



RERA NO. RAJ/P/2024/3101

welcome to



VANTARA

Residential Homes Amidst Nature

DISCOVER
GREEN
CARPET ♦ LIVING



वन
Feel Just Like
At Forest



APPROACHABLE
Welcome
You Are In City Prime Area
Approach



NESTED AROUND
GREENERY ON THE VERY
1ST DAY

Available with bunch of trees
already grown up to shower
the natural environment



VANTARA

Residential Homes Amidst Nature

MEANING



TREES
AROUND YOU

20 to 50 ft heighted
trees around you making
every day charging



AFFORDABLE
LUXURY
Prior your approval
capturing your imagination
to reality



RELAXING
Dual Layer Club-House
Relaxation with tranquility
world class amenities



AWAKE IN
THE MORNING WITH
SOUND OF BIRD

Where there are
trees, birds sing and
tweet in their
own way





LOCATION





SITE PLAN

Map not to scale.*



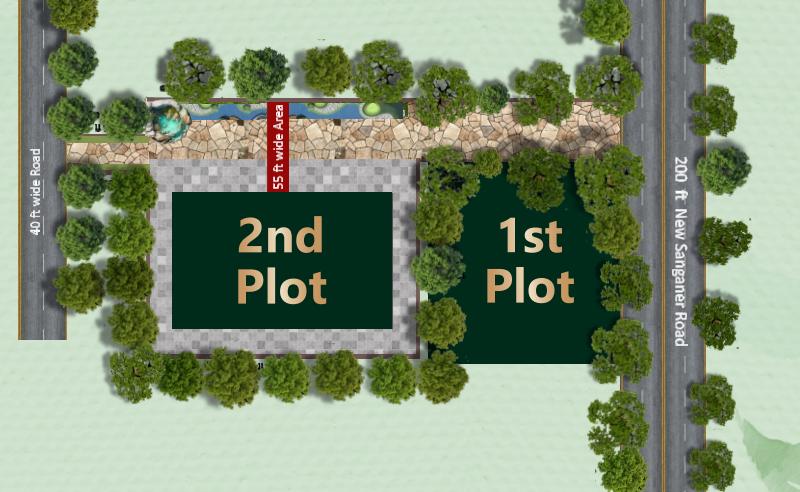


2nd Plot Concept

A Benefits of 2nd Plot

- ◆ No Traffic Noises
- ◆ No Air Pollution
- ◆ Noise Reduction
- ◆ Maintain Your Privacy
- ◆ Avoid Over Prime Locations Disturbance
- ◆ Direct Access from Main Road
- ◆ Dedicated Entrance Surrounded by Trees

Welcome to Nature Homes



What is **वन** without Trees ?

What is **वन** without Birds ?

What is **वन** without Waterfall ?





INTRODUCING
City's
1st Water Fall Concept
with Nature Living

at

VANTARA
Residential Homes Amidst Nature



Green Living

Benefits of living in Vantara

- ◆ Improved Air Quality
- ◆ Temperature Regulation
- ◆ Noise Reduction
- ◆ Mental Health Benefits
- ◆ Increased Property Value

A Green Carpet
is about to unveil...



THE PROJECT

Land Size - 3000 Sqyd approx

Waterfall - USP

48
Super Luxury
Apartments

31 - 4 BHK Luxury Apartments

(Approx 2500 sqft Area SBUA)

12 - 3 BHK Luxury Apartments

(1902 sqft SBUA)

5 - 4 BHK Penthouses

(Approx 3500 sqft Salable Area, 50% Terrace more)

World Class Club House Amenities



The Journey to a

Peaceful lifestyle

begins here...

PROJECT HIGHLIGHTS

- ◆ Ultra Modern Design Elevation
- ◆ 1st Waterfall Concept of the City & Landscaped Garden
- ◆ Dual Layer World Class Club (Rooftop Club & Basement Club)
- ◆ AC Reception & Guest Waiting Lounge
- ◆ 100% Power Back Up in Common Areas
- ◆ Upto 2KV (approx) in Apartments
- ◆ Centralized Gas Bank System
- ◆ Well Designed Lift Lobbies with 2 lifts
- ◆ 24 hours Security check with CCTV Cameras & Security Guards
- ◆ Vastu Compliant
- ◆ Servant / Store Room
- ◆ Ample Parking Space for Residents and Visitors
- ◆ Wi-Fi friendly Connectivity
- ◆ Solar Panels for Common Area



