

EDEN
elements



EDEN elements

WHERE THE FIVE ELEMENTS OF NATURE COME TOGETHER
TO CREATE A SMART, UNIQUE LIVING SPACE.



EARTH
bhūmi

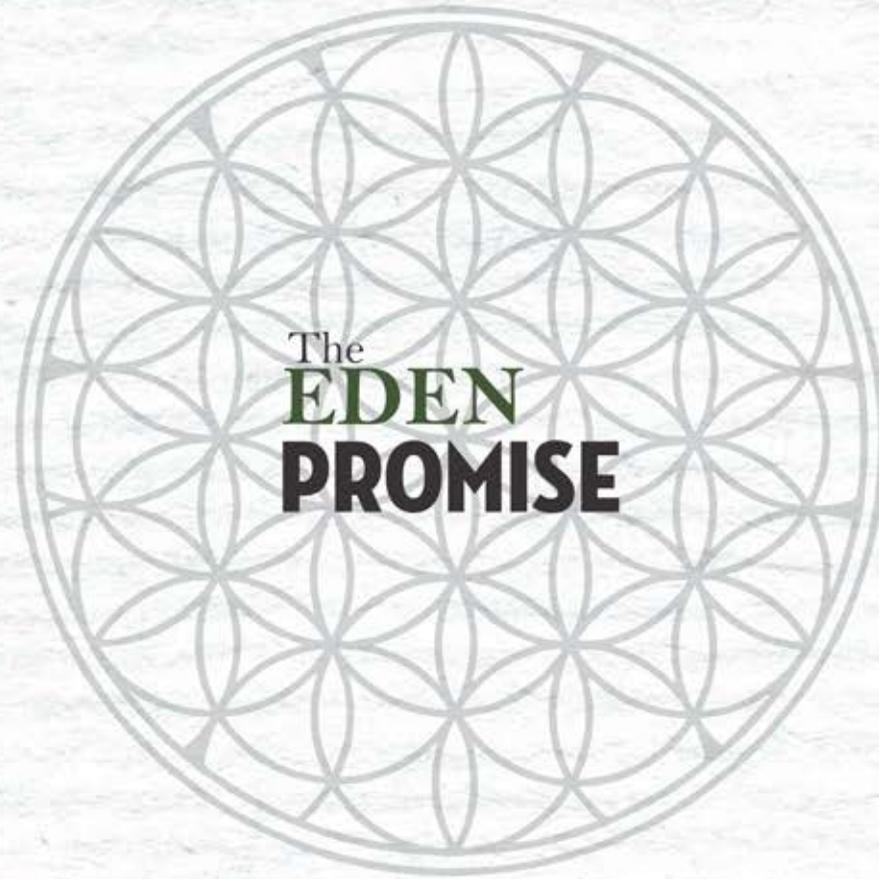
WATER
jal

FIRE
agni

WIND
pavan

SKY
akash





We understand and fully appreciate that buying a home is one of the most important decisions of your life. We will try and do whatever we can to make this experience smooth and pleasurable. More importantly, we will be honest and transparent in guiding you through this important journey so that you make the right decision for you and your family.

Sachin Lakhwani
Director of Sales

ELEMENTS
FOR A PERFECT
URBAN LIVING.

