

Location Map

(map not to be scale)



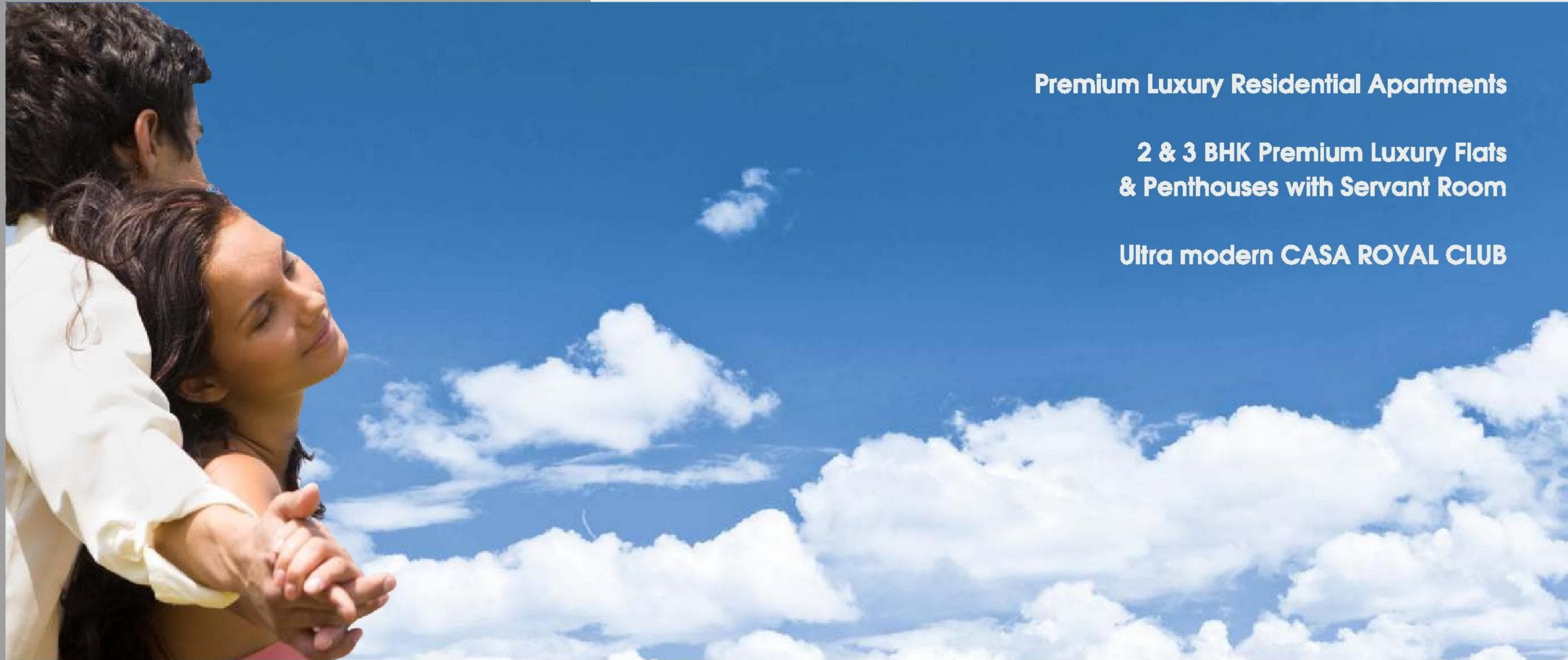
Site Address : Near Kissan Dharam Kanta, Mansarovar, Jaipur

Redefining Premium Living...

A place in the **heart of the city**

a place where you are **safe**

a place which is highly **premium**



Premium Luxury Residential Apartments

**2 & 3 BHK Premium Luxury Flats
& Penthouses with Servant Room**

Ultra modern CASA ROYAL CLUB

a place which is **serene and beautiful**

a place where you **belong**

A place with complete amenities like never before...

