



RERA NO. RAJ/P/2024/3101

welcome to



VANTARA

Residential Homes Amidst Nature

DISCOVER

GREEN

CARPET ♦ LIVING



Feel Just Like
At Forest



APPROACHABLE

Welcome
You Are In City Prime Area
Approach



NESTED AROUND GREENERY ON THE VERY 1ST DAY

Available with bunch of trees
already grown up to shower
the natural environment



TREES AROUND YOU

20 to 50 ft heighted
trees around you making
every day charging



VANTARA

Residential Homes Amidst Nature

MEANING



AWAKE IN THE MORNING WITH SOUND OF BIRD

Where there are
trees, birds sing and
tweet in their
own way



RELAXING

Dual Layer Club-House
Relaxation with tranquility
world class amenities



AFFORDABLE LUXURY

Prior your approval
capturing your imagination
to reality



LOCATION



SITE PLAN

Map not to scale*


VANTARA
Residential Homes Amidst Nature



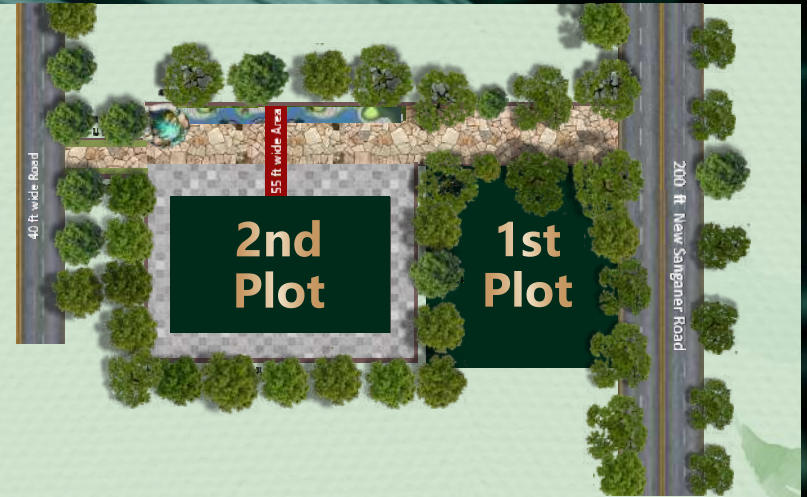


2nd Plot Concept

A Benefits of 2nd Plot

- ✦ No Traffic Noises
- ✦ No Air Pollution
- ✦ Noise Reduction
- ✦ Maintain Your Privacy
- ✦ Avoid Over Prime Locations Disturbance
- ✦ Direct Access from Main Road
- ✦ Dedicated Entrance Surrounded by Trees

Welcome to Nature Homes



What is वन without Trees ?

What is वन without Birds ?

What is वन without **Waterfall** ?



INTRODUCING

City's
1st Water Fall Concept
with Nature Living

at


VANTARA
Residential Homes Amidst Nature



Green Living

Benefits of living in Vantara

- ◆ Improved Air Quality
 - ◆ Temperature Regulation
 - ◆ Noise Reduction
 - ◆ Mental Health Benefits
 - ◆ Increased Property Value
-

A Green Carpet
is about to unveil...

THE PROJECT

Land Size - 3000 Sqyd approx

Waterfall - USP

48 Super Luxury Apartments

31 - 4 BHK Luxury Apartments

(Approx 2500 sqft Area SBUA)

12 - 3 BHK Luxury Apartments

(1902 sqft SBUA)

5 - 4 BHK Penthouses

(Approx 3500 sqft Salable Area, 50% Terrace more)

World Class Club House Amenities



The Journey to a

Peaceful
lifestyle

begins here...

PROJECT HIGHLIGHTS

- ♦ Ultra Modern Design Elevation
- ♦ 1st Waterfall Concept of the City & Landscaped Garden
- ♦ Dual Layer World Class Club (Rooftop Club & Basement Club)
- ♦ AC Reception & Guest Waiting Lounge
- ♦ 100% Power Back Up in Common Areas
- ♦ Upto 3KV (approx) in Apartments
- ♦ Centralized Gas Bank System
- ♦ Well Designed Lift Lobbies with 2 lifts
- ♦ 24 hours Security check with CCTV Cameras & Security Guards
- ♦ Vastu Compliant
- ♦ Servant / Store Room
- ♦ Ample Parking Space for Residents and Visitors
- ♦ Wi-Fi friendly Connectivity
- ♦ Solar Panels for Common Area



