



EDEN  
CROWN



*Life means!  
more!*



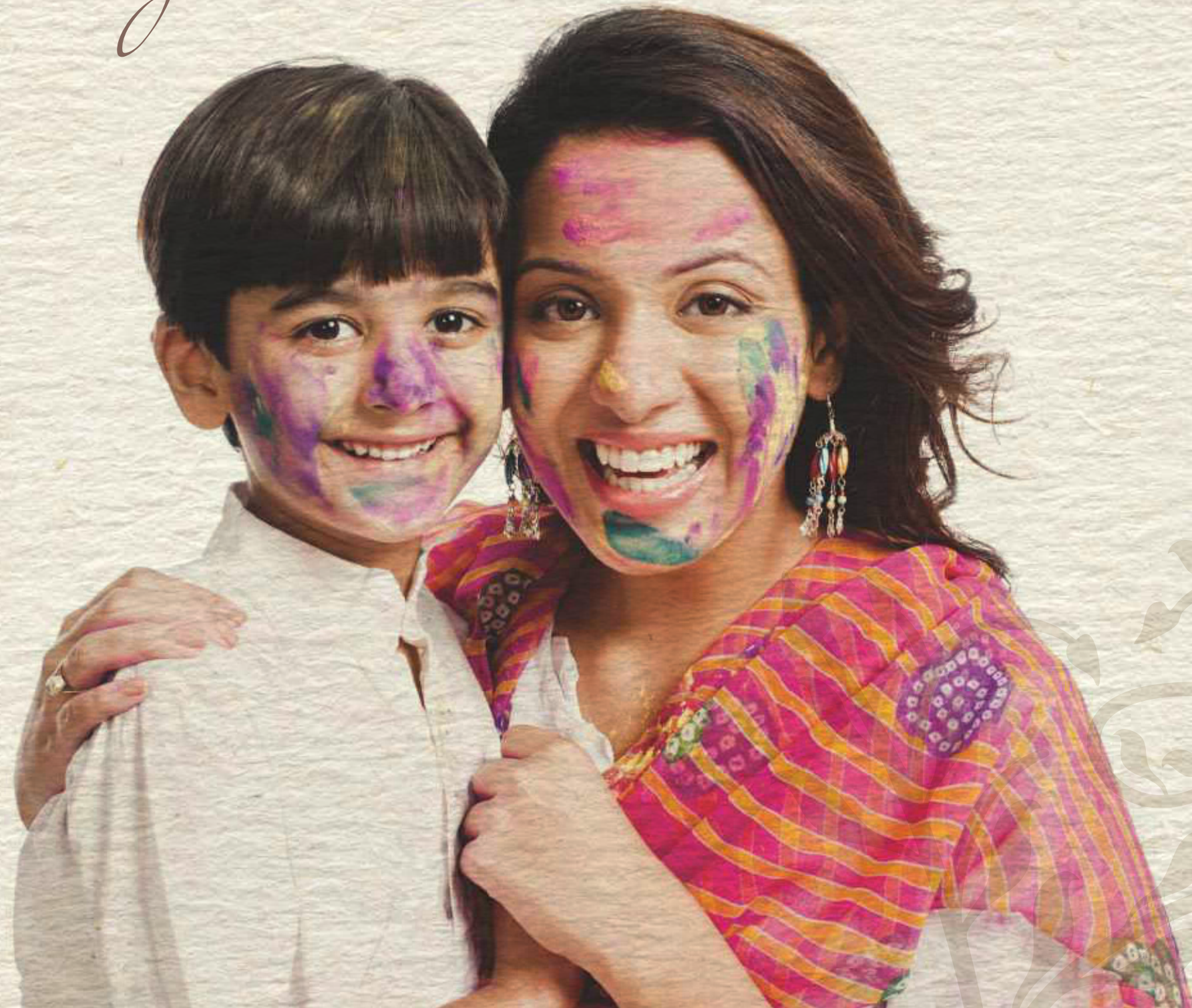


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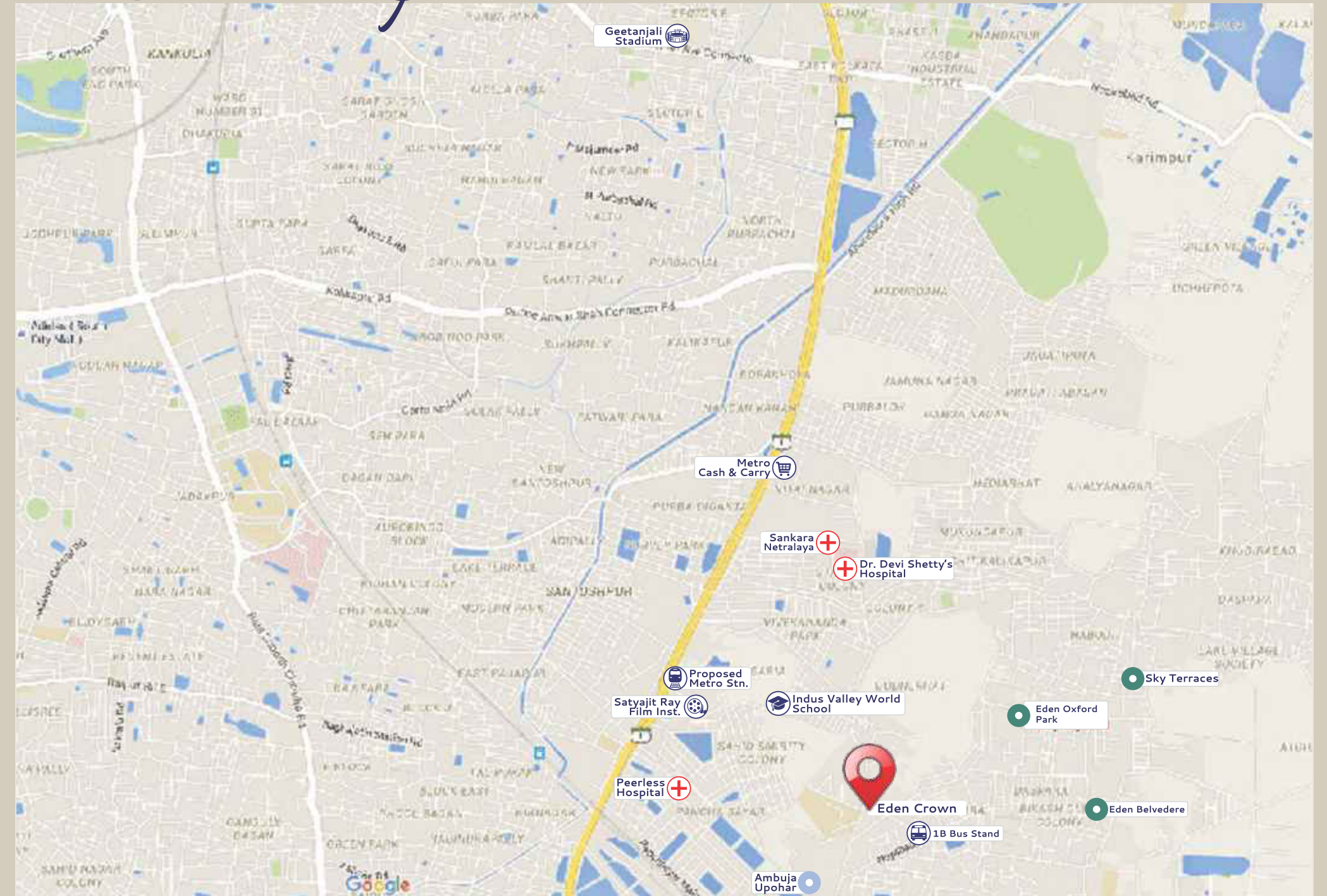
Eden Group welcomes you to Eden Crown-one of the finest jewels in it's illustrious crown. Beautifully designed modern homes for you and your family. Incredibly affordable yet with a touch of class & luxury. For a life of effortless relaxation & happiness. At Eden Crown, you will get so much more out of life....because

