

bespoke
luxury
living

NJP INFRA LLP

508 KP Platina, Race Course Gotri,
Vadodara 390007

Site Address: FP No 70, New Alkapuri Gotri Sevasi Road,
Behind Zydex Gotri, Vadodara 390021.

njpinfra@gmail.com

+91 92659 97960
+91 93271 65356



PAN. NO.: AATFN0449B
GST. NO.: 24AATFN0449B1ZF

www.gujrera.gujarat.gov.in
RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA10198/160522

ARCHITECT | STRUCTURE
TD TABRIK DESIGN | AASHUTOSH A. DESAI

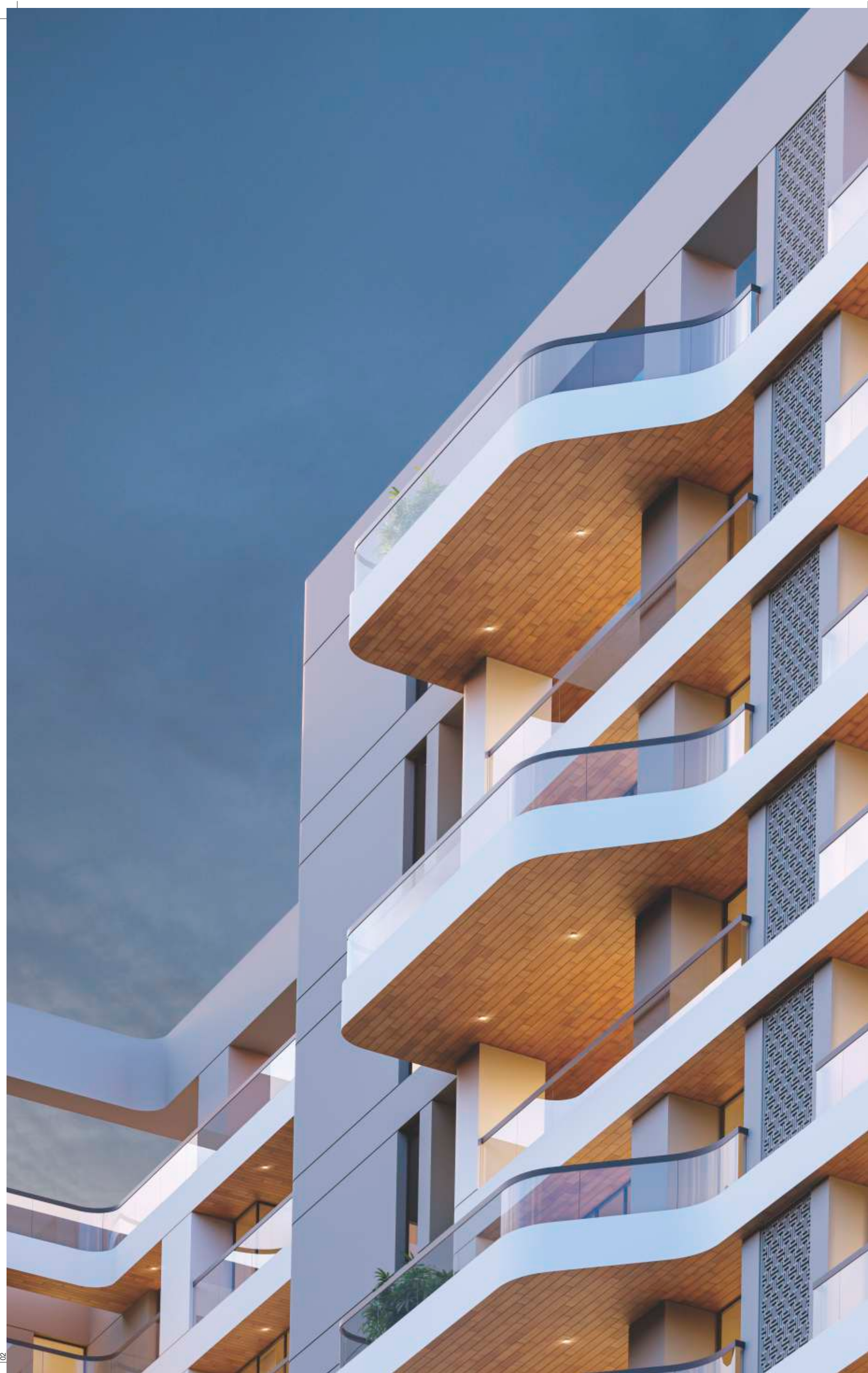
VASTU CONSULTANT | PLUMBING
RAKESH DWIVEDI | PINAKIN PATEL KRUPALU CONSULTANT



EMINENCE

4 BHK++
CONDOMINIUMS

linfi



Symbolising a new benchmark for bespoke luxury living.

Welcome to the new era of luxury lifestyle. Combining the finest design, highest level of curated amenities with large generous spaces, offering owners and residents an international lifestyle defined by excellence.

Eminence sets a new benchmark for bespoke luxury living. Located in the most prestigious neighborhood of the city, these residences are super-prime properties, with state-of-the-art amenities and a level of elegance that is truly bespoke.

