



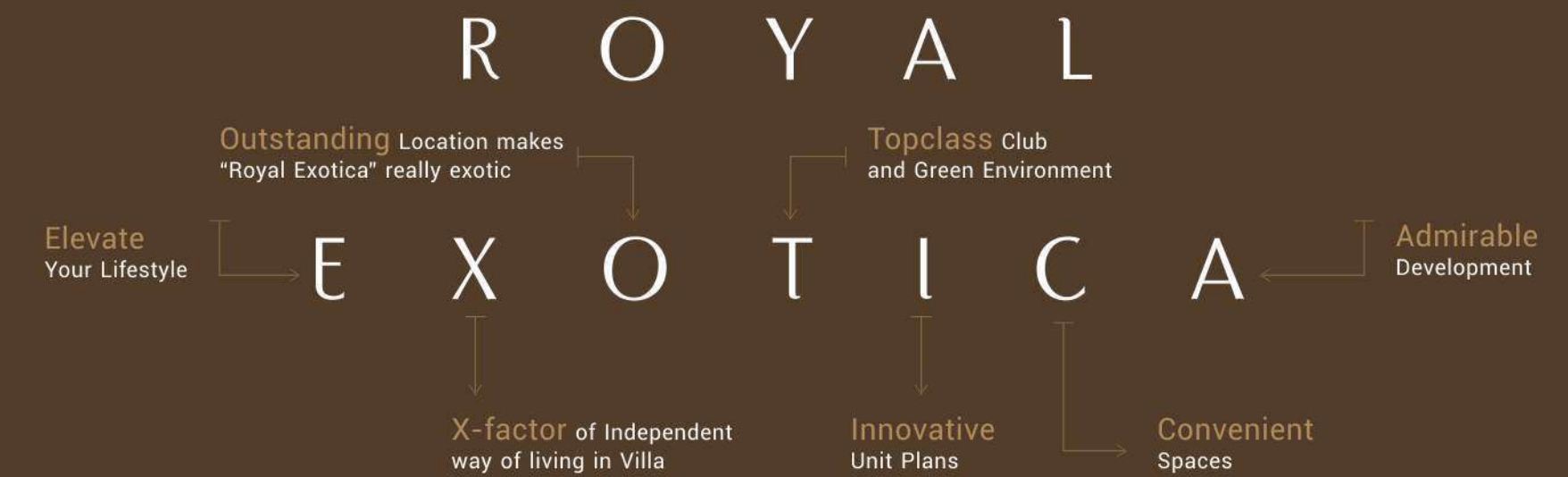
ROYAL EXOTICA



Life, close to Nature



Welcome to an
Exotic Life, close to Nature





Images for illustration purpose only

Elevate

Your Lifestyle

at the Prime Location of Vaishali Nagar, Jaipur



Images for illustration purpose only

Overview

WELCOME TO GREEN LIFE

- Well Planned and Landscaped Roads
- Landscaped Park
- Rainwater Harvesting System
- Walking Track
- Outdoor Kids Play Area
- Aromatic Plantation
- Senior Citizen Corner
- Gazebo
- Trellised Seating

CLUB CLASS LIFESTYLE

- State of the Art Clubhouse
- Swimming Pool
- Equipped Gymnasium
- Spa consisting of Steam and Sauna
- Yoga & Meditation Pavilion
- Indoor Games Room
- Multipurpose Hall

SAFE & SECURED LIFESTYLE

- 24 X 7 CCTV Surveillance System
- 24 X 7 Manned Security
- Individual Video Door Phone
- Intercom/EPABX facility

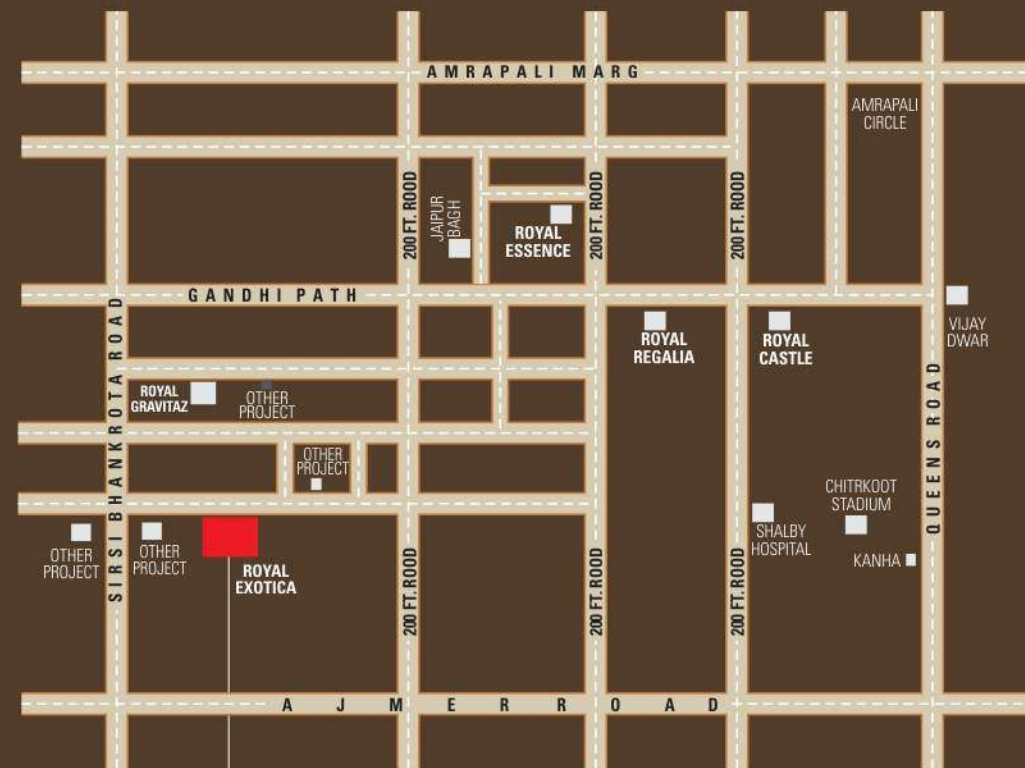
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The Project

