

## **EDEN CITY MAHESHTALA PROJECT SUMMARY**

- **Project Name:** Edencity, Maheshtala, Near Batanagar.
- **Developer:**Eden Real Estates Pvt. Ltd.
- **Nature of Land Ownership:** Freehold.
- **Address:** Holding No; B1-90/A/1, New Budge Budge Trunk Road, Ward No - 31, Parbangla, P.O: Sarengabad, Dist: South 24 parganas, PIN: 700137.
- **Nearest landmark:** Carmel High School, Bata more.
- **Architect:** ESPACE & M/s. D.S Architects (Block-F).
- **Structural Consultant:** M/S KSG Engineering consultants, Mr Suvra Narayan Sil ( Block- F )
- **Construction :** M/S Skyscraper projects Pvt. Ltd.
- **Total project area:**22 acres of land.
- **Total number of towers:** 38.
- 31 towers of G+15.
- 7 towers G+7.
- 1 recreational club of G+2

### **Unit details:**

- **2BHK :**507 Sqft carpet area + 19 sqft balcony area. 2Bed Rooms +2Toilets +1Kitchen+1Living+1 Balcony
- **3BHK**(ready to move-in and 3sides open) hence no GST.
  - ❖ **Type C: 1236sqft :** 3Bed Rooms +2Toilets +1Kitchen+1Living+1 Balcony
  - ❖ **Type D: 1377sqft :** 3Bed Rooms +2Toilets +1Kitchen+1Living+1 Balcony
  - ❖ **Type E: 1524sqft:** 3Bed Rooms +3Toilets +1Kitchen+1Living+1 Balcony
  - ❖ **Penthouse with terrace of 25% of flat's saleable area.**
  - ❖ **Possession:** All 3BHKs are ready to move and for under construction Blocks possession in mid of 2020.

### **Builder's credentials:**

- Construction Started: 2008.
- Approximately 24 lakh sqft constructed and delivered.
- 1900 units in 34 towers ready and delivered.
- 2 towers comprising all 2bhk are under construction.
- Another two towers are yet to be launched.
- 1850 units sold.
- 1000 (approx.) happy families staying.

## **Lifestyle features of this worldclass complex:**

### **Indoor Amenities:**

- Approximately 25000 sqft of G+2 Storied club house.
- Swimming pool and kid's pool.
- Miniplex.
- Restaurant( Multi cuisine ).
- Indoor Games room ( carom board, chess, billiard & table tennis )
- Library cum reading room.
- Kids play room.
- Indoor stadium. ( To be operational soon ).
- 3 AC community halls.
- Banquet hall with ceremonial plaza.

### **Outdoor Amenities:**

- Approximately 17 acres of open space consists of the following:
- 9pocket gardens.
- 2 water bodies.
- Football cum Multipurpose sports ground.
- 4 children parks.
- Walking /jogging /Cycling.
- Festival ground with podium.

### **Services:**

- Free AC Bus service from door step.
- 24x7 Security with CCTV surveillance.
- 24x7 treated water supply (Iron removal and softening and chlorinating).
- Ample car parking space for visitors.
- Electricity from CESC.
- Eden City Convenience store for grocery.
- Dr.Lal's Path lab.
- Pharmacy with Doctor.
- DG back up.
- Fire Fighting etc.
- Garbage pick-up by municipality.
  - Guest rooms.

### **Locationadvantage:**

#### **Connectivity:**

- Esplanade and Park street+ Dalhousie + Camac street: 30 mins (once the flyover is operational).
- Taratala: 12 Minutes (once the flyover is operational).
- Sector V: 45 Minutes (once the flyover is operational).
- Nearest rail station: NUNGI.

- Daily vegetable, fish, and meat bazaar 5 minutes (nungi bazaar).
  - Grocery: within the project.
  - Medicine Shop, Diagnostic Centre: within the project.
  - Petrol Pump, ATM, Sweets shops, snacks corners (like Mio Amore): 5 minutes.

