

KEY PLAN 



Developers: <b>EMERALD INFRA</b>	<b>Site:</b> "EMERALD SKY VIEW", Nr. J. K. Farm & Antica Greenwoods Khanpur, Vadodara.	For Booking Inquiry: +91 98257 67676 +91 98791 11144 EMAIL: ronakydesai@live.com	Architect:  Ruchir Sheth (Design Studio) architects & interiors	Structural Engineers  ZARNA ASSOCIATES
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**PAYMENT MODE:-**  
• 25% On Booking • 15% Plinth level • 10% 1st, 3rd, 5th & 7th slab level • 10% Masonry work • 05% Flooring level • 05% Finishing level.

**NOTES:**  
(1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advancepayment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new Central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous two times default payment leads to cancellation. (6) In the case of booking cancellation Administrative expense of 20,000/- & the amount of extra Work (if any) will be deducted from booking amount which will be refunded after the booking of the same flat. (7) In case of booked flat, cancellation will be within 30 days from the date of booking. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will not be responsible. (9) Architect/ Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Any plans, specifications or information in this brochure cannot form part of an offer, contract, legal document or agreement.

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For further details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project. RERA REGISTRATION NO.:

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## SPECIFICATION

### STRUCTURE

Earthquake resistant RCC structure with ACC block masonry partitions

### FINISH

Internal walls with smooth plaster & Birla putti  
External walls with double coat plaster & texture, and water proof acrylic paint

### FLOORING

Digital vitrified tiles of simpolo brand or equivalent in all rooms & kitchen

### KITCHEN

Quartz slab (artificial) sandwiched platform with SS sink & swivel tap, Ceramic tile dado above kitchen platform

### DOORS

Main / All doors (8 feet) made of teak wood frame, flush door with both side decorative veneer polish