Experience the *X-factor*
independent living in a villa

Each home is a well-appointed independent space of yours allowing you to shed the responsibility of owning a home and to relish living in a community that will energize and uplift you all the time. Step into a world where your old worries are replaced with a sense of liberating convenience and security.





ROYAL EXOTICA

Life, close to Nature

Site : Khasra - 3, Bhankrota Kalan,
Vaishali Estate, Gandhi Path West, Jaipur

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Locational Surroundings



Hospitals



Railway Station



National Highway



200 ft. Road



School



Bank & ATM



Hotel



Temple

Outstanding

Location makes
“Royal Exotica” really exotic

With the city growing exponentially, finding you a residential location that is outstanding location from important places is a treasure. We offer you a perfect mix of luxurious homes, extensive amenities and convenient location which makes it a perfect, 10/10 property to live in.

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ROYAL EXOTICA
Life, close to Nature

The Club
& Green Life

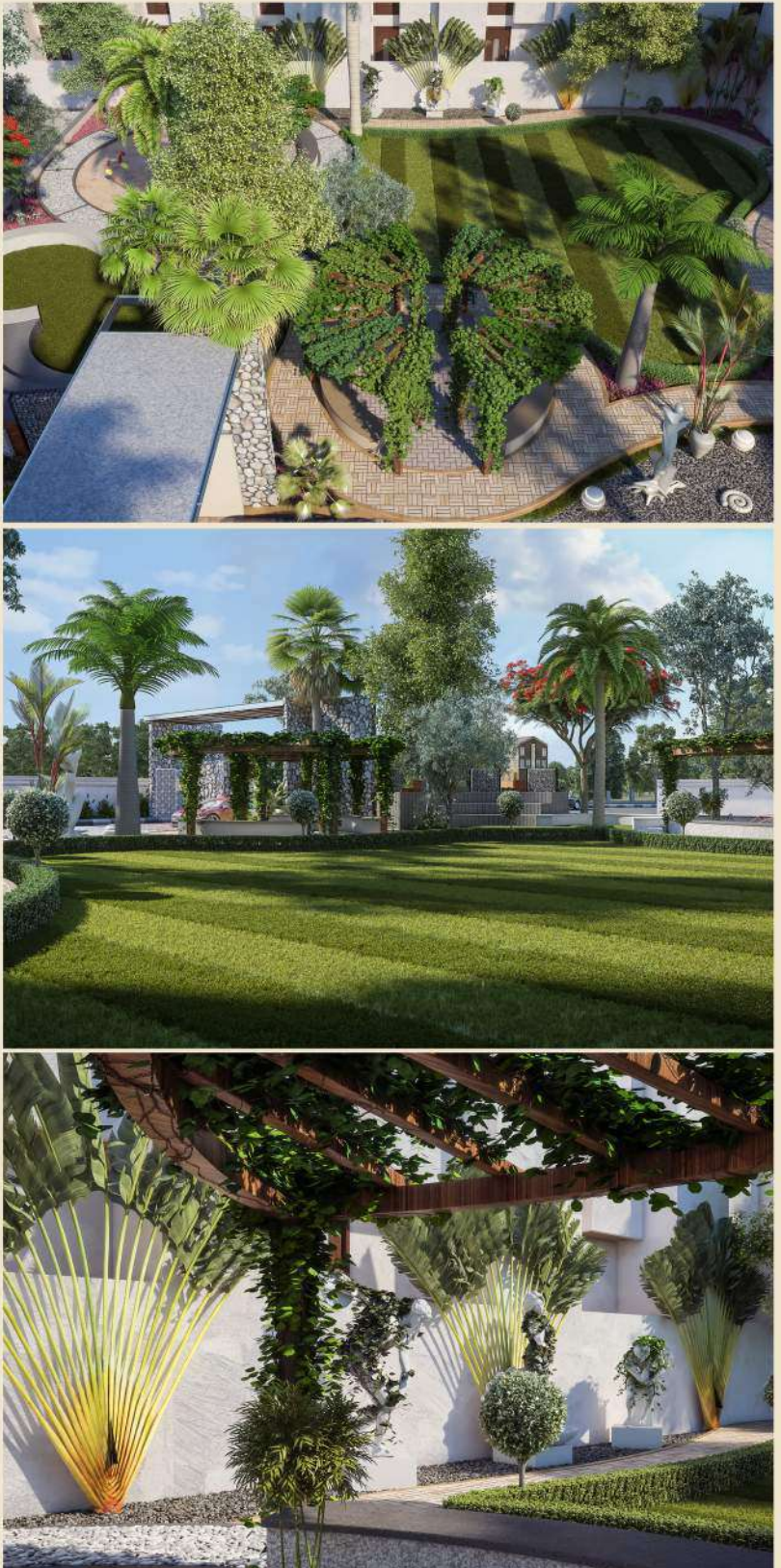
Topclass

Club and Green Environment

Today, the sophisticated surroundings, the up-class clubhouse and the green pastures are what accounts more than just the home itself. Get all of this and much more within your vicinity.

Park Features

- ✦ Walking Track
- ✦ Outdoor Kids Play Area
- ✦ Aromatic Plantation
- ✦ Senior Citizen Corner
- ✦ Gazebo
- ✦ Trellised Seating
- ✦ Amphitheater Styled Sitting





Clubhouse Exterior View

Club House Amenities

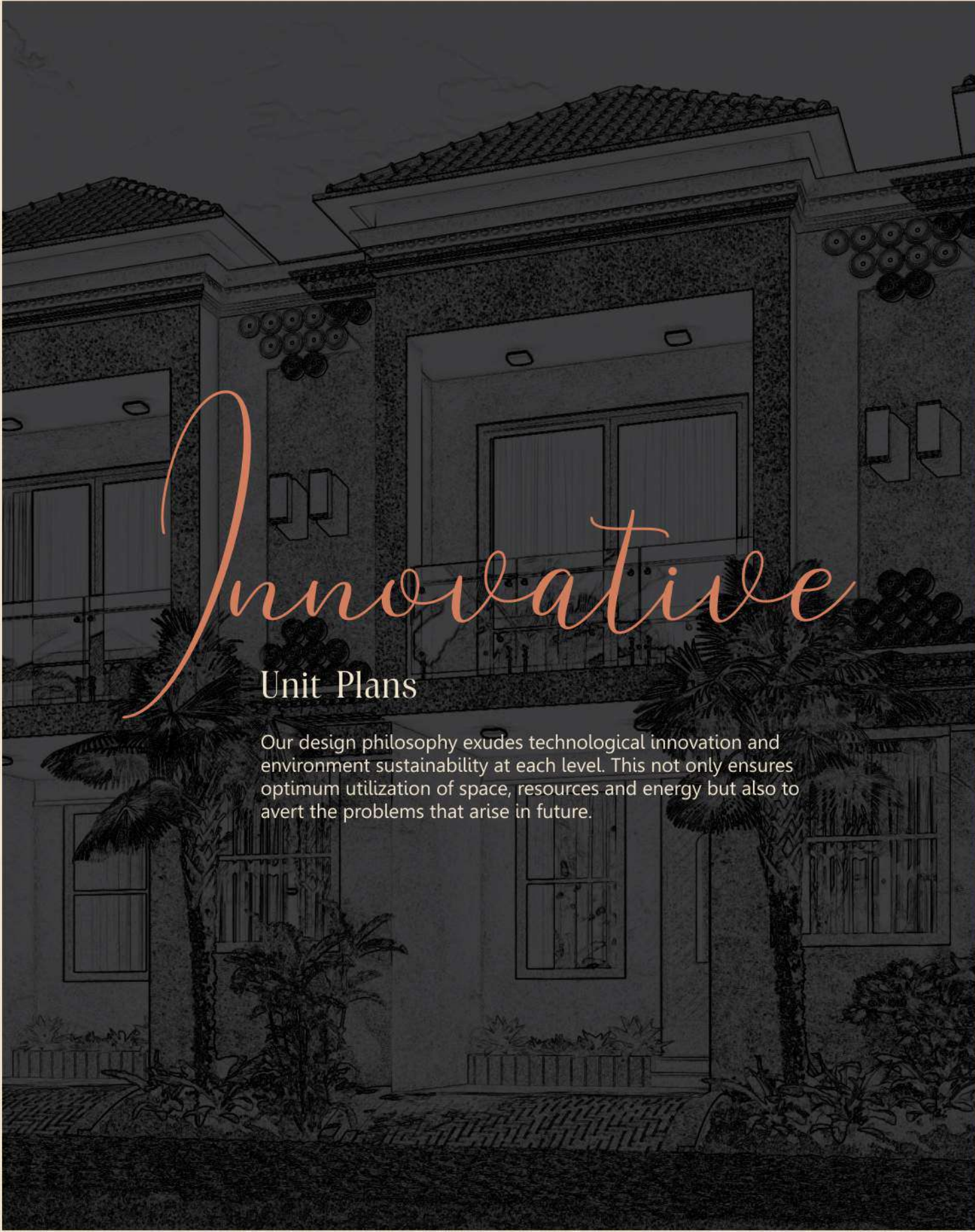
-  + Swimming Pool
-  + Equipped Gymnasium
-  + Spa consisting of Steam and Sauna
-  + Yoga & Meditation Pavilion
-  + Indoor Games Room
-  + Multipurpose Hall



