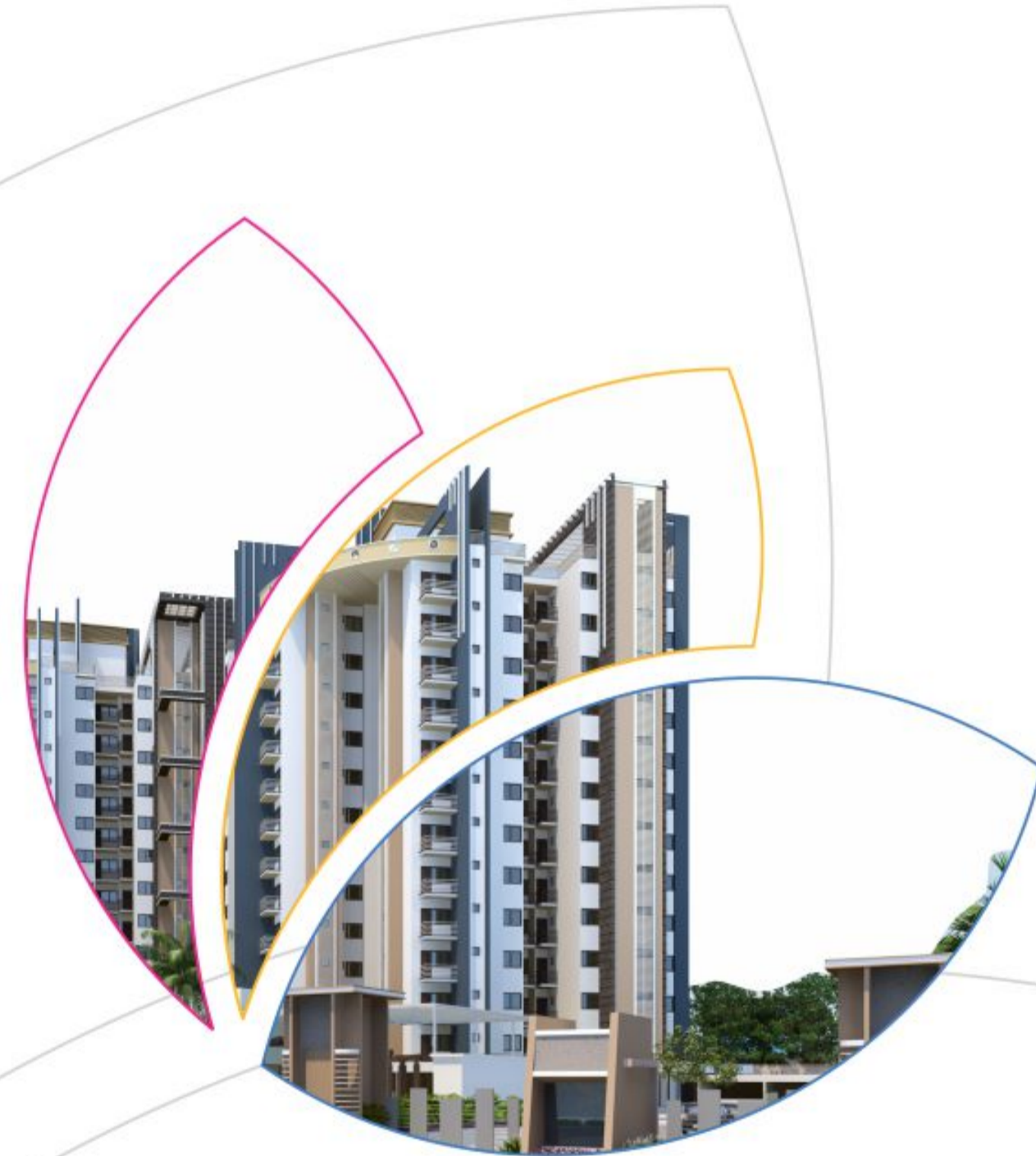


Your Dream Home at Jaipur



For updated Views / Working  
of the Project please visit :  
[www.manglamgroup.com](http://www.manglamgroup.com)

**Manglam Build-Developers Ltd.**  
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For Booking Contact :  
**9928008039**

Customer Care No. :  
**0141-4063334/5/6**



Project Financed by :



Disclaimer: The Brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of Owner/Developer. The specifications and details mentioned in this brochure are tentative and are subject to change at the sole discretion of the owner/developer or the architects.