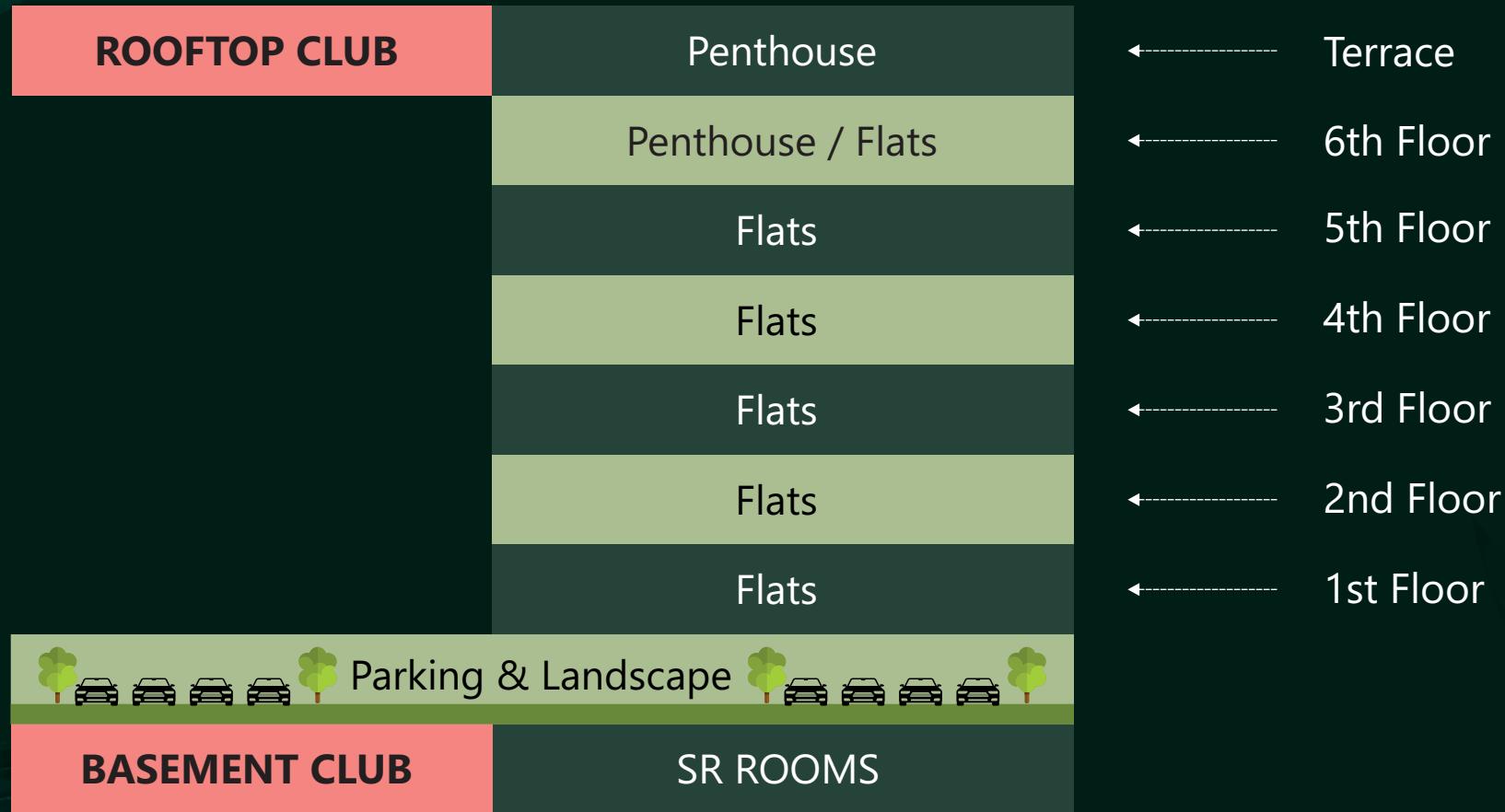
Juliet Balcony Alternate Waterproof
Planter Balcony







