

बढ़िए उच्चस्तरीय जीवनशैली की ओर

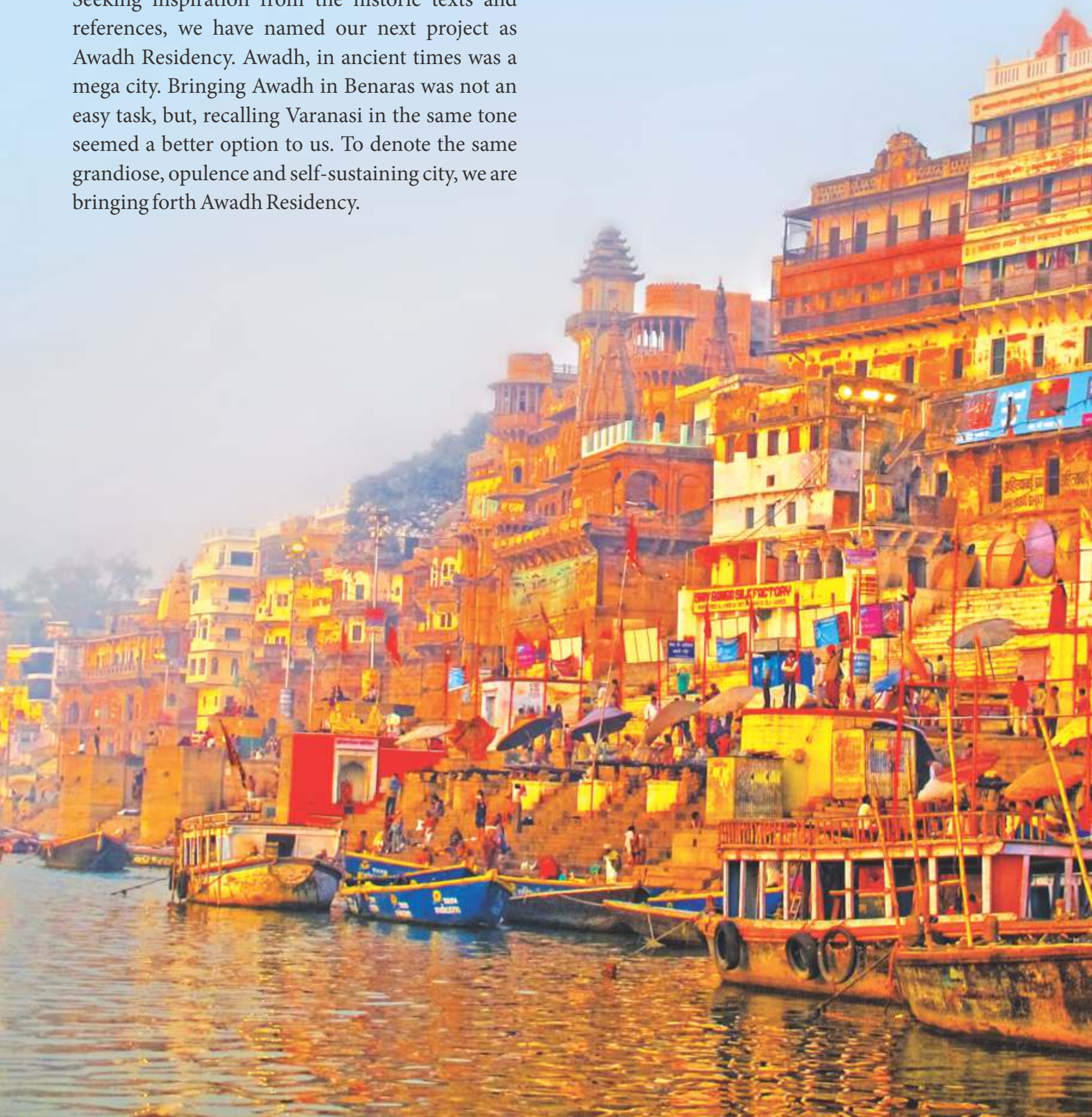
**RU****DRA**  
**Awadh**  
RESIDENCY

**2, 3 & 4 BHK Apartments**  
**Shivpur, Varanasi**



# REVISITING THE MAGICAL *Awadh* IN VARANASI

Seeking inspiration from the historic texts and references, we have named our next project as Awadh Residency. Awadh, in ancient times was a mega city. Bringing Awadh in Benaras was not an easy task, but, recalling Varanasi in the same tone seemed a better option to us. To denote the same grandiose, opulence and self-sustaining city, we are bringing forth Awadh Residency.







