



EMERALD
EARTH VC LTD.

Saffron





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Emerald Earth VC Ltd. is a globally recognized investor in various fields like Transportation, Institutions and Real Estates. Our investors include leading financial institutions, Family offices and multinational corporations.

We are now investing in Real Estate in India focusing on Tier 2 cities. Our focus is to provide a raised standard of living to people in Tier 2 Cities.

Emerald Earth VC Ltd. is taking an initiative and pioneering a truly global lifestyle residential project, Located 55 km from IGI airport.

In a city like Bhiwadi, Emerald Earth Venture will be an exclusive and ground breaking project as it will add a new dimension to urban lifestyle with a global touch.

Our Research Team has identified that Bhiwadi has been able to create a niche for itself among the fast flourishing cities in India. For Builder and investors in real estate it is already a destination of choice.



Keeping in mind that every individual has a different style of living, we are coming up with Flexible homes at the hottest location of Bhiwadi i.e. Bhiwadi Alwar Expressway.

Bhiwadi, with social and physical infrastructure and civil amenities in place has emerged as a credible alternative to Gurgaon.

Emerald Earth Venture

Emerald Earth Venture is a campus of ageless apartments, independent floors and exclusive villas resides at due most prime location of Bhiwadi.

There every minute - to - major thing is kept in to consideration right from quality living to value for money, which makes it an ideal place to live in.