FLOW CHART OF BUILDING



Introducing Dual Layer CLUB

Rooftop Club ►



Rooftop Skywalk

Indoor Games
Chess, Carrom & Cards

Rooftop Party Area

TT and Snooker Table

Decked up Swimming Pool

Multi-purpose Hall
For Functions And Parties

Barbeque

Well Equipped
Modern Gym

Rooftop Yoga Deck

Aerobic &
Dancing Studio

Basement Club ►

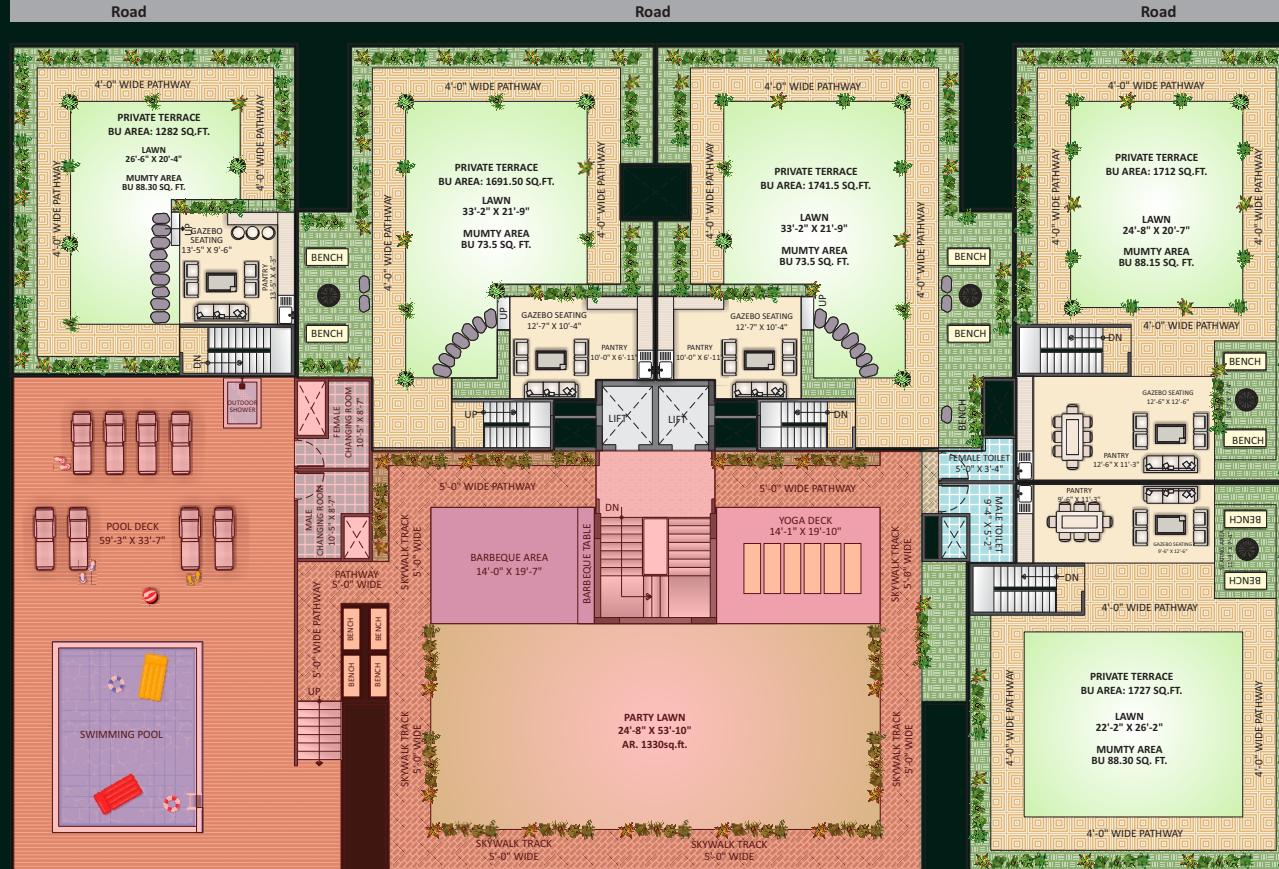


