



An ISO 9001:2008 Certified Company

DELHI | RAJASTHAN | HIMACHAL PRADESH

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EXCLUSIVE 444

JAGATPURA, JAIPUR

2/3/4 BHK EXCLUSIVE HOMES & INDEPENDENT SKY BUNGLOWS



Tallest Residential cum
Commercial Building in
Rajasthan
(Upcoming Project)



Luxury Townships
(Upcoming Project)



High Street Retail and Malls
(Upcoming Project)



IT Parks (Upcoming Project)

PROJECTS DELIVERED BY VN GROUP :

Developed and delivered over 10 lac sq. ft area in the premium locations of Delhi and Himachal Pradesh. For details kindly visit www.vnbuildtech.com

VN Buildtech™

Builders & Developers

DELHI | RAJASTHAN | HIMACHAL PRADESH

Focused Vision Excellent Creations

"Improvement is never ending process" is the principal followed strictly by Real Estate Icon **V N Buildtech Pvt. Ltd.**

The V N Group is determined to build a better world by providing high quality lifestyle. It aims to be a professional entity by setting standards for quality, cost effectiveness, client satisfaction and keeping in mind the time boundation and improved construction technology. The company has proved its mettle with prestigious residential and commercial projects in the heart of South Delhi and Himachal Pradesh. With the sublime mix of architectural excellence, contemporary outlook and latest innovations its each creation showcases itself as a symbol of timeless elegance. In its series of success the company is now creating another exclusive creation - **Exclusive 444** that empowers its existence and redefines exclusivity.



An aerial night-time photograph of the Exclusive 444 apartment complex in Jaipur. The image shows several tall, modern apartment buildings with illuminated balconies and windows, set against a dark sky. The buildings are surrounded by lush greenery and trees. In the foreground, a large, dark, curved shape frames the text on the left. The overall scene is a high-angle, wide shot of the development.

*Experience
The Exclusive View
from the sky*

In the picturesque location of Jaipur rests **Exclusive 444**, which has been conceptualised to offer our esteemed clients the charm of living with international standards.

These magnificent exclusive apartments and the pent houses will be adorn with the world class privileges and amenities and offer its residents the convenience of living in a self contained apartment with all the facilities of best academic, healthcare institutions, shopping, liesure and entertainment in its close vicinity.

**444 EXCLUSIVE APARTMENTS | 36 SUPER LUXURIOUS PENTHOUSES | 111 GARDENS
WORLD CLASS AMENETIES WITH CLUB HOUSE | 1 PERFECT ADDRESS : "EXCLUSIVE 444",
JAGATPURA, JAIPUR**

Exclusive Welcome Lounge

The **Exclusive lounge** at the ground floor of The Exclusive 444 awaits your presence. The place boasts of sublime décor and efficacious lighting which makes it just the right place for various occasions. You can relax and have a chat, fix meetings or discuss business. The place is just right for all that and more.



Exclusive Pool & Amphitheatre

The outdoor swimming pool is located in the heart of the community, sheltered away from the public view. The swimming pool is conveniently divided into two parts with a dedicated area for kids.

The magnificent amphitheatre is located right behind the pool for your evening and weekend entertainment.



Exclusive Amphitheatre



Exclusive Kids Pool



Pool Restaurant



Exclusive Floor Garden

Exclusive 444 is surrounded by 111 gardens all across. With each floor has designated terrace garden for personal use. The kids and old aged people need not go downstairs for the daily playing or walking as each and every floor has their own floor garden. When you wish to unwind, simply step out of your home into the thick of lush greens, your garden home in the most happening location in Jaipur.



Balcony View of Floor Garden



Exclusive Living Room

IMMERSE YOURSELF IN SHEER LUXURY

Every home will impress you with its mesmerising living space designed to provide every conceivable luxury and spellbound views.

Living at **Exclusive 444** is a superior experience. All elements, from view to layout, styling to finish, come together splendidly, in homes of rare distinction and class.

Expansive windows flood the apartment with natural daylight while providing scenic views and a breath of fresh air. The interiors are such that they maximize functionality and thereby optimize the per square foot usage.

