



Artist's impression of Elevation



Artist's impression of Swimming Pool



Artist's impression of Lawn

# EDEN RICHMOND PARK



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www.edengroup.in

Developed by  
**EDEN**  
Honest Promises. Honest Performances.

10  
BLOCKS



300  
VICTORIAN  
RESIDENCES

At Atlas More, Near Narendrapur R. K. Mission, Garia.

digitalcanvas@ymail.com



## Location Map



Landscaped Gardens - Hyde Park



AC Community Hall - Windsor Hall



Swimming Pool



Water Filtration Plant



Gymnasium & Spa



Home Theatre Room - Theatre Royale



Children's Play Pen



Billiards Room



Games Room



Cards Room

## Amenities



## Facts & Queries

### Project Specifications

Number of Blocks	: 10
Number of Floors	: G +IV
Number of Flats	: 300 (approx.)
Unit Size-1 BHK	: 441 sq ft to 517 sq ft
Unit Size-2 BHK	: 686 sq ft to 908 sq ft
Unit Size-3 BHK	: 1035 sq ft to 1234 sq ft
Municipality	: Rajpur Sonarpur Municipality
Electricity	: WBSEB
Date of Launch	: November 2014
Date of Completion	: March 2018



### Can I cancel my booking? What happens when I cancel my booking?

Under extenuating circumstances, our management may allow a cancellation. In that scenario, we will fully refund your money and a cancellation charge of Rs. 51,000/- will be applicable.

### What are the Extra Development Charges?

Legal Charges at the time of agreement: Rs.10,000/-  
Legal Charges at the time of possession: Rs.11,000/-

### Extra Charges Breakup:

Transformer Charges	: As per Actuals
Generator Charges	: As per Actuals
Association formation charges	: Rs.5,000/-
Maintenance for 18 months (estimated Rs.2.50/- per sq ft per month)	: Rs.45/- per sq ft
<b>Eden Richmond Park Association Fund</b> (to be handed over to the association)	: Rs.25/- per sq ft

### What is the estimated completion time of Eden Richmond Park?

The estimated completion date is March 2018.

### Has the project been approved for home loans by housing finance institutions?

The project will be approved by all leading financial institutions.

### Will there be any Preferential Location Charges (PLC)?

PLC may be applicable. Please consult the Sales Advisors for the details.

### Payment Schedule

Our payment terms are based on construction stage:

Booking	: 10%
Agreement	: 10%
Piling	: 15%
1st Floor Casting	: 15%
2nd Floor Casting	: 15%
3rd Floor Casting	: 10%
Roof casting	: 10%
Internal Plaster	: 10%
Possession	: 5% +extra charges

### Cheques to be made in favour of "EDEN RICHMOND PARK LLP" (A/C Payee)

This brochure is purely conceptual and not a legal offering. All the specifications, designs, facilities, dimensions etc are subject to the approval of the respective authorities. The developer reserves the right to change the specifications or features without any notice or any obligation.



