

॥ ॐ श्री महावीराय नमः ॥



EMBLICA

ESTATE

FARM & LEISURE



Dausa, Karanpura, Rajasthan-303303, India



## *Farm & Leisure*

*All the benefits of being part on an Emblica Orchard*

### *Fresh and Nutritious Produce*

You'll have easy access to fresh Emblica fruits, which are rich in Vitamin C and antioxidants, providing numerous health benefits.

### *Air Quality*

Recent studies have shown that people living in Delhi NCR have reduced life expectancy of 11.9 years. However, did you know that Orchards contribute etc..

### *Biodiversity*

Orchards are the heart of a rich wildlife, contributing to etc.

### *Recreational Activities*

Orchards can offer space for outdoor activities like picnics, walking, butterfly spotting or bird watching etc., enhancing your leisure time.

### *Connection with Nature*

Living amidst the orchard allows you to be in close contact with nature, appreciating the beauty of the trees and the changing seasons. Offering your city family a getaway experience and be closer to nature.

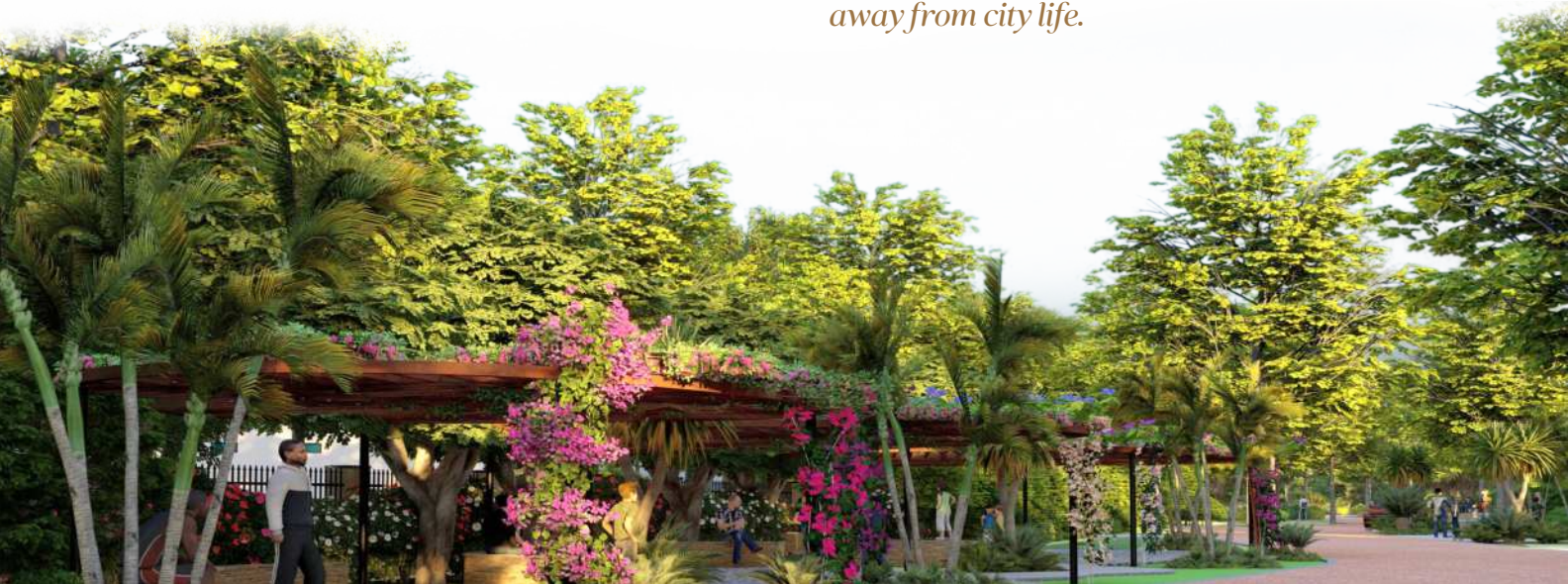
### *Serene Environment*

Nothing spoils the landscape, the sky is clear, there are no buildings in the horizon, only Rajasthan landscape and hills as far as your eyes can see.

