

**VN Buildtech™**  
Builders & Developers  
An ISO 9001:2008 Certified Company  
DELHI | RAJASTHAN | HIMANCHAL PRADESH

In Association with :  
**RELIANCE**  
Reliance Property .in

Regd. Office :  
V.N. BUILDTECH PRIVATE LIMITED  
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Corp. Office :  
202 Hemkunt Tower, Nehru Place, New Delhi-110019,

Site. Office :  
Sector-37, Opposite Kendriya Vihar II Jagatpura, Jaipur 303 806

Disclaimer : All designs, perspective, specifications, layout plans etc. are indicative and are subject to change by developer/builder. Accessories shown in some of the pictures in this brochure, such as furniture, cabinets, electrical appliances, light fittings, paintings, wall & floor textures, etc. are indicative/decorative and not part of the sale offered.

VN

*Exclusive*   
PLATINUM LIVING

1/2/3/4 BHK APARTMENTS - INDEPENDENT SKY BUNGLOWS - DUPLEX APARTMENTS

**VNBuildtech™**

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**Focused Vision  
Excellent Creations**

"Improvement is never ending process" is the principal followed strictly by Real Estate Icon VN Buildtech Pvt. Ltd.

The VN Group is determined to build a better world by providing high quality lifestyle. It aims to be a professional entity by setting standards for quality. Cost effectiveness, client satisfaction and keeping in mind the time boundation and improved construction technology. The company has proved its mettle with prestigious residential and commercial projects in the heart of South Delhi and Himachal Pradesh. With the sublime mix of architectural excellence, contemporary outlook and latest innovations its each creation showcases itself as a symbol of timeless elegance. In its series of success the company is now creating another exclusive creation **Exclusive 444** that empowers its existence and redefines exclusivity.

**PROJECTS DELIVERED BY  
VN GROUP**

Developed and delivered over 10 lac sq. ft area in the premium locations of Delhi and Himachal Pradesh. For details kindly visit [www.vnbuildtech.com](http://www.vnbuildtech.com)



**Exclusive**   
PLATINUM LIVING

1/2/3/4 BHK APARTMENTS - INDEPENDENT SKY BUNGLOWS - DUPLEX APARTMENTS

*its familiar and welcoming,  
a place where life is re-affirming.  
more than bricks & mortar,  
its a home, with memories lasting forever...!!*

-EXCLUSIVE 444



# EXCLUSIVE

—ARIEL VIEW—

In the picturesque location of the Jaipur rests Exclusive 444 which has been conceptualized to offer our esteemed clients the charm of living with international standards. The living environment here, will enhance the quality of life of each of its residents, each day.

These magnificent exclusive apartment and the pent house will be adorn with the world class privileges and amenities and offer its residents the convenience of living in a self contained apartment with all the facilities of best academic, healthcare institutions, shopping, leisure and entertainment in its close vicinity.



With each floor has designated floor garden for personal use. The kids and old aged people need not go downstairs for the daily playing or working as each and every floor has their own floor garden. When you wish to unwind, simply step out of your home into the thick of lush greens, your garden home in the most happening location in Jaipur.

# EXCLUSIVE

## FLOOR GARDEN





# EXCLUSIVE

## —WELCOME LOUNGE—

Exclusive lounge at the ground floor of Exclusive 444 awaits your presence. The place boasts of sublime decor and efficacious lighting which makes it just the right place for various occasions. You can relax and have a chat, fix meetings or discuss business. Your guest will have a stress free waiting area. The place is just right for all that and more.





# EXCLUSIVE

## LIVING ROOM

Living at Exclusive 444 is a superior experience. All elements, from view to layout, styling to finish, come together splendidly, in homes of rare distinction and class. Expansive windows flood the apartment with natural daylight while providing scenic views and a breath of fresh air. The interiors are such that they maximize functionality and thereby optimize the per square foot usage. And with everything, we've gone just a little bit further by making sure that whether you're on the ground floor, the top floor or the penthouse, there's a visual treat of the greenery that surrounds you, as far as the eye can see.