### **Social Infrastructure:**

#### **Nearest Schools**

- Carmel School ( Door Step)
- St Stephen's school ( Budge Budge )- 2.6 km [ 9 min ]
- Techno International ( Batanagar )- 2.7 km [10 min ]
- Uttar shyampur school and College- 2.7 km [ 10 min ]
- Mount Litera School – 8 km [ 30 min ]
- Narayana School ( Mahestala ) – 10 km [ 35 min ]
- AmurtyaVidyalaya ( Budge Budge )- 9 km [ 30 min ]
- ISB & M Business School ( Achipur )- 10.4 Km [ 35 min ]
- Pailan College ( pailan )- 21 km [ 60 min ]
- Gems Academia- 24 km [ 70 min ]

#### **Nearest Hospitals**

- ESI Hospital & Emergency Clinic ( Maheshtala )- 850 miter
- MatriSadan Hospital ( Maheshtala )- 1.9 Km
- GRMS Rotery Eye hospital- 2.4 Km
- Vishal Medical Centre- 2.4 km
- Gems Hospital & Medical Research Institute – 3.7 km
- JIMS Hospital- 5.9 km
- DM Hospital- 10.6 km
- Pujali Hospital (pujali)- 6.6 km
- Unipon Hospital & Medical Science- 8.3 km
- Metiabruz Super specialty Hospital- 8.6 km

- **Nearest Malls/Shopping Centre:** Bata New Market, Reliance Fresh, More super market, Great Eastern Trading Company., Spencer's, Reliance Digital.
- **Nearest Amusement Centres:**Indradhanu Cinema Hall Nangi, Indradhanu Theatre.
- **Nearest Dining Centres:** Panchforon(within the project), China Town- 2.8 km (12min)QFC – 8.7 km ( 36 min), Rahmania- 400 mtrs (2 min), Bijaligrill Food shop- 1.6 km (6 min).
- **Nearest Sweet Shops:** Sathyanarayan Sweet shop, New Sutripti Sweet shop, Kalika Sweet shop.

### **Upcoming school shopping mall hospital, stadium, senior citizen block**

#### **Bank loan available from:**

- SBI = SumanMandal (9875378062)
- HDFC = Subhasis Das gupta ( 9830339373)
- ICICI BANK = Suranjit ( 9830707729 )
- INDIABULLS = Avimanyu Deb ( 98314165574)
- AXIS = Shekhar Mishra (7980744946)

- LICHFL
- IDBI
- BANK OF BARODA

• **Extra Charges for 3BHK:**

Additional Charges:	Rate **
a) Club membership	RS, 75000/-
b) Electricity + Transformer + generator	@ Rs. 50/-psft
c) Maintenance Charges for 2 years	@ Rs. 60/-psft
d) Association formation Charges	Rs. 2000/-
e) Legal Charges (of total consideration Value)	1%
f) corpus deposit/ Caution money	Rs. 35000/-

• **Extra charges For 2BHK:**

Club membership	<b>Rs. 50,000</b>
Caution deposit	Rs. 25,000
Electricity+ Transformer charges	Rs, 35,000
Diesel generator & back up charges	RS, 20,000
Maintenance charges for 2 years	Rs. 46,000
Association formation charges	Rs, 2000
Documentation charges	RS, 25,000

**\*\*GST extra**

**APARMENT PAYMENT PLAN [2BHK]**

**Due date for Payment** **For 2BHK Flats**  
(GST extra)

Application money RS. 50,000/ on application

Allotment money within 30 days from issuance of Allotment letter 20% (less application money)

1<sup>st</sup> instalment within 21 days from issuance of Demand  
10% on completion of piling

2 <sup>nd</sup> instalment	within 21 days from issuance of Demand	
	10% on 1 <sup>st</sup> floor slab casting	
3 <sup>rd</sup> instalment	within 21 days from issuance of Demand	
	10% on 4 <sup>th</sup> floor slab casting	
4 <sup>th</sup> instalment	within 21 days from issuance of Demand	
	10% on 8 <sup>th</sup> floor slab casting	
5 <sup>th</sup> instalment	Within 21 days from issuance of Demand	
	10% on 12 <sup>th</sup> floor slab casting	
6 <sup>th</sup> instalment	within 21 days from issuance of Demand	
	10% on Roof Slab casting	
7 <sup>th</sup> instalment	within 21 days from issuance of Demand	
	10% on completion of Brickwork	
8 <sup>th</sup> instalment	within 21 days from issuance of Demand	5%
	on completion plaster works	
9 <sup>th</sup> &Final instalment	Within 21 days from Issuance of Demand	
	Balance 5% on possession	

#### **APARMENT PAYMENT PLAN [3BHK]**

	<b>Due date for Payment</b>	<b>For 3BHK Flats</b>
Application Money	Immediate	RS 100000/ on application
Allotment money	within 30 days from issuance Allotment latter	
	100% (less application money)	

#### **BANK DETAILS:**

- **Account Name = EDEN REAL ESTATES PVT. LTD. ESCROW ACCOUNT,**
- **Bank Name = ICICI BANK Ltd.**
- **Bank Address= 5, Gorky Terrace, Ltd. Kolkata= 700 017**
- **Account No = 031205005718**
- **IFSC No = ICIC700229014**

**For Price&availability :call900-735-2222/900 -734- 222**