EDEN
elements

SPACIOUS
MODERN
AMBIENT
REFRESHING
TASTEFUL

A **SMART** WAY OF LIVING

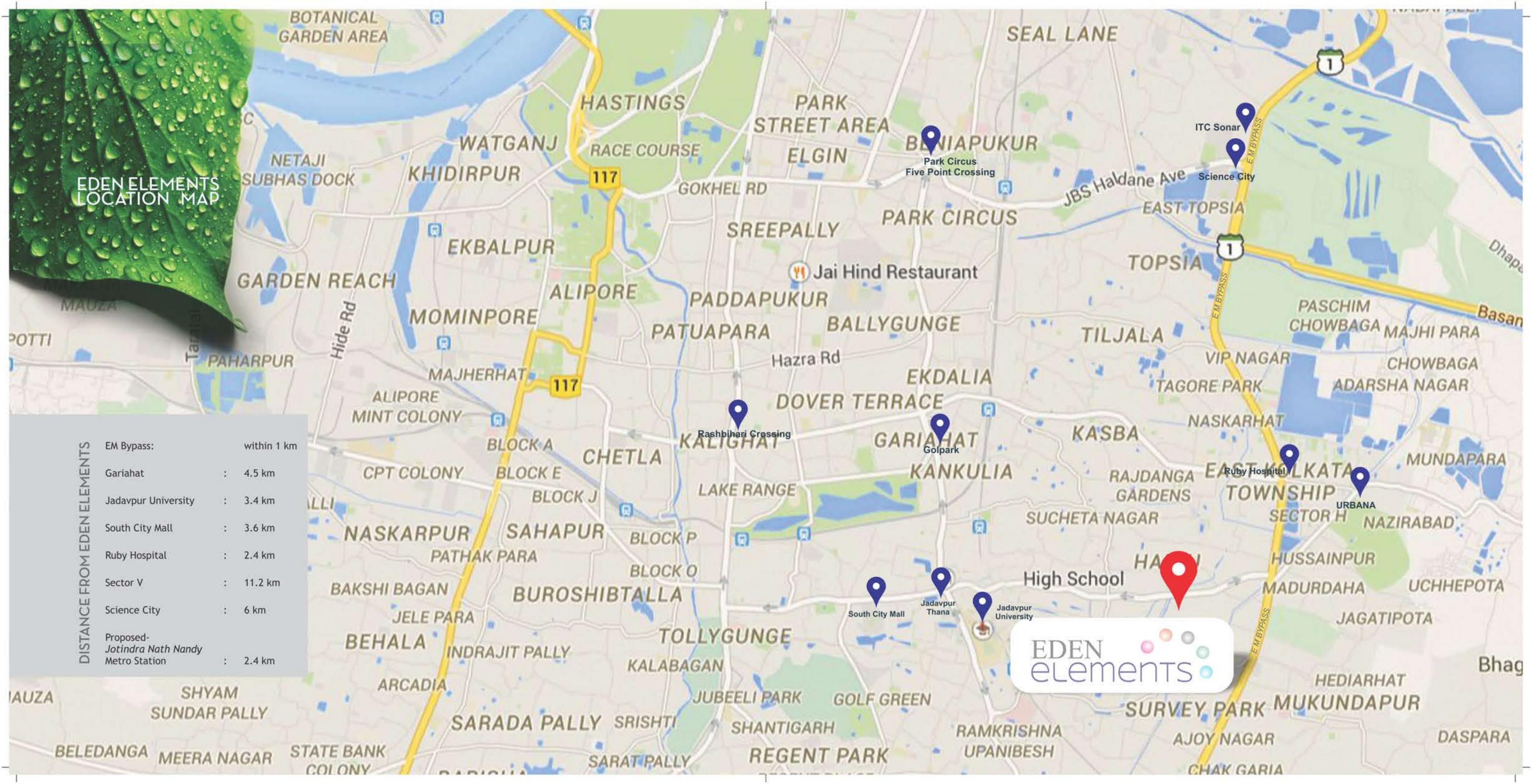
Defined by its contemporary design alongside the highest quality fittings and finishes and equipped with the most advanced eco-friendly utilities, Eden Elements is the quintessential home for modern urban living.

Architect's impression of the elevation.

EDEN ELEMENTS LOCATION MAP

DISTANCE FROM EDEN ELEMENTS

EM Bypass:	within 1 km
Gariahat :	4.5 km
Jadavpur University :	3.4 km
South City Mall :	3.6 km
Ruby Hospital :	2.4 km
Sector V :	11.2 km
Science City :	6 km
Proposed- Jotindra Nath Nandy Metro Station :	2.4 km







EARTH *bhūmi Chi*
THE ETERNAL BEARER OF LIFE

THE EVERPRESENT ELEMENT OF
STABILITY AND STRENGTH,
BEARING AND BINDING
THE PRECIOUS MOMENTS OF LIFE.

Eco-friendly, premium brickwork with Autoclaved aerated concrete (AAC)
blocks used for better quality, thermal insulation, reduction of damp.



WATER *jal Sui*
THE ETERNAL SOURCE OF LIFE

THE FORMLESS, FLUID, FLOWING THROUGH
THE INTRICATE VEINS OF LIFE,
A GUARANTEE OF OUR EXISTENCE.

Eco-friendly rain water harvesting to protect and reinforce the ground water.

Eco-friendly water saving dual flush mode in EWC.

Swimming pool with water recycling mechanism.



