

 MAHIMA'S  
**SHUBH  
NILAY**

Premium Villas & Apartments  
Opp. DPS, 2 mins. from Ajmer Road, Jaipur



**GREEN BUILDESTATE PVT. LTD.**

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**CIN: U70101RJ2011PTC035742**

Architect:

**m|a|a** r c h i t e c t s

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www.mahimadesigns.com

Mahima's Shubh Nilay Phase- I RERA Reg. No.: RAJ/P/2017/100

Mahima's Shubh Nilay Phase- I (Part-2) RERA Reg. No.: RAJ/P/2018/869

Mahima's Shubh Nilay Phase- II "Villas" RERA Reg. No.: RAJ/P/2020/1319

RERA Website: [www.rera.rajasthan.gov.in](http://www.rera.rajasthan.gov.in)

# Smart Living: A New Way of Life

Smart is a paradigm shift happening in our thoughts, planning and action. We, as a community, are striving hard to make sense of things in a better way for more than ever. Rapid changes in our life and lifestyle have opened up tremendous scope for being smart in everything we do.

Mahima Shubh Nilay is an extension of the same philosophy where we have gone to our drawing board with an open mind and created a world that has smartness in its DNA. We have imbued the idea of smart living in every fine detail of the planning. You can feel it when you operate your home with a voice command and you can also feel it in the idea of an exclusive kids clubhouse.

There is more to explore, get in to see how the notion of smartness effortlessly mingles with the things that matter the most for you.

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## Smart Location: Connected Neighbourhood

Staying connected is the new smart. The contemporary lifestyle demands prompt connectivity for a buzzing life. Shubh Nilay is located on the thriving Ajmer Road and is just a 10 minutes drive away from the Sodala metro station. Be the one to live in a world of hyper-connected facilities.

- 2 Mins.** from Ajmer Road
- 10 Mins.** from Sodala Metro Station
- 8 Kms.** before Toll Plaza
- On **80 Ft.** Road connecting Ring Road
- 300 Mtrs.** from Ring Road
- Opposite to DPS, Ajmer Road



Disclaimer: Locations and distances between the places are indicative only and for informational and reference purposes only and are subject to variations and does not form part of sales offering. No representation is made as to the accuracy thereof.



Disclaimer: The elevation, color scheme, amenities, facilities and surroundings are indicative and are photographic representation of conceptual design of the project, to convey the intent and purpose of the developer. Further, the Developer/Architects reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances subject to the applicable laws.



Disclaimer: The picture of the proposed amenities including all furnitures, pictures, items, etc. are only for informational and reference purposes only. The visual representations of the amenities are indicative and for informational and reference purposes only. The Developer is not liable required to provide any furniture, items, etc. as displayed in the pictures. Tiles/granite can have inherent colour, grain variations and may vary from batch to batch.

## Smart Space: By Using Advanced Aluminium Formwork Technology

Mahima Shubh Nilay adopts the advance Aluminium Form Technology in its design which helps in optimising space and giving extra strength to the construction. Each unit in the project gives extra usable space to dwellers without compromising on strength and aesthetics.



Mahima Shubh Nilay smartly allocates spaces as per their usage patterns. Living room in the project oozes out energy while master bedroom paints a warm and cosy picture of togetherness. Dining area in Shubh Nilay is comfortably designed for those yummy moments of sharing food and life with people who matter.

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## Smart Planning: Extensive 74% Openness

Proper ventilation in all apartments & villas  
 Separate shopping arcade & office spaces  
 Designer landscape green areas  
 Approx. 71 ft. distance in towers

Smart planning is at the core of Shubh Nilay's architecture. The layout of the project offers 74% openness smartly spread across various elements of development. Plenty of space between towers, wide-open exteriors and provision of proper light and ventilation give planning a smart edge.

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## Smart Childhood: Exclusive Kids Clubhouse

Shubh Nilay offers kids their separate world in an exclusive kids clubhouse. The clubhouse hosts a well-appointed play area with hosts of other kids-centric amenities. Entire Shubh Nilay complex is kids friendly and puts kids' interest first in planning and designing. A happy and smart childhood is all set to welcome kids of Gen X.

Disclaimer: Club House shall be common for allottees of all the phases of Mahima's Shubh Nilay.