# EXCLUSIVE

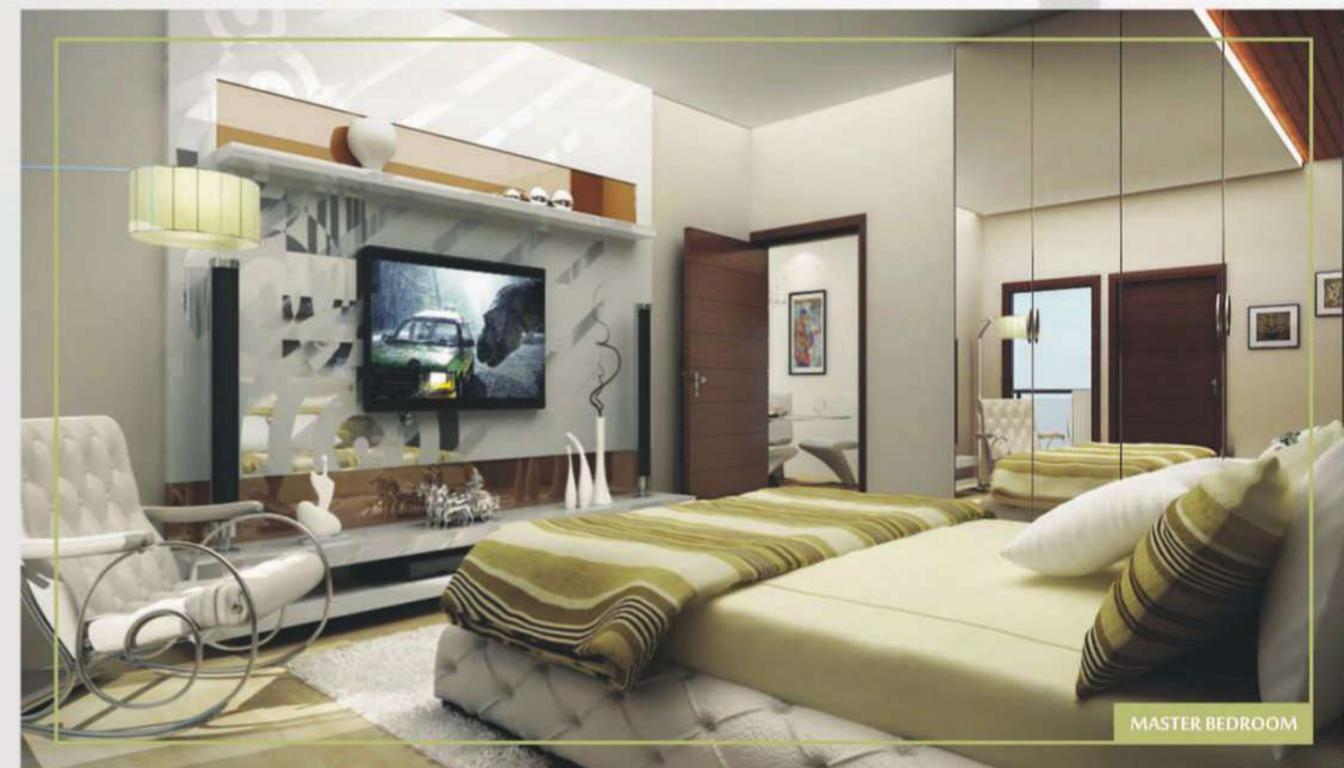
— MASTER BED ROOM —

## DIVINE CREATION

Exclusive 444 creations are outstanding. The interior of Master Bedroom in each of these apartment have been designed with a touch of distinguished class, enabling the residents to live a life of supreme style, comfort & privacy. It's grandeur and impeccable opulence makes you relish every moment that you spent in these wonderfully illuminating and comportsing living space. Each and every niche within the master bedroom has been sourced internationally to create an elegant classical feel.



MASTER BATHROOM



MASTER BEDROOM



# EXCLUSIVE

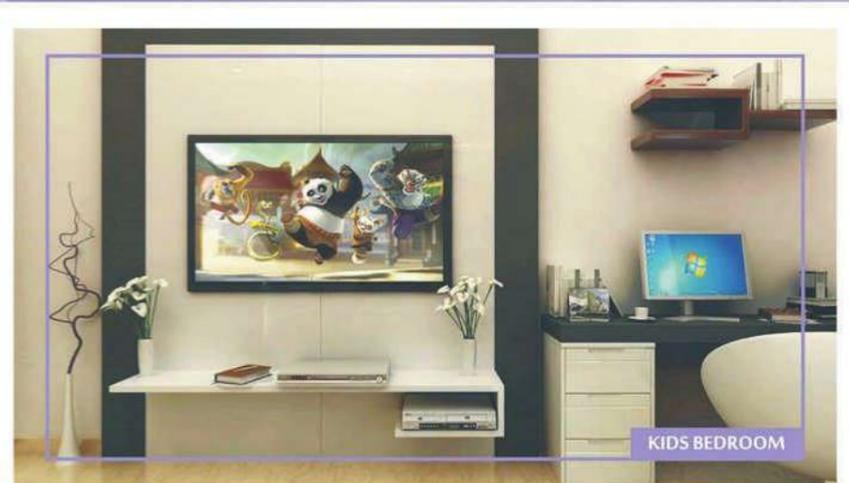
GUEST BEDROOM



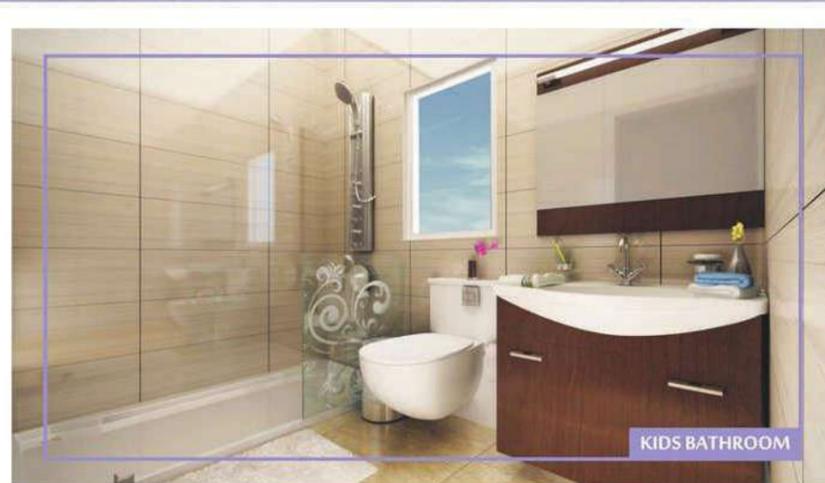
GUEST BEDROOM

Luxury is something you always desired. It's something that gives you a style. Luxury is something that you always dream, desire and imagine. So if luxury is everything for you .....rediscover it at Exclusive 444.

Home where you wake up every morning and find yourself in a lavish bedroom with classy interiors and a plush bathroom.....where sunlight peeps in from every side.....And where the balconies give you a beautiful view of the open sky and the flower bedded garden As you walk towards your drawing room it fascinates you with its decor and impeccable design. Let your guests too feel, the warmth of your exclusivity..!