### *Opportunities for Agriculture*

If you enjoy gardening or farming etc., you can explore cultivating other crops alongside Emblica trees for a diversified harvest.

*It is an ideal heaven for those who appreciate nature and enjoy the benefits it offers, an Emblica orchard can be a rewarding and fulfilling place to live to get away from city life.*





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॥ श्री विद्यासागर नमः ॥

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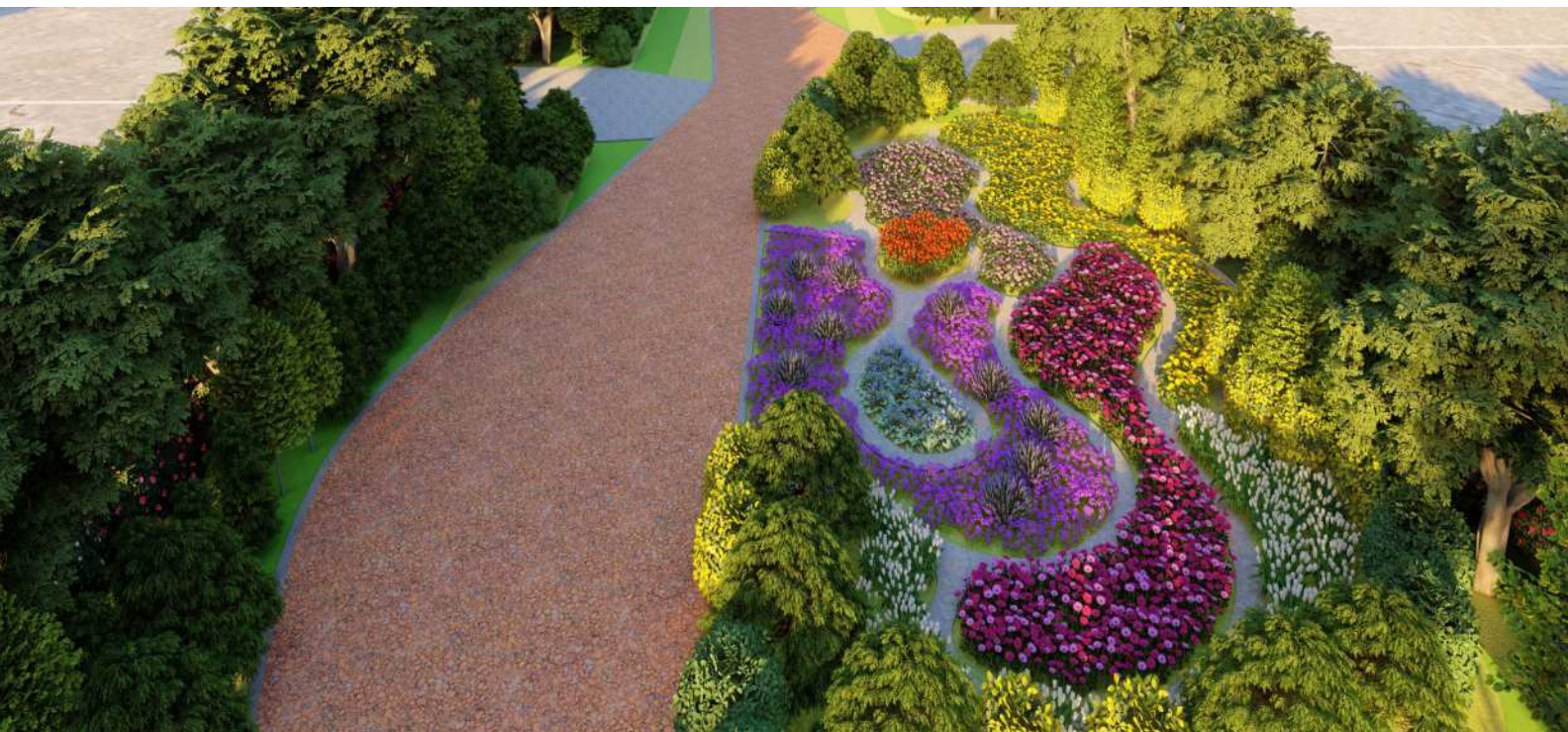
परस्परोपग्रहो जीवानाम्

## णमोकार मंत्र

णमो अरिहंताणं,  
णमो सिद्धाणं,  
णमो आयरियाणं,  
णमो उवज्झायाणं,  
णमो लोए सब्ब साहूणं  
एसोपंचणमोक्कारो, सब्बपावप्पणासणो  
मंगला णं च सब्बेसिं, पडमम हवई मंगलं







## Landscape Concept



The "harmony In Nature" To Create A Symbiotic Relationship Between Human Living Spaces And The Surrounding Greenery.

