



*The Earth laughs in flowers...*



# Welcome

Eden Group welcomes to your new home..Eden Tolly Gardenia.  
Your drem home, in the lap of nature yet with all the amenities  
of modern living.

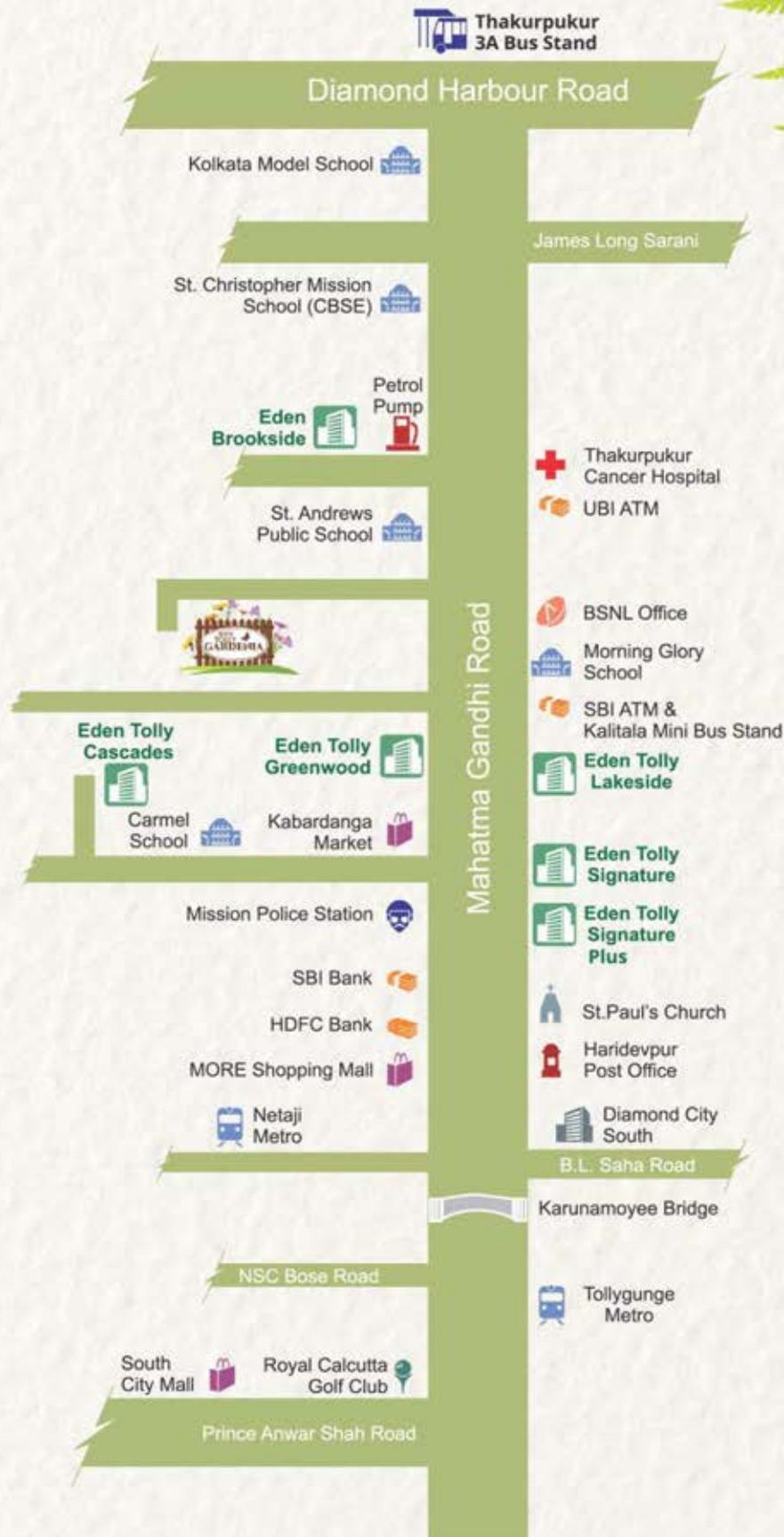
2 blocks, 5 towers, 110 homes

*Home,  
where our story begins...*





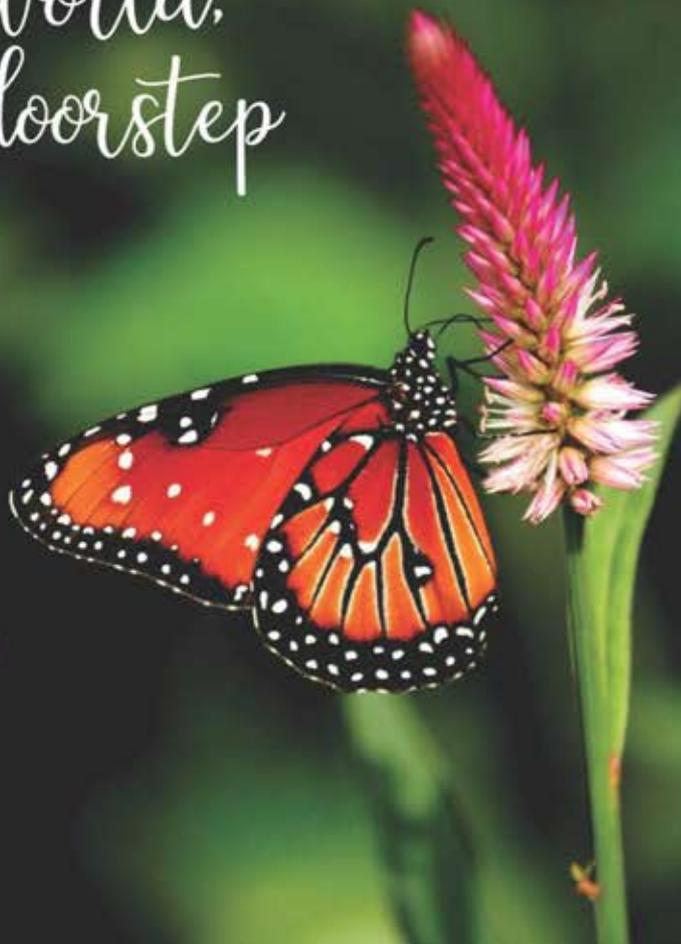
# Location map



At Eden Tolly Gardenia,  
Great connectivity brings a whole new  
world of convenience & ease at your doorstep.

Upcoming Joka Metro	: 3.1 km (approx)
Tollygunge Metro	: 5.4 km (approx)
Thakurpukur 3A Bus Stand	: 2.6 km (approx)
M P Birla School	: 6.4 km (approx)
Thakurpukur Cancer Hospital	: 0.95 km (approx)
Joka ESI Hospita	: 3.8 km (approx)
Thakur Pukur Bazar	: 3.4 km (approx)
South City Mall	: 8.4 km (approx)

*My world,  
at my doorstep*





## Facts & Queries

**Number of Blocks:** 2

**Number of Towers:** 2 towers in Block-1 & 3 towers in Block-2

**Number of Floors:** G + 4

**Number of Flats:** 110

**Unit Sizes:**

1 BHK: 476 sq.ft.

2 BHK: 796 sq.ft. to 947 sq.ft.

2 BHK with open terrace:

887, 939, 1001 & 1200 sq.ft.

3 BHK: 1039 sq.ft. to 1220 sq.ft.

3 BHK with open terrace:

1272 & 1593 sq.ft.

