

EDEN^{✦✦}

TOLLY
COURT

GO BEYOND

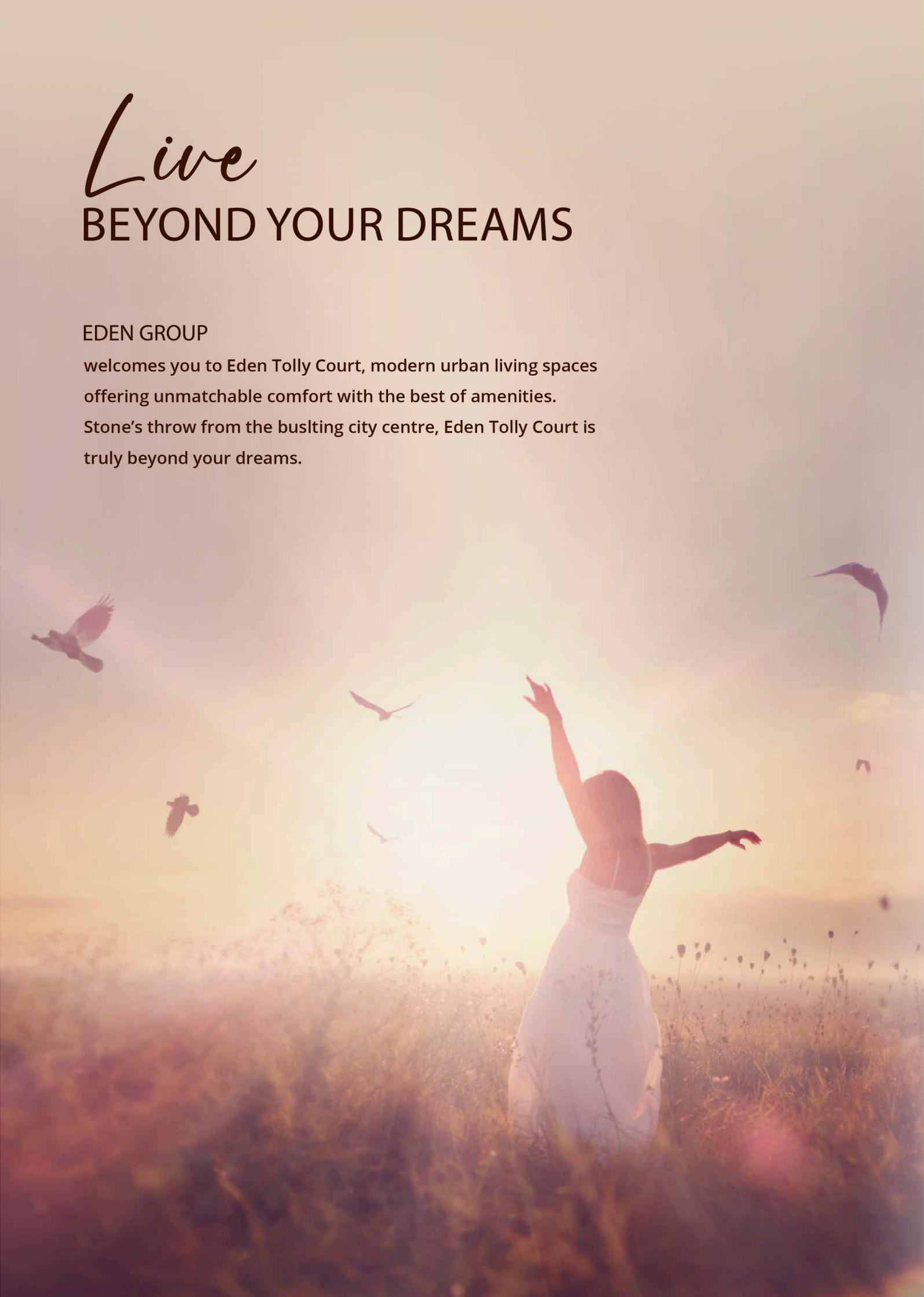
Live

BEYOND YOUR DREAMS

EDEN GROUP

welcomes you to Eden Tolly Court, modern urban living spaces offering unmatched comfort with the best of amenities.

