





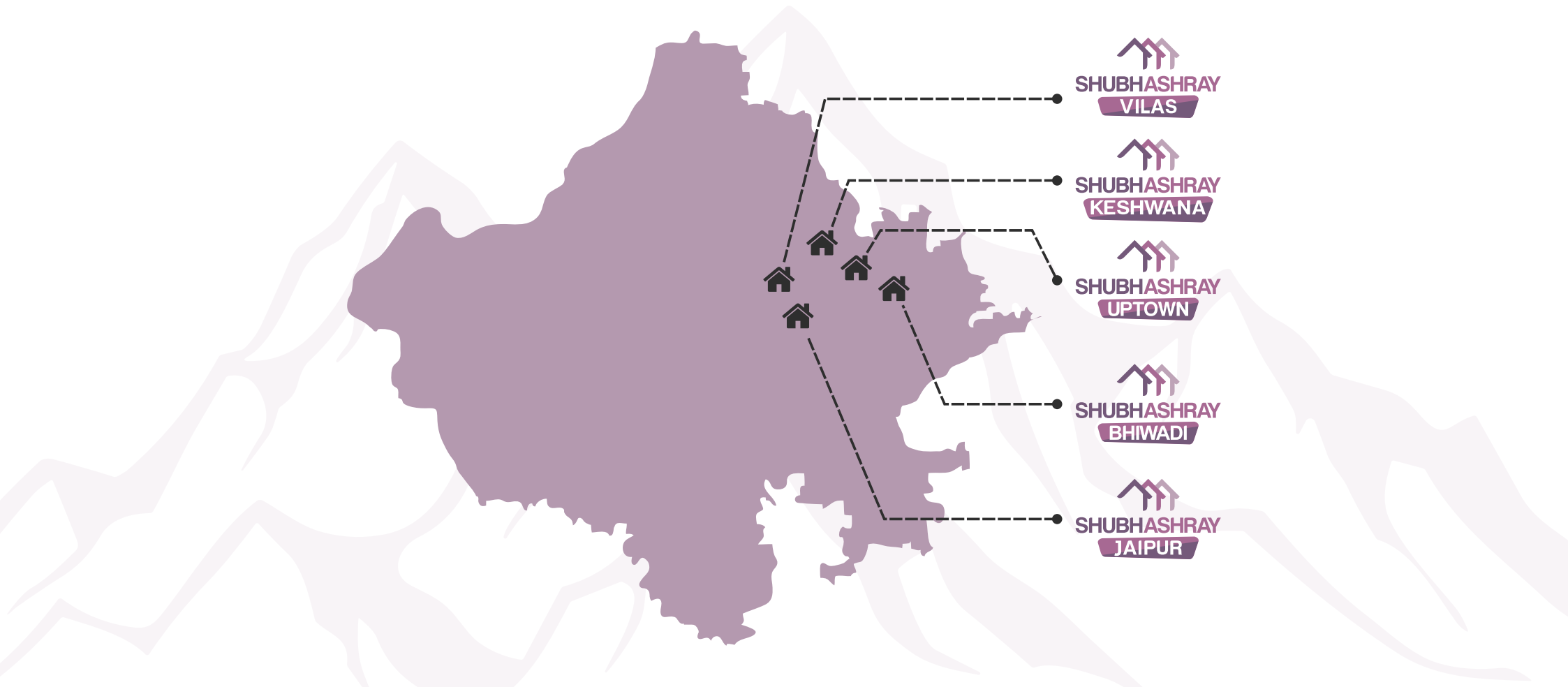
ABOUT SHUBHASHRAY

Shubhashray, a harmonious fusion of 'Shubh' (auspicious) and 'Ashray' (shelter), embodies the essence of a fortunate home. At Shubhashray, trust is our foundation, nurtured by the confidence of more than 1,100 families. With a remarkable track record of delivering 4 outstanding projects in Rajasthan, we embrace the timeless tradition of Rajasthani hospitality.

Our philosophy revolves around creating projects that offer unparalleled value for your investment, projects that endure the test of time. We design with a commitment to enhancing the quality of our residents' lives through thoughtful, minimalistic design. With in-house construction, we maintain an unrivaled level of quality while adhering to timelines. All of this is aimed at ensuring smiles on the faces of our customers.



➤ Our Presence in Rajasthan ➤



1100+ Happy Customers | 16.02 Lac Sq. Ft. Under Development

WHY SHUBHASHRAY

Discover the epitome of elegant living with Shubhashray Villas, our flagship project that sets new standards for luxury, comfort, and serenity. Nestled in the heart of a gated township, these exclusive villas offer the perfect blend of modern convenience and natural beauty.

Majestically overlooking the Neemrana Fort and the picturesque Aravali hills, Shubhashray Villas boasts a location that's second to none. Wake up to panoramic views that will leave you breathless, with the historic fort as your neighbor and the serene hills in the backdrop.