**Municipality/Corporation:**

Kolkata Municipal Corporation

**Electricity:**

WBSE

**Date of Launch:**

December 2017

**Date of Completion:**

May 2023 (As Per WBHIRA)



*To walk down the garden path,  
to relax in the shade,  
to be in harmony with nature... pure bliss!*

# Amenities



PROFESSIONALLY  
DESIGNED & EXECUTED  
LANDSCAPED GARDEN



CHILDREN'S PLAY  
ROOM



STATE OF THE ART  
SWIMMING POOL



AC BANQUET HALL



GYMNASIUM

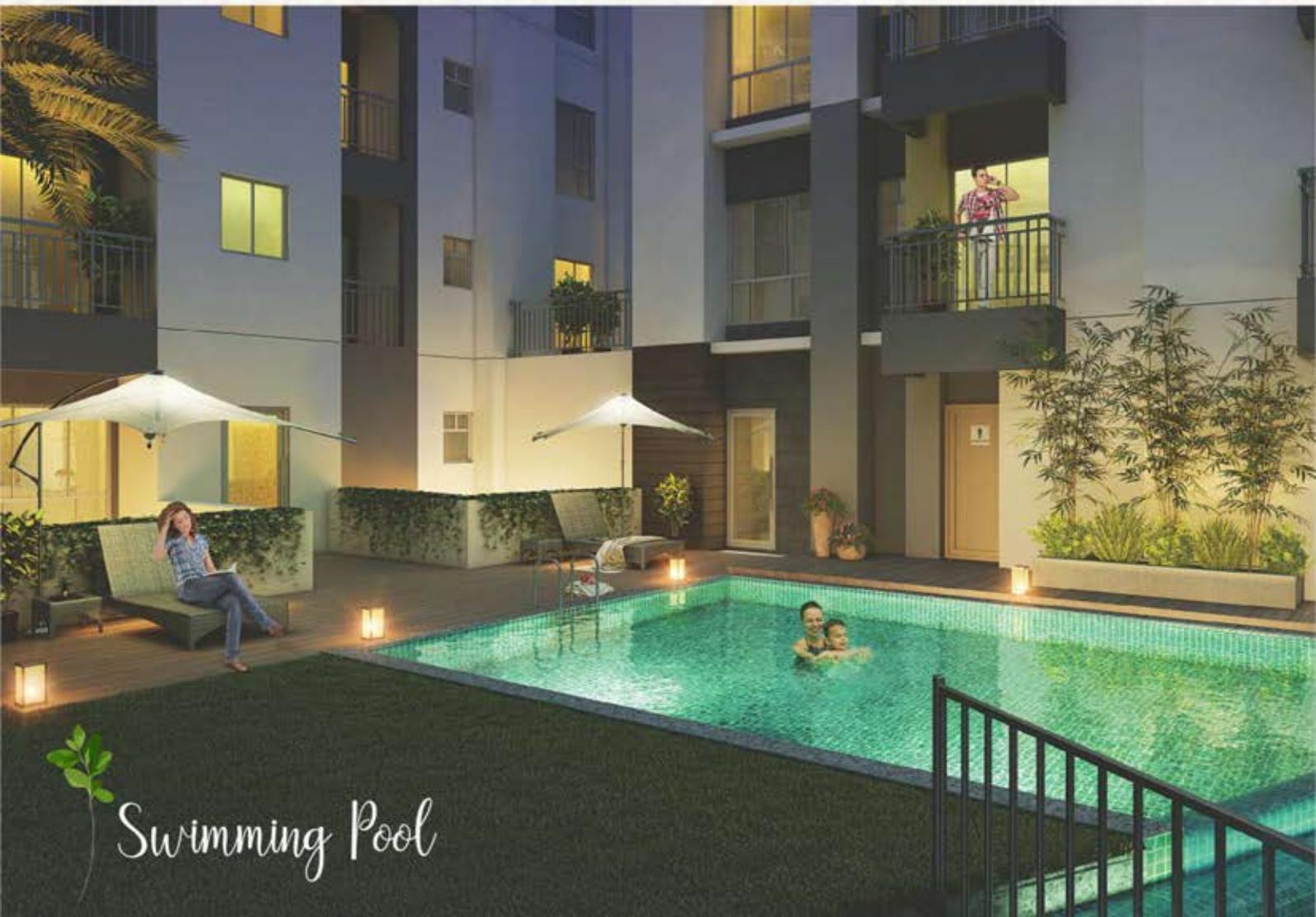


INDOOR GAMES ROOM



GUEST ROOM





## 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



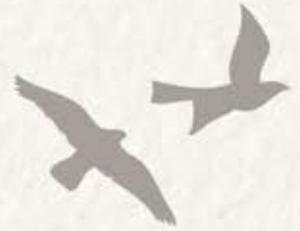
Eden Pavilion



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.