FIRE *agni Ka*
THE ETERNAL CREATOR OF LIFE

THE ELEMENT OF FORCEFUL ENERGY,
PROVIDING LIGHT & HEAT TO THE WORLD,
THE UNDENIABLE REQUIREMENTS
AND SECURING THE SPIRIT OF LIFE.

Heat treatment of roof for thermal insulation with specially approved thermal insulation material so you save on cooling costs and play a part in saving the environment.

Smart power management in the gym to turn off air-conditioning when not in use.



THE ELEMENT WITH THE FREEDOM OF MOVEMENT,
BREATHING LIFE INTO THIS WORLD
AND ENABLING US TO GROW AND
EXPAND MENTALLY TO TAKE CARE OF AND
PROTECT THE ENVIRONMENT.

Eco-friendly LED lights in common areas to reduce
power consumption and heat generation.

Wi-fi enabled facility areas to ensure residents'
ability to use their devices everywhere.

 **SKY** *akash Kū*
THE ETERNAL LIBERATOR OF LIFE

THE HIGHEST OF ELEMENTS, BEARING ENERGIES
BEYOND OUR REACH, REPRESENTING OUR ABILITY
TO THINK AND TO COMMUNICATE.

AMF panel in generator to allow power to kick in as soon as there is a power cut,
so that you are not stuck in darkness in the middle of important or special moments

Sound proof generator

FOR THOSE SPECIAL OCCASIONS OF LIFE,
THE AESTHETICALLY SUBLIME
BANQUET HALL WITH MOOD LIGHTING
WILL UPLIFT YOUR SENSES.

EDEN
elements

Architect's impression of the Banquet Hall.



SPECIFICATIONS

STRUCTURE:	RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco*. Eco-friendly, premium brickwork with Autoclaved Aerated Concrete (AAC) blocks used for better quality, thermal insulation & reduction of damp.
ROOF HEAT TREATMENT:	Heat treatment of roof for thermal insulation with specially approved Thermal Insulation material.
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. Door handles of Godrej / Hafele*. Main door with premium stainless steel handle and eye hole. Main door lock by Godrej*.
INTERNAL FINISH:	High quality putty for a good finish.
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.



SPECIFICATIONS

FLOORING:	Vitrified Tiles in Bedrooms / Living / Dining / Kitchen. Granite counter in Kitchen. Premium Ceramic Tiles in toilets.
KITCHEN COUNTER:	Granite slab with stainless steel sink. 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 and Hot & Cold Mixer & Single Lever Diverter* of Jaquar / Kohler*. Dado of ceramic tiles up to door height. Sanitary ware with EWC with ceramic cistern with eco-friendly dual flush* and basin of Kohler / Parryware*. Waste pipes of Supreme / Skipper*. Washing Machine point.
ELEVATOR:	Passenger lifts of Kone*.
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, one 15A washing machine point. F) One AC point in all bedrooms. G) 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.
LANDSCAPE:	Professionally designed and executed landscaping with beautiful Paver blocks*.
GENERATOR:	24-hour power backup for all common services. Generator back up of 600W for 2 bedroom flats and 800W for 3 bedroom flats. Specialised AMF panel with Rapid Automatic Backup*.
SECURITY:	Intercom facility and 24/7 Security Personnel.

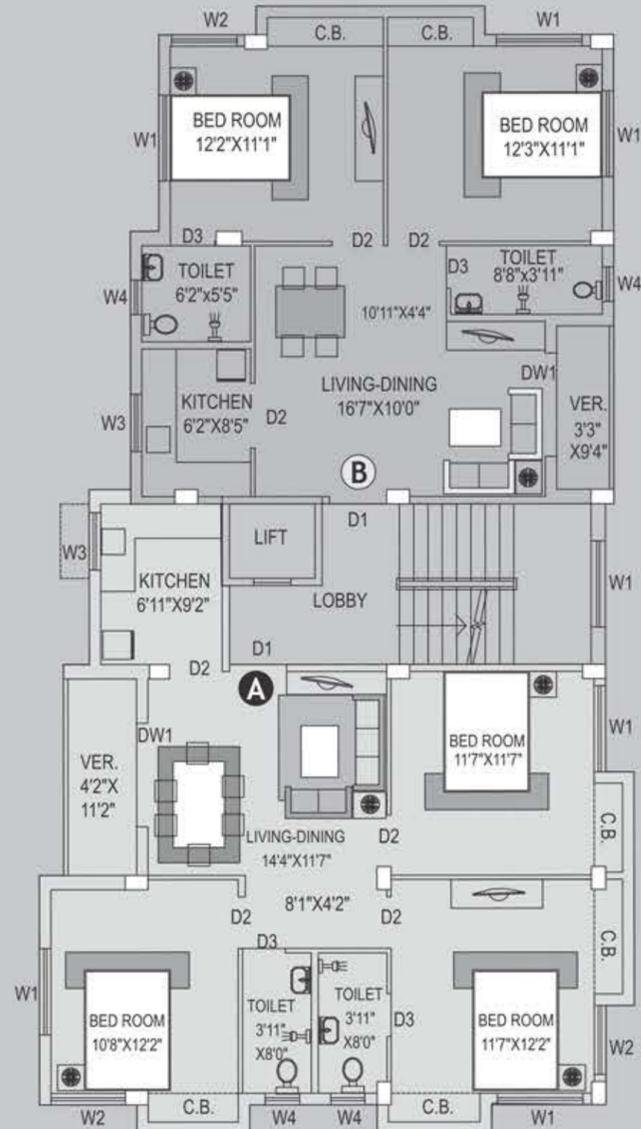
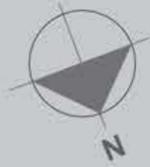
**the specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.*

