

EDEN
rosewood

~ Rooted in Serenity ~

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.





When the rustle of leaves
echoes a life in quiet bloom

When the world slows down,
and the calm feels like coming home

You know you are at

EDEN
rosewood

In a world of quiet corners,
life at Rosewood
blooms with calm.



Here, every leaf carries peace,
every morning begins with stillness.
At Rosewood, you don't just live
you grow, gently rooted in serenity.

3

Blocks

144

Flats

1,2 & 3

BHK



BUILT WITH

Care



Rosewood uses eco-friendly Autoclaved Aerated Concrete(AAC) blocks engineered for premium strength, thermal insulation, and quiet comfort. It's not just smarter it's cooler, greener, and better for your future.



LIVE

Efficient



CRAFTED

Naturally



With over 60% open space,
Rosewood is designed to breathe.

From landscaped gardens to
tree-lined paths, every square foot
invites peace. Here, the built and
the natural don't compete
they co-exist, beautifully.



SPACE TO

Grow





EVERYDAY

Comfort



From joyful moments in the children's playroom to elegantly designed spaces for celebration, relaxation and meaningful connections, Rosewood's curated amenities redefine everyday living. Every space is thoughtfully crafted to complement a lifestyle of comfort, balance, and sophistication.



LIFESTYLE

Wellness



At Rosewood,
life doesn't rush forward
it unfolds like petals,
quietly, beautifully in
it's own time.

Timeless
CALM



Rooted
JOY



In the soil of today,
we planted the peace
our tomorrows will
grow in.

**A space for every celebration,
and the quiet moments before.**

Step into a elegant setting where cherished memories are created from laughter-filled celebrations to warm, intimate gatherings. The community hall becomes a refined space where neighbours connect, bonds deepen and every moment feels truly special.





At Rosewood,
the Community Hall is
more than just a venue

They're where birthdays are
celebrated, milestones are
cherished, and bonds are nurtured.
Crafted with elegance and warmth
these spaces are always ready for
joy to unfold.

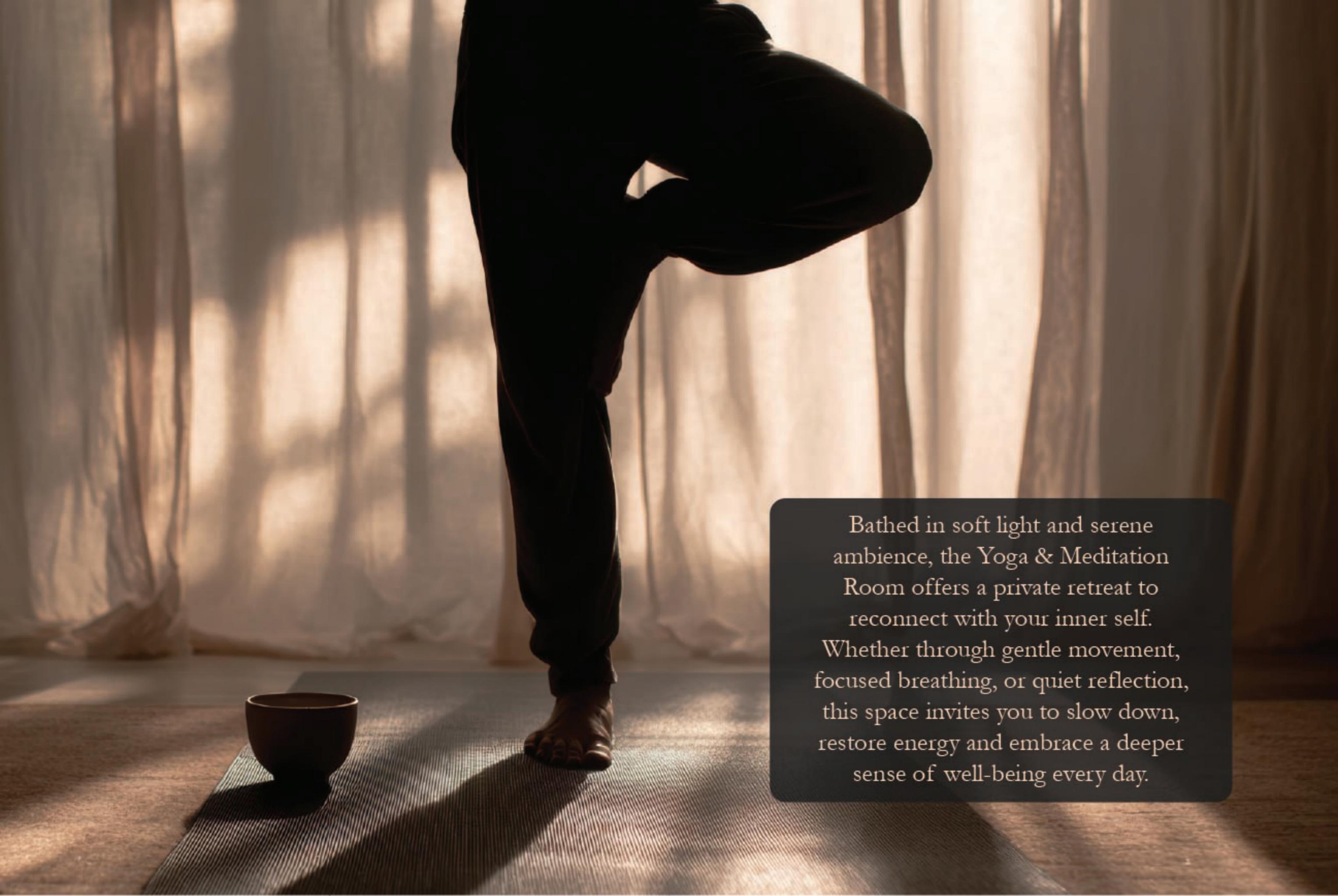




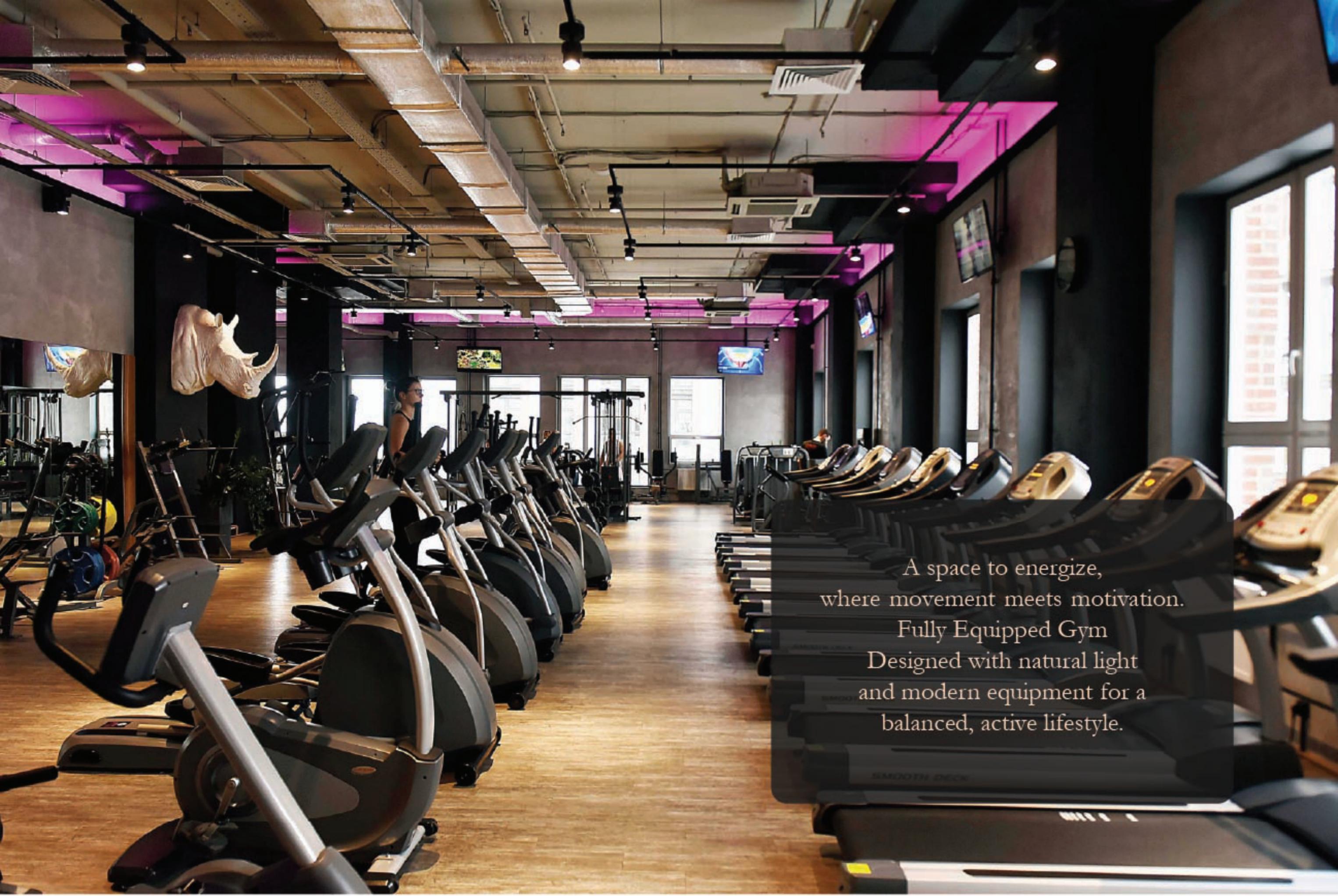
A sanctuary of balance and renewal

Step into serene spaces designed for your well-being where mind, body, and breath find their rhythm. From the energy of the gym to the calming embrace of the pool, wellness here isn't just a facility, it's a feeling.





Bathed in soft light and serene
ambience, the Yoga & Meditation
Room offers a private retreat to
reconnect with your inner self.
Whether through gentle movement,
focused breathing, or quiet reflection,
this space invites you to slow down,
restore energy and embrace a deeper
sense of well-being every day.



