

vzestupu
co bylo tečeno svr
stále klesajícím. Je tedy
40
výše,
při
po
tot
kla
pro
tako
zvět
odst
post
přitažena blíže.
enou změnu. Je

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



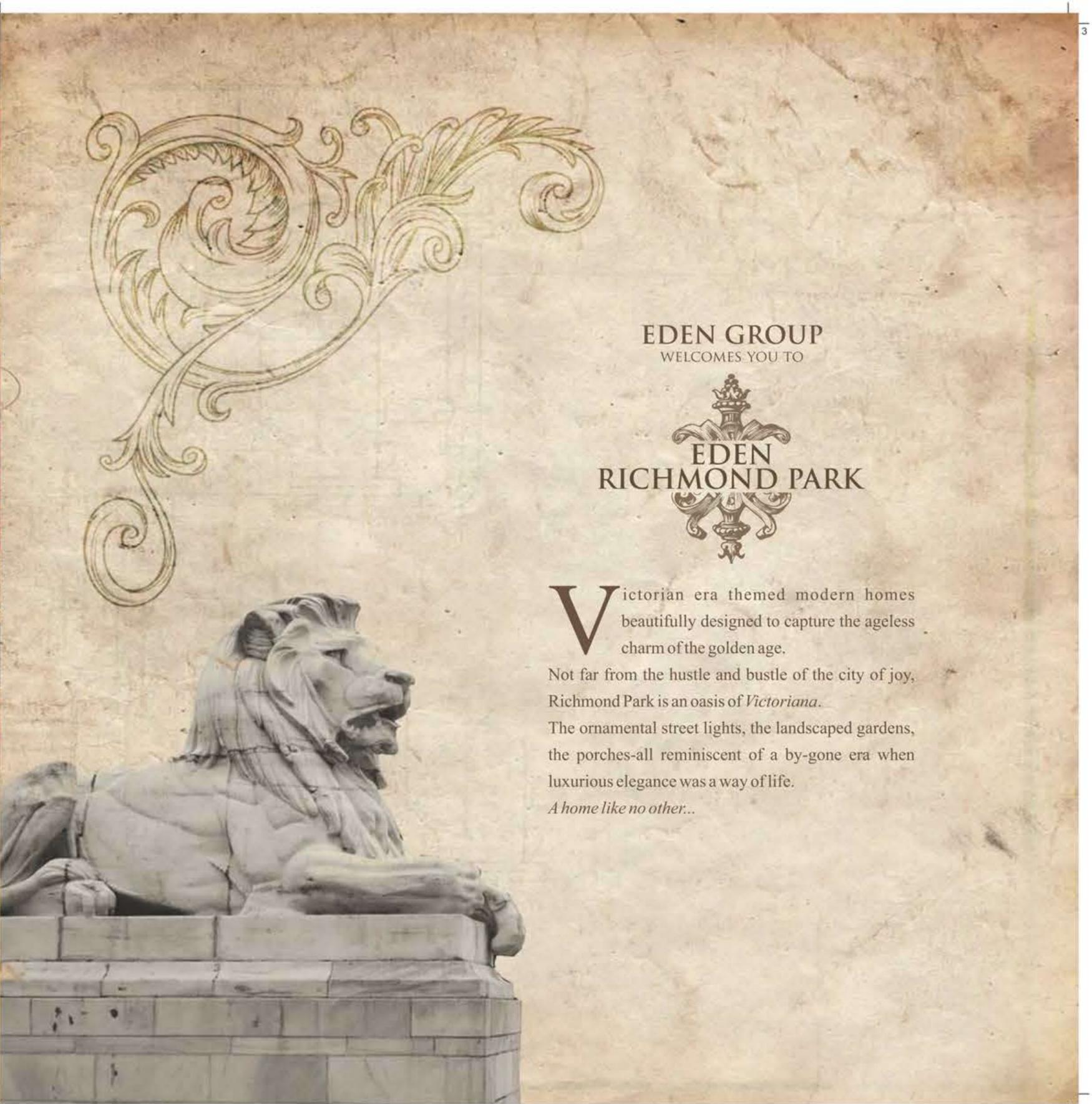
The EDEN Promise

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.



A jewel
in the crown.





