AABCK9026G, (20) M/S. BAJRANG MANSION PVT. LTD., holding PAN : AADCB4549B, having their respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata -700 026, P. S. – Lake and (21) M/S. JEEVANDEEP TRADING COMPANY PVT. LTD. , holding PAN : AAACJ7744B has given the development right to construct a residential complex to M/S EDEN RICHMOND PARK LLP, on certain terms & conditions stated therein.

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Designated Partner/Authorised Signatory

## **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 Kabardabga 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

#### **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.

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### **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.

### **Roof Top Garden**

A magnificent **Roof Top Garden** to experience the solitude amongst the lush greenary 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

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## PROJECT AT A GLANCE

**EDEN RICHMOND PARK LLP**, having its Regd. Off: 17/1 Lansdown Terrace, Kolkata – 700 026 is developing a residential complex named “**EDEN TOLLY CASCADES**” at 89/47, Ramchandrapur (Julpia Road), Kolkata 700104. By virtue of development agreement dated 06.11.2017, (1) M/S. MIRIK PROPERTY PVT. LTD; holding PAN : AAECM1860B, (2) M/S. NIRMAL COMPLEX PVT. LTD.; holding PAN : AACCN0832G, (3) M/S. NAWHAL FINANCIAL AND SERVICES PVT. LTD, holding PAN: AABCN1220B, (4) M/S. MAINK HOUSING PVT. LTD, holding PAN: AAECM1850D, (5) M/S. CALVIN MARKETING PVT. LTD., holding PAN : AABCC1886A, (6) M/S. DYNASTY VANIJYA PVT. LTD., holding PAN : AABCD1171F, (7) M/S. MADHUR ENCLAVE PVT. LTD; holding PAN: AAECM1851C, (8) M/S. MEMORY ESTATE PVT. LTD., holding PAN : AAECM1852B, (9) M/S. PURNIMA PROMOTERS PVT. LTD., holding PAN: AADCP5434H, (10) M/S. OLIVER ENCLAVE PVT. LTD; holding PAN: AAACO7383F, (11) M/S. RITURAJ COMPLEX PVT. LTD., holding PAN : AACCR9742H, (12) M/S. LARIKA TRADECOM PVT. LTD., holding PAN : AAACL5342F, (13) M/S. SWAGATAM DISTRIBUTOR PVT. LTD., holding PAN : AAICS0021L, (14) M/S. RAINCOM GOODS PVT. LTD , holding PAN : AABCR3581M, (15) M/S. AZAD DEALERS PVT. LTD holding PAN : AACCA5415G , (16) M/S. NIRAJ DEALERS PVT. LTD., holding PAN : AABCN0371M, (17) M/S. BRINDABAN ENCLAVE PVT. LTD., holding PAN : AACCB7610C, (18) M/S. BRIJBHUMI CONSTRUCTION PVT. LTD., holding PAN : AACCB7609K, (19) M/S. KASTURI MERCANTILE PVT. LTD., holding PAN : AABCK9026G, (20) M/S. BAIRANG MANSION PVT. LTD., holding PAN : AADCB4549B, having their respective Registered Offices at 17/1, Lansdowne Terrace, Kolkata -700 026, P. S. – Lake and (21) M/S. JEEVANDEEP TRADING COMPANY PVT. LTD., holding PAN: AAACJ7744B 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 TOLLY CASCADES**” at the said Premises.

The total land of the project is about 62 (Sixty Two) Kattahs 10 (Ten) Chattaks free from all encumbrances, located in a very prime location on 23ft wide passage road, Over which a residential complex will be completed.

The project **EDEN TOLLY CASCADES** consist of Three block of a G+4 storied building with 112 flats, 63 covered car parks and 19 open car parking space around. The total area of construction is about 98584 sqft which is the free sale area for the developers.

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.

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AUTHORISED REPRESENTATIVE

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(i) 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 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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