Juliet Balcony



Alternate Waterproof
Planter Balcony




VANTARA
Residential Homes Amidst Nature



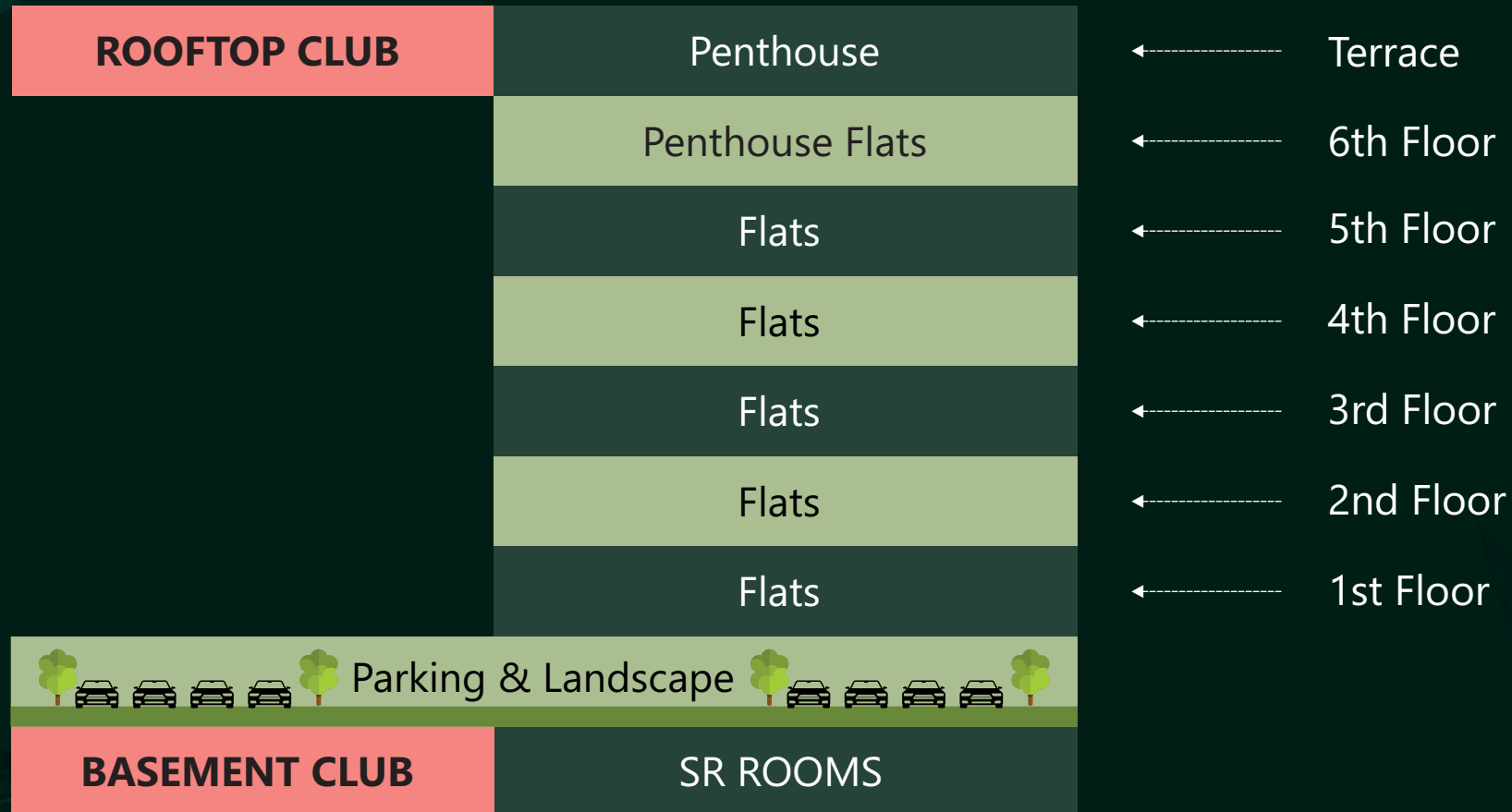
VANTARA
Residential Homes Amidst Nature




VANTARA
Residential Homes Amidst Nature



FLOW CHART OF BUILDING



Introducing Dual Layer CLUB

Rooftop Club ▶



Rooftop Skywalk

Rooftop Party Area

Decked up Swimming Pool

Barbeque

Rooftop Yoga Deck

Indoor Games
Chess, Carrom & Cards

TT and Snooker Table

Multi-purpose Hall
