



EDEN 
LUXURIA



CELEBRATE
THE JOY OF LIVING





Landscaped roof



Gymnasium



Community Hall

A Boutique Residential Project

Walking distance 250 metres
from Prince Anwar Shah connector.

Eden Luxuria is one of the few properties in
the area that elevates the lifestyle quotient and
becomes a symbolic abode for its inmates.



The building has a landscaped rooftop, a well-equipped AC gymnasium and a community hall with a pantry on the ground level.



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.

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/ Yale***. Main door with premium stainless steel handle and eyehole. Main Door Lock by **Godrej/ Yale ***.

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/Hindware***.
- Dado of ceramic tiles up to door height.
- Sanitaryware with EWC with ceramic cistern and basin of **Kohler/Jaquar/Hindware***.
- Pipes of **Supreme/Skipper/Oriplast***

Elevator:

Passenger Lifts of **Kone/Jhonson/Otis/Schindler***.

Electricals:

- Concealed **Polycab/Havells/RR Kabel*** copper wiring with modular switches of **Anchor Roma/Schneider Electric/RR Kable/Havells***
- TV points in all bedrooms & Telephone points in master bedroom & living room.
- Two Light Points, one Fan Point, two 5A points in all bedrooms
- One 15A Geyser point in all toilets & an exhaust fan point
- Two 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen
- One AC points in all bedrooms & one AC point in living & dining room
- One washing machine point in the balcony.
- Modern MCBs and Changeovers of **Havells/HPL/Schneider Electric***

Water Supply:

Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.

Landscape:

Professionally designed and executed landscaping.

Generator:

24 hour power backup for all common services. Generator back up of, 900 W for 2 bedroom flats and 1200 W for 3 bedroom flats.

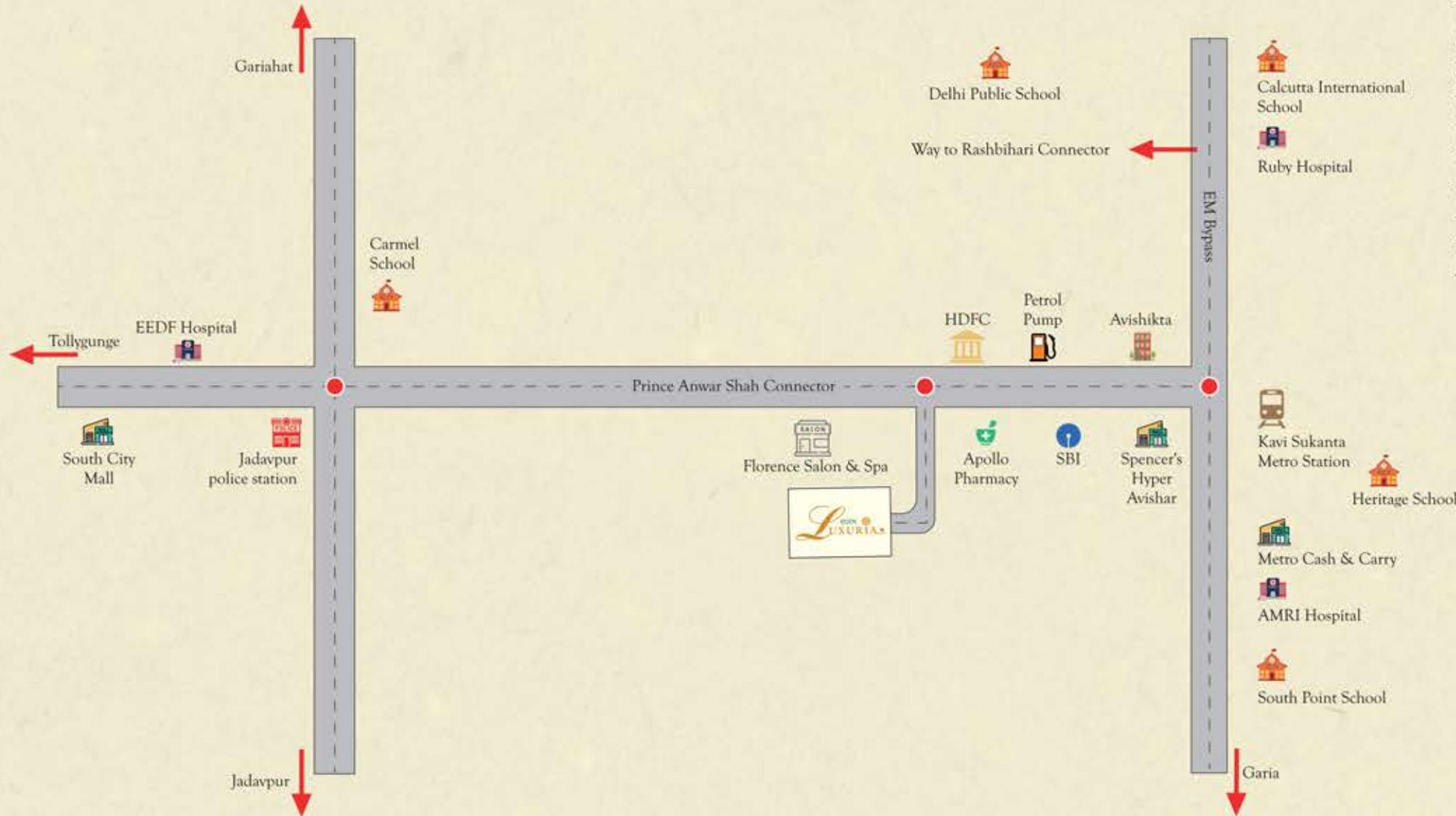
Security:

