

PHASE I



Extraordinary homes at ordinary prices

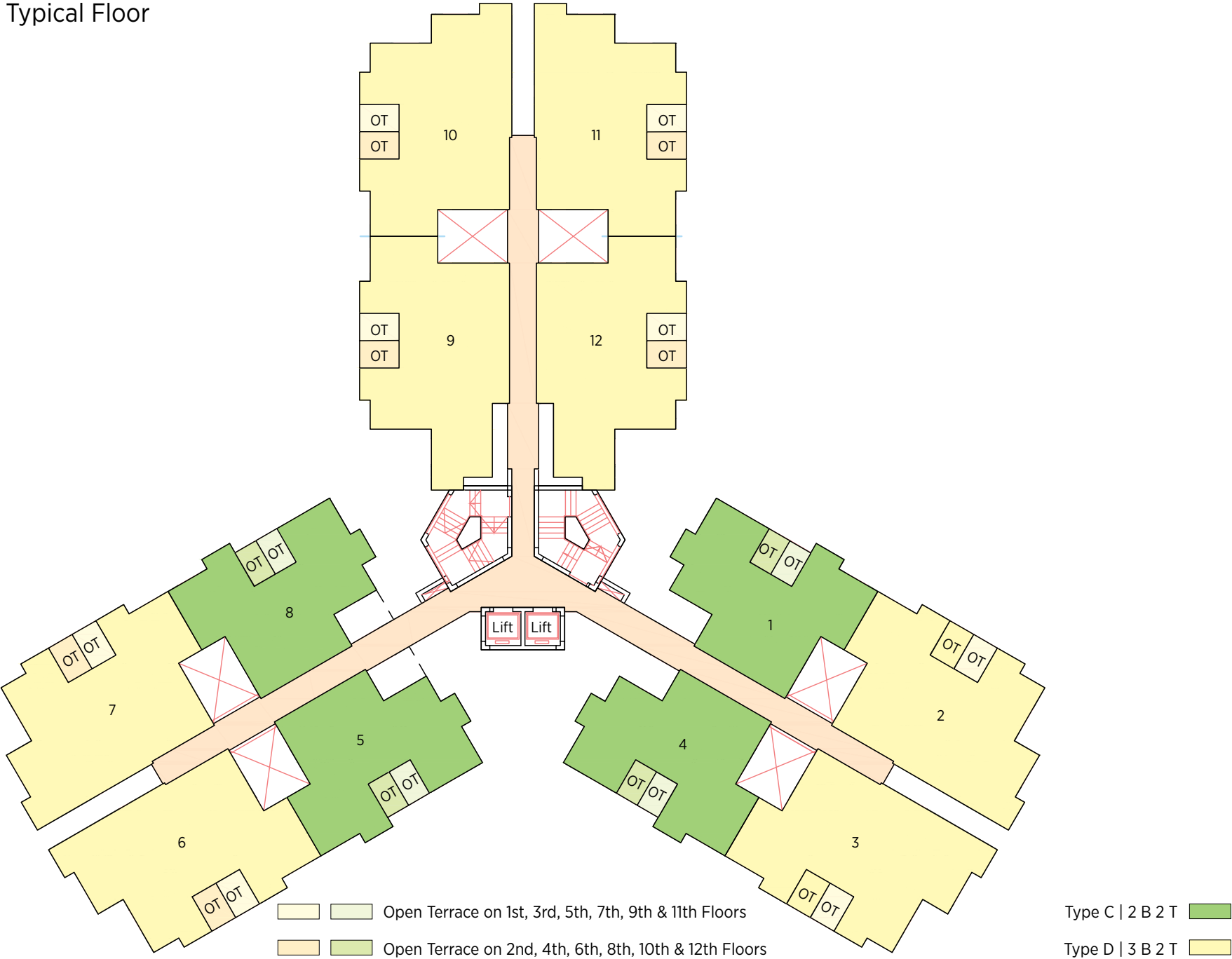


Rise to a new life

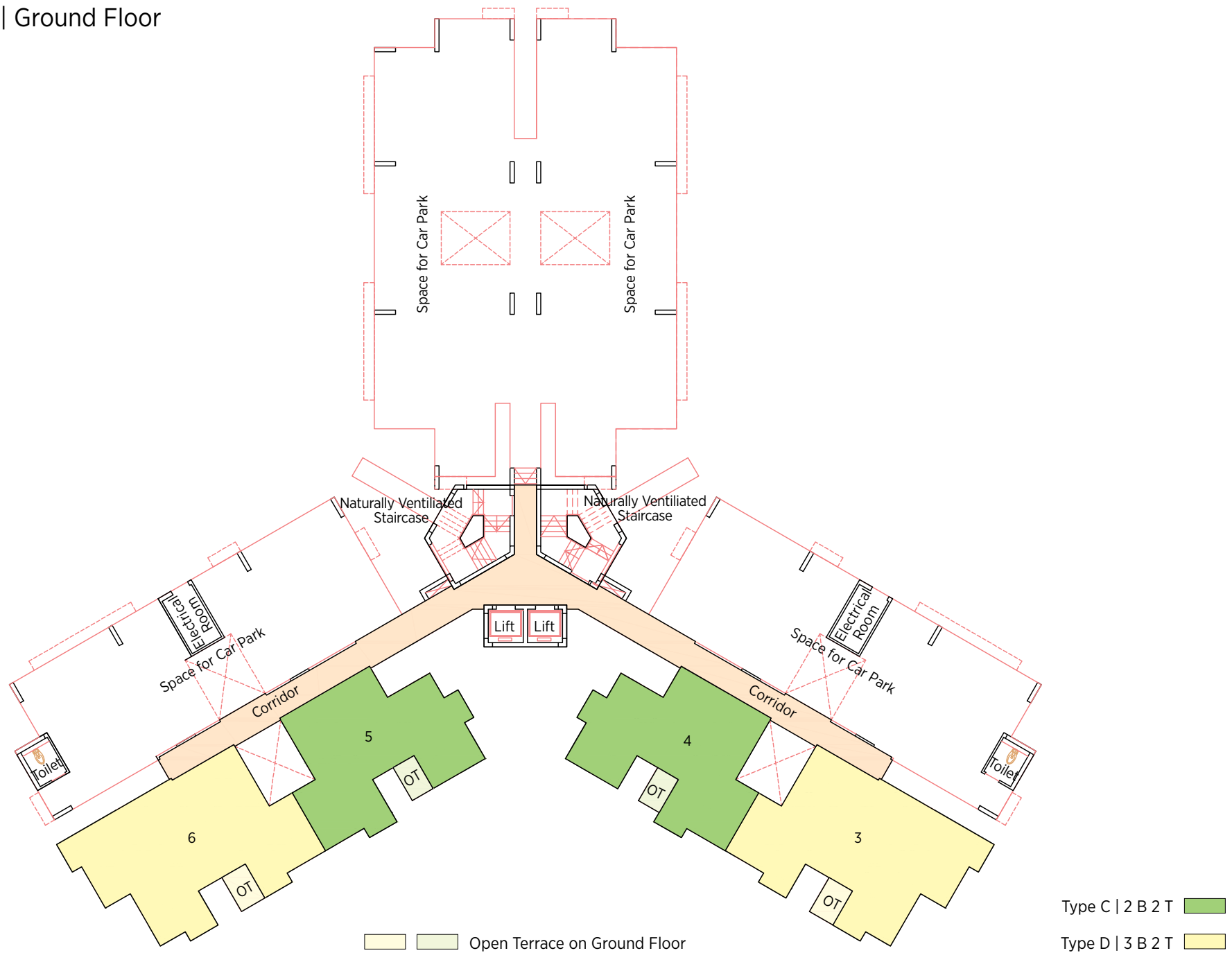
Solaris City Phase I



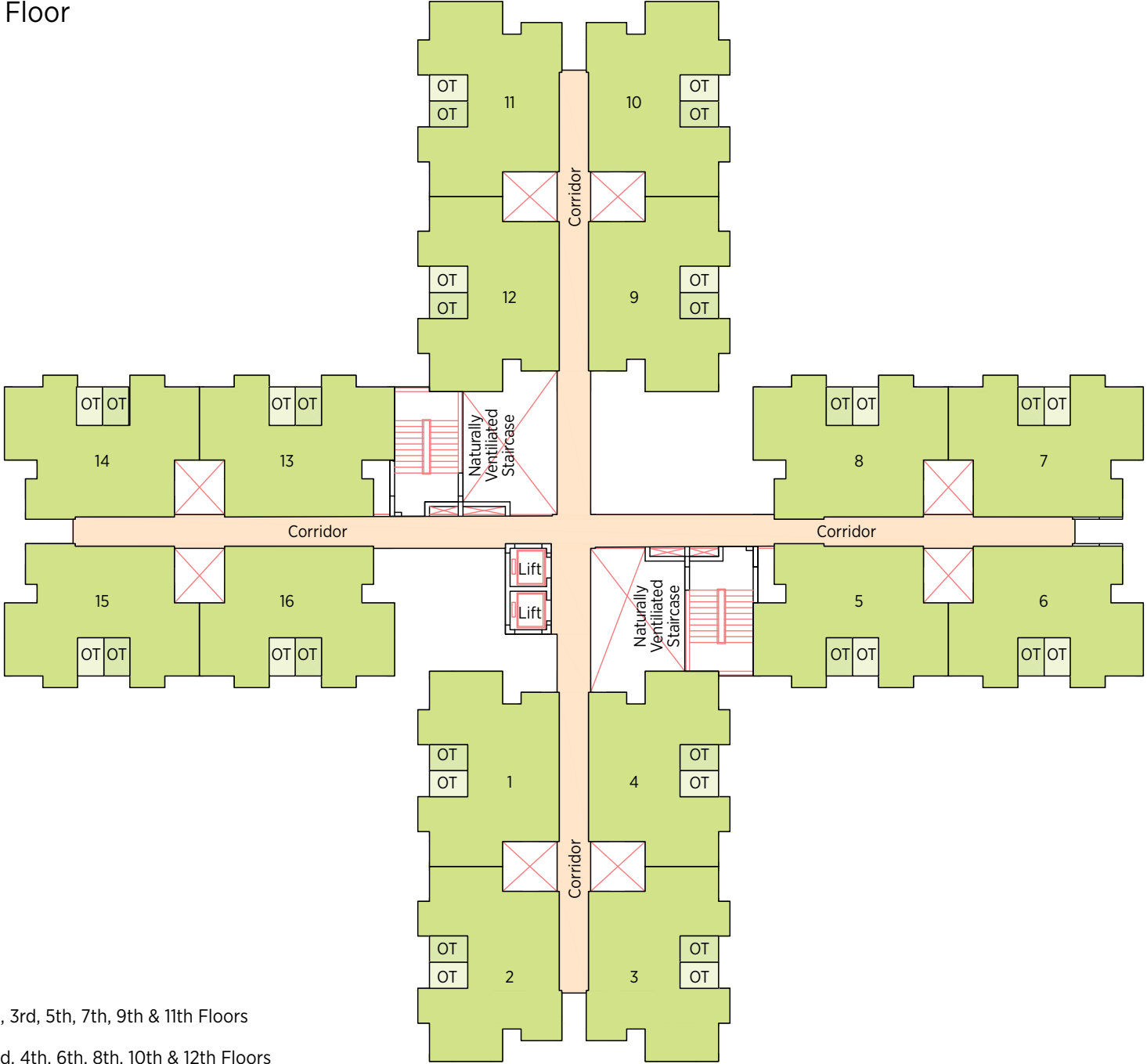
Tower A, C & D | Typical Floor



Tower A, C & D | Ground Floor



Tower B | Typical Floor



- Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors
- Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors

