



Pali Jodhpur Highway,
NH-62 Bhakrasni Road, Near JIET College

NRI

A Premium Township of Villas & Plots



[Rera No : RAJ/P/2022/2004 (07/06/2022)
Rera No : RAJ/P/2022/2052]

Luxury has a name now



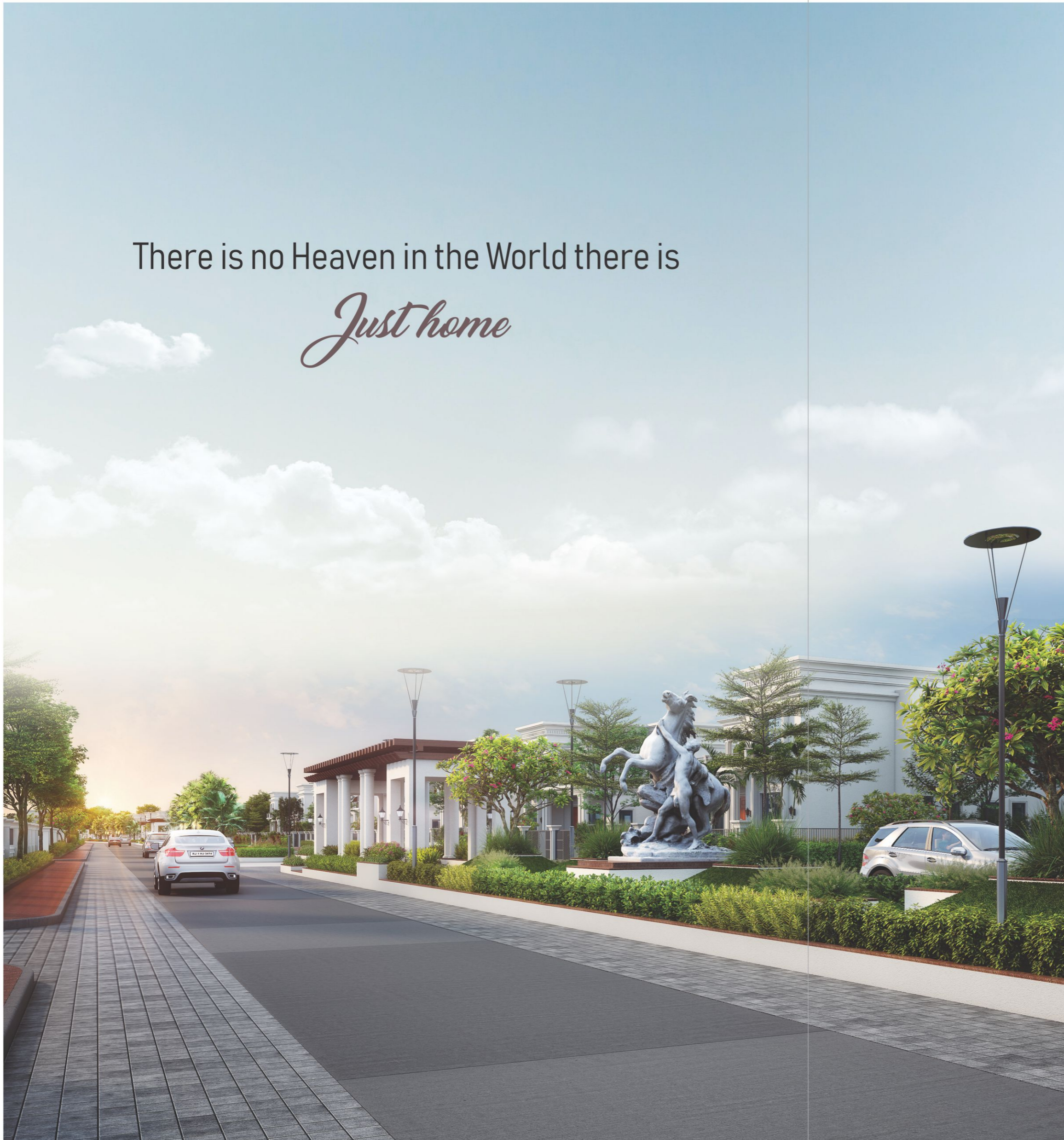
Luxury is in each detail

NRI Township represents the ultimate modern urban lifestyle, located at the heart of Rajasthan, Jodhpur. European architectural designed based NRI Township has been crafted to incorporate the world's best living and leisure experiences for people who appreciate life and enjoy every moment of it.

The township is spread over 120 Acres of land with more than 10 theme based gardens, a fully facilitated Clubhouse, 3 Star Hotel, commercial zone and many more, it simply reflects a class, elegance and luxury in itself.



There is no Heaven in the World there is
Just home



Exquisite Features Designed in European Way
Presenting royal life in a new way, NRI Township is based on the European structural designs. The idea is to provide an unforgettable experience of contemporary and, modern life standards.



Reliable Support

Expert Security System



Establishing the royalism of the township.

Consists of more than 10 European theme based gardens. 3 Tier security with CCTV surveillance, fully automated entrance gates, 80 & 40 ft. wide CC and paver roads. Five Star club House and Temple.



3 tier security and high-resolution camera to give you a sense of security.

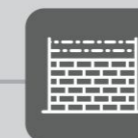


24 Hour supervision of the township by the well trained and highly experienced security guards.



Fully equipped gated society with 7 km of boundary wall around the township.

Only residents / registered vehicles to be allowed.



Why

Ashapura
NRI

Now Feel the Ambience of Europe in Jodhpur !



Your convenience matters more than our profits.

This project is designed straight from the heart that's why the sellable area is less than 50% of the entire property, comprising on wider roads, large green open spaces & parks for you to enjoy.



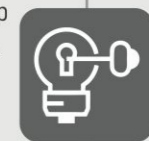
Because your time is precious.

The Ashapura NRI is a RERA approved project. All the government dues has been deposited and legal documents are clear. Each Plot block comes with a boundary wall.



Small details that say we care for you.

Basic fundamental amenities like underground electrical cabling, drainage system, sewerage line and sewerage chamber with each plot will be in place.



Security is paramount.

Fully gated and secured township with boundary wall to give peace of mind of your property and beautification.



Living in a clean and peaceful environment.

In Ashapura NRI Township we will plant more than 10,000 trees/plants to ensure that everyone should get a pollution free environment and a healthy life style. Availing the facilities which develop social, physical and mental values in your health keeps you energized as well.

A good township cares about the nature and landscapes for the health of its residents; Ashapura NRI is assuring the same.



Be ready for future.

Ashapura NRI is situated at a distance of 2km's from JIET college which is the largest medical service facility, providing 800+ beds and most prestigious institute of engineering and technology in Jodhpur.



The biggest corridor of the National Highway Delhi Mumbai Industrial Corridor (DMIC), is few kms from NRI which makes it worth investing and precise location for future investment too.



