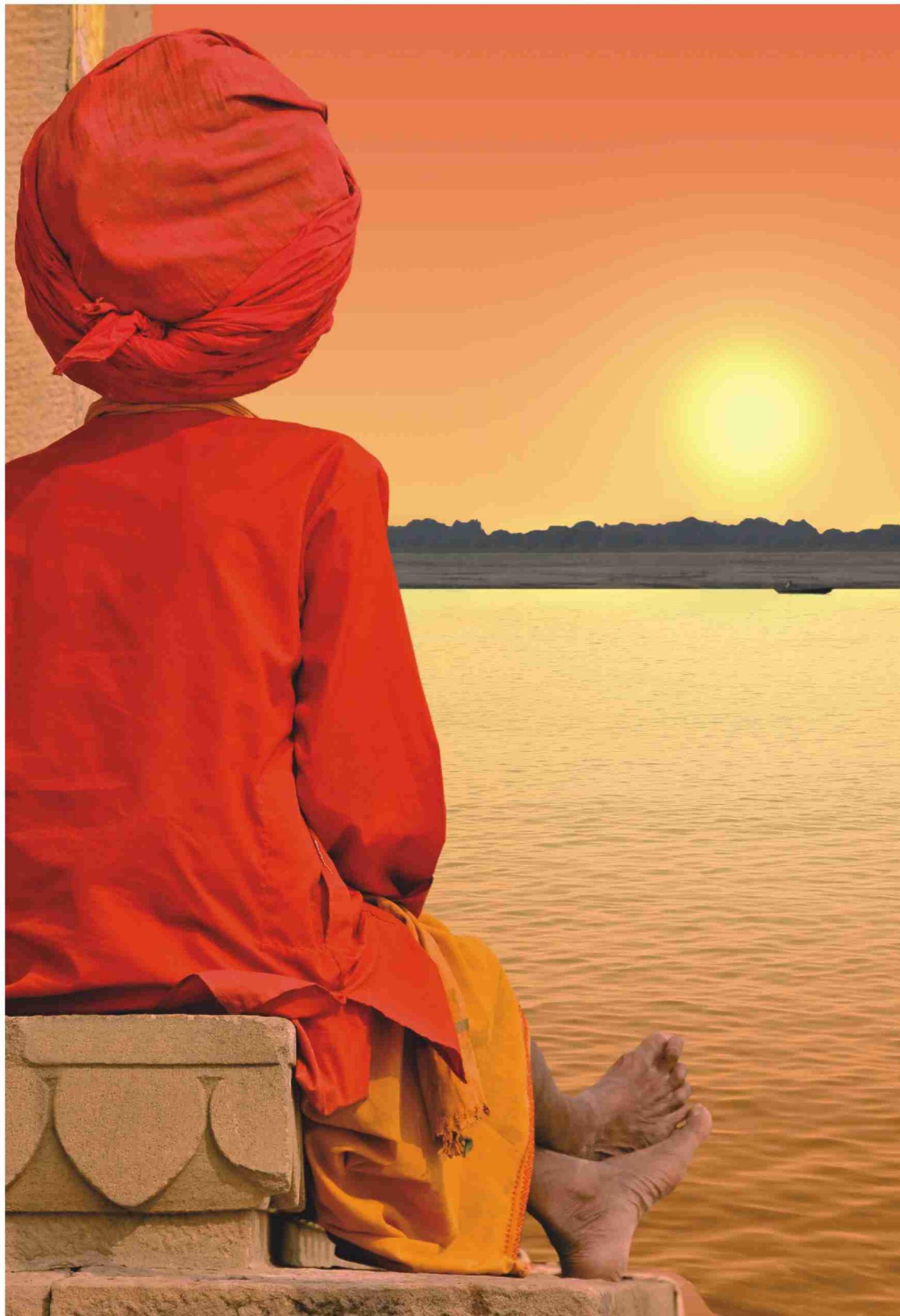




2, 3 & 4 BHK APARTMENTS

Chandpur, Varanasi

YOUR OWN RESIDENTIAL PARADISE



## LET'S EXPLORE THE TIMELESS CHARM OF VARANASI

A city as old as time! A city which has been standing the tests of time for over 5,000 years. Varanasi or Kashi is said to be one of the oldest inhabited cities in the world. In Mark Twain's words, "*Benares is older than history, older than tradition, older even than legend, and looks twice as old as all of them put together.*"

Alongside its religious aspects, the city has also been an important trading centre. Local arts and crafts have flourished here for centuries. It continues to be a leading centre of knowledge, and is home to several campuses, imparting both traditional and modern education.

Come and explore the city of Shiva.