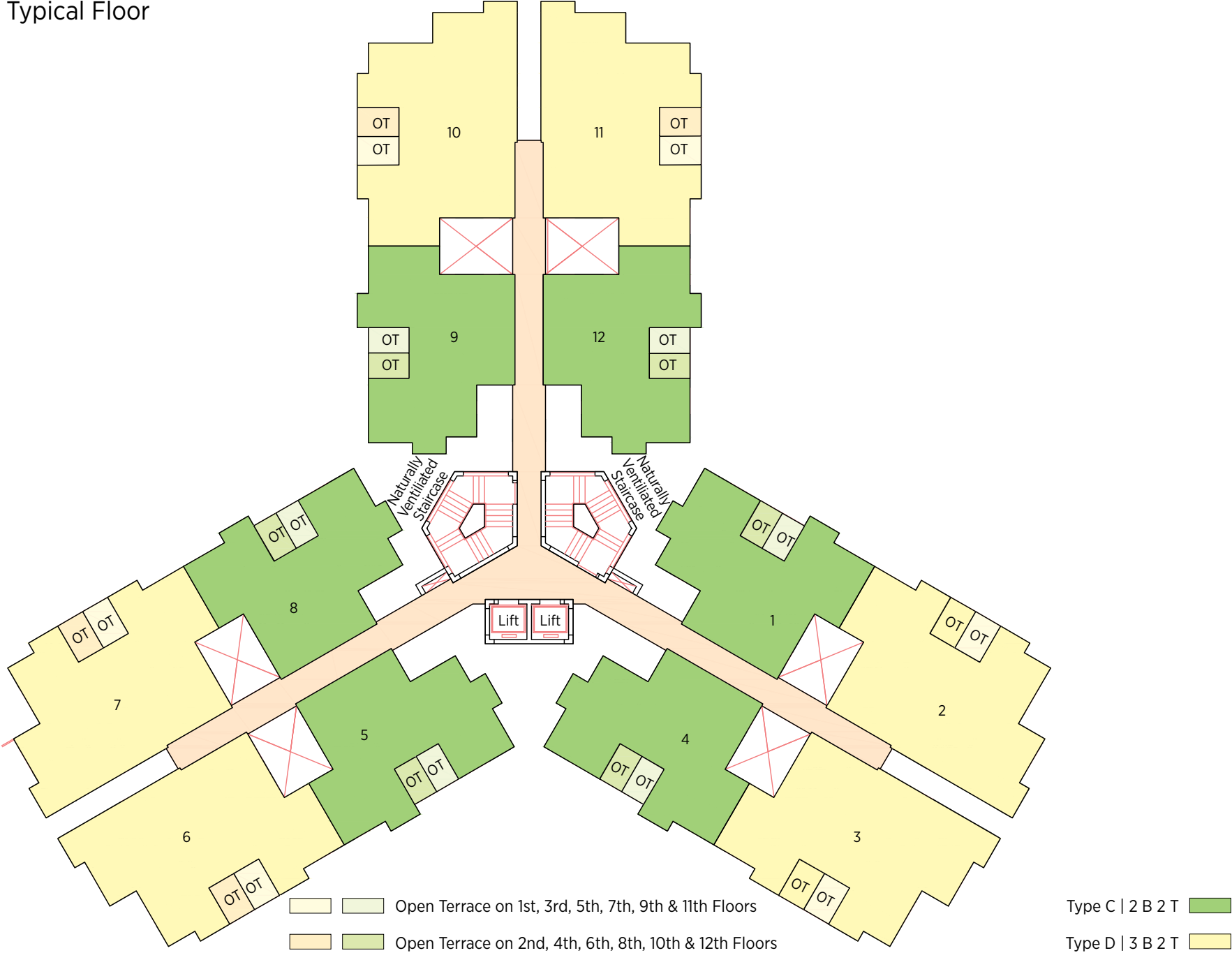
Tower B | Ground Floor



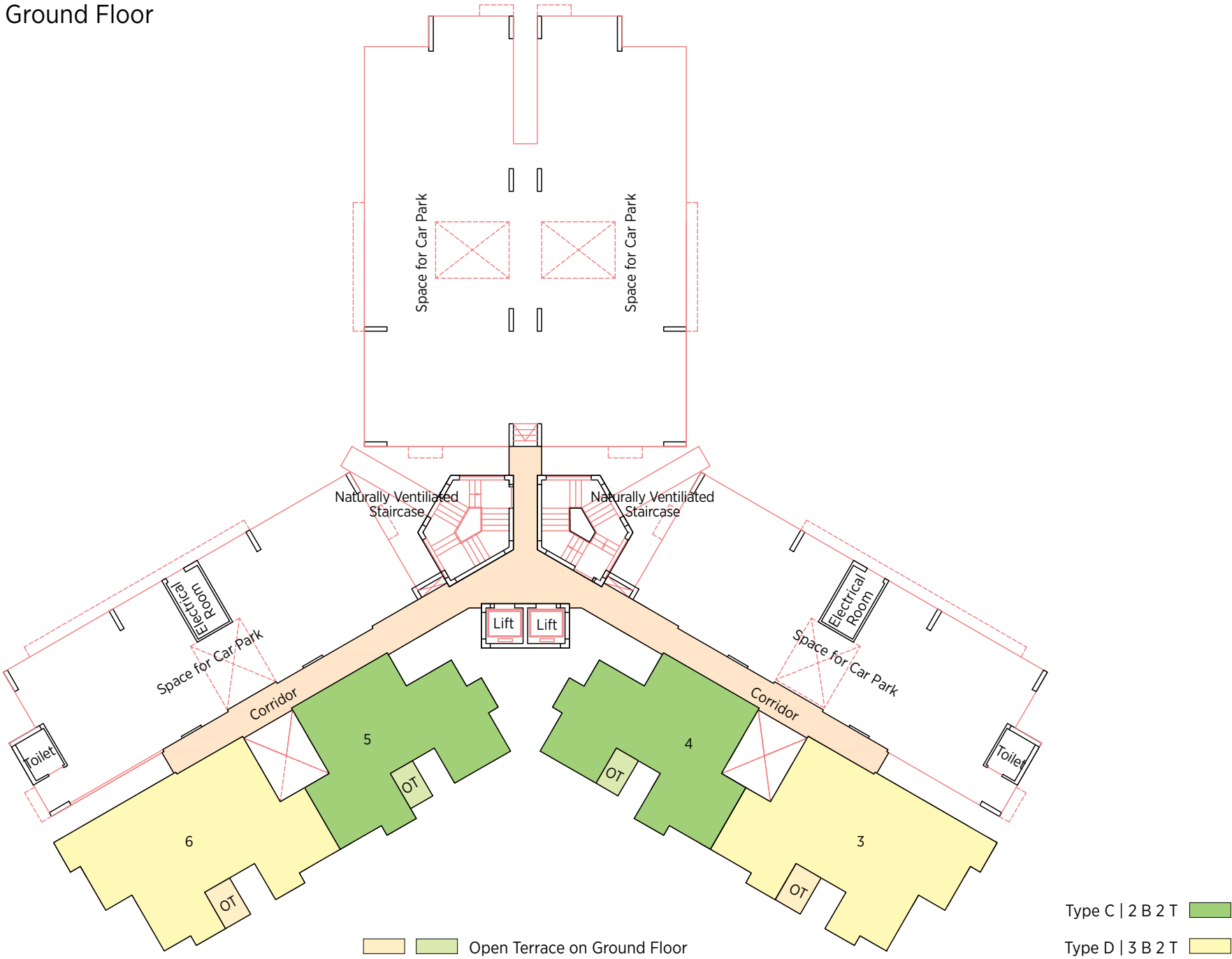
Open Terrace on Ground Floor

Type B | 2 B 1 T

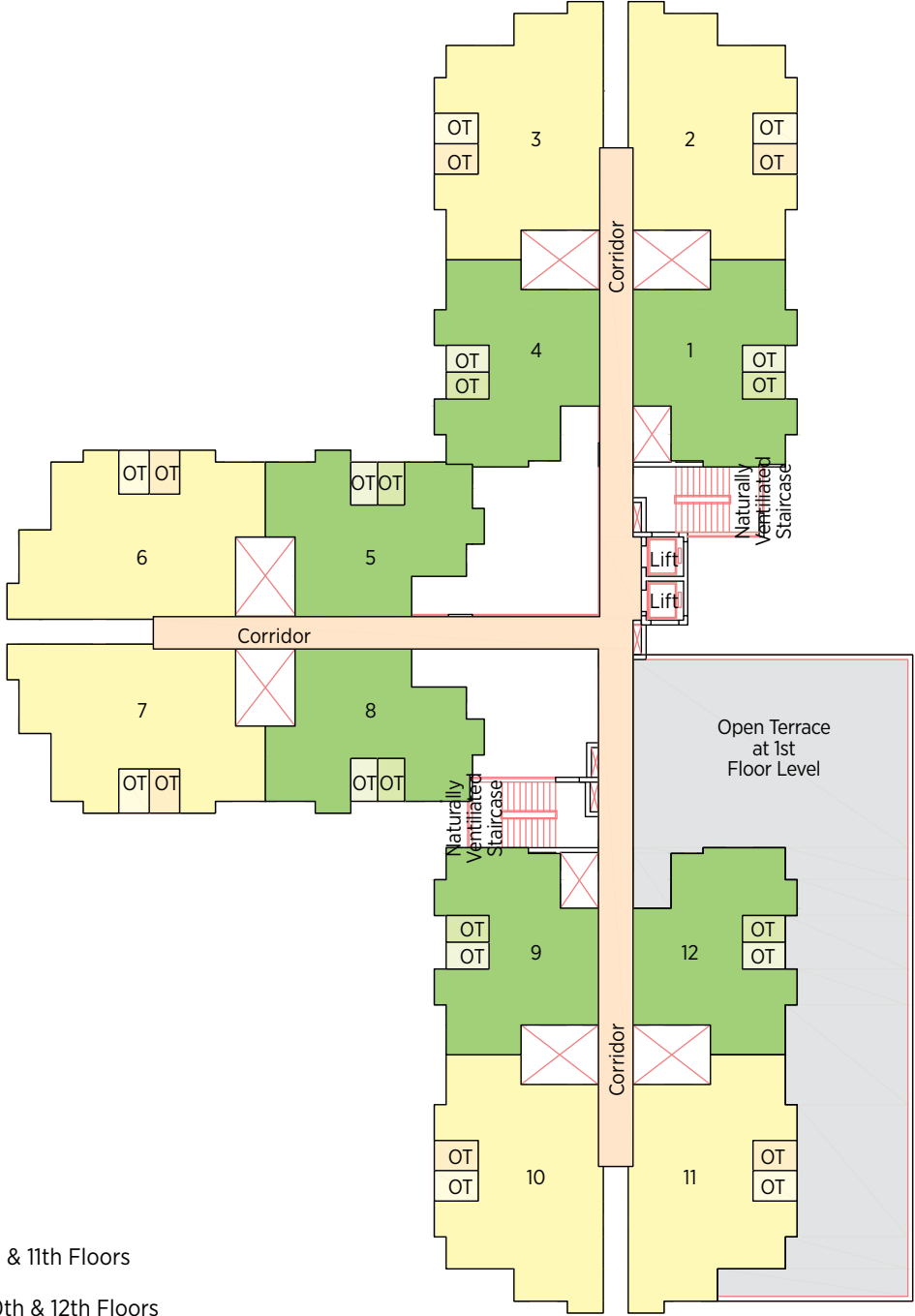
Tower E, F & H | Typical Floor