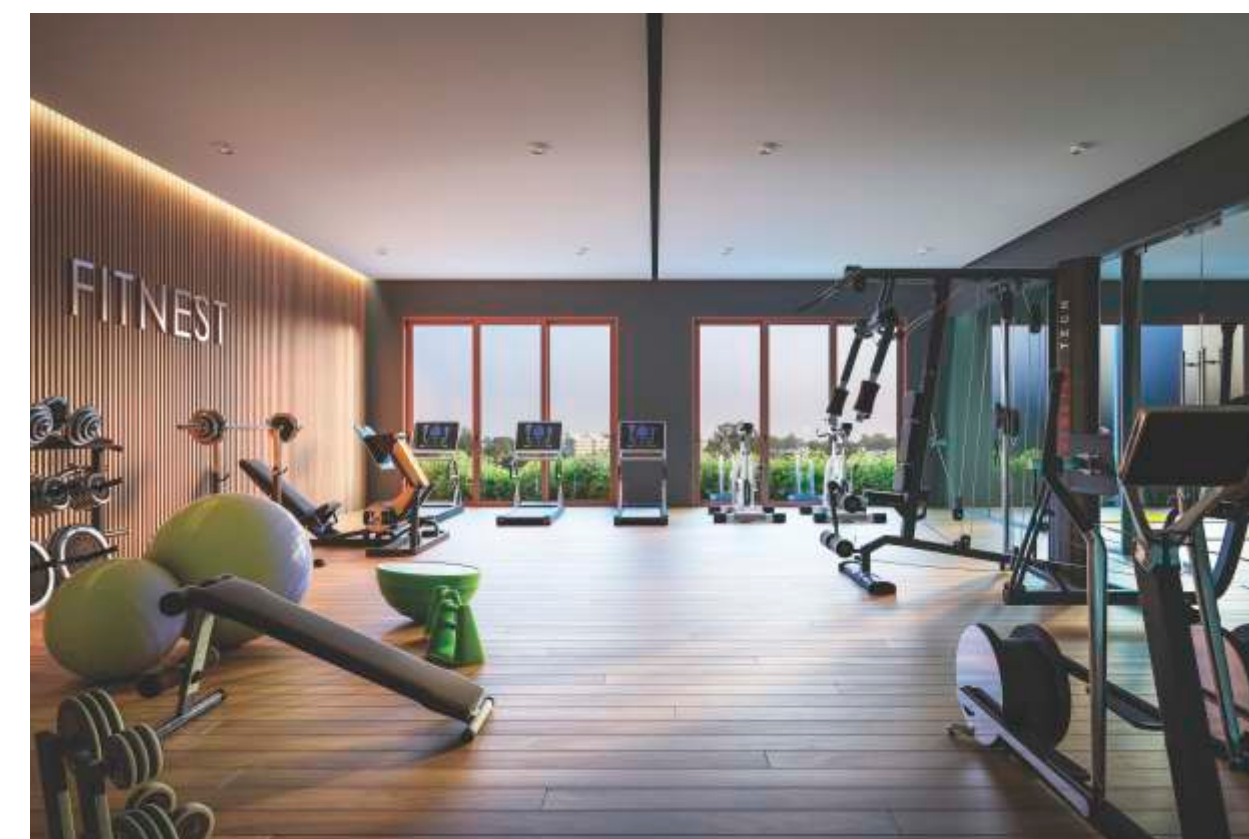
THIS PAGE
View of the Eminence





THIS PAGE
Jogging track with event lawn

BELOW
The state of the art gym



ABOVE
Swimming pool with wooden
deck overlooking the garden

THIS PAGE
The majestic towers ready to
become the architectural landmark
in the city's skyline.





THIS PAGE
Podium plaza - The heart of luxury living



The finest homes in the most desirable location.

Our philosophy is to offer the finest homes in the most desirable location, to work exclusively with renowned architects and designers to create dynamic contemporary spaces with an exceptional sense of detail.

The result is EMINENCE : the pinnacle of luxury living.

A community of
unparalleled luxury
and originality.

The stunning design concept allows the community to seamlessly blend the expansive interior spaces with the exterior spaces, gardens and views to create an incomparable living experience.

EMINENCE is your own private resort of unparalleled luxury and originality.



podium
plan

1	Foyer - Tower - A	11	Cafeteria	21	Gent's & Ladies Toilet	31	Jogging Track
2	Manager Office	12	Sittings	22	Toddler Room	32	Gazebo
3	Store Room	13	Basketball & Volleyball Court	23	Children Play Area	33	Theme Garden
4	Otta - Towar - A	14	Foyer - Tower - B	24	Foyer - Tower - C	34	Gent's Toilet
5	Reception & Waiting	15	Manager Room	25	Otta - Tower - C	35	Ladies Toilet
6	Gymnasium	16	Store Room	26	Banquet Hall	36	Swimming Pool
7	Yoga & Dance Room	17	Otta - Tower - B	27	Service Room & Store	37	Deck
8	Ladies Toilet	18	Sitting Lounge Area	28	Ladies Toilet	38	Splash Pad
9	Gent's Toilet	19	Reading Library	29	Gent's Toilet	39	18'0" Wide Walkway
10	Spa & Salon	20	Indoor Games	30	Party Lawn Area & Garden		