Gaining the education in the top-scoring Senior Secondary Institute of Jodhpur that is Delhi Public School to give your child a better future.

Indrabulls

India bulls Mega Mall and D-mart is the commercial evolution located near NRI Township. It provides you with a chain of numerous commercial, household, fashion and living products and services under one roof.



The Galaxy

60'0" X 90'0"

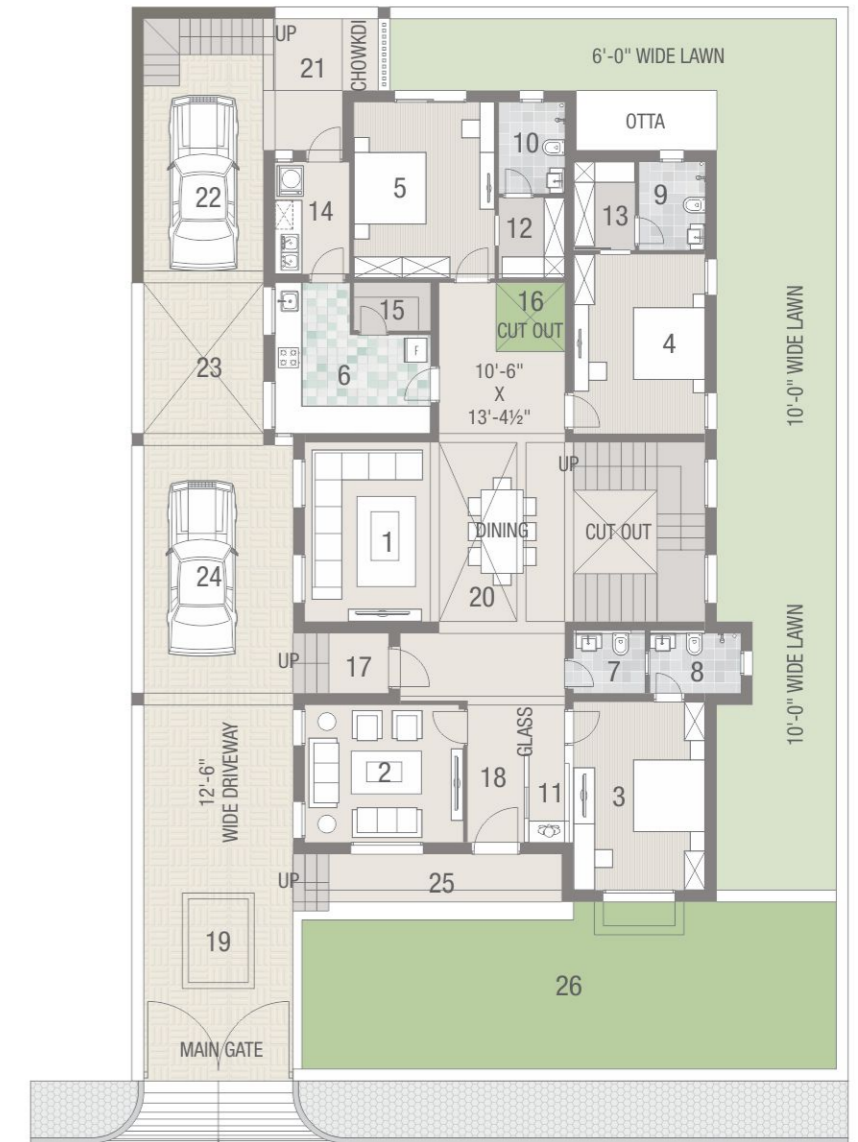
4 Bedroom Luxurious Villa

60 x 90 with Porch, Garage & Servant Room	
Ground Floor (Area in Sqft)	3307
First Floor (Area in Sqft)	632
Total Built up Area in Sqft	3939
60 x 90 without Porch, Garage & Servant Room	
Ground Floor (Area in Sqft)	3046
First Floor (Area in Sqft)	371
Total Built up Area in Sqft	3417



Ground Floor Plan
60'0" X 90'0"

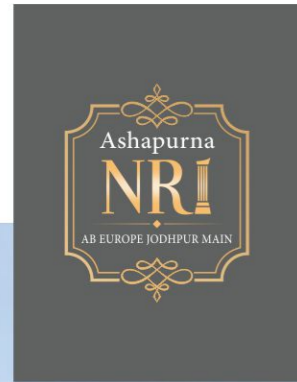
1	FAMILY / DINING	21'-9" X 15'-0"
2	LIVING ROOM	13'-3" X 11'-6"
3	G.BED ROOM 01	11'-0" X 15'-9"
4	BED ROOM 02	11'-0" X 15'-0"
5	BED ROOM 03	11'-9" X 14'-9"
6	KITCHEN	13'-0" X 12'-7½"
7	G.TOILET	6'-0" X 5'-0"
8	TOILET	7'-7½" X 5'-0"
9	TOILET	5'-6" X 7'-4½"
10	TOILET	5'-6" X 7'-7½"
11	POOJA	3'-4½" X 7'-4½"
12	DRESS	5'-6" X 6'-9"
13	DRESS	5'-1½" X 7'-4½"
14	COVERED UTILITY AREA	6'-3" X 9'-4½"
15	STORE	6'-4½" X 4'-0"
16	PLANTER	5'-9" X 5'-9"
17	ENTRY	8'-0" X 5'-0"
18	ENTRY	4'-9" X 7'-4½"
19	U.G.W.T.	5'-0" X 7'-0" X 5'-0" 5000.LTR CAPACITY
20	DOUBLE HEIGHT CUT OUT	6'-6" X 15'-0"
21	WASH AREA	9'-7½" X 6'-0"
22	GARAGE	10'-0" X 22'-1½"
23	O.T.S.	10'-0" X 12'-7½"
24	PORCH	12'-6" X 22'-9"
25	VERANDAH	22'-6" X 5'-6"
26	GARDEN	45'-6" X 14'-0"



First Floor Plan
60'0" X 90'0"

1	G.BED ROOM 03	11'-0" X 15'-9"
2	TOILET	7'-3" X 5'-3"
3	BALCONY	7'-6" X 2'-9"
4	SERVANT ROOM	10'-0" X 12'-9"
5	TOILET	6'-7½" X 4'-7½"





The Venus

45'0" X 60'0"

3 Bedroom Ultra Premium Villa

45 x 60 with Garage & Servant Room

Ground Floor (Area in Sqft)	1947
First Floor (Area in Sqft)	676
Total Built up Area in Sqft	2623

