

Developer
Sudhapati Developers Pvt. Ltd.



Aarya Emperro
18 Mt. Road, Nr. Dhaniyavi Chokdi,
National Highway 8, Susen - Tarsali Ring Road,
Tarsali, Vadodara, Gujarat 391760.



+91 - 98240 25506, 98240 21727



www.aaryagroupvadodara.com



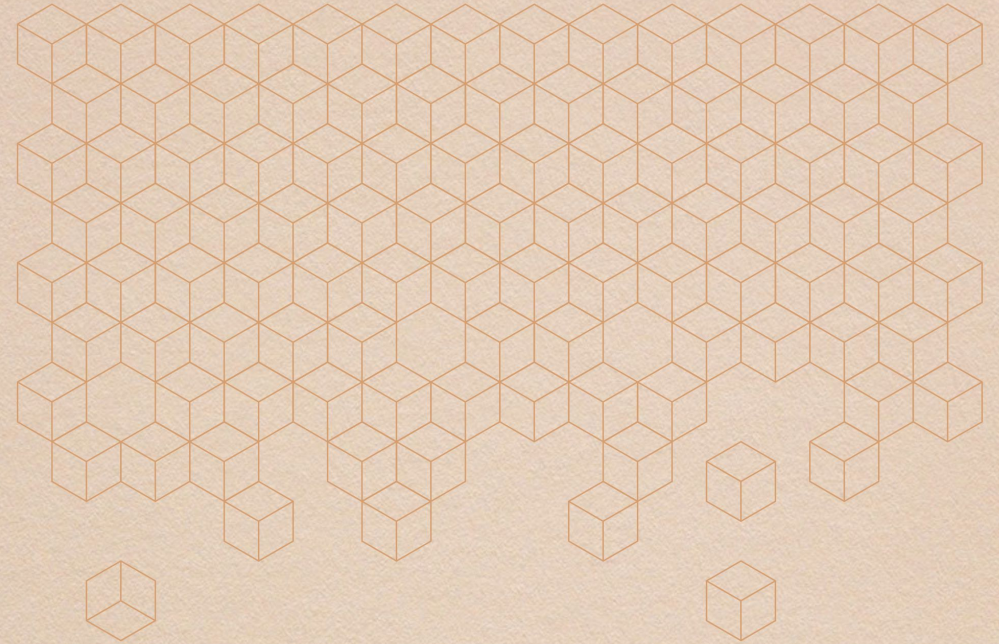
mail: sudhapatidevelopers@gmail.com

Architect
space plus
Architecture • Planning • Interiors

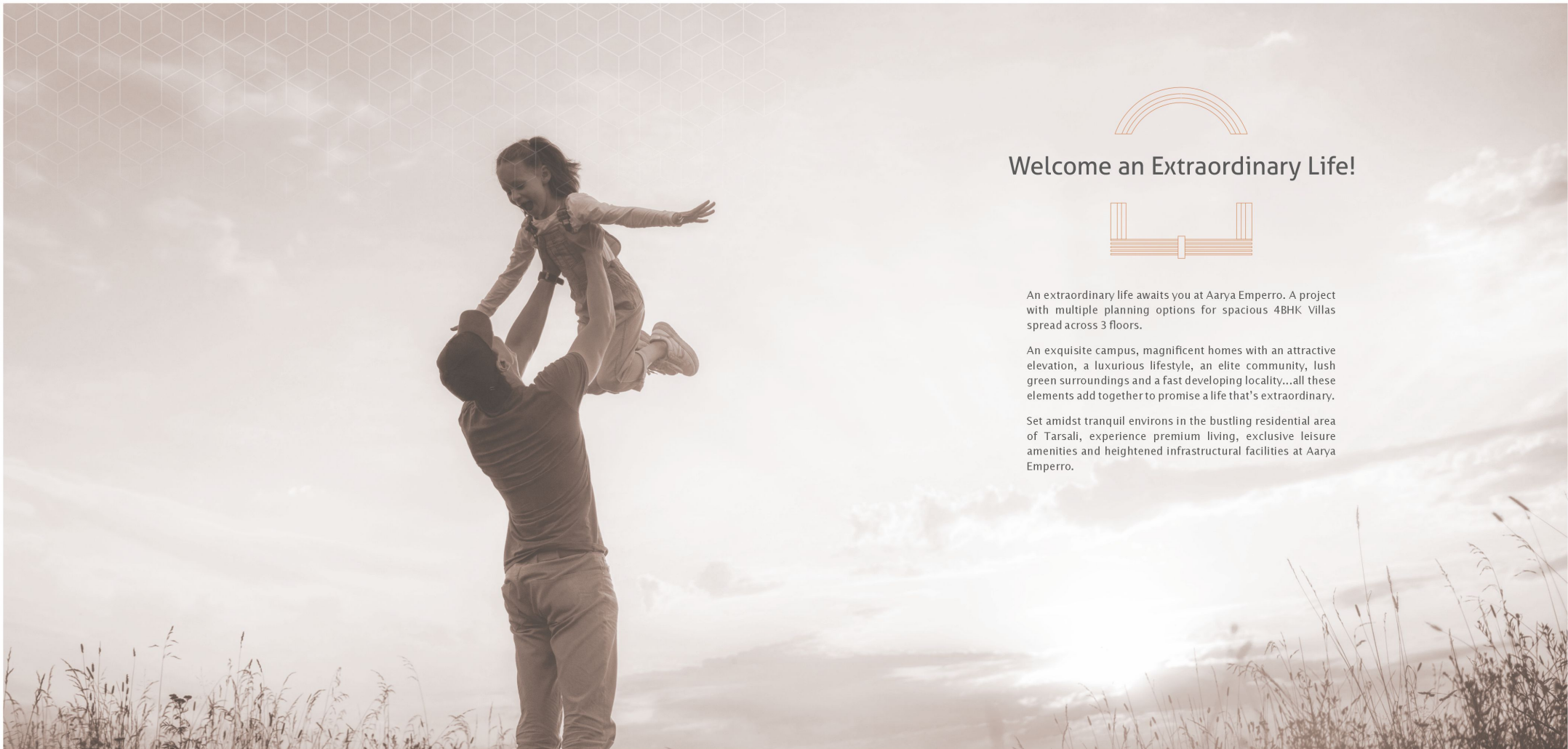
Structure Consultant



design: stink&surma @/02/02/2010



AARYA
EMPERRO
1 & 2
4 BHK PREMIUM BUNGALOWS



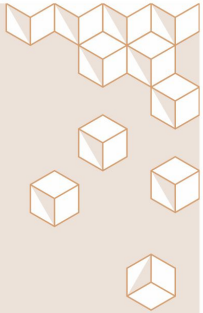
Welcome an Extraordinary Life!



An extraordinary life awaits you at Aarya Emperro. A project with multiple planning options for spacious 4BHK Villas spread across 3 floors.

An exquisite campus, magnificent homes with an attractive elevation, a luxurious lifestyle, an elite community, lush green surroundings and a fast developing locality...all these elements add together to promise a life that's extraordinary.

Set amidst tranquil environs in the bustling residential area of Tarsali, experience premium living, exclusive leisure amenities and heightened infrastructural facilities at Aarya Emperro.



An Arrival That's Exceptional



Everyone loves coming back home but at Aarya Emperro your arrivals will be so much more than just that. Drive through an impressive entrance gateway into a stunning campus with wide driveways embellished with beautiful landscape elements.





