

RERA Registration No.  
**RAJ/P/2022/1888**  
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**3/4 BHK LUXURIOUS DWELLINGS**

University Marg, Bapu Nagar, Jaipur

*Living in true spirit*



3/4 BHK LUXURIOUS DWELLINGS

A MARVELLOUS HOME  
WHERE

# BODY HEART & SOUL

COME TOGETHER.





WHAT IF  
**BODY,  
MIND,  
HEART  
& SOUL**  
SHARE THE SAME DESIRE?

They say the toughest battle you will ever face is between what you feel, and what you know. It's the age-old battle between your heart and your mind, which never want the same thing. And in this battle between the mind and the heart, it is often the soul that loses. Is there a dream home that exists, that could possibly fulfill desires of all three.



A magnificent  
campus to  
inspire your  
MIND



THE  
**MIND**

WANTS EVERYTHING  
GOOD ABOUT  
MODERN APARTMENTS

- Magnificent Elevation
- Hi-Tech Security
- Mesmerizing View
- Modern amenities for children & elders
- Ample parking facilities for guests
- Domestic help at your fingertips
- Lower maintenance charges
- Modern aesthetics



EXPLORE THE  
**HEART**  
OF BAPU NAGAR IN DEPTH

More than just a prestigious address, this is where your heart feels at home, where your children will soon build happy memories to match your own.

**LOCATIONAL ADVANTAGE**  
UNIVERSITY MARG, BAPU NAGAR, JAIPUR

|          |  |         |
|----------|--|---------|
| <b>+</b> | <b>HOSPITALS</b>                       |         |
|          | • KKS Urology & General Hospital       | 350 mtr |
|          | • Santokba Durlabhji Memorial Hospital | 500 mtr |
|          | • Jaipur Hospital                      | 600 mtr |
| <b>📖</b> | <b>SCHOOLS &amp; COLLEGES</b>          |         |
|          | • Subodh College                       | 350 mtr |
|          | • Rajasthan University                 | 500 mtr |
|          | • Maharaja Sawai Man Singh Vidyalaya   | 1.0 km  |
|          | • Rajasthan & Kanoria College          | 1.2 km  |
| <b>🏠</b> | <b>BANKS</b>                           |         |
|          | • Indian Overseas & UCO Bank           | 300 mtr |
|          | • RBI                                  | 900 mtr |
|          | • SBI                                  | 1.1 km  |
| <b>🍴</b> | <b>RESTUARANTS</b>                     |         |
|          | • Hooters Jaipur                       | 260 mtr |
|          | • Skyfall                              | 350 mtr |
|          | • Cocoa House                          | 450 mtr |
| <b>🛒</b> | <b>SHOPPING CENTRE</b>                 |         |
|          | • Janta Store Shopping Centre          | 50 mtr  |
|          | • Tonk Road Shopping Centre            | 1.1 km  |
|          | • Rajapark Shopping Centre             | 2.2 km  |
|          | • MGF Mall                             | 3.1 km  |
|          | • WTP                                  | 4.4 km  |
| <b>📍</b> | <b>+</b>                               |         |
|          | • SMS Stadium                          | 350 mtr |
|          | • Rambagh Circle                       | 750 mtr |
|          | • Birla Temple                         | 1.1 km  |
|          | • Moti Doongri Temple                  | 1.2 km  |
|          | • Railway Junction                     | 5.3 km  |
|          | • Bus Stand (Sindhi Camp)              | 6.2 km  |
|          | • Airport                              | 8.7 km  |



DREAMS EXPRESS  
WHAT YOUR  
**BODY**  
IS TELLING YOU

Body requires all creature comforts.  
The world is full of stress & anxiety,  
So you need best of planning and execution  
in order to provide a cocoon  
tailor-made for your requirement.

