



Artist's impression of the entrance gate

A WHOLE NEW WORLD

EDEN
Belvedere
— YOUR NEXT HORIZON —



www.edengroup.in

Developed by
EDEN
Honest Promises. Honest Performances

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AC Banquet Hall



Rooftop Garden



Gym

**KITCHEN COUNTER:**

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

**TOILETS:**

Hot and Cold water line provision with CPVC* pipes.
CP fittings including Health Faucet* of Jaquar/Kohler/Parryware/Hindware*.
Dado of ceramic tiles up to door height.
Sanitaryware with EWC with ceramic cistern and basin of Kohler/Parryware/Jaquar/Hindware*.
Pipes of Supreme/Skipper/Oriplast*.

**ELEVATOR:**

Passenger Lifts of Kone*.

ELECTRICALS:

- Concealed Polycab/Mescab/RR Kabel/Havells*.copper wiring with modular switches of Anchor Roma/Havells/Schneider Electric*
- TV & Telephone points in master bedroom and living room.
- Two Light Points, one Fan Point, two 5A points in all bedrooms
- One 15A Geyser point in all toilets
- One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen
- One AC point in master bedroom
- One washing machine point in the balcony.
- Modern MCBs and Changeovers of Havells/HPL/Schneider Electric*

**WATER SUPPLY:**

Underground and Overhead storage tanks of suitable capacity.

**LANDSCAPE:**

Professionally designed and executed landscaping.

**GENERATOR:**

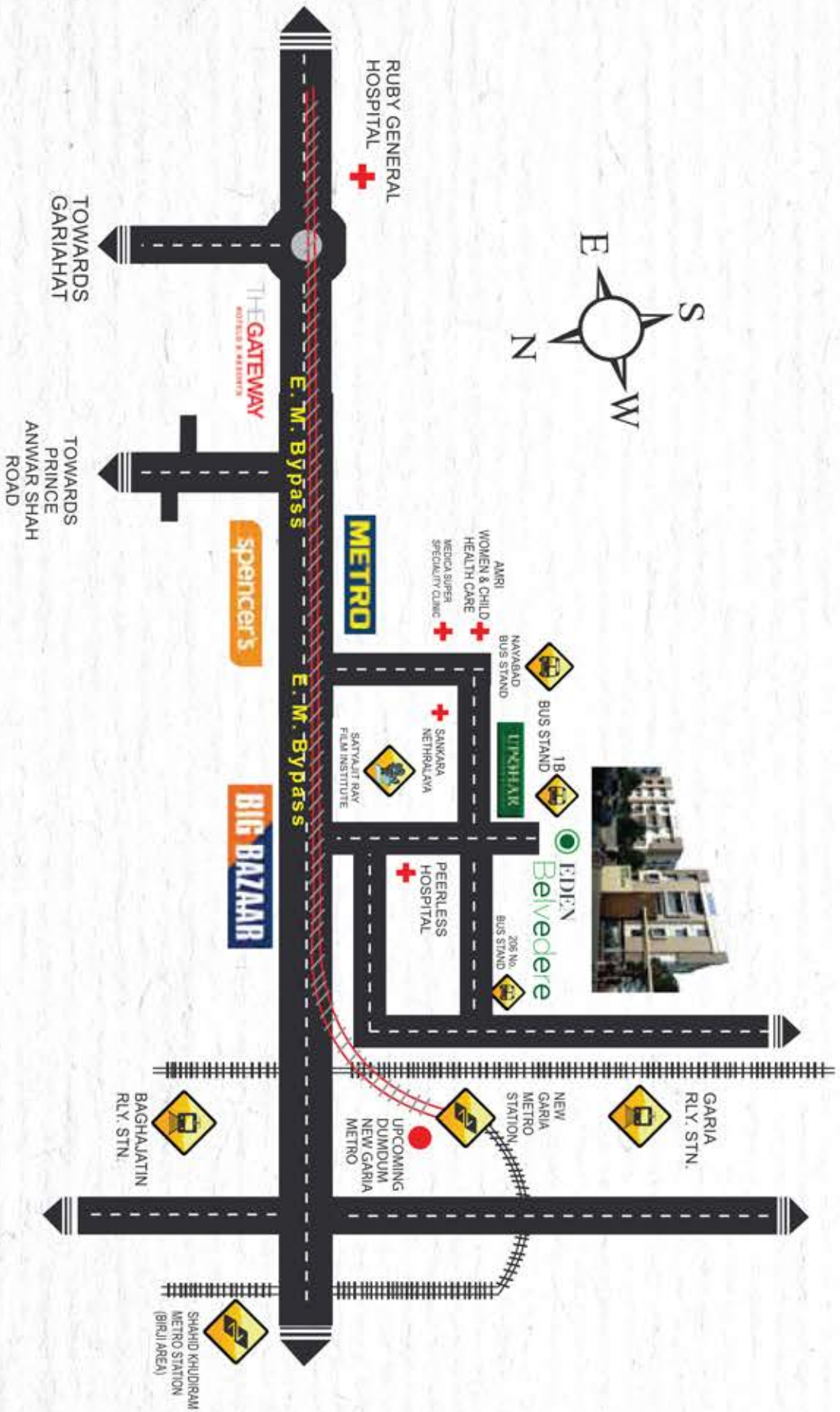
24 hour power backup for all common services. Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

**SECURITY:**

CCTV cameras, Intercom facility and 24/7 Security Personnel.

** 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.*

LOCATION MAP



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YOUR NEXT HORIZON

SPECIFICATIONS:



STRUCTURE:

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



BRICKWORK:

Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality.



ELEVATION:

Modern elevation, conforming to contemporary designs.



EXTERNAL FINISH:

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



LOBBY:

Beautifully decorated & painted lobby.



DOORS & HARDWARE:

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



INTERNAL FINISH:

Wall putty



WINDOWS:

Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium). Large Aluminium Windows in Living Room Balcony.



FLOORING:

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



GROUND
FLOOR PLAN

FLOOR PLANS



Block E

FLAT	CARPET AREA IN SFT.	VND. AREA IN SFT.	BUILT-UP AREA IN SFT.	SUPER BUILT-UP AREA	TYPE
A	520 SQ.FT.	28 SQ.FT.	607 SQ.FT.	807 SQ.FT.	2B+2T
B	571 SQ.FT.	32 SQ.FT.	669 SQ.FT.	890 SQ.FT.	2B+2T
C	658 SQ.FT.	37 SQ.FT.	766 SQ.FT.	1019 SQ.FT.	3B+2T

Built-up area - Built-up area is the carpet area plus the thickness of the outer walls and the balcony.

Super Built-up area - Super built-up area is the built-up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc.

Carpet area - The net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

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/-

Breakup for Extra Development Charges:

Breakup
Rs. 75/- per sq.ft. for transformer + WBSE / CESC common meter installation charges.
Rs. 50/- per sq. ft. for generator
Rs. 5000/- for association formation
Rs.30/- for maintenance for a year (Rs.2.50/- per sq. ft per month)
Eden Belvedere Association Fund (to be handed over to the association after deducting pending amounts / dues): Rs. 25/- per sq.ft.
Flat mutation, apportionment & assessment in the name of the buyer : Rs. 5/- per sq.ft.

What are the rules for registration of the flats?

Stamp Duty & Charges are paid to the Registrar's Office for Registration of the property in your name after possession. They are not included in the Flat's cost.

What is the estimated completion time of Eden Belvedere?

The estimated completion date is September, 2022.

Has the projects 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 the marketing agent for details.

How do I get any other queries answered?

Feel free to email us at: sales@edenprojects.in