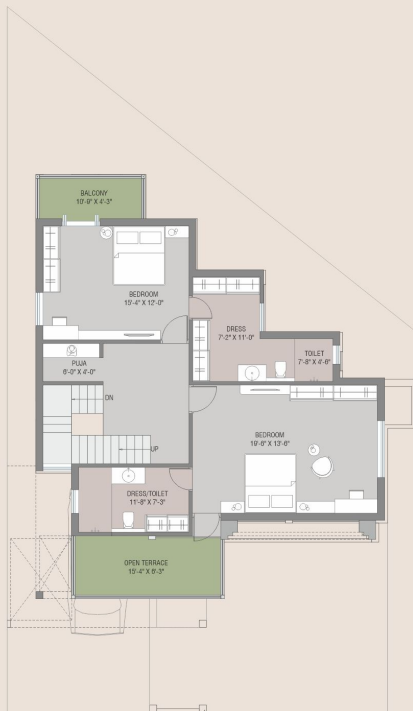


GROUND FLOOR

TYPE - A
PLOT- 1



FIRST FLOOR

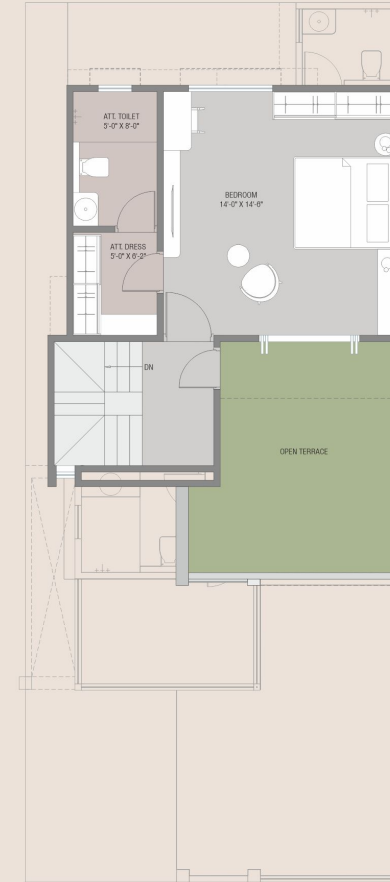
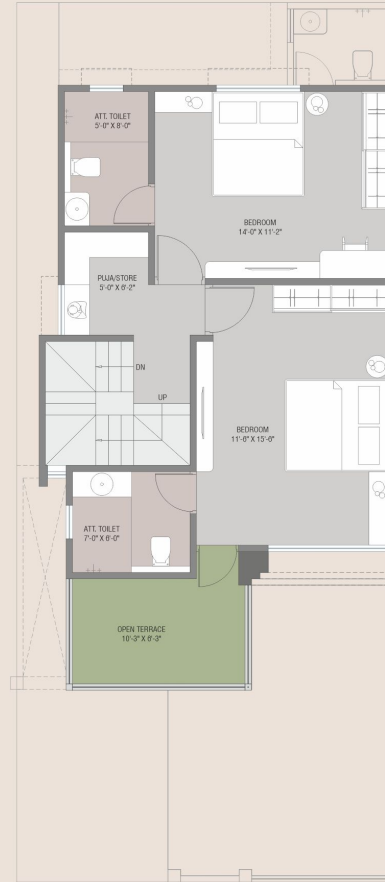
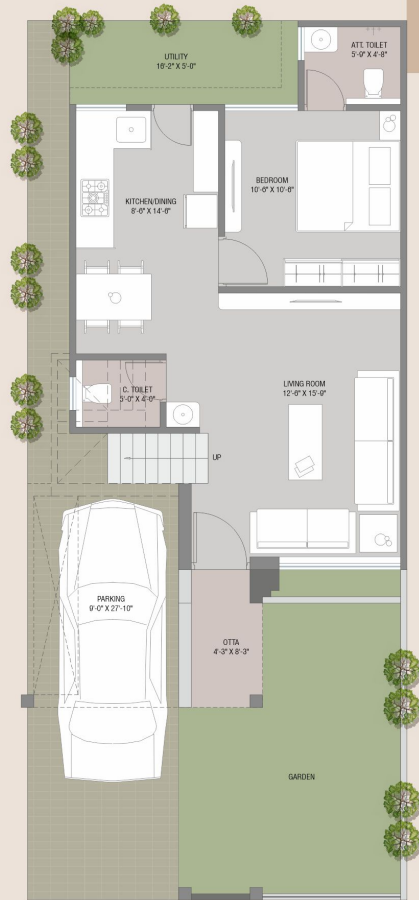


SECOND FLOOR

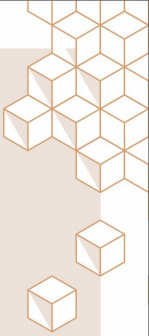


TYPE - B PLOT- 2 TO 5

TOTAL CONSTRUCTION
(1700 SQ.FT.)



