



EXCLUSIVE 444



**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



where the **world**
revolves around you



*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 apartments will be adorned 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.



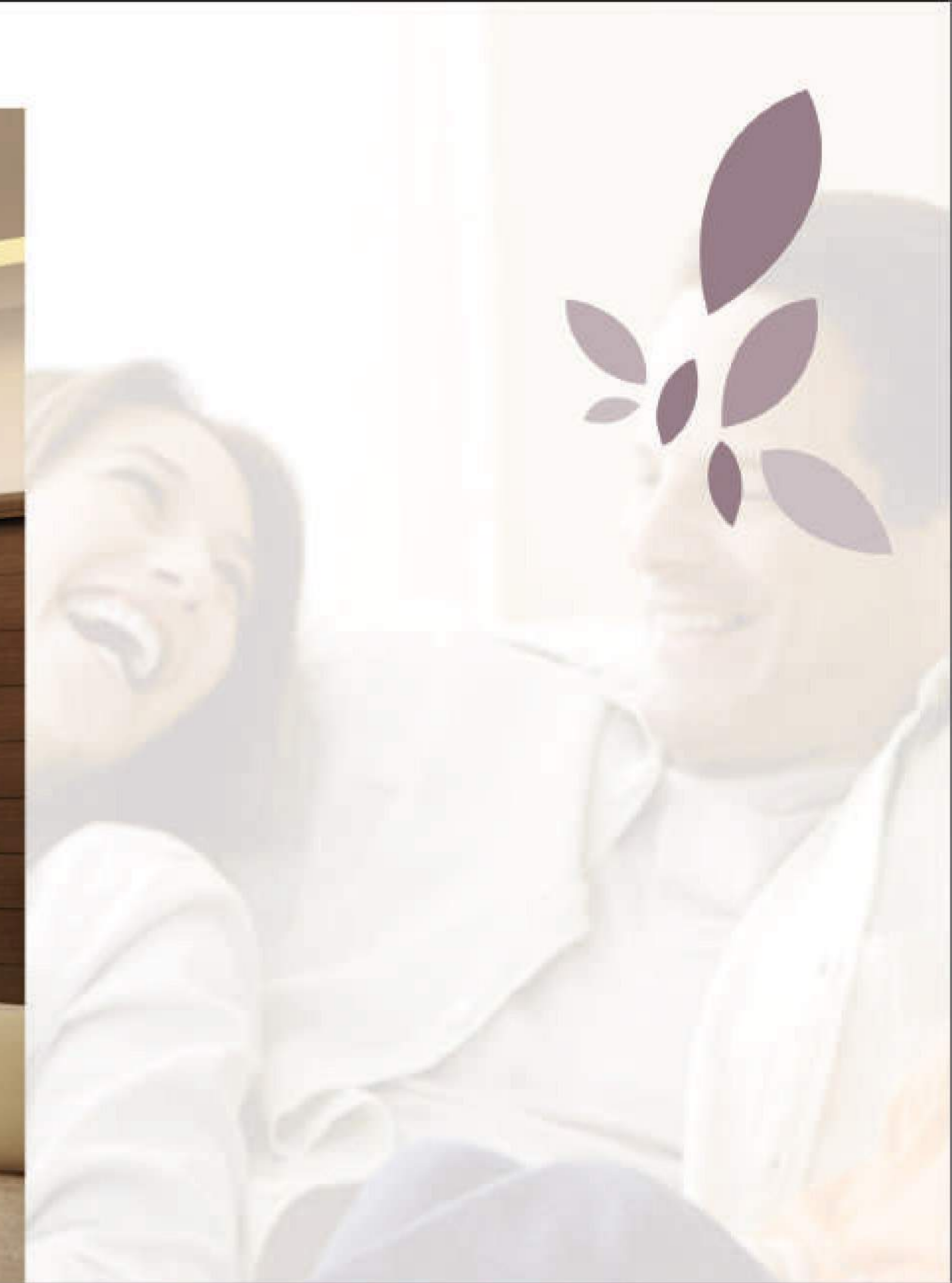


EXCLUSIVE

— 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 or the top floor there's a visual treat of the greenery that surrounds you, as far as the eye can see.



