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RERA Regd. NO.RAJ/P/2022/2011

A Project by

**REGENTA**  
BUILD & DEVELOPERS



**UMMAID**  
*Elegance*

3 BHK PREMIUM  
APARTMENTS

*Ultra-luxury homes for the elite*



*A Lifestyle  
Address*



# UMMAID *Elegance*

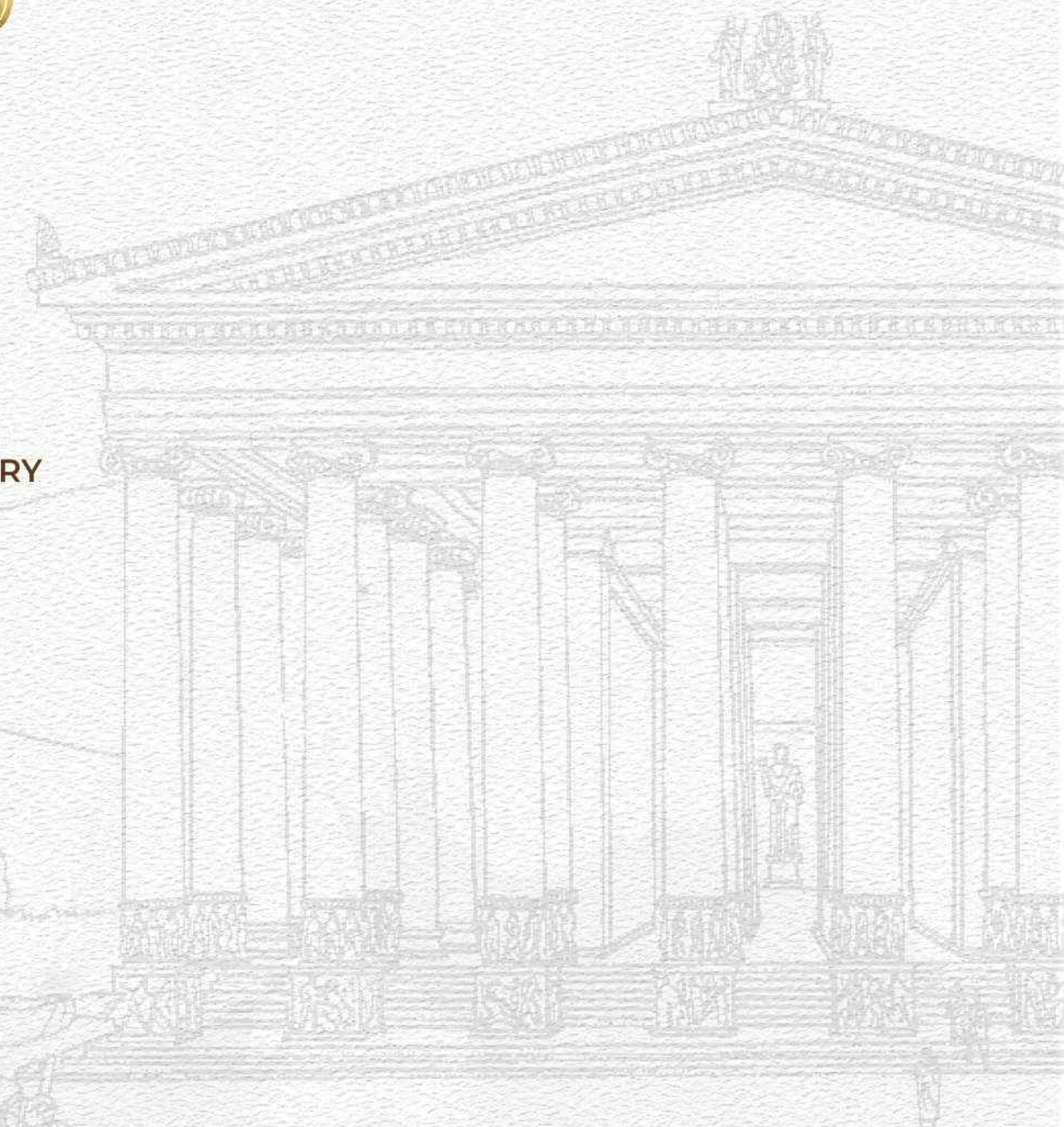
24 3 BHK ULTRA LUXURY  
APARTMENTS



CENTRAL  
LOCATION



24/7  
SECURITY



# A Class Apart

## Unmatched and extraordinary architecture

Let us introduce you to a one-of-a-kind experience with Ummaid Elegance. It is inspired by Anglo-Roman architecture that lets you witness the beauty of classical architecture perfectly fused with modern luxuries. As Roman architecture symbolizes power and grandeur and has a majestic look. The beautiful Arched details and iconic columns are the styles used to create Ummaid Elegance that display the Roman influence.