In the green green garden....  
here have I leisure to breathe and move,  
to sing my songs, and to dream my dreams...



The Earth laughs in flowers...

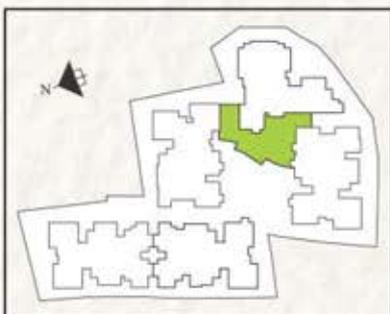
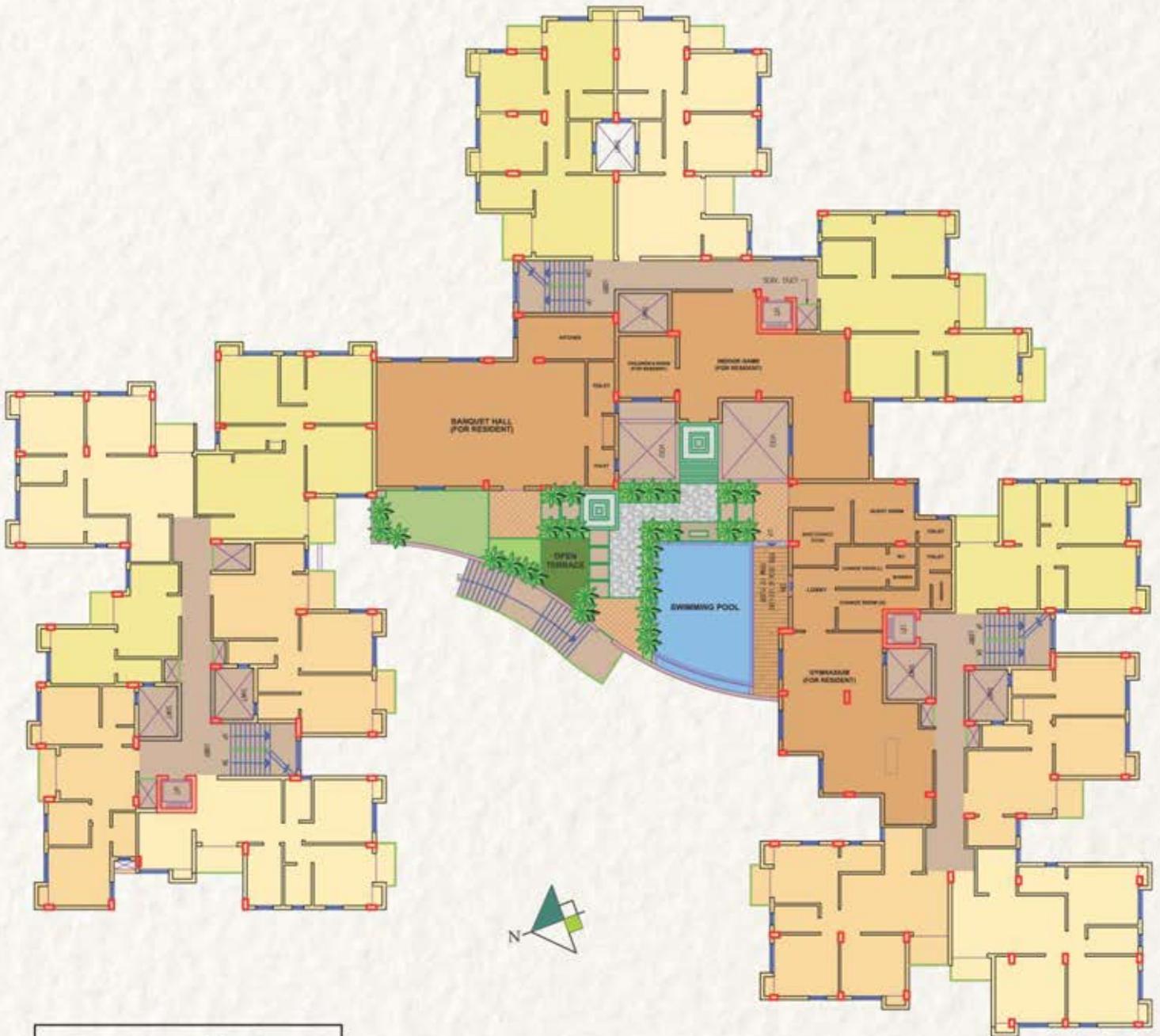
 Floor Plans

