



EDEN
LOTUS





A Boutique Residential Project located just 250 meters from the Prince Anwar Shah Connector.

Eden Lotus is one of the few properties in the area that elevates the lifestyle quotient and becomes a symbolic home for its residents.



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

- a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor Roma/Schneider Electric/ RR Kable/ Havells*
- b) TV points in all bedroom & Telephone points in master bedroom and living room.
- c) Two Light Points, one Fan Point, two 5A points in all bedrooms
- d) One 15A Geyser point in all toilets & an exhaust fan point.
- e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen
- f) One AC points in all bedrooms & one AC point in living & dining room.
- g) One washing machine point in the balcony.
- h) 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 1200 W for 3 bedroom flats

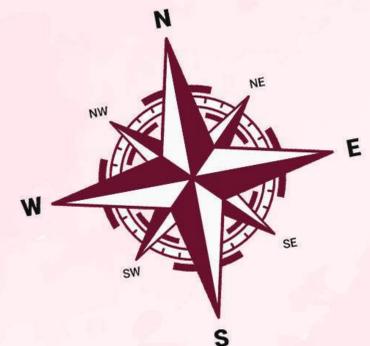
Security

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.*

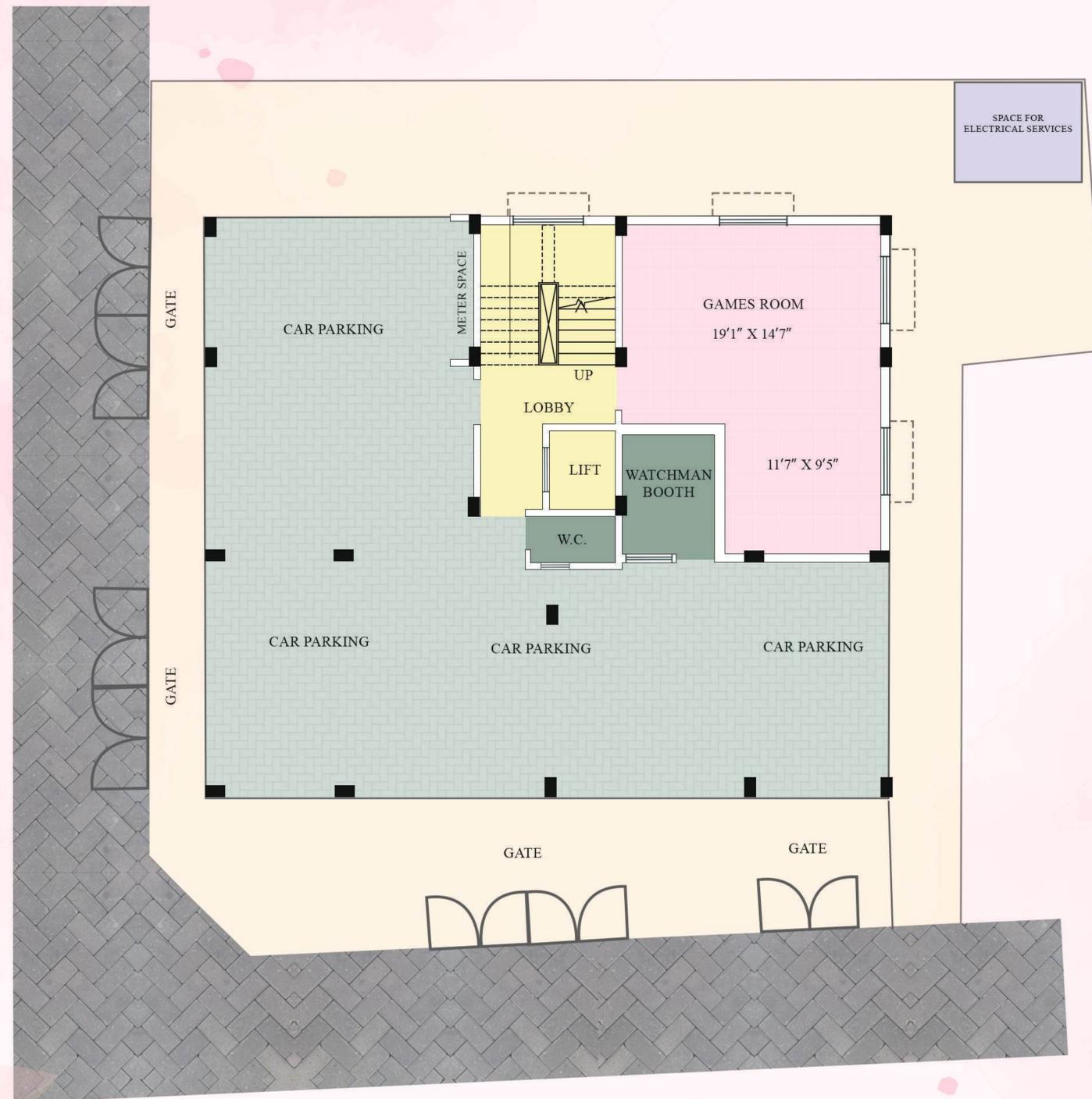


FLOOR PLAN



Flat	Type	Carpet Area (sq.ft.)	Area of Balcony (sq.ft.)	Built up Area (sq.ft.)	S. Built up Area (sq.ft.)
Flat A	3BHK + 3T	878	29	991	1317
Flat B	3BHK + 3T	877	29	991	1317

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.



