



शुभ-आरंभ है  
खुशियों का







Welcome Happiness in Life  
SANJEEVNI GROUP AND JKD GROUP  
Presents



सिम्पलेक्स व डुपलेक्स विला  
वैशाली नगर एक्सटेंशन सिरसी रोड, जयपुर









आप हर दिन उत्सव जैसी खुशियाँ और उत्साह महसूस करें यही है इस प्रोजेक्ट का उद्देश्य । एकल प्रवेश द्वार के साथ इस टाउनशिप में मुलभूत सुविधाओं के साथ भव्यता का अहसास मिलेगा । वैशाली नगर एक्सटेंशन की प्रीमियम लोकेशन से स्कूल, हॉस्पिटल, मार्केट, माल्स सभी संसाधन तक सिर्फ कुछ ही मिनटों में पहुंचा जा सकता है । अच्छा आस-पोड़स, खुली जगह, सुरक्षित वातावरण लिए शुभारंभ में आपका विला, कभी उल्लास की वजह, कभी बचपन की यादें ताजा करने की वजह, कभी बेफिक्री तो कभी जीवन में रौनक की वजह बन जाएगा । निश्चय ही शुभारंभ में विला खरीद कर आपकी जिन्दगी में होगा खुशियों का नया शुभारंभ



# खूबसूरत जिन्दगी का शुभ-आरंभ

जिन्दगी जिसमें खूबसूरती, प्रेम और अपनापन हो वही एक पूर्ण जिन्दगी का सुकून देती है।  
शुभारंभ विला - जहां जिन्दगी मिलती है अपने सम्पूर्ण रूप में। शानदार विला प्लानिंग, खुली जगह,  
बड़े कमरे, अपनी छत और शांत माहौल। कीजिए खूबसूरत जिन्दगी का शुभारंभ  
नये अंदाज में - शुभारंभ विला में।