Stone's throw from the bustling city centre, Eden Tolly Court is truly beyond your dreams.



EDEN⁺

TOLLY
COURT

Trust

BEYOND PROMISE

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. 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.



LOCATION MAP



Reach BEYOND

Tolly Metro:	4.4 Kms.
Upcoming Joka Metro:	3.0 Kms
M.P. Birla School:	5.9 Kms
Kabar Danga More:	700 mts
Thakur Pukur Bus Stand:	5.4 Kms
Joka ESI Hospital:	4.7 Kms
Thakur Pukur Bazar:	3.4 Kms
South City Mall:	7.4 Kms
Thakurpukur Cancer Hospital:	900 mts



BEYOND
Unique

PROJECT AT A GLANCE

Number of Blocks:	4
Number of Floors:	G + 3
Number of Flats:	45
Unit Size-1 BHK:	473 sq.ft. - 522 sq.ft.
Unit Size-2 BHK:	747 sq. ft. - 879 sq.ft.
Municipality or Corporation:	Kolkata Municipal Corporation
Electricity:	CESC

BEYOND
Good Living



AMENITIES



COMMUNITY HALL



GYMNASIUM



ROOF GARDEN

EDEN
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Past projects at a glance



Eden Tolly Signature

48
Projects
Delivered



Eden Sky Terrace



Eden Tolly Signature Plus



Eden Windsor Park

Average
Delivery Early by**
3 months



Eden Pavilion



Eden Imperial



Eden Dover Gardens



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

Reset 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.

A seagull is shown in silhouette, flying across a sky filled with soft, golden clouds from a sunset or sunrise. The text is centered in a teal, serif font.