A space to energize,
where movement meets motivation.
Fully Equipped Gym
Designed with natural light
and modern equipment for a
balanced, active lifestyle.



A space to float free,
where water welcomes every mood.
Refresh your body and mind in
calm, crystal-clear comfort
just steps from home.

Seamless Connectivity

Exclusive shuttle service connects the site directly to the nearest metro station, ensuring comfort and convenience every day.





**A world of play,
for every kind of day**

Step into a world where joy unfolds in every form from carefree laughter echoing through the outdoor children's play area to the spirited energy of friendly competition in the indoor games lounge. Thoughtfully designed for all ages, these spaces invite moments of delight, connection, and effortless happiness because here, every day brings a reason to smile.



A space to giggle, where imagination runs free. Children's play area Safe, colourful, and joyfully designed a happy corner where children can dream, draw, and discover through playful days.



A space to unwind, where fun brings everyone to the table. Indoor Games Lounge Challenge a friend to table tennis, laugh over foosball, or roll the dice on board game nights this is where casual play meets everyday connection.

Lush greenery, shaded seating, and open sky views create a refreshing space for relaxation and wellness. A beautifully designed skywalk connects different zones, encouraging leisurely strolls and community interaction while enhancing the architectural appeal and overall lifestyle experience within the complex.

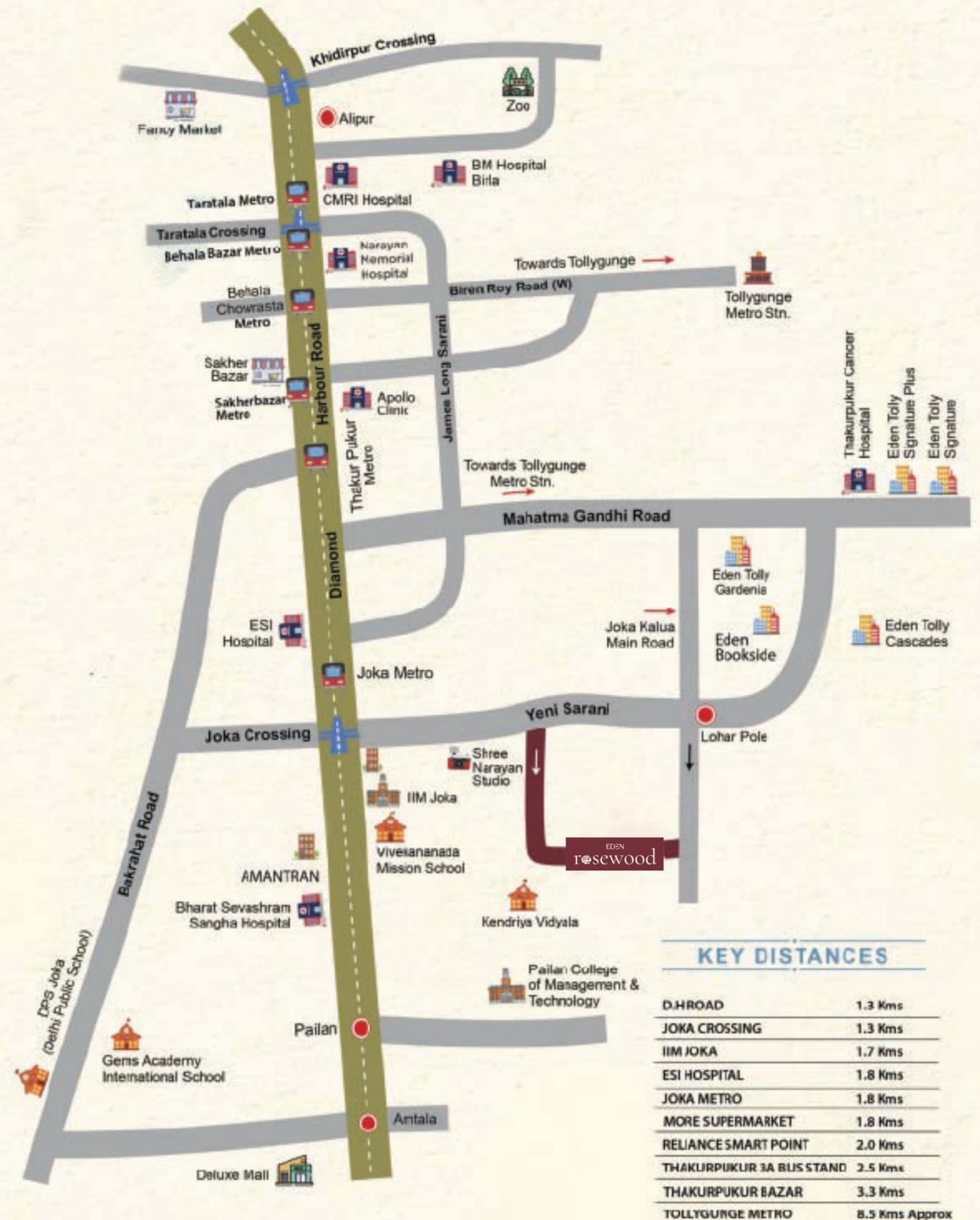


**Come home to calm.
Stay close to everything that matters.**

Location :

Peaceful surroundings. Thoughtful neighbors.
Seamless connectivity. At Eden Rosewood, life flows effortlessly.

1.8 kms from Joka Metro station & strategically located behind IIM Joka.



The vision behind

EDEN
rosewood

A home isn't just a place to live, it's where life slows down, breaths space deeper, and blossoms quietly. Eden Rosewood was envisioned as a calm and connected residential retreat in the heart of South Kolkata, created for those who seek more than just square footage those who seek a feeling. Rooted in Eden Group's legacy of trust, timely delivery, and thoughtful development, Rosewood brings together contemporary design, meaningful open spaces, and amenities that elevate everyday life. From the eco-friendly AAC block construction to its child and family friendly amenities, every inch of Rosewood reflects a purpose to build not just homes, but harmony. This project is a continuation of Eden Group's promise: To create value-driven, sustainable, and warm spaces where generations grow peacefully together.

EDEN rosewood

Urban Living in the heart of Thakurpukur



A space for every dream

A home for every stage of life

Surrounded by green landscapes,
every Rosewood apartment is designed with cross
ventilation, abundant light, and optimal space planning
offering comfort and calm across every layout.

COMPACT

1 BHK APARTMENTS

(486 to 517 sq.ft.)

A smart choice for individuals or couples looking for
functional living in an urban space.

COZY

2 BHK APARTMENTS

(763 to 925 sq.ft.)

Perfect for small families, striking a balance between
privacy, openness, and affordability.

COMFORT

3 BHK APARTMENTS

(1052 to 1104 sq.ft.)

Ideal for growing families who need room to live, work,
and relax.

SERENE
Living



A haven tucked away in calm,
where peace finds its true
rhythm.

Where thoughtful spaces
embrace life
and every detail speaks.



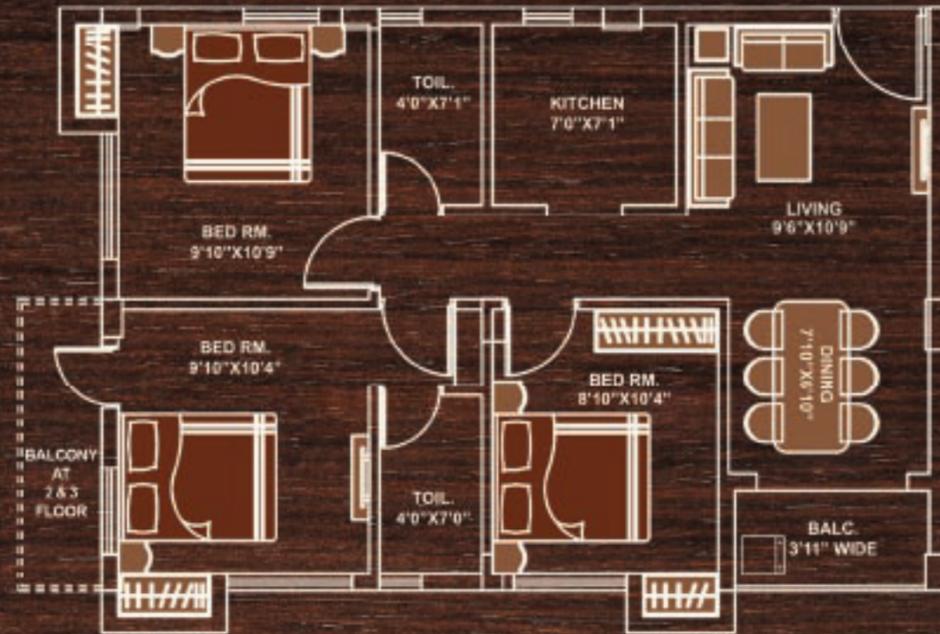
UNMATCHED
Ease

Ground Floor Plan



- 1 SWIMMING POOL
- 2 GYM
- 3 LAWN
- 4 INDOOR GAME
- 5 SEATING AREA
- 6 CHILDREN ROOM
- 7 GARDEN OF CALM
- 8 MULTI PURPOSE ACTIVITY LAWN
- 9 KIDS PLAY AREA
- 10 BADMINTON COURT
- 11 AC COMMUNITY HALL
- 12 ENTRY & EXIT GATE
- 13 GATE
- 14 RECLUSE SEATING
- 15 YOGA & MEDITATION ROOM

