



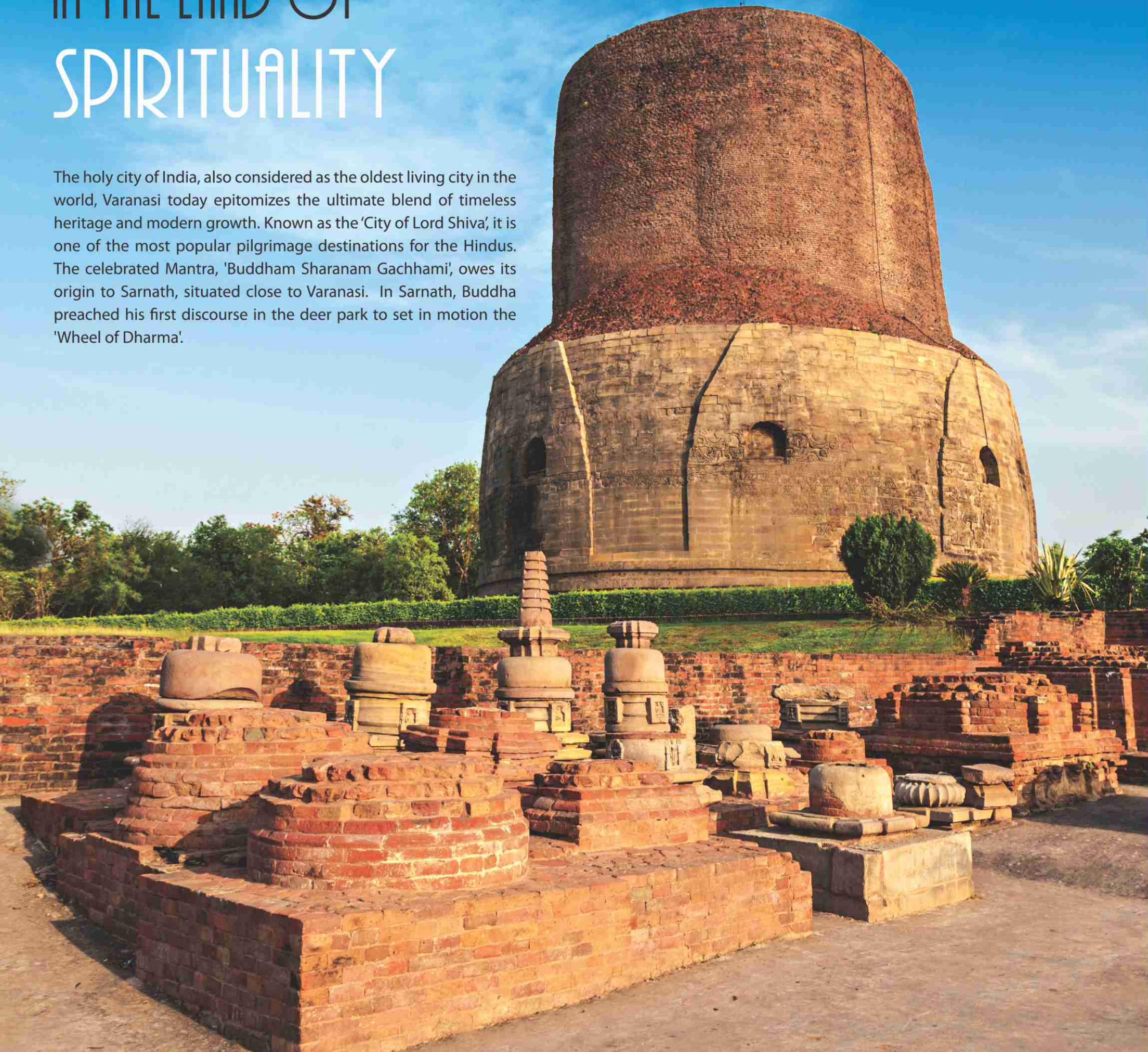
RUDRA
BUDDHA
ENCLAVE

2 & 3 BHK Apartments
Ashapur, Varanasi

DECODING TRUE HAPPINESS

IN THE LAND OF SPIRITUALITY

The holy city of India, also considered as the oldest living city in the world, Varanasi today epitomizes the ultimate blend of timeless heritage and modern growth. Known as the 'City of Lord Shiva', it is one of the most popular pilgrimage destinations for the Hindus. The celebrated Mantra, 'Buddham Sharanam Gachhami', owes its origin to Sarnath, situated close to Varanasi. In Sarnath, Buddha preached his first discourse in the deer park to set in motion the 'Wheel of Dharma'.