A place which you proudly call your home – UDB Indus.

A premium project by UDB, Indus is a distinguished residential project that brings a sense of security, belongingness, luxury and completeness to the lives of your family. A delight for the ones who own it and a reason for envy of those who don't, Indus has been designed and constructed by prioritizing your comfort



Indus is centrally located.
Therefore, no place is far.
Walking distance from the Mansarovar Metro station



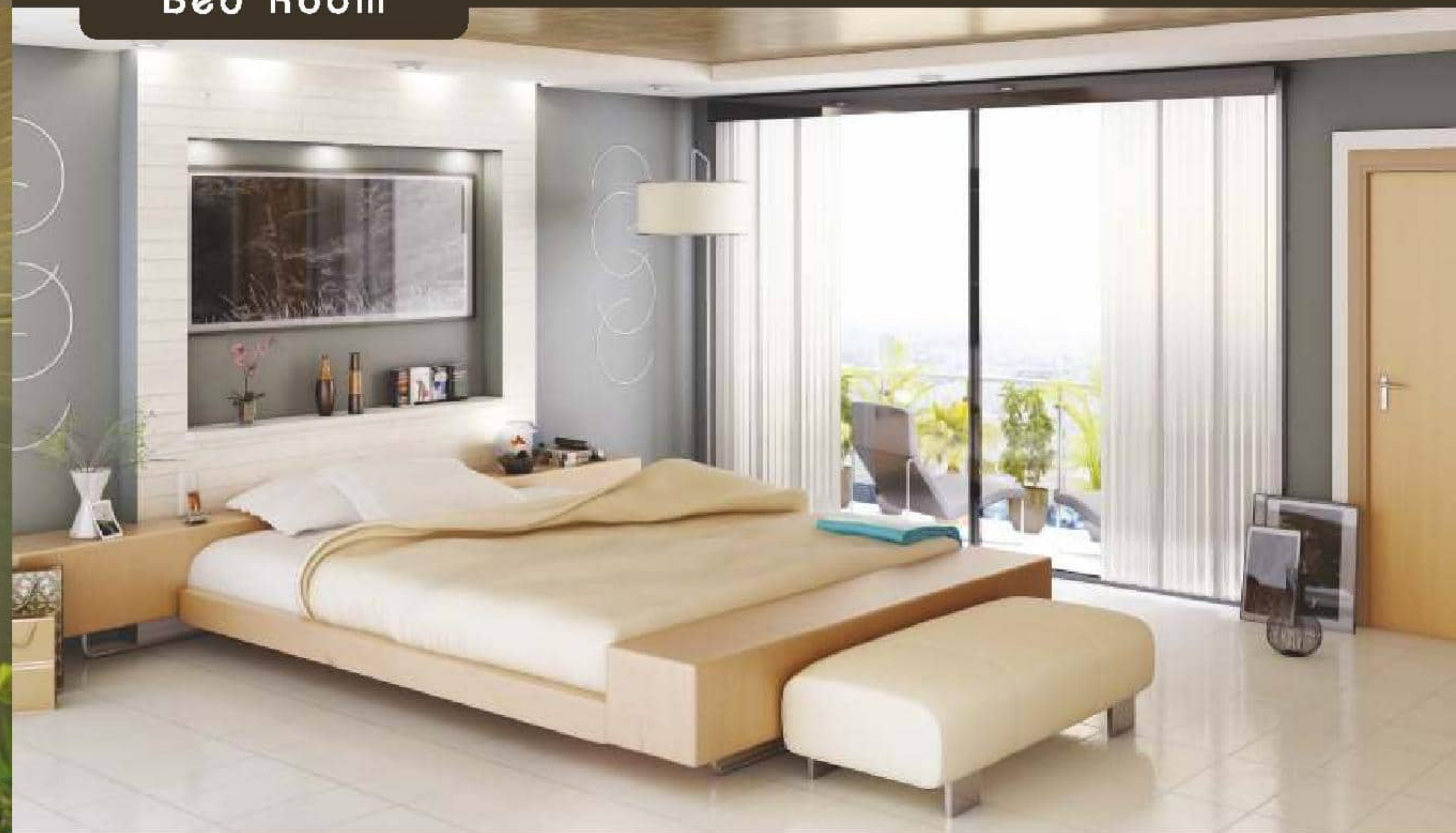
Feel like a king when you dine
with élan shared with your loved ones.