KIDS BEDROOM



KIDS BATHROOM

# EXCLUSIVE

—KIDS BEDROOM—

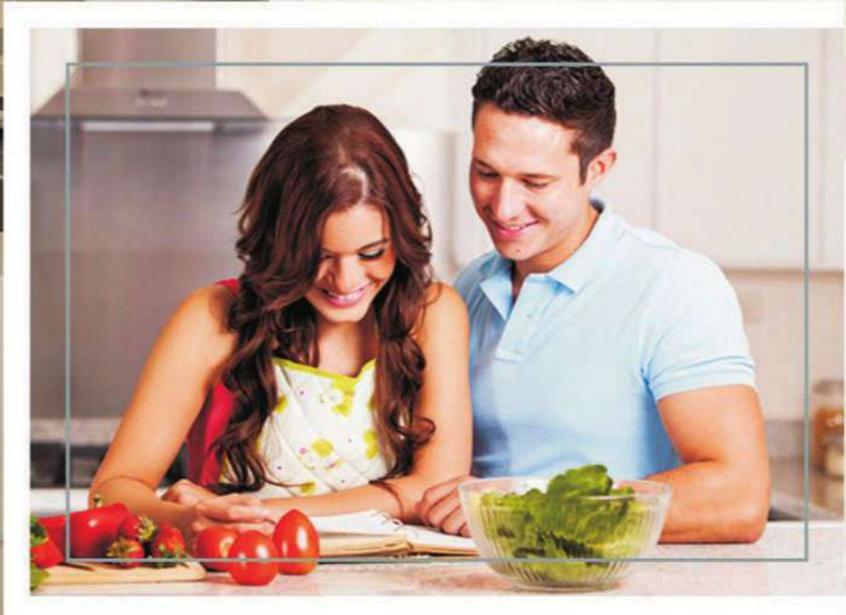
Give your little ones the bedroom of his or her dreams. From adorable themed nurseries to glamorous teen rooms, we've covered every stage of your child's life to make deciding on a style easier than ever. Create kid-friendly study zones that are sure to keep your little one on the right track for school.



# EXCLUSIVE

KITCHEN

No matter how comfortable you make the rest of the house, guests and family head for the bright light and aromas of the hardest working spot in your home. It's a truth of family life that seems to transcend cultural boundaries. The kitchen is the best part of a home, and preserving its warmth while updating its look, feel and function is one of the challenges of kitchen design.



# EXCLUSIVE

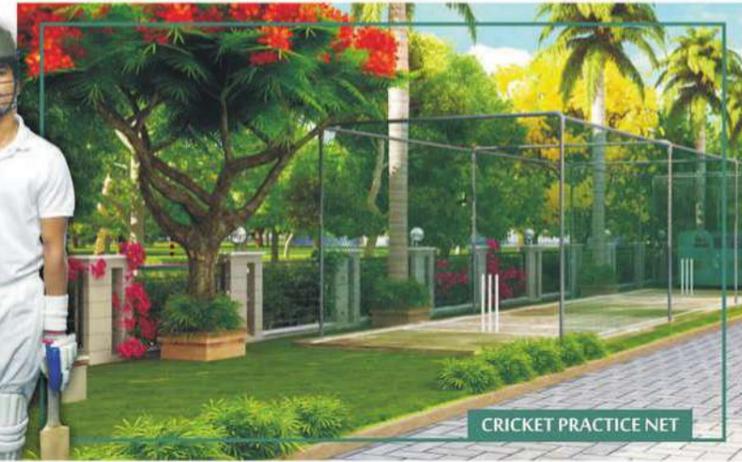
## SKY BUNGLOWS

Exclusive 444 is awesome in everywhere. It offers you independent sky bungalows where your royal imagination comes alive. The living room gives you a grand welcome with its inviting interiors. The wall, the ceiling, the floors, all beautifully laid, matching your persona and says who you are.....silently.

### Special features

- Spacious Master Bed Room
- Duplex Living
- Private Terrace Gardens
- Private Swimming Pool\*
- Dressing Room
- Private Bar and Guest Lounge on the terrace
- CCTV monitored and Wi-Fi enabled home





CRICKET PRACTICE NET

# EXCLUSIVE

## NATURE & GREENS

In a world where working hours are slowly conquering your health. We're fighting a back by giving you as a much health as we possibly can. Not only have we designed the landscaping to sooth your eyes and inhale fresh air but also you can now enjoy playing your favorite sports like Lawn Tennis & Cricket.



KIDS PLAY AREA

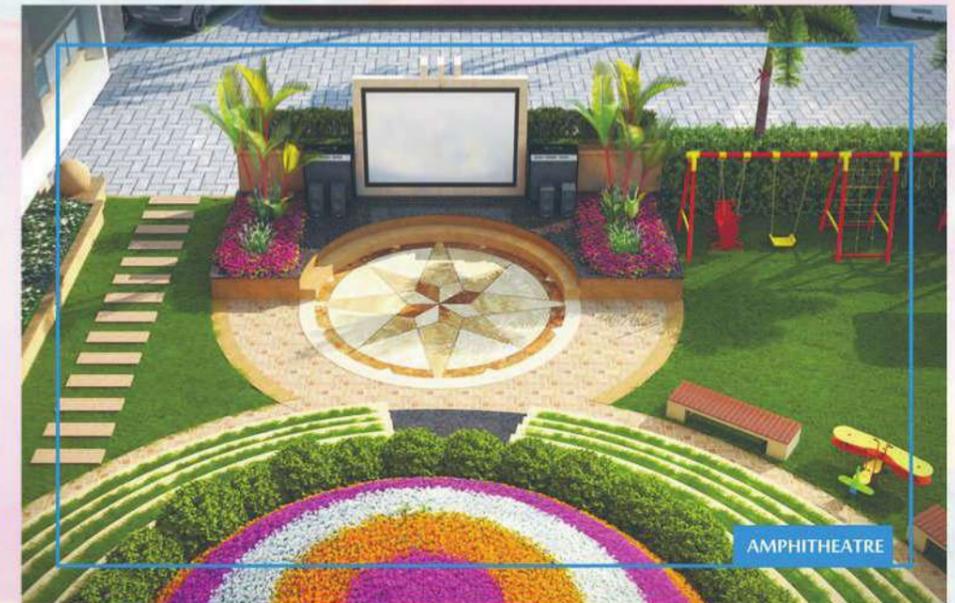
# EXCLUSIVE

## — POOL & AMPHITHEATRE —

The outdoor swimming pool is located in the heart of the community. Sheltered away from the public view. The swimming pool is conveniently divided two parts with a dedicated area for kids. The magnificent amphitheatre is located right behind the pool for your evening and weekend entertainment. The swimming pool at Exclusive 444 will also have a pool restaurant which will make your transform your swimming experience all together.