*Life means!  
more!*

*more laughter!*



# Location Map





*more space for everyone!*





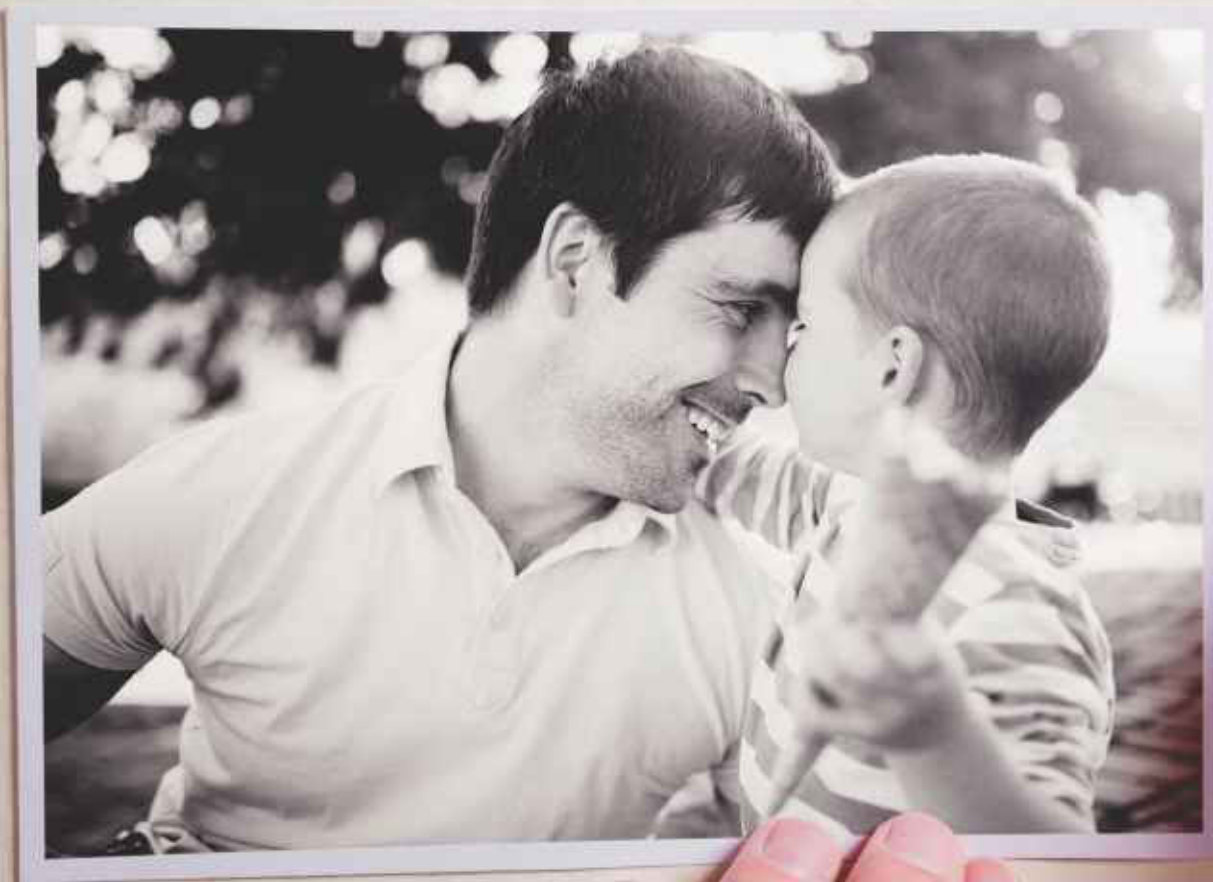
*Life means  
a perfect home!*



## 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 / 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\*.

*Full of beautiful memories!*



- Elevator** : Passenger Lifts of Kone\*.
- Electricals** : a) Concealed Polycab / RR Kabel / Havells\* copper wiring with modular switches of Anchor Roma/Schneider Electric\*.  
b) TV & 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.  
e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen.  
f) One AC point in master bedroom.  
g) One washing machine point in the balcony.  
h) 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.
- Generator** : 24 hour power backup for all common services. Generator back up of 300 W for 1 bedroom flats, 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.*