**HONEST
PROMISES.
HONEST
PERFORMANCES.**



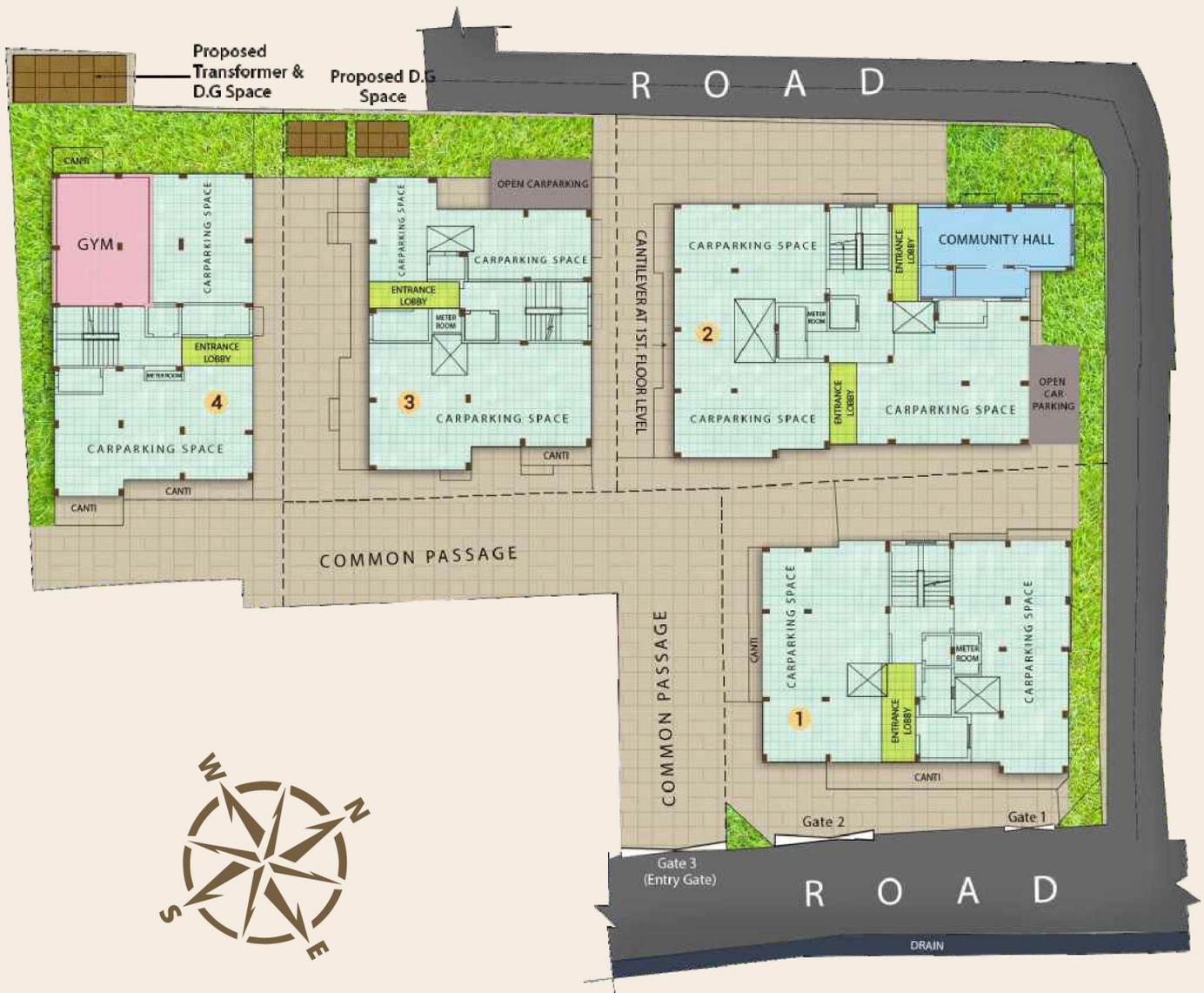
Home is
where the
heart is

EDEN^{✦✦}

TOLLY
COURT

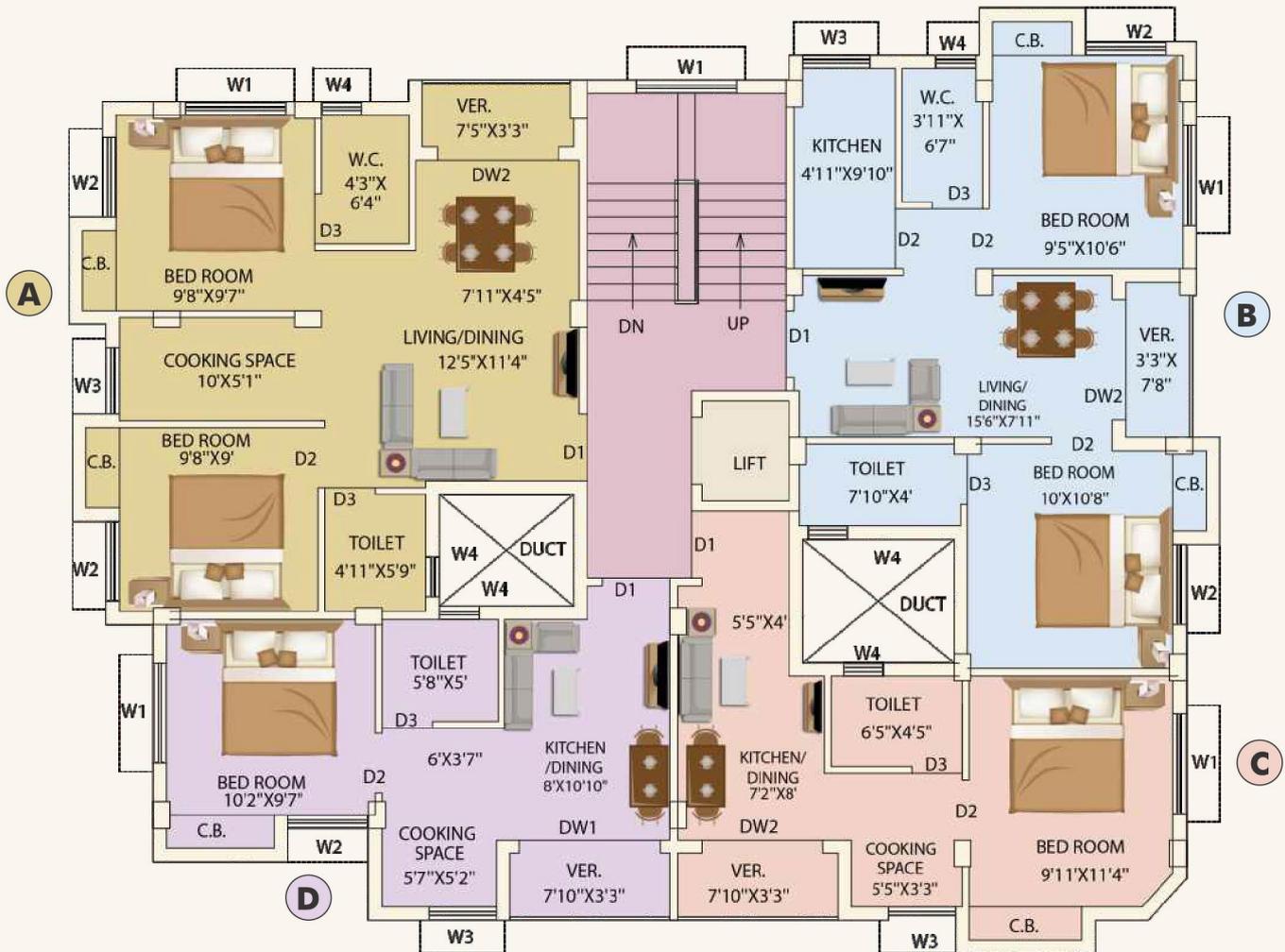
FLOOR PLANS

GROUND FLOOR PLAN



BLOCK 1

1st to 3rd Floor Plan



BLOCK 1 | 1st to 3rd Floor Plan

Flat	Type of Flat	Carpet Area (sq ft)	Balcony Area (sq ft)	Total Built Up Area (sq ft)	Super Built Up Area
A	2BHK + 2T	494	24	578	769
B	2BHK + 2T	480	25	569	757
C	1BHK + 1T	293	26	365	485
D	1BHK + 1T	286	26	355	473