- Large sized homes
- Location where generations have lived
- Common areas for everyone to enjoy freely
- Ample space for families to enjoy together



DREAMS EXPRESS

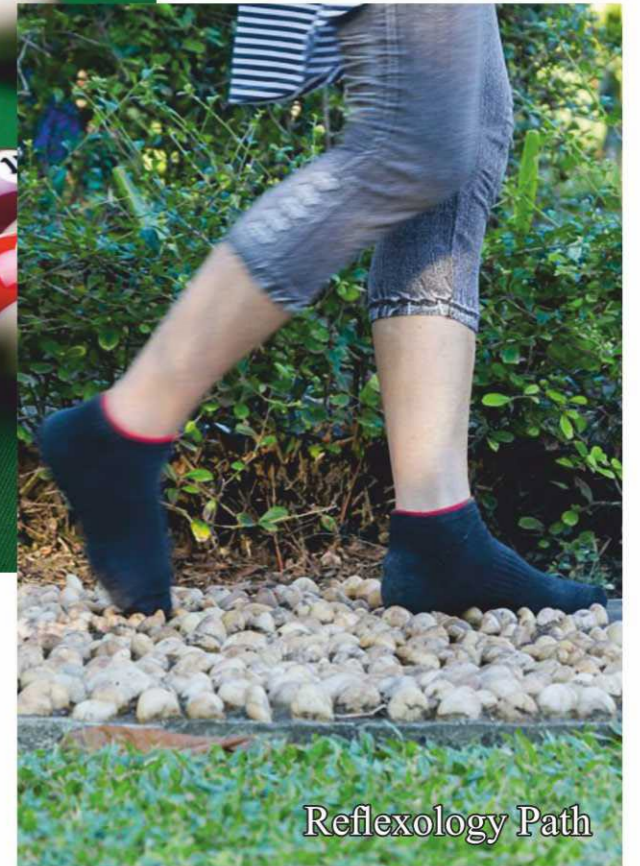
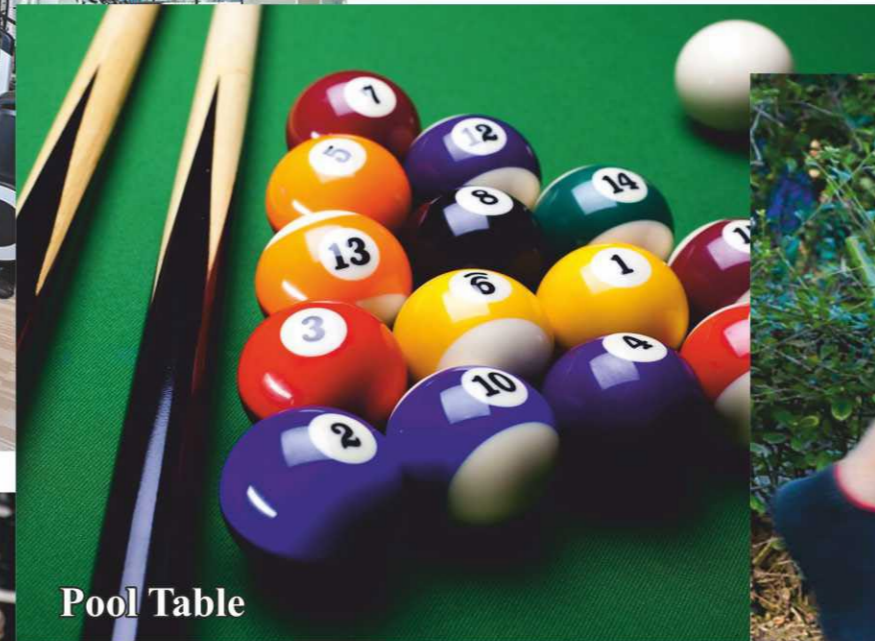
# SOUL

WHAT YOUR'S IS TELLING YOU

Ever wondered, why we call it a DREAM home? It's because this is where our SOUL feels at home, not our MIND. When we quiet our MIND, our SOUL will speak. As important as it is to choose a home with your MIND, it's equally important to listen to your SOUL.



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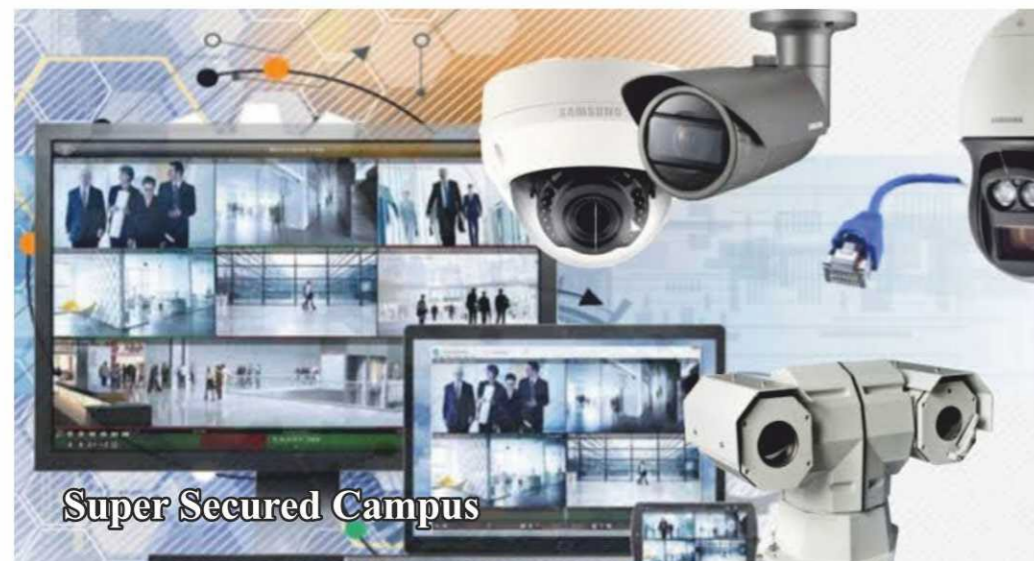
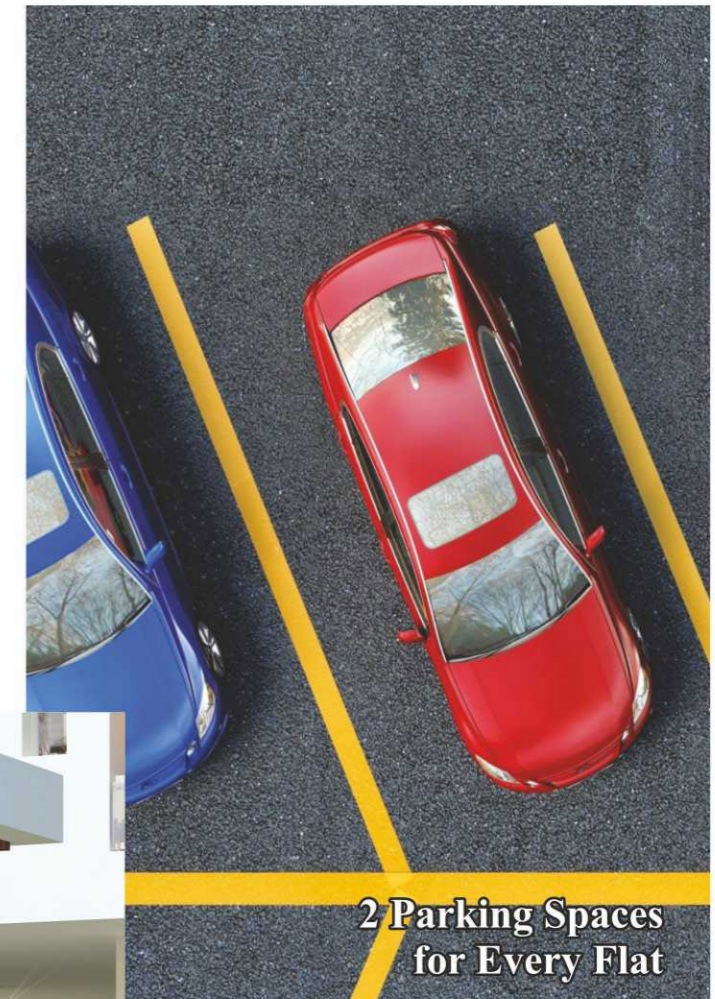


LIFE BLOOMS IN THE  
POSH FACILITIES

DOUBLE  
YOUR DREAMS &  
LIFESTYLE



CRAFTED FOR  
CLASSY LIVING



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YOUR KEY  
TO HAPPINESS



BASEMENT FLOOR PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLAN (1ST TO 7TH FLOOR)



| FLAT NO. | AREA         | TYPE  |
|----------|--------------|-------|
| 101      | 2056 SQ. FT. | 3 BHK |
| 102      | 1914 SQ. FT. | 3 BHK |
| 103      | 2548 SQ. FT. | 4 BHK |



8TH FLOOR PLAN

| FLAT NO. | AREA         | TYPE  |
|----------|--------------|-------|
| 801      | 2056 SQ. FT. | 3 BHK |
| 802      | 1617 SQ. FT. | 2 BHK |
| 803      | 2060 SQ. FT. | 3 BHK |





