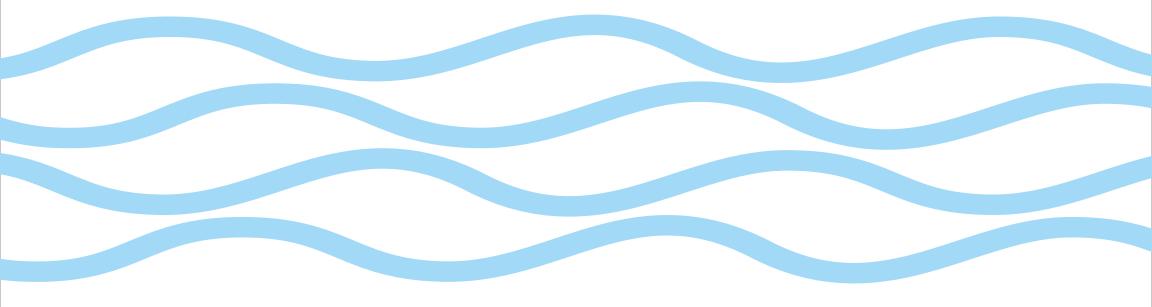
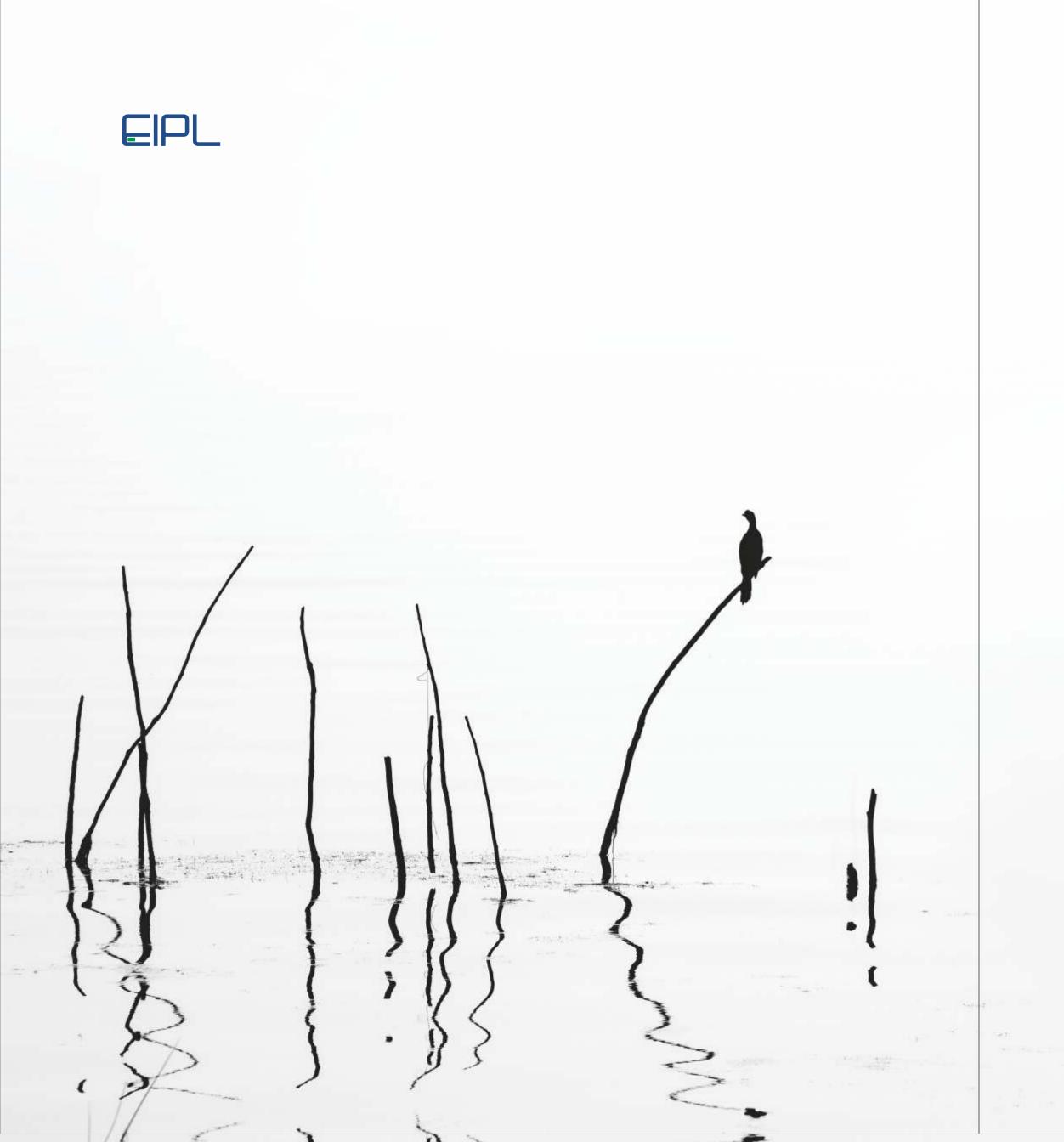
LIVE THE ETERNAL FLOW OF JOY!