Tower E, F & H | Ground Floor



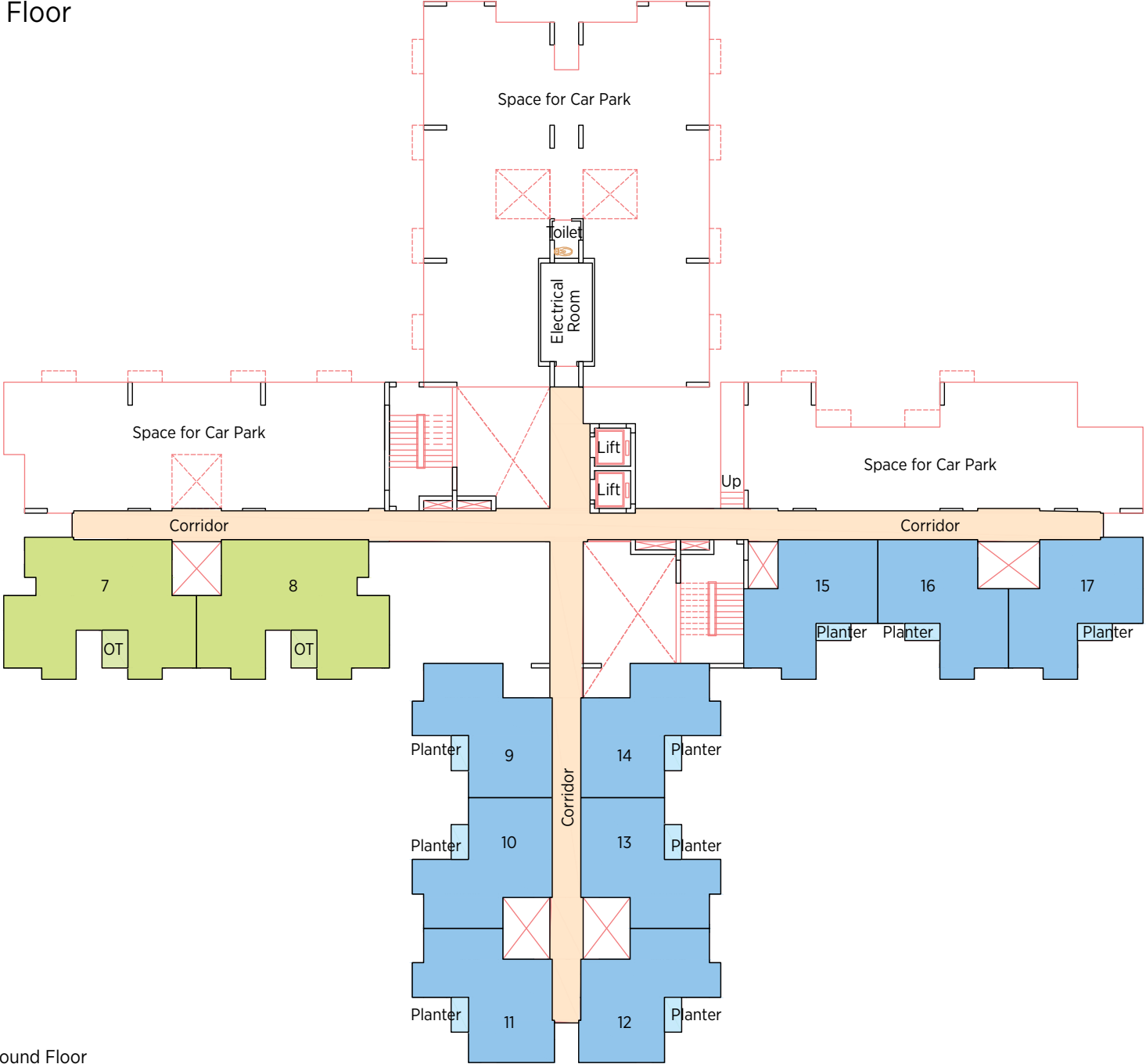
Tower G | Typical Floor



- Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors
- Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors

- Type C | 2 B 2 T
- Type D | 3 B 2 T

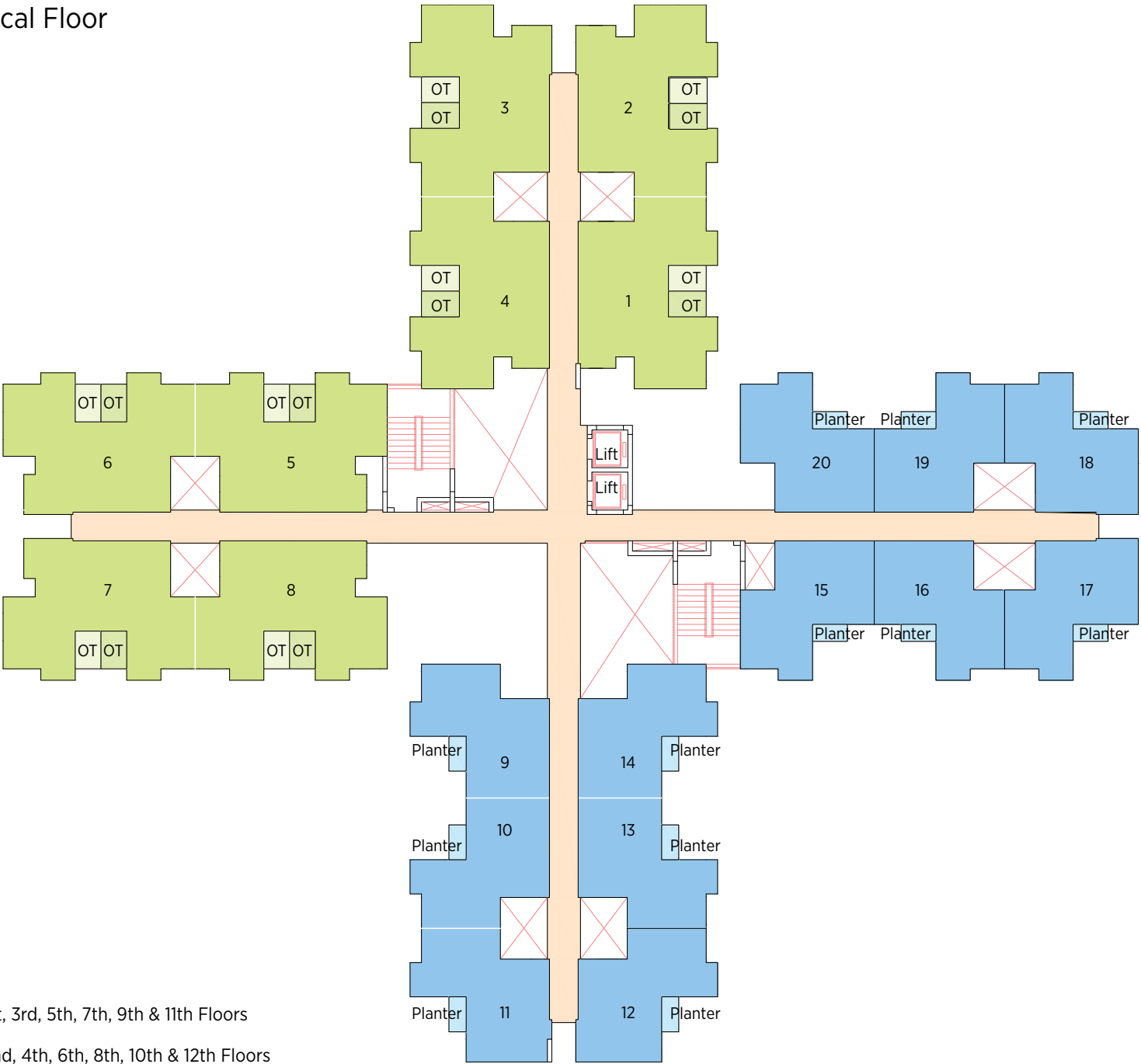
Tower J | Ground Floor



Open Terrace on Ground Floor

Type A | 1 B 1 T
Type B | 2 B 1 T

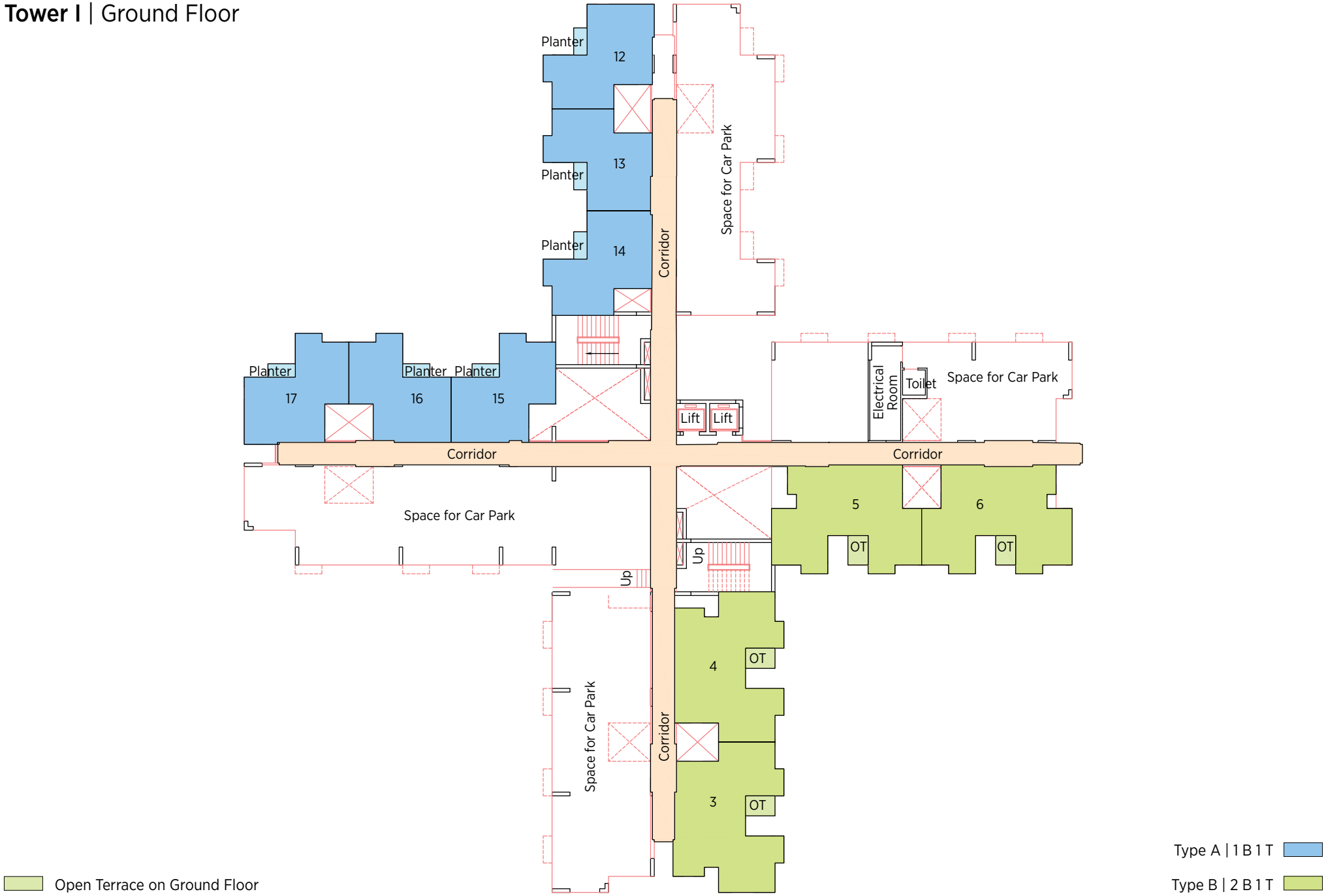
Tower I & J | Typical Floor



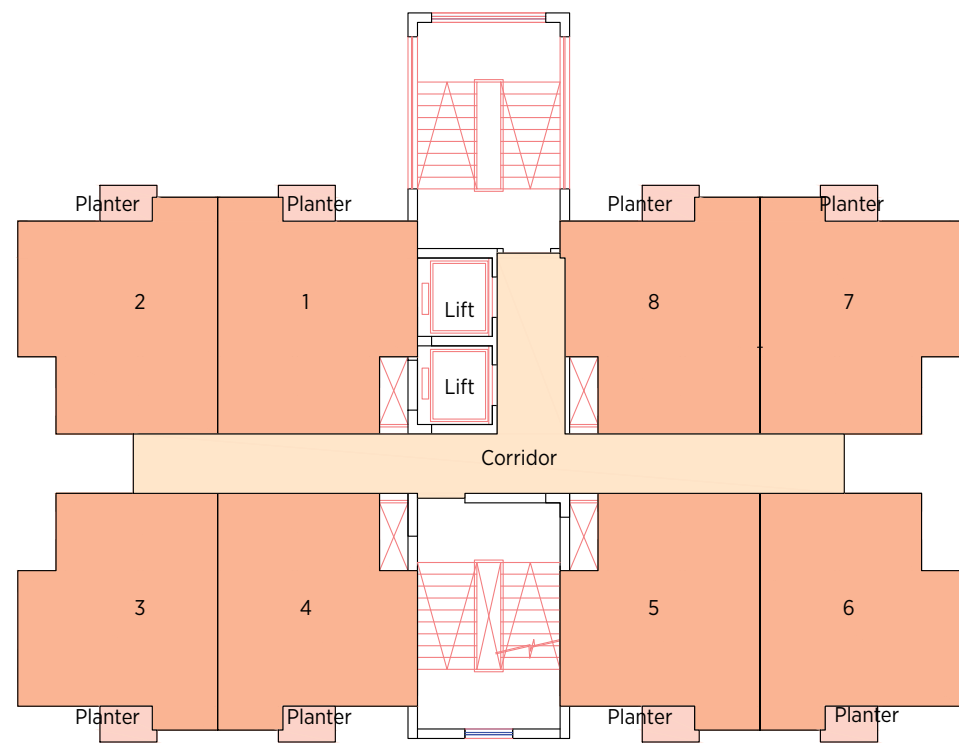
- Open Terrace on 1st, 3rd, 5th, 7th, 9th & 11th Floors
- Open Terrace on 2nd, 4th, 6th, 8th, 10th & 12th Floors