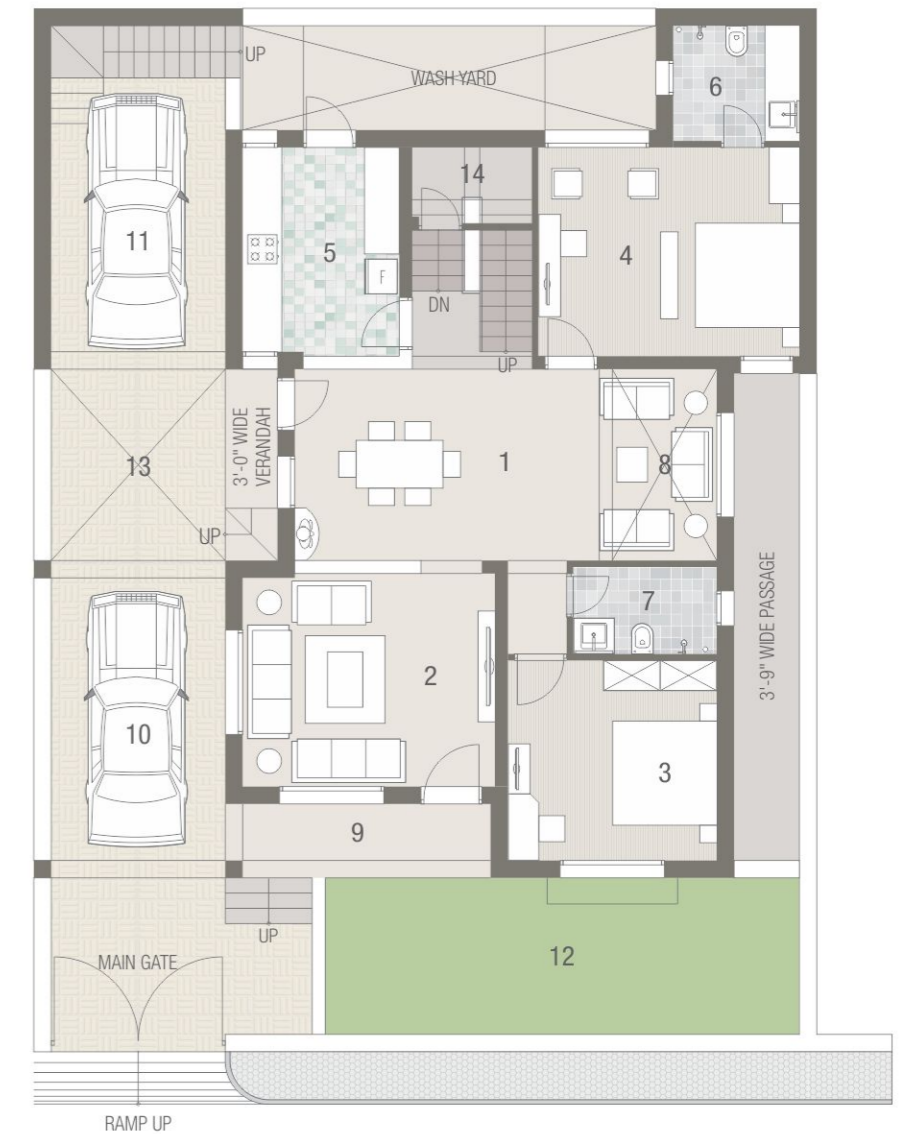
45 x 60 without Garage & Servant Room

Ground Floor (Area in Sqft)	1712
First Floor (Area in Sqft)	441
Total Built up Area in Sqft	2153



Ground Floor Plan
45'0" X 60'0"

1	FAMILY & DINING HALL	24'-3" X 11'-0"
2	LIVINGROOM	14'-6" X 12'-3"
3	BEDROOM-01	12'-0" X 11'-6"
4	BEDROOM-02	15'-0" X 12'-0"
5	KITCHEN	9'-0" X 12'-0"
6	TOILET	7'-3" X 6'-7½"
7	TOILET	8'-3" X 5'-0"
8	CUT OUT DOUBLE HEIGHT	6'-0" X 11'-0"
9	VERANDAH	15'-3" X 4'-3"
10	PORCH	10'-0" X 18'-3"
11	GARAGE	10'-0" X 18'-9"
12	GARDEN	28'-0" X 9'-0"
13	O.T.S.	10'-0" X 11'-0"
14	STORE	6'-10½" X 4'-4½"



First Floor Plan
45'0" X 60'0"

1	BED ROOM 01	12'-0" X 11'-6"
2	LOBBY	10'-9" X 11'-0"
3	TOILET	8'-3" X 5'-0"
4	SERVANT ROOM	10'-0" X 10'-4½"
5	TOILET	6'-7½" X 4'-7½"





The Meadow

40'0" X 60'0"

3 Bedroom Ultra Premium Villa

40 x 60 with Garage & Servant Room

Ground Floor (Area in Sqft) 1773

First Floor (Area in Sqft) 617

Total Built up Area in Sqft 2390

40 x 60 without Garage & Servant Room

Ground Floor (Area in Sqft) 1569

First Floor (Area in Sqft) 413

Total Built up Area in Sqft 1982



Ground Floor Plan
40'0" X 60'0"

1	FAMILY & DINING HALL	22'-0" X 11'-0"
2	LIVINGROOM	13'-3" X 12'-3"
3	BEDROOM-01	11'-0" X 11'-6"
4	BEDROOM-02	12'-6" X 12'-0"
5	KITCHEN	8'-4½" X 12'-0"
6	TOILET	7'-9" X 6'-7½"
7	TOILET	7'-3" X 5'-0"
8	CUT OUT DOUBLE HEIGHT	5'-3" X 11'-0"
9	VERANDAH	13'-3" X 4'-3"
10	PORCH	8'-6" X 18'-3"
11	GARAGE	8'-6" X 18'-9"
12	GARDEN	23'-9" X 9'-0"
13	O.T.S.	8'-6" X 11'-0"
14	STORE	6'-6" X 4'-4½"



First Floor Plan
40'0" X 60'0"

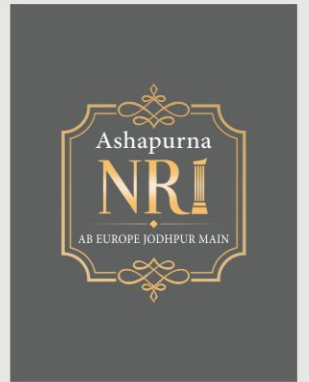
1	BED ROOM 01	11'-0" X 11'-6"
2	LOBBY	11'-3" X 11'-0"
3	TOILET	7'-3" X 5'-0"
4	SERVANT ROOM	8'-6" X 10'-4½"
5	TOILET	5'-1½" X 4'-7½"





5 Star Club House With all the

Luxurious Amenities



“Defining the luxury as a new thing kept every fine detail in mind the club house is developed in 30,000 sq. ft. with the modern amenities. It will be a grandeur and magnificent living experience for the residents of NRI.”

