

*Auric group*TM

enriching lives, creating lifestyles

About Auric Group

- Auric Group was envisaged and founded by Mr. Sandeep Aggarwal, Mr. Kamal Dewan all are visionary with crystal clear foresight and are blessed with a strong sense of business acumen.
- We have practical people and their keen visualization has set forth an enviable legacy.
- Auric Group is aware that delivering better customer satisfaction than its competitors is essential for sustained success. Everything the company does is aimed at delighting customers and ensuring their loyalty over the long term.

Our Vision & Mission

- Our blueprint for success lies in our ability. We believe in achieving excellence in our every effort. This relentless pursuit of excellence helps us to maintain the highest quality standards in our services and thereby uphold the trust of our clients. It has forever been our endeavor to become the most progressive name in the real estate industry.
- We are determined to fulfill your dreams and achieve your aspirations that have cradled with warmth and grown over the years.
- The company aims to redefined the building and construction business with unique modern designs.
- Our Mission is to provide premium housing to our clients at par with international standards so as to provide benchmark quality standards and a luxurious lifestyle.
- To Know and exceed our customer expectations.
- To Grow through creating resource and efficient solutions

Ongoing Projects



Auric Prime Suites
Jaisinghpura, Ajmer Road,
Jaipur



Auric City Homes
Sec-82, Faridabad



Auric City Homes
Jaisinghpura, Ajmer Road,
Jaipur



Auric City Homes II
Jaisinghpura, Ajmer Road,
Jaipur

Completed Projects



Auric Villas
Jaisinghpura, Ajmer Road,
Jaipur



Auric Prime II
Jaisinghpura, Ajmer Road,
Jaipur



Golden Sands
OMAXE City, Ajmer Road,
Jaipur

Why Jaipur?

1. **Best Transport Service:**- Airport, Railway station, Bus Stop etc.
2. **Hospitality:**-Best spots for 4/5 star hospitality available across the globe.
3. Special Economic Zone / Employment opportunities (Honda, Coca Cola).
4. Modern World Class Schools.
5. **Economic Growth:**- One of the fastest in India
6. Jaipur is the most connected city between Delhi and Mumbai via all transportation mediums.
7. Benefits given to NRI Investors by Rajasthan Government:- exemption in VAT, CST and GST as part of the RIPS scheme.
8. Top Medical Facilities.
9. There are beautiful parks, community centres and shopping malls.
10. Prosperity and Peace.
11. Jaipur is the hub of domestic and foreign tourists.
12. Jaipur is on the way of becoming a Mega City by 2025.
13. The city is the largest centre for export of coloured gemstones, sterling silver jewellery, handicrafts, carpets, apparel, traditional footwear, marble & stone artefacts, engineering goods, etc.
14. Smooth roads, clean and green environment, open spaces.

