

Madhuvan Residency
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A Quality Homes

Right Choices
makes
**GENERATIONS
PROUD**



Short Brief of the Project

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M/S JAI SHREE TECHNOBUILD LTD., A DELHI BASED DEVELOPERS COMPANY HAS BEEN DEVELOPING VILLA PROJECT, IN THE NAME OF MADHUVAN RESIDENCY AT SECTOR - 25 UIT, BHIWADI (RAJASHTHAN), WITH THE COLLABORATION OF ITS SISTER CONCER M/S EKTA BUILCON PVT. LTD. WHICH IS ALSO A DELHI BASED COMPANY. THE ENTIRE HOUSING PROJECT OF VILLAS, IN THE NAME OF MADHUVAN RESIDENCY IS SPREAD OVER 14990 SQ. MTRS., OUT OF WHICH ONLY 6683 SQ. MTRS. OF THE TOTAL AREA HAS BEEN USED FOR DEVELOPMENT OF RESIDENTIAL & COMMERCIAL UNITS AND BALANCE AREA OF 8307 SQ. MTRS., BEING USED FOR ROADS, COMMON PARKINGS AND FOR GREEN COVER. THE PROJECT HAVING ALL FACILITIES LIKE CLUB, IN - DOOR GAMES, IN HOUSE PARKING, SWIMMING POOL, JOGGING TRACK AND LUSH GREEN PARK. IT IS SPECIFICALLY TARGETED AT OUR ESTEEMED CUSTOMERS AND END USERS ACROSS DELHI(NCR), GURUGRAM, BHIWADI & ALWAR.



THE HOUSING VILLAS ARE BEAUTIFULLY DESIGNED WITH ADEQUATE POWER SUPPLY 24X7 WATER ROUND-THE-CLOCK AND SECURITY, TO GIVE IMMENSE PLEASURE AND SATISFACTION TO ITS RESIDENTS WHO WILL FINALLY GET A CHANCE TO LEAD A GOOD QUALITY LIFE. MADHUVAN RESIDENCY VILLAS ARE CLOSELY SURROUNDED BY SCHOOLS, COLLEGE, HOSPITALS, A FAMOUS TEMPLE OF BABA MOHAN RAM, RETAIL SPACES AND COMMERCIAL MIDPOINT LIKE CAPITAL MALL, CAPITAL HIGH-STREET AND CAPITAL GALLERIA THAT GIVES AN EDGE OVER ANY OTHER RESIDENTIAL PROJECTS, IN THIS ENTIRE AREA AND OF COURSE, IN NCR AS WELL. THE MADHUVAN RESIDENCY VILLAS ARE LOCATED OPPOSITE GROUP HOUSING PROJECT OF M/S R-TECH HOUSING PVT. LTD. AND ASHIANA HOUSING PVT. LTD., IN THE NAME OF CAPITAL GREEN & ASHIANA TARANG RESPECTIVELY.



Special features of the project



ALL VILLAS ARE EITHER EAST OR WEST FACING HAVING GOOD EXPOSURE OF SUN LIGHT.



EASY TO MAINTAIN AS ITS SMALL HOUSING PROJECT OF 87 VILLAS ONLY.



NO WATER LOGGING PROBLEM, AS THE PROJECT IS ABOUT 10 FT. IN HEIGHT FROM ALWAR BY-PASS.



PERSONAL ELECTRIC VEHICLE CHARGING POINT AT VILLA PARKING.



THE PROJECT IS LOCATED NEAR TO CHAIN OF ARAVALI HILLS.



THE ENTIRE PROJECT IS LOW- RISE DEVELOPMENT, THERE IS NO HIGH RISE, BUILDINGS IN AND AROUND THE VILLAS PROJECT.



THE PROSPECTIVE BUYERS WILL ENJOY THE OWNERSHIP OF PLOT WITH ROOF RIGHTS.



