

EDEN ROOPkatha



📍 NEAR SOUTHERN BYPASS



The landscaping theme is based on an exciting new dream world for children. A place where they can live happily surrounded by the colours of this world of wonder.

The Beauty of Roopkatha's Picturesque Locale



OVERVIEW

Number Of Blocks : 14

Number Of Flats : 223

Unit Sizes : 1BHK : 470 sq.ft - 563 sq.ft
(Super Built Up Area) 2BHK : 761 sq.ft - 859 sq.ft
3BHK : 983 sq.ft - 1092 sq.ft

Authority : Hariharpur Gram Panchayat

Electricity : WBSEDCL

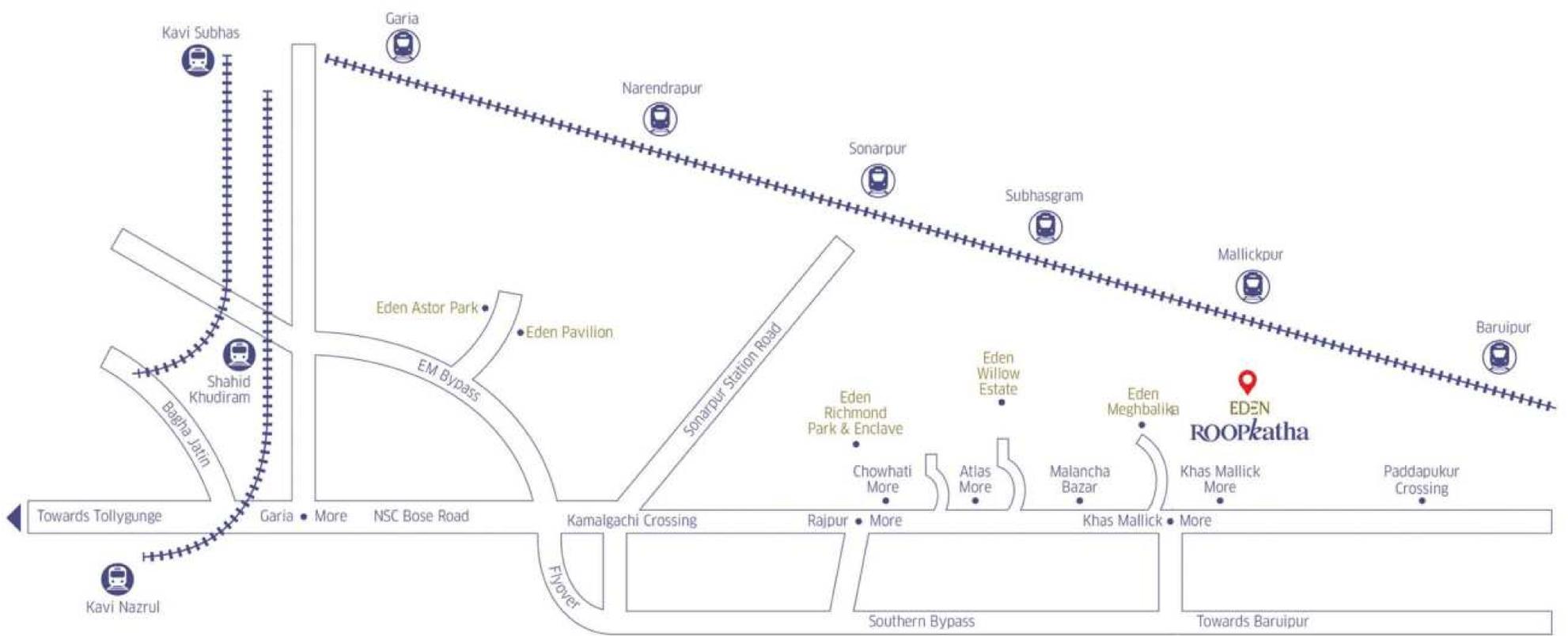
Date Of Launch : January, 2024

Date Of Completion : June, 2027

RERA Number : WBRERA/P/SOU/2023/000869 | www.rera.wb.gov.in

Developer : Eden Elements LLP





Where exactly is this fairyland?



Roopkatha is situated in Baruiapur, approximately 30 minutes by train or car. The Southern Bypass is just a stone's throw from the society.

Nearby

Bus Stop	500 m	Railway Station	1.5 km
Market	500 m - 1 km	Hyper Store	2.5 km
School	1 km - 3 km	Hospital	2 km
College	1 km - 4 km	Southern Bypass	700 m



GROUND FLOOR PLAN



- | | |
|--|---|
| 1. Entry / Exit Gate | 15. Mushroom Seat |
| 2. Toddler's Play Room | 16. 'Harano Tori' (Lost Boat) |
| 3. Nectar Land (Butterfly Garden) | 17. Stepping Stones |
| 4. Gymnasium | 18. Shade Garden |
| 5. Games Room | 19. Feature Plantation |
| 6. Home Theatre | 20. Chander Pahar
(Play Hillock with Slides) |
| 7. Community Hall | 21. Colour Mound |
| 8. Hopscotch Court | 22. Stepping Logs |
| 9. Cycle Track | 23. 'Jadu Guha'
Enchanting Cave |
| 10. Tree Whisper Deck | 24. Pixie Pond (Koi Pond) |
| 11. Mystical Forest
('Bokul Ban') | 25. Yoga Deck |
| 12. "SWAPNA PURI"
(Dream Land_Leisure Garden) | 26. 'Sabuj Deep' (Green Island) |
| 13. Gravel Court | 27. Snakes & Ladders Court |
| 14. Leisure Deck | 28. Guest Room |