Creation Of Interactive Open Spaces.

Interconnected Spaces With Opportunities Of Creation Of Personal And Group Interactive Spaces.

Flexibility Of Uses - Multi Utility Space As Per User Requirements And Functions.

*BSP*

*₹ 5500 / Sq. Yard*

### Payment Plan

*Booking Amount*

*20% of Total Cost*

*On Offer of Registry*

*80% of Total Cost*

#### Notes :

1. IFMS & sinking fund extra at the time of Possession / Registry.
2. Clu charges 5 lakhs & Boundary charges 12 lakhs.
3. Price list & payment plan can be changed without notice.
4. The information in this price list is provided in good faith and does not constitute part of the contract.
5. The price list and information given is indicative and only for reference, however the customer is bound and has to pay the amount as per the actual papers/forms being signed by the developer and the customer.
6. Cheque to be made in favour of "GRASSROOTS DEVELOPER"
7. Registry or any other government charges will be applicable as per government norms.



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*Reboot your  
Energy*



Gated  
Community



Open Gym



Swimming  
Pool



Park



Club



24 hrs CCTV  
Security  
Surveillance



Amla Tree

## Amenities



- Wishing Well
- Pavilions
- Recreational Zones  
(Reflexology Park)
- Meditation Seating Plaza
- Neighborhood Seating Area
- Water Pond for Kids Play

- Mound
- Adventure Play Zone
- Movie Theatre
- Fire Play Plaza
- Open Air Theatre
- Badminton Court
- Half Basketball

- Cricket Pitches
- Cycle Track for Kids
- Golf Putting
- Butterfly Garden
- Cow Shed
- Camel Shed