And with everything, we've gone just a little bit further by making sure that whether you're on the ground floor, the top floor or the penthouse, there's a visual treat of the greenery that surrounds you, as far as the eye can see.

Exclusive Master Bed Room



DIVINE CREATION

Exclusive 444 creations are outstanding. The interior of Master Bedroom in each of these apartments have been designed with a touch of distinguished class, enabling the residents to live a life of supreme style, comfort & privacy. It's grandeur and impeccable opulence makes you relish every moment that you spent in these wonderfully illuminating and comforting living space. Each and every niche within the master bedroom has been sourced internationally to create an elegant classical feel.

THE PALATIAL LUXURY

Luxury is something you always desired. It's something that gives you a style. Luxury is something that you always dream, desire and imagine. So if luxury is everything for you.....rediscover it at penthouse of **Exclusive 444**.

Home where you wake up every morning and find yourself in a lavish bedroom with classy interiors and a plush bathroom..... where sunlight peeps in from every side..... And where the balconies give you a beautiful view of the open sky and the flower bedded garden. As you walk towards your drawing room it fascinates you with its décor and impeccable design.



Exclusive Guest Bedroom

Exclusive Kids Bedroom



Experience A LITTLE WORLD

Give your little ones the bedroom of his or her dreams. From adorable themed nurseries to glamorous teen rooms, we've covered every stage of your child's life to make deciding on a style easier than ever. Create kid-friendly study zones that are sure to keep your little one on the right track for school.

Exclusive Kitchen

AROMA PLACE

How many times have you noticed that people tend to congregate in the kitchen? No matter how comfortable you make the rest of the house, guests and family head for the bright lights and aromas of the hardest working spot in your home. It's a truth of family life that seems to transcend cultural boundaries. The kitchen is the best part of a home, and preserving its warmth while updating its look, feel and function is one of the challenges of kitchen design.



Exclusive Sky Bungalows



THE ELEGANCE

Exclusive 444 is awesome in everywhere. It offers you independent sky bungalows where your royal imagination comes alive. The living room gives you a grand welcome with its inviting interiors. The wall, the ceiling, the floors, all beautifully laid, matching your persona and says who you are.....silently.



Special features which captures your mood and gives you unconditional happiness all across consists....

- Plush Interiors
- Large Master Bed Room
- Duplex Living
- Private Terrace Gardens
- Private Swimming Pool*
- Dressing Room
- Private Bar and Guest Lounge on the terrace
- Exclusive Platinum Card for Club House and Business Centre
- CCTV monitored and Wi-Fi enabled home.*



TERRACE BEDROOM



DUPLEX LIVING ROOM



TERRACE LOUNGE & BAR

Experience The Fountain of Amenities in Clubhouse



Yoga & Meditation Centre



Sauna Bath



Massage Room

Experience The Privilege of Club Member



Jacuzzi



Table Tennis



Library



Automatic Car Wash System



Pool Table



Carrom & Chess Room



Kids Creche for working parents

Experience The Nature & Greens



In a world where working hours are slowly conquering your health, we're fighting back by giving you as much health as we possibly can. Not only have we made sure that all the amenities like Swimming Pool, Badminton Court, Cricket Practice Turf, Jogging Tracks etc. gives you enough reason to come out and keep your health checked but also for your mind and soul we have Amphi Theatre, Library, Green Parks, Kids Park, Yoga Centre, Meditation Hall etc.



Exclusive Gazebo & Theme Garden

Experience The Garden Trellis and Tennis Court



Cricket Practice Net



Kids Play Area



THE INHOUSE CAFETERIA



Experience THE INHOUSE SHOPPING CENTRE



Experience THE BUSINESS CENTRE AT YOUR DOORSTEP

Imagine, got an urgent meeting on a holiday or any other day with office people and you have nowhere to go. At Exclusive 444 business centre, we have dedicated conference room equipped with computers, wi-fi enabled atmosphere and other office essentials readily available for you to use. Smart options for smart people .