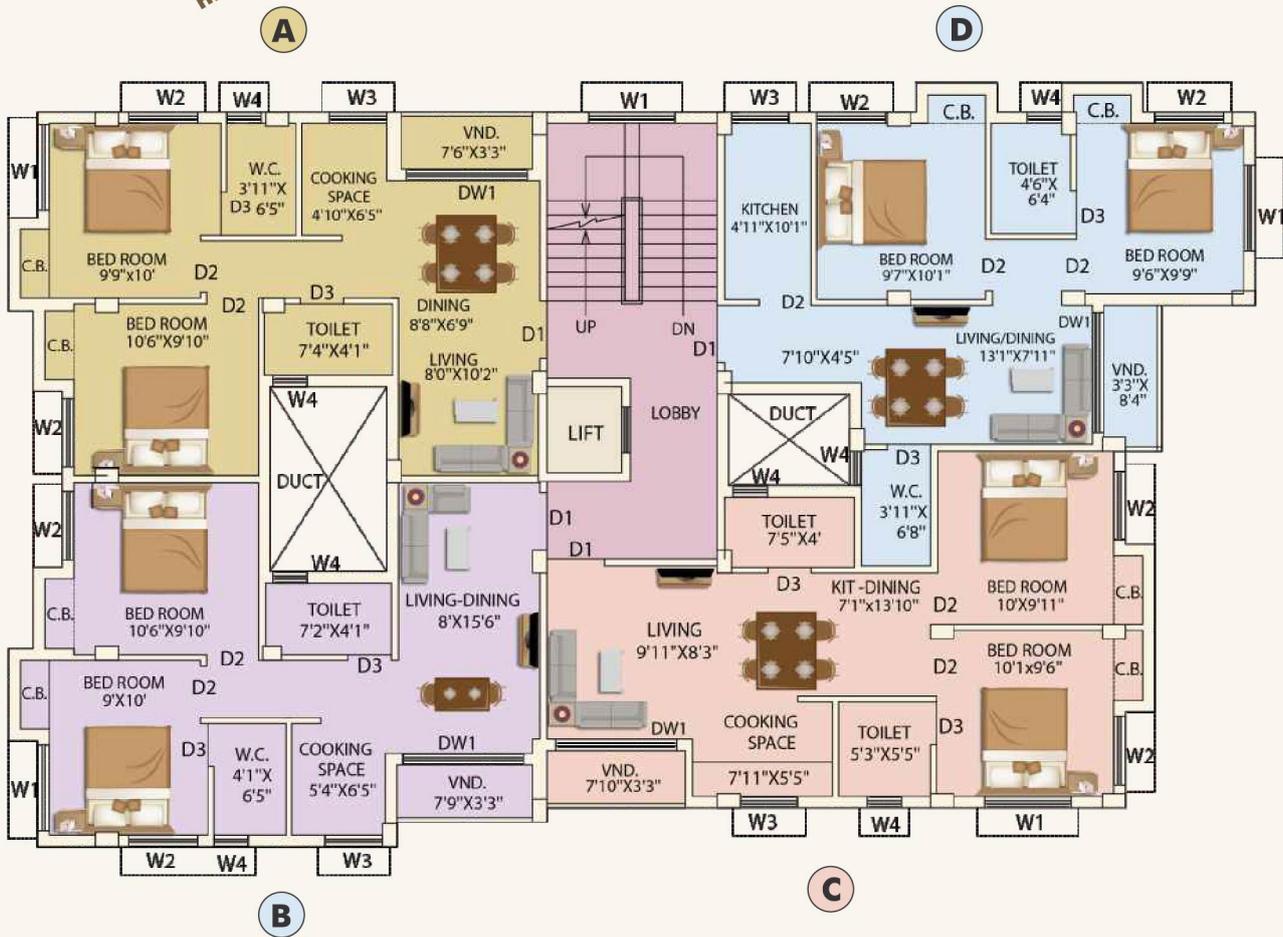
Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

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

Carpet Area as per RERA: 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.

BLOCK 2

1st to 3rd Floor Plan



BLOCK 2 | 1st to 3rd Floor Plan

Flat	Type of Flat	Carpet Area (sq ft)	Balcony Area (sq ft)	Total Built Up Area (sq ft)	Super Built Up Area
A	2BHK + 2T	488	24	577	767
B2	BHK + 2T	475	25	562	747
C2	BHK + 2T	504	26	588	782
D2	BHK + 2T	479	27	568	756



