



EMPIRE EXOTICA

EXPERIENCE THE EXOTIC LIFESTYLE



PHASE 1

**RERAAKM
36 OF 2021**

PHASE 2

**RERAAKM
184 OF 2024-2025**

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...

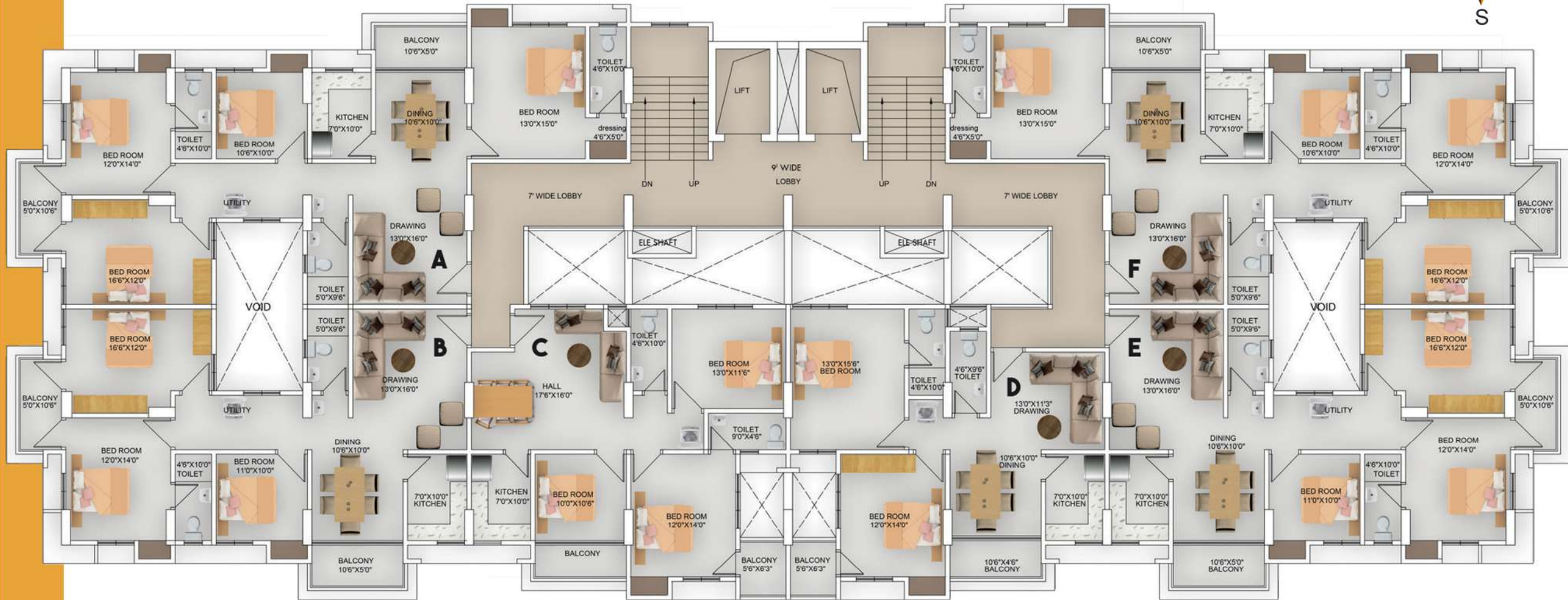


Site Plan



Typical Floor Plan

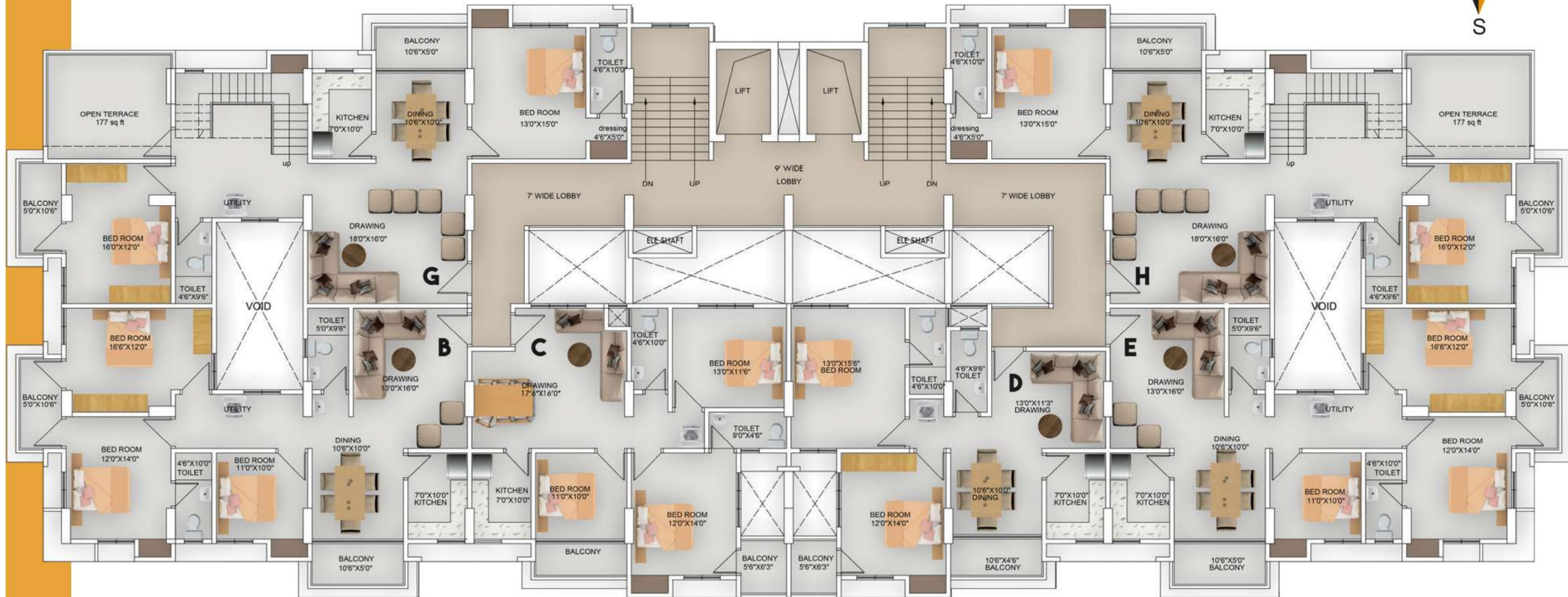
1st - 7th Floor (Block -A)