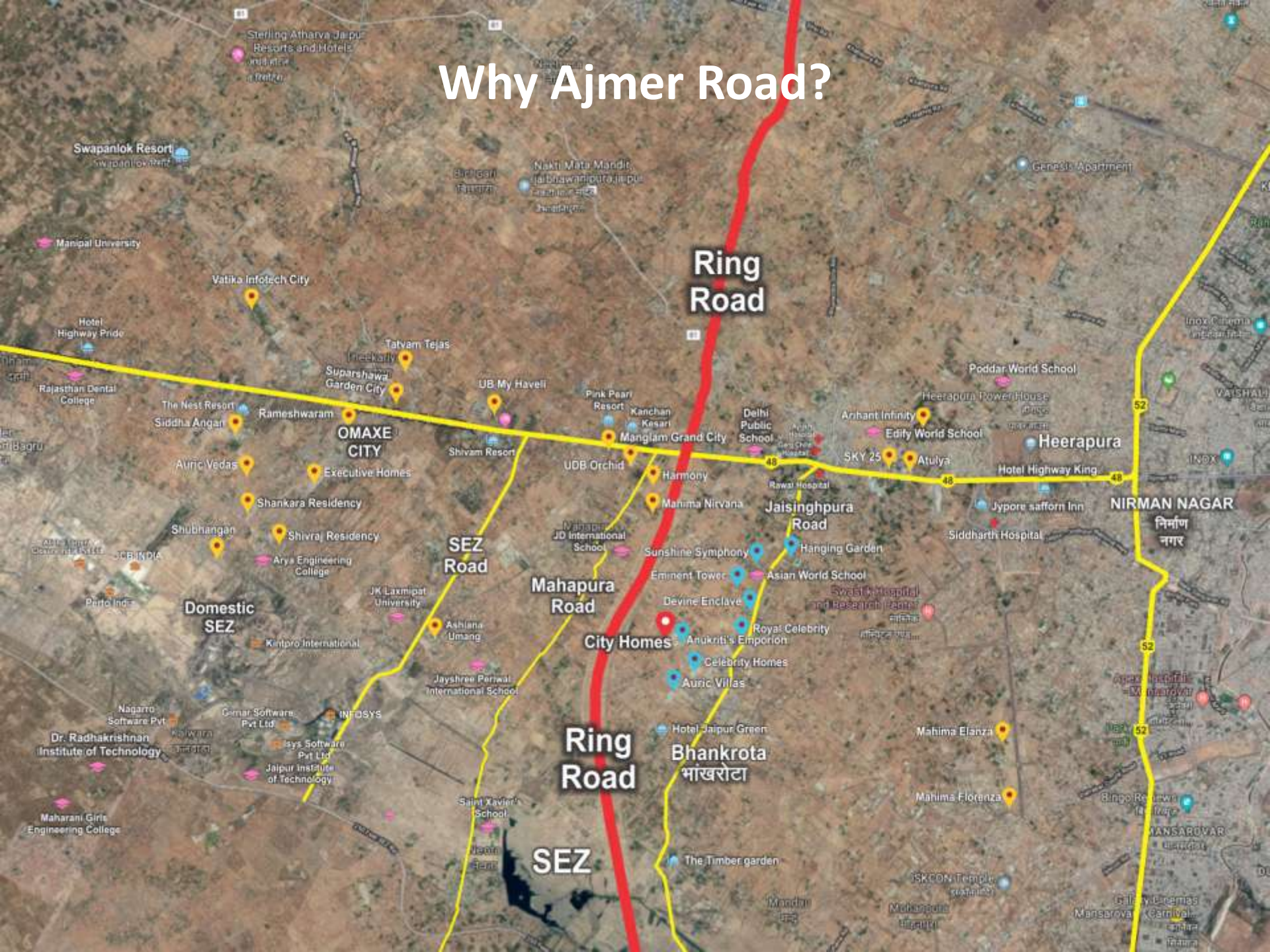
Why Ajmer Road?



THE FUTURE OF JAIPUR

1. This is a 6 Lane National Highway Connecting Jaipur to Delhi and Mumbai. This proposed to be 300 feet Mega Highway.
2. Comes in top 10 Investments venues in the country according to **Economics Times**.
3. Western-India Mega DEPO of **DMIC** is located in Phulera which is located on Jaipur-Ajmer Highway.
4. Its going to be the smart Highway connecting Jaipur and Ajmer which are major two cities proposed to be converted into **Smart Cities**.
5. Ajmer Road is loaded with best in class Education, and Employment Opportunities situated surrounding Ajmer Road.
6. Mahindra SEZ is located on Ajmer Road.
7. 5 Big Industrial Areas (private and government) are located on Ajmer road making Ajmer road, employment friendly.
8. There are many international and convent schools for the kids.
9. Ajmer Road has the best in class colleges and universities.
10. There are many renowned Hospitals.
11. There are many 3 to 5 Star Hotels on Ajmer Road.
12. Ajmer Road is a home to almost all A Class Developers of Rajasthan and India with the best in class townships and Projects.
13. Ajmer Road is strategically located near to Gurgaon, Delhi and Ajmer. This is the main drive of people to invest in Jaipur real estate.
14. Returns on Ajmer Road have been maximum for the course of last 15 years.
15. The connectivity of Ajmer Road is flawless. First trench of Ring Road connects NH8 to Tonk Road and Agra Road converting it to a 8 minutes and 15 minutes drive respectively.

Why Ajmer Road?



Why Ajmer Road - Industrial District

BAGRU INDUSTRIAL AREA

- Dagar Industries Pvt Ltd
- Suvalal Industries
- Ensol Industries Pvt Ltd
- Kainya Wires
- Poddar Hydro-Carbons
- Miracle Print Pack Pvt Ltd
- S. N. Poli Moulds Pvt Ltd
- Gustora Foods-Pasta Manufacturers
- Nimbus Pipes
- Oleum Lubricants

Other Industries

- Solitaire Industrial Park
- ARG Industrial park
- Varun Beverages
- Domestic SEZ
- DMIC
- WDFC
- **and Many More...**