Exclusive Specifications

EXPERIENCE THE FOUNTAIN OF FACILITIES



STRUCTURE

- Earthquake resistant structure
- R.C.C frame structure A as per design of structure consultant



FLOORING

- Vitrified Tiles/Wooden flooring in Master Bedroom
- Granite/tile/marble on lift and lobby



WALL FINISH

- Plastic Paint/Textured Paint on external walls
- POP finished walls & Plastic Paint on internal walls
- Granite finish on lift cladding walls



ELECTRICAL

- Modern electric system with concealed copper wiring.
- Premium quality modular switch & accessories.
- Fans/tube lights/fancy lights
- Telephone/AC point in all rooms.



TOILET FITTING

- Ceramic tiles
- Anti skid tiles on floor
- Premium grade C.P. fittings and sanitaryware
- CPVC/UPVC/PPR piping for hot and cold water supply of premium brand



SEM MODULAR KITCHEN

- Vitrified tile/marble flooring
- Dado up to 2ft above counter
- Granite counter top with SS sink
- Provision for chimney, geyser and points for other gadgets
- Exhaust fan for ventilation

DOORS & WINDOWS

- Flush door 30/32mm
- Anodised powder coated aluminium window frames
- Good quality hardware fittings

BALCONY

- SS/MS Railing
- Anti skid ceramic tiles

STAIR CASES

- Marble/tiles/stones flooring
- SS/MS Railing

LOBBY & CORRIDOR

- Marble/tiles/natural stones

OTHERS

- D2H Connection*
- Broadband Connectivity*
- Fire fighting systems
- Power backup for lift, common area
- 0.8 KVA power backup in each flat*

LIFT

- OTIS/Schneider/Equivalent lift with automatic rescue device (ARD)



MAINTENANCE

- Single window maintenance agency (Plumber/Electrician/Carpenter)