For Functions And Parties

Well Equipped
Modern Gym

Aerobic &
Dancing Studio

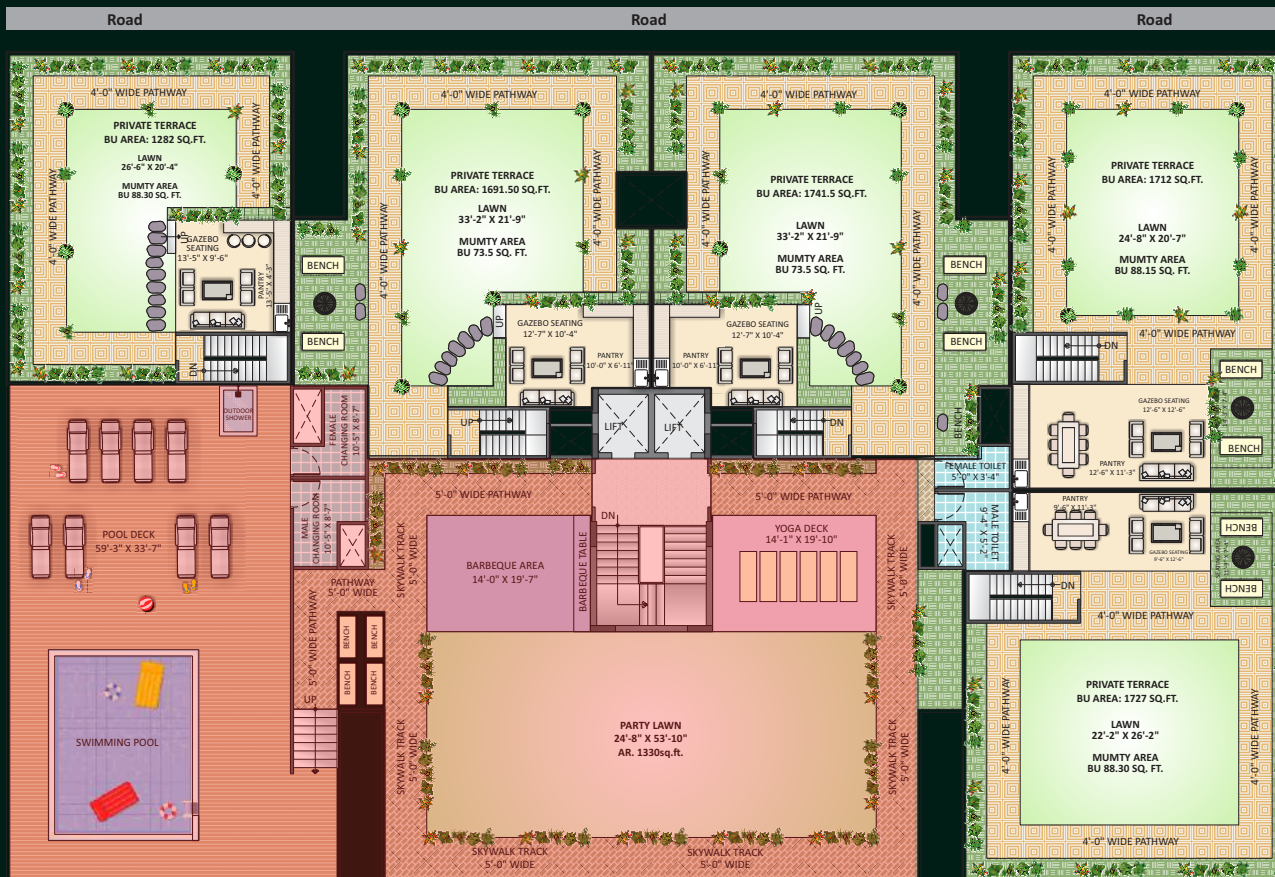
Basement Club ▶



TERRACE FLOOR PLAN

PENTHOUSES

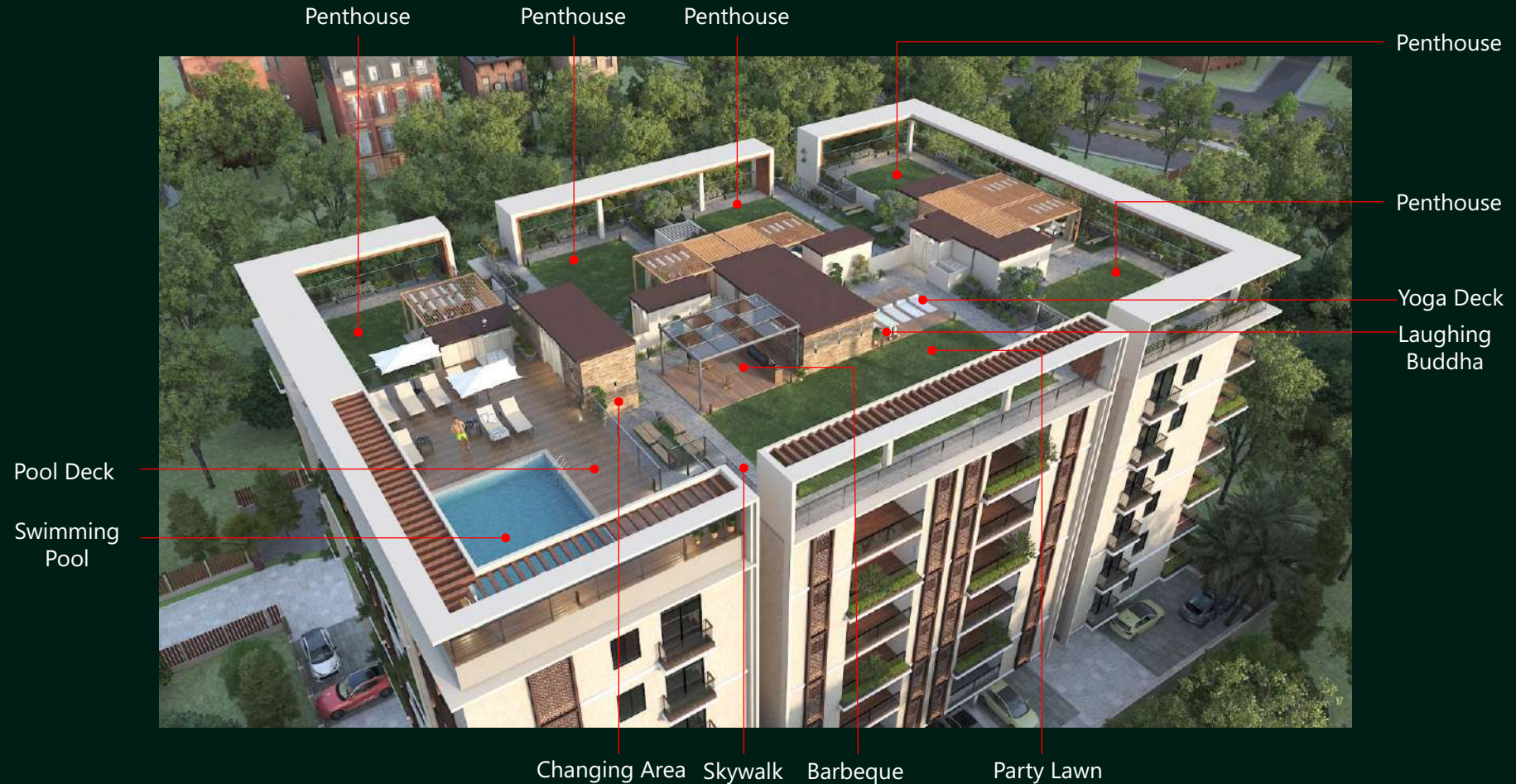
CLUB



New Sanganer Road 200ft

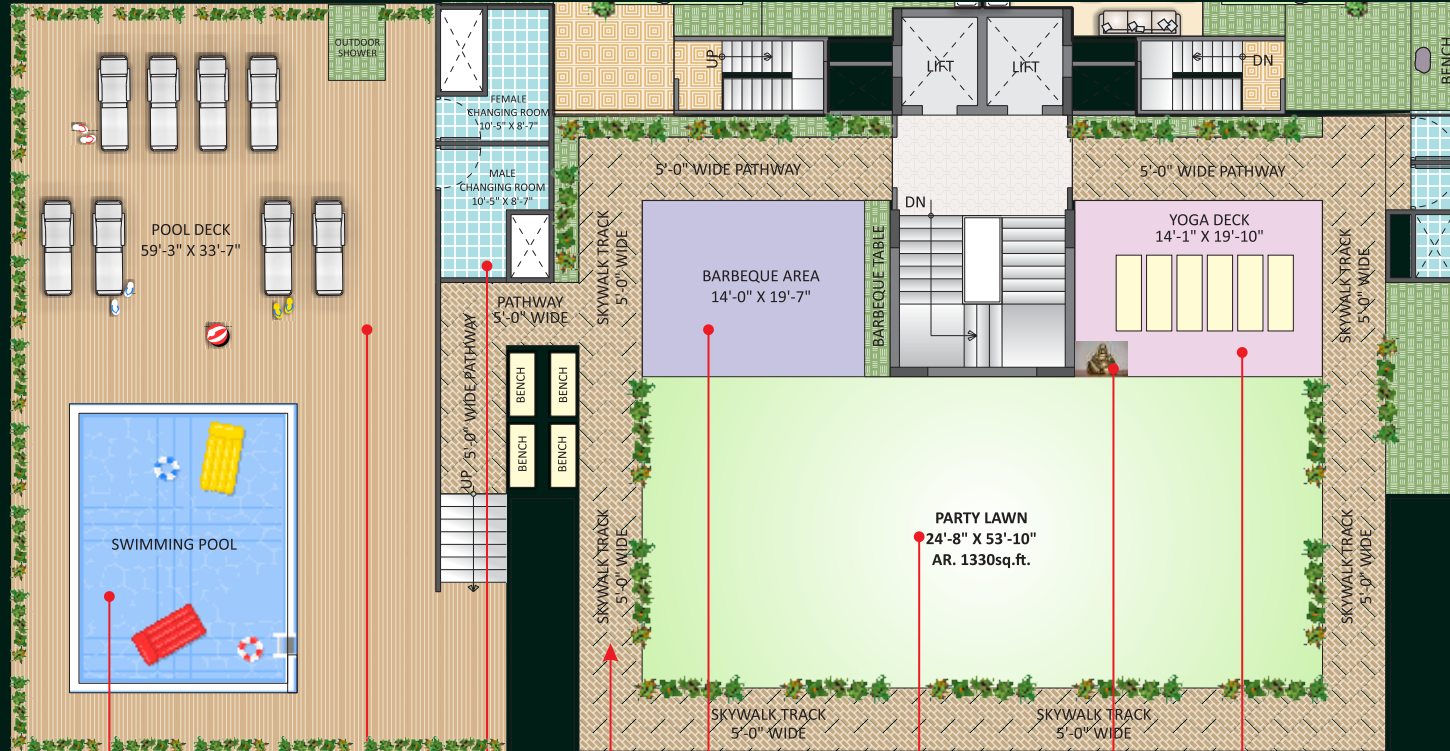


Terrace Plan View



ROOFTOP CLUB

Ultra Modern Clubhouse with all Top Line Facilities



Swimming Pool

Pool Deck

Changing Area

Skywalk

Barbeque

Party Lawn