FLAT	A	B	C	D	E	F
BHK	4	3	3	2	3	4
SALEABLE AREA	1822.00 Sq.Ft.	1520.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1520.00 Sq.Ft.	1822.00 Sq.Ft.
BUA	1658.00 Sq.Ft.	1378.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1378.00 Sq.Ft.	1658.00 Sq.Ft.
CARPET AREA	1352.00 Sq.Ft.	1075.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1075.00 Sq.Ft.	1352.00 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.	25.82 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	25.82 Sq.Ft.	25.82 Sq.Ft.

Typical Floor Plan

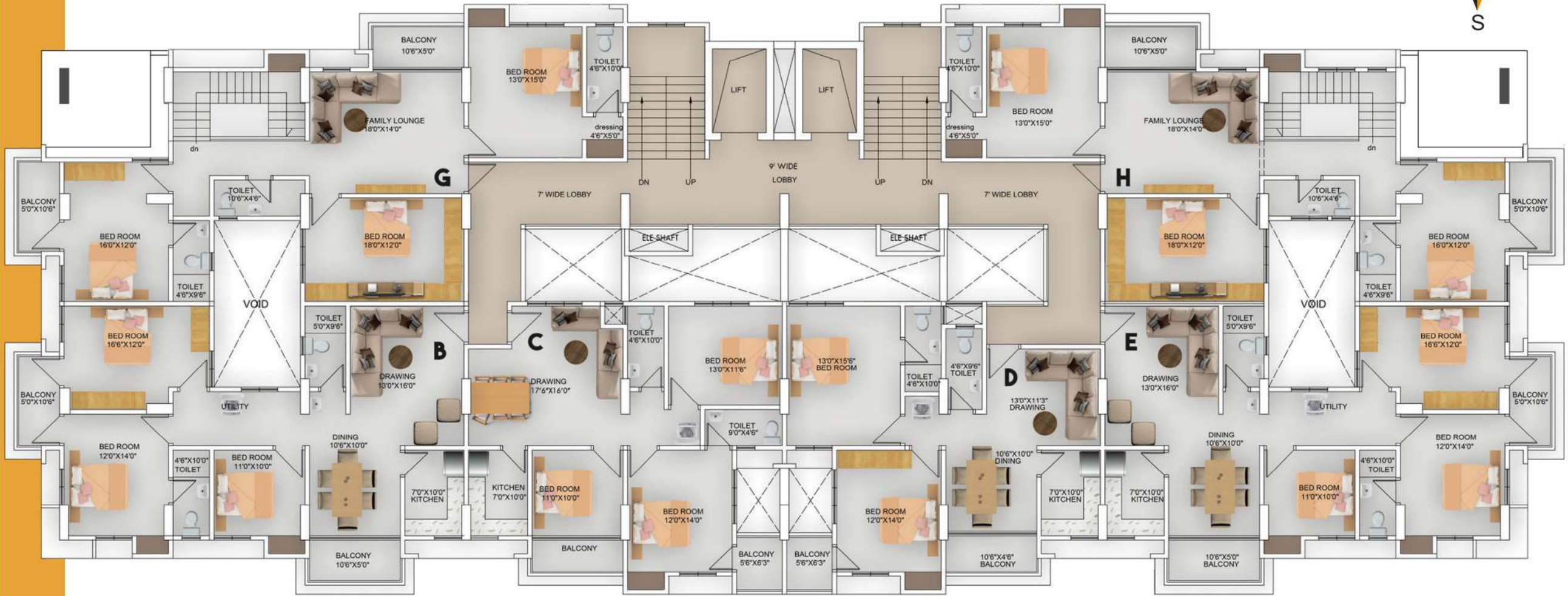
8th Floor (Block -A)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SALEABLE AREA	3328.00 Sq.Ft.	1520.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1520.00 Sq.Ft.	3328.00 Sq.Ft.
BUA	3029.00 Sq.Ft.	1378.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1378.00 Sq.Ft.	3029.00 Sq.Ft.
CARPET AREA	2592.00 Sq.Ft.	1075.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1075.00 Sq.Ft.	2592.00 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.	25.82 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	25.82 Sq.Ft.	17.43 Sq.Ft.
OPEN TERRACE	177.00 Sq.Ft.					177.00 Sq.Ft.