VDA approved

Earthquake resistant RCC framed structure

Aesthetically designed 2, 3 & 4 BHK residences

Unbeatable location at Chandpur, Varanasi

Finance Facility From All Leading Banks

BRING HOME THE MAGIC OF NATURE

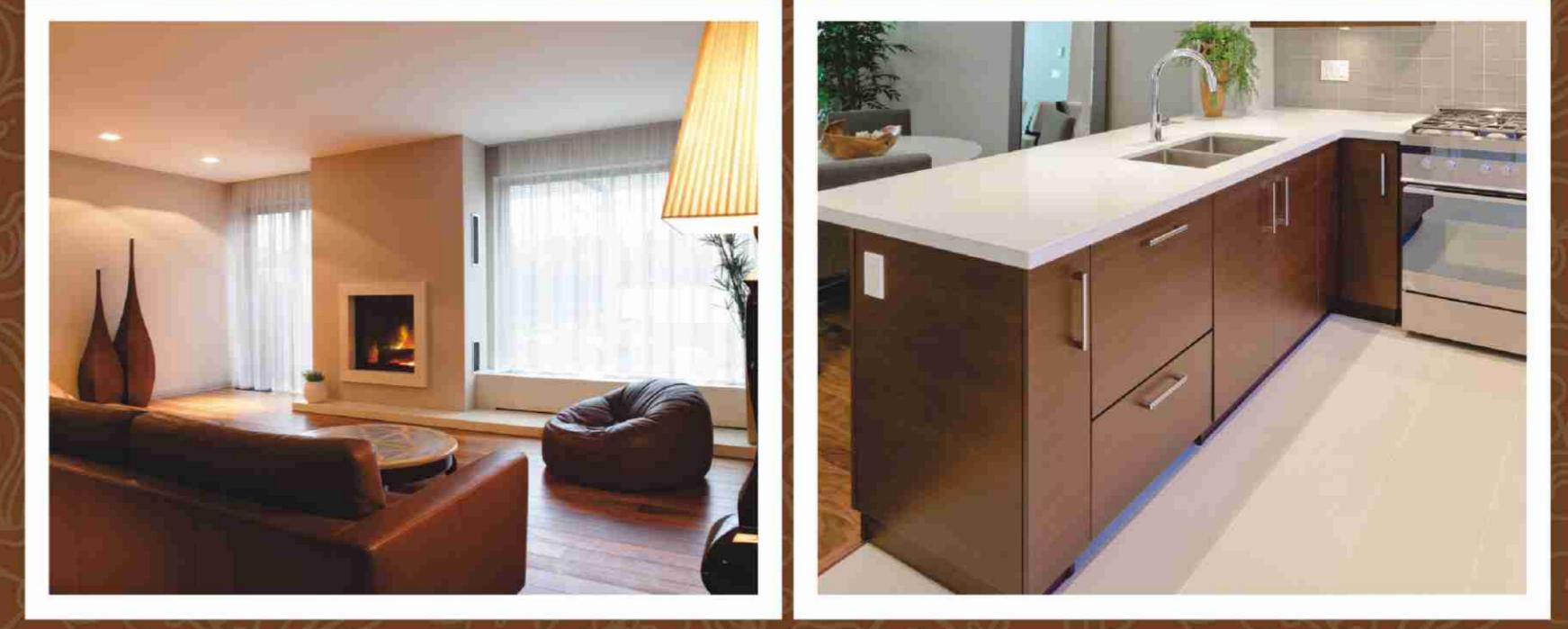


**RUDRA**  
**Royal**

OPEN THE DOOR  
TO NEW ERA LUXURY

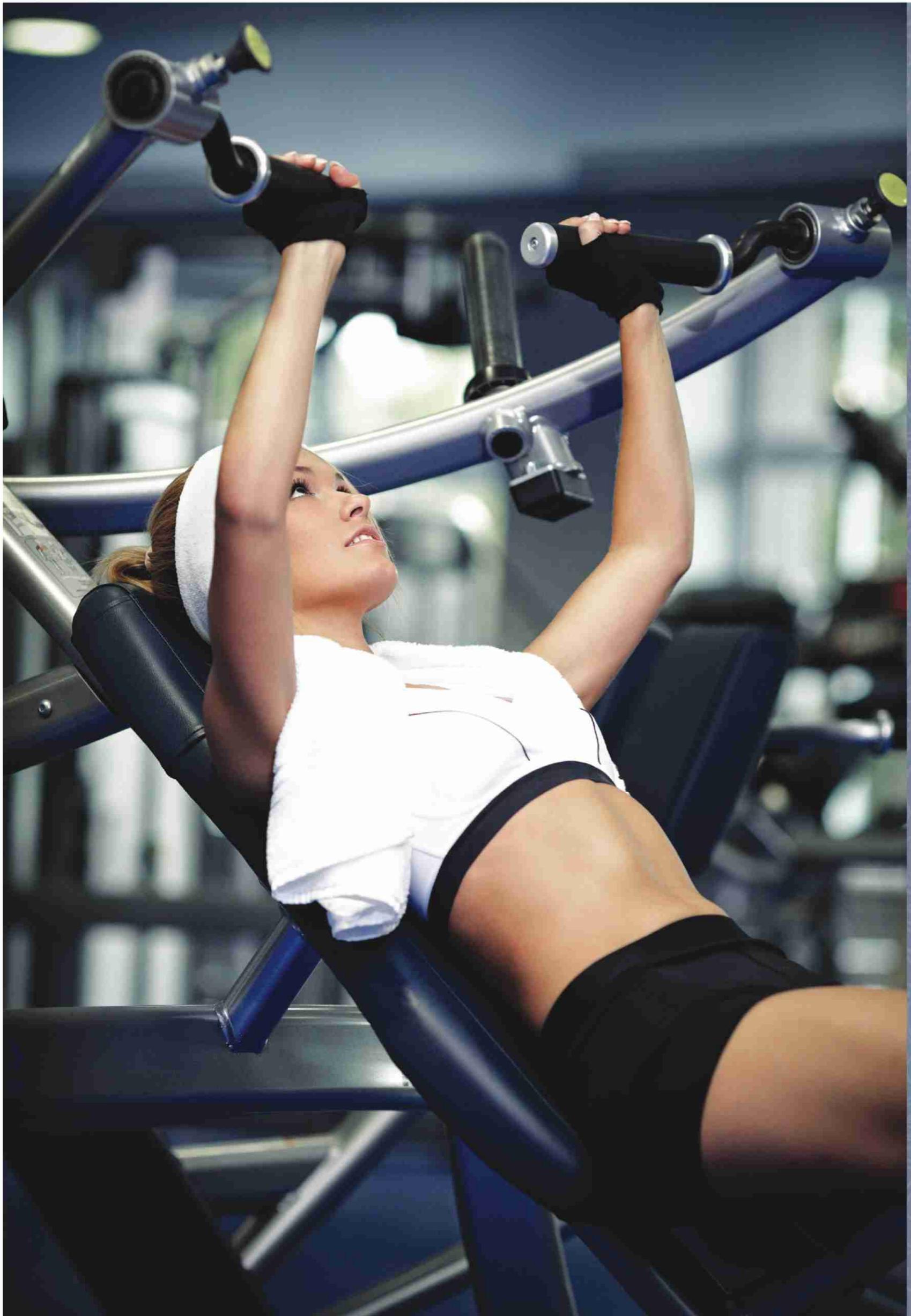
If this world affords true happiness, it is to be found in a home where love, peace and harmony coexist. Come home to a world embraced by elegance, privacy and coziness. Careful and detailed planning has gone into the construction of each of these apartments. No stone has been left unturned to ensure that you get only the best in property.

Well-ventilated layouts | Efficient space planning  
High quality specifications | Pleasant indoor-outdoor harmony





Side View



**RUDRA**  
**Royal**

## FOR A HAPPIER AND HEALTHIER LIFESTYLE

The greatest way to luxury is having the space and time to focus on your well-being. Welcome to the centre of fitness, relaxation and rejuvenation at Rudra Royal. It's time to heal the body, calm the mind and renew the spirit. Come and embrace a healthy lifestyle.

**Well-equipped gymnasium**  
**Indoor games | Jogging track**

A family of four is smiling together outdoors. A young girl is sitting on her father's shoulders, while her mother stands next to them. They are all dressed in casual clothing.

A group of people are playing ping pong indoors. There are two ping pong tables visible, with several people holding ping pong paddles and balls. They are all smiling and appear to be having fun.