ground floor plan



- 1 Security Cabin
- 2 Driver Room & Toilet
- 3 Car Wash
- 4 Ara - Otta

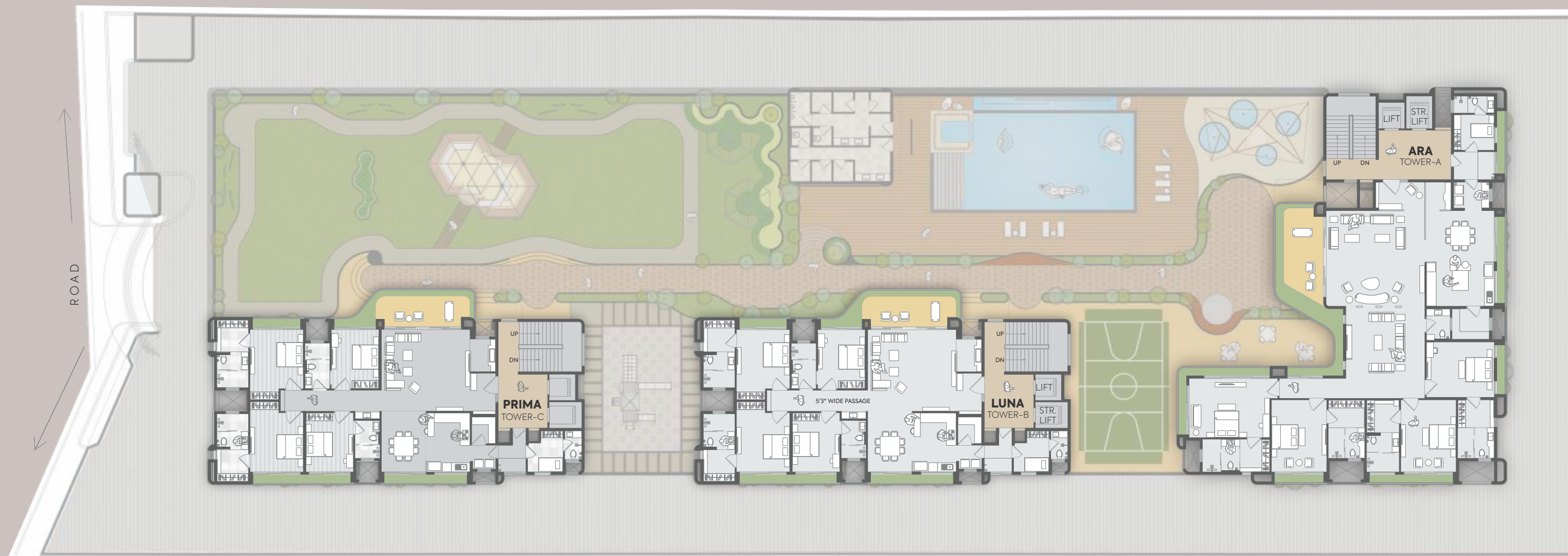
- 5 Ara - Reception & Waiting
- 6 Ara - Meter Room
- 7 Ara - Garbage Room
- 8 Luna - Otta

- 9 Luna - Reception & Waiting
- 10 Luna - Meter Room
- 11 Luna - Garbage Room
- 12 Prima - Otta

- 13 Prima - Reception & Waiting
- 14 Prima - Meter Room
- 15 Prima - Garbage Room
- 16 Substation