Typical Floor Plan

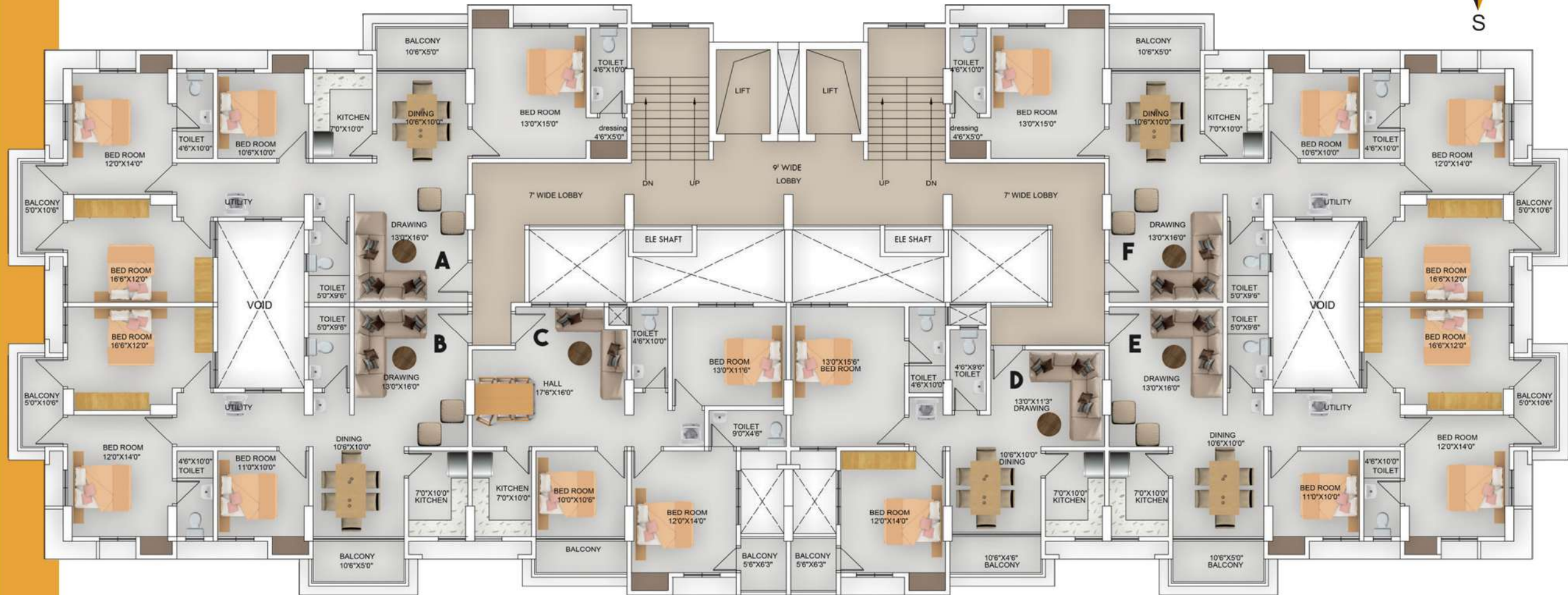
9th Floor (Block -A)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SALEABLE AREA	3328.00 Sq.Ft.	1520.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1520.00 Sq.Ft.	3328.00 Sq.Ft.
BUA	3029.00 Sq.Ft.	1378.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1378.00 Sq.Ft.	3029.00 Sq.Ft.
CARPET AREA	2592.00 Sq.Ft.	1075.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1075.00 Sq.Ft.	2592.00 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.	25.82 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	25.82 Sq.Ft.	17.43 Sq.Ft.
OPEN TERRACE	177.00 Sq.Ft.					177.00 Sq.Ft.

