



Email : [aristabuildcon@gmail.com](mailto:aristabuildcon@gmail.com)  
Website : [www.aristabuildcon.com](http://www.aristabuildcon.com)

Booking Contact:  
**+91 9925008168, 9825333437**

Architect:  
**9th Street Architects**  
Ar. Sourabh Verma

Structure Design:  
**Shree Ganesh Design**  
Umang Patel

# EMINENCE 14

4 BHK PRESTIGIOUS APARTMENT



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EMINENCE 14

4 BHK PRESTIGIOUS APARTMENT

THE  
GRANDEUR  
FIT FOR  
ROYALTY

There comes a time in your life,  
when you feel your success, status and lifestyle  
deserves a better address...

Presenting Eminence 14, a symbol of a life  
extraordinaire, where luxury is larger than life!







# EMINENCE 14

4 BHK PRESTIGIOUS APARTMENT

## THE SPLENDOUR FIT FOR SERENITY

Interweave nature into your lifestyle.  
Own a home here and you will be spellbound by  
its captivating and some of the most enchanting  
scenery you have ever laid your eyes on.







EMINENCE 14

4 BHK PRESTIGIOUS APARTMENT

THE  
PRIVILEGES  
FIT FOR  
EXCLUSIVITY

A stunning picture of grandeur and magnificence, Eminence 14 has spectacular architecture that spells the height of lavishness and leaves a lasting impression.



# EMINENCE 14

4 BHK PRESTIGIOUS APARTMENT

## THE OPULENCE FIT FOR CELEBRITY

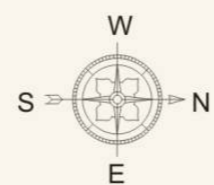
Living large comes naturally when fabulous interiors exude beauty, class and elegance in every corner with dreamlike comforts. At Eminence 14, relish joyous experiences for a lifetime.







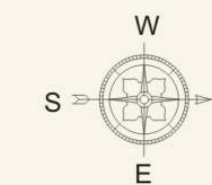
**BASEMENT PLAN**



**GROUND FLOOR PLAN**

**LEGEND**

01 ENTRANCE GATE	05 SEATING AREA	09 ENTRANCE FOYER	13 RAMP
02 SECURITY CABIN	06 KID'S PLAY AREA	10 GYM	14 PARKING
03 WATER BODY	07 WALK WAY	11 A.C. LOUNGE	15 VISITOR'S PARKING
04 PARTY LAWN	08 WOODEN DECK	12 METER ROOM	







## AMENITIES



Landscaped Garden



Reception Area



Children Play Area



Ample Parking for 4 Cars



Indoor Games



CCTV Camera



Gymnasium



Private Verandah



Video Door Phone



Intercom



Provision of VRV for A.C.



Visitor's Parking



Elevators with Power Backup



Servant Room



A.C. Lounge



Air Conditioned Library



DTH Connection



WiFi Zone



Provision for Hi-speed Internet Connectivity



Provision for Landline Phone Connectivity

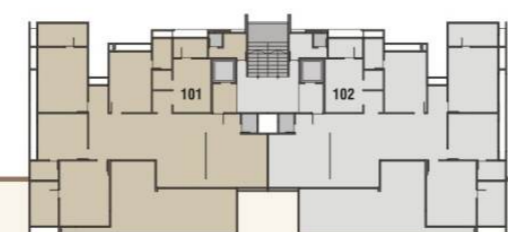
# THE AMENITIES FIT FOR ETERNITY

The glorious development of Eminence 14 with its supreme lifestyle amenities, world-class infrastructure and adequate greens presents contemporary and joyful living experience.