SANJEEVNI & JKD'S

**शुभारंभ**  
Jitesh jiyo ki Shuruwat

**बजट में भी फिट है ये शुभारंभ**

**54 SQ. YARDS VILLA**

सिम्प्लेक्स (2 BHK) - 21 लाख में

डूप्लेक्स (3BHK) - 28 लाख में

2 BHK Simplex Villa Rate Revising Soon to 21 Lacs

**75.55 SQ. YARDS VILLA**

सिम्प्लेक्स (2BHK) - 27 लाख में

डूप्लेक्स (3 BHK) - 38 लाख में

**81.22 SQ. YARDS VILLA**

डूप्लेक्स (3 BHK) - 42 लाख में

**SHOPS AND PLOTS ALSO AVAILABLE**



HATHOJ - KALWAR ROAD

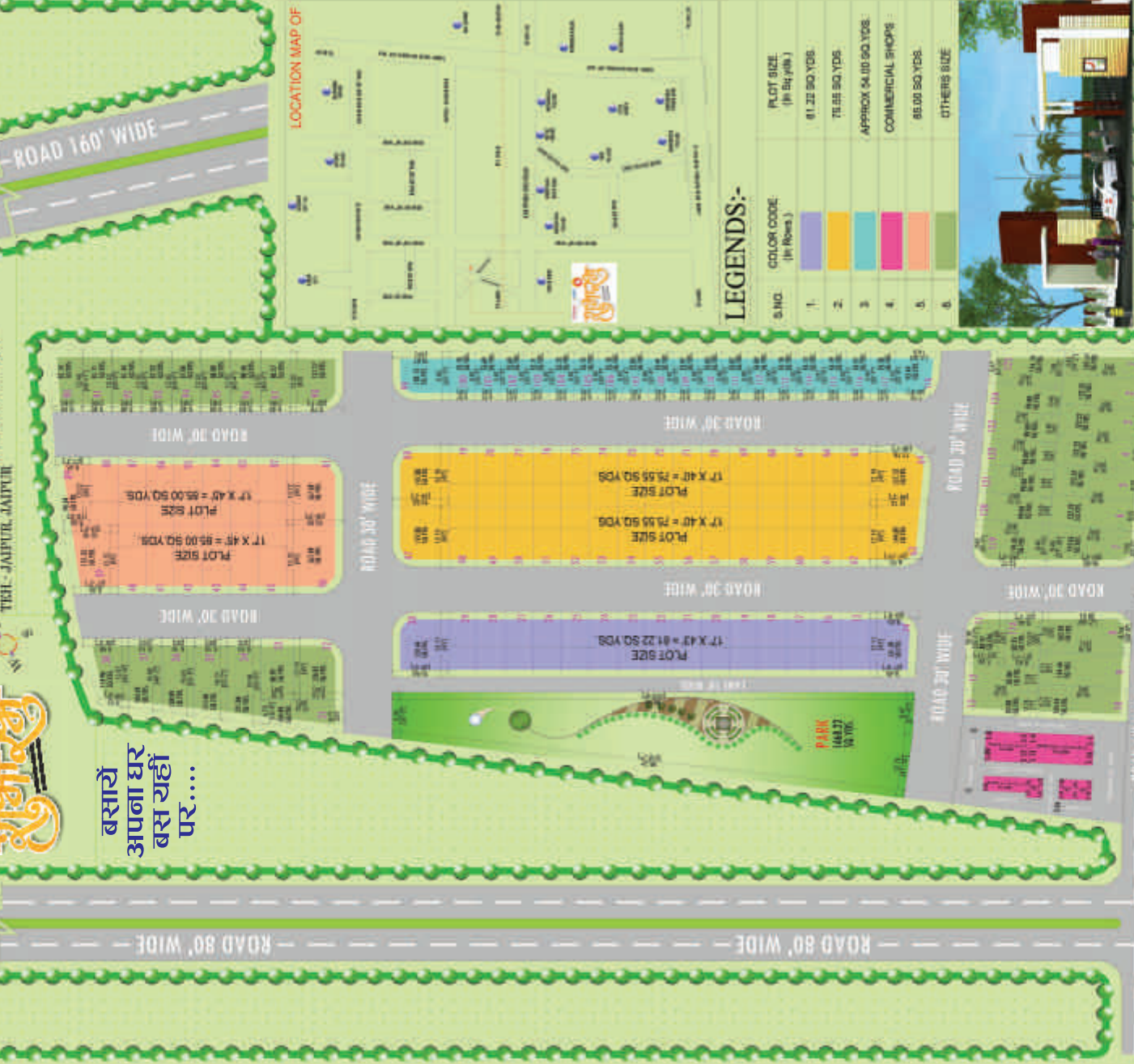
SANJEEVI & JKD'S



बसों  
अपना घर  
बस यहीं  
पर....

**PROPOSED LAY OUT PLAN**

AT VILLAGE - VIJAYPURA DAS NANTUSAR,  
TEH- JAIPUR, JAIPUR



LOCATION MAP OF



**LEGENDS:-**

S.NO.	COLOR CODE (In Rows.)	PLOT SIZE (In Sq. Yds.)
1.	[Purple Box]	81.22 SQ. YDS.
2.	[Yellow Box]	78.88 SQ. YDS.
3.	[Cyan Box]	APPROX 04.00 SQ. YDS.
4.	[Pink Box]	COMMERCIAL SHOPS
5.	[Orange Box]	85.00 SQ. YDS.
6.	[Green Box]	OTHERS SIZE



TO JAIPUR

RAILWAY TRACK

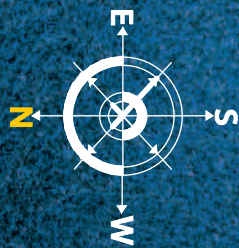
TO JAIPUR

KHATIPURA SIRSI ROAD

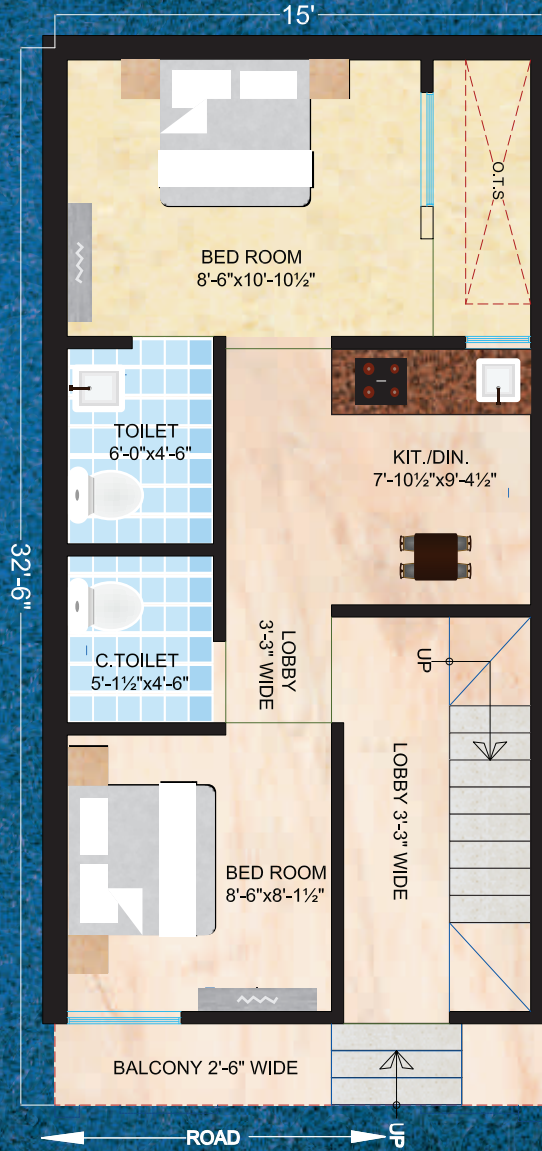


# 54 वर्ग गज का सिम्पलेक्स विला

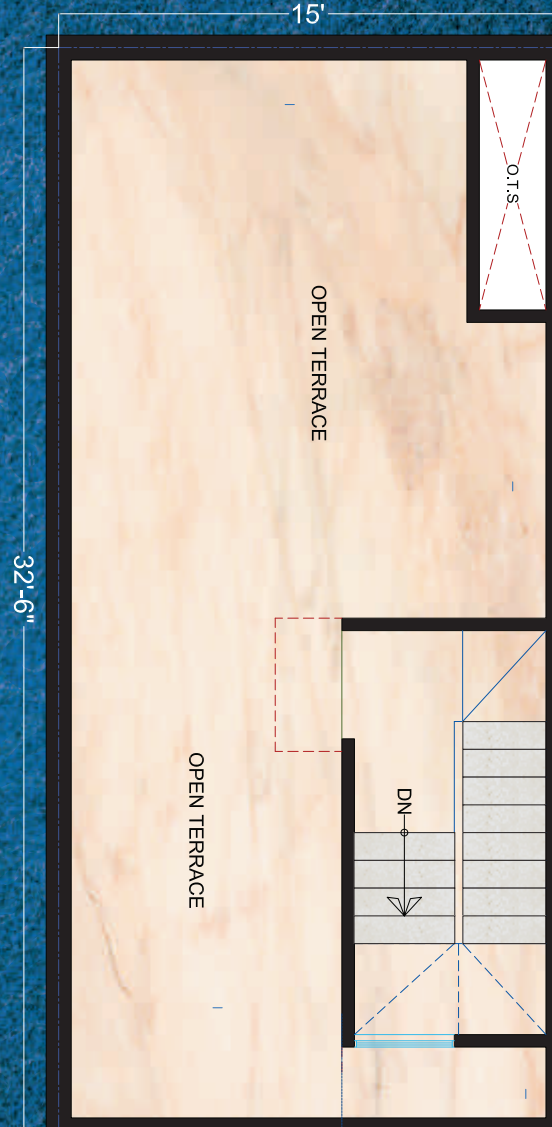
SALEABLE AREA  
Ground Floor - 486 Sq. Ft.  
Mumty Area - 114 Sq.Ft.



