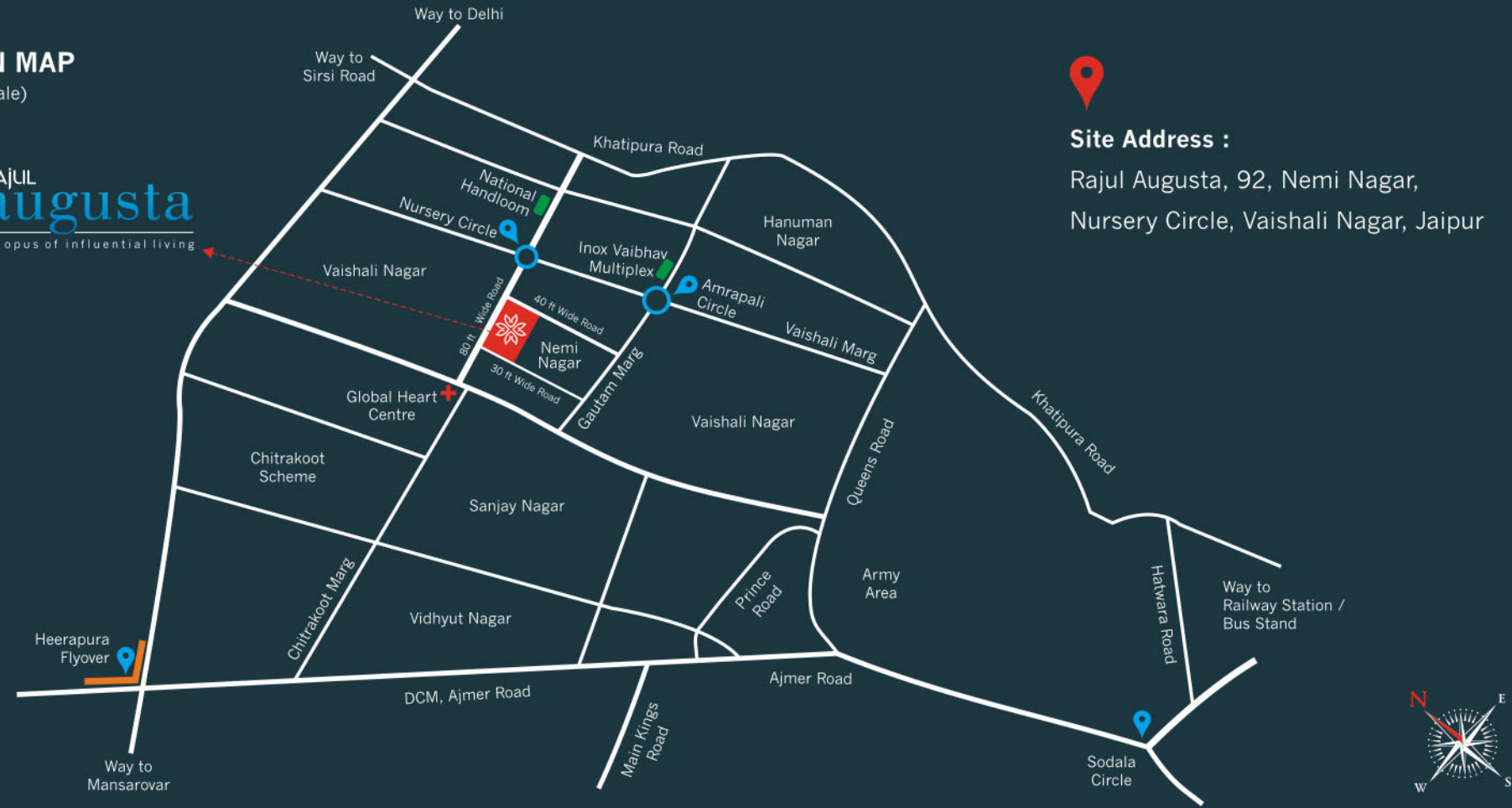


LOCATION MAP
(map not to scale)



Site Address :
Rajul Augusta, 92, Nemi Nagar,
Nursery Circle, Vaishali Nagar, Jaipur



THE BEGINNING OF AN EXTRAORDINARY LIFE...



Promoter & Developers
RAJUL
INFRA CO.
building brilliance

Registered Office :

Sundaram, B-28, Nu Lite Colony,
Tonk Road, Jaipur-302 018
Rajasthan, India

Marketing Office :

F-32, First Floor, Gangwal Plaza,
Azad Marg, C-Scheme, Jaipur-302 001
Rajasthan, India

Corporate Office :

M/s Balvir K. Chordira House,
Chordia Petrol Pump, New Sanganer Road,
Sanagner, Jaipur - 302 029, Rajasthan, India

Architects :

Mishra Garg & Associates
C-Scheme, Jaipur

CALL :

+91 77270 33331
+91 77270 33332

email : sales@rajulinfra.com

Website : www.rajulinfra.com

Disclaimer : Builders and Developers reserve the right to change any design and specification of the building without any prior notice and information. This booklet is for illustration purpose only and it cannot be in any way treated as a legal document. All information, specifications, plans, material and visual representations contained in the booklet, brochure, model & sample flat are subject to change from time to time by the developer and /or the competent authorities and shall not form part of the offer or contract.

ash Design Studio 9829061920



PROJECT HIGHLIGHTS...

THE PROJECT

- 55 AC Super Luxury Apartments
- 3 BHK Luxury Flats & Penthouses
- 4 / 5 / 6 BHK
(Flexi Plan as Per Demand)



USP OF THE PROJECT

- Project Approved by Jaipur Development (JDA).
- 3 Side Roads around the building - 80ft / 40ft / 30ft wide road.
- 2 side open flats assures Privacy, Air-Ventilation & Sun light.
- Well Developed Residential & Commercial Area.
- City's first 4 floors AC Vertical Clubhouse.
- Dedicated 3 floors Terrace Garden.
- Ample Car Parking (2 Basements & 1 Stilt) with Drivers Waiting Lounge

begin to realize your
dream!



TOP-OF-THE-LINE ASSORTMENTS

- Air-Conditioned Apartments
- Elegant Air-Conditioned Reception Lobby
- 2 KVA Power Backup in each Flat
- Hi-Tech World-Class 3 tier Security System
- Elegant Modular Kitchen
- Dedicated 3 Terrace Gardens



THE CLUBHOUSE

- 4 Floors Fully-Equipped Vertical Clubhouse
- Roof-Top Infinity Pool
- Roof-Top Café Lounge
- Well-managed AC Indoor Games Room like Table - Tennis / Pool Table
- 16 Seater AC Mini Theater
- Ultra Modern AC Gymnasium
- AC Multipurpose Hall - Ultra Modern Yoga Studio / Aerobics / Party Hall



the **night illuminates** the architecture with a beautiful glow that spreads across the façades in a **magical way**



4

Clubhouse on Roof-Top

- Roof-Top Infinity Pool
- Open Café Lounge
- Roof-Top Garden
- Ultra Modern Landscape



Clubhouse on 11th Floor

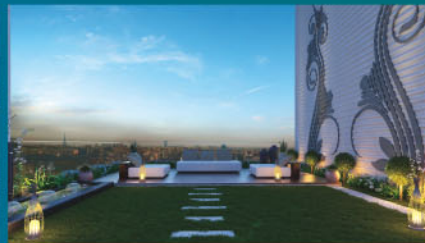
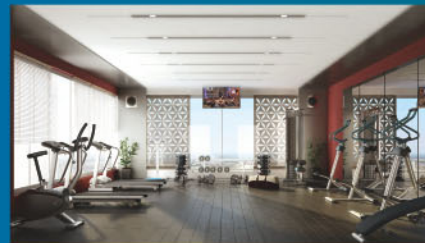
- Air-Conditioned Multipurpose Hall
- AC Yoga / Aerobics / Party Hall

3

2

Clubhouse on 5th Floor

- AC Indoor Games T.T. / Pool Table
- 16 Seater AC Mini Theater
- Terrace Garden on 6th Floor



Clubhouse on 1st Floor

- Air-Conditioned Gymnasium
- Terrace Garden on 2nd Floor

1



CITY'S FIRST
 AIR-CONDITIONED
 APARTMENTS
 WITH
 AC VERTICAL
 CLUBHOUSE &
 TERRACE GARDEN
 CONCEPT

BACK SIDE
 ELEVATION



Grand Entrance Gate



Breathtaking Fountains & Water Bodies



Landscape Area (Front Side)



Landscape Area (Other Sides)

an Epitome of Excellence, even from the top!