GROUND AMENITIES





Tree house

A nice, cozy spot for kids to hang out in





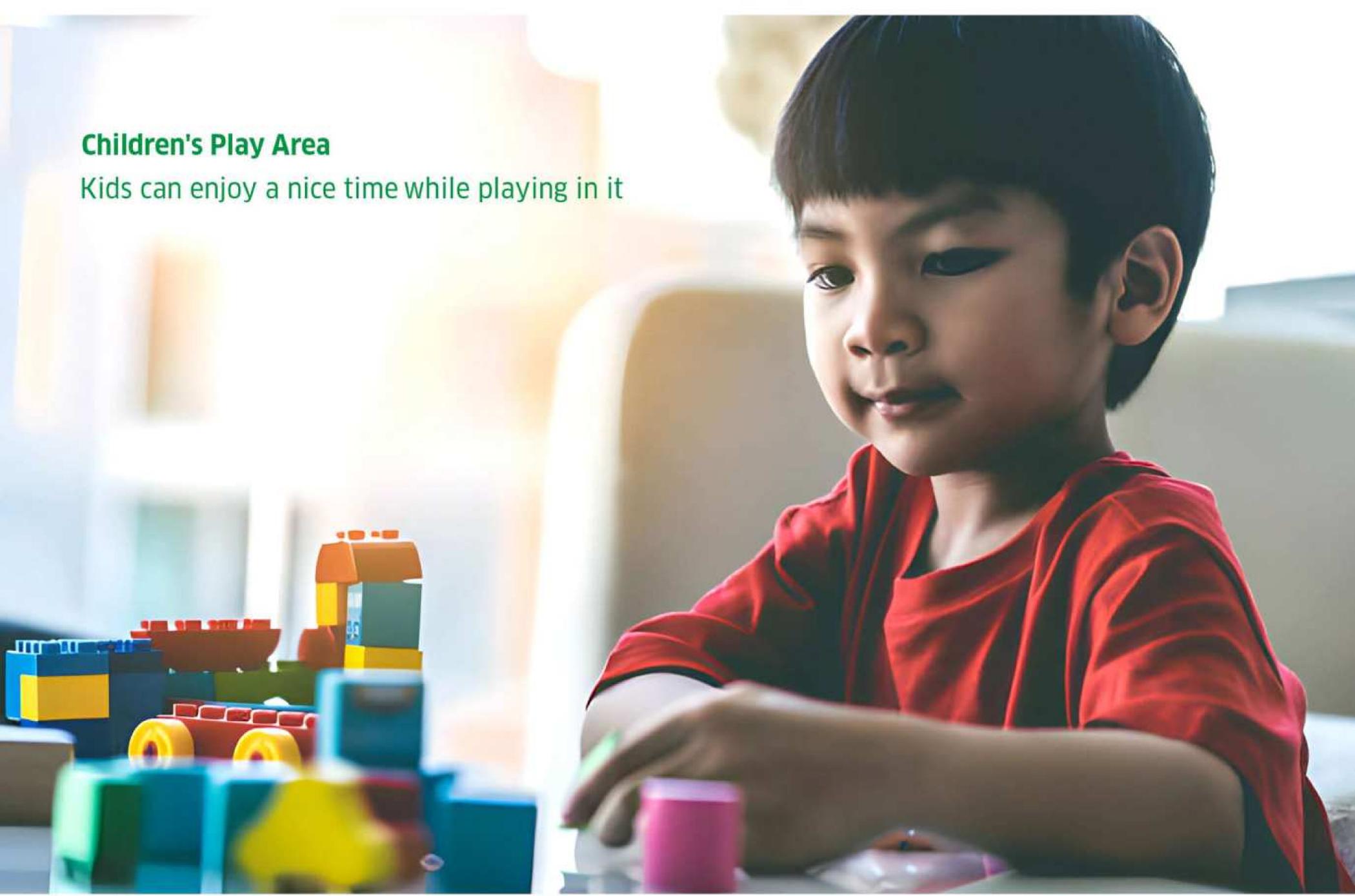
Lily pool

A beautiful pool decorated with plenty of flowers



Children's Play Area

Kids can enjoy a nice time while playing in it





The Hillock

Where children can enjoy going up and down while learning better body coordination



ROOFTOP AMENITIES

Relax under the open sky
While enjoying all the comforts



Tweeting garden



Roopkatha Terrace



Skating Rink



UNLIMITED ENTERTAINMENT ZONE



Swimming Pool

It comes with a baby pool



Indoor Games Room

A buzzing place to play chess, darts and carrom

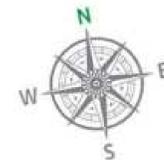


FLOOR PLANS



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Block 1
Typical Floor 1st to 4th



Block 1 • 1st to 4th Floor

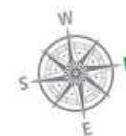
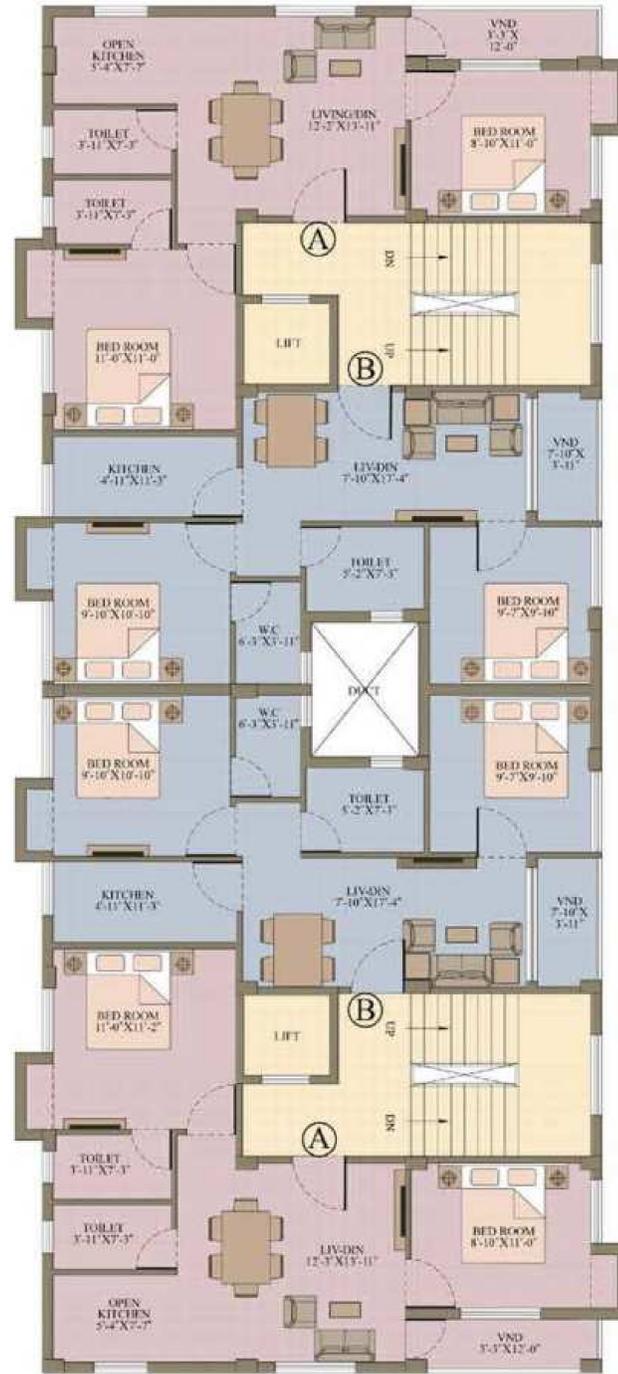
Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	478	31	572	761
Flat B	2BHK+2T	478	31	573	762

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Block 2-3



Block 2-3
Typical Floor 1st to 4th



Block 2 • 1st to 4th Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	519	38	624	830
Flat B	2BHK+2T	492	31	579	770

Block 3 • 1st to 4th Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	519	37	624	830
Flat B	2BHK+2T	492	31	579	770

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Block 4
Ground Floor



Block 4 • Ground Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat G	2BHK+2T	515	26	621	826
Flat H	2BHK+2T	515	26	621	826

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Block 4
Typical Floor 1st to 4th



Block 4



Block 4 • 1st to 4th Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	1BHK+1T	282	22	353	470
Flat B	1BHK+1T	283	26	357	474
Flat C	1BHK+1T	285	26	357	474
Flat D	1BHK+1T	285	26	357	474
Flat E	1BHK+1T	283	26	357	474
Flat F	1BHK+1T	282	22	353	470