TERRACE FLOOR PLAN



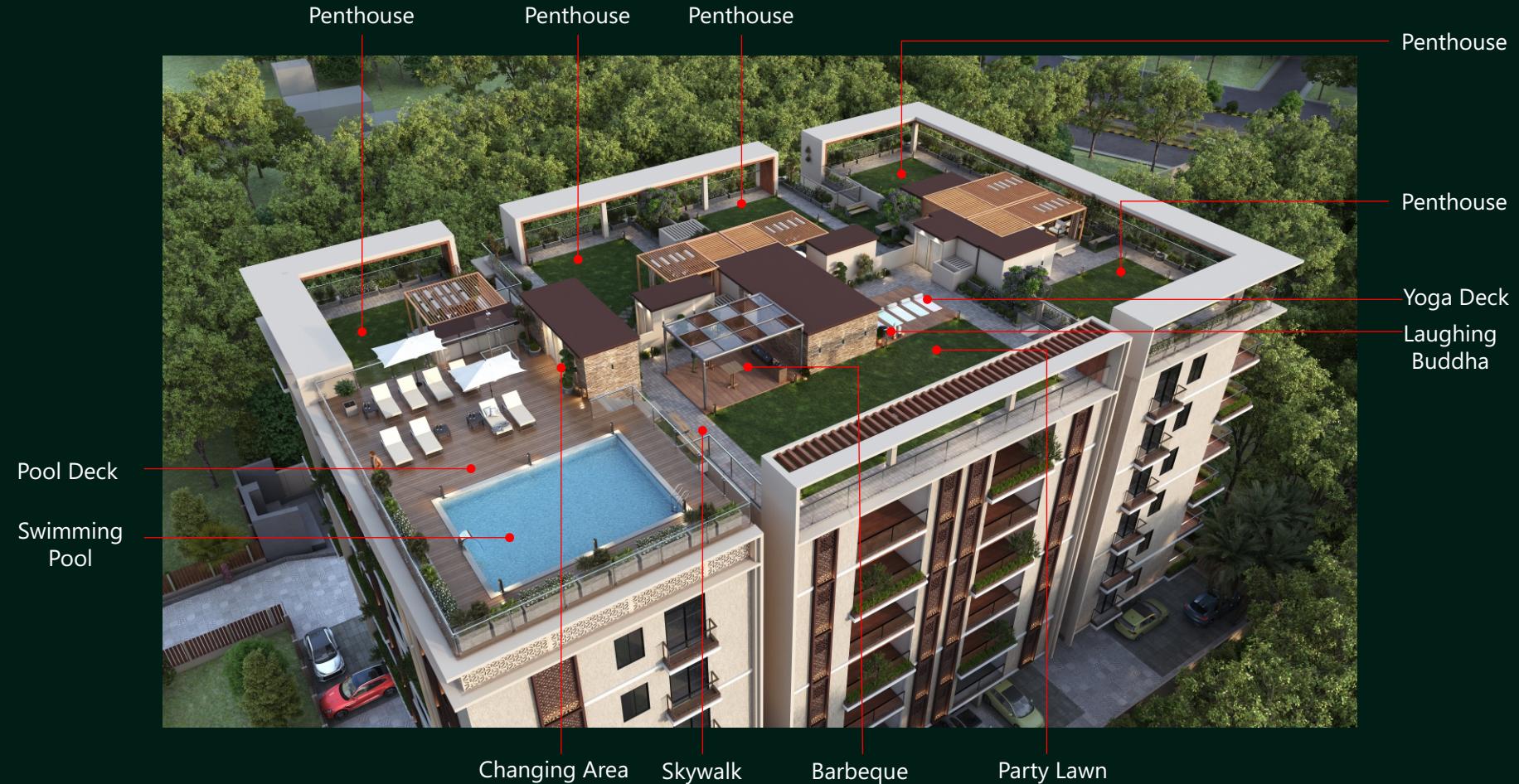
PENTHOUSES

CLUB



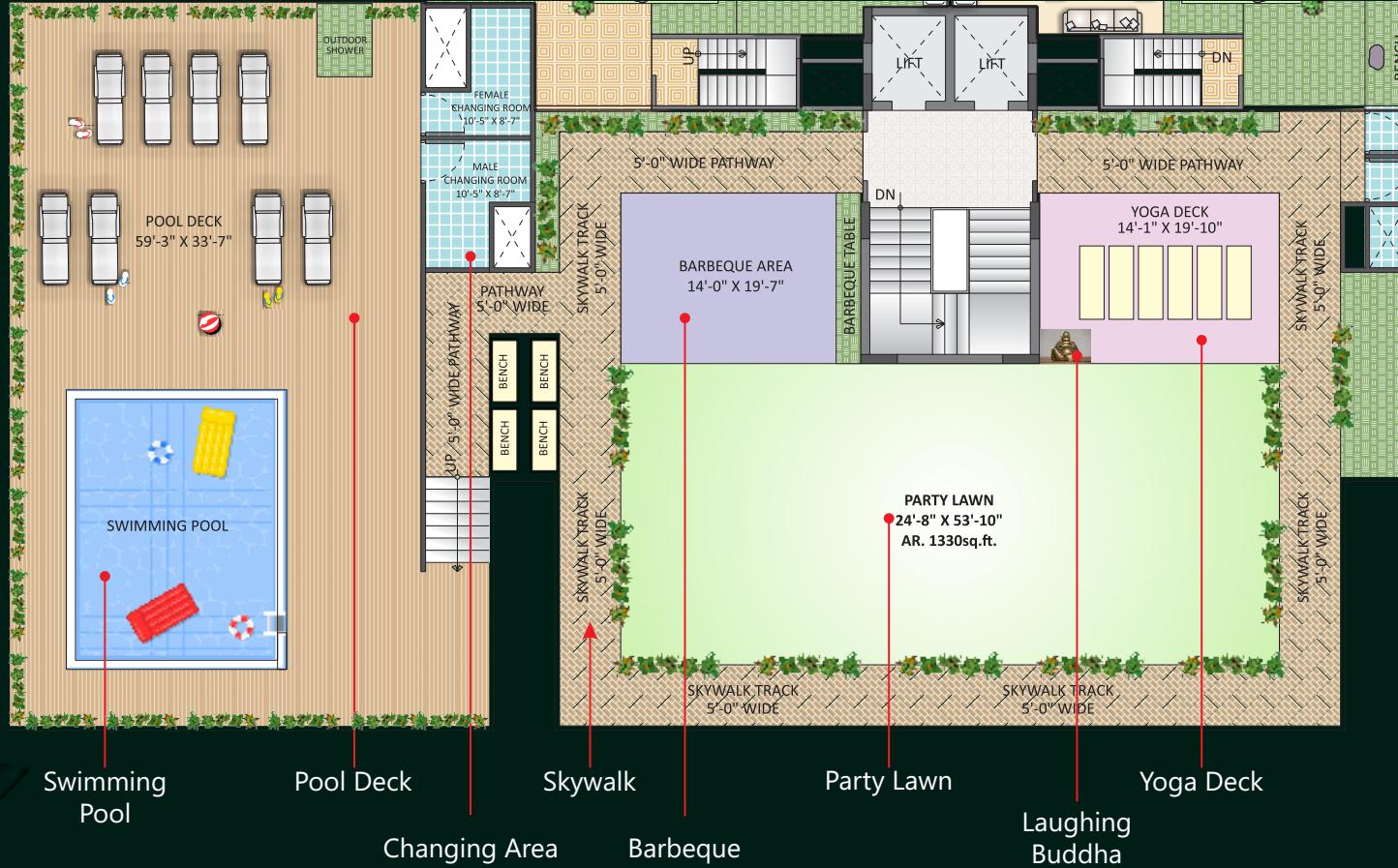
New Sanganner Road 200ft

Terrace Plan View



ROOFTOP CLUB

Ultra Modern Clubhouse with all Top Line Facilities



BASEMENT CLUB

Ultra Modern Clubhouse with all Top Line Facilities



Multi-Purpose Hall

- ◆ Functions/ Parties
- ◆ Aerobic/ Zumba
- ◆ Dance studio



