EMPIRE EXOTICA

EXPERIENCE THE EXOTIC LIFESTYLE

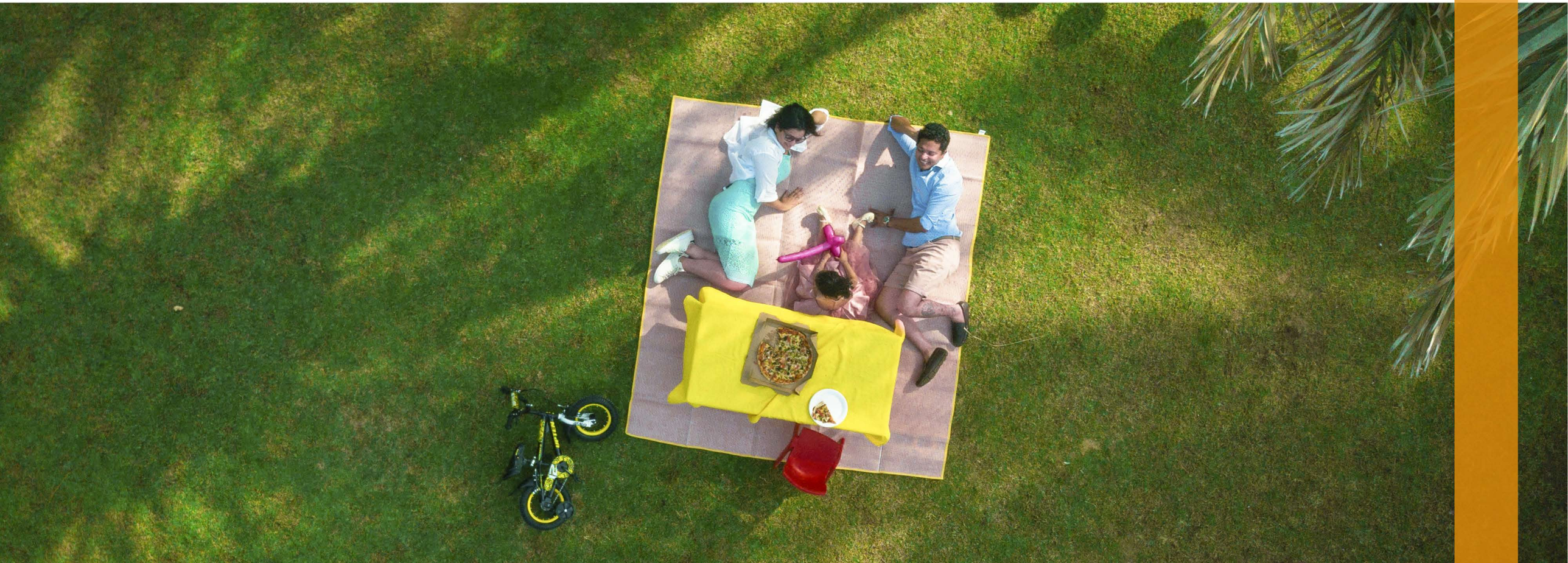
RERA
REGISTERED PROJECT

Welcome to your new address

With a dream in mind and passion at heart, eventuated a project of residential complex which will contain not only the state of the art amenities but also guarantees the finest quality with affordability.

Where the interests of our customers are always a top priority, we," The Empire Developers " have in the midst of serene and verdure part of Guwahati –near Ganeshguri (around 3.5km) launched a project which will contain not only the basic amenities but also facilities to serve people across the age –from cradle to octogenarian - is a project of nonpareil .

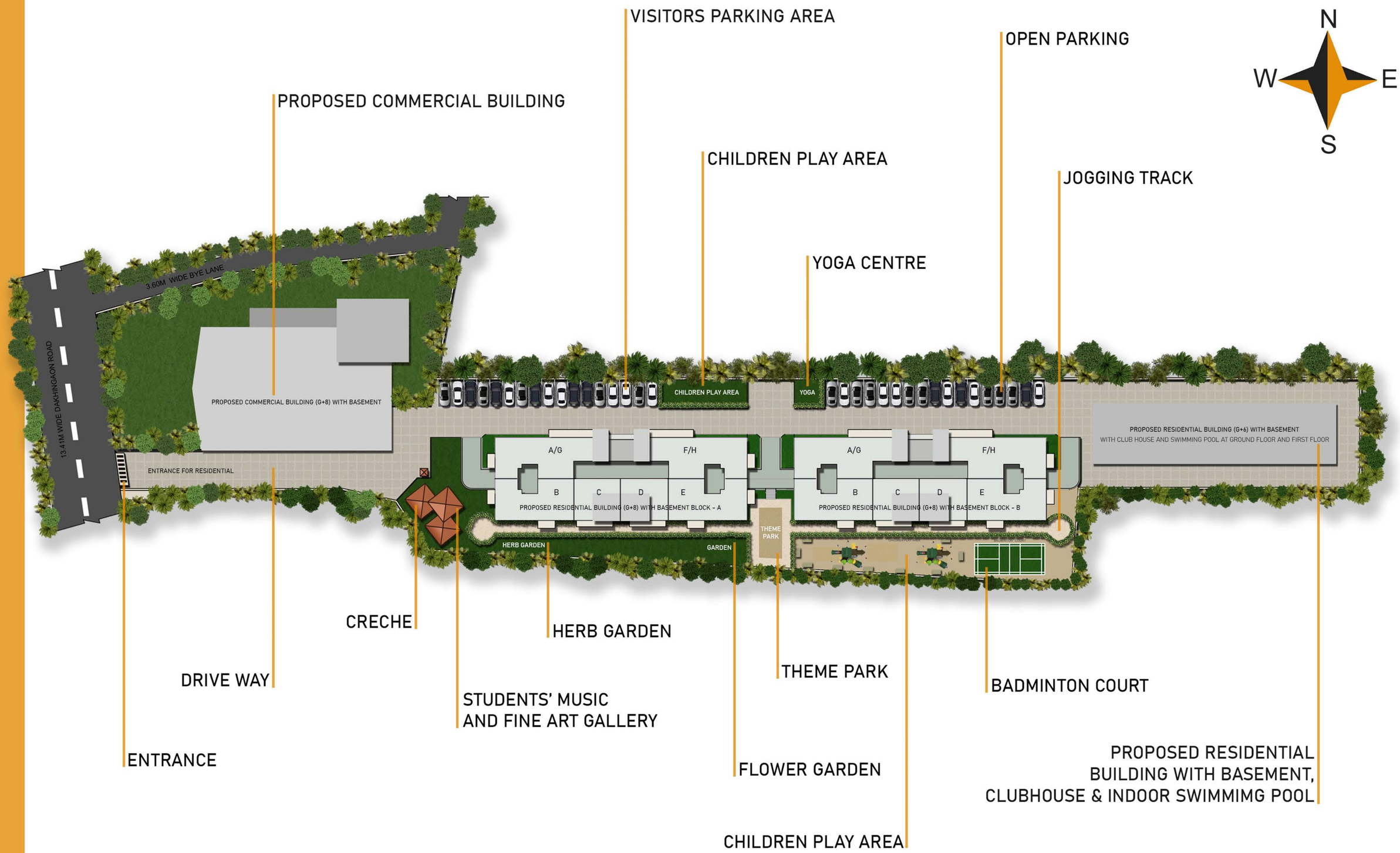
Whose quality is the synonym; the project is verified through the prestigious IIT-Guwahati and is built in an unencumbered land having automated elevators, library, flower garden, theme park and well spacious surroundings providing unparalleled safety and security for all the customers.



