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\*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Eden Group. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.

The specified brands are mentioned to give an idea of the quality we will provide. In case of unavailability of materials/brand 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.



*Palm Avenue, Ballygunge*



EDEN  
IMPERIAL



Luxury or affordability? Nature or convenience? Form or function? Why choose? Enjoy the best of the worlds in your new home at Eden Imperial.

23 Cozy Apartments in the sophisticated neighbourhood - Ballygunge, Kolkata.





*The address is a statement*



Sometimes, an introduction doesn't need words. A home at Ballygunge profiles you. It is connected smartly to the city's network - while being the most admired, tranquil zones of Kolkata. Schools, Offices, Malls, Hospitals - the world surrounds you. Areas like Queens Park, Sunny Park, Gurusaday Road are at a walking distance. Ballygunge is one of the most prized addresses in eastern India. It means you have arrived.

**Distances from Eden Imperial**

Ballygunge Park	250 meters
Mayfair Road	200 meters
Ramdulari Park	350 meters

*Location Map*





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*Palm Avenue*

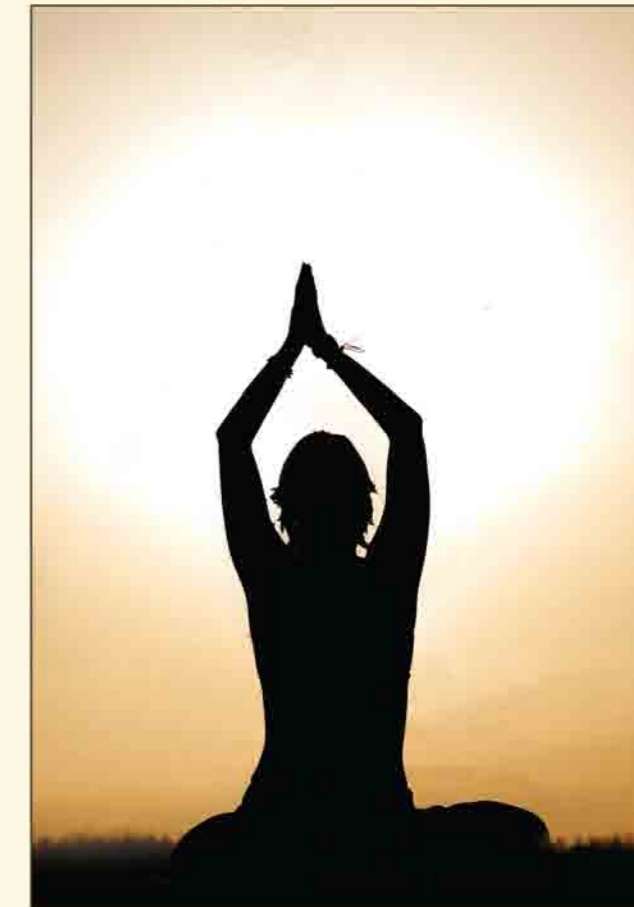
*Ballygunge*

*Architect's impression of actual terrace*

*Greens of the trees  
to the blues of the sky*

★ ★ ★ ★

At Eden Imperial, nature comes a full circle. Including every facet of ecology - fresh air, green environment, sky views and more. Open terraces on floors six through eight will be covered. A private piece of paradise - brimming with nature. Right at the doorstep! The common Roof Garden will be a cozy setting of greens. At Eden Imperial, each moment is eco-friendly.



*Breathe luxury  
in every moment*

★ ★ ★ ★

At Eden Imperial, care surrounds you. Attention to detail makes you comfortable. With the finest of quality-inputs and features, your family feels secure. You smiles more in the luxuries of today's lifestyle.

Premium Italian Marble

Roca/Kohler and Kohler/Grohe Fittings

Kone/Otis Premium Elevator

Beautifully Decorated Lobby

Close Circuit Television Cameras

Fire-Fighting Tank, Contemporary Equipment

Complete Power Back-Up including Air Conditioning

Water from KMC\* and Auxiliary Bore-Well

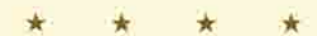




EDEN  
IMPERIAL

*Vaastu reassures  
an aura  
of prosperity.*

Eden Imperial is completely Vaastu compliant on advice by Pinky Kapoor & Sarita Mansinghka from Mumbai. A perfect harmony and balance impacts the atmosphere and cherishes joy. Vaastu enabled homes bring a spiritual sense of security and promote a feeling of complete wellness in the senses. Luck is an undeniable factor of life - have it on your side.





