

## Premium Location of **Ajmer**



**Shiv Pinnacle**  
2 & 3 BHK Luxurious Flats  
Opp Mansingh Hotel, LIC Colony Vaishali Nagar, Ajmer

### Location Advantage

Bus stand, Railway station, JLN hospital, Mittal hospital, Cine mall, Anasager chaupati are within 2 KM distance. All other major landmarks of Ajmer are within radius of less than 4 Kms. Airport connecting major cities.

#### Completed Projects



Shiv Residency  
HBU Nagar



Shiv Enclave  
Civil Lines

Nakshatra Residency  
Gyan Vihar

#### Upcoming Project



Shiv Haven  
Ajmer

Design Syndicate 98291-17996



Builders & Developers  
**SHIVA BUILDERS & DEVELOPERS**  
35, Arihant, Bapu Nagar, Ajmer

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Disclaimer: Builders & Developers reserve the right to change any design & specification of the building without any prior notice or information. This brochure is for illustration purpose only & cannot in any way be treated as a legal document.



**SAKAAR  
AAPKE  
SAPNO KA  
SANSAR**

**Shiv Pinnacle**  
2 & 3 BHK Luxurious Flats

Rera No.: RAJ/P/2021/1435  
[www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)





RAJ/P/2021/1435

# Shiv Pinnacle

2 & 3 BHK Luxurious Flats





# Open Air Yoga & Gym on Rooftop



## Yoga & Meditation



We have created an Open air Garden on Rooftop of the Building and this is an ideal space for your fitness regime. A space away from the pollution and Noise of the city, ideal for doing Yoga and Meditation to keep your body and mind fresh and fit.

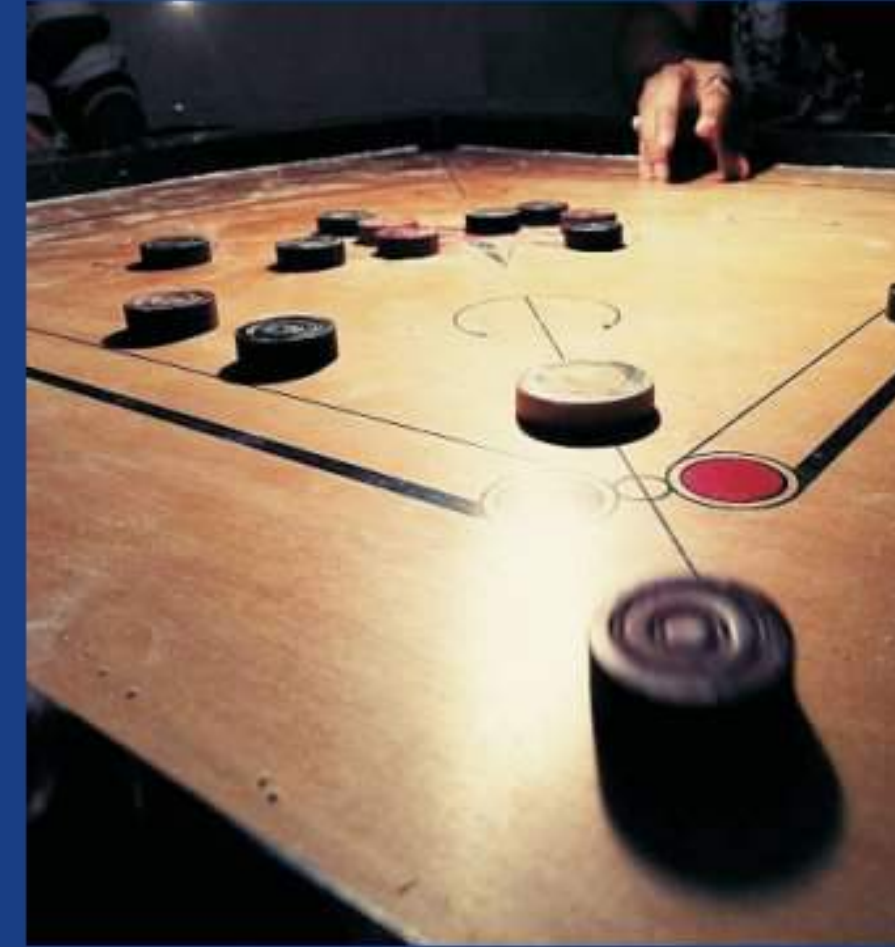


## Exercise @ Gymnasium

An Equipped Gymnasium is also created on Rooftop for the Fitness freaks to keep them in shape and fighting fit. The Open and clean air at the top will make you work harder & the panoramic view from the top is an added attraction