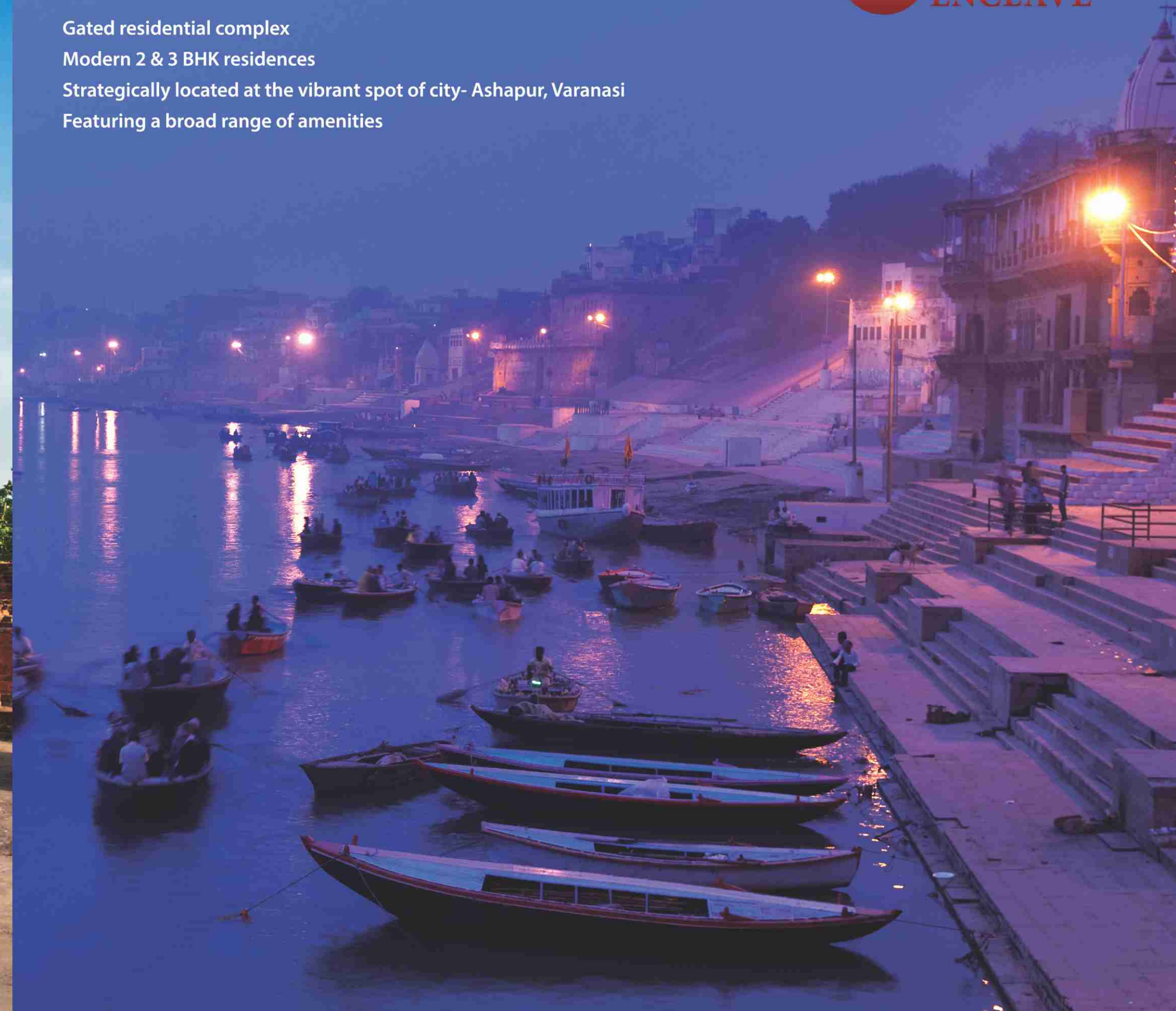
Rudra Group brings yet another residential masterpiece, opulently designed and beautifully perched at a breathtaking location that never ceases to amaze you!