INDOORS

-  TABLE TENNIS
-  CARROM ROOM
-  CARDS ROOM
-  CHESS ROOM
-  BADMINTON COURT
-  SQUASH - COURT
-  MINI THEATRE
-  BANQUET HALL



OUTDOORS

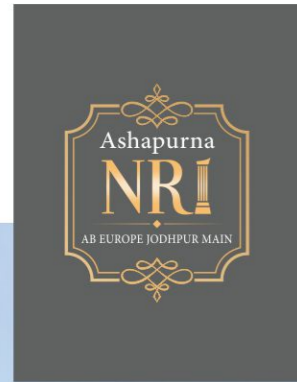
-  BASKET BALL GROUND
-  VOLLEY BALL GROUND
-  SWIMMING POOL
-  MINI CRICKET PITCH
-  OUTDOOR GYM
-  CHILDREN PLAY AREA
-  LAWN TENNIS
-  MULTIPURPOSE HALL
-  LANDSCAPED GARDEN WITH SIT-OUTS



Grace Gratitude with Prefection

- Temple** for the spiritual peace of mind and soul
- Water Availability** a basic necessity for living
- Sewerage connection** to keep the atmosphere and environment clean
- Gardens** for the beautiful morning & evening walks in the aura of NRI
- Community hall** to share thought, express the gratitude as a community with socially active people around you
- Security services** safety and security of the residents is the prime most concern
- Vastu-compliant designs** crafted to use every space and corner of the villa fruitfully.
- Green living** breath in a healthy and clean environment for your body wellness
- Connectivity** Easy connectivity with the city center and its divisions to save your time and rush.





The MANSION

30'0" X 60'0"

3 Bedroom Premium Villa

30 x 60

Ground Floor (Area in Sqft)	1338
First Floor (Area in Sqft)	348
Total Built up Area in Sqft	1686



Ground Floor Plan
30'0" X 60'0"

1	FAMILY & DINING HALL	20'-4½" X 12'-9"
2	LIVING ROOM	10'-0" X 13'-3"
3	BED ROOM 01	10'-0" X 13'-3"
4	BED ROOM 02	11'-0" X 10'-3"
5	KITCHEN	7'-9" X 10'-3"
6	TOILET	5'-0" X 7'-0"
7	TOILET	4'-4½" X 7'-0"
8	GARDEN	16'-4½" X 5'-9"
9	PORCH	7'-3" X 13'-6"
10	VERANDAH	10'-4½" X 4'-3"
11	GARDEN B	19'-3" X 12'-6"
12	CUT OUT	2'-6" X 10'-0"
13	WASH YARD	11'-3" X 5'-9"
14	O.T.S.	7'-3" X 4'-9"



First Floor Plan
30'0" X 60'0"

15	FOYER	10'-0" X 12'-9"
16	BED ROOM 03	10'-0" X 13'-3"
17	GREEN PORCH	6'-10½" X 6'-3"
18	TOILET	7'-3" X 6'-0"
19	BALCONY	10'-3" X 3'-6"





The Oak

30'0" X 50'0"

3 Bedroom Premium Villa

30 x 50

Ground Floor (Area in Sqft)	1338
First Floor (Area in Sqft)	348
Total Built up Area in Sqft	1686



Ground Floor Plan
30'0" X 50'0"

1	FAMILY & DINING HALL	20'4½" X 11'6"
2	LIVINGROOM	10'0" X 12'0"
3	BEDROOM-01	10'0" X 12'0"
4	BEDROOM-02	11'0" X 10'0"
5	KITCHEN	7'9" X 10'-0"
6	TOILET	5'0" X 7'0"
7	TOILET	4'4½" X 6'6"
8	WASH YARD	11'3" X 3'0"
9	GARDEN	16'4½" X 3'0"
10	O.T.S.	7'3" X 4'9"
11	PORCH	8'7½" X 12'3"
12	VERANDAH	10'4½" X 4'3"
13	GARDEN	19' 3" X 8'0"
13	U.G.W.T.	5'-0" X 5'-0" X 5'-0" 3000.LTR CAPACITY



First Floor Plan
30'0" X 50'0"

1	BEDROOM-3	10'0" X 12'10"
2	GREEN PORCH	6'10½" X 5'0"
3	FOYER	10'0" X 11'6"
4	BALCONY	10'3" X 12'0"
5	TOILET	7'3" X 6'0"





The Orchid

30'0" X 30'0"