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*Fruits &  
Vegetables*

*922  
Amla Trees*

*10,000  
Trees*



*0%  
Pollution*

*Natural  
Clean Water*

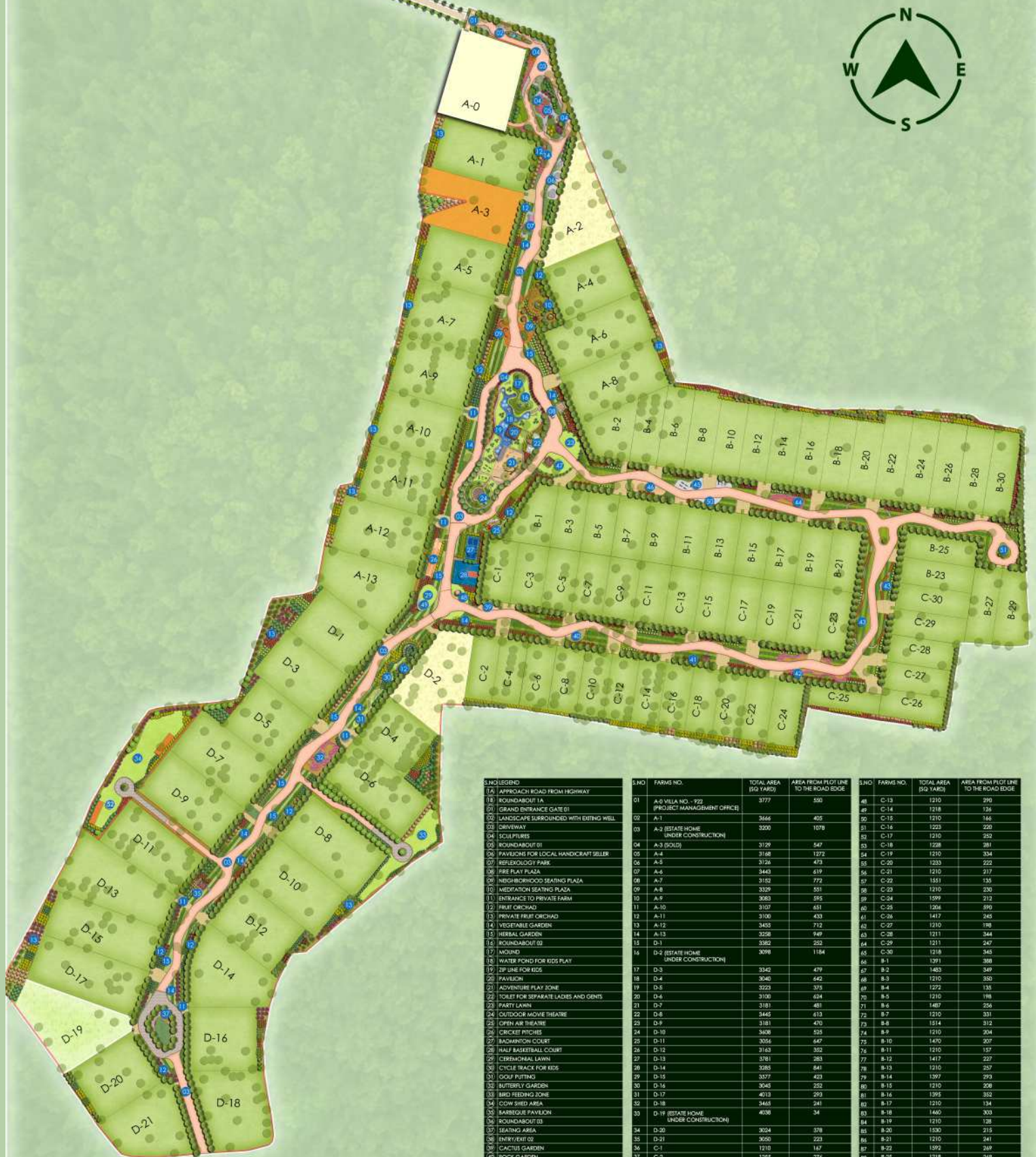
*Oxygen*



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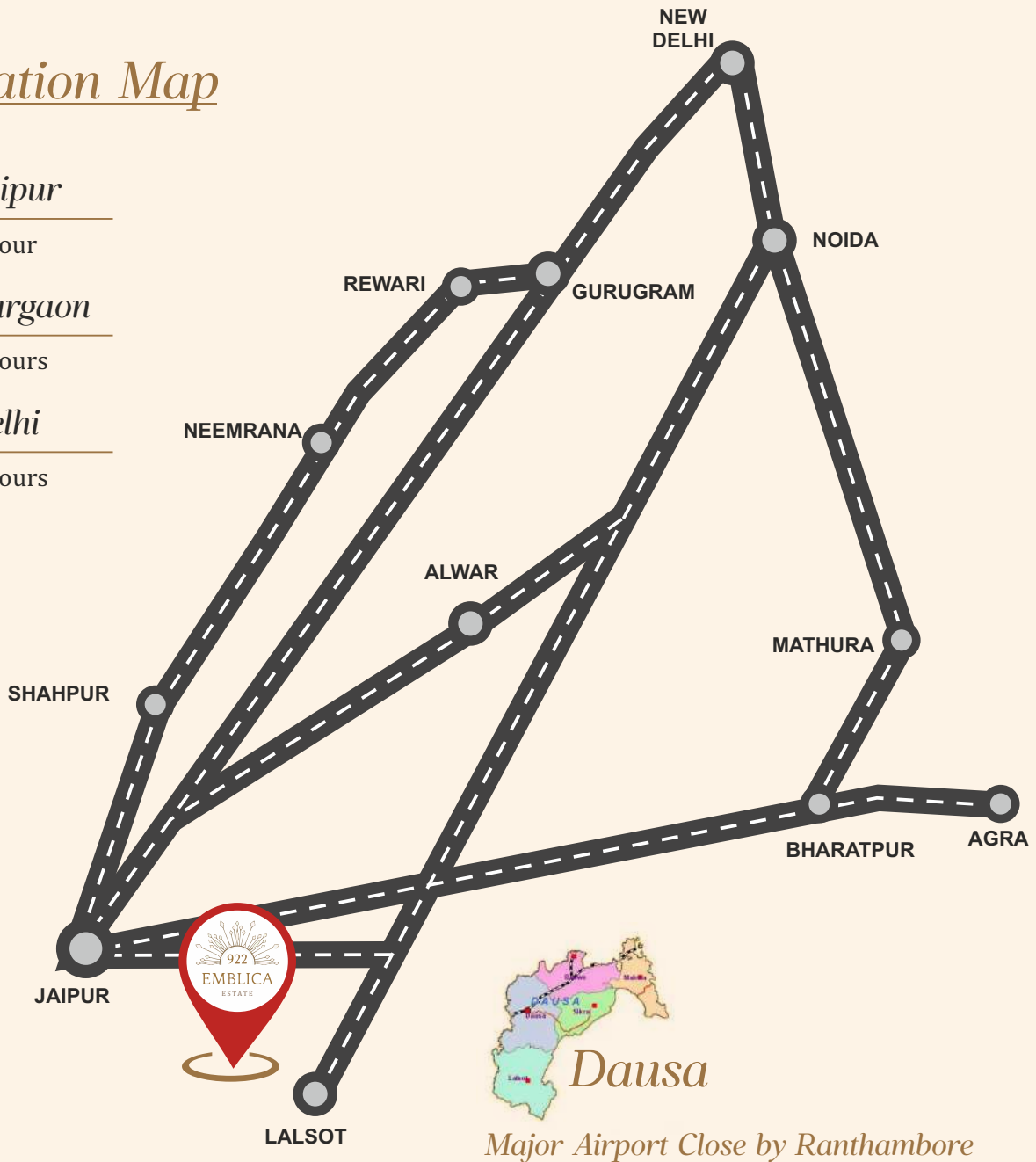
S.NO	LEGEND	S.NO	FARMS NO.	TOTAL AREA (SQ YARD)	AREA FROM PLOT LINE TO THE ROAD EDGE	S.NO	FARMS NO.	TOTAL AREA (SQ YARD)	AREA FROM PLOT LINE TO THE ROAD EDGE
18	APPROACH ROAD FROM HIGHWAY	01	A-0 VILLA NO. - 922 (PROJECT MANAGEMENT OFFICE)	3777	550	48	C-13	1210	290
19	ROUNDABOUT 1A	02	A-1	3666	455	49	C-14	1218	326
20	GRAND ENTRANCE GATE 01	03	A-2	3390	1078	50	C-15	1210	125
21	LANDSCAPE SURROUNDED WITH EXISTING WELL	04	A-3 (ESTATE HOME UNDER CONSTRUCTION)	3129	547	51	C-16	1223	128
22	DRIVEWAY	05	A-3 (SOLD)	3129	547	52	C-17	1210	252
23	SCHULPIRES	06	A-4	3168	1272	53	C-18	1228	381
24	PAVILIONS FOR LOCAL HANDICRAFT SELLER	07	A-5	3126	473	54	C-19	1210	334
25	REFLEXOLOGY PARK	08	A-6	3445	630	55	C-20	1233	222
26	FRUIT ORCHARD	09	A-7	3152	772	56	C-21	1215	217
27	PRIVATE PLAY PLAZA	10	A-8	3329	551	57	C-22	1551	335
28	NEIGHBORHOOD SEATING PLAZA	11	A-9	3083	595	58	C-23	1210	230
29	MEDITATION SEATING PLAZA	12	A-10	3107	651	59	C-24	1599	212
30	ENTRANCE TO PRIVATE FARM	13	A-11	3100	433	60	C-25	1204	590
31	FRUIT ORCHARD	14	A-12	3485	712	61	C-26	1417	245
32	PRIVATE PLAY PLAZA	15	A-13	3238	949	62	C-27	1210	193
33	HERBAL GARDEN	16	D-1	5382	252	63	C-28	1211	344
34	ROUNDABOUT 02	17	D-2 (ESTATE HOME UNDER CONSTRUCTION)	3098	1184	64	C-29	1211	247
35	MOUND	18	D-2	3098	1184	65	C-30	1218	345
36	WATER POND FOR KIDS PLAY	19	D-3	3242	479	66	B-1	1391	388