typical floor plan

1st to 9th Floor



4B 2HK
floor plan

ARA
1ST TO 9TH FLOOR

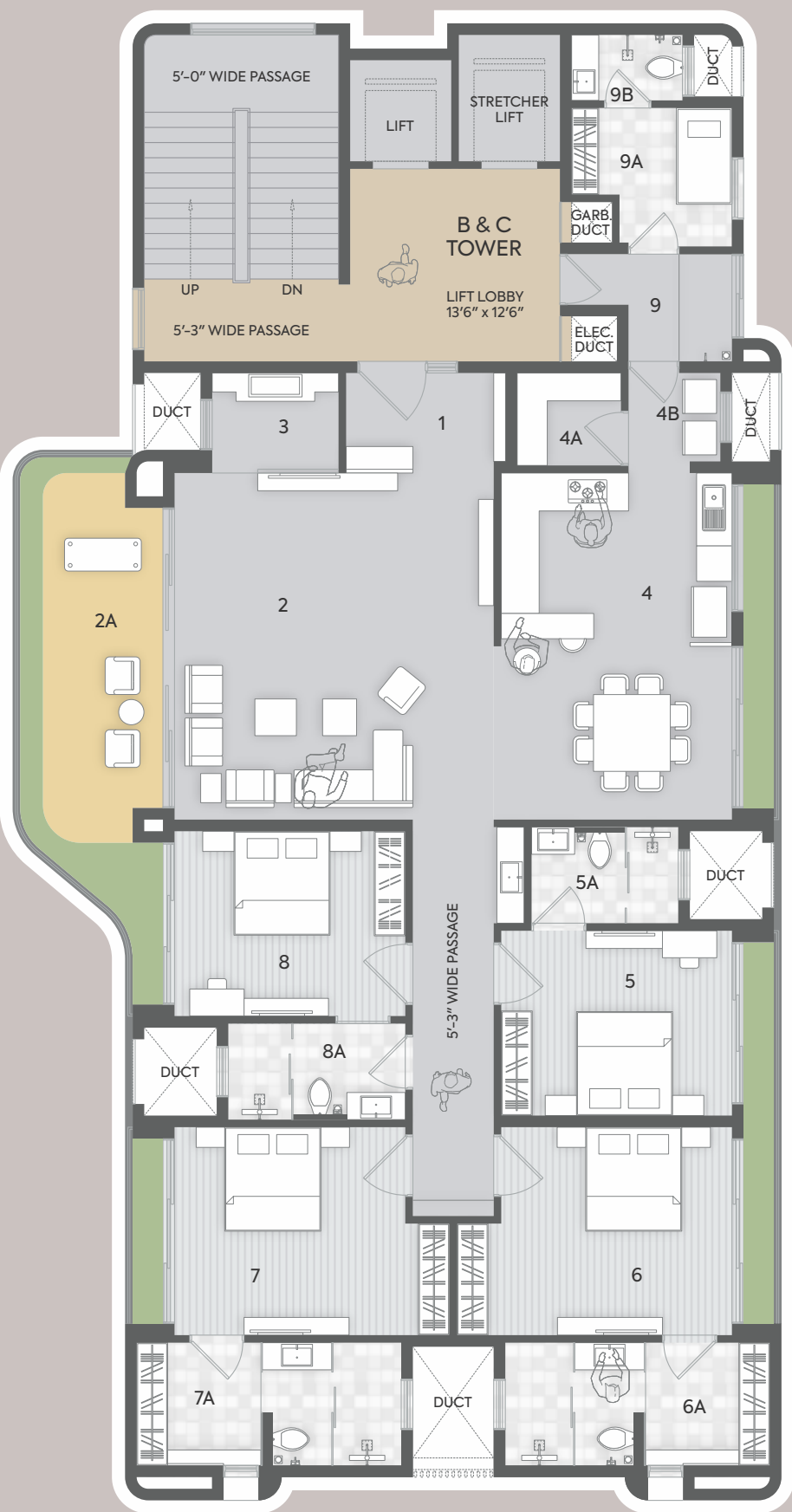
1	FOYER	12'6" x 7'0"
1A	PUJA	6'6" x 7'0"
2	LIVING ROOM	25'0" x 24'3"
2A	BALCONY	12'0" x 28'0"
3	FAMILY ROOM	20'0" x 23'6"
3A	POWDER TOILET	6'0" x 8'0"
4	KITCHEN & DINING	17'3" x 24'3"
4A	STORE ROOM	9'6" x 7'9"
4B	UTILITY DRY AREA	9'0" x 6'6"
5	BEDROOM	17'3" x 14'0"
5A	DRESS / TOILET	9'3" x 14'9"
6	BEDROOM	14'0" x 18'3"
6A	DRESS / TOILET	8'3" x 18'3"
7	BEDROOM	14'0" x 18'3"
7A	DRESS / TOILET	9'3" x 14'9"
8	BEDROOM	20'6" x 15'0"
8A	DRESS / TOILET	17'0" x 8'3"
9	UTILITY WET AREA	10'3" x 7'0"
9A	SERVANT / STORE ROOM	10'3" x 9'0"
9B	SERVANT TOILET	10'3" x 4'3"