The river of life, flows within me, meandering, searching for the soft corners of joy, travelling sometimes gently, and at times with unlimited vigor, only to create a rhythm that soothe my soul and brings blissful moments to my sense of being

Alive, Active, Full of Life...Forever...

Located adjacent to Muchikunda river, at Kokapet, Gachibowli, and a few minutes from Outer Ring Road, EIPL River Edge inspires you to live joy-fully...



These moments of joy nourish our life, creating our own personal edge of an identity.

River Edge...An Identity Eternal...





River Edge is a beautifully strung necklace that has a string of villas situated close to the banks of a pulsating river. In this gated community, each villa is breathtakingly crafted for luxury and ultra-modern living. The super grand entrance, acres of foliage and fresh blooms, a spread of well-decorated street lamps and a huge multi-level clubhouse. This exclusive lifestyle is for people like you whose dreams are uncompromisingly big. Set foot here and you are instantly touched by life.

RIVEREDGE

LIFE NOURISHED





LIVE THE EDGE

a martin

LIFE NURTURED BY THE GREENS

m

Only a few comprehend the beauty of flowing water; walking under shimmering stars; feeling the wet grass on bare feet; and floating on clouds of blissful experiences. For these special few, we present "River Edge".

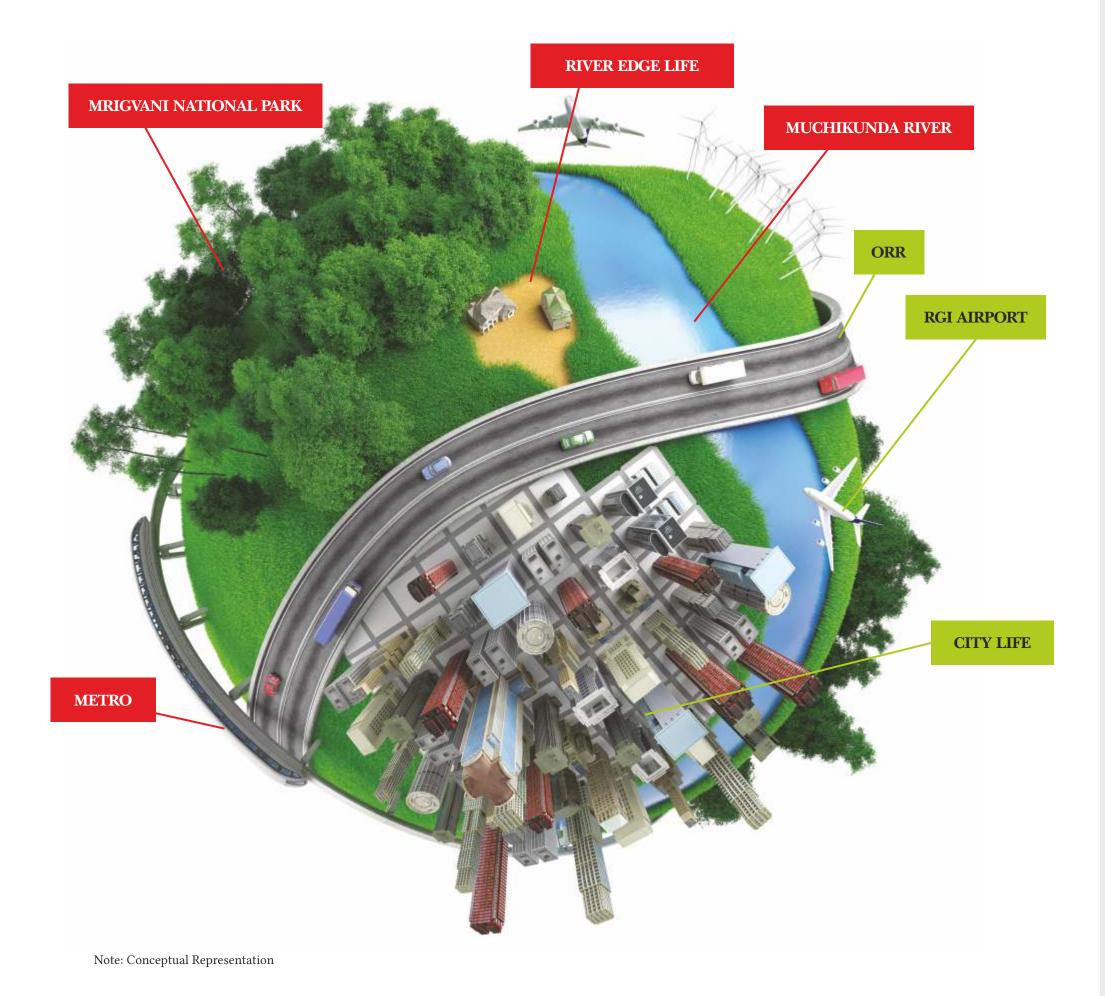
A PRISTINE ENVIRONMENT WITH A VILLA ATTACHED!

