

EDEN 

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24/7 hours live chat

Disclaimer: This document is not a legal offering. It only describes the intent & concept of Eden Tolly Signature Plus.
All the areas/dimensions/layout/elevations/pictures etc, are only indicative and not as per scale.
All the details are subject to change, alteration and modification as per the developer's discretion.

www.abacommunique.com

EDEN



**TOLLY
SIGNATURE
PLUS**

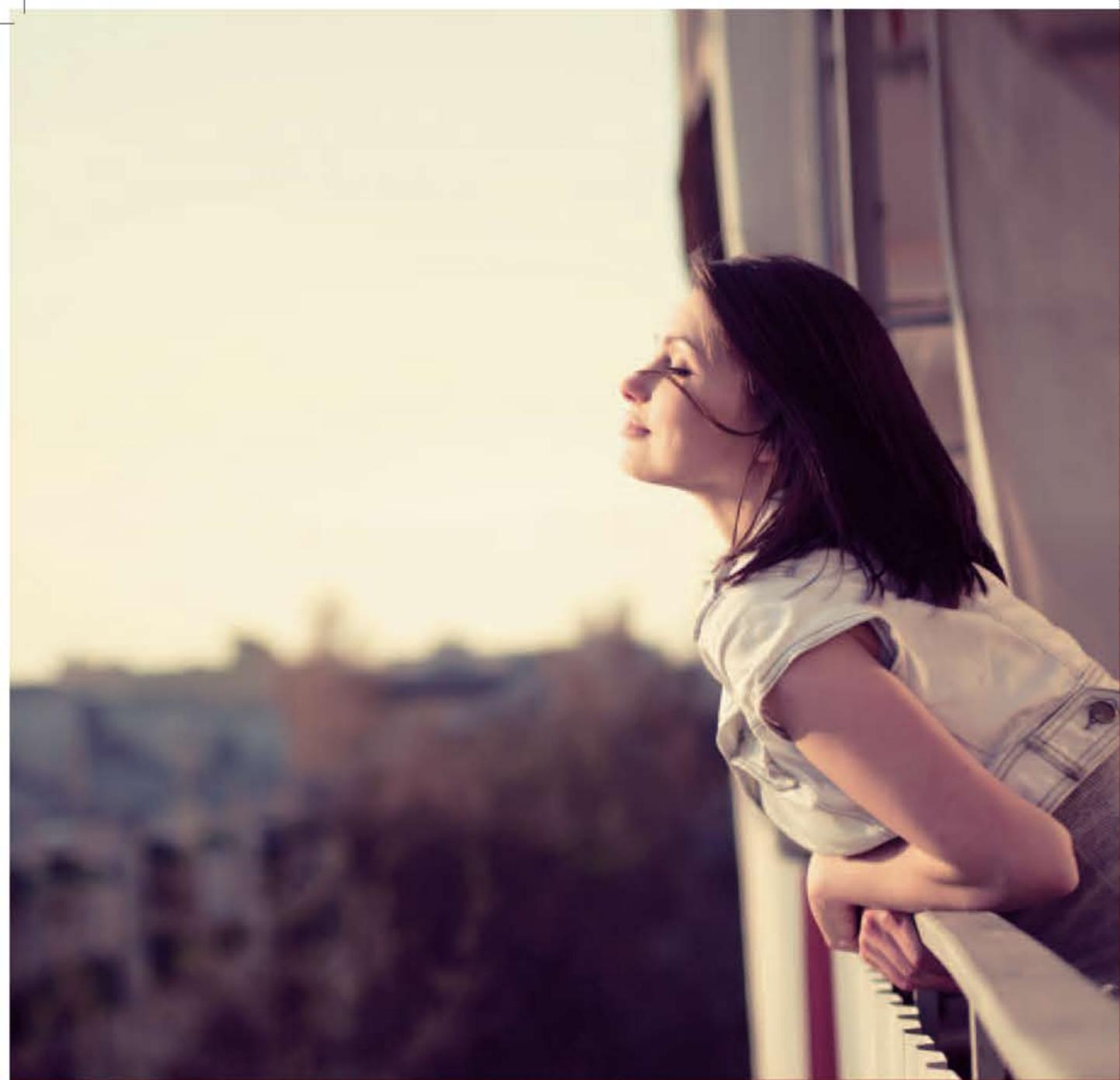


When a home feels like a gift,
you know you have got
much more than you hoped for.