Common Features & Specifications

EXTERNAL FEATURES

-  + Well Planned and Landscaped Roads
-  + Proper Drainage System
-  + Street Lighting
-  + State of the Art Clubhouse
-  + Landscaped Park
-  + 24 X 7 CCTV Surveillance System
-  + 24 X 7 Manned Security
-  + Convenience Stores
-  + Underground Electric Cabling
-  + Rainwater Harvesting System



Innovative Unit Plans

Our design philosophy exudes technological innovation and environment sustainability at each level. This not only ensures optimum utilization of space, resources and energy but also to avert the problems that arise in future.

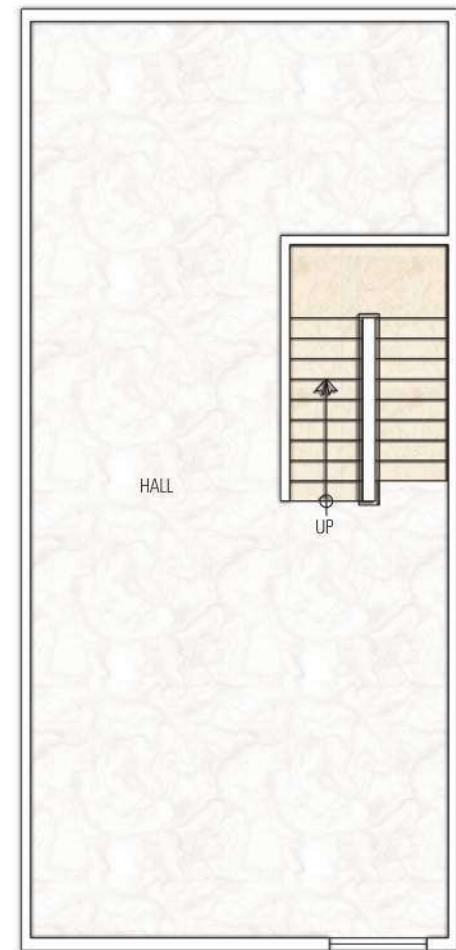
Unit Types

ROYAL EXOTICA

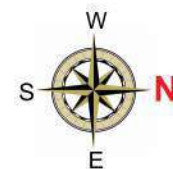
Life, close to Nature



All areas mentioned herein are approximate in nature and are subject to change. Plans, specifications, plots sizes may be customized as per client requirements at the discretion of promoters. Images for illustration purpose only.



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR

Plot Size : 104 Sq.yds | Builtup Area : 2300 sq.ft

East Facing

ROYAL EXOTICA

Life, close to Nature

Unit Type

A

Villa No.

7

Plot Dimension	17'-6"X 53'-6"
Carpet Area	1750 Sq.ft
Exclusive Balcony Area	43 Sq.ft

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ROYAL EXOTICA

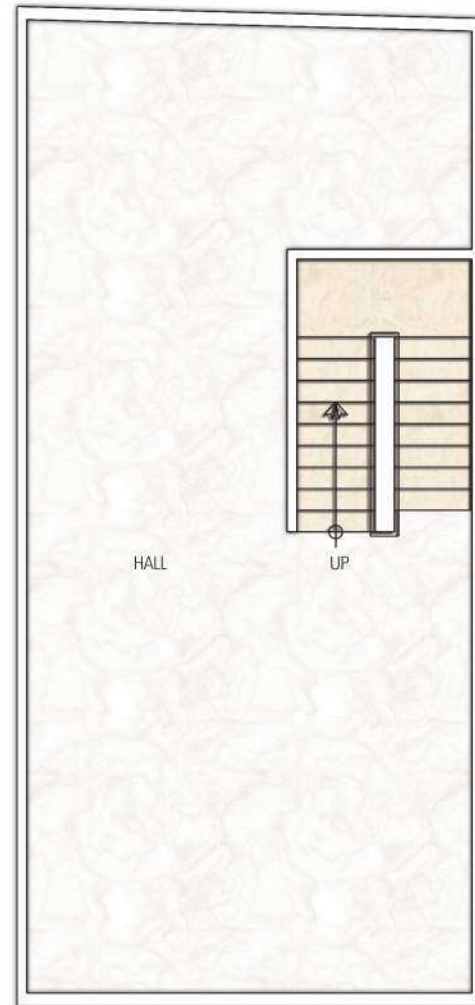
Life, close to Nature

Unit Type

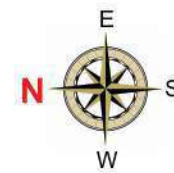
B

Villa No.

