

# Own the Rare

**Project Address:**

Shubhashish Marina  
Vijay Marg,  
(Upcoming Medical Hub),  
Jagatpura, Jaipur - 303905

**Corporate Office:**

Shubhashish Homes  
2nd & 3rd Floor,  
Shubhashish Corporate Tower,  
12-13, Rathore Nagar, Queens Road,  
Vaishali Nagar, Jaipur - 302021

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Shubhashish Marina RERA Reg. No. RAJ/P/2025/3577 | [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in) | \*T&C Apply

Disclaimer: This brochure is not a legal document. The content herein describes the conceptual plan to convey the intent & purpose of the project. The relationship between the Promoter/Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement and or any other promotional document. Locations and distances between the places are indicative only and for informational and reference purposes only and are subject to variations and does not form part of sales offering. No representation is made as to the accuracy thereof. The elevation, color scheme, amenities, facilities and surroundings are indicative and are photographic representation of conceptual design of the project, to convey the intent and purpose of the developer. The picture of the proposed amenities including all furniture, fixtures, items, electronic goods, products, appliances, accessories, etc. displayed therein, and/or visual representations of the amenities are indicative and for informational and reference purposes only and are subject to variations and does not form part of sales offering. The Developer is not liable/required to provide any furniture, items, electronic goods, accessories etc. as displayed in the pictures. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch. Site Plan/Master Plan/Unit Plans are for representational purpose only and do not constitute any promise by the Developer nor does it create any contractual obligation on part of the Developer. Internal dimensions mentioned are from brick to brick and balcony dimensions are up to the outer edge of the balcony slab. Marginal difference may also occur during construction. The areas mentioned therein is only for the purpose of comparison with similar product in the industry. Further, the Developer/Architects reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances subject to the applicable laws. The data/calculations mentioned here is approximate in nature and are based on the assumptions provided and may not reflect actual market conditions. It has been explicitly stated that the competent authority has currently granted permission for the construction of a Still Floor/HI floors. Floors 12 to 17 are part of a planned future expansion. It is also clarified that if the promoter does not receive approval from the government for the additional floors, the building will be constructed according to the currently sanctioned plan, which allows up to the 11th floor.





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*Own the Rare.*

In a world where true rarity is seldom found, exceptional residences stand apart. When such homes are created, they aren't just admired - they become the pursuit of the discerning few.

**Claim a Home as Rare as You**

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**Shubhāshish**  
**Marina** *Born Rare*



Artistic Image



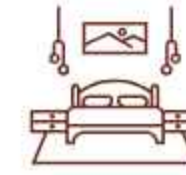
### Rare residences that prioritize your safety and security

With state-of-the-art 7-tier security approach ensures that every facet of your living experience is protected.



### Rare residences that are ready for the future

EV charging point and power backup for each residence



### Rare residences that are built to a higher standard

Large-sized 3 and 4 beds with high ceilings, high-end finishes, expansive windows and extra-large decks. The best you can get.



### Rare community of successful families

Join Jaipur's most successful families in a development with only 132 residences.

