

EMAAR

INDIA

LIFE IS GREETED EVERY DAY WITH
A HEAVENLY EXPANSE OF NATURAL GREEN



VAIKUNTH VILLA PLOTS

AT JAIPUR GREENS

JAIPUR - AJMER HIGHWAY





IMAGE USED FOR REFERENCE PURPOSE ONLY

LIVE THE ROYAL LIFESTYLE

Rajasthan is famous the world over for its heritage forts, palaces and well structured cities. Its legendary rulers invested in a unique lifestyle that made them famous. Every royal residence was a complete mini-town in itself from magnificent courtyards, gardens, buildings, temples, fountains, ponds, courts, horse stable, workshops, playgrounds and astrology observatories like Jantar Mantar and many more.

Residents of **Vaikunth Villa Plots** at **Jaipur Greens** will be able to experience a similar lifestyle with their designer homes surrounded by lush natural green landscape, water bodies and modern amenities in a secure enclosed environment. Yes, the Royal life lives on!



IMAGE USED FOR REFERENCE PURPOSE ONLY





IMAGE USED FOR REFERENCE PURPOSE ONLY



IMAGE USED FOR REFERENCE PURPOSE ONLY



IMAGE USED FOR REFERENCE PURPOSE ONLY

JAIPUR

INVESTING IN A MODERN WORLD CLASS HERITAGE CITY

Jaipur which is India's 10th largest city has blossomed into a megapolis with a population of over 3 million. The city has been ranked 31 among the 50¹ Emerging Global Outsourcing cities. With tourism being a big draw, the city was ranked as the 7th best place to visit in Asia by Condé Nast magazine and 1st among Indian destinations for 2015 (TripAdvisor). The 2nd rank on CNN's World's 15 most expensive hotel suites was obviously Jaipur. Future investments get better by the day.



REAL ESTATE
60% growth,
highest in
North India²



GDP
Over 12% Growth
for last 3 years³



METRO
Phase 1 complete.
Phase 2 due for
commencement in 2020



AIRPORT
11th largest airport
in India and best
mid-sized airport



MALLS & MULTIPLEXES
Besides large malls like MGF,
Pink Square, GT Central,
there are over 37 active
malls in the city



RAILWAY
Headquarters of North
Western Railway zone |
Over 35,000 daily
passengers



EDUCATION
80+ colleges
& universities



**LARGE
IT COMPANIES**
Infosys, and
many others



DFC
Connected by Dedicated Freight Corridor will connect Mahindra World City, Jaipur⁴ |
150 km six-lane Jaipur Ring road⁵



IMAGE USED FOR REFERENCE PURPOSE ONLY

JAIPUR MEGAPOLIS THE SMART CITY INVESTMENT HUB

Jaipur City has been tagged as a SMART CITY¹ under the Center's Smart City Mission which is already attracting a steady stream of Indian and Multinational investments. Jaipur in the last 5 years has witnessed the highest growth in real estate across the country after the 4 metro cities. Ranked in the top 15 most competitive cities of India, it is surrounded by growing industrial belts including large Japanese investments - the growth catalyst is expected to be dedicated Delhi – Mumbai freight corridor, a major part of which passes through the state and Jaipur city.

Vaikunth Villa Plots at Jaipur Greens is adjacent to the Mahindra World City which is the biggest employer within its SEZ zone. With several IT and multinational companies based here, the entire commercial & retail facility is well developed to cater to Indians and foreigners with high levels of transport activity to the city.

■ Mahindra World City SEZ:

- 130 reputed global & Indian companies with investments of over ₹ 5000 crores are employing 28,000 people. Mega fresh investments lined up² (Some brands present include Infosys, Wipro, Truworth, Deutsche Bank)

■ Large educational institutions attract students from across the country

Smart city • High competitive city ranking • Highest real estate growth in mini metros • Destination for world brands • International airport • Mega national rail & road corridors funded by Japan



IMAGE USED FOR REFERENCE PURPOSE ONLY

VAIKUNTH VILLA PLOTS BY EMAAR THE NEW LANDMARK DESTINATION FOR TODAY'S ROYALTY

SPORTS & WELL BEING

- Exclusive swimming pool
- Two badminton courts
- One outdoor tennis court
- Well equipped, modern and airconditioned gymnasium
- Dedicated yoga room
- Many more indoor games



ACTUAL SHOT AT SITE

READY TO USE CLUB HOUSE



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE

The **Vaikunth Villa Plots** at **Jaipur Greens** is a part of 155 acre residential township with a 7.2 kilometer long boundary wall for an enclosed secure environment. With large natural green areas, landscaped zones and water bodies, this self-sustaining modern township keeps the Rajasthani traditions alive.

