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VARDHMAN'S  
**KINGS  
COURT**

ULTRA LUXURIOUS  
RESIDENTIAL APARTMENTS

The central logo is highly ornate, featuring a golden crown at the top. Below the crown is a banner with 'VARDHMAN'S' in white. The words 'KINGS COURT' are prominently displayed in large, white, serif capital letters, flanked by two golden lions rampant. The entire design is set within a decorative golden frame.

*Prestigious Address of King Size Lifestyle*



# *Welcome*

Welcome to Jaipur's most prime & established location with complete infrastructural development and more than 50 handcrafted amenities...

LUXURY

TRANQUILITY

SECURITY



728

2/3 BHK  
Ultra Luxurious Apartments

WELL  
VENTILATED

3 Side Open Flats

65% Open Area

To relax & rejuvenate yourself, super spacious common facilities spreading over 34,373 sq.ft. such as Club House, Swimming Pool, Gym, Cafeteria, Indoor Games etc.

VASTU  
FRIENDLY

Home for Overall Well Being



## Prime Location



Site : Vardhman Marg, 200ft. Road, Gandhi Path (W), Vaishali Nagar, Jaipur

## Location Advantages

- Corner Plot located on 200 ft. & 60 ft. wide roads
- Just 3 kms away from Vaishali Nagar (Jaipur's Best Residential Colony)
- Easily approachable from Ajmer Road (3 mins) & Sirsi Road (5 mins)
- Major Schools, Hospitals, Shopping Mall in range of 5 to 8 mins
- Jaipur's fastest developing urban area with cosmopolitan culture

- |                              |                             |
|------------------------------|-----------------------------|
| • Amrapali Circle : 5 km     | • Railway Station : 11.5 km |
| • Queens Road : 5.5 km       | • Sindhi Camp : 12.5 km     |
| • Akshardham Temple : 4.4 km | • Airport : 16 km           |



Welcome  
Zone

*HOME is where our story begins...*



Well-appointed air conditioned magnificent entrance lobby and double height sitting area



Leisure  
Zone

*The happiness of your life depends on the quality of Leisure time spent...*



Lavish Covered Swimming Pool at Ground Floor Level



Rooftop Infinity Pool



Covered Swimming Pool with Toddler's Pool

### Swim your worries away

A relaxed mind and a fun time with family and friends is a rare gift you'll relish at the outsized swimming pool. Doctors, athletes and common sense tells us that there is no better natural workout and relaxant than swimming. All major muscle groups working at the same time with minimal pressure on joints or bones is a blessing, only the miraculous water can give.