# Rare

## A masterpiece meant for the select few



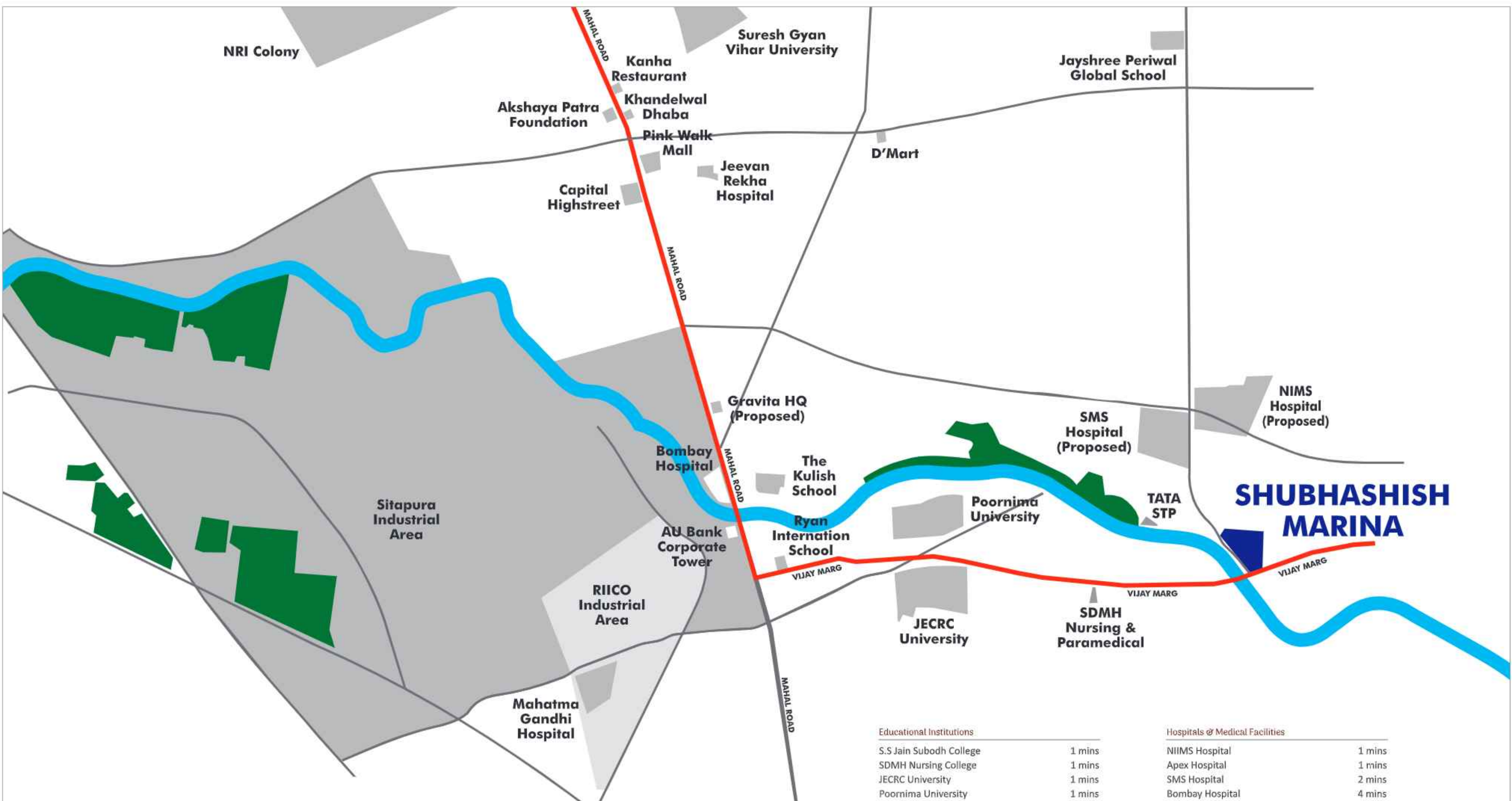
### Rare amenities that reward you every day

Luxury clubhouse which includes swimming pool, multi-sports court, gym, medical room, yoga deck, smart lockers, vending machine and much more.



### Rarity meets connectivity

With easy access to essential facilities such as hospitals, schools, corporate hubs, the airport and more.



# SHUBHASHISH MARINA

*Rarity*  
meets connectivity

Nestled in the prestigious Vijay Marg, Jagatpura, Shubhashish Marina is an address that embodies exclusivity—where rarity meets connectivity. Positioned in one of Jaipur's most sought-after growth corridors, it seamlessly blends urban convenience with serene sophistication.

Surrounded by renowned educational institutions like Poornima and JECRC Universities and set to benefit from world-class healthcare developments with the proposed SMS New Specialty Wing and NIMS University, this location ensures you are always at the center of progress.

With effortless access to Mahal Road, leading to malls, corporate hubs, and major financial institutions, every necessity is within reach. Key destinations are just minutes away, making Shubhashish Marina more than a residence—it's an extraordinary fusion of privilege, connectivity, and future-ready living.

A location as Rare as the Life it offers.