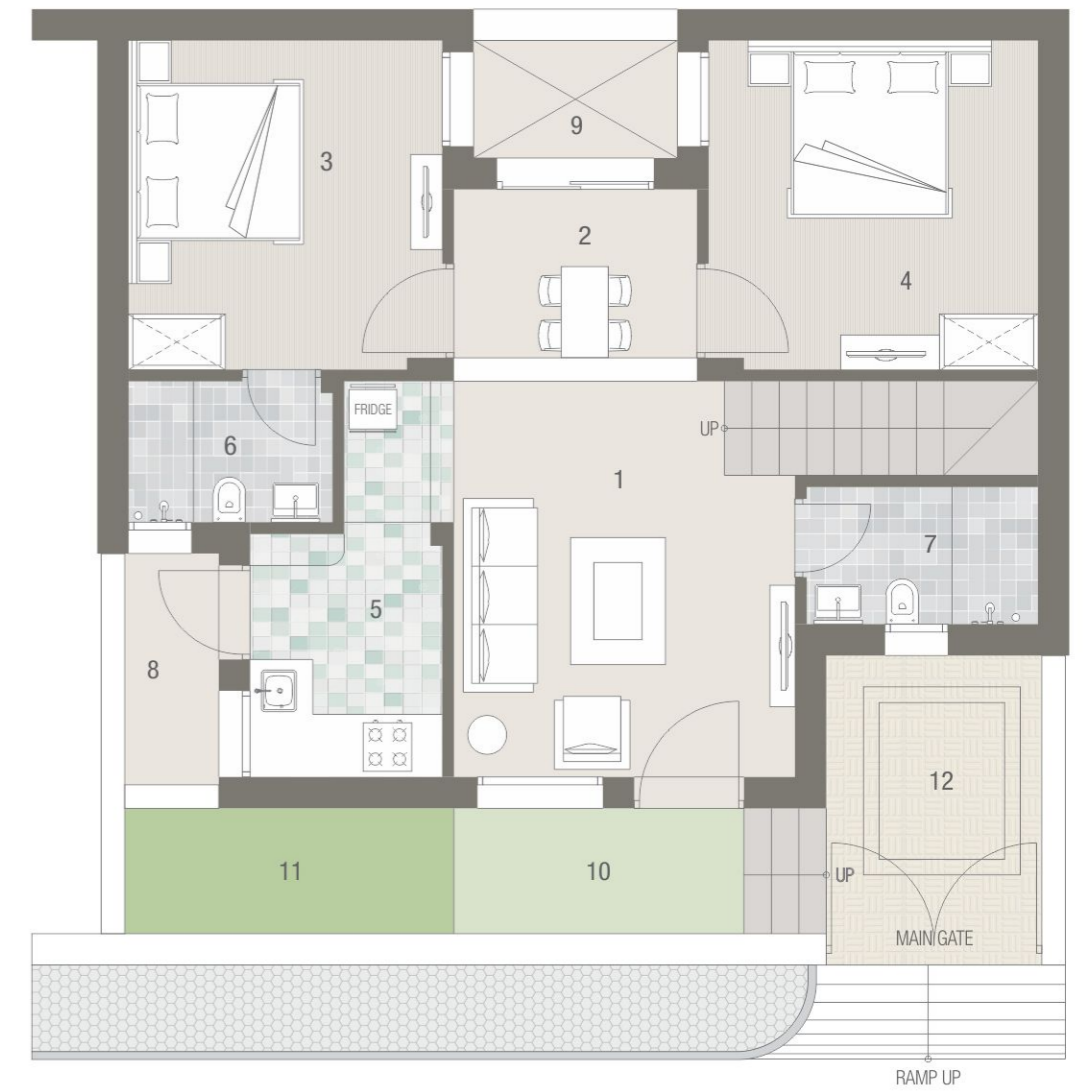
3 Bedroom Signature Villa

30 x 30	
Ground Floor (Area in Sqft)	818
First Floor (Area in Sqft)	185
Total Built up Area in Sqft	1003



Ground Floor Plan
30'0" X 30'0"

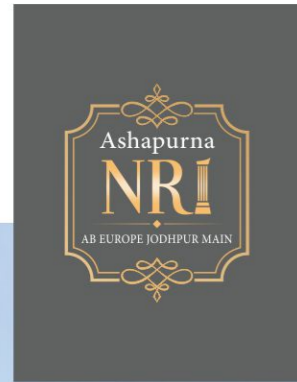
1	LIVING/DINING	10'10½" X 18'9"
2	DINING	7'-9" X 6'-1½"
3	BEDROOM-01	10'0" X 10'6"
4	BEDROOM-02	10'6" X 10'6"
5	KITCHEN	6'1½" X 7'9"
6	TOILET	6'6" X 4'6"
7	TOILET	7'4½" X 4'4½"
8	WASH AREA	3'0" X 7'4½"
9	O.T.S.	6'6" X 3'9"
10	VERANDAH	12'0" X 4'0"
11	GARDEN	10'6" X 4'0"
12	U.G.W.T.	4'-0" X 5'-0" X 5'-0" 4000.LTR CAPACITY



First Floor Plan
30'0" X 30'0"

1	BEDROOM-3	10'6" X 10'6"
2	TOILET	7'1½" X 5'1½"





The Heaven

25'0" X 50'0"

3 Bedroom Signature Villa

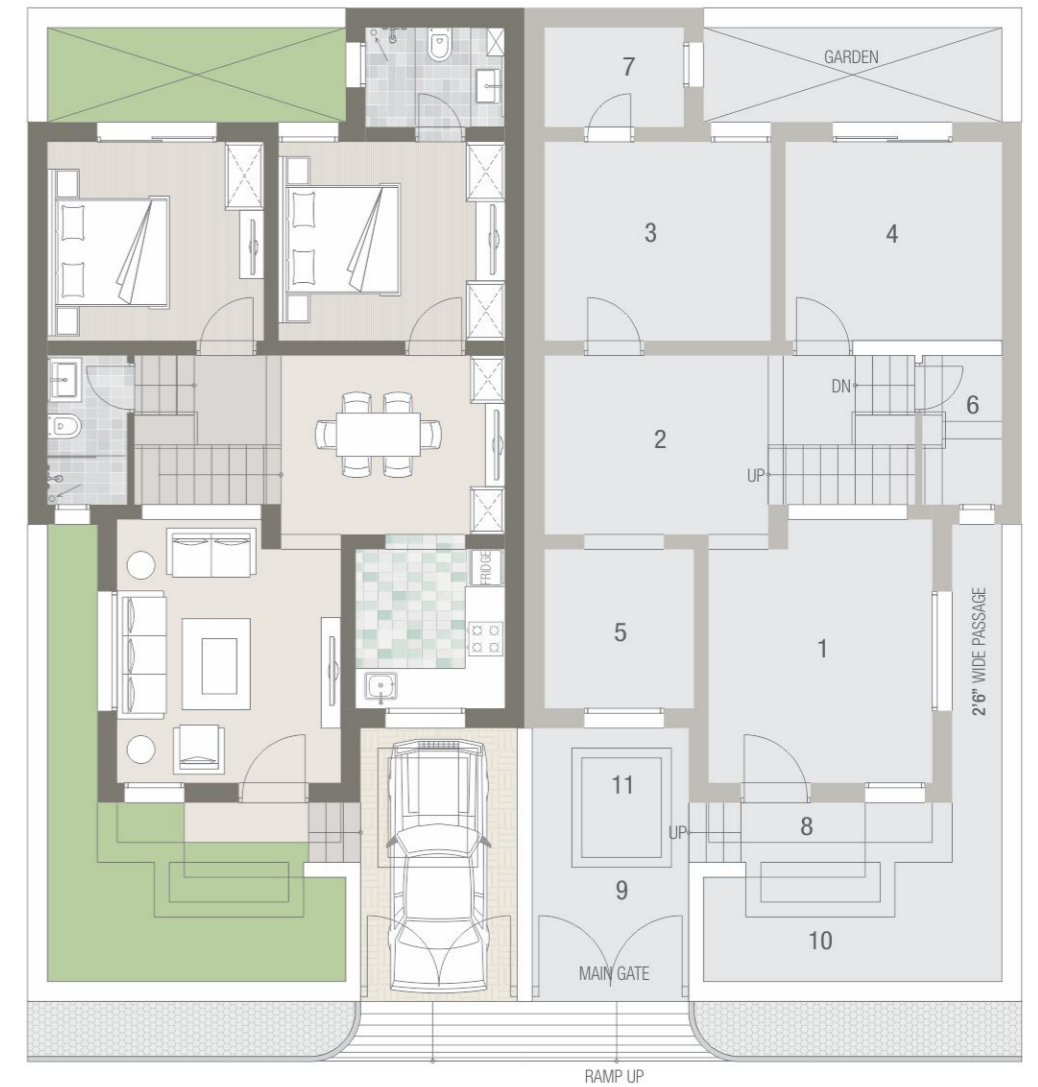
25 x 50

Ground Floor (Area in Sqft)	1017
First Floor (Area in Sqft)	249
Total Built up Area in Sqft	1266



