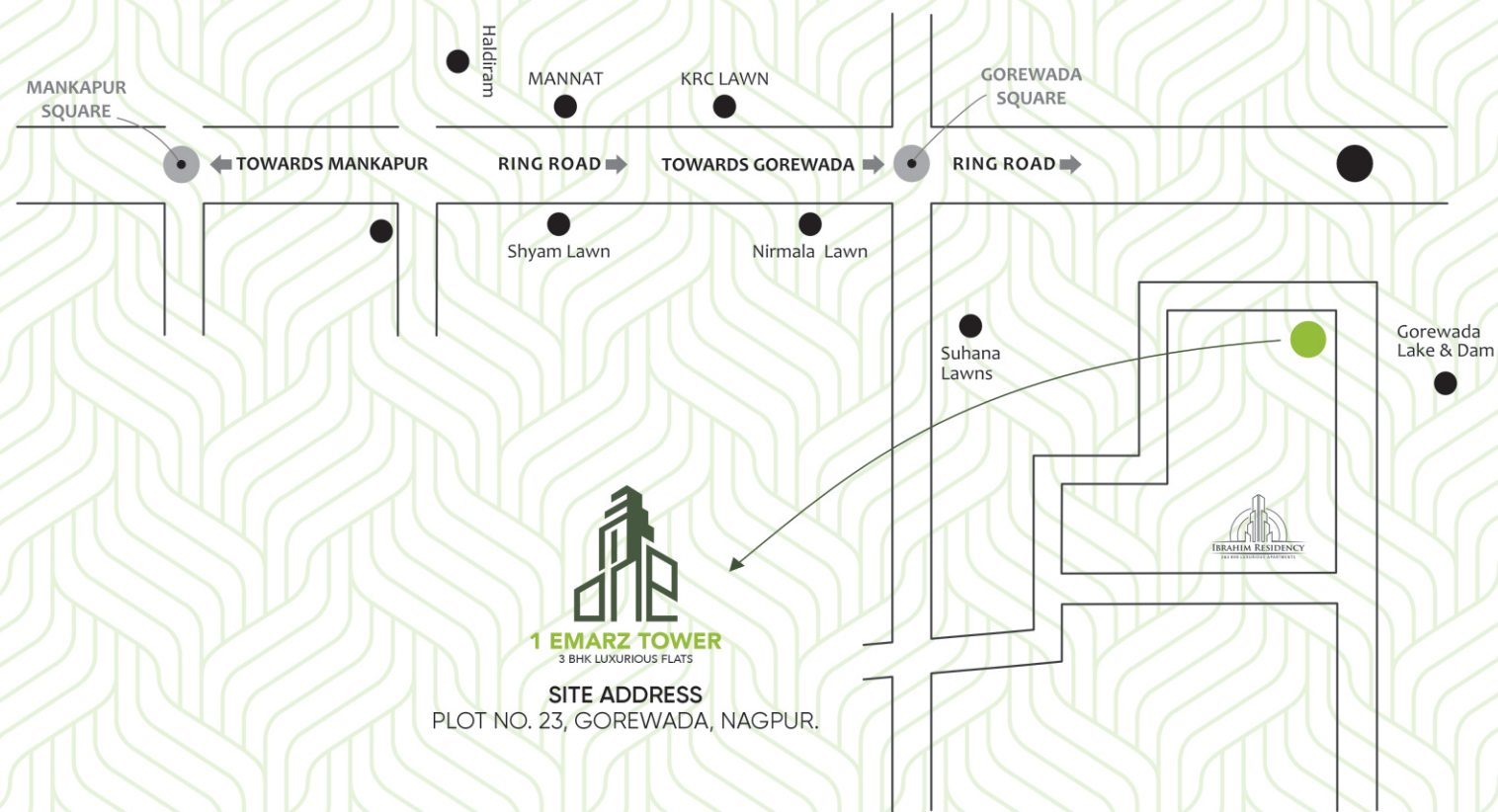


Desirable Destination



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A Project By



Survey No. 95/2 to 95/8 Near Gorewada Road, and Inner Ring Road, Junction, Nagpur
13 As Per Development Agreement