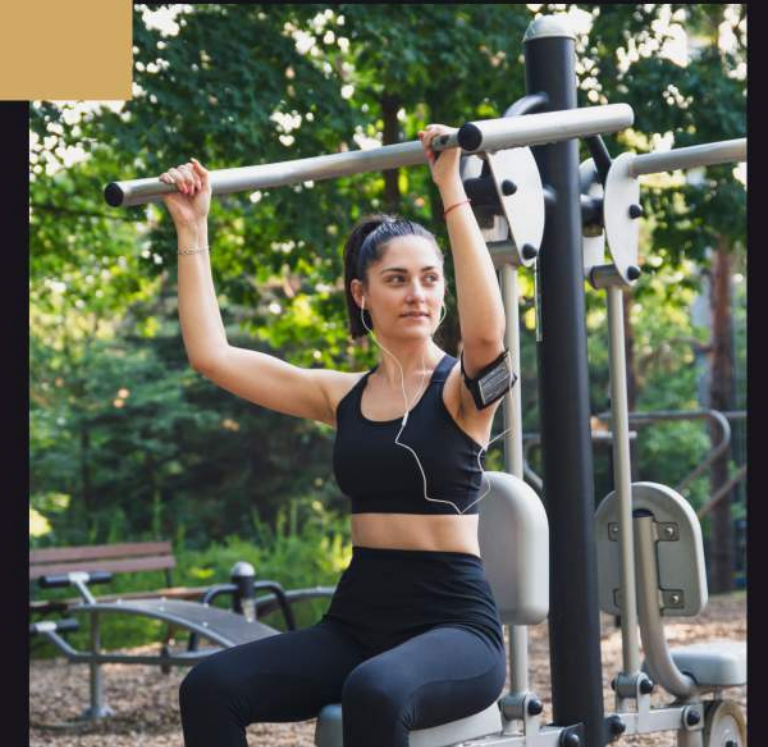
Health  
Zone

*Take care of your body, it's the first place you have to live in...*



**Be at the top of your fitness goal**

Creating a "new normal" can require a community. At the gym, together with fellow health enthusiasts you'll build your self-esteem that fuels your fitness dedication each day. With ample space for high-movement outdoor activities and intense as well as extensive Yoga sessions, your energy level will attain new heights.





Social  
Zone

*Group chats in infinity are healthier than therapy...*



Club House



Cafeteria



Library



Conference Room

**Room for every social meet & greet**

If you are a bookworm, we have a library to suit your taste. A Conference Room to hold meetings at length without affecting the settings of your home. Worthy of a mention is the spectacularly built-in cafeteria to enjoy a snack or meal with a view. You will surely need an exceptional reason to leave the compound after this.

Amenities shown on this page will be available for use only on completion of Phase II.





Club  
Zone

*There is no limit to Clubbing at the kingsize rooftop*



Snooker Table



Roof Top Party Area



Water Body

**Unmatched views to keep you entrenched at the top**

The action doesn't stop at the clubhouse, it extends to the rooftop with an elaborate party area and a soothing water body to add just that magical zing to it. Leave your guests amazed with the limitless entertainment zones within the complex.



Kids  
Zone

*Time spent playing with children is never wasted...*



Kids Club House



Creche



Indoor Games

**Let kids be kids.**

Only a parent of a young child understands the importance of a safe, secure and cozy play area. The play area is designed keeping the developmental needs of a growing child in mind. It not only helps the physical and mental growth of a child but also lets the parent enjoy the peace it offers along with it.

Amenities shown on this page will be available for use only on completion of Phase II.



Basketball Court



TT Room



Covered  
Badminton Court



Kids Play Area



## Sports Zone

*Make fitness your favorite habit with huge Sports Zone...*



Cricket Nets

### Get yourself out-of-doors

Exceptional number of activities await in the open for you and your family. Sports to spiritual, space for yoga to open gym equipment's, swings to social meets, you will find no reason to seal yourself indoors ever.

Amenities shown on this page will be available for use only on completion of Phase II.



## Banquet Hall

A place that tells every story...

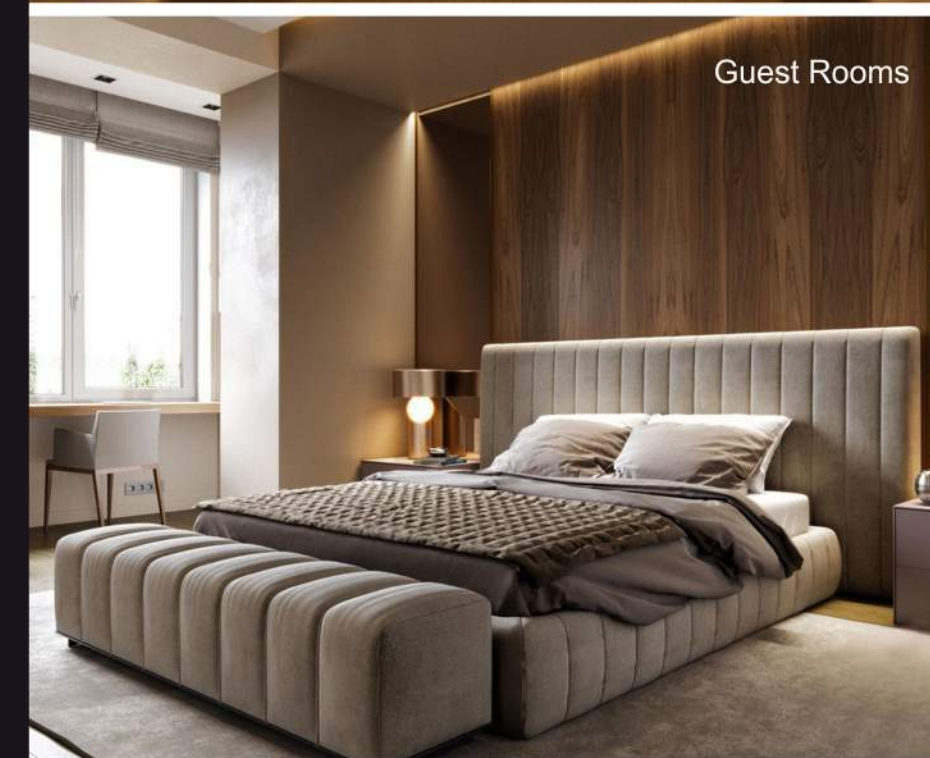
### A multipurpose hall for all occasions and rituals