FEATURES

Lush Green Surroundings

Wide Internal Roads

Power Back Up

24 hrs Water Supply

Sewage Treatment Plant

Commercial Zone

Electric Substations

ATM Services

Religious / Community Centre

Club House: Swimming Pool / Cards & Billiards Room

Banquet Hall



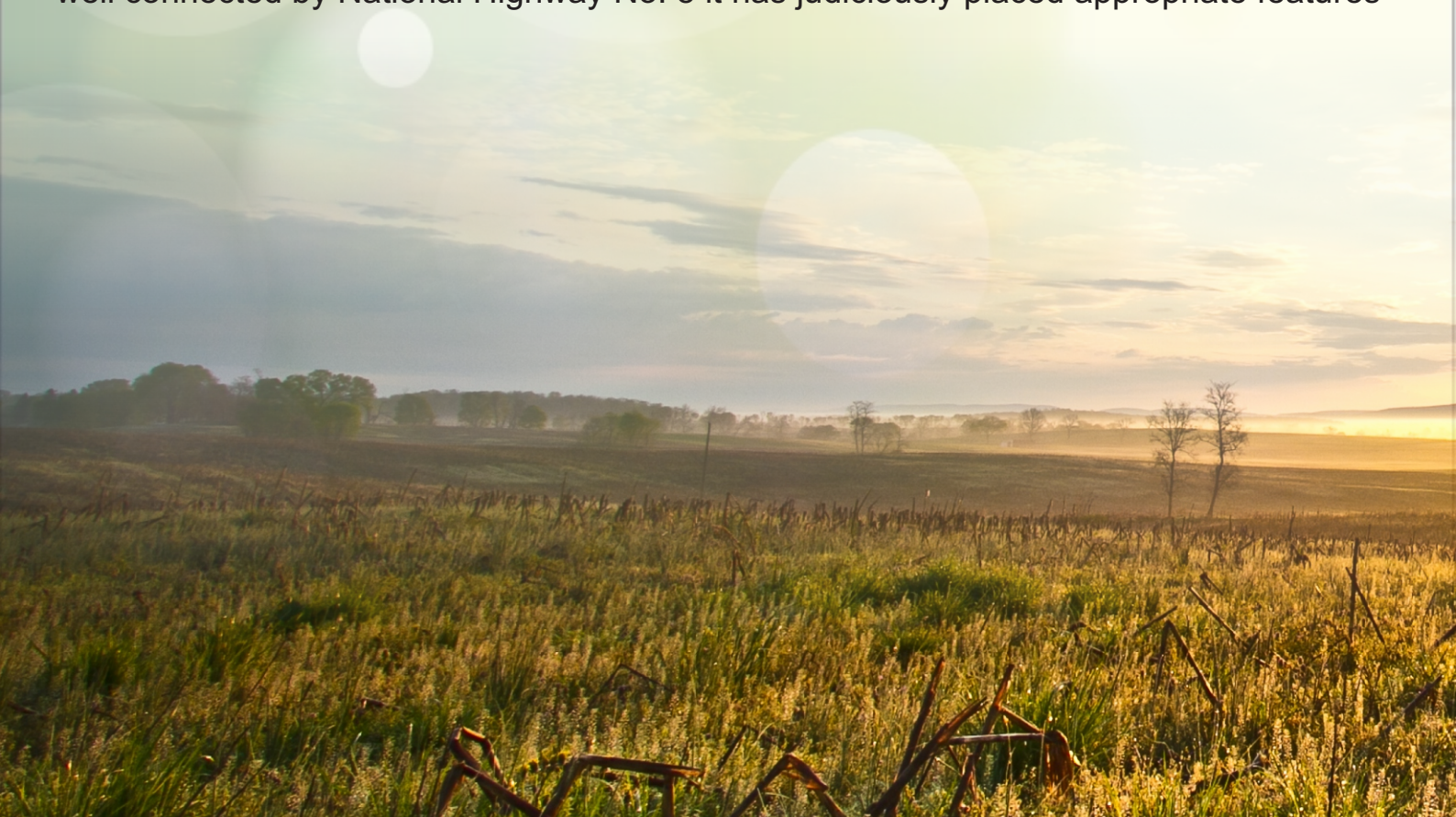
About Bhiwadi

Bhiwadi, well connected with Delhi, Gurgaon and Jaipur now enjoys the status of Regional centre or priority town of the National Capital Region (NCR). Bhiwadi has been able to carve a niche for itself among the fast flourishing cities of India. For builders and small investors in real estate, it is already a destination of choice.

Bhiwadi, in Rajasthan's Alwar district, now looks like a modern city with all facilities available big number of industries has come up in around Bhiwadi. Spread over nearly 5,300 acres, there are around 2,700 big medium and small scale industries operating in this small town. They include industries like steel, furnace, electronics, engineering, textiles, pharmaceuticals, printing, cables, rolling mills, foods processing, herbal care, etc.

The reason for growth of this small town is that it enjoys the connectivity with various highways and the distances to reach this town is just 50 km away from the Indira Gandhi International Airport, New Delhi, 200 km from state Capital Jaipur, 90 km Alwar, 40 km from Gurgaon, 60 km from Faridabad and 5 km from NH-8 (Delhi-Jaipur highway) on the Dharuhera - Sohna road.

Bhiwadi is leveraging on its locational advantages of being in close proximity to Delhi and well connected by National Highway No. 8 it has judiciously placed appropriate features



The amenities include schools, telecommunication, transportation, banks, hospitals and water supply.

The major attraction of this area is Tapukara industrial area which is located on the Bhiwadi - Alwar road .The road has the status of National No.71 B.

Bhiwadi, with social and physical infrastructure and civil amenities in place, have Emerald as a credible alternative to Gurgaon .The real estate sector has a robust future here along the NH-8 (Delhi - Jaipur highway).

Bhiwadi is on its way to becoming the residential suburb to surrounding MNCs and industrial complexes in Manesar (Gurgaon) and Dharuhera. Within driving distance from the Sohna Gurgaon cluster, Bhiwadi is the new focus suburbia of Delhi.

Most of the renowned real estate developers in India are foraying into Bhiwadi real estate .The upward trend could well lead to Bhiwadi emerging as the hottest investment destination when the next boom strikes.



LOCATION

2 kms from Honda Plant (Honda Amaze Assembly line up)

4 kms from Bhiwadi Toll

1.8 kms from Omaxe City-1

10 Mins from NH-8

20 kms from proposed airport at Bhiwadi

10 Mins away from industrials like Khushkhera (Honda) & Chopanki (Pepsi Plant)

5 Mins away from Haldirams & McDonalds

5-7 Mins away from Bhiwadi Town



PAYMENT PLAN

AT BOOKING	10% OF BSP
WITH IN 30 DAYS	15% OF BSP
ON LOI	10% OF BSP
ON ALLOTMENT	10% OF BPS+25% OF OTHER CHARGES*
ON EARTH FILLING	10% OF BPS+25% OF OTHER CHARGES*
ON LEVELLING	10% OF BPS+25% OF OTHER CHARGES*
ON DEMARCATION	10% OF BPS+25% OF OTHER CHARGES*
ON LAYING OF SERVICES DRAINAGE & SEWAGE	10% OF BSP
ON COMPLETION OF ROADWORK	5% OF BSP
ON LAYING ELECTRICAL AND WATER SUPPLY SERVICES	5% OF BSP
OFFER OF POSSESSION	5% OF BSP

*To be notified at a later stage.

Project Name	"Emerald Saffron"
Location	Sector 64, Bhiwadi UIT
Total Area of project	41 Acres
Unit Sizes	135 , 170 sq. yd
Basic Sale price	Rs15500/sq. yd
Cheques in favour of	"Victorious Buildwell Pvt Ltd."