4BHK
floor plan

LUNA & PRIMA
1ST TO 9TH FLOOR

1	FOYER	9'6" x 6'3"
2	LIVING ROOM	20'9" x 22'6"
2A	BALCONY	9'3" x 27'3"
3	PUJA	8'3" x 6'3"
4	KITCHEN & DINING	15'0" x 22'6"
4A	STORE ROOM	6'9" x 6'0"
4B	UTILITY DRY AREA	6'0" x 5'9"
5	BEDROOM	15'0" x 12'0"
5A	TOILET	9'6" x 6'3"
6	BEDROOM	17'9" x 13'6"
6A	TOILET / DRESS	17'3" x 8'0"
7	BEDROOM	17'9" x 13'6"
7A	TOILET / DRESS	17'3" x 8'0"
8	BEDROOM	15'0" x 12'0"
8A	TOILET	11'6" x 6'3"
9	UTILITY WET AREA	6'9" x 7'0"
9A	SERVANT / STORE ROOM	10'6" x 9'0"
9B	TOILET	7'0" x 4'3"



BOTTOM
Living room



BOTTOM
The lavish balcony with a view



TOP
Family room



5B 2HK
penthouse
LOWER LEVEL PLAN

ARA
10TH & 12TH FLOOR

1	FOYER	12'6" x 7'0"
1A	PUJA	6'6" x 7'0"
2	LIVING ROOM	25'0" x 24'3"
2A	BALCONY	12'0" x 28'0"
3	FAMILY ROOM	20'0" x 23'6"
3A	POWDER TOILET	6'0" x 8'0"
4	KITCHEN & DINING	17'3" x 24'3"
4A	KITCHEN STORE ROOM	9'6" x 7'9"
4B	STORE ROOM	5'9" x 5'0"
4C	UTILITY DRY AREA	9'0" x 6'6"
5	BEDROOM	22'9" x 14'9"
5B	BALCONY	21'3" x 5'6"
5B	DRESS / TOILET	9'3" x 14'9"
6	BEDROOM	14'0" x 18'3"
6A	DRESS / TOILET	9'3" x 14'9"
7	BEDROOM	20'6" x 15'0"
7A	DRESS / TOILET	17'0" x 8'3"
8	UTILITY WET AREA	10'3" x 7'0"
8A	STORE ROOM	10'3" x 13'9"



UPPER LEVEL PLAN

ARA
11TH & 13TH FLOOR

1	HOME THEATER	30'3" x 31'6"
1A	TERRACE	14'6" x 42'0"
1B	STORE ROOM	8'0" x 7'9"
1C	STORE ROOM	5'9" x 5'0"
2	CARD ROOM	15'0" x 22'9"
2A	POWDER TOILET	5'0" x 7'9"
3	BEDROOM	20'9" x 18'3"
3A	BALCONY	9'0" x 14'9"
3B	TOILET / DRESS	11'3" x 14'9"
4	BEDROOM	18'9" x 23'9"
4A	BALCONY	18'3" x 8'9"
4B	TOILET / DRESS	15'9" x 17'0"
5	PANTRY	10'3" x 9'0"
5A	SERVANT / STORE ROOM	10'3" x 9'0"
5B	SERVANT TOILET	10'3" x 4'3"



5B 2HK
penthouse
LOWER LEVEL PLAN

LUNA & PRIMA
10TH & 12TH FLOOR

1	FOYER	9'6" x 6'3"
2	LIVING ROOM & FAMILY ROOM	20'9" x 35'3"
2A	BALCONY	9'3" x 27'3"
3	PUJA	8'3" x 6'3"
4	KITCHEN & DINING	15'0" x 22'6"
4A	STORE ROOM	6'9" x 6'0"
4B	UTILITY DRY AREA	6'0" x 5'9"
5	BEDROOM	15'0" x 20'3"
5A	TOILET	17'3" x 8'3"
6	BEDROOM	20'9" x 13'6"
6A	TOILET	17'3" x 8'0"
7	POWDER TOILET	11'6" x 6'3"
8	UTILITY WET AREA	6'9" x 7'0"
8A	SERVANT / STORE ROOM	10'6" x 20'0"
8B	SERVANT TOILET	7'0" x 4'3"