Exterior Specification

- **STRUCTURE :**
Earthquake resistant RCC structure as per seismic zone-II
- **ELECTRICAL :**
Prefixed Split AC's, Fans and lights in all rooms.
Modular Switches of Premium Brand, Throughout The flat M.C.B., Modern electrical system with concealed Fire Resistant Copper Wiring, Prefixed Geyser and Exhaust Fan
- **POWER BACKUP :**
100% Power Backup for Common Areas & 2 KVA power backup in each Flat.
- **CONNECTIVITY :**
DTH connection through MDU, Wi-Fi and Intercom option.
- **WATER SUPPLY :**
24 hrs. Water Supply, Rain Water Harvesting.
- **SECURITY SYSTEM :**
 - ❖ 24 hrs. live CCTV recording.
 - ❖ CCTV for campus surveillance and Main Entrance Gate.
 - ❖ Hi-Tech video door phone in each apartment connecting it to the Main Entrance of Tower.
 - ❖ Intercom facility from Main Gate to all apartments.
 - 24 hrs. security managed by professional staff.
- **GAS SUPPLY :**
Centralized LPG Gas Supply System along with individual cylinder point.
- **FIRE FIGHTING :**
Fire fighting as per NBC norms.
- **ELEVATORS :**
2 High speed 8 and 14 passenger elevators.
- **AC ENTRANCE LOBBY :**
 - ❖ Italian Marble Flooring
 - ❖ Exclusive Air-Conditioned Lobby
 - ❖ Elegant waiting Area for Guests
 - ❖ Separate main and Service Entry



Interior Specifications

AREAS	FLOOR	WALLS	DOORS	WINDOWS	OTHERS
Living / Dining	Imported Marble	POP punning with Plastic Paint of pleasing shades / Wallpapers	Timber Veneered / Designer Membrane Flush door	UPVC / Aluminium	One Split AC in Living room & Provision in Dining room (Hitachi / Daikin or equivalent)
Bedrooms	Laminated Wooden Flooring / Imported Flooring	POP punning with Plastic Paint of pleasing shades / Wallpapers	Timber Veneered / Designer Membrane Flush door	UPVC / Aluminium	Split AC (Hitachi / Daikin or equivalent) and Premium Wardrobes
Kitchen	Anti-skid Tiles	Designer Tiles up-to 2' above counter and acrylic emulsion paint in the balance area	Timber Veneered / Designer Membrane Flush door	UPVC / Aluminium	Full Modular Kitchen with Overhead & Underhead Cabinets, Chimneys, Hob, S.S. Sink & R.O. System and Imported Granite
Toilets	Anti-skid Tiles	Designer Tiles and Mirror	Timber Veneered / Designer Membrane Flush door	UPVC / Aluminium	Sanitary Ware : German Duravit / American Kohler or equivalent CP Fittings: German Grohe / Hansgrohe / Light, Exhaust Fan, Geyser, Glass Partition for Shower Area
Balconies / Terraces	Anti-skid Tiles	Weather Proof Paint	Timber Veneered / Designer Membrane Flush door	S.S. Railing with Toughened Glasses

Note : Modular Switches in all apartment.

CLUBHOUSE SPECIFICATIONS

CLUBHOUSE ON ROOF-TOP	Open Café Lounge / Ultra Modern Landscape / Roof-Top Garden / Infinity Pool
CLUBHOUSE ON 11th FLOOR	AC Multipurpose Hall / Yoga / Aerobics / AC Party Hall
CLUBHOUSE ON 5th FLOOR	Indoor Games T.T. / Pool Table / 16 Seater AC Mini Theater
CLUBHOUSE ON 1st FLOOR	Ultra Modern AC Gymnasium
TERRACE GARDENS	Dedicated 3 floors for Terrace Garden (viz 2nd / 6th / Roof-Top)

Disclaimer : All site plan, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furniture and gadgets are not part of the offering. This does not constitute a legal offer. All images are an artistic conceptualization and do not purport to replicate the exact products.

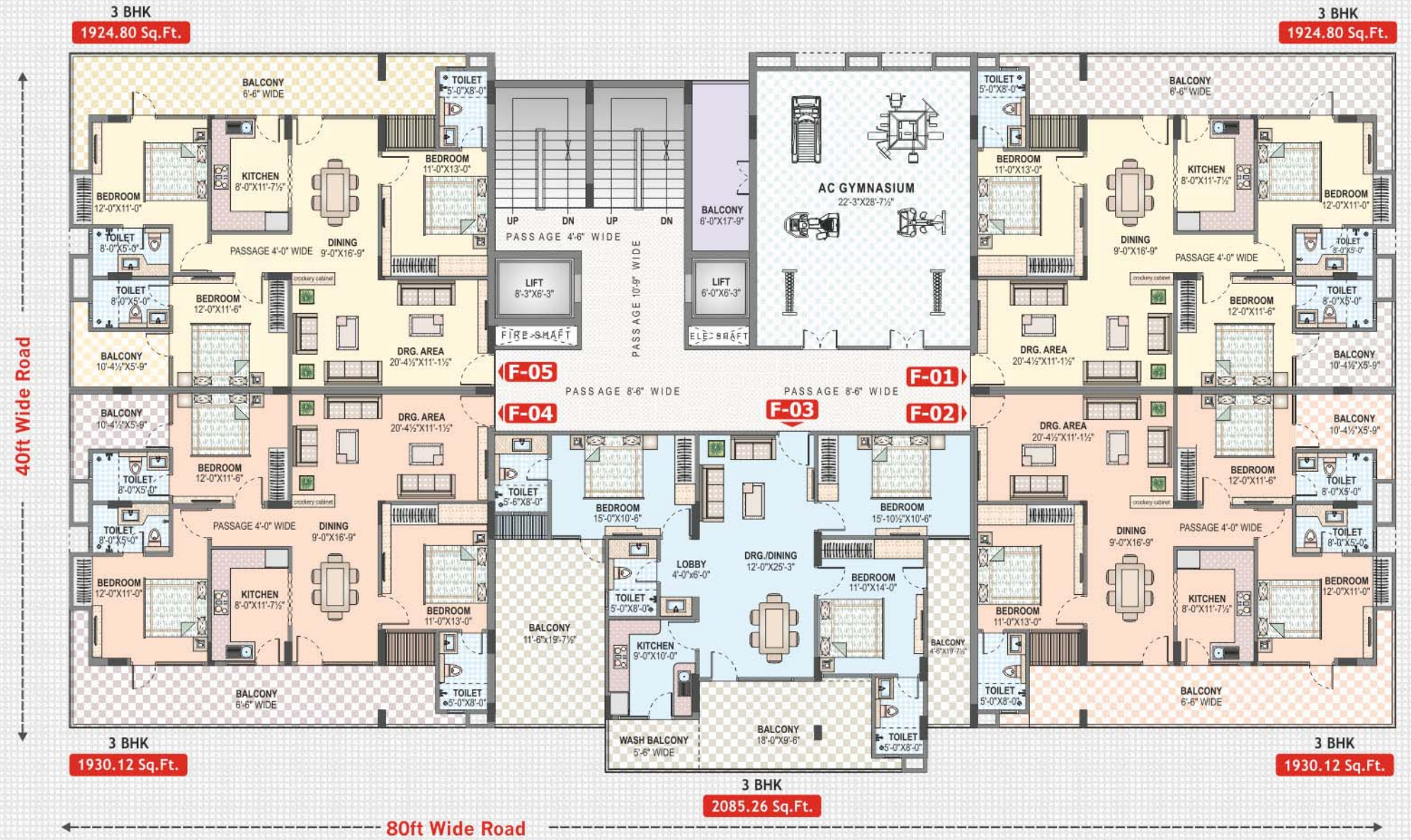
GROUND FLOOR

Ultra Modern Landscape | Parking Area | AC Reception Area | Driver's Waiting Lounge



1st FLOOR PLAN

3 BHK Flat Layout

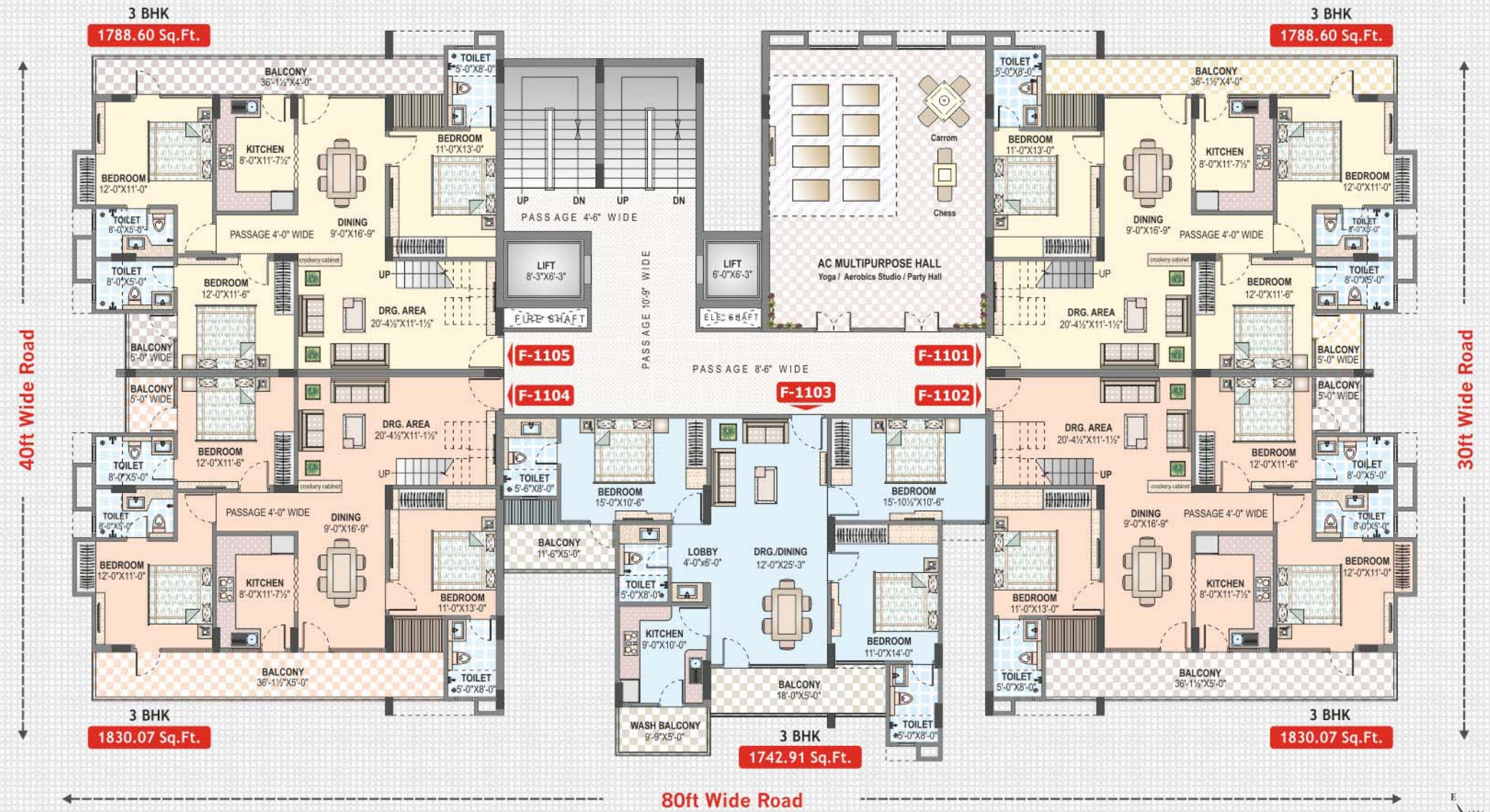
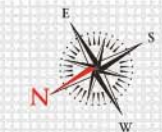