ENJOY THE SPECTACULAR SIGHT

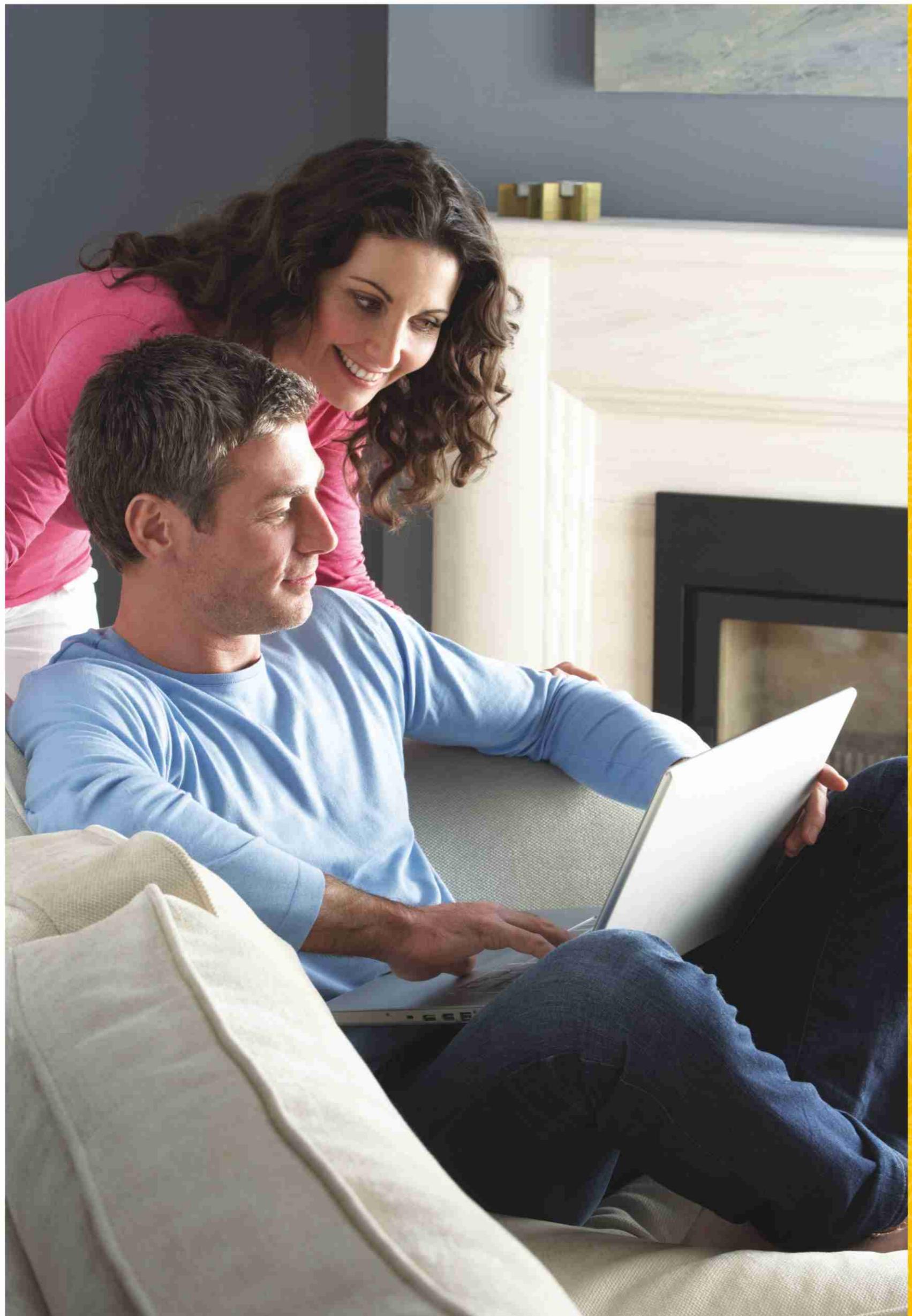
65% (approx.) open area

Well decorated lift lobby

Concrete / Paved internal roads



Night View



**RUDRA**  
**Royal**

## FREEDOM TO CHEER EACH MOMENT

Rudra Royal is thoughtfully planned to blend living spaces effortlessly with vivacious exteriors. Efficient management of the entire project and immense care for safety transform it into a spectacular complex. It's a privilege to invest in a captivating environment. It's a unique opportunity for you to lead a worry-free life.

**24x7 security with CCTV at the main entrance of the project | 24 hr. water supply**  
**Provision for hot & cold water supply | Power back-up in flats & select common areas**  
**Intercom facility in each apartment | Automatic lifts with ARD system**  
**Ample parking - basement, stilt & open | Convenience shop to cater to daily needs**  
**Common toilet for drivers & servants | Rainwater harvesting | Firefighting system**  
**Brick coba treatment on terrace for heat reduction | Genset & transformer**  
**Street lights on boundary wall | Guard room**

A close-up photograph of a white, dome-shaped surveillance camera mounted on a silver metal pole. The camera has a clear lens and is angled slightly downwards and to the left.

A photograph showing the interior of a multi-level parking garage. Several cars are parked in designated spots. The garage has a modern design with red and white structural elements and bright lighting.



TRANQUILITY  
BEYOND BOUNDARIES

Aerial View



# SITE PLAN

**RUDRA**  
*Royal*



## FLOOR PLANS



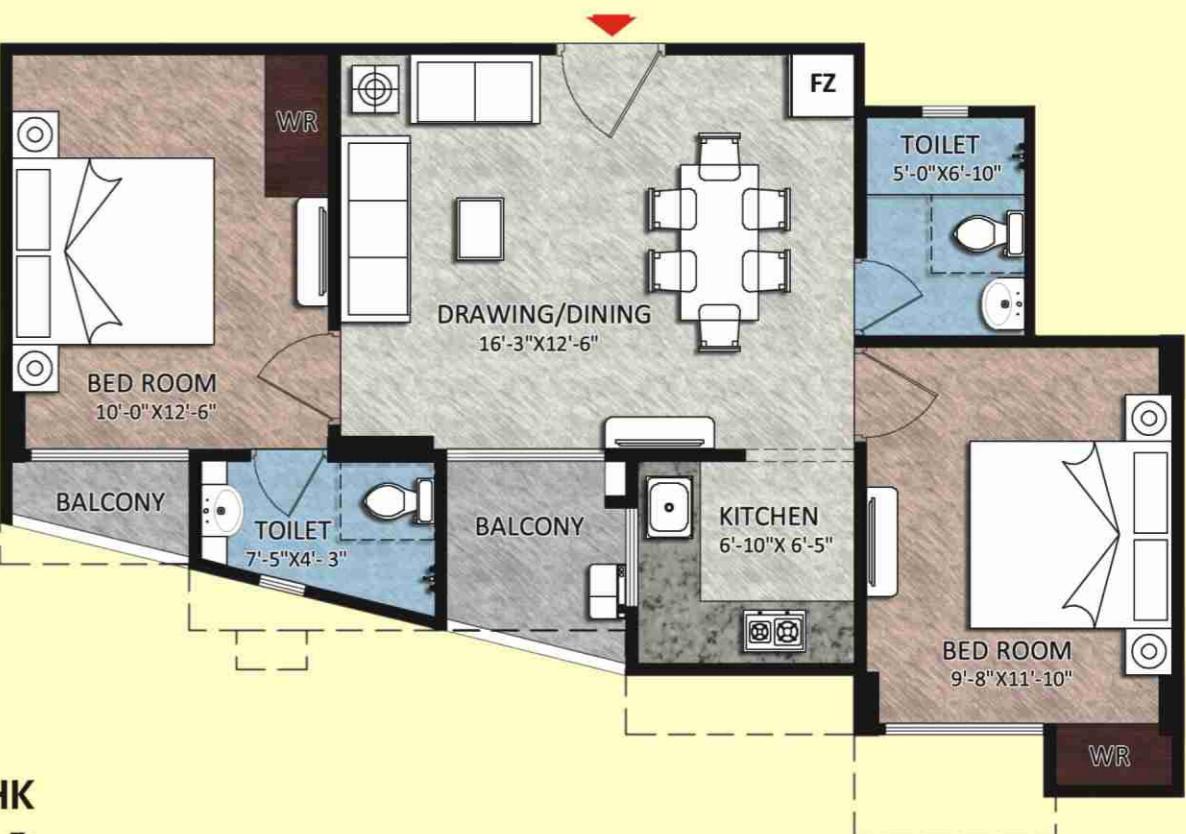
**TYPE - 1**  
**FLAT - A | 4 BHK**  
AREA - 1555 Sq. Ft.