Modern Gym

Indoor Games

- ◆ Chess
- ◆ Carrom
- ◆ Cards

Indoor Sports

- ◆ TT Table
- ◆ Snooker Table



SIXTH FLOOR PLAN



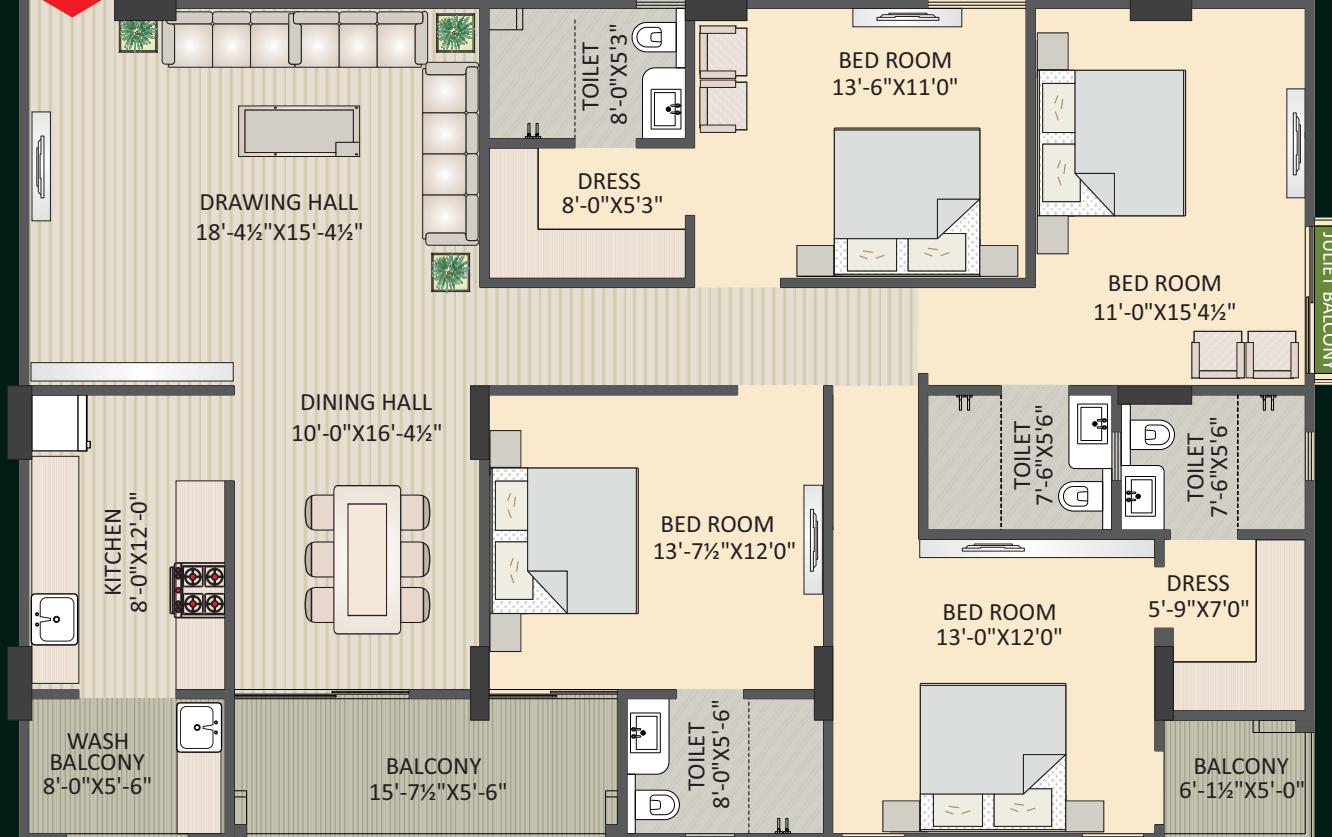


FLAT NO

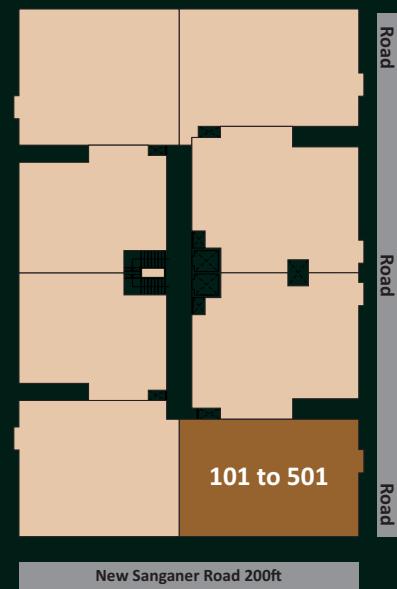
01

4 BHK

ENTRY



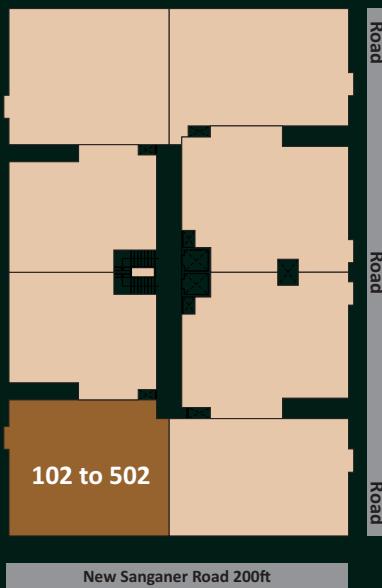
BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
101 to 501	4 BHK	134 Sqft.	1812 Sqft.	2446 Sqft.