40ft Wide Road

30ft Wide Road

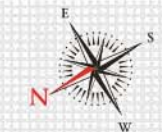
80ft Wide Road



40ft Wide Road

30ft Wide Road

80ft Wide Road



UPPER
PENTHOUSE
FLOOR PLAN

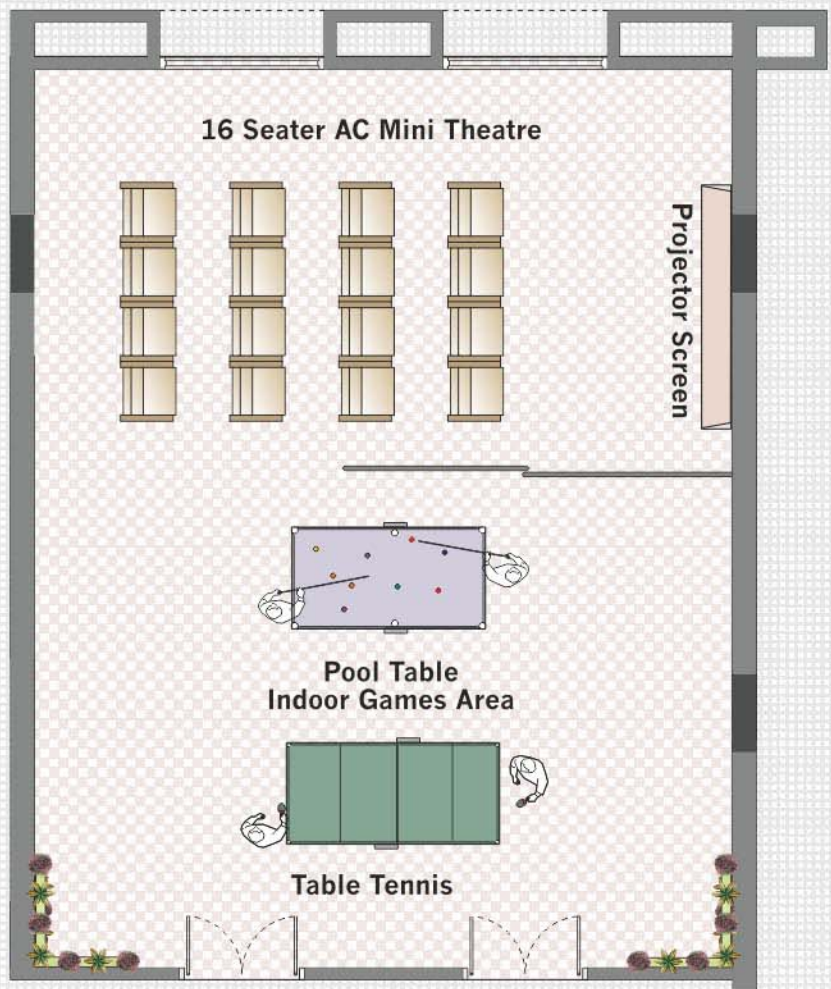
Terrace Floor Plan | Roof-Top Infinity Pool | Open Café Lounge