RESERVE PARKING SPACE FOR ALL VILLAS.



OPPOSITE ASHIANA TARANG & CAPITAL GREEN GROUP HOUSING SOCIETY, ALREADY LIVING MORE THAN 1000 FAMILIES IN BOTH THE SOCIETIES.



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FACILITIES

1. LANDSCAPED GREENS WITH SITTING AREAS.
2. SINGLE GATED ENTRY WITH 24 X7 SECURITY AND SURVEILLANCE.
3. KIDS PLAY AREA.
4. MODERN CLUB WITH SWIMMING POOL.
5. FOUNTAIN.
6. CAR PARKING.
7. SHOPPING COMPLEX.





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STRATEGIC LOCATION

WITH A BACKDROP OF THE BEAUTIFUL ARAVALI HILLS, MADHUVAN RESIDENCY IS LOCATED, IN ONE OF THE MOST PICTURESQUE AREAS OF BHIWADI. APART FROM THAT, IT IS SITUATED IN THE HEART OF RESIDENTIAL AREA, AWAY FROM HEAVY TRAFFIC MOVEMENT, CONVENIENTLY LOCATED WITH MALLS, SHOPPING CENTERS AND SMALL SHOPS, NEARBY MAKING IT AN IDEAL LOCATION TO RESIDE.



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INFRASTRUCTURE NEARBY:

SCHOOLS - UCSKM SCHOOL,
PRESIDENCY SCHOOL,
MODERN PUBLIC
SCHOOL, SPS GLOBAL,
KIDS PLANET,
RPS PUBLIC SCHOOL
SUN GLOW PUBLIC SCHOOL

HOSPITALS - SONI HOSPITAL,
SS HOSPITAL,
OM HOSPITAL,
RAHAT HOSPITAL

MALLS - CAPITAL MALL,
CAPITAL GALLERIA,
V- SQUARE, GENESIS MALL

MARKETS - CENTRAL MARKET,
UIT SECTOR 4 MARKET

BANK - SBI BANK, HDFC BANK,
AXIS BANK, KOTAK
MAHINDRA BANK,
PNB BANK, ICICI BANK

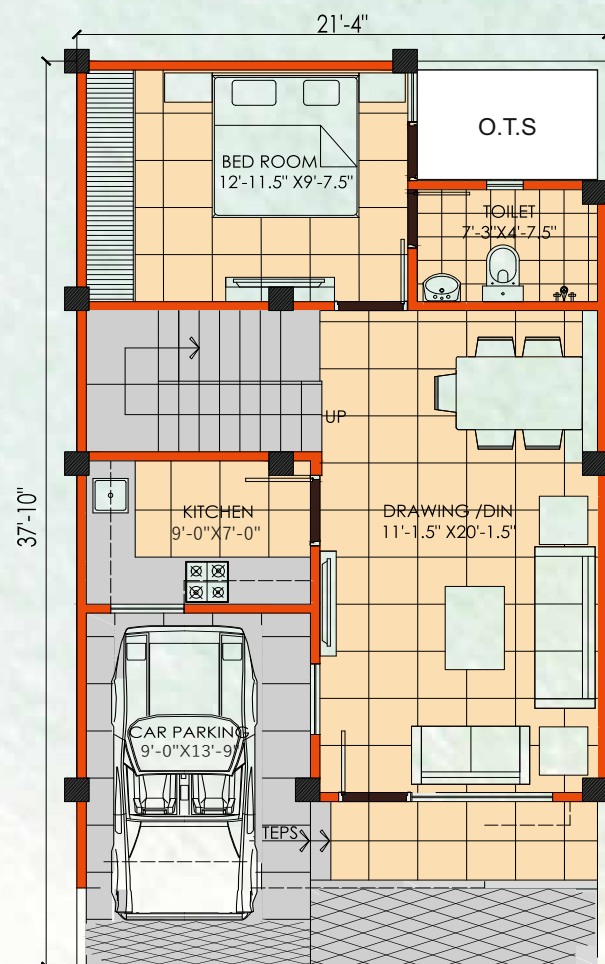
OUT- LETS :- HARISH BAKERY,
HALDIRAM,
OLD RAO HOTEL.

