

EDEN  
Saffron 





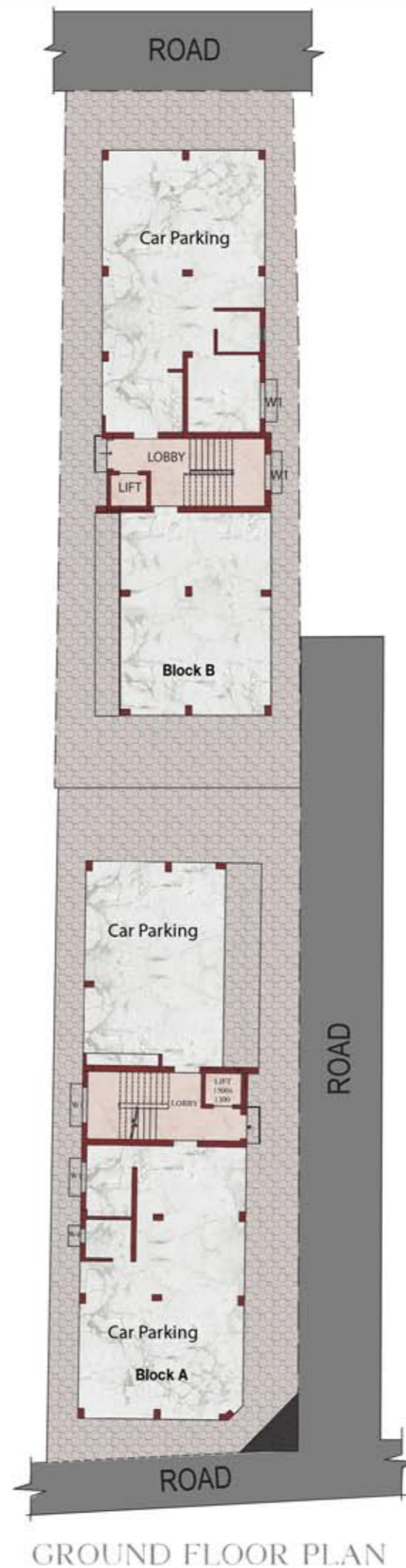
**BLOCK A  
TYPICAL 1ST TO 3RD  
FLOOR PLAN**

| FLAT | BHK | SBA         |
|------|-----|-------------|
| A    | 3   | 1216 SQ.FT. |
| B    | 2   | 960 SQ.FT.  |



**BLOCK B  
TYPICAL 1ST TO 3RD  
FLOOR PLAN**

| FLAT | BHK | SBA         |
|------|-----|-------------|
| A    | 3   | 1223 SQ.FT. |
| B    | 2   | 950 SQ.FT.  |



**STRUCTURE**

RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco\*.

**ELEVATION**

Modern elevation, conforming to contemporary designs.

**EXTERNAL FINISH**

Paint by certified Nerolac/Asian Paints/Berger applicator\*, and other effects as applicable.

**INTERNAL FINISH**

Plaster of Paris.

**DOORS & HARDWARE**

Quality wooden frames with solid core flush doors. Door handles of Godrej/Hafele\*. Main door with premium stainless steel handle and eyehole. Main Door Lock by Godrej\*.

**LOBBY**

Beautifully decorated & painted lobby

**TOILETS**

Hot and Cold water line provision with CPVC\* pipes. CP fittings 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\*

**LANDSCAPE**

Professionally designed and executed landscaping.

**ELEVATOR**

Passenger Lifts of Kone\*.

**FLOORING**

Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.

\* 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.

**WATER SUPPLY**

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

**GENERATOR**

24 hour power backup for all common services. Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

**SECURITY**

Intercom facility and 24/7 Security Personnel.

**KITCHEN COUNTER**

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

**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.

**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) Modern MCBs and Changeovers of Havells/HPL/Schneider Electric\*

**EXTRA CHARGES**

Legal charges at the time of agreement: Rs. 10,000/-  
 Legal charges at the time of possession: Rs. 11,000/-  
 Charges below are on a per sq. ft. basis :-  
 Rs. 75/-for transformer  
 Rs. 50/- for generator  
 Rs. 5,000/- for association  
 Rs. 30/- for one year maintenance (estimated at Rs. 2,50/- per sq. ft. per month)  
 Eden Saffron Association Fund (to be handed over to the association): Rs. 25/-



## INTRODUCING EDEN PRIVILEGE 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 Privilege 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.



## LOCATION MAP



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[sales@edengroup.in](mailto:sales@edengroup.in) | [www.edengroup.in](http://www.edengroup.in)

\*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.

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