### WINDOWS

Aluminum UPVC section sliding shutters with mosquito screens

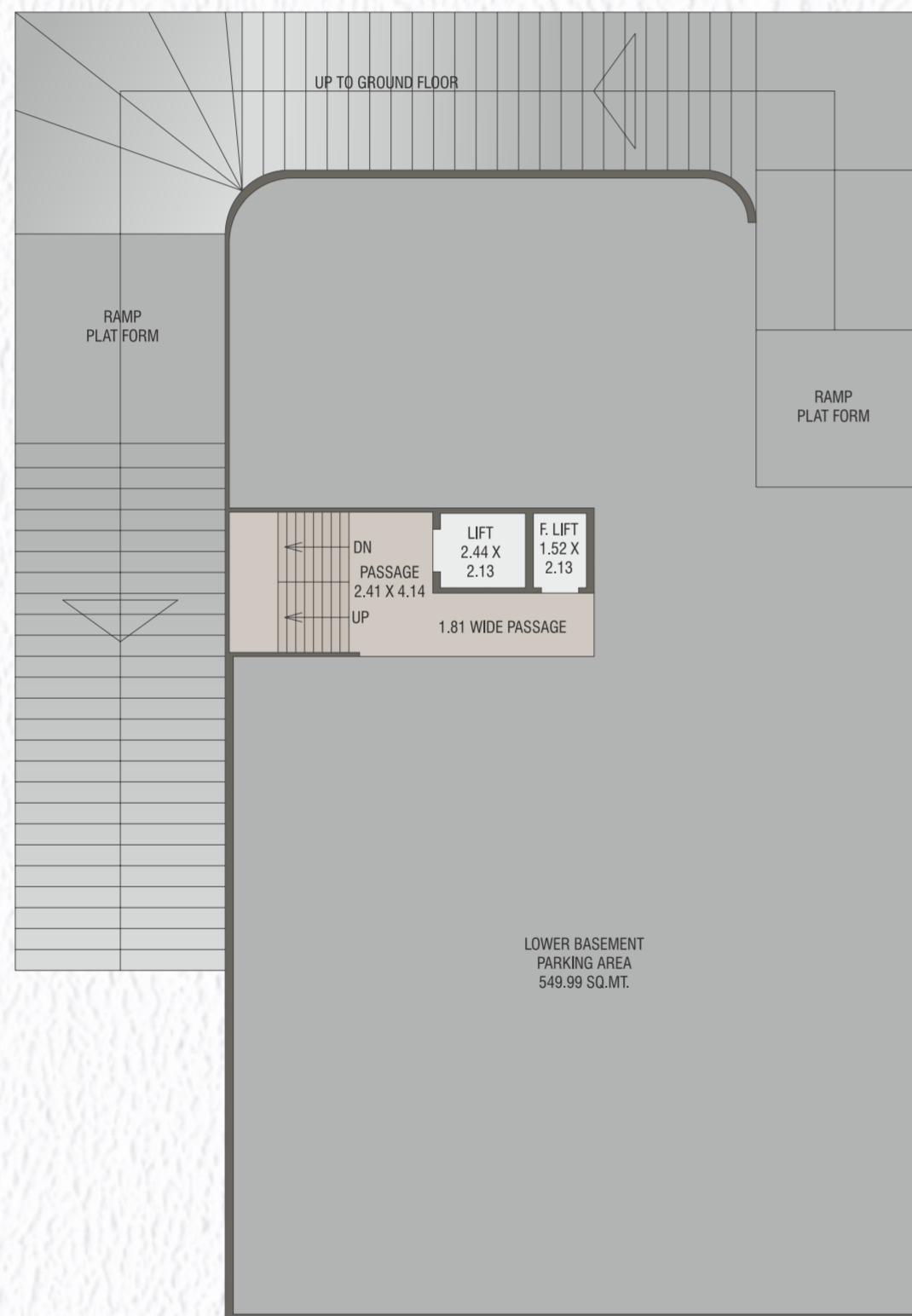
### TOILETS

Simpolo brand or equivalent anti-skid ceramic tiles on floors & walls, Kohler or equivalent brand of CP fittings & sanitary wares

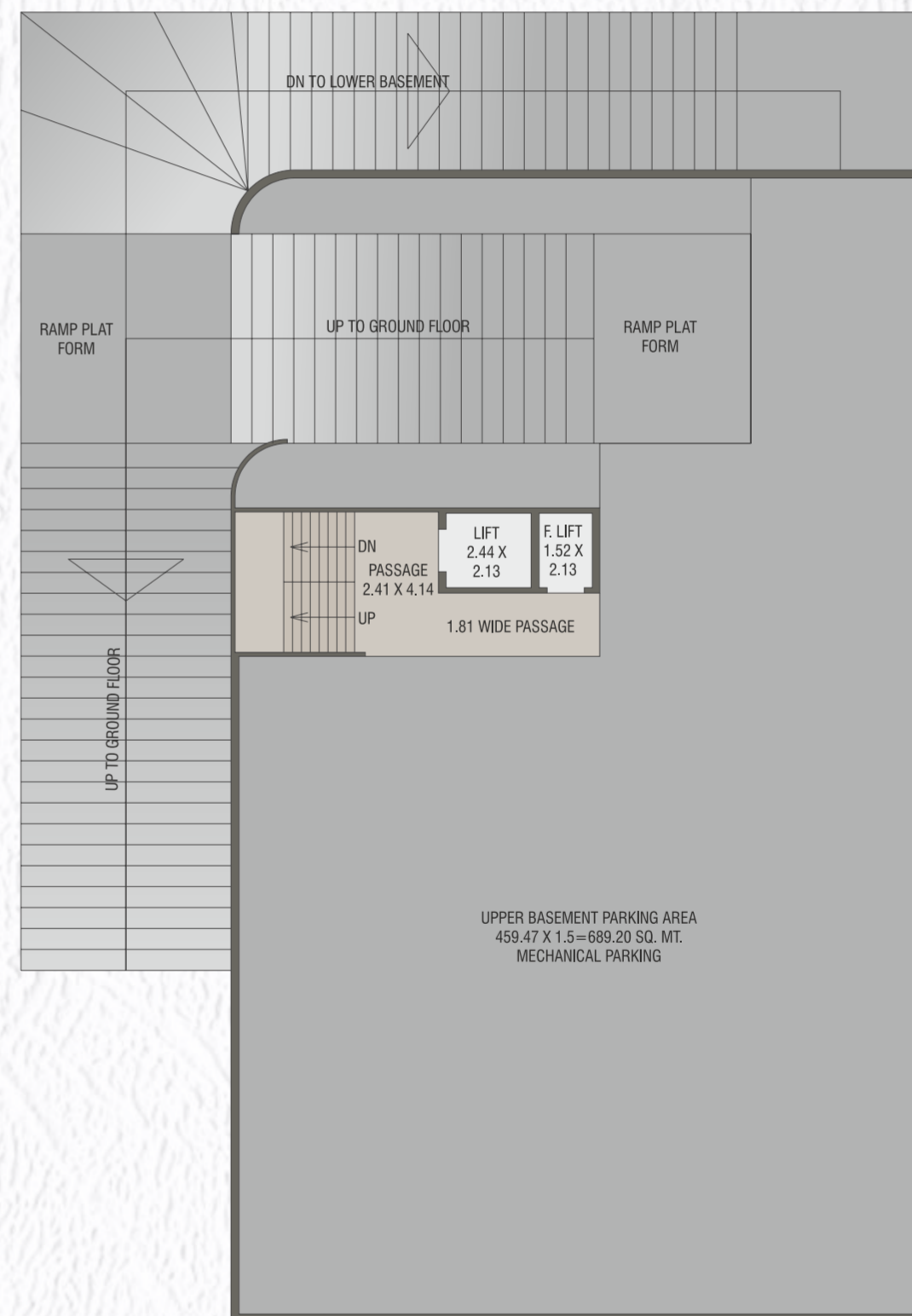
### ELECTRICAL

ISI grade concealed wiring. Adequate electric points with premium quality switch accessories of slider or equivalent.  
AC points in all rooms with concealed wiring for outer units at designated points