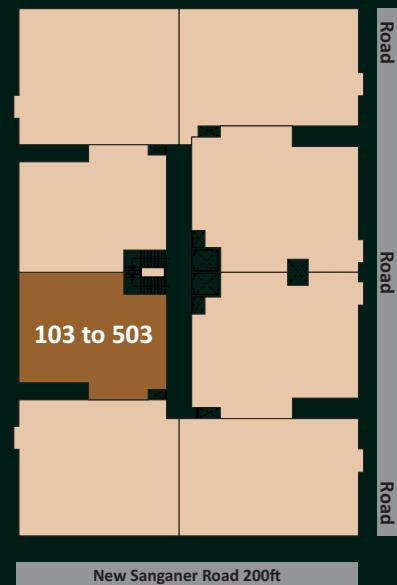
BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
102 to 502	4 BHK	157 Sqft.	1862 Sqft.	2513 Sqft.

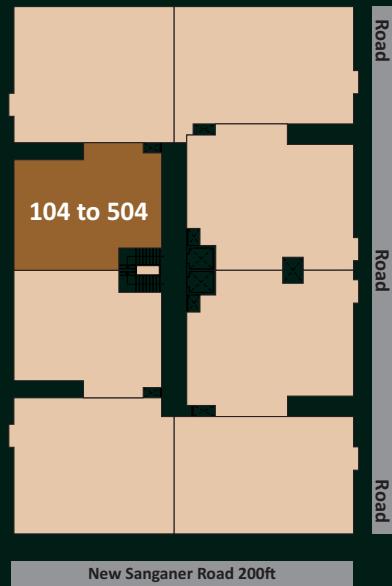


BLOCK PLAN





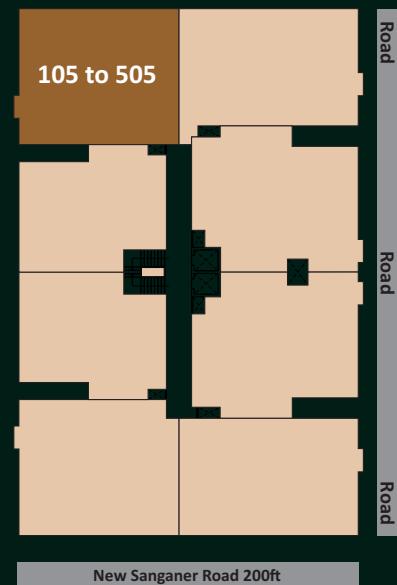
BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
104 to 504	3 BHK	167 Sqft.	1409 Sqft.	1902 Sqft.



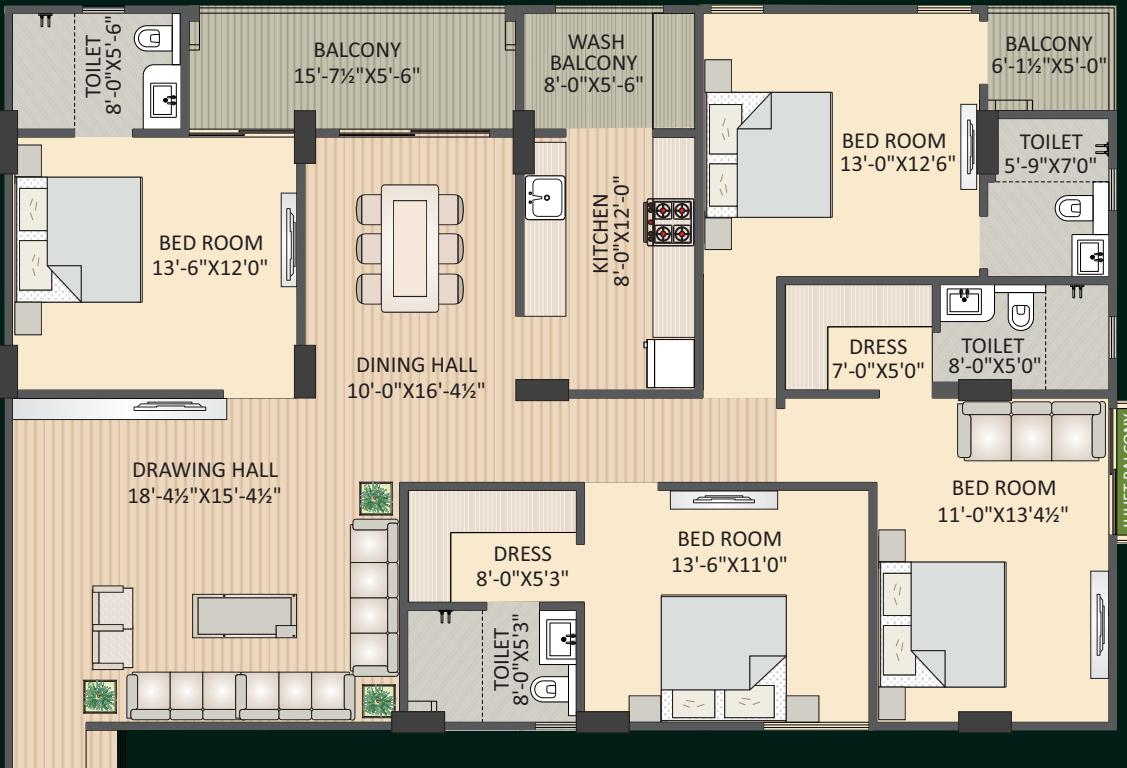
BLOCK PLAN



4 BHK

05

Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
105 to 505	4 BHK	104 Sqft.	1862 Sqft.	2513 Sqft.