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Block 5
Ground Floor



Block 5



Block 5 • Ground Floor

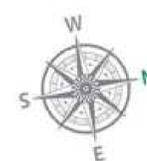
Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat G	2BHK+2T	515	26	621	826
Flat H	2BHK+2T	515	26	621	826

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Block 5
Typical Floor 1st to 4th



Block 5

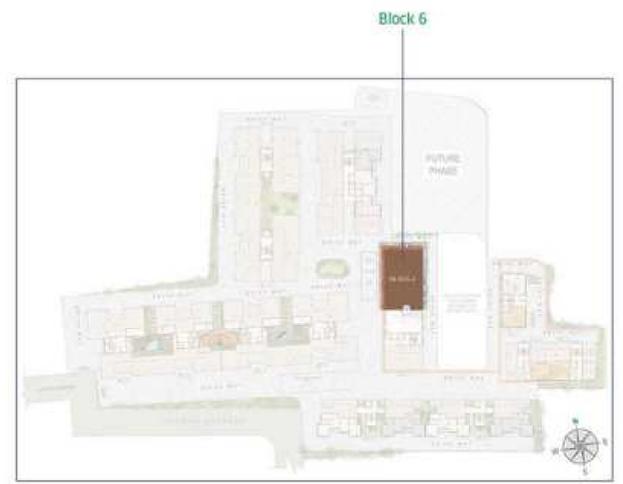


Block 5 • 1st to 4th Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	1BHK+1T	282	22	353	470
Flat B	1BHK+1T	283	26	357	474
Flat C	1BHK+1T	285	26	357	474
Flat D	1BHK+1T	285	26	357	474
Flat E	1BHK+1T	283	26	357	474
Flat F	1BHK+1T	282	22	353	470

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Block 6
Typical Floor 1st to 4th

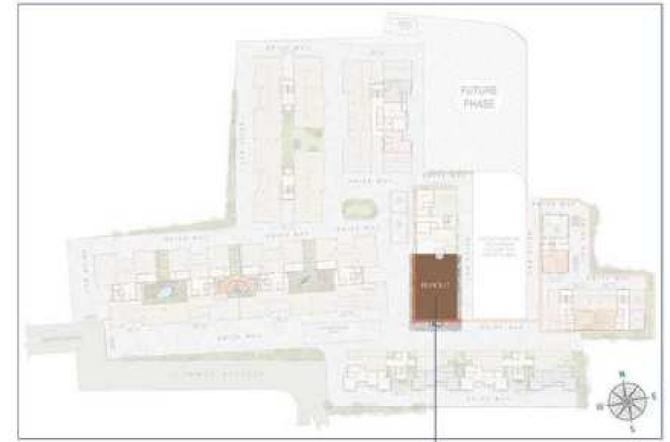


Block 6 • Floor 1st to 4th

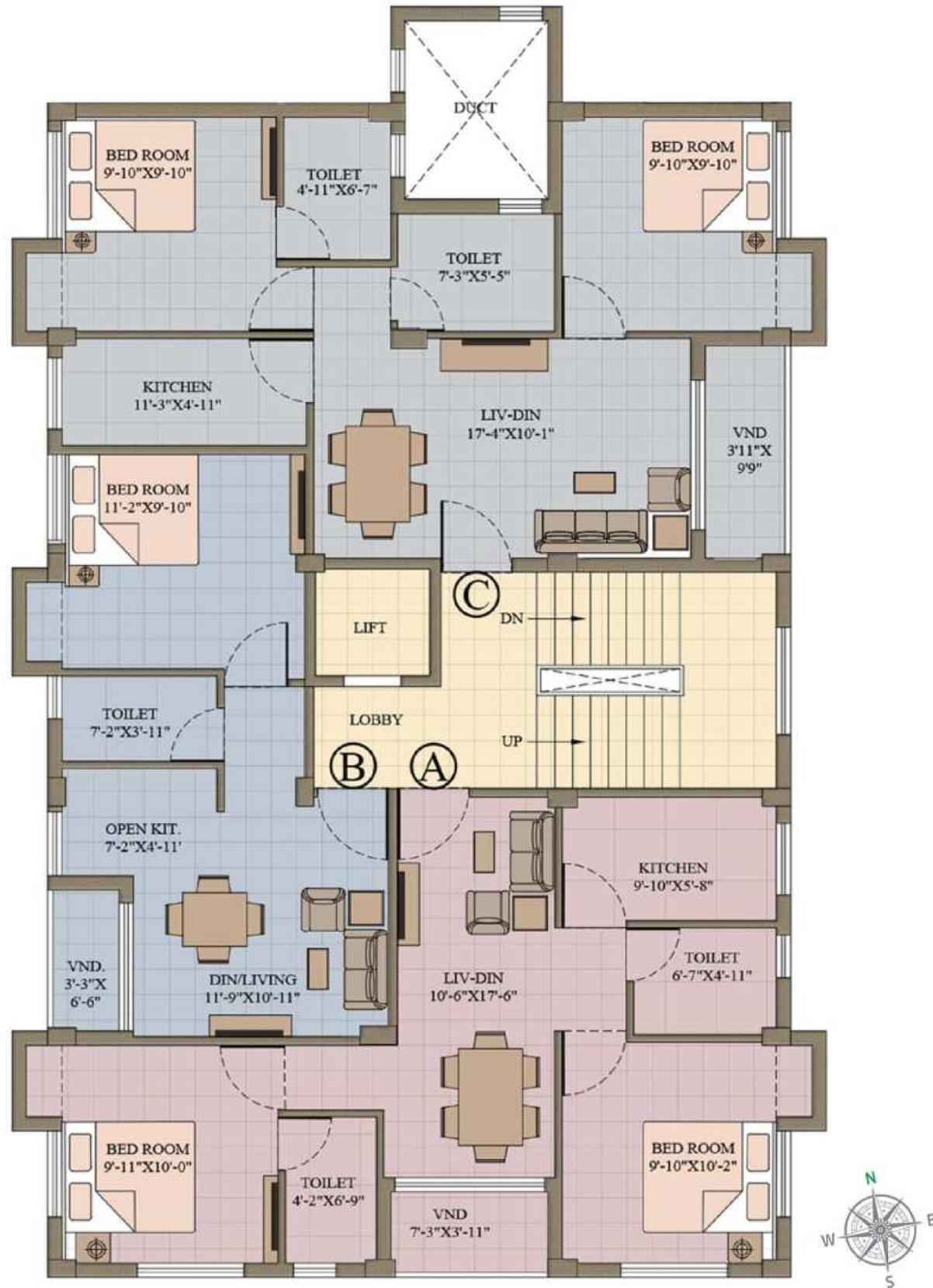
Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat D	2BHK+2T	541	38	646	859
Flat E	1BHK+1T	322	21	381	506
Flat F	2BHK+2T	504	28	598	795

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Block 7
Typical Floor 1st to 4th



