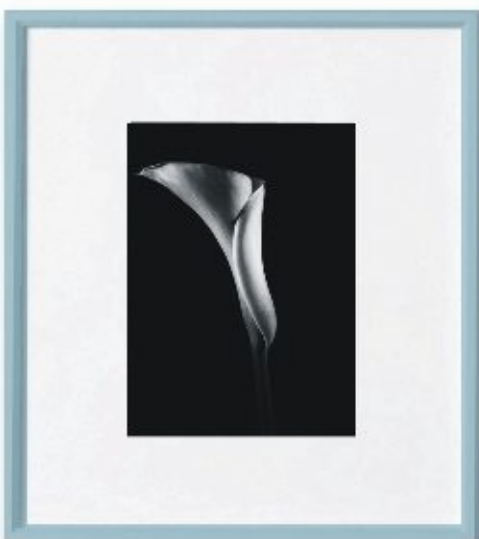
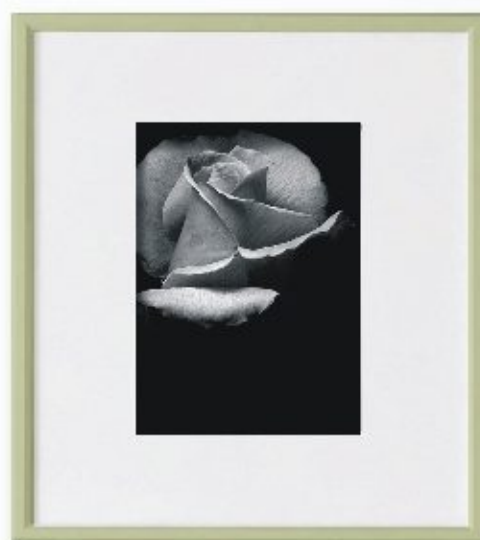
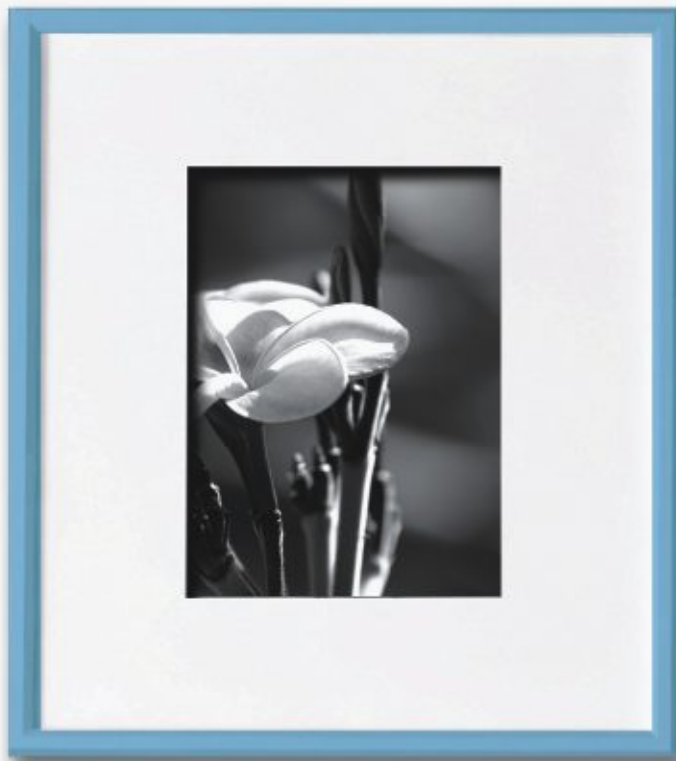


Delta Empress



WHERE EXCLUSIVITY, LUXURY & REFINEMENT MEET.