# Specifications

<b>STRUCTURE</b>	RCC-framed structure with anti-termite treatment in foundation. Cements used: <b>Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco*</b> .
<b>BRICKWORK</b>	Eco-friendly, premium brickwork with <b>Autoclaved Aerated Concrete (AAC)</b> blocks used for better quality, thermal insulation & reduction of damp.
<b>ELEVATION</b>	Modern elevation, conforming to contemporary designs.
<b>EXTERNAL FINISH</b>	Paint by certified <b>Nerolac/Asian Paints/Berger applicator*</b> , and other effects as applicable.
<b>LOBBY</b>	Beautifully decorated & painted lobby.
<b>DOORS &amp; HARDWARE</b>	Quality wooden frames with solid core flush doors. Door handles of <b>Godrej/Hafele*</b> . Main door with premium <b>stainless steel handle</b> and <b>eyehole</b> . Main Door Lock by <b>Godrej*</b> .
<b>INTERNAL FINISH</b>	Wall Putty.
<b>WINDOWS</b>	Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills. Large Aluminium Windows in Living Room Balcony.
<b>FLOORING</b>	Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
<b>KITCHEN COUNTER</b>	Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.
<b>TOILETS</b>	Hot and Cold water line provision with <b>CPVC*</b> pipes. CP fittings including Health Faucet* of <b>Jaquar/Kohler*</b> . Dado of ceramic tiles up to door height. Sanitaryware with <b>EWC with ceramic cistern</b> and basin of <b>Kohler/Parryware*</b> . Pipes of <b>Supreme/Skipper*</b> .
<b>ELEVATOR</b>	Passenger Lifts of <b>Kone*</b> .
<b>ELECTRICALS</b>	a) Concealed <b>Polycab/Mescab/RR Kabel*</b> copper wiring with modular switches of <b>Anchor Roma/Schneider Electric*</b> . 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 kitchen. f) One AC point in master bedroom. g) One Washing machine point in the balcony. h) Modern <b>MCBs</b> and Changeovers of <b>Havells/HPL/Schneider Electric*</b> .
<b>WATER SUPPLY</b>	Underground and Overhead storage tanks of suitable capacity. Borewell will be available as an auxiliary water supply.
<b>LANDSCAPE</b>	Professionally designed and executed landscaping.
<b>GENERATOR</b>	<b>24 hour power backup</b> for all common services. Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.
<b>SECURITY</b>	<b>CCTV cameras</b> , Intercom facility and <b>24/7 Security Personnel</b> .

*\* 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.*

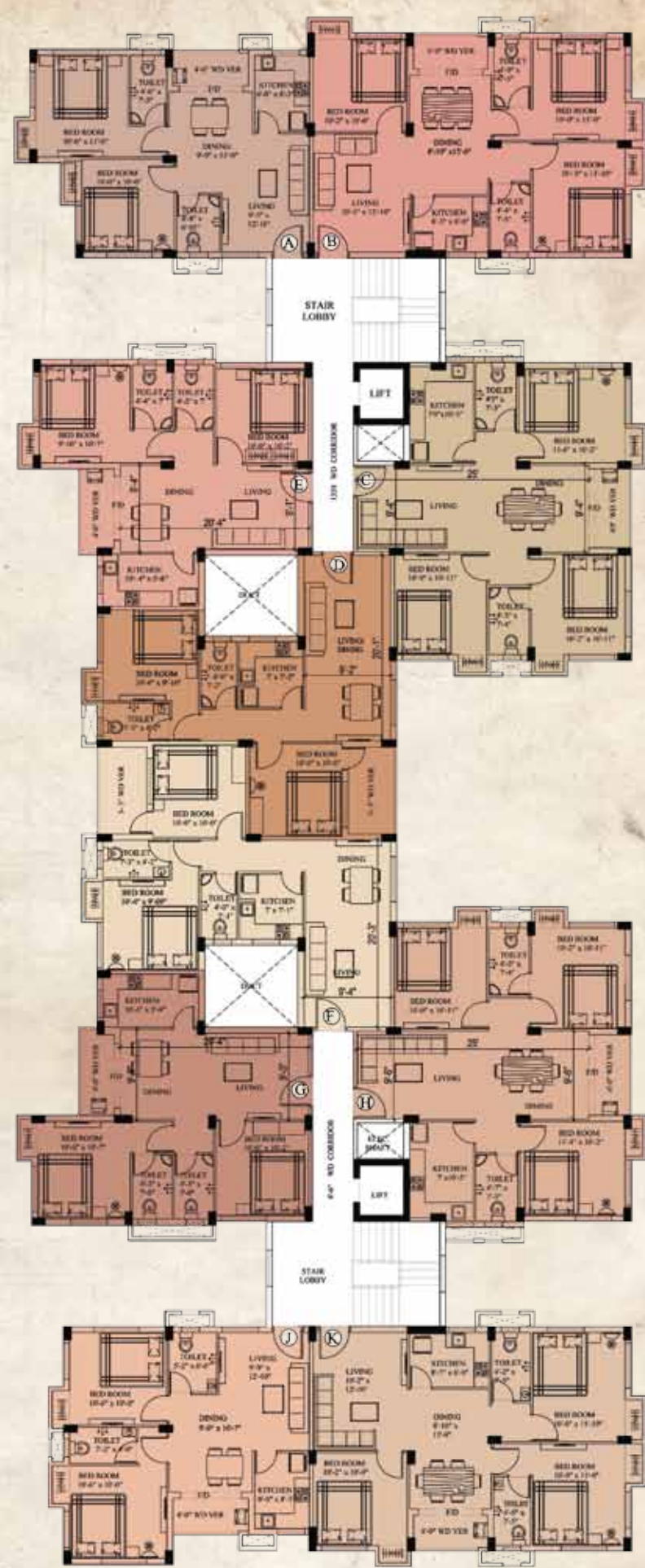
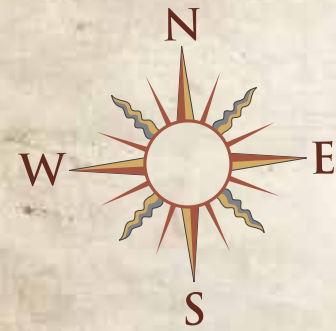