EXCLUSIVE

MASTER BED ROOM

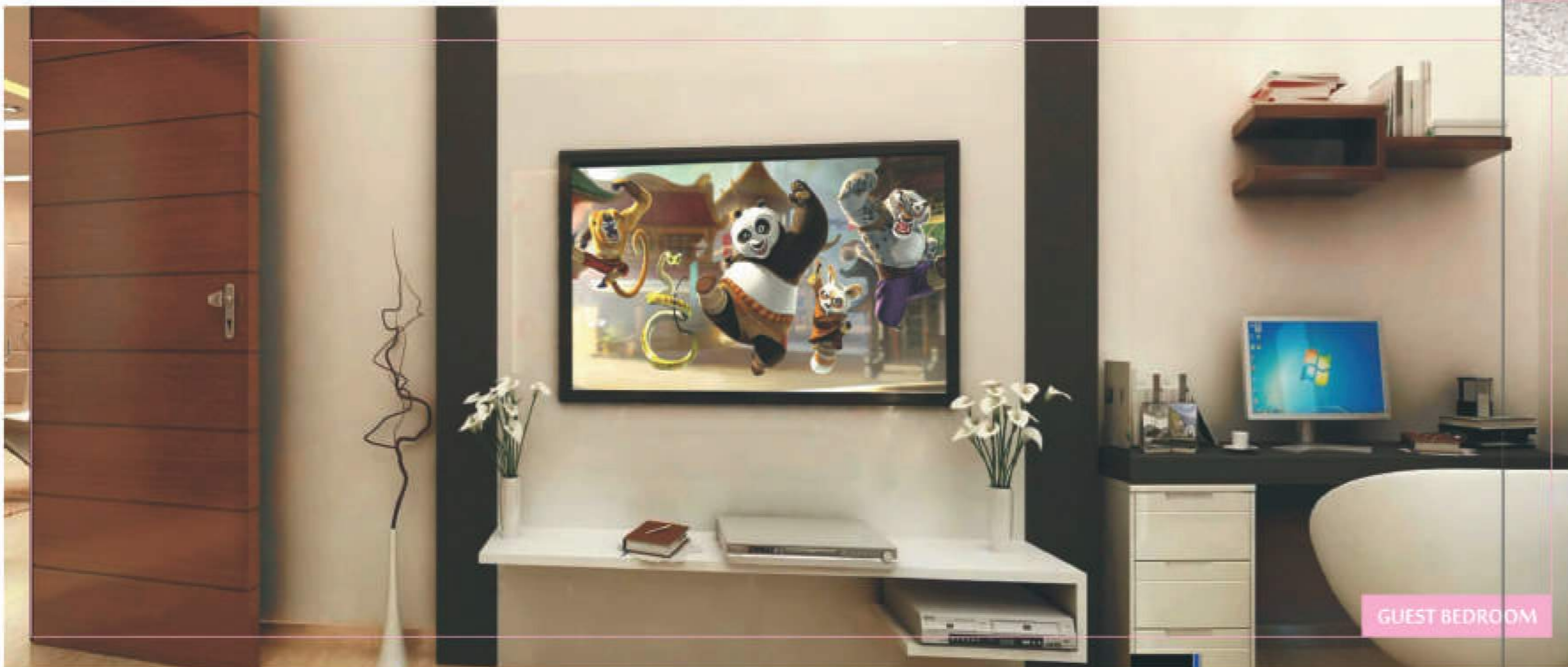
DIVINE CREATION

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 comorting living space. Each and every niche within the master bedroom has been sourced internationally to create an elegant classical feel.



