



EMPIRE
Serenity

Beyond Living...



RERA 105 OF
2022-2023

GUWAHATI | ASSAM



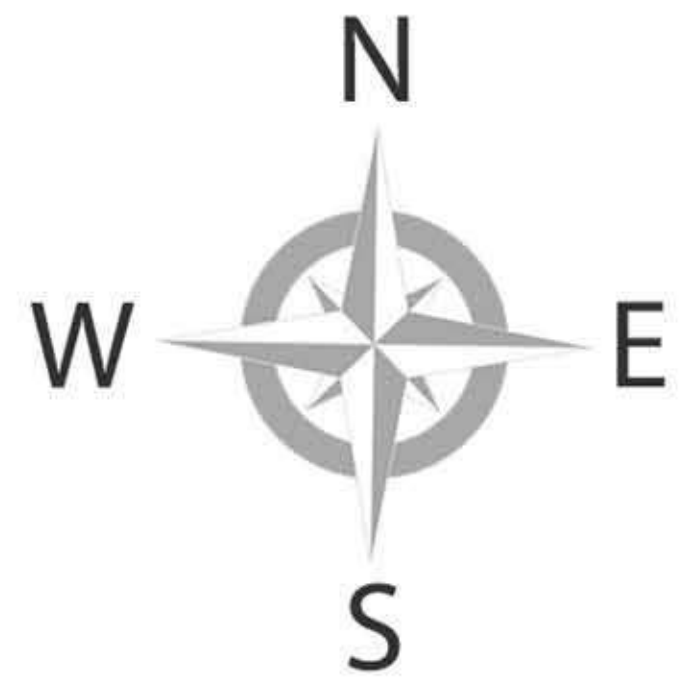


ABOUT THE **PROJECT**

Serenity is a state of being calm, peaceful and untroubled and so is Empire Serenity; conceptualized to be one of a kind affordable, classic and nature bounded residential project delivering the perfect habitat settings that our modern yet native individual ever dreams of.







Creating real value in property and places . . .





Overview

A three-tower multistoried project with G+8, G+7 and G+6 Floors.

Location

2.2 Kms from the national highway contributing a harmonious sync within the urban development yet engirdled with nature's lap

Property Mass

Constructed tactically on a super landmass of 3.5 bighas with optimum utilization of space for Covered and open areas.

Offerings

A optimum number of 168 units in total offering 3 BHK, 2 BHK & 1 BHK apartments.

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• VIEWS





features

NEW TOWNSHIP AREA
SUPERIOR CONNECTIVITY
WITHIN-CITY PROJECT LOCATION
SERENE RESIDENTIAL LOCALITY



Empire Serenity nestles aptly amidst the lap of nature yet within the Guwahati conurbation for a harmonious work & life balance of the residents to achieve a positive state of mind and prospers with peace within. Featuring;





Serenity

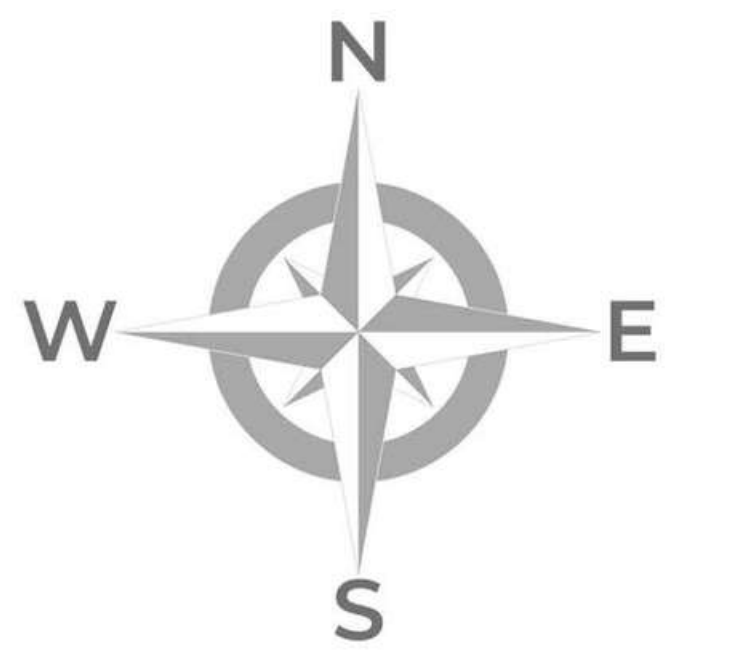


site plan



NO. OF BLOCKS	3 Blocks
TOTAL UNITS	168 Units
NO. OF STOREY'S	G + 8 G + 7 G + 6

BLOCK NAME	KOPILI	KAMENG	KOLONG
Flat Type	3 BHK	2BHK	1BHK
No. of Flats	64 Units	56 Units	48 Units