**GROUND FLOOR PLAN**  
WEST FACING



**MUMTY FLOOR PLAN**  
WEST FACING



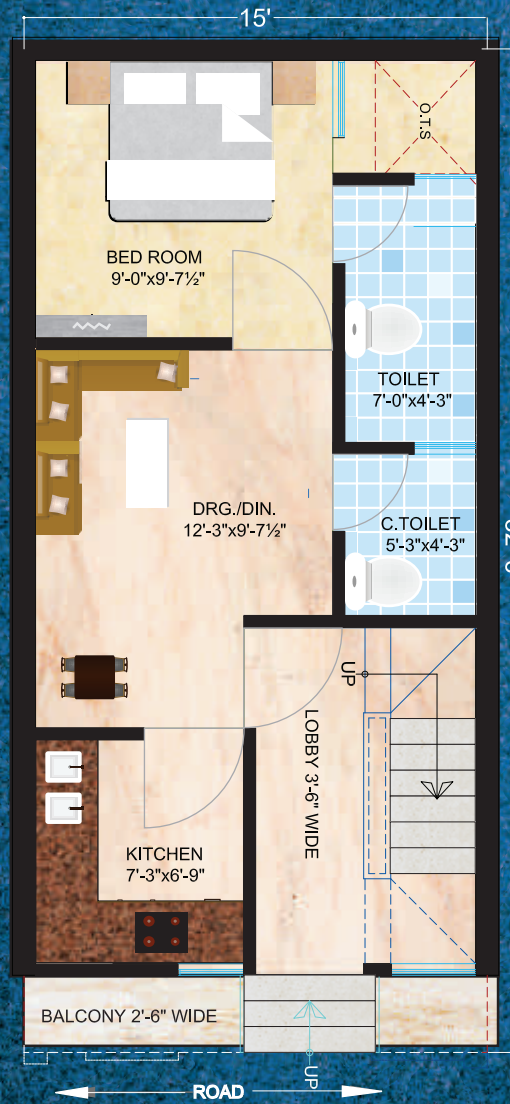


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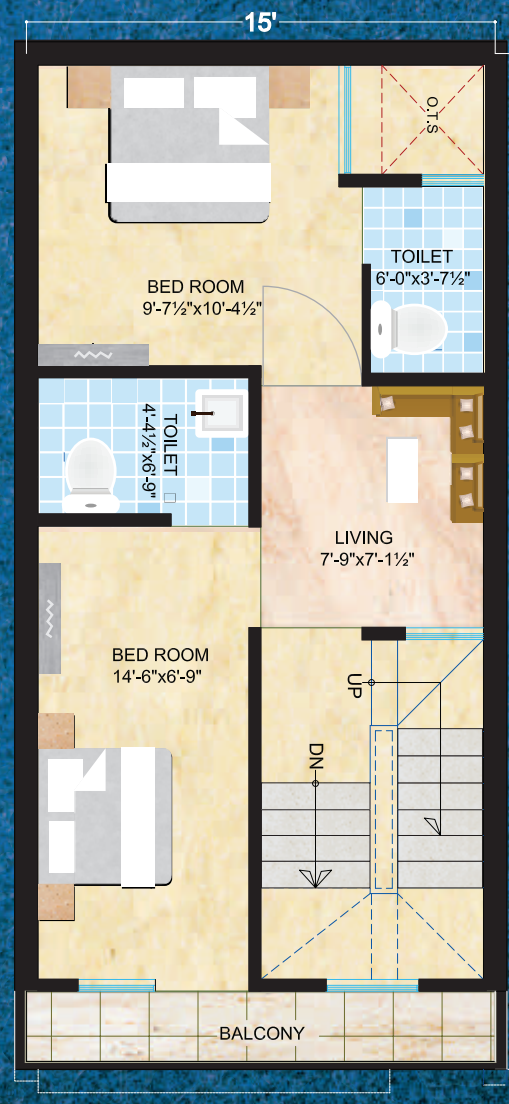
**SALEABLE AREA**  
 Ground Floor - 486 Sq. Ft.  
 First Floor - 486 Sq. Ft.  
 Mumty Area - 114 Sq.ft.