EXCLUSIVE

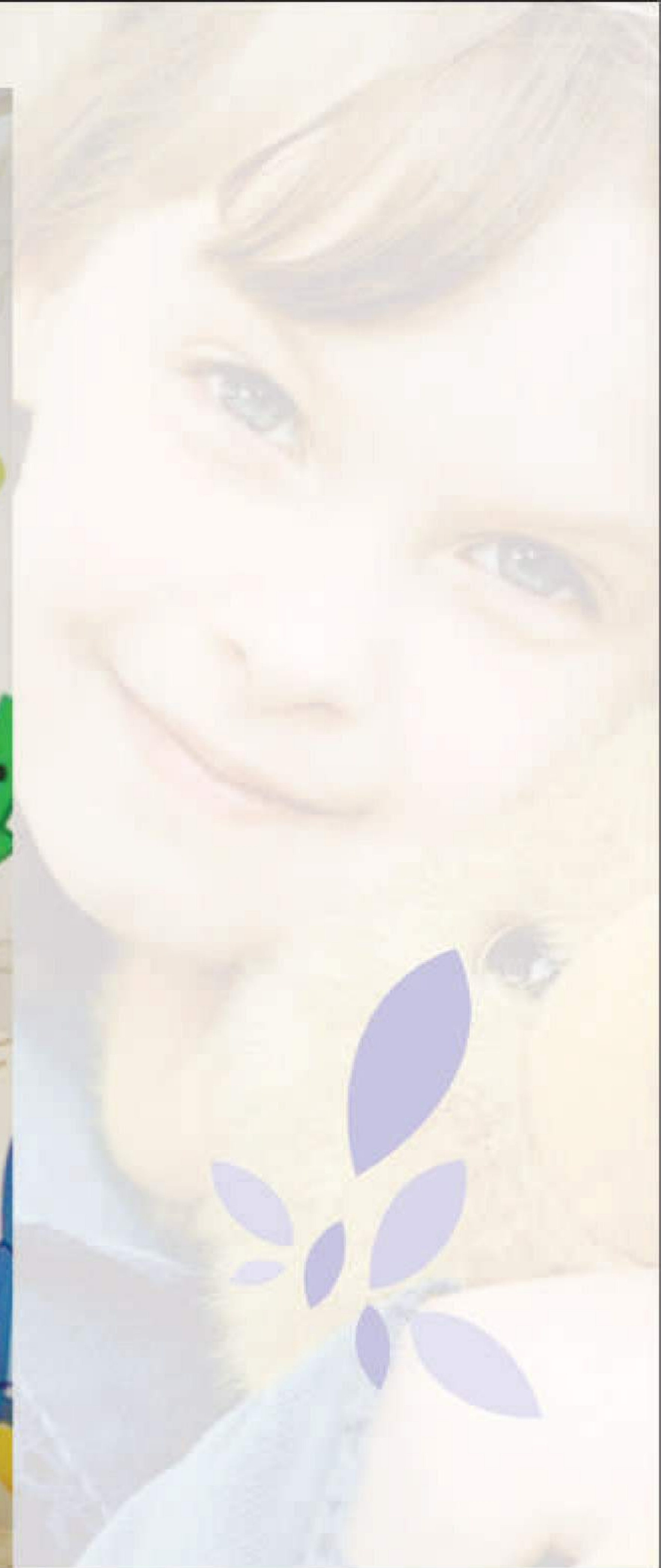
GUEST BEDROOM



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 yourediscover 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..!

GUEST BEDROOM



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.