Live your life in the midst of this enchanting setting. Fresh streams of water rumbling by, cool breeze mildly caressing your face, body immersed in an amorphous comfort. Mind completely relaxed listening to the sounds of twittering birds. Yes, River Edge villas are in the midst of a dreamy locale offering a world of privacy and lavishness you have always deserved. EIPL River Edge at Kokapet presents the finest of lifestyle in 74 triplex villas offering seclusion, privacy, above all, luxury. Undiluted sunshine and fresh breeze light up these villas. The 3 & 4 BHK villas measure from 4,484 Sft to 6,926 Sft areas built in refinement.





SET AMIDST THE BEST Connectivity, Centrality, Tranquillity!

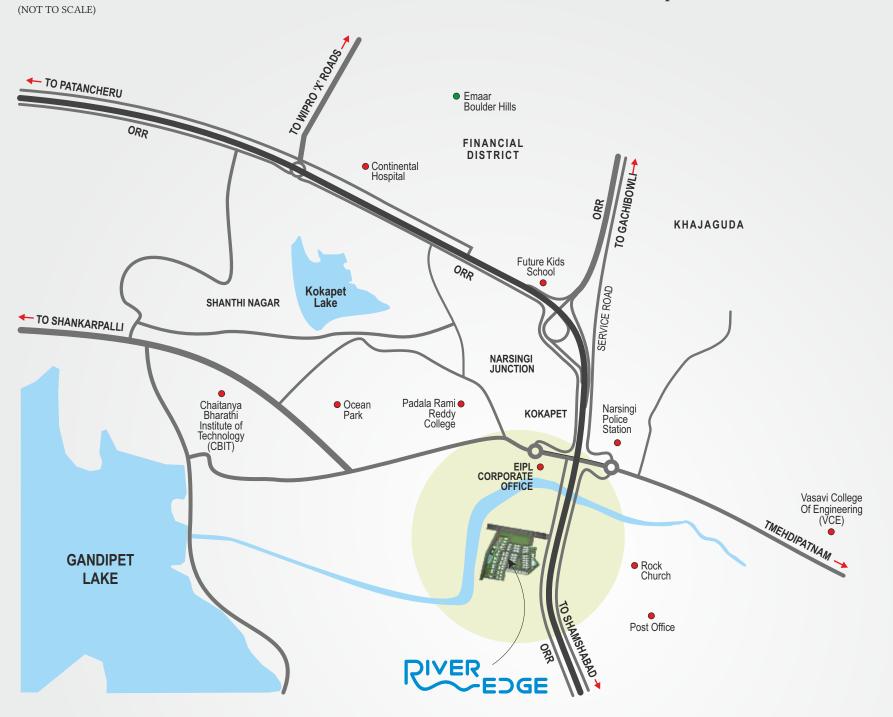


Situated a few minutes away from APPA Junction, close to the Financial District, Gachibowli, River Edge is effortlessly accessible from IT companies and Mehdipatnam. While it is completely isolated and luxurious, it still provides swift access to multinational companies, reputed schools, shopping centres and fine dining. The lung spaces, greenery in neighborhood, breeze from pristine lake fill freshness in everyday living. Open up to a wonderful life all over again with a villa at River Edge.