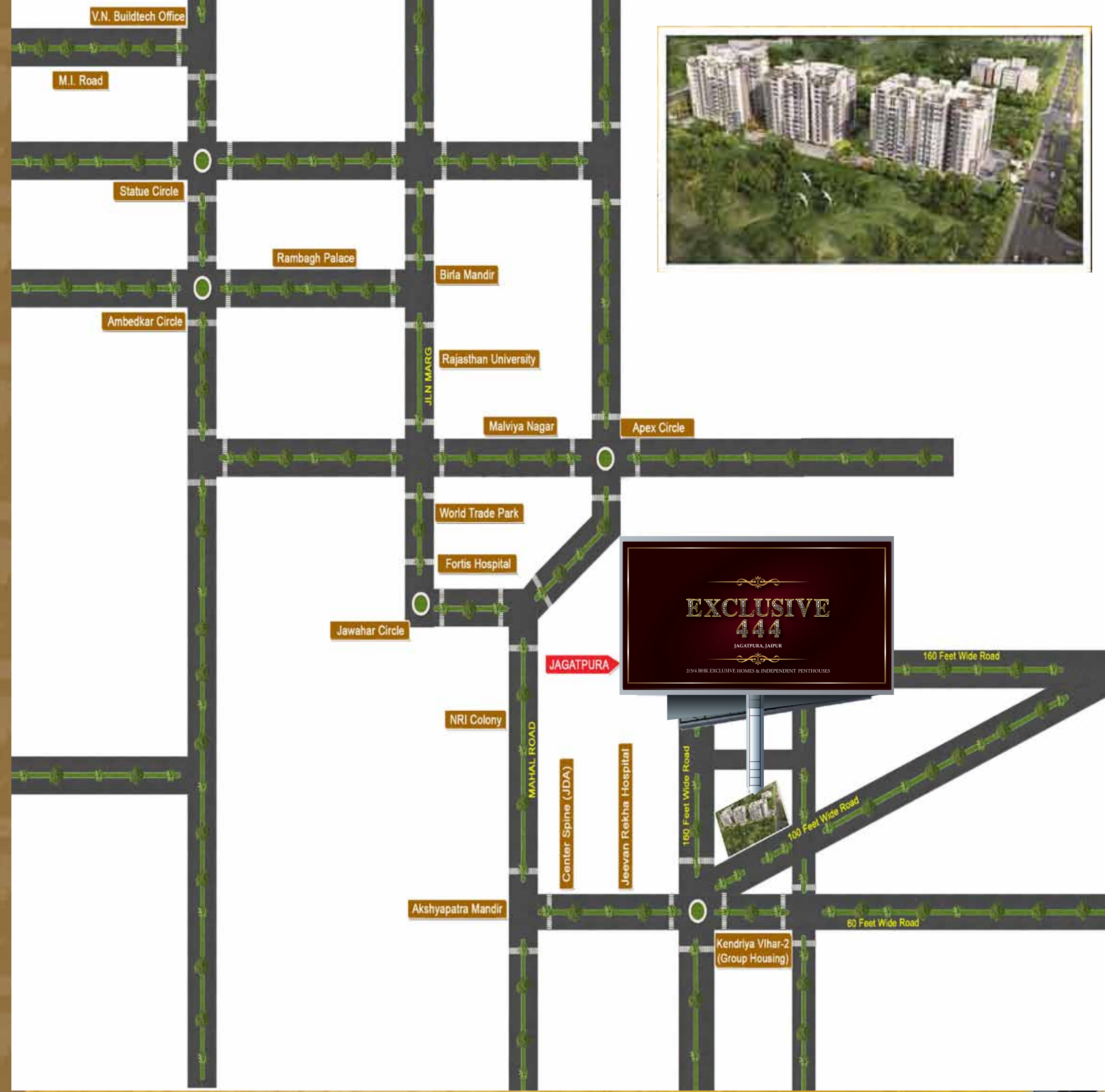


SECURITY

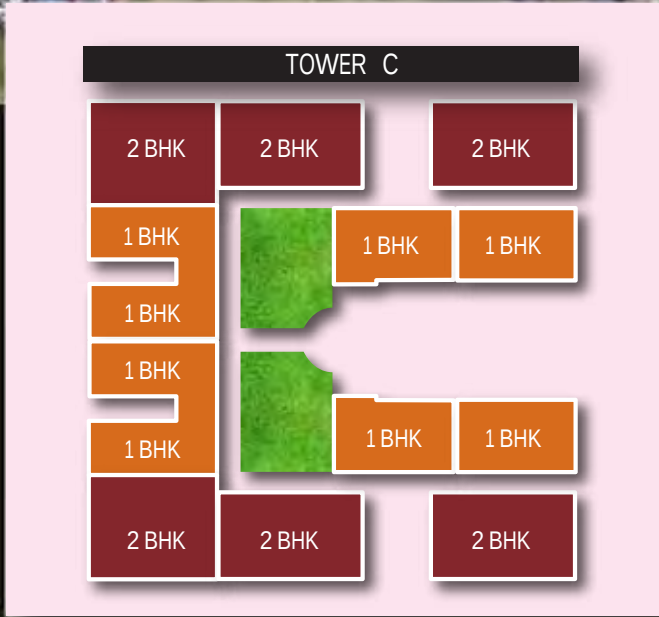
- Round the clock security arrangement with CCTV surveillance

SALIENT FEATURES

- Gardens on every floor (111 gardens for 444 flats)
- Large party halls & pool side party halls for community gathering, organising festivals and parties
- In house commercial mall for daily needs
- Business Centre with reception lounge for residents & their business meetings
- Automatic Car wash system for residents
- Visitors car parking
- Vast landscape garden with ample trees, water bodies and fountains
- Decorative ground floor lobby with visitors lounge
- Community banquet hall for large parties, puja and stage shows etc
- Guest rooms for residents visitors
- Servant/Drivers toilet and shower room
- Walkways and jogging tracks
- Covered and open car parking for each flats
- Video enabled intercom from main gate to every flat*
- Rain water harvesting for water recharge
- 65% open and landscaped area
- Automated boom barriers at entry and exit gates
- Servant quarters with common bathroom (optional)
- 24 hrs water supply through underground and overhead tanks
- Solar powered lightings for low maintenance



