

EMERALD, *Gulistan*

A CITY WITHIN A CITY

EMBRACE THE NEW LIFESTYLE OF MODERN KANPUR

90 ACRES OF MODERN PLANNED TOWNSHIP

RESIDENTIAL PLOTS | VILLAS

INDEPENDENT FLOORS

The first modern integrated township of Jajmau sprawled over a gigantic 90 acres with state-of-the-art amenities to inspire a futuristic lifestyle. Situated on the cusp of Lucknow-Kanpur highway, it is seamlessly accessible from everywhere

Actual Image



Ritu
HOUSING



Actual Image

**IMAGINE A LIFESTYLE
WHERE PRIVACY IS
RESERVED FOR YOU**

INDEPENDENT FLOORS

Presenting, Independent floors built on 167.17 sq. mt. and 200.64 sq.mt. where you enjoy your family time without any hindrance. Unwind your senses with this masterpiece draped in nature.

SPECIFICATION

AREAS	WALLS & CEILING	FLOOR	DOORS	WINDOWS/GLAZING	SANITARY FITTINGS	OTHERS	SWITCHES
LIVING, DRAWING & DINING ROOM	OBD or Emulsion Paint over Plaster with Putty	Vitrified Tiles	Main Door : Panel Door with Polish	UPVC Sliding Doors	-	-	Modular Switches
BED ROOMS	OBD or Emulsion Paint over Plaster with Putty	Vitrified Tiles & Wooden floor in Master Bedroom only	Flush Door with Paint	UPVC Sliding Doors	-	-	Modular Switches
KITCHEN	Ceramic Tiles over Counter & Plaster with Acrylic Paint above	Anti-Skid Vitrified Tiles	Flush Door with Paint	UPVC Sliding Doors	Stainless Steel Sink	Kitchen Platform in Black/Steel Gray Granite	Modular Switches
BALCONIES	Textured Paint over Plaster	Anti-Skid Ceramic Tiles	Sliding UPVC Glass Door	-	-	S S Railing with Glass & MS Railing in Staircase	Modular Switches
TOILET	2.10 M. Ceramic Tiles. Plaster with Acrylic Paint above Ceiling with Gypsum base	Anti-Skid Ceramic Tiles	Flush Door with Paint	UPVC / Glass Louvered Ventilator	All CP and Sanitary Ware Jaguar or Equivalent Fittings	-	Modular Switches
EXTERIOR	Sand Face Plaster with Textured Paint	-	All Door Frames in Red Mirandi	-	-	-	-

167.17 Sq Meters / 200 Sq Yards



Carpet Area*	90.82 sq m / 977.59 sq ft
Exclusive Balcony Area	19.47 sq m / 209.58 sq ft
Super Built-up Area**	146.43 sq m / 1576.17 sq ft