**TYPE - 1A**  
**FLAT - A | 4 BHK**  
AREA - 1375 Sq. Ft.

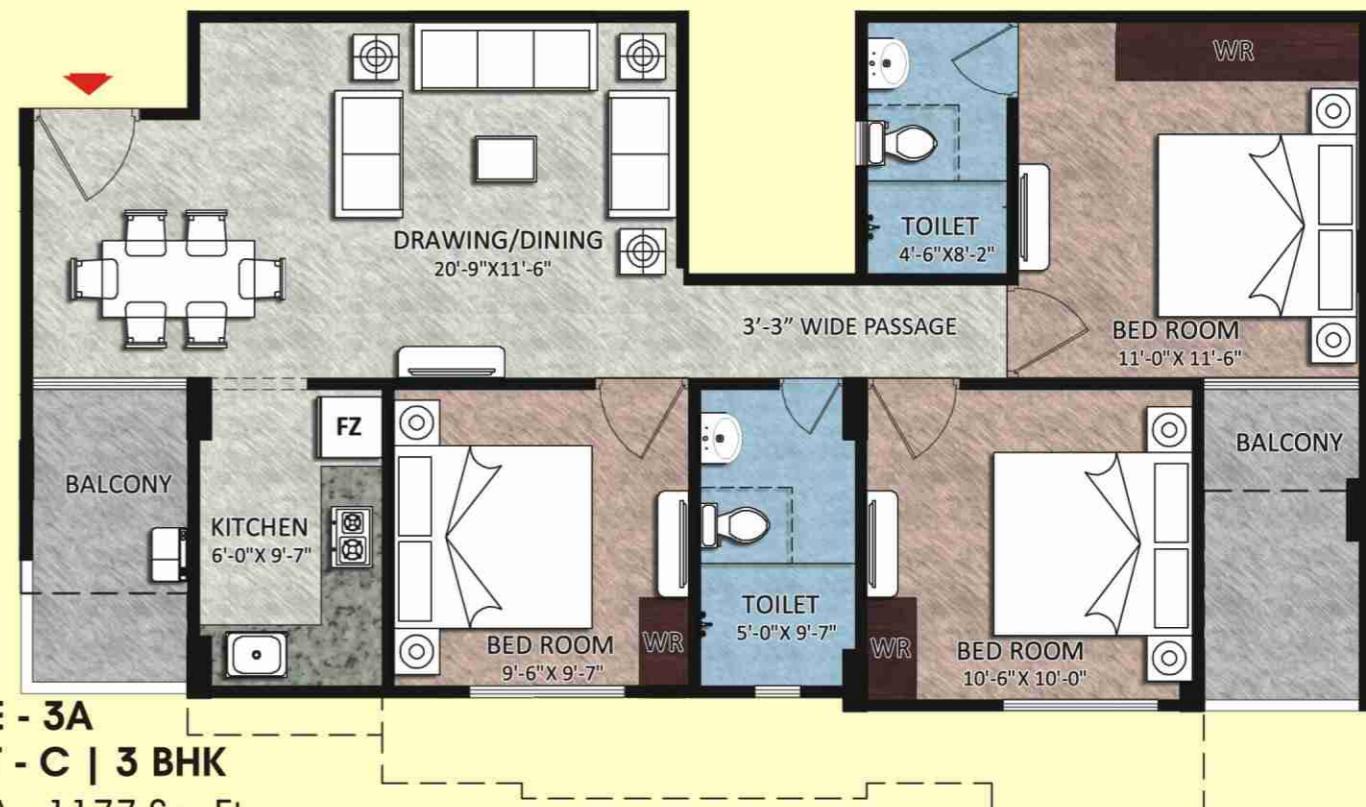
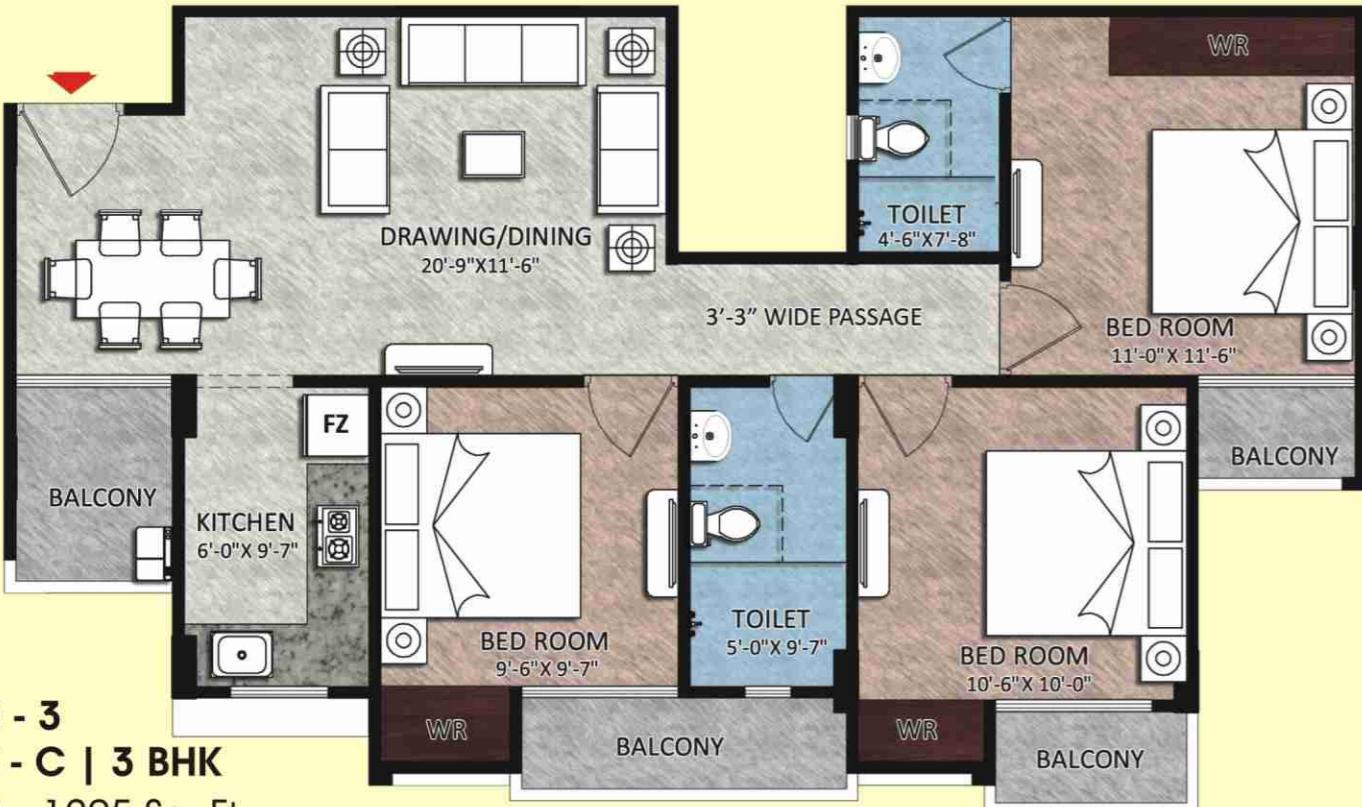