Living & Dining Room



A place that captivates your senses,
mind and keep you away from all the hustle and stress.

Bed Room



Well planed & beautiful living & dining room

A place where both peace and happiness is attained, your blissful environment of living area helps you attain the perfect time you want to spend joyously with your family. Every minute detail has been executed with finesse and other fixtures installed are from the leading and trusted brands.



Spacious bedroom with huge windows

Dotted with grandiosity and enhanced with vivid elegance, every conceivable luxury beckons to whisk you away to a pristine world far away from the daily rigorous. Choose to unwind the relax amid simply laze out and savour the blissful lifestyle in the unhurried resort like ambience here.

Where eating is a festival ...
& Cooking is an art



Kitchen



Beautiful & spacious kitchen

A place where both peace and happiness is attained, your blissful environment of living area helps you attain the perfect time you want to spend joyously with your family. Every minute detail has been executed with finesse and other fixtures installed are from the leading and trusted brands.

Project Highlights



ECO FRIENDLY FEATURES

Building designed as per eco friendly concept. Big windows for better air & light cross ventilation.



FITNESS & WELLNESS

Club house with indoor games, swimming pool, jacuzzi, steam, sauna, gymnasium, yoga room, multimedia room etc.



VERTICAL TRANSPORTATION

State-of-the-art premium brand elevators for vertical transportation



SECURITY & SAFETY

24 hrs. round the clock security by CCTV camera and shift wise security guards / efficient & effective fire fighting system / earthquake resistant RCC frame structure.



POWER BACKUP

100% power back-up for common and essential services areas.



WATER SUPPLY SYSTEM

The building has been planned with tube wells and adequate water storage tank

SPECIFICATIONS & FEATURES

SPECIAL FEATURES :

Spacious balconies with each flat, Low maintenance charges, quality lifts.

FINISHING :

Exclusive designer vitrified flooring in drawing, dining area and bedrooms. POP finish on wall and ceiling with cornices. (Interior: Oil bound distemper / Exterior: long lasting weather resistant paint)

WOOD WORK :

Wooden main door, brass/chrome hardware, glass windows

KITCHEN :

kitchen with counter top in polished granite, 2 ft tiles DADO above the counter, anti scratch stainless steel sink with hot & cold water mixer.

TOILET :

Designer ceramic glazed tiles, premium grade C.P. Fitting, anti-skid tiles on flooring, branded sanitary ware

ELECTRICAL :

Premium quality switches & accessories, TV/Telephone/A.C./Cooler point in all rooms at appropriate places, power backup for lift, water pump and common essential areas.



A place as picturesque
as your imagination!



Indus is a one-of-its kind
luxurious project
and offers a distinctive range
of spacious homes of
2 BHK, 3 BHK and penthouses.