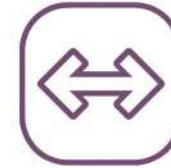
Our Unique Selling Proposition (USP)



Japanese zone
industrial area.



Schools, hospital &
market in 1 km radius.



Infront of Neemrana
fort and Aravalli hills.



High rental return on
investment.



Only new low rise
construction in the
area.



Higher rate of appreciation
as compared to near by
areas.



High rental return
on investment

Proposed RRTS^{*}
station nearby



PAYMENT PLANS



S.No	Ocassion Name	Charge Type	Due%
1	Booking Amount (Within 30 Days Of Registration)	BSP	10%
2	On Builder Buyer Agreement	BSP	10%
3	On Completion of Foundation	BSP	20%
4	On Completion of 1 st Slab	BSP	15%
5	On Completion of 2 nd Slab	BSP	15%
6	On Completion of 3 rd Slab	BSP	15%
7	Completion of Internal and External Plaster	BSP	10%
8	On Offer of Possession + IFMS	BSP	5%
			100%

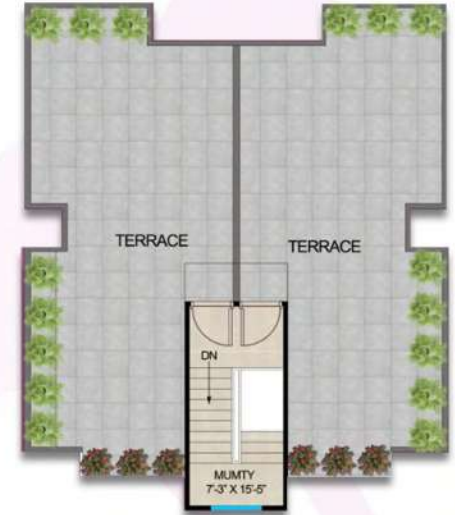
FLOOR PLAN



GROUND FLOOR PLAN



FIRST/SECOND FLOOR PLAN



TERRACE FLOOR PLAN

Independent Floors (649 Sq.Ft.)

TESTIMONIAL



“

Rajendra Singh

Ex Govt. Employee

”

We were looking for a low-rise development away from the hustle and bustle, close to nature, and Shubhashray Vilas offered us just that – a great location with excellent amenities.



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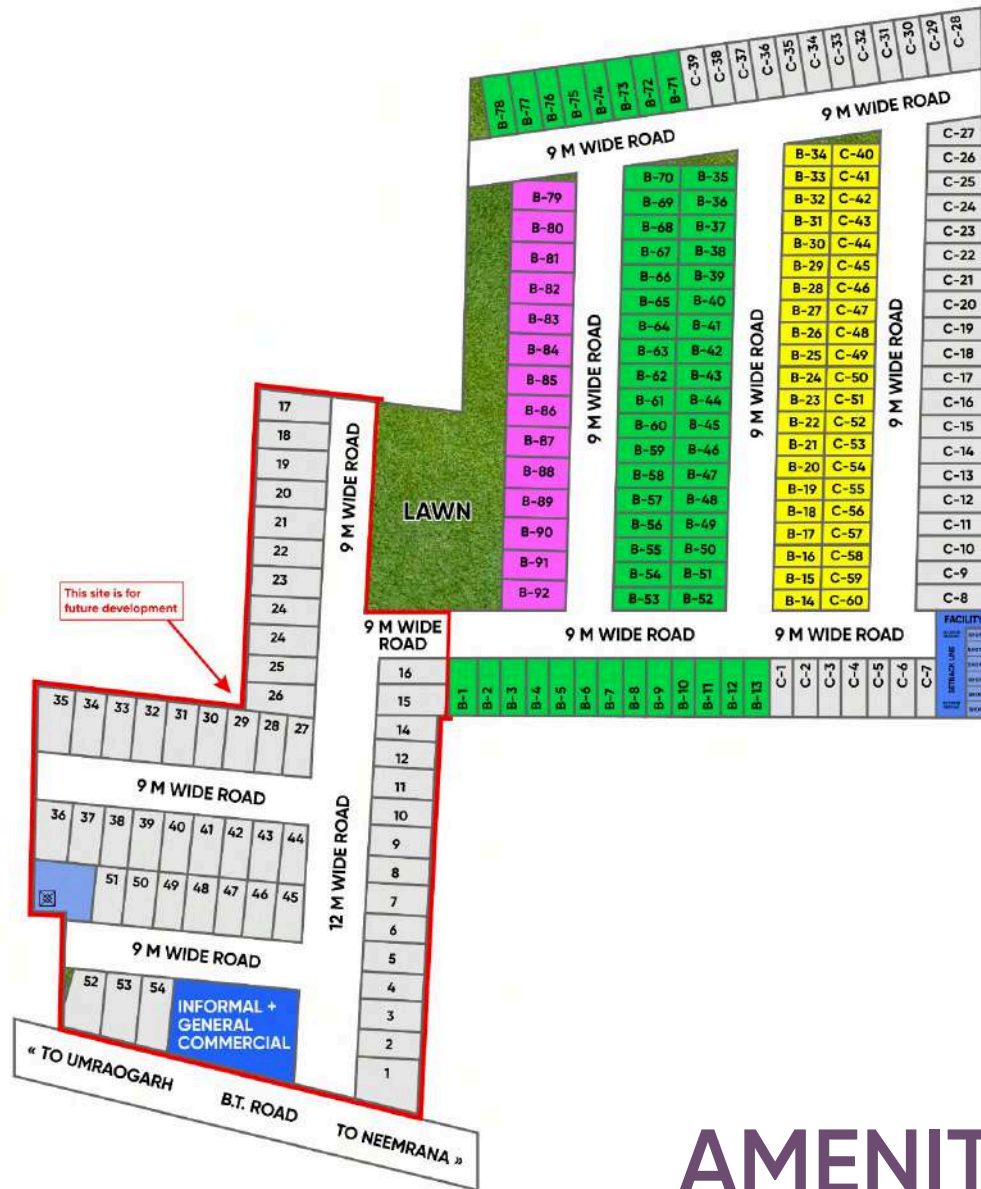
Arun Singh Bisht