37	LINE FOR KIDS	20	D-4	3040	442	67	B-2	1433	549
38	PAVILION	21	D-5	3223	375	68	B-3	1210	350
39	ADVENTURE PLAY ZONE	22	D-6	3100	624	69	B-4	1272	135
40	TOILET FOR SEPARATE LADIES AND GENTS	23	D-7	3181	481	70	B-5	1210	198
41	PARTY LAWN	24	D-8	3445	630	71	B-6	1487	256
42	OUTDOOR MOVIE THEATRE	25	D-9	3181	481	72	B-7	1210	331
43	CORRY AIR TREASURE	26	D-10	3181	481	73	B-8	1514	312
44	CRICKET PITCHES	27	D-11	3056	647	74	B-9	1210	204
45	BADMINTON COURT	28	D-12	3163	352	75	B-10	1470	207
46	HALF BASKETBALL COURT	29	D-13	3781	283	76	B-11	1210	157
47	CEREMONIAL LAWN	30	D-14	3285	441	77	B-12	1417	227
48	CRICKET TRACK FOR KIDS	31	D-15	3377	423	78	B-13	1210	257
49	GOLF PUTTING	32	D-16	3045	252	79	B-14	1397	293
50	BUTTERFLY GARDEN	33	D-17	4013	293	80	B-15	1210	208
51	BIRD FEEDING ZONE	34	D-18	3445	241	81	B-16	1395	352
52	COW SHED AREA	35	D-19 (ESTATE HOME UNDER CONSTRUCTION)	4098	34	82	B-17	1210	134
53	BARBECUE PAVILION	36	D-20	3024	378	83	B-18	1460	300
54	ROUNDABOUT 03	37	D-21	3024	378	84	B-19	1210	138
55	SEATING AREA	38	C-1	9050	223	85	B-20	1530	215
56	ENTRY/EXIT 02	39	C-2	1210	147	86	B-21	1210	241
57	CACTUS GARDEN	40	C-3	1255	275	87	B-22	1592	269
58	ROCK GARDEN	41	C-4	1210	157	88	B-23	1218	269
59	FRAGRANCE GARDEN	42	C-5	1210	300	89	B-24	1538	153
60	ROSE GARDEN	43	C-6	1248	169	90	B-25	1218	142
61	OUTDOOR FITNESS	44	C-7	1210	134	91	B-26	1673	197
62	JEN GARDEN	45	C-8	1252	270	92	B-27	1356	270
63	CREBATORIA	46	C-9	1210	229	93	B-28	1620	166
64	HOT AIR BALLOON	47	C-10	1203	324	94	B-29	1547	130
65	PERGOLA SEATING	48	C-11	1210	354	95	B-30	2001	346
66	TOP-LOT PLAY	49	C-12	1213	183				
67	ROUNDABOUT 4								
68	CAMEL SHED								