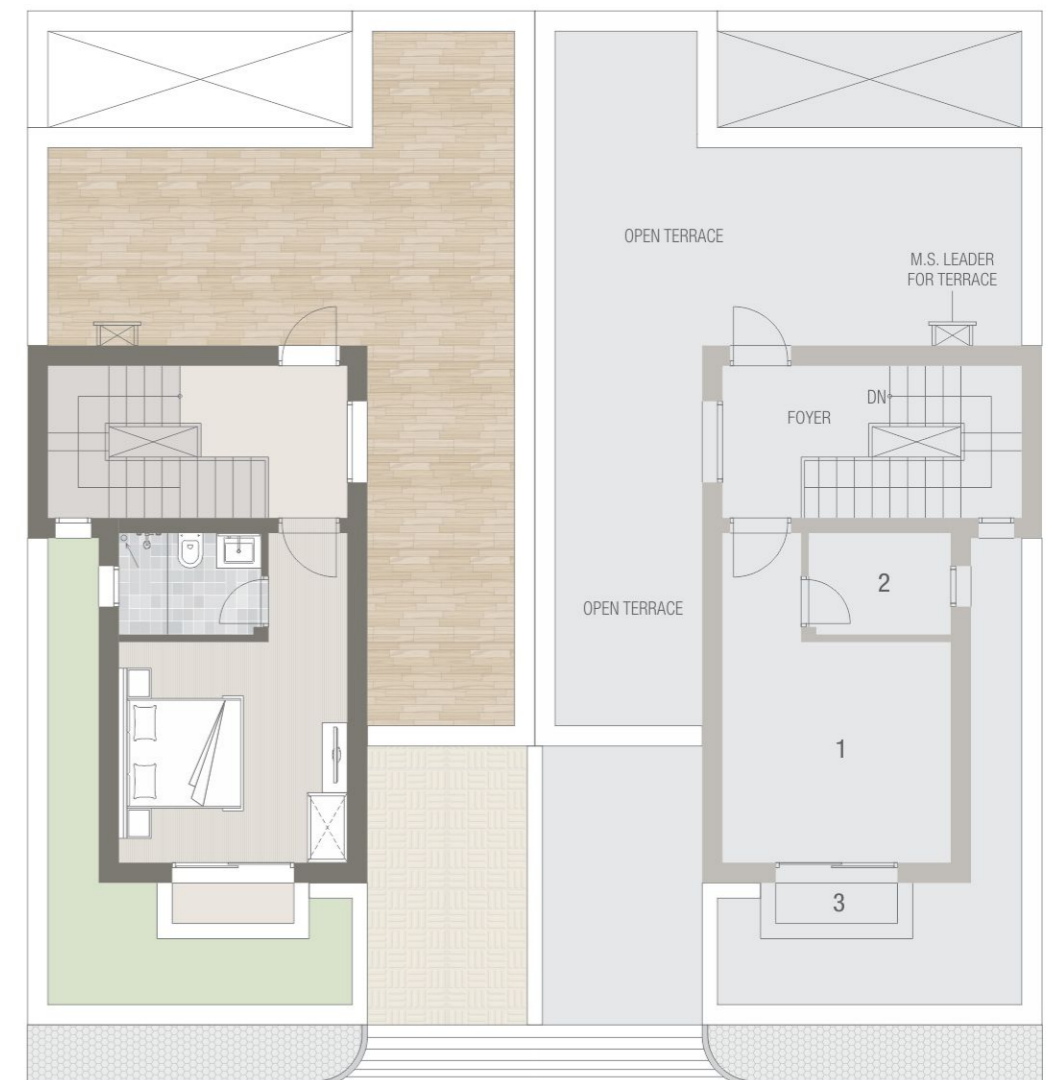
Ground Floor Plan
25'0" X 50'0"

1	LIVING ROOM	11'3" X 13'3"
2	DINING	12'0" X 9'0"
3	BEDROOM-01	11'9" X 10'4½"
4	BEDROOM-02	10'10½" X 10'4½"
5	KITCHEN	7'10½" X 8'4½"
6	G.TOILET	4'0" X 7'6"
7	TOILET	7'0" X 5'4½"
8	VERANDAH	8'9" X 3'0"
9	PARKING AREA	7'10½" X 13'9"
10	GARDEN	14'6" X 9'0"
11	U.G.W.T.	4'-0" X 5'-0" X 5'-0" 4000.LTR CAPACITY



First Floor Plan
25'0" X 50'0"

1	BEDROOM-3	11'3" X 10'10½"
2	TOILET	6'7½" X 5'0"
3	BALCONY	7'6" X 2'9"





The Crescent

20'0" X 40'0"

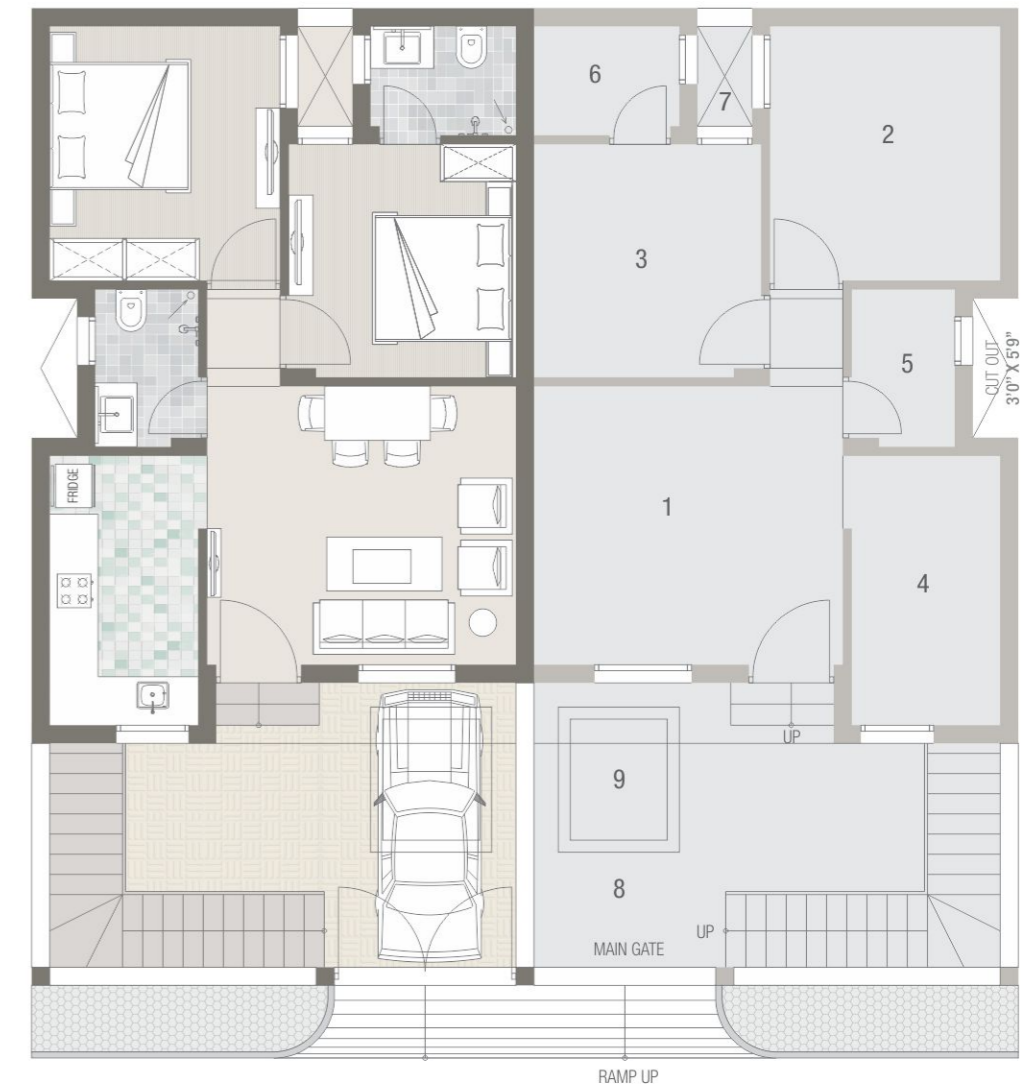
3 Bedroom Signature Villa

20 x 40 Staircase Outside	
Ground Floor	549
Staircase (Area in Sqft)	67
First Floor (Area in Sqft)	235
Total Built up Area in Sqft	851