EMPIRE
EXOTICA

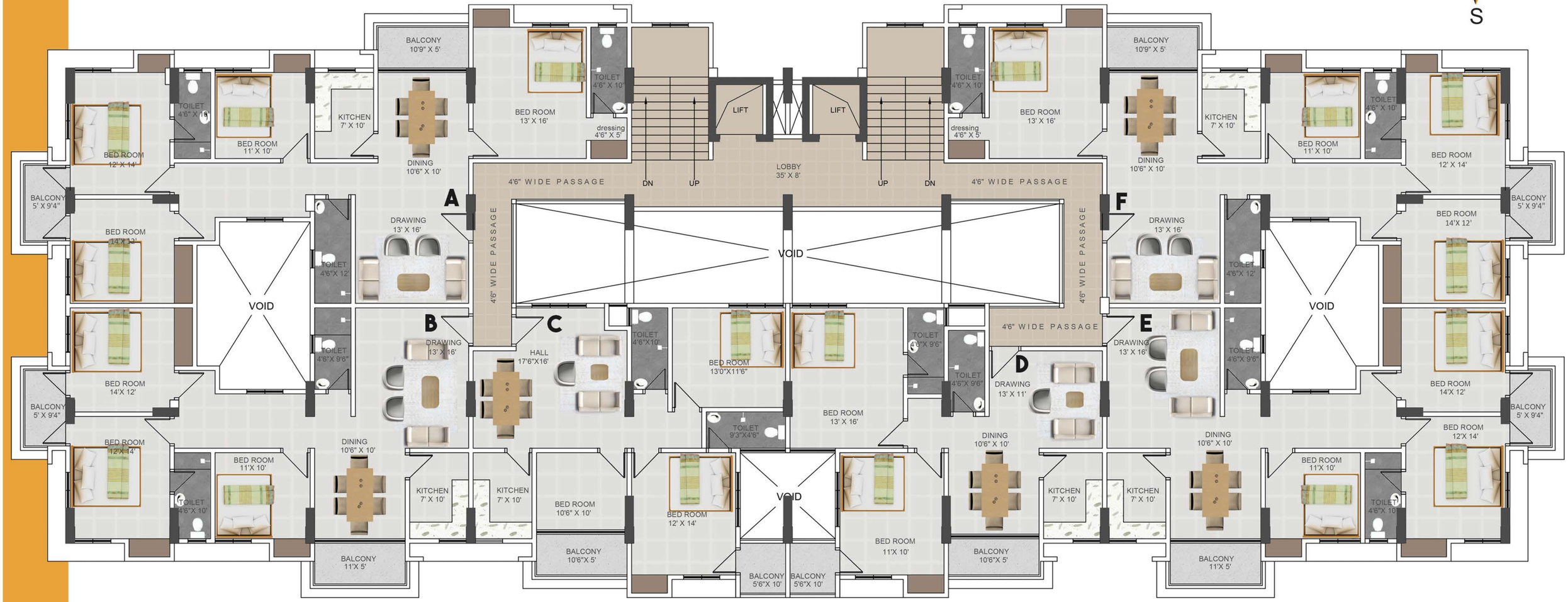
A name you can trust...

Site Plan


VISITORS PARKING AREA
OPEN PARKING
N
W
E
S
PROPOSED COMMERCIAL BUILDING
CHILDREN PLAY AREA
JOGGING TRACK
YOGA CENTRE
3.60M WIDE BYE LANE
13.41M WIDE DAKHINGAON ROAD
PROPOSED COMMERCIAL BUILDING (G+8) WITH BASEMENT
CHILDREN PLAY AREA
YOGA
PROPOSED RESIDENTIAL BUILDING (G+6) WITH BASEMENT
WITH CLUB HOUSE AND SWIMMING POOL AT GROUND FLOOR AND FIRST FLOOR
ENTRANCE FOR RESIDENTIAL
A/G
F/H
B
C
D
E
PROPOSED RESIDENTIAL BUILDING (G+8) WITH BASEMENT BLOCK - A
A/G
F/H
B
C
D
E
PROPOSED RESIDENTIAL BUILDING (G+8) WITH BASEMENT BLOCK - B
THEME PARK
HERB GARDEN
GARDEN
CRECHE
HERB GARDEN
THEME PARK
BADMINTON COURT
DRIVE WAY
STUDENTS' MUSIC
AND FINE ART GALLERY
ENTRANCE
FLOWER GARDEN
PROPOSED RESIDENTIAL
BUILDING WITH BASEMENT,
CLUBHOUSE & INDOOR SWIMMIMG POOL
CHILDREN PLAY AREA