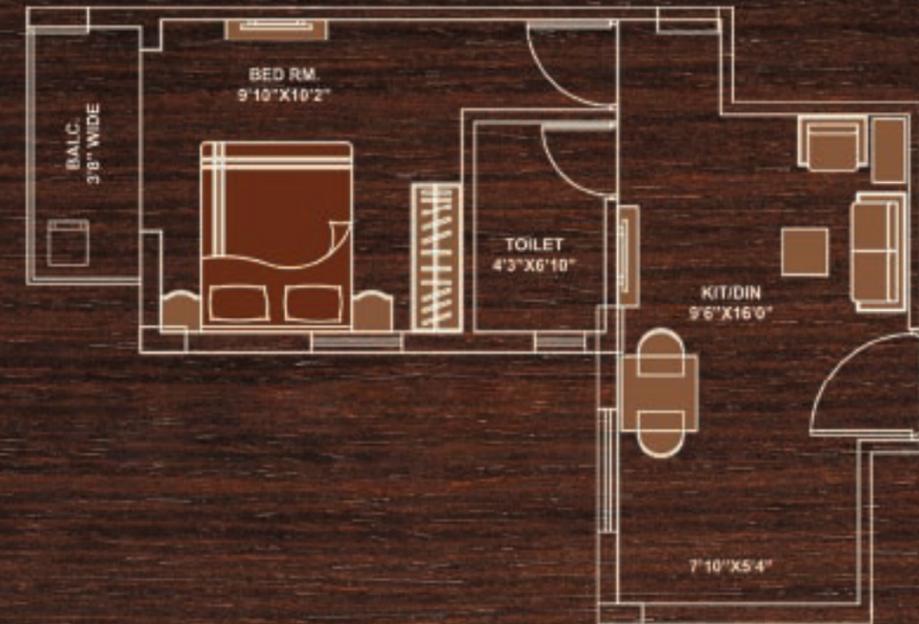
Tower 1 & 5 | Flat A 3BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	668	30	768			1062
2,3	668	67	806			1104

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

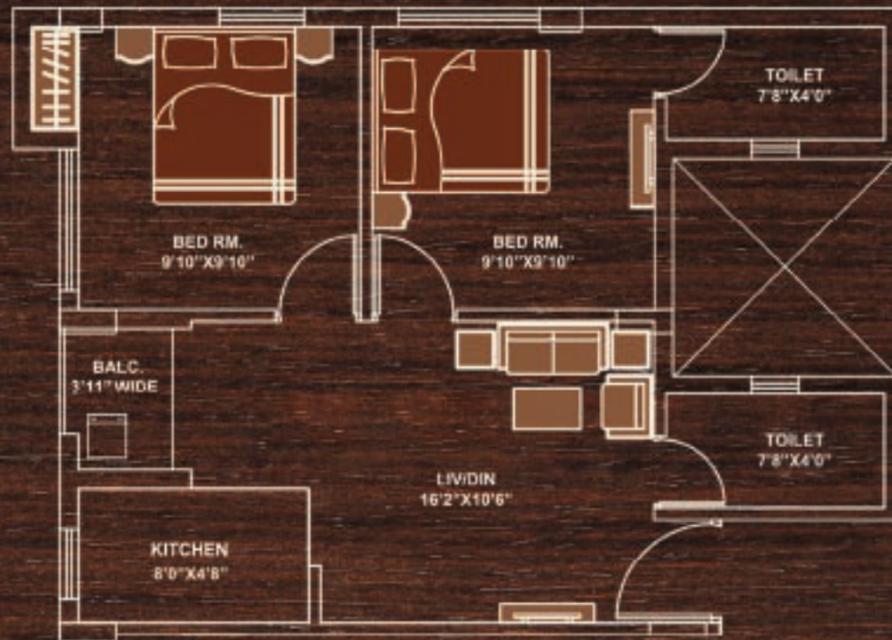
Tower 1 & 5 | Flat B 1BHK+1T



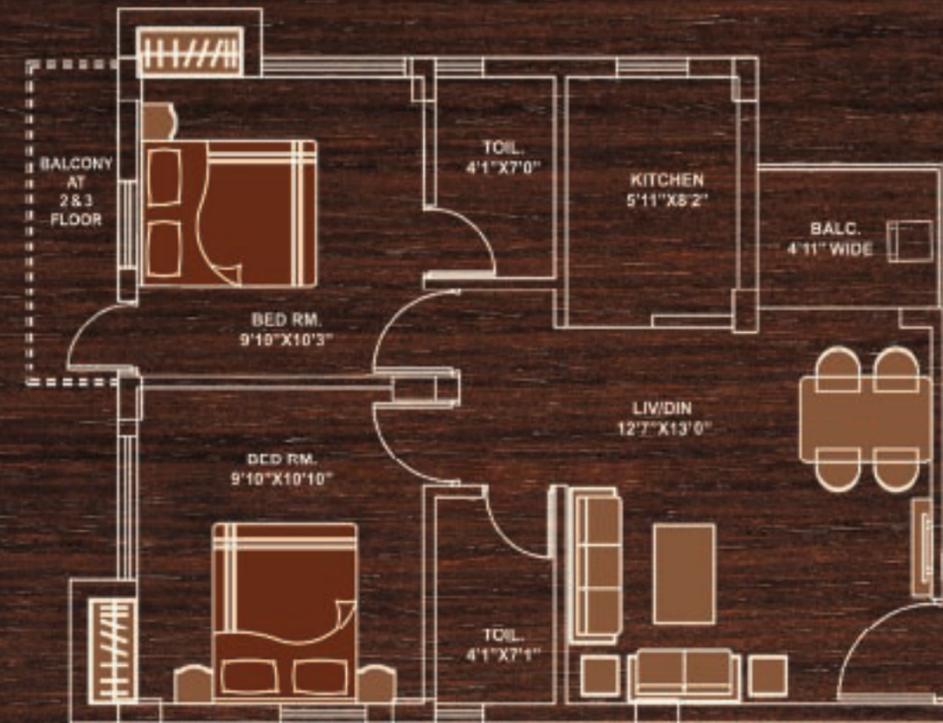
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	305	31	377			517

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 1 & 5 | Flat C 2BHK+2T



Tower 1 & 5 | Flat D 2BHK+2T



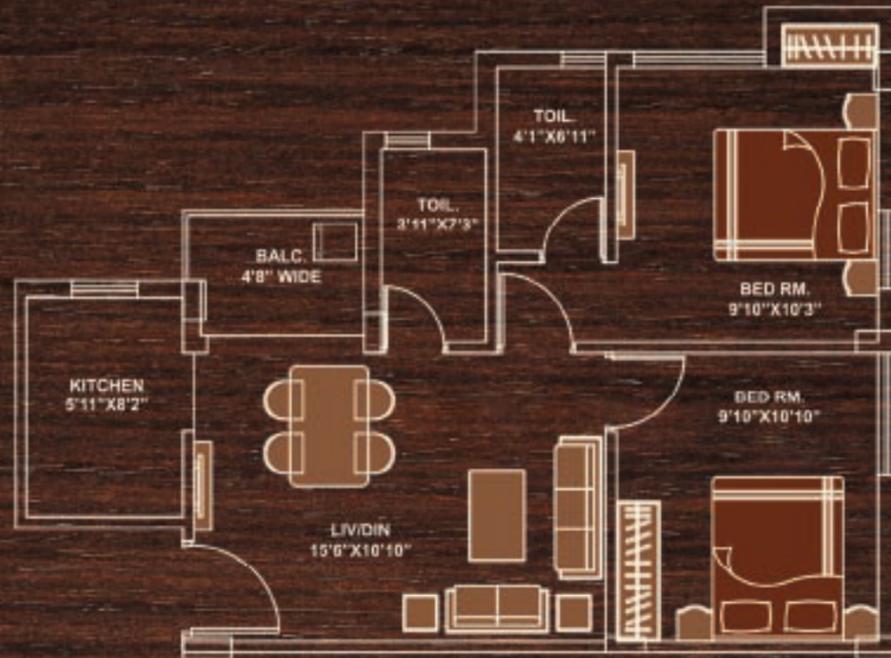
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	469	19	557			763

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

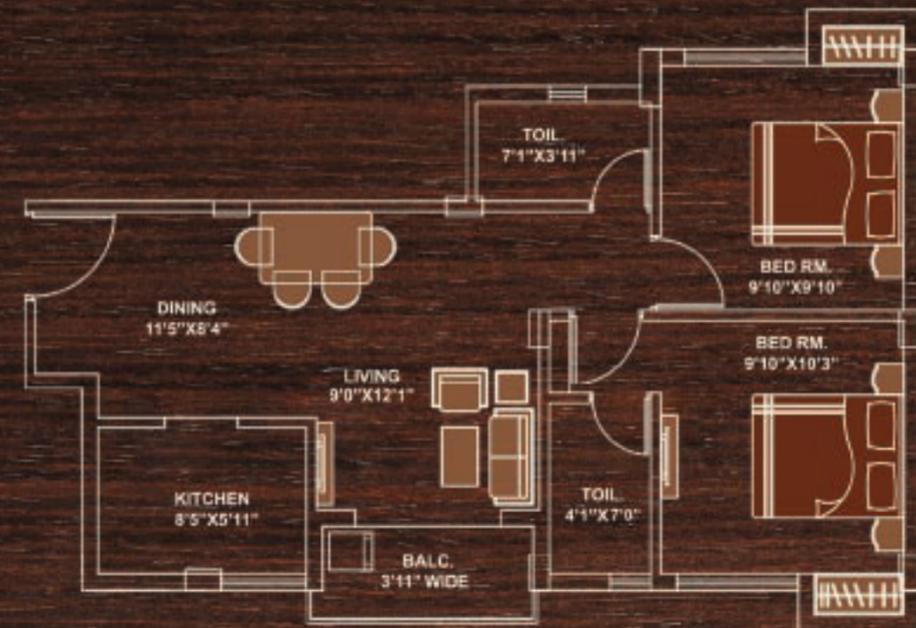
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	542	31	638			874
2,3	542	89	675			926