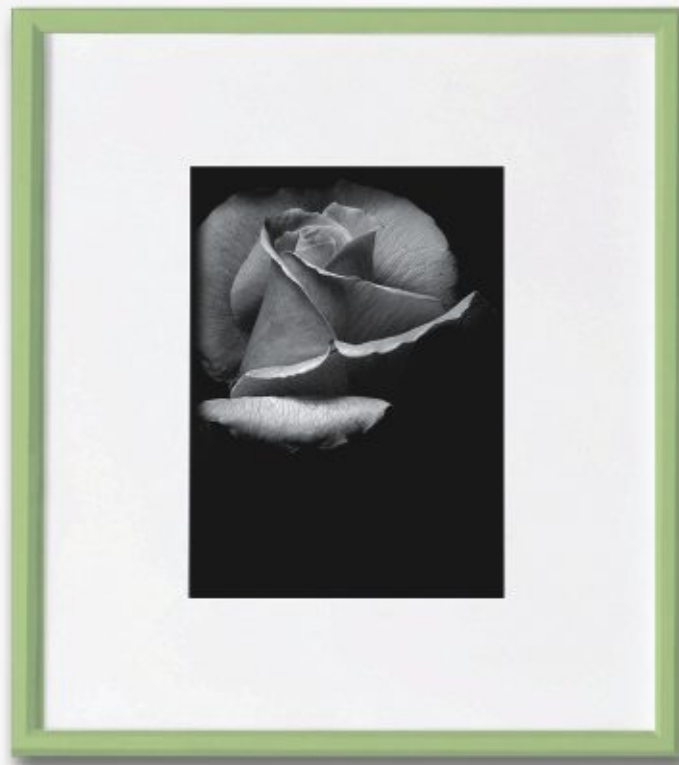
Exclusivity

Welcome to the idyllic environs of Sopan Baug. It's by far the greenest stretch of real estate anywhere in Pune.

Adjacent to the thick foliage of the magnificent *Empress Gardens*, Sopan Baug is one of Pune's most exclusive residential neighbourhoods with a lush green cover.

The area is home to the upper crust of Pune and is richly endowed with fresh air, lower temperatures, solitude & sylvan splendour.





Luxury

Nestled within the picturesque surroundings of
Sopan Baug, *Delta Empress* brings you luxurious living
space unlike any other.

A single magnificent tower rising from a compact yet beautifully
landscaped garden. With a choice of spacious 4 BHK apartments,
Delta Empress embodies every luxury designed to make life a
wonderful living experience.

Delta Empress is consulted & managed by none other than
Clover Realty & Infrastructure Pvt. Ltd. with a track record of
landmark constructions in Mumbai & Pune for over 4 decades.





Refinement

Every home at *Delta Empress* spells sophistication & style. Exuding a delicacy of design, specifications & features that all add up to an ambience of elegance & exclusivity.

- Elegantly designed, double height entrance lobby
 - Stilt as well as “two-level podium parking”; separate parking for guests
 - Uniquely designed roof-top splash pool
 - State-of-the-art gymnasium facilities
- Common areas to have two-tier security system, with intercom
 - CCTV surveillance in lobby
- Movement-based lighting controls in lobbies & staircase
 - Adequate common area lighting systems





Just Right For You

- Automatic genset back-up for lift, water pump & common area lighting
- Generator backup for priority lighting in apartment
- Earthquake resistant structural design
- Environment friendly & efficient construction
- High-branded elevator systems
- Mobile signal boosters





Specifications & Amenities

- Imported Italian Marble flooring will be provided in living & dining areas
- All doors will be laminated flush doors, with quality locking systems
- Video door phone
- All windows will be good quality aluminum anodized window systems with mosquito nets
- Branded ISI mark electrical wires & switches of adequate number will be provided. Concealed telephone & TV point will be provided in all bedrooms & living room. All bedrooms will be provided with one A.C. point
- Kitchen will have a granite platform with stainless steel sink
- Provision for integrated broadband internet, telephony & satellite DTH systems
- Designer toilets with concealed plumbing & separate wet & dry areas. High-end branded sanitary fittings & CP fittings
- Provision for rain water harvesting
- Fire protection system
- Provision is made for a society office & common servants toilet





Behind the Show Credits

Promoters

Jayem Realty Solutions Pvt. Ltd.

Architect

Advanced Concept & Design Studios

Consultant Architect

Subhash Shah & Associates Architects Pvt. Ltd.