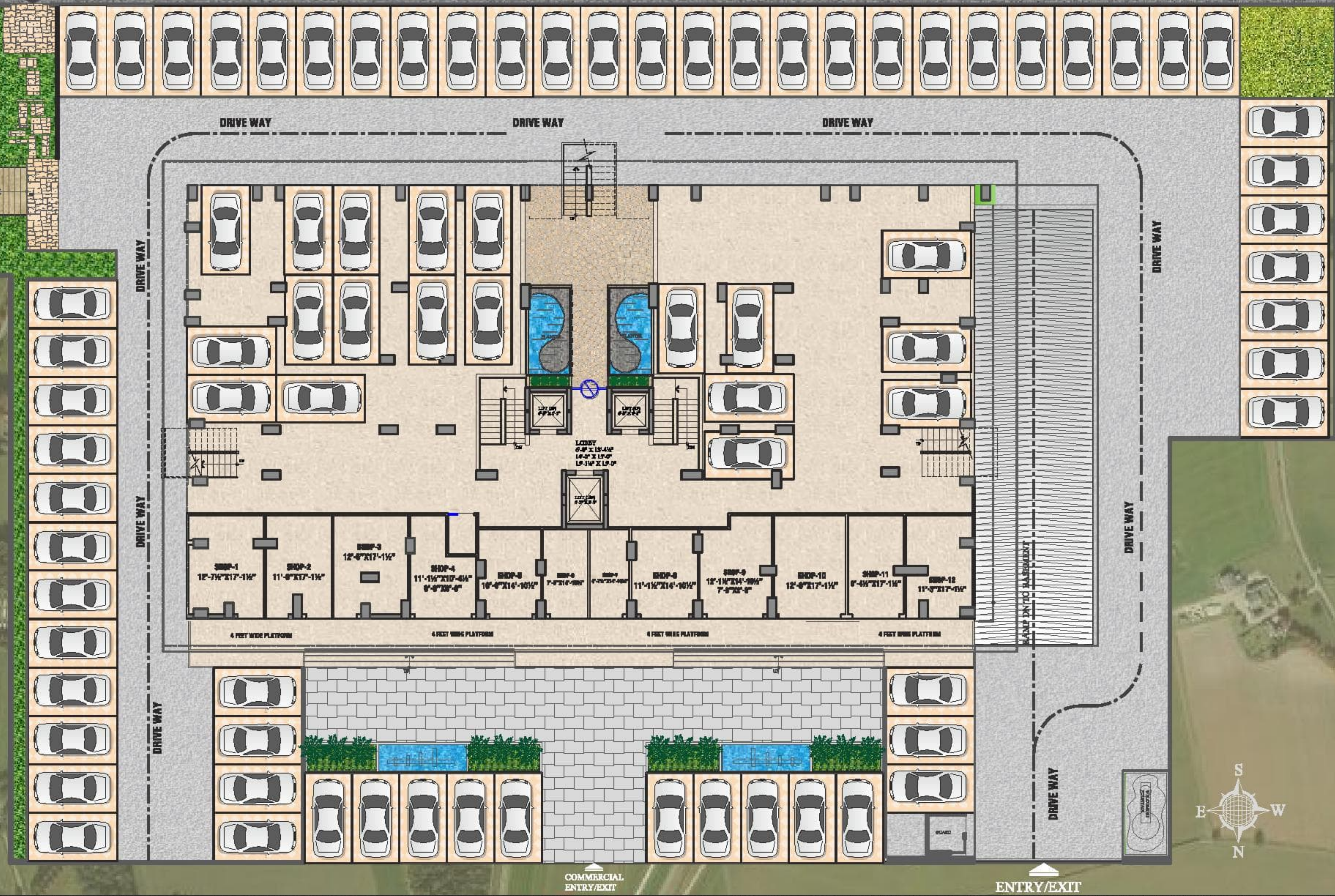
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Indus
PREMIUM LUXURY APARTMENTS





AREA SCHEDULE

| S.NO. | SHOP NO. | SALEABLE AREA (Sq.Ft.) |
|-------|--------------|------------------------|
| 1. | SHOP-1 | 346.50 |
| 2. | SHOP-2 | 298.50 |
| 3. | SHOP-3 | 337.50 |
| 4. | SHOP-4 | 247.50 |
| 5. | SHOP-5 | 249.00 |
| 6. | SHOP-6 | 180.00 |
| 7. | SHOP-7 | 160.50 |
| 8. | SHOP-8 | 262.50 |
| 9. | SHOP-9 | 312.00 |
| 10. | SHOP-10 | 324.00 |
| 11. | SHOP-11 | 256.50 |
| 12. | SHOP-12 | 310.00 |
| | TOTAL | 3288.50 |