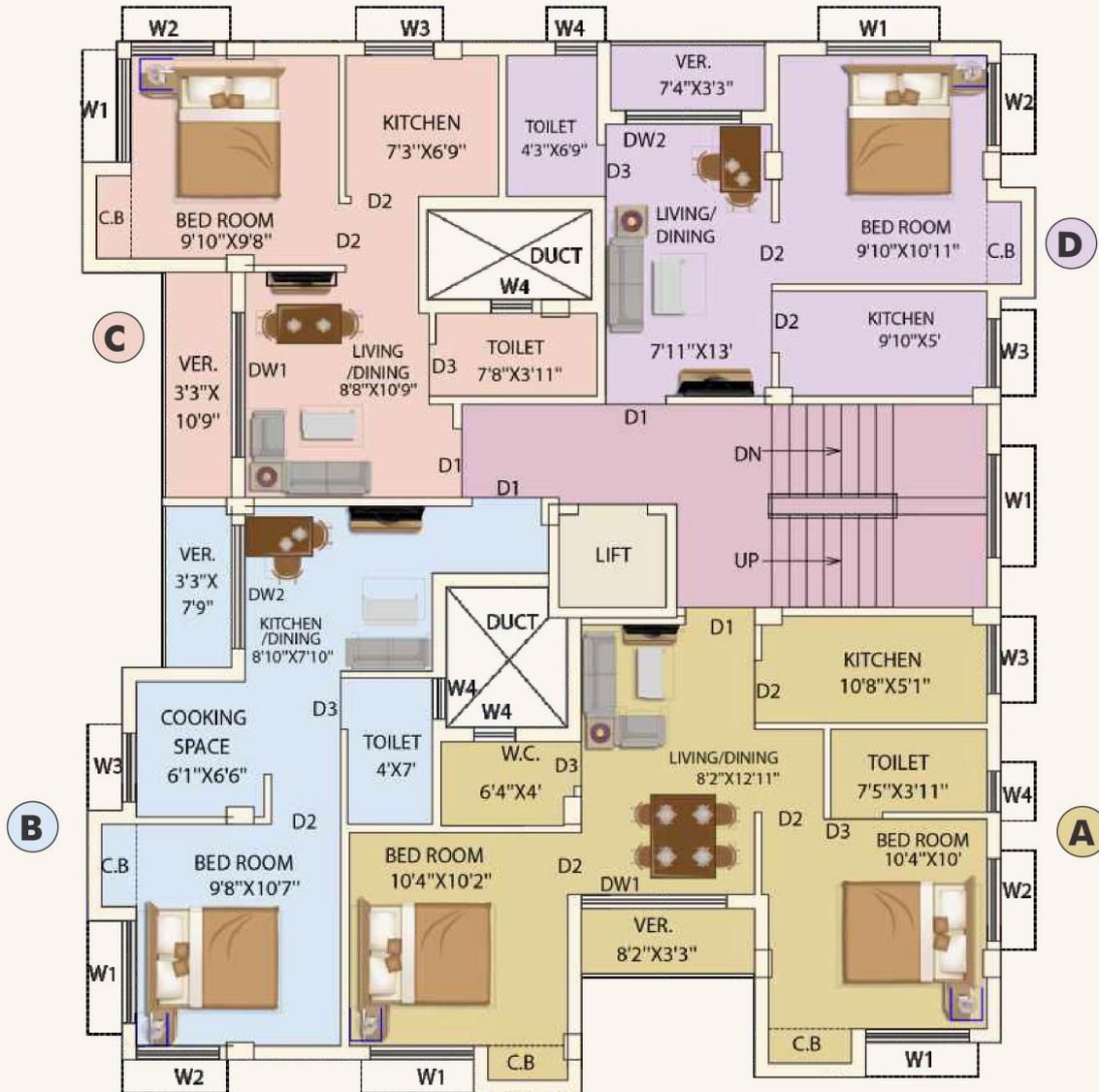
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BLOCK 3

1st to 3rd Floor Plan



BLOCK 3 | 1st to 3rd Floor Plan

Flat	Type of Flat	Carpet Area (sq ft)	Balcony Area (sq ft)	Total Built Up Area (sq ft)	Super Built Up Area
A	2BHK + 2T	469	27	563	749
B	1BHK + 1T	296	25	369	491
C	1BHK + 1T	298	35	385	512
D	1BHK + 1T	303	24	375	499



Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

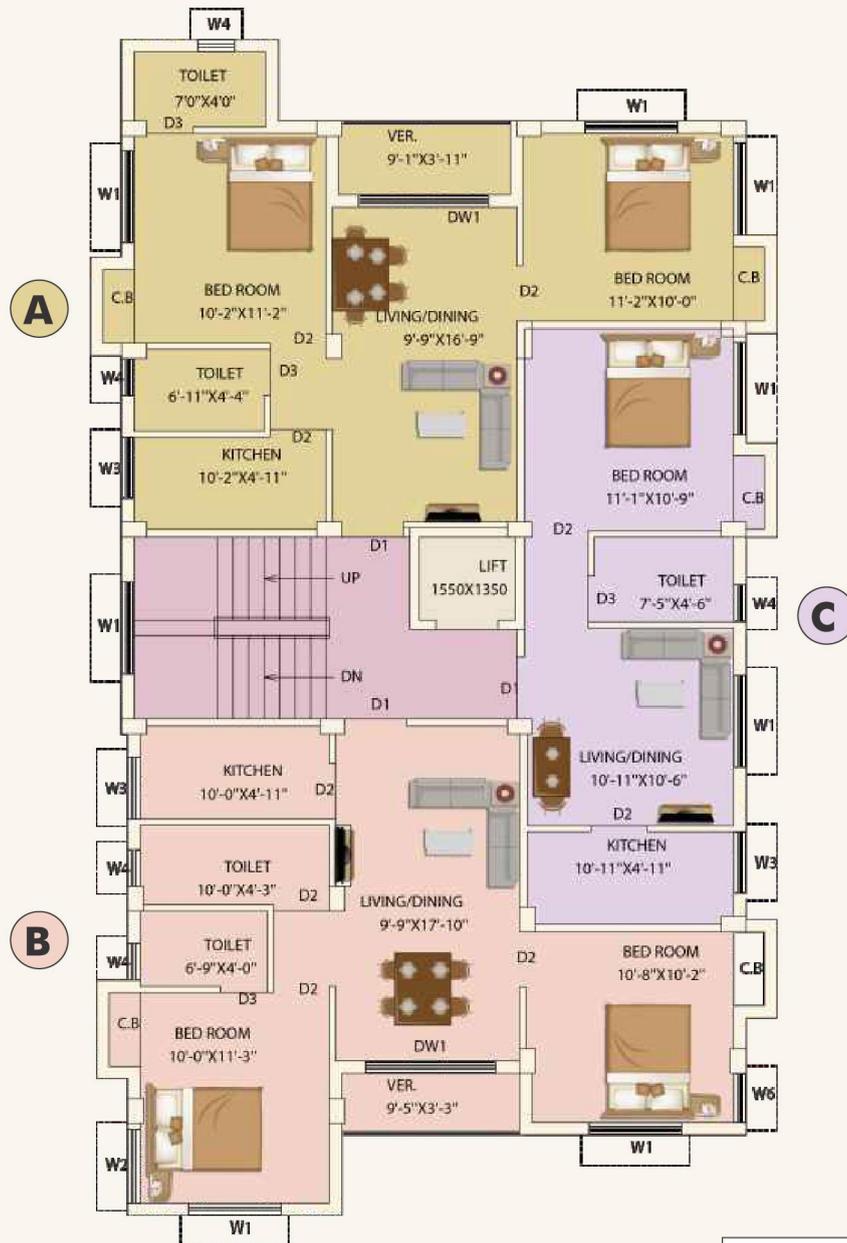
Super Built Up Area: Super Built Up Area is the built up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc.

Carpet Area as per RERA: 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.



BLOCK 4

1st to 3rd Floor Plan



BLOCK 4 | 1st to 3rd Floor Plan

Flat	Type of Flat	Carpet Area (sq ft)	Balcony Area (sq ft)	Total Built Up Area (sq ft)	Super Built Up Area
A	2BHK + 2T	544	36	651	866
B	2BHK + 2T	560	31	661	879
C	1BHK + 1T	356	0	392	522



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 the lobby, lifts shaft, stairs, etc.

Carpet Area as per RERA: 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.