**4 BHK**  
UNIT PLAN | 1ST FLOOR PLAN | 4645 SQ. FT. (SB)

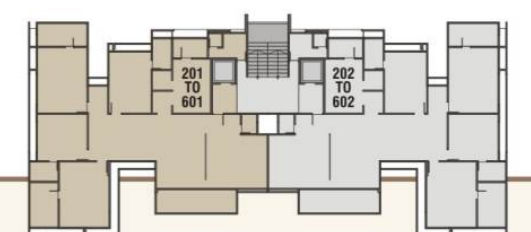


**LEGEND**

01	VERANDAH	06' 6" X 07' 6"	08	WASH YARD	09' 0" X 05' 0"	15	BEDROOM	13' 0" X 12' 0"
02	ENTRANCE FOYER	07' 3" X 05' 6"	09	DINING	17' 9" X 12' 9"	16	TOILET	07' 3" X 05' 0"
03	DRAWING ROOM	16' 0" X 14' 0"	10	BEDROOM	11' 0" X 15' 9"	17	BEDROOM	13' 0" X 17' 0"
04	POWDER ROOM	04' 0" X 05' 0"	11	TOILET	05' 0" X 08' 0"	18	TOILET	07' 3" X 14' 0"
05	LIVING ROOM	13' 0" X 19' 6"	12	PUJA	05' 0" X 04' 0"	19	BALCONY	33' 0" X 17' 0"
06	KITCHEN	10' 0" X 14' 0"	13	BEDROOM	13' 0" X 17' 0"	20	SERVANT ROOM	06' 0" X 06' 4.5"
07	STORE	05' 0" X 05' 0"	14	DRESS/TOILET	13' 0" X 06' 0"	21	TOILET	03' 6" X 03' 6"



**4 BHK**  
UNIT PLAN | 2ND TO 6TH FLOOR PLAN | 4060 SQ. FT. (SB)



**LEGEND**

01	VERANDAH	06' 6" X 07' 6"	08	WASH YARD	09' 0" X 05' 0"	15	BEDROOM	13' 0" X 12' 0"
02	ENTRANCE FOYER	07' 3" X 05' 6"	09	DINING	17' 9" X 12' 9"	16	TOILET	07' 3" X 05' 0"
03	DRAWING ROOM	16' 0" X 14' 0"	10	BEDROOM	11' 0" X 15' 9"	17	BEDROOM	13' 0" X 17' 0"
04	POWDER ROOM	04' 0" X 05' 0"	11	TOILET	05' 0" X 08' 0"	18	TOILET	07' 3" X 14' 0"
05	LIVING ROOM	13' 0" X 19' 6"	12	PUJA	05' 0" X 04' 0"	19	BALCONY	21' 0" X 06' 0"
06	KITCHEN	10' 0" X 14' 0"	13	BEDROOM	13' 0" X 17' 0"	20	SERVANT ROOM	06' 0" X 06' 4.5"
07	STORE	05' 0" X 05' 0"	14	DRESS/TOILET	13' 0" X 06' 0"	21	TOILET	03' 6" X 03' 6"





**4 BHK**  
UNIT PLAN | 7TH FLOOR PLAN | 4060 SQ. FT. (SB)



**4 BHK**  
UNIT PLAN | TERRACE FLOOR PLAN | 1212 SQ. FT. (CA)



**LEGEND**

01	VERANDAH	06' 6" X 07' 6"	08	DINING	17' 9" X 12' 9"	15	TOILET	07' 3" X 05' 0"
02	ENTRANCE FOYER	07' 3" X 05' 6"	09	BEDROOM	11' 0" X 15' 9"	16	BEDROOM	13' 0" X 17' 0"
03	DRAWING ROOM	16' 0" X 14' 0"	10	TOILET	05' 0" X 08' 0"	17	TOILET	07' 3" X 14' 0"
04	LIVING ROOM	13' 0" X 19' 6"	11	PUJA	05' 0" X 04' 0"	18	BALCONY	21' 0" X 06' 0"
05	KITCHEN	10' 0" X 14' 0"	12	BEDROOM	13' 0" X 17' 0"	19	SERVANT ROOM	06' 0" X 06' 4.5"
06	STORE	05' 0" X 05' 0"	13	DRESS/TOILET	13' 0" X 06' 0"	20	TOILET	03' 6" X 03' 6"
07	WASH YARD	09' 0" X 05' 0"	14	BEDROOM	13' 0" X 12' 0"			





## SPECIFICATIONS

### STRUCTURE

- Quality controlled, earthquake resistant RCC frame structure over stilts and basement