*Rooftop Garden*

*more time for fun!*







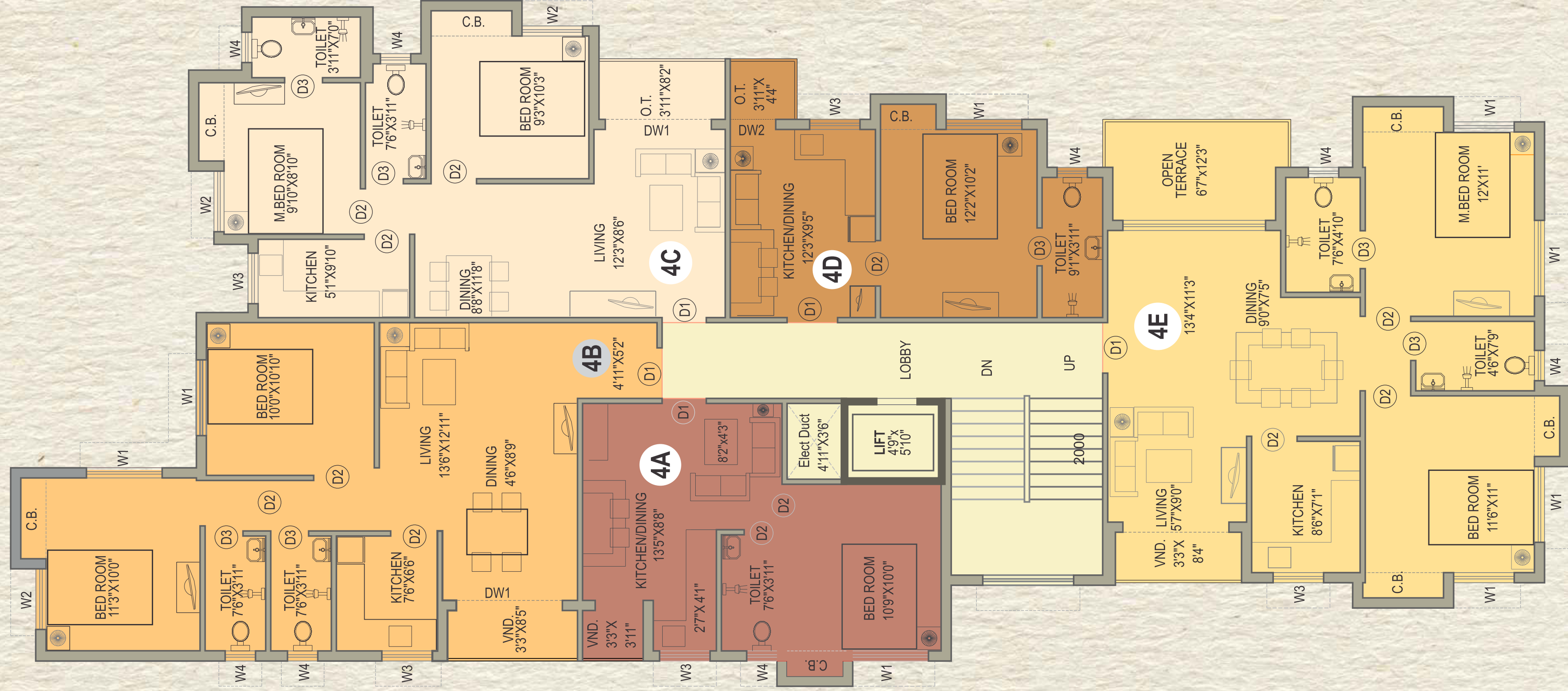
*Floor plans*



**TYPICAL FLOOR PLAN**  
(1ST TO 3RD FLOOR)

FLAT BHK	CARPET AREA	VERANDAH AREA	BUILT-UP-AREA	SUPER BUILT-UP AREA
A - 1BHK	312 SQ.FT.	13 SQ.FT.	363 SQ.FT.	483 SQ.FT.
B - 2 BHK	636 SQ.FT.	28 SQ.FT.	723 SQ.FT.	961 SQ.FT.
C - 2 BHK	543 SQ.FT.	32 SQ.FT.	631 SQ.FT.	839 SQ.FT.
D - 1 BHK	289 SQ.FT.	17 SQ.FT.	338 SQ.FT.	450 SQ.FT.
E - 3 BHK	779 SQ.FT.	27 SQ.FT.	866 SQ.FT.	1178 SQ.FT.

**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.



**TYPICAL FLOOR PLAN**  
(4TH FLOOR)

FLAT BHK	CARPET AREA	VERANDAH AREA	BUILT-UP-AREA	TERRACE	SUPER BUILT-UP AREA
4A - 1BHK	312 SQ.FT.	13 SQ.FT.	363 SQ.FT.		483 SQ.FT.
4B - 2 BHK	636 SQ.FT.	28 SQ.FT.	723 SQ.FT.		961 SQ.FT.
4C - 2 BHK	543 SQ.FT.		598 SQ.FT.	33 SQ.FT.	812 SQ.FT.
4D - 1 BHK	289 SQ.FT.		322 SQ.FT.	18 SQ.FT.	437 SQ.FT.
4E - 2 BHK	698 SQ.FT.	27 SQ.FT.	802 SQ.FT.	74 SQ.FT.	1104 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.



*A life full of precious moments!*



## *Facts & Queries*

Number of Blocks	1
Number of Floors	G + 4
Number of Flats	20
Unit Size	1 BHK 437 to 483 sq.ft. 2 BHK 812 to 1104 sq.ft. 3BHK 1178 sq.ft
Municipality or Corporation	Corporation
Electricity	CESC
Date of Launch	June 2017
Date of Completion	June 2019

(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 Rs. 1,00,000/-. Please fill and submit the application form along with a Cheque/Online Transfer/Draft.