Jungle Gym



Tuition Room



Multi-purpose Court Area



Special Kids Indoor Games Room



Drama Room



Kids Library



Day Care Centre



Kids Pool

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Kids Clubhouse at Mahima Shubh Nilay has more than what meets to eyes. A jungle gym, tuition room, multi-purpose court area, special kids indoor games room, drama room, kids library, day care centre and kids pool are what make it exclusive for those growing years.





## Smart Lifestyle: Lavish & Inviting Clubhouse

Club Five Senses is the epicentre of all buzzing activities in Mahima Shubh Nilay. Social life here paints a multi-faceted picture with the art of living in style. Club Five Senses is there to make sense of being while entertaining life by fulfilling all well-deserved desires. Live the feeling of uniqueness clubbed within the parameters of the bustling social circle.

Hit the gym to pace up the day, be at sports facilities to kickstart the action, raise a toast at the celebration lawn and let moments smile in the swimming pool.

There is a library for reading enthusiasts and indoor games room to live some light moments. Get ready for a lifestyle designed to treat all five senses.

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Indoor Gym



Outdoor Gym



Swimming Pool



Half Basketball Court



Covered Badminton Court



Celebration Lawn



Games Room



Library

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# Clubhouse Plan

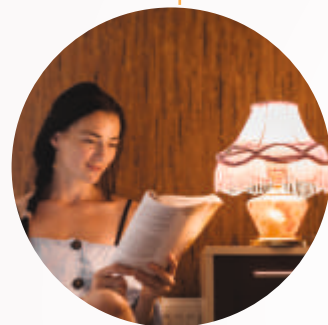
## Ground Floor



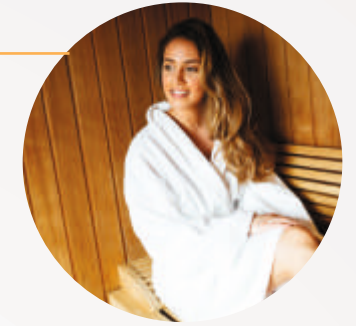
**Disclaimer:** The contents and specifications shown in the plan are only artistic impressions and conceptual designs. The area and the location of the proposed amenities are indicative and for informational and reference purposes only and are subject to variations and does not form part of sales offering. No representation is made as to the accuracy thereof. Further, the Developer/Architects reserve the right to add/delete any details/specifications/elevations mentioned, if so warranted by the circumstances subject to the applicable laws. Clubhouse shall be common for allottees of all the phases of Mahima's Shubh Nilay.

# Clubhouse Plan

## First Floor



Reading Lounge



Steam & Jacuzzi



Indoor Gymnasium



Kids Library



Multi-purpose Court Area



Tuition Room



Theatre & Music Area

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## Smart Working: Walk to Work Concept

Commercial at Mahima's Shubh Nilay supports the 'walk to work' concept by offering world-class infrastructure to businesses of all sizes and types. Being a within premise facility, the Shubh Nilay commercial facility is perfect for true work-life balance. Make the most out of your business while living life at par excellence.

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# Site Plan

## Area Table (Apartments)

	2 BHK SBUA: 833 SQ. FT.
	3 BHK DELUXE SBUA: 1261.06 SQ. FT.
	3 BHK LUXURY SBUA: 1519.09 SQ. FT.
	3 BHK PREMIUM SBUA: 1945.30 SQ. FT.

## Legend

1. Entry/ Exit
2. Drop-off Area
3. Pergola
4. Parking
5. Kids' Play Area
6. Tot-lot
7. Pavilion
8. Party Lawn
9. Water Feature
10. Open Air Theatre
11. Open Stage
12. Swimming Pool
13. Pool Deck
14. Club Building
15. Volleyball Court
16. Half Basketball Court
17. Temple
18. Lawn
19. Green Area