## DEVELOPING SPACES PASSIONATELY

**Rudra Group** is one of the fastest growing real estate development brands in North India with 18 years of in-depth experience as a Builder & Developer. We are an ISO 9001:2008 certified company and a member of CREDAI & IGBC.

The Group began its journey from Varanasi, India's holy city and subsequently expanded its footprints to Allahabad, Kanpur, Lucknow and Gorakhpur – all nascent and booming centres of North India.

It is now surging ahead at a rapid pace and planning to develop a pan-India footprint starting with Delhi-NCR. Notwithstanding the national developments, the goal is to never lose sight of two things that separate us from the rest of the industry – putting emphasis on quality and giving clients the maximum “bang for the buck” with on-time possession.

## CORPORATE FOCUS

Redefining lifestyles, investing in systems & human resources and commitment to build better construction with timely completion of projects.

## CORPORATE OBJECTIVES

Committed towards customer satisfaction. Continuously innovating to give comprehensive solutions. Complete detailing at every stage of construction. Ensuring optimum value addition and uncompromising attitude towards quality. All this is to bring to you additional comfort and confidence in our credibility.

## THE PATHFINDER

The group is a brainchild of **Mr. Anoop Agrawal**, a first generation entrepreneur visionary. Apart from being Chairman and Managing Director of Rudra Real Estate Ltd., he is also the Promoter and Director of M/s Rudra Shares & Stock Brokers Ltd. (Formerly known as Gigantic Securities Ltd.)

**Mr. Arun Agrawal** is the Promoter and Managing Director of Rudra Group. Mr. Agrawal is the young face of Rudra who expertly handles the day-to-day operations of the company ensuring world class construction and timely possession of the projects.









## CENTERED AROUND YOU

The more said about Varanasi, the lesser it seems. Rudra Awadh Residency truly embarks upon a journey spanning the luxury of ancient Awadh, in contemporary Varanasi. With abundant sophistication under its hood and a superior design, Rudra Awadh Residency offers unmatched quality with an ease of convenient living. Away from the maddening crowd, the meticulously designed apartments give way to a relaxed way of life you deserve.

- **Earthquake Resistant RCC Framed Structure**
- **VDA Approved**
- **Vastu Friendly Layout**
- **2, 3 & 4 BHK Gated Apartments**
- **Located in Shivpur, Varanasi**
- **Finance Facility from All Leading Banks**









## QUALITY IN EVERY NOOK AND CORNER

We use space intelligently to address the growing necessities of nuclear families who are looking to explore more options beyond the regular interiors. Delving into the details of specifications passed by the authorities, Rudra Awadh Residency hopes to create a niche for themselves among the segment. With ample ventilation and lighting in each unit, the main feature still remains the complete unit as a whole. The architecture highlighting each detail, shows a blend of technology and design.

- **Aesthetic Elevation**
- **Adequate Ventilation for Natural Light & Breeze**
- **Well Spaced and Clutter Free Design**
- **Well Decorated Lift Lobby**
- **Reception And Waiting Area**







## SPORTING A SUPPORTING LIFESTYLE

With sports imbibed in our ethos and culture, we hope to bring back the same era where fitness was a part of daily lifestyle and not just an activity to be taken up because of endorsement. The activities listed below, with facilities provided for each of them, are necessary for living a holistic lifestyle. The over all development of mind, body and soul are taken care of here and we not only support this thought, but also foster the same with actions on ground which can be seen.

- Well Equipped Gym
- Multipurpose Hall
- Indoor Games
- Yoga / Meditation Lawn
- Activity Park
- Amphitheatre
- Jogging Track
- Kids' Play Area
- Kids' Pool with Change Room, Shower & Toilet
- Pool Side Sitting Area
- Fountain
- Convenience Shop
- Automatic Lifts with ARD System





# INDULGENCE ABOVE ALL

The spectacular view modelling modern architecture in its soul is exemplified in all Rudra projects. Aiming to quench the thirst of those who have, for long, waited for a gated community safe residential project, do have a reason to rejoice. A winner from every angle, Awadh Residency blends the ancient with the contemporary and vice-versa, creating and recreating the magic Rudra group is known for.

