

Shivgyan
LUXORA
Ultra Luxury Apartments

Dignity lies in *Distinction*

L “ OCCASIONALLY DOES
LUXURY
COME AT A PRICE THAT'S NOT
WORTH IT'S EXPERIENCE ”



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A

llow your
eyes to behold the
dream-like reality.
its actually true !

A dream that is
tangible but is
vivid, wild and
infinite as it is
destined
to be.



PROJECT OVERVIEW



the **PROJECT**

65 ULTRA LUXURY FLATS

- **2 BHK / 3 BHK / 4 BHK**
- **3 BHK / 4 BHK / 5 BHK PENTHOUSES**

CLUB HOUSE

- Indoor Swimming Pool with Kid's Pool
- Modern Gymnasium
- Steam Bath
- Indoor Games like Table Tennis, Billiards, Chess and Carom
- Yoga & Aerobics
- Library / Meditation Room
- Entertainment Zone

*Embrace the life
you have always dreamt about*

Top-of-the-line Assortments

- Elegant Reception Area
- Impressive Waiting Lounge for your Guest
- Children's Play Area
- Ultra Modern Landscapes & Water Cascades
- Store / Servant Room for each flat in basement with Intercom Facility
- Ample Open & Covered Car Parking Space



STATELY POISED ELEGANCE, Cradled in brick and mortar



gift yourself

the unfair advantage

Truly majestic, aesthetically designed exteriors very effortlessly extend a hint of what resides beyond. A perfect foreword to a majestic experience. The intrigue gets further heightened when the impeccable planning embodied in that gracious structure surfaces to amaze your being.



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The little extras that,
mark-up the distinction

project highlights

- Individual VRV Air-Conditioning system for each flat (Daikin / Toshiba or equivalent).
- 100% Power Back-up for each flat and common areas.
- Elegant Modular Kitchen with Chimney and overhead cabinets. Water softening plant for the building and separate RO system for each flat.
- Centralized LPG Gas supply through Gas Bank.
- Sandwich glass windows (Soundproof).
- Hi-Tech Security System with Video Door Phone & Perimeter Security.
- EPABX for the entire building.
- Ample Open / Stilt / Basement car parking.
- Provision of DTH Line with MDU & Broadband Line with Fibre Optic Cable.
- Located in Heart of the city - C-Scheme, adjoining posh Colonies like Shubham Enclave.
- Jaipur Development Authority Auctioned Plot.
- Located on 100 ft main road.
- 2 km from Railway Station and 3 km from Central Bus Stand.
- Surrounded by Health, Educational, and Financial Institutions & Malls in 2 km radius.
- Maintained by professional property management consultants.
- Electronically operated main gate.
- Surrounded by prestigious commercial projects in close vicinity.
- Fully equipped Ultra Modern Club House with Exclusive Indoor Swimming Pool, Health Club with Steam, Massage Room, Games Room. Gymnasium and Entertainment zone.
- Store Room / Servant Room for each flat in basement with intercom facility.
- Ultra Modern Landscapes with Children's Play Area.

an invitation of luxury, and you are invited

GET
PAMPERED
WITH ABSOLUTE LUXURY

I N T E R I O R V I E W S

Prepare to experience the multi-dimensional hues of luxury. At Luxora, luxury can be seen, heard and felt. Temptations come calling from all corners here, as warm, intricately and exquisitely detailed interiors, exude a feeling of regal mysticism. It enthralls you with a reason and occasion to fall in love. The classic interiors with both world charm have all the elements of a contemporary living. Wade through the dream like experience, you have just embarked upon.

I N T E R I O R



every corner exhibits
a **style statement** of the discerning you

DRAWING
ROOM

The lavish opulence of the drawing room provides a canvas to your imagination. Arouse that instinct, get creative to decorate your dreams, with that fine signature stroke you have now nurtured for an era. Paint the naïve canvas to reflect that immaculately rehearsed refinement of your taste. Make it your signature style statement. The aura of your personality. And let the view outside be an extension of your painting.

signature
living spaces for you to **indulge**





**MASTER
BEDROOM**

when it comes to experiencing

paradise

who would want to stay mortal

The majestic master bedroom is the perfect rendezvous for a stylish and unconventional affair. A lethal outcome of strokes of imagination and beauty, this wizardry is truly beyond the mortal world. Ethereal in demeanour, it exhibits a rare degree of exuberance and a still rarer potion of a sparingly matched distinction. You just can't resist falling in love all over again !