**Including Common Area in Stairs & Lift
Excluding Parking, Terrace & OHT

One sq ft = 0.0929 sq m | One Foot = 0.3045 m

FLOOR PLANS

200.64 Sq Meters / 240 Sq Yards

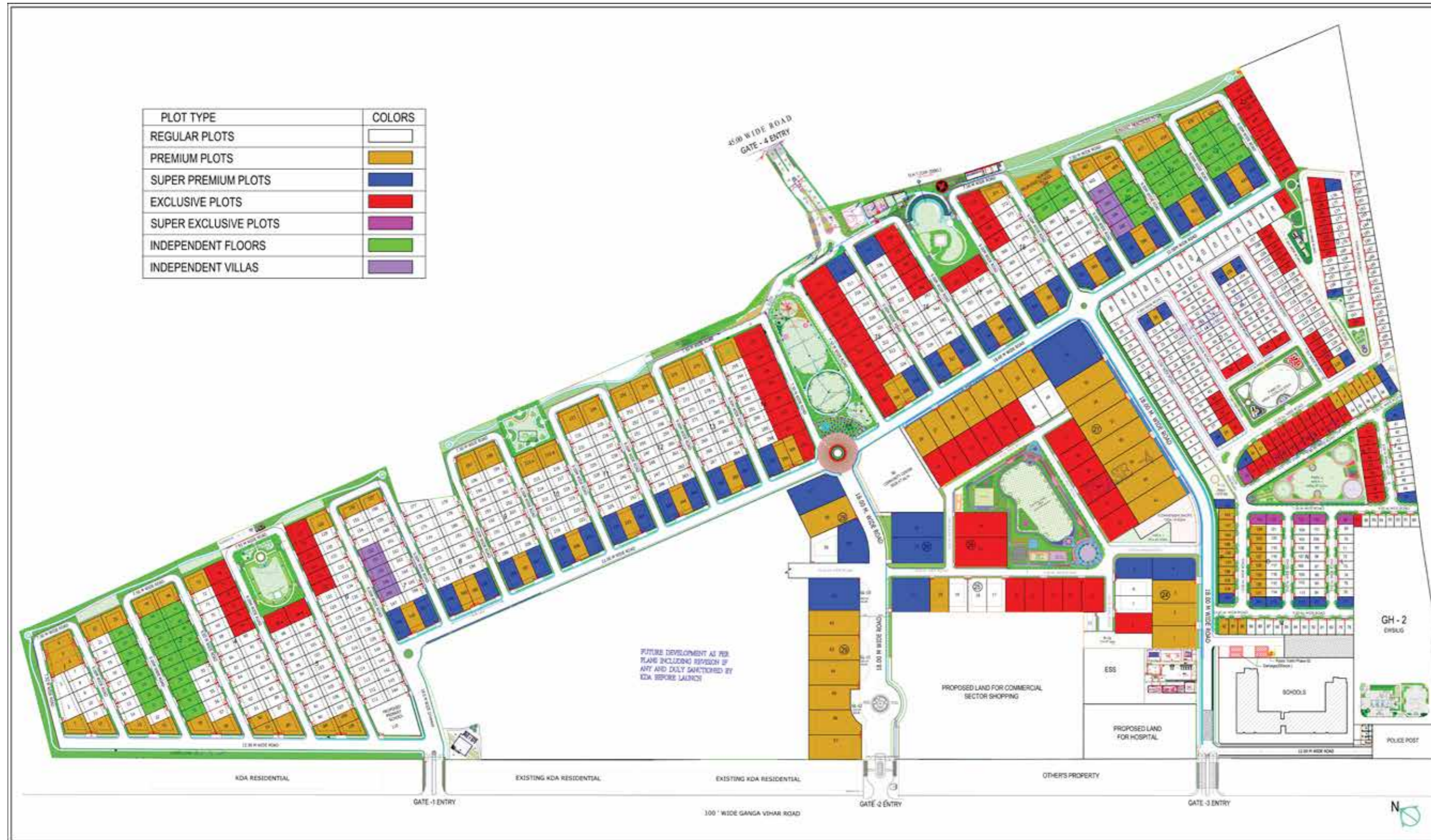


Carpet Area*	109.78 sq m / 1181.67 sq ft
Exclusive Balcony Area	24.6 sq m / 264.79 sq ft
Super Built-up Area**	176.50 sq m / 1899.82 sq ft

**Including Common Area in Stairs & Lift
Excluding Parking, Terrace & OHT

One sq ft = 0.0929 sq m | One Foot = 0.3045 m

SITE PLAN



RESIDENTIAL PLOTS

Emerald Gulistan also offers exclusive residential plots ranging from 80 SQ. YD. to 2000 SQ. YD., which gives you an amazing opportunity to craft your lifestyle as you desire.

CLIENT TESTIMONIAL

MOHAMMAD ASIF

Emerald Gulistan has exceeded our expectations in every which way. It is amazing to see how everything here is top-notch, from the maintenance of all the amenities to the lifestyle they have offered. Ever since we have shifted here, life has felt whole and complete... everything you can think of, they have it here. There's no need to step out... they have given us the world. And of course, with a location like that, who wouldn't want to live here.

ANKIT SAAHU

As a home buyer, I was on the lookout for features like security, a pathway for walks, gardens, pools, hospital and mall facilities. When I visited Emerald Gulistan and saw the infra, it totally matched what I was looking for. From a security point of view, I have nothing to worry about. My work requires me to travel and I am never worried about the well-being of my family, thanks to the security. Another factor is that due to the excellent schools they have on the premises, we don't need to send our children anywhere else for studying.