AN ENCHANTING GREEN GET-AWAY,
A LANDSCAPED ROOFTOP GARDEN,
A PERFECT ESCAPE FOR THE SENSES.

A STATE-OF-THE-ART
LUXURY ROOFTOP POOL
TO REJUVENATE YOU, BRINGING YOU IN TOUCH
WITH YOUR INNER ELEMENTS.

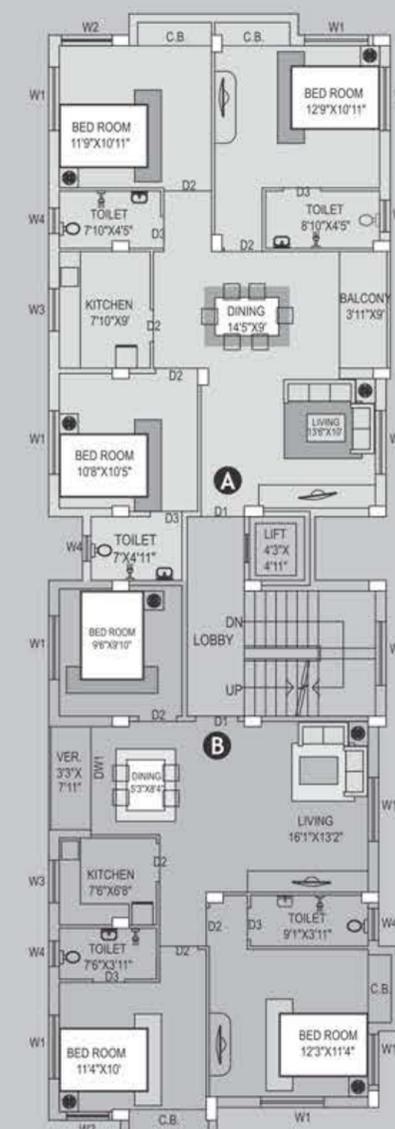
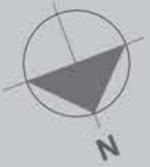


Architect's impression of the rooftop swimming pool.