LOCATION MAP

DISTANCES FROM RIVER EDGE

Wipro Circle - 7 Kms Srinidhi Intl. School - 7 Kms Oakridge Intl. School - 6 Kms DPS - 7 Kms Inorbit Mall - 12 Kms Continental Hospital - 6.5 Kms RG Intl. Airport - 24 Kms Gachibowli Junction - 8 Kms Narsingi Junction - 1.5 Kms ORR Service Road - 0.5 Km Proposed 100 floor Reliance building - 1 Km Reputed temples - Walking distance Mrigvani National Park - 2.5 Kms





WHERE LIFE TOUCHES YOU IN ABUNDANCE





EACH STEP INSPIRE EACH BREATH REJUVENATE 



TAKE A LONG WALK ON RIVERSIDE





SURRENDER TO THE ELEMENTS SET YOURSELF FREE

River Edge boasts of lush greens ideal for letting your hair down or talking to your loved ones uninterruptedly. Children can experience the diverse facades of the gardens. During the nights, the streetlights form a beautiful spine as they interconnect the villas with a glowing beauty. Vestibules of light subtly seeping through villas create an inexpressible visual beauty.

The night walks along pavements dotted with greenery and blooms is something that will remain the deepest wish for many, but not for River Edge residents. While the daylight can bring in an excitement of sorts, the night will bring about romance in its breathtaking shades.



OUTDOOR FACILITIES

Tennis Court Basketball Court Children Play Area Beach Volleyball Net Cricket





SOAK IN THE ELEMENTS SOAK IN THE LUXURY

RIVER EDGE

THE THE ADDRESS WERE



IMMERSE IN THE WAVES OF JOY!

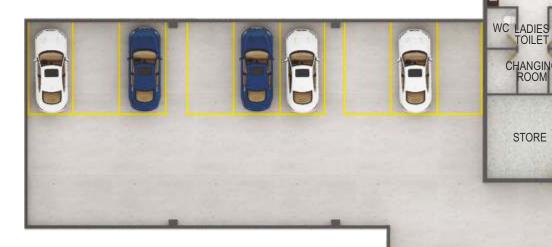
Indoor Sports Shuttle court Snooker Squash court Table Tennis

EDGE

The exclusive clubhouse has a display of amenities that is envy of any reputed resort. Life is simply exciting with daily visits to the clubhouse. Socialize, focus on self development, celebrate parties - the clubhouse is the center of the community. Either you pursue physical fitness, or withdraw into books or Yoga regimen, swim in ultra modern pool, the clubhouse has ample choice to spend your leisure time. Senior citizens feel connected and cared for, as children explore the sports offered at clubhouse. Indoor games, outdoor sports will keep life proactive and strengthen social bonding. The River Edge community becomes one family when it comes to the clubhouse.



A WORLD OF EXCITEMENT!







CLUBHOUSE - BASEMENT FLOOR PLAN

WC GENTS TOILET

CHANGIN ROOM

STORE

CHANGI

KITCHEN



EXCLUSIVE CLUBHOUSE

Swimming Pool with Changing Rooms Gymnasium, Aerobics etc Hobby Room Multipurpose Hall Spa Yoga/Meditation Room **Open Party Area** Library **Guest Rooms Association Room Coffee Shop**