(Q) What are payment terms?

(A) Our payment term are based on construction stage:

Booking:	10%
Agreement:	10%
Foundation:	15%
1st Floor Casting:	15%
2nd Floor Casting:	15%
3rd Floor Casting:	10%
Roof Casting :	10%
Internal Plaster:	5%
Possession:	10% + extra Charges

Cheques are to made in favour of 'Nortech Property Pvt. Ltd.' (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 Rs. 51,000/-will be applicable.*

(Q) What are the Extra Development Charges?

(A) *Legal Charges at the time of agreement: Rs. 5,000/-*

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

*Extra Charges Breakup:-*

*Rs. 60/- per sq. ft. for transformer + WBSE / CESC Common meter installation charges.*

*Rs. 50/- per sq. ft. for generator*

*Rs. 5,000/- for association*

*Rs. 54/- per sq. ft. for 18 months maintenance (estimated at Rs. 3/- per sq. ft. per month)*

*Eden Crown Association Fund (to be handed over to the association after deducting pending amount / dues): 50/- per sq. ft.*

*Rs. 5/- per sq.ft. for the flat Mutation, Apportionment & Assessment in the name of the buyer.*

(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 Crown?

(A) *The estimated completion date is June 2019.*

(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 the marketing agent for details.*

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

(A) ***Feel free to email us at [sales@edenprojects.in](mailto:sales@edenprojects.in)***



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