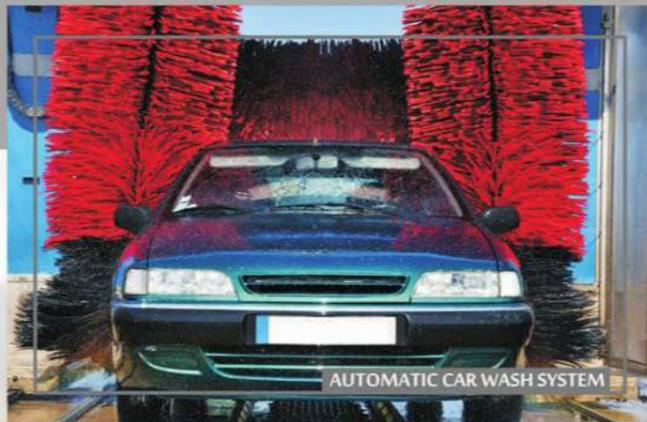
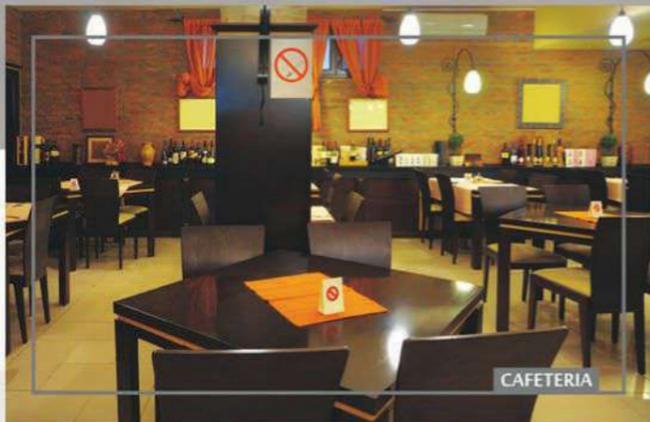
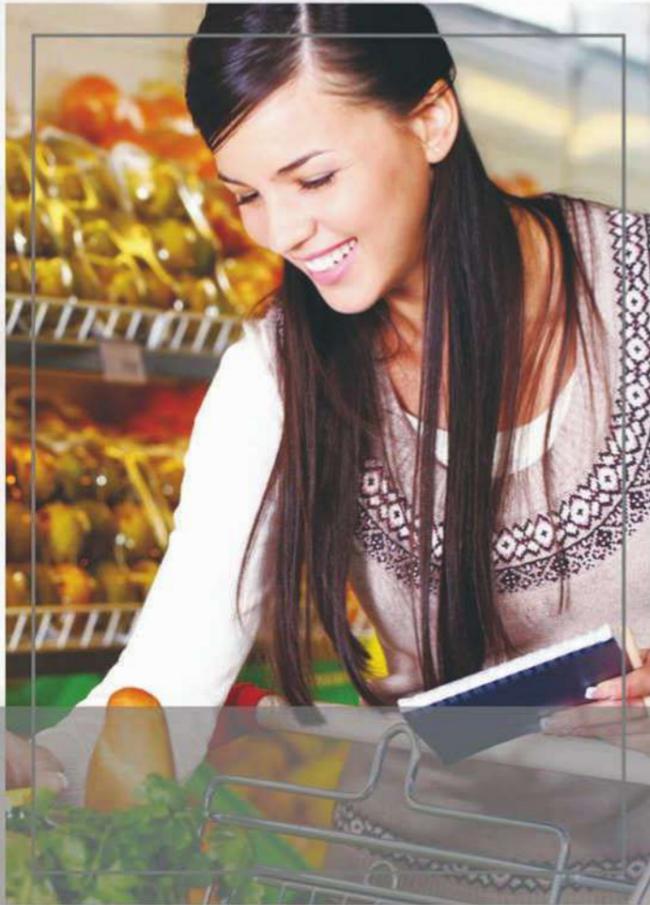


SWIMMING POOL WITH POOL RESTAURANT



AMPHITHEATRE





# EXCLUSIVE

— BUSINESS & SHOPPING CENTER —

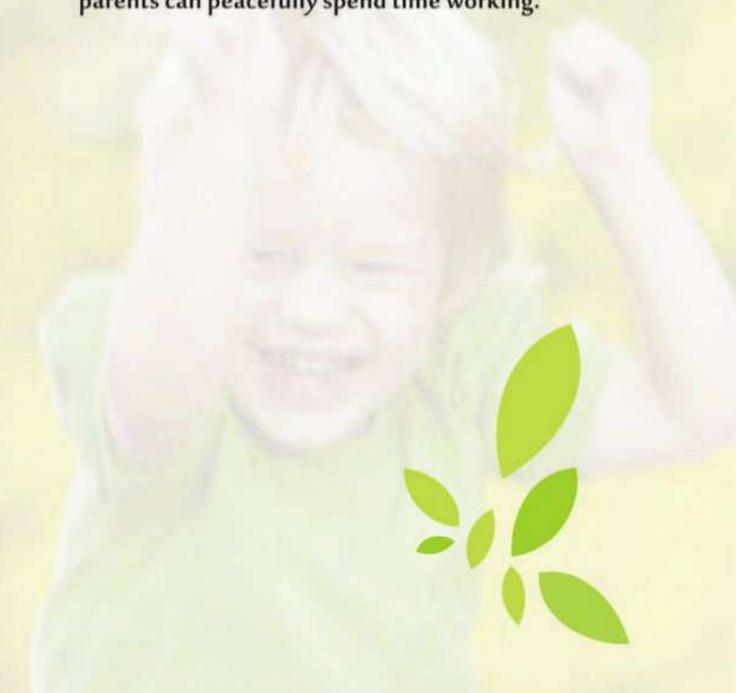
Imagine, got an urgent meeting on a holiday or any other day with office people and you have nowhere to go. At Exclusive 444 business center, we have dedicated conference room equipped with computers, wi-fi enabled atmosphere and other office essentials readily available for you to use. Smart options for smart people. Residents can enjoys shopping, just at ground floor shopping center with a Cafeteria.

