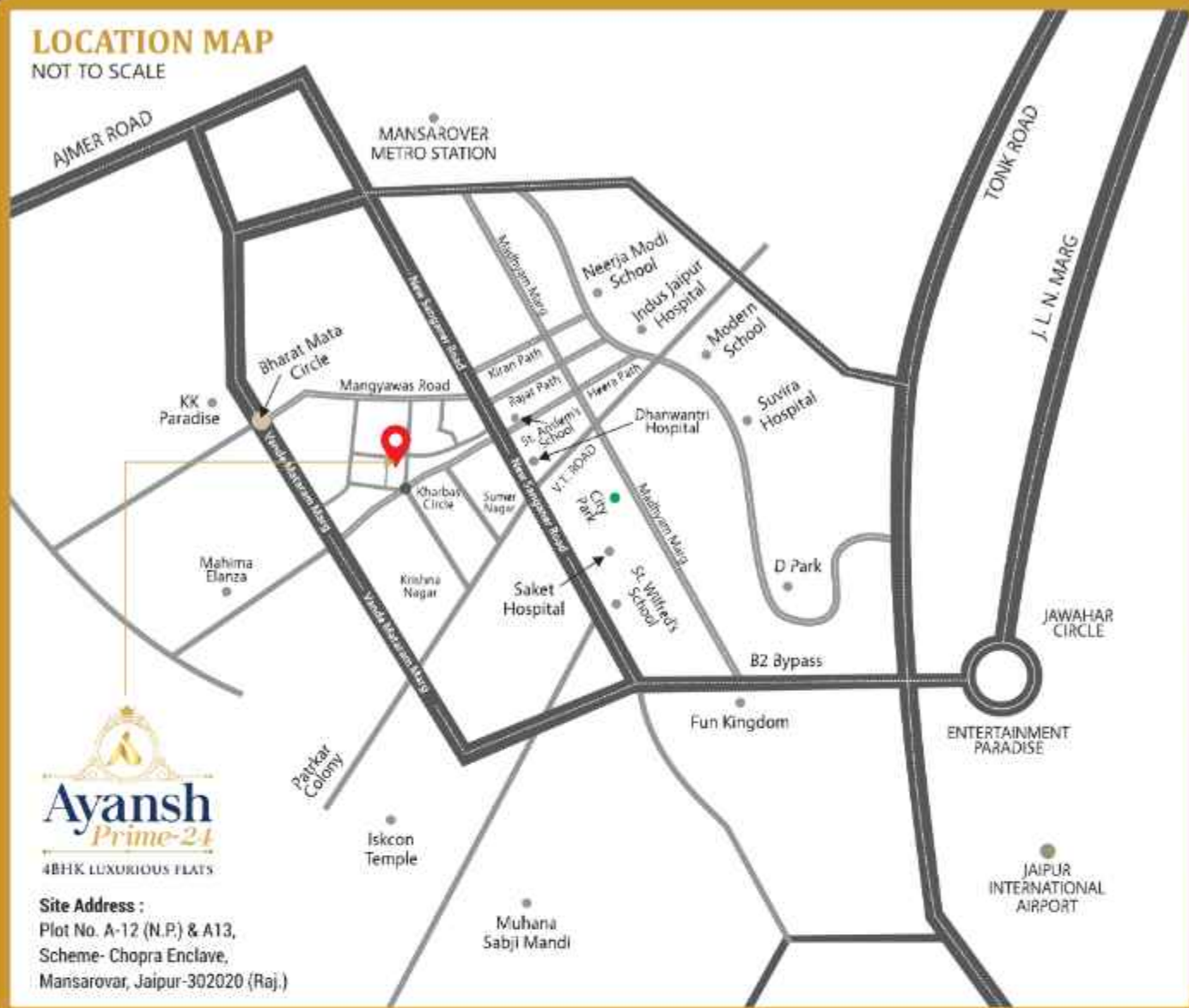


LOCATION MAP

NOT TO SCALE



4BHK LUXURIOUS FLATS

Site Address :
Plot No. A-12 (N.P.) & A13,
Scheme- Chopra Enclave,
Mansarovar, Jaipur-302020 (Raj.)