EDEN  
IMPERIAL

*Palm Avenue*

*Ballygunge*

*Lifestyle begins  
in the design*

★ ★ ★ ★

Eden Imperial is designed for fine-living. Visible evidently in the Grand Entrance Lobby with imported stones, comfortable seating and premium lights. Cross ventilation enables optimum flow of air and sunlight. Everyday is designed to be an experience.



# Specifications

★ ★ ★ ★

## STRUCTURE

Eden Imperial has a RCC-framed earth quake resistant structure. Only the best quality Cements and Steel are used in our projects from top of the line companies.

## LOBBY

The Grand Entrance to Eden Imperial will be decorated with imported stones to give it a classy look, usually only found in premium bungalows.

## INTERNAL FINISH

Inside wall finished with Plaster of Paris.

## EXTERNAL FINISH

The External Façade of Eden Imperial will be painted with paint by Certified **Asian Paints/Berger\*** applicator and natural stones where required. Building exterior with premium stones and textures as per architectural drawing.

## WINDOWS

Eden Imperial apartments will have the finest Aluminum/UPVC windows. Rich Stainless Steel railings with toughened glass will be provided in the balconies.

## KITCHENS

Granite slab with stainless steel sink.  
Wall tiles upto 2 (two) feet height above counter.

## SANITATION

Hot and Cold water lines with **CPVC\*** pipes. Premium CP fittings of **Kohler/Grohe\***.  
Dado of ceramic tiles up to door height.  
Sanitary ware with **EWC with ceramic cistern** and basin of **Roca/Kohler\***.

Quality wooden frames with solid core flush doors with imported door handles. Main Door Lock by **Godrej\***.



## FLOORING

Premium Italian marble as per architects design. Premium ceramic tiles in Bathrooms.

## LANDSCAPING

With our award-winning expertise in landscaping, picturesque landscaping areas adjoining the building in Eden Imperial will be specially designed and executed by Professionals in this field.

## ELECTRICALS

Every apartment has an adequate number of electrical points and switches to accommodate all the necessary gadgets & equipment of our residents.

- Provision for Split AC
  - 24 hr Generator Backup including air-conditioning
- Concealed **Finolex/RR Kabel\*** wiring with premium **Anchor Roma Woods/Schneider Electric\*** modular switches and electrical protection devices.

## SECURITY

A safe and secure environment is absolutely essential. Eden Imperial has drawn up a comprehensive security plan for its residents. Every apartment has Videophone Security to monitor every person that wants to enter the apartment. The homes have been provided with a Premium Intercom so that there is an excellent level of connectivity within the apartment complex. In addition to that the building is equipped with round the clock CCTV coverage.

## ELEVATOR

Top of the line elevators like **Otis/Kone\*** will be installed for the comfort and convenience of the residents.

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## OUR TEAM

Some of the best minds and talents of the industry are a part of our team. An experienced team of professionals are working hand in hand offering their expertise to enable this dream project.

Architect:  
Vinu Chaddha

Structural Consultant:  
Sanjeev Parekh & Associates

Vaastu Consultant:  
Pinki Kapoor & Sarita Mansinghka





# *Founded by experience. Elevated with excellence.*

Eden Group, the promoters of Eden Imperial have a gamut of landmarks across the city of Kolkata. Each project is a testimony to a commitment to combine quality and affordability. Eden Imperial brings the finest of lifestyles to you.

**EDEN TOLLY SIGNATURE**

Tollygunge



**DOVER GARDENS**

2C, Dover Road



**EDEN ROMA**

Prince Anwar  
Shah Road



**EDEN FLORA**

Off EM Bypass



**EDEN TOLLY LAKESIDE**

Tollygunge



**EDEN WINDSOR PARK**

Off E.M. Bypass



**EDEN TOLLY GREENWOOD**

Tollygunge



**EDEN BROOKSIDE**

Tollygunge



**EDEN EXOTICA**

Off EM Bypass

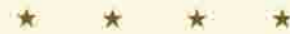


**EDEN RESIDENCY**

Off EM Bypass



## About Eden Group



### OUR ROOTS

The saga of Eden Group began when Late Bansidhar Modi migrated from Rajasthan to Assam in the 1870s. His son, Late Badridass Modi, a visionary entrepreneur, first established a business in hardware trade and later foresaw the future potential of Tea in the 1920s. He established a bouquet of Tea estates and factories. Over the past 20 years, Eden Group has since diversified into Real Estate, Textile Manufacturing and Information Technology.