EDEN GROUP
WELCOMES YOU TO

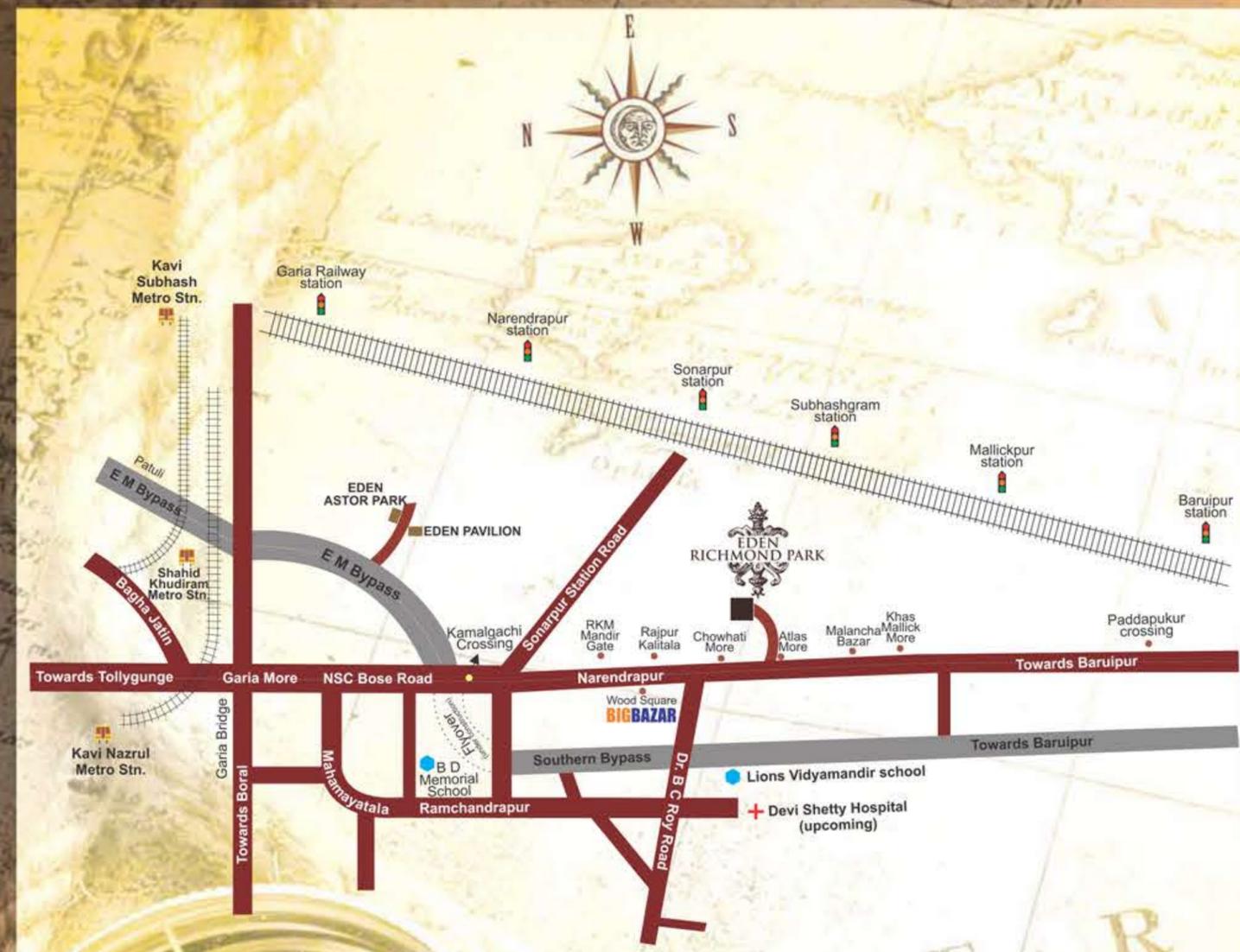
EDEN
RICHMOND PARK

Victorian era themed modern homes beautifully designed to capture the ageless charm of the golden age.

Not far from the hustle and bustle of the city of joy, Richmond Park is an oasis of *Victoriana*.

The ornamental street lights, the landscaped gardens, the porches—all reminiscent of a by-gone era when luxurious elegance was a way of life.

A home like no other...



The location map



EDEN
RICHMOND PARK



The master plan

10
BLOCKS
300
VICTORIAN
RESIDENCES



EDEN
RICHMOND PARK



ARTIST'S IMPRESSION OF THE SWIMMING POOL



Amenities

Landscaped Gardens - Hyde Park

Take a stroll through the 'historic' park or just enjoy the taste of a perfect English breakfast amidst the lush greenery and tranquility of Hyde Park.

AC Community Hall - Windsor Hall

A banquet fit for a king! Celebrate life's special moments at the Windsor Hall, in grandeur reminiscent of a bygone era.

Swimming Pool

Perfect for those hot summer days, to keep you cool!

Water Filtration Plant

Enjoy the goodness of filtered-pure water.

Gymnasium & Spa with steam, sauna and massage

At Richmond Park, we care for your well-being. Rejuvenate at the state-of-the-art fitness facility or simply relax and refresh at the spa.

Home Theatre Room - Theatre Royale

The days of the horse drawn carriages and enchanting evening plays at the theater are things of the distant past, but you relive them at Theater Royale. Entertain and enjoy with friends and family at this Royal Home Theater.

Children's Play Pen

Join your kids at the playpen for hours of fun and bonding.

Billiards Room

A game with a long rich history, a favourite of Shakespeare, is for you to enjoy. Unwind at the days end and take a shot.

Games Room

With a TT table and Carrom Board, this room invites you to 'Play'.