BLOCK
KOPILI (3BHK TYPE)

BLOCK
KOLONG (1BHK TYPE)



BLOCK
KAMENG (2BHK TYPE)



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	Aluminium sliding windows.
Finishes	Internal Finishes : Putty finish. External Finishes : Weather Coat.
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: Marble.
Electrical	Wiring: Multistrand Copper Wire. Switches: Modular switches. Safety Devices: One isolator for each house. Separate MCB for each circuit. AC Point: All rooms. Geyser Point: All bathrooms.
Kitchen	Kitchen Platform: Green Marble. Sink: Stainless steel sink. Wall Tiles: 2' glazed tiles over the kitchen slab.
Toilet	Wall Tiles: Glazed tiles upto 6'0". Wash Basin & WC: White glazed porcelain. Fittings: C.P. fittings with a mixture unit.



payment terms

Block Kopili (3BHK) G+ 8

On booking	10%
On agreement	10%
After piling	10%
1st slab casting	10%
3rd slab casting	10%
5th slab casting	10%
7th slab casting	10%
9th slab casting	10%
Brick wall	10%
On possession	10%

Block Kameng (2BHK) G+ 7

On booking	10%
On agreement	10%
After piling	10%
1st slab casting	10%
2nd slab casting	10%
4th slab casting	10%
6th slab casting	10%
8th slab casting	10%
Brick wall	10%
On possession	10%

Block Kolong (1BHK) G+ 6

On booking	10%
On agreement	10%
After piling	10%
1st slab casting	10%
2nd slab casting	10%
3rd slab casting	10%
5th slab casting	10%
7th slab casting	10%
Brick wall	10%
On possession	10%

Price Inclusive

Car parking / Bike parking

Electricity

Club membership

Extra Charges

GST, Legal fee, Registration, Mutation, Other Govt. fee as applicable

Terms & Conditions : Agreement for sale should be within 15 days from the date of booking prices. Prices are fixed and non-negotiable.



Measurable **Advantage**



School

Kaziranga English Academy	200 Mtr.	1 Minute
Delhi Public School (DPS Guwahati)	01.70 K.M.	6 Minutes
Royal Global School	03.70 K.M.	11 Minutes



Market

Anjanjyoti Store Shopping Centre	300 Mtr.	1 Minute
Anupjyoti Store Shopping Centre	450 Mtr.	1 Minute
Daily Fresh Market & Vendor Stalls	300 Mtr.	1 Minute



Hospitals

Ayursundra Superspeciality Hospital	01.40 K.M.	5 Minutes
Katahbari Hospital	05.20 K.M.	14 Minutes
Excelcare	06.50 K.M.	15 Minutes



Service Stations

Hindustan Petroleum	02.20 K.M.	7 Minutes
SAV Liquid Energy Solution	02.40 K.M.	9 Minutes
Machhowa Service Centre	02.20 K.M.	7 Minutes



Banks

Indian Bank	01.20 K.M.	4 Minutes
State Bank of India	02.80 K.M.	7 Minutes
UCO Bank	03.40 K.M.	8 Minutes



ATMs

SBI	03.30 K.M.	8 Minutes
UBI	03.30 K.M.	8 Minutes



Electric Vehicle Charging Stations

Ace Distributors	01.70 K.M.	5 Minutes
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Police Station