**TYPE - 2**  
**FLAT - B | 2 BHK**  
AREA - 925 Sq. Ft.

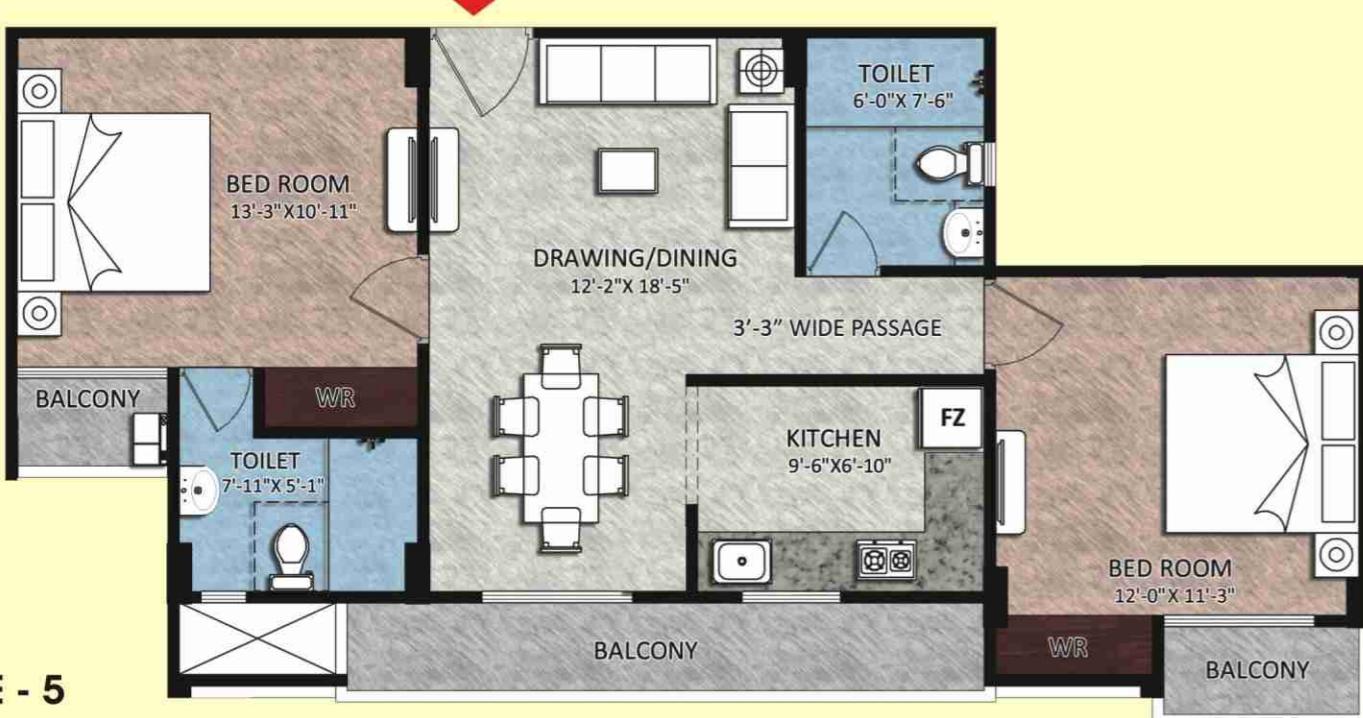


**TYPE - 2A**  
**FLAT - B | 2 BHK**  
AREA - 872 Sq. Ft.

## FLOOR PLANS



## FLOOR PLANS



**TYPE - 5**  
**FLAT - B | 2 BHK**  
AREA - 1117 Sq. Ft.



**TYPE - 5A**  
**FLAT - B | 2 BHK**  
AREA - 1007 Sq. Ft.

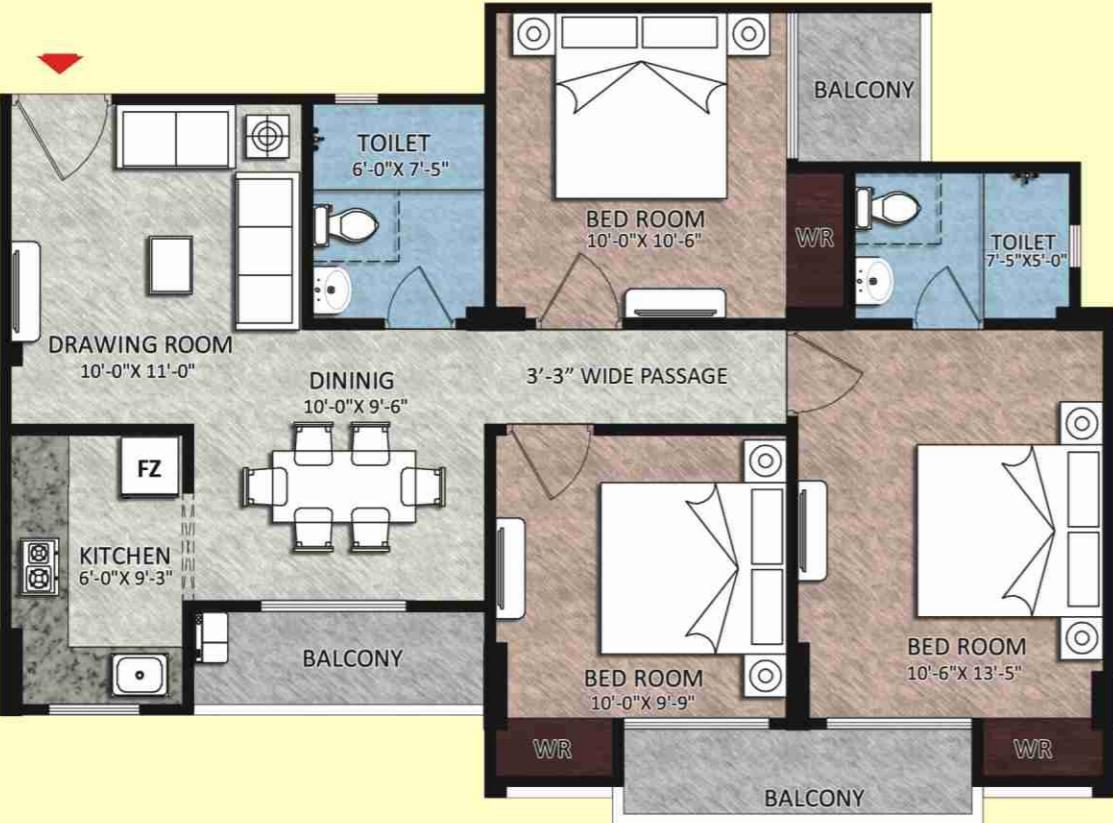
**TYPE - 6**  
**FLAT - C | 3 BHK**  
AREA - 1240 Sq. Ft.



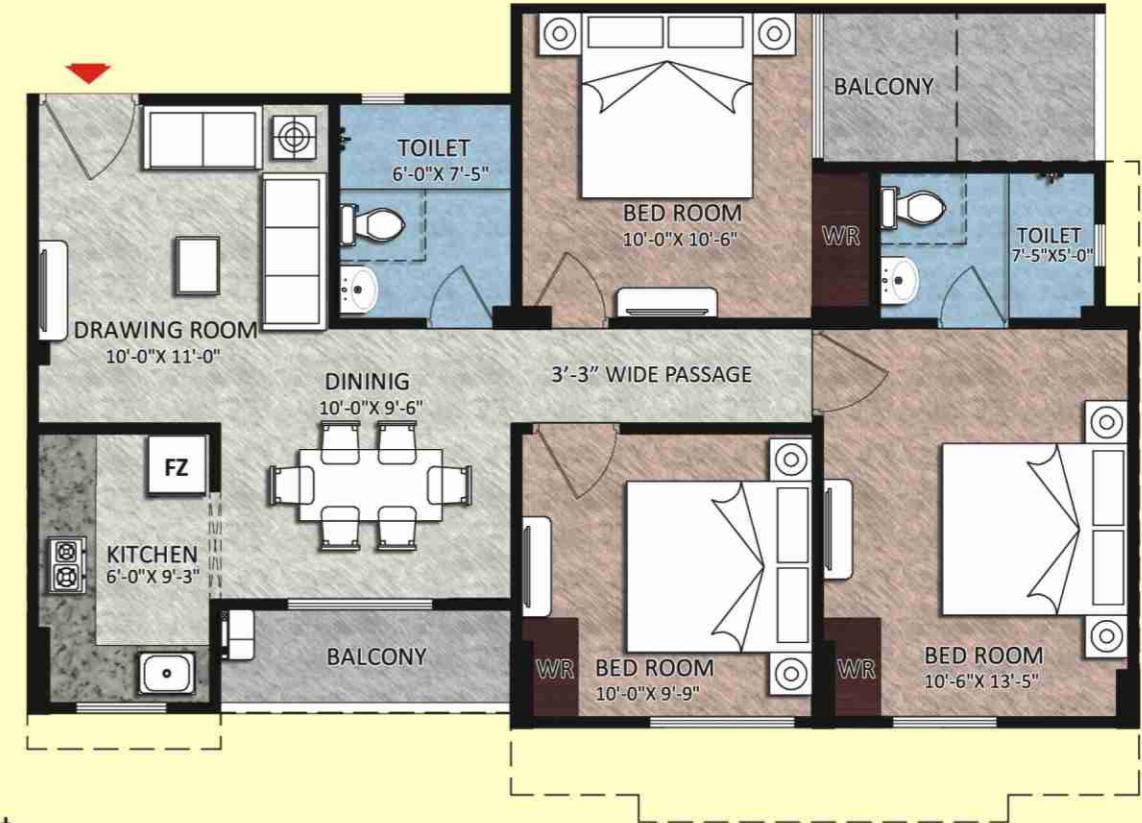
**TYPE - 6A**  
**FLAT - C | 3 BHK**  
AREA - 1110 Sq. Ft.