Card's Room

Challenge your friends in a Game of Cards. Enjoy an evening of old fashion decadence.





EDEN
RICHMOND PARK

ARTIST'S IMPRESSION © 2023 EDEN



Specifications



STRUCTURE	RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, 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 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) 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 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* .



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, one 5A refrigerator point, and exhaust fan points in 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, 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.*

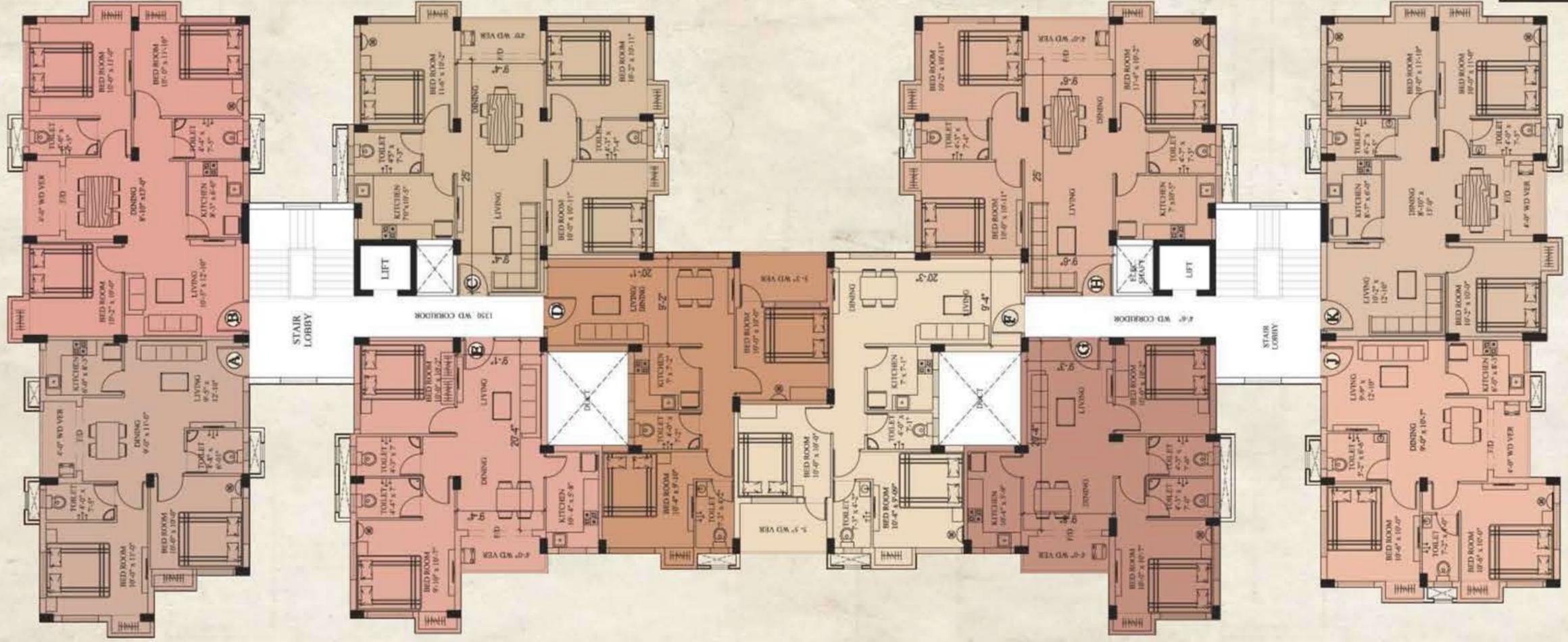
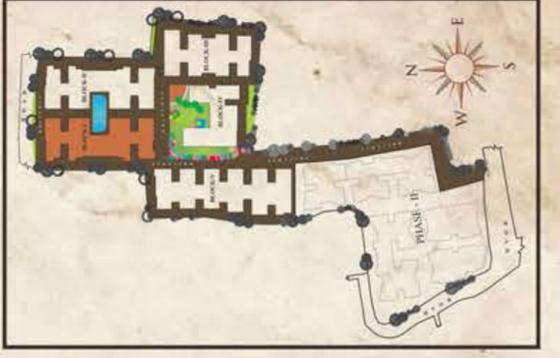