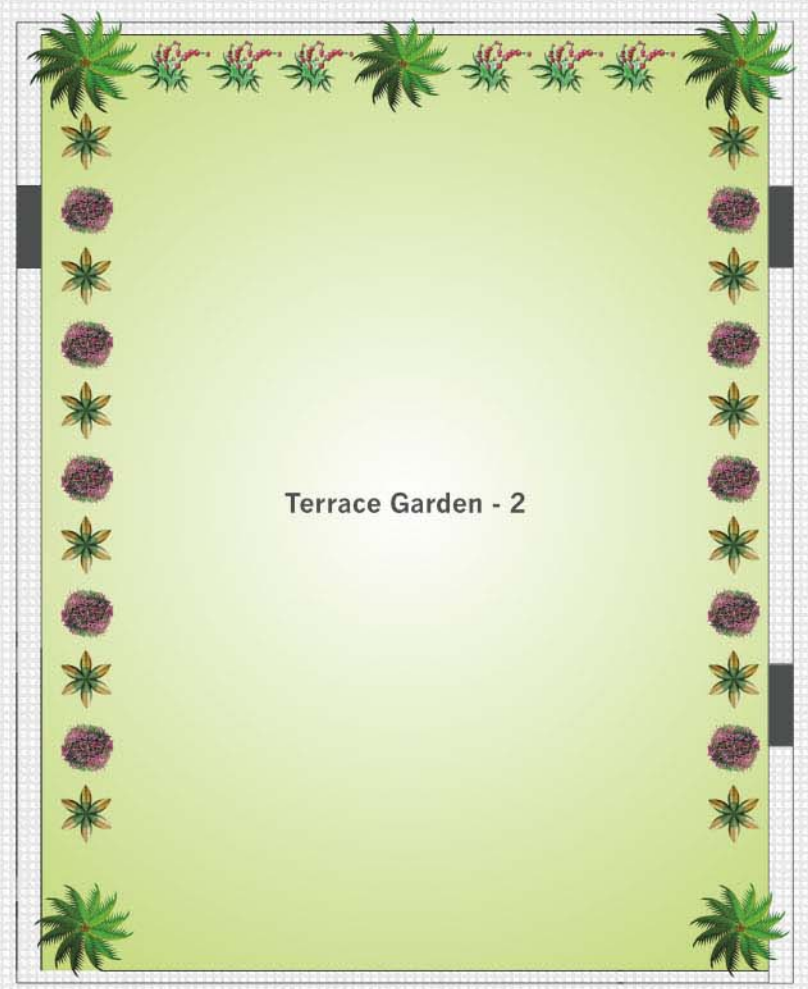
1st
FLOOR
CLUBHOUSE

AC Gymnasium on 1st Floor | Terrace Garden - 1 above AC Gymnasium

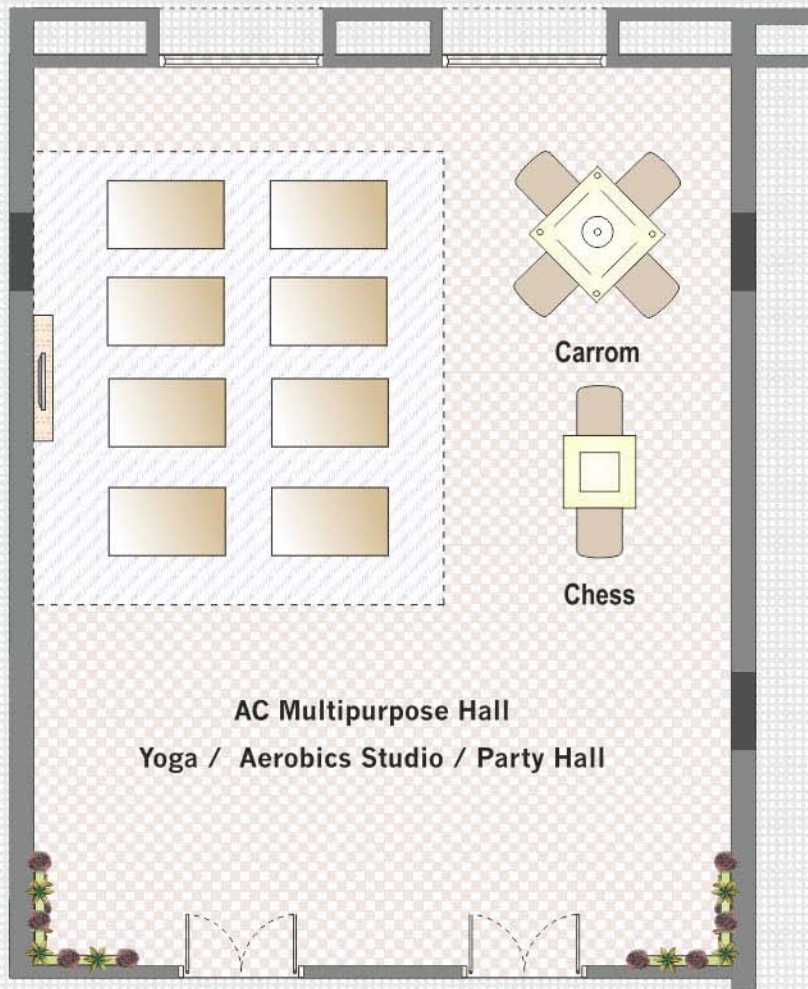




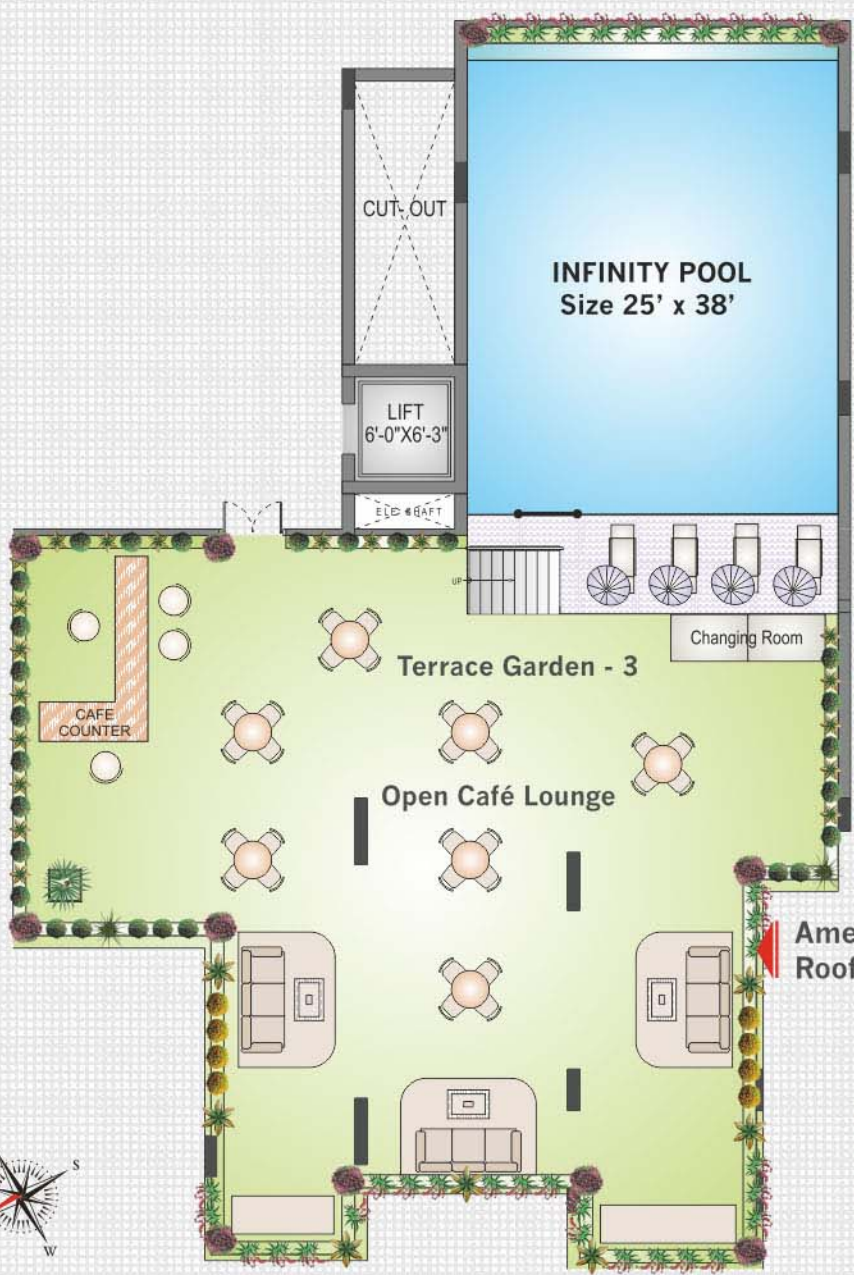
On 5th Floor



Terrace Garden
above AC Indoor Games Room
with AC Mini Theater



On 11th Floor



Amenities on
Roof-Top



12th Floor Block Plan

TYPE
01

Typical Flat Layout (2nd to 10th Floor Plan)

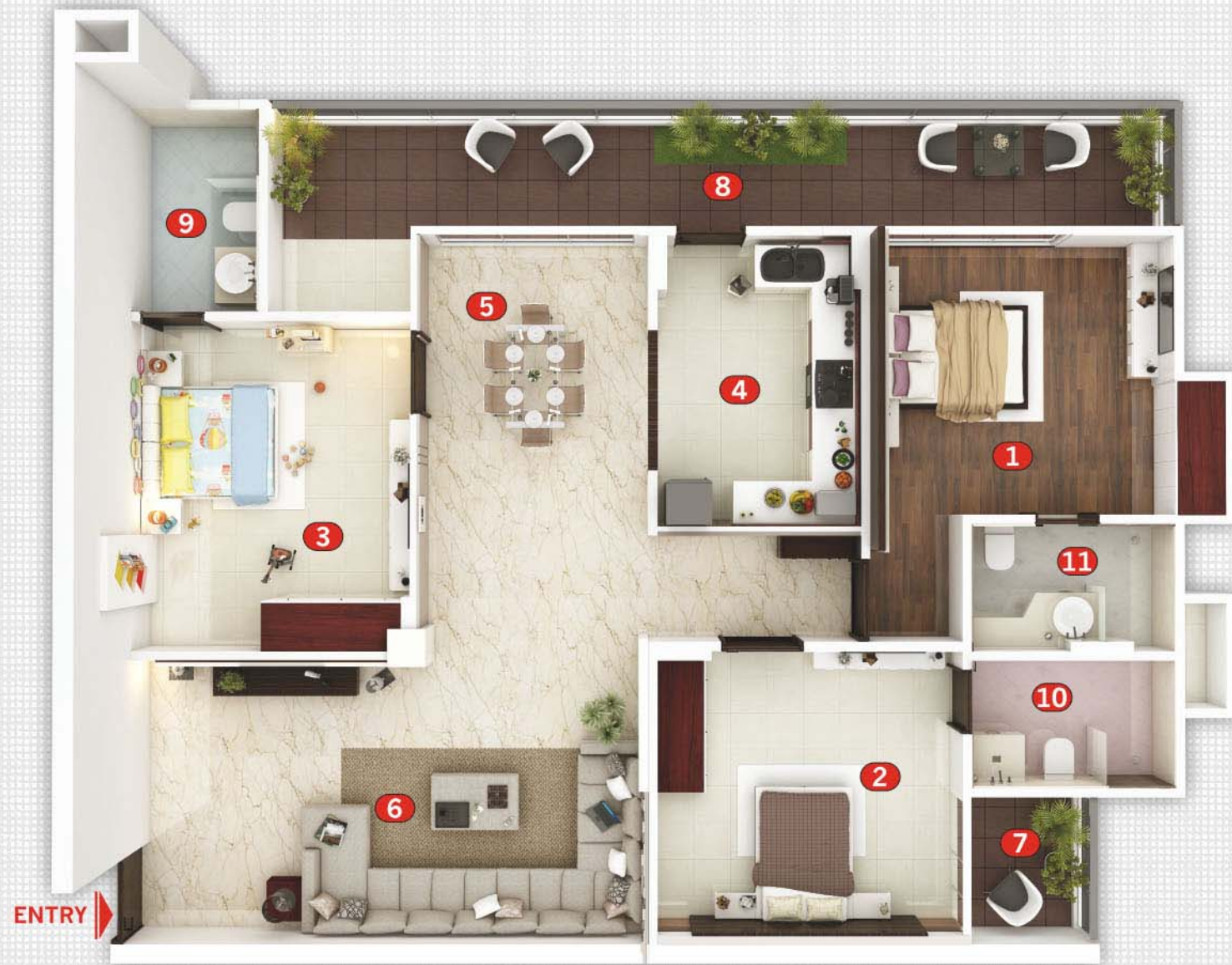
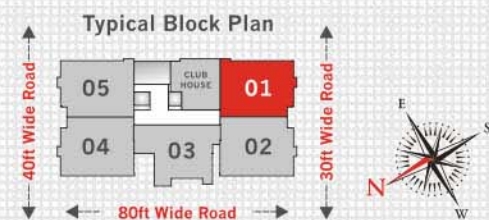


**3 BHK
FLAT LAYOUT**

Saleable Area
1788.60 Sq. Ft.

Area Details :

1. Bedroom	12'-0" x 11'-0"
2. Bedroom	12'-0" x 11'-6"
3. Bedroom	11'-0" x 13'-0"
4. Kitchen	8'-0" x 11'-7½"
5. Dining Area	9'-0" x 16'-9"
6. Drawing Area	20'-4½" x 11'-1½"
7. Balcony	6'-1½" x 5'-0"
8. Balcony	36'-1½" x 5'-0"
9. Toilet	5'-0" x 8'-0"
10. Toilet	8'-0" x 5'-0"
11. Toilet	8'-0" x 5'-0"



TYPE
02

Typical Flat Layout (2nd to 10th Floor Plan)

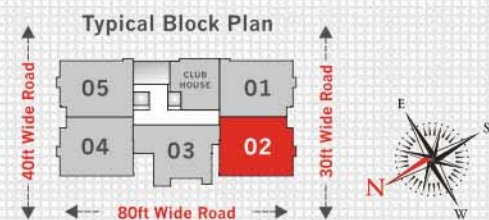


**3 BHK
FLAT LAYOUT**

Saleable Area
1830.07 Sq. Ft.