KEY DISTANCE

TEMPLE

Iskon Temple - 12min
Jain Temple - 8min

SCHOOL

Cambridge Court World School - 9min, 3.0km
Neeraja Modi School - 8min, 2.7km
IIS School - 9min, 3.5km
IIS (Deemed to be University) - 13min, 5.4km
Modern School - 10min, 3.8km
St. Anselm's Senior Secondary School - 4min, 1.5km
St. Wilfred's PG College - 9min, 3.6km

HOSPITAL

Apex Hospitals Mansarovar - 9min, 3.1km
Suvira Hospital - Multi Speciality Hospital - 12min, 4.2km

Metro Mas Hospital - 9 min, 3.2km
Saket Hospital - 9min, 3.6km
Dhanwantri Hospital - 5min, 2km
Indus Jaipur Hospital - 9min, 3.1km

SHOPPING MALL

Mansarovar Plaza - 11min, 3.5 km
Element Mall - 16min, 6.1 km
WTP Mall - 24min, 9.9km

ENTERTAINMENT

Inox Sunny Trade Center - 2min, 4.7km
City Park - 5min, 2km
Fun Kingdom - 18 min, 6.7km
Landscape Park - 11min, 4.0km

STATION

Mansarovar Metro Station - 10min, 9km
Jaipur Railway Station - 28min, 12.4km
Jaipur International Airport - 22min, 10km

BANKS

HDFC - 4min
SBI - 7min
ICICI - 5min

WELL-KNOWN SPOT

MuhanaMandi - 10min
Hotel Hyatt Regency - 5min

SUPERMARKET

Quality King, ISKCON Temple - 4 Min, 2.5KM
Quality King, Muhana Mandi Road - 7 Min, 4KM