EDEN
RICHMOND PARK

Floor Plans

BLOCK 1

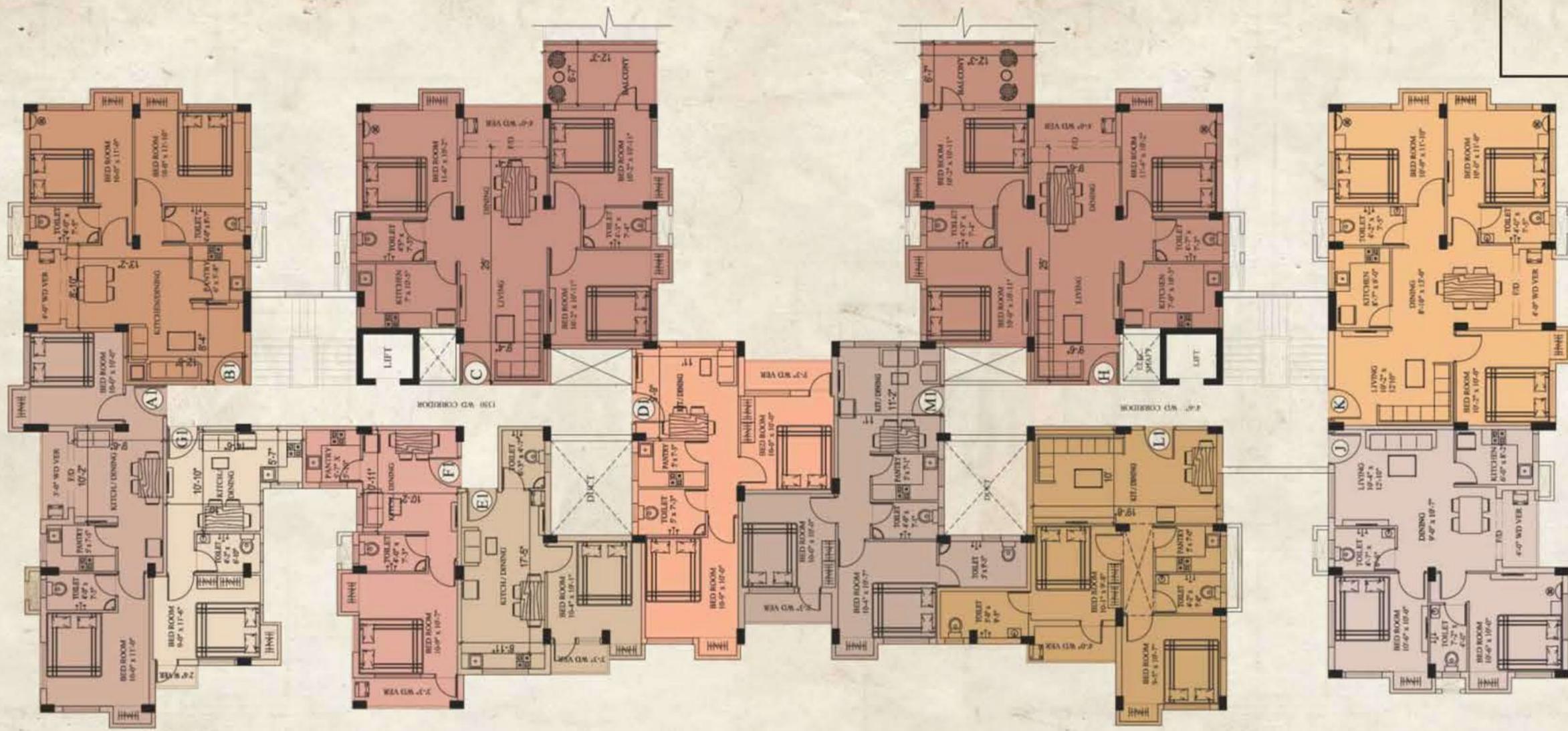
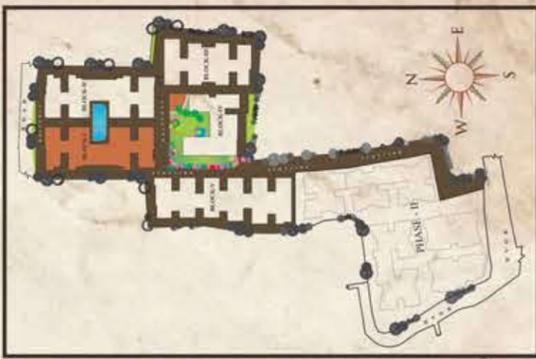
Flat Type	Area	BHK
A	867 SFT.	2 BHK
B	1153 SFT.	3 BHK
C	1180 SFT.	3 BHK
D	895 SFT.	2 BHK
E	886 SFT.	2 BHK
F	900 SFT.	2 BHK
G	898 SFT.	2 BHK
H	1187 SFT.	3 BHK
J	875 SFT.	2 BHK
K	1152 SFT.	3 BHK