## Area Table (Villas)

	3 BHK VILLA TYPE-1	PLOT SIZE: 22'-2"X42'-8"	PLOT AREA:105.00 SQ. YDS.	B.U.A.: 1615.12 SQ. FT.	<b>S.B.U.A.: 1857.39 SQ. FT.</b>	TERRACE: 614.51 SQ. FT.
	3 BHK VILLA TYPE-2	PLOT SIZE: 22'-2"X42'-8"	PLOT AREA:105.00 SQ. YDS.	B.U.A.: 1615.12 SQ. FT.	<b>S.B.U.A.: 1857.39 SQ. FT.</b>	TERRACE: 614.51 SQ. FT.
	4 BHK VILLA TYPE-13	PLOT SIZE: 33'-5"X42'-8"	PLOT AREA:158.43 SQ. YDS.	B.U.A.: 2421.76 SQ. FT.	<b>S.B.U.A.: 2785.02 SQ. FT.</b>	TERRACE: 842.71 SQ. FT.
	5 BHK VILLA TYPE-15	PLOT SIZE: 30'-4"X42'-8"	PLOT AREA:143.81 SQ. YDS.	B.U.A.: 2587.42 SQ. FT.	<b>S.B.U.A.: 2975.54 SQ. FT.</b>	TERRACE: 528.93 SQ. FT.

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## Smart Apartment Living: Bigger. Better. Spacious

Life inside Shubh Nilay apartments is a pure lifestyle delight. Personal and family spaces complemented by evolved neighbourhood present a beautiful opportunity to own a happening community and live life with bells and whistles. Shubh Nilay is a smart way to change everything about life and start a never-ending journey of embracing joy with an open heart.

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## Unit Plans Apartments



**3 BHK Premium** CARPET AREA: 1218.25 SQ. FT. B.U.A.: 1496.39 SQ. FT. **S.B.U.A.: 1945.30 SQ. FT.**

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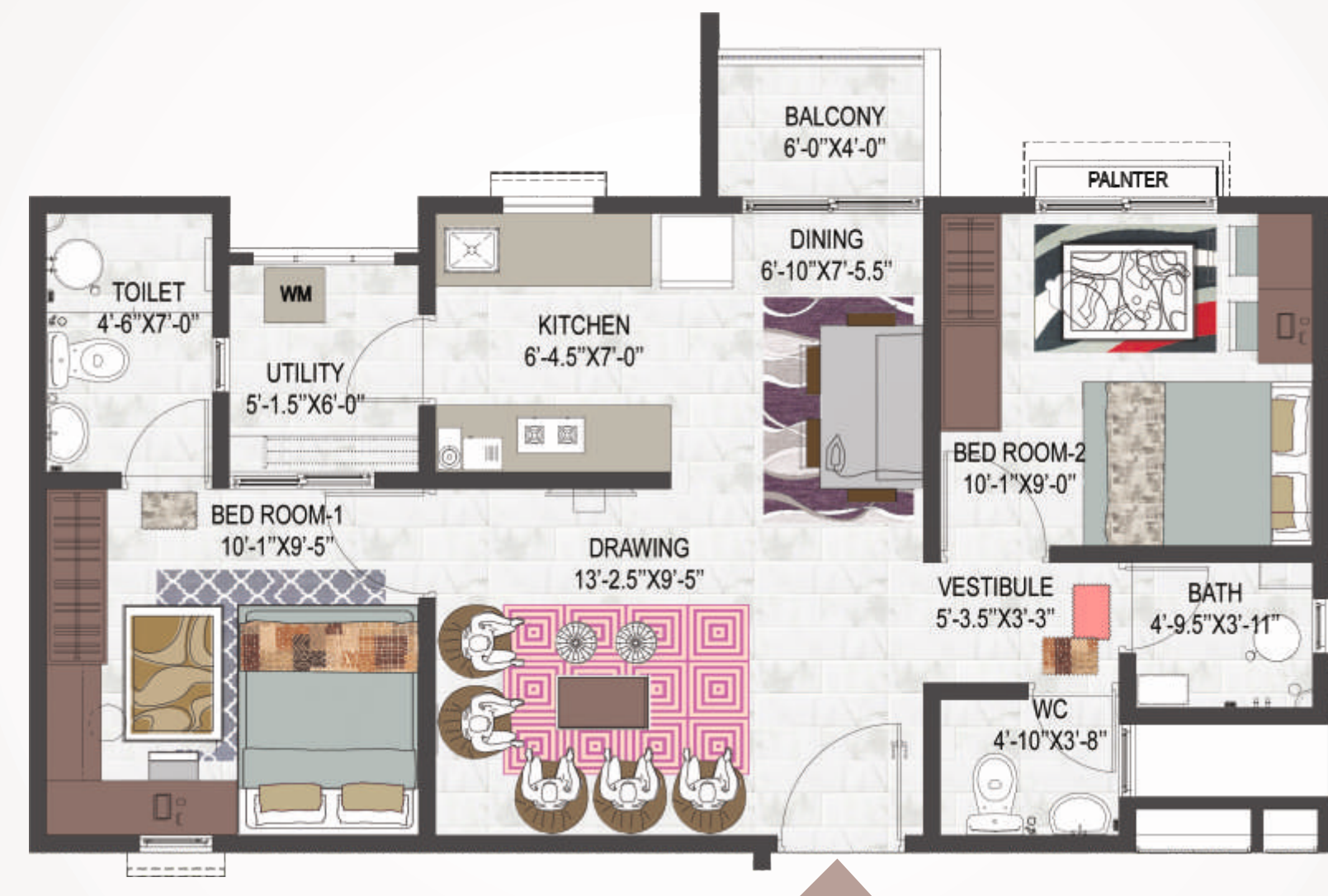