### TEA

Our tea quality is among the best from Assam commanding record-breaking prices of over Rs. 3100/- per kg in the 2008 season, thereby establishing a premium brand in the quality-conscious markets of Germany, Japan and the USA.



### REAL ESTATE

Eden is committed towards delivering great value to its customers along with providing the security of a reputed realty house. Our focus on meticulous planning, attention towards architectural nuances and latest development methods helps us achieve complete customer satisfaction. The infusion of young, trained and experienced professionals in our management enables us to execute projects at a brisk pace with optimal efficiency.



“They are men and women of substance... honest,  
Intelligent, easy going and to earth.  
I simply call them my closest associates.  
You can call them Eden.”

*Konkona*

Konkona Sen Sharma

Two time National Award Winning Actress

EDEN  
IMPERIAL

Konkona Sen Sharma – two time national award winner is the Brand Ambassador for the Eden Group. She embodies the true spirit and resilience of the Eden Group.

## *Facts at a Glance*

★ ★ ★ ★

### *Purchase Process*

The booking amount is 10% of the cost of the flat. Please fill and submit the application form, available at our office, along with a check/draft for 10% of the total amount. Please contact our marketing agents for any clarification.

### *Payment Terms*

Our payment terms are based on construction stage:

- Booking 10%
- Agreement 10%
- Foundation 10%
- 2nd Floor 15%
- 4th Floor 15%
- 6th Floor 20%
- Brickwork 10%
- Possession 10%

Cheques are to be made in favour of  
**'Bhagirathi Abasan (P) Ltd.'**

### *Booking Cancellation*

Under extenuating conditions, cancellations may be permitted. In such exceptional circumstances there will be a full refund of the booking amount, however a cancellation charge of Rs. 1,51,000/- will be applied.

### *Additional Charges*

Legal Fees: Rs. 50,000/-  
Generator: As per requirement of each flat  
Transformer/CESC: Rs. 75/- per sq. Ft.  
Others: Association Formation  
Intercom  
Security Infrastructure  
Rs. 25/- per sq ft  
Rule 25 charges as applicable

### *Maintenance expenses*

Maintenance Fees of Rs. 2.50/- per sq.ft. per month  
A maintenance fee of Rs. 100/- per sq. ft. will be payable at the time of possession for creation of a maintenance fund to ensure good maintenance after possession.



*Architect's impression of actual elevation*



Site Plan



**EDEN**<sup>™</sup>  
PRIVILEGE CARE

Real Care from Real Estate

### Introducing Eden Privilage Care

#### Customization of flats

No two families are the same. Why should two homes be the same?

#### Dedicated Personal Relationship Manager

Enjoy individual care from your specially appointed friend at Eden.

#### Brand Transparency

An open declaration of the specific brands that would go into the making of your dream home, rather than relying on vague promises such as "a leading brand".

#### 24x7 Online Chat

Need info at midnight, from London? Feel free to visit our website - [www.EdenGroup.in](http://www.EdenGroup.in) - and enjoy a one-to-one chat with your friends at Eden.

#### Refer a Friend

Enjoy special gifts when you refer a friend to the Eden family.

#### Discount on Allied Products

Avail special discounts offered to Eden Privilage Care members while shopping at large format stores like Hometown.

#### Construction & Fixtures Warranty

Be it 'Godrej' locks, 'Jaquar' fittings, or 'kone lifts, rest in the knowledge that you will receive multi-year warranties on all important products that go into the making of your home.

#### Price Transparency

Wary of discovering hidden charges later? Find our current prices, payment schedules and other charges clearly mentioned on our website.

#### Online Construction Status

Take comfort in tracking the step-by-step progress of your dream home by seeking fortnightly pictorial updates on our website.