# Indoor Club House Ground Floor



## Snooker & Table Football

We have developed a recreational Air conditioned Club House on the ground floor of the building, exclusively to be used by the residents of SHIV PINNACLE. A Snooker table and a Table Football is being provided, ideal for all age groups to ease off in the evening after a hard days work and children after their studies.

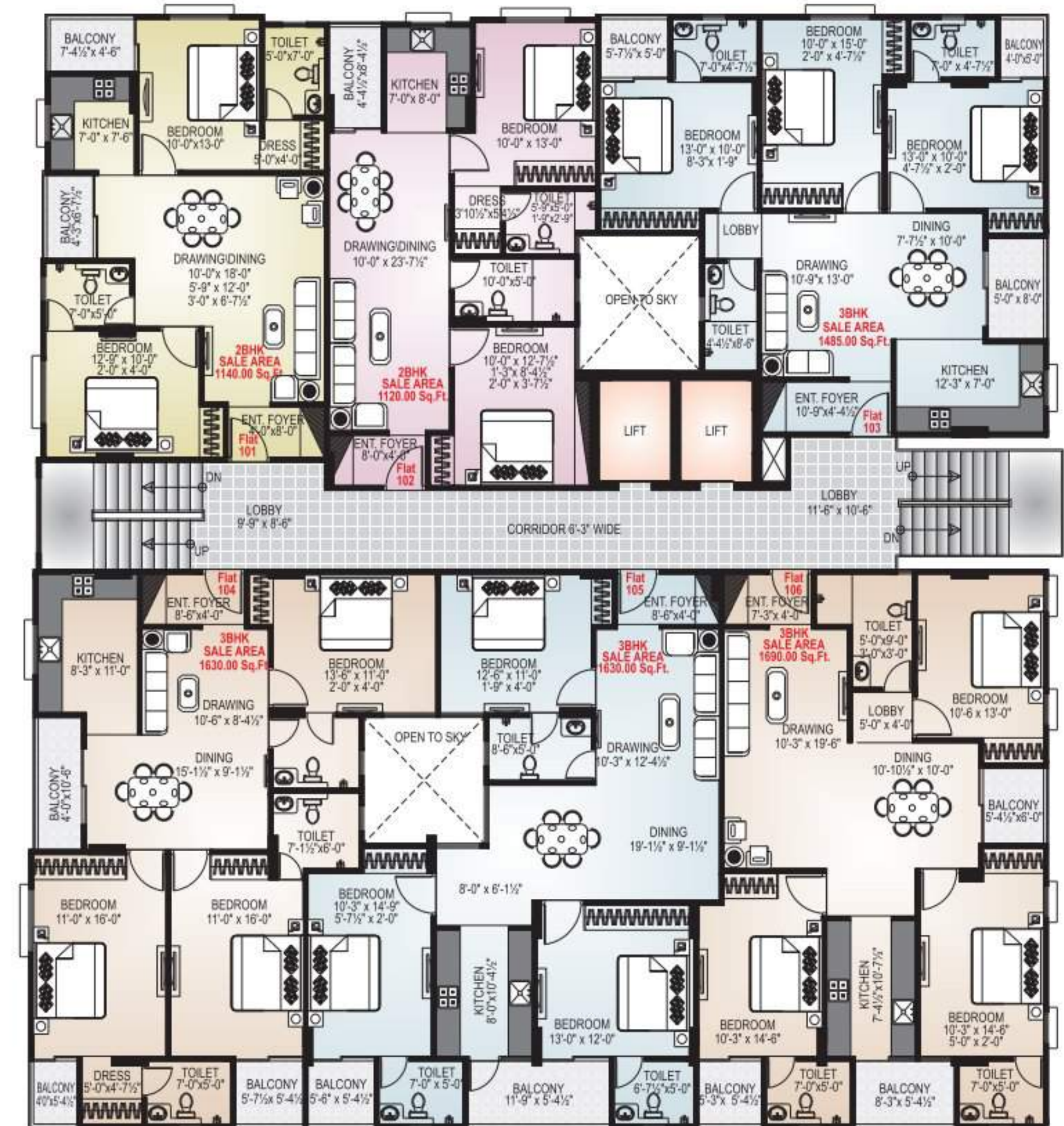
## Carrom, Chess Community Hall

The Club house at ground floor also has recreational games such as Chess, Carrom and Cards for the elderly members of the building. This club house also serves the purpose of Community hall for SHIV PINNACLE residents society to discuss matters of the building.