**3 BHK Deluxe** CARPET AREA: 832.70 SQ. FT. B.U.A.: 970.04 SQ. FT. **S.B.U.A.: 1261.06 SQ. FT.**

## Unit Plans Apartments



**3 BHK Luxury** CARPET AREA: 960.67 SQ. FT. B.U.A.: 1168.53 SQ. FT. **S.B.U.A.: 1519.09 SQ. FT.**



**2 BHK** CARPET AREA: 515.26 SQ. FT. B.U.A.: 641.00 SQ. FT. **S.B.U.A.: 833.00 SQ. FT.**



## Smart Villa Living: Luxurious Individualism

Villas at Mahima's Shubh Nilay make a smart lifestyle statement with defining subtlety. Indoor and outdoor spaces in each villa are designed to give exclusivity of space and individualism. Every villa at Mahima's Shubh Nilay is a unique world in itself which houses dreams in their entirety and give them enough space to blossom with smiling colours. When luxury meets freedom of individualism, life happens with flying colours.

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**Unit Plans- Villas**  
Ground Floor



**3 BHK** | PLOT SIZE: 22'-2"X42'-8" | PLOT AREA: 105.00 SQ. YDS. | CARPET AREA: 1190.60 SQ. FT.

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First Floor

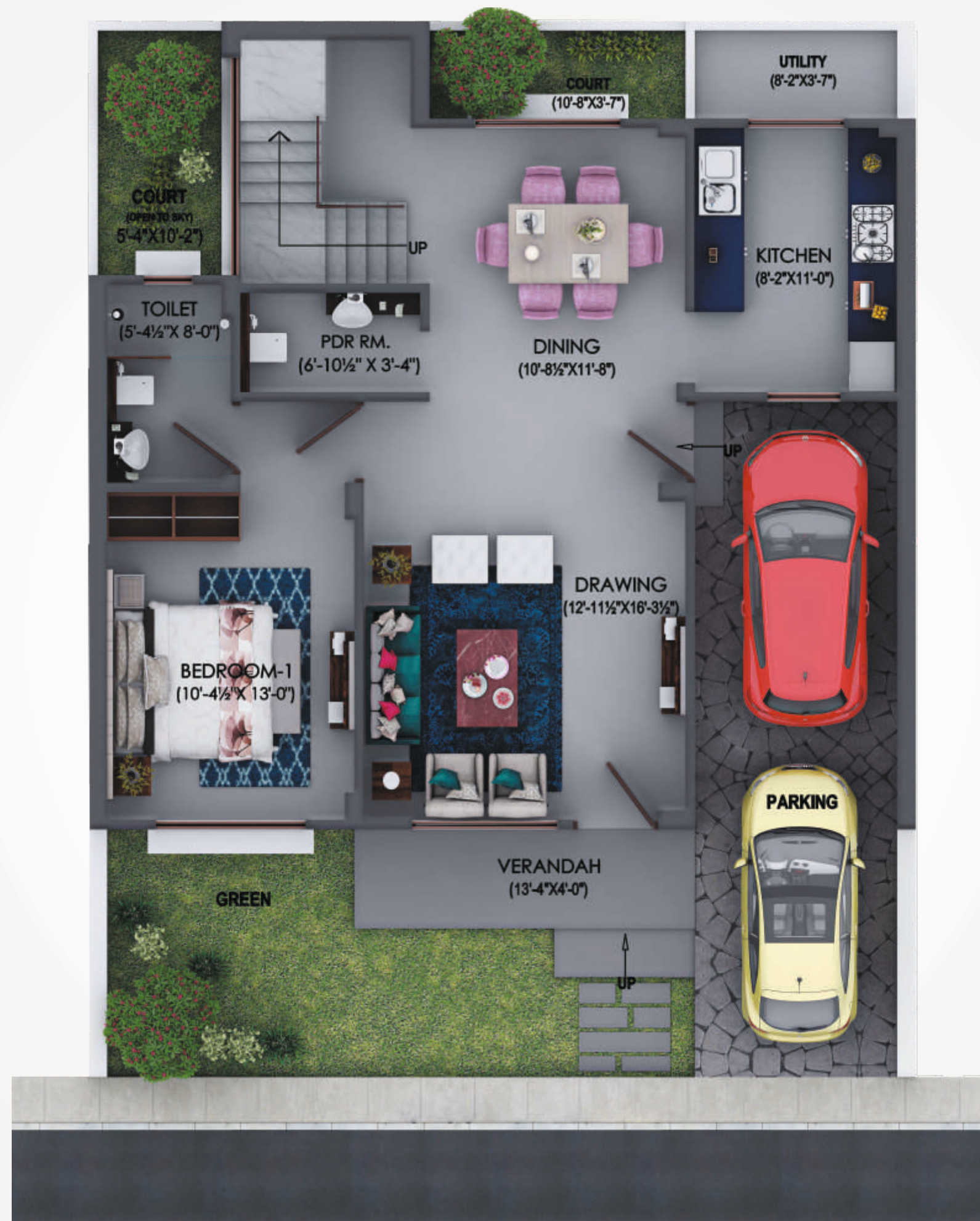


DECK & BAL: 111.19 SQ. FT. | B.U.A.: 1615.12 SQ. FT. | **S.B.U.A.: 1857.39 SQ. FT.** | TERRACE: 614.51 SQ. FT.