What's better than having a spacious banquet hall within your vicinity? No need to look out for another perfect venue to host your next event. Bringing to you every reason to celebrate each joyous moment with your extended family and friends by the comforts of your own. We offer an elegant yet super spacious banquet hall for your private events and social gatherings equipped with luxurious amenities. You can also plan your perfect intimate wedding celebrations that will be the talk of the town.

Amenities shown on this page will be available for use only on completion of Phase II.



Audi-Mini Theatre



Guest Rooms

### Home Theatre

A 40-seater theatre with advanced sound quality awaits you to indulge in full dose of entertainment.

Amenities shown on this page will be available for use only on completion of Phase II.



Yoga Room

### Yoga Room

Begin your day with an energized and positive session at the airy room dedicated for Yoga.



Place of Worship

### Guest Rooms

Make your guests comfortable at the hotel-like plush and spacious guest rooms and let the hospitality take the zing up a notch.

### Place of Worship

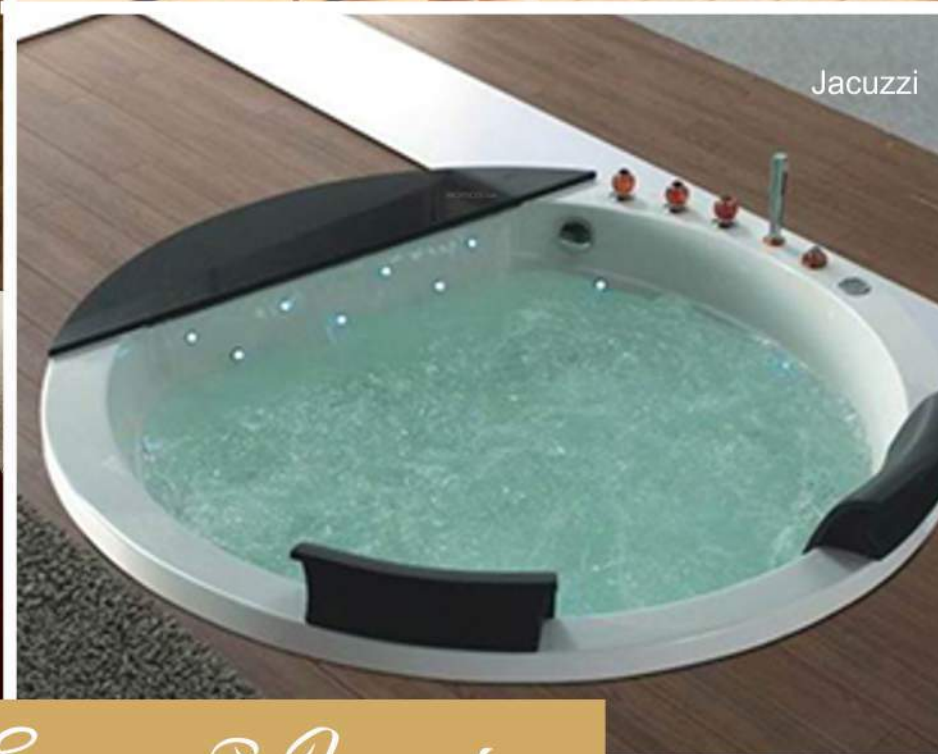
Elevate your spiritual spirit and sense as you visit the temples of Lord Ram, Lord Shiva and Lord Mahaveer within the compound.