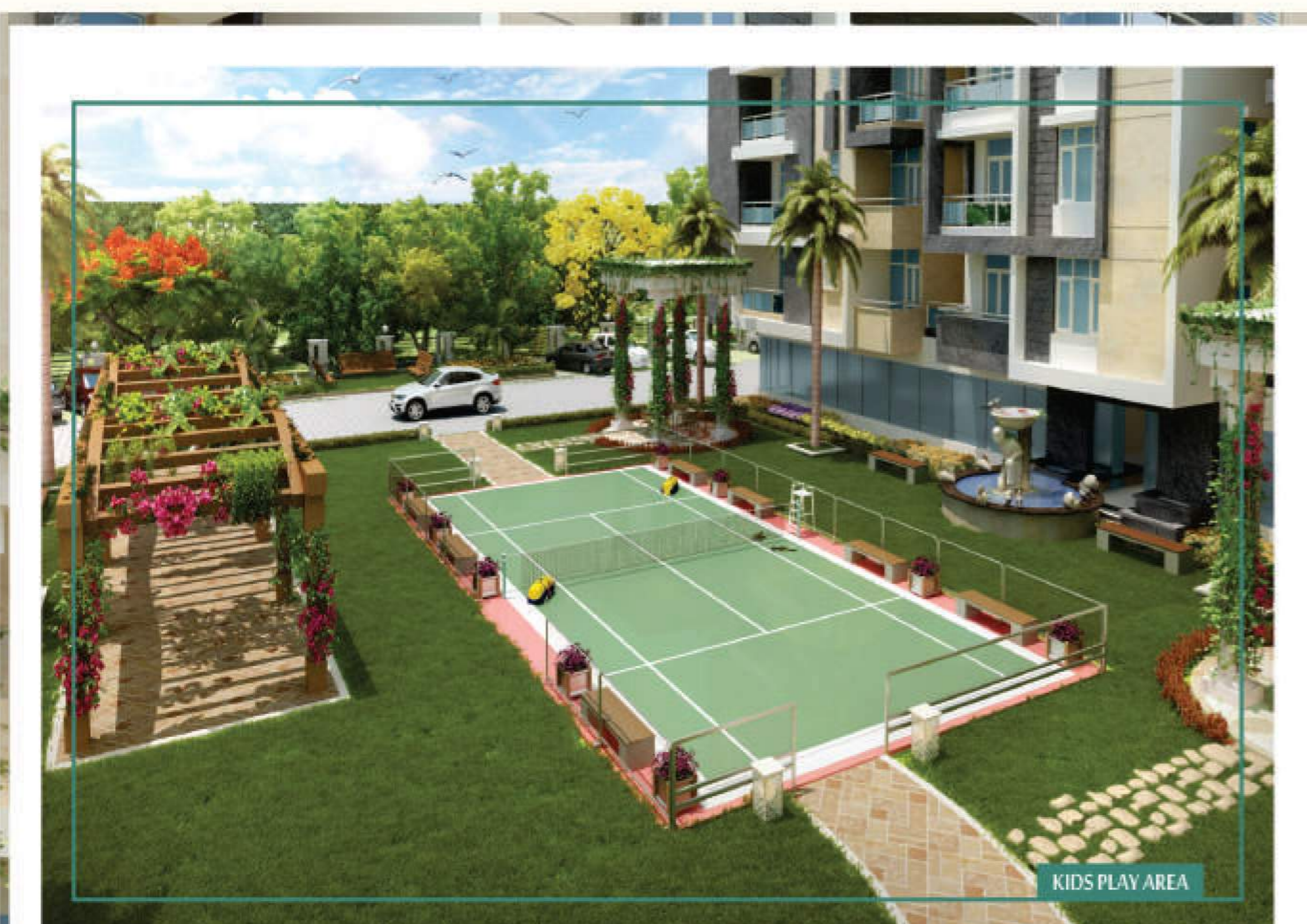


EXCLUSIVE

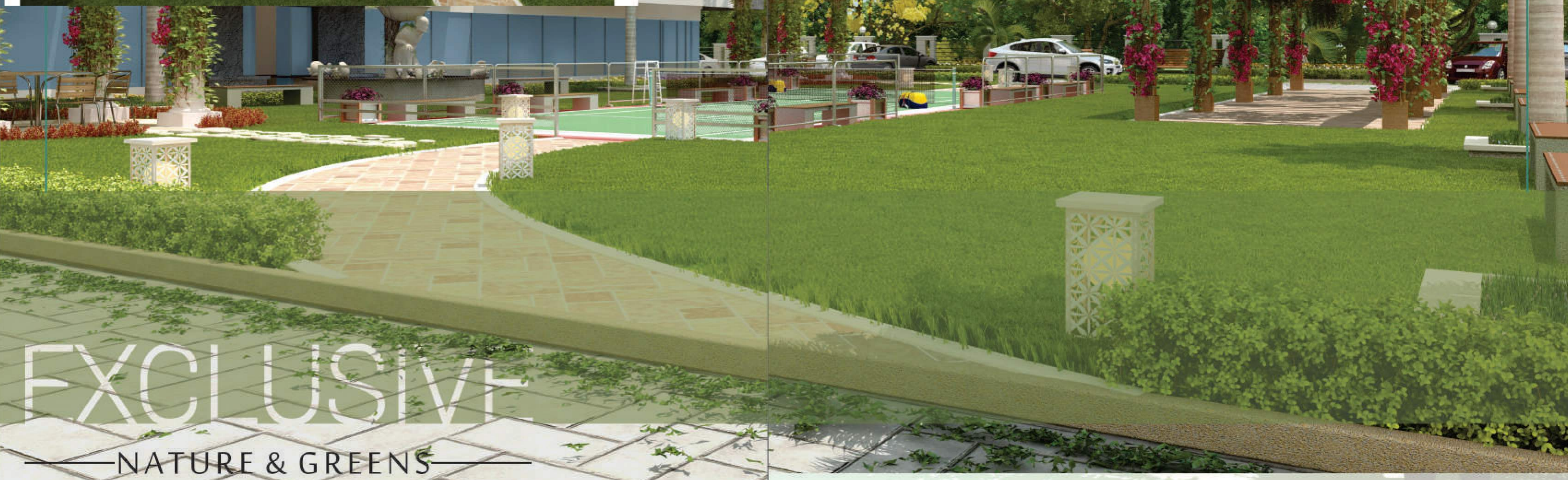
— K I T C H E N —

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.