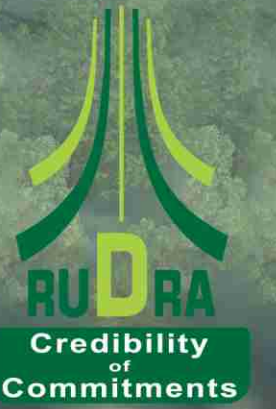
Gated residential complex

Modern 2 & 3 BHK residences

Strategically located at the vibrant spot of city- Ashapur, Varanasi

Featuring a broad range of amenities





AN AUSPICIOUS WELCOME

Earthquake resistant RCC framed structure | 75% (approx.) open area | VDA approved
Aesthetic elevation | Well decorated lift lobby | Landscapes, water-bodies & fountain
Finance Facility From All Leading Banks

A HOME WHERE PEACE MEETS PROSPERITY



The indoors have been skillfully designed to transform your home into an exclusive retreat. Elegant, aesthetic and soothing, the contemporary spaces will redefine the next level of craftsmanship and comfort. We understand your need to be pampered in the privacy of your own home. The focus is not only to offer you a dream home, but also to ensure that you and your loved ones experience the ultimate community living.



Aesthetically designed indoors | Vastu-friendly layouts
Optimum natural light & breeze | Quality specifications | Balanced indoor - outdoor harmony

EMBRACE
FREEDOM WITH
OPEN ARMS



night view

ATTAIN THE SACRED HARMONY OF SENSES



The clubhouse is an exceptional facility that will not only allow residents to meet their health and fitness goals, but will also offer them the opportunity to play their favourite sports with family and friends, socialize with others or simply relax and enjoy some leisurely time at the sit-out zone or the pool.



Fully-equipped gymnasium | Yoga & meditation pavilion | Jogging track | Amphitheatre & multi-purpose hall
Party lawn cum activity park | Kids pool with change room & shower | Kids play area with see-saw & swings

LIVE BLESSED EACH MOMENT



"The moments of happiness we enjoy take us by surprise. It is not that we seize them, but that they seize us."
Ashley Montagu



24x7 security with CCTV connectivity at the main entrance & select common areas | 24x7 water supply | Provision for hot & cold water supply | Power back-up in flats & select common areas | Intercom facility in each apartment | Automatic lifts with ARD system | Ample parking - basement, stilt & open | Convenience shop to cater to daily needs | Anti-termite treatment | Common toilet for drivers & servants | Rainwater harvesting & storm water drain | Brick coba treatment on terrace for heat reduction | Genset & transformer | Guard room | Concrete/Paved internal roads | Firefighting system | Street light on boundary wall

SITE PLAN



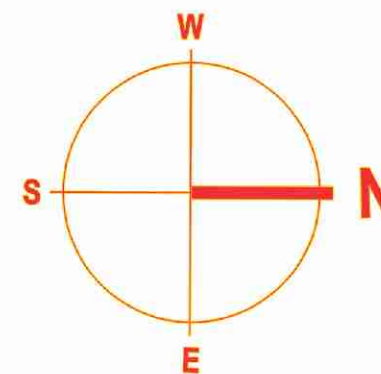
LEGENDS

- 01. ENTRANCE GATE
- 02. GUARD ROOM
- 03. FOUNTAIN
- 04. PARKING
- 05. AMPHITHEATRE
- 06. KIDS' PLAY AREA
- 07. JOGGING TRACK
- 08. YOGA & MEDITATION PAVILION
- 09. PARTY LAWN CUM ACTIVITY PARK
- 10. KIDS' POOL WITH CHANGE ROOM AND SHOWER
- 11. TRANSFORMER & GENSET

OTHER AMENITIES

- VDA Approved
- 2 & 3 BHK Apartments
- 75% (approx.) Open Area
- Fully Equipped Gymnasium
- Multipurpose Hall
- Automatic Lifts with ARD system
- Ample Parking - Open, Stilt & Basement
- 24X7 Security with cctv at main entrance of the project and select common areas
- Power Backup in flats & select common areas
- Rain Water Harvesting & Storm Water Drain
- Fire Fighting System
- Provision of hot & cold Water Supply
- 24x7 water supply
- Brick Coba Treatment on terrace for heat reduction
- Street Lights on Boundary Wall
- Common Toilet for drivers and servants
- Convenience shop to cater daily need

Finance Facility from All Leading Banks



FLOOR PLANS



TYPE - 1
3 BHK
AREA - 1305 SQ. FT.



