

SETTING BENCHMARKS, CREATING LANDMARKS.....



Bhatia Colonizers Pvt Ltd

Site Office : Adjoining Housing Board CC Road,
Opp. Bhandari's Mahaveer Mission Hospital,
Bundi Road, Kota 324008
Ph. : 0744

Architect

Lahoty Associates
Danik Navjyoti Press Road,
Near Chawani Circle, Kota (Raj.)
Ph. : 9414186040



Corporate Office : Choudhary Hotel Premises,
Near Aerodrome Circle, Kota (Raj.) 324007
Ph. : 0744 2363949, 6451444

For Sales Assistance Call : 9214447956-60 (5 lines)

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Tech N Gen # 9829334122, 97999390022

lifestyle at the edge of kota | **Landmark City**



You are now entering a life that is far from ordinary

ROYAL LIFESTYLE FOR SELECTED FEW

Landmark, as true as the word and as real as its imagination for you. The project promises to get happiness to touch your feet. The transparent and affordable proposal from Bhatia and Shubham Group leaves no stone unturned, to make it the most favorable destination for you to have an address of your own. It's open, lush and sprawling, with very ergonomic features and has been exquisitely planned by our architect to create a Benchmark

Landmark city, an Exclusive Integrated Residential Township Project, located adjoining housing Board Scheme at Bundi Road, Kota offers you a combination of four fold development phases:

- Phase I : Welcoming Villas with Expandable Row Houses & Duplexes, Adorable Apartments with Private Residential Floors.
- Phase II : Group Housing # 1
- Phase III : Group Housing # 2
- Phase IV : Commercial Promenade

These Homes blend the best of architectural design with contemporary luxury and modern convenience. All these dwelling delights come loaded with attributes that add charm to your everyday life and give you a grand life style and quality living at the same address



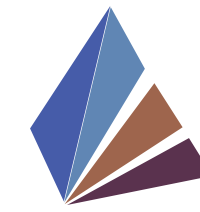
SETTING BENCHMARKS, CREATING LANDMARKS.....

HIGHLIGHTS

- 32 Acres integrated residential township project located strategically at Bundi Road
- All Roads will be Cemented finish with VDC (vacuum Dry Concrete), side road in paving block with hardscapes, landscapes & lighting
- Designed for soothing cross-ventilation and flowing sunlight
A well planned combination of welcome villa's (Row Houses and Duplexes), Adorable Apartment (Private Residential Floor),
- Plots of all sizes, Commercial Promenade, Group Housing and a lot more
- Recreational Cub house with swimming pool, gymnasium, barbeque, party area and a lot more
- Grand Entrance Gate leading to a Central Spine 60 feet C.C. Cross Road.
- Verdant landscaping, spacious parking, water bodies



WELCOMING VILLA'S



Landmark City
lifestyle at the edge of kota

THE HOME COMING OF A CLASS

You have traveled widely, seen and lived in the very best of places and experienced life in its purest form. Its time now to live it, in your very own "Home" or should we say it a "Villa". Your personal Welcoming Villa within Landmark City exclusivity awaits your gracious presence, created with large space, liberal amenities, premium specifications and much more that make for fine living at a premium address. We raise a toast to your prosperous life here, so come and relish the brew of a class...

Lend it your persona for life and feel the difference. Choose a villa of your taste from the different size variants offered overleaf.



**Expandable Row Houses & Duplex Bungalows
All Elegant, All Exclusive**



Life & Style

Villa Features

- Private Living Space designed with style & simplicity
- Row Houses & Duplexes from 1000 sq. ft to 1800 sq. ft
- Kitchen designed with utility room
- Large size family room & open terrace in each villa on upper level.



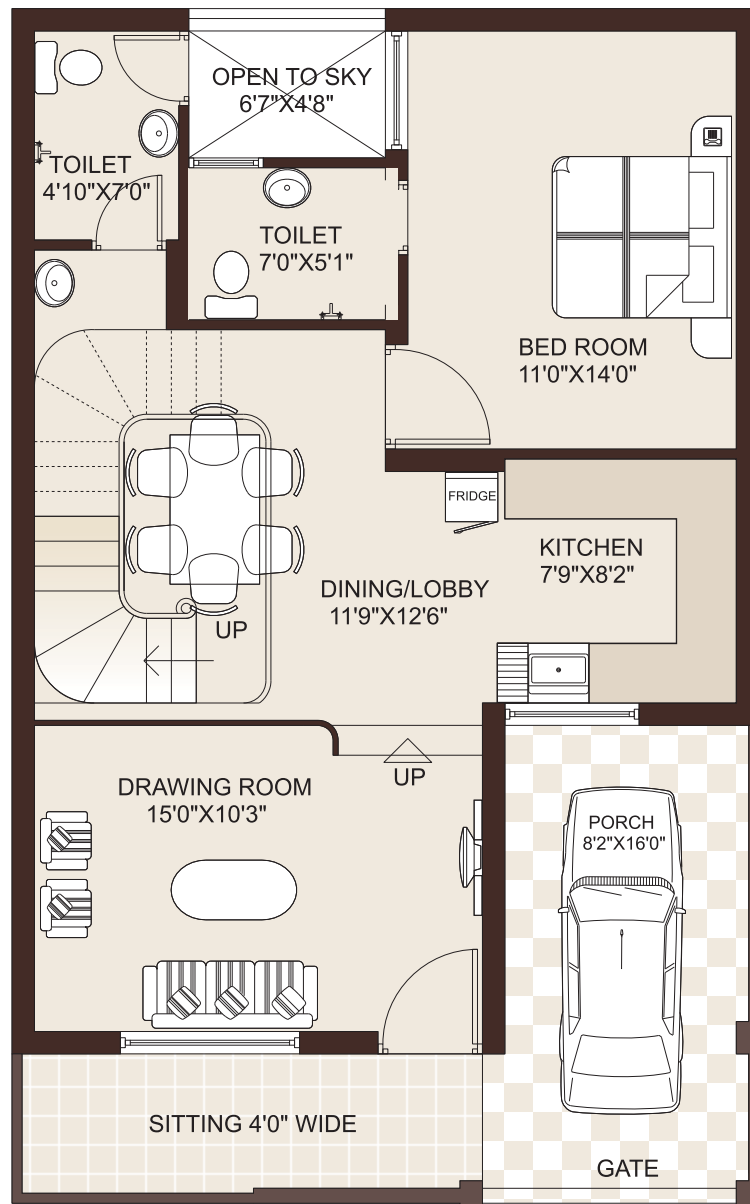
Floor Plan | 25' x 40'
Duplex Villa | Units # 16