RCC Consultant

J + W Consultants, formerly Y. S. Sane Associates

Legal Advisor

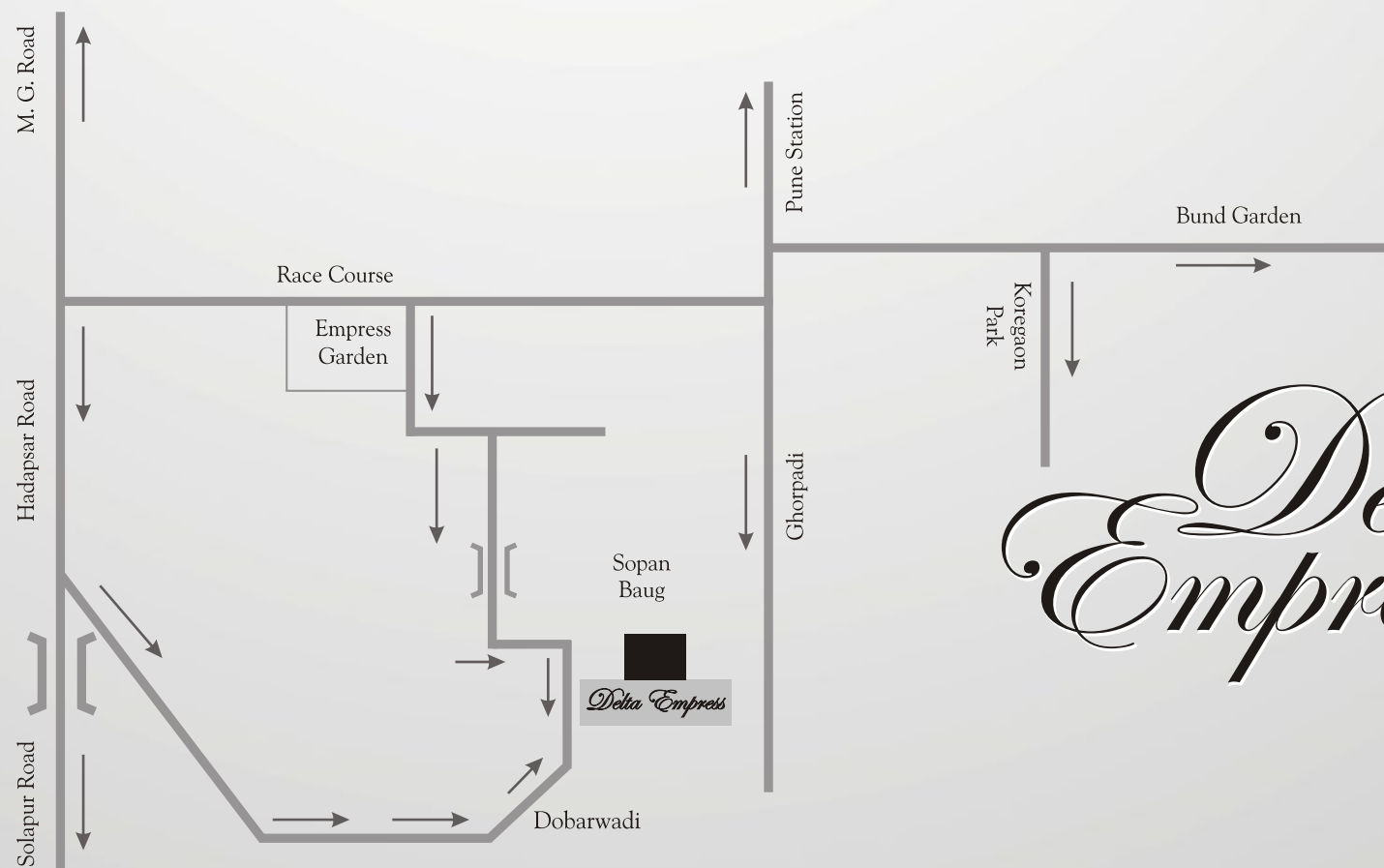
AZB & Partners



A bird's eye view
of your *Delta Empress* home



Location Map



*Delta
Empress*





Project Consulted & Managed



Clover Realty & Infrastructure Pvt. Ltd.

Pune: Clover Centrum, Plot No. 5, Galaxy Society, 245, Boat Club Road, Pune 411 001, India.