TOTAL CONSTRUCTION
(1890 SQ.FT.)



Aarya Emperro-2



LAYOUT PLAN

Area Table

No.	Area in Sq.ft.	No.	Area in Sq.ft.	No.	Area in Sq.ft.
01	2609.00	09	924.00	17	924.00
02	924.00	10	949.00	18	960.00
03	924.00	11	1027.00	19	960.00
04	924.00	12	924.00	20	960.00
05	924.00	13	924.00	21	960.00
06	924.00	14	924.00	22	960.00
07	924.00	15	924.00	23	1121.00
08	924.00	16	924.00		



CLUB HOUSE



CLUB HOUSE

Amenities

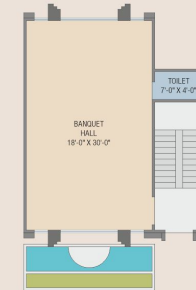
-  CHILDREN'S PLAY AREA
-  LANDSCAPED GARDEN
-  SENIOR CITIZEN SITTING AREA

Value Added Amenities

-  ELEGANT SOCIETY ENTRANCE GATE
-  UNDERGROUND CABLING FOR ELECTRICITY
-  CCTV CAMERAS IN ENTRANCE GATE WITH RECORDING
-  WATER & DRAINAGE FACILITY
-  TREMIX CONCRETE / HEAVY PAVER BLOCK INTERNAL ROAD WITH DESIGNER STREET LIGHTS