Area Details :

1. Bedroom	12'-0" x 11'-0"
2. Bedroom	12'-0" x 11'-6"
3. Bedroom	11'-0" x 13'-0"
4. Kitchen	8'-0" x 11'-7½"
5. Dining Area	9'-0" x 16'-9"
6. Drawing Area	20'-4½" x 11'-1½"
7. Balcony	6'-1½" x 5'-0"
8. Balcony	36'-1½" x 5'-0"
9. Toilet	5'-0" x 8'-0"
10. Toilet	8'-0" x 5'-0"
11. Toilet	8'-0" x 5'-0"



TYPE
03

Typical Flat Layout (2nd to 10th Floor Plan)

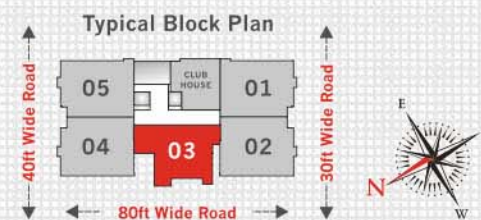


3 BHK
FLAT LAYOUT

Saleable Area
1742.91 Sq. Ft.

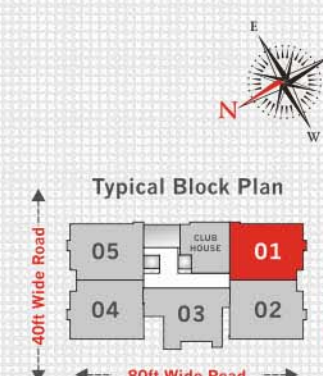
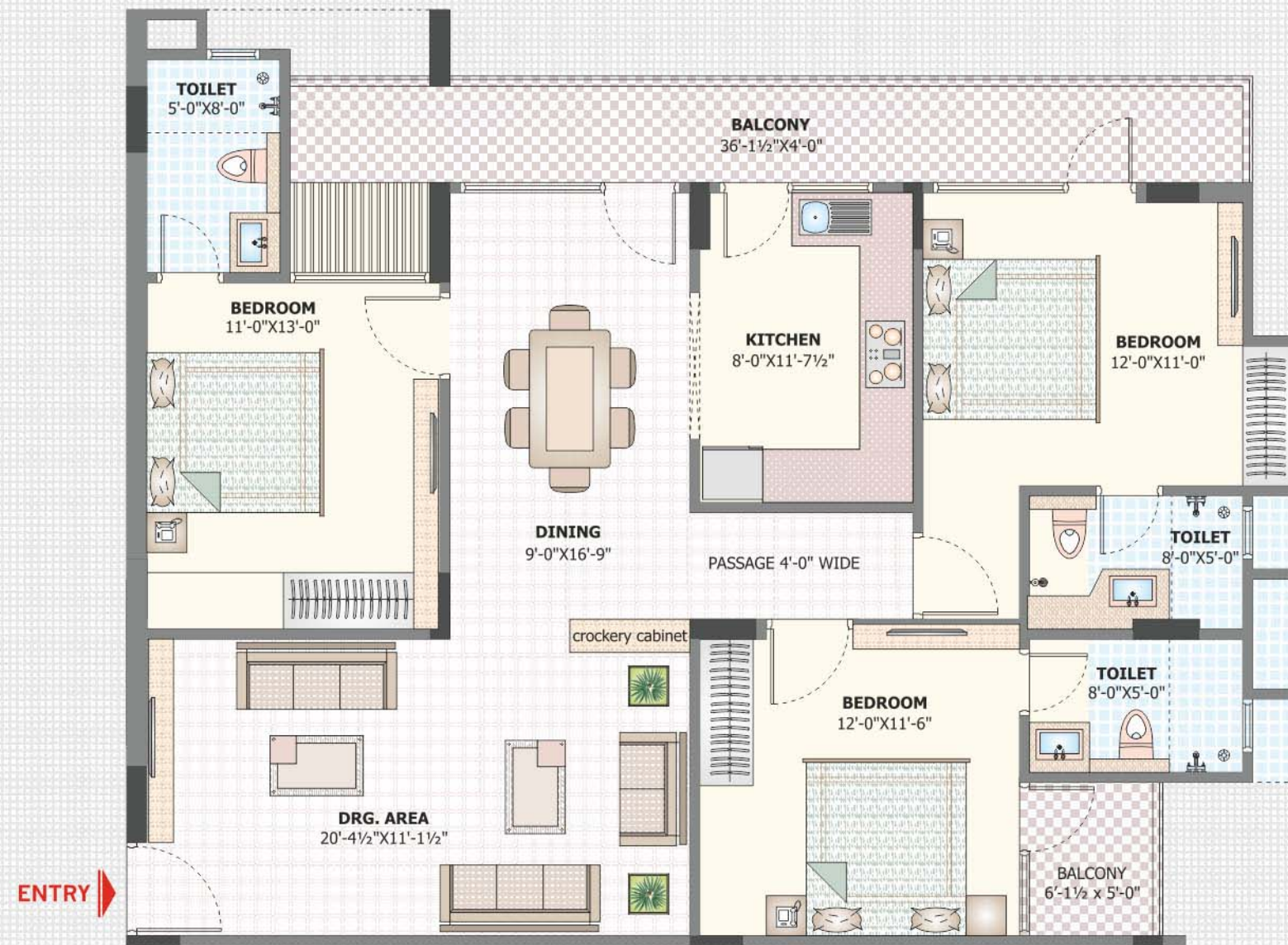
Area Details :

- 1. Bedroom 15'-0" x 10'-6"
- 2. Bedroom 15'-10½" x 10'-6"
- 3. Bedroom 11'-0" x 14'-0"
- 4. Kitchen 9'-0" x 10'-0"
- 5. Dining / Drawing Area 12'-0" x 25'-3"
- 6. Lobby 4'-0" x 6'-0"
- 7. Balcony 11'-6" x 5'-0"
- 8. Balcony 18'-0" x 5'-0"
- 9. Wash Balcony 9'-9" x 5'-0"
- 10. Toilet 5'-0" x 8'-0"
- 11. Toilet 5'-0" x 8'-0"
- 12. Toilet 5'-6" x 8'-0"



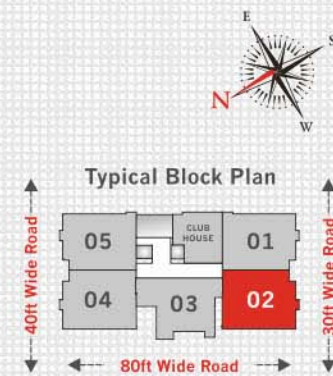
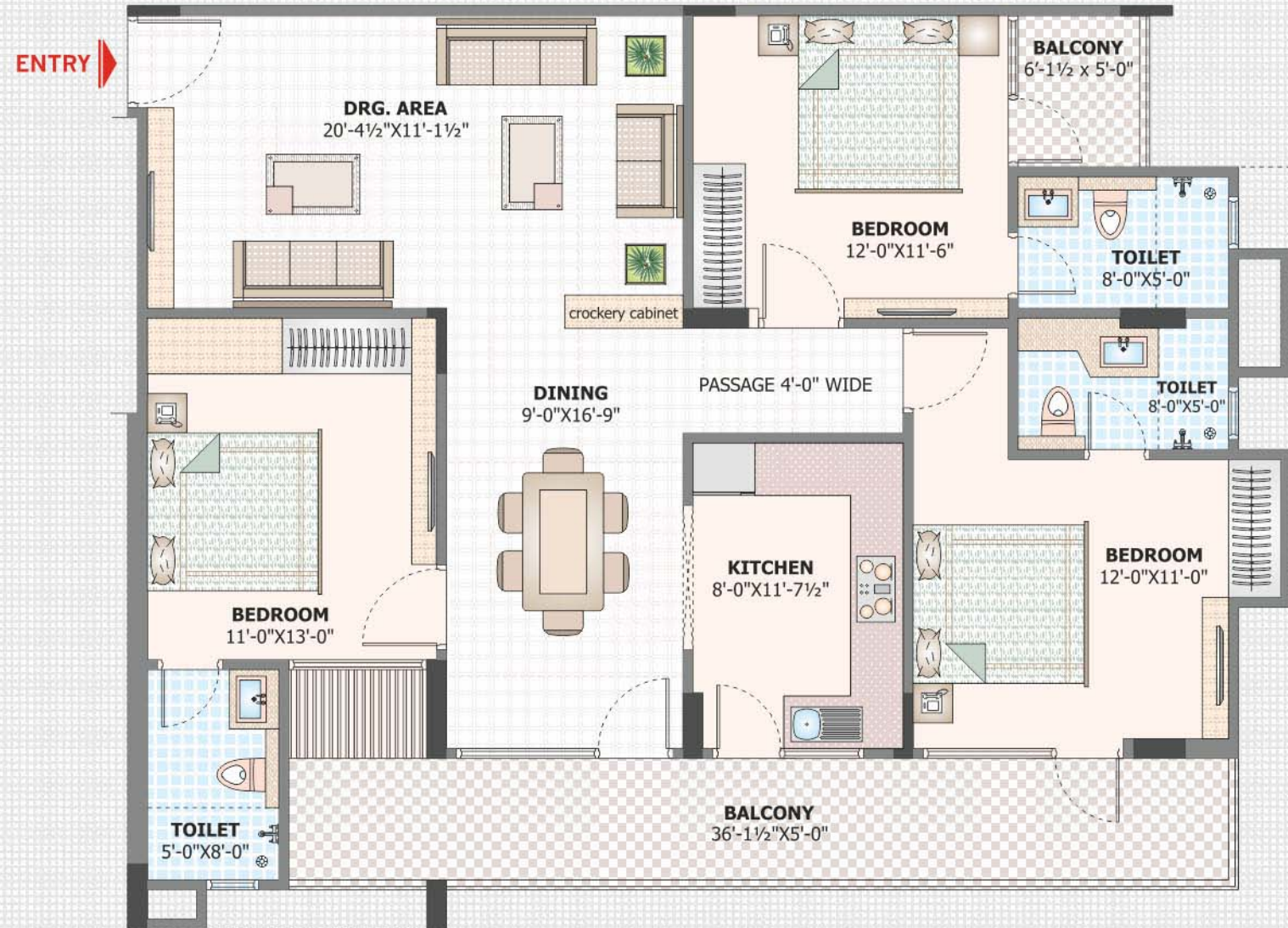
TYPE
01