FAQ

Number of Blocks	: 1
Number of Floors	: G + 3
Number of Flats	: 6
Unit Size	: 1317 SQFT
Electricity	: CESC
WBRERA No	: WBRERA/P/KOL/2025/002632

Payment Schedule

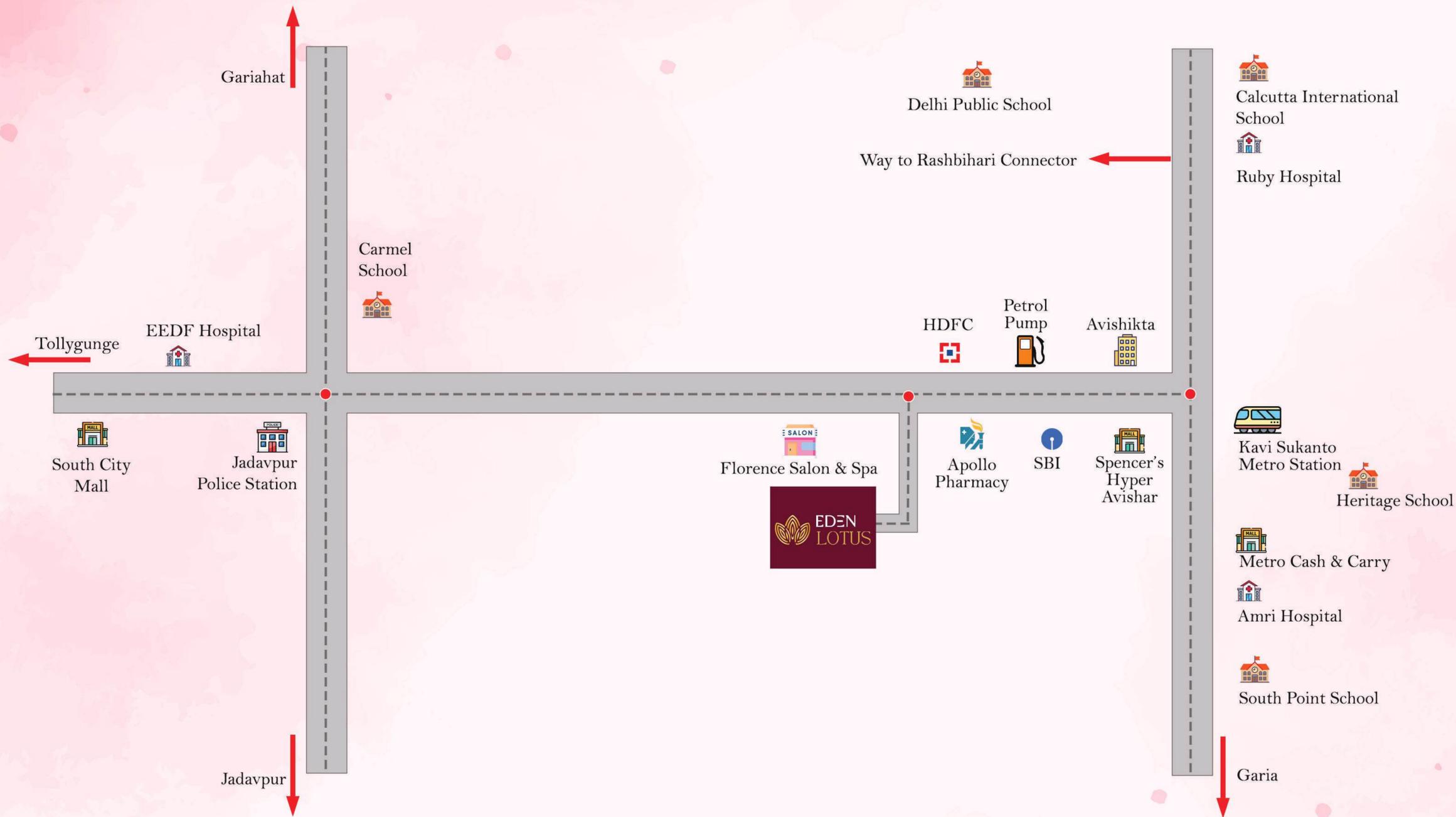
Booking	10%
Agreement	10%
Foundation	15%
1 st Floor Casting	10%
2 nd Floor Casting	15%
3 rd Floor Casting	10%
Roof Casting	10%
Internal Plaster	10%
Possession	10%
	100

Details of Extra Development Charges

Legal Charges at the time of Agreement: Rs. 15,000/-
Legal Charges at the time of Possession: Rs. 15,000/-

H.T. Line & Electricity Charges	: As Per Actual
Generator Connection Charges	: Rs. 100/- per sq.ft.+ GST/-
Association Formation Charges	: Rs. 7,500/- + GST/-
Flat mutation, Apportionment & Assessment in the name of the buyer	: Rs. 5/- per sq.ft.
Maintenance deposit + Security deposit (to be handed over to the association After deducting pending amounts/dues)	: Rs. 148/-sqft (Maintenance dep. Rs. 48/- & Security dep. Rs. 100/-)

Lotus is a homecoming for a different reason: to relax after rejoicing, to reminisce after remembering. In other words, it goes 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	1.4 km
Avishikta	1.7 km
Jadavpur Police Station	3.0 km

EDEN

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