22



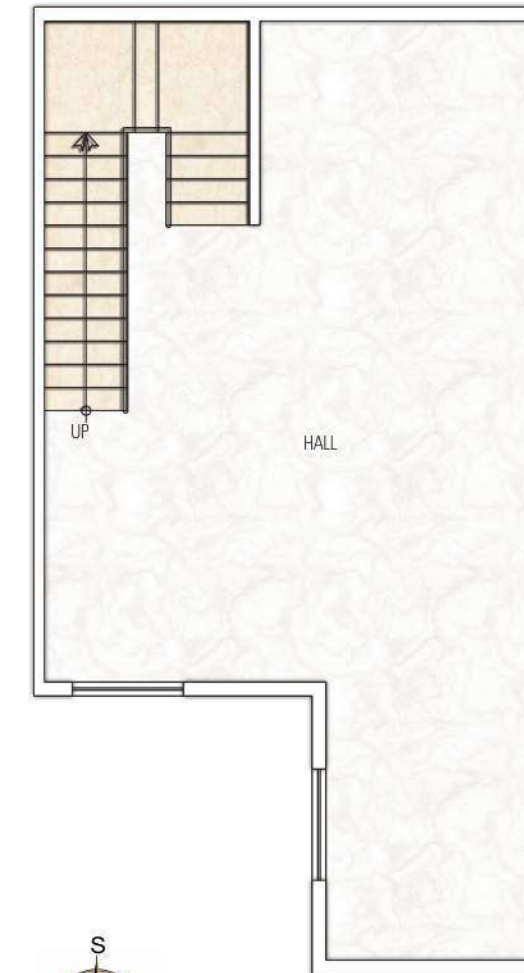
BASEMENT FLOOR



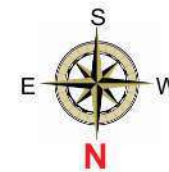
30'-0" WIDE ROAD
GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



30'-0" WIDE ROAD
GROUND FLOOR



FIRST FLOOR

ROYAL EXOTICA

Life, close to Nature

Unit Type

C

Villa No.

35

Plot Dimension	18'-6" X 49'-0"
Carpet Area	1530 Sq.ft
Exclusive Balcony Area	46 Sq.ft

Plot Dimension	17'-6" X 52'-10"
Carpet Area	1750 Sq.ft
Exclusive Balcony Area	43 Sq.ft

Plot Size : 103.25 Sq.yds | Builtup Area : 2300 sq.ft

West Facing

All areas mentioned herein are approximate in nature and are subject to change. Plans, specifications, plots sizes may be customized as per client requirements at the discretion of promoters. Images for illustration purpose only.

Plot Size : 100.72 Sq.yds | Builtup Area : 2200 sq.ft

North Facing

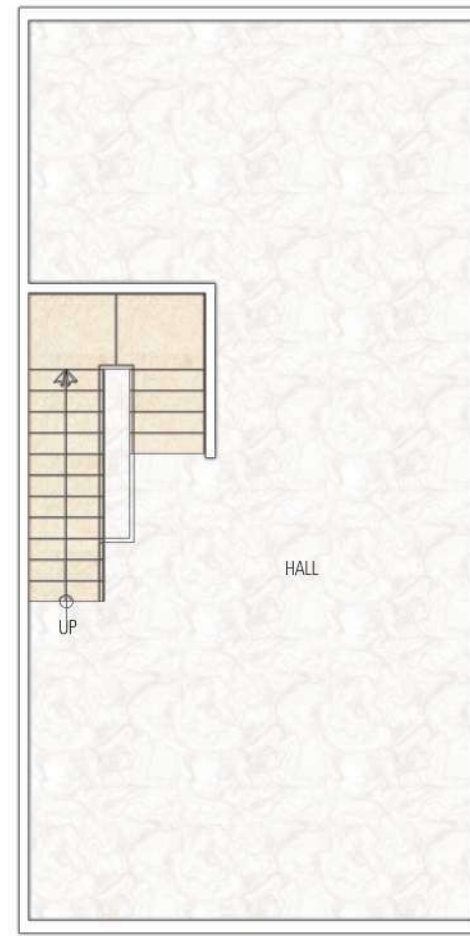
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Unit Type

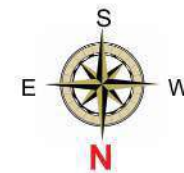
D

Villa No.