Ground Floor Plan
20'0" X 40'0"

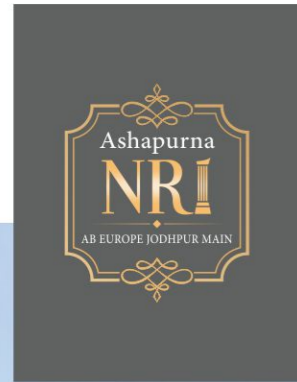
1	LIVING / DINING	12'9" X 11'4 1/2"
2	BEDROOM-01	9'6" X 10'6"
3	BEDROOM-02	9'4 1/2" X 9'7 1/2"
4	KITCHEN	6'1 1/2" X 11'1 1/2"
5	G. TOILET	4'3" X 6'6"
6	TOILET	6'0" X 4'6"
7	CUT OUT	2'3" X 4'1 1/2"
8	PARKING	8'0" X 12'6"
9	U.G.W.T.	4'-0" X 5'-0" X 5'-0" 3000.LTR CAPACITY



First Floor Plan
20'0" X 40'0"

1	BEDROOM	9'10 1/2" X 12'0"
2	TOILET	4'0" X 6'6"





The Nest

15'0" X 30'0"

2 Bedroom Elegant Villa

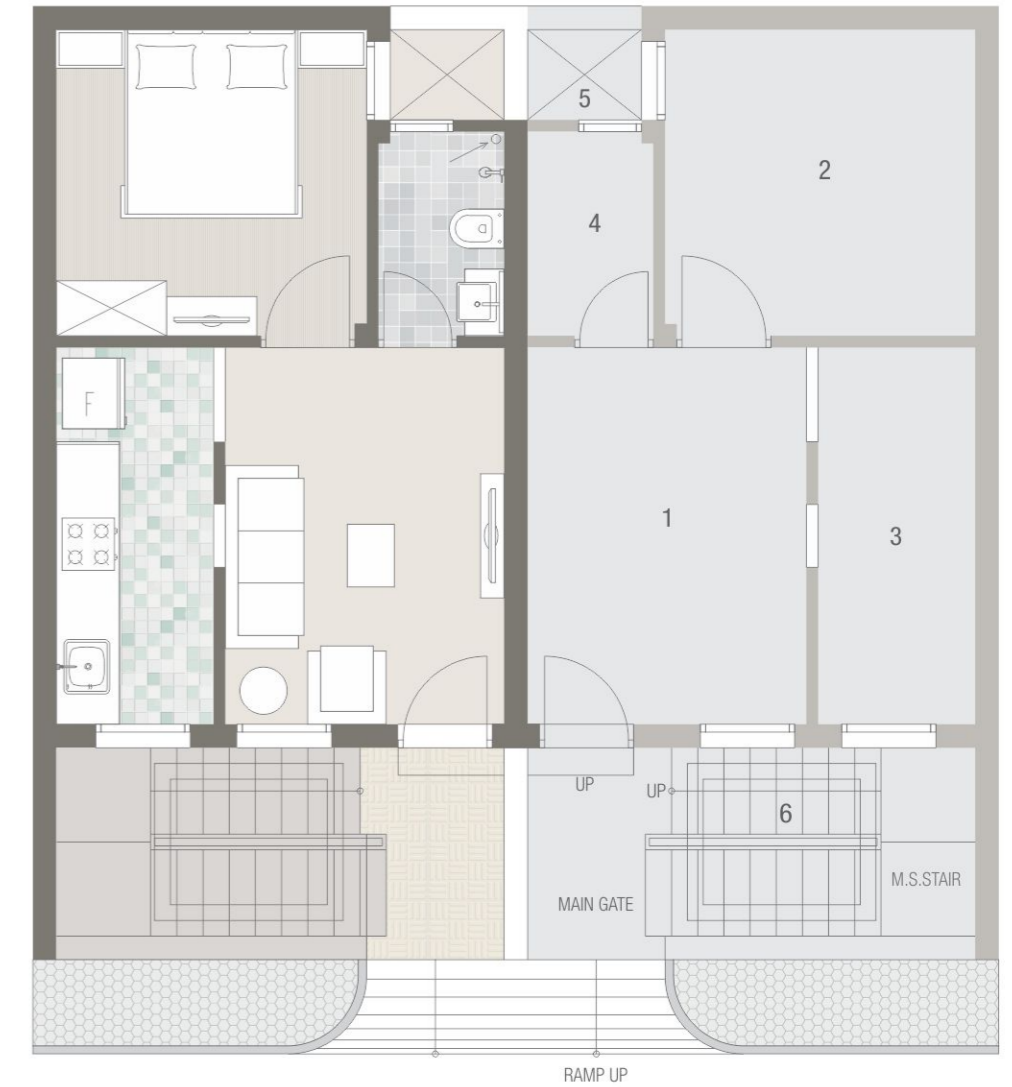
15 x 30 Staircase Outside

Ground Floor	336
Staircase (Area in Sqft)	50
First Floor (Area in Sqft)	181
Total Built up Area in Sqft	567