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 1 & 5 | Flat E 2BHK+2T



Tower 1 & 5 | Flat F 2BHK+2T



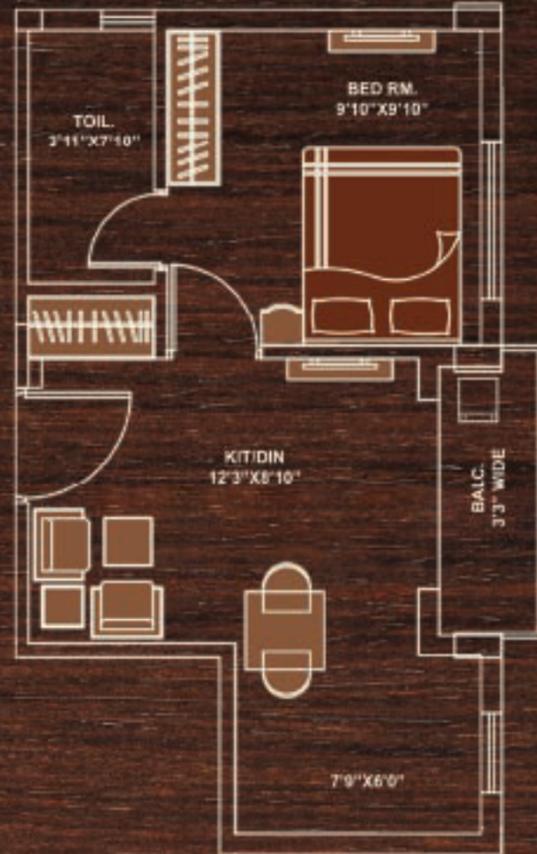
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	522	30	606			833

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

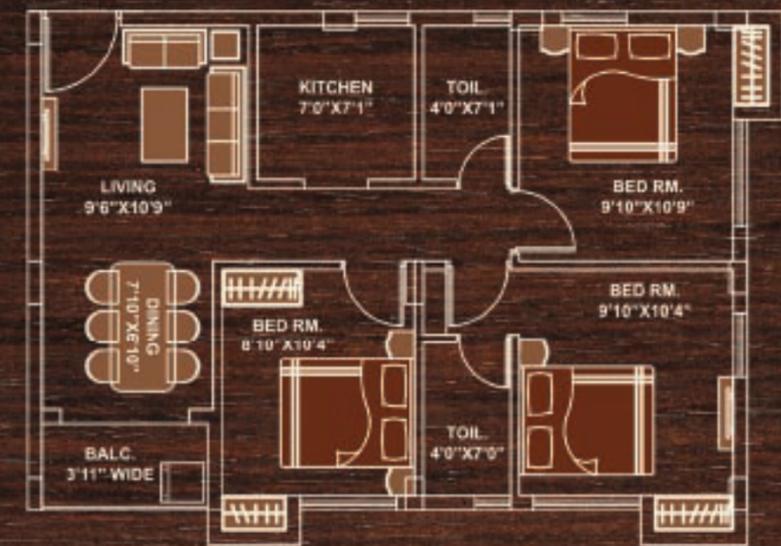
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	571	35	675			925

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 1 & 5 | Flat G 1BHK+1T



Tower 1 & 5 | Flat H 3BHK+2T



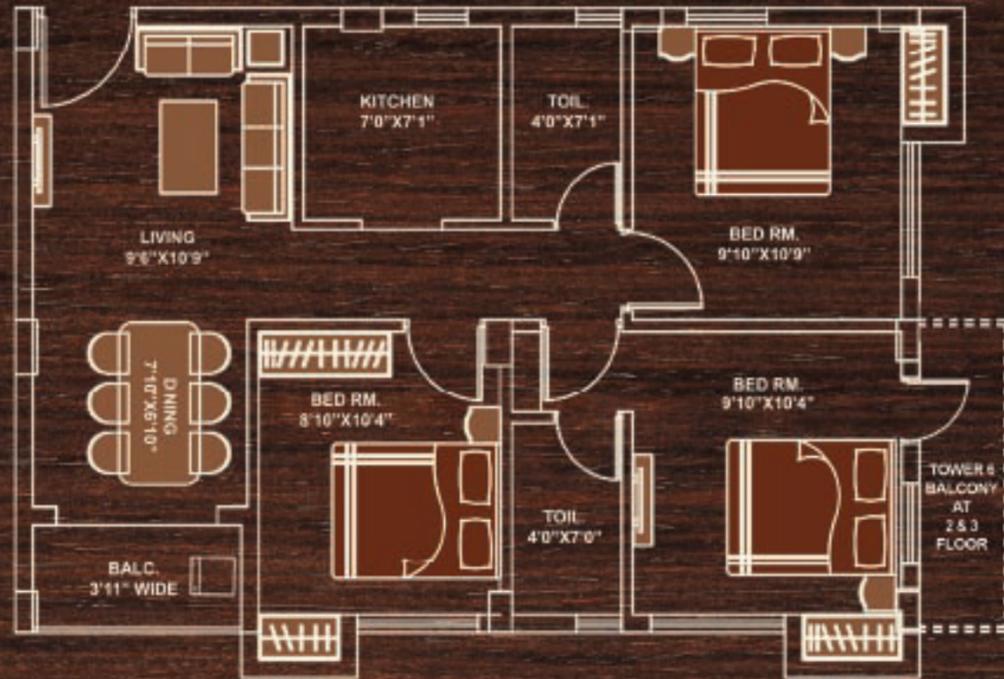
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	296	29	374			513

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	666	30	771			1057

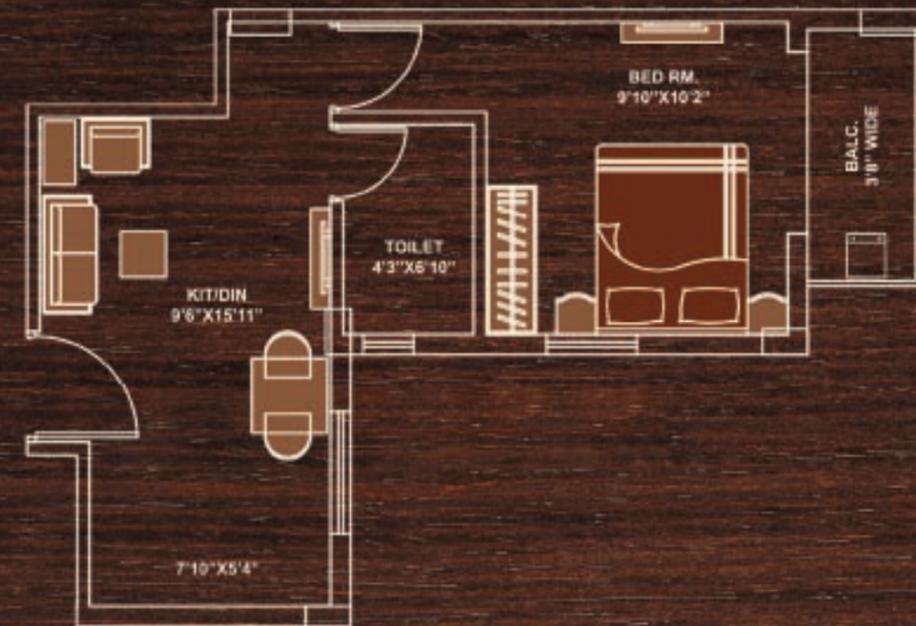
BUILT-UP AREA : Built-up Area is the carpet area plus the thickness of outer walls and the balcony.
SUPER BUILT-UP AREA : Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc.
CARPET AREA AS PER RERA : The net usable floor area of an 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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 2 & 6 | Flat A 3BHK+2T



Tower 2 & 6 | Flat B 1BHK+1T



BLOCK - 2

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	668	30	768			1052

BLOCK - 6

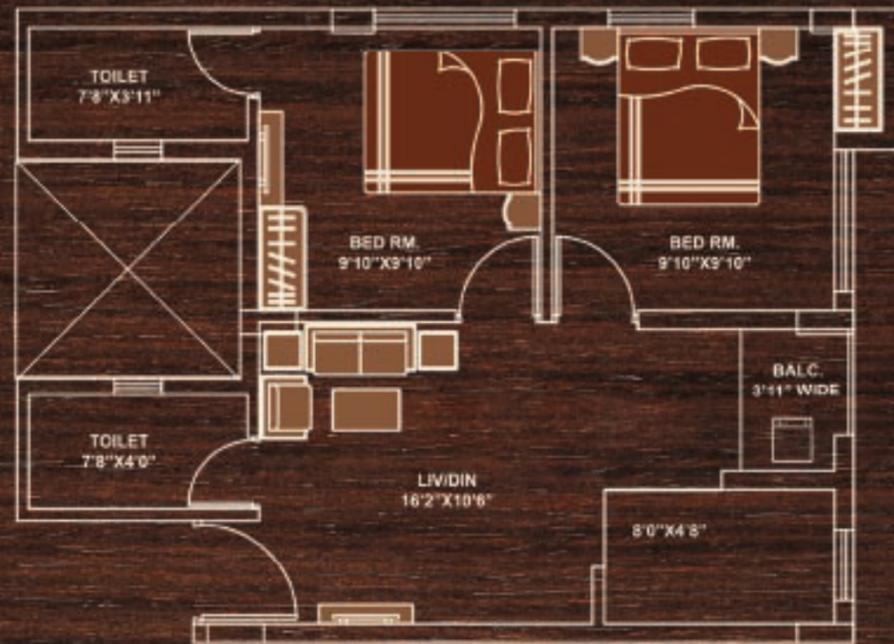
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	668	30	768			1052
2,3	668	67	806			1104