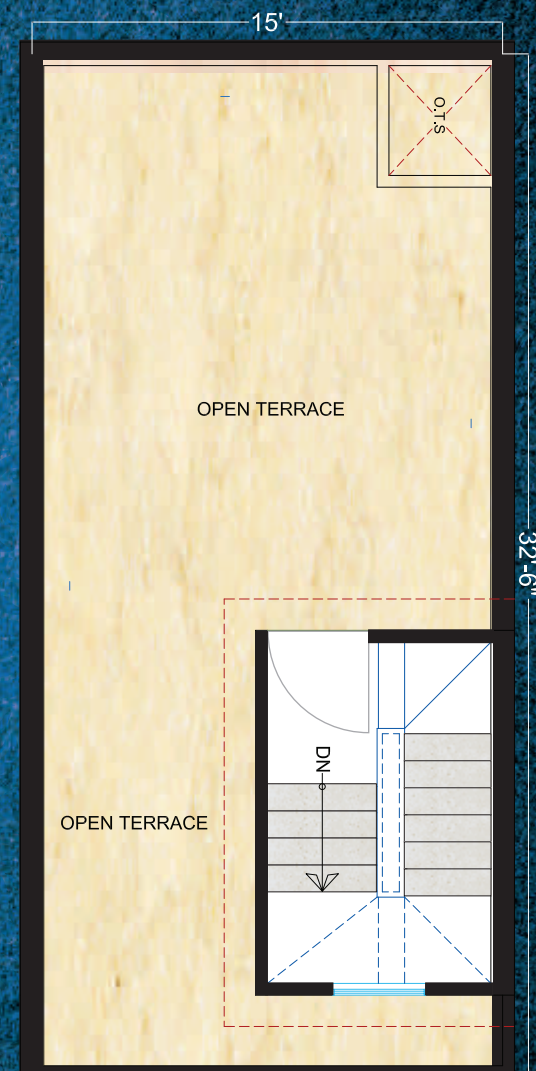
**GROUND FLOOR PLAN**  
WEST FACING



**FIRST FLOOR PLAN**  
WEST FACING



**MUMTY FLOOR PLAN**  
WEST FACING





**Proposed 3D View of  
54 Sq. Yards Duplex Villa**



**First Floor**



**Ground Floor**



# 75.55 वर्ग गज का डूपलेक्स विला

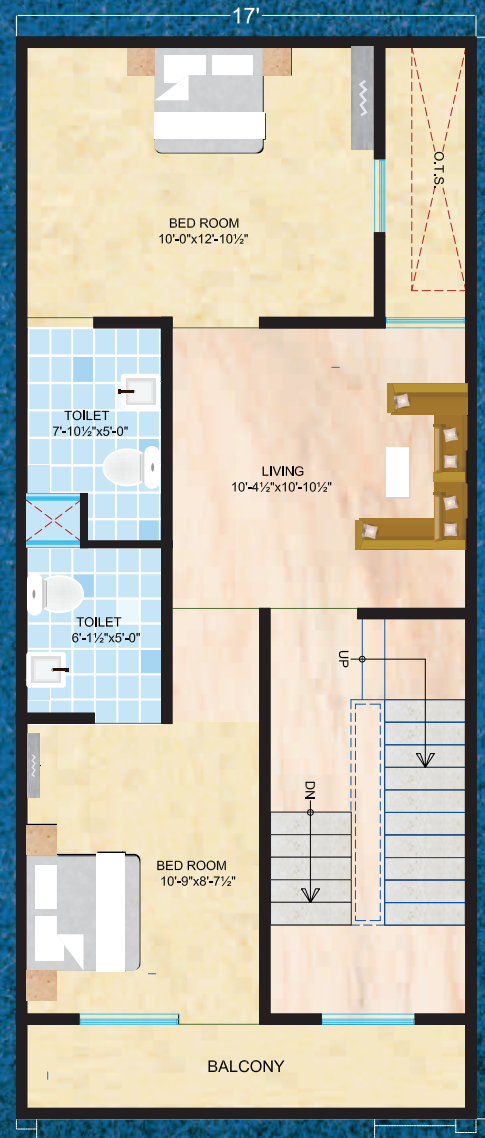
**SALEABLE AREA**  
 Ground Floor - 680 Sq. Ft.  
 First Floor - 680 Sq. Ft.  
 Mumty Area - 117 Sq.Ft.