KIDS PLAY AREA



EXCLUSIVE

NATURE & GREENS

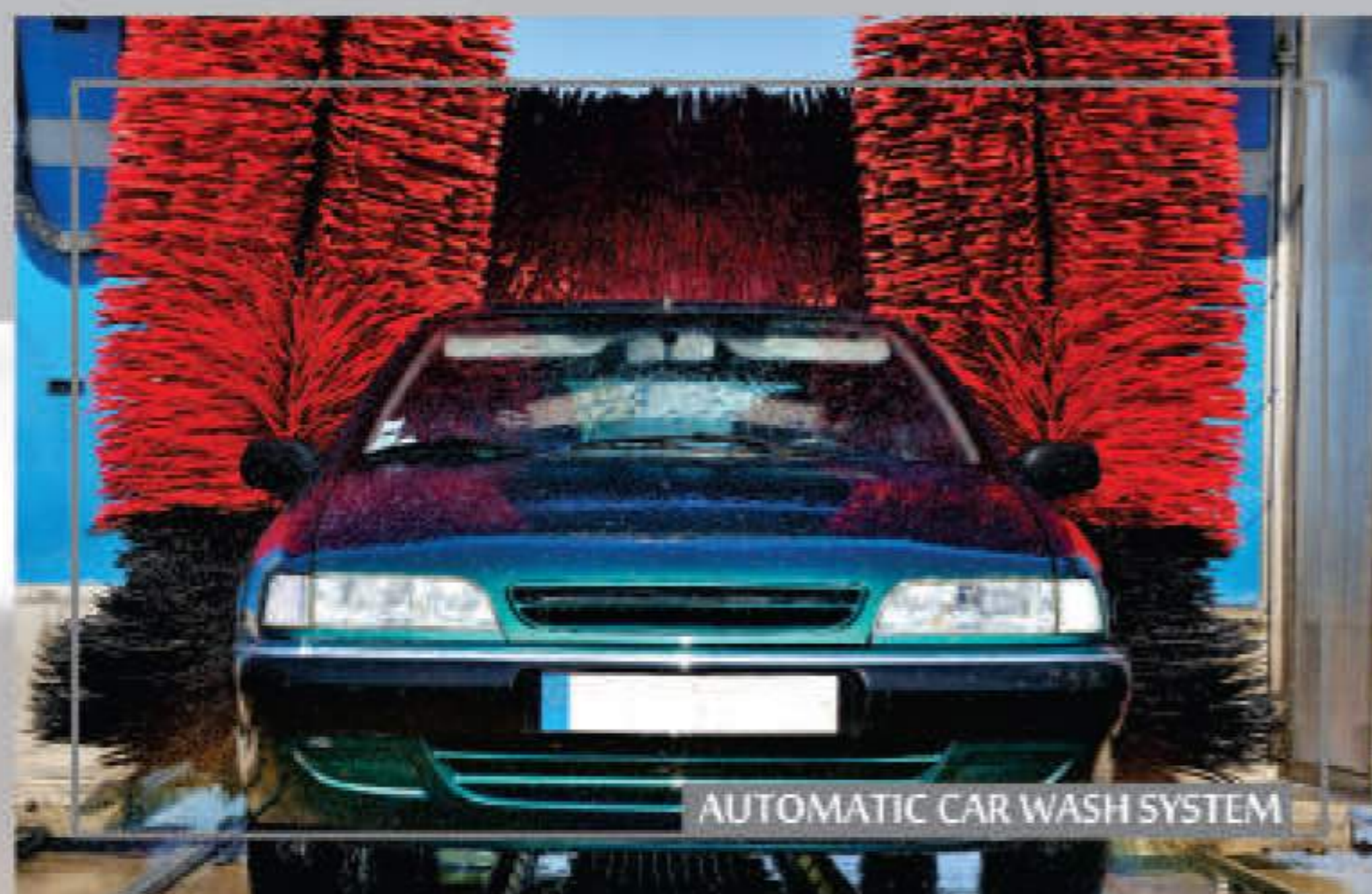
In a world where working hours are slowly conquering your health. We're fighting a back by giving you as a much health as we possibly can. Not only have we designed the landscaping to sooth your eyes and inhale fresh air but also your kids can now enjoy playing their favorite sports in exclusive kids 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 make your transform your swimming experience all together.





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 enjoy 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 spend 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.