MASTER BED ROOM





there's so much to flaunt,
you wouldn't mind
inviting disturbance!

After all who cares for those little
pressures that pamper your much-
talked-about and admired penchant for
the finer things in life.

PLEASE
DISTURB



GUEST BED ROOM

It feels great when even **the guests call it home**

Simplistic yet elegantly appointed, the guest room with minimal clutter, exudes a remarkable freshness that is blessed to touch lives wherever it permeates. Intelligently detailed, tossed with an abundance of open spaces, this functionally designed unit, though bound to instigate envy, is always bright and cheerful with sunshine perpetually ready to pamper your guests with the discreet luxury of life spaces.





KID'S ROOM

Lavish spaces so that the room is their palace and playground both.

Youthful to the core and vibrant to the hilt, this part of the house is power packed with an amazing level of energy and cheerfulness. Every element here is thoughtfully laid, following intelligent reasoning, so as to develop a sense of belonging and to provide ample space for the children to learn, grow and play. All safety considerations have been duly implemented to ensure that the children stand showered with the love and care they rightfully deserve.

spice up the routine with a dash of glamour...

Smartly designed modular kitchens with contemporary gadgets complemented by intelligently planned usage of space and light not just crease out the stress and mess but also add the glamour quotient to an otherwise boring affair, cajoling out the culinary skills that were till-date suppressed. Cooking at home will now not go out of fashion for both housewives and working women, though men are also welcome to try their hands.





soon escaping home will become a daily ritual



draped in besieging luxury

For connoisseurs, luxury is not just a way of living, it is the mute display of their undying and uncompromising passion for life.



welcome to the

CLUB - HOUSE

Take a sneak peep
of the club house



Reach out to the company of a privileged few, the connoisseurs, to whom style and luxury are a way of life. Meet your likes at the club house and share their company to gift yourself an aesthetically healthy, energizing, laid-back, refreshing and rejuvenating lifestyle. You deserve it, because it takes a lot of hardwork to get up here.

You have just raised yourself from being

known to being **distinguished...**

After acquiring a certain status in life, it is just normal to be amongst the who's who of the society, and that's when you are in cynosure. It's just then the entire paraphernalia need support your elite status. The thoroughly equipped club house reception not just aptly befits that regality but also reinstates your authority and distinction.

**CLUB HOUSE
RECEPTION**



In such holistic ambience a dive could just be a **divine experience**

Immerse yourself as you soak your senses in the inviting azure waters of the indoor swimming pool that timidly seek consent to rob you of your tiredness and infuse in you a renewed vitality to get back in command. Be it for fun or just for the love of water, a dive in a pool is the best rejuvenation that can barter standards with some of the renowned spas. Regular maintenance of the premises by experts will erase further doubts of health and hygiene that may arise in your mind ever.

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SWIMMING POOL





tone those **muscles**

or allow the ambience to tame them.

blissful

The bewitching bevy of probables awaiting attention will keep any health freak hooked with their style and class. The range and options to choose from, for unwinding are just immense be it either muscle building or toning the body. The intricately designed gymnasium accessorized with all world-class devices is a perfect haunt for all those who are passionate about good health and take it as a serious business.

FITNESS CENTRE & GYM



LIBRARY / READING ROOM



create a new **blogspot**

outside the virtual world...