UPPER LEVEL PLAN

LUNA & PRIMA
11TH & 13TH FLOOR

1	HOME THEATRE	24'9" x 29'0"
1A	TERRACE	13'3" x 29'0"
2	BEDROOM	15'0" x 20'3"
2A	TOILET	17'3" x 8'0"
3	BEDROOM	20'9" x 13'6"
3A	TOILET	17'3" x 8'0"
4	BEDROOM	15'0" x 12'0"
4A	TOILET	11'6" x 6'3"
5	PANTRY	10'6" x 9'0"
5A	TOILET	7'0" x 4'3"



SPECIFICATIONS

FLOORING

Living – Dining – Kitchen : Italian Marble

All Bedrooms : Laminated Wooden Flooring / Vitrified Tiles.

All Bathrooms, Balcony, Wet Kitchen : Anti Skid Premium Ceramic / Vitrified Tiles.

SANITARY FITTINGS

Premium Designer Bathrooms with Good quality bath fittings of reputed make like hansgrohe / toto or equivalent.

ELECTRIFICATION

Concealed Electrical Wiring in Conduits with Premium Modular Switches.

Provision for Air-conditioning in all rooms.

Automatic Backup Generator for Common Areas.

Provision for individual flat Car Charging Point.

Security of the Building backed by CCTV Surveillance.

CAR PARKING

3 Allotted Car parking for each Typical Flat.

4 Allotted Car parking for each Penthouse Duplex Flat.

DOOR & WINDOW

Main door : High opening with decorative veneer polish on both sides

Internal doors : Flush Doors with Veneer polish on both sides

UPVC / anodized aluminium sliding Windows. Standard quality ironmongery & fittings for all doors.

Clear reflective Glass glazing in all Windows.

KITCHEN

Provision for Modular Kitchen Fitting with premium Quartz platform.

WALL FINISH

External walls will Apex / Jotun or textured finish as per Architect's approved elevation.

Internal walls with punning finish / smooth plaster with putty and primer

AMENITIES



SECURITY CABIN



CAR WASH



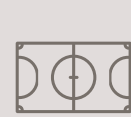
RECEPTION & WAITING



GARBAGE ROOM



SUBSTATION



BASKETBALL & VOLLEYBALL COURT



GYMNASIUM



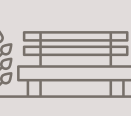
YOGA & DANCE ROOM



READING LIBRARY



SPA & SALON



SITTING LOUNGE AREA



STORE ROOM



COMMON LADIES & GENT'S TOILET



INDOOR GAMES



TODDLER ROOM



BANQUET HALL



PARTY LAWN AREA & GARDEN



THEME GARDEN



SWIMMING POOL



SPLASHED PAD



MANAGER OFFICE



CHILDREN PLAY AREA



CAFETERIA

TERMS AND CONDITIONS

- No changes, modification or additions allowed of a nature which may affect the exterior elevation of buildings
- Internal changes will be allowed after necessary approval of structural consultant and architects approval and charged extra at actuals. These will be executed only after receiving full advance payment.
- Possession will be given after one month of settlement of all accounts as per schedule.
- The Payment terms shall be as agreed mutually and specified in allotment letter.
- Documentation Charges, Legal Fee, Stamp Duty, Registration Fee, GST as applicable will be extra.
- Any new Central & State Government taxes, if applicable, will have to be borne by the buyer.
- Electricity connection expenses and deposits shall be extra as per load applied for.
- One time maintenance deposit as defined by developer shall be paid by each buyer before possession and later same shall be handed over to society once formed as maintenance corpus.
- Additional Yearly maintenance will be defined once the common services are functional and after reviewing the expenses and planned to be collected yearly in advance for the smooth functioning of common services.
- Continuous defaults in payment terms as agreed may lead to cancellation of unit.
- After completing necessary formalities and applications, developers will not be responsible for any delays in electricity and water supplies from respective authorities.
- Architect / Developers shall have the right to change / revise / improvise any details in the project permissible as per building rules, which will be binding for all.
- Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project.