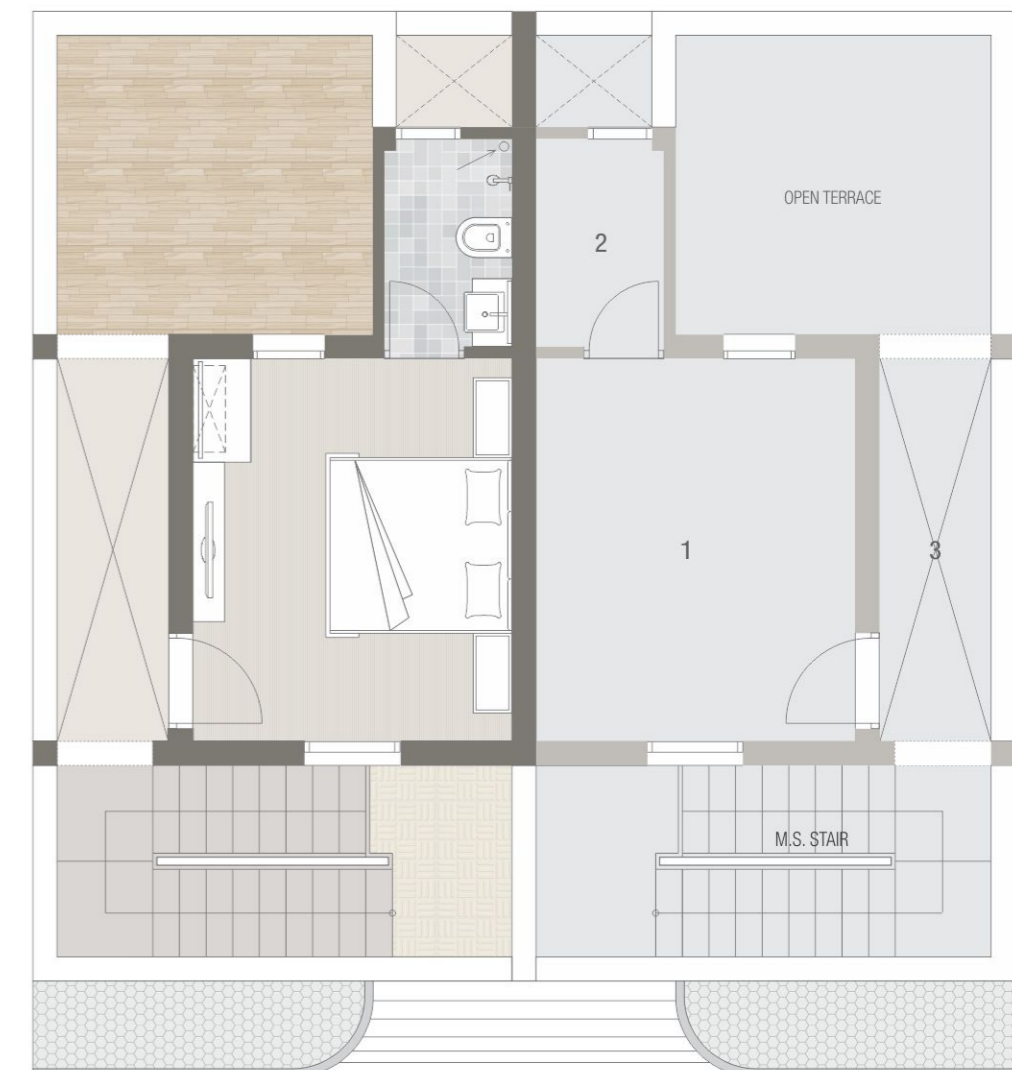
Ground Floor Plan
15'0" X 30'0"

1	LIVING / DINING	8'10½" X 12'0"
2	BEDROOM	9'10½" X 9'9"
3	KITCHEN	5'0" X 12'0"
4	TOILET	4'0" X 6'6"
5	CUTOUT	3'7½" X 2'6"
6	U.G.W.T.	4'-0" X 5'-0" X 5'-0" 3000.LTR CAPACITY



First Floor Plan
15'0" X 30'0"

1	BEDROOM	9'10½" X 12'0"
2	TOILET	4'0" X 6'6"
3	CUT OUT	3'7½" X 8'0"





Specifications :

- MAIN FLOORING :** Vitrified tiles in flooring and skirting.
- KITCHEN :** Granite platform with SS Sink glazed tile dado up two Feet level.
- DOORS & WINDOWS :** Wooden frame in door and windows with decorative panel door in entrance and flush doors in rest.
- TILES :** All fitting in brass, bathroom doors inside laminated. Bathroom with glazed / ceramic tiles on floor and 7'0" dado.
- BATHROOM :** Wash basin / WC with provision of hot and cold water.
- PLUMBING :** Concealed center point chrome finish fitting of standard mixer make (Jaguar, Mark or Equivalent) with adequate points.
- TERRACE :** China mosaic flooring with water proofing.
- STRUCTURE :** Earthquake resistant structure.
- ELECTRIFICATION :** Concealed copper wiring. Modular switches.
- TOILET :
(Instead of Bathroom)** Well designed Toilets wth branded fittings.
- COLOUR :** Internal walls finished with wall putty. Weather shield acrylic emulsion paint for exterior walls.
- SECURITY :** 3 Tier Security with CCTV surveillance.
- LANNDSCAP3 :
Anti Termite Treatment** Suitable landscape at appropriate places.

Note :-

- Internal change shall be allowed with prior permission and shall be charged extra in advance.
- All rights reserved by developers to make any change in plan, elevation and other details therein to comply with statutory regulation which shall be binding to all members.
- Legal PHED / RSEB / JNN and maintenance charges to be borne by the members.
- Furniture and fixtures are only for presentation not to be provided.
- Changes in external elevation shall not be permitted.
- The brochure shall not be treated as an official document, it is only for information.



Ashapura Buildcon Limited is now coming with new projects in Mumbai and Bengaluru and extending its services across India.

- | | | |
|----------------------------------|--|---------------------------------|
| Ashapura Township Pachpadra | | Sambhra Village on Balotra Road |
| Ashapura Mandore One | | Lal Sagar Mandore |
| Ashapura Heritage Phase III & IV | | Jodhpur |
| Ashapura Township Mahapura | | Jaipur |
| Ashapura Mohan Bagh | | Jodhpur |
| Ashapura Township | | Ajmer Road |
| Ashapura Palace & Resort | | Uchiyarda |
| Ashapura Residential Apartments | | Bengaluru |
| Ashapura Resort | | Pushkar |
| Ashapura Hotel | | Ajit Bhawan |
| Ashapura Mall and Multiplex | | Mansarovar, Jaipur |
| Ashapura Neelkamal Mall | | Bhayander, Mumbai |



Site Address :
Pali Road
Bhaskrasni, Jodhpur,
Rajasthan 342013

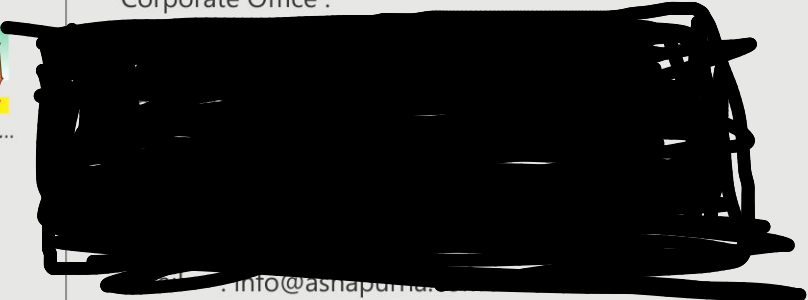


We are available with regular updates on :





Corporate Office :



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Website : www.ashapura.com



Site Address :
Ashapura NRI Township
Pali Road, Bhakrasni, Jodhpur,
Rajasthan - 342013

Rera No : RAJ/P/2022/2004 (07/06/2022)
Rera No : RAJ/P/2022/2052



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