Typical Floor Plan

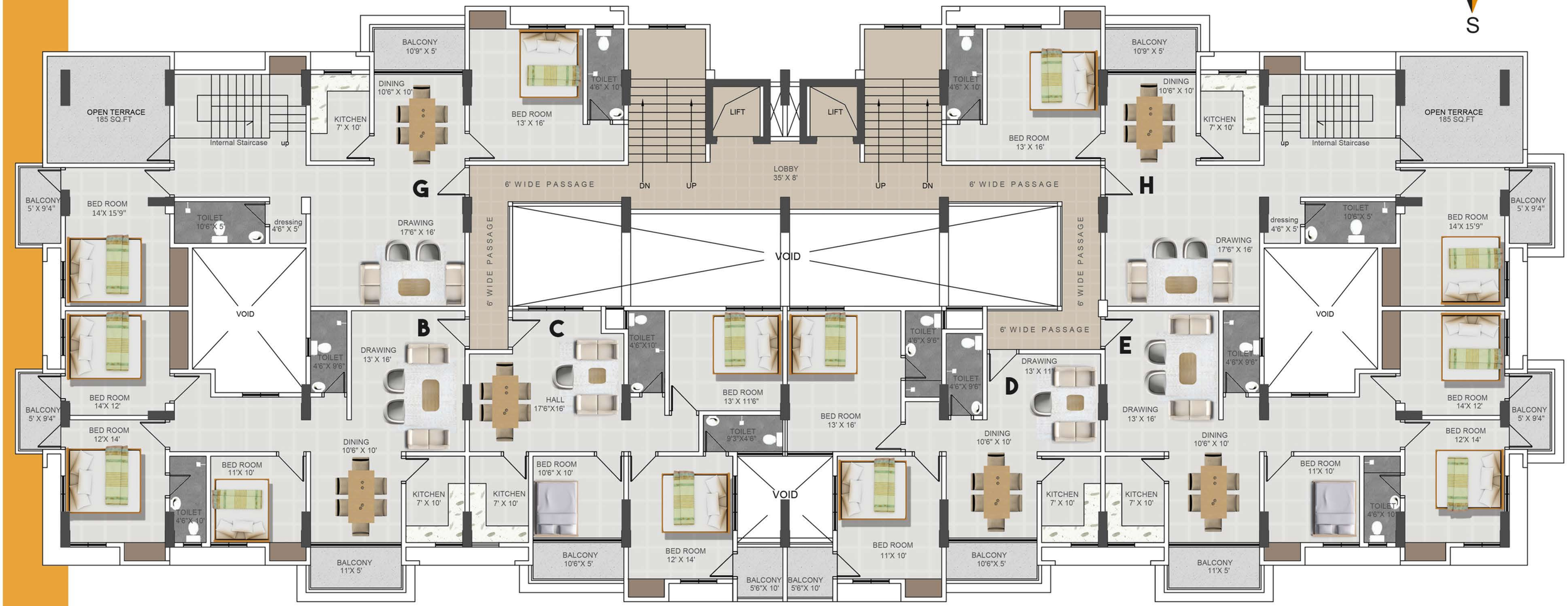
1st - 7th Floor (Block -A)



FLAT	A	B	C	D	E	F
BHK	4	3	3	2	3	4
SBUA	1805.00 Sq.Ft.	1503.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1503.00 Sq.Ft.	1805.00 Sq.Ft.
BUA	1641.00 Sq.Ft.	1361.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1361.00 Sq.Ft.	1641.00 Sq.Ft.
CARPET AREA	1335.00 Sq.Ft.	1058.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1058.00 Sq.Ft.	1335.00 Sq.Ft.
BALCONY AREA	105.34 Sq.Ft.	106.63 Sq.Ft.	73.76 Sq.Ft.	79.40 Sq.Ft.	106.63 Sq.Ft.	105.34 Sq.Ft.
CUP BOARD AREA	25.82 Sq.Ft.	18.83 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	18.83 Sq.Ft.	25.82 Sq.Ft.

Typical Floor Plan

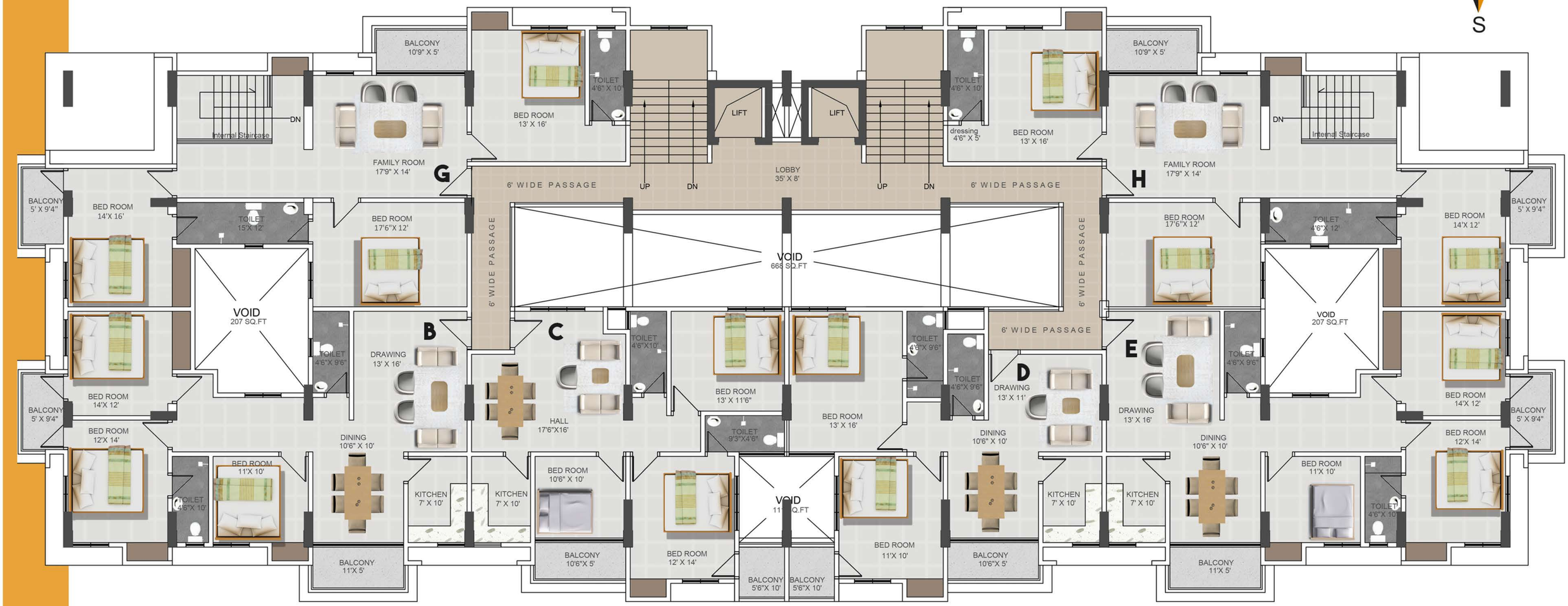
8th Floor (Block -A)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SBUA	3294.00 Sq.Ft.	1503.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1503.00 Sq.Ft.	3294.00 Sq.Ft.
BUA	2995.00 Sq.Ft.	1361.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1361.00 Sq.Ft.	2995.00 Sq.Ft.
CARPET AREA	2558.00 Sq.Ft.	1058.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1058.00 Sq.Ft.	2558.00 Sq.Ft.
BALCONY AREA	211.00 Sq.Ft.	106.63 Sq.Ft.	73.76 Sq.Ft.	79.40 Sq.Ft.	106.63 Sq.Ft.	211.00 Sq.Ft.
CUP BOARD AREA	17.43 Sq.Ft.	18.83 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	18.83 Sq.Ft.	17.43 Sq.Ft.
OPEN TERRACE	195.00 Sq.Ft.					195.00 Sq.Ft.

