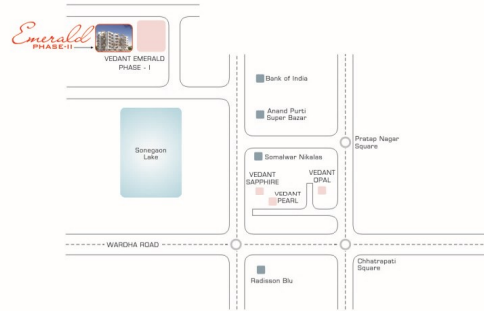


LOCATION PLAN

Site - Awasthi Colony, Near Sahakar Nagar, Nagpur



A PROJECT BY



NANI'S BUILDCON PVT. LTD.
 J-13, Ground Floor, West High Court Road,
 Laxmi Nagar, NAGPUR - 440 002
 Ph: 0710 - 2543210
 E-mail : admin@nanisbuildcon.com
 Website : www.nanisbuildcon.com

CONTACT
 07755983055, 094422104289, 09561085682

CREDITS
 Architect : Arch. Milind Nadiyena
 Legal Advisor : Ashwin Patil

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NANI'S BUILDCON PVT. LTD.
presents

Emerald

PHASE-II

Where Tranquility Prevails

2 & 3 BHK Lifestyle Apartments





MORE PERFECTION
WITH EVERY MILESTONE

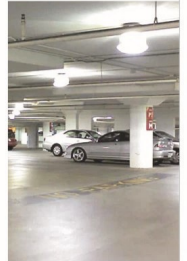
MORE COMFORT...
MORE HAPPINESS...

Step in to a world of sheer splendor. You comfort zone, your home. The home encompasses all the requisites of a dream home that the heart desires. Mornings become more beautiful with the vibrant buzz of the location and night becomes more peaceful with an inviting home. It is indeed the mark of a content and blissful life!



PARKING

Emerald
PHASE-II
Where Tranquility Prevails



SPACIOUS
AMPLE
PARKING

"EMERALD PHASE - II" is not only a prime location, it also provides you with the best facilities, including dedicated parking space & spacious parking bays which gives you the convenience you require in the heart of a busy town where space is at a premium. Park and stay without stress. What's more, drivers, guards and other workers are provided with access to all facilities.



**GROUND
FLOOR PLAN**

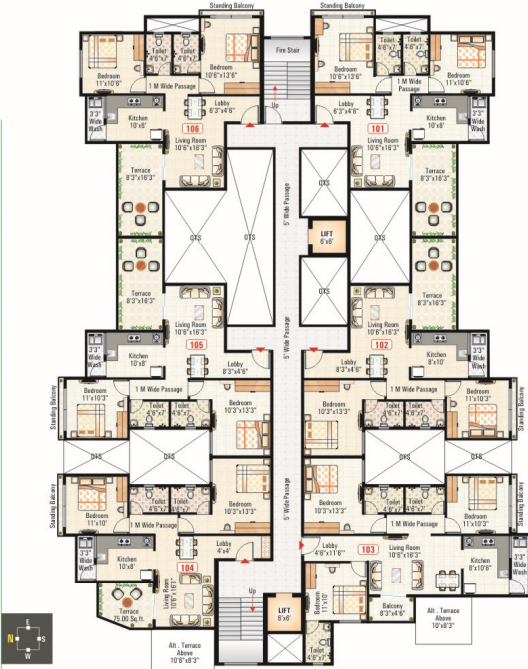
Emerald
PHASE-II
 Where Tranquility Begins



AREA STATEMENT

Flat No.	S. Blup Area
101	1060 Sq. Ft.
102	1060 Sq. Ft.
103	1210 Sq. Ft.
104	1060 Sq. Ft.
105	1060 Sq. Ft.
106	1060 Sq. Ft.

1st FLOOR PLAN



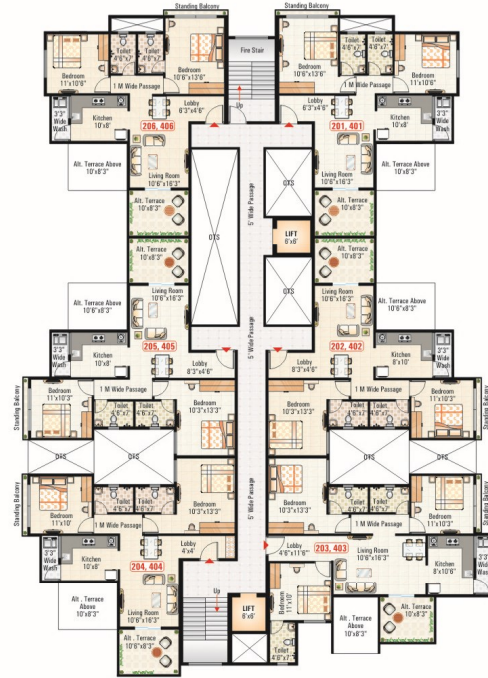
Emerald
PHASE-II
 Where Tranquility Begins