**SITE ADDRESS : CHOPRA FARM HOUSE, MANGYAWAS,
MANSAROVAR, JAIPUR-20**



SCAN FOR LOCATION



**4BHK
LUXURIOUS
FLATS**

RERA NO : RAJ/P/2024/3183
www.rera.rajasthan.gov.in



The True Meaning of LUXURY LIFESTYLE



INFINITY SWIMMING POOL



GYMNASIUM



SECURITY SYSTEM



YOGA & MEDITATION



KIDS PLAY AREA

*Image are by reference

USP's

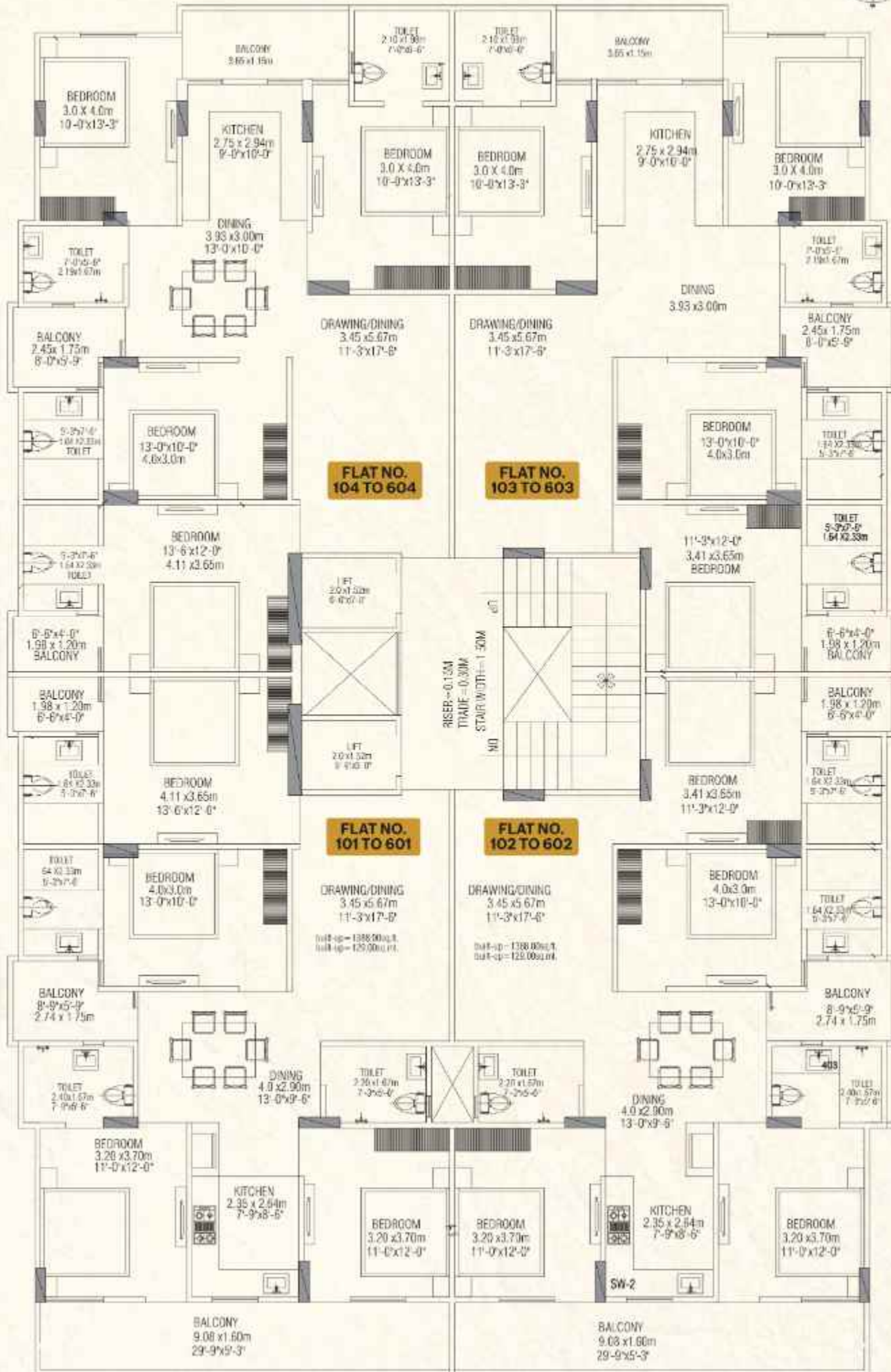
- Introducing our premier real estate project, featuring only 24 luxurious flats, each spanning over 1900+ sqft, designed exclusively for high-net-worth clientele who value opulence and sophistication.
- Each flat is designed with every room featuring an attached balcony, ensuring proper air ventilation. This layout promotes a comfortable and airy living environment.
- This is the first-ever project where all the stairs are designed with a width of 5.50 feet, offering spacious and comfortable movement.
- The interior features top-quality wooden polish, evoking the ethnic charm of Jaipur's royal olden culture, giving each flat a regal and timeless ambiance.
- Each flat includes three attached bathrooms and one common bathroom, ensuring convenience and comfort for all residents.
- The project is located adjacent to a 100 & 40 ft-wide road, providing easy access and connectivity.
- All the tiles and fittings in every flat are from Jaquar, ensuring top-notch quality and customer satisfaction.
- The flats feature a robust 50 mm main door for enhanced security and 40 mm doors for all other areas, combining durability with elegance.
- The project includes an 80,000-liter underground water tank and a 30,000-liter water tank on the rooftop, ensuring a reliable water supply for all residents.