Typical Floor Plan

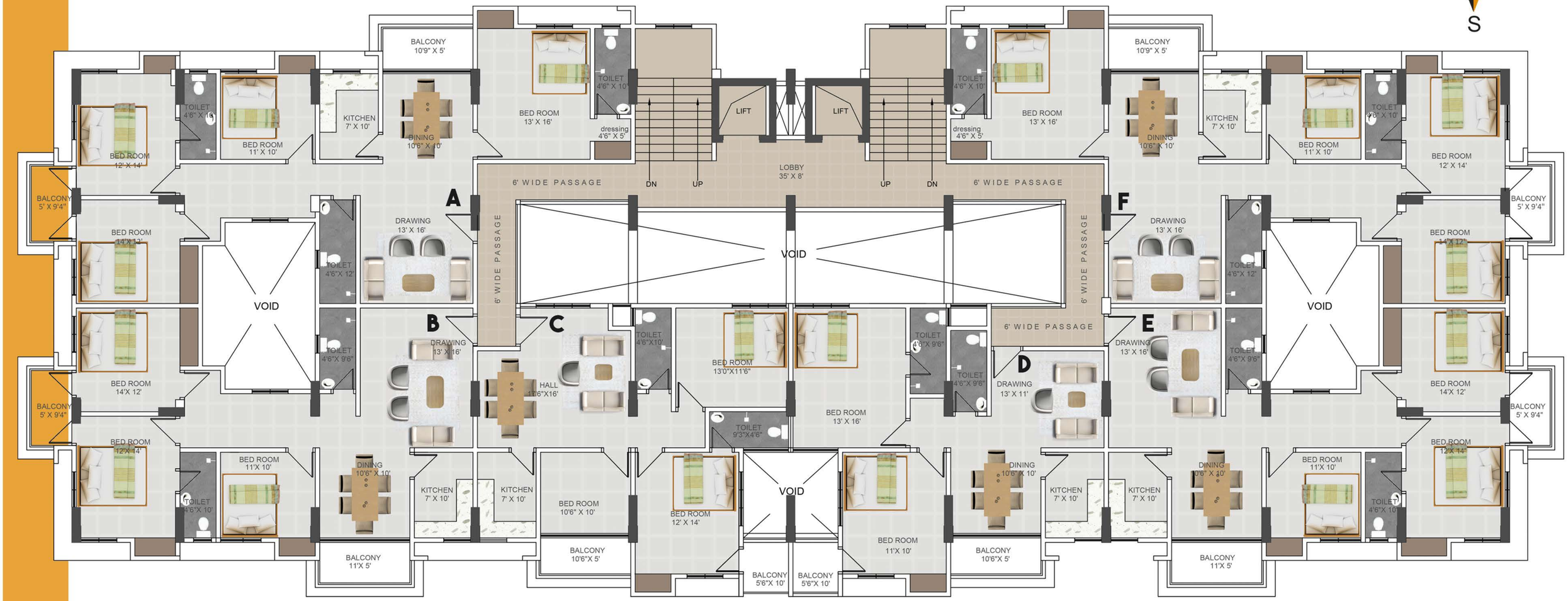
9th Floor (Block -A)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SBUA	3294.00 Sq.Ft.	1503.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1503.00 Sq.Ft.	3294.00 Sq.Ft.
BUA	2995.00 Sq.Ft.	1361.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1361.00 Sq.Ft.	2995.00 Sq.Ft.
CARPET AREA	2558.00 Sq.Ft.	1058.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1058.00 Sq.Ft.	2558.00 Sq.Ft.
BALCONY AREA	211.00 Sq.Ft.	106.63 Sq.Ft.	73.76 Sq.Ft.	79.40 Sq.Ft.	106.63 Sq.Ft.	211.00 Sq.Ft.
CUP BOARD AREA	17.43 Sq.Ft.	18.83 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	18.83 Sq.Ft.	17.43 Sq.Ft.