### Educational Institutions

S.S Jain Subodh College	1 mins
SDMH Nursing College	1 mins
JECRC University	1 mins
Poornima University	1 mins
Ryan International School	3 mins
Gyan Vihar World School	5 mins
The Kulish School	5 mins
VIT	9 mins
Sawai Bhawanni singh school	8 mins
Suresh Gyan Vihar University	9 mins
Jayshree Periwal Global School	10 mins
SKIT	12 mins
JNU	12 mins

### Hotels & Entertainment

Chokhi Dhani	15 mins
Hayatt Palace Hotel	16 mins
C2 Plaza	16 mins
Jhalana Leopard Park	20 mins

### Industrial & Business Areas

RIICO Industrial Area	8 mins
JECRC	9 mins

### Hospitals & Medical Facilities

NIIMS Hospital	1 mins
Apex Hospital	1 mins
SMS Hospital	2 mins
Bombay Hospital	4 mins
Jeevan Rekha Hospital	8 mins
Mahatma Gandhi Hospital	12 mins

### Shopping & Commercial Hubs

Rtech Galleria Jaipur	6 mins
Pink Walk Mall	7 mins
AU Bank JPO Office	7 mins
JTM Mall	13 mins
D Mart	10 mins
WTP Mall - World Trade Park	20 mins
GT Mall	20 mins

### Transportation & Connectivity

Jagatpura Railway Station	13 mins
Jaipur Airport	20 mins

### Religious & Cultural Spots

Akshaya Patra Temple	7 mins
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*Rare*  
community of successful families

Step into a neighborhood where success meets exclusivity. This prestigious community will be home to accomplished families who value privacy, sophistication, and a shared vision of excellence. With like-minded neighbors, world-class amenities, and a refined lifestyle, it's more than a residence—it's a statement of achievement.

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*Rare*  
Waterfront Residences

Designed by the world-renowned architect, Chapman Taylor, and nestled along the serene edges of the Dravyavati River, Shubhashish Marina is redefining Jaipur's skyline.

These exclusive waterfront residences offer more than just a home—they embody an elevated lifestyle of sophistication and luxury. With premium amenities and an unparalleled 7-tier security system, every detail is crafted to perfection, ensuring an experience of comfort, elegance, and exclusivity.

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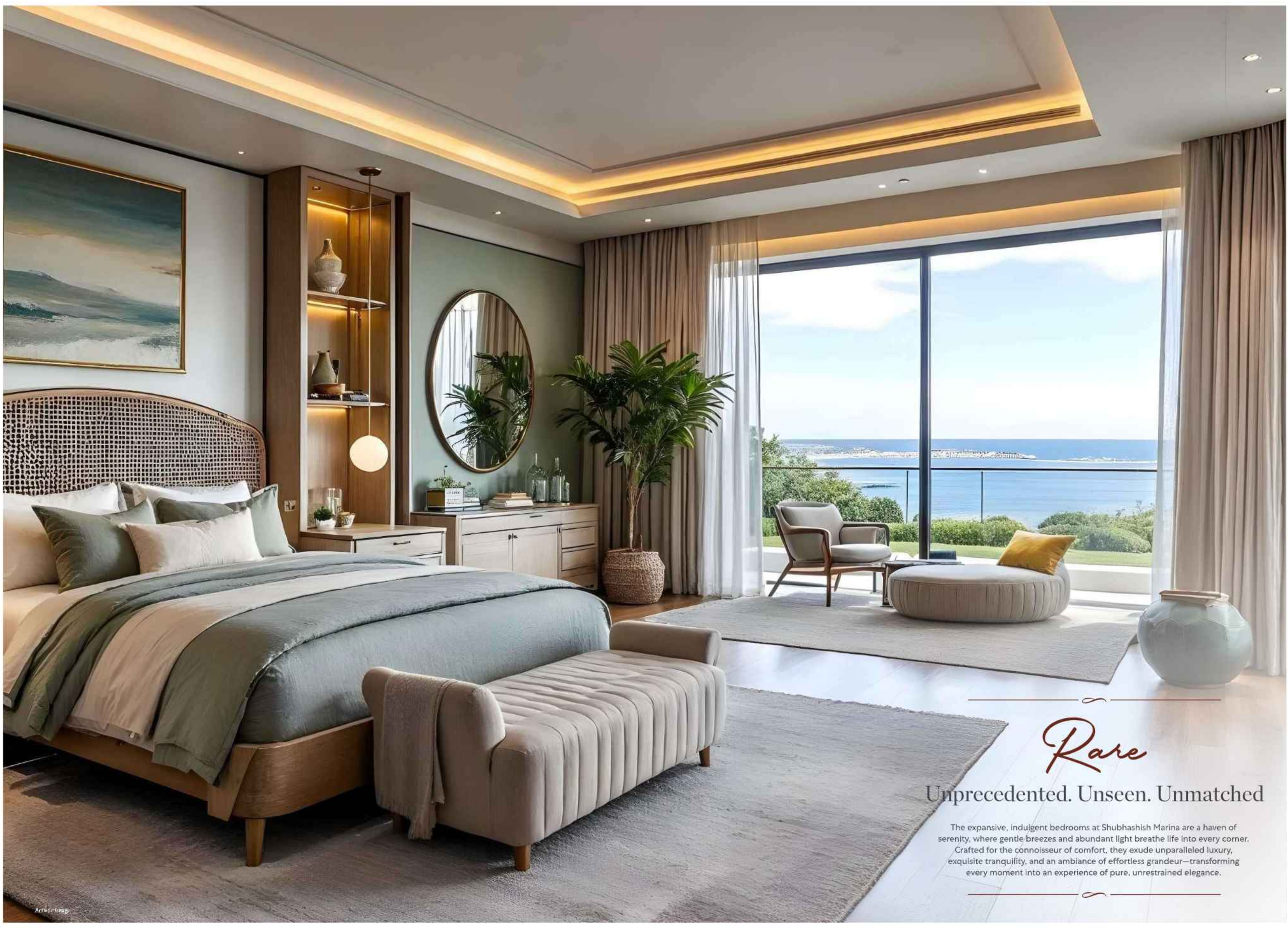