## Unit Plans- Villas

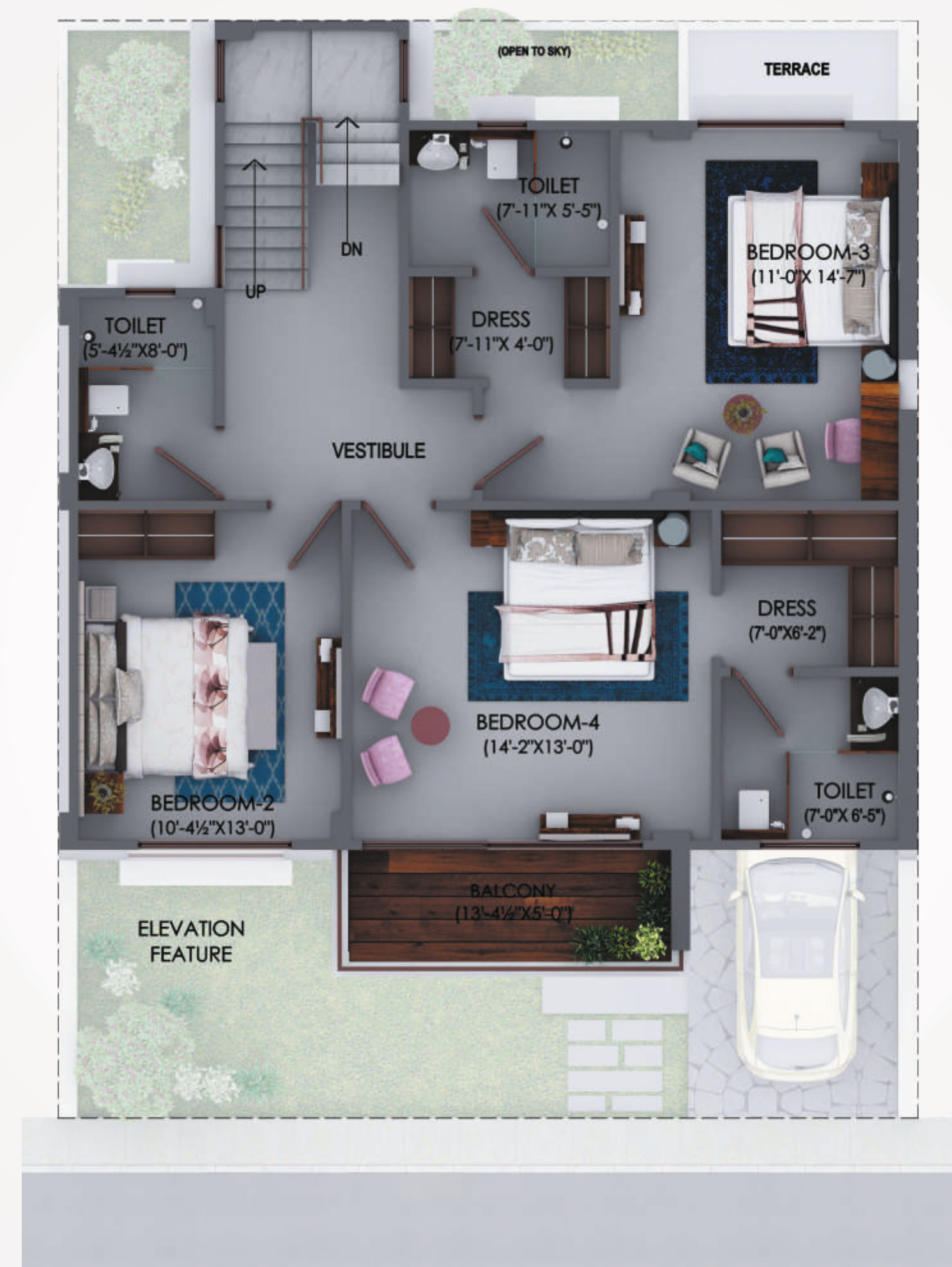
### Ground Floor



**4 BHK** | PLOT SIZE: 33'-5" X 42'-8" | PLOT AREA: 158.43 SQ. YDS. | CARPET AREA: 1715.77 SQ. FT.

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## First Floor



DECK & BAL: 107.34 SQ. FT. | B.U.A.: 2421.76 SQ. FT. | **S.B.U.A.: 2785.02 SQ. FT.** | TERRACE: 842.71 SQ. FT.