Welcome to Eden Tolly Signature Plus.

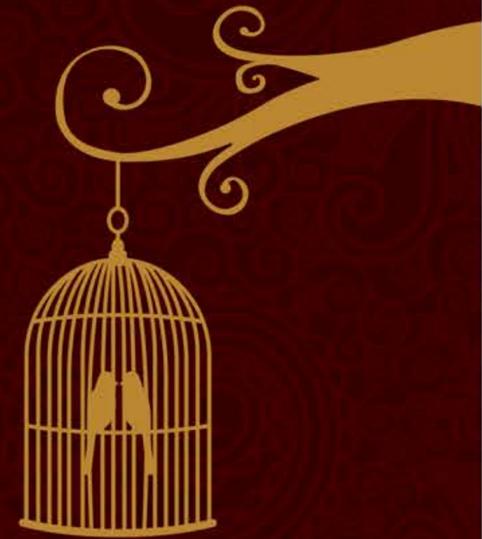
All the makings of a modern home.

PLUS
MORE



A GOOD
QUALITY OF LIFE.

PLUS
MORE



350 apartments
already sold out
and a G+11 highrise
in the offering



Spread across 3.5 acres of
freehold sprawling land



Within 3 kms from the
Tollygunge metro station



Equipped with all modern lifestyle amenities:
Sky Lounge, Children's Play Area, Kid's Swimming Pool,
A.C. Banquet Hall, Home Theatre, Library, Billiards Room,
A.C. Gymnasium, TT Room



Within few minutes from
reputed schools, hospitals and
shopping hubs

THE 'HIGH LIFE' STANDS REDEFINED
AT EDEN TOLLY SIGNATURE PLUS.

Architecturally perfect, the residential towers majestically reach for the sky. The tower draws from an appealing colour palette with a spectrum finish. The judicious use of colour and natural shades lends a stylish elegance while offering breathtaking views of the entire landscape.

The 'high life' and the 'good life' effortlessly merge into one and the same at your new home at Eden Tolly Signature Plus.





The entire landscaping achieves a perfect balance between living spaces and nature.



The landscaping at Eden Tolly Signature Plus takes into consideration a very vital factor in contemporary urban living – tranquility.

The greenery covers ample parts of the entire property reflecting a unique balance of manicured and natural landscapes interwoven with appealing amenities.

THE GOOD LIFE



The great outdoors surround living and working spaces with welcoming bursts of flora.

It's a world that respects your sense of aesthetics and enables a premium life in the heart of convenience.



Artist's impression of the aerial view



UNIQUE LIVING SPACES. PLUS MORE

At Eden Tolly Signature Plus, your home is actually an extension of the sky. Each apartment comes with its own private terrace. So, enjoying a quiet moment with yourself or nature is as easy as stepping out onto the terrace.

The residences at Eden Tolly Signature Plus offer a choice of two and three bedroom apartments. Each plan is a unique blend of style, comfort and aesthetics. The huge, wide windows usher in the feeling of the great outdoors inside the homes and offer spectacular views. Enjoy yourself in the sheer luxury of space as you step into the entrance foyer.



Artist's impression of the private lounge



OPENNESS & SERENITY.