*Rare*

Signature Living, Beyond Compare

The spacious residences at Shubhashish Marina is a true testament to refined living. Designed to inspire, it offers breathtaking river views that soothe the soul, expansive balconies that seamlessly merge indoor and outdoor spaces, and soaring high ceilings that create an air of openness and grandeur. Every detail is crafted to enhance comfort, luxury, and the joy of truly elevated living.

Actual Image  
Disclaimer: The image has been slightly edited for marketing purpose.



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*Rare*

Unprecedented. Unseen. Unmatched

The expansive, indulgent bedrooms at Shubhashish Marina are a haven of serenity, where gentle breezes and abundant light breathe life into every corner. Crafted for the connoisseur of comfort, they exude unparalleled luxury, exquisite tranquility, and an ambiance of effortless grandeur—transforming every moment into an experience of pure, unrestrained elegance.

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### Expansive Living

A spacious and elegantly designed living area, where luxury meets comfort, creating the perfect setting for unforgettable moments.

### Study Space

A sophisticated study/work retreat, crafted for deep focus and creativity, ensuring an ambiance that fuels productivity and success.

### Culinary Delight

A sleek and spacious kitchen, designed for efficiency and elegance, where culinary creativity meets modern convenience.





*Rare*  
amenities that  
reward you every day

Experience a clubhouse like no other—an exclusive retreat designed for those who appreciate the finer things in life. From state-of-the-art fitness and wellness zones to elite social lounge and curated experiences, every space is crafted to inspire, rejuvenate, and connect. Here, luxury isn't just an option; it's a part of your everyday lifestyle.





Artistic Image

### Multi-Purpose Court

Experience the ultimate in versatility with our Multi-Purpose Court - designed for basketball, tennis, volleyball, and more. Built with premium materials, it ensures durability, safety, and year-round play for all ages. Elevate your lifestyle with a space that blends fitness and fun seamlessly.



Artistic Image



Artistic Image

### Yoga Deck

A serene space for mindfulness, meditation, and wellness, set amidst nature for ultimate relaxation.



#### Book Café

A cozy retreat where literature meets leisure, offering a perfect blend of coffee, comfort, and a curated collection of books.

#### Mini Theatre

An exclusive space for a private cinematic experience, featuring state-of-the-art sound and comfort for an immersive movie night.

#### Multi-Purpose Hall

A versatile space designed for celebrations, meetings, and community events, offering elegance and flexibility for every occasion.





Artistic Image

#### EV Infra

Stay future-ready with a dedicated EV charging point at every parking space, ensuring convenience and sustainability at your doorstep.

#### Lifestyle Club

A lively Lifestyle Club with indoor games, a creche, snooker, and a library—ideal for both relaxation and socializing.

#### Smart E-commerce Boxes

A Smart E-Commerce Box, ensuring secure and contactless deliveries, designed for modern, hassle-free living.