Ex Para Military Officer

”

We were looking for honest property developers near the highway and natural surroundings. We approached Shubhashray Villas Properties, and they proved to be honest and reliable.

SITE LAYOUT



- PLOTS SIZE 5 X 12
- PLOTS SIZE 6.33 X 14
- PLOTS SIZE 4.5 X 10
- For Future Development



AMENITIES



Community Centre



Badminton Court



Volley Ball Court



Children Play Area



Sewage
Treatment Plant



Rain
Water Harvesting

SPECIFICATIONS



Shubhashray Vilas *Experience Refined Living.*

At Shubhashray Vilas, we have taken the maximum care to ensure that even the smallest part of your homes is seamlessly integrated into creating a perfect living experience for you.

The structure is earthquake resistant and provides thermal insulation so that you remain comfortable in all weather. The weatherproof patterned facade lends a unique charm to your abode while lifts with power back-up add to your convenience.

A lot of thought has gone into the internal specifications of your home, be it anti-skid tiles in the bathroom or placement of electric switches, ensuring your family's safety and comfort.

- + UNINTERRUPTED WATER SUPPLY
- + PLEASING SHADES IN TOILETS

STRUCTURE	REINFORCED M 25 CONCRETE WITH MIXED COLUMN & LOAD BEARING STRUCTURE
WALL FINISH INTERNAL EXTERNAL	ACRYLIC WASHABLE DISTEMPER OF PLEASING SHADE OF A REPUTED BRAND (DULUX OR EQUIVALENT) ACRYLIC EMULSION OF REPUTED BRAND (DULUX OR EQUIVALENT) EXTERNAL
FLOORING DRAWING/DINING BEDROOM BALCONIES DINING HALL	VITRIFIED TILES OF SIZE 605x605 MM VITRIFIED TILES OF SIZE 600X600 MM VITRIFIED TILES OF SIZE 300X300 MM VITRIFIED TILES OF SIZE 605x605 MM
TOILETS WALLS FLOORING FITTINGS SANITARY WARE MORE PROVISIONS	CERAMIC TILES UP-TO HEIGHT OF 7 FT ANTI SKID CERAMIC TILES CP FITTINGS OF HINDWARE OR EQUIVALENT WITH HIGH CLASS DURABILITY SANITARY FITTINGS WITH HIGH CLASS DURABILITY AND FINISHING GEYSER POINT, SHOWER HEAD WITH MIXER IN BATHING SPACE
KITCHEN FLOORING PLATFORM WALL	VITRIFIED TILES OF SIZE 605x605 MM AN L-SHAPE PLATFORM IN UDAIPUR GREEN STONE WITH STAINLESS STEEL SINKS 2 FT. CERAMIC TILES DADO ABOVE PLATFORM & ACRYLIC EMULSION OF PLEASING SHADE OF A REPUTED BRAND AS PER ARCHITECT'S SUGGESTION
WINDOWS	POWDER COATED ALUMINUM WINDOWS WITH CLEAR FLOAT GLASS
DOORS MAIN DOOR OTHER DOORS	FLUSH DOOR WITH L DROP & PREMIUM HANDLE HDF SKIN MOULDED DOOR WITH L DROP & HANDLE
ELECTRICAL FITTINGS WIRING	MODULAR SWITCHES AND SOCKET WITH CONVENIENT PROVISION & DISTRIBUTION OF LIGHT AND POWER PLUGS ALL ELECTRICAL WIRING IN CONCEALED CONDUITS WITH COPPER WIRES



Call Now : 70650 08899

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