3 BHK Flat Layout | Saleable Area = 1788.60 Sq. Ft.



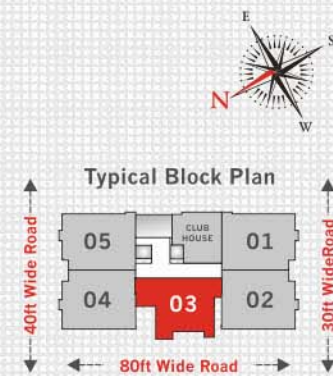
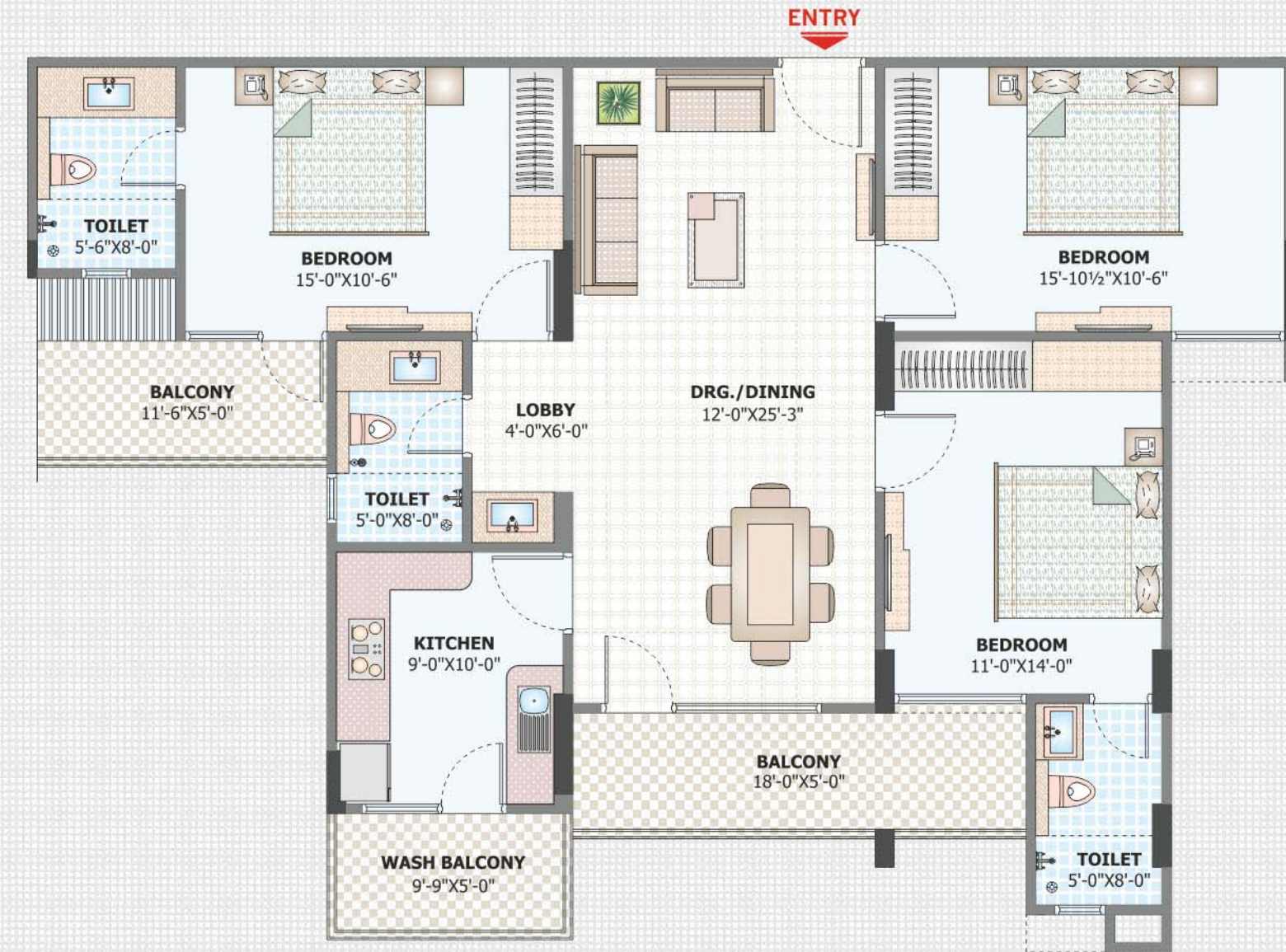
TYPE
02

3 BHK Flat Layout | Saleable Area = 1830.07 Sq. Ft.



TYPE
03

3 BHK Flat Layout | Saleable Area = 1742.91 Sq. Ft.

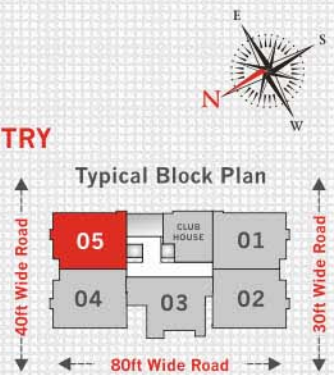
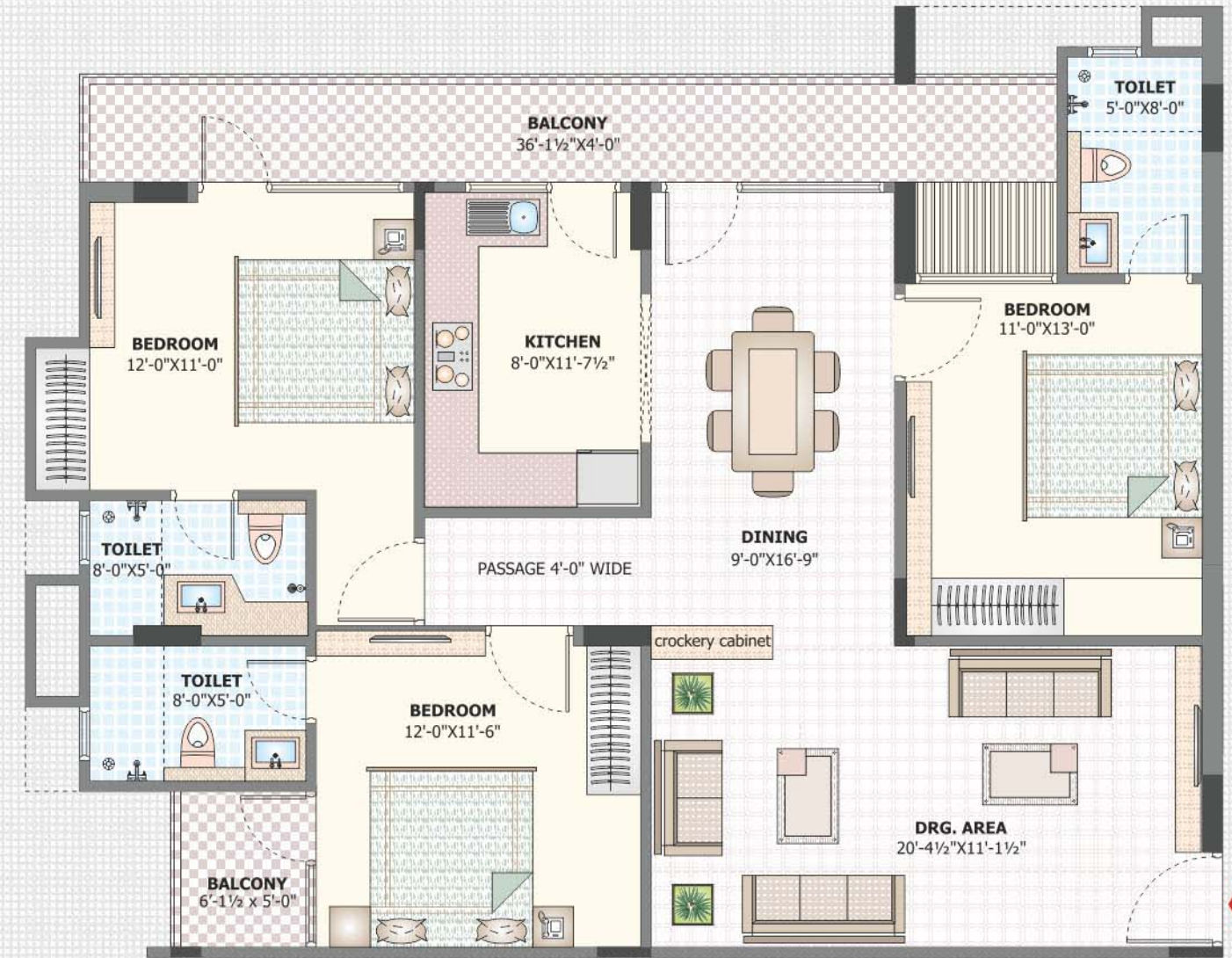
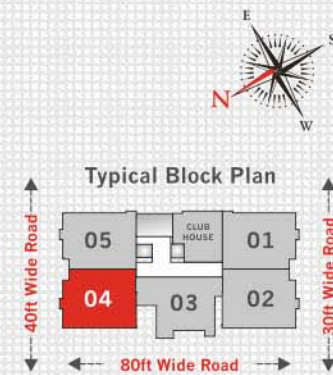
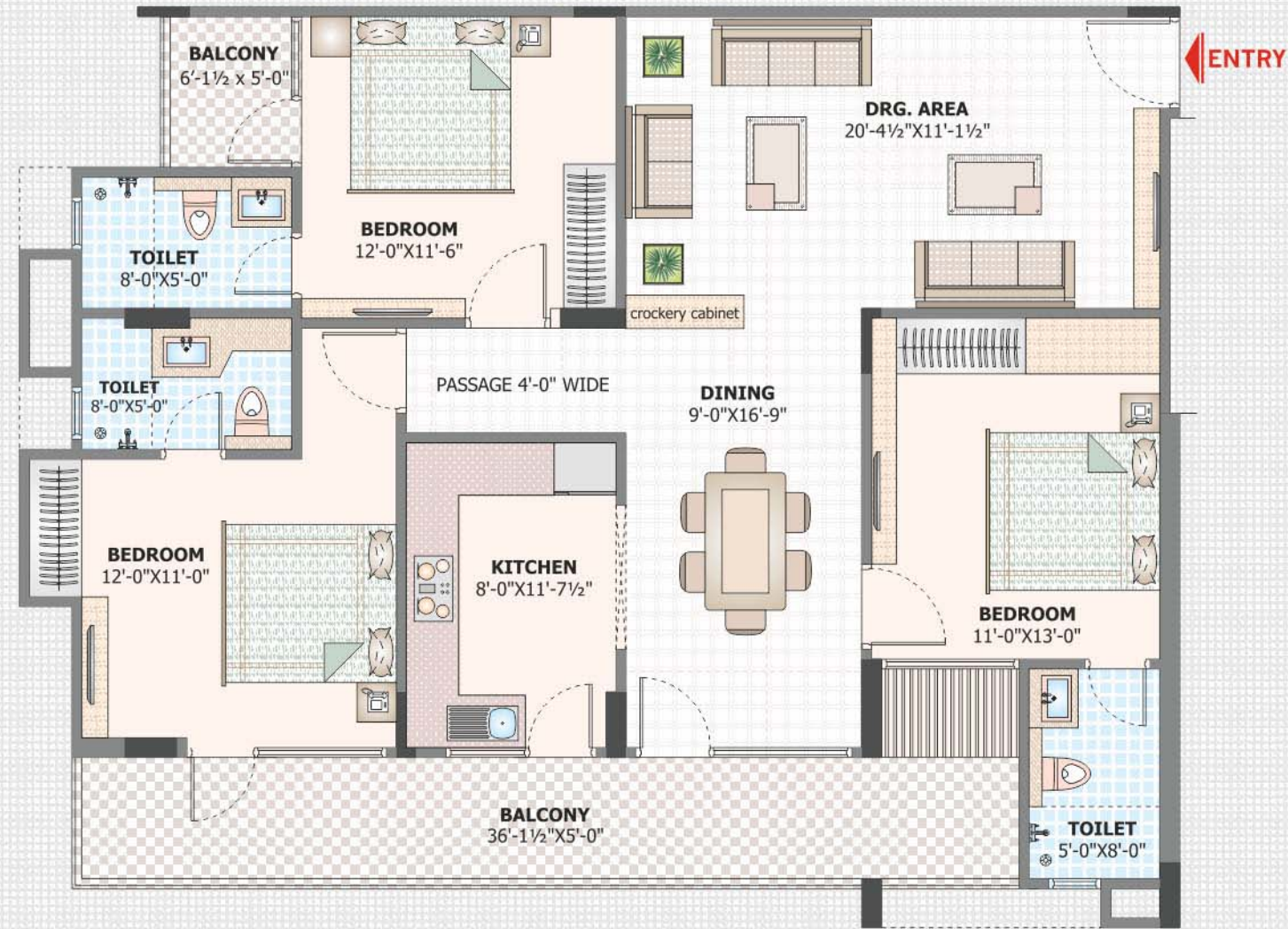


