

LOCATION MAP-



(LOCATION MAP NOT TO SCALE)



EDENWOOD TOWERS



EDENWOOD TOWERS

EDENWOOD TOWERS, SECTOR-39, FARIDABAD, HARYANA-110044
CONTACT: 7862-800-200 | 011-46208282 | E-MAIL- SALES@EROS-GROUP.COM
WEBSITE: WWW.EROS-GROUP.COM

AJAY ENTERPRISES PVT. LTD. : 8TH FLOOR, EROS CORPORATE TOWER, NEHRU PLACE, NEW DELHI-110019
CIN NO. : U74899DL1968PTC004914 | HRERA NO. : HRERA-PKL-FBD-92-2019 DATED: 24/01/2019 | LICENSE NO. : 117 OF 2014 |
BUILDING PLAN APPROVAL : MEMO NO. ZP-14-VOL-III/SD (DK)/2014/28925 DATED 29/12/2014
ALL PAYMENTS ARE TO BE MADE IN FAVOUR OF "AJAY ENTERPRISES PVT. LTD.-EDENWOOD TOWERS-COLLECTION A/C".
NO THIRD PARTY IS ENTITLED TO COLLECT PAYMENTS IN IT'S NAME ON BEHALF OF AJAY ENTERPRISES PVT. LTD.
ALL BANK LOANS ARE SUBJECT TO INDIVIDUAL ELIGIBILITY AND 'AEPL' DOES NOT CONFIRM AVAILABILITY OF BANK LOAN TO ALL APPLICANTS. PLEASE VISIT THE COMPANY OFFICE AND REFER TO APPLICATION FORM AND DRAFT AGREEMENT FOR DETAILED TERMS AND CONDITIONS. ALL BUYERS ARE REQUESTED TO DO DUE DILIGENCE BEFORE MAKING ANY PAYMENT AS THIS ADVERTISEMENT IS MERELY INDICATIVE IN NATURE AND DOES NOT CARRY COMPLETE DETAILS.





Our Premium Projects-



EROS CORPORATE TOWER

EROS CORPORATE PARK





Radisson BLU

ndered/Artistic impression of under construction Edenwood towers. Kindly refer specifications sheet for the deliverables.

EROS GROUP

EROS Group has been at the helm of the real estate industry for over **70 years**, with expertise in building Residential Towers, Hotels, Cinema Halls, Shopping Malls, Office Buildings, Schools. The group has constantly endeavoured to add more value to the lives of people by delivering projects of unparalleled quality.

At **EROS**, We blend international standard of construction with solid Indian foundations, bringing alive for our customers an intuitive and invigorating experience that is distinct and unique. You are assured of timely delivery and possession of our projects while maintaining high standards of construction and finishing.

EDENWOOD TOWERS

(Charmwood Village, Sector-39, Faridabad)

Edenwood Towers are located in the plush township of Charmwood Village, Sector 39, Faridabad. The project is spread over 2.662 acres comprising of 2 Towers with 76 Lavish apartments .

While designing the apartments, core emphasis has been laid on creating beautiful spaces with abundant ventilation and natural sunlight, enhancing new dimensions of comfort and freedom.

Edenwood Towers are an epitome of luxury, with every imaginable convenience within arm's reach.



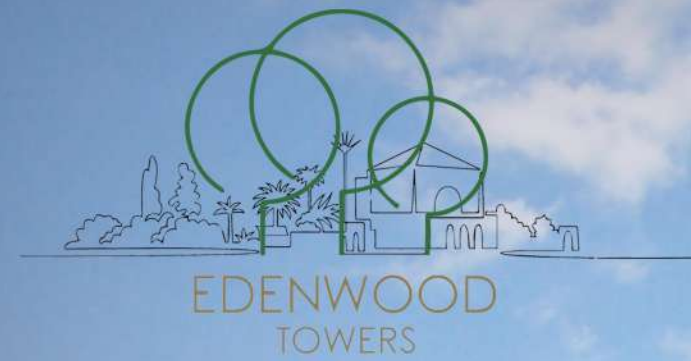
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ABOUT US

We at Eros Group believe in creating values for our customers who have reposed trust and confidence in us.