We have delivered 48 projects in last 10 years

(Average delivery
3 months before
promised
possession date)

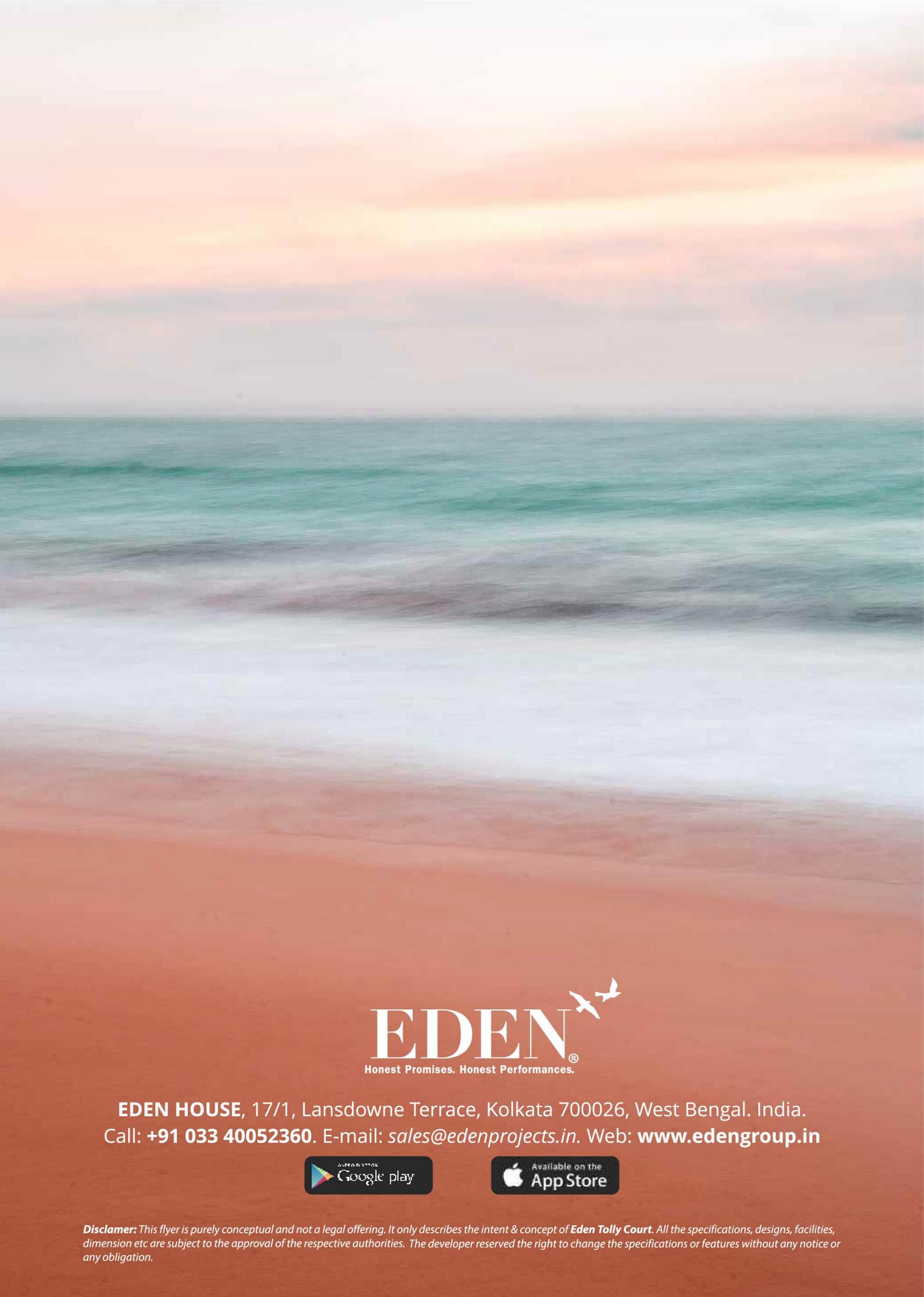
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Honest Promises. Honest Performances.



We have
Zero Debt
(even in this market)

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Disclaimer: This flyer is purely conceptual and not a legal offering. It only describes the intent & concept of **Eden Tolly Court**. All the specifications, designs, facilities, dimension 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.