Laughing Buddha

Yoga Deck

BASEMENT CLUB

Ultra Modern Clubhouse with all Top Line Facilities



Multi-Purpose Hall

- ♦ Functions/ Parties
- ♦ Aerobic/ Zumba
- ♦ Dance studio



Modern Gym

Indoor Games

- ♦ Chess
- ♦ Carrom
- ♦ Cards

Indoor Sports

- ♦ TT Table
- ♦ Snooker Table

Road

Road

Road

4BHK

BUA:1812 sqft
SBUA:2446 sqft

4BHK

BUA:1859 sqft
SBUA:2509 sqft

4BHK

BUA:1859 sqft
SBUA:2509 sqft

4BHK

BUA:1812 sqft
SBUA:2446 sqft

4BHK

BUA:1862 sqft
SBUA:2513 sqft

3BHK

BUA:1409 sqft
SBUA:1902 sqft

3BHK

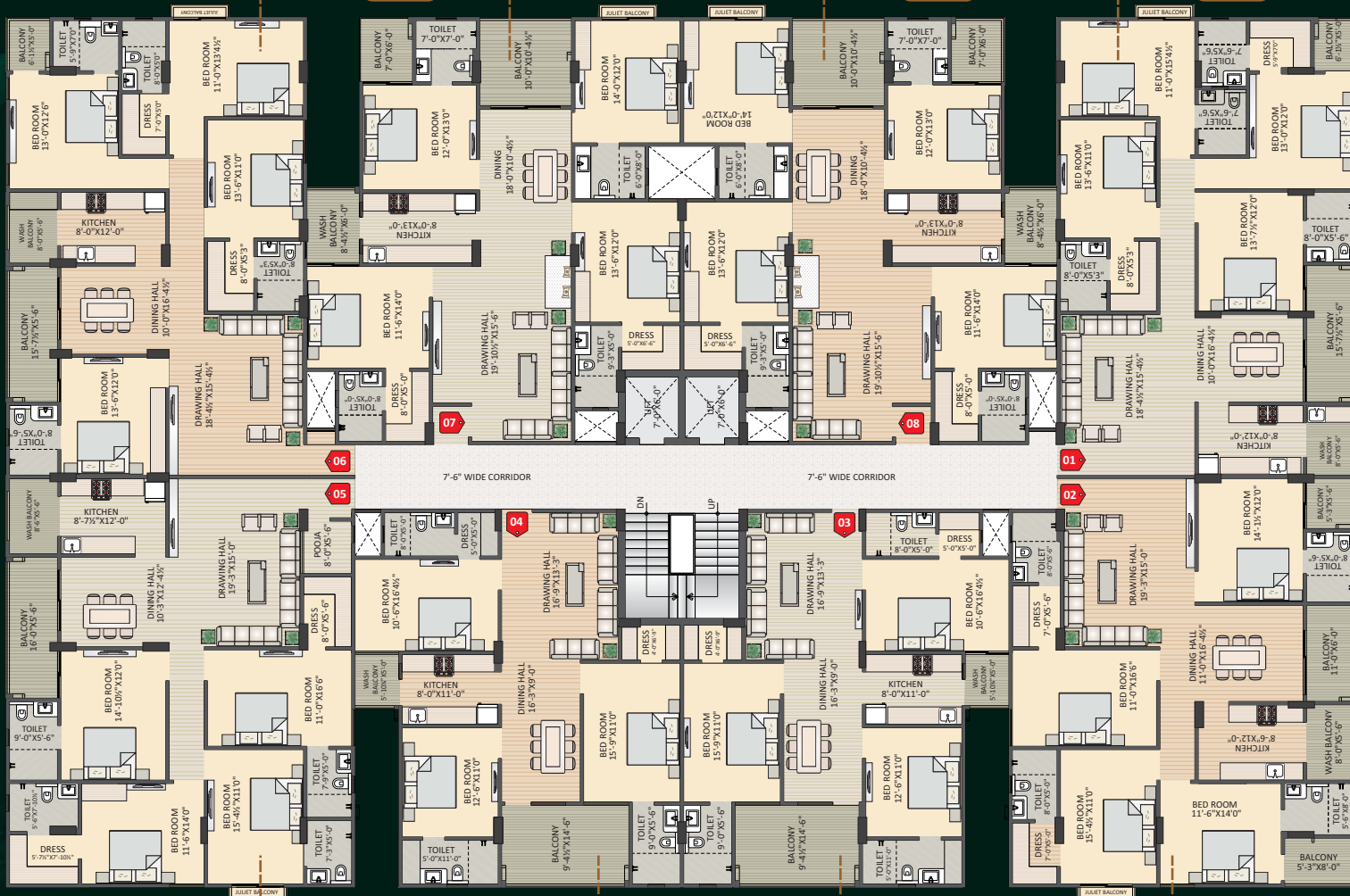
BUA:1409 sqft
SBUA:1902 sqft

4BHK

BUA:1862 sqft
SBUA:2513 sqft

New Sanganer Road 200 ft

TYPICAL FLOOR PLAN



Road

Road

Road



New Sangner Road 200 ft

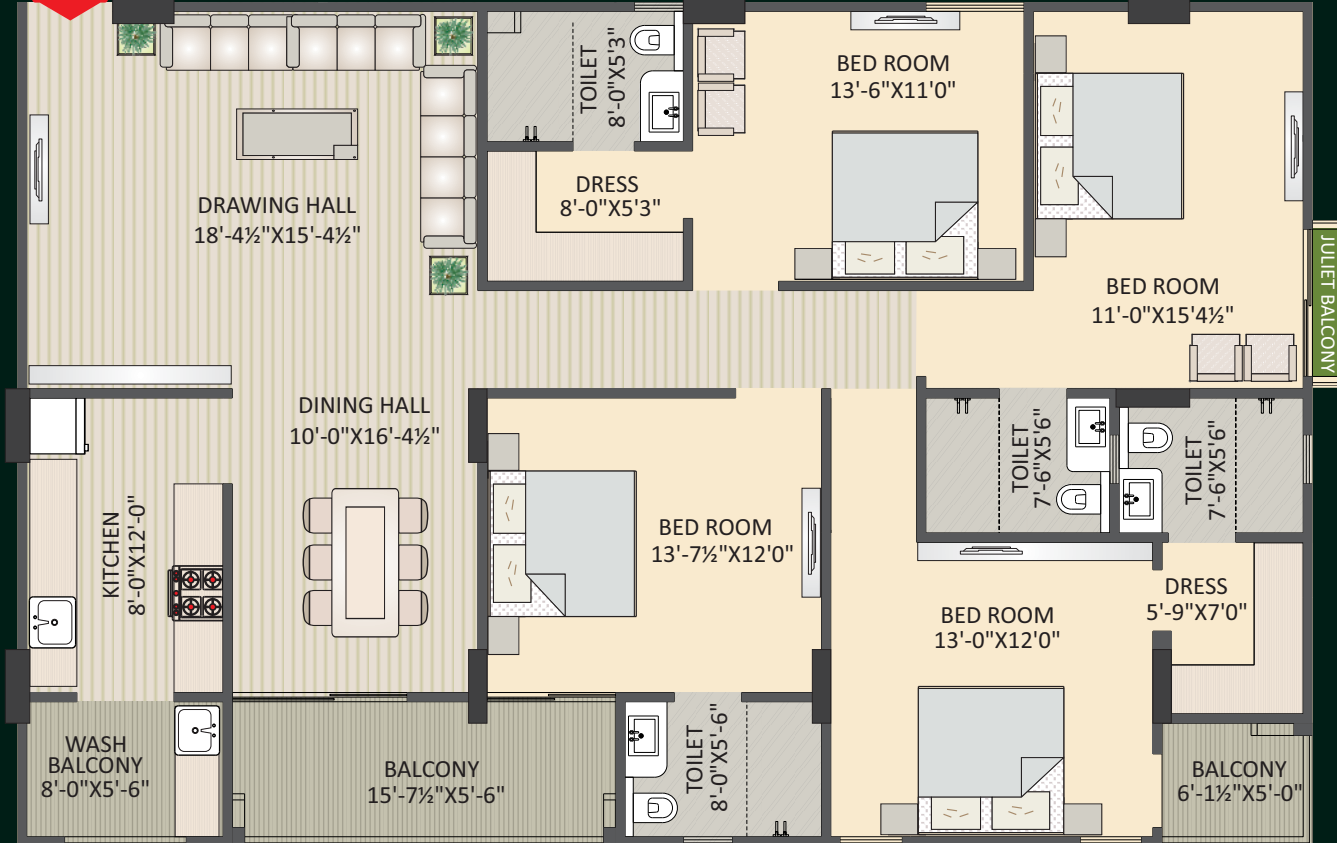
SIXTH FLOOR PLAN

FLAT NO

01

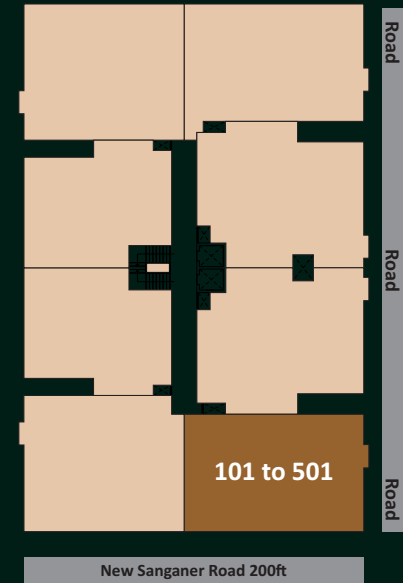
4 BHK

ENTRY

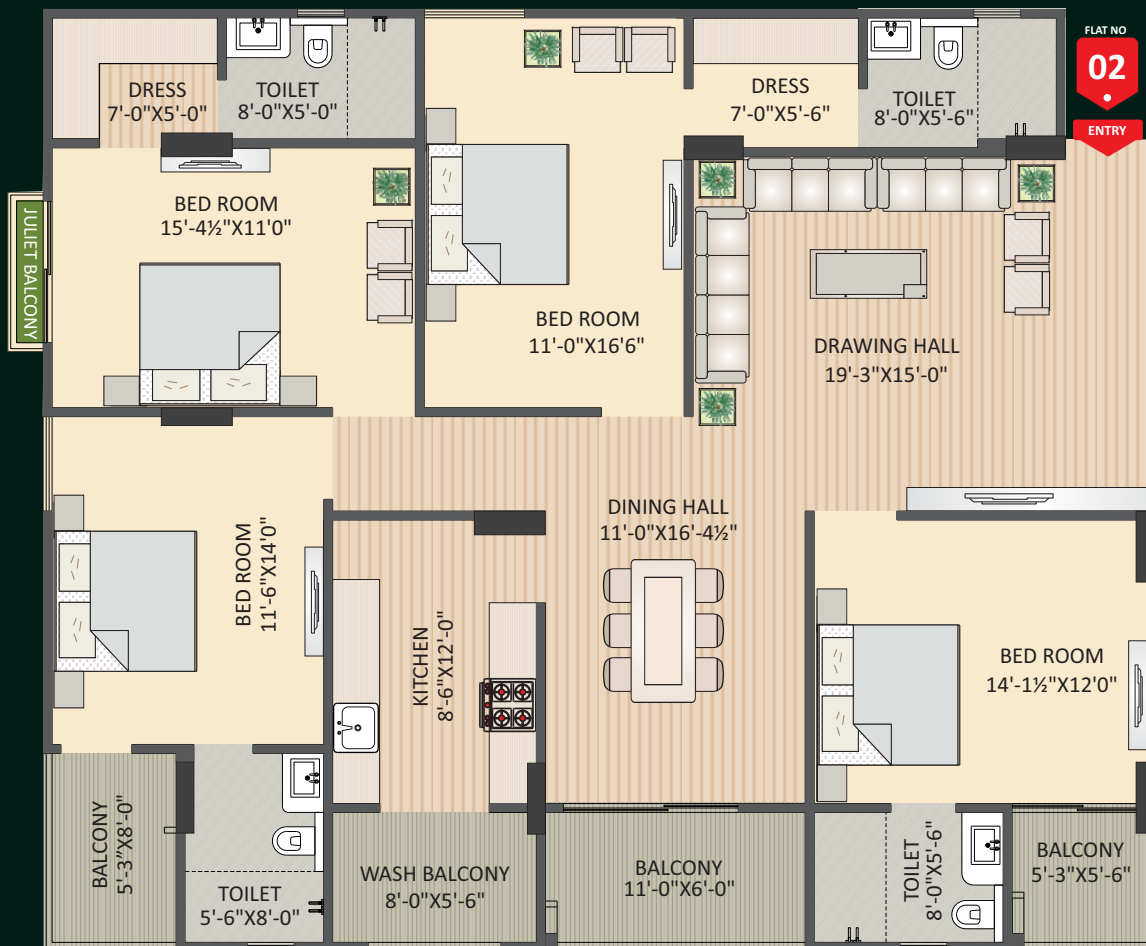


VANTARA
Residential Homes Amidst Nature