Typical Floor Plan

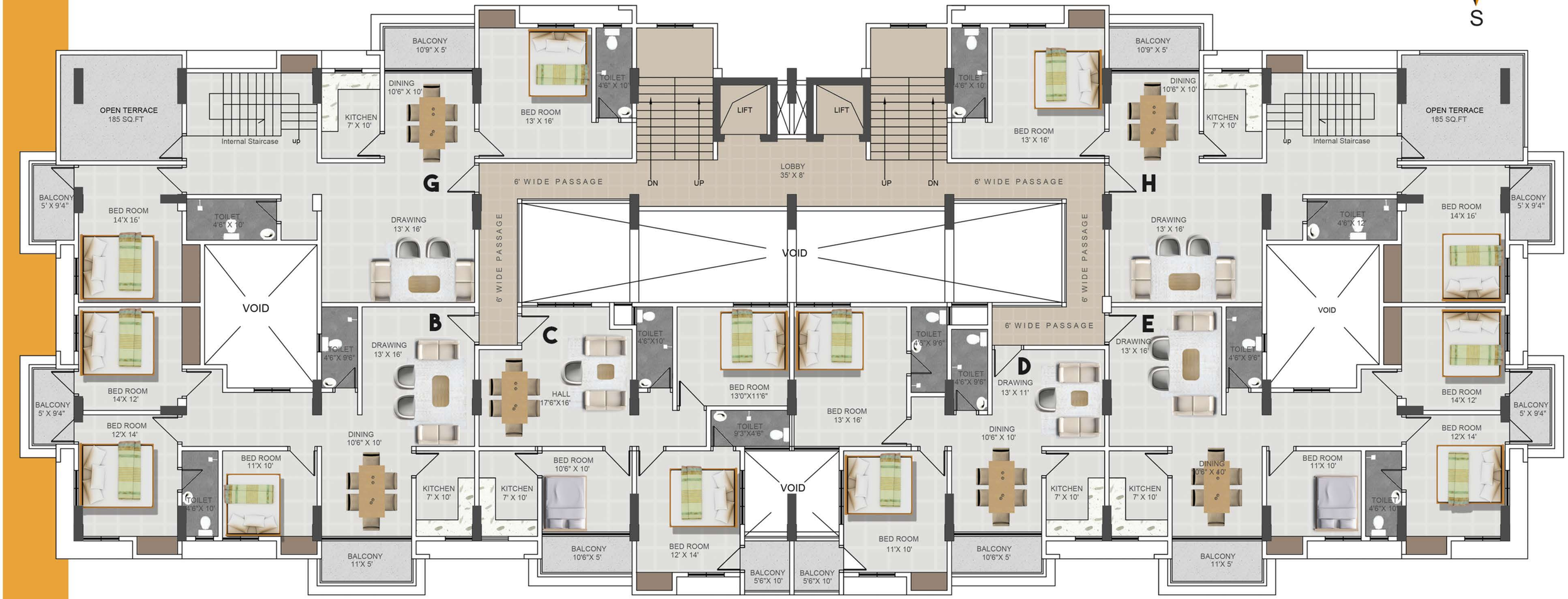
1st - 9th Floor (Block -B)



FLAT	A	B	C	D	E	F
BHK	4	3	3	2	3	4
SBUA	1805.00 Sq.Ft.	1503.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1503.00 Sq.Ft.	1805.00 Sq.Ft.
BUA	1641.00 Sq.Ft.	1361.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1361.00 Sq.Ft.	1641.00 Sq.Ft.
CARPET AREA	1335.00 Sq.Ft.	1058.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1058.00 Sq.Ft.	1335.00 Sq.Ft.
BALCONY AREA	105.34 Sq.Ft.	106.63 Sq.Ft.	73.76 Sq.Ft.	79.40 Sq.Ft.	106.63 Sq.Ft.	105.34 Sq.Ft.
CUP BOARD AREA	25.82 Sq.Ft.	18.83 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	18.83 Sq.Ft.	25.82 Sq.Ft.

Typical Floor Plan

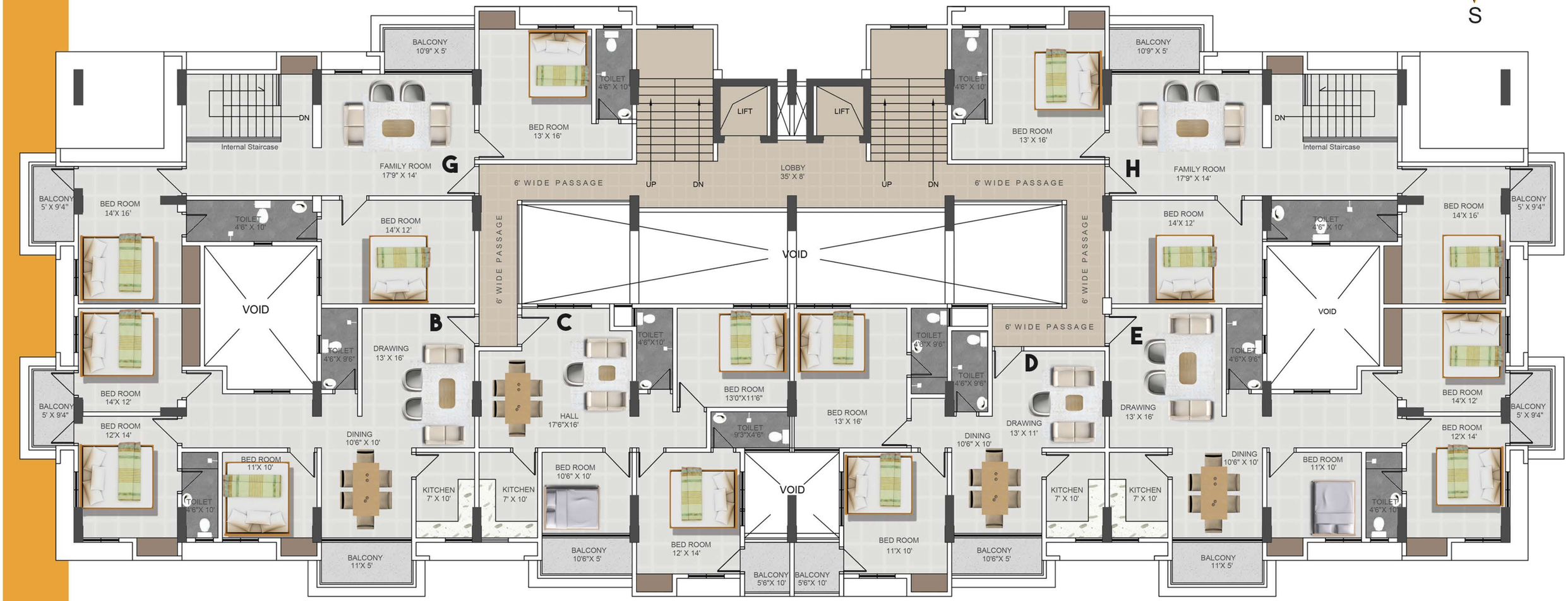
10th Floor (Block -B)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SBUA	3294.00 Sq.Ft.	1503.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1503.00 Sq.Ft.	3294.00 Sq.Ft.
BUA	2995.00 Sq.Ft.	1361.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1361.00 Sq.Ft.	2995.00 Sq.Ft.
CARPET AREA	2558.00 Sq.Ft.	1058.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1058.00 Sq.Ft.	2558.00 Sq.Ft.
BALCONY AREA	211.00 Sq.Ft.	106.63 Sq.Ft.	73.76 Sq.Ft.	79.40 Sq.Ft.	106.63 Sq.Ft.	211.00 Sq.Ft.
CUP BOARD AREA	17.43 Sq.Ft.	18.83 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	18.83 Sq.Ft.	17.43 Sq.Ft.
OPEN TERRACE	195.00 Sq.Ft.					195.00 Sq.Ft.

