

SALIENT FEATURES AND AMENITIES

PROPOSED PROJECT:

EDEN TOLLY SIGNATURE PLUS

344/1 MAHATMA GANDHI ROAD, 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 SIGNATURE PLUS
A RESIDENTIAL COMPLEX

344/1 MG ROAD, 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 SIGNATURE PLUS
4.	Address of the Project	:	344/1 MG Road, Kolkata – 700104
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 37 Kattahs 01 Chittaks 15 Sft (2480.49 Sqm) having an about 30ft wide common passage at Kabardanga More, Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	:	1
7.	No of Stories	:	G+12 Storied Towers
8.	Total Build up Area	:	62381 Sqft (5795 Sqm)
9.	No of Flats	:	68 Flats
10.	No. of Car parking space	:	Covered – 34, Open - 23

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NOTE ON LAND

1) M/S. NORTECH PROPERTY PRIVATE LIMITED, holding PAN : (AACCN0602N) , 2) M/S. PRACHI HOUSING PRIVATE LIMITED (PAN : AADCP5435G), 3) M/S. LAGAN NIRMAN PRIVATE LIMITED (PAN : AABCL0633N), 4) M/S. MEMORY ESTATES PRIVATE LIMITED (PAN : AAECM1852B), 5) M/S. BARON PROMOTERS PRIVATE LIMITED (PAN : AACCB7602C), 6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED (PAN : AADCP5434H), 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED (PAN : AAECM1849C), are the Landowner of the entire land of the Project, measuring about **37 Kattahs 01 Chittaks 15 Sqft i.e 2480.49 SQM**, vide deed of Conveyance dated 12/10/2012, 21/01/2013, 26/04/2013, 30/04/2013 and By virtue of development agreement dated 24/03/2015, all the aforesaid Companies No. 1 to 7 have their respective Registered Offices at, **17/1, LANSDOWNE TERRACE, KOLKATA -700 026, P. O. – KALIGHAT, P. S. – LAKE** , 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 – 700026 is developing a residential complex named “EDEN TOLLY SIGNATURE PLUS” at 344/1 Mahatma Gandhi Road, PS – HARIDVEPUR (FORMERLY THAKURPUKUR), Kolkata – 700104. By virtue of development agreement dated 24/03/2015, 1) M/S. NORTECH PROPERTY PRIVATE LIMITED, holding PAN : (AACCN0602N) , 2) M/S. PRACHI HOUSING PRIVATE LIMITED (PAN : AADCP5435G), 3) M/S. LAGAN NIRMAN PRIVATE LIMITED (PAN : AABCL0633N), 4) M/S. MEMORY ESTATES PRIVATE LIMITED (PAN : AAECM1852B), 5) M/S. BARON PROMOTERS PRIVATE LIMITED (PAN : AACCB7602C), 6) M/S. PURNIMA PROMOTERS PRIVATE LIMITED (PAN : AADCP5434H), 7) M/S. MOHINI MULTIPLEX PRIVATE LIMITED (PAN : AAECM1849C), 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 TOLLY SIGNATURE PLUS” at the said Premises.

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The total land of the project is about **37 Kattahs 01 Chittaks 15 Sft (2480.49 Sqm)** 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 one block of a G+12 storied building with 68 flats, 34 covered car parks and 23 Open Car parks with ample open space around. The total area of construction is about **85855** 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

344/1 Mahatma Gandhi Road, PS – HARIDVEPUR (FORMERLY THAKURPUKUR), Kolkata – 700104, 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 Landsdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about **37 Kattahs 01 Chittaks 15 Sft (2480.49 Sqm)** having an 30ft wide front road, over which a Residential Complex of 1 block of G+12 storied building and 34 Covered Car Parks and 23 Open Car Parks will be constructed.

(i) Amenities

Common Area

Sky Lounge on the roof, Telescopic Deck, Yoga Deck, Step Garden, Swimming Pool, AC Banquet Hall, Gymnasium etc.

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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.

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

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(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.
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	:	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 15A & one 5A points, 5A refrigerator point and exhaust fan points in kitchen. f) One Split AC point in master Bedroom. g) Modern MCBs and Changeovers of HPL*

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