Dot: W: D: 0141-2221991, -91-08292 31611

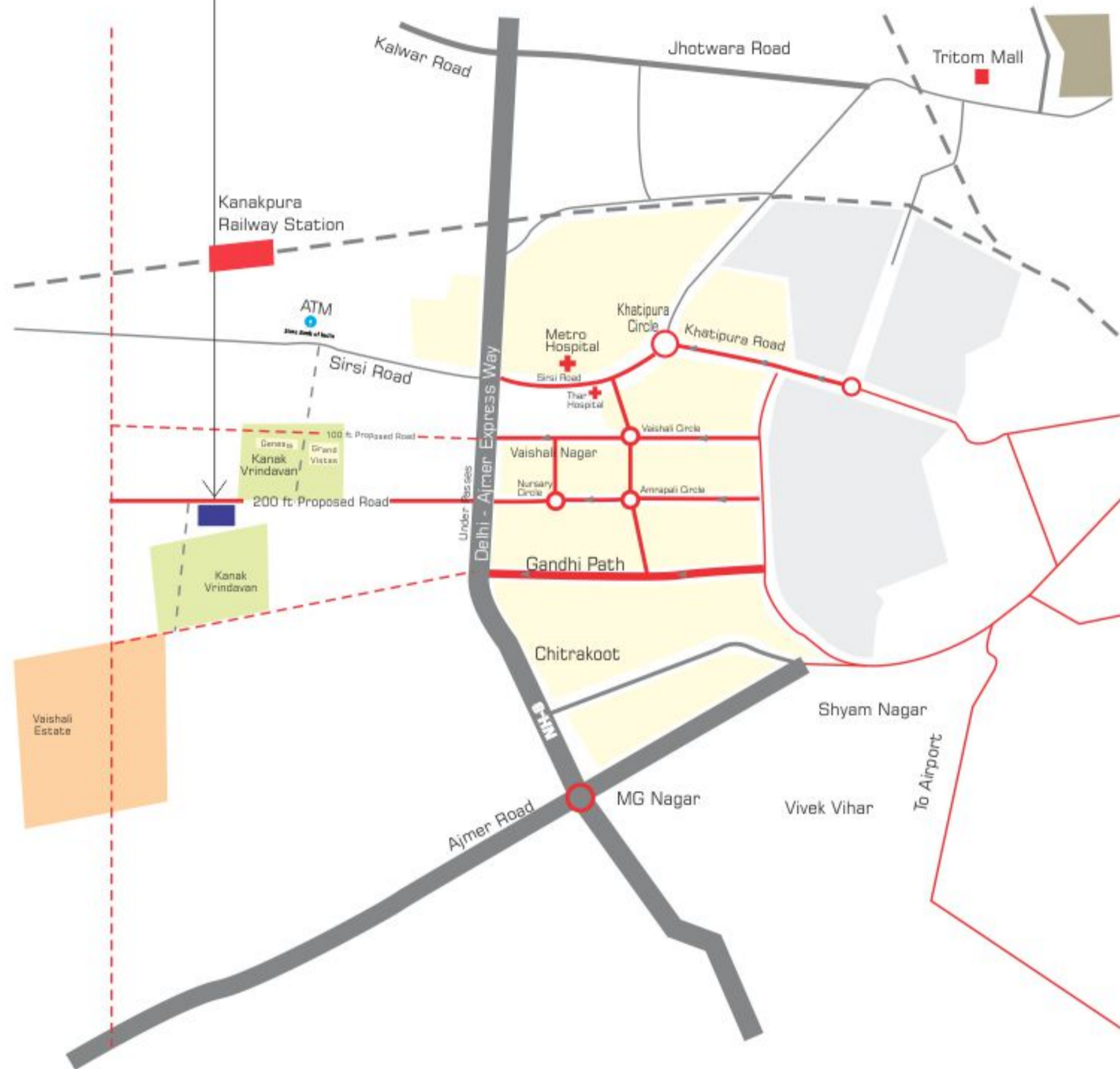
Manglam's  
**The GRAND  
RESIDENCY**

A Project by  
  
आपका सपना हमारा प्रयास



Manglam's  
The GRAND  
RESIDENCY

Site : The Grand Residency,  
Kanak Vrindavan, Township, Sirsi Road  
near Vaishali Nagar, Jaipur