MAHINDRA WORLD CITY

- JCB India
- Kintpro International
- Alisha Torrent Closure India Pvt Ltd
- India Agrovision Implements Pvt Ltd
- Global Stones Pvt Ltd
- Orvi Design Studio
- Perto India Ltd
- Grinar Software
- Nagarro Software Pvt Ltd
- Infosys Limited
- Geston Energy India
- Girnar Software Pvt Ltd
- Deutsch Bank

Why Ajmer Road - Employment District

Mahindra World City

35000 - 40000

Bagru Industrial Park

25000 - 30000

Domestic SEZ

30000 - 35000

Others Industries

20000 - 25000

Total Employment

110000 - 130000

Expected Employment in 20 years

1200000 - 1500000



Why Ajmer Road - Educational District

SCHOOLS

- Delhi Public School
- Step By Step International School
- Edfiy World School
- Poddar World School
- Jayshree Periwal International School
- Asian World School
- JD International School
- **Saint Xavier's** (Nevata)
- Maheshwari Public School



COLLEGES

- Arya Institute of Engineering
- Manipal University
- Jaipur Institute of technology
- JK laxmipath university
- Maharani girls Engineering College
- Rajasthan College of Engineering for Women
- Rajasthan Dental College
- NIMS Medical College
- Radhakrishnan Institute of Technology
- Jyoti Vidhyapeeth

Why Ajmer Road – Medical Facility

- Siddharth Hospital
- Ayush Hospital
- Rawal Hospital
- Garg Child Hospital
- Dulet Hospital
- Ashok Hospital
- Balaji Hospital



Why Ajmer Road – Hotels & Restaurants



- Hotel Highway King
- Hotel Amar Palace
- Jaipur Saffron Inn & Suits
- Hotel Kanchan Kesari
- Pink Pearl Resort & Fun City
- Hotel Jaipur Greens
- The Timber Garden
- Shivam Resort & Hotel
- Hotel Highway Pride
- Swapnalok Resort
- Sterling Atharva
- Hotel Royale Celebration
- The Nest Resort