## Ground Floor Plan & Floor Plans





Block - 1

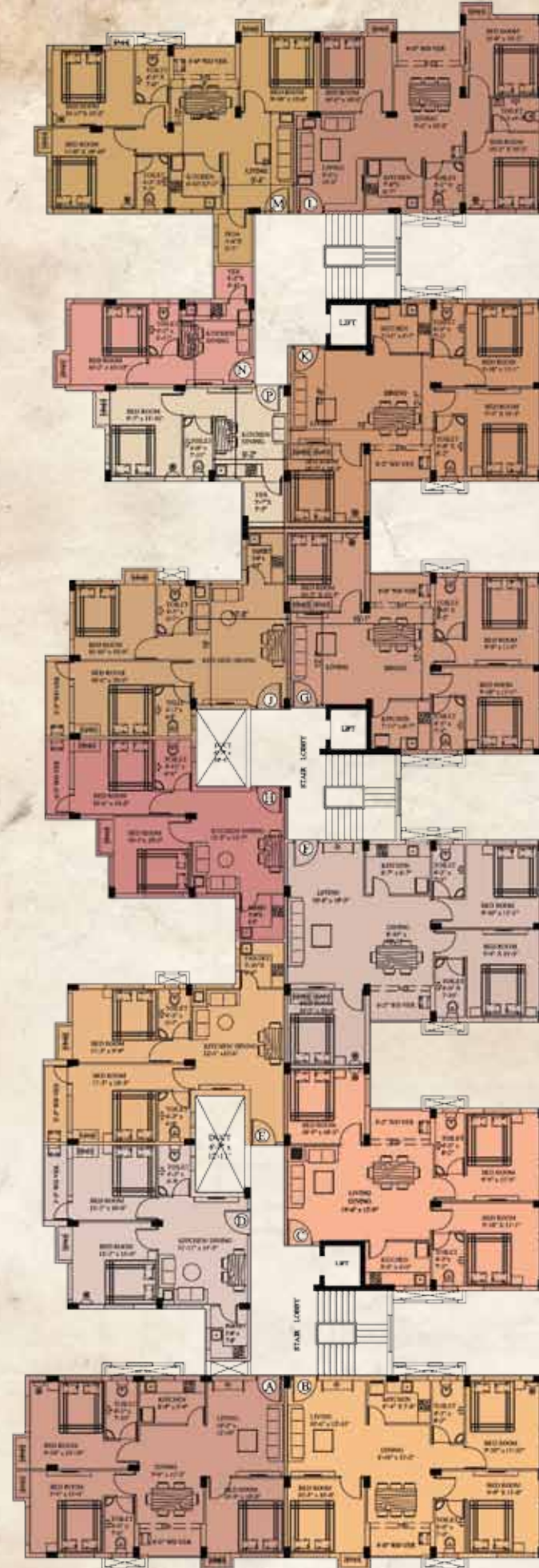
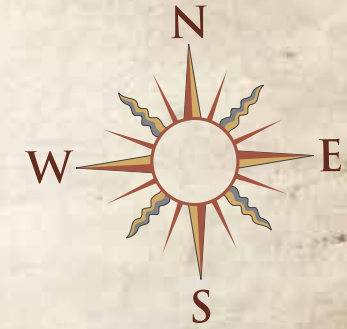