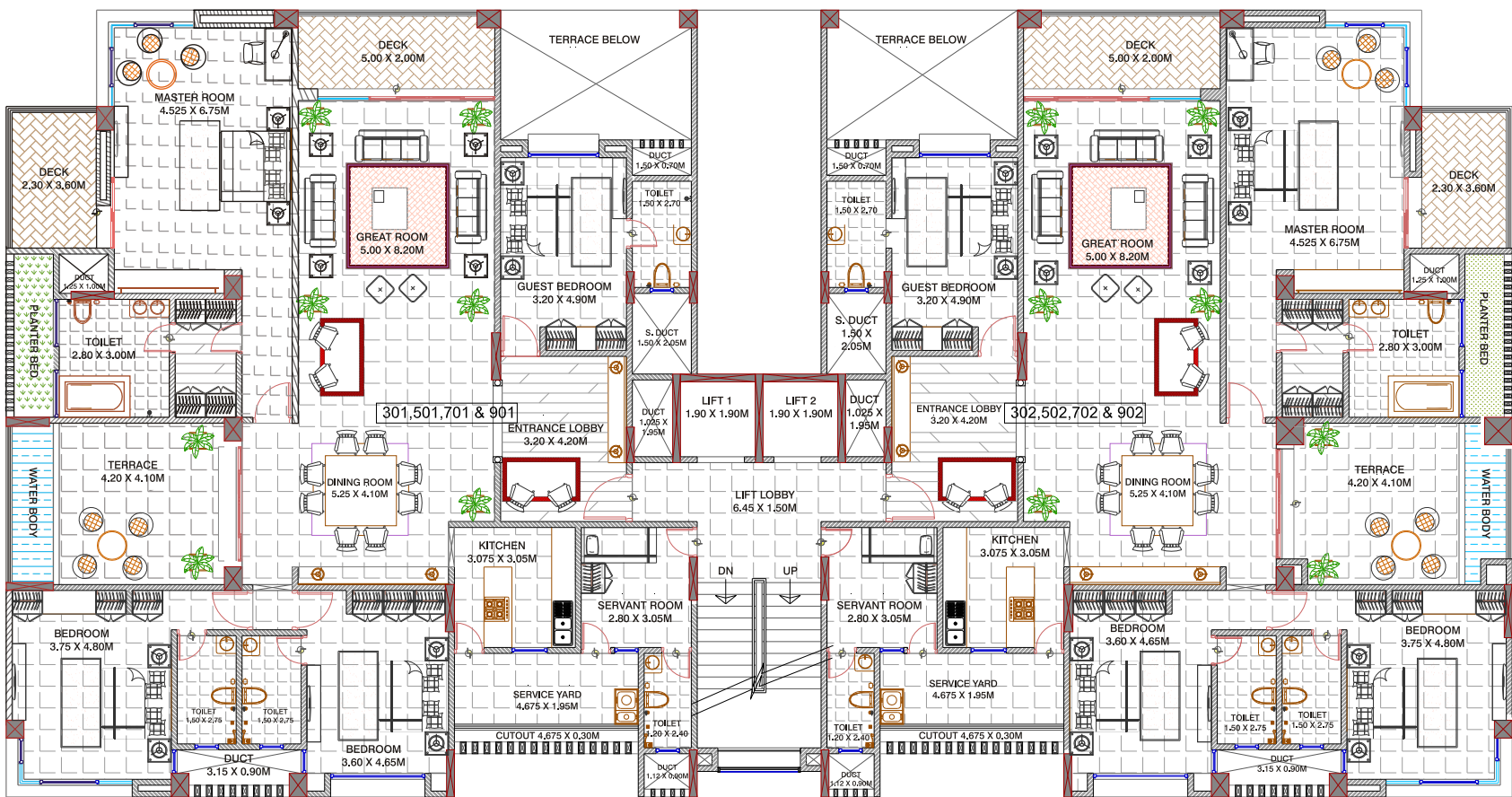
Tel.: +91 20 2616 0022 / 23 / 24 Fax: +91 20 2616 0020

Mumbai: 85, 'A' Wing, Mittal Towers, Nariman Point, Mumbai 400 021, India.

Tel.: +91 22 2287 0659, 22 22871615 Fax: +91 22 24823001

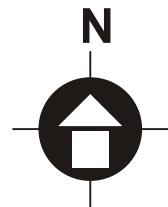
Disclaimer:

- This brochure is conceptual in nature & is by no means a legal offering. The promoters reserve the right to change, delete or add any specifications or plan mentioned herein.