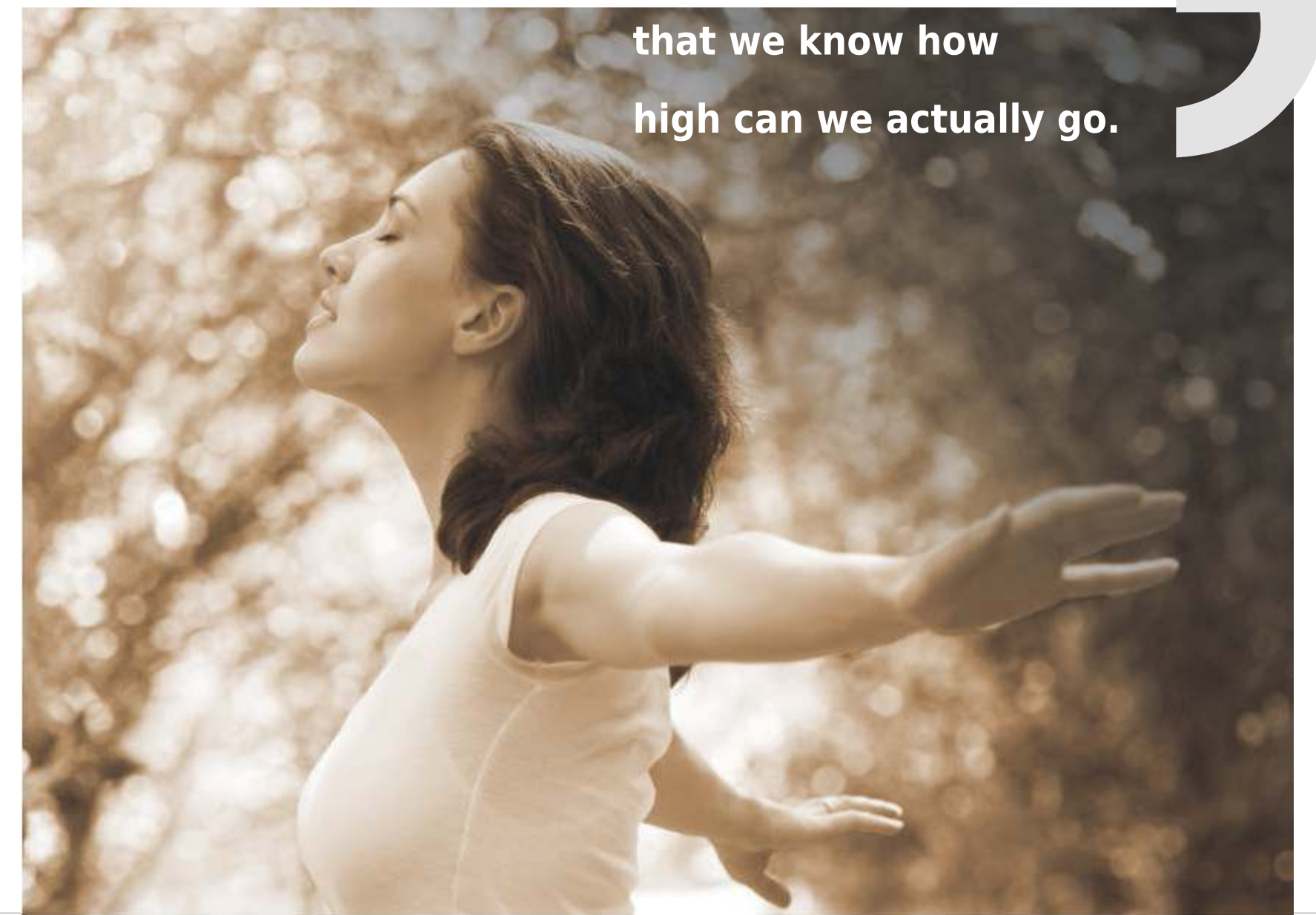
Share new posts while flipping pages as you get lost into some exquisite literature, fiction, hot news or a burning political issue. Whether its Salman Rushdie or Chetan Bhagat that you follow, a reading room is the best place to relax and rediscover oneself and just the right one to meet your likes to discuss and debate over almost every happening the world over and even judging the popularity of the latest reads hitting the stores.



Striking a balance between the Indian tradition and modern functionality, is our very own yoga. Time tested by those who rest their astute faith in this ancient health science, the yoga room is bedecked by a serenity and freshness emanating from its ambience that steeps in the spirit of its' occupants and bestows them with peace and purity. In a time where we equate health with wealth, a yoga room is just the right answer to our wealth queries. ... er health queries.

Look beyond the ordinary and conventional. Be among the privileged few and empower yourself to reach up to the life you desire. Reveal the true reflection of your real self. Bless yourself with the extra edge that elevates you above the lesser mortals. We get the privilege of life only once, so why not live life with no regrets.

“Its when we stretch
out to reach high
that we know how
high can we actually go.”



escalate to a **new orbit** of living, at Luxora.



Who needs a
heaven on earth, when
**the earthly
pleasure,**
are so enamouringly
indulgent and captivating

With, Luxora, the ultra luxury premium designer homes
with all the techno-amenities for the privileged few,
heaven is no longer the first choice.