Why Ajmer Road – Infrastructure Development

Builders = 20+



Apartment Projects = 90+

Villas Projects = 30+



Land Projects = 20+

Commercial Projects = 20+

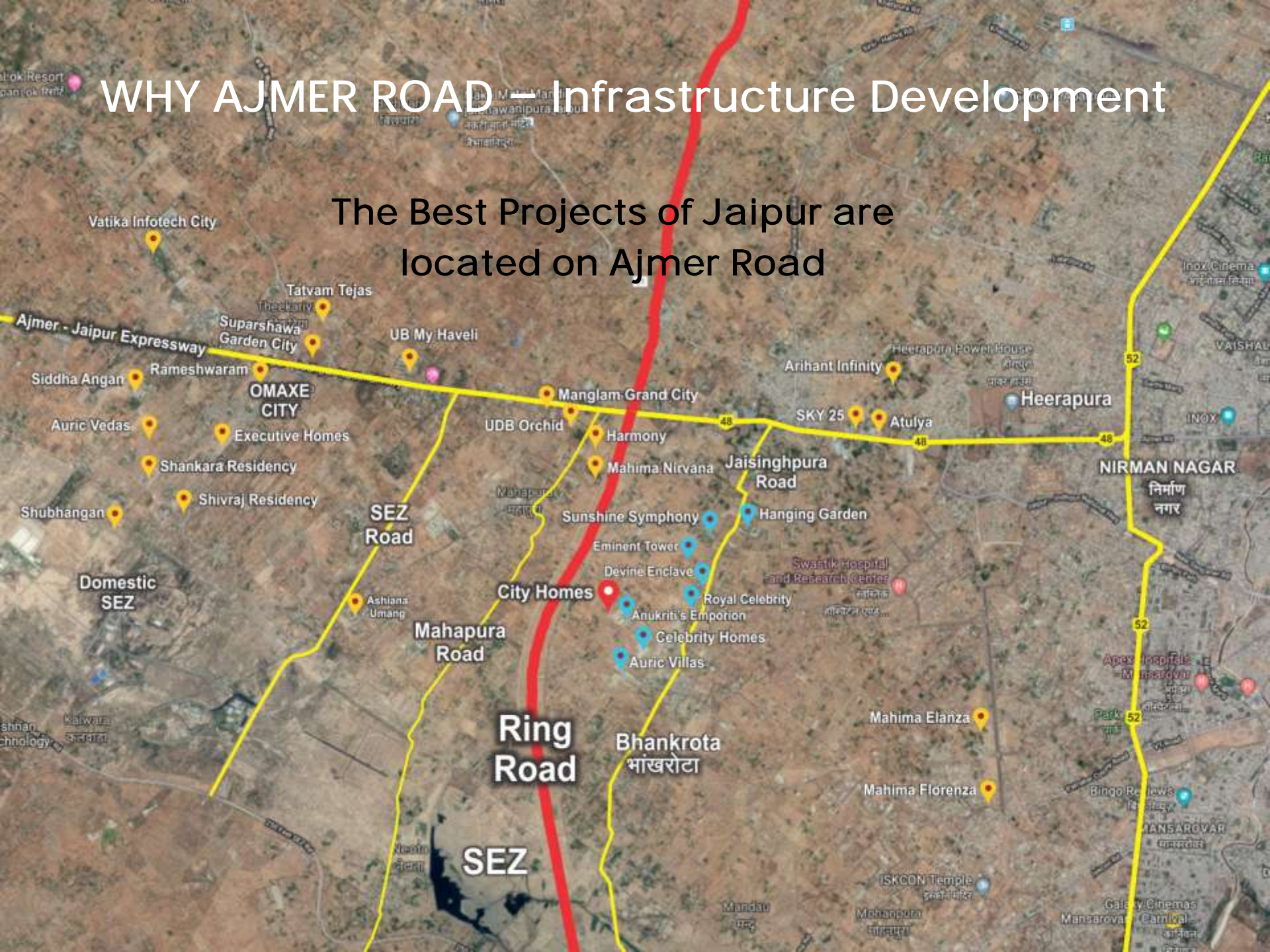


Integrated Townships = 4+



WHY AJMER ROAD – Infrastructure Development

The Best Projects of Jaipur are located on Ajmer Road



WHY AJMER ROAD – Maximum Residential Project & Township

Location	Builder Name	Project Name	Apartment/ Villa	Type	Price
Bhankrota	Mahima Elnza	Mahima	Apartment	2 & 3 BHK	70L – 1.04 Cr
	Mahima Nirvana II	Mahima	Apartment	2 & 3 BHK	35L - 53 L
	Arihant Infinity	Arihant	Apartment	2, 3 & 4 BHK	34L - 65 L
	Divine Enclave	ARG	Apartment	1, 2 & 3 BHK	23L - 45L
	Choradiya Atulya	Choradiya Group	Apartment	1, 2 & 3 BHK	15L - 31L
	Metropolis	SDC Group	Apartment	1, 2 & 3BHK	25L - 51L
	Sky 25	Riddhi Siddhi	Apartment	2 & 3 BHK	36L - 56L
	Sunshine Symphony	Dhanuka	Apartment	3 & 4 BHK	48L - 65L
Jaisinghpura	Mahima Florenza	Mahima	Apartment	2 & 3 BHK	56L - 97L
	Anukriti Villas	Anukriti Group	Villas	3 BHK Villa	75L - 86 L
	Arihant Eminent Towers	Arihant	Apartment	2 & 3 BHK	40L - 66L
	Celebrity Homes	Anukampa	Villas	3 BHK	start from 77 L
	Ashiana Umang	Ashiana Housing	Apartment	2 & 3 BHK	38L - 74L
	Royal Celebrity	Anukampa	Villas	3 BHK	start from 75 L