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	305	31	377			517

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

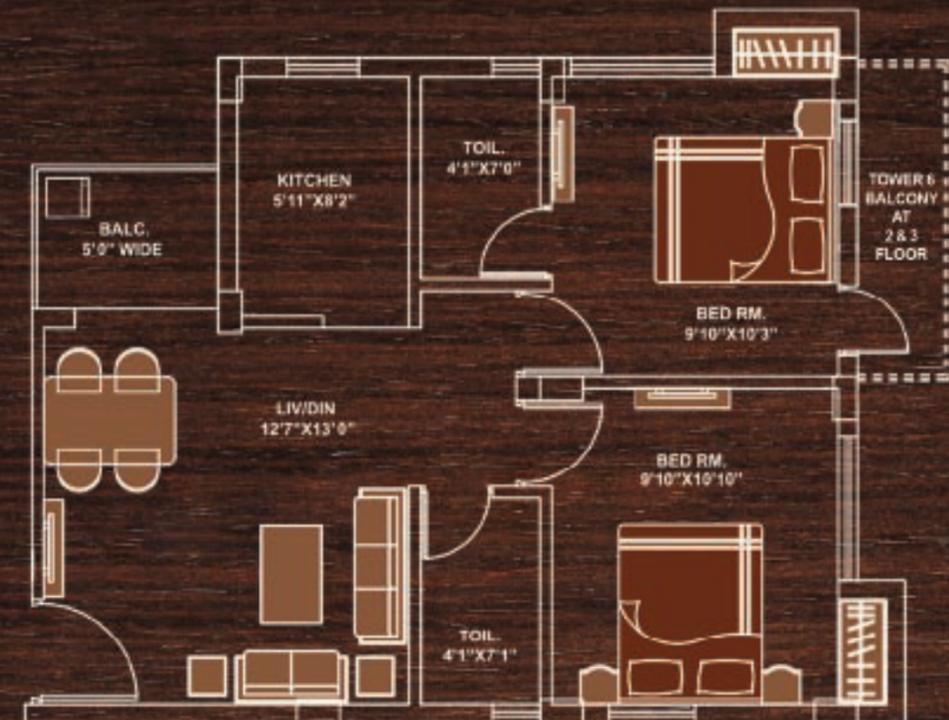
Tower 2 & 6 | Flat C 2BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	469	19	557			763

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

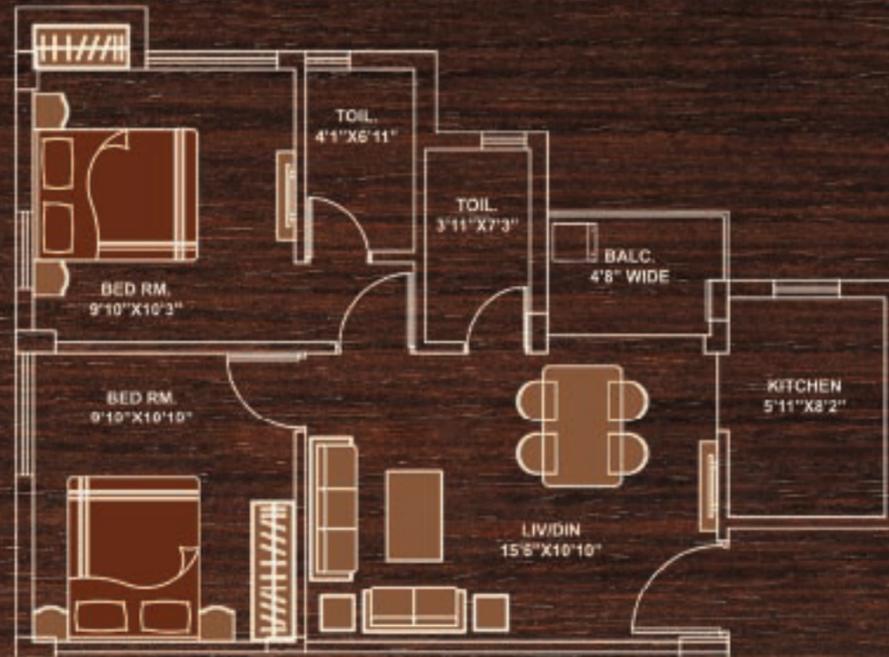
Tower 2 & 6 | Flat D 2BHK+2T



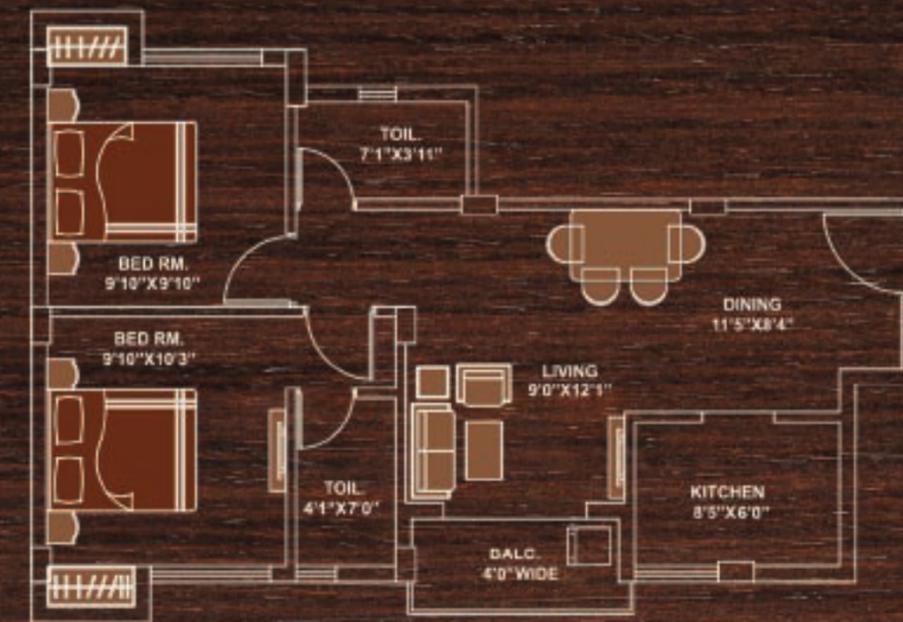
BLOCK - 2						
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	542	31	636			874
BLOCK - 6						
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	542	31	636			874
2,3	542	69	675			925

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 2 & 6 | Flat E 2BHK+2T



Tower 2 & 6 | Flat F 2BHK+2T



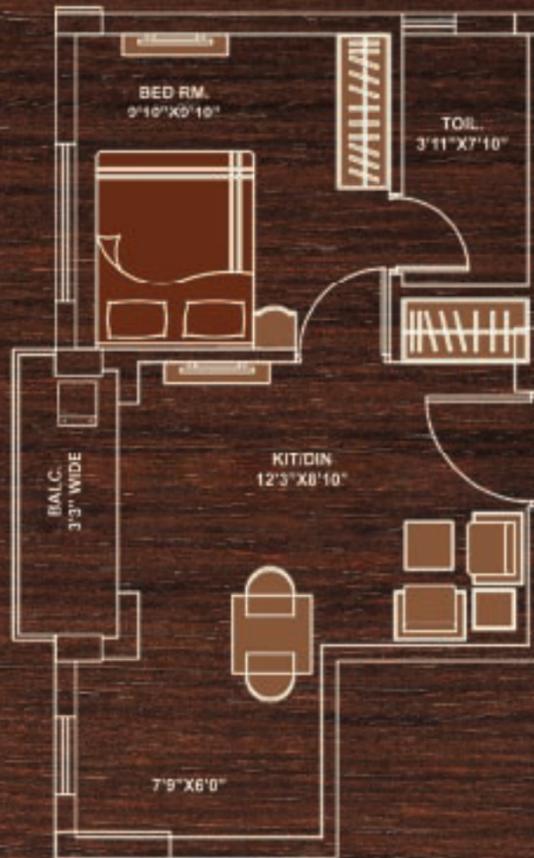
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	622	30	610			836

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	671	35	675			925

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

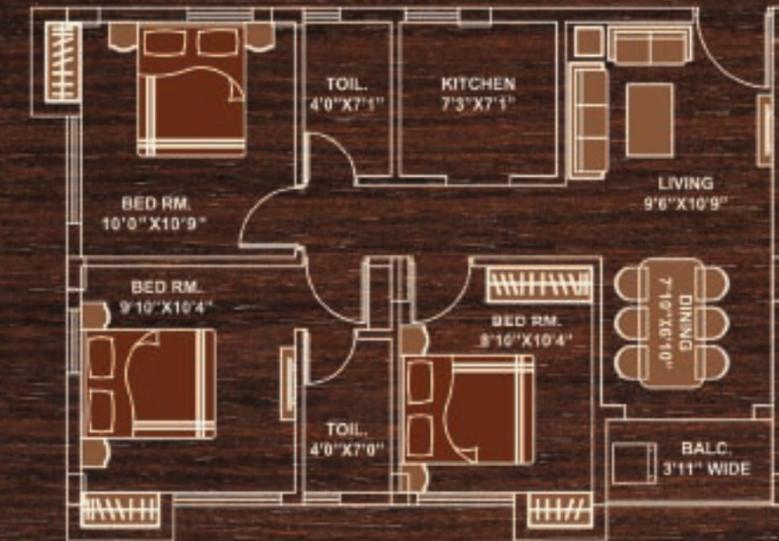
Tower 2 & 6 | Flat G 1BHK+1T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	298	29	374			513

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

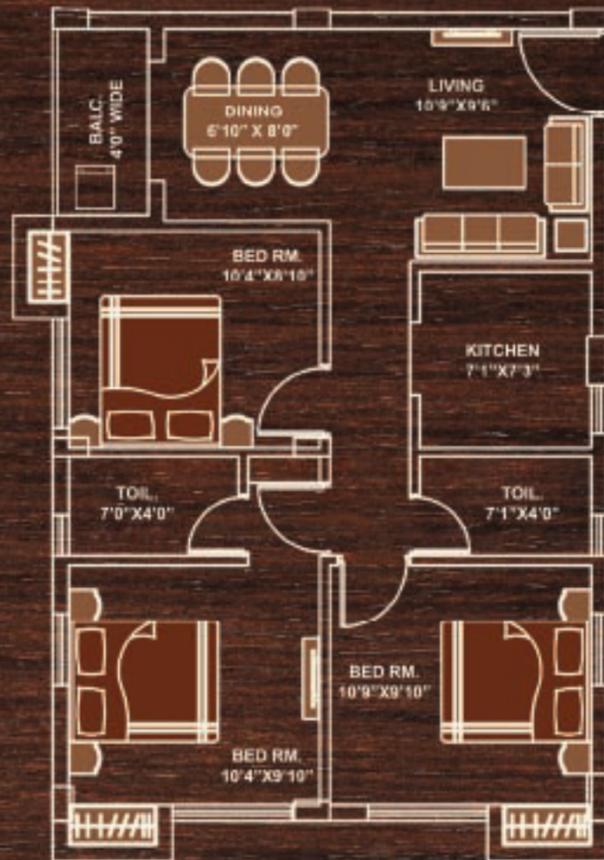
Tower 2 & 6 | Flat H 3BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	668	30	771			1057