Lifestyle Advantages

APARTMENT FEATURES :

- Store Room / Servant Room for each flat in basement with Intercom Facility.
- Wooden Flooring in One Bedroom in each flat.
- S.S. Railing in balcony with toughened glass.
- Sandwich glass windows (Soundproof).
- Panic button in the apartment for emergencies.
- Video Door Phone.
- Provision of DTH Line with MDU & Broadband Line with Fibre Optic Cable.
- Elegant Modular Kitchen with Chimney and overhead cabinets. Water softening plant for the building and separate RO system for each flat.
- Stainless Steel Hardware Fittings for Doors and Windows.
- Suitable Air Conditioning System for complete flat.
- Cable TV and Telephone port in living room and bedrooms.
- Single Point electric metering with prepaid maintenance.
- 100% power back-up in each flat.

BUILDING STRUCTURE EFFICIENCY / QUALITY :

- Enhanced structural safety against earthquakes
- Fire protection systems like heat & smoke detectors at designated areas
- Spacious, well designed lift lobbies on all floors.
- Anti- termite treatment for the entire building.
- Acrylic emulsion weatherproof external paint
- Concealed electrical wiring with copper conductors.
- Miniature circuit breakers.

PROJECT FEATURES :

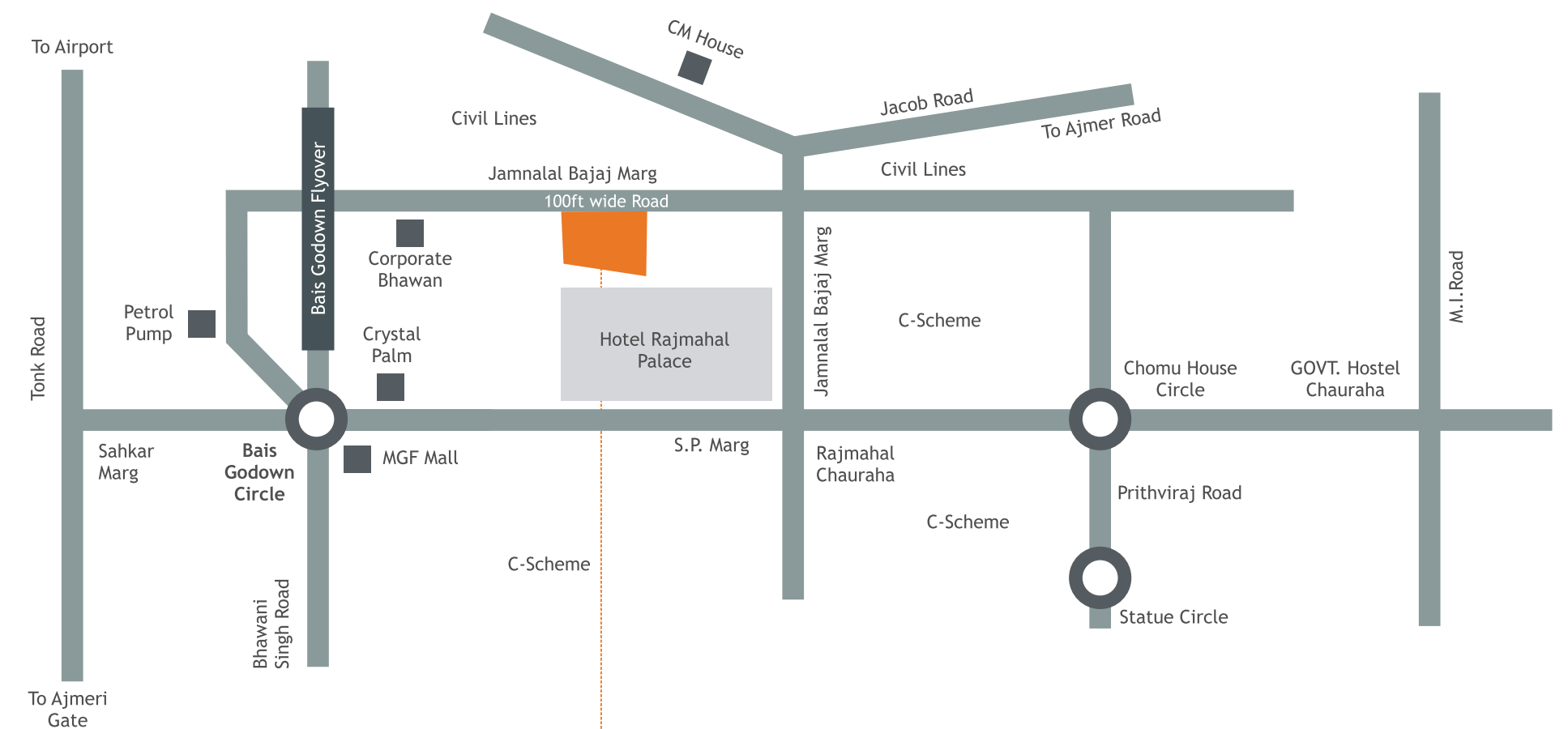
- Ultra Beautiful Landscape with children's play area
- Exclusive indoor swimming pool with natural surrounding.
- A health club with steam, massage room, games room, gymnasium and entertainment zone.
- Designer party lounge.
- Water cascades.
- Ample Open / Stilt / Basement car parking.
- Library / Meditation Hall.
- Electronically operated main gate.
- Maintained by professional property management consultants.
- Water softener plant.
- Centralized LPG Gas supply through Gas Bank.
- Impressive entrance lobby.
- Modern security systems and closed circuit TV.
- 24 Hrs. water supply.
- Intercom system in complete building.