AMENITIES

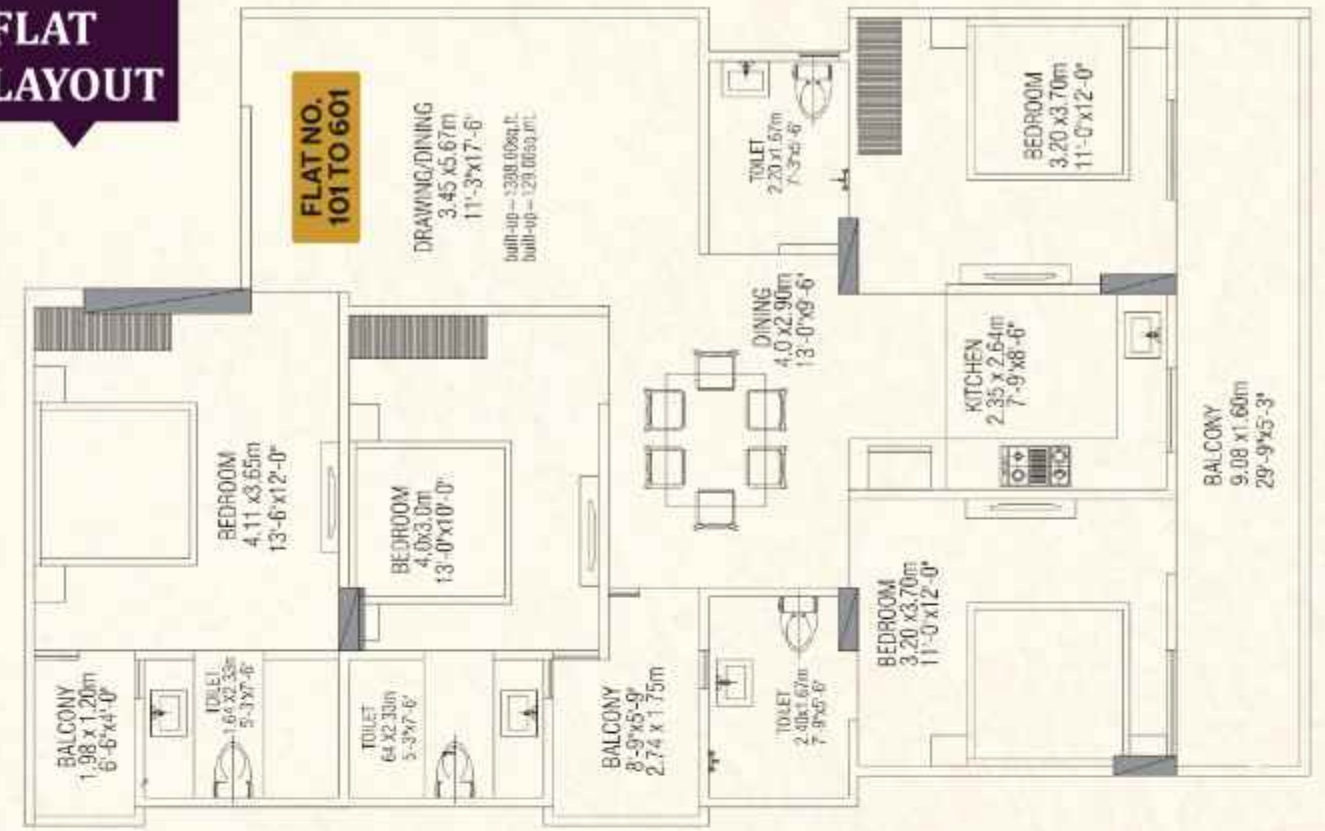
- Well Equipped AC Gymnasium
- Basement parking with separate entry & exit.
- Gaming Room
- Advanced Security System
- Swimming Pool with Deck Area on Roof Top
- Lead Free Paint
- Advanced Fire Fighting System
- Central Monitoring System
- Kids Play Area on Roof Top
- Yoga & Meditation Room on Roof Top
- Vastu Compliant Lay-Outs
- Electric Car Charging Station
- Two Passenger Lifts
- UPVC Windows
- 100% Power Back Up in Common Area
- Senior Citizen's Corner
- Intercom Facility
- Walking Track on Roof Top