METRO

METRO

160 FEET WIDE ROAD





FIRST FLOOR PLAN



FIRST FLOOR AREA CHART:-

| S.NO. | FLAT NO. | SALEABLE AREA (SQ.FT.) | SRV. ROOM | SALEABLE AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--------------------|----------|------------------------|-----------|------------------------|------------------------------|
| 1. | 101 | 2041.00 | | | 2041.00 |
| 2. | 102 | 1635.00 | S-1 | 107.00 | 1742.00 |
| 3. | 103 | 1867.00 | | | 1867.00 |
| 4. | 104 | 1854.00 | S-2 | 107.00 | 1961.00 |
| 5. | 105 | 1605.00 | S-3 | 107.00 | 1712.00 |
| 6. | 106 | 1640.00 | S-4 | 107.00 | 1747.00 |
| 7. | 107 | 1628.00 | | | 1628.00 |
| TOTAL | | 12,270.00 | | 428.00 | |
| GRAND TOTAL | | | | | 12,698.00 |



SECOND & THIRD FLOOR AREA CHART:-

| S.NO. | FLAT NO. | SALEABLE AREA (SQ.FT.) | SRV. ROOM | SALEABLE AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--------------------|----------|------------------------|-----------|------------------------|------------------------------|
| 1. | 201-301 | 2113.00 | | | 2113.00 |
| 2. | 202-302 | 1635.00 | S-1 | 107.00 | 1742.00 |
| 3. | 203-303 | 1867.00 | | | 1867.00 |
| 4. | 204-304 | 1854.00 | S-2 | 107.00 | 1961.00 |
| 5. | 205-305 | 1605.00 | S-3 | 107.00 | 1712.00 |
| 6. | 206-306 | 1696.00 | S-4 | 107.00 | 1803.00 |
| 7. | 207-307 | 1686.00 | | | 1686.00 |
| TOTAL | | 12,456.00 | | 428.00 | |
| GRAND TOTAL | | | | | 12,884.00 |



**TYPICAL FLOOR PLAN
(SECOND TO FIFTH FLOOR)**

FOURTH & FIFTH FLOOR AREA CHART:-

| S.NO. | FLAT NO. | SALEABLE AREA (SQ.FT.) | SRV. ROOM | SALEABLE AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--------------------|----------|------------------------|-----------|------------------------|------------------------------|
| 1. | 401-501 | 2113.00 | | | 2220.00 |
| 2. | 402-502 | 1635.00 | S-1 | 107.00 | 1635.00 |
| 3. | 403-503 | 1867.00 | | | 1867.00 |
| 4. | 404-504 | 1854.00 | S-2 | 107.00 | 1961.00 |
| 5. | 405-505 | 1605.00 | S-3 | 107.00 | 1712.00 |
| 6. | 406-506 | 1696.00 | S-4 | 107.00 | 1803.00 |
| 7. | 407-507 | 1686.00 | | | 1686.00 |
| TOTAL | | 12,456.00 | | 428.00 | |
| GRAND TOTAL | | | | | 12,884.00 |



SIXTH FLOOR AREA CHART :-

| S.NO. | FLAT NO. | SALEABLE AREA (SQ.FT.) | ½ OF TERRACE (SQ.FT.) | TOTAL SALEABLE AREA (SQ. FT.) | SRV. ROOM | SALEABLE AREA (SQ.FT.) | TOTAL |
|-------------|----------|------------------------|-----------------------|-------------------------------|-----------|------------------------|-----------|
| 1. | 601 | 1855.00 | 300.00 | 2155.00 | S-1 | 96.00 | 2251.00 |
| 2. | 602 | 1782.00 | 936.00 | 2718.00 | S-2 | 96.00 | 2814.00 |
| 3. | 603 | 1789.00 | 936.00 | 2725.00 | S-3 | 96.00 | 2821.00 |
| 4. | 604 | 1848.00 | 300.00 | 2148.00 | S-4 | 84.00 | 2232.00 |
| 5. | 605 | 1284.00 | | 1284.00 | | | 1284.00 |
| TOTAL | | 8558.00 | 2472.00 | 11030.00 | | 372.00 | |
| GRAND TOTAL | | | | | | | 11,402.00 |