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

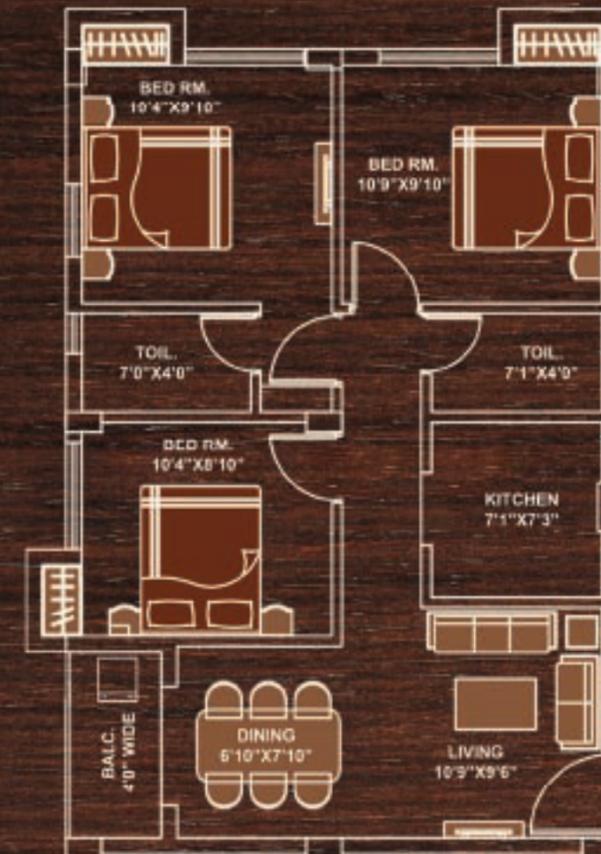
Tower 3 | Flat A 3BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	668	30	771			1057

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat B 3BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	668	30	768			1052

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

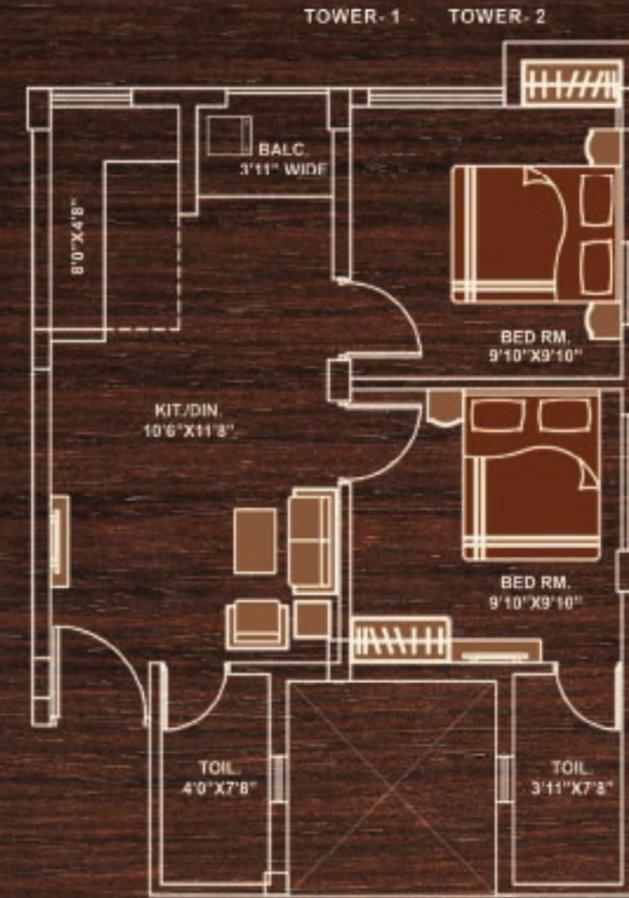
Tower 3 | Flat C 1BHK+1T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	297	25	364			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 lobby, lift shafts, 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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

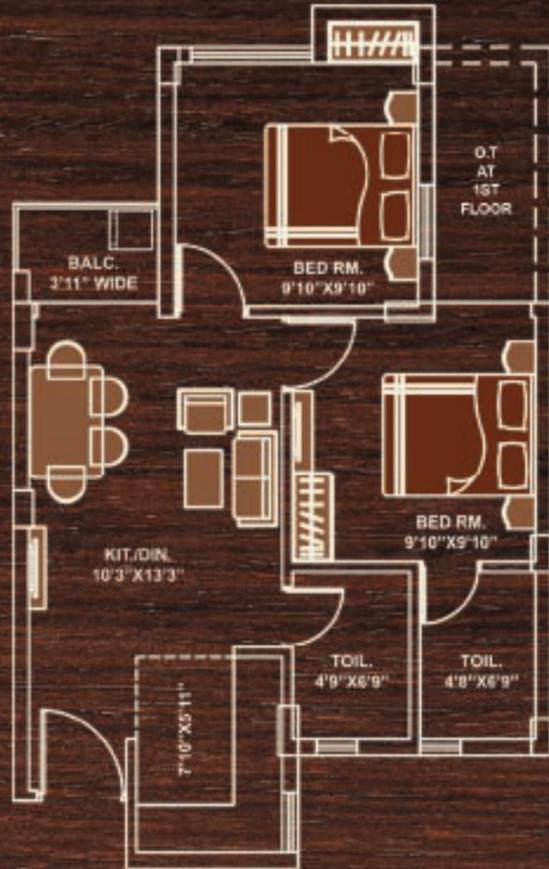
Tower 3 | Flat D 2BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	469	19	557			763

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

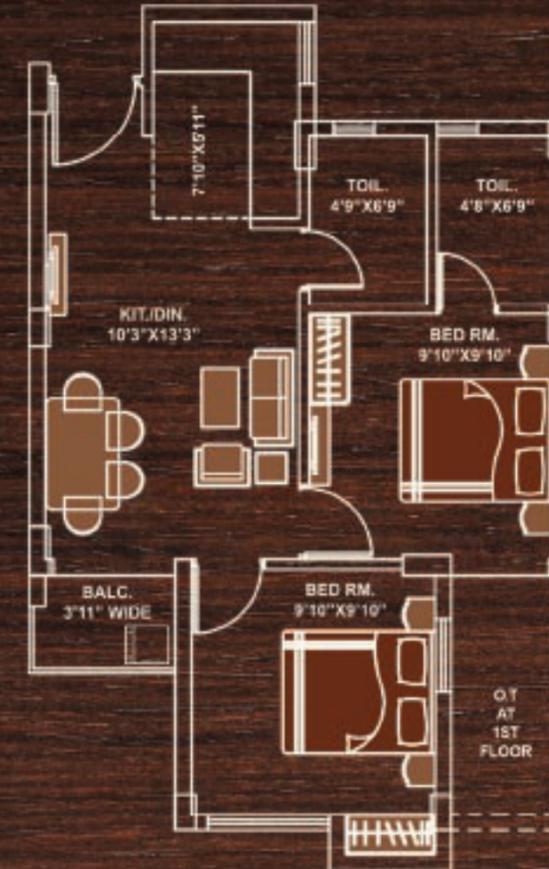
Tower 3 | Flat E 2BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	492	23	584	49	632	848
2,3	492	23	584			799

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.
CARPET AREA AS PER BERA: 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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat F 2BHK+2T



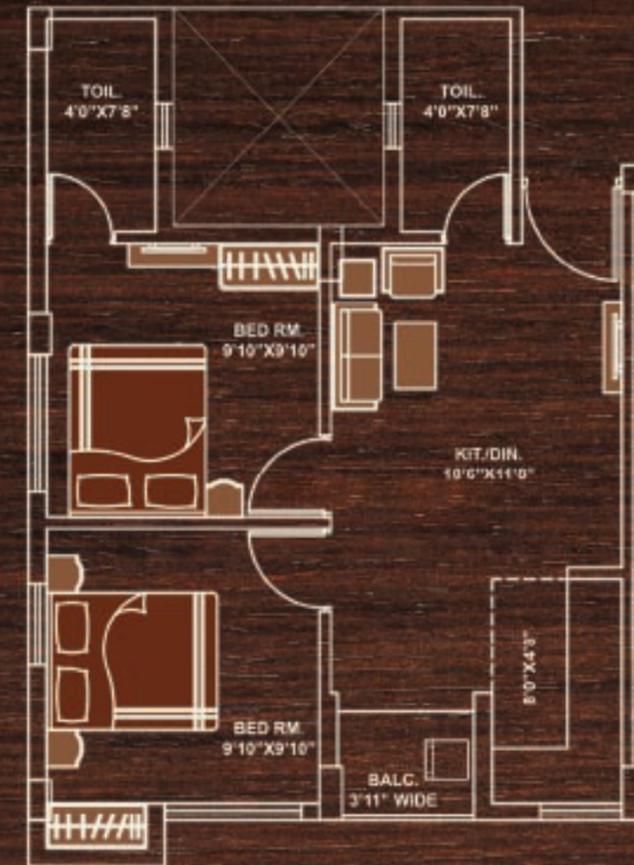
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	492	23	580	49	629	843
2,3	492	23	580			795

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.
CARPET AREA AS PER BERA: 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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 3 | Flat G 1BHK+1T



