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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.

EDEN
HORIZON

The logo for EDEN HORIZON features the word "EDEN" in a green, serif font and "HORIZON" in a dark, serif font. A stylized graphic of a sun and a blue wave is positioned between the two words. Below the logo is the tagline "where dreams meet reality" in a white, sans-serif font.

where dreams meet reality





EDEN HORIZON

Dreams are weaved into the horizon.

Every horizon has a new beginning carefully painted into it. The golds, the silvers, blues and oranges painted dreams, made of childhood, laughter, love. It urges us, the time has come to take that leap of faith! We move forward, towards reaching it, making it come true...

We welcome you to Eden Horizon.

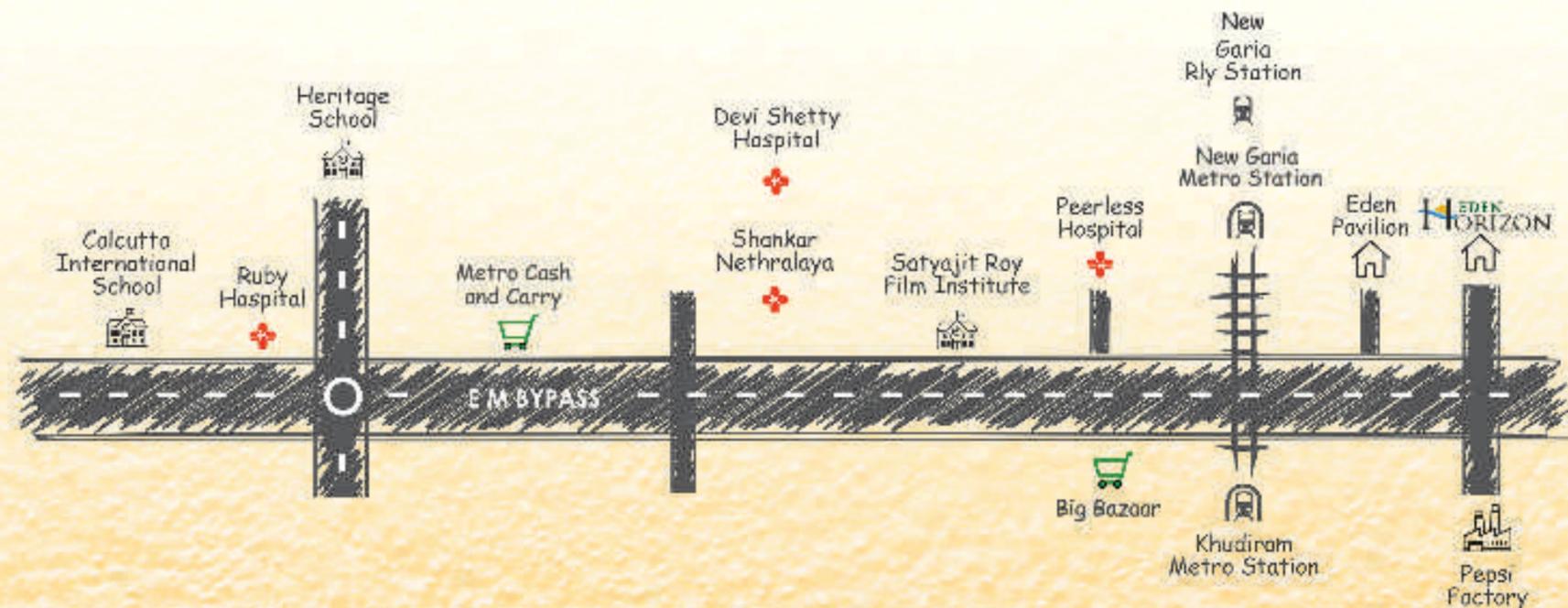
Our motto: Honest Promises. Honest Performances.

"Horizon" is another breakthrough, strengthened with the quality assurance of the Eden Group. Just 20 minutes down the E.M. Bypass from Science City, it is located at a prime location with two metro stations within reach. With facilities like B.D. Memorial School, Narendrapur Ramkrishna Mission, Peerless Hospital and Big Bazar just a short drive away, you get the best, without the city pollution. Within your reach, a comfort zone that enhances the quality of life and living... Horizon - where dreams meet reality!