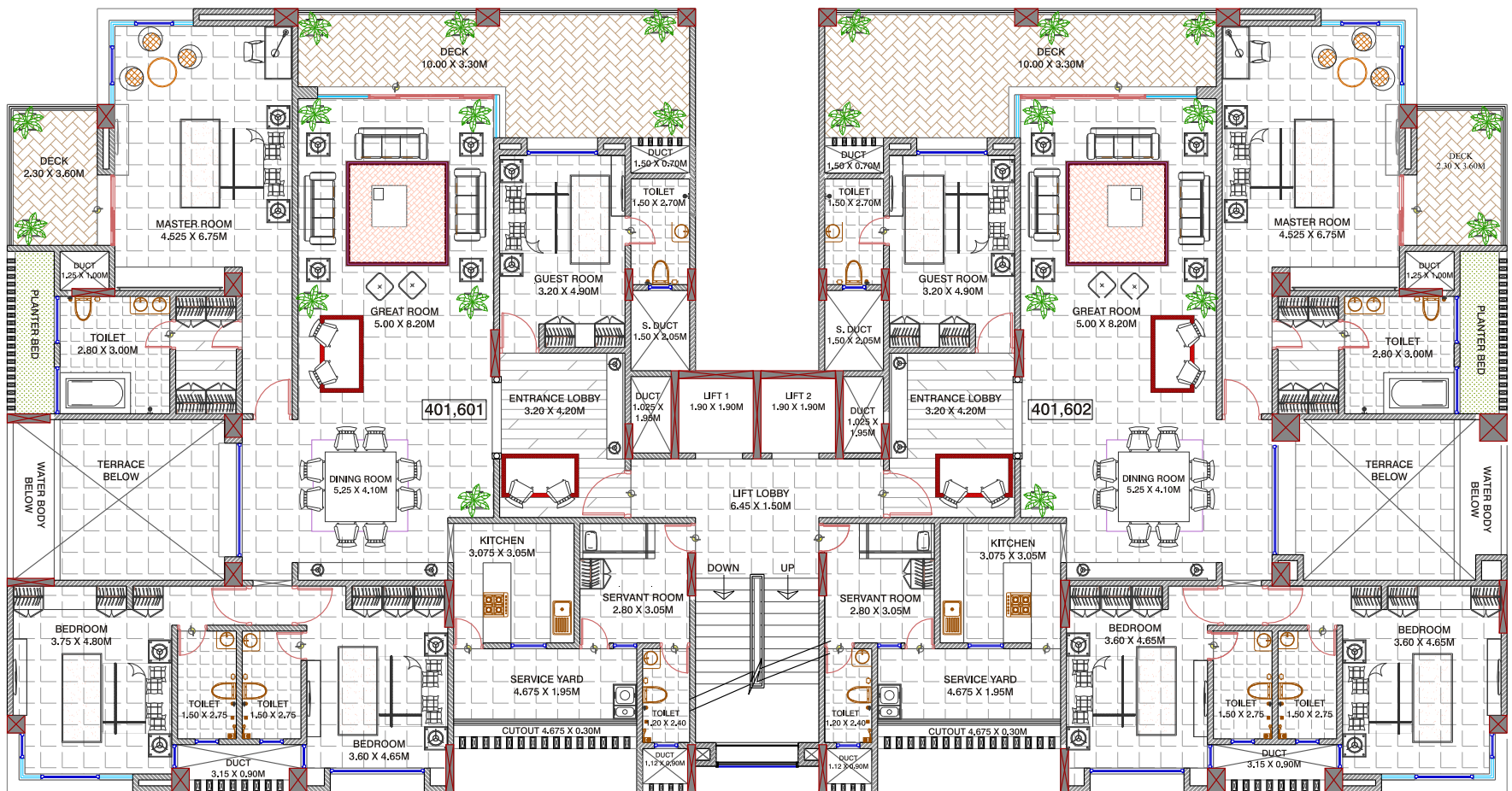


TYPICAL 3, 5, 7, 9 TH FLOOR PLAN

APARTMENT NOS.	SALEABLE AREA
301,501,701,901	3795.69 SQ. FT