Block 7

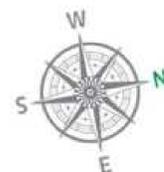


Block 7 • Floor 1st to 4th

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	504	28	598	796
Flat B	1BHK+1T	322	21	381	506
Flat C	2BHK+2T	541	38	646	859

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Block 8-9 Typical Floor 1st to 4th



Block 8 • Floor 1st to 4th

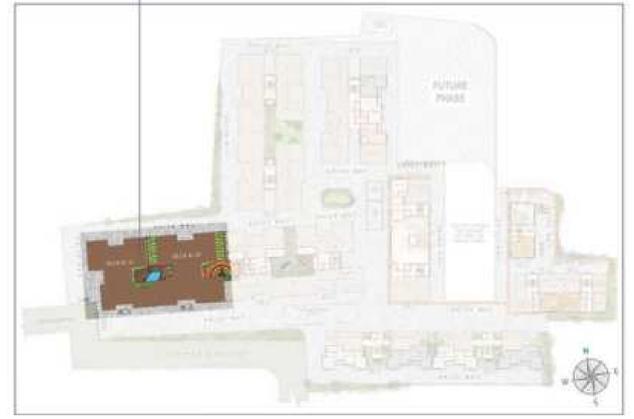
Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	543	25	632	840
Flat B	2BHK+2T	543	25	632	840
Flat C	3BHK+2T	637	29	739	983
Flat D	2BHK+2T	525	31	618	822

Block 9 • Floor 1st to 4th

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	543	25	632	840
Flat B	2BHK+2T	543	25	632	840
Flat C	3BHK+2T	637	29	739	983
Flat D	2BHK+2T	525	31	618	822

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Block 10-11



Block 10-11
Typical Floor 1st to 4th



Block 10 • Floor 1st to 4th

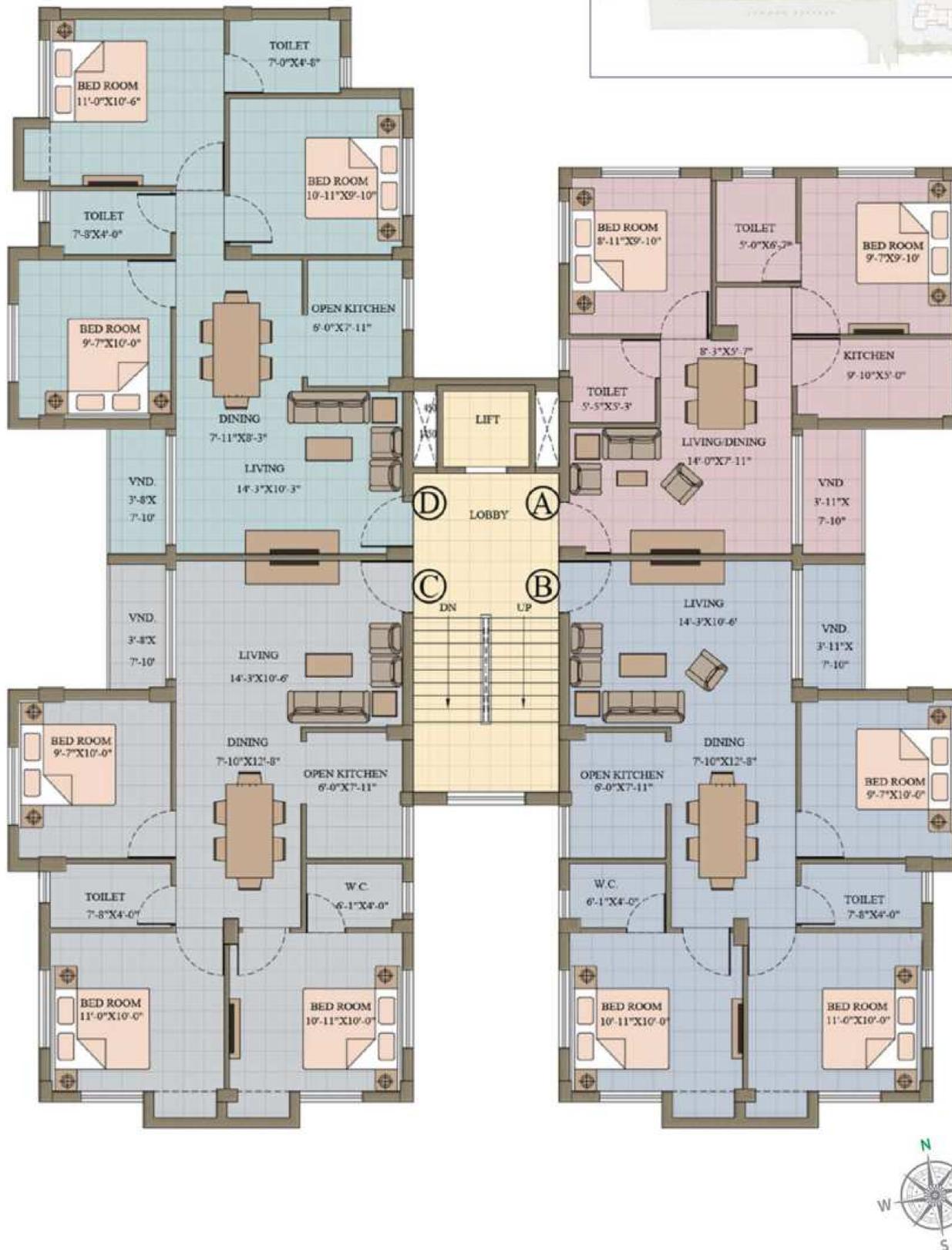
Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	543	25	632	840
Flat B	2BHK+2T	543	25	632	840
Flat C	3BHK+2T	637	29	739	983
Flat D	2BHK+2T	525	31	618	822

Block 11 • Floor 1st to 4th

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	543	25	632	840
Flat B	2BHK+2T	543	25	632	840
Flat C	1BHK+1T	346	25	423	563
Flat D	2BHK+2T	525	31	618	822

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Block 12
Typical Floor 1st to 4th