TYPE - 2
3 BHK
AREA - 1555 SQ. FT.



TYPE - 5
3 BHK
AREA - 1330 SQ. FT.



TYPE - 6
2 BHK
AREA - 935 SQ. FT.



TYPE - 3
3 BHK
AREA - 1375 SQ. FT.



TYPE - 4
2 BHK
AREA - 1040 SQ. FT.



TYPE - 7
2 BHK
AREA - 965 SQ. FT.



TYPE - 8
3 BHK
AREA - 1235 SQ. FT.

FLOOR PLANS



TYPE - 9
3 BHK
AREA - 1275 SQ. FT.



TYPE - 10
3 BHK
AREA - 1240 SQ. FT.



TYPE - 11A (Only For First Floor)
2 BHK
AREA - 1002 SQ. FT.



TYPE - 12
2 BHK
AREA - 1060 SQ. FT.



TYPE - 10A (Only For First Floor)
3 BHK
AREA - 1158 SQ. FT.



TYPE - 11
2 BHK
AREA - 1058 SQ. FT.



TYPE - 12A (Only For First Floor)
2 BHK
AREA - 938 SQ. FT.



TYPE - 13
3 BHK
AREA - 1200 SQ. FT.

FLOOR PLANS



TYPE - 13A (Only For First Floor)
3 BHK
AREA - 1118 SQ. FT.



TYPE - 14
2 BHK
AREA - 1045 SQ. FT.



TYPE - 14A (Only For First Floor)
2 BHK
AREA - 995 SQ. FT.

1 SQ. MTR. = 10.764 SQ. FT.



SPECIFICATIONS

STRUCTURE

Earthquake Resistant RCC Framed Structure

WALL FINISH

Living & Dining - Gypsum Plaster/POP Punning

Bedrooms - Gypsum Plaster/POP Punning

External Facade - Weather Coat/Equivalent Paint for Aesthetic Elevation

Kitchen - Designer Ceramic Tiles 2'0" ht. above Granite Platform

Toilets - Designer Ceramic Tiles up-to 7'0" ht.

Lift Lobby - Selected Granite/Stone Textured Tiles Cladding

Corridor - Gypsum Plaster with OBD/POP Punning with OBD

CEILING

Living, Dining & Bedroom - Gypsum Plaster/POP Punning

Kitchen, Toilet & Balcony - Gypsum Plaster/POP Punning

Corridor - Gypsum Plaster with OBD/POP Punning with OBD

FLOORING

Living & Dining - Vitrified Tiles (600x600)

Master Bedroom - Vitrified Tiles (600x600)

Other Bedrooms - Vitrified Tiles (600x600)

Kitchen & Corridor - Ceramic Tiles

Balconies & Toilets - Anti-Skid Ceramic Tiles

Stairs - Selected Granite/Marble/Stone

Parking & Drive Way - Paved/Concrete

Representative brands being considered for this project.*

Sanitary ware



Bath Fittings



Steel



Electrical



Locks



Lifts



Paints



FITTINGS & FIXTURES

CP FITTING/SANITARY WARE

Kitchen CP Fittings - Jaquar/Parryware/Cera/Equivalent with Stainless Steel Sink

Toilet CP Fittings - Jaquar/Parryware/Cera/Equivalent Conventional Fittings in all the Toilets

Toilet Sanitary ware - Jaquar/Parryware/Cera/Equivalent

Utility Balcony - Washing Machine Point

DOORS AND WINDOWS

External Doors & Windows - Aluminium-Sliding Type (Powder Coated)

Door Frames - Reinforced Concrete Frames Painted to Suit Decor

Main Door - Laminated Flush Door

Internal Doors - Moulded Panel Doors

ELECTRICAL

Three Phase Supply with Concealed Copper Wiring and Modular Switches (ABB/MK/Anchor/Equivalent)

Drawing/Dining/Bedroom - AC Point with Wiring

Kitchen - Multiple Power Points for Home Appliances & Geyser

Toilets - Geyser Point

Utility Balcony - Power Point for Washing Machine

LIFTS

High Quality Automatic Passenger Lifts with ARD System

RAILINGS

Balcony/Stairs - MS Railings with MS Handrail

*The brands shown above are indicative in nature and may be substituted with equivalent brands.