Our endeavour is to build substantial value for our respective customers. When it comes to Real Estate, Hospitality & Entertainment only one name stands tall "EROS GROUP".



Space that's one of A kind:

1. Gated Community.
2. Grand Entrance lobby.
3. 24x7 Security.
4. VRV/VRF Air Conditioning.
5. High Quality Modular Kitchen.
6. Luxurious Wardrobes.
7. Soothing Water Body.
8. Meditation & Children Play Area.
9. Outdoor Sitting.
10. Open Air Sitting For Performances & Events
11. Wide & Large Open Balconies.
12. Ample Parking Spaces For Owners & Visitors.

Get that beautiful space for you and your family and create the wonderful memories of your life.

Location Advantages:

Well Connected To Transport Facilities.

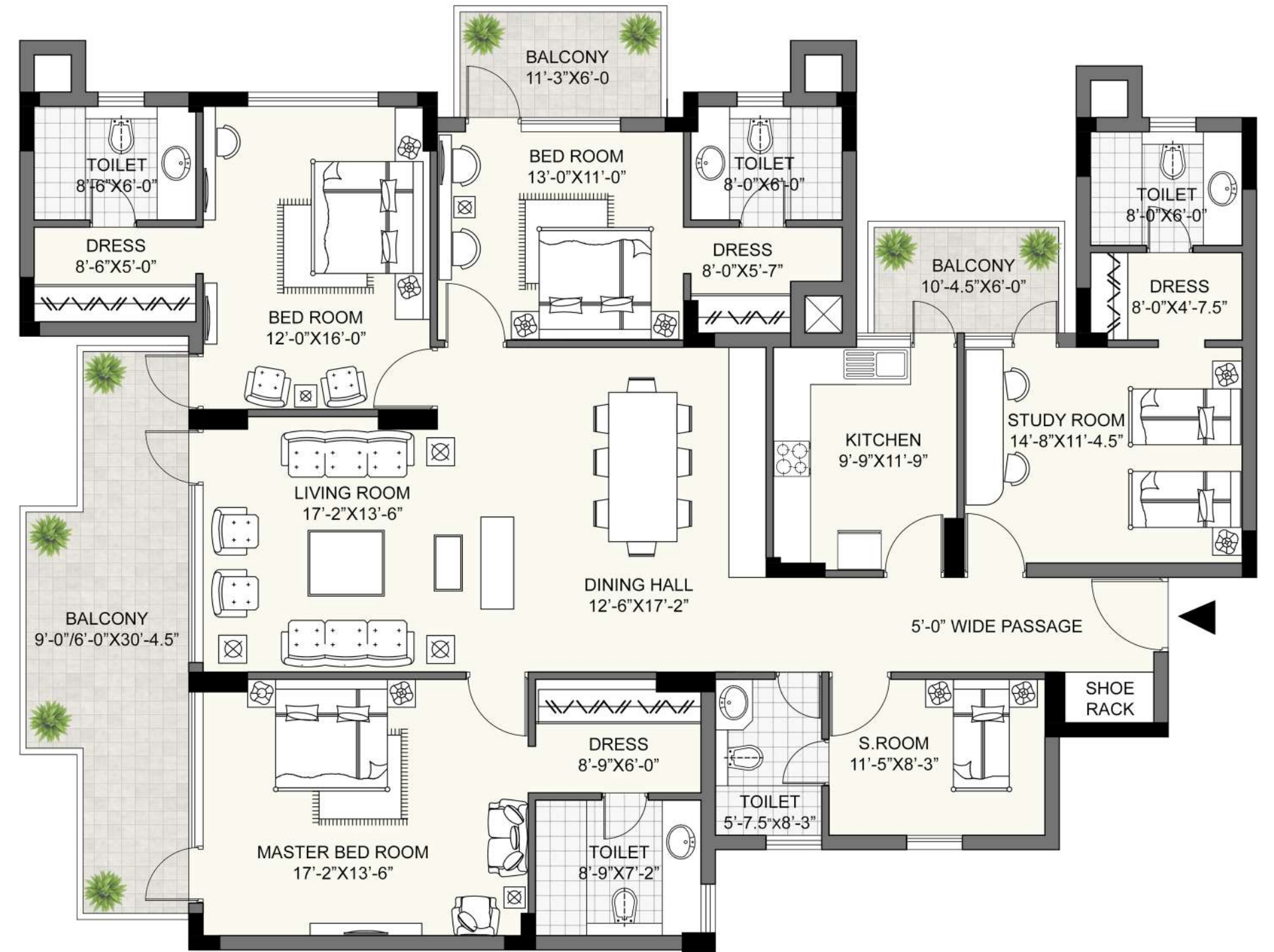
Charmwood Plaza	01 Km.(Appx.)
First Aid Centre & Club	0.5 Km.(Appx.)
Tughlakabad Railway Sattion	04 Km.(Appx.)
Nehru Place,New Delhi	11 Km.(Appx.)
Asian Hospital, Faridabad	08 Km.(Appx.)
IGI Airport- T3	26 Km.(Appx.)
Taj Vivanta Hotel	0.8 Km.(Appx.)
Manav Rachna Int. School	01 Km.(Appx.)
Nearest Metro Tughlakabad	03 Km.(Appx.)