- 100% Power Back Up
- 24 x 7 Security with CCTV Connectivity in Select Common Areas
- Intercom Facility
- 24 Hrs. Water Supply
- Rain Water Harvesting
- Storm Water Drain
- Provision for Hot & Cold Water Supply
- Common Toilets for Servants & Drivers on Ground Floor
- Brick Coba Treatment for Heat Reduction
- Street Lights on Boundary Walls
- Guard Room
- Paved Internal Roads
- Fire Fighting System
- Transformer & Genset

SIDE VIEW





# SITE PLAN

## Legends

1. Entrance Gate
2. Guard Room
3. Fountain
4. Activity Park
5. Change Room with Shower & Toilet
6. Kid's Swimming Pool with Deck
7. Parking
8. Amphitheatre
9. Jogging Track
10. Kids' Park
11. Yoga & Meditation Pavilion
12. Genset & Transformer

## Other Amenities

- VDA Approved
- Earthquake Resistant RCC Framed Structure
- 2, 3 & 4 BHK Apartments
- Well Spaced & Clutter Free Design
- Adequate Ventilation for Natural Light & Breeze
- Aesthetic Elevation
- 70% Approx. Open Area
- Fully Equipped Gym
- Multipurpose Hall
- Indoor Games
- Reception & Waiting Area
- Well Decorated Lift Lobby
- Automatic Lifts With ARD System
- Gated Community
- Paved Internal Road
- Ample Parking Basement/Stilt/Open
- 24x7 Security with CCTV Connectivity in Select Common Areas
- Intercom Facility
- 100% Power Back-up
- Rain Water Harvesting & Storm Water Drain
- Fire Fighting System
- 24x7 Water Supply
- Brick Coba Treatment on Terrace
- Street Lights on Boundary Wall
- Common Toilet for Drivers and Servants
- Finance Facility From All Leading Banks







NIGHT VIEW



# FLOOR PLANS

**Type - 1**  
3 BHK  
Area - 1168 Sq. Ft.



**Type - 2**  
4 BHK  
Area-1664 Sq. Ft.



**Type - 3**  
2 BHK  
Area - 1064 Sq. Ft.





**Type - 4**  
**3 BHK**  
**Area-1348 Sq. Ft.**



**Type - 5**  
**3 BHK**  
**Area-1381 Sq. Ft.**



## SPECIFICATIONS

### STRUCTURE

Earthquake Resistant RCC Framed Structure

### WALL FINISH

Living & Dining - Gypsum Plaster

Bedrooms - Gypsum Plaster

External Facade - Weather Coat/Equivalent Paint for Aesthetic Elevation

Kitchen - Designer Ceramic Tiles 2'0" ht. above Granite Platform and 4'5" ht. above Floor in Rest of the Kitchen Area

Toilets - Designer Ceramic Tiles (Full Height)

Lift Lobby - Selected Granite/Stone Textured Tiles Cladding

Corridor - Gypsum Plaster with OBD

### CEILING

Living, Dining & Bedroom- Gypsum Plaster

Kitchen, Toilet & Balcony- Gypsum Plaster

Corridor- Gypsum Plaster with OBD

### FLOORING

Living & Dining - Vitrified Tiles (800x800)

Master Bedroom - Vitrified Tiles (600x600)

Other Bedrooms - Vitrified Tiles (600x600)

Kitchen | Corridor - Ceramic Tiles

Balcony | Toilets - Anti-Skid Ceramic Tiles

Stairs - Selected Granite/Marble/Stone

Parking & Drive Way - Paved/Concrete

### FITTINGS & FIXTURES

#### CP FITTING/SANITARY WARE

Kitchen- Jaquar/Hindware/Cera/Equivalent with Stainless Steel Sink

Toilets- Jaquar/Hindware/Cera/Equivalent Conventional Fittings in all the Toilets

Toilets Sanitary-Parryware/Hindware/Cera/Equivalent

Utility Balcony- Washing Machine Point

#### DOORS AND WINDOWS

External Doors & Windows - Aluminium-Sliding Type (Powder Coated)

Door Frames - Reinforced Concrete Frames Painted to Suit Decor

Main Door - Both Side Laminated Flush Door

Internal Doors - Moulded Panel Doors

#### ELECTRICAL

Three Phase Supply with Concealed Copper Wiring and Modular Switches (Legrand/North West/MK/Equivalent)