Artistic Image



Artistic Image

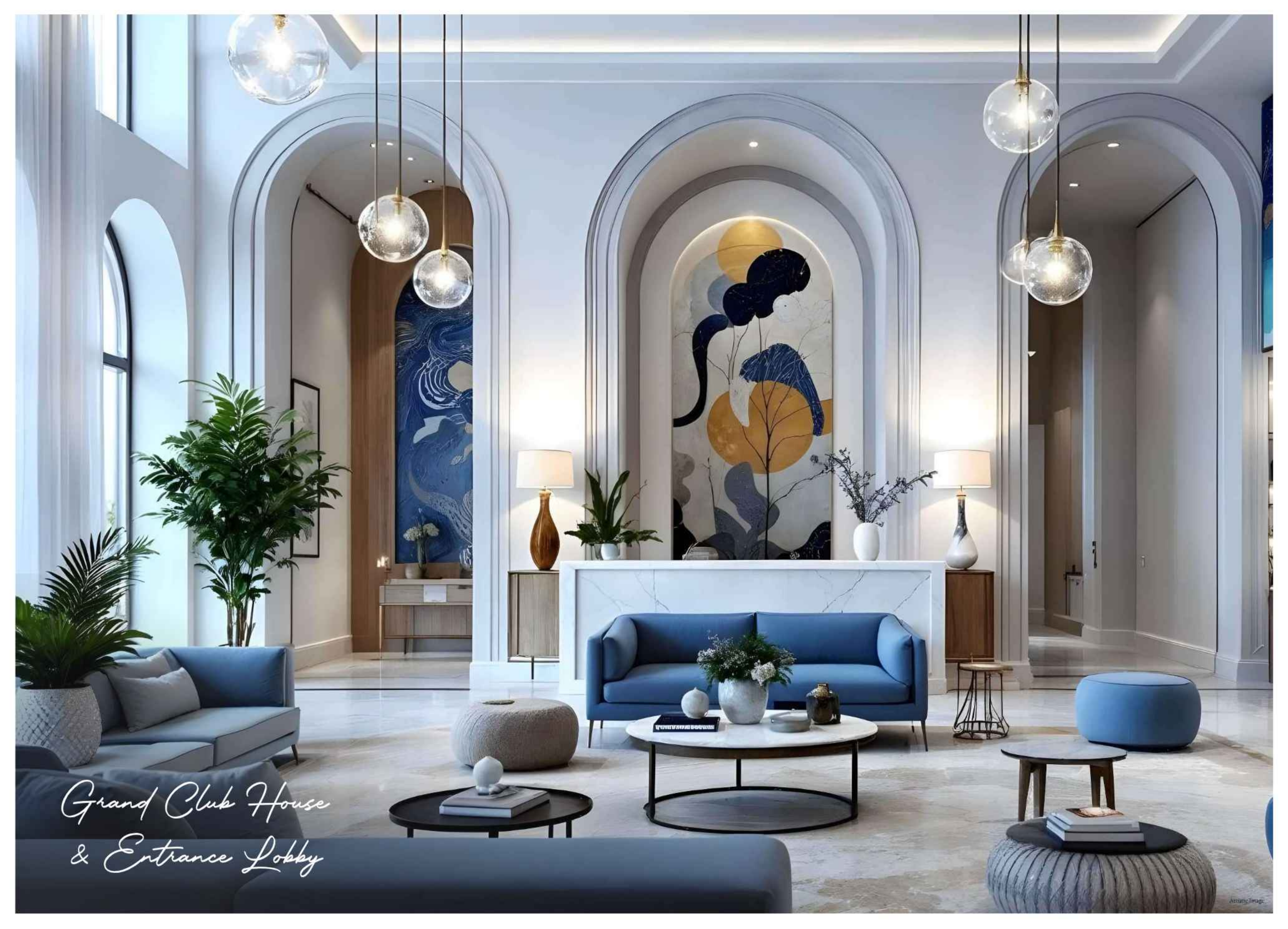
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*Rare*

## Legacy of Exclusivity & Distinction

Designed for those with an uncompromising eye for perfection, where artistry meets precision in every facet. Impeccable craftsmanship and intricate detailing weave together an ambiance of unrivaled sophistication. This isn't just a home—it's a statement of prestige, a sanctuary of rare luxury, and a testament to timeless, masterful design.

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*Grand Club House  
& Entrance Lobby*

# Plan



*Camellias*

UNIT TYPE	CARPET AREA	BUILTUP AREA	SALEABLE AREA	PRIVATE DECK
4 BHK	1593 sq.ft	1915 sq.ft	2585 sq.ft.	188 sq.ft

Residence No. 302 to 1102

Site Plan / Master Plan / Unit Plans are for representational purpose only and do not constitute any promise by the Developer nor does it create any contractual obligation on part of the Developer.