**OVERALL MASTER PLAN (922 EMBLICA ESTATE)**

■ AVAILABLE PLOTS  
■ SOLD  
■ ESTATE HOME UNDER CONSTRUCTION

# Location Map

- Jaipur  
1 Hour
- Gurgaon  
2 Hours
- Delhi  
2 Hours



## By Road



Dausa links to NCR via modern National Expressway 4 (Delhi Mumbai Expressway), offering a picturesque drive along Aravali mountains. Reachable within 2.5 hours from Delhi, Gurgaon, Noida, and Faridabad, it promises a smooth 120 km/h journey to Ashram or Kalandi Kunj, bypassing traffic congestion.

## By Train



Dausa features a dedicated railway station with frequent connections to key NCR cities such as Delhi and Jaipur. Positioned on the Jaipur-Delhi rail route, Dausa offers convenient train accessibility. Additionally, a new train station near 922 Emblica Estate, set to inaugurate on the Dausa-Lalsot Line, enhances connectivity.

## By Air



Dausa's closest major airport is Jaipur International Airport, linking efficiently to major NCR cities. A cab or bus from the airport facilitates the journey to Dausa. The distance from 922 to Jaipur Airport is 70 km.

*Overall, Dausa's connectivity with the NCR is excellent, making it convenient to travel between these regions using different modes of transportation.*