FLOOR PLAN BLOCK A G+IV

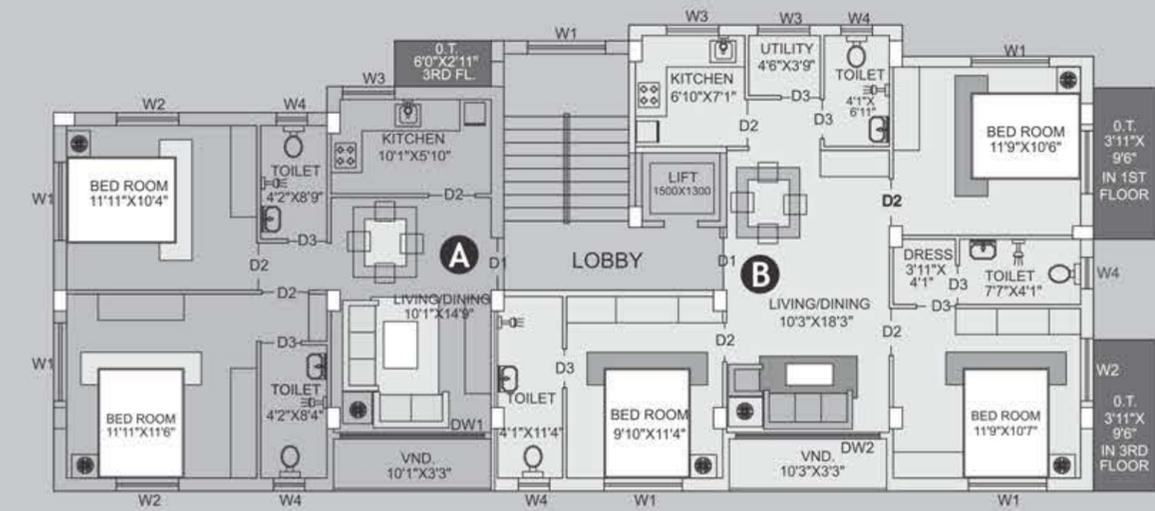
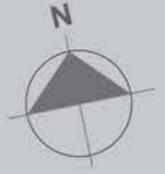
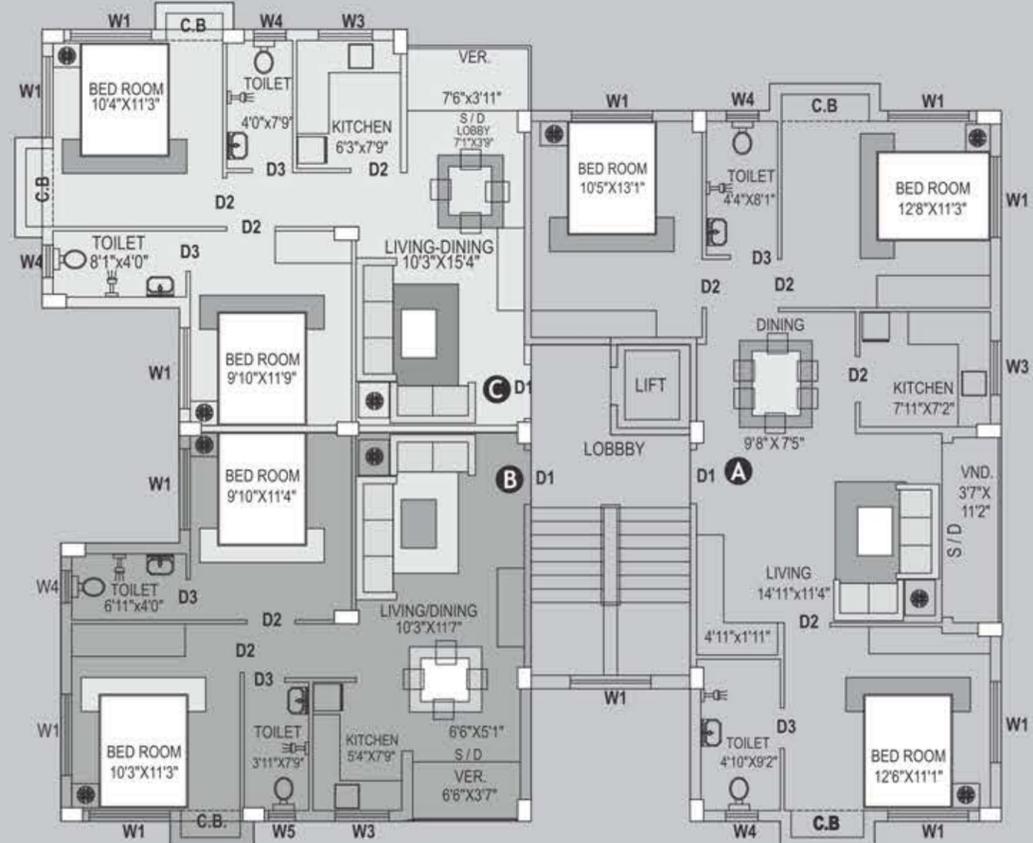
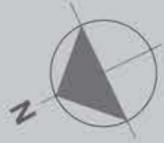
A 3 BHK	1262 SQ.FT.
B 2 BHK	1022 SQ.FT.



FLOOR PLAN BLOCK B G+III

A 3 BHK	1434 SQ.FT.
B 3 BHK	1262 SQ.FT.