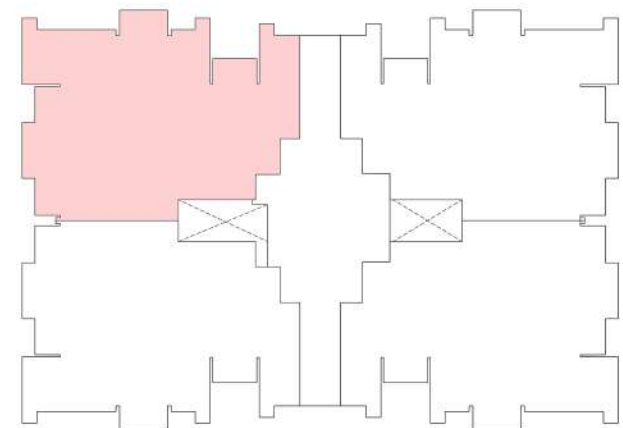
SITE PLAN

NOTE:
 The site plan shown is tentative. The overall layout may vary because of statutory/design reasons.



TYPICAL FLOOR PLAN

CARPET AREA = 191.11 SQ.MT / 2057.11 SQ.FT
BALCONY AREA = 32.20 SQ.MT / 346.60 SQ.FT
SUPER AREA = 314.87 SQ.MT / 3389.00 SQ.FT