AREA STATEMENT

Flat No.	S. Blup Area
201, 401	1060 Sq. Ft.
202, 402	1060 Sq. Ft.
203, 403	1260 Sq. Ft.
204, 404	1060 Sq. Ft.
205, 405	1060 Sq. Ft.
206, 406	1060 Sq. Ft.

2nd & 4th FLOOR PLAN



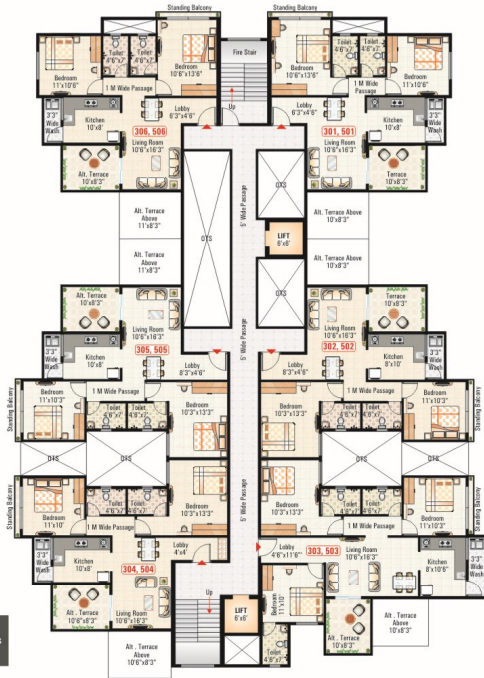
Emerald
PHASE-II
 Where Tranquility Begins



AREA STATEMENT

Flat No.	S. Blup Area
301, 501	1060 Sq. Ft.
302, 502	1060 Sq. Ft.
303, 503	1260 Sq. Ft.
304, 504	1060 Sq. Ft.
305, 505	1060 Sq. Ft.
306, 506	1060 Sq. Ft.

3rd & 5th FLOOR PLAN



SPECIFICATIONS

- **STRUCTURE**
R.C.C. frame structure.
- **WALL**
External wall 6" thick and internal wall 4.5" thick of brick-masonry.
- **PLASTER**
Internal - 12mm thick, smooth plain plaster.
External - sand faced cement plaster and architectural finish.
- **DOORS**
Front Door - Teak wood frame with decorative shutter panel.
Internal Door - R. C. C. frame with Flush door panel.
- **WINDOWS**
Powder coated Aluminium Sliding windows with M.S. grills.
- **FLOORING**
2"x2" Vitrified tiles in all rooms with 3" skirting.
Pavers block in open space at ground floor.
- **KITCHEN**
Granite kitchen otta with stainless steel sink and glazed ceramic tile upto 2.5 ft. height above platform.
- **TOILET**
1 Wash basin, WC pan, 1 Shower in each toilet, glazed tiles of branded quality in dado upto 7 ft. height, anti-skid tiles in flooring. White colored European pan with wash-basin in each toilet. Jaquor or similar make sanitary fittings.
- **ELECTRICITY**
Concealed electric fitting with modular switches. 4 ½ point in each room. A.C, T.V, and telephone points in each bedroom and drawing room.
- **LIFT**
1 Lift shall be provided with power back up.
- **PAINTING**
Acrylic emulsion paint on inside walls and water proof acrylic paint of premium brands.
- **WATER SUPPLY**
24 hrs. water supply from over head water tank.
- **PARKING**
Allotted car parking to individual flat owners.
- **Note** : Extra charges for M.S.E.B. network, Water meter & Registration & stamp duty. Extra work will be done with extra payment in advance. Service tax, VAT & any other levy will be borne by the purchaser as applicable.
- **OTHER TERMS & CONDITION**
All interior works will be allowed only after completion of the project. Nan's Builders will not allow any changes in the toilet layout. Loan facility will be available from financing agencies depending on the income of members and Nan's Builders will supply necessary documents for loan.

OUR COMPLETED PROJECTS



PROJECT UNDER CONSTRUCTION



VEDANT PLATINUM
Sneh Nagar, Khamla, Nagpur