It is a union of intelligent planning and innovation that gave birth to the masterpiece of signature style home with ample natural lighting, airy rooms and more space. It is a perfect dream home that brings forth a lifestyle for the connoisseurs of fine taste for life.



ANGLO ROMAN  
ARCHITECTURE



CCTV FOR  
COMMON AREAS



D.G BACKUP FOR  
COMMON AREAS



Where extravagance meets convenience,  
magic happens.

It is rare to be enchanted by grandeur and privacy in a noisy but lively city where the first breath of morning air is fresh, calming, and resplendent. It is rarer still to engulf oneself with spectacular views while being just a stone's throw away from necessities and entertainment. "UMMAID ELEGANCE" is one such rarity, a timeless classic, that's welcoming 24 privileged families to make it their home.

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TWO SIDE  
OPEN PLOT



DESIGNER  
ENTRANCE LOBBY



CAR CHARGING  
POINTS IN PARKING



## A prestigious address for the new age

Be its luxury, spaces or central location, it's next to impossible to better "UMMAID ELEGANCE" The 7-floor towers present all 3-BHK nestled in Angle Roman Architecture. The two side road-facing plot has four flats on one floor meant for private lifestyle. Experience the luxury in apartments with areas ranging from 1551 Sq.ft to 2086 Sq.ft. The stately entrance lobbies, state-of-the-art amenities and extensive landscaping will make "UMMAID ELEGANCE" a resident's pride.



INTERCOM  
FACILITY



24 HOUR  
WATER



VASTU  
FRIENDLY





**FLAT TYPE 01**  
3 BHK

Flat No.	<b>101</b>
Carpet Area	<b>1022.70 Sq.Ft.</b>
Built Up Area	<b>1212.26 Sq.Ft.</b>
Super Built Up Area	<b>1636.55 Sq.Ft.</b>



**FLAT TYPE 03**  
3 BHK

Flat No.	<b>103</b>
Carpet Area	<b>1190.85 Sq.Ft.</b>
Built Up Area	<b>1421.24 Sq.Ft.</b>
Super Built Up Area	<b>1918.67 Sq.Ft.</b>



**FLAT TYPE 02**  
3 BHK

Flat No.	<b>102</b>
Carpet Area	<b>1322.32 Sq.Ft.</b>
Built Up Area	<b>1545.48 Sq.Ft.</b>
Super Built Up Area	<b>2086.39 Sq.Ft.</b>



**FLAT TYPE 04**  
3 BHK

Flat No.	<b>104</b>
Carpet Area	<b>1001.92 Sq.Ft.</b>
Built Up Area	<b>1149.56 Sq.Ft.</b>
Super Built Up Area	<b>1551.90 Sq.Ft.</b>





Flat Type	3 BHK	3 BHK	3 BHK	3 BHK
Flat No.	101	102	103	104
Carpet Area	1022.70 Sq.Ft.	1326.56 Sq.Ft.	1189.50 Sq.Ft.	1001.68 Sq.Ft.
Built Up Area	1212.26 Sq.Ft.	1545.48 Sq.Ft.	1421.24 Sq.Ft.	1149.56 Sq.Ft.
Super Built Up Area	1636.55 Sq.Ft.	2086.39 Sq.Ft.	1918.67 Sq.Ft.	1551.90 Sq.Ft.

TYPICAL (1st to 4th)  
FLOOR PLAN

# Specification

## STRUCTURE & SAFETY

- ◆ R.C.C. framed seismic zone-II compliant raft based structure.
- ◆ CCTV in parking area, entrance lobby, main gate and inside elevator.
- ◆ Firefighting system as per statutory requirement and building lightening conductor.
- ◆ State of the art passenger elevators of Johnson / Kone / Thyssen or OTIS.
- ◆ EPABX for security and intra building communication.