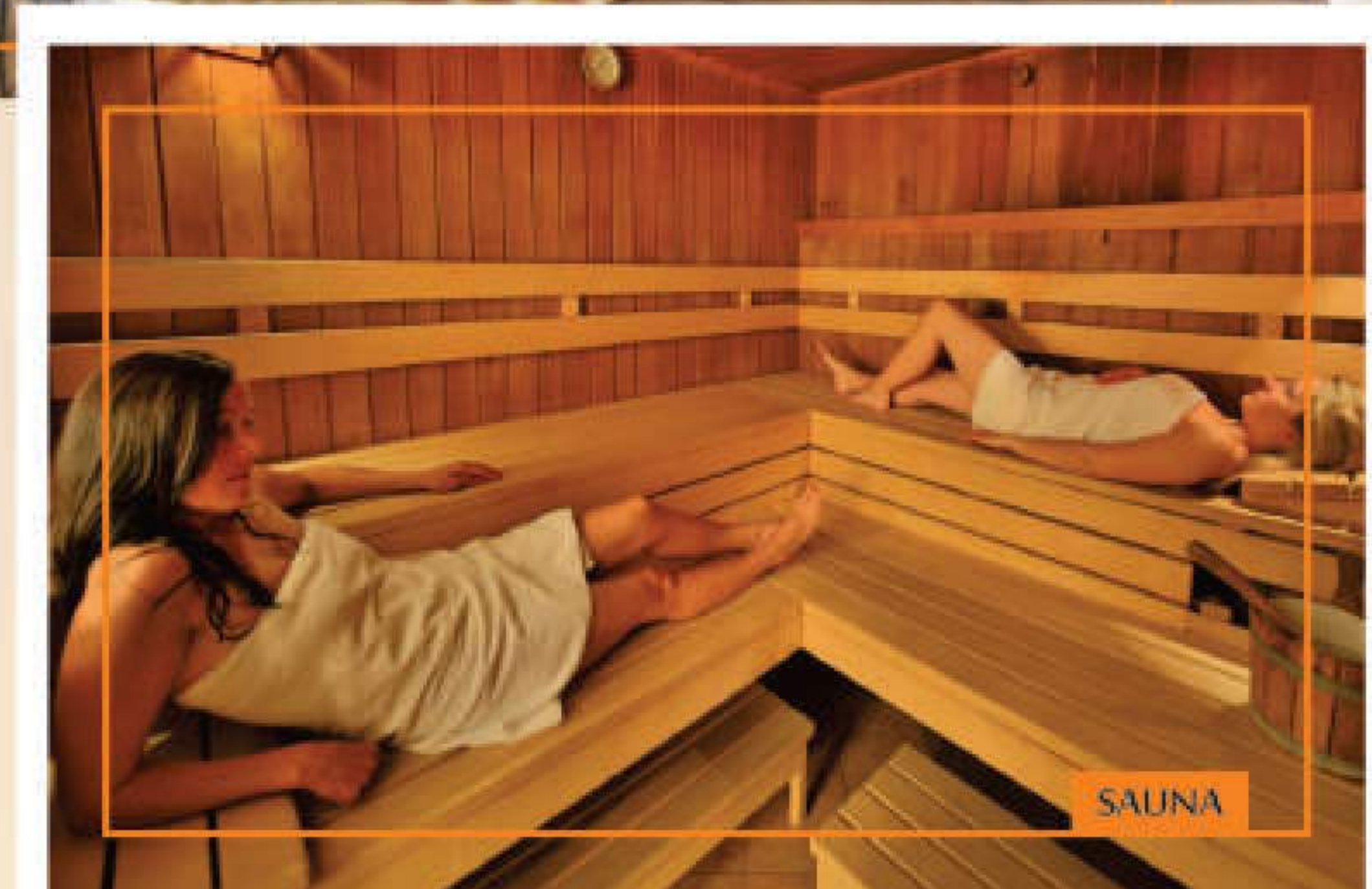
Jacuzzi



YOGA & MEDITATION



MEDICAL CENTER

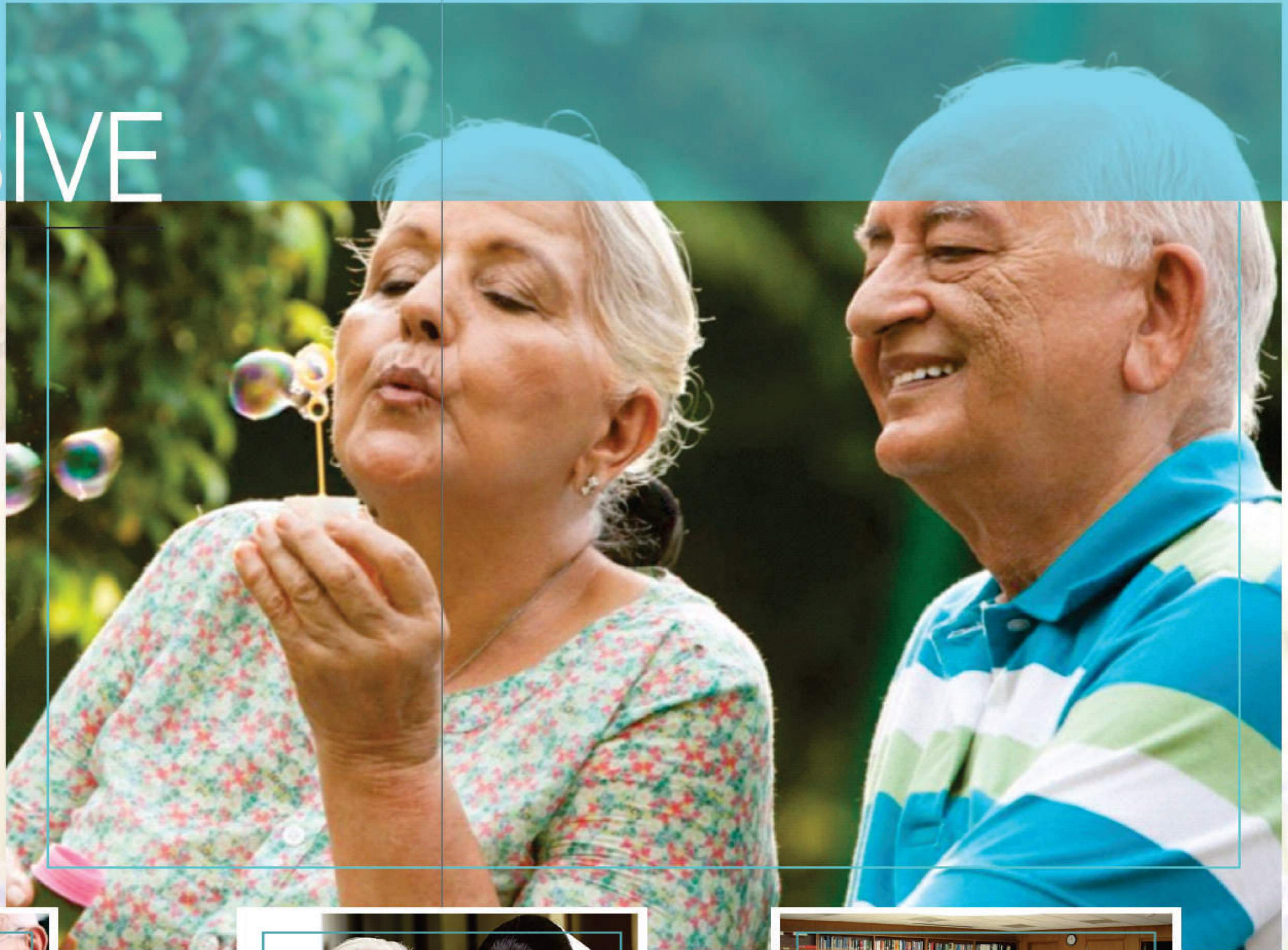


SAUNA

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



Flat Variants (S.B.U.A.)

1 BHK Flat

- 650 Sq.Ft.
- 735 Sq.Ft.
- 745 Sq.Ft.

2 BHK Flat

- 1010 Sq.Ft. • 1120 Sq.Ft.
- 1070 Sq.Ft. • 1140 Sq.Ft.

3 BHK Flat

- 1465 Sq.Ft. • 1500 Sq.Ft.
- 1480 Sq.Ft. • 1505 Sq.Ft.
- 1485 Sq.Ft. • 1540 Sq.Ft.
- 1490 Sq.Ft.

4 BHK Flat

- 2070 Sq.Ft.
- 2540 Sq.Ft.

1 BHK FLAT (LAYOUT)

1.	Drawing\Dining	10'-0" X 16'-4.5"	3.	Master Toilet	7'-0" X 6'-0"
2.	Master Bedroom	10'-0" X 13'-0"	4.	Kitchen	7'-0" X 10'-0"



2 BHK Flat Layout

Saleable Area 1070 sqft



1.	Drawing/Dining	13'-9" X 15'-3"	5.	Second Toilet	7'-0" X 5'-0"
2.	Master Bedroom	13'-9" X 10'-0"	6.	Kitchen	6'-0" X 10'-0"
3.	Master Toilet	7'-0" X 5'-0"			
4.	Second Bedroom	13'-9" X 10'-0"			

3 BHK Flat Layout

Saleable Area 1540 sqft



1.	Drawing	10'-6" X 20'-0"
2.	Dining	14'-0" X 9'-0"
3.	Master Bedroom	10'-6" X 13'-3"
4.	Master Toilet	7'-0" X 4'-7.5"
5.	Kids Bedroom	10'-0" X 13'-3" 4'-7.5" X 2'-0"

6.	Kids Toilet	7'-6" X 4'-7.5"