GATED COMMUNITY LUXURY FLATS

TYPICAL FLOOR PLAN



FLAT LAYOUT

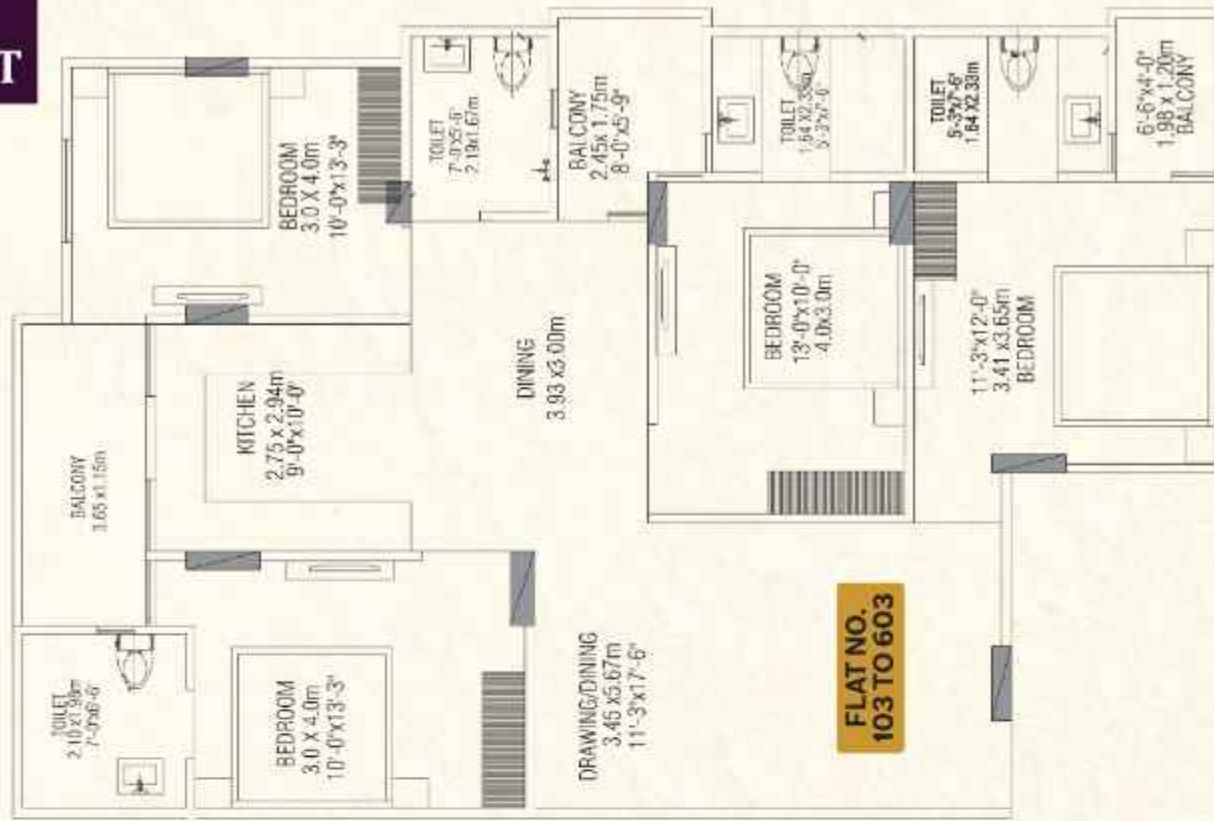


| | | | |
|---|----------------|-----------------|-------------|
| Flat No. 101 to 601 (48HK-2040 Sq. ft) | | | |
| Built Up Area | Balcony | SBU Area | 2040 |
| 1486.92 | 230.15 | | |



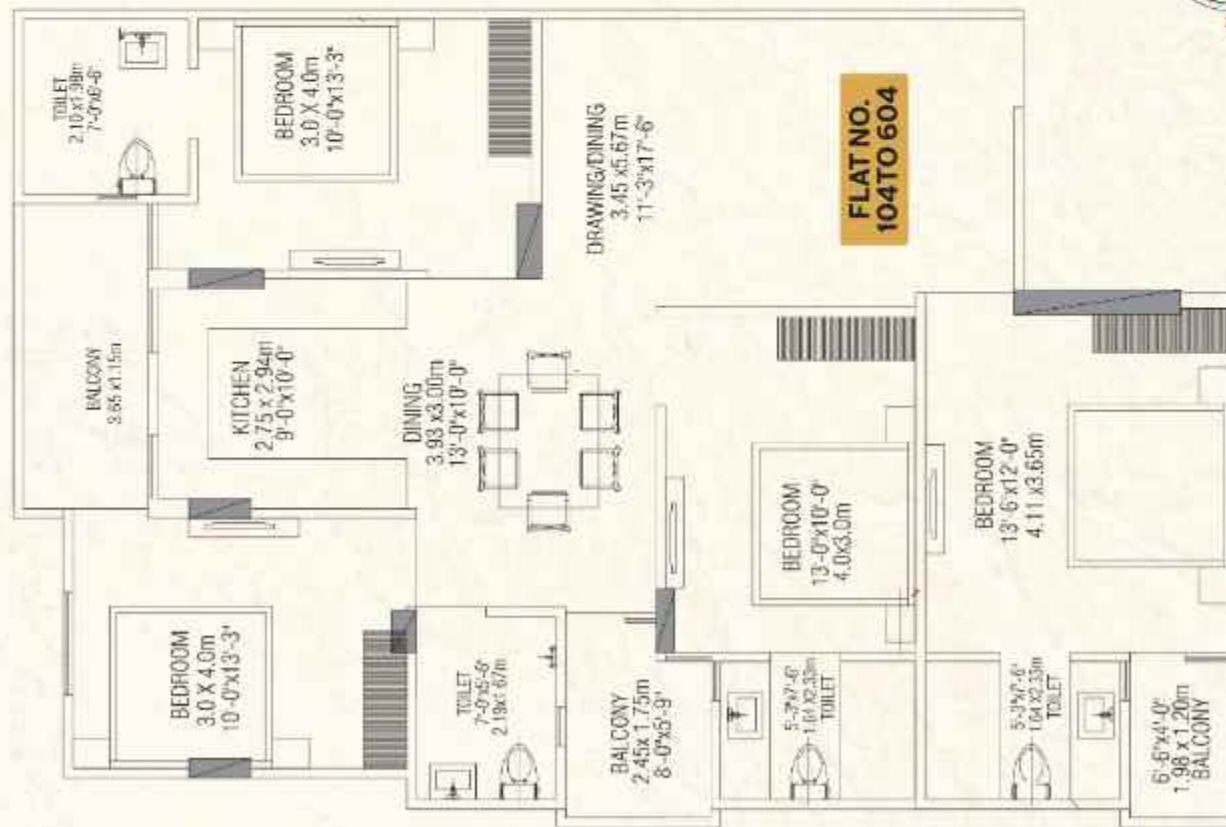
| | | | |
|---|----------------|-----------------|-------------|
| Flat No. 102 to 602 (48HK-2008 Sq. ft) | | | |
| Built Up Area | Balcony | SBU Area | 2008 |
| 1462.06 | 230.15 | | |