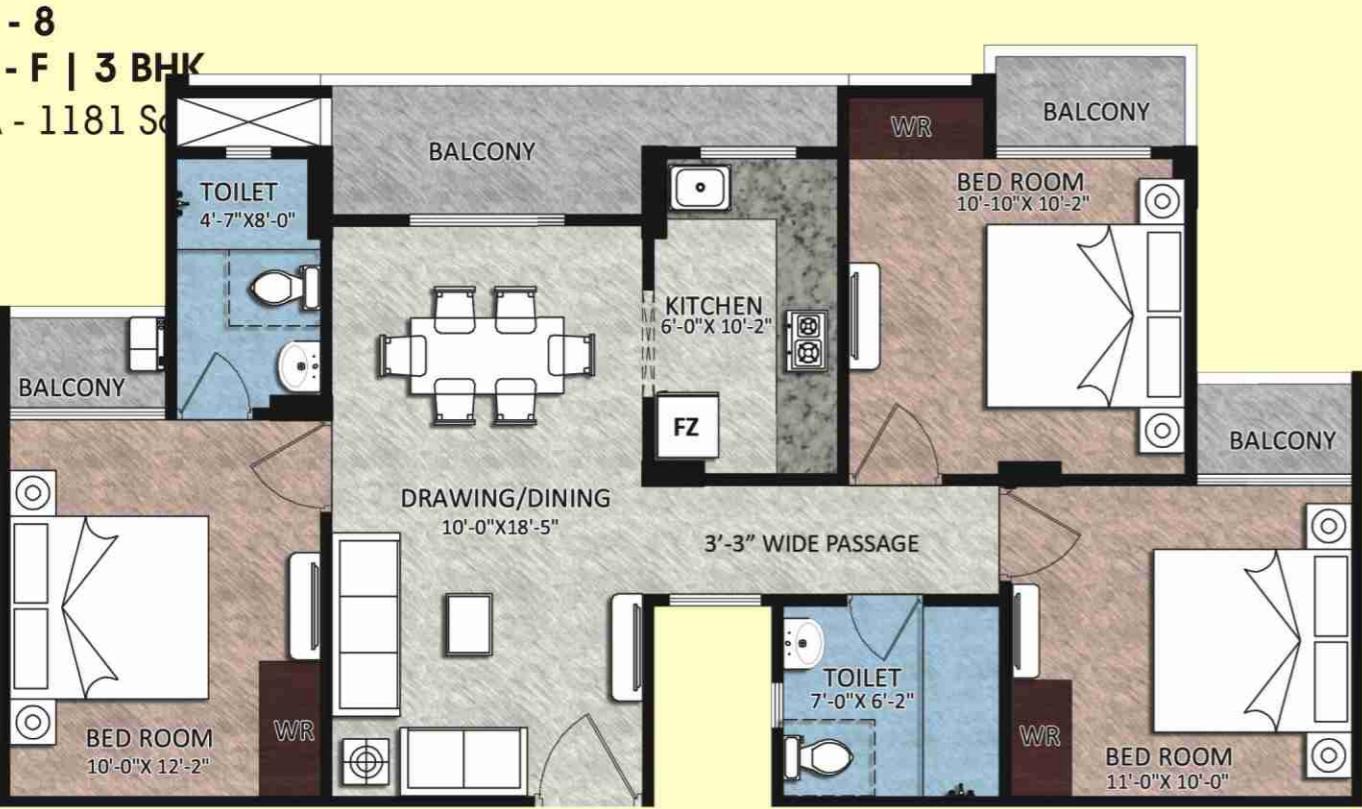
## FLOOR PLANS



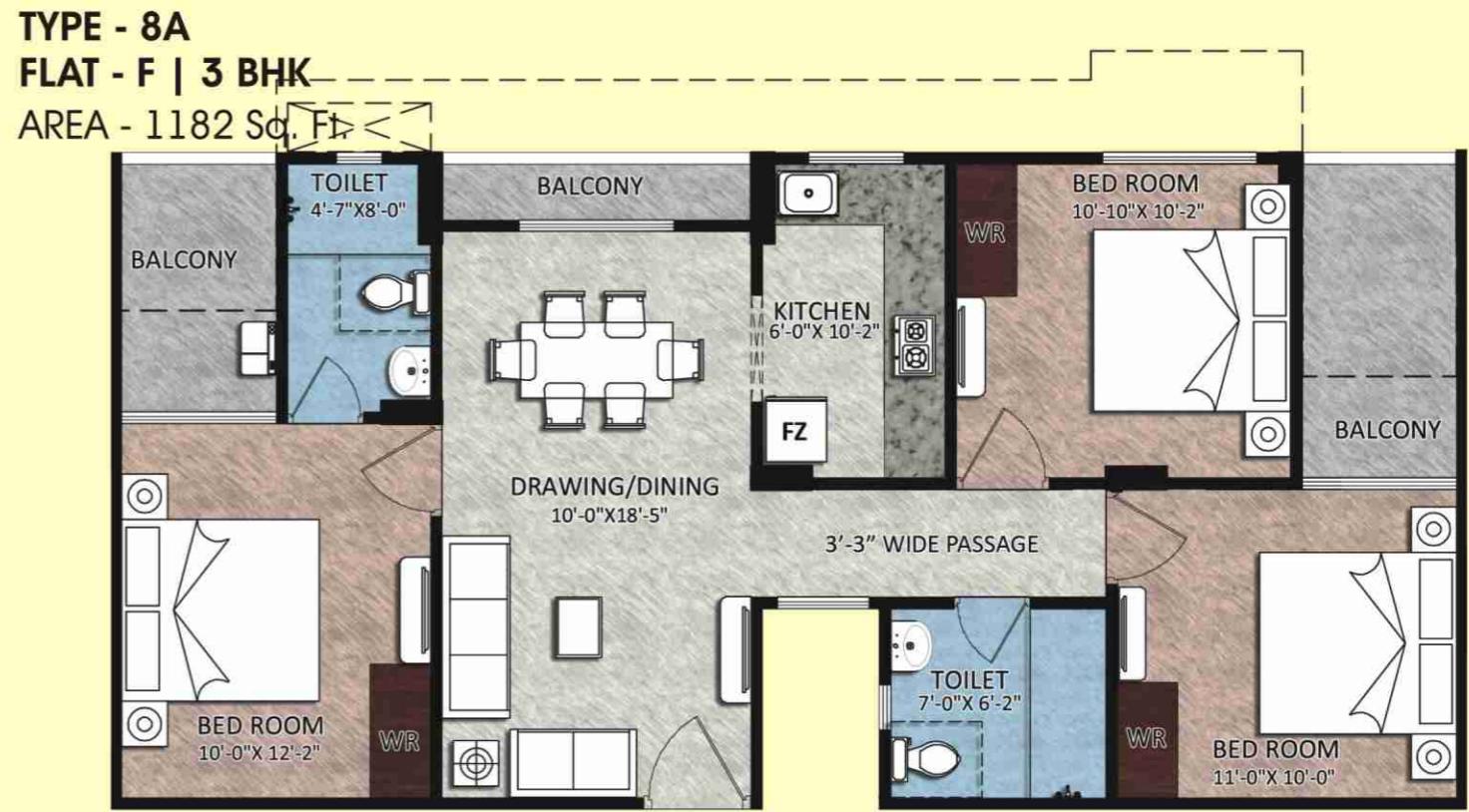
**TYPE - 7**  
**FLAT - D | 3 BHK**  
AREA - 1185 Sq. Ft.