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Luxury Living, Masterfully Crafted



1 EMARZ TOWER
3 BHK LUXURIOUS FLATS

A PROJECT BY
GREEN TOWN BUILDERS
NAGPUR

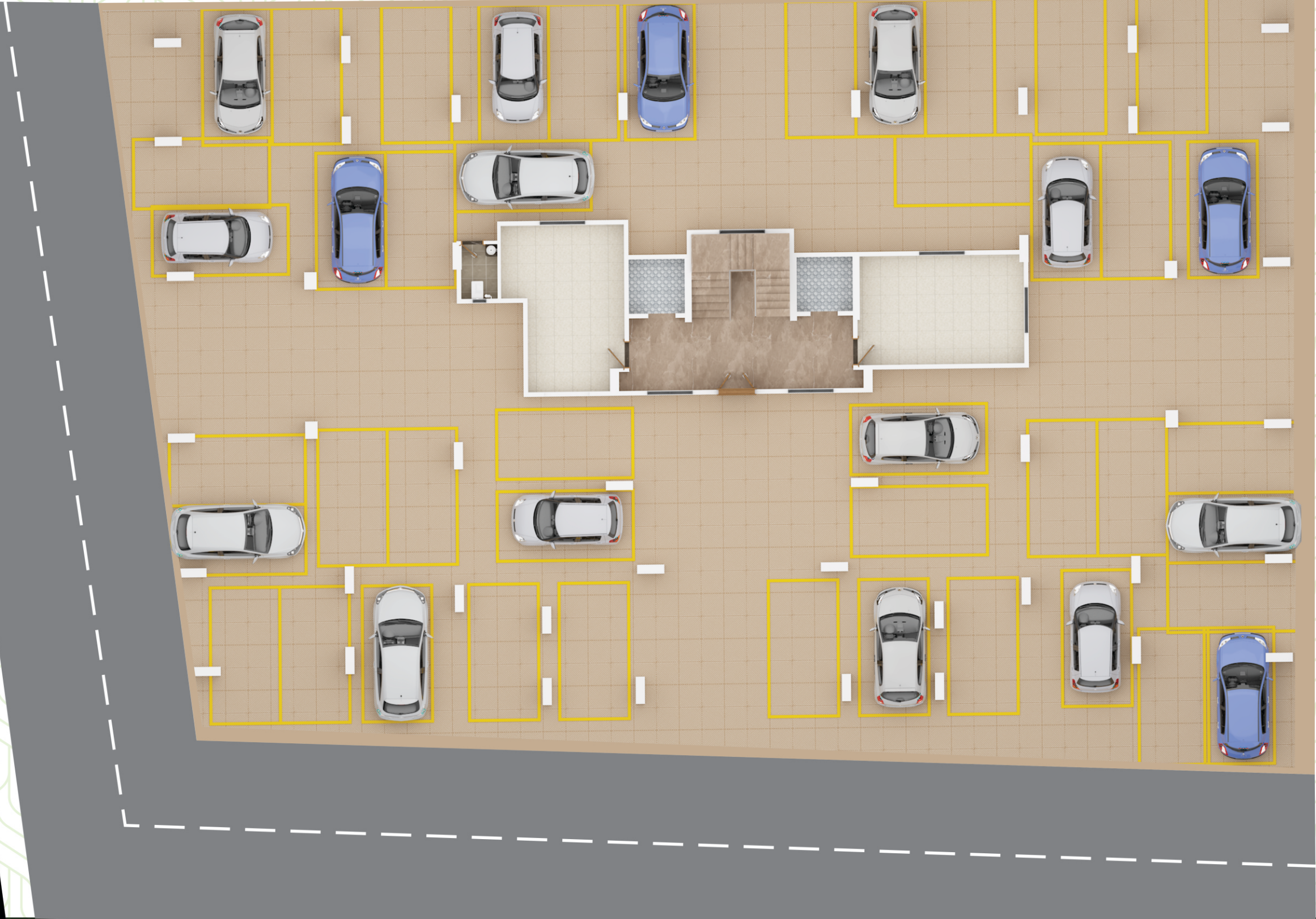


1 EMARZ TOWER
3 BHK LUXURIOUS FLATS

Beautify Your Dream Forever

1-Emarz Tower is a seven floor apartment Building It showcase the freedom of elegant space & Thoughtful Designs. Fresh breeze, Clear Star-Lit fill joy in your life. Excellent landscaping will give relaxing time to residents ground level full parking & wide driveways instill freedom in living you will discover it is next level lifestyle At 1-Emarz Tower