CLUSTER PLAN

UNIT-4

4 Bedrooms with attached Dress and Toilets +
Living/Dining/S. Room with Toilet



SPECIFICATIONS

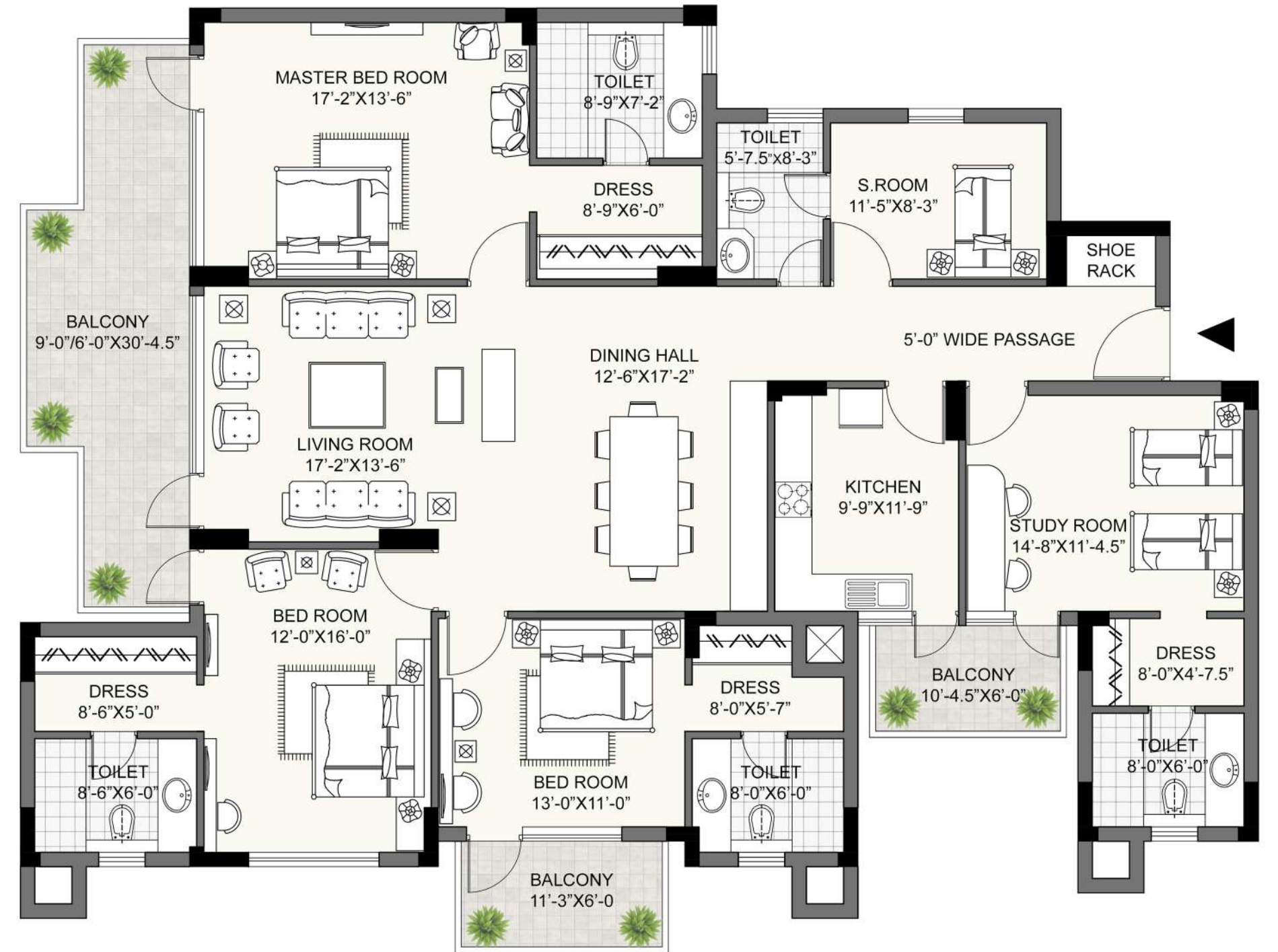
Flooring	Imported Marble in Living , Dining , 3 Bedrooms & 3 Toilets. Wooden laminated Flooring in Study Room, Tiles in S.Room, Kitchen , 2 Toilets & Balconies.
Dado	Imported Marble/Tiles upto full height in Toilets. Tile/Paint in kitchen as/design.
Exterior	Appropriate finish of Textured paint of exterior grade water proof paint.
Railings	MS Railings as per design.
Painting	Plastic Emulsion Paints on Internal walls & ceilings. OBD in Common areas.
False ceiling	False ceiling bands as per design & Grid Ceiling in Toilets .
Kitchen	Modular Kitchen with HOB, Chimney. Double Bowl Sink, Drain Board & Counter in Granite .
Doors & Windows	Internal Doors : Door frames in Ivory Teak. Flush Doors with veneer finish on both sides with fittings & locks of branded company. External Doors : Glazed Doors/Windows with frames in Ivory teak.
Toilet	CP Fittings & Chinaware of reputed brand.
Electrical Fittings	All electrical wiring in concealed conduits with modular switches . IS Compliance module switches /Sockets , Distribution Boxes from Reputed brands as per Fire Norms.
Lift	Reputed brand.
Wood work	Wardrobes in Dressers as per design.
Air Conditioning	VRV/VRF Central Air conditioning .
Water Tanks	Underground water tanks/ Supply Lines / Overhead tanks for uninterrupted water supply. Dual Plumbing provision for all toilets.
Structure	Earthquake resistant, RCC Framed structure as per applicable seismic zone.
24 x7 Security System	Gated Community, CCTV Cameras for Basements , Stilts, Parking, Entrance Gates , Lift Lobby at Ground floor, other Floors Lift Lobbies, Camera's all around building, Intercom, Only infrastructure provision for WIFI ,Fire prevention , Fire Suppression, Fire Detection & Alarm system as per Fire norms.
Backup & Generators	Common Area : 100 % powerbackup for lift , Emergency and safety facilities & Common areas with suitable diversity. 12.5 KVA power backup for the each apartment.
PNG	Provision of piped gas supply