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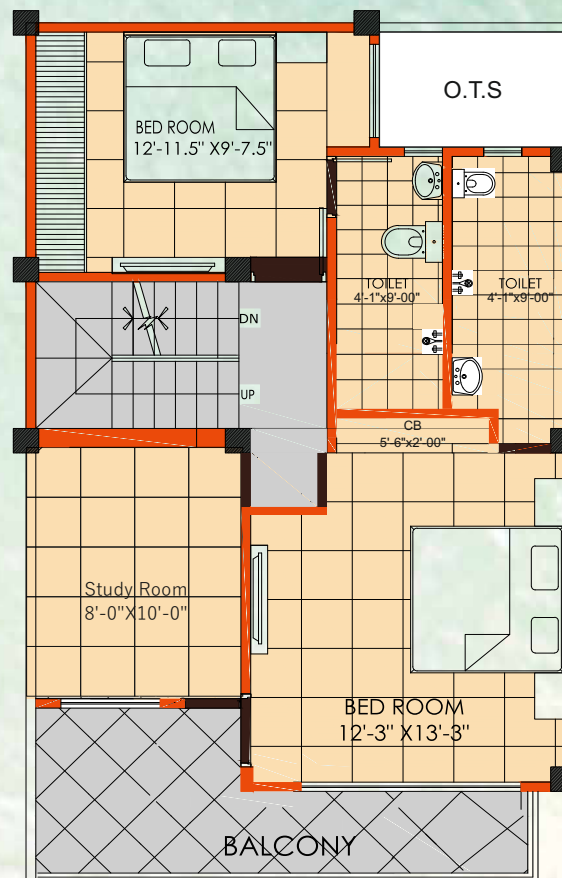
Actual Photograph



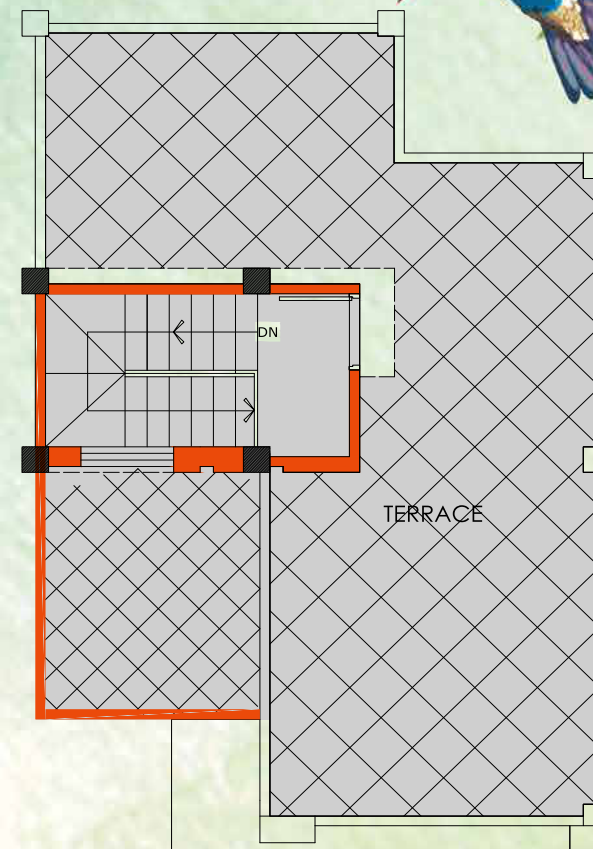
Layout Plan of Lotus Duplex Villa L-1 to L-69