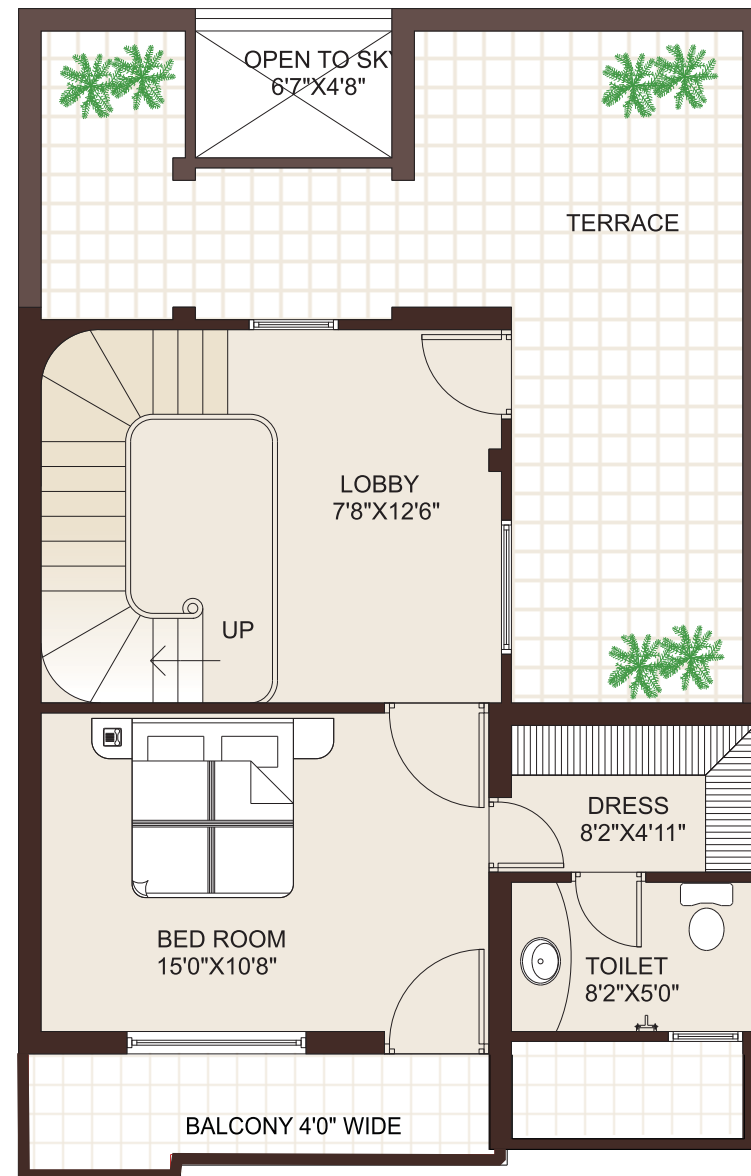
Ground Floor



First Floor



Ground Floor



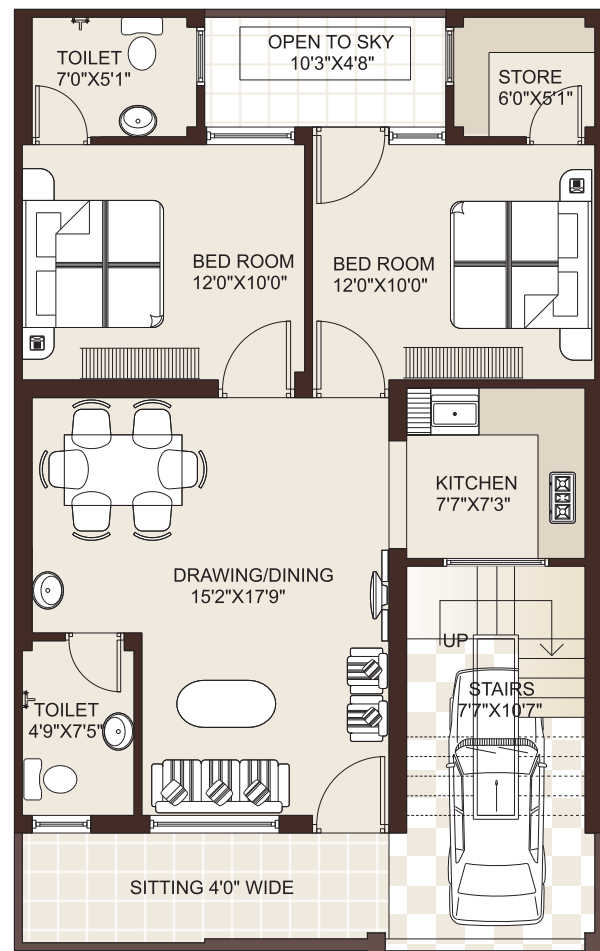
First Floor

NOTE: All the accessories in the layout plan of the villa/private floor such as furniture, cabinets, electrical appliances etc. are purely indicative and not a part of the offering. The layout are tentative & subject to variation and modification as may be decided by the Architect/ Builders & Developers Company.

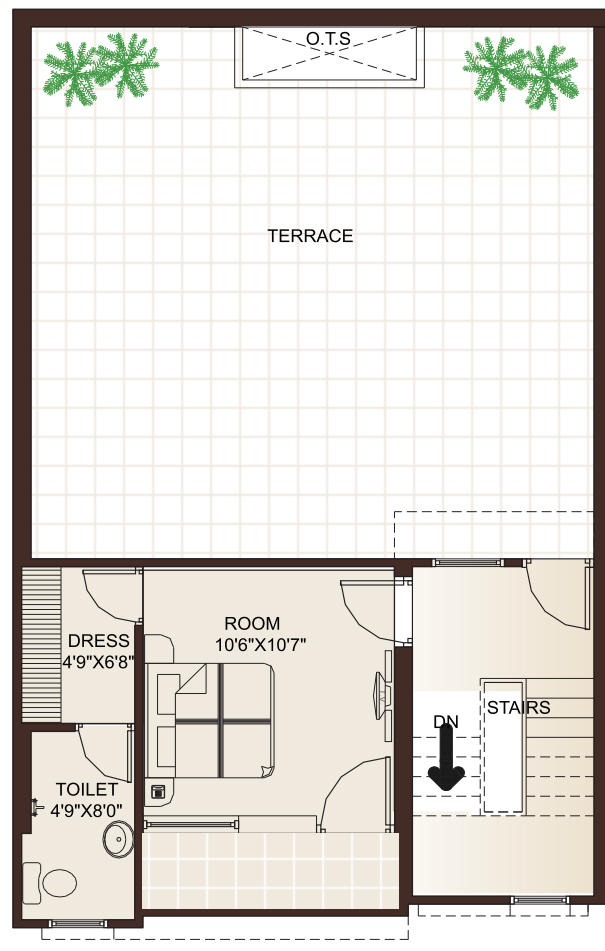
Construction Details	
Ground Floor	1000 Sq.Ft
First Floor	593 Sq.Ft
Built Up Area	1593 Sq.Ft
Super Built Up Area	1991 Sq.Ft



Floor Plan | 25' x 40'
Row House | Units # 20



Ground Floor

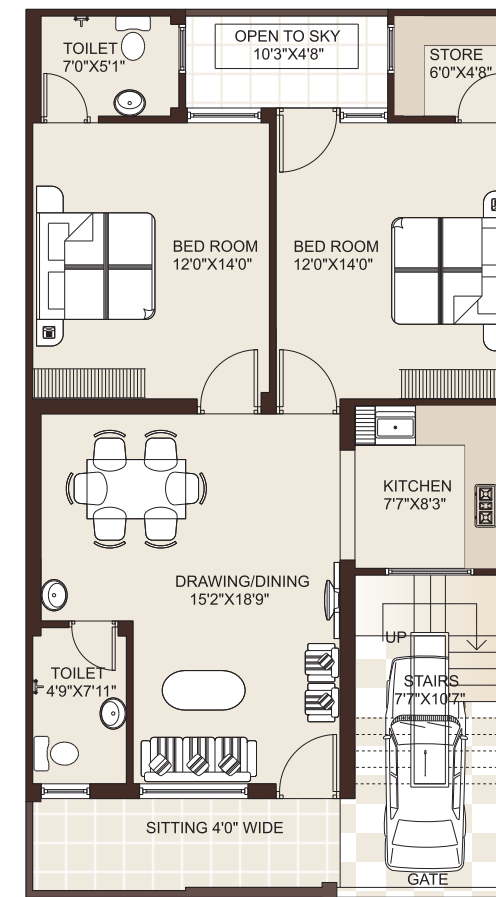


First Floor

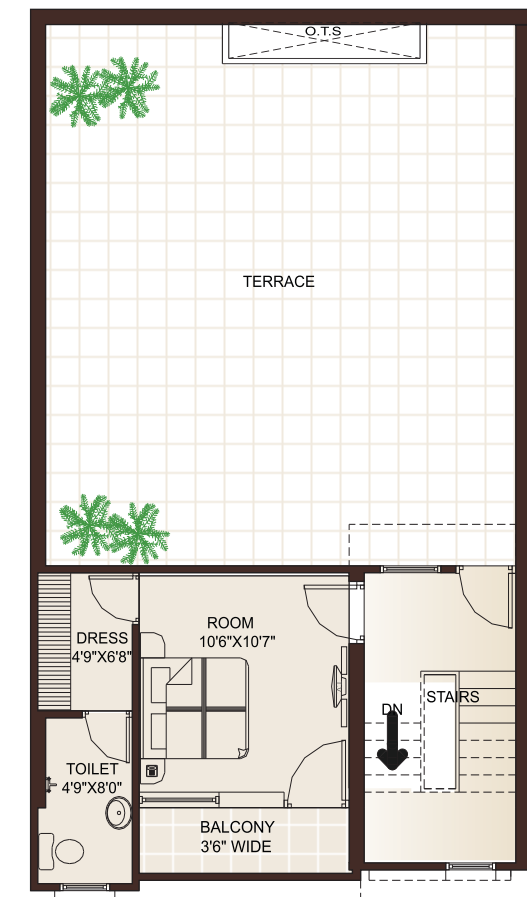
Construction Details	
Ground Floor	1000 Sq.Ft
First Floor	412 Sq.Ft
Built Up Area	1412 Sq.Ft
Super Built Up Area	1765 Sq.Ft