302,502,702,902	3795.69 SQ. FT



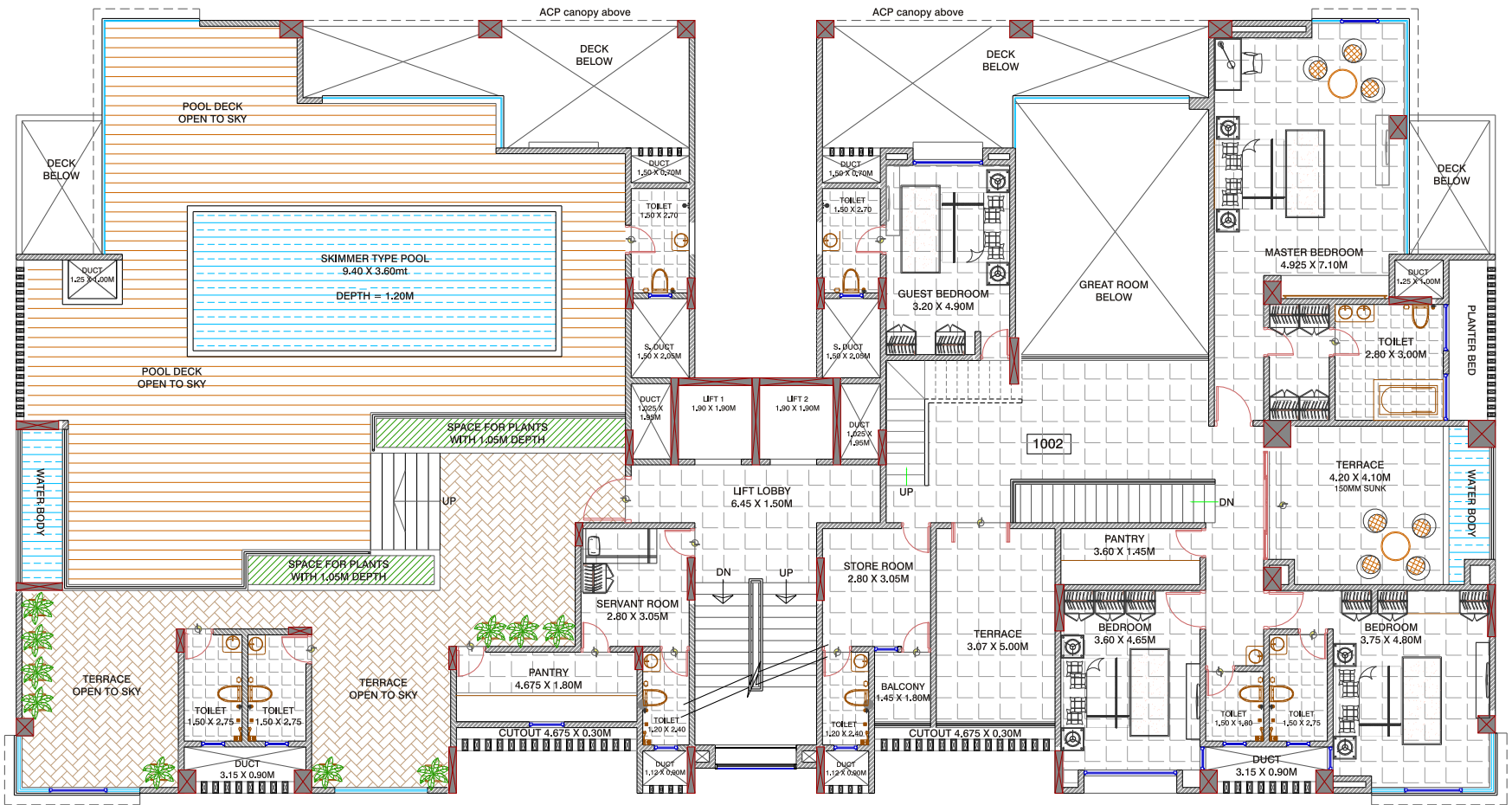




TYPICAL 4TH 6TH FLOOR PLAN