NOTE-

1. THE FURNITURE LAYOUT AS SHOWN ABOVE IS FOR ILLUSTRATION PURPOSE ONLY. FURNITURE TO BE PURCHASED BY THE ALLOTEE AT HIS OWN COST.
2. THE SPECIFICATIONS SHOWN IN THE DRAWING ARE ONLY FOR REPRESENTATION PURPOSE. FOR ACTUAL/DELIVERABLE SPECIFICATIONS, REFER TO ANNEX SPECIFICATION SHEET.
3. KINDLY NOTE THAT ALL DOORS ARE KEPT TRANSLUCENT (GLASS FITTINGS) IN THE PROPORTIONATE VIEW DRAWING ONLY TO HIGHLIGHT THE AREA OF THE UNIT SIZE.

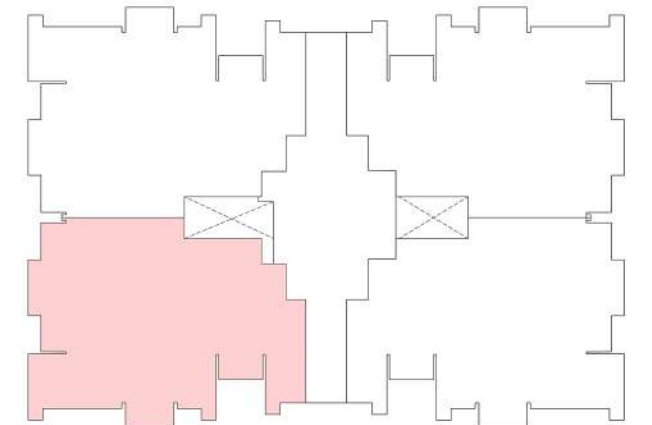
UNIT-1

4 Bedrooms with attached Dress and Toilets +
Living/Dining/S. Room with Toilet



TYPICAL FLOOR PLAN

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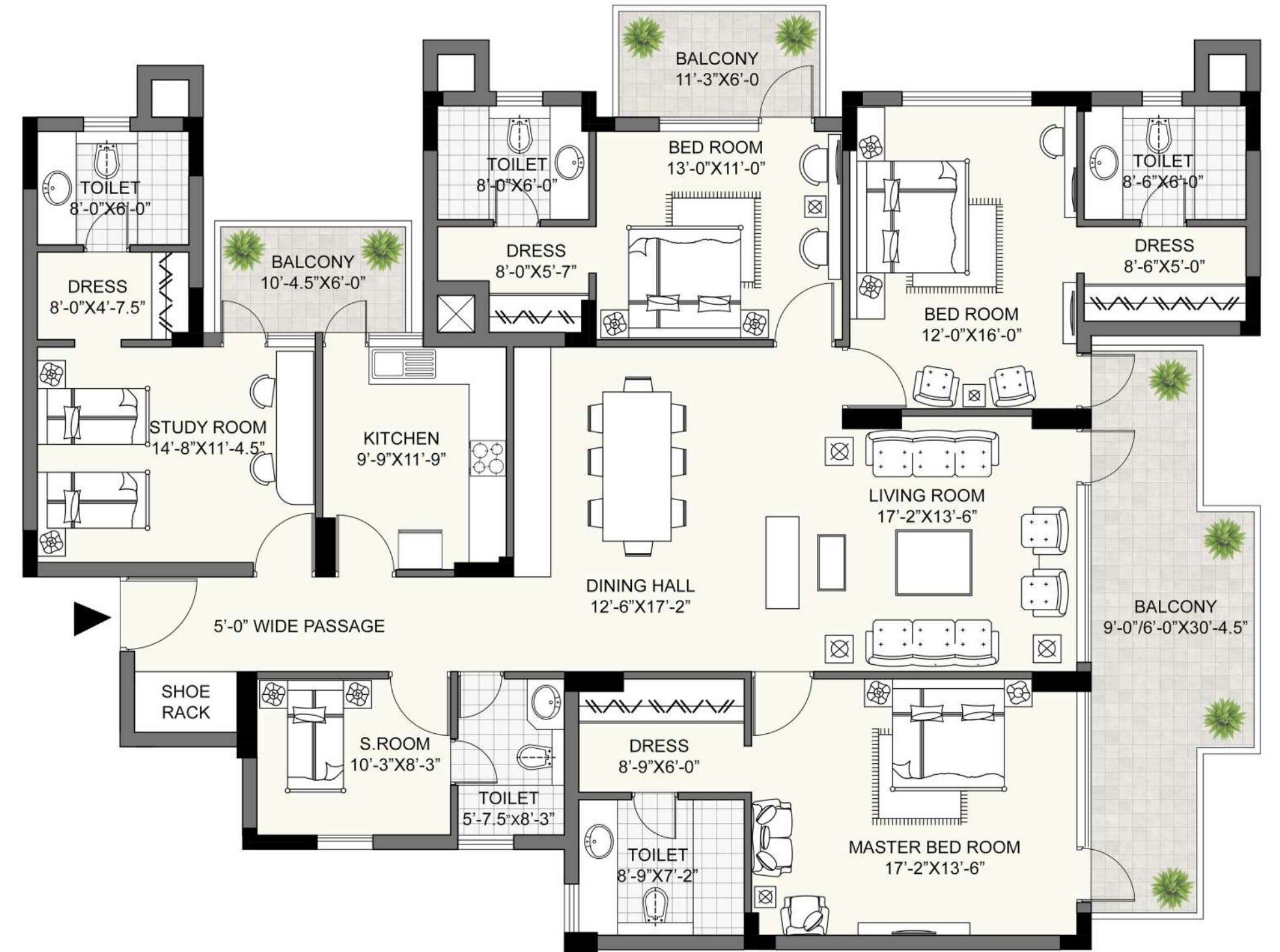
CLUSTER PLAN