TERRACE FLOOR PLAN



# S P E C I F I C A T I O N S



Automated Lighting System



Royale Paint in Flats



Super Glossy Large Tiles



Designer False Ceiling



Two Highspeed Lift by Kone/Johnson



Modular Kitchen by Hettich/Hafele



Jaquar/Artize Series Fitting



Wall Hanging WC



AC Pipe Line in Each Flat



Glass Railing in Balconies



Important Norwegian Granite in Kitchen & toilet counters



Wooden Finish UPVC Window



Teakwood Main door with PU Polish

## STRUCTURE

- ⊙ Earthquake resistant RCC framed structure. **TMT steel bars** of reputed makes (**Tata or JSW** for foundation & **Vizag/Premier 500D** for rest of the structure)
- ⊙ Super structure work in brick masonry or ACC blocks with cement mortar in ratio of 1:5. Cement plaster on ceiling with cement mortar in ratio of 1:4 on walls.(external)

## DOOR AND WINDOW

- ⊙ UPVC framed doors and windows with wire mesh panels by **Encraft/LG Hausys** with toughened glass by **Saint Gobain/HNG**. Tough water proof ISI mark 40mm flush doors with veneer by **Dormark/Century Ply** or equivalent. PU polish on doors and frames. Teak wood door frames in 6x3 section. Designer main entrance door of 50 mm thickness in teak wood. Toughened Glass and SS railing in balconies. **Locks-Dorset/IPSA**.

## ELECTRICAL

- ⊙ Modern electrical system with concealed copper wiring by **Polycab/Finolex** or equivalent. Automated lighting system (Option of switches by **Legrand/Havells**) controllable with I-pad or mobile. TV/Telephone/AC points at appropriate places. Split Ac Piping in entire flat with all outer units preferably in a shaft.

## DESIGNER TOILET

- ⊙ Designer, premium, large size wall tiles in toilets upto ceiling height by **Somany/Kajaria/Quotones** or equivalent. Anti-skid ceramic tiles on floor. Wall mounted WCs and Sanitary ware by **Toto/Jaquar** or equivalent. Diverter and CPVC fittings by **Jaquar (Artize series)/Grohe/Kohler** or equivalent. Plumbing of CPVC pipes by **Astral/Trufflo** and **SWR pipes** by **Aashirwad/Astral**.

## SECURITY

- ⊙ Security alarm system and wiring for central EPABX System. CCTV surveillance at Ground Floor and Basement and lifts.
- ⊙ Fire Fighting equipments as per norms.

## OTHER

- ⊙ Anti-Fungal, weather resistant texture paint on external facia by **Asian Paints/Berger** or equivalent.
- ⊙ Continuous water supply with own 6" bore well, underground water tanks and overhead water tanks.
- ⊙ Gas bank with LPG gas pipe line in each flat.
- ⊙ Power Backup for common areas and 3kw power backup for every flat (1 fan & 1 tube light in every room in every flat)
- ⊙ EV Charging Station (on chargeable basis)
- ⊙ Soothing green scaping in and around the complex, provision for planters in balconies and terraces. Terrace will be developed as Garden/Party Area/Sitting Area.
- ⊙ Air conditioned common facilities (gym, clubhouse,) in basement/ground floor. Luxurious air conditioned entrance lobby with imported marble/granite flooring on ground floor.

## WE USE ONLY PREMIUM BRAND / ISI MARK PRODUCTS

To cater the same, we always choose the best & for this we have tie-ups with the most known BRANDS, which are exclusive. Yet another unique feature about Vardhman's Apartments is that in spite of being the best, we offer all at a very reasonable price!

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |

\* Equivalent brands can be used subject to unavailability of brands mentioned here in above.



## We build homes from the heart

The group has been in its core business of construction and property development for over all 40 years and has also enjoyed a great amount of trust and loyalty from its patrons over the years. The group management constantly upgrades professional resources to construct responsive strategies and adapt to local preferences to deliver high quality in its entire projects.

Over the years, Vardhman Group has become the very definition of success and entrepreneurial finesse. One of the most trusted builders in Rajasthan, Vardhman Group has been a renowned name in the construction industry for almost 4 decades. A closer look at the completed and ongoing projects by the company in the last few years reveals their strong focus on quality and innovation. The residential projects executed by Vardhman Group have been appreciated not just for the foresight and attention to details, but also for the crisp and clear legal processes and minimum hassles for the customers.