APARTMENT NOS.	SALEABLE AREA
401,601,402,602	3709.26 SQ. FT





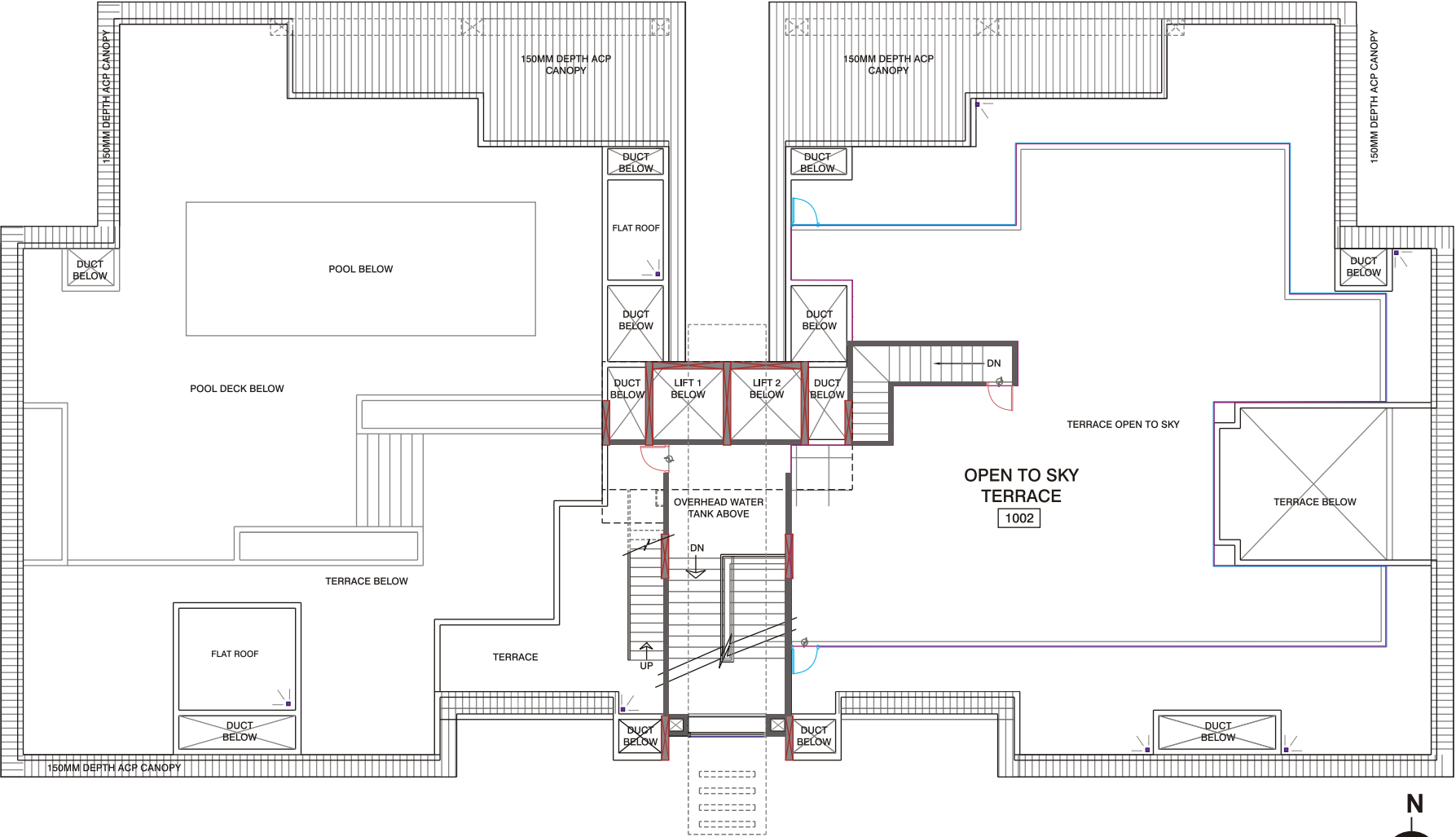
11TH FLOOR PLAN (PENT HOUSE PART)