Typical Floor Plan

11th Floor (Block -B)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SBUA	3294.00 Sq.Ft.	1503.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1503.00 Sq.Ft.	3294.00 Sq.Ft.
BUA	2995.00 Sq.Ft.	1361.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1361.00 Sq.Ft.	2995.00 Sq.Ft.
CARPET AREA	2558.00 Sq.Ft.	1058.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1058.00 Sq.Ft.	2558.00 Sq.Ft.
BALCONY AREA	211.00 Sq.Ft.	106.63 Sq.Ft.	73.76 Sq.Ft.	79.40 Sq.Ft.	106.63 Sq.Ft.	211.00 Sq.Ft.
CUP BOARD AREA	17.43 Sq.Ft.	18.83 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	18.83 Sq.Ft.	17.43 Sq.Ft.

EMPIRE EXOTICA

Isometric View

4BHK

3BHK

2 BHK

Isometric View

Duplex Upper FLoor

Duplex Lower FLoor

LUXURIOUS LIVING...

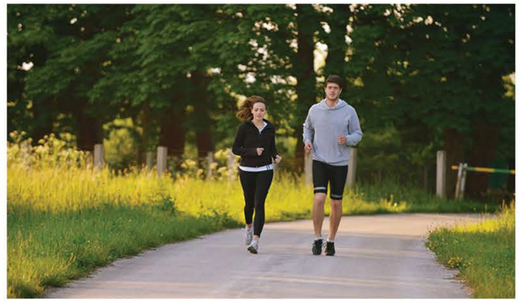
Amenities

COMMUNITY CUM BANQUET HALL WITH KITCHEN
INDOOR SWIMMING POOL
GYMNASIUM
JOGGING TRACK
POWER BACK UP FOR COMMON AREA

LANDSCAPE GARDEN
MUSIC/ART & CRAFT GALLERY FOR STUDENTS
LIBRARY
YOGA CENTRE
FLOWER GARDEN

SECURITY AND 24 X 7 CCTV SURVELLIANCE
CRECHE FOR INFANTS
BADMINTON COURT
AUTOMATIC ELEVATOR

HERB GARDEN
KIDS PLAY AREA CUM PARK
OUTDOOR SITTING AREA WITH WATER FOUNTAIN
THEME PARK
CHILDREN PLAY AREA



Specifications

STRUCTURE
R.C.C. Framed Structure with Brick Partition.

DOORS
Door Frames : Made of hardwood/any new innovative material
Door Shutters : Flush door shutters of BWP Grade.

WINDOWS
UPVC windows.

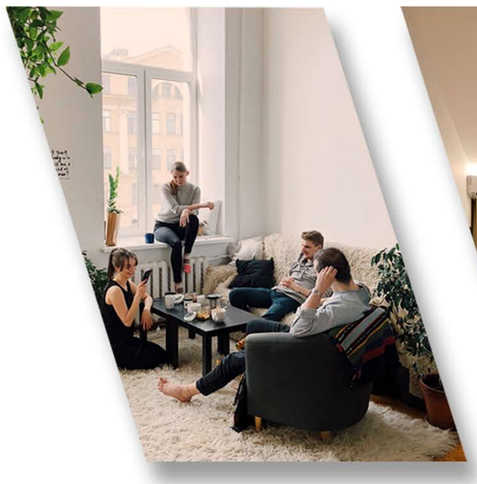
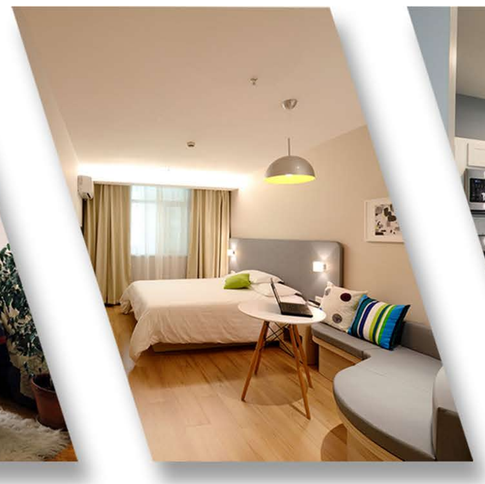
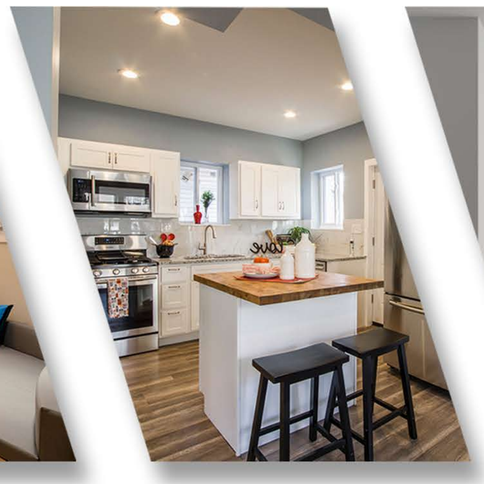
FLOORING
Vetrified tiles : 2' X 2' Bedroom, Drawing and Dining area.
Ceramic tiles : 10"X15" Toilet walls and kitchen walls
Anti Skid tiles : 1'X1' Toilets and Kitchen
Staircase : Marble & common lobby.