	Anukampa Omega	Anukampa Group	Apartment	2 & 3 BHK	start from 26 L
	City Homes	Auric Group	Apartment	2 BHK	8.5 L – 13 L
Mahapura	UDB Orchid	UDB	Apartment	1, 2 & 3 BHK	23L - 56L
	Sez Pride	Unimax	Apartment	1 & 2 BHK	26L - 43L
	Pink Pride	Unimax	Apartment	1 & 2 BHK	27L – 50L
	Harmony	UDB	Apartment	2, 3 & 4 BHK	51L – 1.03Cr
	My Haveli	UB	Apartment	1, 2 & 3 BHK	34L - 55L
Bad ke Balaji	Suparshwa Garden City	Sankalp	Apartment	3 BHK	40L
	Suparshwa Garden City	Sankalp	Villas	3 & 4 BHK	71L - 76L
	Tatvam Tejas	Sankalp	Apartment	1, 2 & 3 BHK	16L - 39L
Toll Tax	vatika Infotech City	Vatika Group	Apartment	1, 2, 3 & 4 BHK	30L – 1.02L
	vatika Infotech City	Vatika Group	Apartment	2, 3 & 4 BHK	53L - 1.37Cr
	Siddhar Aangan	Siddha	Villas	4 BHK	61L - 71L
	Siddha Hans	Siddha	Apartment	2 & 3 BHK	25L - 32L
	Siddha Mayur	Siddha	Apartment	2 & 3 BHK	31L - 44L
	Shiv Sarovar	SSG Group	Apartment	1 & 2 BHK	19L - 31L
OMAXE CITY	Rameshwari Rameshwaram	Rameshwari Buildcon Pvt Ltd	Apartment	1,2 & 3 BHK	22L - 49L
	The Urbanite	GKB Group	Apartment	1 & 2 BHK	23L - 44L
	Shankra Residency	Shiv Shakti Group	Apartment	2 & 3 BHK	23L - 32L
	Shivraj Residency	Shiv Shakti Group	Apartment	2 & 3 BHK	35L - 49L
	Omexe Executive Homez	Omexe	Apartment	2 & 3 BHK	30L - 38L
	Subh Angan	Omexe	Apartment	2 BHK	29L
	Auric Vedas	Auric Group	Villas	1 & 3 BHK	15.45L - 26.95L