Typical Floor Plan

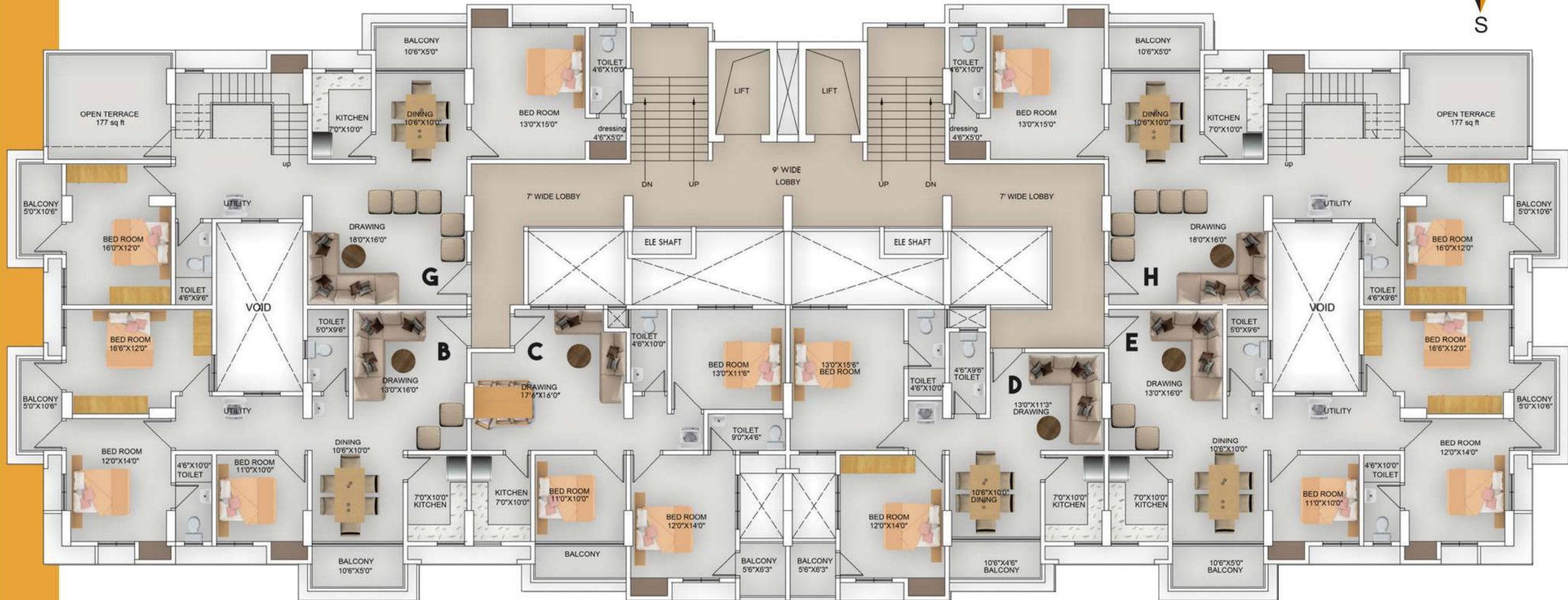
1st - 9th Floor (Block -B)



FLAT	A	B	C	D	E	F
BHK	4	3	3	2	3	4
SALEABLE AREA	1822.00 Sq.Ft.	1520.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1520.00 Sq.Ft.	1822.00 Sq.Ft.
BUA	1658.00 Sq.Ft.	1378.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1378.00 Sq.Ft.	1658.00 Sq.Ft.
CARPET AREA	1352.00 Sq.Ft.	1075.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1075.00 Sq.Ft.	1352.00 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.	25.82 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	25.82 Sq.Ft.	25.82 Sq.Ft.

Typical Floor Plan

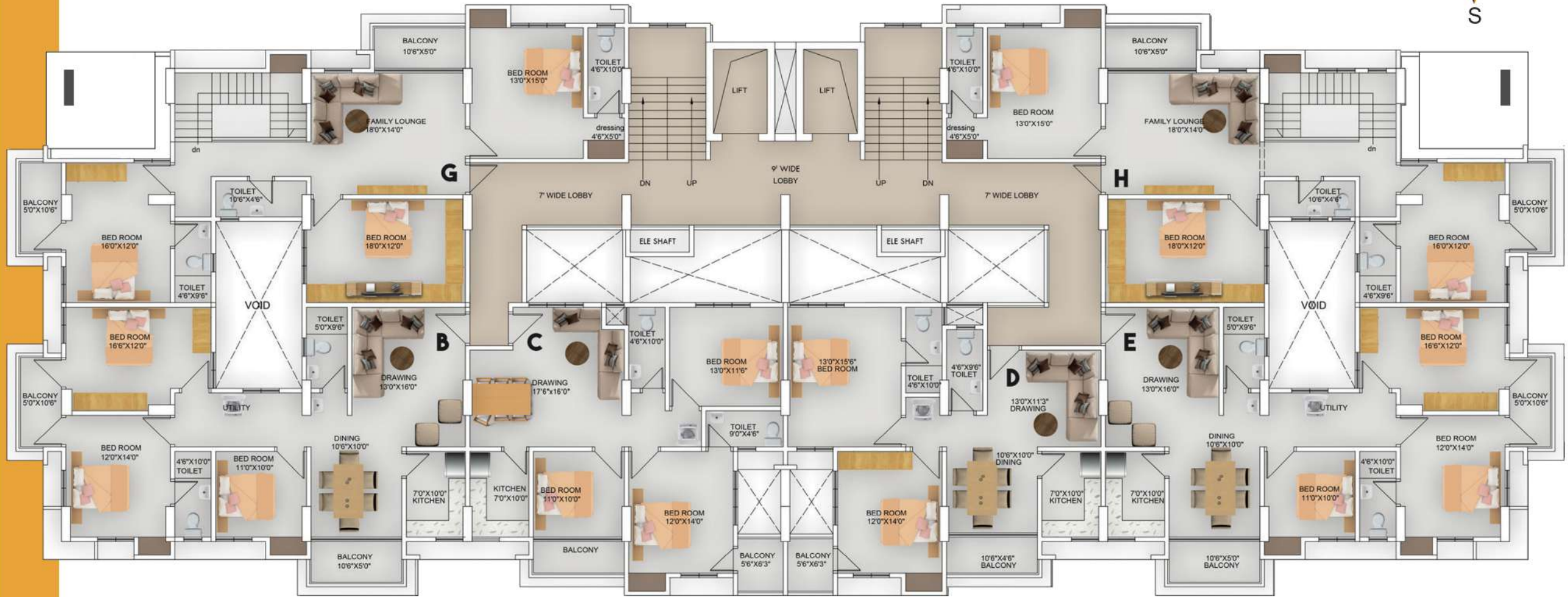
10th Floor (Block -B)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SALEABLE AREA	3328.00 Sq.Ft.	1520.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1520.00 Sq.Ft.	3328.00 Sq.Ft.
BUA	3029.00 Sq.Ft.	1378.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1378.00 Sq.Ft.	3029.00 Sq.Ft.
CARPET AREA	2592.00 Sq.Ft.	1075.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1075.00 Sq.Ft.	2592.00 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.	25.82 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	25.82 Sq.Ft.	17.43 Sq.Ft.
OPEN TERRACE	177.00 Sq.Ft.					177.00 Sq.Ft.