Spa & Massage Room



Sauna

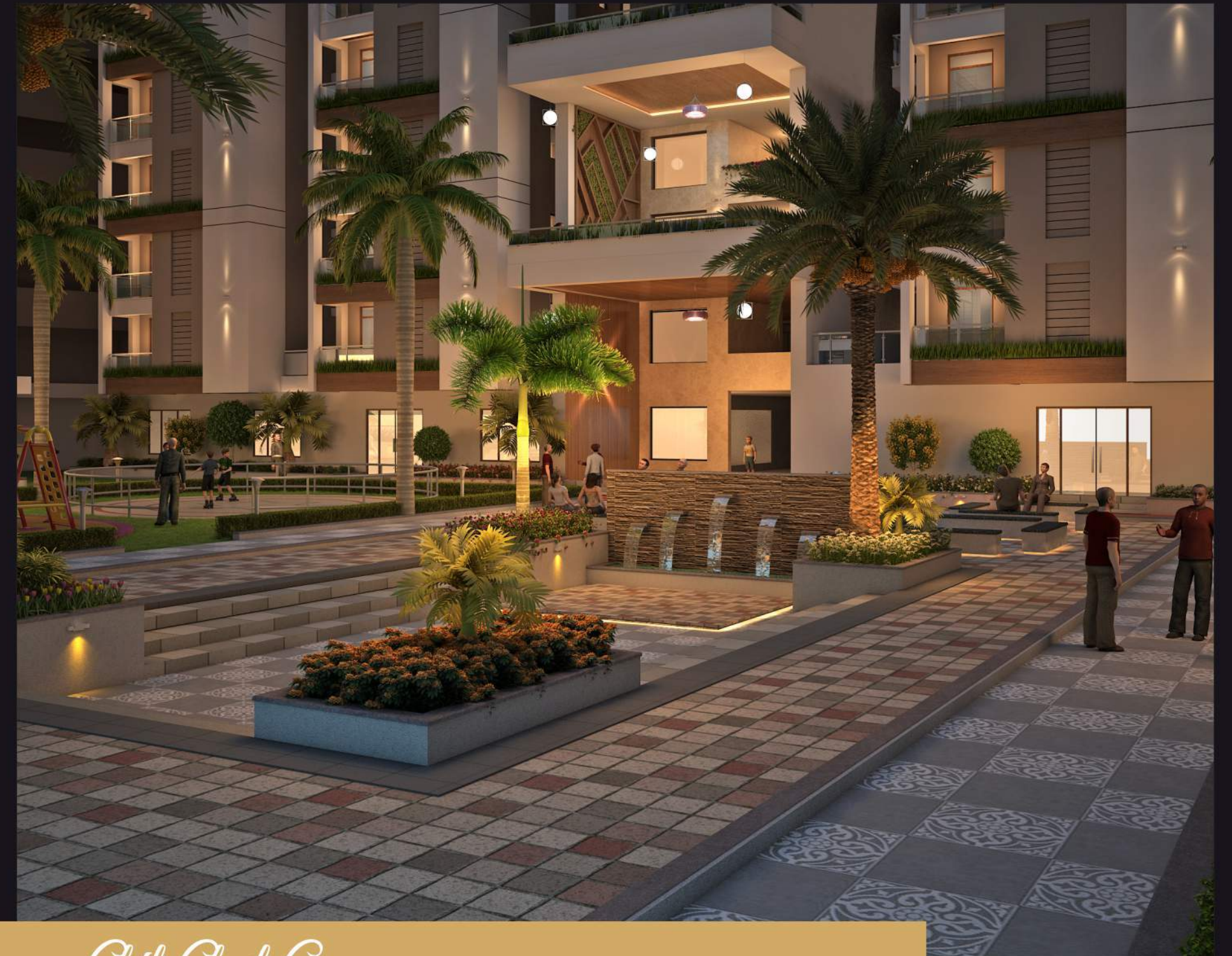


Jacuzzi

## *Spa, Massage Room, Sauna & Jacuzzi*

### **Pamper yourself while soothing your body and mind.**

Rejuvenate and relax in our exquisitely designed spa in your leisure time for a harmonizing effect on the body and mind, revitalizing your senses making you feel relaxed and happy. Inspired by the supreme concept of well-being, experience and rediscover the unique services which will leave you feeling blissful and relaxed. Enjoy the rare and premium facilities every time you step in the splendid Sauna and Jacuzzi.