1ST FLOOR PLAN

BLOCK 1

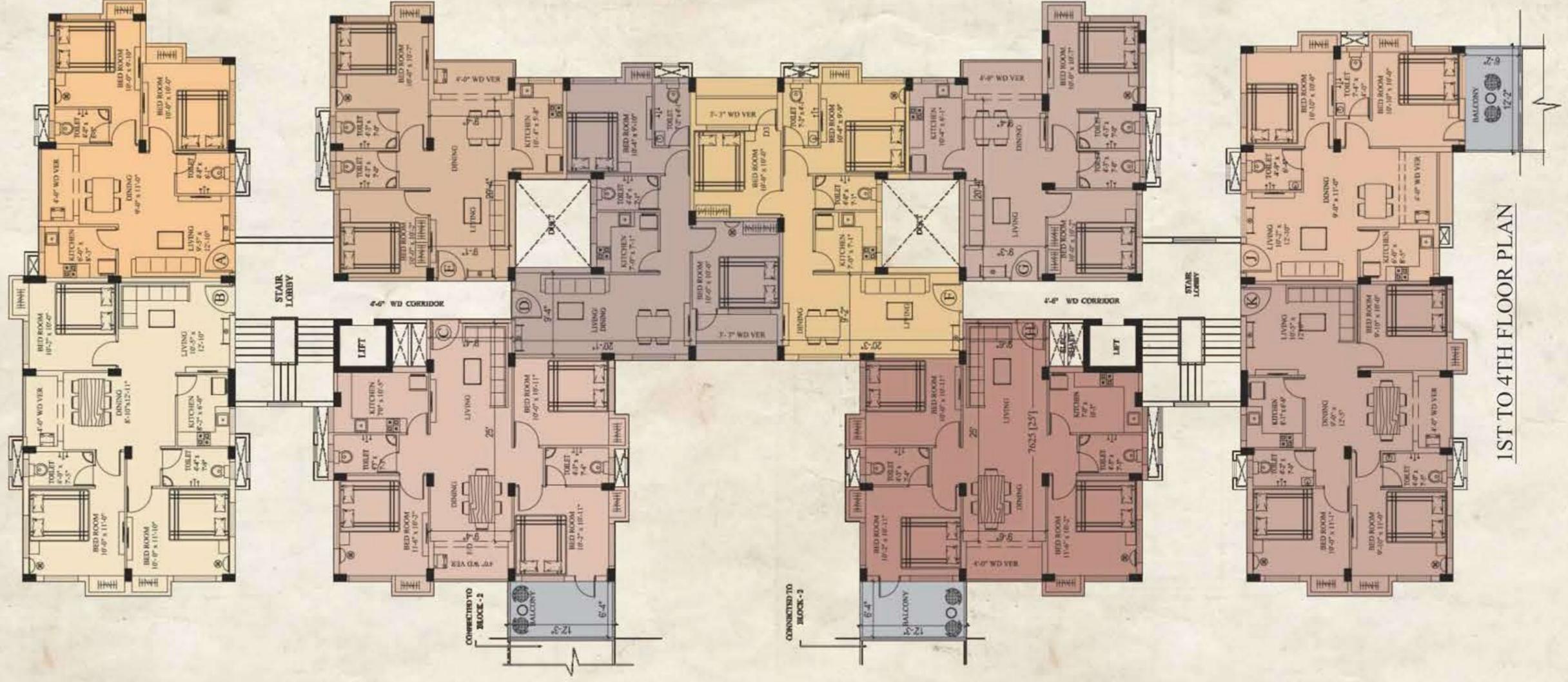
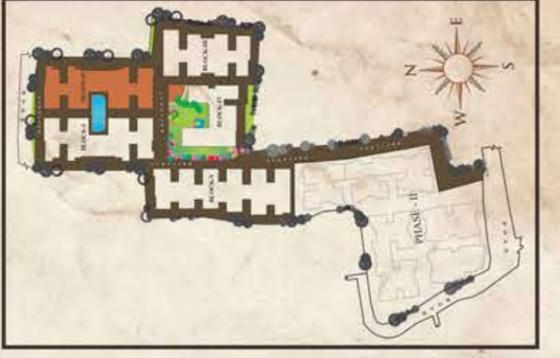
Flat Type	Area	BHK
A1	714 SFT.	2 BHK
B1	908 SFT.	2 BHK
C	1287 SFT. (2nd Floor)	3 BHK
	1220 SFT. (3rd Floor)	
	1180 SFT. (4th Floor)	
D1	686 SFT.	2 BHK
E1	499 SFT.	1 BHK
F1	518 SFT.	1 BHK
G1	441 SFT.	1 BHK
H	1293 SFT. (2nd Floor)	3 BHK
	1227 SFT. (3rd Floor)	
	1187 SFT. (4th Floor)	
J	875 SFT.	2 BHK
K	1152 SFT.	3 BHK
L1	878 SFT.	2 BHK
M1	770 SFT.	2 BHK