Floor Plan | 25' x 45'
Row House | Units # 20



Ground Floor

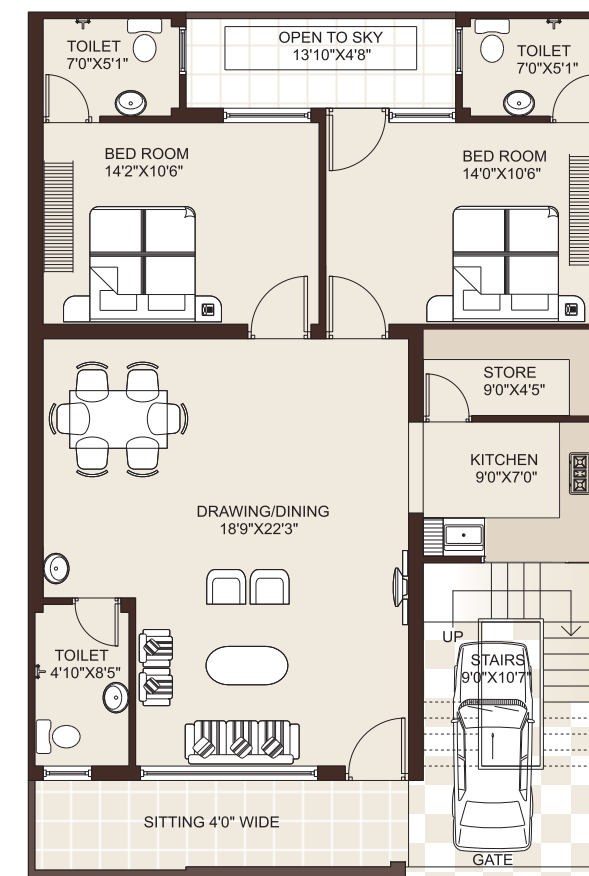


First Floor

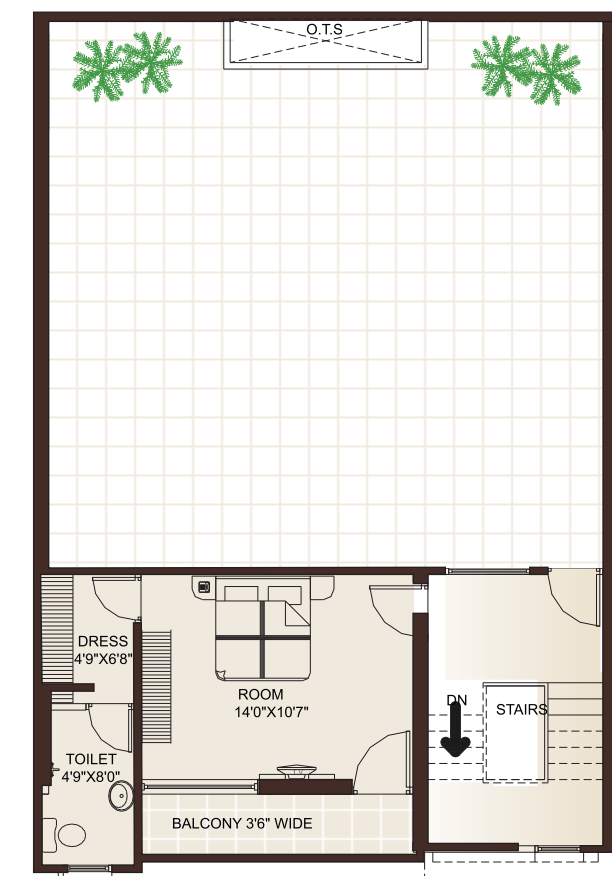
Construction Details	25' x 45'	30' x 45'
Ground Floor	1125 Sq.Ft	1350 Sq.Ft
First Floor	412 Sq.Ft	537 Sq.Ft
Built Up Area	1537 Sq.Ft	1887 Sq.Ft
Super Built Up Area	1921 Sq.Ft	2358 Sq.Ft