*Magnolias*

UNIT TYPE	CARPET AREA	BUILTUP AREA	SALEABLE AREA	PRIVATE DECK
3 BHK+Study	1303 sq.ft	1573 sq.ft	2123 sq.ft.	136 sq.ft

Residence No. 304 to 1104

Site Plan/Master Plan/Unit Plans are for representational purpose only and do not constitute any promise by the Developer nor does it create any contractual obligation on part of the Developer.



*Aralias*

UNIT TYPE	CARPET AREA	BUILTUP AREA	SALEABLE AREA	PRIVATE DECK
3 BHK	1114 sq.ft	1331 sq.ft	1800 sq.ft.	104 sq.ft

Residence No. 303 to 1103

Site Plan/Master Plan/Unit Plans are for representational purpose only and do not constitute any promise by the Developer nor does it create any contractual obligation on part of the Developer.





**Shubhāshish**  
Maintenance Services



**SECURITY**

24x7 Security  
Intercom  
My Gate App\*  
CCTV Cameras  
7 Tier Security  
Patrolling  
Maintaining the entry & exit



**HOUSE-KEEPING**

Sanitation  
Cleaning of common areas  
Garbage collection & disposal



**MAINTENANCE**

On-call electrician & plumber  
Lifeguard for swimming pool  
Operations of sewerage treatment  
plant & power backup