Why Jaisinghpura?

This is a developed area on NH8, Ajmer Road, Jaipur.

Features of Jaisinghpura: Located on the main Ajmer Road, Open area with the facilitate roads and gardens and facility area, shopping area available in Jaishingpura, 200+ feet roads to connect Jaisinghpura to various Zones and highways.

Connectivity: Direct connectivity to Mahindra SEZ and Ring Road by 200 feet road.

1000+ Families already living happily in Jaisinghpura.

Transportation: Low floor bus is available from Jaisinghpura to travel in the city. Proposed Metro station of jaipur Metro phase-3 to enhance the connectivity.

Local Facilities: Jaisinghpura is equipped with a lot of local stores, vegetable market, paying guests, Beautiful Temples etc.

Infrastructure Development: More then 10 group housing projects are designed in Jaisinghpura with more then 1000 plots. More then 200 units are available in Jaisinghpura.

Commercial Features: Hotels, Restaurants, Cafeteria / Food Court, Conference room, ATM, High Speed Internet/ Wifi available in Jaisinghpura.

Presenting



JDA APPROVED

Zero Down Payment & No EMI till Possession



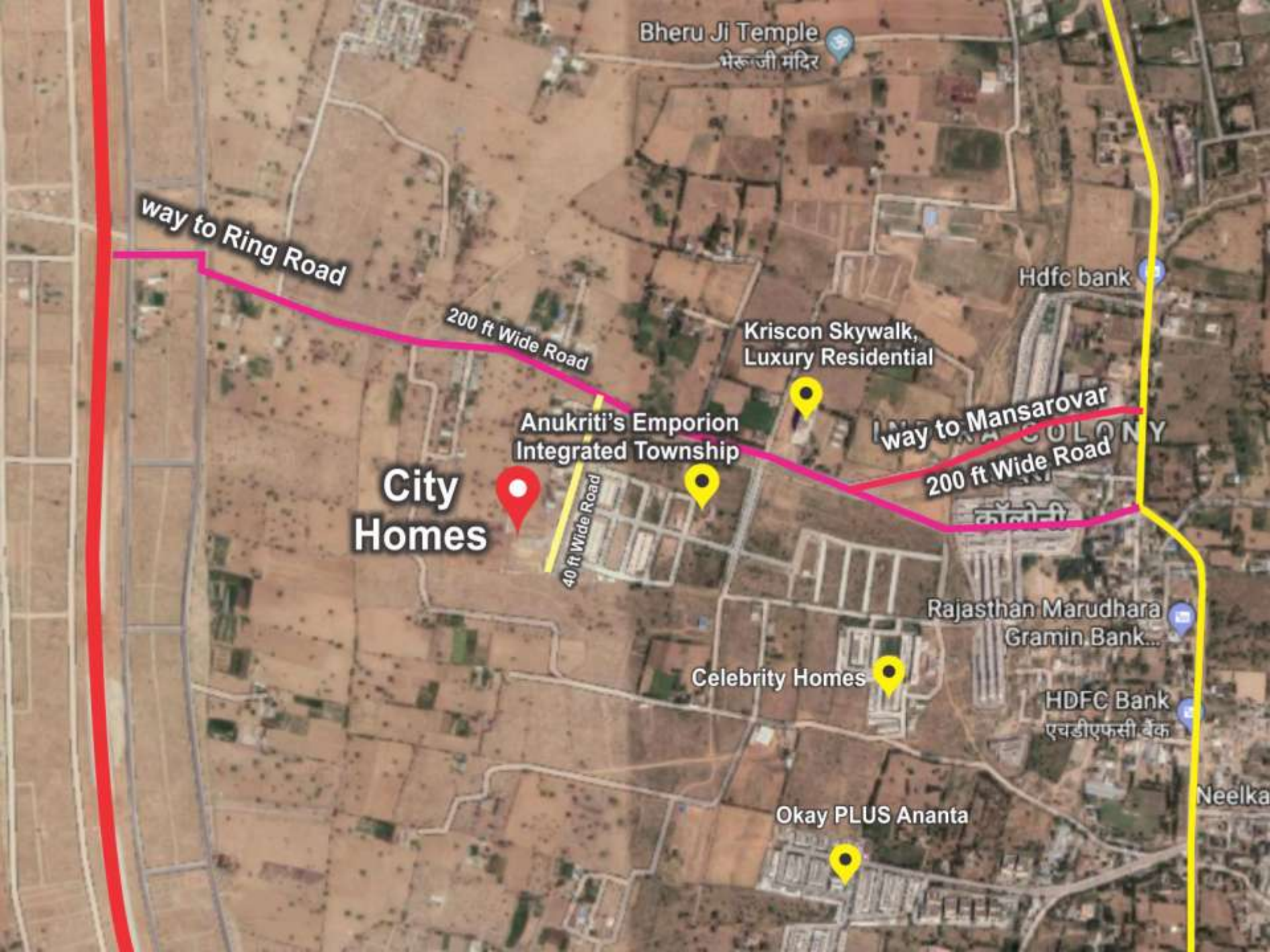
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Location Map