7.	Guest Bedroom	13'-6" X 10'-6"
8.	Guest Toilet	4'-7.5" X 7'-0"
9.	Kitchen	7'-0" X 13'-3"

4 BHK Flat Layout

1.	Drawing	11'-4.5" X 16'	10.	Guest Bedroom	11'-0" X 18'-0"
2.	Dining	20'-1.5" X 11'	11.	Guest Toilet	5'-0" X 7'-0"
3.	Second Bedroom	11'0" X 14'0"	12.	Dressing Room	5'-0" X 4'-3"
4.	Second Toilet	10'-1.5" X 5'0"	13.	Kitchen	9'-6" X 12'-7"
5.	Master Bedroom	11'3" X 16'-3"			
6.	Master Toilet	7'-7.5" X 5'-0"			
7.	Dressing Room	5'-0" X 5'-0"			
8.	Kids Bedroom	12'-0" X 16'-3" , 6'-1.5" X 2'-0"			
9.	Kids Toilet	7'-0" X 5'-0"			

Note : Including Servant Room



SPECIFICATIONS



STRUCTURE

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



FLOORING

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



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



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



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

DOORS & WINDOW

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

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 areas
- 0.8 KVA Power backup in each flat*

LIFT

- OTIS\Schneider\Equivalent standards
- With Automatic rescue device (ARD)