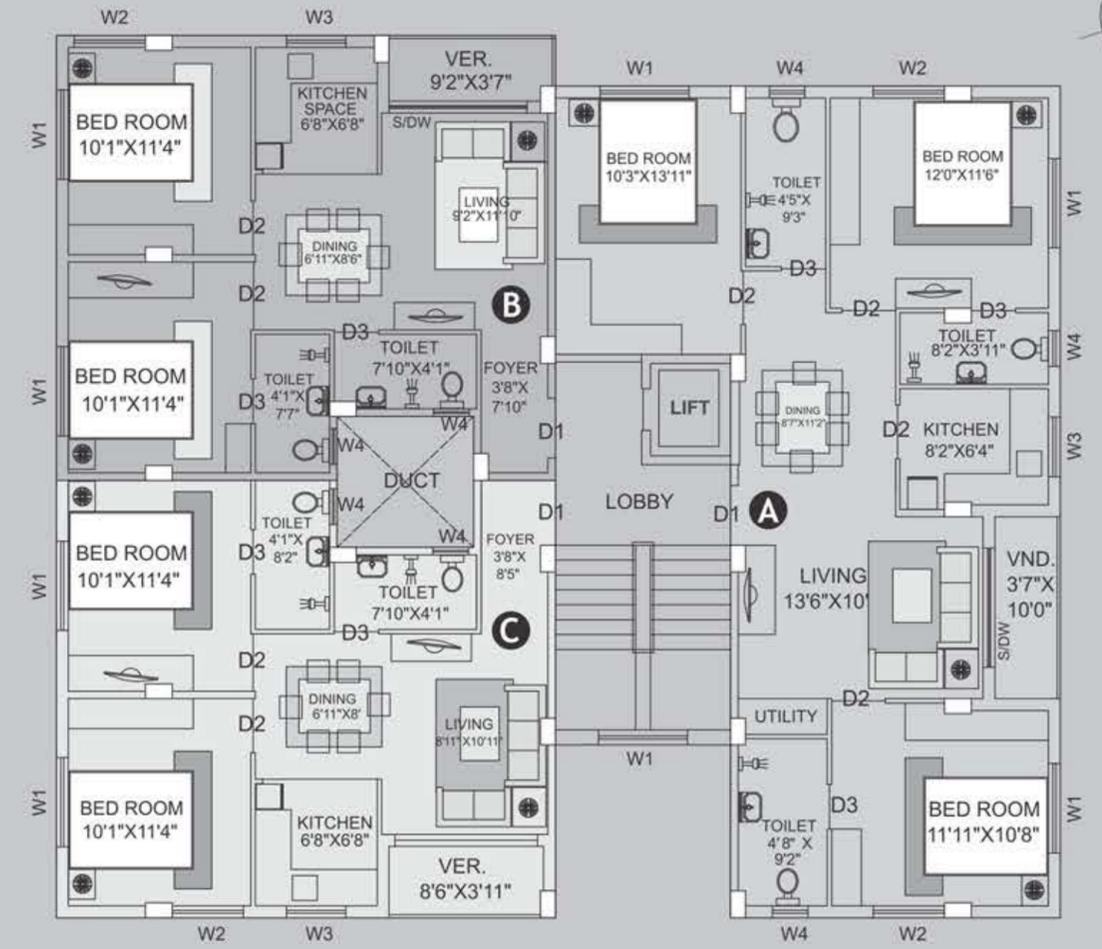
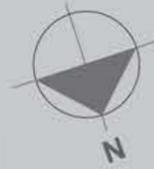
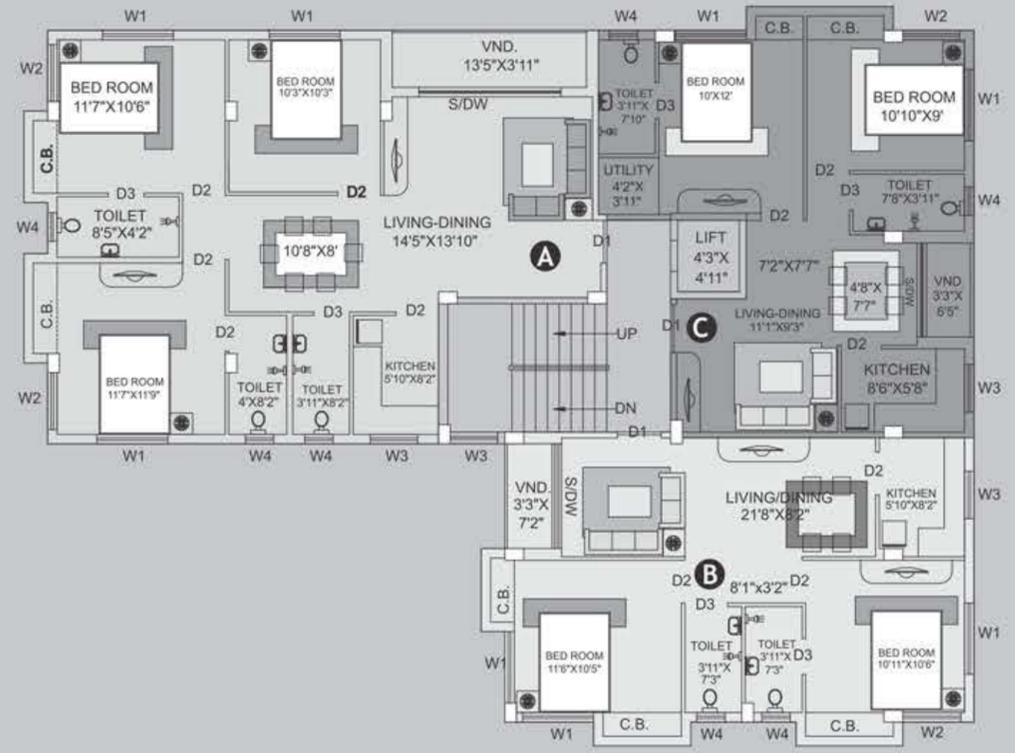
FLOOR PLAN BLOCK C G+III