Key Distances

200 ft Bypass	8 Km
Mahindra SEZ	10 Km
Mansarovar Metro Station	11 Km
Purani Chungi	12 Km
Vaishali Nagar	13 Km
Railway Station	16 Km
Airport	16 Km
Bus Stand	17 Km
Ajmeri Gate	19 Km



Bheru Ji Temple
भेरूजी मंदिर

way to Ring Road

200 ft Wide Road

Kriscon Skywalk,
Luxury Residential

Hdfc bank

Anukriti's Emporion
Integrated Township

way to Mansarovar
200 ft Wide Road

City
Homes

40 ft Wide Road

Rajasthan Marudhara
Gramin Bank...

Celebrity Homes

HDFC Bank
एचडीएफसी बैंक

Okay PLUS Ananta

Neelka

2 BHK Flat @ Rs 13.00* Lacs



1 BHK Flat @ Rs 8.50* Lacs



Features



Children
Play Area



Community
Hall



Free
Parking



Lift



Gated
Township



Senior Citizen
Park

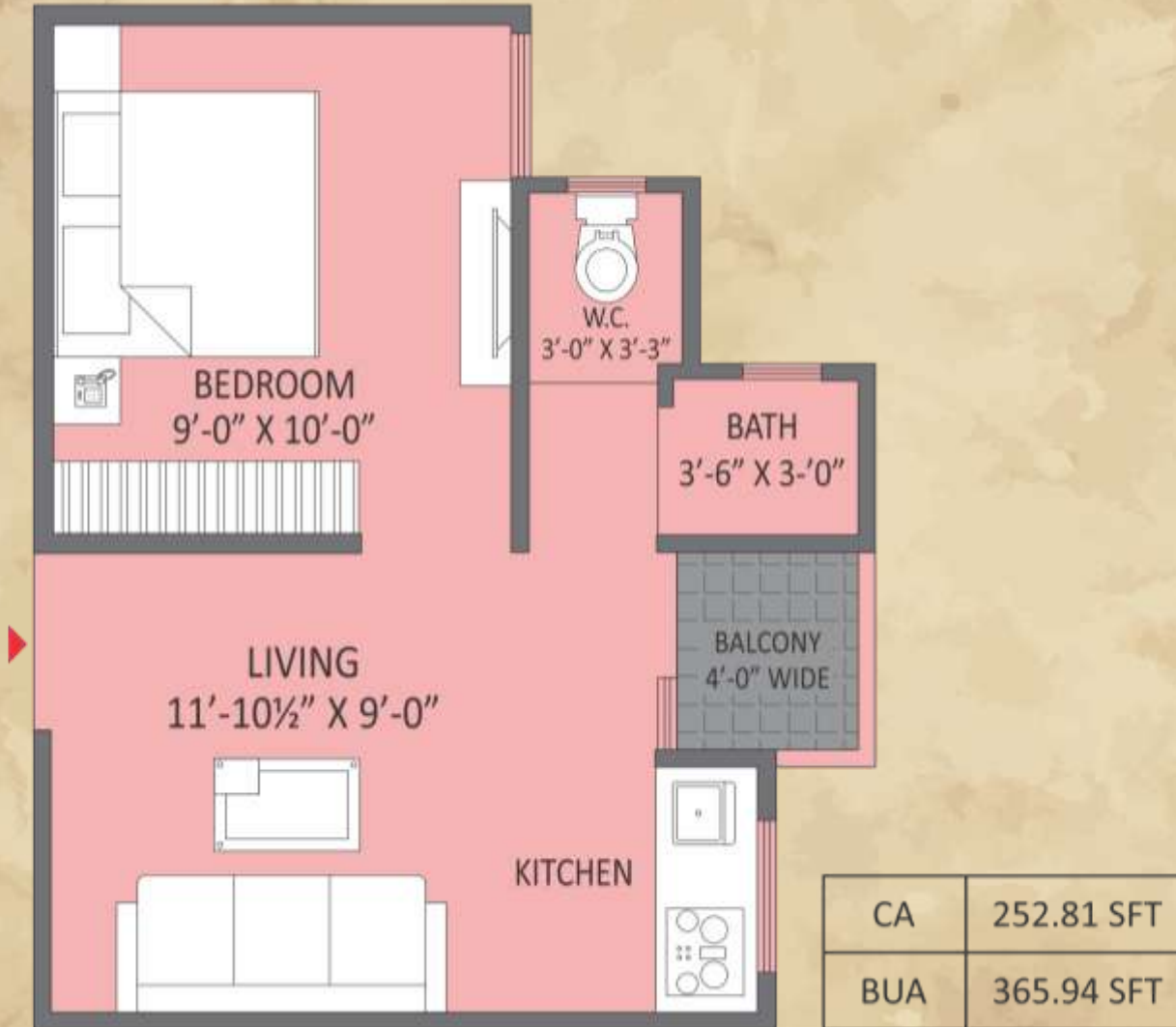


24 hours
Security



Convenience
Store

1 BHK Unit Plan



2 BHK Unit Plan



CA	430.03 SFT
BUA	567.04 SFT

Specifications

STRUCTURE

RCC frames structure designed for SEISMIC forces as per latest IS code and NBC Recommendations.

FLOORING

Rooms	:	Vitrified Tiles
Kitchen	:	Vitrified Tiles
Drawing Room	:	Vitrified Tiles
Balcony	:	Ceramic Tiles
Common Area	:	Ceramic Tiles

DOORS/WINDOWS FRAME

MS Z –Section frame as per IS code/Stone Chowkhat.

DOOR SHUTTER

Flush Doors Painted with flat Enamel Paint.

ELECTRIC FITTING/WIRING

ISI Marked

KITCHEN COUNTER TOP

Marble/Kota stone

WALL FINISH

Color wash/ Dry Distemper.

PLUMBING FITTINGS

UPVC pipes or equivalent ISI marked

SANITARY FITTINGS

Chinaware and CP Standard design ISI marked

WALLS TILES

Bathroom	:	Ceramic Tiles up to 7 feet height
Kitchen	:	Ceramic Tiles up to 2 feet height above counter

CITY HOMES - USPs

- **Connectivity:** Direct connectivity to Ring Road, Mahapura, Ajmer Road & Mahindra Sez
- Gated Township solving the biggest problem of security.
- Best Schools & colleges within radius of 5 km.
- All commercial activities are generated inside the project.
- Modern facilities and secured campus for better living.
- No GST & No Other Charges.
- All units sold as per built-up area, first time by any project in Jaipur.
- Benefit in Registry charges as per State Govt.