Not to Scale

welcome to

Manglam's  
The GRAND  
RESIDENCY



In a patch of green, stand a handful of premium apartment towers, surrounded by natural greenery and plush locale, ensuring safe and a modern living. Being exclusive apartments, The Grand Residency offers opportunity for limited apartments situated in the centre of sprawling residential development of Kanak Vrindavan on Sirsi Road. The prime property apartments in 3 Towers, adjoining the proposed 200-foot road, have 252 super luxury - two, three and four bedroom units.

- ☑ Stilt +14 Floors
- ☑ 2, 3 & 4 BHK Apartments
- ☑ Well Designed Landscaped Garden
- ☑ Swimming Pool
- ☑ Well Designed Exclusive Club House
- ☑ Well Organised Car Parking
- ☑ Stunning Water Bodies
- ☑ Well Managed Security System
- ☑ Gymnasium





Manglam's  
The GRAND  
RESIDENCY



All photos are Actual Shoots



Party Hall



Kids Multiple Play Station



Swimming Pool



Indoor Games



Table Tennis



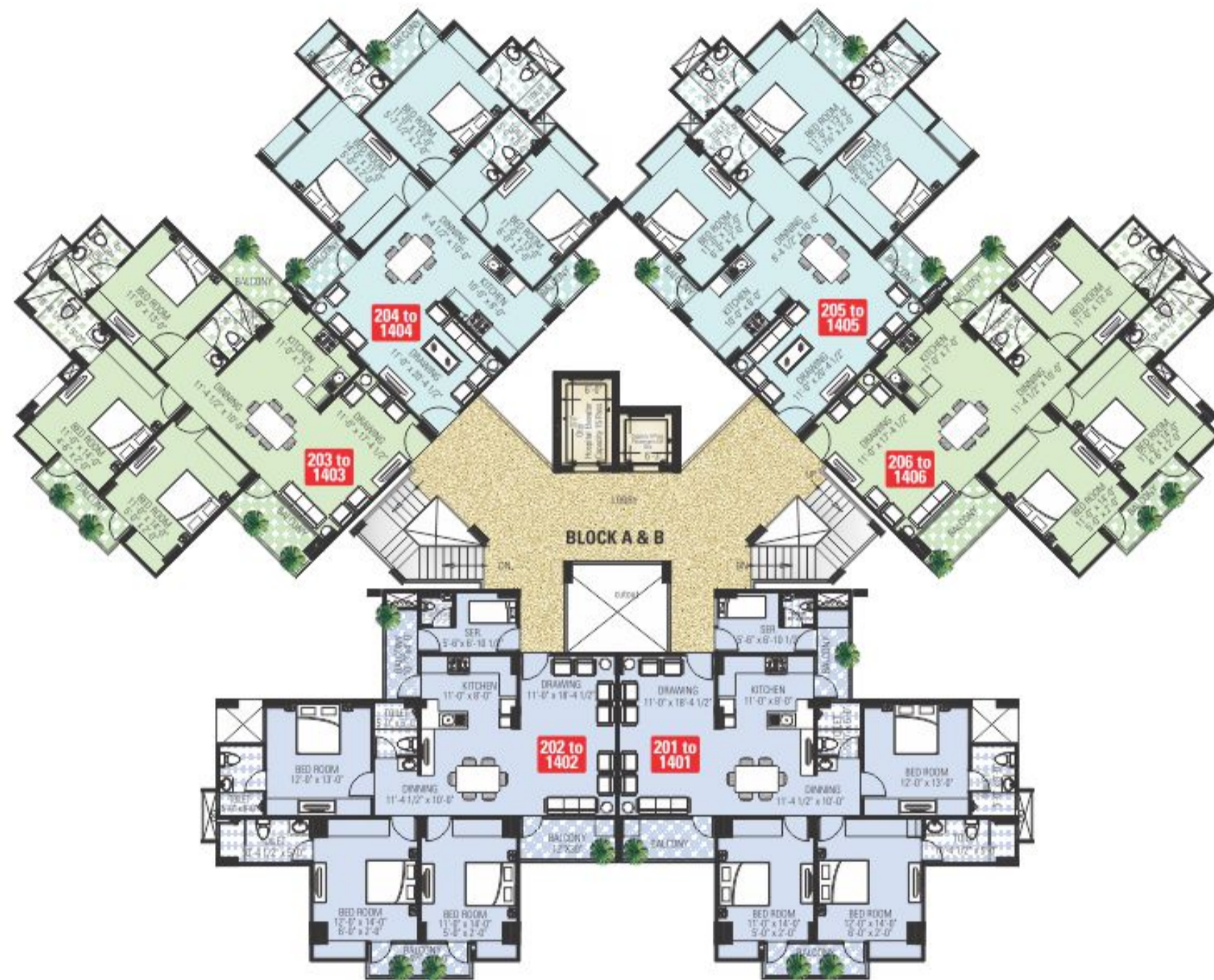
Reception

The common **Club** provides the perfect **meeting place** for family and friends...





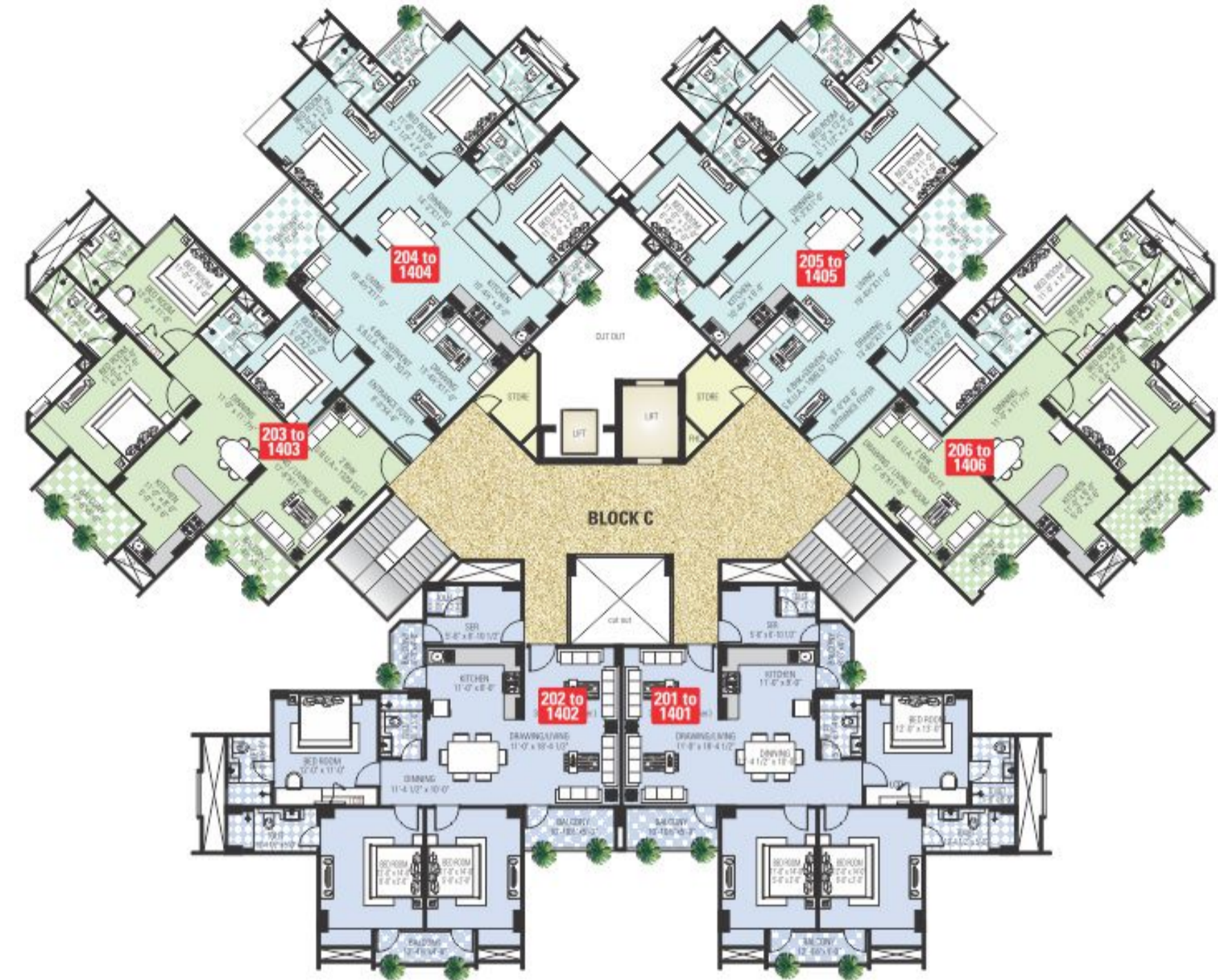
Typical Floor Plan  
(Block A & B)  
Second to Fourteenth