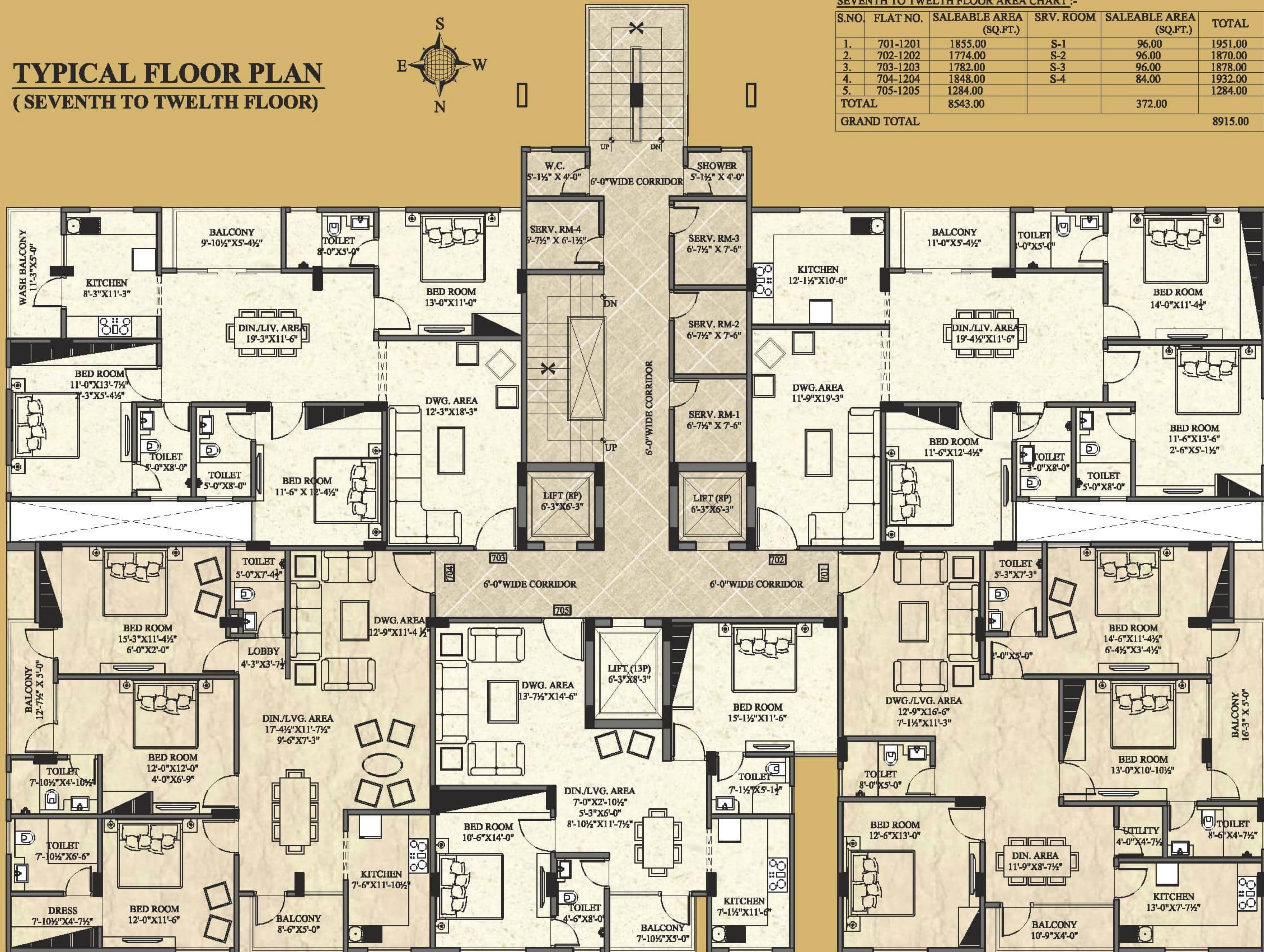
SIXTH FLOOR PLAN

TYPICAL FLOOR PLAN (SEVENTH TO TWELTH FLOOR)



SEVENTH TO TWELTH FLOOR AREA CHART :-

| S.NO. | FLAT NO. | SALEABLE AREA (SQ.FT.) | SRV. ROOM | SALEABLE AREA (SQ.FT.) | TOTAL |
|-------------|----------|------------------------|-----------|------------------------|---------|
| 1. | 701-1201 | 1855.00 | S-1 | 96.00 | 1951.00 |
| 2. | 702-1202 | 1774.00 | S-2 | 96.00 | 1870.00 |
| 3. | 703-1203 | 1782.00 | S-3 | 96.00 | 1878.00 |
| 4. | 704-1204 | 1848.00 | S-4 | 84.00 | 1932.00 |
| 5. | 705-1205 | 1284.00 | | | 1284.00 |
| TOTAL | | 8543.00 | | 372.00 | |
| GRAND TOTAL | | | | | 8915.00 |





swimming pool and interiors will be developed by builder and clubhouse facilities will be develop & maintain by building society



STATE-OF-THE-ART CASA ROYAL CLUB HOUSE WITH SWIMMING POOL | GYMNASIUM
YOGA ROOM | INDOOR GAMES | JACUZZI | STEAM | SAUNA | MULTIMEDIA ROOM ETC.

the GROUP



Reckoned as the most distinguished builders in North India, Unique Dream Builders (UDB) has carved a niche in the real estate market. Committed to provide beautiful and secured residential accommodations, as well as to develop dynamic commercial projects, the UDB Group has been shaping better lifestyle facilities for people. With over three decades of life-space development, UDB has sizeably contributed in the real-estate development of Jaipur.