Cost Sheet

COST SHEET			1 BHK		2 BHK	
SIZE (SQ FT)			365.94 SQ FT		567.05 SQ FT	
A	BASIC SALES PRICE		850000		1300000	
B	GST @ 1%		8500		13000	
C	TOTAL SALES	A + B	858500		1313000	
			MALE	FEMALE	MALE	FEMALE
D	REGISTRY CHARGES		25500	21250	39000	32500
E	REGISTRY BENEFIT		46400	41600	69600	62400
F	TOTAL GROSS	C + D	884000	879750	1352000	1345500
G	SUBSIDY		267000		267000	
H	INTEREST BENEFIT ON LOAN*		301000		301000	
I	TOTAL ADDITIONAL BENEFIT ON LOAN*	G + H	568000		568000	
J	EFFECTIVE BENEFIT	E + I	614400		637600	
	BOOKING AMOUNT		85850		131300	
	LOAN AMOUNT		772650		1181700	

Price & Payment Plan

Description	2 BHK
At the time of Booking	5%
On Offer Of Allotment	5%
On Start of Construction/ Excavation	15%
On Plinth Level	20%
On Casting of Ground Floor Roof Slab	20%
On Casting of Second Floor Roof Slab	15%
On Casting of Forth Floor Roof Slab	10%
On start of Internal Plaster/ External	5%
On Offer of Possession + IFMS Rs. 50/- Per Sq.Ft.	5%

Terms & Conditions:

- All payments to be made through cheques or demand draft in favor of "Auric Infratech Pvt. Ltd." payable at Jaipur.
- Payment is subject to realization of cheque/ demand draft.
- Stamp duty, Registration Charges, JDA Patta Charges, Legal expenses and other miscellaneous charges shall be separately borne and paid by the applicant, as applicable at the time of registration of the sale deed.
- Government taxes and levies like GST, VAT, Cess etc as applicable from time to time will be extra.
- In case of any levy of EDC (including as revised from time to time) or imposition of IDC or other charge or levies that were not applicable at the time of making the application for allotment but became subsequently applicable, such EDC or IDC or other charges shall be applicable to and be paid by the allottee(s) on a pro-ratabasis, the amount for which shall be calculated by the company.
- Credit Linked Subsidy Scheme can be availed.

Chief Minister Jan Awas Yojna Benifits

- The subsidy amount of Rs 267000/- will be transfer to applicant/ allottee loan account directly.
- Govt. scheme of extra income tax saving will be liable on this project also.
- The minimum stamp duty charges (2.5% & 3%) will be as per the current Govt. norms.
- The allottee will not need to raise extra money due to 90% easy loan facility from bank/ financial institutions.
- The Flats will be construct under the supervision of our expert engineers.

Competitive Analysis



COMPETITIVE COST ANALYSIS					
S.NO.	DESCRIPTION		CITY HOMES		OTHER PROJECT
	SIZE (sqft)		567.04		567.04
A	BASIC SALES PRICE		1300000		1300000
B	GST	1%	13000	5%	65000
C	TOTAL SALE VALUE	(A+B)	1313000	(A+B)	1365000
D	OTHER CHARGES (CLUB/PARKING/EC/WC)		0		150000
E	GST	12%	0	12%	18000
F	TOTAL GROSS SALE VALUE	(C+D+E)	1313000	(C+D+E)	1533000
	BOOKING AMOUNT	10%	131300	10%	136500
	LOANABLE AMOUNT	90%	1181700	90%	1228500
G	REGISTRY FEE	3%	39000	8.80%	114400
H	SUBSIDY AMOUNT*		267000		0
I	INTEREST BENEFIT ON LOAN		301000		0
J	BENEFIT FROM SUBSIDY IN LOAN (PRINCIPAL + INT)*	(H+I)	568000	(H+I)	0
K	TOTAL COST	(F+H)	1352000	(F+H)	1647400
L	EFFECTIVE COST	(L-K)	784000	(L-K)	1647400
BENEFIT IN COST OF CITY HOMES FROM OTHER PROJECT			863400		

Home Loan

Up to 90% Loan-able

Documents Required For Salaried Loan
Applicant
ID, Address Proof
PAN Card
1 Photo
2 Years Form16/ 3Years ITR
3 Months Salary Slip
6 Months Bank Statement
SOA of Running Loan (if any)

Documents Required For Senp Loan
Applicant
ID, Address Proof
PAN Card
1 Photo
3 Years ITR
3 Years Balance Sheet with Audit Report & Annexure
1 Years Bank Statements
SOA of Running Loan (if any)



IndusInd Bank



InCred



Home Loan – Eligibility Calculation

Earning per month of Applicant	23000
Earning of Co Applicant (Optional)	0
Total Gross Income	23000
Current EMI of Applicant (only more than 12 due EMI's)	3000
Current EMI of Co-Applicant (only more than 12 due EMI's)	0
Total EMI's	3000
Gross Loanable Income	20000
Maximum EMI Consideration for Home Loan	10400
Maximum Loan can be availed for 20 Years (In Lacs)	12.53

THANK YOU