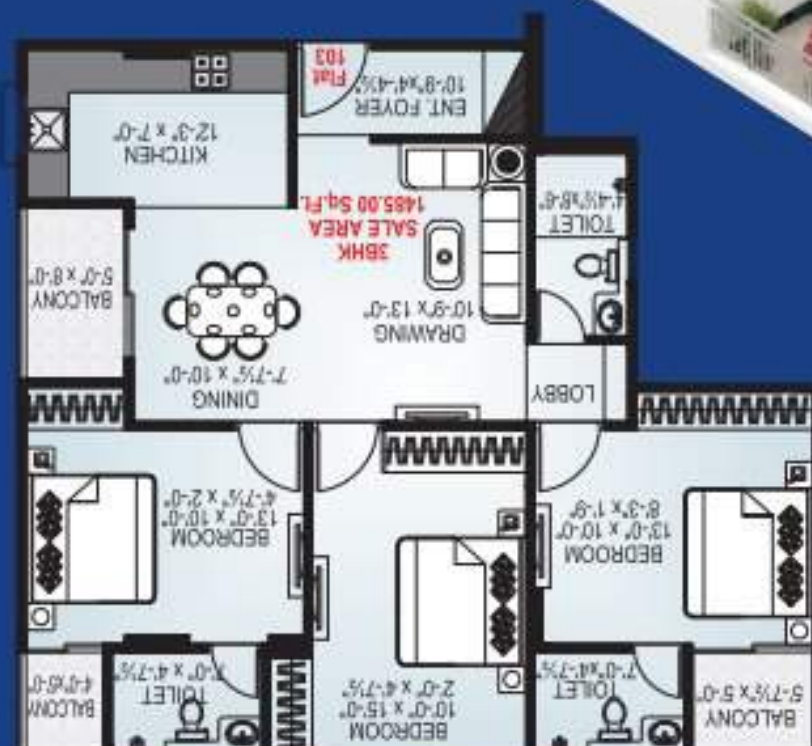


# Stilt Floor Plan

# Typical Floor Plan (1st -10th Floor)





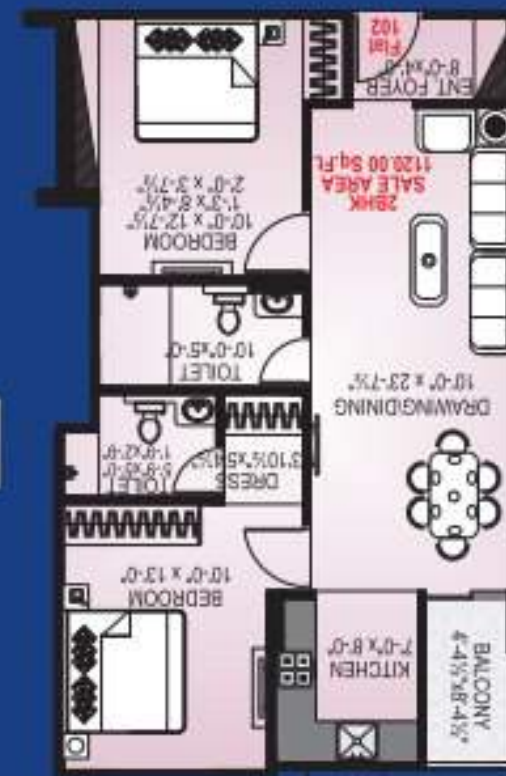




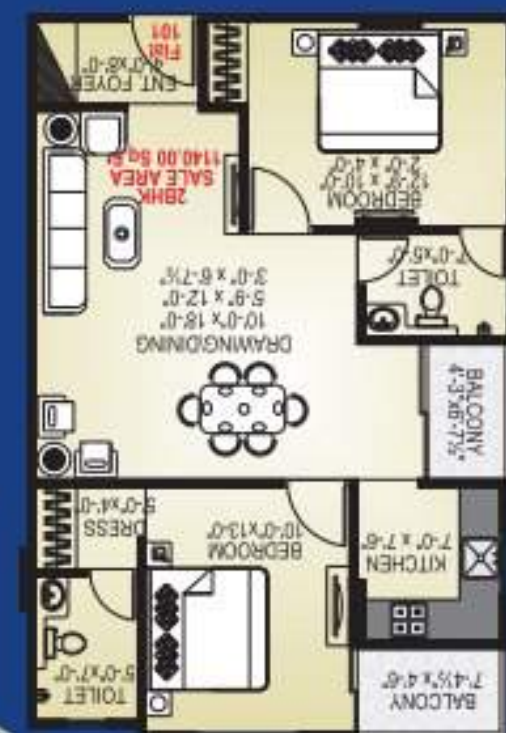
# Features & Specifications



Flat: 102-2BHK  
Saleable Area  
1120.00 Sq.Ft.



Flat: 101- 2BHK  
Saleable Area  
1140.00 Sq.Ft.



## Safety

Earthquake resistant RCC framed  
Structure design  
Fire extinguisher on every floor  
as per norms  
100% usage of ISI standard steel

## Wall Finish

**Internal**  
Birla/JK wall putty, False ceiling with  
corncob with Acrylic emulsion & Lift  
cladding in Granite

## External

Exquisitely designed exterior,  
finished in Texture paint

## POP

POP Cornices in all rooms

## Security

24 hour security guards  
CCTV at main gate, entrance lobby  
, parking and all common areas.  
EPBAX - Intercom facility from  
entrance lobby to each flat

## Water Supply

Water distribution in the complex  
through overhead & underground  
tank & Borewell

## Generator

Power backup for common areas,  
water pump & Lift etc.

## Parking

Ample Open & Covered Parking  
on Stilt & Basement Floor

## Flooring

**Drawing/ Dining/ Bedrooms**  
Vitrified Tiles (Kajaria or Equivalent)

## Kitchen

### Platform

Modular Kitchen, working platform in  
black granite, stainless steel sink &  
provision for hot & cold water supply

### Wall

2' Ceramic tiles dado above working  
platform with provision for electric  
chimney above the platform & point  
for aqua guard

## Toilet

### Walls

Designer Ceramic tiles upto 7' height

### Flooring

Good quality Ceramic tiles  
(Kajariya or equivalent)

## Fittings

WC & Wash basin in all toilets, Provision  
for hot & cold water supply

## Electrical

Concealed ISI copper wiring with  
premium quality modular switches  
(Legrand, Havels or equivalent)  
TV, Telephone, AC, Internet points  
in all rooms at appropriate places  
Exhaust fans, ceiling fans and Light  
provision  
100% power backup (Silent DG set)  
for common area & essential services.

## Other Facilities

Provision for DTH and washing  
machine point with water inlet &  
outlet at a convenient location

## General

Prime & Peaceful Location of Ajmer,  
Adequate Car Parking, Wooden Chowkhat  
for doors & windows, Glass UPVC Windows  
Flush Doors & Designer Main Door, Kids Play  
Area, Terrace Garden, Open Gym, 24 Hours  
Power Backup for Common Areas.





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