Typical Floor Plan

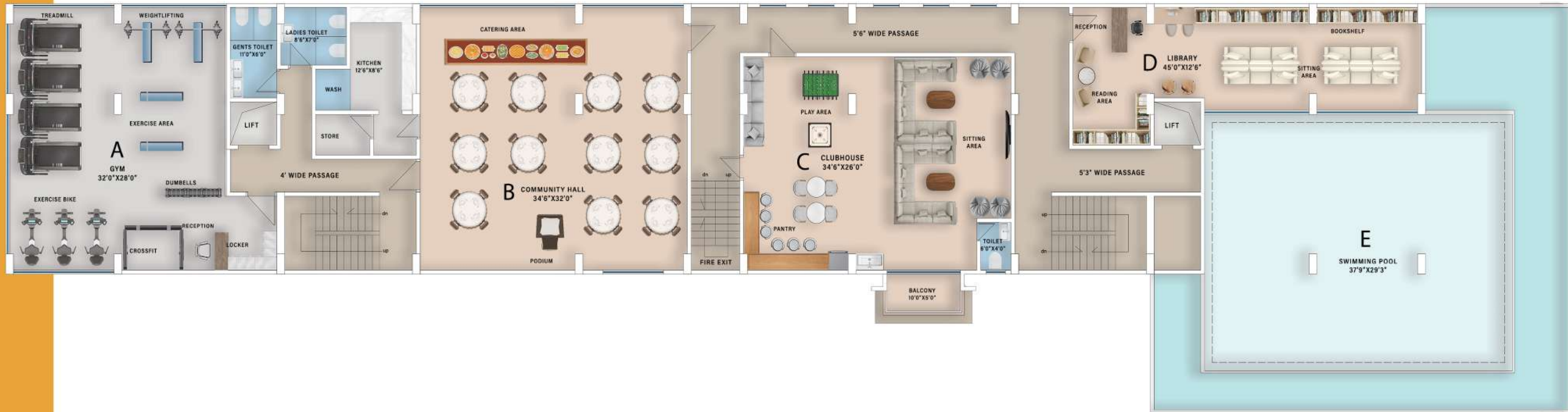
11th Floor (Block -B)



FLAT	G	B	C	D	E	H
BHK	Duplex	3	3	2	3	Duplex
SALEABLE AREA	3328.00 Sq.Ft.	1520.00 Sq.Ft.	1253.00 Sq.Ft.	1172.00 Sq.Ft.	1520.00 Sq.Ft.	3328.00 Sq.Ft.
BUA	3029.00 Sq.Ft.	1378.00 Sq.Ft.	1154.00 Sq.Ft.	1066.00 Sq.Ft.	1378.00 Sq.Ft.	3029.00 Sq.Ft.
CARPET AREA	2592.00 Sq.Ft.	1075.00 Sq.Ft.	892.00 Sq.Ft.	852.00 Sq.Ft.	1075.00 Sq.Ft.	2592.00 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.	25.82 Sq.Ft.	9.00 Sq.Ft.	8.82 Sq.Ft.	25.82 Sq.Ft.	17.43 Sq.Ft.
OPEN TERRACE	177.00 Sq.Ft.					177.00 Sq.Ft.

Amenities Floor Plan

1st Floor (Block -C)



AMENITIES	A	B	C	D	E
SPACE	GYM	COMMUNITY HALL	CLUBHOUSE	LIBRARY	POOL
AREA	954	1108	900	567	1110
FACILITIES	<ol style="list-style-type: none"> EXERCISE AREA TREADMILL CROSSFIT EXERCISE BIKE 	<ol style="list-style-type: none"> SITTING AREA PODIUM CATERING KITCHEN 	<ol style="list-style-type: none"> SITTING AREA PLAYING AREA PANTRY BALCONY 	<ol style="list-style-type: none"> SITTING AREA STUDY ZONE READING ZONE VIEW 	<ol style="list-style-type: none"> ADULT AREA KIDS AREA LANDSCAPE VIEW

Typical Floor Plan

2nd - 6th Floor (Block -C)



FLAT	A	B	C	D	E	F
BHK	3	2	3	3	2	3
CARPET AREA	1029	798	972	972	798	1029
SALEABLE AREA	1511	1142	1392	1392	1142	1511

Isometric View



Isometric View





EMPIRE
EXOTICA



A heaven of
serenity...