The residential community has luxury amenities and infrastructure already in place so that royalty can start living king size lifestyle from day one!

SOCIAL & ENTERTAINMENT LIFESTYLE

- Multipurpose hall
- Library suite
- Pool side open café
- Open banquet site for 2000+ gathering

SELF-SUFFICIENT TOWNSHIP Retail | Institutional | Commercial (Upcoming plans)



DESIGN

YOUR OWN HOME
THE WAY
YOU LOVE IT



IMAGE SHOWN IS MEANT FOR ILLUSTRATION PURPOSE ONLY



ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE

ACTUAL SHOT AT SITE



ACTUAL SHOT AT SITE

Rain water harvesting and sound irrigation system.

Up to 30m internal well planned roads.

Round-the-clock electric and water supply available with all plots.

Efficient drainage system at par with global standards.

33 KVA Sub-Station

Approved by JDA

VAIKUNTH VILLA PLOTS AT JAIPUR GREENS

EXCLUSIVE RESIDENTIAL PREMIUM PLOTS WITH DEDICATED ENTRANCE

Design your own home the way you love it with a lifestyle that meets your expectations. The Vaikunth premium villa plots have been strategically clustered within the complex for easy & quick access to main gate. This also allows you a modicum of privacy adding to the exclusiveness of these luxury plots.

Your home will be located within the vast residential gated complex which offers a city within a city in true Emaar International lifestyle. With over 23 acres reserved solely for landscaped and green open areas, the plots & bungalows have been spaciouly planned around community blocks, each with their own individual parks and well developed infrastructure. Walk within your large residential complex and you will feel the difference with a pollution free, environment rich lifestyle along with amazing views of the surrounding landscapes. Take a deep breath and enjoy life.





SCHOOL/ COLLEGE



SPORTS COMPLEX



SHOPPING MALL



SPECIAL ECONOMIC ZONE (SEZ)



BUS STAND



RAILWAY STATION

RAILWAY LINE



AIRPORT

STRATEGIC GROWTH LOCATION

1.5 KMS

Commercial IT hub of Mahindra Special Economic Zone with brands like Infosys, WIPRO, SBI, ICICI etc. present

3 KMS

to 6 lane Ajmer Express Highway

14 TO 21 KMS

Airport | Railway Station | Mansarovar Metro Station | Fortune Select Metropolitan Hotel & Sanganer

EDUCATIONAL INSTITUTIONS

Close proximity to International schools & JK Lakshmipat Singhania University

MASTER PLAN



LEGEND

- ① Alpha block
- ② Beta block
- ③ Gamma block
- ④ Delta block
- ⑤ Zeta block
- ⑥ Commercial
- ⑦ Institution
- ⑧ Retail
- ⑨ Club house
- ⑩ Sub-Station
- ⑪ Jaipur Greens Phase-II
- ⑫ Vaikunth Villa Plots



MAP NOT TO SCALE

EMAAR

INDIA

Emaar India carries forward its successful philosophy across India with a formidable portfolio of remarkable living spaces and work environments across Indian cities. Indian communities benefit from its world-class competencies in thoughtful architecture, robust engineering and exemplary execution.



LEGEND
 ■ Completed
 ■ Under Construction

GURUGRAM

- Emerald Hills
- Emerald Estate
- Emerald Floors Premier
- The Palm Drive
- Palm Terraces Select
- Emaar Palm Heights
- Emaar Palm Heights Signature
- Palm Studios
- The Enclave
- Palm Gardens
- Marbella
- Palm Hills
- Emaar Palm Premier
- Imperial Gardens
- Gurgaon Greens
- Emaar DigiHomes

COMMERCIAL

- Digital Greens
- Commerce Park
- Colonnade
- Emerald Plaza
- The Palm Springs Plaza
- The Palm Square
- Central Plaza, Mohali
- Fortune Select
- Metropolitan Hotel