- Type A | 1 B 1 T
- Type B | 2 B 1 T

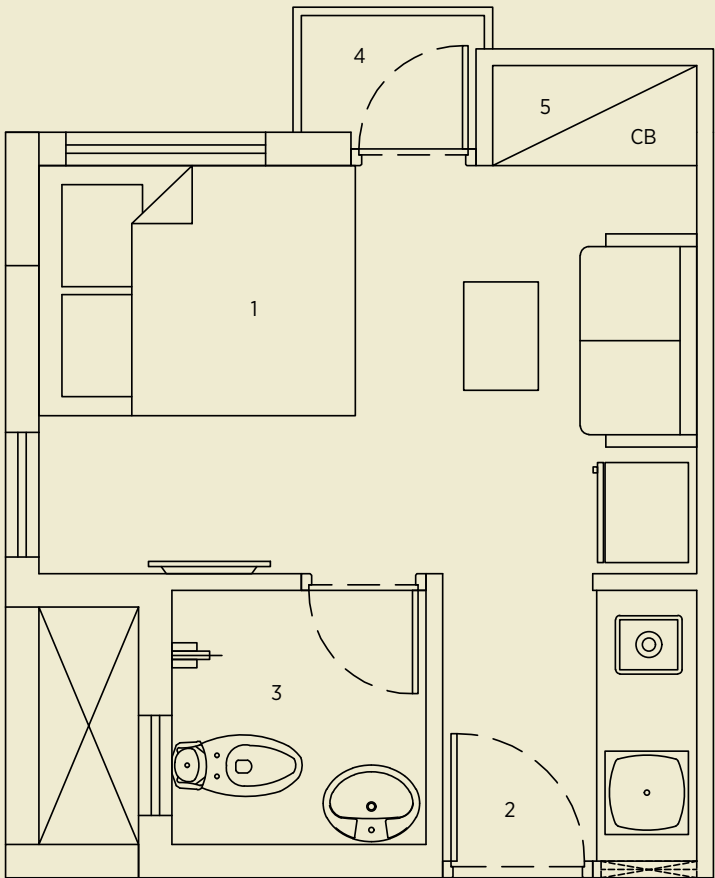
Tower I | Ground Floor



Tower K & L | Typical Floor



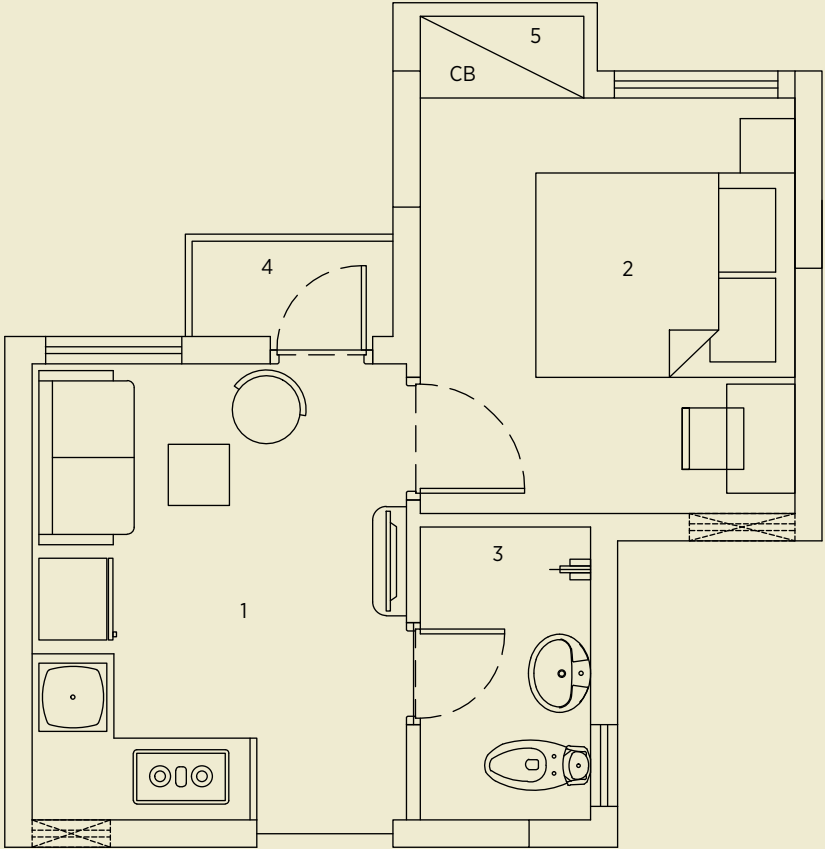
FLAT S | Studio



Flat Type S | Studio
Carpet area 169 sq ft
Built up area 205 sq ft
Standard built up area 275 sq ft