TYPE
04

3 BHK Flat Layout | Saleable Area = 1830.07 Sq. Ft.

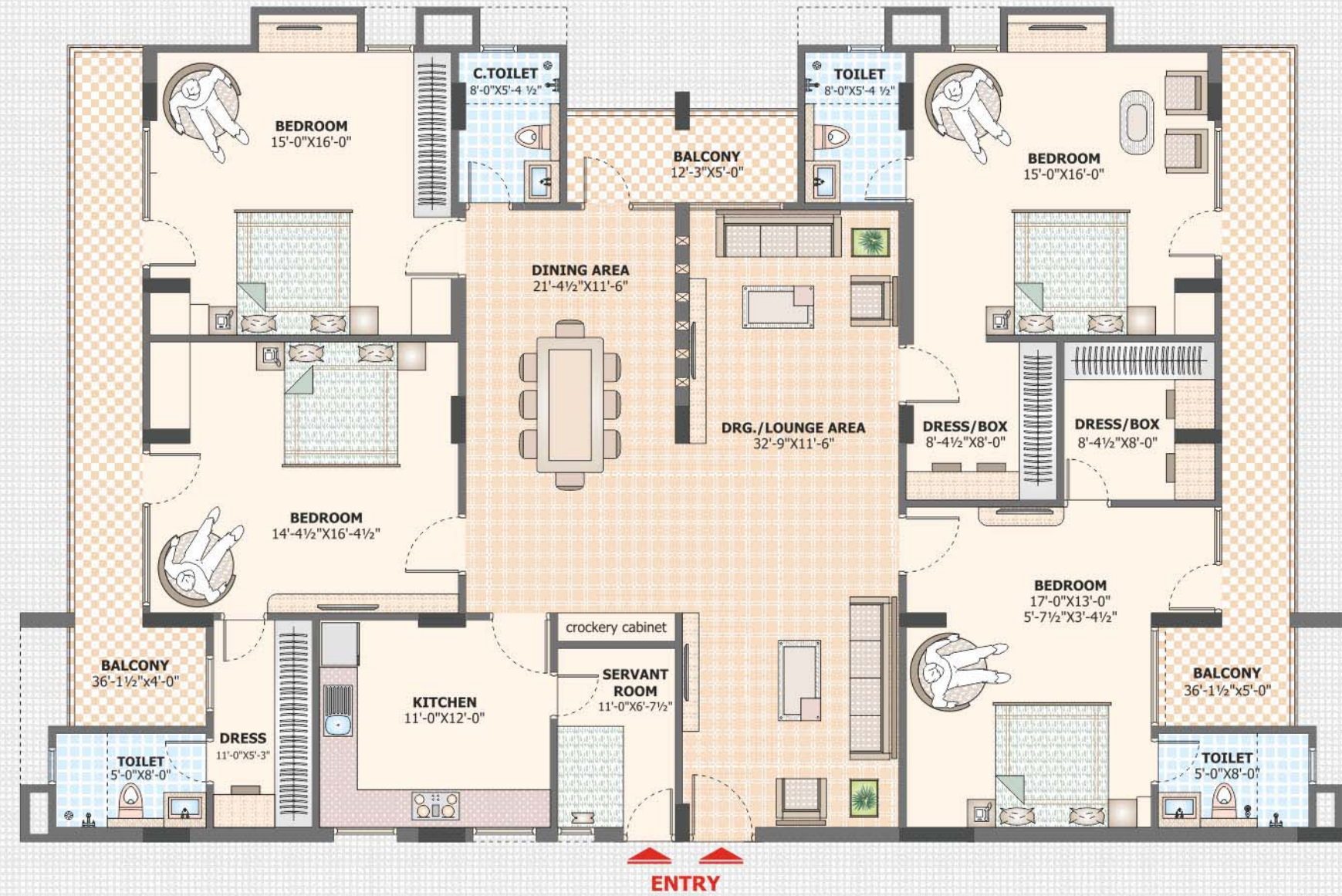
TYPE
05

3 BHK Flat Layout | Saleable Area = 1788.60 Sq. Ft.



**FLEXI PLAN
A**

4 BHK Flat Layout | Saleable Area = 3618.67 Sq. Ft. (Flexi Plan as Per Demand)

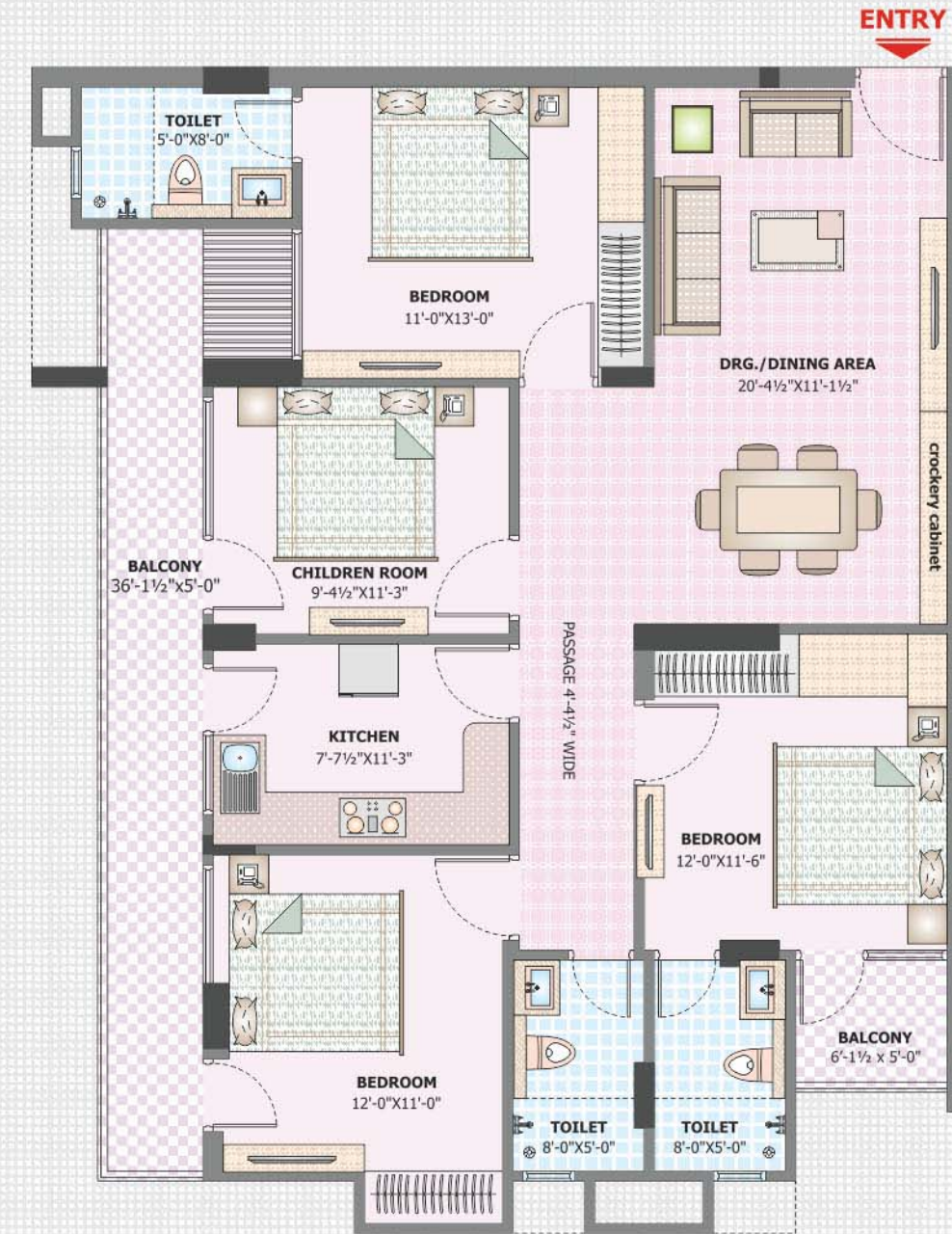


Typical Block Plan

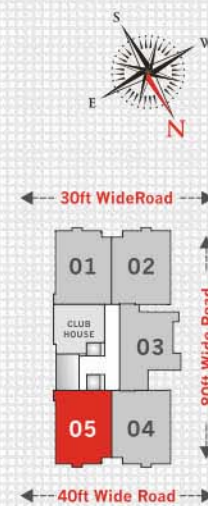


**FLEXI PLAN
B**

4 BHK Flat Layout | Saleable Area = 1788.60 Sq. Ft. (Flexi Plan as Per Demand)

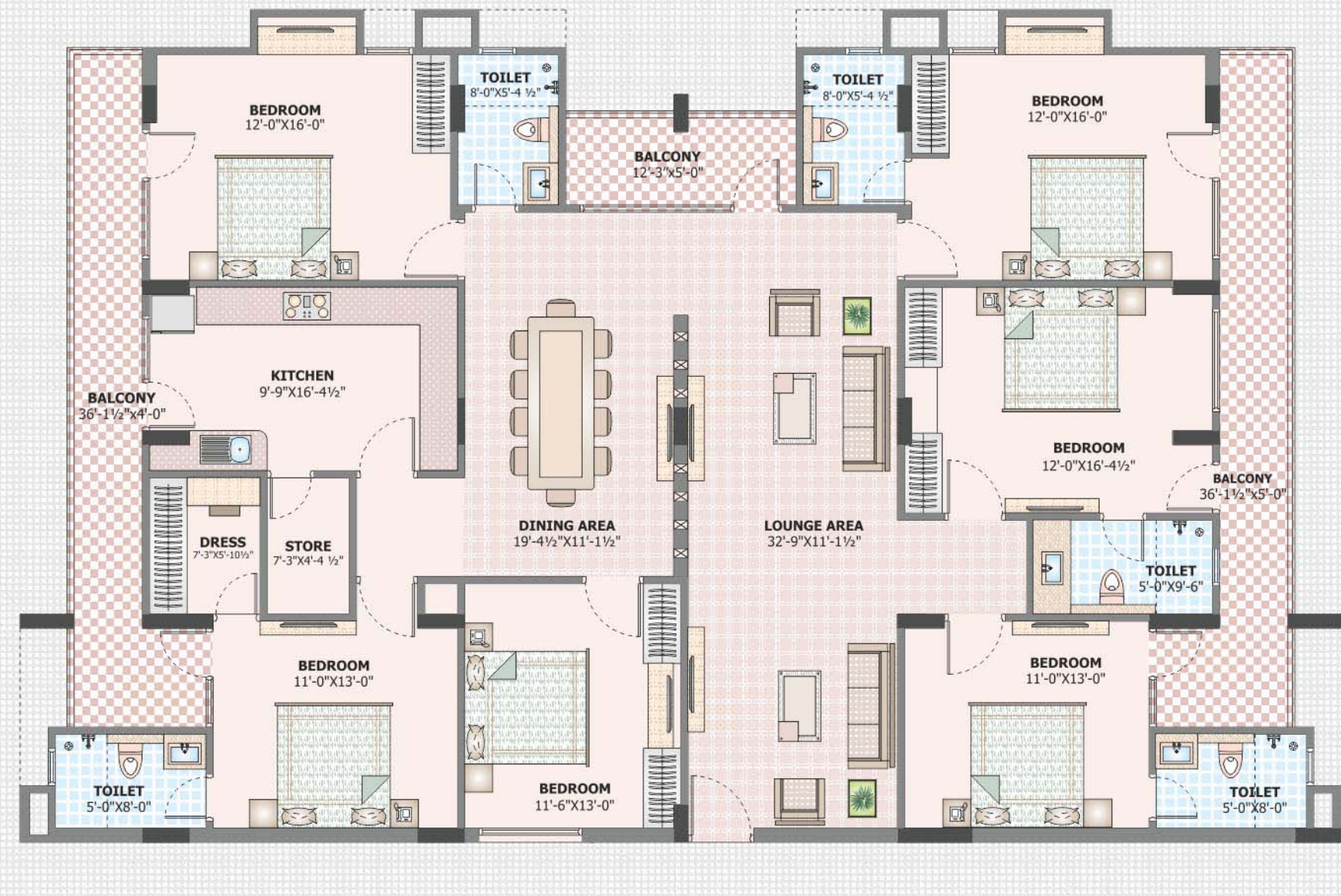


Typical Block Plan





Typical Block Plan



Typical Block Plan



the group

The Creator

Transforming place into a home and home into communities is the mission of Rajul Infra, creating better communities is its reason of existence and happiness of these communities is its motivation. Rajul Infra shoulders this responsibility of raising a complete world that brings fulfillment to life. be it through flagship business of real estate or its foray into exports, mining and fuel stations, Rajul Group continues to create a better experience in every aspect of life –a commitment Rajul Group pledges to live up to at every threshold and crossroad of its journey to the summit of excellence.

Real Estate

Rajul Group has forayed in its latest venture of Real Estate by the name of "Rajul Infra Co". and "Chordia Infra projects Pvt. Ltd". The group owns acres of lands in around Rajasthan, with the major focus in the parts of Jaipur and Jodhpur having more than 1000 acres of agriculture land along with, commercial and residential properties in Jaipur and Jodhpur and to make the presence in the market. The Group has launched its first Ultra Luxury Premium appt. at posh location of Vaishali Nagar by the name of "Rajul AUGUSTA" and to make the presence more intense the Rajul Infra Co. is coming up with two integrated townships of 100 and 120 acres in Jaipur and Jodhpur in near future.