SWIMMING POOL

KIDS' POOL





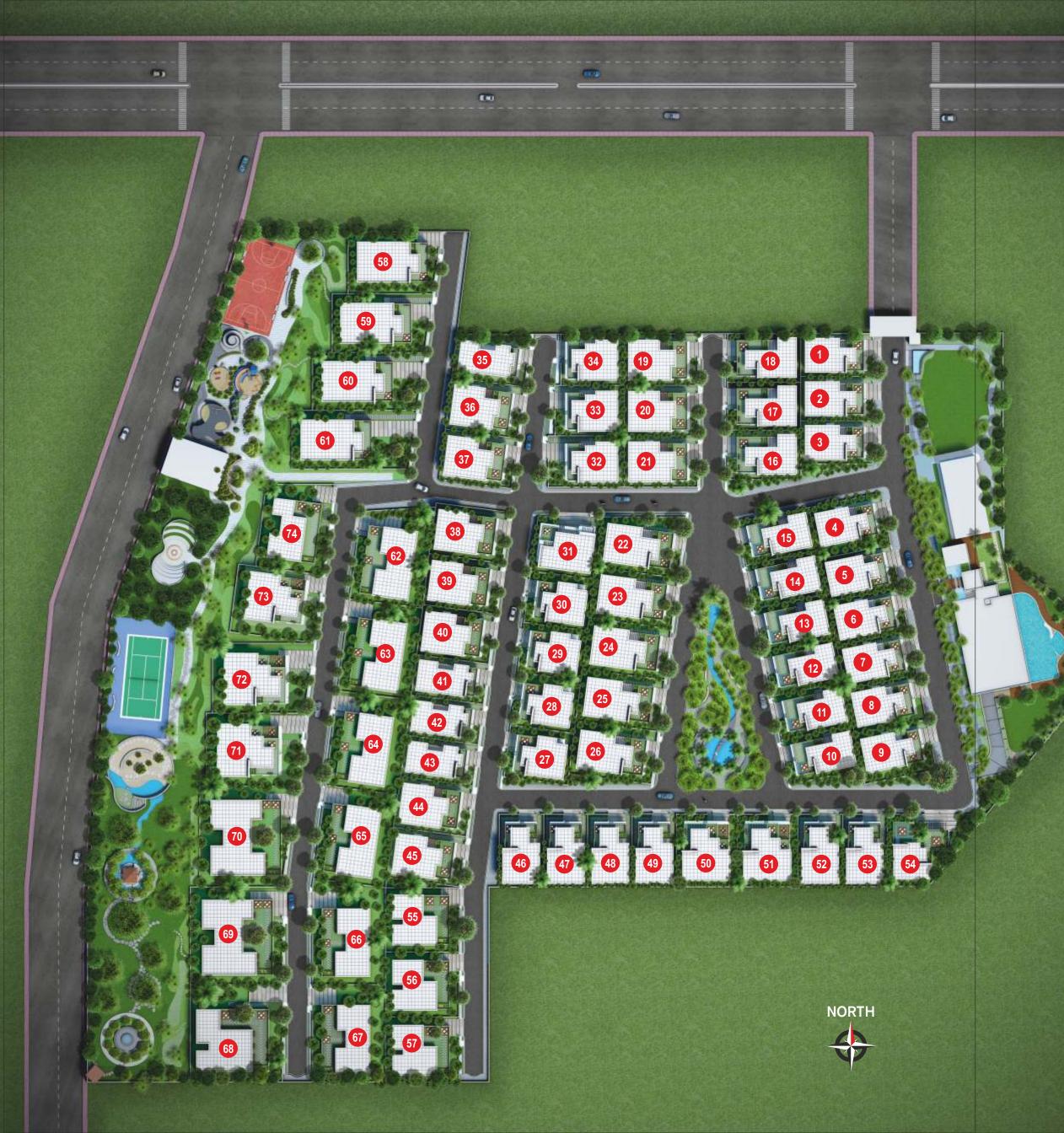












AN OVERVIEW

74 East, West & North facing Villas
15 Acre Gated Villa Community
4-BHK Luxury Triplex villas
4,484 Sft - 6,926 Sft areas
All round compound wall
Two & four car parking spaces
Courtyard with water body
Large balconies, sit-outs & terrace
Deluxe quality construction
Exclusive Clubhouse
Superior fittings & fixtures
Vastu compliant
24-hr Treated Water supply
24-hr Security with Intercom & CC Cameras
Sewage treatment plant



MASTER PLANNED FOR LUXURY & NATURE

AREA STATEMENT

VILLA NO.	AREA								
1	373 Sq.Yds	16	414 Sq.Yds	31	446 Sq.Yds	46	380 Sq.Yds	61	829 Sq.Yds
2	373 Sq.Yds	17	415 Sq.Yds	32	461 Sq.Yds	47	380 Sq.Yds	62	811 Sq.Yds
3	373 Sq.Yds	18	416 Sq.Yds	33	421 Sq.Yds	48	380 Sq.Yds	63	800 Sq.Yds
4	450 Sq.Yds	19	440 Sq.Yds	34	382 Sq.Yds	49	380 Sq.Yds	64	800 Sq.Yds
5	380 Sq.Yds	20	438 Sq.Yds	35	426 Sq.Yds	50	518 Sq.Yds	65	800 Sq.Yds
6	380 Sq.Yds	21	438 Sq.Yds	36	427 Sq.Yds	51	518 Sq.Yds	66	832 Sq.Yds
7	380 Sq.Yds	22	545 Sq.Yds	37	427 Sq.Yds	52	380 Sq.Yds	67	833 Sq.Yds
8	380 Sq.Yds	23	501 Sq.Yds	38	423 Sq.Yds	53	380 Sq.Yds	68	1054 Sq.Yds
9	447 Sq.Yds	24	501 Sq.Yds	39	423 Sq.Yds	54	590 Sq.Yds	69	1054 Sq.Yds
10	389 Sq.Yds	25	501 Sq.Yds	40	423 Sq.Yds	55	560 Sq.Yds	70	1053 Sq.Yds
11	380 Sq.Yds	26	515 Sq.Yds	41	347 Sq.Yds	56	560 Sq.Yds	71	800 Sq.Yds
12	380 Sq.Yds	27	397 Sq.Yds	42	347 Sq.Yds	57	788 Sq.Yds	72	800 Sq.Yds
13	380 Sq.Yds	28	387 Sq.Yds	43	347 Sq.Yds	58	651 Sq.Yds	73	686 Sq.Yds
14	380 Sq.Yds	29	387 Sq.Yds	44	454 Sq.Yds	59	664 Sq.Yds	74	690 Sq.Yds
15	380 Sq.Yds	30	387 Sq.Yds	45	428 Sq.Yds	60	744 Sq.Yds		