## ELECTRICAL

- ◆ Silent DG for power backup for common areas.
- ◆ All wiring of good quality ISI grade of RR Kabel / KEI / Finolex or equivalent brands.
- ◆ TV, Telephone and internet line points in complete apartment i.e. all bedrooms, drawing and dining.
- ◆ Modular switches of Legrand / Norisys.
- ◆ Wall / ceiling light (SYSKA/PHILIPS) fittings in bathrooms, balconies and common passages.
- ◆ A.C. provisions for complete apartment i.e. all bedrooms, drawing and dining with copper tubing of Taparia.
- ◆ Car charging points in parking

## WATER SYSTEM

- ◆ 24 hour water supply system through own 8" tubewell.
- ◆ Rainwater harvesting system.

## LIVING AND DINING

- ◆ Prestigious brand big size Vitrified Tiles/ granite / marble flooring.
- ◆ Decorative Cornices / Beadings in Living & Dining
- ◆ POP surface with Acrylic emulsion paint on walls.
- ◆ White Acrylic emulsion paint on ceiling.
- ◆ Decorating ceiling / False ceiling.

## BEDROOMS

- ◆ Prestigious brand big size Vitrified Tiles Flooring i.e. Kajaria / Johnson / Wooden Flooring.
- ◆ Decorative Cornices / Beadings in all the Bedrooms.
- ◆ Decorating ceiling / False ceiling.
- ◆ POP surface with Acrylic emulsion paint on walls.
- ◆ White Acrylic emulsion paint on ceiling

## KITCHEN

- ◆ Flooring: vitrified tiles of Kajaria / Johnson.
- ◆ White Acrylic emulsion paint on ceiling.
- ◆ Designer modular kitchen with lower and upper counter cabinets with door and fittings of Blums / Hafle.
- ◆ Kitchen counter top: Highly polished bull-nosed granite / Nano-white counter top.
- ◆ Tiles up to 2 feet above counter and Acrylic emulsion paint in the remaining area.
- ◆ Single Bowl S.S. sink of prestigious brand, C.P. Fittings.
- ◆ Kitchen Chimney i.e. Faber / Kaff / Glen with suction of 1250-1350 m3/H.
- ◆ Concealed Copper tubing for gas line to nearest balcony for external storage of gas cylinder.

## BALCONIES

- ◆ Anti skid tiles.
- ◆ Ceiling Exterior Paint.
- ◆ Toughened Glass railing with SS handrail.

## BATHROOM / WASHROOM

- ◆ Walls: Combination of prestigious brand tiles and acrylic emulsion paint.
- ◆ Flooring: Anti-Skid tiles of prestigious brands.

- ◆ Counter: Granite / composite stone.
- ◆ C.P. Fittings of Grohe or equivalent brand.
- ◆ Sanitary ware of Grohe or equivalent brand.
- ◆ Glass shower partition in all bathrooms.
- ◆ Bathroom fittings with diverter.
- ◆ Exhaust Fans in all bathrooms.
- ◆ Plumbing – Astral brand.