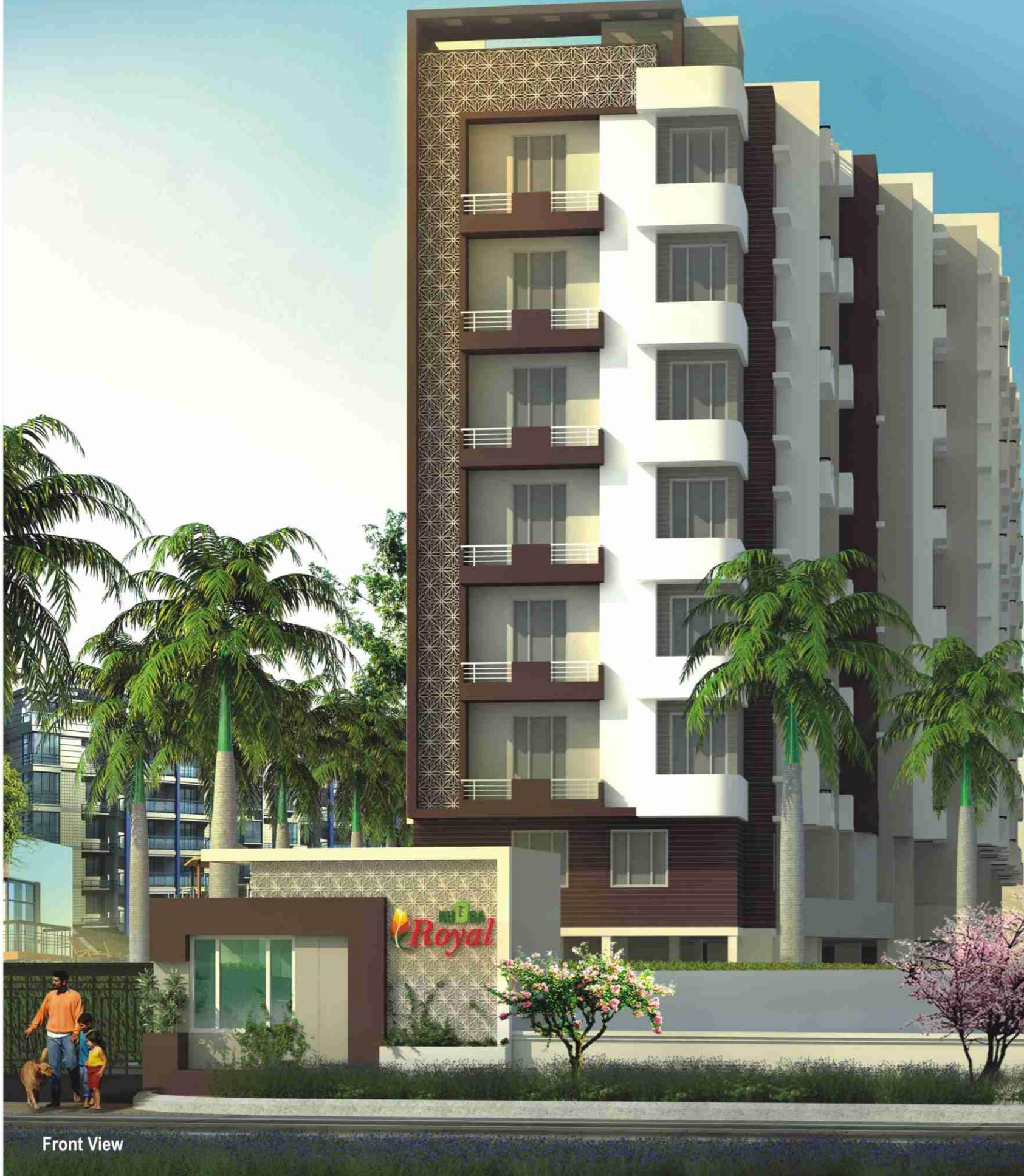
**TYPE - 7A**  
**FLAT - D | 3 BHK**  
AREA - 1142 Sq. Ft.



**TYPE - 8**  
**FLAT - F | 3 BHK**  
AREA - 1181 Sq. Ft.



**TYPE - 8A**  
**FLAT - F | 3 BHK**  
AREA - 1182 Sq. Ft.



## SPECIFICATIONS

### STRUCTURE

Earthquake Resistant RCC Framed Structure

### WALL FINISH

Living & Dining - Gypsum Plaster/POP Punning

Bedrooms - Gypsum Plaster/POP Punning

External Facade - Weather Coat/Equivalent Paint for Aesthetic Elevation

Kitchen - Designer Ceramic Tiles 2'0" ht. above Granite Platform

Toilets - Designer Ceramic Tiles up-to 7'0" ht.

Lift Lobby - Selected Granite/Stone Textured Tiles Cladding

Corridor - Gypsum Plaster with OBD/POP Punning with OBD

### CEILING

Living, Dining & Bedroom - Gypsum Plaster/POP Punning

Kitchen, Toilet & Balcony - Gypsum Plaster/POP Punning

Corridor - Gypsum Plaster with OBD/POP Punning with OBD

### FLOORING

Living & Dining - Vitrified Tiles (600x600)

Master Bedroom - Vitrified Tiles (600x600)

Other Bedrooms - Vitrified Tiles (600x600)

Kitchen & Corridor - Ceramic Tiles

Balconies & Toilets - Anti-skid Ceramic Tiles

Stairs - Selected Granite/Marble/Stone

Parking & Driveway - Paved/Concrete

### FITTINGS & FIXTURES

CP FITTING/SANITARYWARE

Kitchen CP Fittings - Jaquar /Parryware/Cera/Equivalent with Stainless Steel Sink

Toilet CP Fittings - Jaquar/Parryware/Cera/Equivalent Conventional Fittings in all the Toilets

Toilet Sanitaryware - Jaquar/Parryware/Cera/Equivalent

Utility Balcony - Washing Machine Point

### DOORS & WINDOWS

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

Door Frames - Reinforced Concrete Frames Painted to Suit Decor

Main Door - Laminated Flush Door

Internal Doors - Moulded Panel Doors

### ELECTRICAL

Three Phase Supply with Concealed Copper Wiring & Modular Switches (ABB/MK/Anchor/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

### LIFTS

Automatic Passenger Lifts with ARD System

### RAILINGS

Balcony/Stairs - MS Railings with MS Handrail

Representative brands being considered for this project.\*

Sanitaryware

Bath Fittings

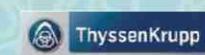
Steel

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.