1ST FLOOR PLAN

Flat Type	Area	BHK
A	867 SFT.	2 BHK
B	1153 SFT.	3 BHK
C	1180 SFT.	3 BHK
D	895 SFT.	2 BHK
E	886 SFT.	2 BHK
F	900 SFT.	2 BHK
G	898 SFT.	2 BHK
H	1187 SFT.	3 BHK
J	875 SFT.	2 BHK
K	1152 SFT.	3 BHK



Block - 5

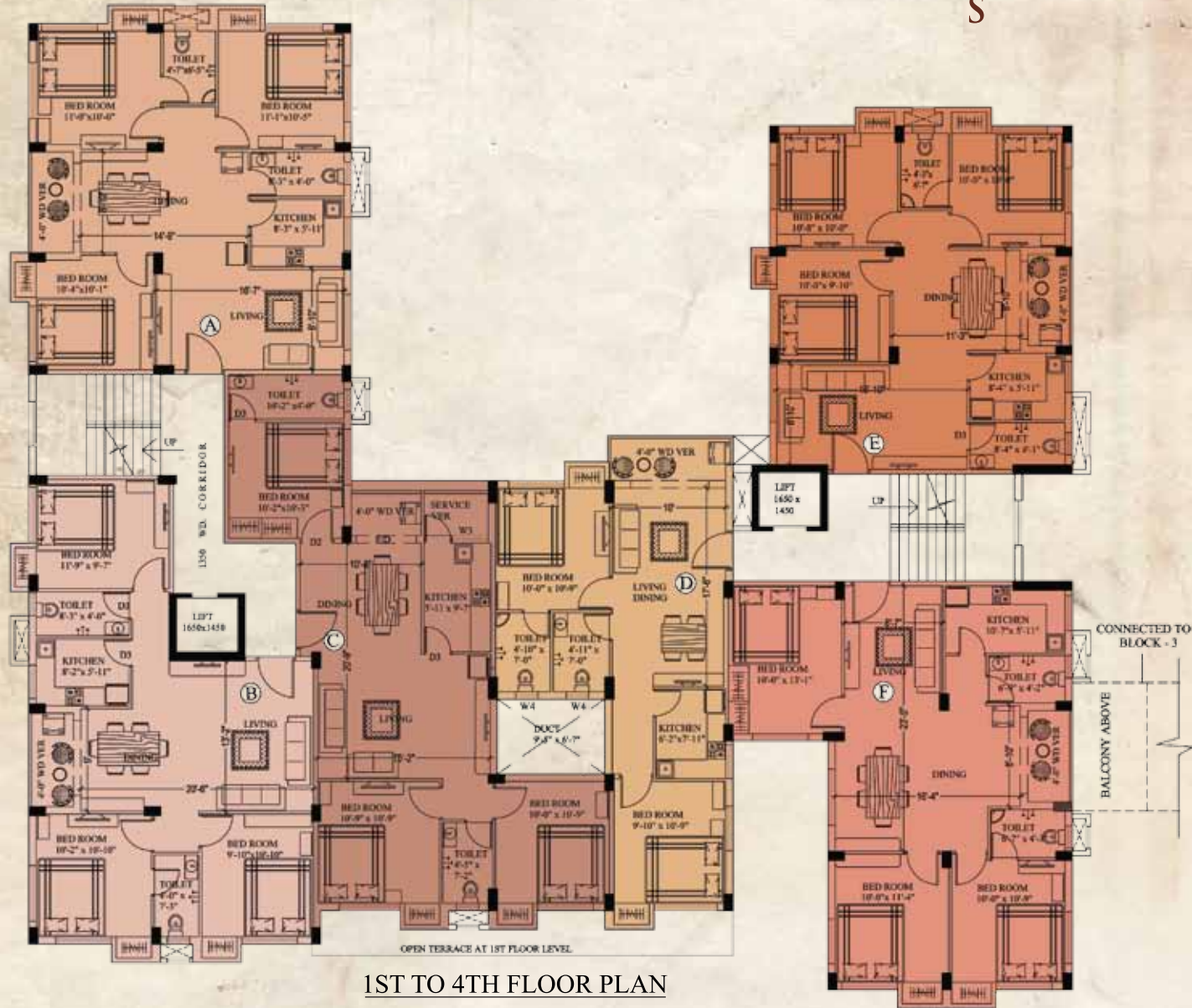
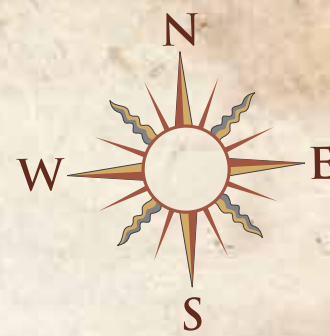