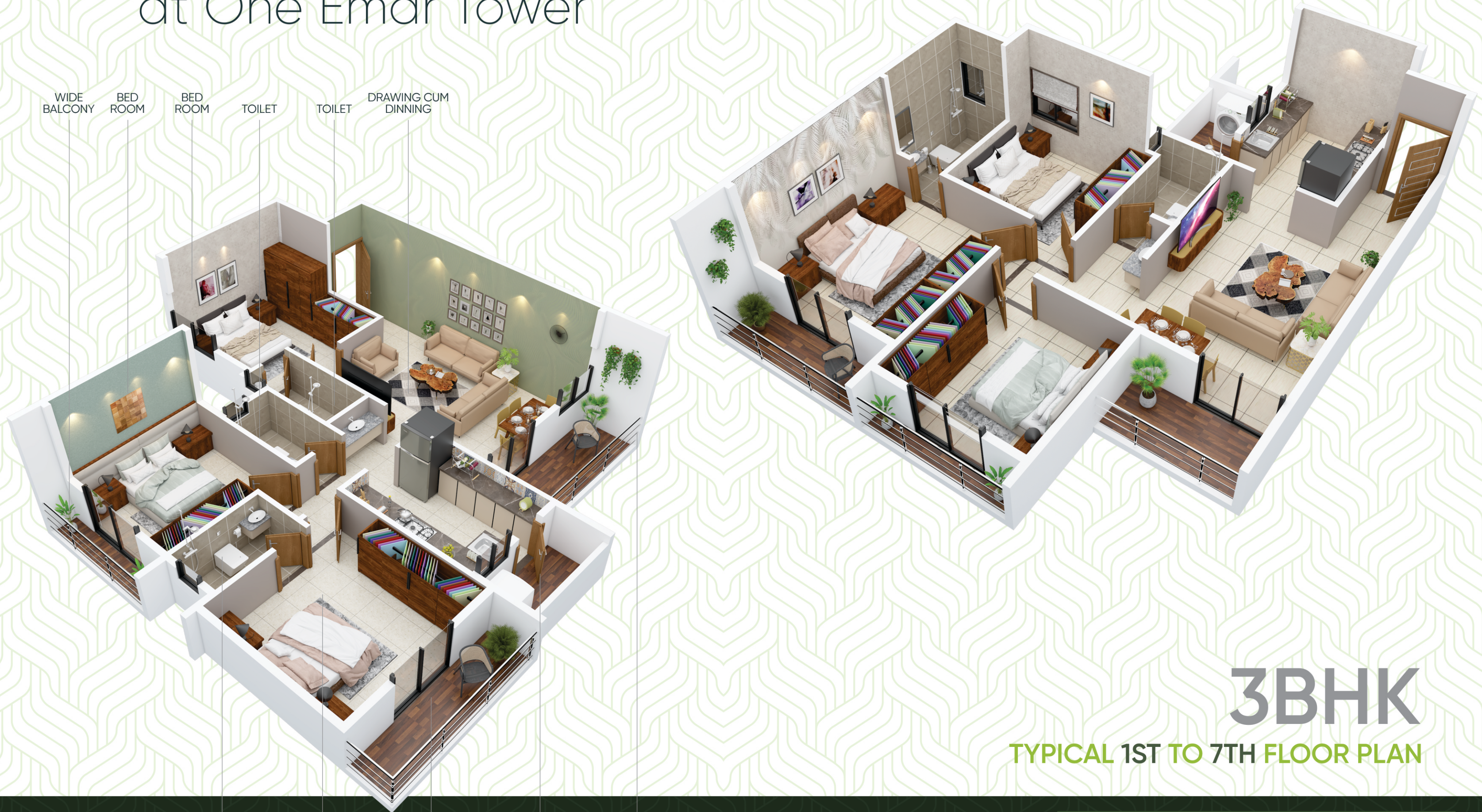




PARKING

Just Park Your Luxury

Live Your Dream at One Emar Tower



WIDE BALCONY
BED ROOM
BED ROOM
TOILET
TOILET
DRAWING CUM DINNING

TOILET
MASTER BED ROOM
WIDE BALCONY
WIDE WASH AREA
WIDE BALCONY

3BHK TYPICAL 1ST TO 7TH FLOOR PLAN

TYPE	FLAT NO.	S. BUILD-UP AREA
3BHK	101,201,301,401,501,601,701	1240.013 Sq. Ft.
3BHK	102,202,302,402,502,602,702	1349.967 Sq. Ft.
3BHK	103,203,303,403,503,603,703	1349.967 Sq. Ft.
3BHK	104,204,304,404,504,604,704,	1349.967 Sq. Ft.
3BHK	105,205,305,405,505,605,705	1349.967 Sq. Ft.
3BHK	106,206,306,406,506,606,706	1240.013 Sq. Ft.

1 Emarz Tower
In Glowing Under the Stars



B I R D E Y E V I E W



**TERRACE
GARDEN &
CHILDREN
PLAY AREA**

Specification

Building Structure	Earthquake Resistant Design & Premium Quality Construction	
Flooring	Living & Dining Master Bedroom Kitchen Balconies Toilets	- Vitrified Tiles - Vitrified Tiles - Vitrified Tiles - Anti Skid Vitrified Tiles - Dado in Concept Tiles & Floor in Anti-Skid Tiles
Walls	External Walls Internal Walls	- 150 mm Thick - 115 mm Fanti Plaster
Plaster	External Walls Internal Walls	- 20 mm Sand Face Plaster - 12 mm Fanti Plaster.
Painting Finish	Internal Walls External Walls	- Putty Finish with Plastic Emulsion - Apex or Equivalent Premium Quality.
Doors	Main Entrance Door Other Door	- Deco Finished or Multiple Lock Steel Door. - Membrane Finish / Laminated Finish Flush Doors with Teak Wood Frame
	Balconies Toilets	- Teak Wood Door Frames - Laminated Finish Flush Doors
POP	POP in Hall Only	
Windows	Anodized Aluminum Windows	