An exclusive feature of AUTOMATIC CAR WASH, offers an easy and hassle free lifestyle to the residents, as and when they drive away, they don't have to spent hours for car cleaning. It will happen as and when they want.

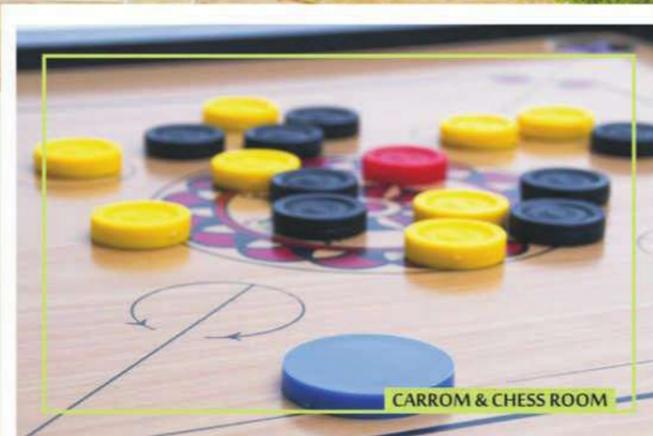
# EXCLUSIVE

## KIDS PLAY AREA

When your child's favorite hide out will be his home. EXCLUSIVE 444, will offer a vast outdoor play area surrounded by greenery around. Not only this, your child will have an easy access to available indoor games center & a library. To facilitate working parents, Exclusive 444 will have a Creche, to take care of children while parents can peacefully spend time working.



POOL TABLE



CARROM & CHESS ROOM



KIDS CRECHE FOR WORKING PARENTS



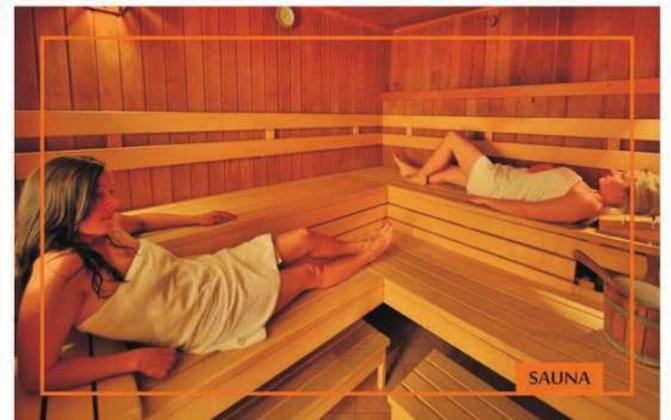
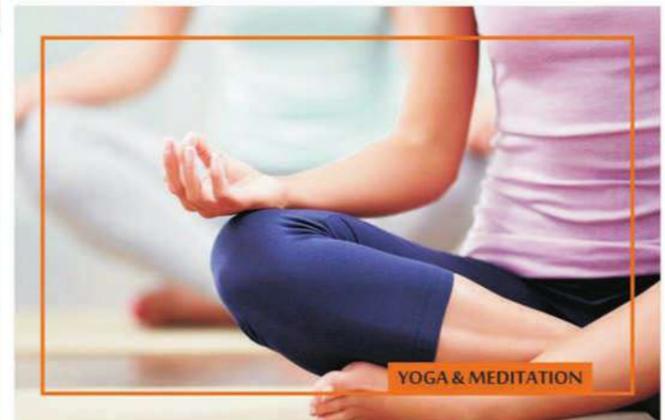
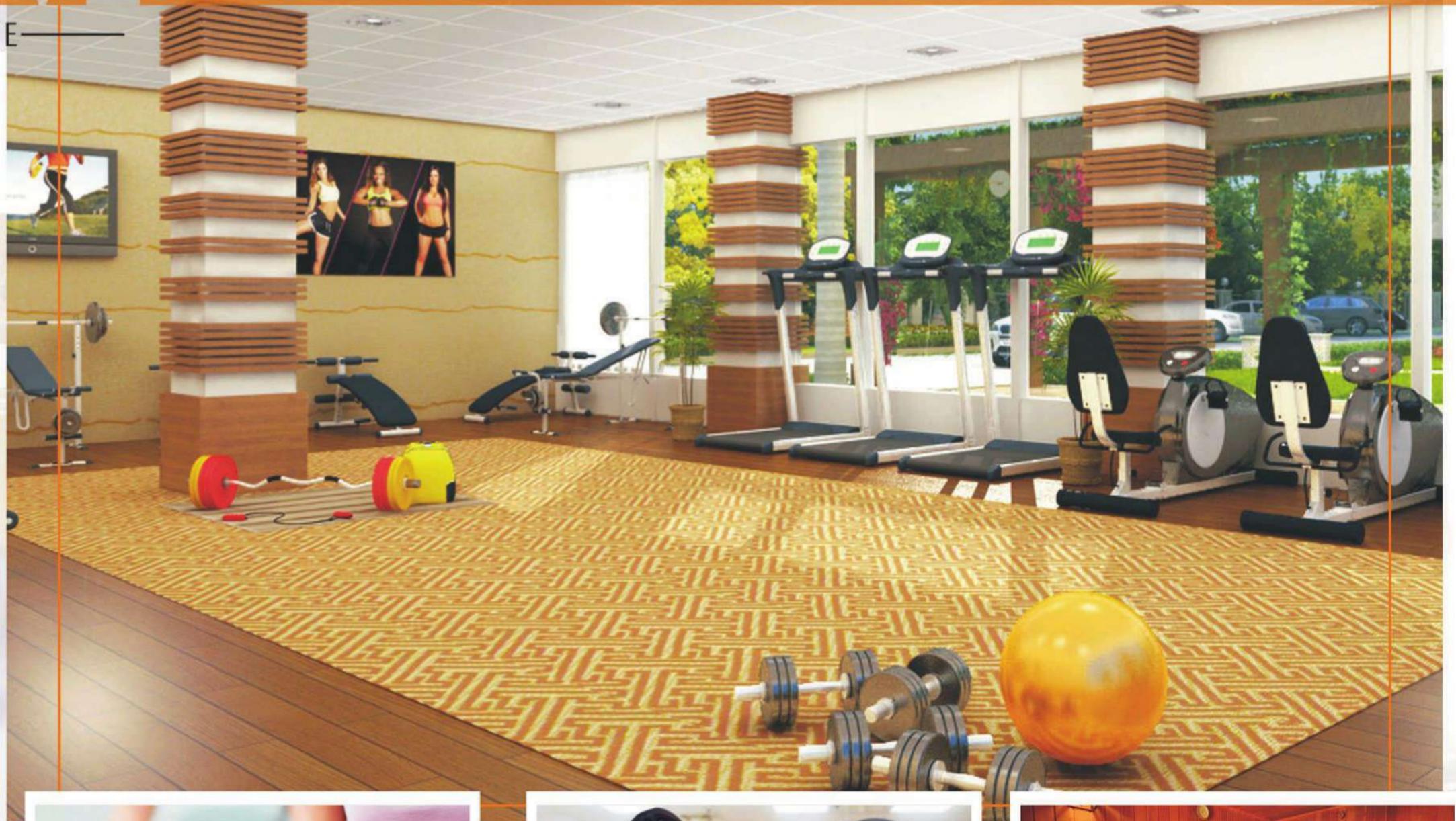
TABLE TENNIS

