

**SALIENT FEATURES AND AMENITIES**

**PROPOSED PROJECT:**

**EDEN IVORY**

**2974 NAYABAD, Kolkata – 700094**

**A RESIDENTIAL COMPLEX**

**DEVELOPED BY:**

**NORTECH PROPERTY PVT LTD**

**17/1 LANDSDOWN TERRACE, KOLKATA – 700 026**



**WRITE UP ON PROJECT NAMED THE FOREST  
A RESIDENTIAL COMPLEX  
2974 NAYABAD, Kolkata – 700094**

**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 IVORY
4.	Address of the Project	:	2974 Nayabad, Kolkata – 700094
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 6K 1CH 15 Sqft i.e 406.911 Sqm (Net Area of 405.955 Sqm after gifted to KMC) having an about 20ft wide common passage at Nayabad area, 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 Nos
7.	No of Stories	:	G+4 Storied
8.	Total Build up Area	:	7131 Sqft (662.49 Sqm)
9.	No of Flats	:	12 Flats
10.	No. of Car parking space	:	Covered – 3 Nos & 2 Nos Open

NORTECH PROPERTY PRIVATE LIMITED



Authorized Signatory



## NOTE ON LAND

M/S. MAINK HOUSING PRIVATE LIMITED, (PAN : AAECM1850D), the Company have Registered Office at, 17/1, LANSDOWNE TERRACE, KOLKATA -700 026, P. O. – KALIGHAT, P. S. – LAKE , is the Landowner of the entire land of the Project, measuring about 6K 1CH 15 Sqft i.e 406.911 Sqm (Net Area of 405.955 Sqm after gifted to KMC) at 2974 Nayabad, KOLKATA – 700094, PS – Purba Jadavpur, vide 2nos deed of Conveyance dated 30.09.2008 and By virtue of development agreement dated 06.06.01.2016, M/S. MAINK HOUSING PVT LTD, 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 Lansdowne Terrace, Kolkata – 700 026 is developing a residential complex named “EDEN IVORY” at 2974 Nayabad, P.S – Purba Jadavpur Kolkata – 700094. By virtue of development agreement dated 06.01.2016, M/S. MAINK HOUSING PVT LTD, 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 IVORY” at the said Premises.

The total land of the project is about 6K 1CH 15 Sqft i.e 406.911 Sqm (Net Area of 405.955 Sqm after gifted to KMC) 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 IVORY consists of 1 Block OF G+4 with 12 flats, Covered – 3 nos Covered and 2 nos open car parks with ample open space around. The total area of construction is about 9592 sqft which is the free sale area for the developers.

There will be ample car parking space, Lift etc. within the complex.

## **SALIENT FEATURE OF THE PROJECT**

### Location

2974 Nayabad, PS – Purba Jadavpur, Kolkata – 700 094, is located on a 20ft 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 and Middle income group. School, Market, hospital, Post office, Banks is available in the nearby vicinity. Transport will be available round the clock in near to the premises.



## Composition

M/S Nortech Private Pvt Ltd, 17/1 Lansdowne Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about **6K 1CH 15 Sqft i.e 406.911 Sqm (Net Area of 405.955 Sqm after gifted to KMC)** having an 30ft wide front road, over which a Residential Complex of 1 block of G+4 storied building with 3 nos Covered car parks and 2 nos Open car parks will be constructed.

### (i) Amenities

#### Common Area

Open Area, Driveways etc.

#### 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.

#### Others

There will be adequate carparking space, Lift for the flat owners.

### (i) Inside of Units


Structure	: RCC-framed structure with anti-termite treatment in foundation. Cements used: <i>Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco*</i> .
Elevation	: Modern elevation, conforming to contemporary designs.
External Finish	: Paint by certified <i>Nerolac/Asian Paints/Berger applicator*</i> , and other effects as applicable.
Lobby	: Beautifully decorated & painted lobby
Doors & Hardware	: Quality wooden frames with solid core flush doors. Door handles of <i>Godrej/Hafele*</i> . Main door with premium <i>stainless steel handle</i> and <i>eyehole</i> . Main Door Lock by <i>Godrej*</i> .
Internal finish	: Wall Putti.



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. Hot and Cold water line provision with CPVC* pipes.
Toilets	: CP fittings including Health Faucet* of Jaquar/Kohler*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler/Parryware*. Pipes of Supreme/Skipper*.
Elevator	: Passenger Lifts of Kone*.
Electricals	: a) Concealed Polycab/Mescab/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 points 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 AC point in master bedroom g) One washing machine point in balcony h) Modern MCBs and Changeovers of Havells/HPL/Schneider Electric*

\* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials / brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

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