## *Chit Chat Corner*

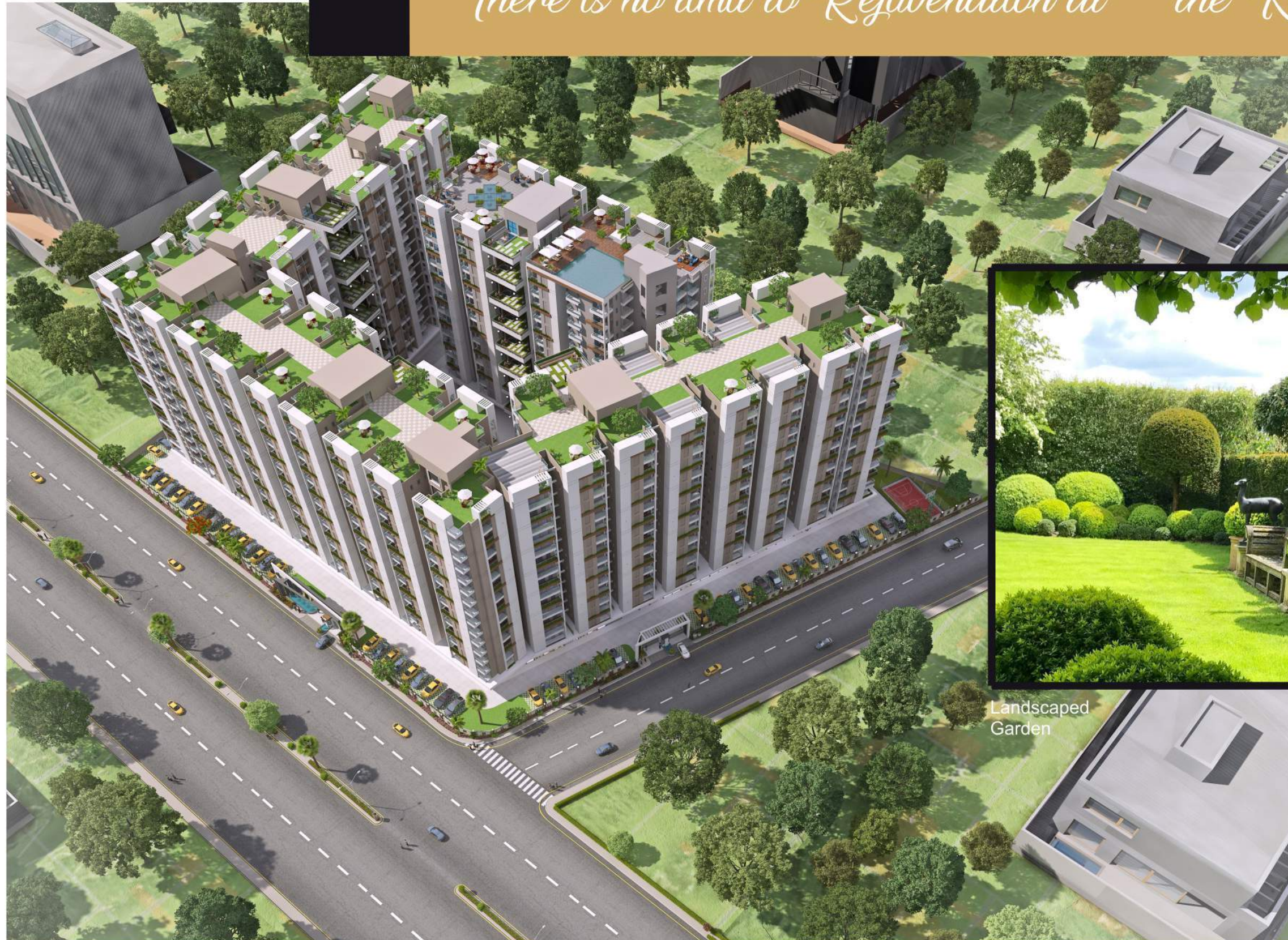
### **A nature retreat from the outside bustle**

Our thoughtfully planned chit-chat zone where you can revel in the glory of sunrise amidst the lush greenery and socialize with other residents. The key to living fully are those evening get together filled with hearty laughter and liveliness.