# EXCLUSIVE

— WELLNESS ZONE —

Just close your eyes,  
Hold your breath for a moment,  
Now Exhale as slowly as possible.

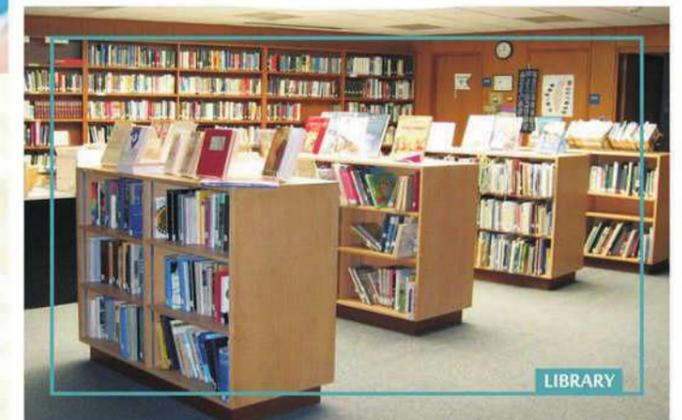
At EXCLUSIVE 444, you will keep your mind and Body fit as never before. It offers a fully equipped gymnasium, facilities of Spa, Sauna and Massage, with a Medical outlet and Yoga & Meditation Zone.



# EXCLUSIVE

## SENIOR LIVING

Exclusive 444, is a well planned society which offers a well planned living. It restores wellness at every age. Your elders will find their own space here, whether it is making friends and chit chatting at garden at their living floor, or enjoying reading in library or playing cards in cardroom. A special medical center has been incorporated in the society to take care of ailing grandparents. Your home has everything your desire..!



# EXCLUSIVE

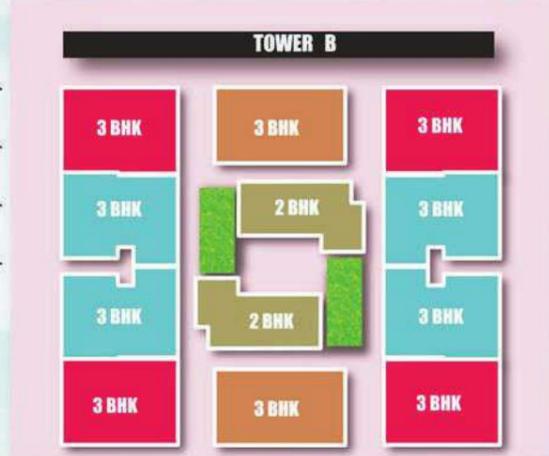
## BIRD VIEW



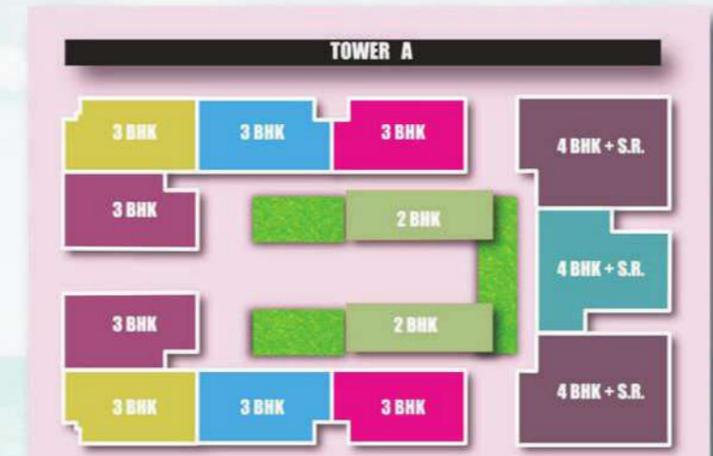
- TOWER C**
- 1120 Sq. Ft.
  - 650 Sq. Ft.
  - 745 Sq. Ft.
  - 1070 Sq. Ft.
  - 735 Sq. Ft.



- TOWER B**
- 1540 Sq. Ft.
  - 1465 Sq. Ft.
  - 1490 Sq. Ft.
  - 1010 Sq. Ft.



- TOWER A**
- 1505 Sq. Ft.
  - 1500 Sq. Ft.
  - 1485 Sq. Ft.
  - 1480 Sq. Ft.
  - 1140 Sq. Ft.
  - 2540 Sq. Ft.
  - 2070 Sq. Ft.