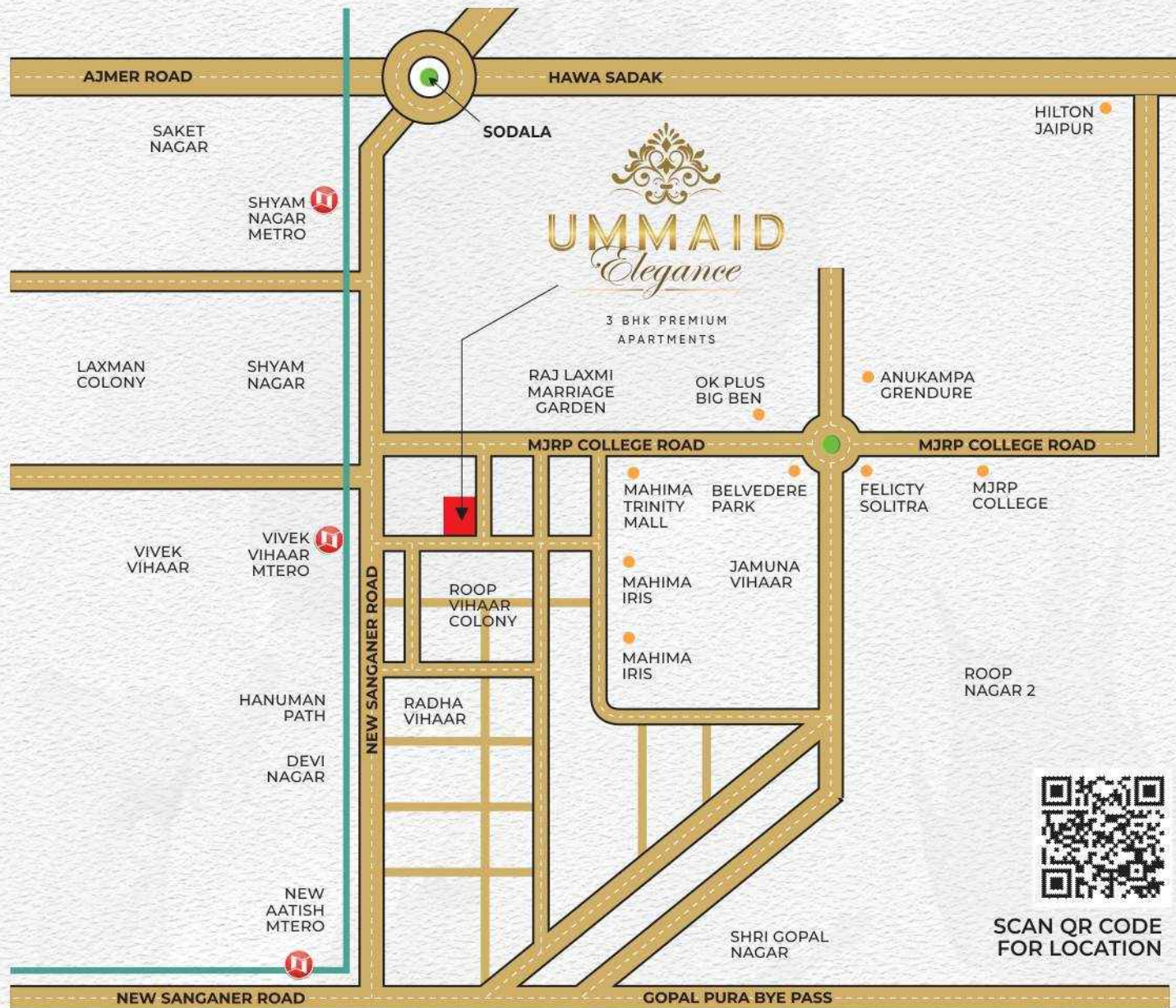
## DOORS & WINDOWS

- ◆ Main door: Teak wood and Designer Door.
- ◆ Teak Windows / Aluminum windows AIS / Finesta or equivalent brand with mesh (double glazed tinted toughened glass on east and south side windows).
- ◆ Internal Doors: 30mm thick flush door with veneer finish with standard fittings.
- ◆ Brass/Chrome hardware of Godrej.

## OTHERS

- ◆ Each apartment to have DTH connection through Direct to Home.
- ◆ Elevator Lobby floor – Marble / Granite.
- ◆ Staircase – Marble / Granite.
- ◆ Common Areas – Vitrified tiles / marble / granite / stone pebbles. Emulsion paint on wall and ceiling.
- ◆ Note: In case the customer intend any changes in above specifications then the rate difference in relation thereto will be payable or refundable to the concerned customer.





Site : PLOT NO. C-39, C-38, C-38A, ROOP VIHAR COLONY, SWEZ FARM, JAIPUR

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**Regenta Build and Developers Llp**  
Ashok Vihar, Girdhar Marg, Malviya Nagar, Jaipur



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Flat No.	<b>102</b>
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Built Up Area	<b>1545.48 Sq.Ft.</b>
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Flat No.	<b>104</b>
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Super Built Up Area	<b>1551.90 Sq.Ft.</b>



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Flat No.	101	102	103	104
Carpet Area	1022.70 Sq.Ft.	1326.56 Sq.Ft.	1189.50 Sq.Ft.	1001.68 Sq.Ft.
Built Up Area	1247.84 Sq.Ft.	1545.48 Sq.Ft.	1421.24 Sq.Ft.	1149.56 Sq.Ft.
Super Built Up Area	1684.58 Sq.Ft.	2086.39 Sq.Ft.	1918.67 Sq.Ft.	1551.90 Sq.Ft.