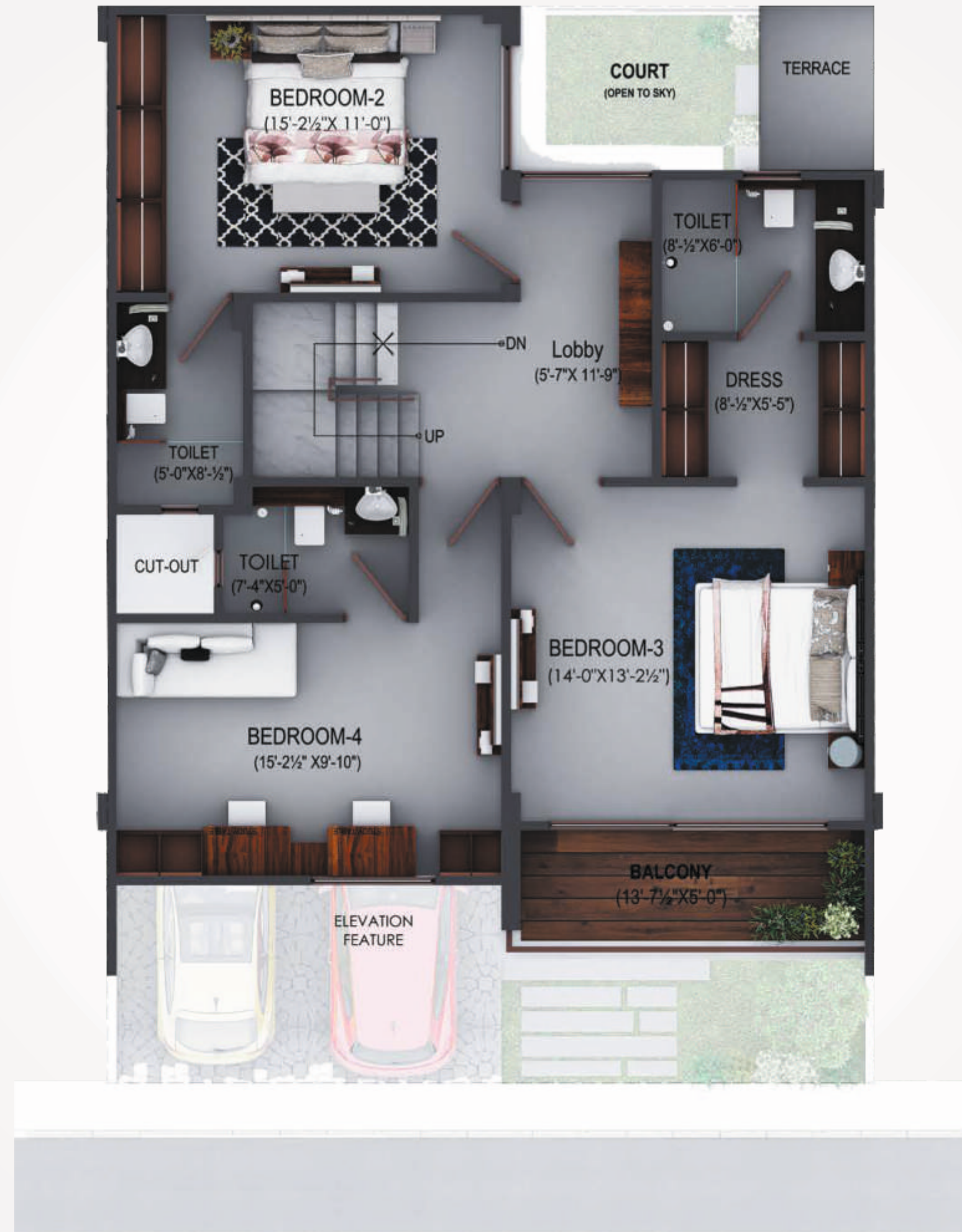


**Unit Plans- Villas**  
Ground Floor



**5 BHK** | PLOT SIZE: 30'-4"X42'-8" | PLOT AREA: 143.81 SQ. YDS. | CARPET AREA: 2024.26 SQ. FT.

First Floor



DECK & BAL: 118.83 SQ. FT. | B.U.A.: 2587.42 SQ. FT. | **S.B.U.A.: 2975.54 SQ. FT.** | TERRACE: 528.93 SQ. FT.

## Unit Plans- Villas

Terrace Floor



<b>5 BHK</b>	PLOT SIZE: 30'-4"X42'-8"	PLOT AREA: 143.81 SQ. YDS.	CARPET AREA: 2024.26 SQ. FT.
DECK & BAL: 118.83 SQ. FT.	B.U.A.: 2587.42 SQ. FT.	<b>S.B.U.A.: 2975.54 SQ. FT.</b>	TERRACE: 528.93 SQ. FT.

## Specifications

### Apartments

#### FLOORING & DADO

Vitrified tiles flooring in foyer, drawing/dining & bedrooms  
 Anti-skid ceramic tiles in toilets & balcony  
 Glazed dado tiles in toilets & 2 feet above kitchen platform

#### COMMON LOBBY & STAIRCASE

Natural stone/anti-skid tiles flooring

#### PLUMBING & SANITARY FITTINGS

European WC, wash basin & C.P. fittings

#### KITCHEN

Natural stone with stainless steel sink

#### WINDOWS

2 Track aluminium sliding shutters with provision for wire mesh shutter

#### DOORS

Ready-made designer doors

#### PAINTING

Oil bound distemper for internal walls & ceiling and texture paint for external walls

#### ELECTRICAL

Concealed copper wiring and modular switches

#### ELEVATORS

Passenger elevators for all blocks

#### COMMON FACILITIES / SERVICES

Earthquake resistant structure	Rain water harvesting system
Gas bank	Sewerage treatment plant
Garbage collection point	CCTV at entrance
Intercom facility	High side electrical equipment transformer, panels etc.
Provision for DTH	DG power back-up for elevators, pumps and common areas