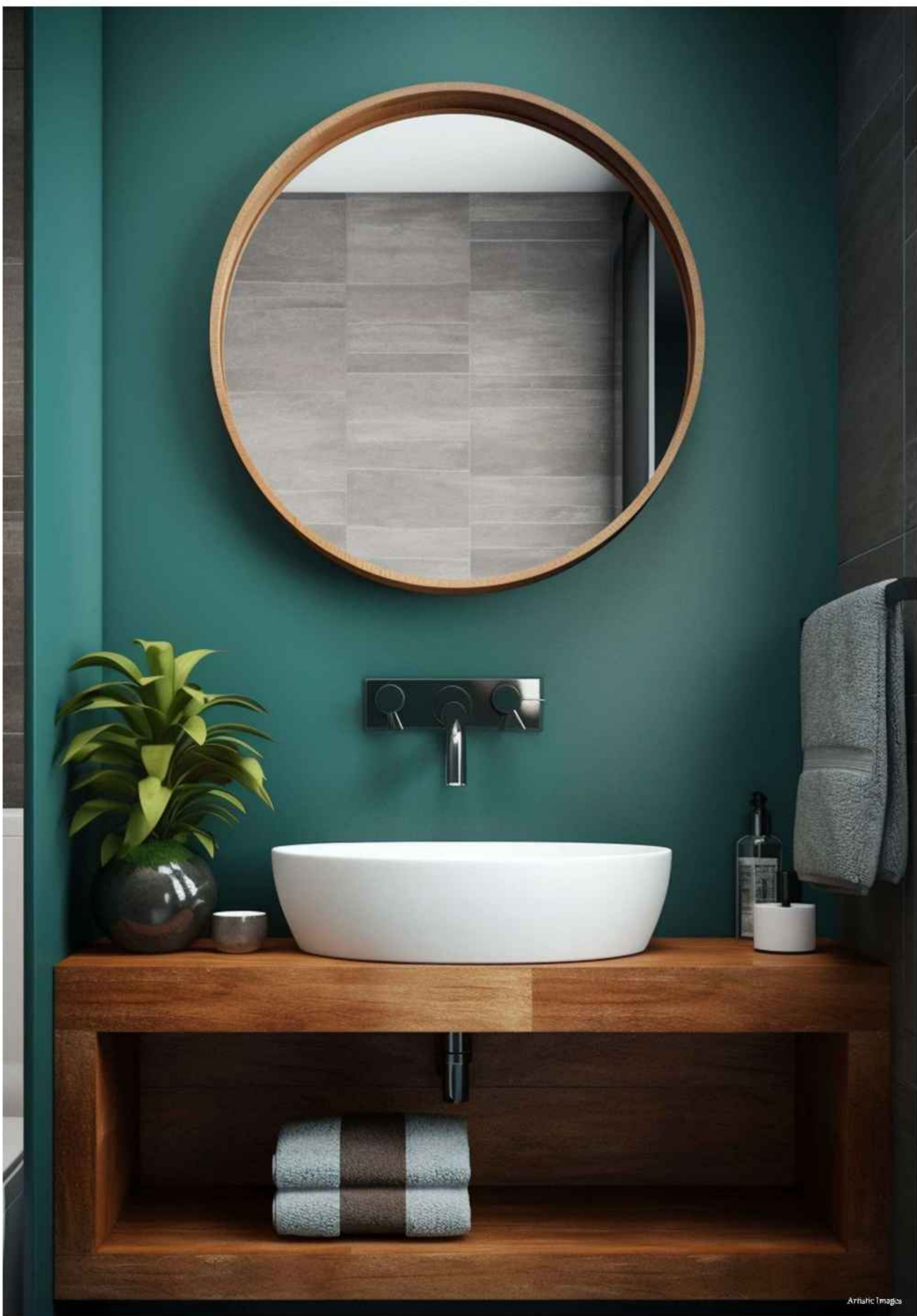


**HORTICULTURE**

Maintaining the lawns,  
trees and greens of the project

**Shubhāshish**  
Property Care Services

- › Hassle-free resale and rental services
- › No requirement of contacting multiple brokers
- › Market research on your behalf
- › Marketing of the property
- › Determined to provide you a best price of the property
- › Transparent dealing
- › Maintenance of the property
- › Timely & hassle free renewal of rent agreement
- › Realization of the real value of the property
- › Right & timely rental



## FITTINGS & FINISHES

### COMMON AREA FACILITIES

**EV CAR CHARGING POINT**  
— EV Car charging point for each unit

**VENDING MACHINE AT GROUND FLOOR CLUB LOBBY**

**AIR-CONDITIONER ENABLED CLUB LOBBY AT GROUND FLOOR**

**PEST CONTROL**  
— Rentokil PCI pest control (termiseal) service

**SMART BOX AT LOBBY**  
— E-commerce Smart Box to receive courier & parcel at lobby

### LIVING ROOM

**MAIN DOOR DOOR FRAME (CHAUKHAT)**  
— 40mm thick.  
— Frame wrapped with CLPL film and with Rubber gasket.

**MAIN DOOR LAMINATED FLUSH DOOR SHUTTER**  
— 35mm thick.  
— Door shutter with 29mm solid particle board core covered with 3mm thick HDF- prelaminated on both sides of shutter. All edges of door shutter sealed using PVC edge bending rails and stiles will be made in 55mm x 29mm pine.

**SMART LOCK**  
— Smart lock with RFID card, pin code, wifi, mechanical key, 360 finger print, emergency battery & one touch privacy features.

**GLASS RAILING**  
— Glass railing in main and corner balcony

### KITCHEN

**KITCHEN WALL TILE**  
— Wall tile cladding in kitchen up to 7'-0" height

**KITCHEN COUNTER**  
— Kitchen counter top with full body tile

### WASHROOM

**TOILET – FULL HEIGHT TILE CLADDING**  
— Full height tile cladding in all toilets.

**TOILET – SLIDING CURTAIN GLASS PANEL**  
— Sliding curtain glass partition up to 7'-0" in master bedroom toilet.

**TOILET & KITCHEN ON SENSOR MODE\***  
— A wall light point and exhaust will be on sensor mode for the decrease in electrical consumption.

### OTHER SPECIFICATION

**WOODEN TEXTURED TILE FLOORING**  
— Wooden textured tile flooring in master bedroom-1, main balcony and corner balcony

**COVE CEILING**  
— Cove ceiling in drawing/dining, master bedroom-1 and master bedroom-2

**WINDOW STONE CLADDING**  
— Ventilators and window facia finish with stone cladding

**MULTI-PURPOSE SWITCH SOCKET**  
— Special switch socket  
— Phone charging USB socket in every room and drawing area

# About Shubhashish Homes

Shubhashish Homes, the real estate arm of the esteemed J K Jajoo Ventures, was founded in 2020 with a commitment to sustainability, innovation, and customer satisfaction. Iconic projects like Shubhashish Geeta, Shubhashish Prakash, and Shubhashish Marina showcase our vision, with more developments on the way. Rooted in Ethics-First, Nature Friendly, Be Positive, Innovative, and Spread Happiness, we craft homes that redefine living.



**1983** Shubhashish Wealth Management Consultants JK Jajoo Ventures (formerly Shubhashish Group) started with Shubhashish Wealth Management Consultants, providing B2B financial services to optimize investments and drive long-term growth.