APARTMENT NO.	SALEABLE AREA
1002	8419.33 SQ. FT

PENT HOUSE (FULL) = 10TH + 11TH FLOOR + TOP TERRACE

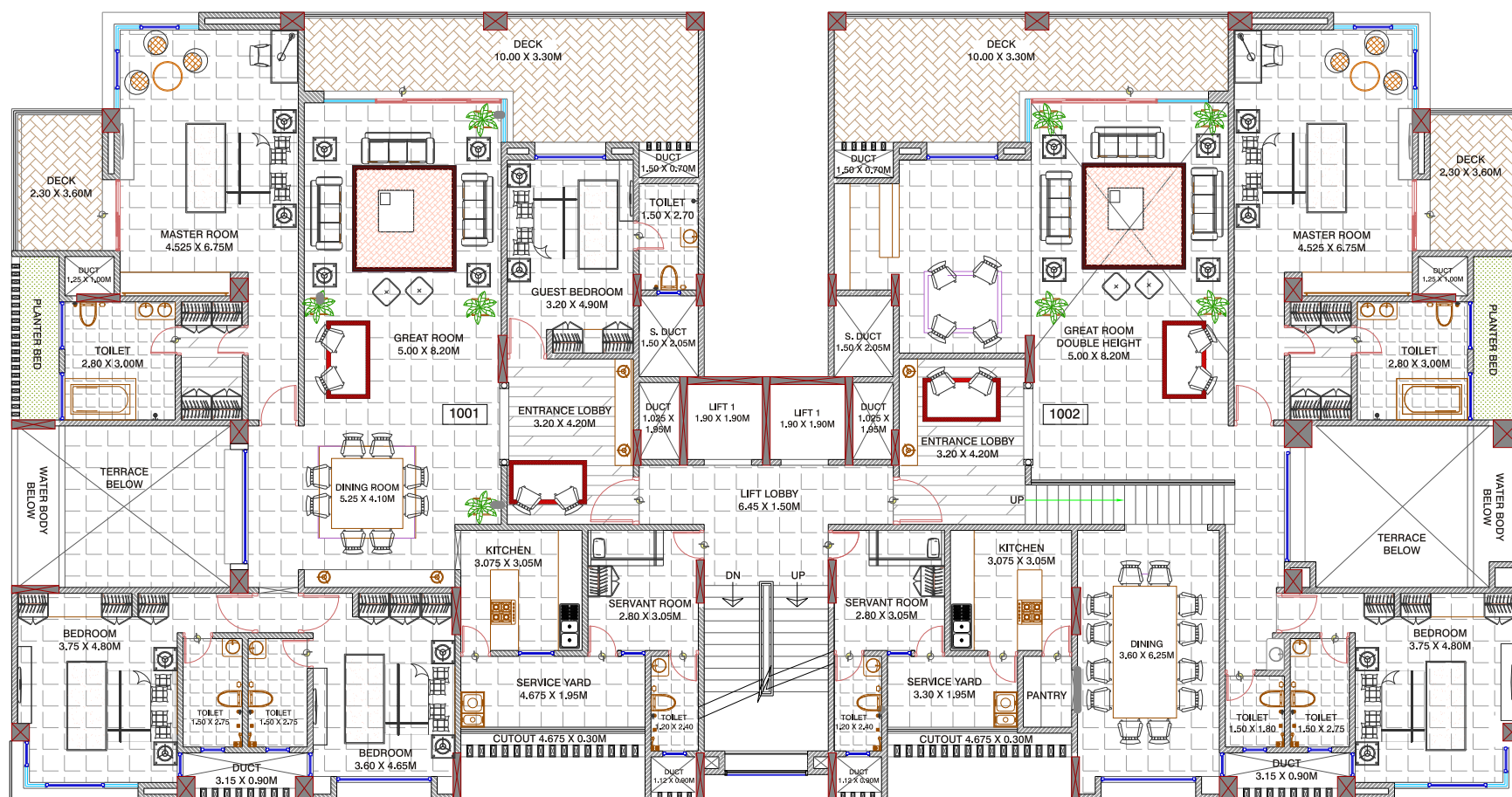
APARTMENT NO.	SALEABLE AREA
1002	8419.33 SQ. FT





TOP TERRACE PLAN





10TH FLOOR PLAN

APARTMENT NOS.	SALEABLE AREA
1001	3709.26 SQ. FT

10TH FLOOR PLAN (PENT HOUSE PART)

APARTMENT NOS.	SALEABLE AREA
1002	3709.26 SQ. FT

