

SALIENT FEATURES AND AMENITIES

PROPOSED PROJECT:

EDEN MEGHBALIKA

**Hariharpur Gram Panchayet, Baruipur,
Kolkata – 700144 (Near Khasmallick More)**

A RESIDENTIAL COMPLEX

DEVELOPED BY:

MIRIK PROPERTY PVT LTD

17/1 LANDSDOWN TERRACE, KOLKATA – 700 026

MIRIK PROPERTY PRIVATE LIMITED



Authorised Signatory

**WRITE UP ON PROJECT NAMED EDEN MEGHBALIKA
A RESIDENTIAL COMPLEX AT Hariharpur Gram Panchayet,
Baruipur, Kolkata – 700144 (Near Khasmallick More)**

SYNOPSIS :

1.	Name and address of Developer	:	M/S MIRIK 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 MEGHBALIKA
4.	Address of the Project	:	Hariharpur Gram Panchayet, Baruipur, Kolkata – 700144 (Near Khasmallick More)
5.	Location, Prominent Landmark	:	It is a freehold high land, measuring about 139 Katha 12 Chhitak 27 Sqft i.e 9350.334 Sqm having an about 25ft wide common passage at Hariharpur near Khasmallik More, Over which a residential complex will be constructed by M/S Mirik Property Pvt Ltd, the developer of the project.
6.	No of Blocks	:	10
7.	No of Stories	:	10 Nos. G+4 Towers
8.	Total Build up Area	:	162264 Sqft (15075 Sqm)
9.	No of Flats	:	387 Flats
10.	No. of Car parking space	:	Covered – 1, Open - 70

NOTE ON LAND

1) **M/S. AGNI DEALCOM PRIVATE LIMITED**, holding PAN: **AAGCA7797K**, and 89 Others, and the aforesaid Vendor No. 1 to 90 have their respective offices at 17/1, Lansdowne Terrace, P.O.- Kalighat, P.S. - Lake, Kolkata – 700 026 and, all the aforesaid Companies No. 1 to 90 have their respective Registered Offices at, **17/1 LANSDOWNE TERRACE, KOLKATA -700 026, P. O. – KALIGHAT, P. S. – LAKE**, are the Landowner of the entire land of the Project, measuring about **139 Katha 12 Chhitak 27 Sqft i.e 9350.334 Sqm under Hariharpur Gram Panchayet, Baruipur, Kolkata – 700144 (Near Khasmallick More) Dist – 24 Parganas (South)**, vide deed of Conveyance dated 30/06/2015 and By virtue of development agreement dated 09.12.2017, 1) **M/S. AGNI DEALCOM PRIVATE LIMITED** and 89 Others, all the aforesaid Companies No. 1 to 90 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 MIRIK PROPERTY Pvt Ltd**, on certain terms & conditions stated therein.

PROJECT AT A GLANCE

Mirik Property Pvt Ltd, having its Regd. Off: 17/1 Lansdowne Terrace, Kolkata – 700 026 is developing a residential complex named “EDEN MEGHBALIKA” under Hariharpur Gram Panchayet, Baruipur, Kolkata – 700144 (Near Khasmallick More) by virtue of development agreement dated 09.12.2017, 1) **M/S. AGNI DEALCOM PRIVATE LIMITED** and 89 Others, all the aforesaid Companies No. 1 to 90 have their respective Registered Offices at, **17/1, LANSDOWNE TERRACE, KOLKATA -700 026, P. O. – KALIGHAT, P. S. – LAKE**, the landowner has given the development right to **M/S Mirik Property Pvt Ltd**, called the project authority hereinafter, to construct a residential complex named “EDEN MEGHBALIKA” at the said Premises.

The total land of the project is about **139 Katha 12 Chhitak 27 Sqft i.e 9350.334 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 MEGHBALIKA consist of Ten blocks of a G+4 storied building with 387 flats, 1covered car parks and 70 Open Car Parks with ample open space around. The total area of construction is about 198238 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

Hariharpur Gram Panchayet, Baruipur, Kolkata – 700144 (Near Khasmallick More) PS – Baruipur, Kolkata – 700 144, is located on a 25ft wide road and Several large format housing complexes are coming up in this area. All the infrastructure 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 **Mirik Property Private Pvt Ltd**, 17/1 Landsdown Terrace, Kolkata – 700 026, is the developer of the project. It is a freehold high land, measuring about **139 Katha 12 Chhitak 27 Sqft i.e 9350.334 Sqm** having a 25ft wide front road, over which a Residential Complex of 10 blocks of G+4 storied building and 1 Covered Car with 70 Open Parks will be constructed.

(i) Amenities

Common Area

Open Area, Driveways, AC Banquet Hall, Indoor Games Room, Guest Room, Landscape Garden.

Water Supply

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

Generator / Transformer

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

Security

The 24X7 security guard will be provided to ensure the 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 a perfect place to unwind after a long day or take your children to when they need to be outdoor.

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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 car parking for the owners

(i) Inside of Units

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	:	Plaster of Paris.
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 the 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. CP fittings including Health Faucet* of Jaquar/Hindware*. Dado of ceramic tiles up to door height.
Toilets	:	Sanitaryware with EWC with ceramic cistern and basin of Jaquar/Hindware*. Pipes of Supreme/Skipper/ Oriplast*

Electricals

- : a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor Roma/Schneider Electric/ RR Kable/ 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 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in the 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*

Water Supply

- : Underground and Overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.

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