2ND, 3RD & 4TH FLOOR AREA

BLOCK 2

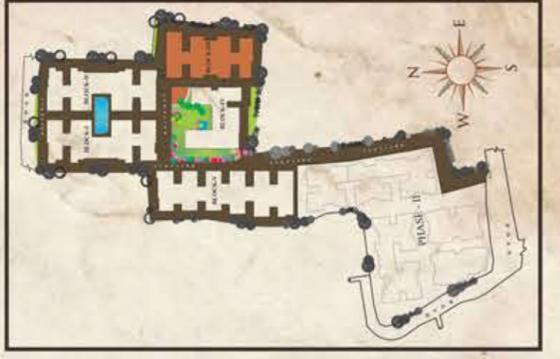
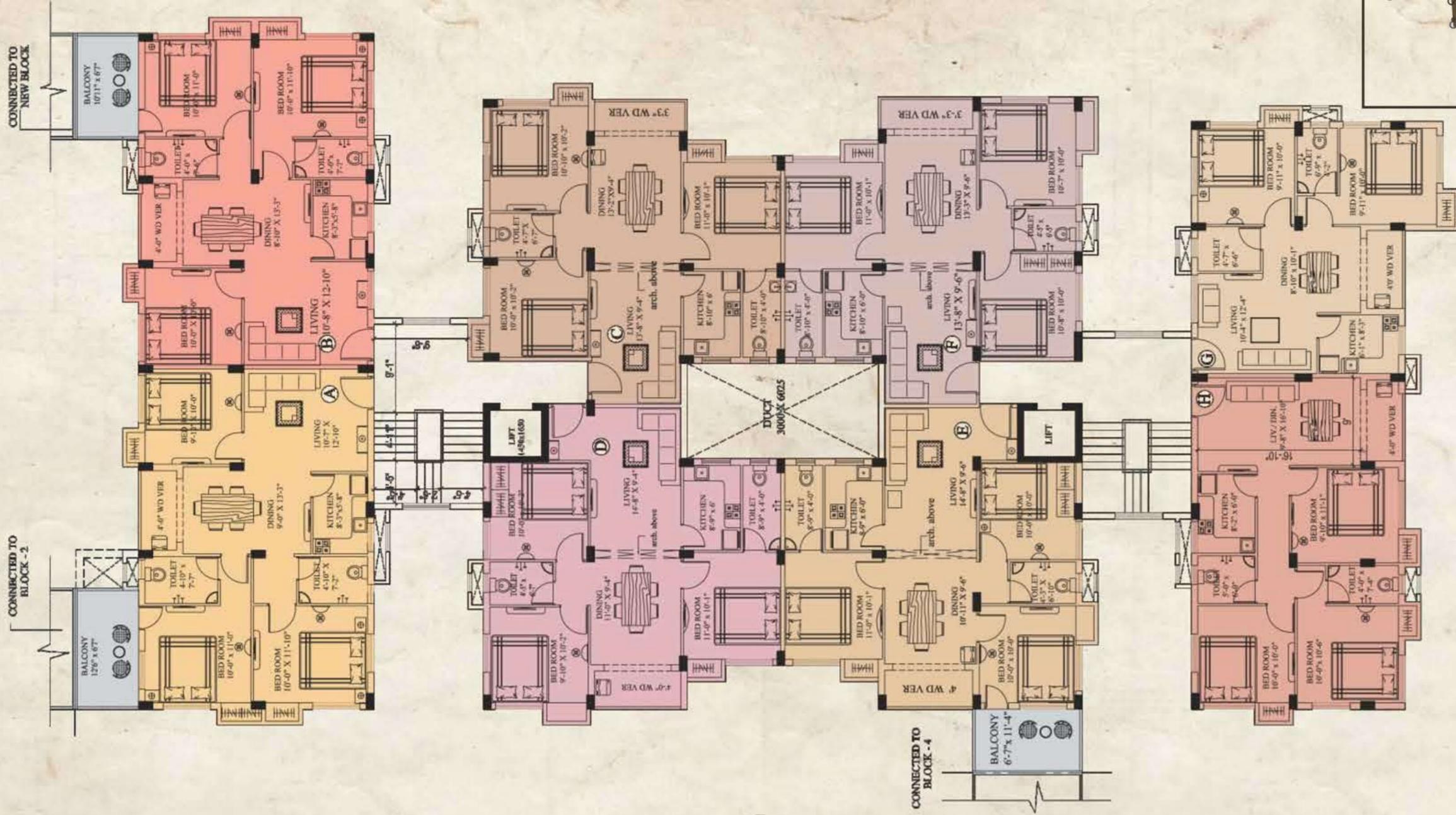
Flat Type	Area	BHK
A	844 SFT.	2 BHK
B	1153 SFT.	3 BHK
C	1180 SFT. (1st & 4th Floor)	3 BHK
	1287 SFT. (2nd Floor)	
D	1220 SFT. (3rd Floor)	2 BHK
	895 SFT. (1st Floor)	
E	871 SFT. (2nd, 3rd & 4th Floor)	2 BHK
F	888 SFT.	2 BHK
G	900 SFT. (1st Floor)	2 BHK
H	873 SFT. (2nd, 3rd & 4th Floor)	2 BHK
	898 SFT.	
I	1186 SFT. (1st & 4th Floor)	3 BHK
	1293 SFT. (2nd Floor)	
J	1226 SFT. (3rd Floor)	2 BHK
	891 SFT. (1st & 4th Floor)	
K	994 SFT. (2nd Floor)	2 BHK
	930 SFT. (3rd Floor)	
	1125 SFT.	3 BHK