GROUND FLOOR



FIRST FLOOR



TERRACE



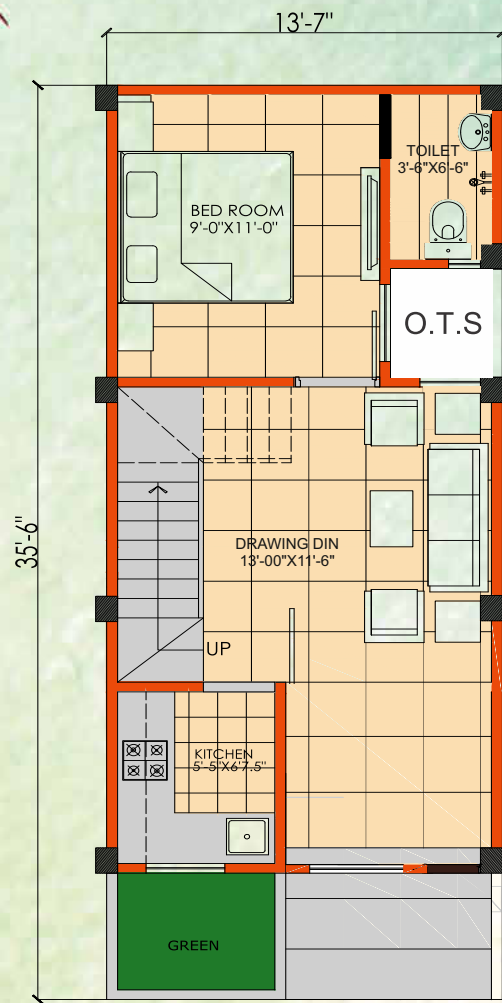
3BHK+STUDY ROOM - VILLA	
PLOT AREA	89.67 SQY.
BUILT UP AREA	1519.32 SQFT.