Electrical	Provision for Reasonable Light & Fan Points as per requirement Electrical Provision for Installation of Drinking water purification unit in Kitchen. Electrical wiring as per the provision for installation of inverter. Cable connection in drawing & master bedroom. A/C. point in Drawing Room and all Bed Rooms.	
Railing	MS & Glass Railings as per facade Design	
Toilets	Indian & European WC, Diverter, Health Faucet of Premium Quality Grohe Bath Fitting	
Plumbing	CPVC Pipes & Fittings, Semi Premium Automatic Water Level Sensor for over head connection	
Kitchen	Granite Cooking Platform with stainless Steel Kitchen sink & dedo up to ceiling	
Utility	Balcony with appropriate Space & Provision for installation of Washing Machine	
Terrace	Brick bat coba for water proofing / Heat resistant Flooring for terrace or damp proofing	
Lift	Lift for vertical connectivity with rescue Backup	
Parking	1 No. of Individual Car Parking for all Flats Provision of Minimum Columns for easy car parking	
Others	24 hours water supply from over head tank & underground sump Standby Borewell Connection with pump.	
	Application of Past Control in Foundation & Plinth	

Additional Charges

- Registration, Stamp Duty charges & Documents preparation charges.
- MSED Meter & Water Charges.
- Extra work to be done with extra payment in advance.
- All legal dues to Govt. will be borne by the purchaser.

NOTE : NO EXTERNAL CHANGES ARE ALLOWED IN THE ELEVATION

Note : This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details if buildings, layouts, specifications designs, dimensions, etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the company at its sole discretion and without any notice