# EXCLUSIVE SPECIFICATIONS



## STRUCTURE

- Earthquake Resistant Structure
- R.C.C Frame Structure As Per Design Of Structure Consultant

## TOILET FITTING

- Ceramic tiles
- Anti Skid Tiles On floor
- Premium Grade C.P Fitting And sanitary ware
- CPVC/UPVC/PPR Piping For Hot And Cold Water Supply Of Premium Brand

## MAINTENANCE

- Single window maintenance agency (Plumber/ Electrician/ Carpenter)



## FLOORING

- Vitrified tiles/Wooden Flooring In master bedroom
- Granite/Tile/marble On lift And lobby

## SEMI MODULAR KITCHEN

- Vitrified tile/Marble Flooring
- Dado Up To 2ft.Above Counter
- Granite Counter Top With SS Sink
- Provision for Chimney, geyser and Points for Other Gadgets
- Exhaust fan Ventilation

## SECURITY

- Round the clock security arrangement with CCTV surveillance



## DOORS & WINDOW

- Flush Door 30/32mm
- Anodized powder coated aluminum window frames
- Good Quality hardware fittings

## SALIENT FEATURES

- Gardens on every floor
- Large party halls & Pool side party halls for community gathering, organizing festivals and parties.
- In house commercial mall for daily needs
- Business center with reception lounge for residents
- Visitor's car parking
- Vast landscape garden with ample trees, water bodies and fountains
- Decorative ground floor lobby with visitors lounge
- Community banquet hall for large parties, puja and stage shows etc
- Guest rooms for residents visitors
- Servant/drivers toilet and shower room
- Walkways and joggings tracks
- Covered and open car parking for each flats
- Video enabled intercom from main gate to every flat\*
- Rain water harvesting for water recharge
- 65% open and landscaped area
- Automated Boom barriers at entry and exist gates
- Servant Quarters With Common Bathroom (optional)
- 24 hrs Water supply Through Underground and overhead tanks
- Solar powered Lightings for low maintenance

## BALCONY

- Ss/ms Railing
- Anti Skid ceramic tiles

## STAIR CASES

- Marble /tiles/stones flooring
- SS/MS railing

## LOBBY AND CORRIDOR

- Marble/tiles/natural stones

## OTHERS

- D2H connection\*
- Broadband Connectivity\*
- Fire fighting systems
- Power backup for lift, common area
- 0.8 KVA Power backup in each flat

## LIFT

- OTIS/Schneider/Equivalent lift
- With Automatic rescue device (ARD)

## WALL FINISH

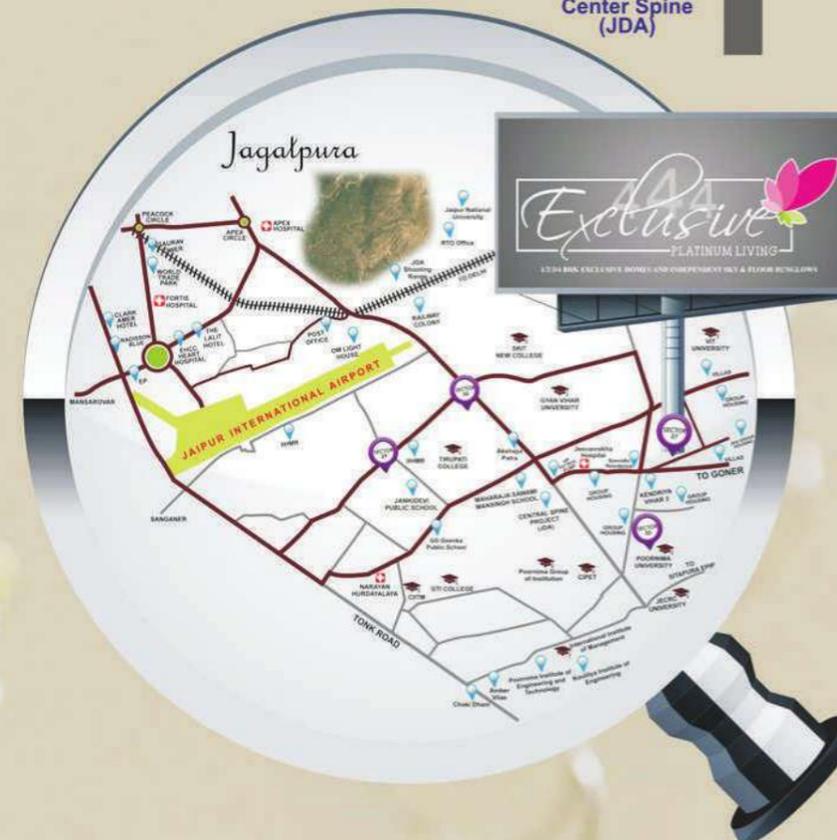
- Plastic paint/textured paint on external walls
- POP finished Walls & Plastic paints on internal walls
- Granite Finish On Lift cladding Walls



## ELECTRICAL

- Modern electric system With Concealed copper Wiring Concealed wiring
- Premium Quality Modular switch & Accessories
- Fans/tube lights
- Telephone/AC point all rooms