# Ground Floor Plan





# Podium Level Amenities Area





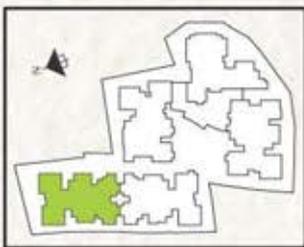
# Floor Plans

## Block I | Tower I

1st to 4th floor



Typical Floor Plan (1st to 4th floor)



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
A	696	28	799	1063	3 BHK
B	561	30	664	883	2 BHK
C	519	27	619	823	2 BHK
D	505	24	603	802	2 BHK
E	504	26	599	796	2 BHK
F	684	27	786	1045	3 BHK

**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.

**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.

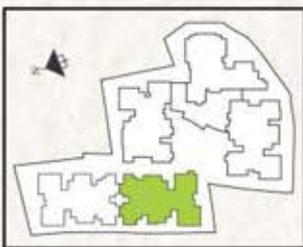
# Floor Plans

## Block 1 | Tower 2

### 1st to 4th floor



Typical Floor Plan (1st to 4th floor)



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
G	538	36	646	860	2 BHK
H	573	34	677	900	2 BHK
I	684	55	813	1081	3 BHK
J	698	28	802	1066	3 BHK
K	505	26	602	800	2 BHK
L	505	24	604	803	2 BHK

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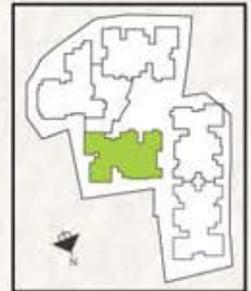
# Floor Plans

## Block 2 | Tower 1

### 1st floor Plan



Typical Floor Plan 1st floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
M	763	35	875	1164	3 BHK
N	583	53	712	947	2 BHK
O	646	59	794	1056	3 BHK
P	512	25	605	805	2 BHK
Q	293	22	358	476	1 BHK
R	675	32	781	1039	3 BHK

**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.

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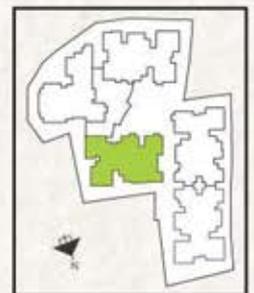
# Floor Plans



## Block 2 | Tower 1 2nd floor Plan



Typical Floor Plan 2nd floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	OPEN TREEACE AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
M	769	35	883	196	1272	3 BHK
N	583	53	712		947	2 BHK
O	646	59	794		1056	3 BHK
P	512	25	605		805	2 BHK
Q	293	22	358		476	1 BHK
R	675	32	781		1039	3 BHK

**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.

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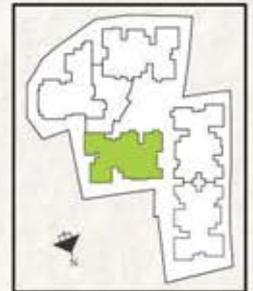