1ST TO 4TH FLOOR PLAN

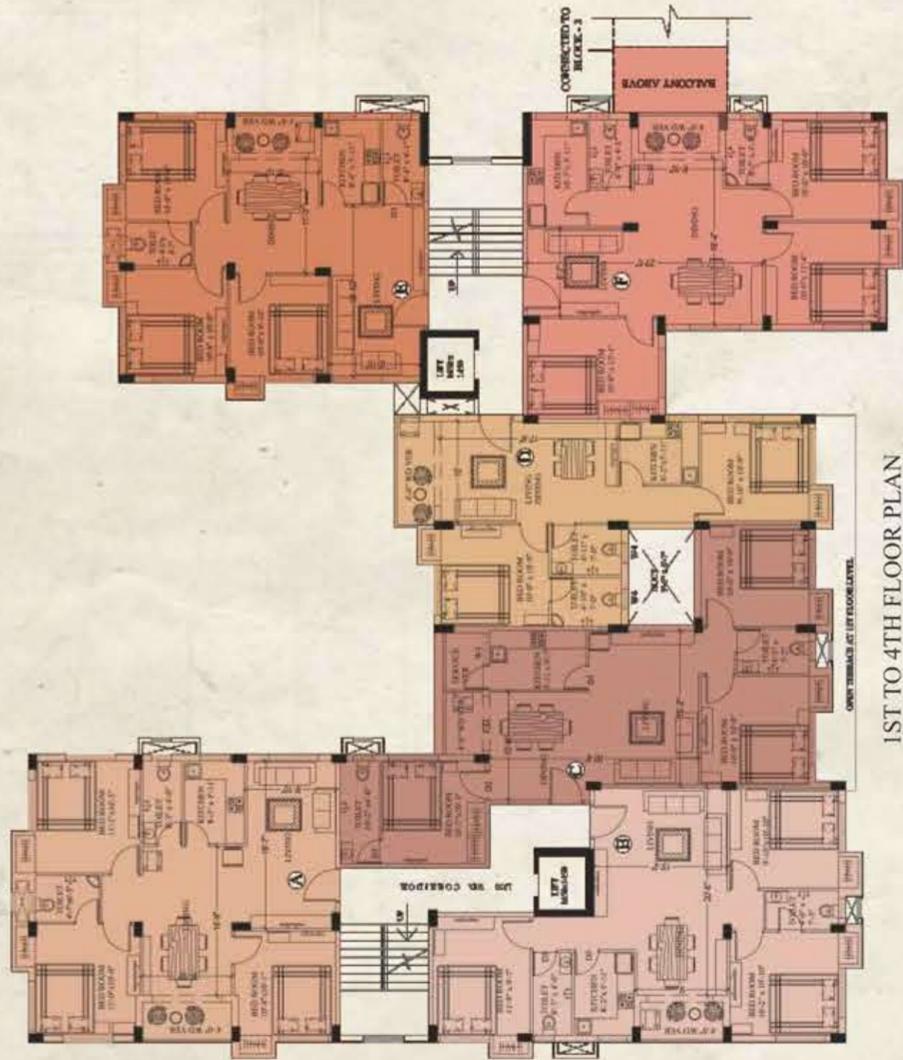
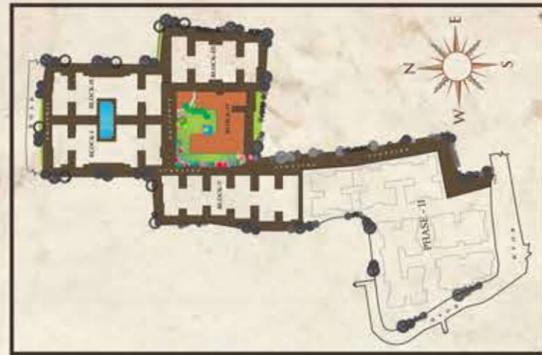
BLOCK 3

Flat Type	Area	BHK
A	1172 SFT. (1st & 4th Floor)	3 BHK
	1277 SFT. (2nd Floor)	
	1212 SFT. (3rd Floor)	
B	1144 SFT. (1st & 4th Floor)	3 BHK
	1240 SFT. (2nd Floor)	
	1180 SFT. (3rd Floor)	
C	1128 SFT.	3 BHK
D	1138 SFT.	3 BHK
E	1134 SFT. (1st & 4th Floor)	3 BHK
	1234 SFT. (2nd Floor)	
	1171 SFT. (3rd Floor)	
F	1130 SFT.	3 BHK
G	847 SFT.	2 BHK
H	1035 SFT.	3 BHK



BLOCK 4

Flat Type	Area	BHK
A	1197 SFT.	3 BHK
B	1160 SFT.	3 BHK
C	1192 SFT.	3 BHK
D	876 SFT.	2 BHK
E	1117 SFT.	3 BHK
F	1219 SFT. (1st & 4th Floor)	3 BHK
	1318 SFT. (2nd Floor)	
	1256 SFT. (3rd Floor)	