KITCHEN
Kitchen platform : Green Marble or Granite Slab
Sink : Stainless steel sink
Wall tiles : 2' glazed tiles over the kitchen slab

ELECTRICAL
Wiring : Multistrand Copper Wire
Switches : Modular switches
Safety devices: One isolator for each house.
Separate MCB for each circuit.
Entertainment: TV points in drawing and one bedroom.
AC Point : All rooms
Geyser Point : All bathrooms

TOILET
Wall Tiles : Glazed tiles upto 6'0"
Wash Basin & WC : White glazed porcelain
Fittings : C.P. fittings with a mixture unit

FINISHES
Internal finishes : Putty finish
External finishes : Weather Coat

Payment Terms

At the time of Booking & Agreement
20 % of total amount.

After Piling/Foundation work
10% of total amount.

At the time of 1st Slab Casting
10% of total amount.

At the time of 3rd Slab Casting
10% of total amount.

At the time of 5th Slab Casting
10% of total amount.

At the time of 7th Slab Casting
10% of total amount.

At the time of 9th Slab Casting
10% of total amount.

At the time of Brick Wall/Plastering
10% of total amount.

Before Possession
10% of total amount.

Extra Charges

GST as per norms.
Society Formation Charges and Building Maintenance Charge for at least two years.
APDCL Security Deposit, Share of Transformer, Share of Generator and cost of individual metres.
Any other additional charges if required on actuals.
Cost of Additional/Extra Work not specified in the provisions of the agreement.
Legal Fees for Documentation.
Building Registration Fees and Advocate Charges on actuals.
Any statutory taxes that might be imposed on a later stage by any Statutory Body.

APPROVED BY

SBI | IDBI BANK | HDFC | केनरा बैंक Canara Bank Together We Can

AVAIL

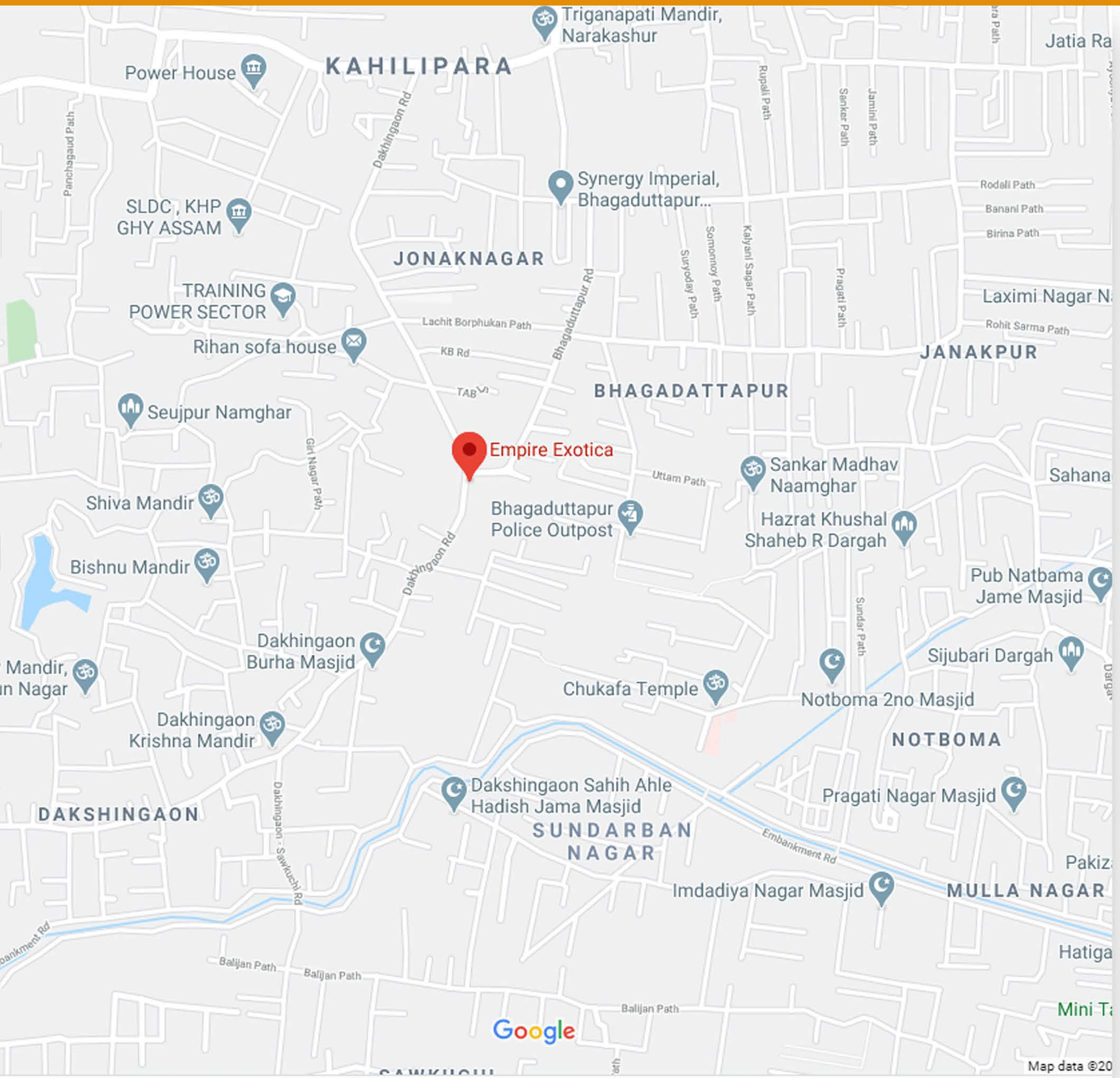
प्रधान मंत्री आवास योजना-शहरी
Pradhan Mantri Awas Yojana-Urban
CREDIT LINKED SUBSIDY SCHEME