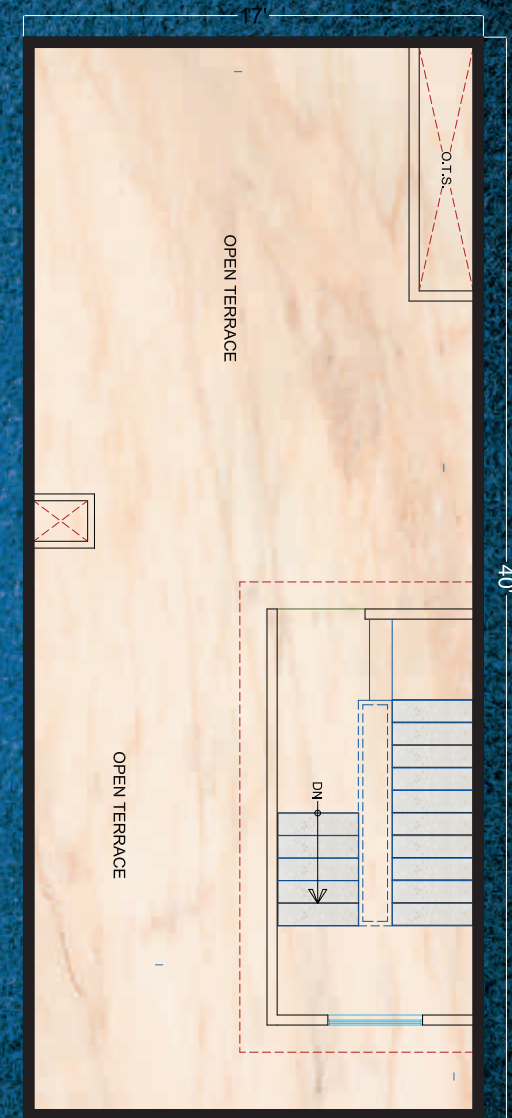
**GROUND FLOOR PLAN**  
WEST FACING



**FIRST FLOOR PLAN**  
WEST FACING



**MUMTY FLOOR PLAN**  
WEST FACING





**Proposed 3D View of  
75.55 Sq. Yards Duplex Villa**



**First Floor**

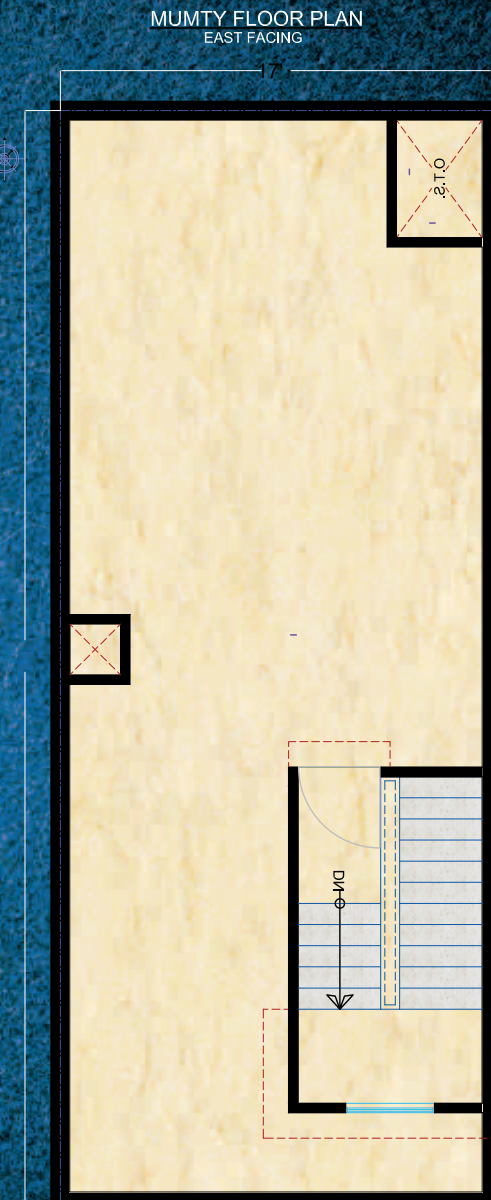
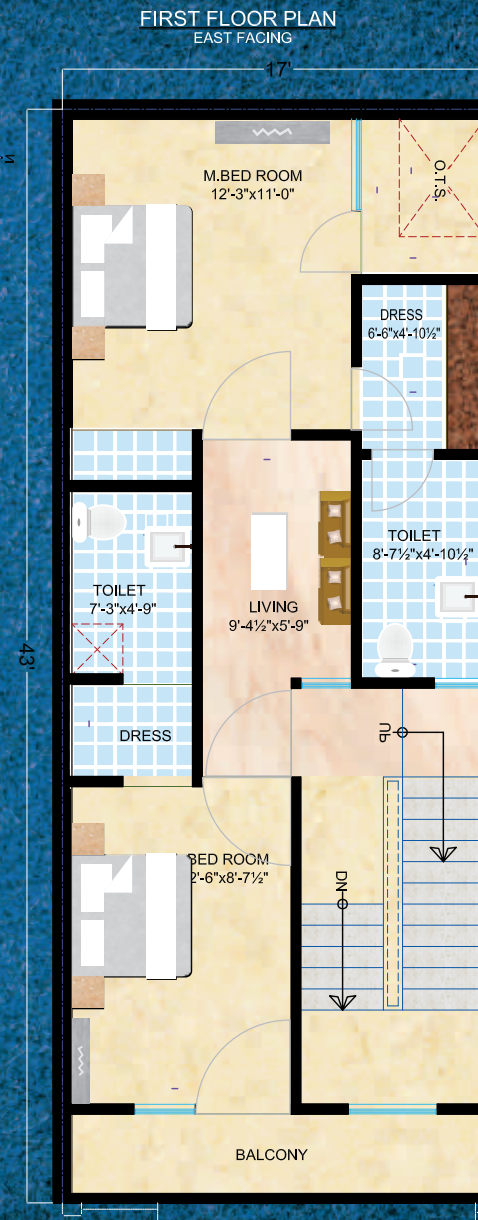
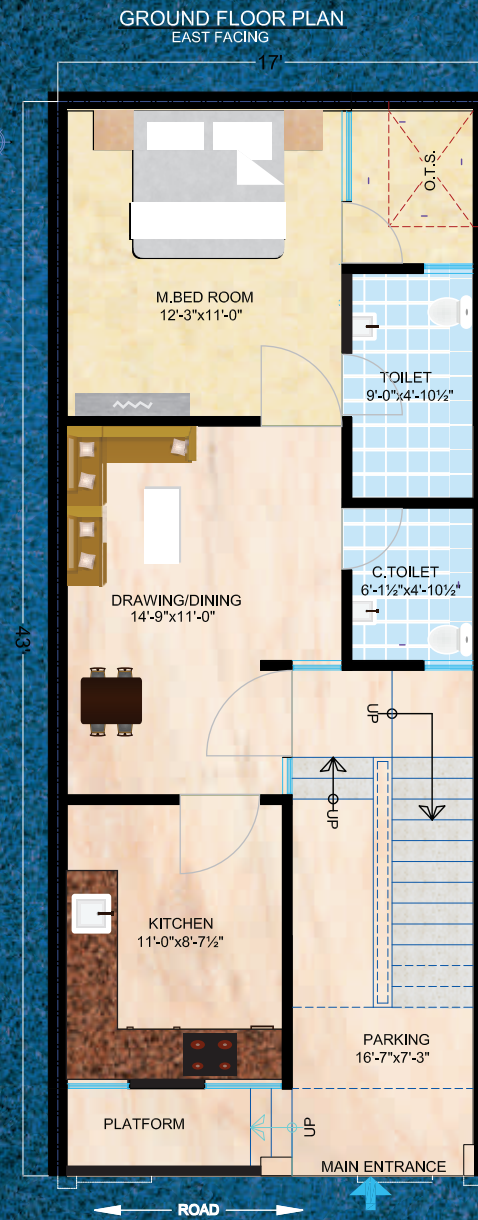
**Ground Floor**