# LOCATION MAP



EXPERIENCE THE FOUNTAIN OF FACILITIES

## Why Jagatpura

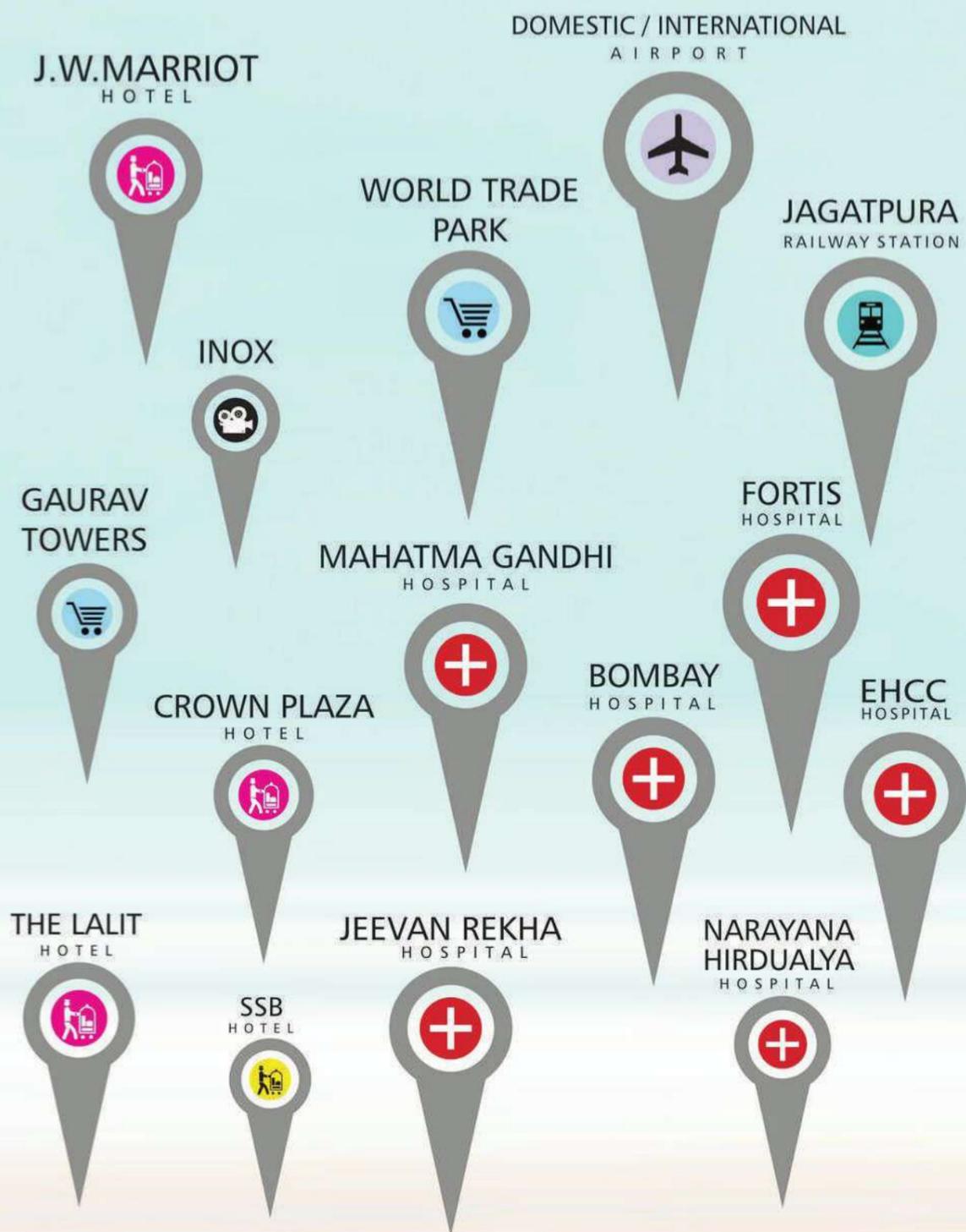
## Why Jaipur

### THE LOCATION ADVANTAGE:

In close proximity to Airport/ Bus Stand/ Railway Station.

In the vicinity of IT/ Commercial Hub of Jaipur/

In proximity to Universities/ schools/ shopping malls/ Fine Dine Restaurants/ Hospitals/ Banks on walking distances



### "A great place for living & investment"

Rajasthan is experiencing an unprecedented real estate boom, with saturation setting in the metros, the real action is now heating up in emerging cities. Rajasthan, with its well planned cities and further initiatives for urban development, is attraction prestigious projects in real estate and construction. Attractive land rates, combined with good living spaces, are major contributors to the growth of this sector.

Rajasthan's proximity to markets in Northwestern India makes it an attractive location for investment: The state abuts five major states (Punjab, Haryana, Uttar Pradesh, Madhya Pradesh and Gujarat) which have a combined population of 350 million and a combined GDP of US\$ 155 billion.

Rajasthan comprises 23% of the National capital region (NCR), the world's second largest urban agglomeration.

#### FUTURE PROSPECTS

According to media reports, Jaipur is among fastest growing tier II cities in the country. Jaipur Development Authority (JDA) has collected revenue of more than Rs. 1000 crore during 2008-09. Further, the rise in Jaipur Real Estate. Jaipur is fast becoming a center of quality education and coaching center for entrance of various reputed institutions. In addition, many medical & engineering colleges have been started and functioning smoothly. Jaipur has some of the country's best schools. The Government of Rajasthan ha decided to accord high priority to the development of town and cities. A special project of Rs. 1,530 crore has been prepared for strengthening the infrastructure in six principal towns of Rajasthan, namely Jaipur, Jodhpur, Bikaner, Udaipur, Kota and Ajmer.

#### JAIPUR PREFERRED DESTINATION FOR INVESTMENT PURPOSE :

- Eleventh largest city in India with a population of 3.0 million. Highest population growth among their two cities (49% for decade 91-2001)
- Destined to become a Mega city by 2025 with a population of 10 million persons encompassing over an area of about 800sq.km
- Capital of the largest state of India, Rajasthan
- Availability of an International airport, with flights to all major destinations in India and abroad.
- Hub of domestic and foreign tourist, with almost 80% of foreign tourist coming to India, visits Rajasthan via Jaipur.
- Special Economic Zone (SEZ) joint venture by Mahindra & Mahindra with RIICO on 5000 acres of land.
- Fast emerging health care destination, with Medicity of Reliance Group in the pipeline and all the leading hospitals like Fortis, NIMS, already providing their services.
- Excellent law and order situation, with stable political scenario.
- Located on golden quadrilateral which is proposed to be upgraded as & national express way.