Floor Plan | 30' x 45'
Row House | Units # 5



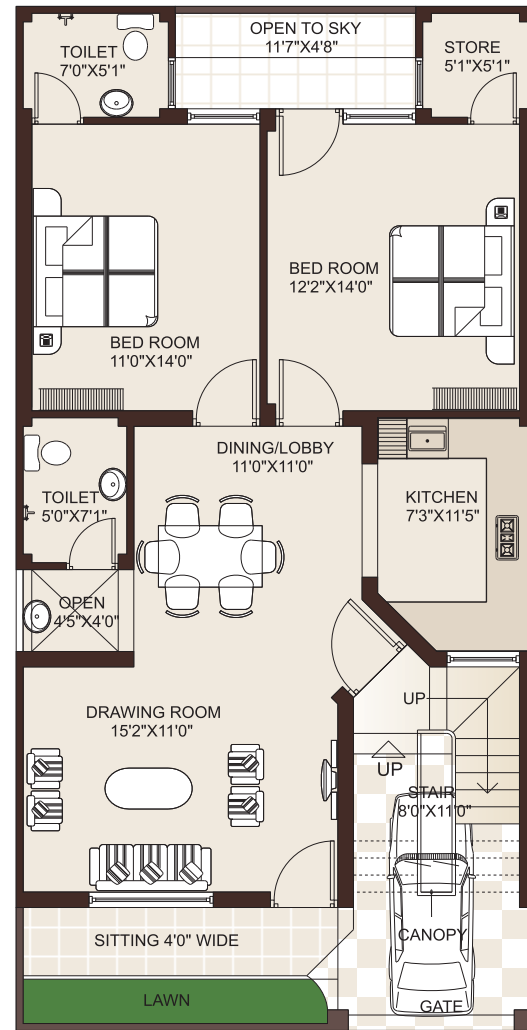
Ground Floor



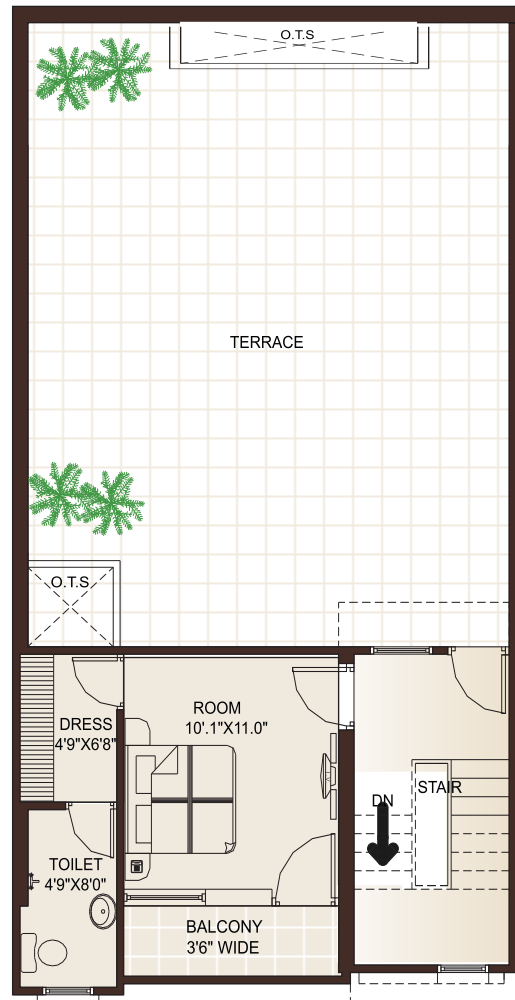
First Floor



Floor Plan | 25' x 50'
Row House | Units # 5



Ground Floor

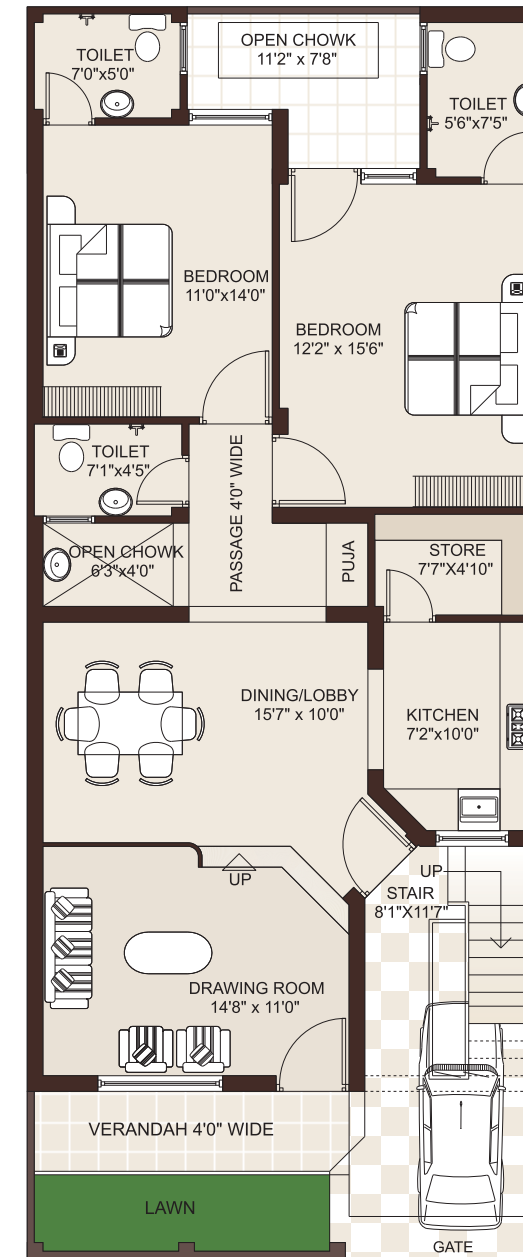


First Floor

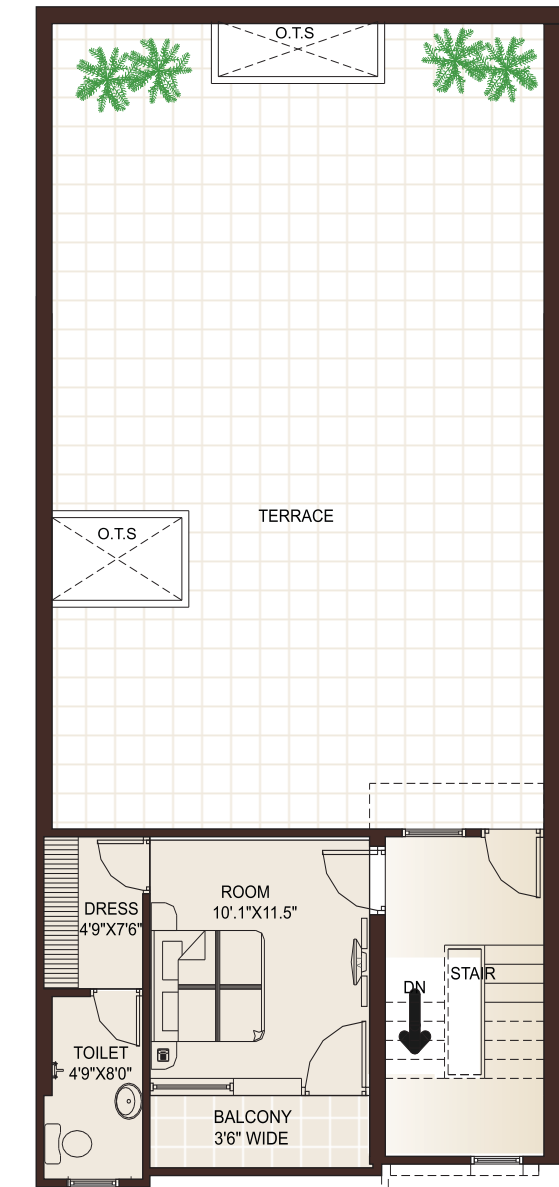
Construction Details	
Ground Floor	1250 Sq.Ft
First Floor	434 Sq.Ft
Built Up Area	1684 Sq.Ft
Super Built Up Area	2105 Sq.Ft



Floor Plan | 25' x 60'
Row House | Units # 33



Ground Floor

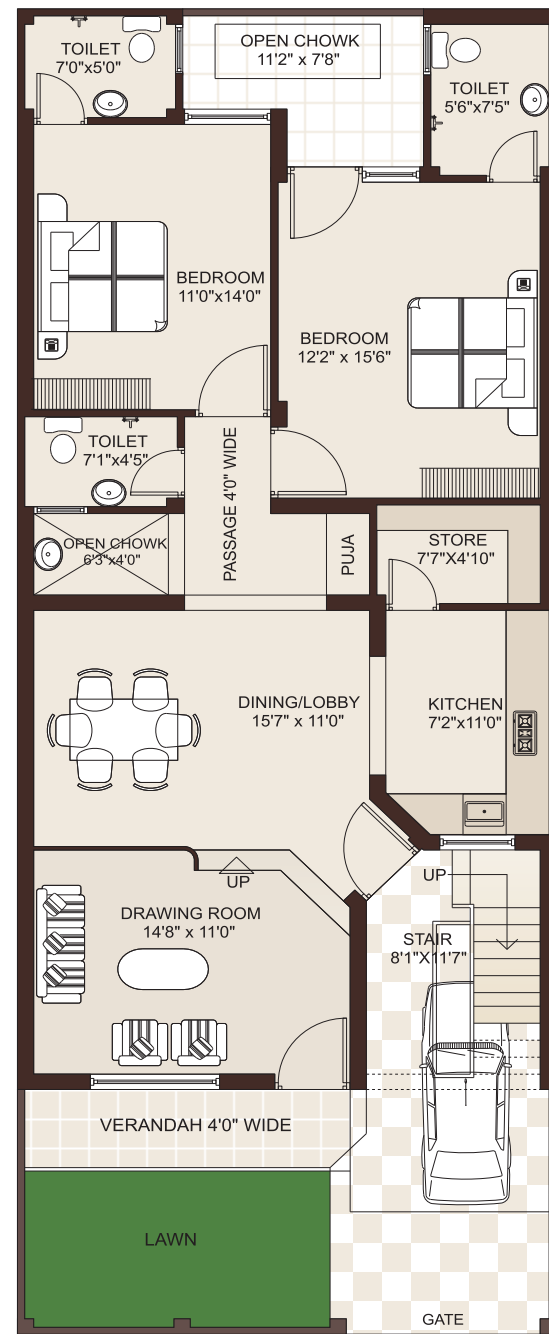


First Floor

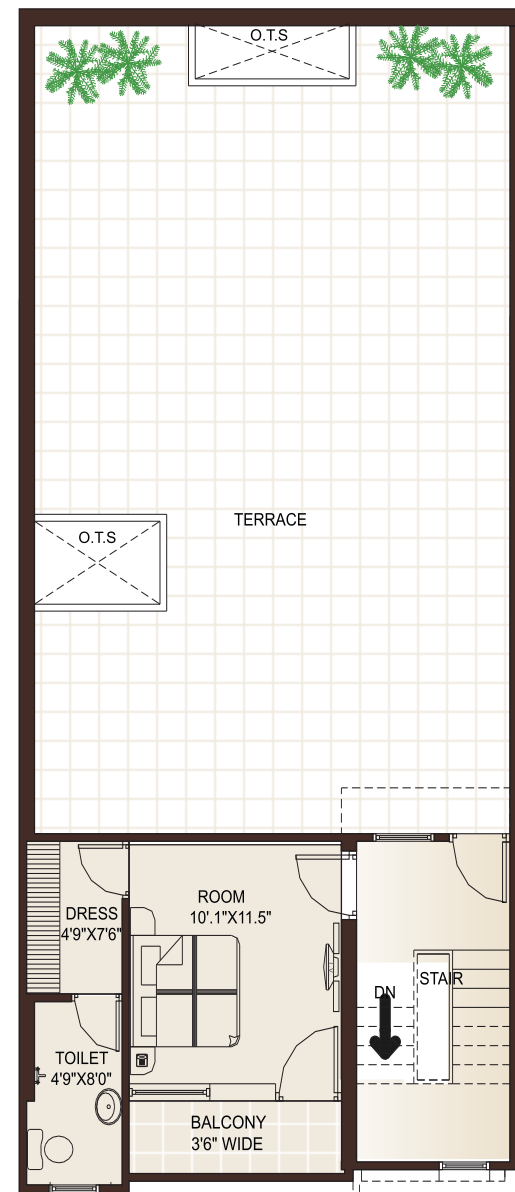
Construction Details	
Ground Floor	1500 Sq.Ft
First Floor	434 Sq.Ft
Built Up Area	1934 Sq.Ft
Super Built Up Area	2417 Sq.Ft