1	Studio	13'0"x8'0"
2	Foyer	5'4"x5'0"
3	Toilet	5'0"x5'0"
4	Planter	3'11"x2'6"
5	Cabinet area	3'11"x2'

FLAT A | 1B1T

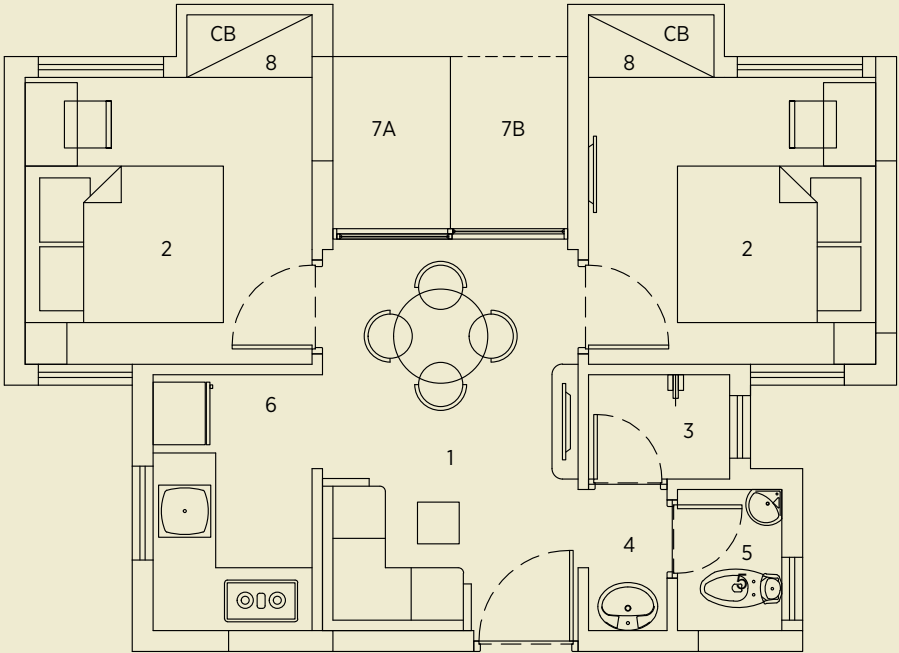


Flat Type A | 1B1T

Carpet area 231 sq ft
Built up area 281 sq ft
Standard built up area 400 sq ft

1	Kitchen/Dining	9'0"x11'0"
2	Bedroom	9'0"x10'0"
3	Toilet	7'1"x4'1"
4	Planter	5'0"x2'6"
5	Cabinet area	3'11"x2'0"

FLAT B | 2 B 1 T

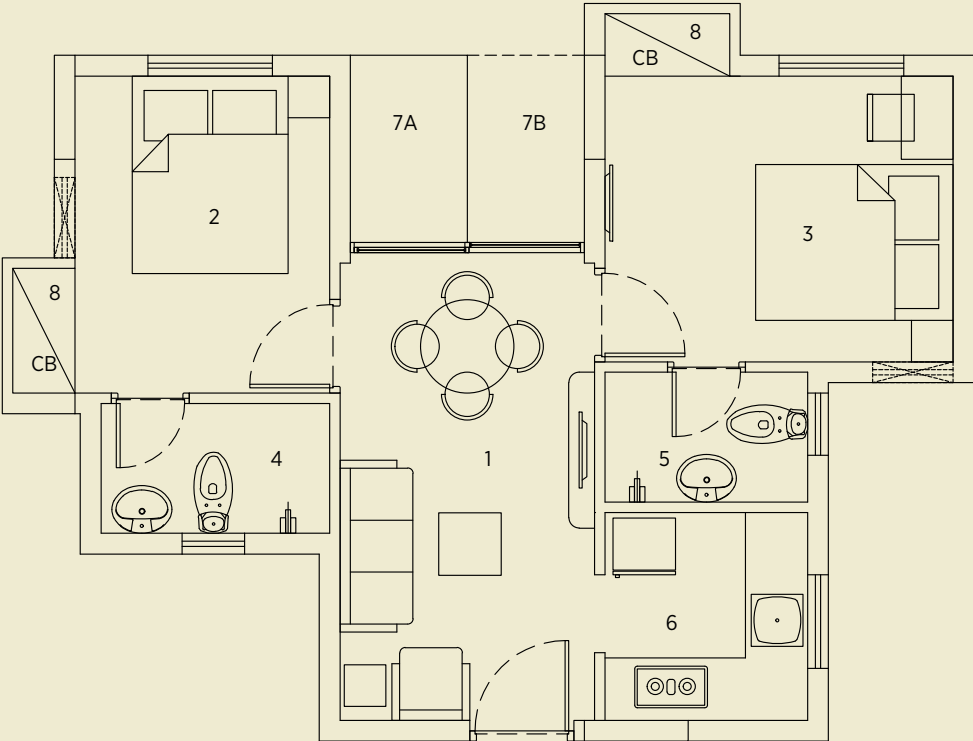


Flat Type B | 2 B 1 T
Carpet area 369 sq ft
Built up area 446 sq ft
Standard built up area 620 sq ft

1	Living/Dining	8'0"x12'0"
2	Bedroom	9'0"x9'0"
3	Bathroom	4'5"x3'3"
4	WC	3'3"x4'5"
5	Basin	4'5"x2'6"
6	Kitchen	5'0"x8'0"
7A*	Open terrace	3'8"x5'5"
7B*	Open terrace	3'8"x5'5"
8	Cabinet area	3'11"x2'0"

*Please refer to the Tower Plan

FLAT C | 2 B 2 T



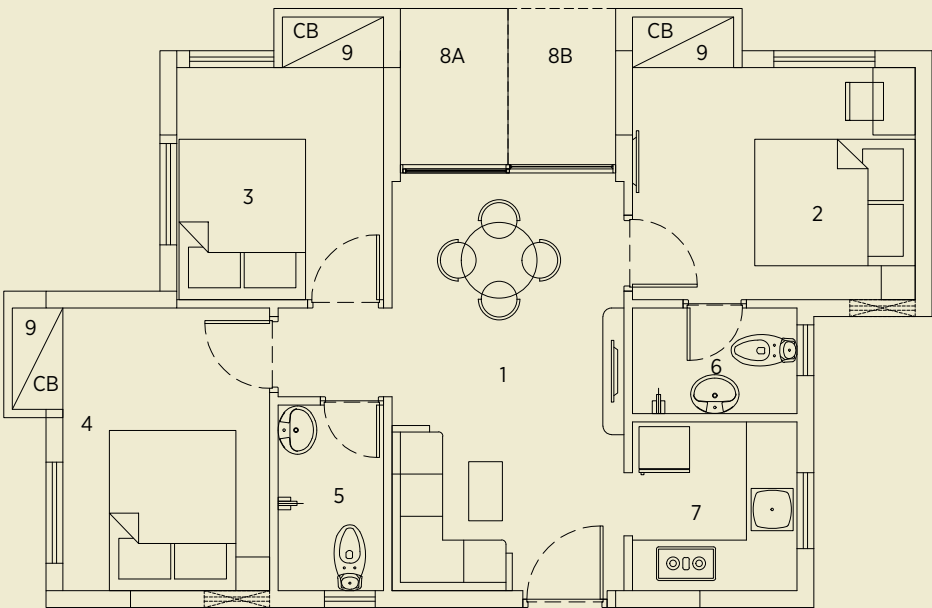
Flat Type C | 2 B 2 T
Carpet area 423 sq ft
Built up area 508 sq ft
Standard built up area 710 sq ft

1	Living/Dining	8'0"x14'5"
2	Bedroom	8'0"x10'0"
3	Bedroom	11'0"x9'0"
4	Toilet	7'3"x4'1"
5	Toilet	6'5"x4'1"
6	Kitchen	6'5"x6'7"
7A*	Open terrace	3'8"x5'11"
7B*	Open terrace	3'8"x5'11"
8	Cabinet area	3'11"x2'0"

*Please refer to the Tower Plan

FLAT D | 3 B 2 T

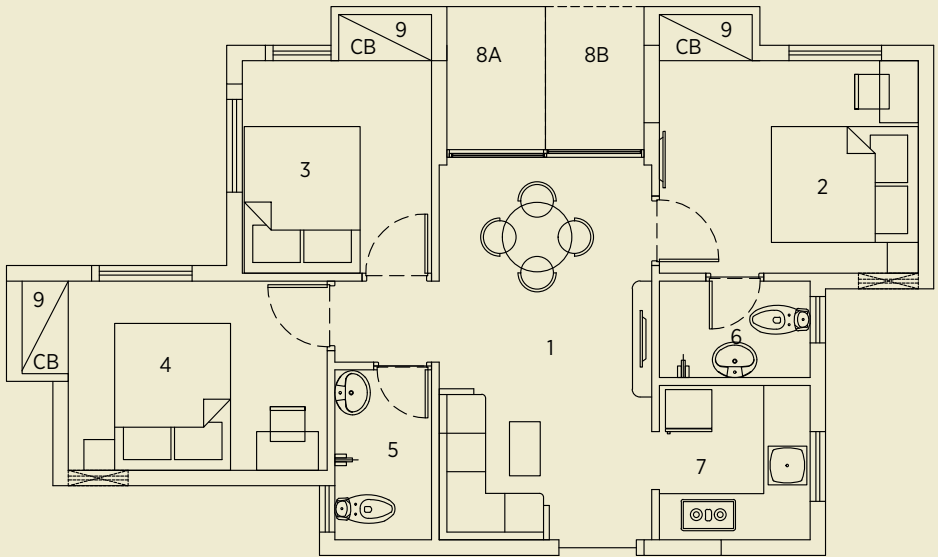
Layout ~ 1



Flat Type D | 3 B 2 T
Carpet area 561 sq ft
Built up area 656 sq ft
Standard built up area 910 sq ft

1	Living/Dining	9'0"x15'11"
2	Bedroom	11'0"x9'0"
3	Bedroom	8'0"x9'0"
4	Bedroom	8'0"x11'0"
5	Toilet	7'3"x4'1"
6	Toilet	6'5"x4'1"
7	Kitchen	6'5"x6'7"
8A*	Open terrace	4'2"x6'1"
8B*	Open terrace	4'2"x6'1"
9	Cabinet area	3'11"x2'0"

Layout ~ 2



Flat Type D | 3 B 2 T
Carpet area 561 sq ft
Built up area 656 sq ft
Standard built up area 910 sq ft

1	Living/Dining	9'0"x15'11"
2	Bedroom	11'0"x9'0"
3	Bedroom	8'0"x9'0"
4	Bedroom	11'0"x8'0"
5	Toilet	7'3"x4'1"
6	Toilet	6'5"x4'1"
7	Kitchen	6'5"x 6'7"
8A*	Open terrace	4'2"x6'1"
8B*	Open terrace	4'2"x6'1"
9	Cabinet area	3'11"x2'0"

*Please refer to the Tower Plan

FLAT D | 3 B 2 T



Material specifications

- **Structure**

RCC framed structure on Pile Foundation incorporating Earthquake Resistant Design as per relevant IS Code. Aerated Concrete Block for both external and internal walls.

- **Exteriors**

Cement plaster, low VOC waterproof cement-based paint.

- **Flooring**

Vitrified/Ceramic tiles in bedrooms, living/dining, anti-skid ceramic tiles in bathroom/open terrace/planter.