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.*



Luxuria is homecoming for a different reason: to relax after rejoicing, to reminiscence after remembering. In other words, it is going beyond life, to celebrate the joy of living.

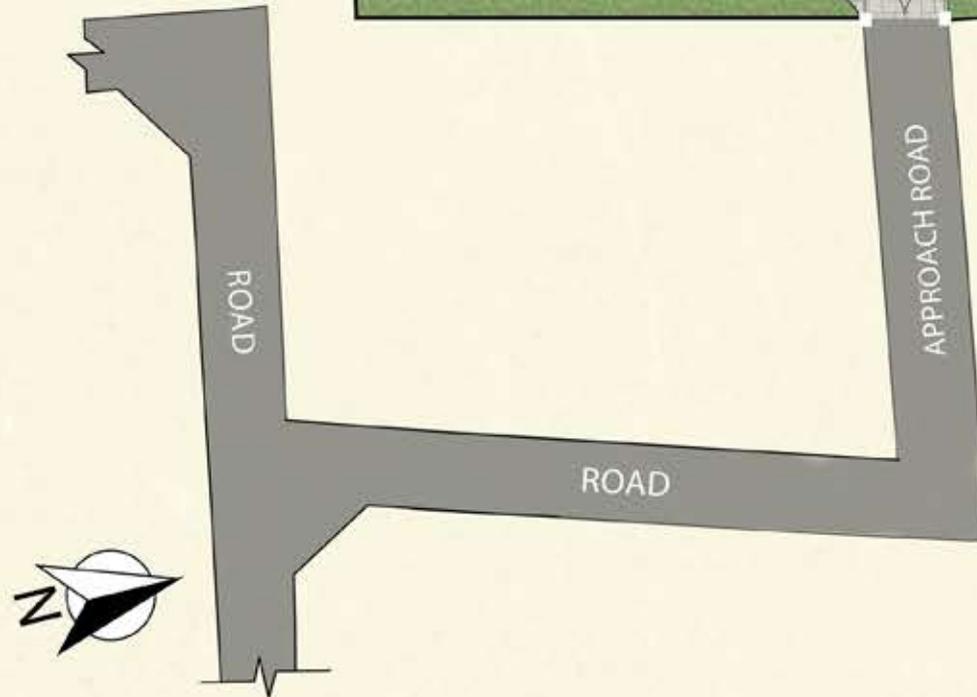
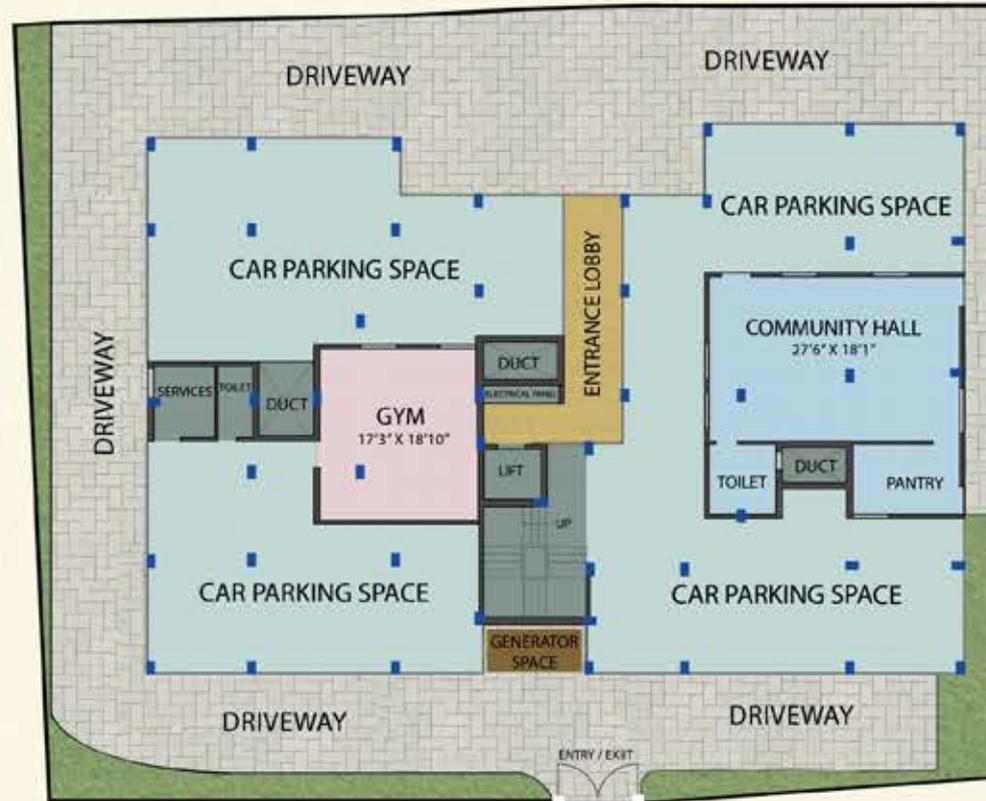