BATHROOMS / TOILETS :

- Hot water geyser in each toilet.
- Exhaust fan.
- Concealed plumbing in CPVC / PPR.
- Superior quality sanitary fixtures (Jaquar & Equivalent).
- Glazed tiled dado up to full height.
- Anti- skid ceramic tiles in toilets floor.
- Single liver bathroom fittings (Jaquar & Equivalent).
- Separated bath area with glass partition.

Location MAP

map not to scale



Site address :

G-2, Jamnalal Bajaj Marg, Rajmahal Scheme, C-Scheme, Jaipur

Most Desired Location

Luxora, is a connoisseur's epoxy for the pure lure of living, amassing cynosures in the most coveted and posh environs of C-Scheme, for the enthralling serenity it lends despite its' central location, in close vicinity of the happening business and entertainment zones of the city. Transcending the legacy of royalty of the princely state of Rajasthan, poised on Jamna Lal Bajaj Marg near Corporate Bhawan, its' sheer magnificence and elite status is its clear stake to fame. Little wonder that, it has soon become the latest aspiration of the better known fraternity.

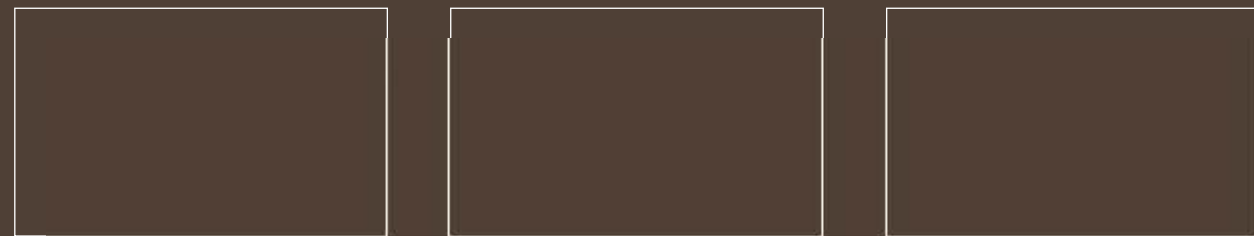


Proposed Specifications of Apartments at Luxora

Relish the Luxury

AREAS	WALLS	FLOOR	DOORS	WINDOW / GLAZING (SOUNDPROOF)	OTHERS	SWITCHES
LIVING ROOM / DINNING	POP PUNNING WITH ACRYLIC EMULSION PAINT WITH ONE HIGHLIGHTED WALL	IMPORTED FLOORING	ENTRANCE DOOR : TIMBER VENEERED FLUSH DOOR / DESIGNER MEMBRANE DOOR	EURO PROFILE / ITALIAN SECTION	PANIC BUTTON & LIGHT & FAN	MODULAR SWITCHES
MASTER BED ROOM	POP PUNNING WITH ACRYLIC EMULSION PAINT	IMPORTED FLOORING	TIMBER VENEERED FLUSH DOOR / DESIGNER MEMBRANE DOOR	EURO PROFILE / ITALIAN SECTION	LIGHT & FAN	MODULAR SWITCHES
OTHER BED ROOMS	POP PUNNING WITH ACRYLIC EMULSION PAINT	IMPORTED FLOORING / WOODEN FLOORING	TIMBER VENEERED FLUSH DOOR / DESIGNER MEMBRANE DOOR	EURO PROFILE / ITALIAN SECTION	LIGHT & FAN	MODULAR SWITCHES
KITCHEN	TILES UPTO 2 FEET ABOVE THE COUNTER AND ACRYLIC EMULSION IN THE BALANCE AREA	VITRIFIED TILES	TIMBER VENEERED FLUSH DOOR / DESIGNER MEMBRANE DOOR	EURO PROFILE / ITALIAN SECTION	FULLY MODULAR KITCHEN WITH OVERHEAD CABINETS, CHIMNEY, BLUE PEARL / BLACK PEARL COUNTER TOP WITH S.S.SINK & RO SYSTEM, LIGHT, FAN & GEYSER	MODULAR SWITCHES
BALCONIES / TERRACES	WEATHER PROOF PAINT	VITRIFIED TILES	TIMBER VENEERED FLUSH DOOR / DESIGNER MEMBRANE DOOR	EURO PROFILE / ITALIAN SECTION	S.S. RAILING IN BALCONY WITH TOUGHENED GLASSES	MODULAR SWITCHES
TOILETS	DESIGNER CERAMIC TILES TILL FULL HEIGHT	DESIGNER CERAMIC TILES	TIMBER VENEERED FLUSH DOOR / DESIGNER MEMBRANE DOOR	EURO PROFILE / ITALIAN SECTION	PREMIUM QUALITY C.P. FITTINGS, 24 HOURS WATER SUPPLY (JAQUAR OR EQUIVALENT), LIGHT, EXHAUST FAN, GEYSER, GLASS PARTITION FOR SHOWER AREA	MODULAR SWITCHES