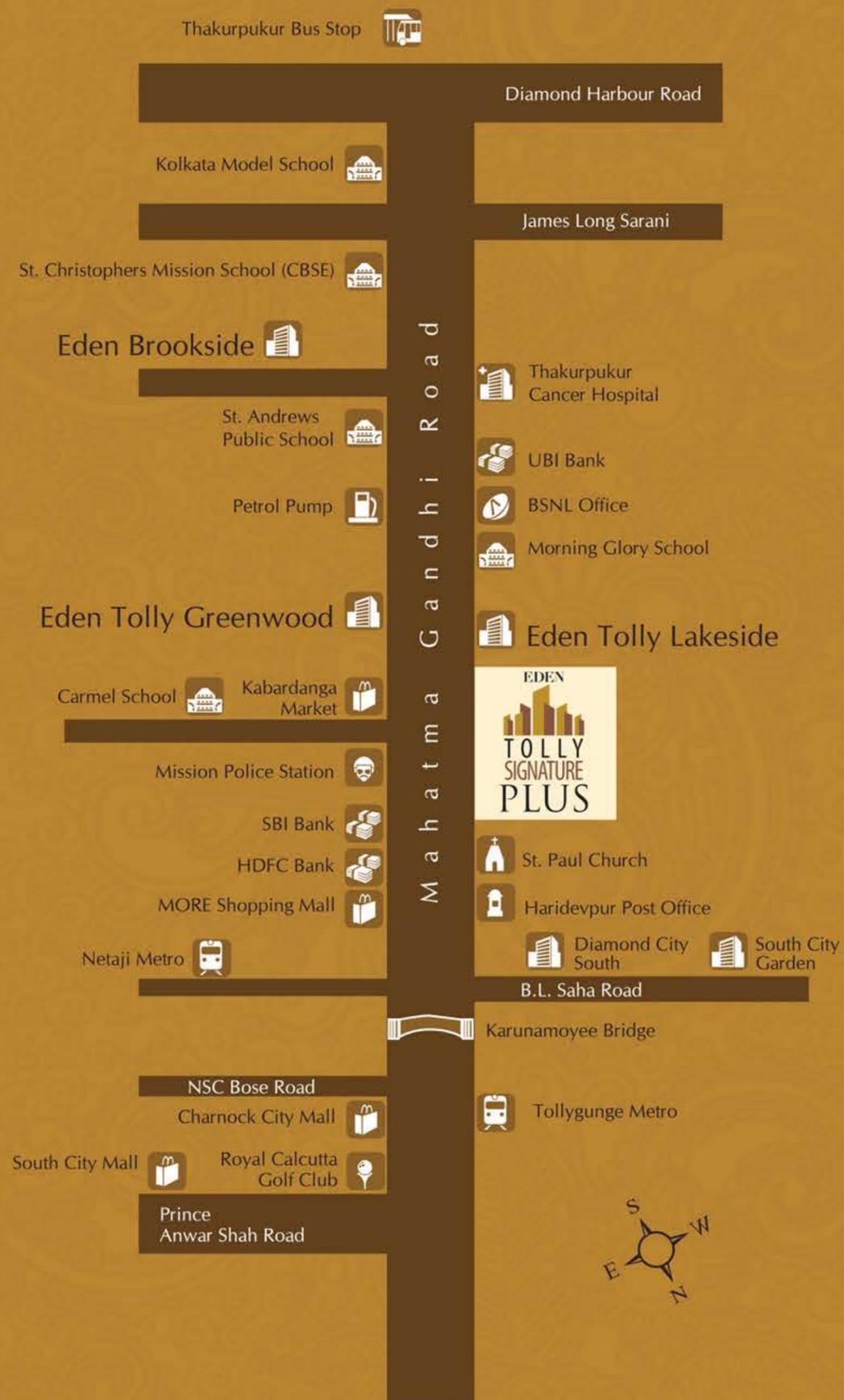
PLUS MORE

Attention to detail, marble/vitrified tile flooring and an array of amenities are integrated into the living spaces making everyday living a pleasure.

The apartments are well-appointed with an elegant foyer, which spreads out to the living room. A walk around presents stunning views through the huge open windows, which also allows maximum natural light, making your home airy and ambient.



Artist's impression of the private terrace



Eden Tolly Signature Plus is located at an address (on Mahatma Gandhi Road) that needs no further persuasion. Within 10 minutes from the Tollygunge (Mahanayak Uttam Kumar) metro station, it is close to all modern conveniences, healthcare facilities and reputed schools as well as important commuting points.

- 15 minutes from South City Mall • 10 minutes from RCGC and Tolly Club
- 5 minutes from Karunamoyee bridge • 3 minutes from Carmel School and St. Andrews Public School • Close to reputed banks • Proximate to local markets for daily utilities

CONVENIENCE & COMFORT.