# 81.22 वर्ग गज का डूपलेक्स विला

SALEABLE AREA  
 Ground Floor - 731 Sq. Ft.  
 First Floor - 731 Sq. Ft.  
 Mumty Area - 117





Proposed 3D View of  
81.22 Sq. Yards Duplex Villa



First Floor

Ground Floor





# FEATURES AND AMENITIES FOR THE COMFORT OF YOUR LIFE



**VASTU FRIENDLY  
VILLA**



**MODERN  
ELEVATION**



**OWN ROOF &  
LAND RIGHTS**



**WEST, NORTH FACING  
VILLA**



**FULLY EXPANDABLE  
VILLA**



**TRANSPARENT SALE**



**J.D.A & RERA APPROVED**



**VILLA IN PLOT RATE**



**LOW MAINTENANCE COST**



**UPTO 80% LOAN FACILITY**



**TIMELY COMPLETE  
OF VILLA**



**VILLAS COMMUNITY**



**24 HRS. WATER SUPPLY**



**ALL ROADS 30FT. WIDE**



**COMMUNITY PARK  
WITH OPEN GYM**



# सुकून और खुशी



शुभारंभ विला में जिन्दगी सुकून और खुशी की ओर बढ़ जायेगी, क्योंकि यहां है प्राकृतिक शांति और सुरक्षित वातावरण, अद्भुत फीचर्स व सुविधाओं का अनोखा मिलन, शुरुआत कीजिए सुकून से भरी बेहतरीन जिन्दगी का, क्योंकि जीवन में सुकून और खुशी है शुभारंभ विला में.



**EASY APPROACH**



**BEDROOMS WITH ATTACHED TOILET**



**KIDS PLAY AREA**



**TEMPLE**



**YOGA SPACE**



**TOWNSHIP WITH SINGLE GATED ENTRY**



**24X7 SECURITY WITH CCTV CAMERA IN SCHEME**



**SEWER LINE IN SCHEME**



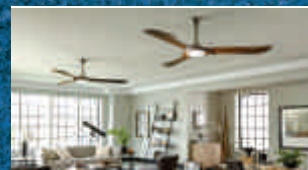
**UNDERGROUND ELECTRIC SYSTEM**



**RAIN WATER HARVESTING SYSTEM**



**1.5 LAKH LTR. UNDERGROUND WATER TANK**



**ELECTRICAL EQUIPPED FAN, TUBELIGHTS, FITTING ETC.**



**GAS CYLINDER OUTSIDE FROM KITCHEN ENSURE SAFETY**



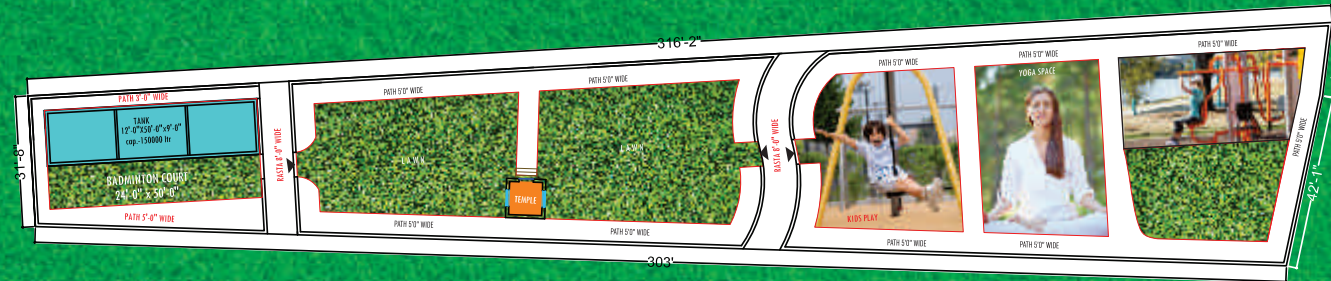
**ELECTRONIC VEHICLE CHARGING POINT**

**NO REGISTRY CHARGES  
NO GST CHARGES**



# शुभारंभ पार्क

मंदिर, बेडमिंटन, योगा, चिल्ड्रन प्ले एरिया और ओपन जीम जैसी सुविधाओं के साथ मनमोहक पार्क शुभारंभ विला के साथ प्राकृतिक उपहार के तौर पर आपको मिलेगा. जहां आपकी पक्षियों की चहचहाट और पेड़-पौधों की हरियाली में रहने का एक अनुठा अनुभव होगा।