FLAT LAYOUT



Flat No. 103 to 603 (4BHK - 1898 Sq. ft)

| | | | | | |
|---------------|---------|---------|--------|----------|------|
| Built Up Area | 1383.95 | Balcony | 143.64 | SBU Area | 1898 |
|---------------|---------|---------|--------|----------|------|



Flat No. 104 to 604 (4BHK - 1935 Sq. ft)

| | | | | | |
|---------------|--------|---------|--------|----------|------|
| Built Up Area | 1408.7 | Balcony | 143.64 | SBU Area | 1935 |
|---------------|--------|---------|--------|----------|------|

SPECIFICATION

STRUCTURE

- Seismic soundness: Earthquake resistant RCC frame structure.
- External finish: Exterior Texture Coating Paint Trowel on Wall external quality paints.
- Dining & passage flooring: Designer vitrified tiles.
- Walls & Ceiling: Pop finish and painted with pleasing shades of Asian royal shine paints. (Inside the resident only)

DRAWING ROOM

- Floor: Designer 2.4 mm thickness banded vitrified tiles.
- Walls & Ceiling: Pop finish and painted with pleasing shades of Asian royal shine paints.

MASTER BEDROOM

- Floor: Designer 2.4 mm thickness banded vitrified tiles.
- Walls & Ceiling: Pop finish and painted with pleasing shades of Asian royal shine paints.

OTHER BEDROOM

- Floor: Designer vitrified tiles.
- Walls & Ceiling: Pop finish and painted with pleasing shades of Asian royal shine paints.

KITCHEN

- Floor: Designer vitrified tiles.
- Walls & Ceiling: Designer ceramic tiles above the central level, rest painted with pleasing shades of Asian royal shine paints.

ELECTRICAL

- Sufficient electric points for water purifier, chimney, oven and other gadgets.
- Provision for washing machine point at utility area.
- Others: Granite working top with semi modular kitchen, hot and cold mixer, stainless steel sink, electric chimney.

AIR-CONDITIONERS

- Living/dining: Provision for high wall split units
- Bedrooms: Provision for high wall split units...

BATHROOMS

- Tiles: Moroccan anti-skid tiles on the floor for safety and style, and branded ceramic tiles are installed up to door height.
- Fittings: Premium Jaguar C.P. fittings, Ashirvad PVC pipe including a shower diverter, and exhaust fan.
- Shower panel: Shower panel will be provided in master wash room.
- Flooring: Anti-skid Moroccan flooring

BALCONIES

- Floor: Anti-skid ceramic tiles.
- Ceiling: As per exterior.

ELECTRICAL & WIRES

- Lights: Decorative lights
- Wire: Copper Finolex Concealed wiring
- Electric switches: Havells Modular switches

DOORS & WARDROBE

- Doors: Designer 50 mm main door and 40mm internal door. Superior quality internal flush doors with painted finish.
- Wardrobe: Wooden wardrobe in all bedrooms. SS finish accessories on wooden frame inside the flat.

STAIRCASE

- Riser and tread: Superior quality natural stone
- Hand rail: SS rail with enamel paint

WATER MANAGEMENT

- Water supply: Centralized pressure

ACTUAL INTERIOR PICTURES



BED ROOM

DRAWING ROOM

KITCHEN

BATHROOM