Floor Plan | 25' x 65'
Row House | Units # 12



Ground Floor

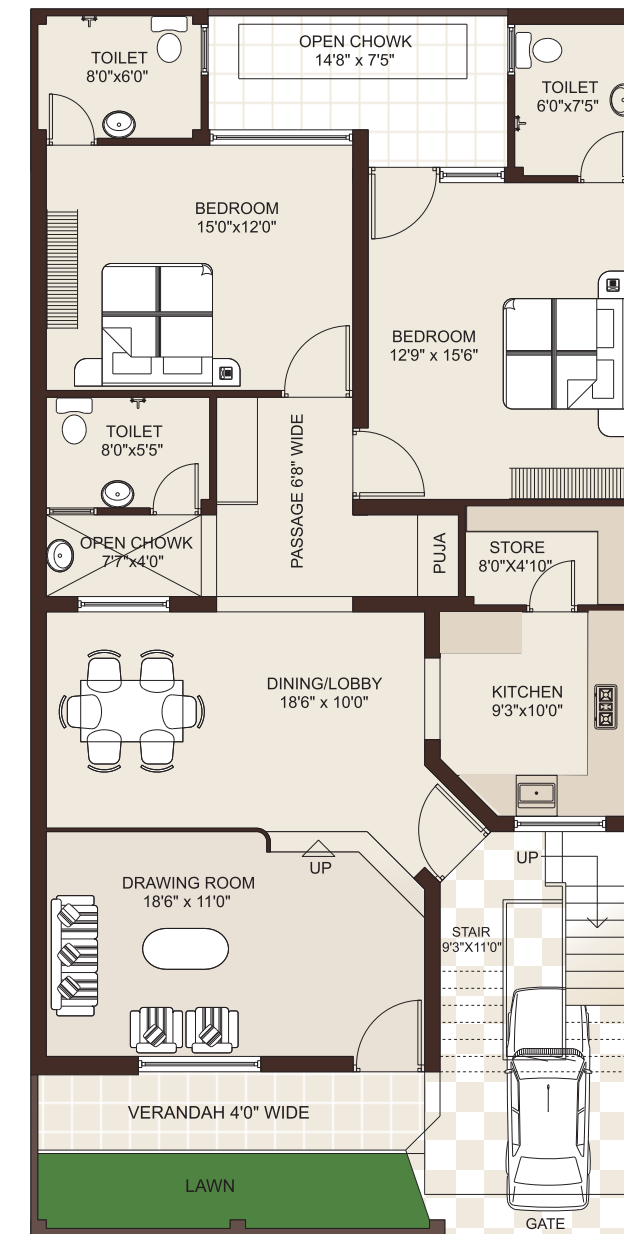


First Floor

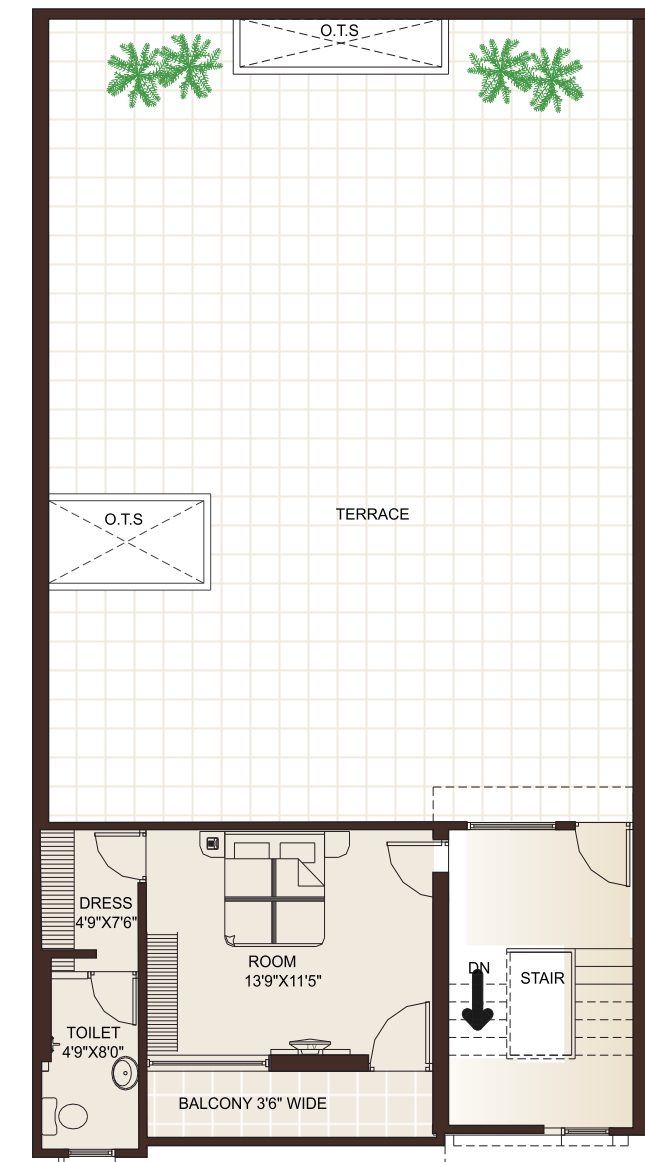
Construction Details	
Ground Floor	1625 Sq.Ft
First Floor	434 Sq.Ft
Built Up Area	2059 Sq.Ft
Super Built Up Area	2573 Sq.Ft



Floor Plan | 30' x 60'
Row House | Units # 46



Ground Floor

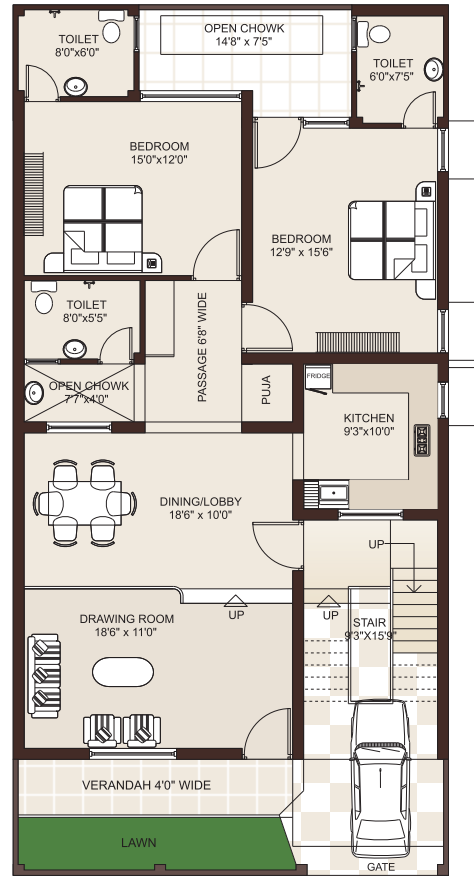


First Floor

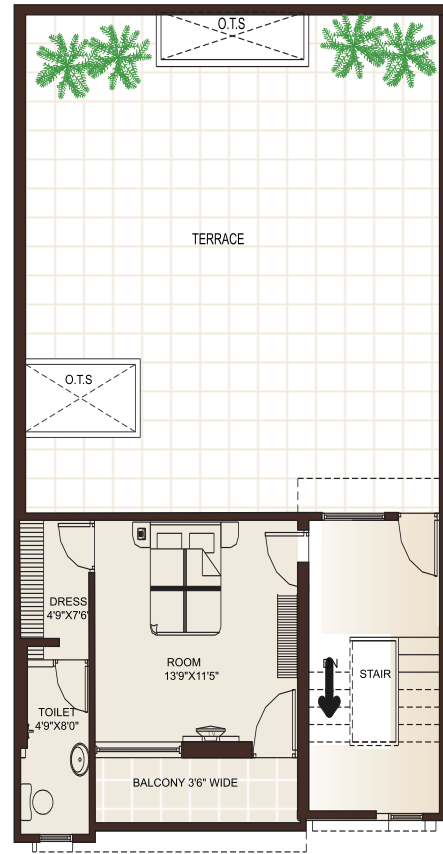
Construction Details	
Ground Floor	1800 Sq.Ft
First Floor	520 Sq.Ft
Built Up Area	2320 Sq.Ft
Super Built Up Area	2900 Sq.Ft



Floor Plan | 30' x 60'
Corner Row House | Units # 4



Ground Floor

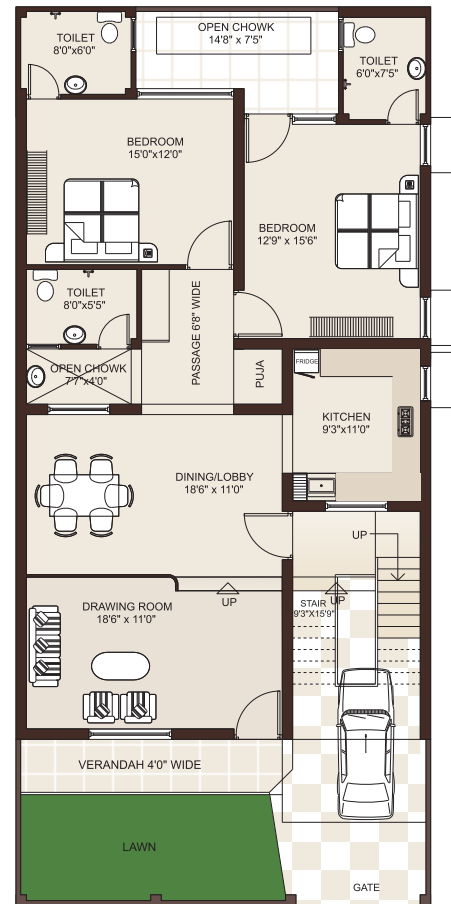


First Floor

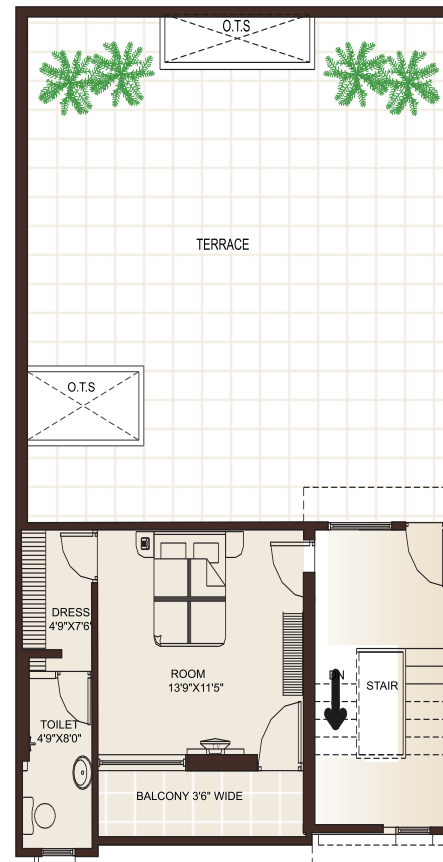
Construction Details	30' x 60'(C)	30' x 65'(C)
Ground Floor	1800 Sq.Ft	1950 Sq.Ft
First Floor	520 Sq.Ft	520 Sq.Ft
Built Up Area	2320 Sq.Ft	2470 Sq.Ft
Super Built Up Area	2900 Sq.Ft	3087 Sq.Ft