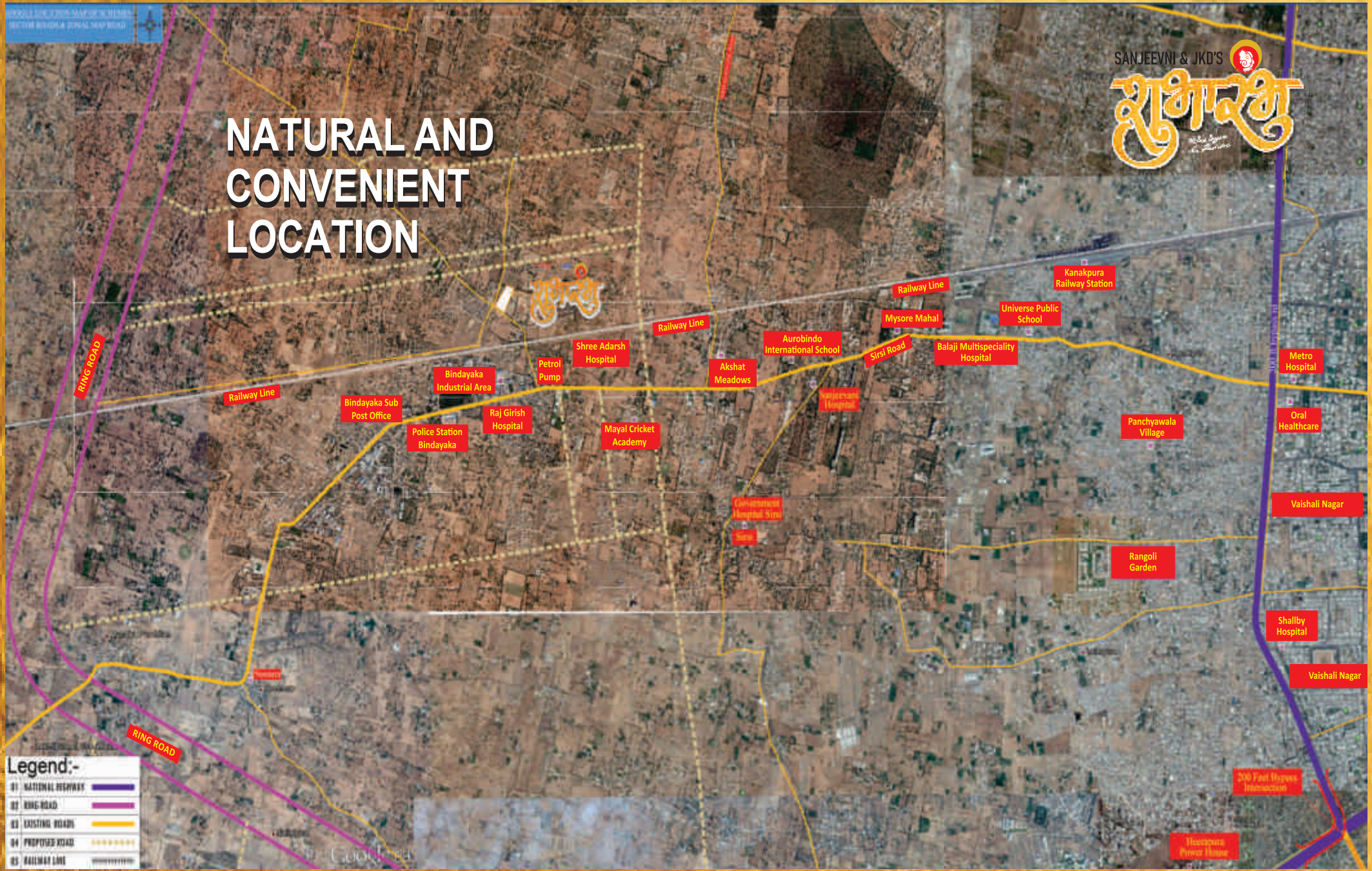








# NATURAL AND CONVENIENT LOCATION



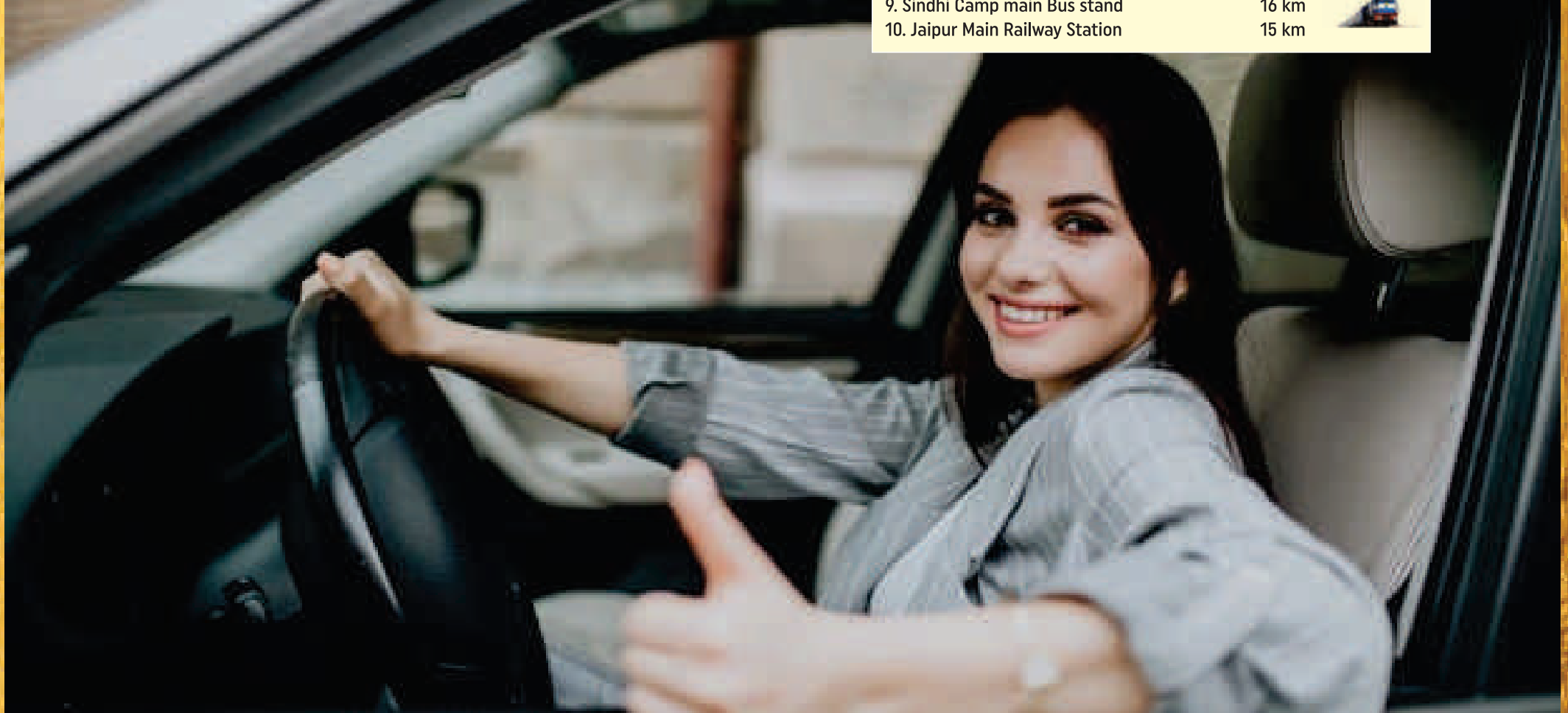


# निश्चिंतता और आराम

जी हां, शुभारंभ विला की लोकेशन ही कुछ ऐसी है जहां आपकी चिंता खत्म होती है और आराम शुरू होता है, क्योंकि प्रकृति लोकेशन पर सभी रोजमर्रा के जीवन को सुगम बनाने वाली सभी सुविधाएं टाउनशिप के आसपास ही हैं, जिससे यहां रहने में जिन्दगी की में होगा आराम ही आराम

## Location Advantage

1. Petrol Pump	1 km	
2. Shree Adinath Hospital	1.6 km	
3. Aurbindo International School	3.9 Km	
4. Bindayka Industrial Area	1 KM	
5. Ring Road	5 KM	
6. Kanakpura Railway Station	5 km	
7. 200 ft bypass	12 km	
8. Mansarovar Metro Station	14 km	
9. Sindhi Camp main Bus stand	16 km	
10. Jaipur Main Railway Station	15 km	





# SPECIFICATION

ROOMS	Floor Wall Ceiling	Vitrified tiles & Granite Flooring Plastered and plastic emulsion paint Plastered and plastic emulsion paint
KITCHEN	Floor Wall Counter Fixtures/ Fittings	Vitrified tiles & Granite Flooring Ceramic tiles up to 2 feet height above platform Pre polished granite top platform Modular Kitchen (Under Counter) with Chimney   SS Sink
BALCONY	Floor Ceiling Wall	Anti skid ceramic tiles Combination of long-lasting paint, water Repellent paint Plastered and painted with O.B.D.
BATHROOMS	Floor Wall Fixtures/ Fittings	Glazed Ceramic Tiles Dado of Glazed / Ceramic Tiles up to door height Shower, Wash Basin, Floor / Wall Mounted W.C. Towel Rail, Hot & Cold Water System
STAIRS		Granite Flooring and S.S. Railing
DOORS		Seasoned hardwood frames with both side lamination finish flush doors
WINDOWS		Powder coated glazed Aluminum / UPVC windows with Sire mesh shutter
ELECTRICAL		Concealed copper wires, Light fitting, fans in the rooms, Geyser and exhaust fan in bathroom, Sufficient plug points in all the rooms, Telephone and cable wiring, Provision for Split AC
GENERAL	Structure External Finish	Earth Quake Resistant Structure Combination of long-lasting paint, water repellent glazing
	Water Security System	In Scheme 24 hours gated security Water supply from municipal line / central borewell CCTV Camera Boom Barrier



# COMMITTED TO EXCELLENCE



Sanjeevni Group has successfully completed 13 years in Rajasthan Real Estate Market & is one of the fastest growing real estate company since 2007. We have successfully completed & delivered 25 Projects including plotting developments, farm houses as well as residential colonies, Presently around 8000 families are our satisfied customers whom we are well connected.