45



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR

Plot Dimension	18'-0"X 51'-6"
Carpet Area	1780 Sq.ft
Exclusive Balcony Area	45 Sq.ft

Plot Size : 103 Sq.yds | Builtup Area : 2350 sq.ft

North Facing

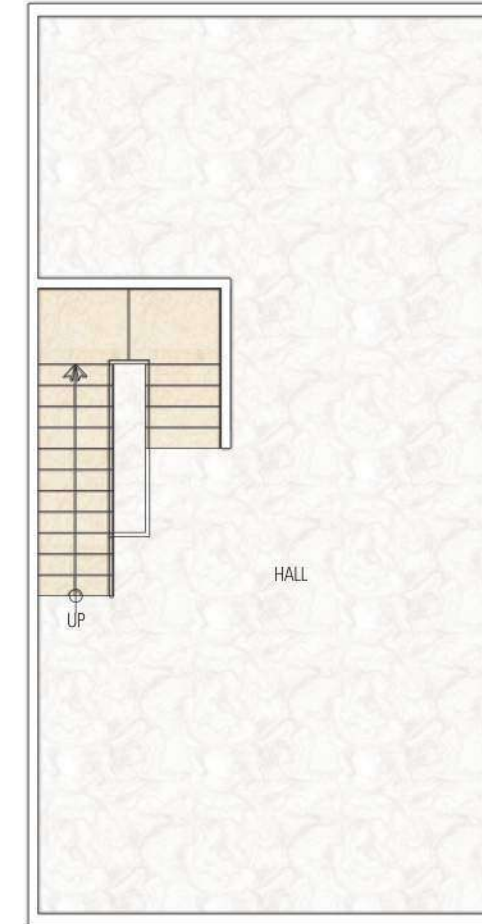
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Unit Type

E

Villa No.

57



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR

Plot Dimension	18'-3"X 51'-6"
Carpet Area	1800 Sq.ft
Exclusive Balcony Area	46 Sq.ft

Plot Size : 104.43 Sq.yds | Builtup Area : 2400 sq.ft

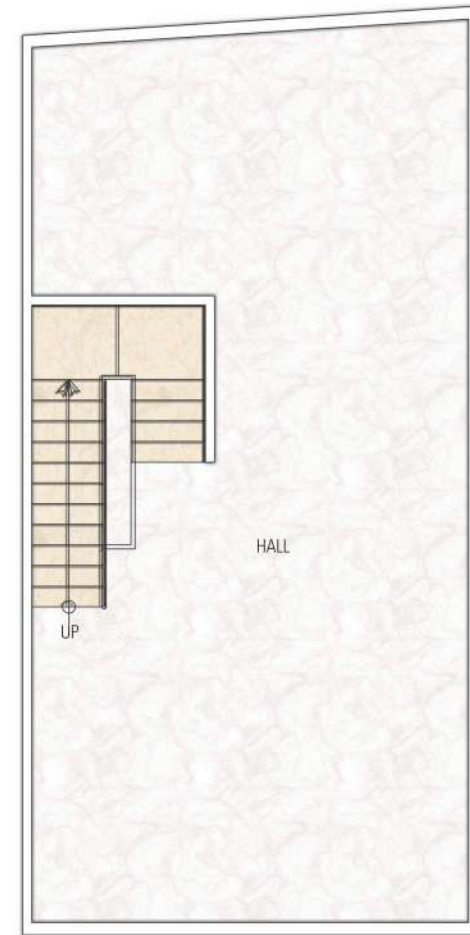
North East Facing

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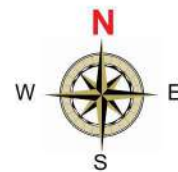
Unit Type

F

Villa No.
68



BASEMENT FLOOR



GROUND FLOOR



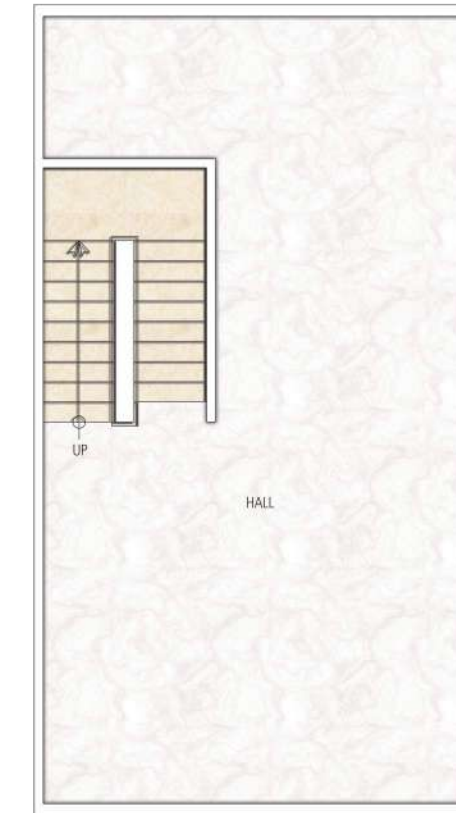
FIRST FLOOR

Plot Dimension	18'-0"X 51'-10"
Carpet Area	1800 Sq.ft
Exclusive Balcony Area	45 Sq.ft

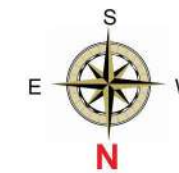
Plot Size : **103.68** Sq.yds | Builtup Area : **2400** sq.ft

South Facing

All areas mentioned herein are approximate in nature and are subject to change. Plans, specifications, plots sizes may be customized as per client requirements at the discretion of promoters. Images for illustration purpose only.



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR

Unit Type

G

Villa No.
81

Plot Dimension	18'-0"X 53'-6"
Carpet Area	1600 Sq.ft
Exclusive Balcony Area	78 Sq.ft

Plot Size : **107** Sq.yds | Builtup Area : **2320** sq.ft

North Facing-(Both Side Road)

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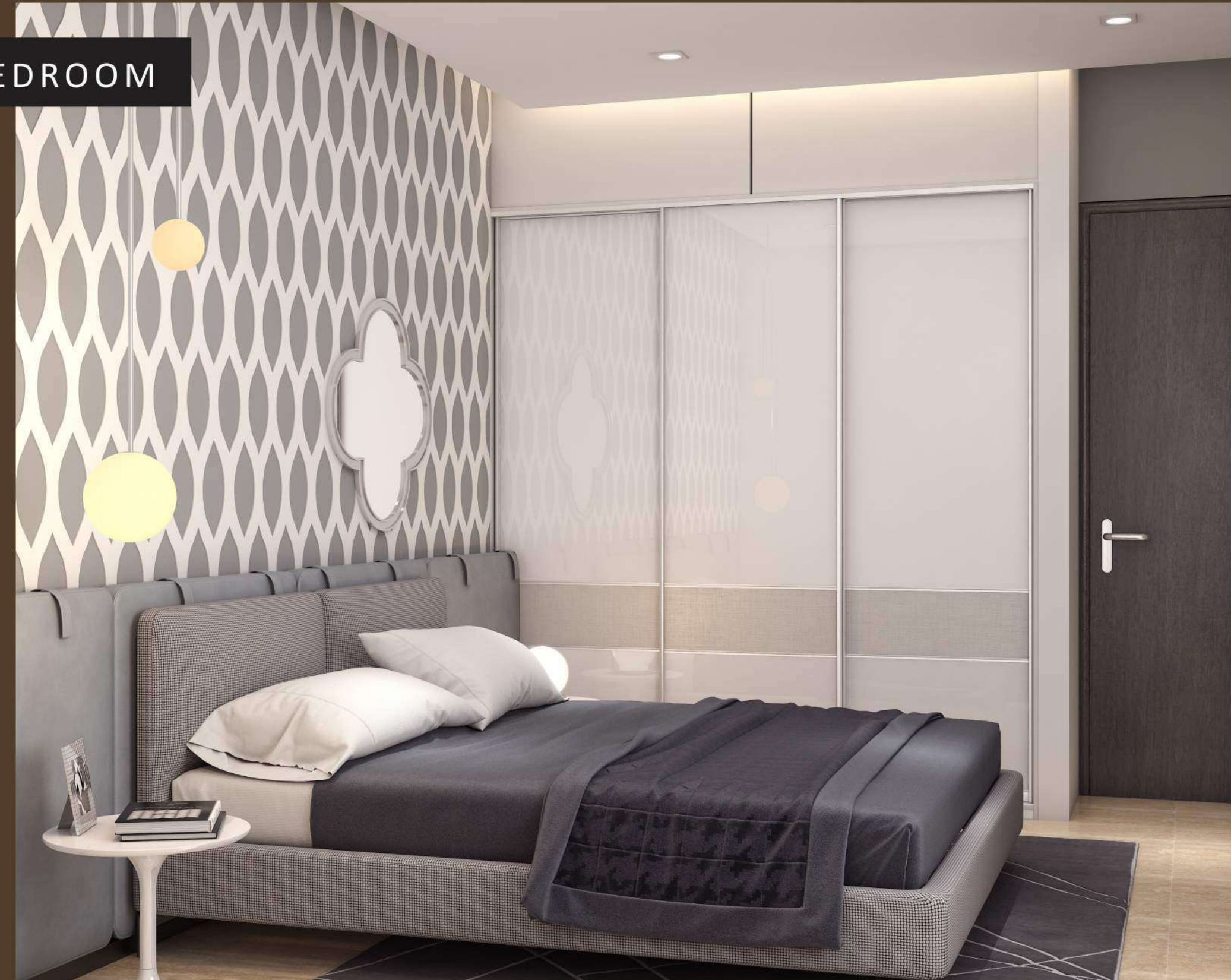
Convenient Spaces

Master Bedroom isn't any ordinary room and we have made it extraordinary to meet the requirements of extraordinary folks like you by adding that extra space, that extra space for sunlight. Be ready to curb that extra urge to sleep!.



Images for illustration purpose only

MASTER BEDROOM



Images for illustration purpose only



LIVING At Ground Floor

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LOUNGE At First Floor

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VILLA SPECIFICATIONS :

Structure

- ⦿ Earthquake Resistant Structure designed as per Seismic Zone II
- ⦿ Mediterranean Styled Exterior Elevation
- ⦿ Adequate Natural Light and Ventilation
- ⦿ Efficient Space Utilization
- ⦿ Overhead & Underground Water Tanks

Wall & Ceiling Finishes

- ⦿ False Ceiling in Drawing & Dining Area
- ⦿ POP Finished Walls & Ceilings
- ⦿ Premium Quality Distemper Paint on Interior Walls & Ceilings
- ⦿ Premium Quality Exterior Paint

Door & Window Finishes

- ⦿ Laminated Flush Doors in all Bedrooms & Washrooms
- ⦿ Designer Fittings on Doors & Windows
- ⦿ Aluminum/UPVC Slider Doors and Windows with Glass Panels
- ⦿ Glass Railing in First Floor Front Balcony

Security System

- ⦿ Intercom/EPABX Facility in each villa
- ⦿ Video Door Phone in each Villa

Flooring

- ⦿ Vitrified Tile Flooring in Living, Dining, Kitchen & Bedrooms

Washrooms

- ⦿ Designer Ceramic Wall Tiles up to 7' Height
- ⦿ Ceramic Tile Flooring
- ⦿ Premium Quality CP Fittings
- ⦿ Wall Hung WC
- ⦿ Counter wash basins with mirrors
- ⦿ Provision for geyser

Kitchens

- ⦿ Under Counter Semi Modular Cabinets
- ⦿ Granite Working Counter
- ⦿ Stainless Steel Sink
- ⦿ 2' Tiles Dado above the Counter
- ⦿ Provision for Geyser & RO

Electrical

- ⦿ Premium Quality Wires & Cables
- ⦿ Premium Quality Modular Switches & Accessories
- ⦿ AC Copper Piping in Drawing, Dining and all Bedrooms
- ⦿ Telephone & DTH Wiring in Drawing, Dining and all Bedrooms
- ⦿ Provision for Inverter

DINNING At Ground Floor



Admirable

Development

SHAPING UP YOUR PRECIOUS
DREAMS WITH OUR COMMITMENT



11 years of Excellence in
Real Estate Industry



Committed to On - Time
Delivery



Wide range of Properties



Home Loans available from
all Leading Banks



Safe and Secure Environment
in all the Projects



High Customer Satisfaction



We Make A Difference An Endeavor For Life

Ganga Kotecha Group pushes the limits in real estate to create buildings of utmost quality. It strives to achieve the highest degree of technical excellence while maintaining the finest standards of business practices in all its endeavors. With a distinctive style of management, in just a short span of 15 years, it has been able to grab more than 18 projects. It provides efficient service to customers by combining the strength of the best team of architects, interior designers and project management consultancy that focuses on the worth of every square feet ensuring timely delivery. By combining highest standards of ethics and keen dedication to excellence in all aspects, it aspires to exceed customers' expectations. It is active towards environmental conservation and uncompromising in dedication. **'Royal Exotica'** is just another project where reliability and experience of the group combines with innovation and finesse to bring luxurious homes to the city dweller.



Our Projects



Vardhman Apartments, Banipark



Western Heights, Shyam Nagar



Vardhman Residency, Ajmer Road



Vardhman Majesty, Shyam Nagar



Classic Residency, Vaishali Nagar



Arihant Enclave, Ajmer Road



Arihant Residency, Ajmer Road



Aastha Apartments, Nirman Nagar



Arihant Palm, Ajmer Road



Royal Avenue, Patrakar Colony



Royal Castle, Vaishali Nagar



Royal Florence, Narayan Vihar



Royal Tatvam, Patrakar Colony



Royal Essence, Gandhi Path



Royal Regalia, Gandhi Path



Royal Exotica, Gandhi Path | RERA No. : RAJ/P/2019/1120



Royal Gravitaz, Gandhi Path | RERA No. : RAJ/P/2020/1339



Royal Eminence, Tilak Nagar | RERA No. : RAJ/P/2020/1352

“It takes hands to build a house
but only hearts can build a home.”



Ridhi Sidhi Prime Estate LLP

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www.kotechagroup.org | www.kotechagroup.in

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