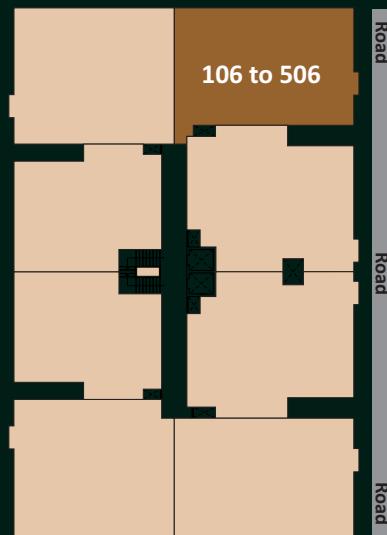


06
FLAT NO

4 BHK



BLOCK PLAN

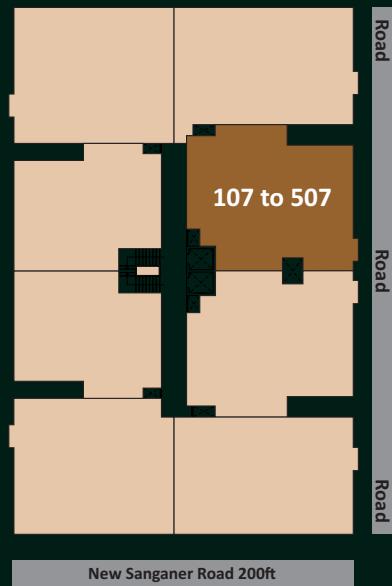


New Sanganer Road 200ft

Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
106 to 506	4 BHK	135 Sqft.	1812 Sqft.	2446 Sqft.



BLOCK PLAN

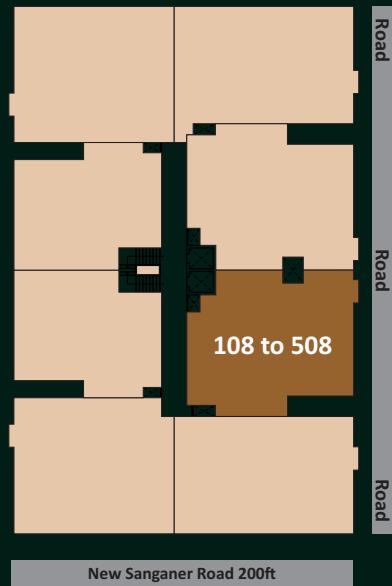


Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
107 to 507	4 BHK	212 Sqft.	1859 Sqft.	2509 Sqft.





BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
108 to 508	4 BHK	212 Sqft.	1859 Sqft.	2509 Sqft.

SPECIFICATIONS

LIVING/DINING/DRAWING

Floor	Premium Tiles
Door	Main Designer Door with Teak Wood Door Frame, Both Side Veneer / Mica, Internal 35 mm Thick Flush Doors flat entrance main door, Digital Locks International Standard Yale etc.
Walls	Acrylic Emulsion Paint on POP (Birla / Asian)
Ceiling	Plastic Paint / Acrylic Emulsion Paint (Birla / Asian)
Windows	System Aluminum Window, High Quality Euro Profile 3 Track System / UPVC

BEDROOMS

Floor	Premium Vitrified tiles
Walls	Acrylic Emulsion Paint on POP (Birla / Asian)
Ceiling	Acrylic Emulsion Paint on POP (Birla / Asian)

KITCHEN

Floor	Premium Tiles
Walls	Tiles up to 2'-0" above Counter and Premium Emulsion Paint in the Balance Area
Ceiling	Premium Emulsion Paint on POP (Birla / Asian)
Counter	Royal White I Marble top
Fitting / Fixtures	Hansgrohe (CP Fittings), Single Bowl SS Sink "Quartz Sink"
Kitchen Appliances	Fully-modular Kitchen with Chimney / No Accessories Gas Pipeline with Centralized Gas Bank System Washing Machine Point in Utility Area Provision for Geyser Provision for RO. Provision for Sink in Utility area

TOILET

Floor	Matt Finish Tiles
Ceiling	Grid False Ceiling
Other	Combination of Tiles, Acrylic Emulsion Paint Exhaust Fans, Mirror with Light, Provision for Geyser. UPVC Pipes for Stacks "ISI Mark/Ashirvad / Supreme / Astral or Equivalent", Hansgrohe (CP Fittings) Single Lever Sanitary Fittings TOTO, WC and Wash basin Table Top.