EAST FACING VILLAVilla Nos: 1, 2, 3 & 5 to 8Plot Area Range:
373 - 380 Sq. yds.Area StatementGround Floor :1901.25 Sft.First Floor :1818.04 Sft.Second Floor :1346.75 Sft.Total Area :5066.04 Sft.















SECOND

FLOOR PLAN



WEST FACING VILLA

Villa Nos: 10	о то	O 15
Plot Area Ran 380 Sq. yds.	ge:	
Area Staterr	nent	
Ground Floor	:	1901.25
First Floor	:	1901.25
Second Floor	:	1384.25
Total Area	:	5186.75



















EAST FA	AST FACING VILLA						
Villa Nos: 4 36 to 40, 4	1						
Plot Area Ran 423 - 454 Sc	0	ls.	Line Date				
Area Staten	nent						
Ground Floor	:	2223.00 Sft.					
First Floor	:	2106.23 Sft.					
Second Floor		1458.25 Sft.	-				
Total Area	:	5787.48 Sft.					















WEST FACING VILLA

Villa Nos: 10	6 to	18
Plot Area Ran 414 - 416 Sc	0	s.
Area Statem	nent	
Ground Floor		2149.87 Sf
First Floor	:	2018.90 Sf
Second Floor	:	1248.95 Sf
Total Area	:	5417.72 Sft



















EAST FACING VILLA

Villa Nos: 2:	2 to	26	
Plot Area Ran 501 - 545 Sq	0	s.	
Area Statem	nent		
Ground Floor	:	2436.61	Sft.
First Floor	:	2345.13	Sft.
Second Floor		1659.47	Sft.
Total Area	:	6441.21	Sft.











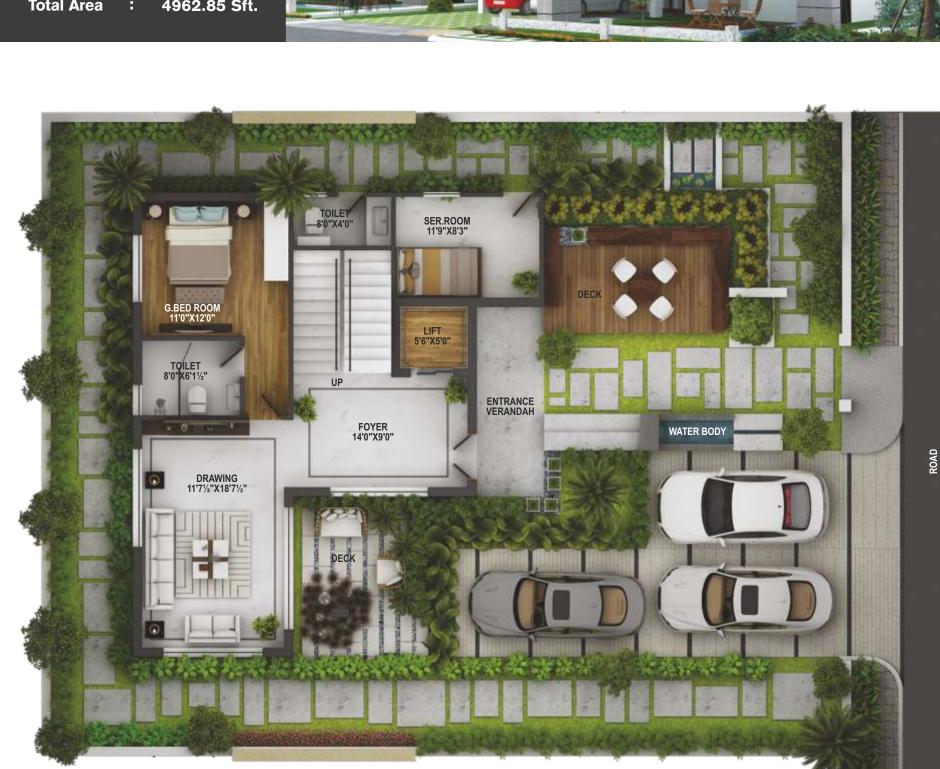








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Villa No: **31**

Plot Area Range: 461 Sq. yds.				
Area Statem	nent			
Ground Floor	:	2258.69 Sft		
First Floor	:	2258.69 Sft		
Second Floor	:	1676.52 Sft		
Total Area	:	6193.90 Sft		