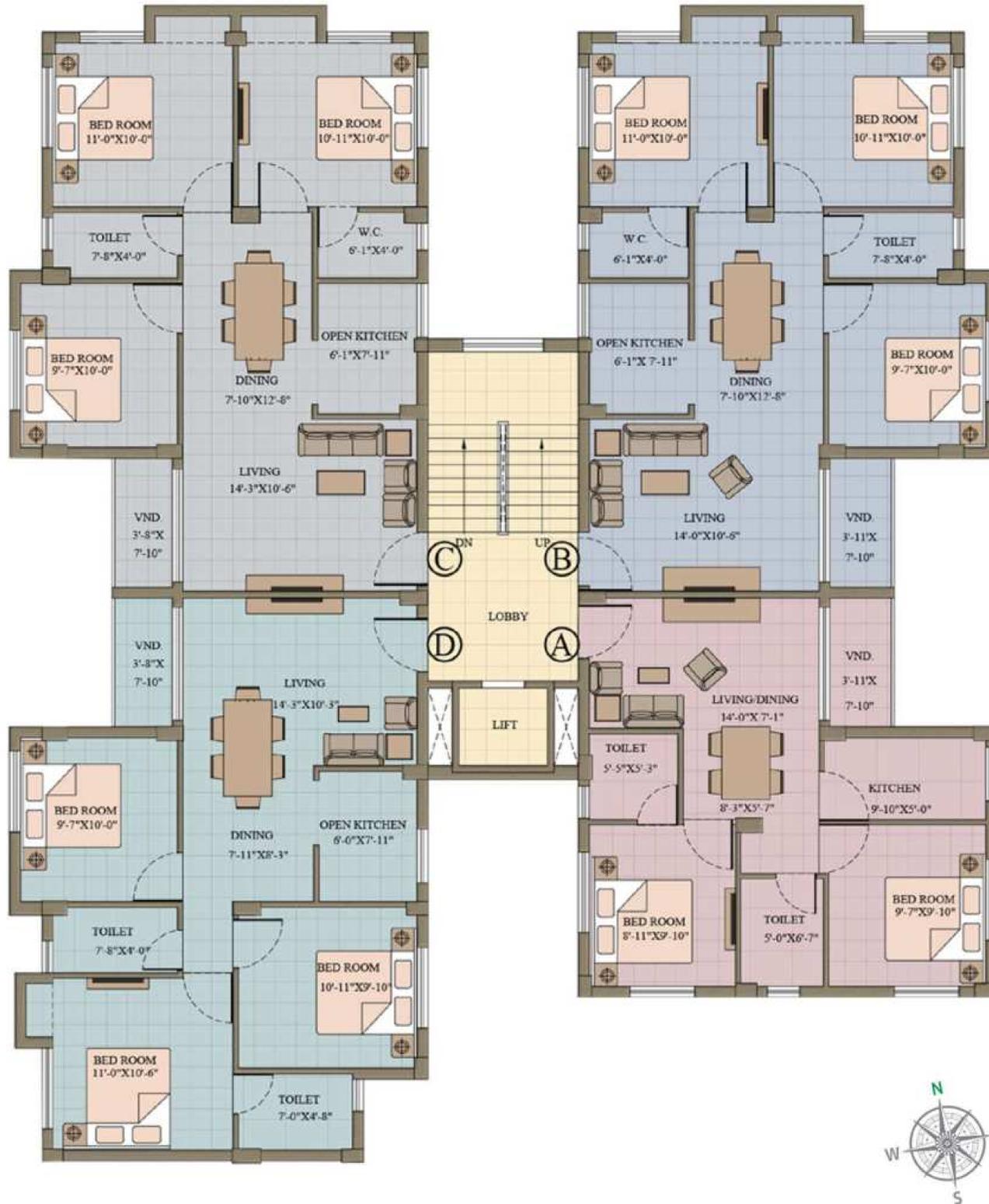


Block 12 • Floor 1st to 4th

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	487	31	577	767
Flat B	3BHK+2T	704	31	811	1078
Flat C	3BHK+2T	706	29	811	1078
Flat D	3BHK+2T	687	29	784	1042

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Block 13
Typical Floor 1st to 4th

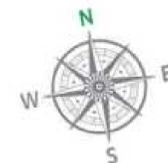
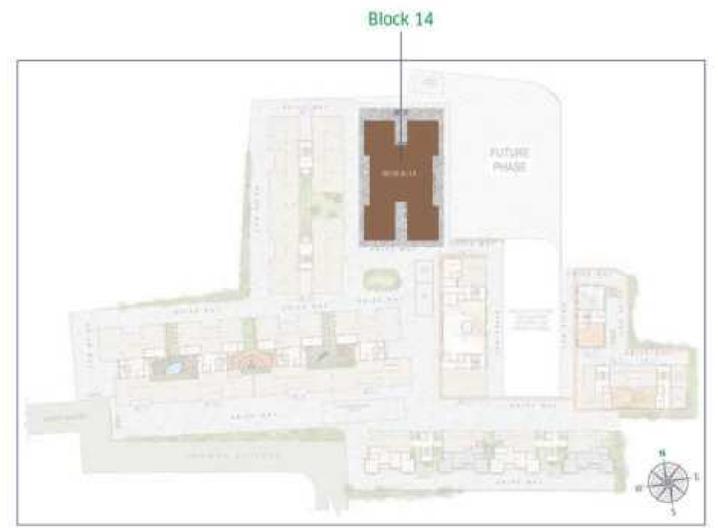


Block 13 • Floor 1st to 4th

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	2BHK+2T	487	31	577	767
Flat B	3BHK+2T	704	31	812	1080
Flat C	3BHK+2T	707	29	812	1080
Flat D	3BHK+2T	687	29	784	1042