Green  
Zone

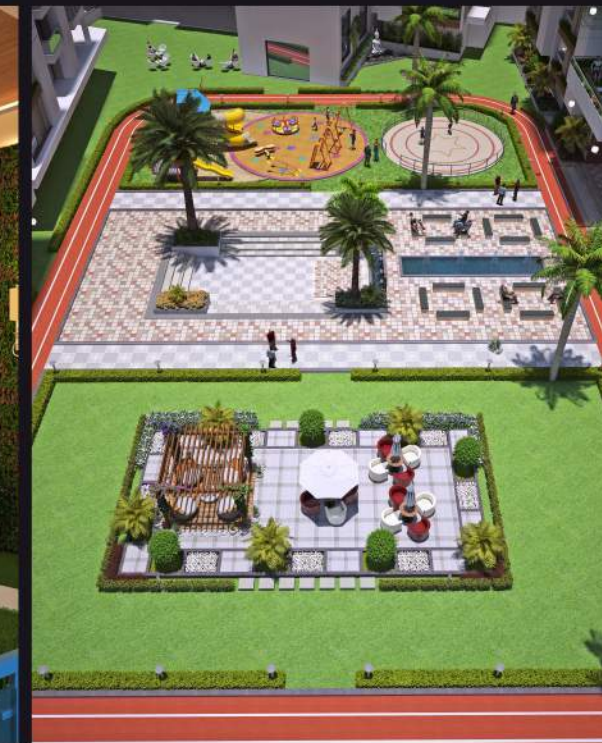
*There is no limit to Rejuvenation at the Kingsize Landscaped Gardens*



Landscaped  
Garden



Vertical Gardens



Jogging Track



Senior Citizen Corner

**Assured to have a hearty welcome with bountiful sculpted greens**

Vertical Gardens, the state-of-the-art marvel, to let you breathe and soak up the airy environment the moment you enter the compound. A cozy corner for the elderly is created to make their sit-outs comfortable with others. Infused with numerous elements to make your lifestyle king size and surely king style.





## *Alternating Terraces*

### **Charming heaven with a seamless blend of greenery**

From your evening tea to small get together, our exquisitely designed terrace is just the right place for you. Now you don't have to think twice before going all the way to the top of the building to feel the essence of fresh air as we provide you your very own terrace which is built in alternating floors.



*Prestigious Address of King Size Lifestyle*





**Typical 2 BHK**  
 SALEABLE AREA | 1190 Sq.Ft.



**Typical 3 BHK**  
 SALEABLE AREA | 1475 Sq.Ft.





**STILT FLOOR PLAN**

**LEGENDS - Phase I**

- 1. Place of Worship
- 2. Club House
- 3. Gym
- 4. Swimming Pool
- 5. TT Room
- 6. Billiards Room
- 7. Indoor Games Room
- 8. Kids Pool
- 9. Senior Citizen Zone
- 10. Cricket Nets
- 11. Spa & Massage Room
- 12. Sauna & Jacuzzi
- 13. Infinity Pool
- 14. Rooftop Party Area

**LEGENDS - Phase II**

- 15. Basketball Court
- 16. Library
- 17. Kids Club House
- 18. Outdoor Gym
- 19. Landscaped Garden Lawn & Cooking Area
- 20. Badminton Court
- 21. Kids Play Area – Multi Play & Swings
- 22. Creche
- 23. Club House & Cafeteria
- 24. Conference Room
- 26. Audi / Mini Theatre
- 27. Shops/Showrooms