**2001** Jagriti began its journey to educate underprivileged children in Rajasthan's slums. Today, it runs 21 schools, supports 6,000+ students, and uplifts women through skill development programs.



**2018** Shubhashish Homes Entered the real estate sector as a premium residential developer with the launch of 36 duplex villas at Jaipur's most sought-after location.

**2020** Shubhashish Geeta Phase-I Introduced 57 luxury villas with a clubhouse, swimming pool, water bodies, and world-class amenities, setting a new benchmark in premium living.

**2021** Shubhashish Geeta Phase-II Launched 81 villas in March and delivered homes ten months ahead of schedule, reinforcing our commitment to timely excellence.

**2008** Marking our entry into real estate, we launched Shubhashish Homes alongside our first project, Shubhashish Corporate Tower, on Queens Road, Jaipur.

**2013** K.J Logistics commenced operations in Rajasthan and has rapidly expanded its footprint to 54 locations across India, ensuring seamless logistics solutions nationwide.

**2024** JK Jajoo Ventures took flight into the aviation sector in 2024 with the launch of BKJ Airports. Today, we proudly manage ground handling operations at 14 airports across India, ensuring efficiency and excellence.

**2022** Shubhashish Geeta Phase-III & IV Following the success of the first two phases, Phase-III launched with a magnificent central park. Phase-I was handed over in August. In October, Phase-IV was introduced with state-of-the-art amenities and contemporary architecture.

**2023** Shubhashish Geeta Phase-II Handover & Shubhashish Prakash Launch Shubhashish Geeta Phase-II was handed over in May, well ahead of schedule. Shubhashish Prakash Phase-I launched as the epitome of luxury living, our most luxurious project yet, crafted for Jaipur's elite professionals. Running one year ahead of schedule for handover.

**2024** Shubhashish Prakash Phase-II Unveiled to continue the legacy of excellence, with handover scheduled for March 2028.

**2025** Shubhashish Marina Continuing the legacy of creating exceptional living communities, we unveil luxury waterfront residences in the growing market of Jagatpura, Jaipur.

## PINNACLE OF EXCELLENCE

**2014** • Felicitated for Social Services by the Chief Minister of Rajasthan.  
• Felicitated by International Vaish Foundation for outstanding contribution in transforming lives of children from underprivileged background.  
• DNA conferred Mr. JK Jajoo as 'Jewel of Jaipur' in its Coffee Table Book, entitled "Jewels of Jaipur - The Exalted Virtuosos".

**2016** • Highest State Civilian Award for Excellence in Social Services by the Chief Minister of Rajasthan (On behalf of Jagriti).  
• State Award on cleanliness under Swachh Bharat Mission by the Chief Minister of Rajasthan (On behalf of Jagriti).  
• Bhamashah award for contributing Rs 1 Crore per annum for the development of Government Schools consecutively for 9 years by Govt. of Rajasthan (On behalf of Jagriti).

**2017** • Felicitated by Maheshwari Samaj.

**2018** • Shiksha Vibhushan Award in the field of education by the Govt. of Rajasthan (On behalf of Jagriti).  
• National Youth Award in recognition of Jagriti's outstanding services to the community by Govt. of India (On behalf of Jagriti).  
• Maharaja Sawai Mansingh Museum Trust felicitated with Raja Dulhe Rai Award (On behalf of Jagriti).

**2019** • Shiksha Vibhushan Award for Financial Contribution in Social Services by Govt. of Rajasthan (On behalf of Jagriti).

**2022** • Change-maker Humanity Award for the commendable work in the society by Minister Ashok Chandna & Dr. Mahesh Joshi.  
• Pride of Nation Award for outstanding contribution done in the field of social welfare and education.  
• Shiksha Vibhushan Award for Financial Contribution in Social Services by Govt. of Rajasthan (On behalf of Jagriti).

**2023** • Honoured for the maximum number of mobile mortuary services in the "London World Book of Records" by The King's Representative - Mr. Simon N. Ovens DL, UK. (On behalf of Jagriti).

**2024** • Bhartiya Mahantam Vikas Puraskar By AsiaOne.

## OUR SUCCESS PARTNERS



**CHAPMAN TAYLOR**  
GLOBAL ARCHITECTS & MASTERPLANNERS

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# JK JAJOO VENTURES™

We value relationships, forever

EST. 1983

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**WE SUPPORT :**