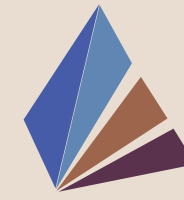
Floor Plan | 30' x 65'
Corner Row House | Units # 2



Ground Floor



First Floor



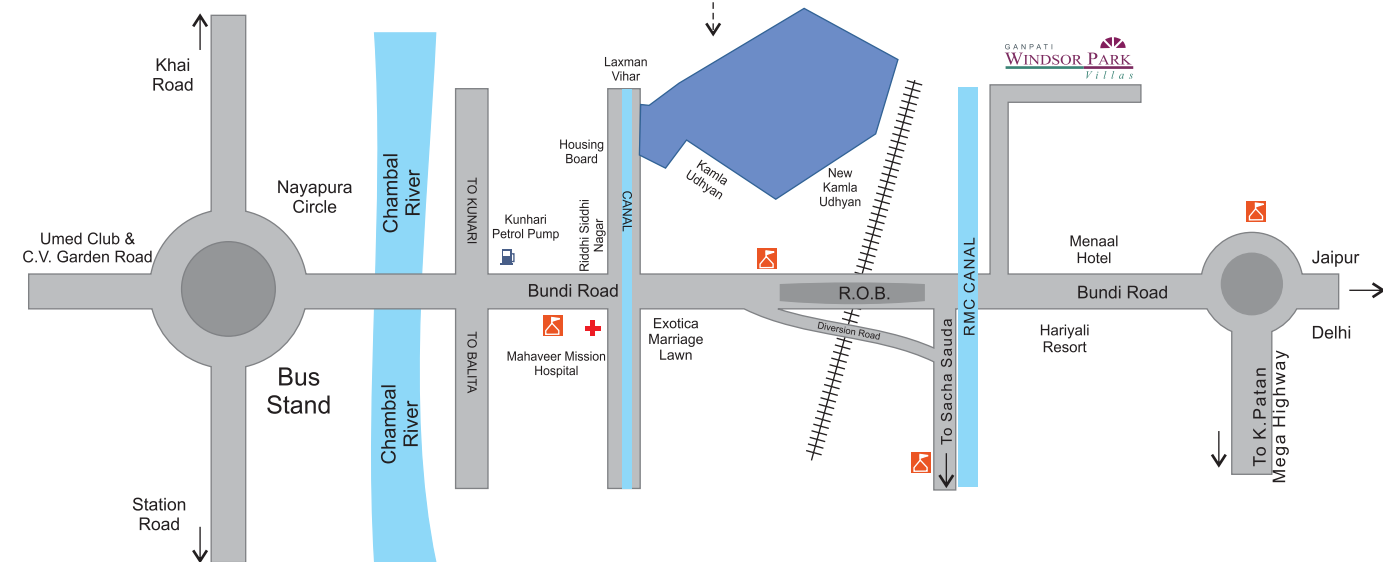
Landmark City
 lifestyle at the edge of kota



Life in a perfect location



Site : Adjoining Housing Board Scheme,
 Bundi Road, Kota 324008





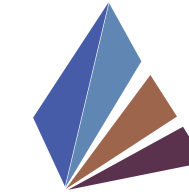
Landmark City
lifestyle at the edge of kota

Site-layout is tentative and is subject to variation & modification as may be decided by the Architect/ Builders & Developers Company.



ADORABLE

APARTMENTS



Landmark City
lifestyle at the edge of kota

TASTE THE LUXURY..... THE OPULENCE OF SPACE

If you aspire to get a Private Residential Floor for the price of a Apartment then you have the answer right here, at our new creation in Landmark City.

Shift into a Adorable Apartment and let the harmony of spatial extravagance transcend into your life to take care of your comfort. It is our way of saying, live life in grand style.

You can also get the dual advantage of space of an independent house and facilities of an apartment. The amenities are also specially designed & developed to suit the lifestyle of Kings, Queens and You.

Choose a private residential floor in the adorable apartment your taste from the different size variants offered overleaf.



Private Residential Floors

Luxury & convenience

A think of a bungalow and chances are you'll think of luxury. Think of an apartment and you will think of convenience. Now we at Landmark offer you the best of both in a private residential floor ranging from 1625 sq.ft to 1843 sq. ft., you can pick one that fits you the best. Each private residential floor consists of a open parking facility and a well managed separate entry area

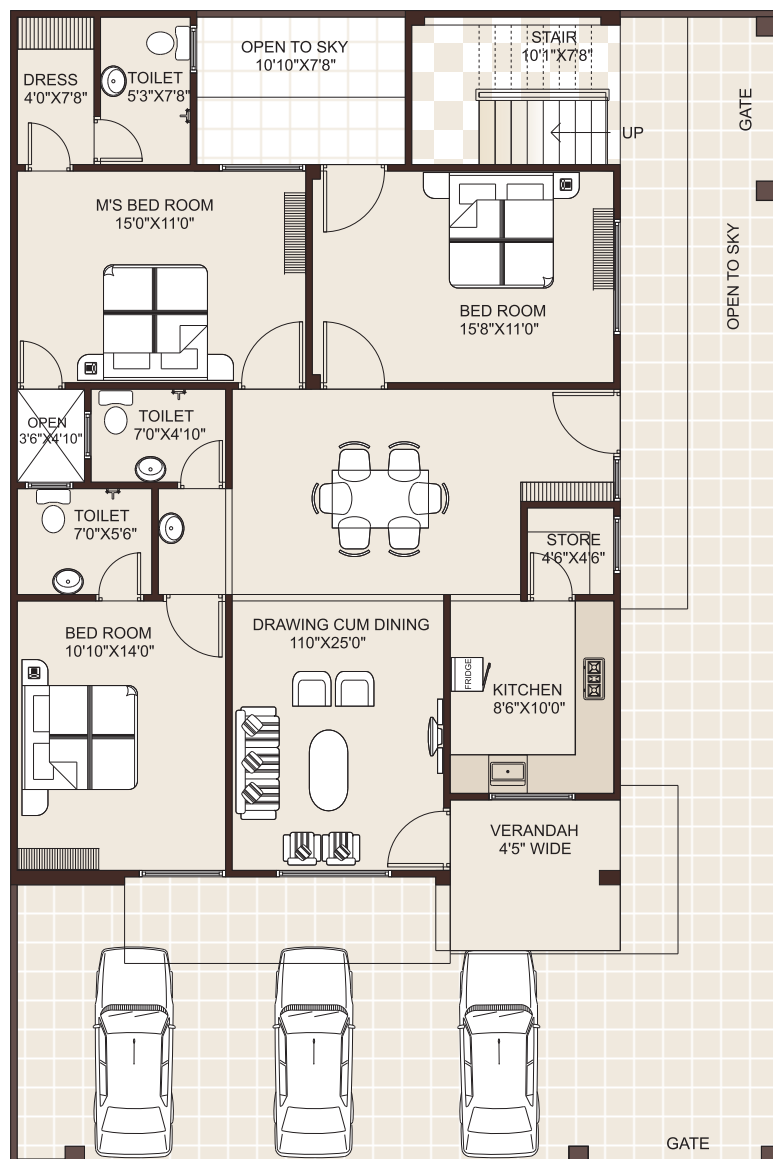
Private Floors | Units # 30
Apartment (Corner) | 40' x 60'