Disclaimer: This brochure is purely conceptual and not a legal offering. The developer reserves the right to amend/alter the area, layout, elevations, specifications & amenities.

Elevations used in the brochure are purely artistic impressions and tend to change with/without prior notice.



DEVELOPING SPACES PASSIONATELY

Rudra Group is one of the fastest growing real estate development brands in North India with almost two decades of in-depth experience as a Builder & Developer. We are an ISO 9001:2008 certified company and a member of CREDAI & IGBC.

The Group began its journey from Varanasi, India's holy city and subsequently expanded its footprints to Allahabad, Kanpur, Lucknow and Gorakhpur - all nascent and booming centres of North India.

It is now surging ahead at a rapid pace and planning to develop a PAN-India presence starting with Delhi-NCR. Notwithstanding the national developments, the goal is to never lose sight of two things that separate us from the rest of the industry – putting emphasis on quality and giving clients the maximum "bang for the buck" with on-time possession.

CORPORATE FOCUS

Redefining lifestyles, investing in system & human resources and commitment to build better construction with timely completion of projects.

CORPORATE OBJECTIVES

Committed towards customer satisfaction. Continuously innovating to give comprehensive solutions. Complete detailing at every stage of construction. Ensuring optimum value addition and uncompromising attitude towards quality. All this is to bring to you additional comfort and confidence in our credibility.

THE PATHFINDER

The group is a brainchild of **Mr. Anoop Agrawal**, a first generation entrepreneur visionary. Apart from being Chairman and Managing Director of Rudra Real Estate Ltd., he is also the Promoter of M/s Rudra Shares & Stock Brokers Ltd. (Formerly Known as Gigantic Securities Ltd.)

Mr. Arun Agrawal is the Promoter and Managing Director of Rudra Group. Mr. Agrawal is the young face of Rudra who expertly handles the day-to-day operations of the company ensuring world-class construction and timely possession of the projects.