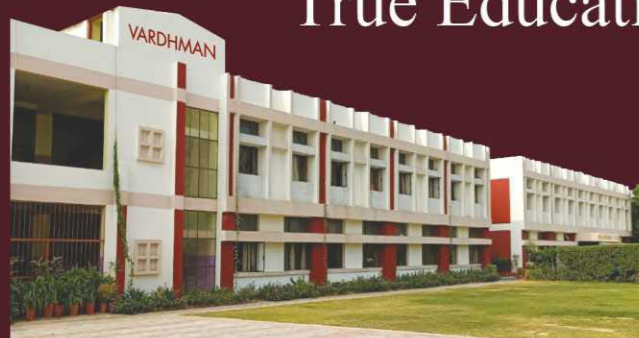
Vardhman Group has diversified in Residential and Commercial complexes as well as in the development of Townships and Villas. Construction of Luxurious Bungalows has been our strong point for decades.

We concentrate only on quality & art. We are yet again ready to prove our courage in developing world class residential buildings, townships and promise to bring in the same standard of detailing which we have been delivering till date.

Our group hopes to improve the lives of the people connected to us. The progress of our people powers the progress of our company. Every accomplishment becomes a foundation for us to do healthier, to dream higher, and create better hope. Our responsibility, as industry leaders, drives us to be valiant and hold hard-hitting challenges....

### GROUPS EDUCATIONAL INSTITUTIONS

## True Education Enlightens



**VARDHMAN**  
SRIKALYAN  
International School

An English Medium Co-Educational (10+2) School (CBSE AFFILIATION NO.-1730328)

Hathoj, Kalwar Road, Jaipur-302012



**VARDHMAN**  
International School

An English Medium Co-Educational (10+2) School (CBSE AFFILIATION NO.-1730889)

Sector-3, Shipra Path, Mansarovar, Jaipur - 302020

Vardhman Group of Educational Institutions aims to be an institution that empowers each child with a sound foundation of attitude, values, knowledge and life. Backed by a curriculum that encompasses the distinctiveness of east and west, this School is dedicated for the moral, spiritual and ethical development of children. We foresee our tiny tots to be winners and achievers in whatever field they pursue.

We strive for excellence through a new curriculum that encompasses all that is good in oriental and global traditions and cultures. This school is an evolving workspace that takes care of strong foundation of traditional content knowledge as well as increased competencies in collaboration, communication, problem-solving, creativity and digital literacy.

Our Founder's Message :

“ When your basic needs are met, you look for comfort, peace and luxury in life ”

## Why Vardhman Group



Timely Delivery



Delivering better consumer satisfaction for past 4 decades



Fair & Transparent Dealing



Experienced Team



Quality of Workmanship



Excellent after sales service



Inhouse Maintainance

## Awards



40+ YEARS LEGACY

55+ COMPLETED PROJECTS

5700+ SATISFIED FAMILIES

### FEW OF OUR ONGOING & COMPLETED PROJECTS



**Kings Court**  
Gandhi Path (W)



**Vardhman Swapnlok**  
Jhotwara



**Vivanta Heights**  
Vidhyadhar Nagar, Jaipur



**Vardhman Horizon**  
Jhotwara



**Vardhman Sampada**  
Vaishali Extn.



**Imperial Heights**  
Vaishali Extn.



**Silver Crown**  
Gandhi Path



**Arcadia Greens**  
Near Gandhi Path



**Galaxy Star**  
Central Spine, Vidhyadhar Nagar



**Galaxy Plaza**  
Central Spine, Vidhyadhar Nagar

and many more....



**Corporate Office :**

## **VARDHMAN GROUP**

G-1, Western Heights, S-21, Shyam Nagar, Jaipur-19 (Raj.)  
(E) sales@vardhmangroup.org, (W) www.vardhmangroup.org

**For more details call :**

# 7240 333 999

**Architect :**

**SPACE GRID**

C-49, Vidhya Apartment, Paras Marg,  
Bapu Nagar, Jaipur, Ph.: 93149 18766, 93145 10603

**Land Owner :**

Savita Sharma & Kapil Sharma

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Disclaimer: This brochure is purely conceptual and is not a legal offering, nor will it be part of any binding document. All furnishing shown on all floor plans are for illustrative purposes only. The developer reserves the sole right to amend the number of floors, number of units, layout, plans, elevation, colour schemes, specifications and amenities etc. Without prior notice. /All dimensions are approximate and subject to construction variances and approvals. This site/map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual Obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as marked above. Please refer to the Flat Buyer's Agreement to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the project