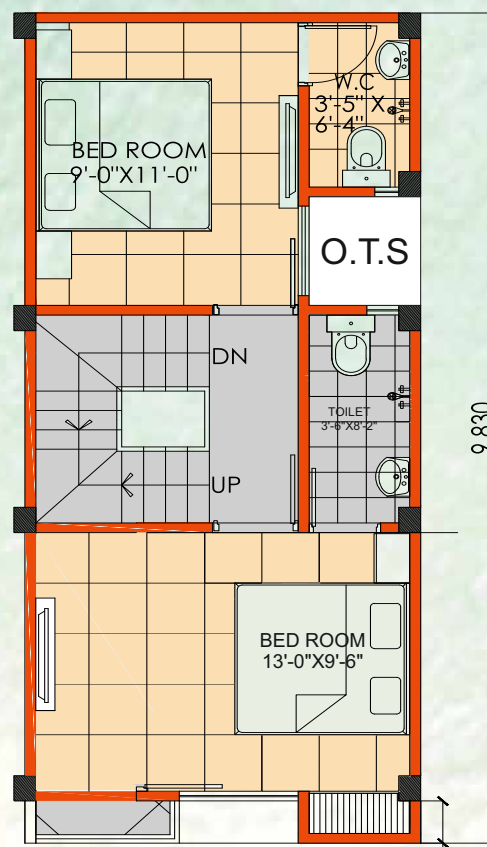


Layout Plan of Tulip Duplex Villa

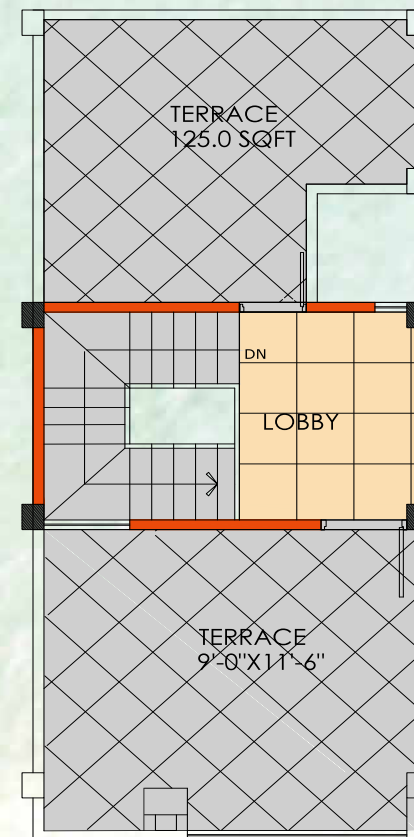
E-1 to E-18



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

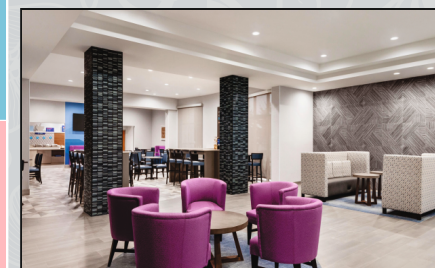
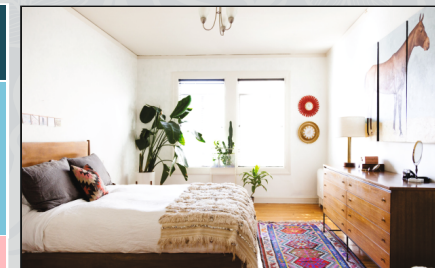


3BHK - VILLA		
PLOT AREA	89.67	SQY.
BUILT UP AREA	995.39	SQFT.



The Specifications

SPACE	FLOORING	WALLS	CHAUKHATS	DOORS	WINDOWS	FIXTURES / FITTINGS
LIVING/ DINING/ LOBBY	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Coated Sheet	35mm laminated flush Door/Skin Doors & premium handle.	UPVC/ annodized/ powder coated aluminum windows with 4mm thick clear float. glass.	Modular electrical switches with sockets and fan regulators.
BEDROOMS	Vitrified Tiles	Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	Folded Coated Sheet	35mm laminated Flush Door/Skin Doors with handle.	UPVC/ annodized/ powder coated aluminum windows with 4mm thick clear float. glass.	Modular electrical switches with sockets and fan regulators.
KITCHEN	Ceramic Tiles	2 ft. ceramic tiles dado above platform & Acrylic Emulsion of pleasing shade of a reputed brand as per Architect's suggestions.	N/A	N/A	UPVC/ annodized/ powder coated aluminum windows with 4mm thick clear float. glass.	A platform in black granite with stainless steel sink with drain board & provision for hot & cold water supply.
TOILET	Ceramic Tiles	Ceramic Tiles upto 7ft. height & acrylic emulsion	Folded Coated Sheet	35mm laminated Flush Door /Skin Doors with handle.	UPVC/ annodized/ powder coated aluminum windows with 4mm thick clear float. glass.	Jaquar or equivalent C.P. fittings & wash basin with chinaware of ROCA or equivalent, mirror, towel rail, shower curtain rod & health faucet
BALCONY	Ceramic Tiles	Exquisitely designed classical exteriors finished in high quality Textured paint of reputed brand.	N/A	N/A	N/A	N/A



ELECTRICAL WORK

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

STRUCTURE

Reinforced in cement concrete frame structure or load bearing masonry structures in accordance with applicable earth quake zone & BIS codes.

GENERATOR

1250 watt power backup in each villa & complete backup in common areas.

AIR - CONDITIONING

Provision for A/C in all bedrooms and living room (no air conditioners are being provided).

OTHER FACILITIES

Provision for washing machine and DTH Television broadcast point at suitable location.