1ST TO 4TH FLOOR PLAN

Flat Type	Area	BHK
A	1154 SFT.	3 BHK
B	1149 SFT.	3 BHK
C	1148 SFT.	3 BHK
D	770 SFT.	2 BHK
E	880 SFT.	2 BHK
F	1230 SFT.	3 BHK
G	1133 SFT.	3 BHK
H	754 SFT.	2 BHK
J	870 SFT.	2 BHK
K	1134 SFT.	3 BHK
L	1102 SFT.	3 BHK
M	1127 SFT.	3 BHK
N	442 SFT.	1 BHK
P	469 SFT.	1 BHK



### Block - 4



1ST TO 4TH FLOOR PLAN



Flat Type	Area	BHK
A	1197 SFT.	3 BHK
B	1160 SFT.	3 BHK
C	1192 SFT.	3 BHK
D	876 SFT.	2 BHK
E	1117 SFT.	3 BHK
F	1219 SFT. (1st & 4th Floor)	3 BHK
	1318 SFT. (2nd Floor)	
	1256 SFT. (3rd Floor)	



### Block - 1



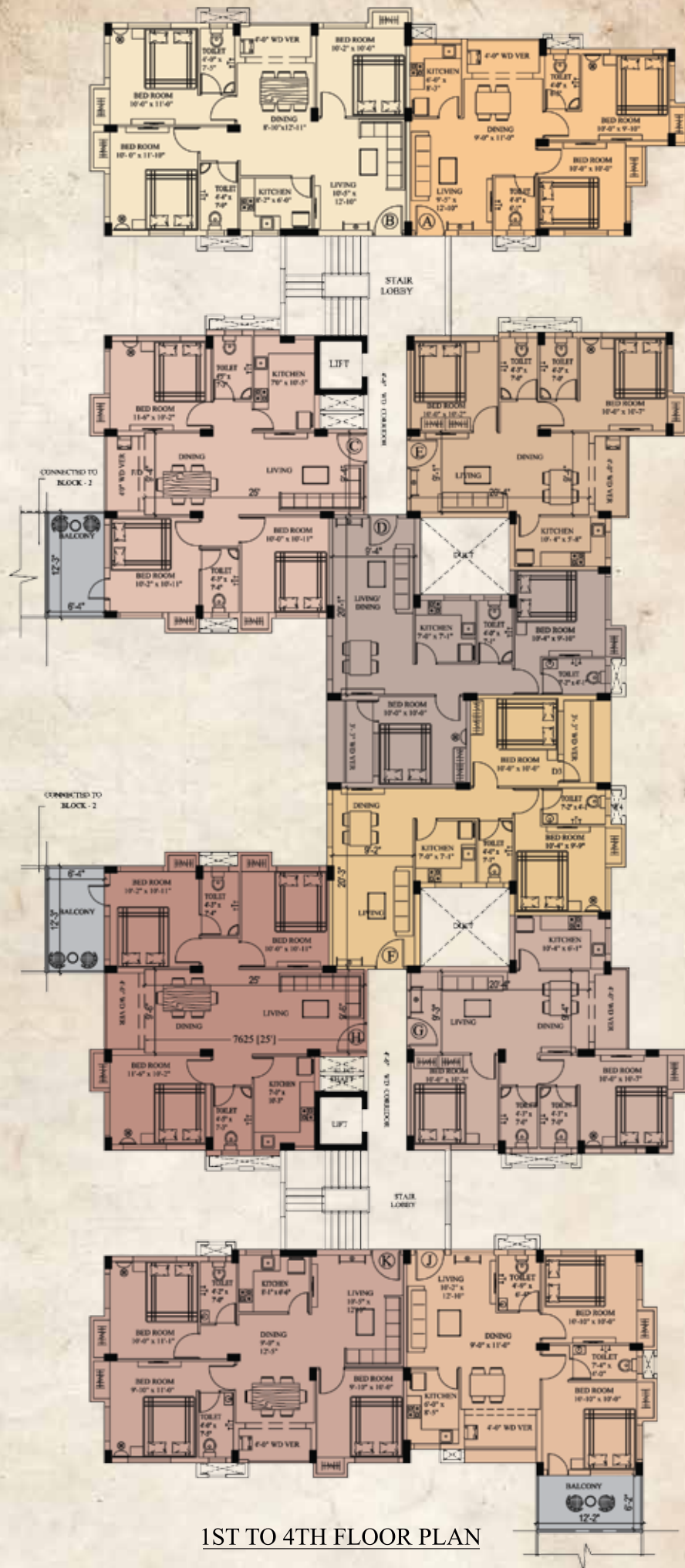
2ND, 3RD & 4TH FLOOR AREA



Flat Type	Area	BHK
A1	714 SFT.	2 BHK
B1	908 SFT.	2 BHK
C	1287 SFT. (2nd Floor)	3 BHK
	1220 SFT. (3rd Floor)	
	1180 SFT. (4th Floor)	
D1	686 SFT.	2 BHK
E1	499 SFT.	1 BHK
F1	518 SFT.	1 BHK
G1	441 SFT.	1 BHK
H	1293 SFT. (2nd Floor)	3 BHK
	1227 SFT. (3rd Floor)	
	1187 SFT. (4th Floor)	
J	875 SFT.	2 BHK
K	1152 SFT.	3 BHK
L1	878 SFT.	2 BHK
M1	770 SFT.	2 BHK