**Area Statement**

Shop No.	Salable Area (in Sq.ft.)	Shop No.	Salable Area (in Sq.ft.)	Shop No.	Salable Area (in Sq.ft.)	Shop No.	Salable Area (in Sq.ft.)	Shop No.	Salable Area (in Sq.ft.)
01	195.07	08	222.31	15	240.25	22	218.73	29	198.12
02	356.67	09	297.63	16	218.73	23	222.31	30	423.61
03	487.33	10	240.25	17	222.31	24	297.63	31	344.26
04	705.79	11	218.73	18	297.63	25	240.25	32	255.96
05	725.40	12	222.31	19	245.62	26	218.73	33	317.08
06	245.62	13	218.73	20	224.11	27	371.14	34	670.45
07	218.73	14	218.73	21	240.25	28	622.54		

200' WIDE ROAD

200' WIDE ROAD

60' WIDE ROAD



# Specifications

## Structure:

- Earthquake resistant RCC framed structure
- Partition walls of light weight AAC blocks

## Apartment Features:

- Flooring of premium quality, large size (4ft.X2ft.), glossy, double charge vitrified tiles by **Somany/Quitone** or equivalent.
- Glossy wooden texture tiles in Master Bedroom.
- UPVC framed doors and windows by **Encraft/LG Hausys** with toughened glass by **Saint Gobain/HNG**.
- Designer false ceiling in drawing/dining area. POP/Gypsum finish on walls and ceiling.
- Premium quality acrylic paint on walls and ceiling by **Asian Paints/Berger** or equivalent.
- Antifungal, weather resistant texture paint on external facia

- by **Asian Paints/Berger** or equivalent.
- Tough water proof ISI mark 30mm laminated flush doors by **Dormak/Century Ply** or equivalent, stone door frames. Door fittings by **Dorset/IPSA**.
- Designer main entrance door of 40 mm thickness, water proof ISI mark.
- Toughened Glass and SS railing in balconies.

## Kitchen:

- Granite working counters.
- Double bowl stainless steel sink.
- 2 ft tiles above the counter.
- Provision for Modular Kitchen, Geyser and Aqua Guard. (Please note that these accessories will not be provided)
- Provision for chimney with hole.

## Toilets:

- Designer, premium, large size wall tiles in toilets upto 7 ft height by **Somany/Quitone** or equivalent.
- Anti skid ceramic tiles on floor.
- Wall mounted WCs and counter top wash basins by **Hindware/Jaquar** or equivalent.
- Diverter and CP fittings by **Jaquar/Grohe** or equivalent.

## Electrical:

- Modern electrical system with concealed copper wiring by **Polycab/Finolex** or equivalent.
- Modular switches and accessories by **Havells/Philips/Legrand**.
- TV/Telephone/AC/ Cooler points at appropriate places.
- Multistage safety system, intercom.
- Split AC concealed copper tubing & wiring.

We use only Premium Brand / ISI mark products

To cater the same, we always choose the best & for this we have tie-ups with the most known **BRANDS**, which are exclusive. Yet another unique feature about Vardhman's Apartments is that inspite of being the best, we offer all at a very reasonable price!



\* Equivalent brands can be used subject to unavailability of brands mentioned here in above.

## Concierge Services – Some personalised services to take your experience to another level.

These services will include:-

- Plumber
- Carpenter
- Electrician
- Arranging maids & other household help
- Wheel chair or other assistance for elderly residents
- Audi booking
- Flat rentals
- Police verifications
- Furnishing assistance
- Outstation cab booking
- Suggesting tourist spots
- Helping with travel tickets
- Car breakdown assistance
- Helping for dining booking
- Guiding Guests with directions
- Helping during medical emergency

## Chargeable Facilities:

- Crèche
- Cafeteria
- Guest rooms
- Conference room
- Spa & Massage room
- Sauna & Jacuzzi
- Banquet Hall with party lawn & cooking area
- Audi / Mini Theatre for 40 pax
- Electric vehicle charging point

## Other Facilities:

- 3 Tier security
  - a. CCTV
  - b. Intercom
  - c. Security guards
- Panic button
- Multi utility shops for daily needs within the campus
- Planning as per vastu
- Power back up for common areas
- Adequate water supply from own bore well
- Firefighting system as per government norms
- First aid and medical store
- Sewerage treatment plant
- Double basement for adequate parking space for 2 and 4 wheelers
- Rain water harvesting system
- Garbage shaft
- Society office
- Adequate and aesthetic lighting of the campus



## We Build Homes From The Heart



The group has been in its core business of construction and property development for over all 38 years and has also enjoyed a great amount of trust and loyalty from its patrons over the years. The group management constantly upgrades professional resources to construct responsive strategies and adapt to local preferences to deliver high quality in its entire projects.