# Floor Plans

Block 2 | Tower 1  
3rd & 4th floor



Typical Floor Plan 3rd & 4th floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
M	769	35	883	1174	3 BHK
N	583	53	712	947	2 BHK
O	646	59	794	1056	3 BHK
P	512	25	605	805	2 BHK
Q	293	22	358	476	1 BHK
R	675	32	781	1039	3 BHK

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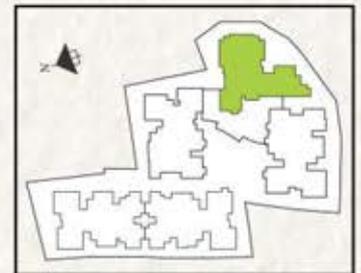
# Floor Plans

Block 2 | Tower 2

1st floor Plan



Typical Floor Plan 1st floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
S	742	61	889	1183	3 BHK
T	767	56	917	1220	3 BHK
U	750	75	907	1206	3 BHK

**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.

**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.



# Floor Plans

Block 2 | Tower 2

2nd floor Plan



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	OPEN TREEACE AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
S	742	61	889		1183	3 BHK
T	767	56	917		1220	3 BHK
U	750	75	914		1216	3 BHK
V	514	49	637	79	887	2 BHK
W	550	56	677	202	1001	2 BHK

**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.

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

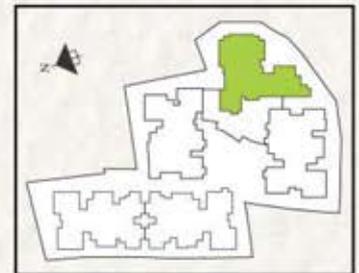
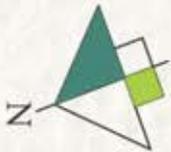
**Super Built Up Area:** Super Built Up Area is the built up area plus proportionate area of common areas such as the lobby, lifts shaft, stairs, etc.

# Floor Plans

## Block 2 | Tower 2 3rd & 4th floor Plan



Typical Floor Plan 3rd & 4th floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
S	742	61	889	1183	3 BHK
T	767	56	917	1220	3 BHK
U	750	75	914	1216	3 BHK
V	514	49	637	847	2 BHK
W	550	56	677	900	2 BHK

**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.

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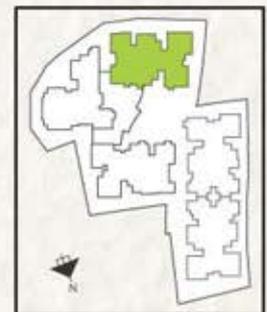
# Floor Plans

Block 2 | Tower 3

1st floor Plan



Typical Floor Plan 1st floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
A1	556	33	661	879	2 BHK
B1	571	30	674	896	2 BHK
C1	774	27	878	1168	3 BHK
D1	685	54	814	1083	3 BHK

**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.

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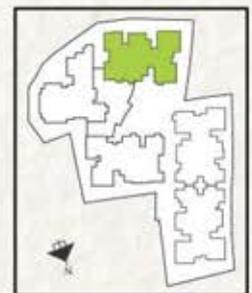
# Floor Plans



## Block 2 | Tower 3 2nd floor Plan



Typical Floor Plan 2nd floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	OPEN TREEACE AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
A1	556	33	661		879	2 BHK
B1	571	30	674		896	2 BHK
C1	774	27	878		1168	3 BHK
D1	685	54	814		1083	3 BHK
E1	551	52	666		886	2 BHK
F1	555	46	671	93	939	2 BHK