Tower 3 | Flat H 2BHK+2T



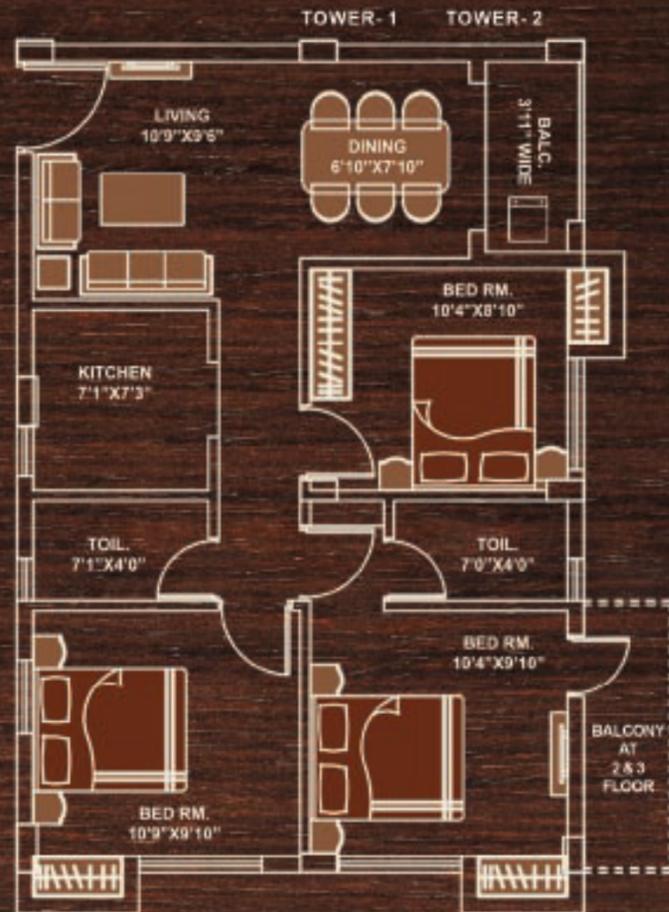
FLOOR	CARPET AREA	BALCONY AREA	BUILT-UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	287	25	354			486

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	469	19	557			763

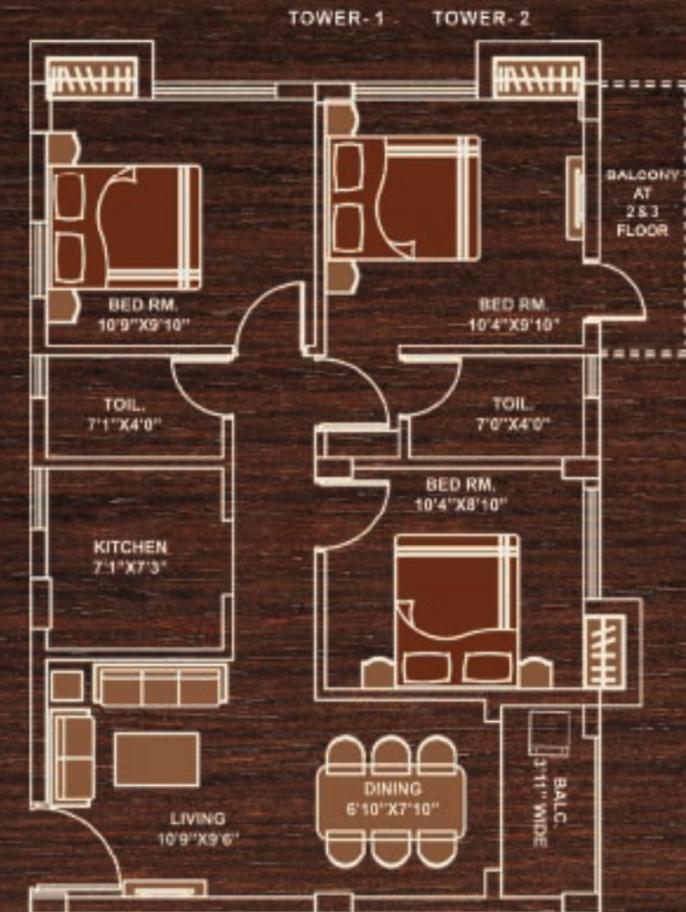
BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony.
SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc.
CARPET AREA AS PER RERA: The net usable floor area of an apartment, 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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 4 | Flat A 3BHK+2T



Tower 4 | Flat B 3BHK+2T



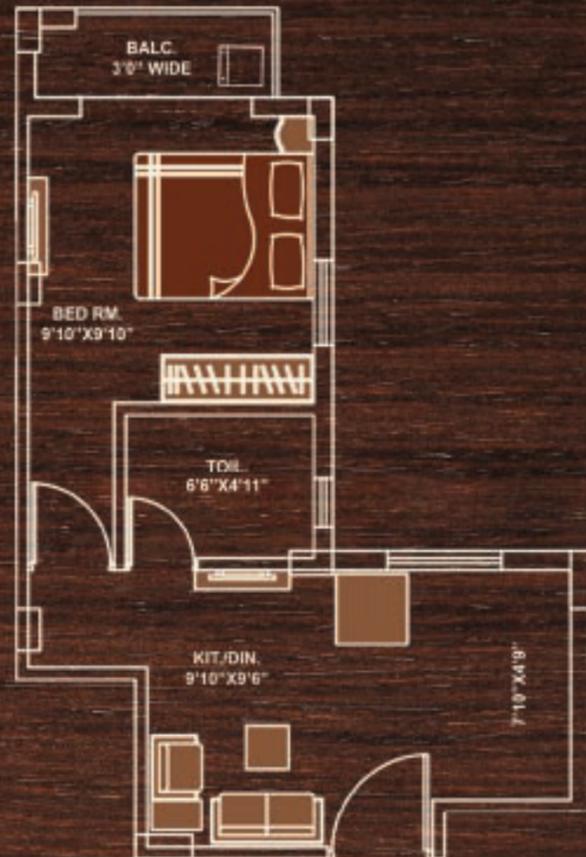
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	668	30	771			1057
2,3	668	56	794			1092

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

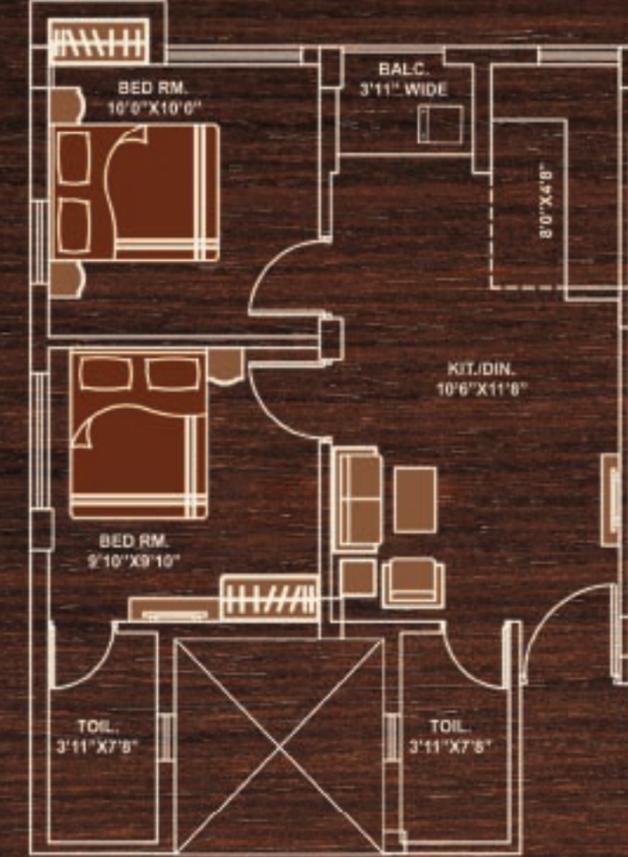
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	668	30	768			1052
2,3	668	56	794			1088

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 4 | Flat C 1BHK+1T



Tower 4 | Flat D 2BHK+2T



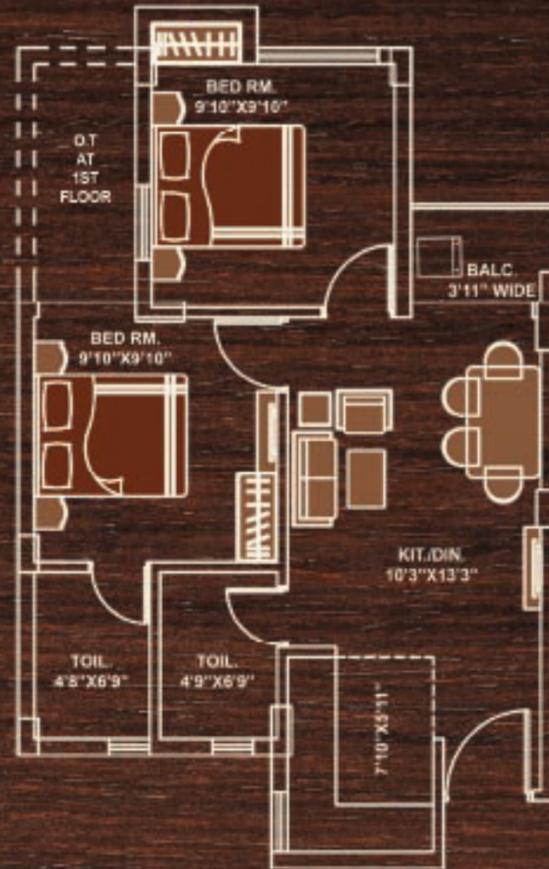
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	297	25	364			499

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	469	19	557			763

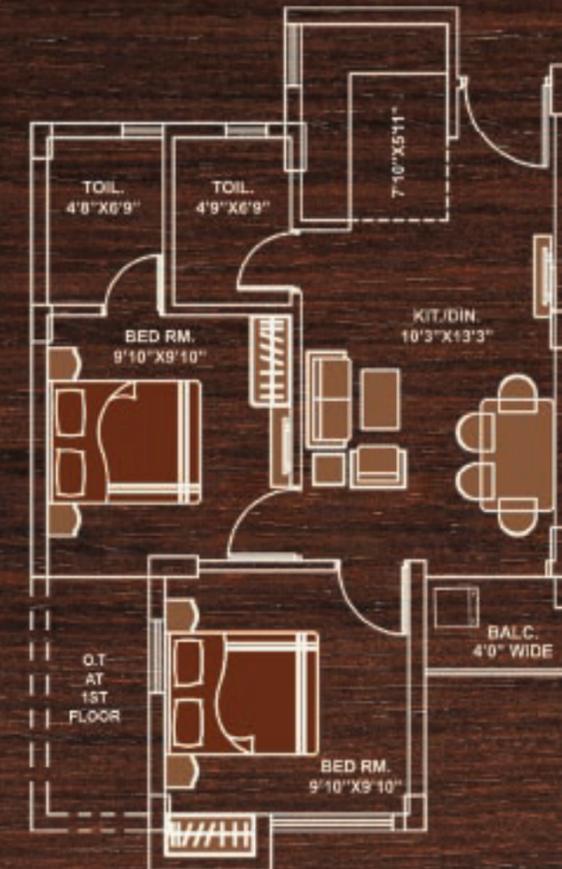
BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony.
SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc.
CARPET AREA AS PER RERA: The net usable floor area of an apartment, 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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 4 | Flat E 2BHK+2T