NEW DELHI

- Commonwealth Games Village

MOHALI, PUNJAB

- Mohali Hills
- The Views
- The Villas
- The Terraces
- The Bungalows
- Augusta Park

LUCKNOW

- Gomti Greens

INDORE

- Indore Greens

JAIPUR

- Jaipur Greens

CHENNAI

- Esplanade
- The Avenues
- Grace

HYDERABAD

- Boulder Hills
- Golf & Country Club

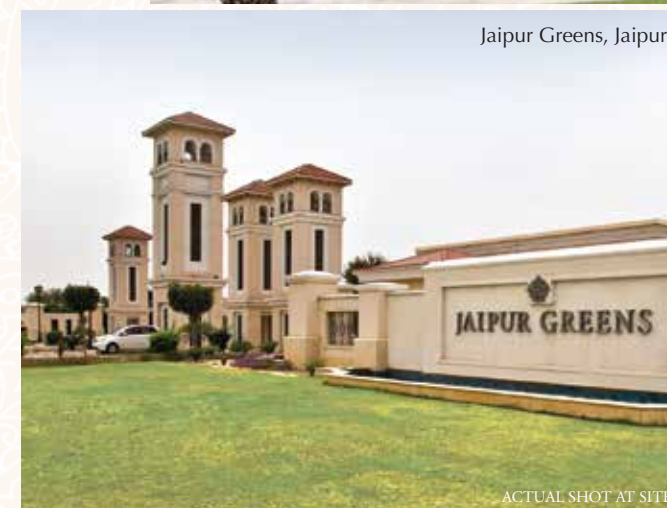
DELHI | GURUGRAM | INDORE | JAIPUR | MOHALI | LUCKNOW | CHENNAI
 RESIDENCES - TOWNSHIPS - COMMERCIAL - RETAIL

AWARDS & ACCOLADES

‘Developer of The Year - Residential’ from Reality+ Conclave and Excellence Award, 2019
 ‘Developer of The Year - Residential’ Award from ET Now in 2018
 DNA Real Estate & Infrastructure Award in 2017
 9th Realty + Conclave and Excellence Award in 2017
 Numerous accolades for its marquee projects in Gurugram

EMAAR

INDIA



Emaar India was established in 2005 as a luxury real estate developer in India. Shaping the future of real estate, Emaar India's core values are reflected in the continuous efforts taken towards delivering unmatched quality, innovation and execution.

12,976
 Residential units delivered

2,040
 Commercial units delivered

5,637
 Residential units underway

609
 Commercial office spaces
 under construction

30+
 Projects across India

5,661
 Acres of land bank in India

VAIKUNTH VILLA PLOTS

AT JAIPUR GREENS

JAIPUR - AJMER HIGHWAY



Emaar Properties ranked 20th 'best regarded company' worldwide and leading Real Estate Company within the industry - **Forbes** magazine (Sept'19 issue)

RERA No. RAJ/P/2019/1116 dated 17-10-2019 for Vaikunth Villa Plots at Jaipur Greens, comprising of 134 plots valid till 30.06.2021; License issued vide memo no. Zone-11/licence/2007/D-8892 dated 03.12.2007 for an area of 63.77 Hectares (approximately 155 acres) NOC vide letter dated 03.12.2007; Layout approval vide memo no. letter D-4568 dated 06.07.2009, revised vide memo no. D-1465 dated 13.06.2013 and revised layout approved vide memo no. Zone-11/2019/D-2341 dated 16.9.2019 in favour of Emaar MGF Land Limited; Measurements are approximate and are subject to minor variations. 1 sq. mtr. = 1.196 sq. yd. & 1 sq. mtr. = 10.764 sq. ft. Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619. CIN: U45201DL2005PLC133161. Email: enquiries@emaar-india.com | emaar-india.com. Disclaimer: This printed material does not constitute an offer, an invitation to an offer and/or commitment of any nature by the Company. Images are artistic impression and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artists impression as depicted. All plans, specifications, artistic renderings and images as shown are only indicative and subject to change, addition, deletion or amendment as may be decided by the Company or as directed by any competent authority in the best interest of the development. Shown views/images/amenities/services are for representational purposes only and do not form a part of standard amenities/services to be provided in the plot. This document is for reference only.