Over the years, Vardhman Group has become the very definition of success and entrepreneurial finesse. One of the most trusted builders in Rajasthan, Vardhman Group has been a renowned name in the construction industry for almost 4 decades. A closer look at the completed and ongoing projects by the company in the last few years reveals their strong focus on quality and innovation. The residential projects executed by Vardhman Group have been appreciated not just for the foresight and attention to details, but also for the crisp and clear legal processes and minimum hassles for the customers.

Vardhman Group has diversified in Residential and Commercial complexes as well as the development of Townships and Villas. Construction of Luxurious Bungalows has been our strong point for decades.

We concentrate only on quality & art. We are yet again ready to prove our courage in developing world class residential buildings, townships and promise to bring in the same standard of detailing which we have been delivering till date.

Our group hopes to improve the lives of the people connected to us. The progress of our people powers the progress of our company. Every accomplishment becomes a foundation for us to do healthier, to dream higher, and create better hope. Our responsibility, as industry leaders, drives us to be valiant and hold hard-hitting challenges....

## Group's Educational Institutions



  
Mansarovar

  
Kalwar Road

### True Education Enlightens

Vardhman Group of Educational Institutions aims to be an institution that empowers each child with a sound foundation of attitude, values, knowledge and life. Backed by a curriculum that encompasses the distinctiveness of east and west, this School is dedicated for the moral, spiritual and ethical development of children. We foresee our tiny tots to be winners and achievers in whatever field they pursue.

We strive for excellence through a new curriculum that encompasses all that is good in oriental and global traditions and cultures. This school is an evolving workspace that takes care of strong foundation of traditional content knowledge as well as increased competencies in collaboration, communication, problem-solving, creativity and digital literacy.

Our founder's message:

“When your basic needs are met, you look for comfort, peace and luxury in life...”

### Why Vardhman Group



Timely Delivery



Delivering better consumer satisfaction for past 4 decades



Fair & Transparent Dealing



Experienced Team



Quality of Workmanship



Excellent after sales service



Inhouse Maintainance

### Awards



38+ YEARS LEGACY

54+ COMPLETED PROJECTS

2400+ SATISFIED FAMILIES

### Few of our Recently Completed Projects



**Arcadia Greens**  
3/4/5 BHK Luxurious Bungalows  
Near Gandhi Path, Vaishali Nagar



**Silver Crown**  
1/2/3 BHK Flats & Penthouses  
Gandhi Path, Vaishali Nagar



**Vardhman Samapda**  
1/2 BHK Premium Flats  
Near Gandhi Path, Vaishali Nagar



**Vardhman Horizon**  
2/3 BHK Premium Flats  
Nangal Crossing, Jhotwara

### Ongoing Project



**Vardhman Swapnlok**  
1/2 BHK Premium Flats  
Nangal Crossing, Jhotwara



Corporate Office :

## VARDHMAN GROUP

G-1, Western Heights, S-21, Shyam Nagar,  
Jaipur-19, (Raj.) | Tel.: 0141-4020400  
Website : [www.vardhmangroup.org](http://www.vardhmangroup.org)

For more details call :

# 9309 333 999

Follow us at :



Scan  
Qr code for  
walkthrough

Disclaimer : This brochure is purely conceptual and is not a legal offering, nor will it be part of any binding document. All furnishing shown on all floor plans are for illustrative purposes only. The developer reserves the sole right to amend the number of floors, number of units, layout, plans, elevation, colour schemes, specifications and amenities etc. without prior notice. All dimensions are approximate and subject to construction variances and approvals. This site map is for representational purpose only and describes the conceptual plan to convey the intent and purpose of the project and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. All the facilities and amenities depicted are spread over the whole project and shall be developed in a phase wise manner as marked above. Please refer to the Flat Buyer's Agreement to know about company's legal offering and its contractual obligations in respect of purchase of flats/units in the project.