GROUND FLOOR PLAN













EAST FACING VILLA

Villa Nos: **41, 42 & 43**

Total Area	:	4483.71 Sf
Second Floor	:	1305.93 St
First Floor	:	1502.70 St
Ground Floor	:	1675.08 St
Area Staterr	nent	
Plot Area Ran 347 Sq. yds.	ge:	















FIRST FLOOR PLAN

WEST FACING VILLAWila No: 32Plot Area Range:
461 Sq. yds.Area StatementGround Floor : 2460.93 Sft.First Floor : 2318.98 Sft.Second Floor : 1410.46 Sft.

Total Area : 6190.37 Sft.



















Villa Nos: 4 52 & 53			
Plot Area Ran 380 Sq. yds.	0		
Area Statem	nent		NOT
Ground Floor	:	1904.44 Sft.	
First Floor		1825.17 Sft.	
Second Floor		1353.06 Sft.	X
Total Area	:	5082.67 Sft.	











NORTH FACING VILLA

Villa Nos: **50 & 51**

Plot Area Range: 518 Sq. yds.					
Area Statem	nent				
Ground Floor	:	2588.16 Sft.			
First Floor	:	2588.16 Sft.			
Second Floor		1750.13 Sft.			
Total Area	:	6926.45 Sft.			



















WEST FACING VILLA

Villa No: **33**

Plot Area Range: 421 Sq. yds.				
Area Statem	nent			
Ground Floor	:	1890.50 S		
First Floor		1804.50 S		
Second Floor		1453.49 S		
Total Area	:	5148.49 S		

















EAST FACING VILLA

Villa No: **35**

Total Area	:	5282.45 Sft
Second Floor	:	1398.75 Sft
First Floor		1894.70 Sft
Ground Floor		1989.00 Sft
Area Statem	nent	
Plot Area Ran 426 Sq. yds.	ge:	

















NORTH FACING VILLA

Villa No: **54**

Total Area	:	5347.72 Sf		
Second Floor	:	1071.17 Sf		
First Floor	:	2141.14 Sf		
Ground Floor		2135.41 Sf		
Area Statem	nent			
Plot Area Range: 590 Sq. yds.				





30' WIDE ROAD













Charles the Desident the Desident

LUXURY OF FRESHNESS!



SPECIFICATIONS

STRUCTURE	FRAMED STRUCTURE R.C.C. framed structure to withstand wind & seismic loads SUPER STRUCTURE 9-Inch thick wall with red bricks for external walls and 41/2-inch thick wall with red bricks for internal walls
PLASTERING	INTERNAL Sand faced cement plastering using glass fibres EXTERNAL Sand faced cement plastering
DOORS	 MAIN DOOR 8-Feet height Teak wood door frame & veneered shutters with reputed hardware fittings finished with melamine finish INTERNAL DOORS 8-Feet height Teak /hard wood frame & veneered shutters with reputed hardware fittings finished with melamine finish
	FRENCH DOORS High-end imported aluminum sections for frames and shutters with tinted float glass of reputed make WINDOWS High-end imported aluminum sections for frames and shutters with tinted float glass of reputed make
PAINTING / CLADDING	EXTERNAL Combination of natural stone /tile & textured finish with top two coats of exterior emulsion INTERNAL Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer
	FLOORING & DADO Drawing, living, dining, kitchen and foyer areas with Italian marble flooring. Bedrooms and Home- theatre room with wooden laminated flooring. Bathrooms with premium vitrified tiles on walls and floor. STAIRCASE Italian marble flooring
KITCHEN	Provision for Municipal/softener water Provision for fixing of water purifier & chimney Provision of hot water near the sink Provision for Modular Kitchen
UTILITIES/WASH AREA	Dish-washer & washing machine provision in the Utility area
BATHROOMS	Vanity type wash basin with imported marble countertop EWC with concealed flush tank of Duravit/Kohler/Equivalent make Single lever fixtures with wall mixer-cum-shower of Grohe/Hansgrohe equivalent make All C.P. fittings are chrome plated of Grohe / Hansgrohe or equivalent make.