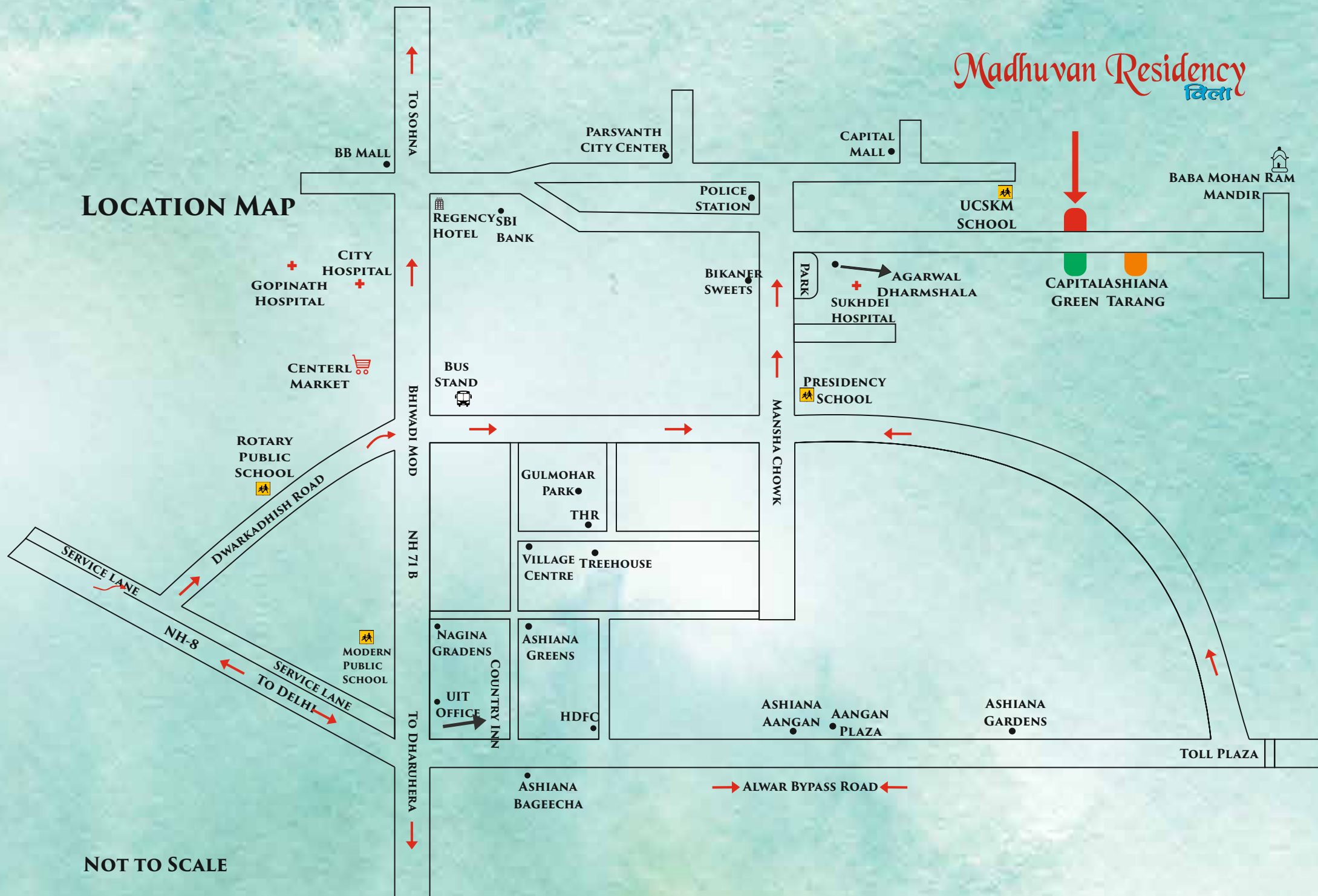


Legal Note:

Specifications are tentative, indicative and are subject to variation as decided by the company/ architect/ competent authority. Applicant or any person shall not have any right to raise objection in this regard. tiles/ granite can have inherent colour, grain variations and may vary batch to batch.

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LOCATION MAP



NOT TO SCALE