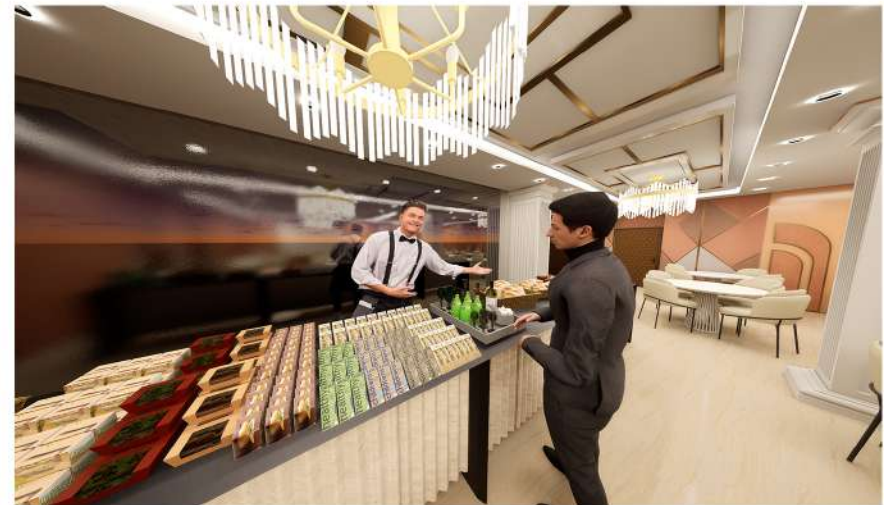
Amenities - Library



LIBRARY

IMMERSE YOURSELF IN THE TRANQUILITY OF OUR LIBRARY, A SANCTUARY DESIGNED FOR KNOWLEDGE SEEKERS AND BOOK LOVERS. EXTENSIVE COLLECTION, A CURATED SELECTION OF BOOKS, MAGAZINES, AND DIGITAL RESOURCES CATERING TO DIVERSE INTERESTS AND AGE GROUPS.

Amenities - Community Hall



COMMUNITY HALL

THE COMMUNITY HALL IS THOUGHTFULLY DESIGNED TO FOSTER CONNECTIONS AND CREATE MEMORABLE EXPERIENCES. IT COMBINES FUNCTIONALITY WITH AESTHETICS TO OFFER A VERSATILE SPACE FOR RESIDENTS TO HOST EVENTS, CELEBRATIONS, OR MEETINGS.

Amenities - Clubhouse



CLUBHOUSE

THE CLUBHOUSE IS THE HEART OF LEISURE AND RECREATION, OFFERING RESIDENTS A LIVELY YET COZY SPACE TO UNWIND, SOCIALIZE, AND CREATE MEMORIES.

RECREATIONAL AMENITIES: ENJOY ENGAGING GAMES LIKE CARROM, CHESS, AND OTHER BOARD GAMES, PERFECT FOR RELAXING EVENINGS.

Amenities - Gym



STATE-OF-THE-ART GYM

ELEVATE YOUR FITNESS JOURNEY WITH OUR STATE-OF-THE-ART GYM, METICULOUSLY DESIGNED TO MEET THE WELLNESS NEEDS OF EVERY RESIDENT. MODERN EQUIPMENT FULLY EQUIPPED WITH CUTTING-EDGE MACHINES FOR CARDIO, STRENGTH TRAINING, AND FUNCTIONAL WORKOUTS.

Amenities - Swimming Pool



SWIMMING POOL

DIVE INTO LEISURE WITH OUR ELEGANTLY DESIGNED SWIMMING POOL, OFFERING A PERFECT BLEND OF RELAXATION AND RECREATION FOR RESIDENTS OF ALL AGES. A SLEEK, CONTEMPORARY POOL LAYOUT WITH PRISTINE TILES, AMBIENT LIGHTING, AND LUSH SURROUNDINGS. DEDICATED AREAS FOR ADULTS AND CHILDREN AS WELL.

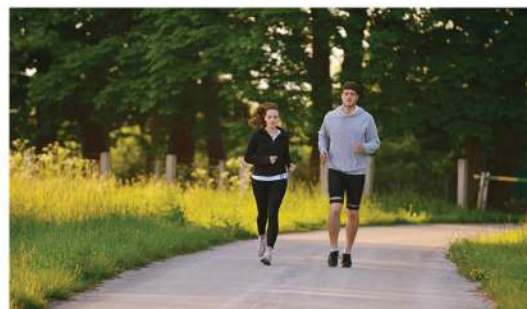
Amenities

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 SURVEILLANCE
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"