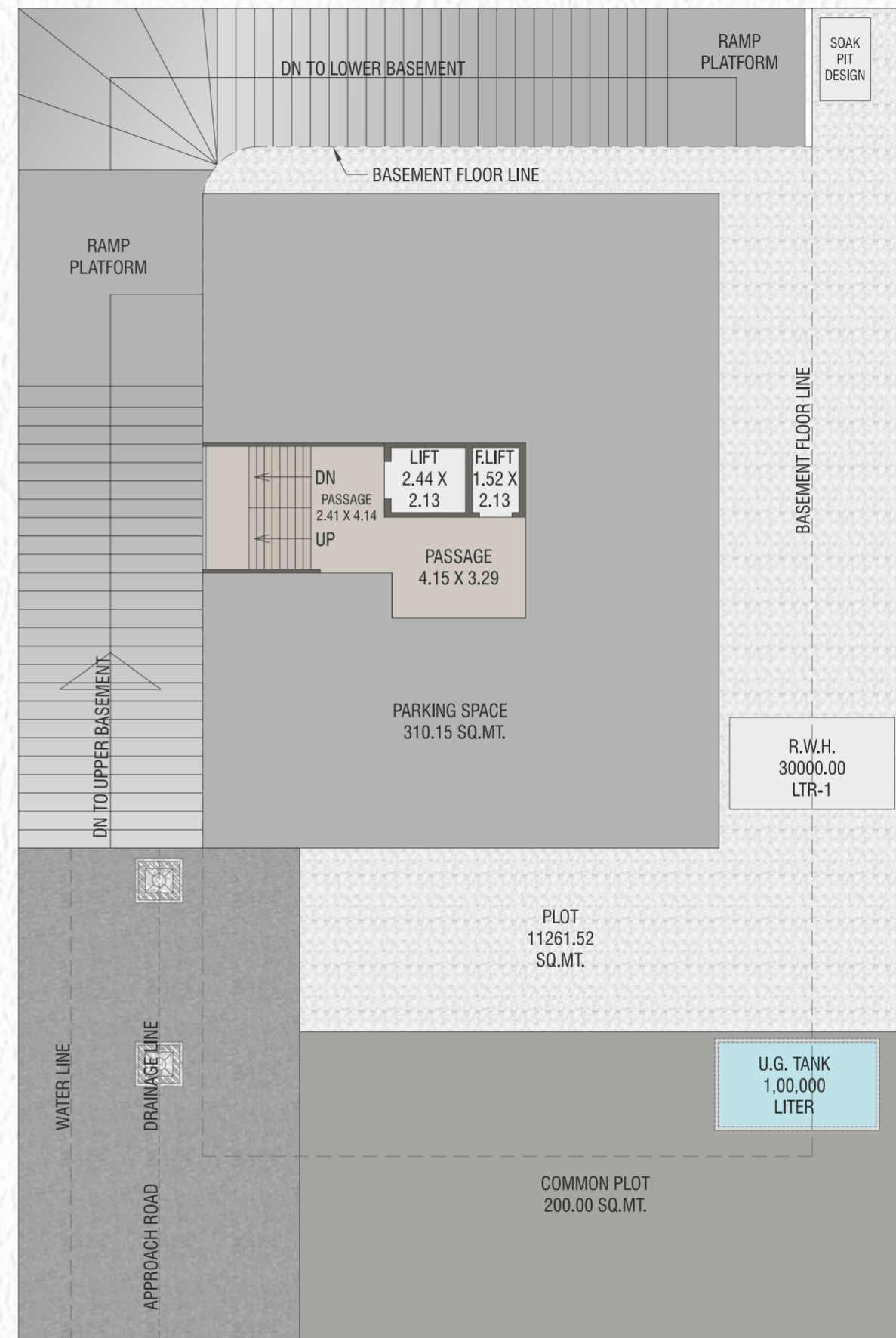
# LOWER BASEMENT LAYOUT PLAN



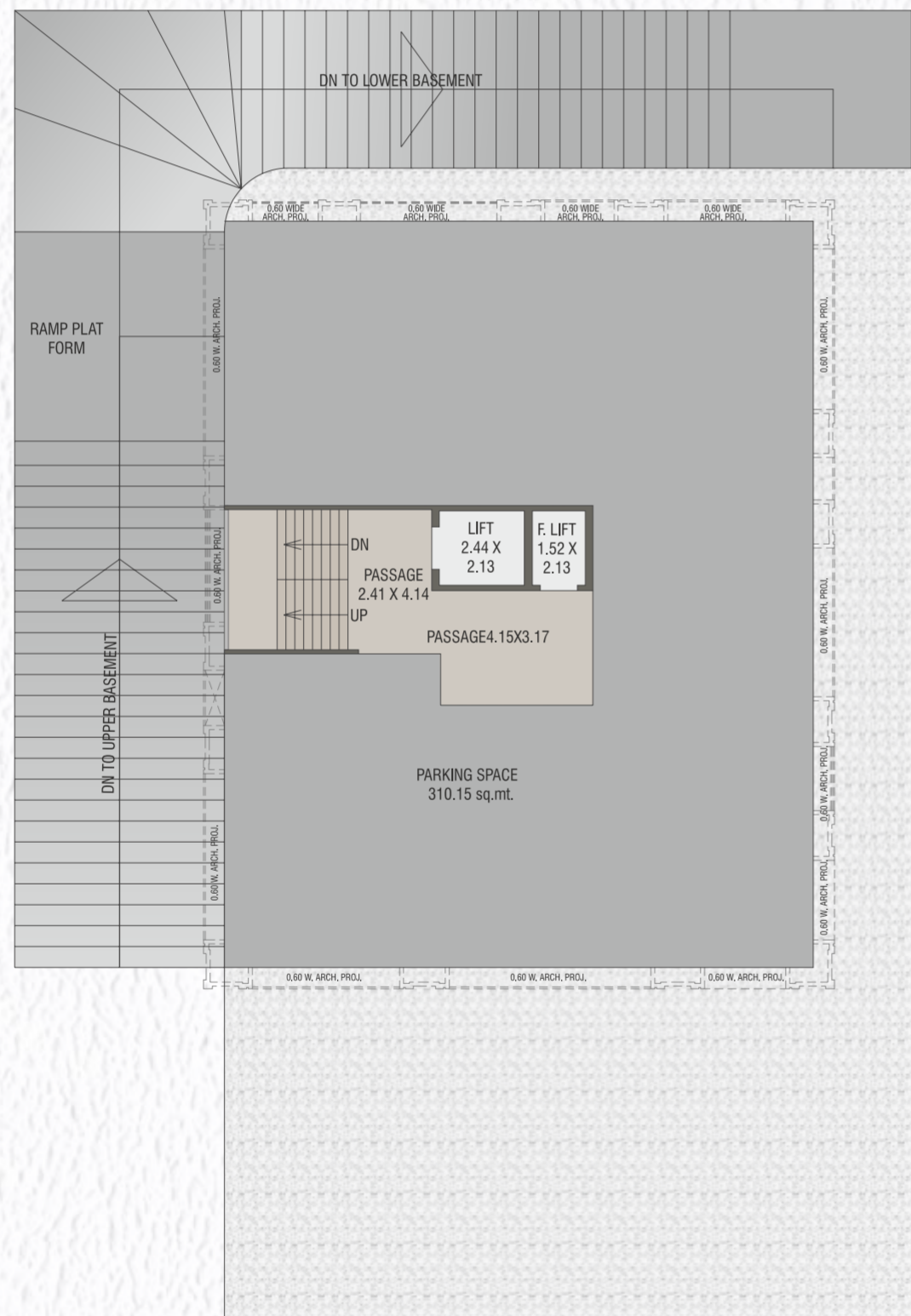
# UPPER BASEMENT LAYOUT PLAN



# LAYOUT PLAN



# GROUND FLOOR LAYOUT PLAN



# 1ST TO 5TH FLOOR PLAN



# 6TH FLOOR PLAN



# 7TH TO 10TH FLOOR PLAN





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## ONLY 10 LUXURIOUS APARTMENTS

- 1 FLOOR 1 APARTMENT
- 2 BASEMENTS
- 52 CAR PRKING
- DEDICATED TWO WHEELER PARKING
- CONCIERGE
- SERVENT QUARTER
- 1000 SQ.FT. LOUNGE ROOM ON GROUND FLOOR
- 800 SQ.FT. GYM ROOM
- GAMING ROOM
- CHILDREN'S PLAY AREA
- SWIMMING POOL
- RO PLANT (NO MORE WATER STAINS)
- ALL ROOM AC PIPING
- WASHING MACHINE & DRYER INCLUDED
- ELECTRIC CAR CHARGER PROVISION

PERFECT FOR SELECT FEW