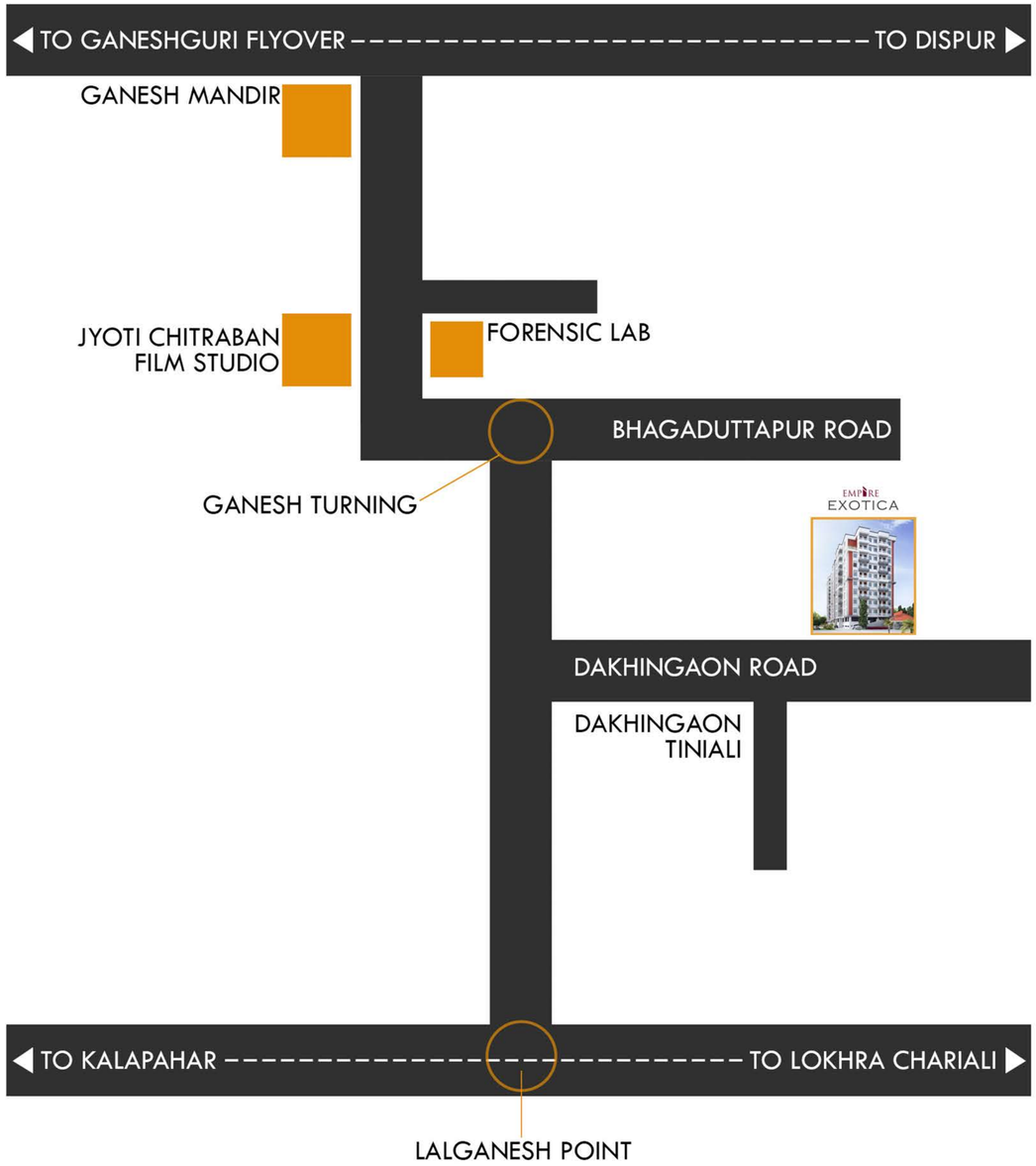
MEMBER

AREIDA

Note: All payments are to be paid through Cheque/Bank DD/NEFT/RTGS in the name of **"EMPIRE DEVELOPERS"** payable at Guwahati. All specifications and Layouts are tentative and subject to alteration/modification as decided by the Architect for technical reasons or for betterment.

Location Map





HOSPITAL - 2.5KM AWAY

ISBT - 06KM AWAY

SCHOOL - 50MTR. AWAY

AIRPORT - 25 KM AWAY

RAILWAY STATION - 10 KM AWAY

COLLEGE - 02 KM AWAY

EMPIRE DEVELOPERS

3D & GRAPHICS BY REENOV | 08876493221

DEVELOPER

EMPIRE DEVELOPERS

98640-13013 | 70020-54353 | 98640-72421

#45, Dakhingaon, Kahilipara, Guwahati - 781019, Assam

empiredevelopersindia@gmail.com

www.empiredevelopers.in

ARCHITECT
BUILDSCAPE
GUWAHATI CLUB, GUWAHATI - 781003

STRUCTURAL ENGINEER
EASTERN STRUCTURES
GUWAHATI

INTERIOR DESIGN
ABAKH INTERIORS
GUWAHATI

LEGAL ADVISOR
BORUAH & ASSOCIATES
S.A. AHMED & ASSOCIATES
(GUWAHATI HIGH COURT)

* THE BROCHURE IS NOT A LEGAL OFFERING. THE DEVELOPER RESERVES THE RIGHT TO ALTER / MODIFY THE SPECIFICATIONS MENTIONED THEREIN.