PLUS MORE

At Eden Tolly Signature Plus, you will discover a life of convenience and comfort. Extensive amenities and conveniences required for a contemporary lifestyle are an integral part of the premium residential offering. When it comes to daily conveniences, you will find it right beside your tower. Well thought amenities and planning come together to ensure that life goes on smoothly in the most conducive environment.



It's a place where you experience everything other than work. Take a stroll around and you'll find something new to pamper yourself every moment. Imagine a nerve-centre of fun; imagine relaxation and rejuvenation at their prime.

Amongst your unique experiences at Eden Tolly Signature Plus is the swimming pool with an adjoining community hall and open manicured spaces. It offers you innumerable avenues to unwind. The amenities at Eden Tolly Signature Plus are a place where comfort and leisure are almost endless.



Artist's impression of the elevation

AMENITIES

- Sky Lounge
- Central landscaping area along with kid's pool
- A.C. Community Hall
- Home Theatre Room
- A.C. Gym
- Billiards Room
- Indoor Games Room
- Kids Room
- Children's playground



Artist's impression of the open terrace

At Eden Tolly Signature Plus, make the sky a guest in your home.

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

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.

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, Hot & Cold Mixer, Single Lever Diverter** of *Jaquar/Kohler**.
- Dado of ceramic tiles up to door height.
- Sanitaryware 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

- Concealed *Polycab/Mescab/RR Kabel** copper wiring with modular switches of *Anchor Roma/Schneider Electric**.
- TV & Telephone points in master bedroom and living room.
- Two Light Points, one Fan Point, two 5A points in all bedrooms.
- One 15A Geyser point in all toilets.
- One 15A & one 5A points, 5A refrigerator point, and exhaust fan points in kitchen, 1 Washing Machine Point.
- One AC point in all bedrooms.
- 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 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

Security

*CCTV Cameras**, Intercom facility and 24/7 Security Personnel.

Open Terraces

Developed Open Terrace.



** 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.*

GROUND FLOOR PLAN



Artist's impression of the elevation

1ST FLOOR PLAN



Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1414	-
B	1150	335
C	1486	395
D	1151	336
E	1414	-
F	1490	395



1ST FLOOR PLAN EXPLODED VIEW



Artist's impression of the exploded view of 1st Floor, Flat B



2ND FLOOR PLAN



Area Statement

Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1414	-
B	956	-
C	1294	-
D	956	-
E	1414	-
F	1294	-



3RD, 6TH & 9TH FLOOR PLAN



Area Statement

Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1448	67
B	988	65
C	1329	70
D	988	65
E	1448	67
F	1329	70



4TH & 7TH FLOOR PLAN

4TH & 7TH FLOOR PLAN EXPLODED VIEW



Area Statement

Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1448	68
B	991	71
C	1334	79
D	991	71
E	1448	68
F	1294	-



Artist's impression of the exploded view of 7th Floor, Flat A

5TH & 8TH FLOOR PLAN



Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1414	-
B	956	-
C	1294	-
D	956	-
E	1414	-
F	1334	79

10TH FLOOR PLAN



Area Statement		
Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1443	69
B	990	71
C	1290	-
D	990	71
E	1443	69
F	1290	-

11TH FLOOR PLAN



Area Statement

Flat	S.B.U. Area (sq. ft)	Terrace Area (sq. ft)
A	1408	-
B	889	-
C	1290	-
D	1288	-
E	1408	-
F	1330	81



Artist's impression of the open terrace at 1st floor

Making Home Buying A Pleasurable Experience!