Disclaimer : All site plan, floor plans, areas, dimensions, specifications etc. are subject to change till final completion of the project. Soft furniture and gadgets are not part of the offering. This does not constitute a legal offer. All images are an artistic conceptualization and do not purport to replicate the exact products.





the GROUP

Contributing two decades of illustrious industry the **Shivgyan Developers Private Limited** is a trusted entity today in the real estate market and has carved a niche for itself as the most reliable developers of residential and commercial projects in and around the city. **Shivgyan Developers Pvt. Ltd.** has very deservingly scaled the heights to be at the pinnacle of the real estate industry.

Driven by a primary philosophy of being more than just a brick and mortar company, the group aims to continue being at the helm, creating some of the most exciting landmarks and delivering the most contemporary and innovative projects that excel with an international standard in both quality and design. Fuelled by the youthful energy and a futuristic vision by its directors Vinod Sawalka, Suresh Sawalka & Umang Sawalka, the group is destined to write a new chapter in real estate history.

Nurturing a passion for better lifestyles, the group humbly ventured with a 32 Units project, Shivgyan Avenue in C-Scheme and created waves with its timely delivery within nearly a year in 2006. And that was soon followed by another mega project of above 152 luxurious dwellings in Nirman Nagar, the Shivgyan Enclave, constructed over a huge 9000 sq.yds., then housing the biggest club house of Jaipur which had dared to revolutionise a traditional lifestyle.

With Shivgyan Residency in Raja Park, being the latest addition to its exclusive portfolio, the group has quite many projects in the pipeline that are due for launch very soon. Amongst the major ones are Shivgyan Heights at DCM, Ajmer Road and a Mini Township with 500 flats at Jaisinghpura, Ajmer Road. Besides that 250 flats at main Ajmer Road, adjoining Bhankrota Power House and about 100 flats in Keshupura, Ajmer Road. Its maiden commercial hub planned at Rajapark, Jaipur is already being eagerly awaited.

But for the time the focus of all attention is **Shivgyan Luxora in Columbus Overseas Limited (Sister Concern of Shivgyan Developers Pvt. Ltd.)** that is bound to spoil one with an overdose of luxury wrapped up in an elite lifestyle.

It's time now that you get besieged by absolute luxury !



our MILESTONES

PROJECTS

COMPLETED PROJECT



UPCOMING PROJECTS



Shivgyan Residency
Raja Park, Jaipur

- Shivgyan Heights at DCM, Ajmer Road, Jaipur
- Commercial Hub in Rajapark, Jaipur
- Mini Township of 500 Flats in Jaisinghpura, Jaipur
- 250 Flats adjoining Bhankrota Power House, Ajmer Road, Jaipur
- 100 Flats in Keshupura, Jaipur





KPG

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