Committed to achieve excellence in real estate development, for the benefit of our customers by improving and setting new standards so as to deliver value for money as well as provide sound investment opportunities, thereby giving a well defined focus to customer relationship & satisfaction.

- Sustained efforts to enhance customer value and quality Ethical and professional service
- Compliance and respect for all community, environmental and legal requirements. Integrity
- Professionalism
- Timeliness
- Confidentiality



Having started in early 80's with export of gems and precious stones to European countries such as Italy, France and few others in Asia such as Thailand and China (Hong Kong), the group today has diversified into Real Estate as well. With multiple projects in the capital city Jaipur and major towns across Rajasthan constructed and some already in pipeline, the group proposes to expand across India soon.

Be it Gems trading, real estate or hospitality, JKD group has always had strong collaborations. Always working towards their vision of earning large share of the market. A good tactical approach of doing joint ventures with sustainable organisations. It shows strong decision making and adaptive nature of the organisation.

Live up to the promises: Determination and integrity is the part of their internal culture which results into gaining trust in the market. Customer loyalty is an achievement of JKD Group.

Visionary Leadership: Risk taking is a part of our daily activities, and is reflects the heritage of 35 years of the organisation. From gems trading to real estate and now hospitality, JKD group has always proved its efficiency and bold decision making abilities. Integrity and loyalty is rooted in the organisation's culture which gives us the deserving reputation in the market.







 **Sanjeevni**  
*Building Your Dreams... Group*

AN ISO 9001-2008 CERTIFIED COMPANY

[www.sanjeevnigroup.com](http://www.sanjeevnigroup.com)

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- Sanganer: Opp. Pinjrapol Goshala, Tonk Road, Jaipur.

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