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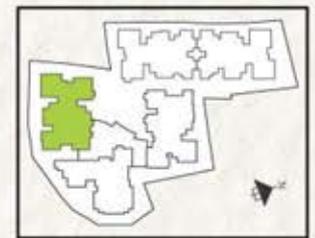
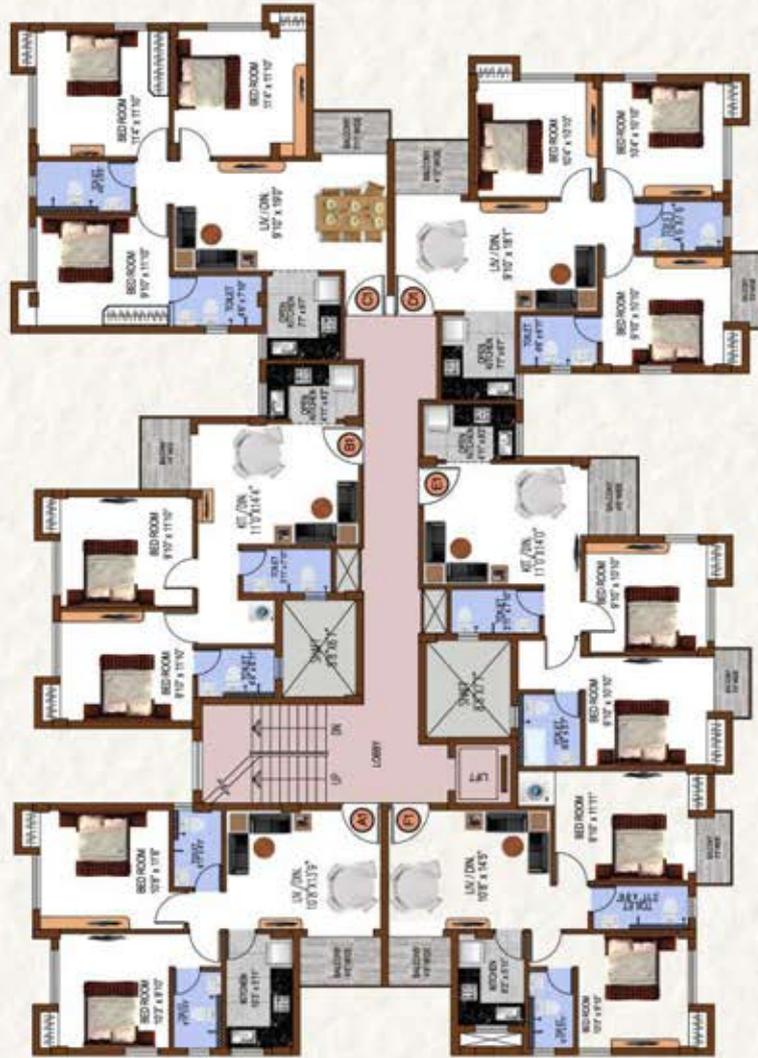


# Floor Plans

Block 2 | Tower 3

3rd floor Plan

Typical Floor Plan 3rd floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
A1	556	33	661	879	2 BHK
B1	571	30	674	896	2 BHK
C1	774	27	878	1168	3 BHK
D1	685	54	814	1083	3 BHK
E1	551	52	666	886	2 BHK
F1	555	46	671	892	2 BHK

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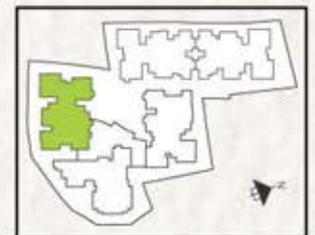
# Floor Plans

Block 2 | Tower 3

4th floor Plan



Typical Floor Plan 4th floor



FLAT MKD	CARPET AREA IN SQ. FT.	VERANDAH AREA IN SQ. FT.	TOTAL BUILT UP AREA IN SQ. FT.	OPEN TREEACE AREA IN SQ. FT.	SUPER BUILT UP AREA IN SQ. FT.	TYPE
A1	556	32	661		879	2 BHK
B1	571	30	674		896	2 BHK
C1	774	27	884	836	1593	3 BHK
F1	555	46	679	594	1200	2 BHK

**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.

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