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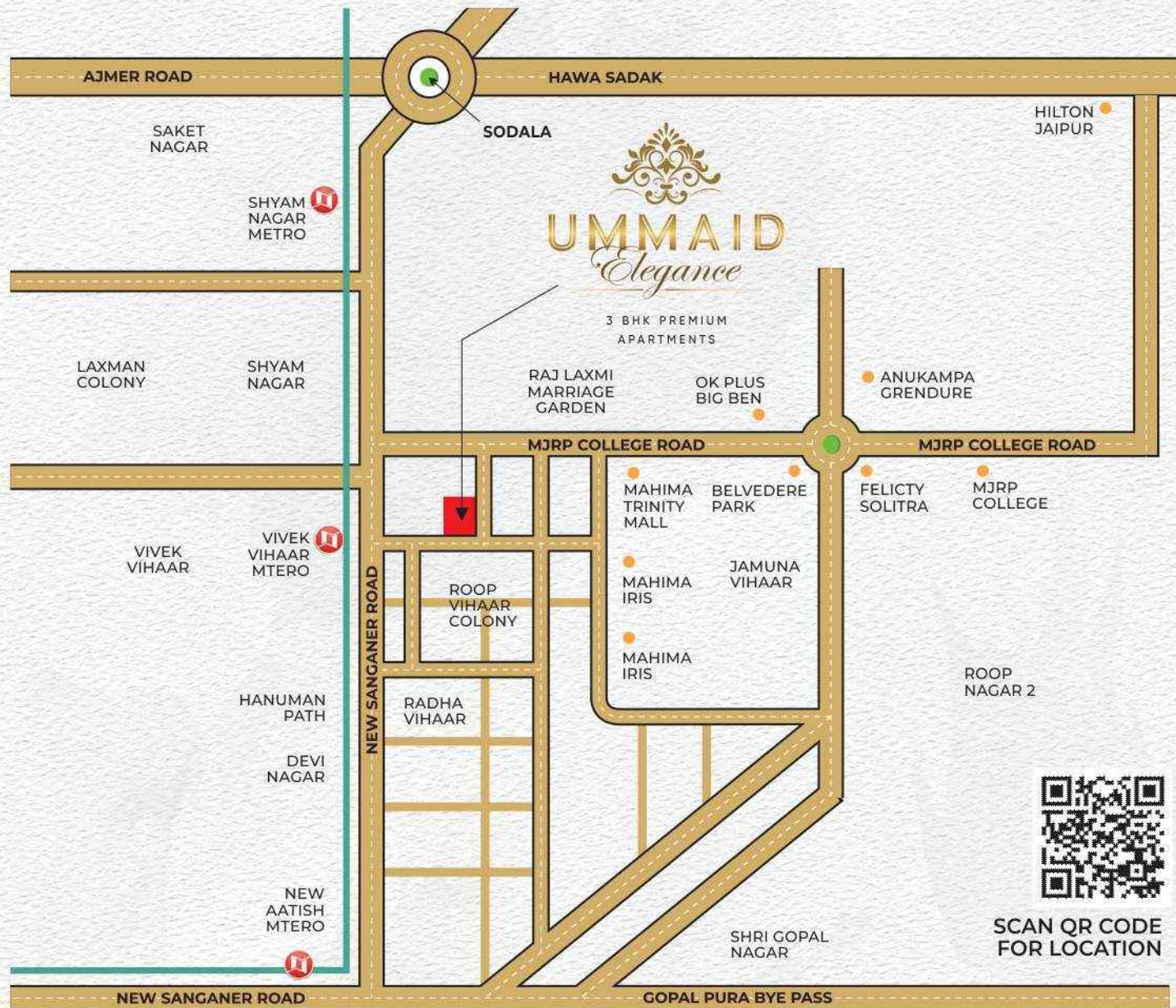
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