	Concealed copper wiring of Finolex/Lapp/Equivalent
ELECTRICAL	Power outlets for air conditioners in all rooms Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area
	Plug points for T.V. & audio systems etc
	3-Phase supply for each unit and individual meter boards
	Miniature Circuit Breakers (MCB) for each distribution boards of reputed make Elegant designer modular electrical switches of Legrand/Equivalent
$((\alpha))$	TELECOM
	Telephone points in living room and drawing room
COMMUNICATION	Intercom facility to all the units connecting Security
SYSTEM	CABLE TV
	Provision for cable connection in all bedrooms, Home Theatre (A.V. Room) and living room
	INTERNET
	Internet provision in each villa
EIFTS	Shall be provided at extra cost
	Domestic water made available through an exclusive water softening plant with water meters for each unit. (Not RO Plant)
WSP & STP	A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping
GENERATOR	100% D.G. backup with Acoustic enclosure & A.M.F.
	Sophisticated round-the-clock security/surveillance system
	Solar power fencing/Barbed wire all-round the compound
SECURITY	C.C. cameras in identified common areas and clubhouse with monitoring and recording from Security and Maintenance office
	Video door phone for each villa connected to Security for screening of the visitors
CENTRALIZED WATER SUPPLY	Centralized underground sump will be provided for entire community. The water shall be then supplied to individual villas by means of hydro pneumatic pump
MAIN LANDSCAPING WORKS	Beautifully designed landscaping with exclusive footpath, Activity areas, lighting, children play area etc are provided for the community
AIR CONDITIONING	Shall be provided at extra cost
SOLAR WATER HEATER/ HEAT PUMP	Solar water heater/heat pump system connected to all bathrooms.

ENTERPRISE ETHICS EXPERIENCE

Promoted by technocrats, EIPL has been building landmarks in places like Puppalaguda, Kollur and LB Nagar in Hyderabad. Floatilla at Puppalaguda has been a celebrated residential project known for its scale and lifestyle. Ontime delivery, supreme quality are the hallmarks of EIPL. Over 30 projects with a million Sft built up area in a period of a decade is a testimony to promoters' commitment to the customers.

OUR PREVIOUS PRESTIGIOUS PROJECT SUCCESSFULLY COMPLETED & DELIVERED ON TIME!



ONGOING VENTURES



LA PALOMA Villas @ Mokila

RIVIERA Apartments @ Manchirevula

APILA Apartments @ Narsingi

FLORA Apartments @ Alkapur Township



EIPL CORPORATE OFFICE

PROMOTERS



Manchirevula Village, ORR Gandipeta Circle (Beside Narsingi Flyover) Hyderabad - 500 089, Telangana, India

Ph: +91 - 91215 55555

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ARCHITECTS

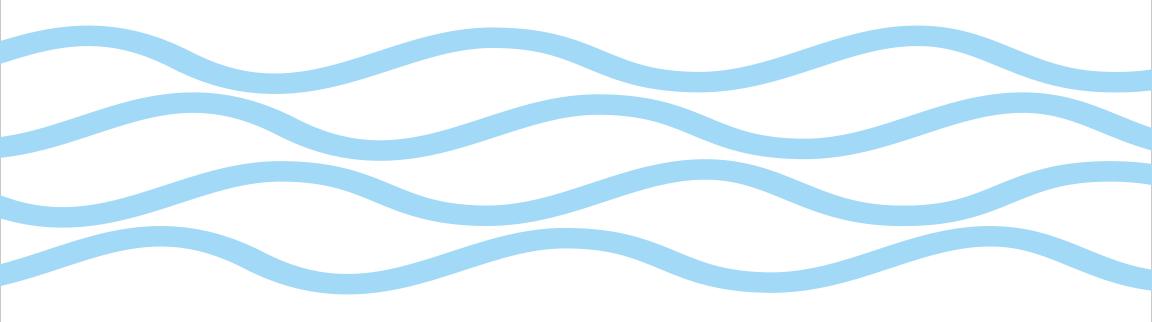


Lapaloma Caves, 'A' Block, 8-2-692 Banjara Hills, Road No. 12, Near Khaman Hyderabad - 500 034 Ph: 040 2332 3261, 2331 6428

LANDSCAPE ARCHITECTS



190, Phase-II, Kamalapuri Colony Hyderabad - 500 073 Ph: +91 - 40 - 2354 5488, 2355 3383 www.conifer.co.in Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.





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