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Block 14 Ground Floor

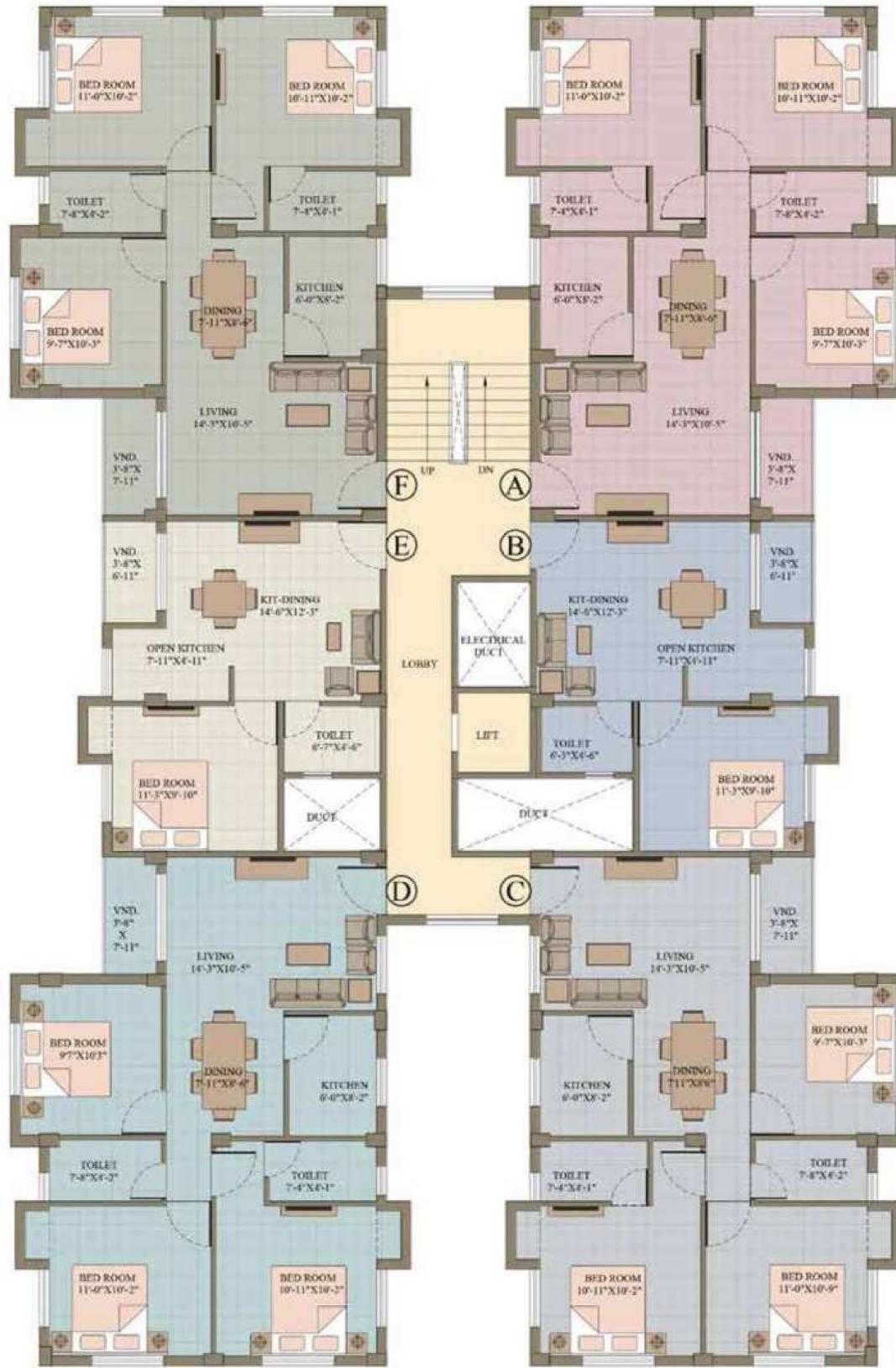
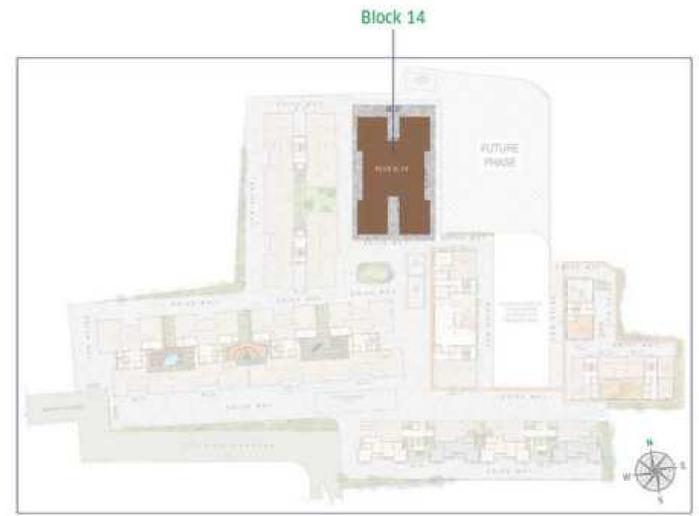


Block 14 • Ground Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat G	1BHK+1T	320	29	397	528
Flat H	1BHK+1T	342	24	404	538
Flat I	1BHK+1T	320	28	398	529

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Block 14 Typical Floor 1st to 4th

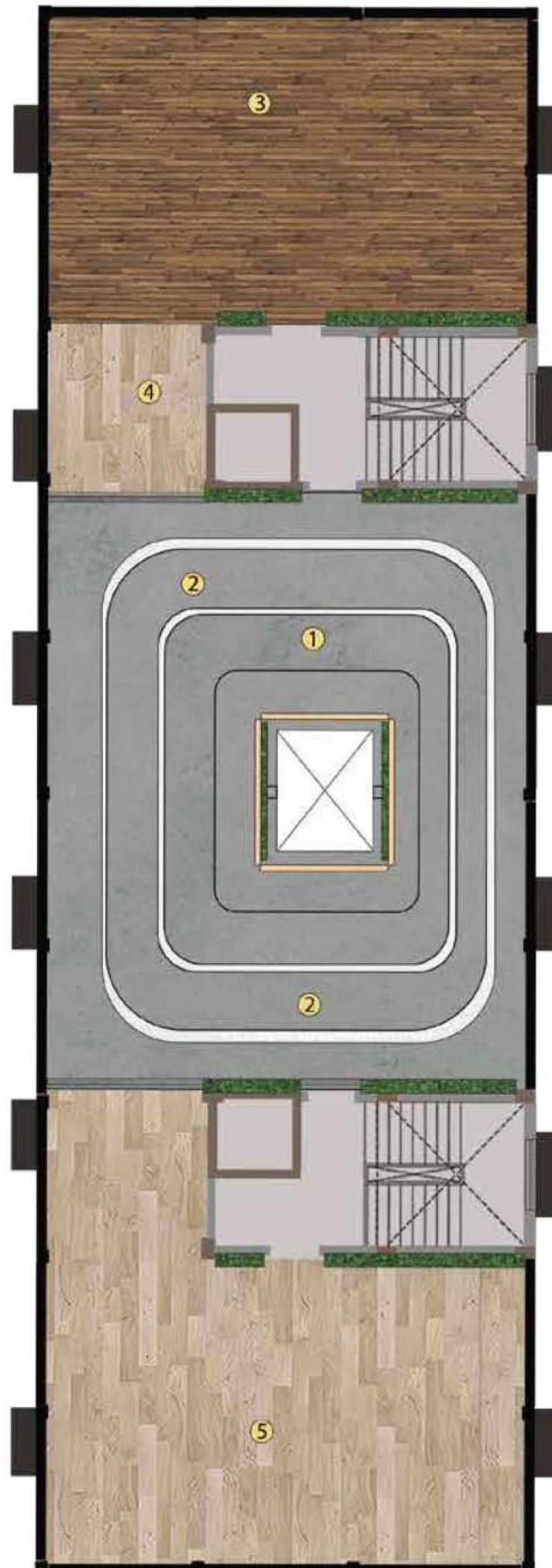


Block 14 • 1st to 4th Floor

Flat	Type	Carpet Area of flat including Cupboard Area (sq ft)	Area of Balcony (sq ft)	Built-up Area (sq ft)	Super Built-up Area (sq ft)
Flat A	3BHK+2T	715	29	821	1092
Flat B	1BHK+1T	347	25	411	547
Flat C	3BHK+2T	715	29	821	1092
Flat D	3BHK+2T	715	29	821	1092
Flat E	1BHK+1T	349	25	411	547
Flat F	3BHK+2T	715	29	821	1092

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Terrace Plan
Block 6 and 7



1. 'Utsav Prangan' Celebration Plaza
2. Pixie Skating Rink
3. 'Stargazing Deck'
4. Plaza
5. Chit Chat Zone

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Terrace Plan
Block 8-11



1. 'Megher Desh'
Cloud Castle Wonderland
(Cloud Pattern)
2. Activity Wall
3. 'Charcha Chitro Prangan'
Hang Out Patio
4. Necktar Land (Butterfly Garden)
5. 'Rang Mahal Pushpokunja'
Colour Garden
6. Boithak Khana
Elder's Lounge
7. Leisure Deck
8. Floral Trellis
9. Enchanted Tweeting Terrace
10. Hanging Sky Roost
11. Chirping Chalice (Bird's Birth)
12. Infinity Waterfall
13. 'Sugandhi Uddyan'
Serene Enchanted Glen
14. Game Board Junction
15. Grandmaster's Guild (Chess Club)
16. Bullseye Bastion (Dart Wall)
17. Movable Dice Seats
18. Flicker's Fortress (Carrom Club)
19. Swimming Pool
20. Baby Pool