WATER SUPPLY & TREATMENT

The Complex has been planned with Tube Well And Adequate Water Storage Tanks
Water proofing of Terrace, Storage Tanks, Kitchen, Balconies & Toilets

SECURITY & SAFETY

24 Hrs Live CCTV Recording, Digilock-password, Finger print, Card & Key in each Apartment. Efficient 2 Tier Security in Building.
Installation of My gate app



SPECIFICATIONS

BALCONY

Floor	Matt Finish Tiles
Railing	Glass Railing with SS Top / As per design

LIFT LOBBY

Lift Lobby Floor	Granite / Tiles "Combination of Tiles / Granite"
Lift Lobby Walls	Suitable Combination of Granite, Acrylic Emulsion & Textured Paint

AIR CONDITIONING

AC Gas Piping (Provision for AC)
Copper Tubing Arrangements in Drawing, Dining, Living and Bedrooms

STAIRCASES

Floor	Granite / Vitrified Tiles or Equivalent
Walls	Paint "Exterior Paint"/ Emulsion paint (Birla / Asian)

CIVIL WORKS

Brick	Conventional Bricks
Structure	A-class RCC Frame Structure and Brick Wall in Cement Mortar Plastered Both Sides. Earthquake Resistant Structure
Cement	Any Large Cement Plant makes Ultratech
Steel	FE 500 Quality Premier (tested quality)

ELECTRICAL WORKS

Fixtures	Modular Switches of Havells / Honey well / Le Grand make and Copper Wiring
Fittings	Concealed Copper Wiring with Good Quality PVC Conduits
	TV / Telephone Points at Suitable Places In all Bedrooms, AC Points
	In Drawing Room and all bedrooms, Living Lounge. ISI Mark "All bed Side USB Charging Point" Connections in 15 AMP Sockets Duly Eartherd shall be provided for Geysers & Air-conditioners

POWER BACK-UP

Upto 2 KV in each Flat, 100% power backup in common areas backed by solar panels

FIRE FIGHTING

As per norms

SYSTEMS

EV PROVISION & CHARGING STATION

Featuring Provision for EV charging



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PAYMENT SCHEDULE : Construction Linked Payment Plan for " VANTARA "

S.No	Linked Stage	Payment
1	At the time of Booking	10 % of Total Amt + GST
2	At the time of Raft Casting	10 % of Total Amt + GST
3	At the time of Basement	10 % of Total Amt + GST
4	At the time of Ground Floor	10 % of Total Amt + GST
5	At the time of 2nd Floor	10 % of Total Amt + GST
6	At the time of 3rd Floor	10 % of Total Amt + GST
7	At the time of 4th Floor	10 % of Total Amt + GST
8	At the time of 5th Floor	10 % of Total Amt + GST
9	At the time of 6th Floor	10 % of Total Amt + GST
10	At the time of Brick Plaster	5 % of Total Amt+ GST
11	On Possession	5 % of Total Amt + GST

ONE TIME ADDITIONAL CHARGES	
• One Time lease Money	Rs. 100 per sq/ft*
• HT Line	Rs. 50 per sq/ft *
• Power Back –Up charges	Rs. 50 per sq/ft *
• Security Deposit for Society	Rs. 100 per sq/ft
• Club House Charges	Rs. 1,00,000 /-*
• Gas Bank Charges	Rs. 30,000 /-*
• PLC Charges Extra on All Corner flat No.1,2,5,6 & on all Penthouses	10% Extra on BSP*
• Parking development charges	Rs. 3,25,000 /- per parking *



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Note-

- Stamp Duty/registration charges Extra (as per Government charges).

*GST extra as Per Govt.

- Cheque In Favour Of
"ARD BUILDHOME PRIVATE LIMITED VANTARA RERA COLLECTION ACCOUNT"
- Advance of 12 Month Maintenance Charges as per Actual for society at time of possession.



LOCATION ADVANTAGES



Health

Dhanwantri Hospital,
Saket Hospital,
Mangalam Medicity,
Metro Mass, HCG,
Fortis, EHCC
CK Birla
& many more..



Hotels

Hyatt
Holiday inn Exp
Renest
Marriott
Radisson Blue
The Fern
& many more..



Education

Neerja Modi,
Modern Public School,
St. Anslem's, IIS,
ICG IIT JEE coaching
Institute as Allen,
Bansal, Vibrant
& many more..



Market

New Atish Market,
Mansarovar Market
& many more..



Malls

Elements Mall
STC
Mansarovar Plaza
NEW Pacific Mall
WTP / GT Mall
Horizon Tower
& many more..



Highways

Min 100 to 200 ft
connectivity
2 mins drive to
DCM & Gopalpura
bypass etc

1. Approx 2 mins drive from **Mansarovar City Park Garden**
2. Approx 2 mins drive from **Mansarovar Metro Station**
3. Located on main 200 ft road, 2nd plot from main road with dedicated entrance
4. Biggest Opportunity Road, connecting Mansarovar Metro Station to Malviya Nagar & Sanganer & National + State Highways
5. All State & National Highway connected
6. Approx 10 mins drive from Jaipur International Airport
7. Approx 6 mins drive from Durgapura Railway Station
8. Approx 10 mins drive from Jaipur Railway Station
9. Surrounded with Prestigious Residential areas such as Mansarovar, Nirman Nagar, Shyam Nagar, 6-D Eng Colony, Sumer Nagar
10. Center of City approx 10 mins away
11. 5 Mins away from Rajasthan's biggest mall - Pacific Mall



VANTARA
Residential Homes Amidst Nature

Thank You

Disclaimer : This PPT is not a legal document and only describes the developer's intended conceptual plan. Specifications and details provided are tentative and may change at sole discretion of developer and/or architects.