EDEN
HORIZON



LOCATION MAP



A photograph of a beach scene. In the foreground, there is a mound of light-colored sand. On the left side of the mound, two small, blue and white striped sandcastles with brown roofs and circular windows are visible. To the right of the sandcastles, a red plastic shovel is stuck upright in the sand. The background shows a blurred view of the ocean and a cloudy sky.

MASTER PLAN





FLOOR PLANS

BLOCK 1

Typical Floor Plan (1st to 4th)



FLAT NO.	CARPET AREA	VERANDAH AREA	TOTAL BUILT UP AREA	SUPER BUILT UP AREA AT 1.5%	TYPE
A	790 SQ.FT.	43 SQ.FT.	910 SQ.FT.	1210 SQ.FT.	3 BHK
B	544 SQ.FT.	32 SQ.FT.	647 SQ.FT.	860 SQ.FT.	2 BHK
C	325 SQ.FT.	29 SQ.FT.	389 SQ.FT.	517 SQ.FT.	1 BHK
D	609 SQ.FT.	30 SQ.FT.	697 SQ.FT.	927 SQ.FT.	2 BHK
E	750 SQ.FT.	28 SQ.FT.	846 SQ.FT.	1125 SQ.FT.	3 BHK
F	725 SQ.FT.	31 SQ.FT.	831 SQ.FT.	1105 SQ.FT.	3 BHK

Disclaimer:

CARPET AREA AS PER RERA

The net usable floor area of an apartment, excluding the area covered by the external walls, area 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.

BUILT UP AREA

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

SUPER BUILT UP AREA

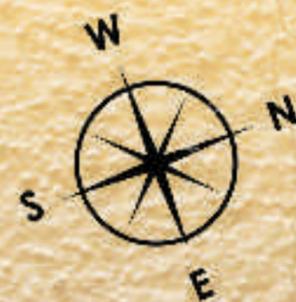
Super Built Up area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc. Sometimes it may also include the common areas such as swimming pool, garden, clubhouse, etc.



BLOCK 2

Typical Floor Plan (1st to 4th)

FLAT NO.	CARPET AREA	VERANDAH AREA	TOTAL BUILT UP AREA	SUPER BUILT UP AREA	BHK
A	361 SQ.FT.	30 SQ.FT.	433 SQ.FT.	576 SQ.FT.	1 BHK
B	749 SQ.FT.	34 SQ.FT.	858 SQ.FT.	1141 SQ.FT.	3 BHK
C	312 SQ.FT.	25 SQ.FT.	385 SQ.FT.	512 SQ.FT.	1 BHK
D	704 SQ.FT.	27 SQ.FT.	837 SQ.FT.	1113 SQ.FT.	3 BHK
E	349 SQ.FT.	26 SQ.FT.	413 SQ.FT.	550 SQ.FT.	1 BHK



Disclaimer:

CARPET AREA AS PER RERA

The net usable floor area of an apartment, excluding the area covered by the external walls, area 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.

BUILT UP AREA

Built up area is the carpet area plus the thickness of 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 lobby, lift shafts, stairs, etc. Sometimes it may also include the common areas such as swimming pool, garden, clubhouse, etc

AMENITIES

The Banquet Hall

Gather for a private party or social events. A spacious, AC Banquet Hall within the premises, lavishly decorated with emphasis to enhance your lifestyle quotient.

Roofgarden

When the world wearies and society fails to satisfy, there is always the garden." a rooftop garden, well maintained is not only a visual delight, but a very practical idea to reduce overall health and joining the celebration towards a greener and sustainable world, It is your way of saying "Thank you" to the nature in your home and we help you at it.

Water Filtration Plant

Clean, pure, high quality water contributes to a healthier lifestyle. Which is why in-house Water Filtration Plants are becoming popular by the day. Eden Horizon provides you completely safe, hygienic drinking water for the health of you and your family. Effective and reliable water treatment system to remove water pollution that not only enhances your quality of living but protects your appliances too.



SPECIFICATIONS

Structure

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

Brickwork

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

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

Wall Putty.

Windows

Color anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium) and window sills, Large Aluminium Windows in Living Room/Balcony.

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* of Durgar/Kohler/Hindware*
Dado of ceramic tiles up to door height,
Sanitaryware with DWC with ceramic cistern and basin of Kohler/Haryware/Hindware*
Pipes of Surmani/Skipper*

Elevator

Passenger Lifts of Kone*.