Mrs Sahu: Every woman has a dream home... and my dream home looked exactly like this. We immediately loved the sample flat and after showing it to our parents, we booked a home here

NAZIA REHMAN

My husband is in Kuwait and I stay here. Because of this I was considering leaving India. But when we came to Emerald Gulistan, I told my husband that I can live here, thanks to its safety, security, prayer rooms, gardens, skating rinks for kids... everything is available right here. I don't feel the need to step out of Emerald Gulistan. My husband was concerned about me living here all alone but I asked him not to worry as I can definitely stay here all by myself. If I had to describe Emerald Gulistan in one word, I'd call it the heaven of this world.

RECREATIONAL FACILITIES AT EMERALD GULISTAN



SKATING RINK



BASKETBALL COURT



BOX CRICKET



SCHOOL



ENTRANCE GATE



PRAYER ROOM



KIDS PLAY AREA



JOGGING TRACK

ACTUAL IMAGES

ACTUAL IMAGES

EVERYTHING THAT YOUR HEART CAN DESIRE & MIND CAN PERCEIVE

TOWNSHIP'S AMENITIES



24 Hours Security



Landscaped Parks



Musical Fountain



CCTV Surveillance



Outdoor Sports Facilities



Amphitheatre



Badminton Court

PROPOSED AMENITIES



Group Housing



Shopping Mall



Multispeciality Hospital



Clubhouse



Play & Primary Schools

LOCATION ADVANTAGES

- Kanpur Airport – 3 Kms
- Golf Course – 3 Kms

- Cantonment – 4 Kms
- Railway Station – 7 Kms

- Kanpur Interstate Bus Station – 7 Kms
- Kanpur Lucknow Highway (NH27) - 500 vmtrs

TO KNOW MORE CALL: **80 5500 5500**

Site Address: Plot No. 2, Scheme No. 39, Jajmau, Kanpur-208 010 • **Email:** infoeg@rituhousing.com

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RERA Registration No.: Phase II UPRERAPRJ17995 • Phase III UPRERAPRJ542474 • Phase IV UPRERAPRJ103991

Promoter RERA Registration no: UPRERAPRM65697 • RERA Website: www.up-rera.in

KDA APPROVED | HOME LOAN AVAILABLE FROM LEADING BANKS

"The Entire Emerald Gulistan Project situated at Plot No. 2, Scheme No. 39, Jajmau, Kanpur, is being developed by the Company in phased manner. Each Phase is independent and standalone project in itself and is mutually exclusive. Completion Certificate for the Phase-I, Plotted Development in "Emerald Gulistan" had been obtained vide Letter No. 17/39/Bhawan/14-15 dated 14.07.2016 issued by Kanpur Development Authority and Completion Certificate for the Phase-II, Plotted Development in "Emerald Gulistan" had been obtained vide Letter No. D/30/Na.Ni.(Bhawan)/Ka.Vi.Pra./2019-20 dated 28.02.2020 issued by Kanpur Development Authority. Phase-IV, Plotted Development Project, bearing UPRERA Registration No. UPRERAPRJ103991, has been sanctioned by Kanpur Development Authority vide sanction / permit No. 127/1055/Bhawan/Online/2018-19 dated 29.06.2019. This Phase-III, Plotted Development Project, bearing UPRERA Registration No. UPRERAPRJ542474, consisting of total 143 Plots of different dimensions on a total land area admeasuring 13954.64 sq. meters, separate layout plan of which has been sanctioned by Kanpur Development Authority vide sanction/permit No. 1055/BHAWAN/ONLINE/2018-19 dated 29.06.2019, located in Emerald Gulistan Township, is an Independent and Standalone Project in itself. Nothing contained herein constitutes any offer for sale, brochure, advertisement or marketing document, invitation to purchase a Unit/Product in any project-component of the Company. The viewers/buyers/customers are bound to inspect all plans and approvals and visit the project site and apprise themselves of all plans and approvals and relevant information. The relationship between the Promoter/Company and the purchaser will be governed strictly by the Agreements to be executed from time to time and not on the terms/ information / pictures / images etc. shown herein. The Company shall not be liable for any consequences of any action taken by the viewer relying only on such material / information on this depiction.