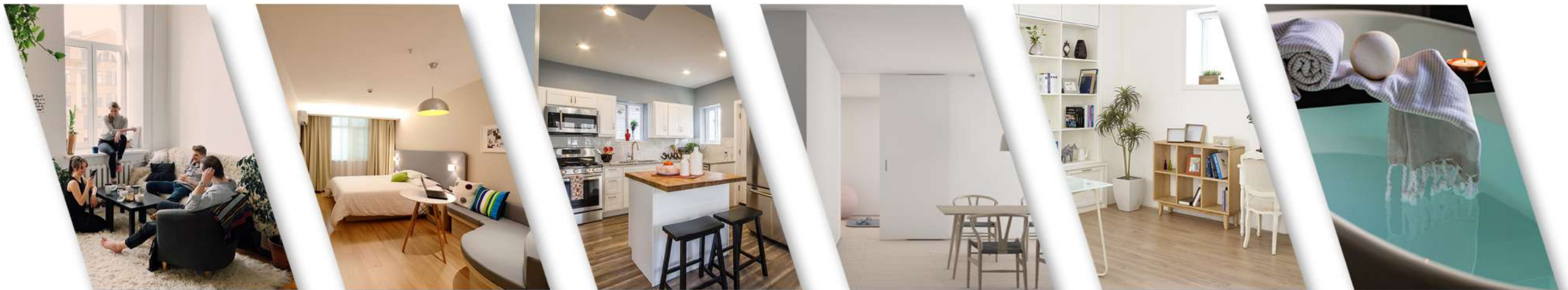
Wash Basin & WC : White glazed porcelain

Fittings : C.P. fittings with a mixture unit

FINISHES

Internal finishes : Putty finish

External finishes : Weather Coat



Payment Terms

Extra Charges

FOR BLOCK A & B

At the time of Booking	10 %
At the time of Execution of Agreement	10 %
After Piling/Foundation work	10%
At the time of 1st Slab Casting	10%
At the time of 3rd Slab Casting	10%
At the time of 5th Slab Casting	10%
At the time of 7th Slab Casting	10%
At the time of 9th Slab Casting	10%
At the time of Brick Wall/Plastering	10%
On Final Notice of Possession	10%

FOR BLOCK C

At the time of Booking	10 %
At the time of Execution of Agreement	10 %
After Piling/Foundation work	10%
At the time of 1st Slab Casting	10%
At the time of 2nd Slab Casting	10%
At the time of 3rd Slab Casting	10%
At the time of 5th Slab Casting	10%
At the time of 7th Slab Casting	10%
At the time of Brick Wall/Plastering	10%
On Final Notice of Possession	10%