NOTE-

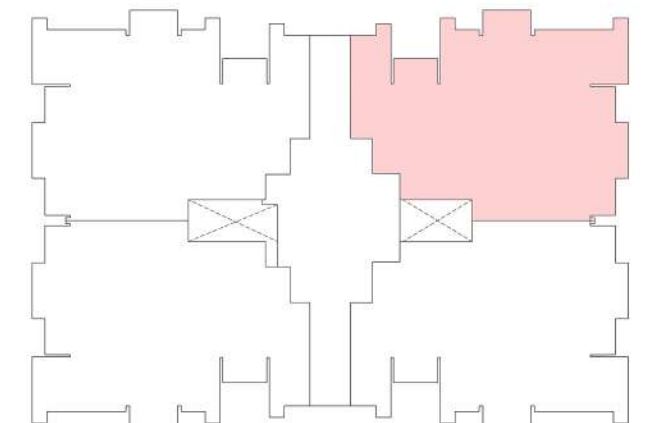
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UNIT-3

4 Bedrooms with attached Dress and Toilets +
Living/Dining/S. Room with Toilet



TYPICAL FLOOR PLAN



CLUSTER PLAN

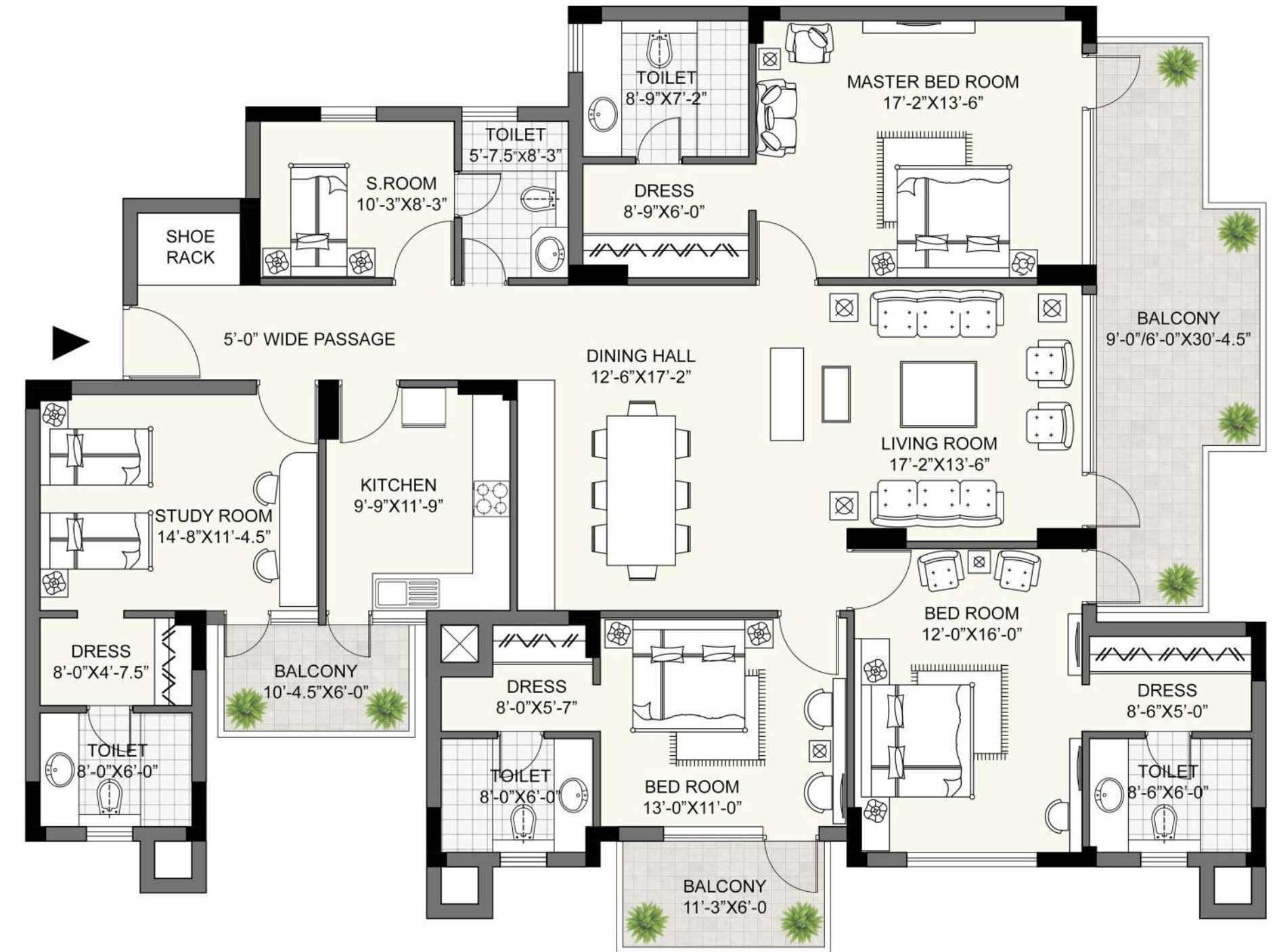
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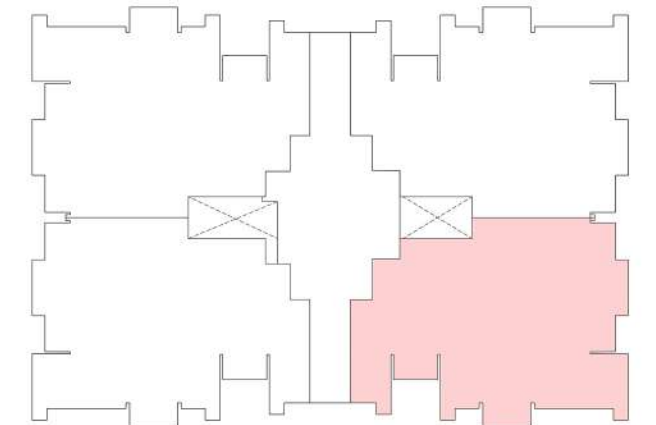
CARPET AREA = 190.76 SQ.MT / 2053.34 SQ.FT
 BALCONY AREA = 32.20 SQ.MT / 346.60 SQ.FT
 SUPER AREA = 314.37 SQ.MT / 3384.00 SQ.FT

UNIT-2

4 Bedrooms with attached Dress and Toilets +
Living/Dining/S. Room with Toilet



TYPICAL FLOOR PLAN



CLUSTER PLAN

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