Drawing /Dining/Bedroom - AC Point with Wiring

Kitchen- Multiple Power Points for Home Appliances & Geyser

Toilets- Geyser Point

Utility Balcony- Power Point for Washing Machine

Lift- High Quality Automatic 8 & 13 (Stretcher)

Passenger Lifts with ARD System, Aesthetically Treated Lifts Interior

#### RAILINGS

Balcony/Stairs - MS Railings with MS Handrail

### Representative brands being considered for this project\*

#### Sanitaryware



#### Bath fittings



#### Steel



#### Electrical



#### Locks



#### Lifts



#### Paints



\*The brands shown above are indicative in nature and may be substituted with equivalent brands.

Disclaimer: This brochure is purely conceptual and not a legal offering. The developer reserves the right to amend/alter the area, layout, elevations, specifications & amenities. Elevations used in the brochure are purely artistic impressions and tend to change with / without prior notice.



# RUDRA PROJECTS



**Rudra Aashiyana**  
Shivpur, Varanasi



**Rudra Ganges**  
Dandi, Parao, Varanasi



**Rudra Banke Bihari Residency**  
Bhaktinagar, Pandeypur, Varanasi



**Rudra Heights**  
Paharia, Varanasi



**Rudra Prestige**  
Ghantimill, Varanasi



**Rudra Towers**  
Sunderpur, Varanasi



**Rudra Ratnam**  
Sarnath, Varanasi



**Rudra Samriddhi**  
Bhagwanpur, Varanasi



**Rudra Laxmikunj**  
Paharia, Varanasi



**Rudra Mukund Villas**  
Nati Imli, Varanasi



**Rudra Apartments**  
Shivpur, Varanasi



**Rudra Sangam**  
Jhansi, Allahabad



**Rudra Enclave**  
Rewa Road, Allahabad



**Rudra Aakriti**  
Naini, Allahabad



**Rudra Greens**  
Singhpur, Kanpur



**Rudra Twin Towers**  
New Berry Road, Lucknow

## Upcoming Projects

1. **Rudra Aishwaryam**, Shivpur, Varanasi
2. **Rudra Pushpak Apartment**, Harauha, Babatpur, Varanasi
3. **Rudra Buddha Enclave**, Ashapur, Varanasi
4. **Rudra Royal**, Chandpur, Varanasi
5. **Rudra Garden City**, Rema Mod, Mughalsarai
6. **Rudra Royal Apartment**, Singhpur, Kanpur
7. **Rudra Pratishtha**, Sharda Nagar, Kanpur
8. **Rudra Vrindavan**, Raebareli Road, Lucknow
9. **Rudradeep Regalia**, Shaheed Path, Lucknow
10. **Rudra Gorakhdham Apartment**, Gorakhpur
11. **Rudra Vindhya Dham**, Mirzapur
12. **Rudra Fortune**, Hapur, Delhi-NCR



## LOCATION MAP

\*Not to Scale



Toll Free : 1800 102 4151

www.rudra.ooo

sms **RUDRA** to **56161**



**Rudra Group**

(Builders & Developers)

### Regional Office

**Rudra House**

Indian Press Colony,  
Maldahiya, Varanasi-221002

Ph. No.: 0542-3041111

M: +91 7897993901-06

E-mail: sales.vns@rudra.net.in

### Corporate Office

**Rudra Real Estate Ltd.**

5-UGF, Himalaya House, 23 K.G. Marg,  
Connaught Place, New Delhi-110001

Ph. No.: 011-49434943

M: +91 7042191111

E-mail: sales@rudra.net.in

**Our Projects:** DELHI-NCR, VARANASI, ALLAHABAD, KANPUR, LUCKNOW, GORAKHPUR



Scan QR-Code with  
your mobile and  
know more about us



Member of

**CREDAI**

CERTIFIED BY : ISO 9001: 2008



### Group Company

**Rudra Shares & Stock Brokers Ltd.**

(Formerly known as **Gigantic Securities Ltd.**)

Member: NSE, BSE, MCX-SX, MCX - NCDEX, NMCE, DP-CDSL

Ph.: 0512-6711000-30 | www.rudra.ooo

Follow us:

