

RERA Exemption Certificate No.:
RAJ/RERAExempted Project/2024/019
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Silverhope
LUMINAIRE

— 4 BHK Premium —
Ready to Move-in Apartments

Ready for you to embrace life
in a prestigious residence

Join the Elite, Live the *Legacy*

Close to the most captivating Patrika Gate and located in the posh area around JLN Marg, Silverhope Luminaire ensures an elite lifestyle that takes your status quotient a notch up. You are minutes away from the airport, many entertainment hubs, and renowned hospitals. Your life is going to be as vibrant as Patrika Gate at the ready to move-in Silverhope Luminaire.

Own a Piece of Luxury Among Just 10 *Exclusive* Apartments

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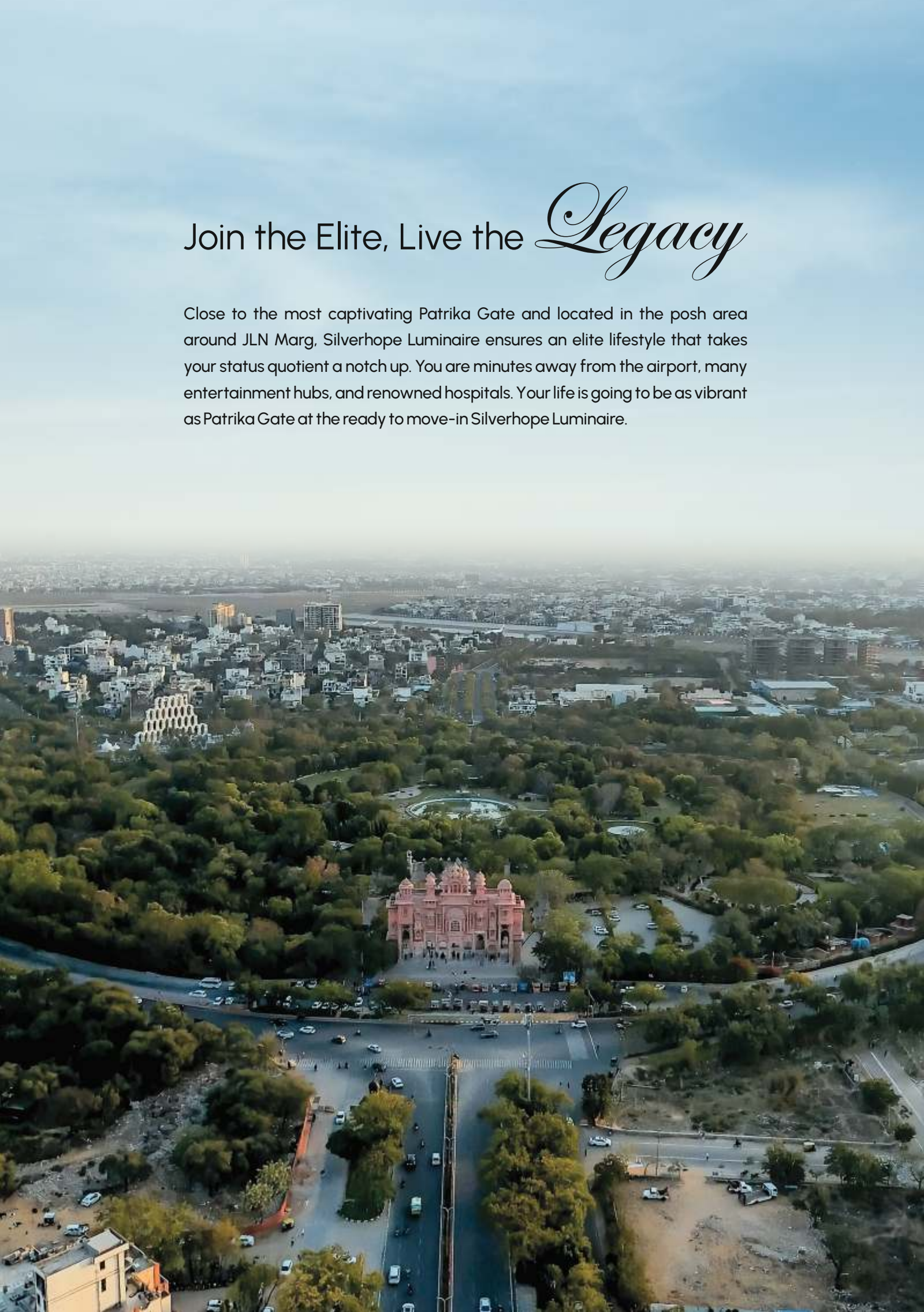
10 Units
4BHK + Servant Room
+ Store Room

Ready to
Move-in

Only 2 Units
on each floor

30ft Leisure
Swimming Pool with
Jacuzzi Seating

Society Club
with Indoor Games
and Gym



The Project : Luminaire

Silverhope Luminaire, a boutique project having ten luxurious residences that are crafted for a chosen few. With an edge over the rest, having unconventional design, dedicated to excellence, and centrally located in the heart of Jaipur, this residential building is a prestigious landmark, with no ready substitutes.

This premium project is adorned with every necessary convenience of the city life. Tasteful, stylish and luxurious 4 BHK++ apartments, with distinctive specifications, convenient road network, proximity to medical institutions, entertainment hubs, hotels, airport, Jawahar Circle city park and an exhaustive list of amenities.

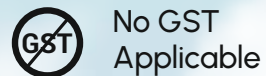
Project Highlights

- Golden Mile Location – every prime place within a mile's distance from the project
- All 4-BHK apartments only
- Only Two Units on each Floor
- Two 10-passenger lifts - uncommon for a boutique project
- Well-defined Drawing, Living and Dining Areas
- All Rooms & Bathrooms have natural light & passive ventilation
- Cross Ventilation
- Grand Kitchen with added Utility space
- Servant Room next to each Unit, but not adjacent
- Open to Sky Basement with Club Amenities
- Top Floor Penthouses with Private Terrace
- Full Compliance with Building Bye Laws
- Cohesive Community with a sense of belonging for each resident
- Lab-tested Quality Construction
- Elite community – Gokul Vatika
- Peaceful Surroundings

The Group : Silverhope

Driven by the dream of changing the dynamics of real estate sector, we are embarking on a new journey with Silverhope Luminaire. This project is an attempt to showcase the transformative future of the industry and the way ahead.

The group upholds core values of **"being exemplary"** with well thought-out designs, **"being effective"** by having the right team with you, **"focusing on quality"** in construction where every detail is meticulously crafted, **"building trust"** with no promises that can't be fulfilled and **"wowing customer"** by going beyond satisfaction.



No GST
Applicable



6-Month Free
Repair Period



Quality
Construction



JDA Approved
Building Plans



Completion
Certificate Received



RERA
Exempted

Standout Features



Only 10 Units
all 4BHK



100% Power
Backup



Interactive
Swimming Pool



VRV Air-Conditioning
System



Vastu-friendly
design



A Separate
Store Room for
each Residence



24*7 Security
& CCTV
Surveillance



Modern Fire
Extinguishing
System



Fully Modular
Kitchen



Video Door
Phone



Dedicated Two
Car Parkings



Two 10-passenger
lifts with ARD

Project Amenities

- Wooden Flooring in Master Bedroom
- Imported Marble Flooring in all sitting areas
- Smart Locks on Main Door
- Rain Shower & Bench sitting in bathrooms
- VRV Air-conditioning system with 7 Hi-wall Units
- Motion Sensor Lights in Bathrooms
- Three Sides Open
- 18 ft two-way driveway for comfortable vehicular movement
- Separate Pedestrian Entrance

- Society Office
- Reception Lobby & Waiting Area
- Single Gate Entry & Exit
- Intercom Facility
- Drivers' Waiting area
- Both Tubewell & PHED Water Supply
- Rain Water Harvesting
- Dual Metering System
- Solar Panels
- Overhead Water tank
- Underground Water tank
- Separate Terraces for Services & Common Use
- Thermal Insulation for Pent Houses
- Society Club with Indoor Games

- Box-type Architectural Design for Thermal Comfort
- Jacuzzi Seating with Pool
- Water Features
- Stationed Maintenance Staff
- Barrier Free Design for Senior Citizens and specially-abled persons
- Library Corner
- Change Room Area
- Solar Panels
- Air Conditioned Gymnasium
- Multipurpose Party Hall
- Centralised Gas Pipeline
- Servant (or Office or Store) Room



Air Conditioned Gymnasium



Society Club with Indoor Games



Multipurpose Party Hall



Table Tennis

The finest of
Indulgences,
be ready to indulge in



BASEMENT FLOOR PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLAN

1st to 4th Floor

4BHK + SR + Store	101, 201, 301, 401	102, 202, 302, 402
Carpet Area excluding Balcony, SR & Store (sq.ft.)	1752.14	1754.28
Total Carpet Area of Unit (sq.ft.)	2010.40 - 2023.79	2010.40 - 2023.79
Built Up Area (sq.ft.)	2100.79 - 2128.62	2100.79 - 2128.62
Proportionate Gross BUA (sq.ft.)	3304.50 - 3332.33	3304.50 - 3332.33





PENT HOUSE

5th Floor

4BHK Penthouse	501	502
Carpet Area excluding Balcony, SR & Store (sq.ft.)	1752.14	1754.28
Total Carpet Area of Unit (sq.ft.)	2023.79	2021.23
Built Up Area (sq.ft.)	2207.25	2213.02
Propotionate Gross BUA (sq.ft.)	3410.96	3416.73
Gross BUA + Open Pvt Terrace (sq.ft.)	4315.36	4320.28



TERRACE FLOOR PLAN

PENT HOUSE PRIVATE TERRACES + COMMON TERRACES



Specifications

GENERAL FEATURES

- Earthquake resistant R.C.C. Structure – TATA Tiscon Steel/ Ultratech Cement / Ultratech Concrete/ Banas Sand/ Hanumangarh red clay bricks
- Lifts - Schindler
- Air Conditioning – VRF System with 7 Hi-wall units (O General)
- Lights – Phillips
- Wiring – Finolex
- Switches & MCB – Legrand
- Ceiling – POP with Apcolite Premium Emulsion Paint (Asian Paints)
- Walls – POP with Apcolite Premium Emulsion Paint (Asian Paints)

DRAWING ROOM/DINING ROOM/ LIVING ROOM

- Flooring – Imported Marble (Turkey)
- Main Door – Factory-made Flush Door with Veneer finish (Dormak)
- Main Door Lock – Smart Lock with fingerprint / RFID card / PIN / manual key locks (Yale)
- Window–Aluminum powder coated (Elite Window Factory) with DGU Glass (Saint Gobain)
- Fittings – BLDC Fan / Concealed LED & COB Lights / Video Door Phone

TOILETS

- Master Bathroom Flooring & Walls – Imported Marble (Turkey) & Vitrified Tiles (Somany)
- Other Bathroom Flooring & Walls – Anti Skid & Vitrified Tiles (Somany)
- Door – Factory-made Flush Door with Veneer finish (Dormak)
- Window –Aluminum powder coated (Elite Window Factory) with Toughened Glass (Saint Gobain)
- PVC/CPVC pipes – Astral
- CP fittings – Hans Grohe / Jaquar
- Sanitaryware – Duravit
- Fittings – Concealed Exhaust Fan / Concealed COB Lights
- Bath Bench & Motion sensor light– In Master Bathroom & Parent Bathroom

KITCHEN

- Flooring – Large Vitrified Tiles (Somany)
- Window – Aluminum powder coated (Elite Window Factory) with DGU Glass (Saint Gobain)
- Fit-out – Fully Modular Kitchen in acrylic finish (Blum)
- LPG – Centralised Gas pipeline with individual meters
- Counter Top – Granite with breakfast counter
- Fittings – Chimney / Double Bowl SS Sink/ BLDC Fan / Concealed LED Lights/ Provision for RO & Geyser

BEDROOMS

- Master Bedroom Flooring – Wooden HDF Panels (Greenpanel)
- Other Bedroom Flooring – Large Vitrified Tiles (Somany)
- Door – Factory-made Flush Door with Veneer finish (Dormak)
- Window –Aluminum powder coated (Elite Window Factory) with DGU Glass (Saint Gobain)
- Fittings – BLDC Fan / Concealed LED & COB Lights
- Bedside Wall lamps – In Master Bedroom

BALCONY

- Flooring – Vitrified Matt Tiles (Somany)
- Hand Railing – Aluminum powder coated (Elite Window Factory) with Toughened Glass (Saint Gobain)
- Fittings – Concealed COB Lights/ Soffit Ceiling Paneling/ Aluminum Sun Sliders/ Green Grass Turf

SERVANT ROOM

- Flooring –VC Shield Tiles (Somany)
- Door – Factory-made Flush Door with Mica finish (Dormak)
- Window –Aluminum powder coated (Elite Window Factory) with DGU Glass (Saint Gobain)
- CP fittings – Jaquar
- Sanitaryware – Jaquar
- Fittings – BLDC Fan / Concealed LED & COB Lights



Brand Partners



Scan QR Code
for Location

Plot No. D-8&9, Shri Path, Gokul Vatika,
Near Jawahar Circle, JLN Marg, Jaipur 302017

Silverhope
LUMINAIRE
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DISTANCE CHART

EDUCATION

• Sun India Pre School	2 Min
• Jayshree Periwal Int. Pre School	5 Min
• St. Anselm	7 Min
• Vidhyashram	7 Min
• Rajasthan University	10 Min
• Neerja Modi School	14 Min
• Mayur School	19 Min
• Jayshree Periwal Global School	21 Min

HEALTH

• Cacocon Hospital	2 Min
• Eternal Hospital	3 Min
• Fortis Hospital	4 Min
• Jaipuria Hospital	6 Min
• Rajasthan Hospital	6 Min
• Apex Hospitals	9 Min
• Bhandari Hospital	9 Min
• CK Birla Hospitals	10 Min

ENTERTAINMENT

• EP	4 Min
• Empyrean Club	5 Min
• Puno Advance	5 Min
• Jaipur Centre	5 Min
• GT Mall	6 Min
• World Trade Park	6 min
• Fun Kingdom	8 min
• RAS Club	8 Min
• Rajasthan Int. Centre	9 Min

HOTELS

• Clarks Amer	3 Min
• The Fern	3 Min
• Marriott	4 Min
• Radisson Blu	4 Min
• The Lalit	5 Min

TRANSPORT

• Airport	5 Min
• Durgapura Rly Station	8 Min
• NSC Bus Stand	16 Min

Architectural Consultant
Skyline Planners & Design Developers
Vaishali Nagar, Jaipur

Structural Consultant
DAV Consultants
New Sanganer Road, Jaipur

MEP Consultant
PillarPlus Private Limited
Vaishali Nagar, Jaipur

Landscape Consultant
Studio Aspire
Vaishali Nagar, Jaipur

Contractor
Shree Contractors & Engineers
Ajmer Road, Bagru, Jaipur

Vastu Consultant
Vastu Sarwasv
Ajmer Road, Jaipur

Project Management Consultant
Vmapsdesign Private Limited
Vatika, Jaipur

Project By
Rajat Goel and Asha Goel

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