EDEN Privilege Care

- **24x7 Online Chat**
Need info at midnight, from London? Feel free to visit our website – www.edengroup.in – and enjoy a one-to-one chat with friends at Eden.
- **Dedicated Personal Relationship Manger**
Enjoy individual care from your special friend at Eden.
- **Brand Transparency**
An open declaration of the specific brands that would go into the making of your dream home, rather than relying on vague promises such as “a leading brand”
- **Customisation of flats**
No two families are the same. Why should two homes be the same?
- **Refer a friend**
Enjoy special gifts when you refer a friend to the Eden family.
- **Discounts on Allied Products**
Avail special discounts offered to Eden Privilege Care members while shopping at large format stores like hometown
- **Construction and Fixtures Warranty**
Be it ‘Godrej’ locks, ‘Jaquar’ fittings, or ‘Kone lifts, rest in the knowledge that you will receive multi-year warranties on all important products that go into the making of your home.
- **Price Transparency**
Wary of discovering hidden charges later? Find our current prices, payment schedules and other charges clearly mentioned on our website.
- **Online Construction Status**
Take comfort in tracking the step- by-step progress of your dream home by seeing fortnightly pictorial updates on our website.



FREQUENTLY ASKED QUESTIONS

Number of Blocks: 1
Number of Floors: G +11
Number of Flats: 62
Unit Size: 2 BHK: 956 - 1151 sq. ft
3BHK: 1294 - 1660 sq. ft
Corporation: K.M.C
Electricity: CESC
Date of Launch: December 2014
Date of Completion: August 2018

(Q) What is the process of purchasing the flat?
(A) Please call our Sales Advisors or our Customer Service Department OR download an Application Form from our Website. The Application for Booking Amount is ₹1,00,000/-. Please fill and submit the application form along with a Cheque/Online Transfer/Draft.

(Q) What are the payment terms?
(A) Our payment terms are based on construction stage:

Proposed Payment Schedule	
Booking	10%
Agreement	10%
Piling	15%
1st Floor Casting	15%
4th Floor Casting	5%
6th Floor Casting	5%
8th Floor Casting	5%
10th Floor Casting	5%
Roof Casting	5%
Brick Work	10%
Flooring	10%
Possession	5%
	100%

Cheques to be made in favour of
‘Nortech Property Private Limited’ (A/C Payee)

- (Q) What about car parking space?**
(A) Adequate car parking space is available in the complex.
- (Q) Can I cancel my booking? What happens when I cancel my booking?**
(A) Under extenuating circumstances, our management may allow a cancellation. In that scenario, we will fully refund your money and a cancellation charge of ₹51,000/-will be applicable.
- (Q) What is the percentage of super built-up area?**
(A) The super built-up area is 25%.

(Q) What are the extra development charges?
(A) Legal Charges at the time of agreement:
₹10,000/-
Legal Charges at the time of possession:
₹11,000/-

Breakup

₹75/- for Transformer charges
₹50/- for Generator charges
₹5,000/- for Association Formation
₹54/-for Maintenance for 18 months
(₹3 per sq. ft per month)
Eden Tolly Signature Plus Association Fund
(to be handed over to the Association): ₹50/-

(Q) What are the rules for registration of the flats?
(A) 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.

(Q) What is the estimated completion time of Eden Tolly Signature Plus?
(A) The estimated completion date is August, 2018.

(Q) Has the project been approved for home loans by housing finance institutions?
(A) The project will be approved by all leading financial institutions.

(Q) Will there be any Preferential Location Charges (PLC)?
(A) PLC may be applicable. Please consult the marketing agent for details.

(Q) How do I get any other queries answered?
(A) Feel free to email us at sales@edengroup.in
Please feel free to call us at: 98304 48888, 98366 30000, 98306 26262, 98301 16116, 90510 35000

The Eden Group is committed to delivering great value to their customers.

Over the years, the Group has built a formidable reputation in the realty business. A huge focus on meticulous planning, attention towards architectural nuances and reliance on cutting edge technology has helped deliver outstanding products to countless satisfied customers.

The management at Eden Group has a latent energy and confidence owing to professionalism which has resulted in enviable working efficiency. Ultimately all efforts are directed towards one motto-of achieving higher levels of customer satisfaction.

COMPLETED 36 projects	UNDER CONSTRUCTION 15 projects
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Eden Imperial



Eden Tolly Signature



Eden Richmond Park



Eden Sky Terraces



Eden Brookside



Eden Exotica



Eden Pavilion



Eden Astor Park



Eden Belvedere



Eden Tolly Lakeside