### Block - 2

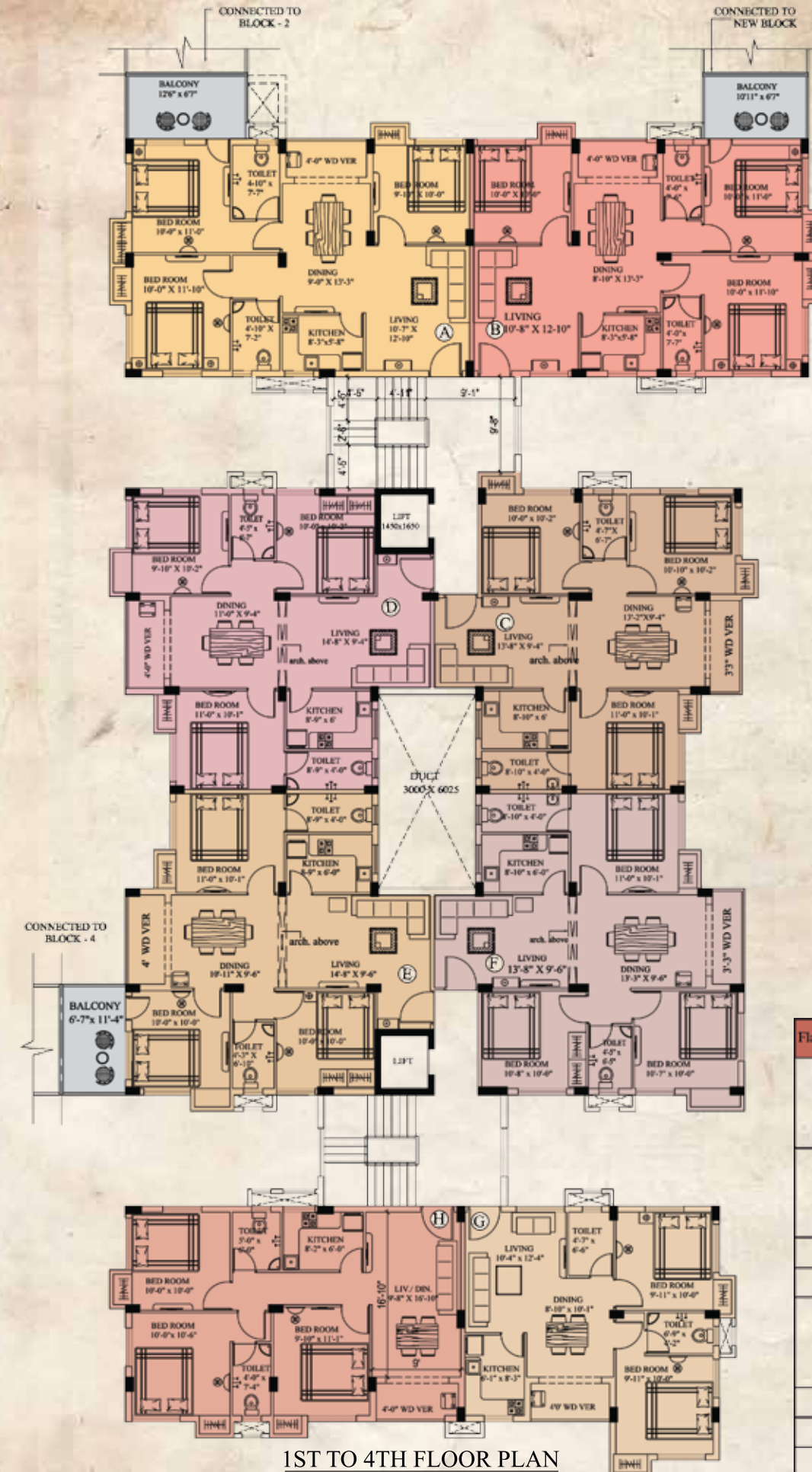
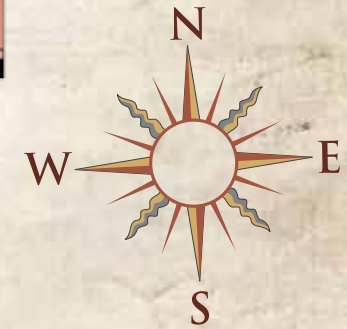


1ST TO 4TH FLOOR PLAN

Flat Type	Area	BHK
A	844 SFT.	2 BHK
B	1153 SFT.	3 BHK
C	1180 SFT. (1st & 4th Floor)	3 BHK
	1287 SFT. (2nd Floor)	
D	1220 SFT. (3rd Floor)	3 BHK
	895 SFT. (1st Floor)	
E	871 SFT. (2nd, 3rd, & 4th Floor)	2 BHK
	888 SFT.	
F	900 SFT. (1st Floor)	2 BHK
	873 SFT. (2nd, 3rd, & 4th Floor)	
G	898 SFT.	2 BHK
H	1186 SFT. (1st & 4th Floor)	3 BHK
	1293 SFT. (2nd Floor)	
J	1226 SFT. (3rd Floor)	3 BHK
	891 SFT. (1st & 4th Floor)	
K	994 SFT. (2nd Floor)	2 BHK
	930 SFT. (3rd Floor)	
	1125 SFT.	3 BHK



### Block - 3



1ST TO 4TH FLOOR PLAN

Flat Type	Area	BHK
A	1172 SFT. (1st & 4th Floor)	3 BHK
	1277 SFT. (2nd Floor)	
	1212 SFT. (3rd Floor)	
B	1144 SFT. (1st & 4th Floor)	3 BHK
	1240 SFT. (2nd Floor)	
C	1180 SFT. (3rd Floor)	3 BHK
	1128 SFT.	
D	1138 SFT.	3 BHK
	1134 SFT. (1st & 4th Floor)	
E	1234 SFT. (2nd Floor)	3 BHK
	1171 SFT. (3rd Floor)	
F	1130 SFT.	3 BHK
G	847 SFT.	2 BHK
H	1035 SFT.	3 BHK