1ST TO 4TH FLOOR PLAN



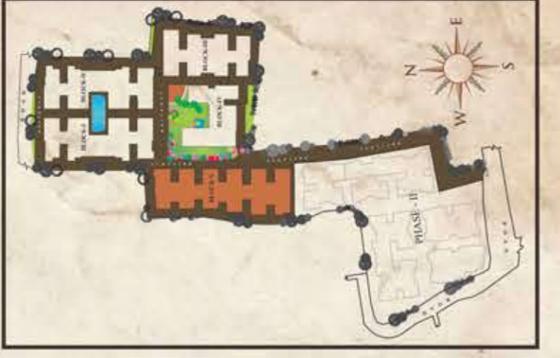
EDEN RICHMOND PARK



ARTIST'S IMPRESSION OF GARDEN

BLOCK 5

Flat Type	Area	BHK
A	1154 SFT.	3 BHK
B	1149 SFT.	3 BHK
C	1148 SFT.	3 BHK
D	770 SFT.	2 BHK
E	880 SFT.	2 BHK
F	1230 SFT.	3 BHK
G	1133 SFT.	3 BHK
H	754 SFT.	2 BHK
J	870 SFT.	2 BHK
K	1134 SFT.	3 BHK
L	1102 SFT.	3 BHK
M	1127 SFT.	3 BHK
N	442 SFT.	1 BHK
P	469 SFT.	1 BHK



TYPICAL FLOOR PLAN





Facts & Queries

Project Specifications

Number of Blocks	: 10
Number of Floors	: G +IV
Number of Flats	: 300 (approx.)
Unit Size-1 BHK	: 432 sq ft to 518 sq ft
Unit Size-2 BHK	: 686 sq ft to 908 sq ft
Unit Size-3 BHK	: 1035 sq ft to 1318 sq ft
Municipality	: Rajpur Sonarpur Municipality
Electricity	: WBSEB
Date of Launch	: November 2014
Date of Completion	: March 2018

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/-

Extra Charges Breakup:

Transformer Charges	:	As per Actuals
Generator Charges	:	As per Actuals
Association formation charges	:	Rs.5,000/-
Maintenance for 18 months	:	Rs.45/- per sq ft
<i>(estimated Rs.2.50/- per sq ft per month)</i>		
Eden Richmond Park Association Fund	:	Rs.25/- per sq ft
<i>(to be handed over to the association)</i>		

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 Sales Advisors for the details.

Payment Schedule

Our payment terms are based on construction stage:

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 "EDEN RICHMOND PARK LLP" (A/C Payee)

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





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

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



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

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!

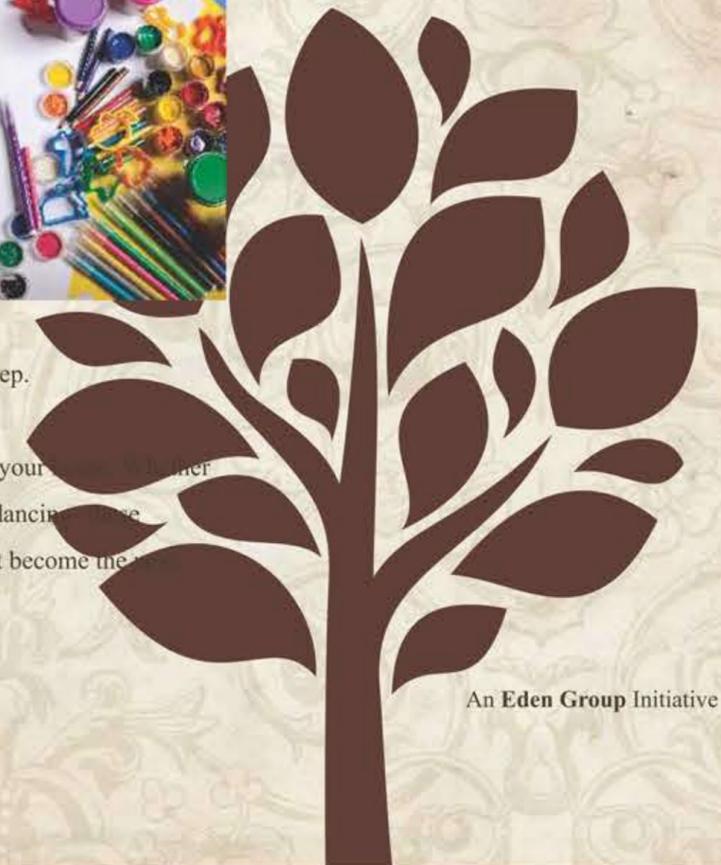
Lessons and guidance in extra-curricular activities in the comfort of your home.

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

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
sales@edengroup.in www.edengroup.in

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