Experience The Bird View



Press Releases

मंजिल पर पहुंची मेट्रो, डेढ़ माह में ट्रायल

• 2500 किलो. का लोकर रंग कर जयपुर मेट्रो को, अउर राजा जयसिंह के दिने में शिरकाम करवावे के दौरान कई रुके-

Jaipur records biggest rise in housing prices

Sasken Realty | 14th
Jaipur: After a robust 21% surge in 2012, housing prices in the Pink City shot up by 28.7% in January-March quarter even as they remained flat in major cities of the country. A quarterly update of National Housing Bank Resides released on Monday revealed property prices in the country's 30 major cities increased marginally by an average 1.1% during the first quarter of 2013 over the last quarter of 2012, reflecting slowdown in demand.

PRICE MOVEMENT

City	Q1 2013	Q4 2012
Jaipur	28.7%	21.0%
Bhubaneswar	14.5%	14.5%
Pune	7.0%	7.0%
Bhopal	6.4%	6.4%
Delhi	3.5%	3.5%
Bengaluru	2.0%	2.0%

Delhi leads world in real estate price rise: Study

Jaipur Tops In India, Shows Local Data

Ashu Thakur
TIMES HIGHTECH GROUP

India has witnessed the sharpest appreciation in real estate prices in the last couple of years, according to data from the Global

BIGGEST GAINERS

City	% Change in Property Prices (Q-1 2011 to Q-1 2013)
India-Delhi	60
Brazil-Sao Paulo	43
Hoang Kong	33
UAE-Dubai	28
Turkey	26
Estonia	23
Philippines-Makati-CBO	17
Norway	13
Iceland	12
Indonesia	11
Jaipur	60
Dubai	49
Pune	49
Chennai	42
Bhopal	38
Mumbai	27
Faridabad	25
Bengaluru	24
Lucknow	17
Ahmedabad	16

7 townships planned on Delhi-Jaipur e-way

New Delhi: Planning Urban the Delhi-Jaipur Expressway, the government has already approved to develop the plan for three new townships in Jaipur, Bikaner and Bikaner, while Rajasthan is expected to build housing for the project.

देश में जयपुर होगा प्रथम

Why Jaipur “A great place for living & investment”

Rajasthan is experiencing an unprecedented real-estate boom. With saturation setting in the metros, the real action is now heating up in emerging cities. Rajasthan, with its well planned cities and further initiatives for urban development, is attracting prestigious projects in real estate and construction. Attractive land rates, combined with good living spaces, are major contributors to the growth of this sector.

Rajasthan's proximity to major markets in Northwestern India makes it an attractive location for investment: The state abuts five major states (Punjab, Haryana, Uttar Pradesh, Madhya Pradesh and Gujarat) which have a combined population of 350 million and a combined GDP of US\$ 155 billion.

Rajasthan comprises 23% of the National Capital Region (NCR), the world's second largest urban agglomeration.

FUTURE PROSPECTS

According to media reports, Jaipur is among fastest growing Tier II cities in the country. Jaipur Development Authority (JDA) has collected revenue of more than Rs 1,000 crores during 2008-09. Further, the rise in Jaipur Real Estate Jaipur is fast becoming a center of quality education and coaching center for entrance of various reputed institutions. In addition, many medical & engineering colleges have been started and functioning smoothly. Jaipur has some of the country's best schools. The Government of Rajasthan has decided to accord high priority to the development of towns and cities. A special project of Rs.1,530 crore has been prepared for strengthening the infrastructure in six principal towns of Rajasthan, namely Jaipur, Jodhpur, Bikaner, Udaipur, Kota and Ajmer

JAIPUR PREFERRED DESTINATION FOR INVESTMENT PURPOSE:

- Eleventh largest city in India with a population of 3.0 million. Highest population growth among tier two cities (49% for decade 91-2001)
- Destined to become a Mega City by 2025 with a population of 10 million persons encompassing over an area of about 800 sq km.
- Capital of the largest state of India, Rajasthan
- Availability of international airport, with flights to all major destinations in India and abroad
- Hub of domestic and foreign tourist, with almost 80% of foreign tourist coming to India, visits Rajasthan via Jaipur
- Special Economic Zone (SEZ) joint venture by Mahindra & Mahindra with RIICO on 5000 acres of land
- Fast emerging health care destination, with Medicity of Reliance Group in the pipeline. and all the leading hospitals like Fortis, NIMS already providing their services.
- Excellent law and order situation, with stable political scenario
- Located on golden quadrilateral which is proposed to be upgraded as & national express way

Penthouse Terrace Layout

4 BHK FLAT
Penthouse with Terrace Area 1262.5 sqft
Total Saleable Area 3802.5 sqft

3 BHK FLAT
Penthouse with Terrace Area 800 sqft
Total Saleable Area 2340 sqft

2 BHK Flat
Penthouse with Terrace Area 640 sqft
Total Saleable Area 1710 sqft



- 1. Bedroom + Living 11'-4.5" X 23'-0"
- 2. Dressing Room 5'-0" X 4'-3"
- 3. Toilet 5'-0" X 7'-0"
- 4. Swimming Pool 10'-7.5" X 8'-0"
- 5. Exclusive Lounge + Terrace Garden + Open Terrace 1744 sq. ft.

4 BHK Flat Layout

Saleable Area 2540 sqft

- | | | | | | |
|----|----------------|-------------------|-------------------------------|---------------|-------------------|
| 1 | Drawing | 11'-4.5" x 16' | 11 | Kids Bedroom | 12'-0" x 16'-3" |
| 2 | Dining | 20'-1.5" x 11' | 12 | Kids Toilet | 6'-1.5" x 2'-0" |
| 3 | Balcony | 6'-6" x 9' - 0" | 13 | Guest Bedroom | 11'-0" x 18'-0" |
| 4 | Second Bedroom | 11'0" x 14'0" | 14 | Guest Toilet | 5'-0" x 7'0" |
| 5 | Second Toilet | 10'-1.5"x 5'-4.5" | 15 | Dressing Room | 5'-0" x 4'-3" |
| 6 | Balcony | 6'-4.5" x 5'-4.5" | 16 | Balcony | 10'-0" x 5'- 4.5" |
| 7 | Master Bedroom | 11'3" x 16'-3" | 17 | Kitchen | 9'-6" x 12'-7.5" |
| 8 | Master Toilet | 7'-7.5" x 5'-0" | Note : Including servant room | | 6'-0" x 6'-7.5" |
| 9 | Dressing Room | 5'-0" X 5'-0" | | | |
| 10 | Balcony | 10'-10.5" x 5' | | | |



3 BHK Flat Layout

Saleable Area 1540 sqft



- 1. Drawing 10'-6" X 20'-0"
- 2. Dining 14'-0" X 9'-0"
- 3. Balcony 5'-0" X 10'-6"
- 4. Master Bedroom 10'-6" X 13'-3"
- 5. Master Toilet 7'-0" X 4'-7.5"
- 6. Balcony 8'-0" X 5'-0"

- 7. Kids Bedroom 10'-0" X 13'-3"
- 8. Kids Toilet 7'-6" X 4'-7.5"
- 9. Balcony 5'-0" X 5'-0"
- 10. Guest Bedroom 13'-6" X 10'-6"
- 11. Guest Toilet 4'-7.5" X 7'-0"
- 12. Kitchen 7'-0" X 13'-3"

2 BHK Flat Layout

Saleable Area 1070 sqft



- 1. Drawing\ Dining 14'-9" x 15'-3"
- 2. Master Bedroom 13'-9" x 10'-0"
- 3. Master Toilet 7'-0" x 5'-0"
- 4. Balcony 7'-0" x 5'-0"
- 5. Second Bedroom 13'-9" x 10'-0"
- 6. Second Toilet 7'-0" X 5'-0"
- 7. Balcony 6'-4'5" x 10'-0"
- 8. Kitchen 6'-0" x 10'-0"