Flats No.	Saleable Area
201 to 1401	1745 Sq. ft.
202 to 1402	1745 Sq. ft.
203 to 1403	1560 Sq. ft.
204 to 1404	1490 Sq. ft.
205 to 1405	1490 Sq. ft.
206 to 1406	1560 Sq. ft.

Builtup Area = Saleable Area -20%

Typical Floor Plan  
(Block C)  
Second to Fourteenth



Flats No.	Saleable Area
201 to 1401	1745 Sq. ft.
202 to 1402	1745 Sq. ft.
203 to 1403	1328 Sq. ft.
204 to 1404	1991 Sq. ft.
205 to 1405	1991 Sq. ft.
206 to 1406	1328 Sq. ft.

Builtup Area = Saleable Area -20%



Type

1



Saleable Area | 3 BHK **1490** Sq.ft.  
Builtup Area = Saleable Area -20%

Type

2



Saleable Area | 3 BHK **1560** Sq.ft.  
Builtup Area = Saleable Area -20%



Type | 3



Saleable Area | 3 BHK **1745** Sq.ft.

Builtup Area = Saleable Area -20%

Type | 4



Saleable Area | 2 BHK **1328** Sq.ft.

Builtup Area = Saleable Area -20%



Type | **5**



Saleable Area | 4 BHK **1991** Sq.ft.

Builtup Area = Saleable Area - 20%

## The Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES/ FITTINGS
LIVING/DINING/ LOBBY	Vitrified Tiles	POP with Primer	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with night latch, magic eye & premium handle.	Annodised aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
MASTER BEDROOM	Vitrified Tiles	POP with Primer	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with premium lever type handles.	Annodised aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
BEDROOM	Vitrified Tiles	POP with Primer	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with premium lever type handles.	Annodised aluminum windows with clear float glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Antiskid vitrified tiles	2ft. ceramic tiles dado above platform & POP with Primer	N/A	N/A	Annodised aluminum windows with clear float glass.	An L-shape platform in black granite with stainless steel sink with drain board
TOILET	Ceramic Tiles	Ceramic Tiles up-to height of 7ft.	Folded Steel Section or RCC	Flush Door with Beading/Skin Doors with premium lever type handles.	Annodised aluminum windows with clear float glass.	Jaquar or equivalent C.P. fittings & semi-recessed counter type wash basin with chinaware
BALCONY	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	Annodised Aluminum or RCC	Sliding Aluminum Annodised door cum window.	N/A	N/A

**ELECTRICAL WORK** All electrical wiring in concealed conduits with copper wires. Convenient provision & distribution of light and power plugs and provision for electrical chimney above platform and water purifier point in kitchen.

**STRUCTURE** Earthquake resistance RCC Frame structure as per the design of structural consultant.

**TELEPHONE/T.V.** Points will be provided in drawing/dinning room and in all bedrooms. Intercom will be provided through the authorized phone company or EPABX.

**LIFT** Gearless high speed automatic lift in each block

**GENERATOR** 100% Power backup in common areas.

**AIR-CONDITIONING** Provision for A/c in all bedrooms an living room (no air conditioners are being provided.)

**OTHER FACILITIES** Provisions for washing machine point will be provided at suitable location.



Note : All the pictures shown here are sample Flat. Pics and can not be claimed as offered by the seller to the purchaser.