RUDRA PROJECTS



Rudra Ganges
Dandi, Parao, Varanasi



Rudra Awadh Residency
Shivpur, Varanasi



Rudra Banke Bihari Residency
Bhaktinagar, Pandeypur, Varanasi



Rudra Heights
Paharia, Varanasi



Rudra Prestige
Ghantimill, Varanasi



Rudra Towers
Sunderpur, Varanasi



Rudra Laxmikunj
Paharia, Varanasi



Rudra Samridhi
Bhagwanpur, Varanasi



Rudra Mukund Villas
Nati Imli, Varanasi



Rudra Ratnam
Sarnath, Varanasi



Rudra Trilochan Dham (Residential Plots)
Phoolpur, Varanasi



Rudra Sangam
Jhunsi, Allahabad



Rudra Enclave
Rewa Road, Allahabad



Rudra Aakriti
Naini, Allahabad



Rudra Greens
Singhpur, Kanpur

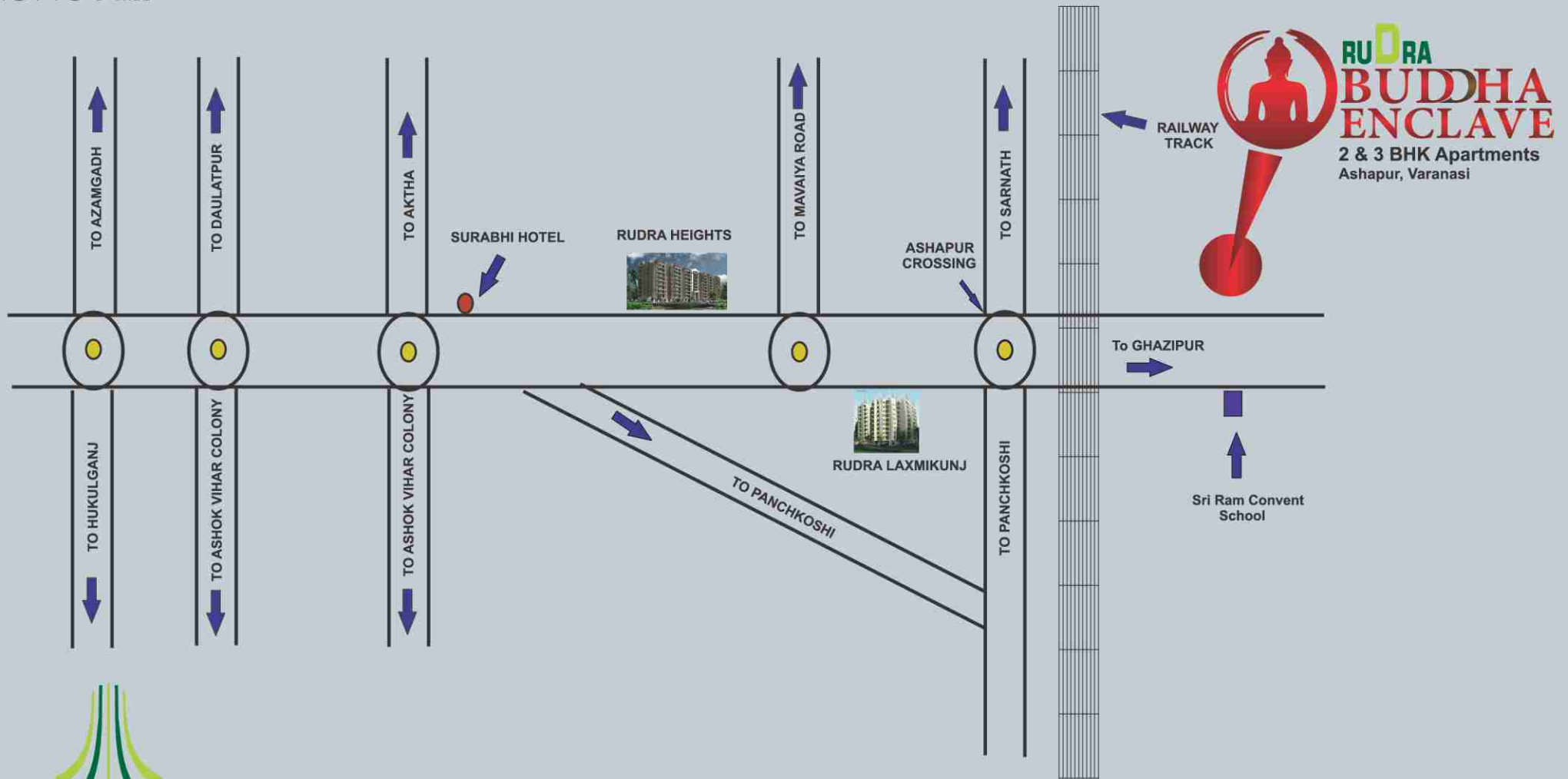


Rudra Twin Towers
New Berry Road, Lucknow

UPCOMING PROJECTS

1. Rudra Vindhya Dham (Residential Plots), Mirzapur
2. Rudra Aishwaryam, Shivpur, Varanasi
3. Rudra Rameshwaram Apartment, Harauha, Babatpur, Varanasi
4. Rudra Royal, Chandpur, Varanasi
5. Rudra Pushpak Vihar, Babatpur, Varanasi
6. Rudra Anandam (Farm House), Chunar
7. Rudra Garden City, Mughalsarai
8. Rudra Royal Apartment, Singhpur, Kanpur
9. Rudra Divyajyot Apartment, Amaliya, Kanpur
10. Rudra Vrindavan, Raebareli Road, Lucknow
11. Rudradeep Regalia, Shaheed Path, Lucknow
12. Rudra Fortune, Hapur, Delhi-NCR
13. Rudra Gorakhdham Apartment, Gorakhpur

LOCATION MAP
NOT TO SCALE



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Our Projects: DELHI-NCR, VARANASI, ALLAHABAD, KANPUR, LUCKNOW, GORAKHPUR, MIRZAPUR

Group Company

Rudra Shares & Stock Brokers Ltd.

(Formerly known as Gigantic Securities Ltd.)

Member: NSE, BSE, MCX-SX, MCX - NCDEX, NMCE, DP-CDSL

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