#### DEVELOPING SPACES PASSIONATELY

Rudra Real Estate Ltd. is one of the fastest growing real estate development brands in North India with almost two decades of in-depth experience as a Builder & Developer. We are an ISO 9001:2008 certified company and a member of CREDAI & IGBC.

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

It is now surging ahead at a rapid pace and planning to develop a PAN-India presence 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 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 Real Estate Ltd. Mr. Agrawal is the young face of Rudra Group who expertly handles the day-to-day operations of the company ensuring world-class construction and timely possession of the projects.

#### RUDRA PROJECTS



Rudra Heights  
Paharia, Varanasi



Rudra Towers  
Sunderpur, Varanasi



Rudra Apartments  
Shivpur, Varanasi



Rudra Prestige  
Ghantimill, Varanasi



Rudra Samridhi  
Bhagwanpur, Varanasi



Rudra Laxmikunj  
Paharia, Varanasi



Rudra Greens  
Singhpur, Kanpur



Rudra Residency  
Swaroop Nagar, Kanpur



The Mall  
Kanpur



Rudra Enclave  
Rewa Road, Allahabad



Rudra Vindhya Dham  
Plots (Residential), Mirzapur



Rudra Twin Towers  
New Berry Road, Lucknow



Rudra Ratnam  
Sarnath, Varanasi



Rudra Mukund Villas  
Nati Imli, Varanasi



Rudra Pushpak Vihar (Plot)  
Babatpur, Varanasi



Rudra Karoma Greens (Plot)  
Harauha, Varanasi



Rudra Banke Bihari Residency  
Bhaktinagar, Pandeypur, Varanasi



Rudra Ganges  
Dandi, Parao, Varanasi



Rudra Awadh Residency  
Shivpur, Varanasi



Rudra Buddha Enclave  
Ashapur, Varanasi



Rudra Aishwaryam  
Shivpur, Varanasi



Rudra Garden City  
Mughalsarai



Rudra Aakriti  
Naini, Allahabad



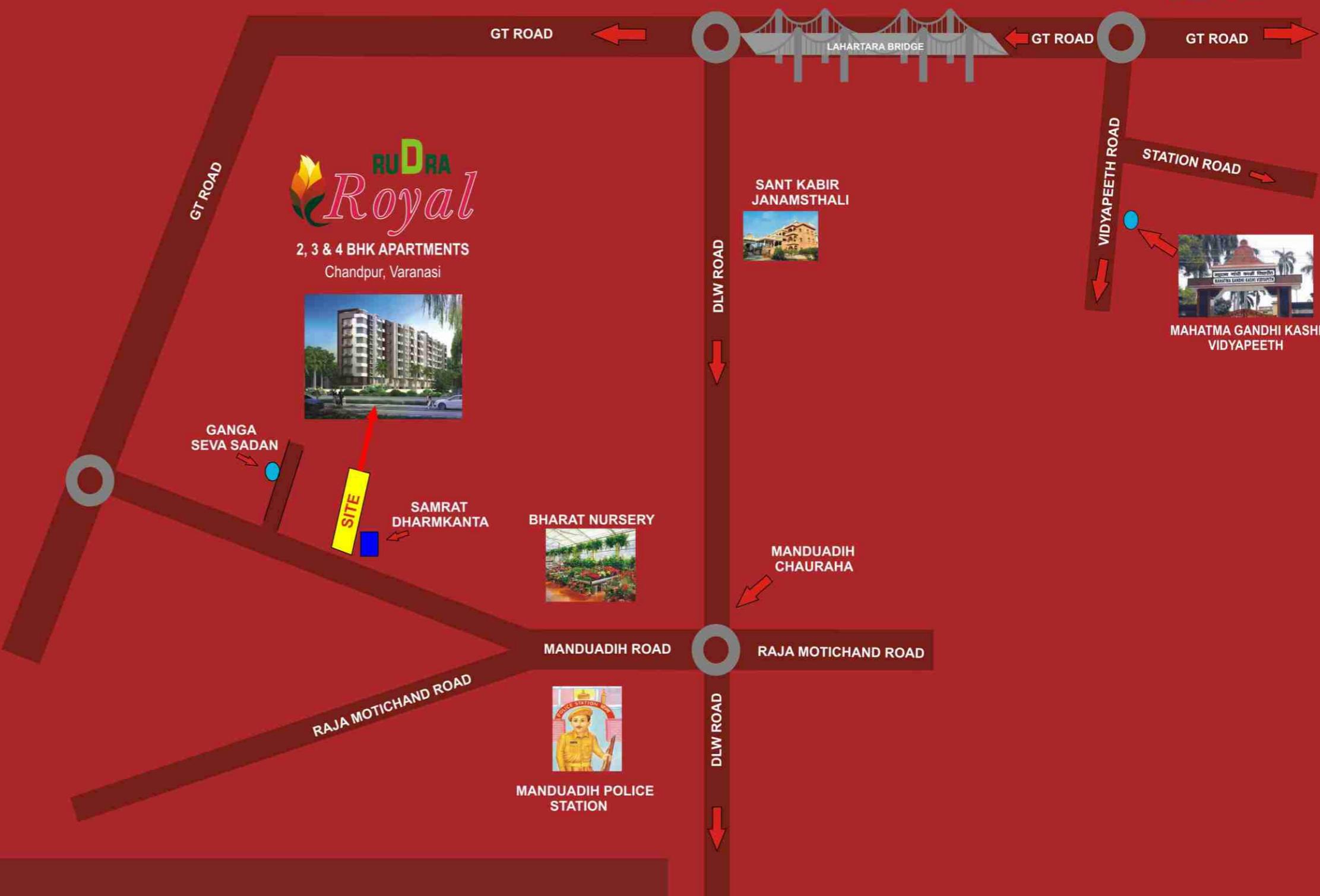
Rudra Sangam  
Jhansi, Allahabad

#### UPCOMING PROJECTS

1. **Rudra Rameshwaram Apartment**, Harauha, Babatpur, Varanasi
2. **Rudra Anandam (Farm House)**, Chunar
3. **Rudra Aastha**, Singhpur, Kanpur
4. **Rudra Divyajyot Dham**, Amaliya, Kanpur
5. **Rudra Vrindavan**, Raebareli Road, Lucknow
6. **Rudradeep Regalia**, Shaheed Path, Lucknow
7. **Rudra Fortune**, Hapur, Delhi-NCR
8. **Rudra Gorakhdham Apartment**, Gorakhpur

# LOCATION MAP

Not to Scale



Credibility  
of  
Commitments

**Rudra Realtech Pvt. Ltd.**

(A Group Company of Rudra Real Estate Ltd)

#### Regional Office

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#### Rudra Real Estate Ltd.

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M: +91 7042191111  
E-mail: sales@rudra.net.in

**Toll-free : 1800 102 4151**

**www.rudra.ooo**

**sms RUDRA to 56161**

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

#### Group Company

#### Rudra Shares & Stock Brokers Ltd.

(Formerly known as Gigantic Securities Ltd.)

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

Ph.: 0512-6711000-30 | [www.rudrashares.com](http://www.rudrashares.com)



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