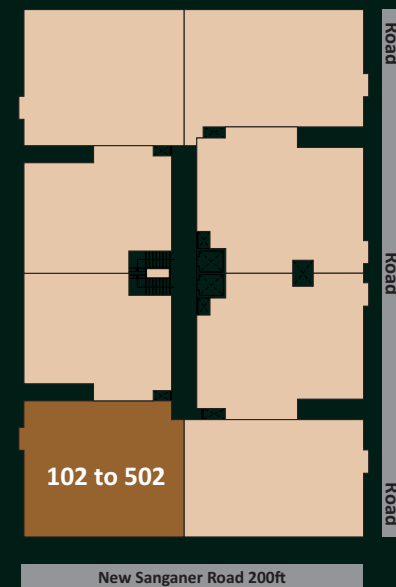
BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
101 to 501	4 BHK	134 Sqft.	1812 Sqft.	2446 Sqft.



BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
102 to 502	4 BHK	157 Sqft.	1862 Sqft.	2513 Sqft.

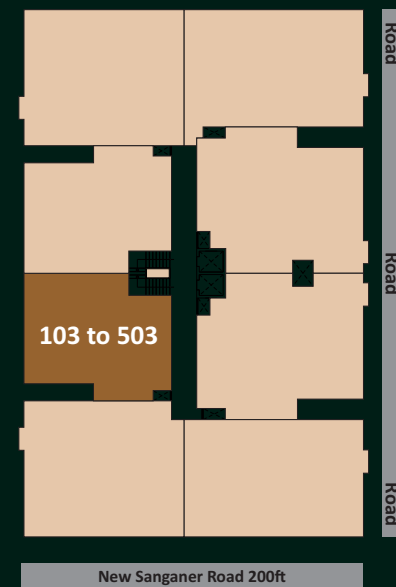


3 BHK

• 03

FLAT NO

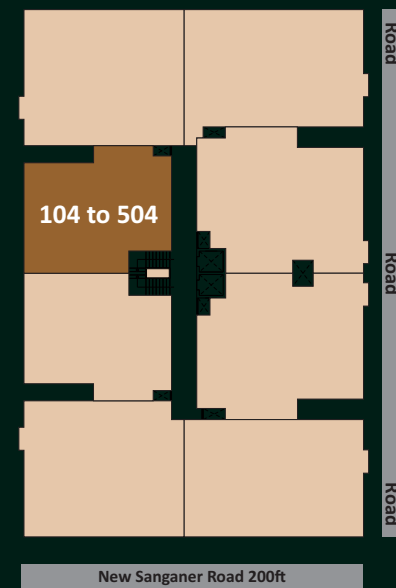
BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
103 to 503	3 BHK	165 Sqft.	1409 Sqft.	1902 Sqft.



BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
104 to 504	3 BHK	167 Sqft.	1409 Sqft.	1902 Sqft.



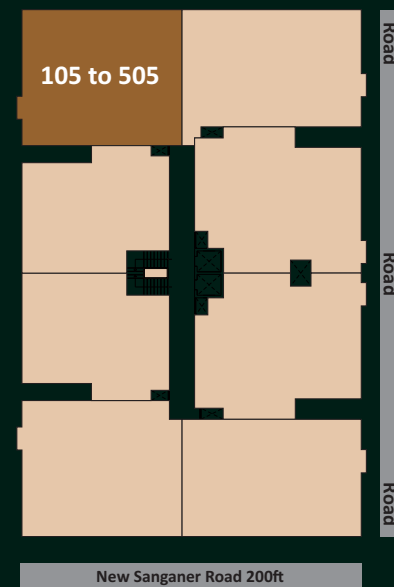
4 BHK

ENTRY

05

FLAT NO.

BLOCK PLAN



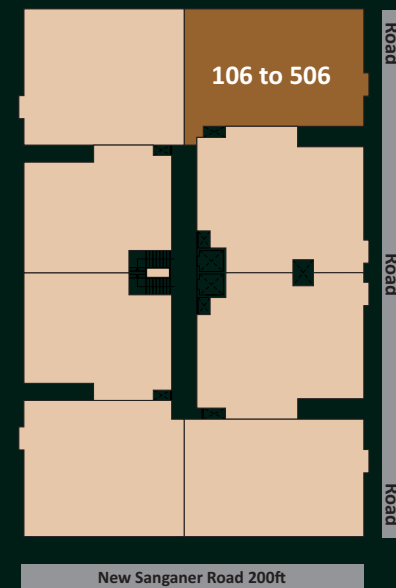
Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
105 to 505	4 BHK	104 Sqft.	1862 Sqft.	2513 Sqft.



06
FLAT NO

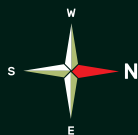
4 BHK

BLOCK PLAN

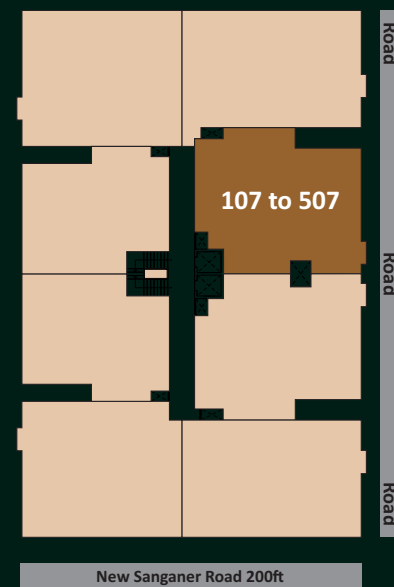


Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
106 to 506	4 BHK	135 Sqft.	1812 Sqft.	2446 Sqft.

07
FLAT NO
4 BHK



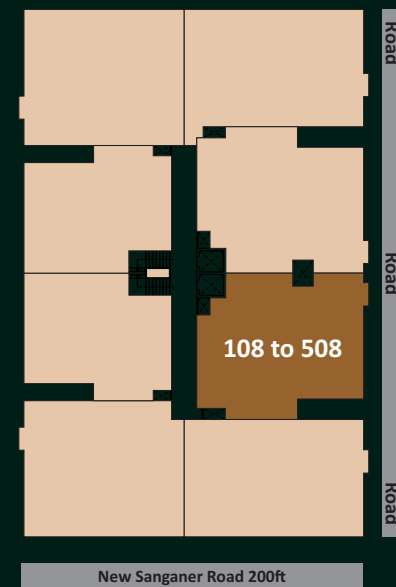
BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
107 to 507	4 BHK	212 Sqft.	1859 Sqft.	2509 Sqft.



BLOCK PLAN



Flat Number	Flat Type	Balcony Area	Built up Area	Saleable Area
108 to 508	4 BHK	212 Sqft.	1859 Sqft.	2509 Sqft.

SPECIFICATIONS



LIVING/DINING/DRAWING

Floor	Premium Tiles
Walls	Acrylic Emulsion Paint on POP
Ceiling	Plastic Paint/ Acrylic Emulsion Paint
Windows	Premium UPVC Sliding Windows

BEDROOMS

Floor	Premium Vitrified tiles
Walls	Acrylic Emulsion Paint on POP (Asian, Dulux & Nippon)
Ceiling	Acrylic Emulsion Paint on cornices (Asian, Dulux & Nippon)

KITCHEN

Floor	Premium tiles
Walls	Tiles up to 2'-0" above Counter and Premium Emulsion Paint in the Balance Area
Ceiling	Premium Emulsion Paint on POP
Counter	I Marble/ granite top
Fitting/Fixtures	CP Fittings of Kohler or equivalent Single Bowl / SS Sink "International Standard"
Kitchen Appliances	Fully-modular Kitchen / No Accessories Single Bowl Quartz Sink inside the Kitchen Gas Pipeline with Centralized Gas Bank System Washing Machine Point in Utility Area Provision for Geyser Provision for RO

TOILET

Floor	Anti-skid Premium Tiles
Ceiling	Grid False Ceiling
Other	Combination of Tiles, Acrylic Emulsion Paint Exhaust Fans, Mirror with Light & Bathroom Accessories Geyser inside the Toilet & UPVC Pipes for Stacks "ISI Mark/Ashirvad /Supreme/Astral or Equivalent" Single Lever Sanitary Fittings Kohler or Equivalent