Key distances:

South city mall	3.4 km
Spencer's store	1.1 km
Metro cash & carry	2.6 km
Ruby general hospital	2.1 km
EEDF hospital	3.3 km
Kavi sukanto metro station	1.4 km
Avishikta	1.7 km
Jadavpur police station	3.0 km



SITE PLAN



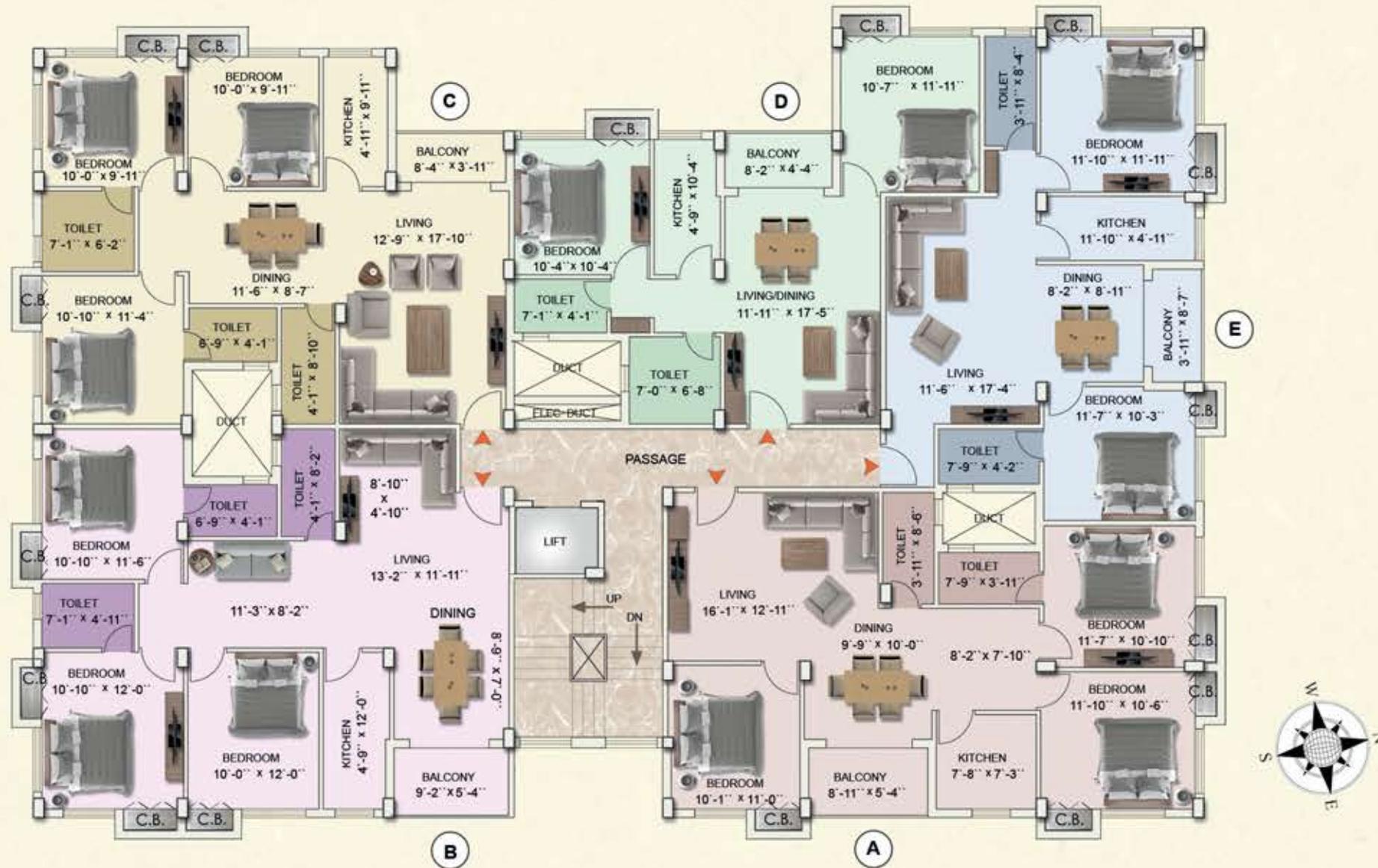
Built Up Area: Built Up Area is the carpet area plus the thickness of outer walls and the balcony.

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.



FLOOR PLAN



Flat	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Built Up Area (Sq. Ft.)	Super Built Up Area (Sq. Ft.)	Type of Flat
A	873	48	1009	1342	3 BHK
B	958	49	1081	1437	3 BHK
C	885	33	1000	1330	3 BHK
D	633	36	738	982	2 BHK
E	727	34	828	1101	2 BHK

FAQ

Number of Blocks	: 1
Number of Floors	: G + 3
Number of Flats	: 15
Unit Size	: 982 SQFT - 1437 SQFT
Electricity	: CESC

(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 Booking Amount is 10% of the cost of the flat. Please fill and submit the application form along with a Cheque/Online Transfer/Draft 10%.

(Q) What are payment terms?

(A) Our payment term is linked to the stage of Construction:

Booking	10%
Agreement	10%
Foundation	10%
1st Floor Casting	15%
2nd Floor Casting	15%
3rd Floor Casting	10%
Roof Casting	10%
Internal Plaster	10%
Possession	10%
	100

(Q) What about car parking space?

(A) Adequate car parking space is available in the complex.

(Q) What are the Extra Development Charges?

(A) Legal Charges at the time of agreement: Rs. 10,000/-

Legal Charges at the time of possession: Rs. 10,000/-

Breakup for Extra Development Charges:-

H.T. Line & Electricity Charges : Rs. 75/- per sq.ft.

Generator Connection Charges : Rs. 50/- per sq.ft.

Association Formation Charges : Rs. 5,000/- sqft. + gst/-

Maintenance deposit + Security deposit

(to be handed over to the association

after deducting pending amounts/dues) : Rs. 3/- sqft

(Maintenance dep. Rs. 36/- & Security dep. Rs. 100/-)

Flat mutation, Apportionment &

Assessment in the name of the buyer : Rs. 5/- per sq.ft.

(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) 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 Charger (PLC)?

(A) PLC may be applicable. Please consult the Sales Team for details.

(Q) How do I get any other queries answered?

(A) Feel free to email us at sales@edenprojects.in.

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