- 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



AVAIL

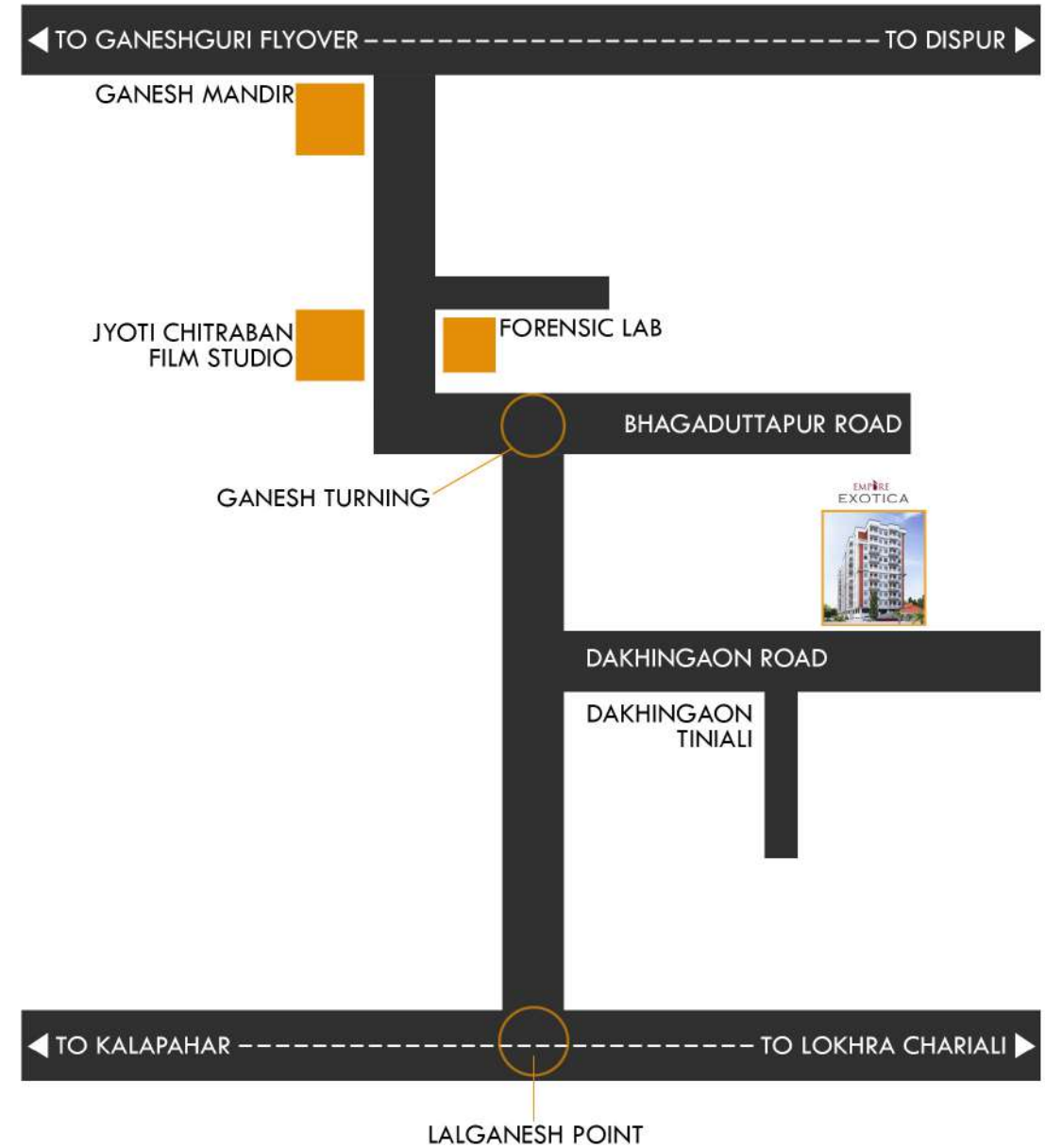
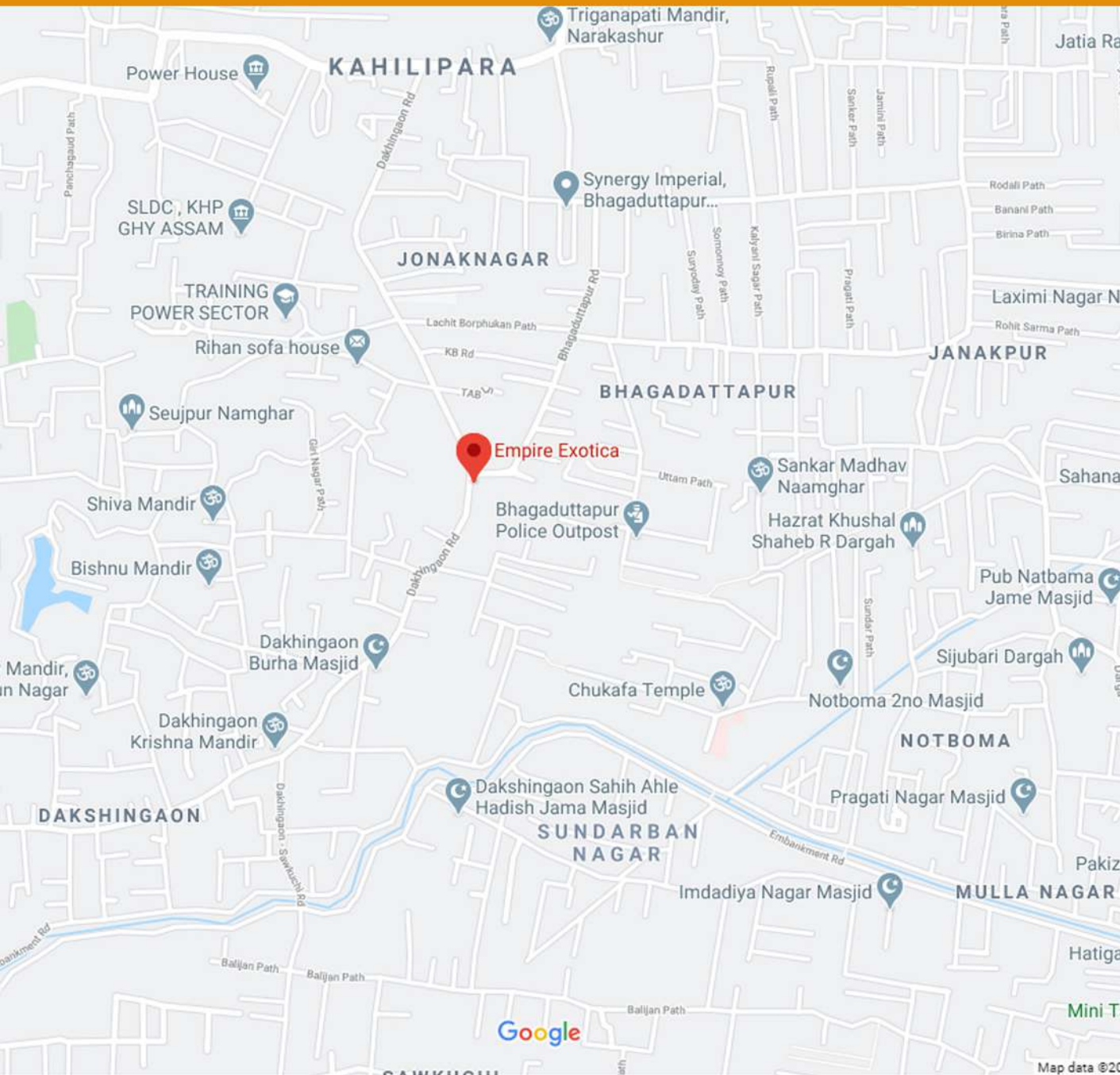


MEMBER



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



3D & GRAPHICS BY REENOV | 0887649321

DEVELOPER

EMPIRE DEVELOPERS

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empiredevelopersindia@gmail.com

www.empiredevelopers.in

ARCHITECT
BUILDSCAPE

GUWAHATI CLUB, GUWAHATI - 781003

STRUCTURAL ENGINEER
EASTERN STRUCTURES

GUWAHATI

INTERIOR DESIGN
EMPIRE 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.