MAINTENANCE

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



SECURITY

- Round the clock security arrangement with CCTV surveillance

SALIENT FEATURES

- In house commercial shops for daily needs
- Business center with reception lounge for residents*
- Vast landscape garden with water bodies
- Decorative reception lobby with visitors lounge
- Community banquet hall for big parties, puja
- Guest rooms for resident's visitors*
- Servant/drivers toilet and shower room*
- Covered and open car parking for each flat*
- Video enabled intercom from main gate to every flat*
- Rain water harvesting system
- 65% open and landscaped area
- Automated Boom barriers at entry and exit gates*
- Servant Quarters With Common Bathroom (optional)*
- 24 hrs Water supply Through Underground and overhead tanks
- Solar panel for common area electricity

EXPERIENCE THE FOUNTAIN OF FACILITIES

LOCATION MAP



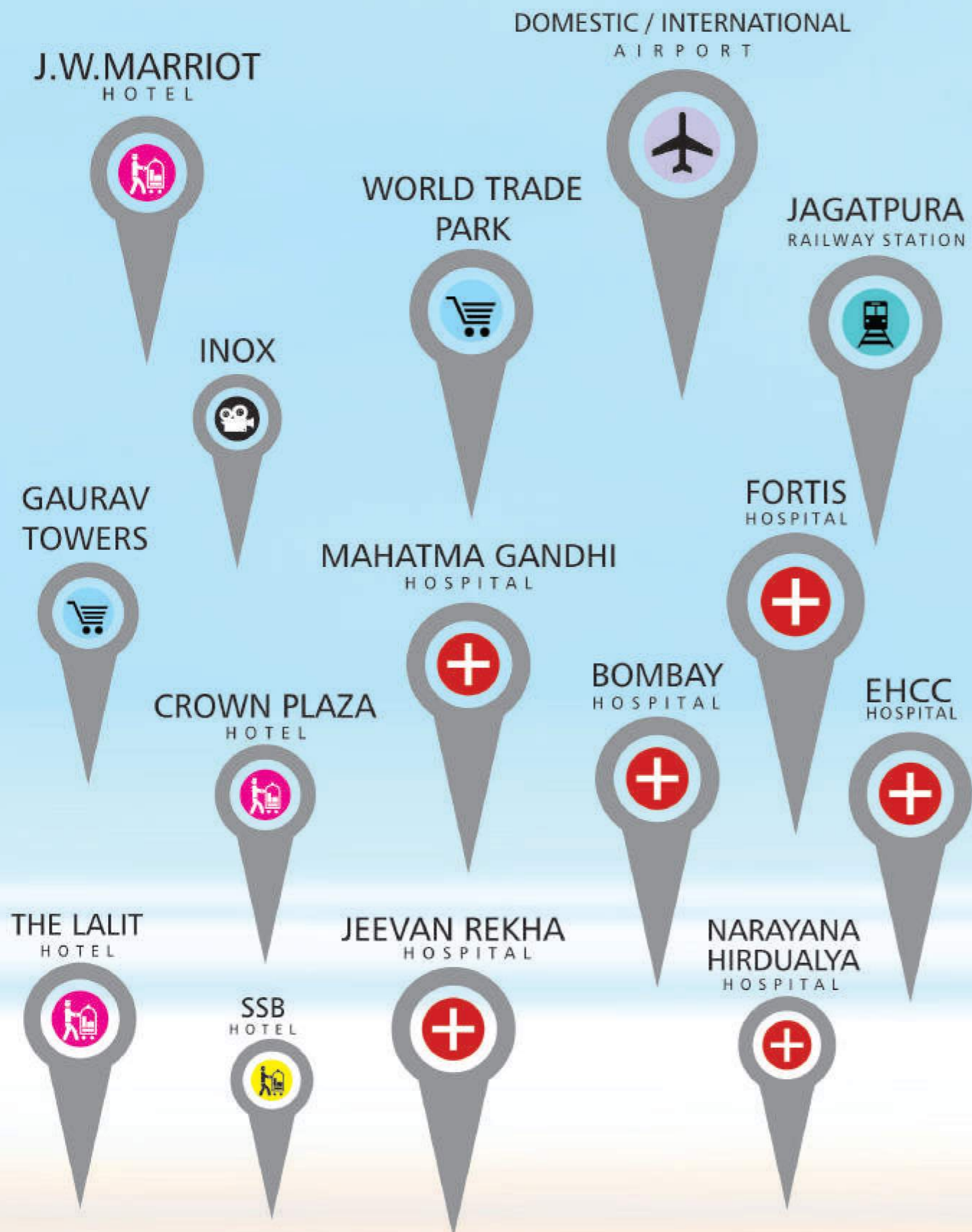
Why Jagatpura

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



Why Jaipur

"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 low and order situation, with stable political scenario.
- Located on golden quadrilateral which is proposed to be upgraded as & national express way.