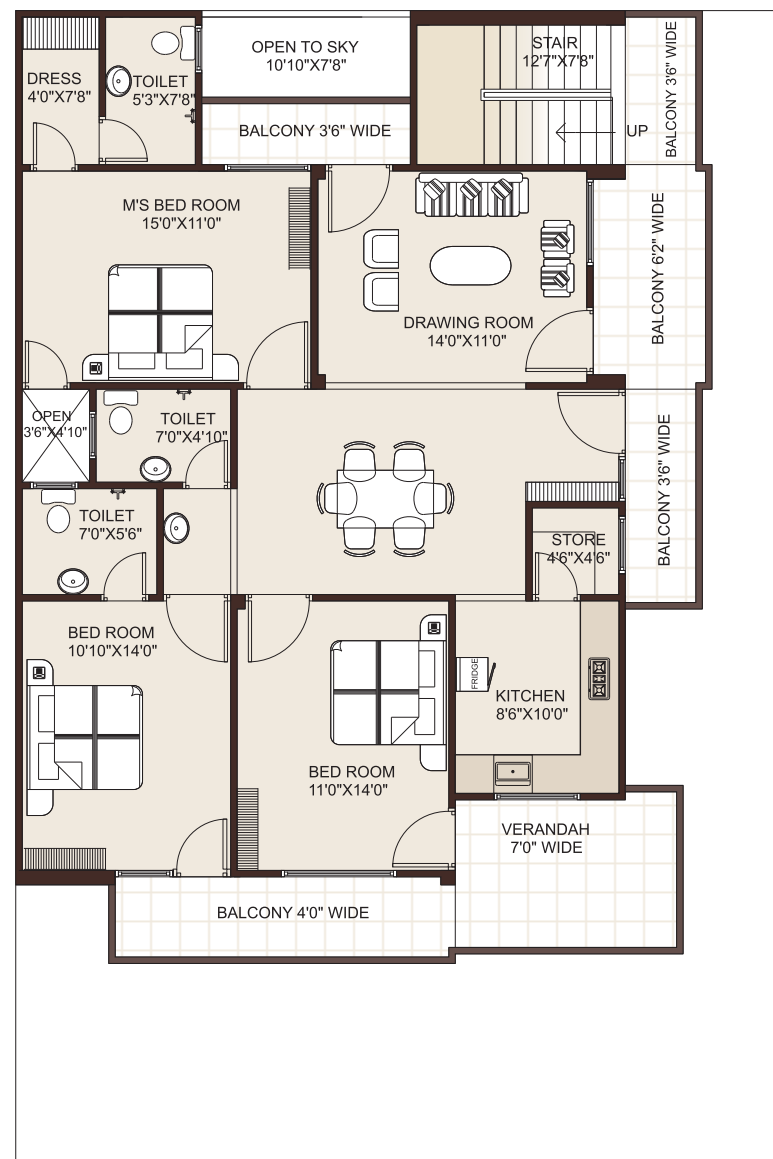
Ground Floor



First & Second Floor



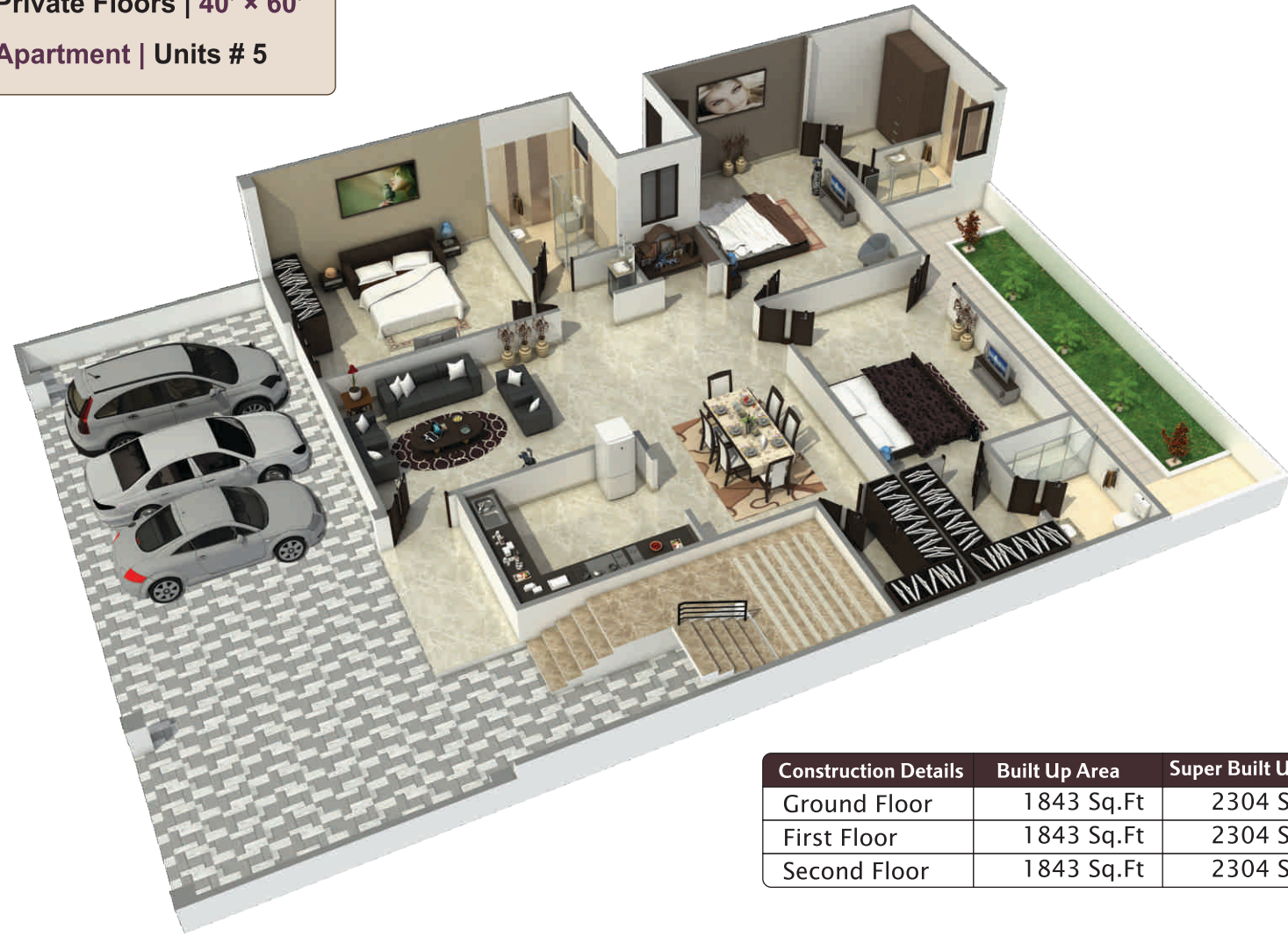
Ground Floor



First & Second Floor

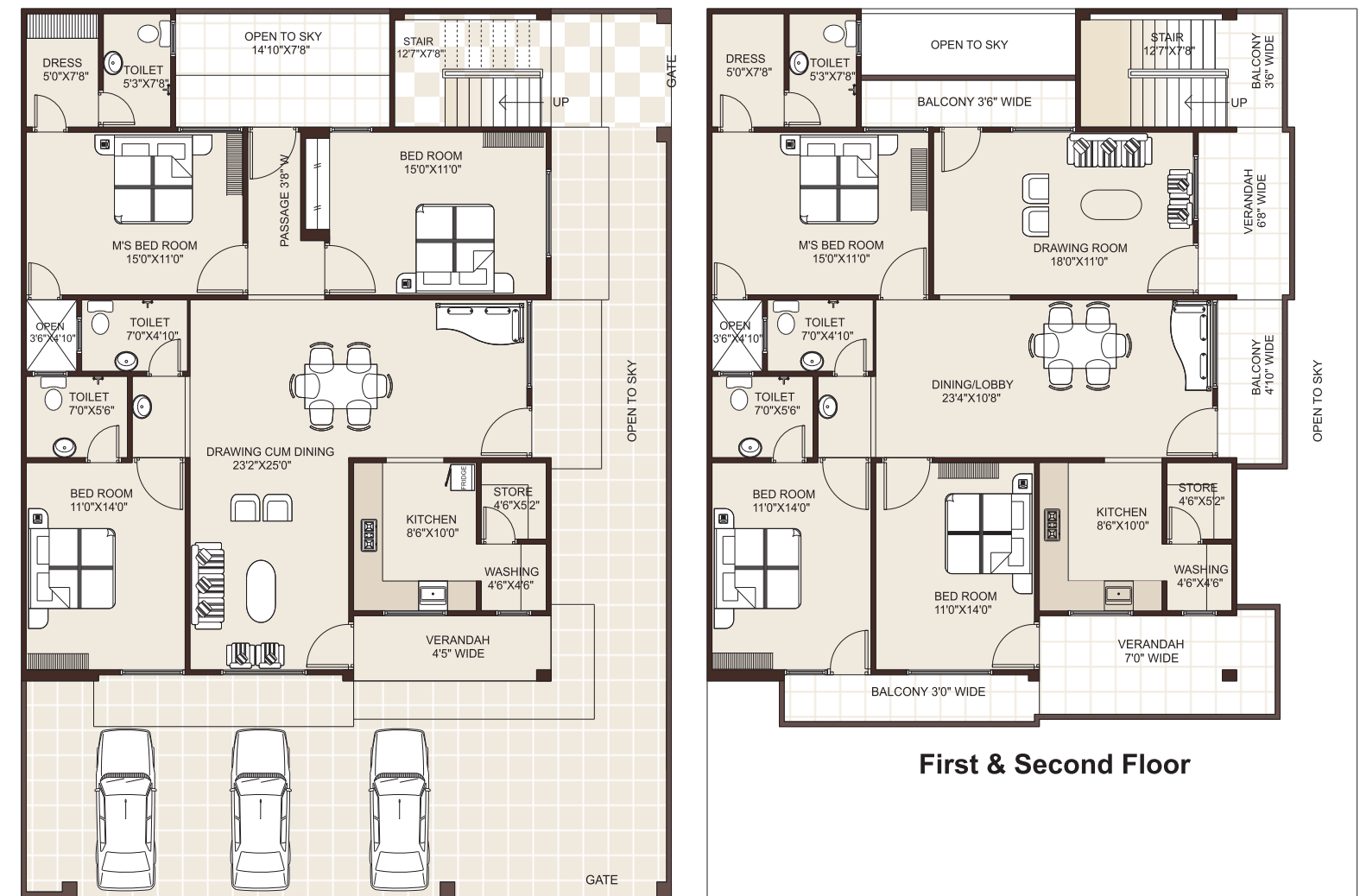
Construction Details	Built Up Area	Super Built Up Area
Ground Floor	1625 Sq.Ft	2031 Sq.Ft
First Floor	1625 Sq.Ft	2031 Sq.Ft
Second Floor	1625 Sq.Ft	2031 Sq.Ft