# Floor Plan

FLAT - C  
S.B.U.A - 2034 sqft



FLAT - A  
S.B.U.A - 2464 sqft

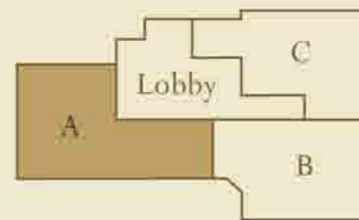
## 1st Floor Plan



FLAT - B  
S.B.U.A - 2135 sqft



FLAT-A  
1st Floor  
Area - 2464 sqft  
Terrace - 367 sqft



# Floor Plan



**FLAT-B**  
1st Floor  
Area - 2135 SQFT  
Terrace - 442 SQFT



**FLAT-C**  
1st Floor  
Area - 2034 SQFT  
Terrace - 412 SQFT



# Floor Plan



FLAT - A  
S.B.U.A - 2281 sqft

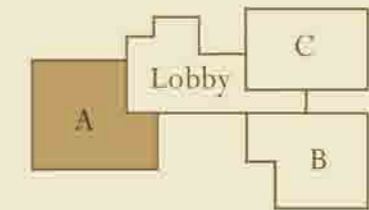
FLAT - B  
S.B.U.A - 1915 sqft



## 2nd to 5th Floor Plan



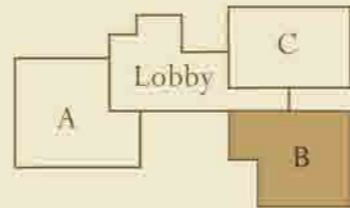
FLAT-A  
2nd to 5th Floor  
Area - 2281 sqft



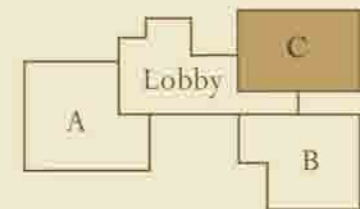
# Floor Plan



**FLAT-B**  
2nd to 5th Floor  
Area - 1915 SQFT



**FLAT-C**  
2nd to 5th Floor  
Area - 1828 SQFT





# Floor Plan

FLAT - C  
S.B.U.A - 2499 SQFT



FLAT - A  
S.B.U.A - 2919 SQFT

FLAT - B  
S.B.U.A - 2563 SQFT

## 6th Floor Plan



FLAT-A  
6th Floor  
Area - 2919 SQFT



# Floor Plan



**FLAT-B**  
6th Floor  
Area - 2563SQFT



**FLAT-C**  
6th Floor  
Area - 2499SQFT



# Floor Plan

FLAT - C  
S.B.U.A - 2429 SQFT



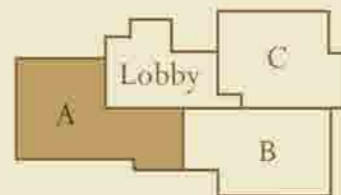
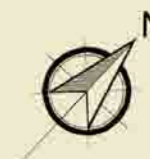
FLAT - A  
S.B.U.A - 2852 SQFT

## 7th Floor Plan

FLAT - B  
S.B.U.A - 2524 SQFT



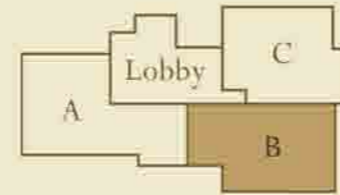
FLAT-A  
7th Floor  
Area - 2852 SQFT  
Terrace - 76 SQFT



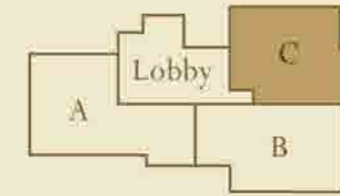
# Floor Plan



**FLAT-B**  
7th Floor  
Area - 2524 SQFT  
Terrace - 50 SQFT



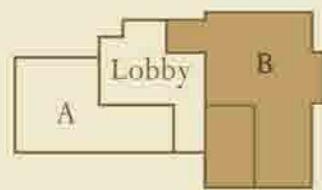
**FLAT-C**  
7th Floor  
Area - 2429 SQFT



# Floor Plan



# Floor Plan



## FLAT-B

8th Floor

Area - 4000 SQFT

Terrace - 680 SQFT



*Architect's impression of actual 8th floor terrace*