Club House

GROUND FLOOR



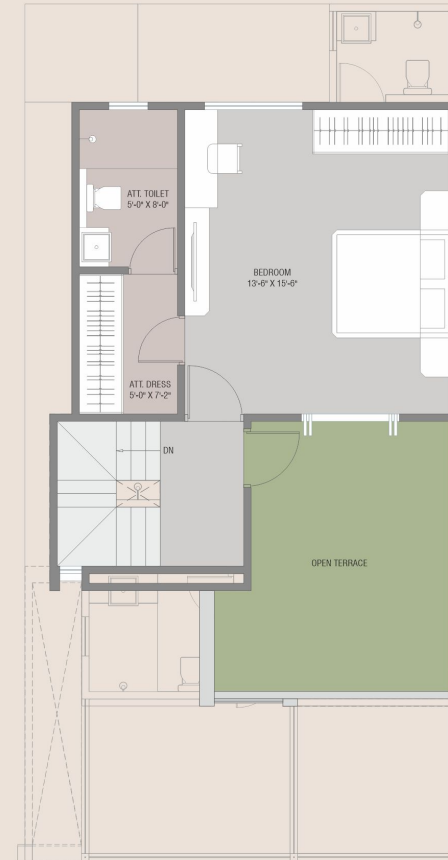
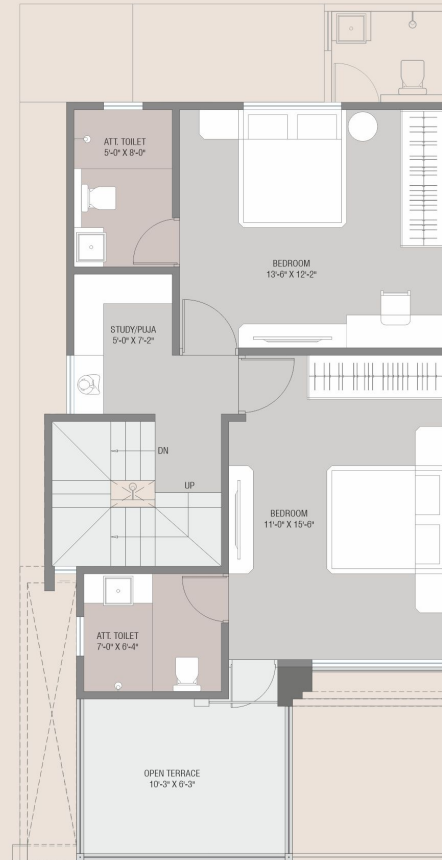
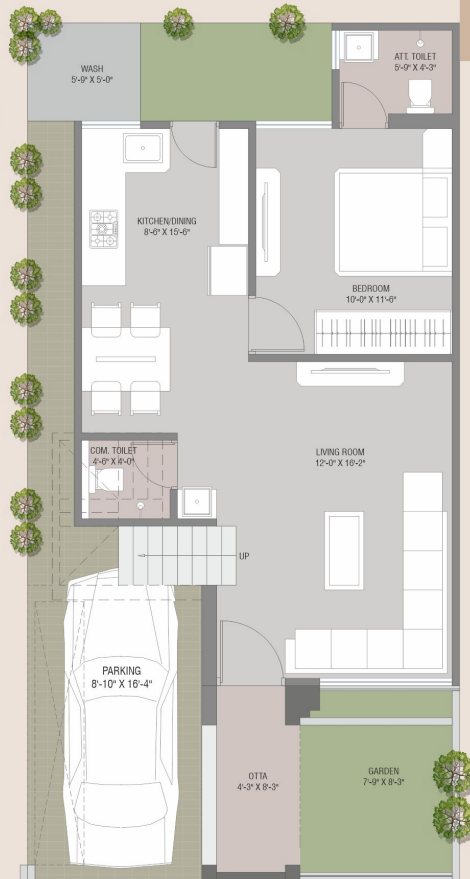
FIRST FLOOR





PLOT- 1 TO 23
(960 SQ.FT.)

TOTAL CONSTRUCTION
(1766 SQ.FT.)



SPECIFICATIONS

STRUCTURE:

- All RCC & brick masonry work as per structural engineer's design.

FLOORING:

- High grade nano finish vitrified tile, flooring parking tiles, flooring in parking area

PAINT & FINISH:

- Interiors: Smooth plaster with wall putty & primer
- Exteriors: Double coat plaster with water proof and fungal resistant paint

DOORS & WINDOWS:

- Doors: Elegant wooden entrance door, internal flush doors, granite frames in all doors
- Windows: Anodized coated aluminium section windows with and safety grills

KITCHEN:

- Granite kitchen platform with SS sink, glazed tiles dado up to lintel level

TERRACE:

- Open terrace finished with chemical water proofing and china mosaic flooring/tiles

BATHROOMS & TOILETS:

- Designer bathrooms with premium PGVT tiles upto lintel level
- Branded premium bath fittings
- Premium branded plumbing fixtures and vessels

ELECTRIFICATION:

- Concealed copper wiring of approved quality
- Branded premium quality modular switches with sufficient electrical points as per architect's plan

WATER SUPPLY:

- 24 hours water supply through overhead & underground tank of sufficient size

AARYA EMPERRO 1 & 2

FP 833
FP 181

KEY PLAN



Payment Schedule:

Advance/ On Booking	- 10%
Execution of Agreement to Sale	- 30%
Plinth Completion	- 45%
Completion of Gr. Floor RCC Slab	- 60%
Completion of second Floor RCC Slab	- 70%
Completion of internal plaster	- 75%
Completion of internal plumbing work	- 80%
External plumbing & External plaster	- 85%
Electrical fittings & pavings	- 95%
Occupation/completion certificate/ Possession (whichever is earlier) of said unit	- 100%

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction.

QR Code for location



RERA Reg. No.:

RERA Website: www.gujrera.gujarat.gov.in