## Specifications

### Villas

#### FLOORING & DADO

Vitrified tiles flooring in foyer, drawing/dining & bedrooms  
 Anti-skid ceramic tiles in toilets & balcony  
 Glazed dado tiles in toilets & 2 feet above kitchen platform

#### COMMON LOBBY & STAIRCASE

Natural stone/anti-skid tiles flooring

#### PLUMBING & SANITARY FITTINGS

European WC, wash basin & C.P. fittings

#### KITCHEN

Natural stone with stainless steel sink

#### WINDOWS

Aluminium powder coated/ UPVC

#### DOORS

Ready-made designer doors

#### PAINTING

Oil bound distemper for internal walls & ceiling and texture paint for external walls

#### ELECTRICAL

Concealed copper wiring and modular switches

#### COMMON FACILITIES / SERVICES

Earthquake resistant structure	Provision for DTH
Rain water harvesting system	CCTV at entrance
Sewerage treatment plant	High side electrical equipment transformer, panels etc.
Provision for LPG line in the kitchen	DG power back-up for elevators, pumps and common areas
Garbage collection point	Copper piping for air-conditioning in each villa
Intercom facility	

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## The Makers



Mahima Group is the pioneer of real estate in Rajasthan with 31 years of strong presence across various verticals of infrastructure development. The group boasts a highly motivated team of more than 300 professionals working in various capacities to realise the larger vision in its true sense. In its existence of more than 3 decades, Mahima Group has successfully delivered 4650 residential and commercial units that cover 8 million sq. ft. of development. In commercial development 4 large commercial malls were delivered that houses more than 100 renowned national and international brands. The extended Mahima family includes 3750+ happy families that are residing in various projects of the group. Currently Mahima Group is developing 2.60 million sq. ft. of space that includes 1640 units across 7 ongoing projects. The group also runs 360 degree facility and project cycle management services that maintain its various completed projects in a very efficient and professional way. With a passion to bring about a meaningful change in the lifestyle of contemporary society, Mahima is on a mission called "Constructing Your World".

### FINETECH in house maintenance & facility management company

Mahima Group believes and works to achieve the single line philosophy that says "Nothing stands stronger for a lifetime than trust". Team Mahima relentlessly works to deliver complete peace of mind to its valued customers even after the sale is completed. To take care of the property and ensure security of residents, Finetech Facilities Management works round-the-clock under the able supervision of seasoned professionals. It is about delivering 360 degree facility and management services to the residents of all Mahima projects. Core work areas of the company include common services, sanitation, cleanliness and security.



Mahima Advisory is a turnkey rental service enterprise of Mahima Group which works as a dedicated value added service for Group's ready-to-move-in properties. The core objective of Mahima Advisory is to find appropriate tenants for its customers and help them in increasing their income. On a monthly basis, it does 40-50 rentals. On one hand Mahima Advisory Services is ensuring great returns for owners and on the other, it is making Mahima properties happening and livable. The service also gives tenants wide options in various budgets and locations and also an opportunity to live in premium properties. To make Mahima properties the first choice for rental customers, the group strives hard to maintain its visibility across various media. Besides this, to give an excellent and hassle free shifting experience to tenants, Mahima Advisory also provides them info on basic services like packers & movers, schools, hospitals, shopping malls and domestic help. Mahima Advisory's active and meaningful help is changing the rental perspective of both owner and tenant and giving it a positive outlook. Built on the trust platform of Mahima Group, Mahima Advisory on one hand is making rental experience for owner and tenant smooth on the other the company is also pioneering the dawn of a new tomorrow in professional rental services.

### WE WILL HELP YOU FIND



PACKERS & MOVERS



UTILITY SERVICE PROVIDERS



NEARBY SHOPPING MALLS



NEARBY HOSPITALS



NEARBY SCHOOLS



DOMESTIC HELP SERVICE PROVIDERS

### UNDER CONSTRUCTION PROJECTS (RESIDENTIAL)



Disclaimer: The data mentioned here is approximate in nature.

**COMPLETED PROJECTS (RESIDENTIAL)**



**COMPLETED PROJECTS (COMMERCIAL)**