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1 BHK Smallest size



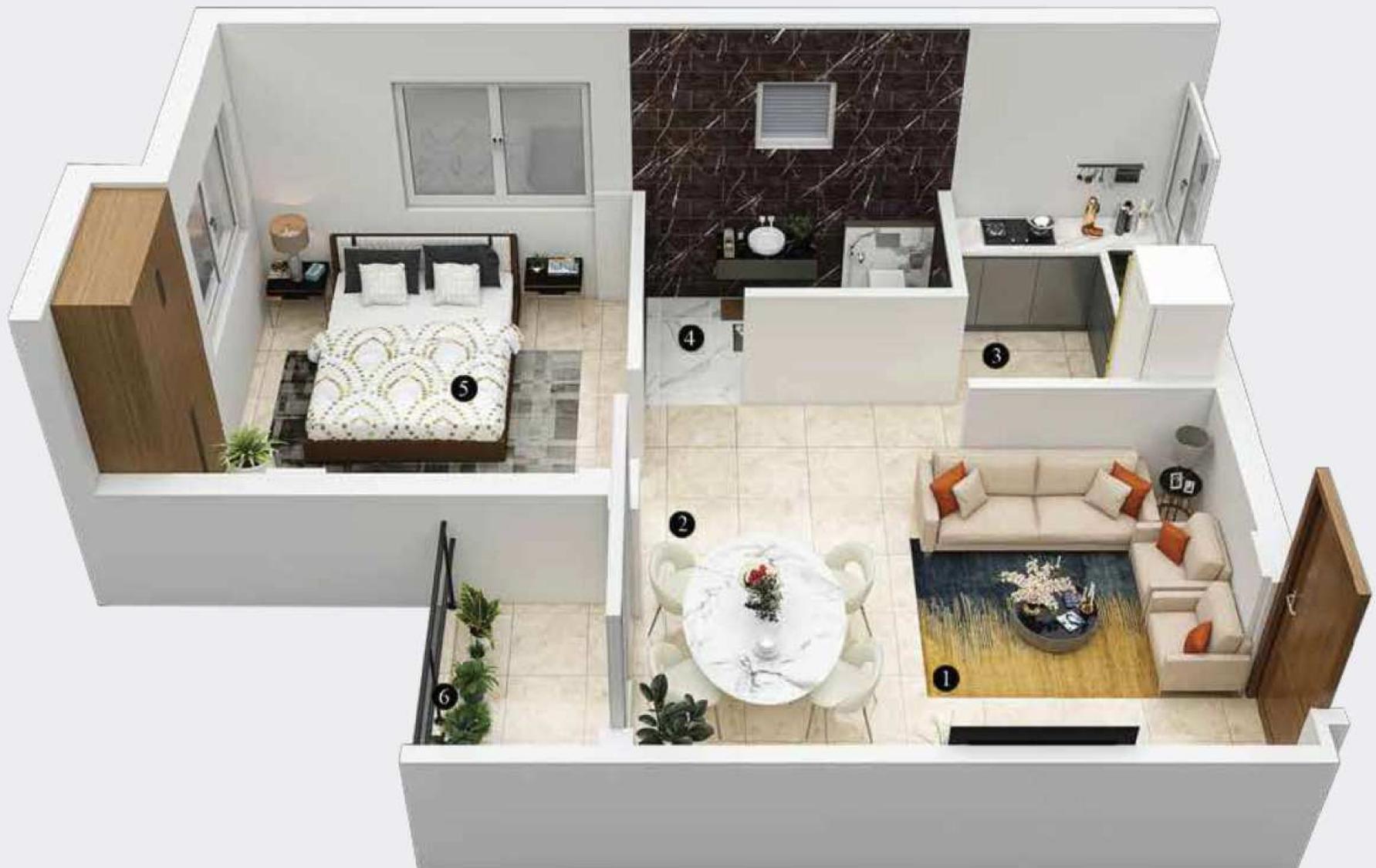
Area	Size
1. Living and Dining Area	9'1" X 9'5"
2. Open Kitchen	6'3" X 6'2"
3. Toilet	5'6" X 5'9"
4. Bedroom	10' X 9'2"
5. Verandah	6'7" X 3'3"

Carpet Area	282 sq ft
Built-up Area	353 sq ft
Super Built-up Area	470 sq ft

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.

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1 BHK Largest size



Area	Size
1. Living Area	10'2" X 13'2"
2. Dining Area	3'3" X 7'7"
3. Kitchen	7'3" X 5'4"
4. Toilet	3'11" X 7'7"
5. Bedroom	10'4" X 9'10"
6. Verandah	6'9" X 3'9"

Carpet Area	346 sq ft
Built-up Area	423 sq ft
Super Built-up Area	563 sq ft

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, lift's 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.

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2 BHK Smallest size



Area	Size
1. Living and Dining Area	14'7" X 7'11"
2. Kitchen	5'1" X 8'8"
3. Master Toilet	7'1" X 3'11"
4. Toilet	4'11" X 6'9"
5. Master Bedroom	10'2" X 10'
6. Bedroom	10'2" X 10'
7. Verandah	3'11" X 7'11"