Tower 4 | Flat F 2BHK+2T



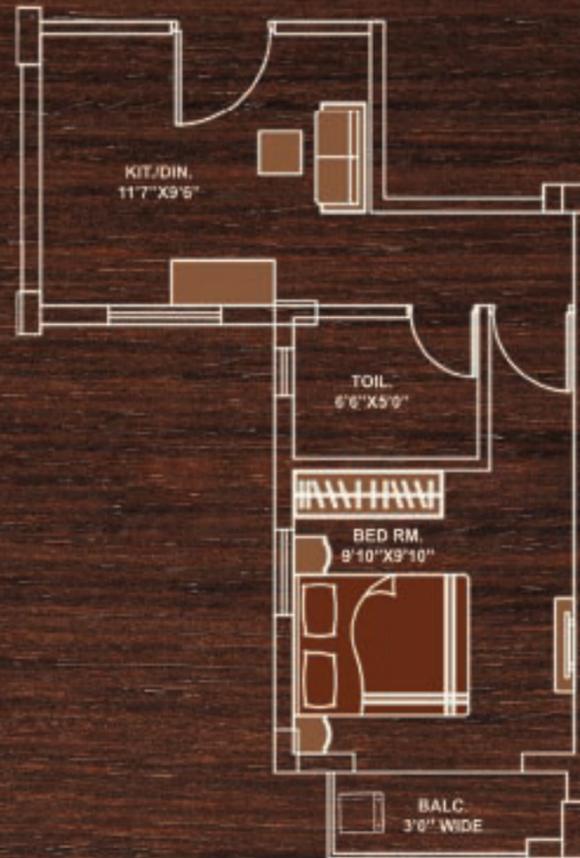
FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	492	23	584	49	632	848
2,3	492	23	584			799

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1	492	23	580	49	629	843
2,3	492	23	580			795

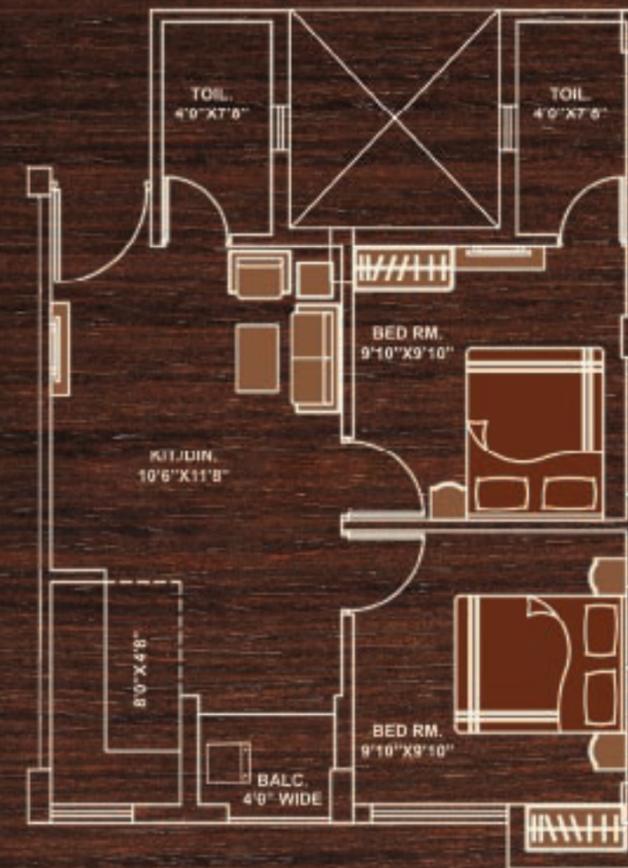
BUILT-UP AREA: Built-up Area is the carpet area plus the thickness of outer walls and the balcony.
SUPER BUILT-UP AREA: Super Built-up Area is the built up area plus proportionate area of common areas such as lobby, lift shafts, stairs, etc.
CARPET AREA AS PER RERA: The net usable floor area of an apartment, 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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

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.
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. All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Tower 4 | Flat G 1BHK+1T



Tower 4 | Flat H 2BHK+2T



FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	287	25	355			486

FLOOR	CARPET AREA	BALCONY AREA	BUILT UP AREA	OPEN TERRACE AREA	CHARGEABLE OPEN TERRACE AREA	SUPER BUILT UP AREA
1,2,3	469	19	568			765

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

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.
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.
 All dimensions are indicative and clear "structural dimensions". Actual dimensions may vary due to the thickness of the plaster, skirting, ledge wall, etc.

Terrace Layout Plan



SPECIFICATIONS

Structure :

RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, Ultratech, Birla, ACC, Ramco, Bangur, Emami*.

Brickwork :

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

Elevation :

Modern elevation, conforming to contemporary designs.

External Finish :

Paint by certified Asian Paints/Birla Opus/ Dulux/ Berger applicator*, and other effects as applicable.

Lobby :

Beautifully decorated & painted lobby.

Internal finish :

Wall Putty for a smooth finish.

Doors & Hardware :

Quality wooden frames with solid core flush doors. Door handles of Godrej/ Yale/ Hafele*. Main door with premium stainless-steel handle and eyehole. Main Door Lock by Godrej/ Yale/ Hafele*.

Windows :

Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium). Large Aluminium sliding doors in Living Room Balcony.

Flooring :

Vitrified tiles in bedrooms/living/dining/kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.

Elevator :

Passenger Lifts of Kone/Otis*.

Kitchen counter :

Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.

Toilets :

Hot and Coldwater line provision using CPVC* pipes.
CP fittings including Health Faucet* of
Essco/Jaquar/Parryware/Hindware*.
Dado of ceramic tiles up to door height.
Sanitaryware with EWC with cistern and basin of
Essco/Parryware/Jaquar/Hindware*.
Pipes of Supreme/Skipper/ Oriplast*.

Water Supply :

Underground and Overhead water storage tanks of
suitable capacity of water supply.

Generator :

24 hour power backup for all common services.
Generator backup of 400 W for 1 bedroom flats and
600 W for 2 bedroom flats and 800 W for 3 bedroom
flats.

Security :

CCTV cameras, Intercom facility and 24/7 Security
Personnel.

Landscape :

Professionally designed and executed landscaping.

Electricals :

- a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor Roma/Schneider Electric/ RR Kabel/ Havells*
- b) TV port provision in Living room and Master bedroom.
- c) For 1 BHK - Telephone point in Living room only. For 2 & 3 BHK – Telephone point in Living room and master bedroom.
- d) Two Light Points, one Fan Point, two 5A points in all bedrooms.
- e) One 15A Geyser point and exhaust fan point in all toilets.
- f) One 15A & one 5A points and exhaust fan point in kitchen.
- g) One 5A Refrigerator point.
- h) For 1 BHK – One AC point in the master bedroom only. For 2 & 3 BHK – One AC point in the master bedroom & One AC point in living dining area.
- i) One washing machine point in the balcony.
- j) Modern MCBs and Changeovers of Havells/Schneider Electric*.

* 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.

FREQUENTLY ASKED QUESTIONS

Everything you
need to know,
right here.

Towers:

6 Blocks

Floors:

G+3 Towers

Number of Flats:

144

Unit Sizes:

1 BHK: 486 to 517 sq.ft.

2 BHK: 763 to 925 sq.ft.

3 BHK: 1052 to 1104 sq.ft.

Municipality or Corporation:

Kolkata Municipal Corporation (KMC)

Electricity:

CESC

Police Station:

Haridevpur Police Station

Date of completion:

4 Years from the date of launch

Developer:

Nortech Property Pvt. Ltd.

Payment Schedule

BOOKING	10%
AGREEMENT	10%
FOUNDATION	15%
1ST FLOOR CASTING	10%
2ND FLOOR CASTING	15%
3RD FLOOR CASTING	10%
ROOF CASTING	10%
INTERNAL PLASTER	10%
POSSESSION	10%

Extra Charges

Legal charges at the time of Agreement : Rs. 15000/-

Legal charges at the time of Possession : Rs. 15000/-

CATEGORIES	CHARGES
A. H.T. Line & Electricity Charges	As per actual
B. Generator Connection Charges	Rs. 100/- Per Sq.ft+Gst
C. Maintenance Deposit + Security Deposit (To be handed over to the association after deducting pending Amounts/Dues)	Rs. 4/- Per Sq.ft (Maintenance Deposit Rs.48/- Per Sq.ft) & Security Deposit Rs. 52/- Per Sq.ft
D. Flat Mutation, Apportionment & Assessment in the name of the buyer	Rs. 6000/- + Gst
E. Association Formation Charges	Rs. 7500/- + Gst



CARE SERVICES

Dedicated Manager :

A dedicated Eden Relationship Manager will assist and support you throughout the home-buying journey.

Total Assistance :

From agreement registration to loan processing, we will help you with everything, every step of the way.

Customer First :

Our customer-first approach ensures timely responses and utmost care at every stage.

Orientation Email and Welcome Kit :

You will receive a welcome email and a carefully curated welcome kit after booking.

Real Time Project Updates :

Get monthly progress updates for your home with construction images via WhatsApp and email.

Earn from Referrals :

Refer your friends and family to Eden projects and earn rewards on successful bookings.

Share Your Feedback Easily :

We value your feedback. You can share it through WhatsApp, QR scan, or a quick online form.

Tech-Driven Interface :

A seamless, tech-enabled interface to keep you informed and connected at every stage of your journey.





65+ Projects
Delivered



Delivered 3 Months
Before Time

10,000 Happy
Families



Average
Completion Period
2 year



Zero Net Debt
Company