### PLASTER

- Polymer textured external walls with premium acrylic paint
- Single coat plastered internal walls with white cement based putty

### DOORS / WINDOWS

- Decorative polished veneer main entrance door with hi-quality locking arrangement
- Hi-quality double-glazed, powder-coated or anodized aluminium windows
- Granite jambs for all windows

### PLUMBING & SANITATION

- Pressurized water-supply for all toilets with energy efficient supply system
- Premium quality sanitary ware and fittings in all toilets with 10 years manufacturer's service warranty
- Hi-quality concealed CPVC plumbing lines and suspended drainage lines for easy maintenance

### ELECTRIFICATION

- 3 Phase concealed ISI wiring, adequate number of points in all bedrooms with modular switches
- TV & Telephone points in Drawing room & in Bedrooms
- Provision of conduits for internet connection

### FLOORING

- Mirror polished Italian marble/premium quality digital tile flooring in Drawing, Dining and Family room
- Premium quality vitrified tiles in all other Bedrooms, Kitchen, Balcony and Utility areas

### KITCHEN

- Premium quality granite or Corian top kitchen platform
- Premium sink with drain board



## YOUR FINANCIAL GUIDE TO OWNING 'EMINENCE 14'

- Easy loan availability by major banks/financial institutions
- Total payment by Cheque/DD or NEFT/RTGS in favour of "ARISTA BUILDCON"
- Possession handover/Lease deed in favour of the member shall be executed only after completion of total payment towards the said unit including the package cost (additional expenses) and applicable government levies.
- Government levies: Stamp duty, Registration, Service Tax, VAT or any other Government | Semi-Government | Local body charges to be borne by the member as and when applicable.
- Service tax at applicable rate is payable on all due instalments (non-refundable)
- Additional amount shall be payable on delayed payment of instalments @ 1.5% per month up to a delay of 3 months. If delay shall be more than the stipulated period, the developer shall cancel the booking on his sole discretion.
- In event of cancellation, refund would be given only after the said unit has been resold (>50% payment received from the new purchaser) and that to after deducting a sum of INR 5,00,000/- as a token cancellation charge.
- All refunds, if any, will be made without any interest by local cheque only.

## THINGS TO KNOW REGARDING EXPERIENCING 'EMINENCE 14'

- AMC/AEC, Legal, Maintenance deposit & Development cost shall be paid separately.
- Monthly maintenance expense shall be effective from the time Building Use Permission (B.U.) is issued from local authority. It is part of the package cost to be paid by member and any kind of waiver shall not be considered.
- The developer reserves the rights to change, revise and make any modification, addition, omission or alteration in the scheme as a whole or any part thereof at their sole discretion.
- The company shall strictly execute the work as per the decided specifications and not entertain any kind of alteration/modification at any stage.
- In case of any kind of alteration/modification carried out by the member in his own capacity, no labour charge credit shall be given. Any changes in plumbing work are not permitted.
- Subject to Ahmedabad jurisdiction.

## AFFORDABLE PAYMENT PLAN

<b>Option 1</b> (Down Payment Plan)	30% at the time of booking Balance 70% within 21 days from the date of commencement of work on site (Revision in Rate & Payment terms shall be applicable if member fails to follow above mentioned schedule.)
<b>Option 2</b> (Easy Payment Plan)	30% at the time of booking Balance 70% in 12 equated monthly instalments from the date of commencement of work on site (Penal interest shall be applicable if member fails to follow above mentioned schedule)

## LOCATION MAP



## SITE ADDRESS

Eminence 14, Opp. Thaltej Fire Station, Nr. Swagat Green Villa Bungalows, Hebatpur Road, Thaltej, Ahmedabad – 380059

## DISCLAIMER

- Good environment is the main feature of the project.
- Plans, specifications and features subject to change without prior notice.
- This brochure is just for presentation purpose only and should not be treated as a legal document.
- All dimensions are approximate & unfinished.
- Additional details of the project as per fact sheet attached herewith.
- Subject to Ahmedabad jurisdiction.