A	3 BHK	1340 SQ.FT.
B	2 BHK	876 SQ.FT.
C	2 BHK	915 SQ.FT.

FLOOR PLAN BLOCK E G+III

A	2 BHK (1st & 2nd floor)	939 SQ.FT.
A	2 BHK (3rd floor)	948 SQ.FT.
B	3 BHK (1st & 3rd floor)	1239 SQ.FT.
B	3 BHK (2nd floor)	1221 SQ.FT.





FLOOR PLAN BLOCK **F** G+IV

A	3 BHK	1386 SQ.FT.
B	2 BHK	930 SQ.FT.
C	2 BHK	887 SQ.FT.

FLOOR PLAN BLOCK **G** G+IV

A	3 BHK	1348 SQ.FT.
B	2 BHK	878 SQ.FT.
C	2 BHK	877 SQ.FT.



NUMBER OF BLOCKS	:	10
NUMBER OF FLOORS	:	G+3, G+4
NUMBER OF FLATS	:	75
UNIT SIZE	:	2 BHK (876 - 1134) 3 BHK (1221 - 1434)
MUNICIPALITY OR CORPORATION	:	K.M.C
ELECTRICITY	:	CESC
DATE OF LAUNCH	:	JANUARY 2015
DATE OF COMPLETION	:	SEPTEMBER 2018

What is the process of purchasing the flat?

Please call our sales advisors or our customer service department or download an Application Form from our website.

The application for booking amount is Rs.1,00,000/-. Please fill and submit the application form along with a cheque/online transfer/draft.

What are payment terms?

Our payment terms are based as per the stage of construction:

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 made in favour of 'Nortech Property Pvt. Ltd.' (A/C payee)



What about car parking space?

Adequate car parking space is available in the complex.

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 is the percentage of super built up area?

The super-build up area is 25%.

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:-

Rs.75/- per sq. ft :	Transformer Charges
Rs.50/- per sq. ft:	Generator Charges
Rs.5,000/-:	Association Formation Charges
Rs.54/- per sq. ft:	18 months maintenance (Rs.3/- per sq. ft per month)
Rs.50/- per sq. ft:	Eden Elements Association Fund (to be handed over to the association)

What is the estimated completion time of Eden Elements?

The estimated completion date is September 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 marketing agent for details.