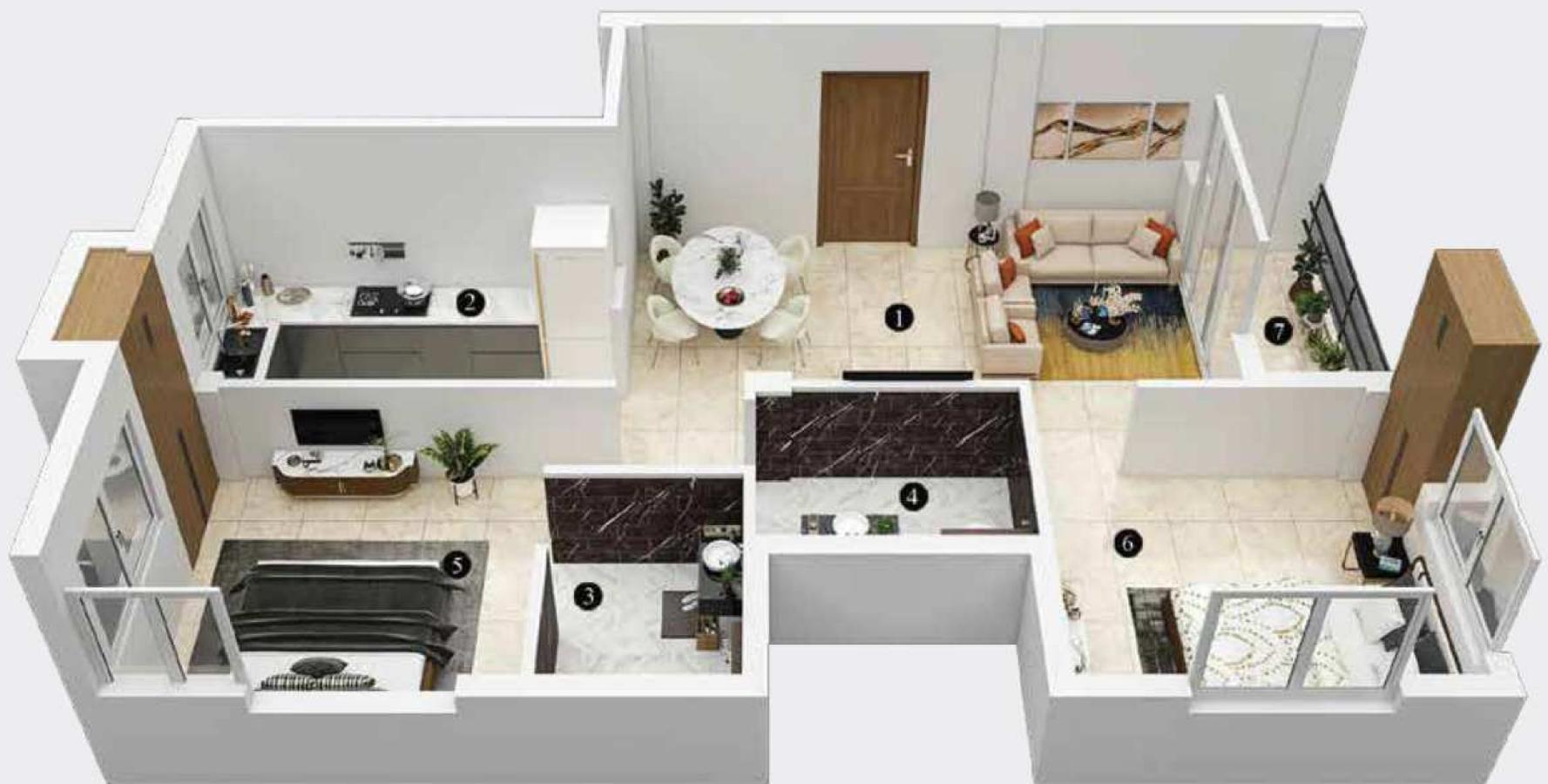
Carpet Area	478 sq ft
Built-up Area	572 sq ft
Super Built-up Area	761 sq ft

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.

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2 BHK Largest size



Area	Size
1. Living and Dining Area	17'4" X 10'1"
2. Kitchen	11'3" X 4'11"
4. Master Toilet	4'11" X 6'7"
5. Toilet	7'3" X 5'5"
6. Master Bedroom	9'10" X 9'10"
7. Bedroom	9'10" X 9'10"
8. Verandah	3'11" X 9'9"

Carpet Area	541 sq ft
Built-up Area	646 sq ft
Super Built-up Area	859 sq ft

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.

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3 BHK Smallest size



Area	Size
1. Living Area	10'12" X 13'2"
2. Dining Area	11'9" X 7'7"
3. Kitchen	7'5" X 5'4"
4. Master Toilet	3'8" X 6'4"
5. Toilet	4'2" X 7'3"
6. Master Bedroom	10'3" X 9'11"
7. Bedroom (i)	9' X 8'10"
8. Bedroom (ii)	10'3" X 10'6"
9. Verandah	7'9" X 3'9"

Carpet Area	637 sq ft
Built-up Area	739 sq ft
Super Built-up Area	983 sq ft

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.

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3 BHK Largest size



Area	Size
1. Living Area	14'3" X 10'5"
2. Dining Area	7'11" X 8'6"
3. Kitchen	6' X 8'2"
4. Master Toilet	7'4" X 4'1"
5. Toilet	7'8" X 4'2"
6. Master Bedroom	10'11" X 10'2"
7. Bedroom (i)	11' X 10'2"
8. Bedroom (ii)	9'7" X 10'3"
9. Verandah	3'8" X 7'11"

Carpet Area	715 sq ft
Built-up Area	821 sq ft
Super Built-up Area	1092 sq ft

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.

SPECIFICATIONS

AFTER ALL, MANY THINGS MAKE A HOUSE A HOME



EDEN ROOPkatha

A detailed summary
of what your home comes with



Structure

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

Internal finish

Wall Putty for a smooth finish.

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.

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 Essco/Jaquar/Parryware/Cera/Bell/Hindware*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with cistern and basin of Essco/Parryware/Cera/Bell/Jaquar/Hindware*. Pipes of Supreme/Skipper/Oriplast/Tata Wondra*

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

Elevator

Passenger Lifts of Kone/Adams/Johnson*.

Electricals

- a) Concealed Polycab/Havells/RR Kabel/Rajnigandha/Gloster* copper wiring with modular switches of Anchor Roma/Schneider Electric/RR Kabel/Havells/Kolors*
- 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/HPL/Schneider Electric*

Water Supply

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

Landscape

Professionally designed and executed landscaping.

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.

* 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.

EDEN ROOPkatha



About us

EDEN Group of Kolkata is primarily into tea cultivation and manufacturing, as well as real estate development. Owning three tea estates in the state of Assam, the Company manufactures approximately 2.5 million kgs of tea, annually.

Caring for people and the environment is an ethos at EDEN. No wonder the Company focuses on incorporating the highest standards of sustainability in each of its real estate projects, only to ensure it builds a better world.

What makes EDEN stand apart is also the way it thinks and cares for its end customers. To date, the Group has completed 59 projects worth 32 lakh sq. ft.

At EDEN, building quality homes and handing them over before time, has become a habit. Today, with more than 15 projects at hand, the Group remains steadfast and true to its reputation. In sum, we are a conservative, zero-debt organisation that combines an old-world value system with new-age designs and technology of construction.

EDEN ROOPkatha

Some of
EDEN's
projects



Eden Sky Terraces



Eden Richmond Park



Eden Tolly Signature Plus



The Forest



Eden Aura



Eden Willow Estate



Eden Oxford Park



Eden Tolly Cascades



Eden Ambience



Eden Astor Park



Bella Vista



Eden Belvedere



Eden Brookside



Eden Radiance

EDEN ROOPkatha



Eden Tolly Court



Eden Daffodil



Eden Royale



Eden Dover Garden



Eden Elegante



Eden Elements



Eden Emerald



Eden Exotica



Eden Flora



Eden Fresco



Eden Tolly Gardenia



Eden Tolly Greenwood



Eden Habitat



Eden Harmony



Eden Icon

EDEN ROOPkatha



Eden Imperial



Eden Ivory



Eden Ixora



Eden Jasmine



Eden Tolly Lakeside



Eden Lavender



Eden Majestic



Eden Meghbalika



Eden Saffron



Eden Moore



Eden Orchid



Eden Pavilion



Eden Pearls



Eden Petals



Eden Pristine



Corporate

17/1 Lansdowne Terrace Kolkata 700026
West Bengal India T +91 33 4005 2360 W edengroup.in

Site

Hariharpur South 24 Parganas Kolkata 700145

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