Exports

"Rajul Exports" Known as one of the most upcoming and rising company in the industry, It has built an impeccable reputation in the industry across the globe with Exports Raising to \$ 4.0 Million from its inception. Rajul exports own and manage its own yards in UK with yearly supply of more than 2.5 Million sq.ft. of Construction stones to every continent of the world.

Mining

Rajul Group got into vertical integration in the year 2011 and purchased two sandstone mines of 30000 sq.mtrs. each in the best mining area of Bundi distt. with the total production of 2.5 lac cubic meters of sandstone blocks every year with state of the art facilities and equipment "Rajul Stone Quarries" and "Rajul Stone Mining " have grown leaps and bounds in less than 2 Years of its operation.

Fuel Stations

Owns one of the Oldest Fuel stations of Jaipur famously know as "Chordia Petrol Pump" in Sanganer, which has become a landmark in itself over the years, Established in 1976 and serving the people of Jaipur from past 39 Years, it also owns another Fuel station at Mansarovar from Last 20 Years.



Our Upcoming Projects

PROPOSED TOWNSHIP@JAIPUR

20 Mins From Sanganer
Ladana, Diggi Malpura Road,
Jaipur (rajasthan)
125 BIGHAS

PROPOSED TOWNSHIP@JAIPUR

Harsuliya, Renwal Road,
Diggi Malpura Road,
Jaipur (Rajasthan)
50 BIGHAS

PROPOSED TOWNSHIP@JODHPUR

Narwa Road, Sursagar,
Jodhpur (Rajasthan)
250 BIGHAS

Building Section Plan