UDB strives to build a better life for its customers by leveraging its core strengths – the 5 Ls of Leadership, Luxury, Lifestyle, Location and Legacy – to create landmarks of unsurpassed quality and design that benchmark the highest standards of international living. It has more than 40 residential and commercial edifices beautifying Jaipur.

UDB has risen up to every expectation of its customers, business partners and/or investors in last so many years. They are radically improving the lifestyle standards of people through creating projects using state-of-the-art infrastructure facilities.

The uncompromising construction standards and matchless aesthetic beauty standards maintained by UDB has earned it various recognitions like the IPA Award for best performance in the real estate industry in Rajasthan and at ICICI Home Loan Utsav.

Repeating this chapter of success UDB won two prestigious awards in Jaipur Real Estate Awards - 2012 in categories which are :

**CONSUMER CHOICE AWARD FOR HIGHEST SATISFACTION &
EXCELLENCE IN DESIGN & SPACE MANAGEMENT - COMMERCIAL**



Orchid
@ Jaipur-almer expressway, Jaipur



Harmony
@ Jaipur-almer expressway, Jaipur



Villa Grande
@ New Sangarner Road, Mansarovar



UDB Skyway - I
@ Main Sikar Road, Jaipur



UDB Maverick
@ Opp. Gyan Vihar University, Jagatpura



Ecoscape
@ Patrakar Colony, Jaipur



Aranya
@ Sodala, Jaipur



Royal Habitat
@ Jaipur-Almer Expressway, Jaipur