WATER SUPPLY & TREATMENT

The Complex has been planned with Tube Well
and Adequate Water Storage Tanks
Water proofing of Storage Tanks, Kitchen, Balcony & Toilets

SECURITY & SAFETY

24 Hrs Live CCTV Recording, EPABX Facility with Intercom facility in
each Apartment. Efficient & 2 Tier Security in Building

SPECIFICATIONS



BALCONY

Floor	Anti-skid Tiles
Railing	Glass Railing with SS Top/As per design

LIFT LOBBY

Lift Lobby Floor	Granite / Tiles "Combination of Tiles / Granite"
Lift Lobby Walls	Suitable Combination of Granite, Acrylic Emulsion & Textured Paint

AIR CONDITIONING

AC Gas Piping (Provision for AC)
Copper Tubing Arrangements in Drawing, Dining, Living and Bedrooms

STAIRCASES

Floor	Granite/Vitrified Tiles or Equivalent
Walls	Flat Oil Paint "Exterior Paint"
DOOR	Main Designer Door with Teak Wood Door Frame, Both Side Veneer/Mica Internal 35 mm Thick Flush Doors Locks International Standard Yale etc
WINDOWS	High Quality Euro Profile 3 Track System/UPVC

CIVIL WORKS

Brick	AAC Blocks Bricks/Bricks
Structure	Earthquake Resistant Structure A-class RCC Frame Structure and Brick Wall in Cement Mortar Plastered Both Side.
Cement	Any Large Cement Plant make ACC/Shree/Chetak/Birla etc
Steel	FE 500 Quality Shree Krishna/TATA/Mangla/Rathi Kamdhenu SAIL or equivalent

ELECTRICAL WORKS

Fixtures	Modular Switches of Honey Well or Equivalent make and Copper Wiring
Fittings	Concealed Copper Wiring with Good Quality PVC Conduits TV/Telephone Points at Suitable Places (In all Bedrooms, AC Points in Drawing Room (Lounge etc.) ISI Mark "All bed Side USB Charging Point" Connections in 15 AMP Sockets Duly Earthed shall be provided for Geysers & Air-conditioners, smart touch switches

Power Back-up	Upto 3 KV approx in each Flat & 100% power backup in common areas backed by solar panels for common areas
----------------------	---

INTERIOR

Gypsum / POP leveled Internal Walls Finished with Acrylic Emulsion Paint Power back-up in Each Flat
--

RERA NO. RAJ / P/ 2024/ 3101

PAYMENT SCHEDULE : Construction Linked Payment Plan for “ VANTARA “

S.No	Linked Stage	Payment
1	At the time of Booking	10 % of Total Amt + GST
2	At the time of Raft Casting	10 % of Total Amt + GST
3	At the time of Basement	10 % of Total Amt + GST
4	At the time of Ground Floor	10 % of Total Amt + GST
5	At the time of 2 nd Floor	10 % of Total Amt + GST
6	At the time of 3 rd Floor	10 % of Total Amt + GST
7	At the time of 4 th Floor	10 % of Total Amt + GST
8	At the time of 5 th Floor	10 % of Total Amt + GST
9	At the time of 6 th Floor	10 % of Total Amt + GST
10	At the time of Brick Plaster	5 % of Total Amt+ GST
11	On Possession	5 % of Total Amt + GST

ONE TIME ADDITIONAL CHARGES

• One Time lease Money	Rs. 100 per sq/ft*
• HT Line	Rs. 50 per sq/ft *
• Power Back –Up charges	Rs. 50 per sq/ft *
• Security Deposit for Society	Rs. 100 per sq/ft
• Club House Charges	Rs. 1,00,000 /-*
• Gas Bank Charges	Rs. 30,000 /-*
• PLC Charges Extra on All Corner flat No.1,2,5,6 & on all Penthouses	10% Extra on BSP*
• Parking development charges	Rs. 3,25,000 /- per parking *



RERA NO. RAJ/P/2024/3101

Note-

- Stamp Duty/registration charges Extra (as per Government charges).

*GST extra as Per Govt.

- Cheque In Favour Of
“ARD BUILDHOME PRIVATE LIMITED VANTARA RERA COLLECTION ACCOUNT”
- Advance of 12 Month Maintenance Charges as per Actual for society at time of possession.

LOCATION ADVANTAGES



Health

Dhanwantri Hospital,
Saket Hospital,
Mangalam Medicity,
Metro Mass, HCG,
Fortis, EHCC
CK Birla
& many more..



Hotels

Hyatt
Holiday inn Exp
Renest
Marriott
Radisson Blue
The Fern
& many more..



Education

Neerja Modi,
Modern Public School,
St. Anslem's, IIS,
ICG IIT JEE coaching
Institute as Allen,
Bansal, Vibrant
& many more..



Market

New Atish Market,
Mansarovar Market
& many more..



Malls

Elements Mall
STC
Mansarovar Plaza
NEW Pacific Mall
WTP / GT Mall
Horizon Tower
& many more..



Highways

Min 100 to 200 ft
connectivity
2 mins drive to
DCM & Gopalpura
bypass etc

1. Approx 2 mins drive from **Mansarovar City Park Garden**
2. Approx 2 mins drive from **Mansarovar Metro Station**
3. Located on main 200 ft road, 2nd plot from main road with dedicated entrance
2. Biggest Opportunity Road, connecting Mansarovar Metro Station to Malviya Nagar & Sanganer & National + State Highways
3. All State & National Highway connected

6. Approx 10 mins drive from Jaipur International Airport
7. Approx 6 mins drive from Durgapura Railway Station
8. Approx 10 mins drive from Jaipur Railway Station
9. Surrounded with Prestigious Residential areas such as Mansarovar, Nirman Nagar, Shyam Nagar, 6-D Eng Colony, Sumer Nagar
10. Center of City approx 10 mins away
11. 5 Mins away from Rajasthan's biggest mall - Pacific Mall



RERA NO. RAJ/P/2024/3101

VANTARA

Residential Homes Amidst Nature

Thank You