Gorchuk Police Station	03.60 K.M.	9 Minutes
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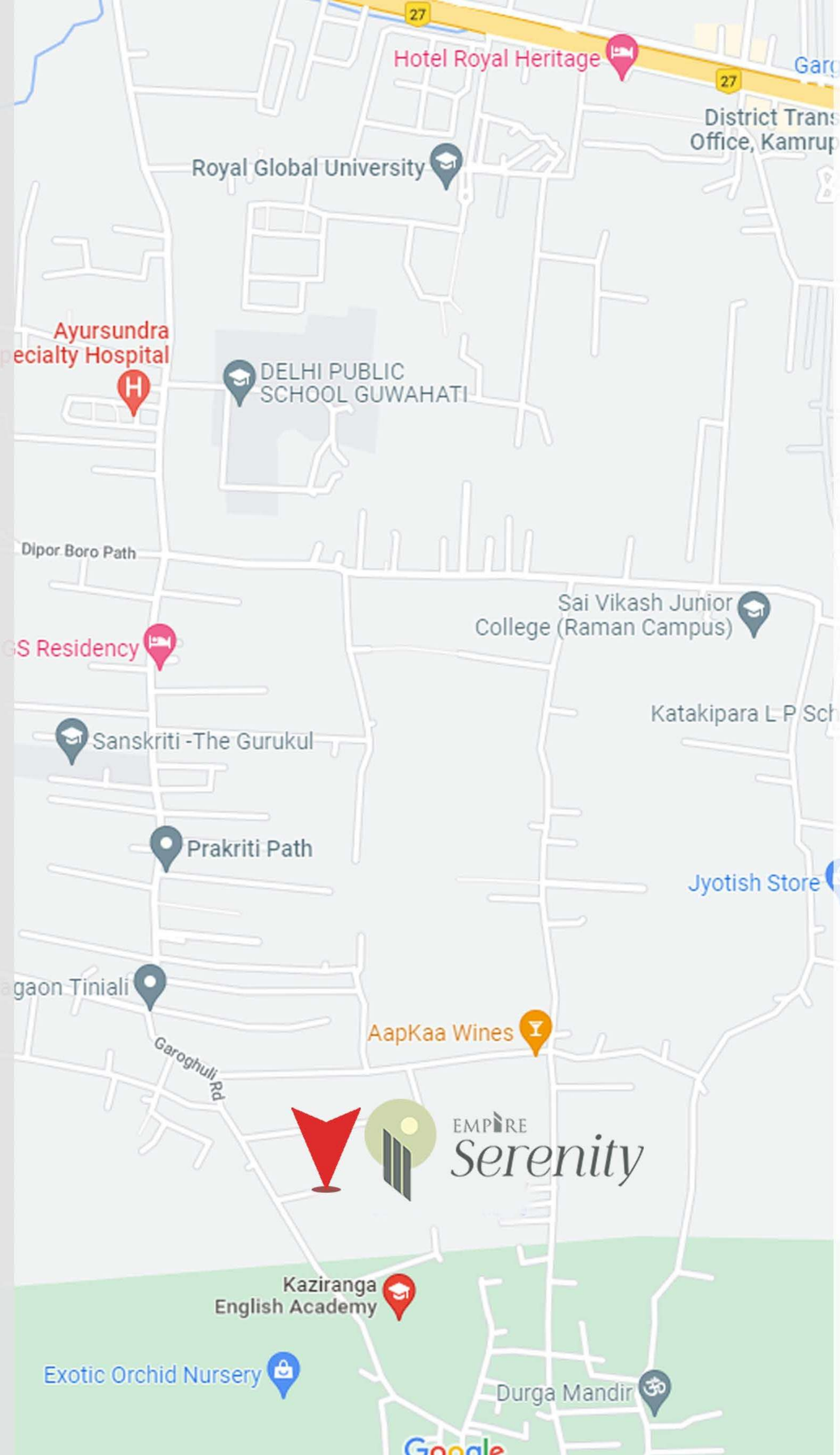


Transportation

Airport	16.07 K.M.	30 Minutes
Railway Station	18.03 K.M.	38 Minutes
ISBT	02.04 K.M.	7 Minutes



location map



Empire Serenity
Near Kaziranga English Academy
Gog Gaon, Garoghuli Road, Garchuk,
Guwahati -781035, Assam



DEVELOPER

EMPIRE DEVELOPERS

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ARCHITECT

BUILDSCAPE

Guwahati Club | Guwahati - 03

STRUCTURAL ENGINEER

EASTERN STRUCTURES

Guwahati | Assam

INTERIOR DESIGN

ABAKH INTERIORS

Guwahati | Assam

LEGAL ADVISOR

BORUAH & ASSOCIATES

S.A. Ahmed & Associates

Guwahati High Court)