- **Interiors**

Skin Coat-Engineered plaster inside flats or POP/putty punning over cement plaster inside flats;

- **Kitchen**

Anti-skid ceramic tiles on floor; cuddapah kitchen counter; stainless steel sink, glazed ceramic tiles dado on the walls above kitchen counter up to a height of 600 mm; CP fittings of reputed make.

- **Toilets**

Anti-skid ceramic tiles on floor; glazed ceramic tiles dado on the walls up to door height; ceramic wash basins; western WC and CP fittings of reputed make.

- **Doors**

Main door Wooden door frames, solid core flush shutters with mortice lock and magic eye.

Outside finish Polished teak veneer.

Inside finish Paint finish/polished teak veneer.

Bedroom Painted wooden door frames, solid core flush shutters with paint finish.

Bathroom PVC door frame & shutter.

Anodised aluminium sliding door for planter beds & open terrace

- **Windows**

Anodised Aluminium Frames with fully glazed shutters.

- **Roof**

Properly waterproofed.

- **Electrical**

Concealed insulated copper wiring with modular switches of reputed make; AC point in master bedroom; Geyser point in master bathroom; Exhaust fan points in all bathrooms and kitchen;

- **Plumbing**

Internal concealed plumbing.

- **Power Back-up**

Emergency power backup for common area lighting and lifts. Emergency power backup in each flat for lights and fan.

- Choice of component is at the sole discretion of the transferor in case there are multiple options.

- **Common and Lobby Area**

Flooring Vitrified tiles in lobbies on all floors. VDF flooring/Paver block in covered

Car park Grass track paver/Paver block/Bituminous surface in open car park.

Interiors Skin coat-engineered plaster/OBD painting over POP/putty punning on cement plaster.

Stairs Indian patent stone flooring/epoxy coating; MS/Brick railing with MS pipe hand rail.

Lift Facia Vitrified tiles with granite/marble in ground floor lobby.

How to apply

- Get the printed Solaris City Serampore Application Kit from any of our Collection Centres (as mentioned in the enclosed list). Alternatively, you may also refer to our map to locate a nearby Collection Centre.
 - Current list of Collection Centres. (enclosed)
 - Printed Application Kit is priced at ₹250 (non-refundable)
 - Printed Application Kit will include:
Application Form with General Terms and Conditions (GTC)
Project Brochures
Pay-in-Slip cum Acknowledgement
List of Collection Centres
 - Fill up the printed Application Form correctly and completely. Please do not leave any options blank. A few important things to keep in mind are:
 - For any assistance during Submission Process, you can contact us at:
Solaris City Serampore Project Site Office at Municipal Premises No. 31, Kanai Lal Goswami Sarani, Serampore Hooghly, Pin 712201
+91 33 6626 4226
info@edensolaris.com
 - You need to have a valid IT PAN card to apply for a flat and parking space at Solaris City Serampore.
 - Only one application is allowed per individual.
 - The use of eraser, white ink and overwriting for correction in Application Form and GTC is strictly prohibited.
 - The filled-in Application Form and GTC can be submitted at any of the specified collection centres only. The list is enclosed in the Application Kit as “List of Collection Centres”. Please remember the following:
 - The Applicant can choose multiple Flat Types along with preferences as provided in the Application Form in terms of the GTC but the Application Amount to be paid by the Applicant shall be the maximum amount among the preferred Flat Types selected by the Applicant, irrespective of the preferences. For example, if an Applicant selects Type D and Type C flats then the Application Amount for Type D flat being higher shall be the amount required to be paid by the Applicant.
 - The Applicant shall compulsorily provide his/her preference of Flat Types if more than one type has been selected. If the preference for Flat Type is not provided, or is illegible or is incomplete, then the Default Preference in the following order i.e. 1st preference “Type D”, 2nd preference “Type C”, 3rd preference “Type B”, 4th preference “Type A” and 5th Preference “Type S” shall be applicable automatically.
 - The Applicant shall also have to mandatorily provide the Flat Floor Preference of Standard and/or Prime Flats. Standard Flat being flats of all types situated on the Ground Floor to the 3rd (Third) Floor of any tower in the Complex and the Prime Flat being Flats of all Types situated on the 4th (Fourth) Floor to the 12th (Twelfth) Floor of any tower in the Complex.
 - If the Flat Floor Preference of Standard Flat and Prime Flat is not provided or is illegible or is incomplete, then the Default Preference of Standard Flat being the preferred option shall apply. It is absolutely made clear that this is a choice for Flat Floor Preference and in case the Applicant is not allotted a flat in their preferred floor type the next preferred floor type shall automatically apply.
 - Name of any Co-Applicant may be added along with the name of the Primary Applicant at the time of filling of Application Form, provided the Co-Applicant does not hold another allotment in the said Complex as an Applicant or as a Co-Applicant.
 - The Applicant should submit duly filled-in and signed original Application Form and GTC in the prescribed format along with At Par/Local Cheque / Pay Order/ Demand Draft through duly filled-in Pay-in-Slip cum Acknowledgement to the receiving officer at the Collection Centre.
 - At Par/Local Cheque/Pay Order/Demand Draft shall have to be drawn in favour of ‘Eden Realty Ventures Pvt Ltd A/c SCS, payable at Kolkata for the Application Money as provided in the Price & Payment Schedule given in Annexure ‘A’ to the GTC.
 - The receiving officer at the Collection Centre will acknowledge the Customer’s portion of the Pay-in-Slip cum Acknowledgement, which shall be deemed to be the acknowledgement receipt of the duly filled-in and signed Application Form, GTC and payment of the Application Money.
 - Alternatively, the Application Money can be paid through Credit Card/Debit Card swipe machines available at Solaris City Serampore Site Office or at Eden Realty Ventures Pvt Ltd Head Office. Processing charges payable in case of Credit Card/Debit Card Transactions are non-refundable.
 - No cash payment is allowed.
 - Cheques are subject to realization.
 - Each Application Form and the Pay-in-Slip cum Acknowledgement will have the same serial number which has to be quoted in all future correspondences.
 - The duly filled-in Application Form along with GTC should be submitted at the Authorised Collection Centres provided in the current list of Collection Centres only on or before 23rd Dec 2018 (last date for submission of Application).
- Note: The above details are only provided for convenience of the Applicants in purchasing and submitting the Application Forms. The Applicants are requested to kindly refer to the General Terms and Conditions (GTC) for all the applicable terms and conditions for participating in the E-Lottery.



Corporate Office

Eden Realty Ventures Private Limited
Metropolitan Building | 7 Jawahar Lal Nehru Road | Kolkata 700013

Project Site

Solaris City Serampore Phase 1 | 29 Kanai Lal Goswami Sarani | Serampore | Hooghly 712201

+91 33 66264226 | info @ edensolaris.com | edensolaris.com | edenrealtygroup.com



hira.wb.gov.in

Sales Partner

SUREHOMZ
www.surehomz.com

The layout, building plans, specifications, features and benefits proposed at Solaris City Serampore Phase 1 are preliminary and subject to finalization. The company despite making all efforts to carry them out, may affect such variations, additions, deletions and/or modifications therein as it may deem appropriate and fit as per the suggestions of its architect or as may be directed by any competent authority. However, the carpet area of the apartment(s) may increase or decrease up to a maximum of 3% and if there is any increase or reduction in the carpet area of the apartment during the time of handing over possession of the apartment, the actual carpet area shall be recalculated and the amount of total price payable shall affect accordingly. No complaint regarding design, layout and accommodation shall be entertained by the Company. All dimensions have been rounded off. Marginal variations may be necessary during construction. Dimensions indicated in the floor plans are in feet and inches and are inner dimensions of all spaces (excluding wall thickness). Furniture layout shown in the brochure are suggestions only to show how the apartments can be used. No furniture is provided in the apartment. The Solaris City Serampore Project images and illustrations used in this brochure are artist's impressions and are indicative only.