Past projects at a glance



EDEN TOLLY SIGNATURE

34
Projects
Delivered



EDEN TOLLY LAKESIDE

Average
Completion Period*
2 years 7 months



EDEN IMPERIAL



EDEN ASTOR PARK



EDEN ROMA



EDEN EXOTICA



EDEN PAVILION



EDEN BROOKSIDE



EDEN FLORA



EDEN WINDSOR PARK

Average
Delivery Early by**
2.5 months



EDEN EMERALD



EDEN ELEGANTE



EDEN FRESCO



EDEN ROYALE



EDEN MOORE



EDEN DOVER GARDENS



EDEN DAFFODIL

*Period between the Date of Plan Sanction and the Date of Completion **Difference between Expected Date of Completion & Actual Date of Completion

Past projects at a glance



EDEN RESIDENCY



EDEN PRISTINE



EDEN SUNFLOWER



EDEN TULIP



EDEN TOLLY GREENWOOD



EDEN SERENITY



EDEN HABITAT

Average ROI
@17%***



EDEN FLORA 2

15
projects
Under Construction



EDEN MAJESTIC



EDEN HARMONY



EDEN LAVENDAR



EDEN SYMPHONY



EDEN PEARLS



EDEN SAPPHIRE



EDEN IXORA

Upcoming
Projects
20L sq ft



EDEN AMBIENCE



EDEN STERLING

***Average Annualised Rate of Return of all delivered projects upto 1st Jan, 2016



MAKING HOME BUYING A PLEASURABLE **EXPERIENCE**

EDEN PRIVILEGE CARE

Dedicated Personal Relationship Manager

Enjoy individual care and personal advice by your specially appointed friend from Eden.

Brand Transparency

Rest assured that the fixtures and materials that go into making of your dream home conform to the open declaration we give.

Price Transparency

Now all prices and extra charges are mentioned clearly on our website. Don't worry about discovering hidden charges later.

Customization of flats

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

Warranty on any construction defect & allied products

What's a home without quality? We promise you to make good any flaw in construction or defect in fixtures and floorings in the minimum possible time!

Refer a Friend

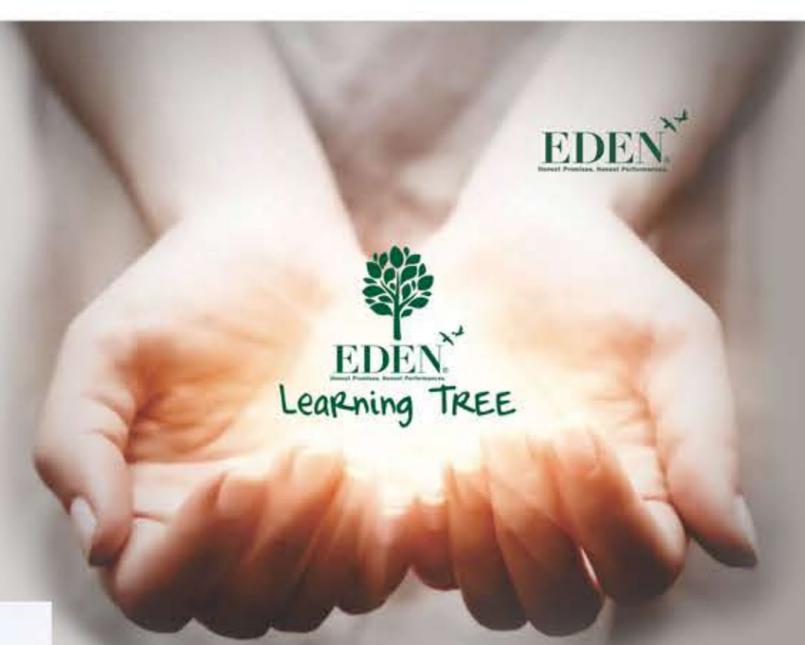
Tell a friend about our unique services and enjoy fabulous discounts when you purchase your next home.

24x7 Online Chat

Need info? Feel free to log on to our website and enjoy a tete-a-tete with your friends at Eden. Anytime, anywhere!

Online Updates

Take delight in step by step progress as you witness your dream home come near completion.



Best of Learning for the children of Eden



A unique initiative by the Eden Group brings learning to your doorstep.

A privilege *only* for our Eden Kids!

Lessons and guidance in extra-curricular activities in the comfort of your home. Whether your child wants to learn painting or swimming or yoga, singing or dancing- these special interest classes will keep him/her busy- and he/she might just become the next Michael Phelps or Van Gogh!

Learning made easy!

An Eden Group Initiative



EDEN[®]

Honest Promises. Honest Performances.

6C Elgin Road, Oriental House, 4th Floor, Kolkata 700020

Call: +91 33 4003 4784, Mob: 84500 84500

Fax: +91 33 2280 5464. sales@edengroup.in

www.edengroup.in

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 reserved the right to change the specifications or features without any notice or any obligation.