Electricals

- a) Concealed Polycab/Meseab/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, one 5A refrigerator point, and exhaust fan points in the kitchen.
- f) One AC point in master bedroom
- g) One washing machine point in the balcony.
- h) 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.

Generator

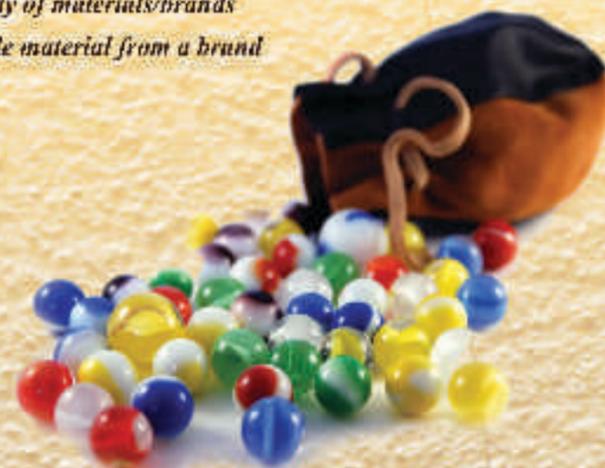
24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats, 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

Security

CCTV cameras 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.*

HEDEN
HORIZON



A family of four (father, mother, and two young girls) walking along a beach at sunset. They are holding hands and walking through the shallow water. The sky is filled with soft, golden light from the setting sun, creating a warm and serene atmosphere. The water is calm, and the overall scene is peaceful and idyllic.

FACTS & QUERIES

Project Specifications

Number of Blocks	: 2
Number of Floors	: G + 4
Number of Flats	: 44
Unit Size- 1 BHK	: 512 sq.ft. to 576 sq.ft.
Unit Size- 2 BHK	: 860 sq.ft. to 927 sq.ft.
Unit Size- 3 BHK	: 1105 sq.ft. to 1210 sq.ft.
Municipality	: Rajpur, Sonarpur
Electricity	: WBSEB
Date of Launch	: June, 2017

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 the payment terms?

Our payment terms are based on construction stage:

• Booking	: 10%
• Agreement	: 10%
• Foundation	: 15%
• 1st Floor Casting	: 15%
• 2nd Floor Casting	: 15%
• 3rd Floor Casting	: 10%
• Roof casting	: 10%
• INTERNAL PLASTER	: 5%
• Possession	: 10% – extra charges

Cheques are to be made in favour of: "BHAGIRATHI ABASAN PVT. LTD." (A/C Payee)

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 about car parking space?

Adequate car parking space is available in the complex.

What are the Extra Development Charges?

Extra Charges Breakup

Legal charges at the time of agreement: **Rs. 5,000/-**

Legal charges at the time of possession: **Rs. 10,000/-**

(Charges below are on a per sq. ft. basis)

Rs. 60/- sqft. for transformer & WBSE / CESC Common Meter Installation Charges.

Rs. 50/- sqft. for generator.

Rs. 5,000/- for association.

Rs. 54/- sqft. for 18 months maintenance (estimated at Rs. 3/- sq. ft. every month).

EDEN HORIZON Association Fund (to be handed over to the association after deducting pending amounts/ dues): Rs. 50/- sqft.

Rs. 5/- sqft. For Flat Mutation, Apportionment & Assessment in the name of the buyer.

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.

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 Charge (PLC)?

PLC may be applicable. Please consult the marketing agent for details.

How do I get any other queries answered?

Feel free to email us at sales@edenprojects.in



EDEN PRIVILEGE CARE

Making Home Buying a Pleasurable Experience



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

All prices and extra charges are mentioned clearly on our website. No charges kept hidden for later discovery.

Warranty on any construction defect and allied products

A quality home, that is what we deliver. We promise you to make good, any flaw in construction, or defect in fixtures and fittings detected, within the minimal possible time!

Refer a Friend

Tell a friend about our unique services and win fabulous discounts when you purchase your next new home from Eden.

24*7 Online Chat

Need any information? Feel free to log onto our website, and enjoy a tete-a-tete with your friend at Eden. Anytime. Anywhere!

Online Updates

Take delight in following the step by step progress, as your dream home nears completion.

EDEN ACHIEVEMENTS



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LAKHS SQUARE
FEET COMPLETED

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COMPLETED
PROJECTS