Private Floors | 40' x 60'
Apartment | Units # 5



Construction Details	Built Up Area	Super Built Up Area
Ground Floor	1843 Sq.Ft	2304 Sq.Ft
First Floor	1843 Sq.Ft	2304 Sq.Ft
Second Floor	1843 Sq.Ft	2304 Sq.Ft

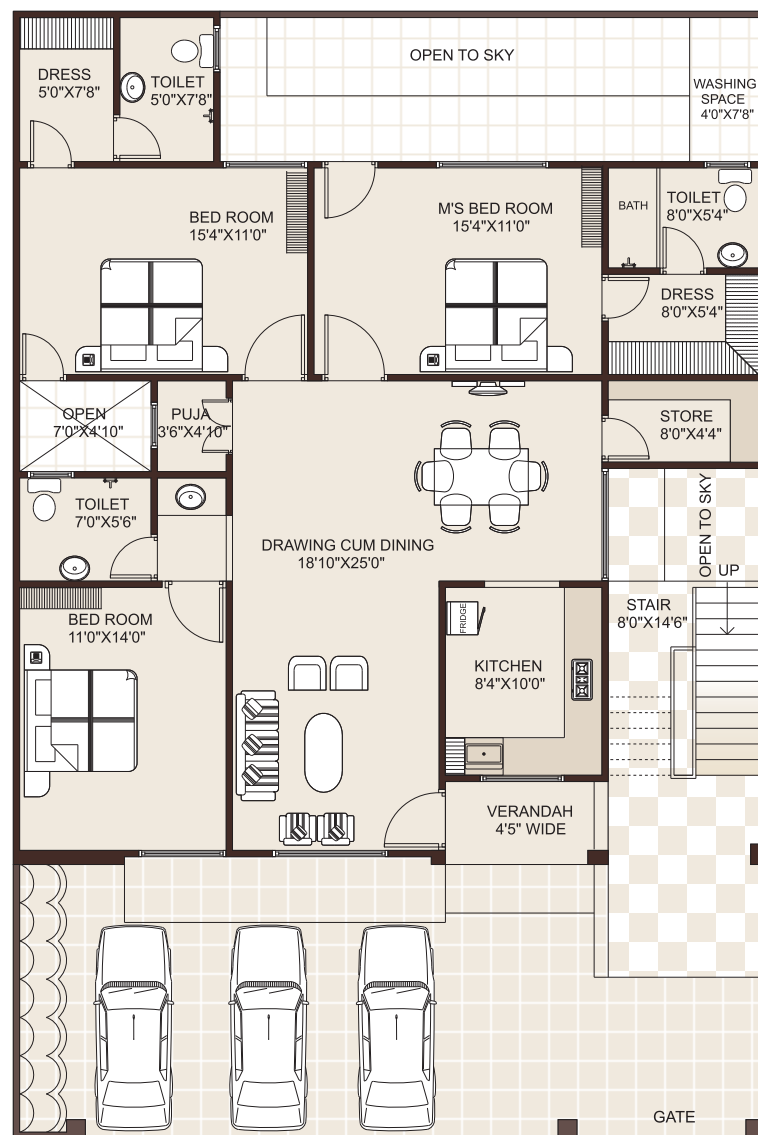
Private Floors | 45' x 60'
Apartment (Corner) | Units # 2



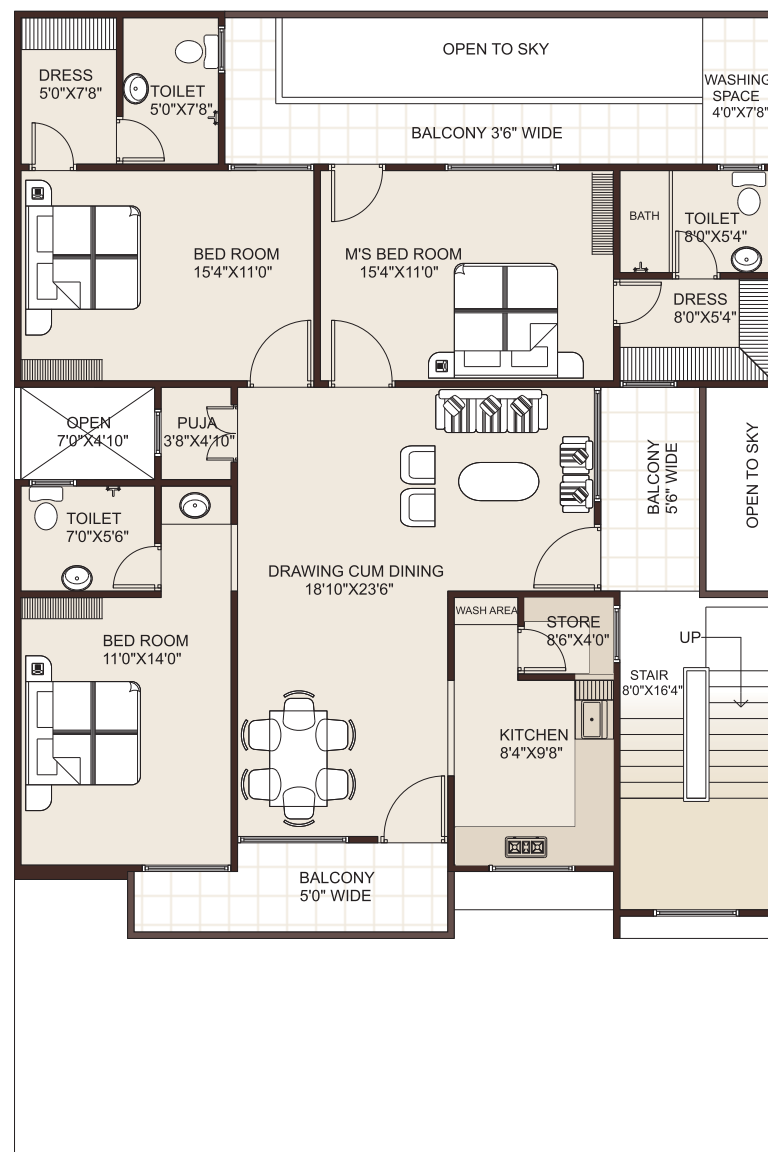
Ground Floor

First & Second Floor

Construction Details	Built Up Area	Super Built Up Area
Ground Floor	1824 Sq.Ft	2280 Sq.Ft
First Floor	1824 Sq.Ft	2280 Sq.Ft
Second Floor	1824 Sq.Ft	2280 Sq.Ft



Ground Floor



First & Second Floor



CLUB HOUSE

Spend a lazy afternoon with your family at the cafeteria in state-of-art club house situated at the central 60' cross road of Landmark City, do a few laps in the jade blue waters of the swimming pool, take a fresh look in the landscaped gardens as you see kids frolic in the greens, indulge in the myriad indoor games or stay fit at the gymnasium. There is so much to live each day to the fullest in the out door sports area. Enjoy the different indoor sports in the club house.

SCHOOL CAMPUS

- dedicated school area admeasuring 17,600



CLUB HOUSE

- Well equipped Unisex gymnasium/ fitness center
- Billiards/table tennis & society room
- Multi purpose indoor kids room
- Two fully furnished guest apartment
- Club class swimming pool for adults
- Padding pool for children

IMPORTED KID'S PLAY ZONE

- Well distinct toddler zone with rub down ditch/slides
- Beautiful children play area having imported out door & indoor toddler recreational game zone
- Sand pit for children creational activities
- Carom board/chess,table tennis, floor chess

CENTRAL HUGE LUSH GREEN LANDSCAPED GARDEN

- The central garden cover the area of 16,500 Sq.ft
- Gazebos for senior citizens
- Hale and healthy Yoga / Meditation Park
- Glorious water cascade
- Fire camp sit-outs
- Jogging Track

OUT DOOR SPORTS AREA

- Badminton/ Multipurpose court
- Basketball court
- Skating ring
- Green cricket pitch with net
- Puzzle garde



Gymnasium / Fitness Center



Swimming Pool



Imported Kids Play Zone



Outdoor Sports Area

PHASE II
Group Housing #1
92573 Sq. Ft.

PHASE III
Group Housing #2
76610 Sq. Ft.



Group Housing-Apartment

Flat- Type

- 6 Multi story towers with 2 BHK, 2.5 BHK & 3 BHK from starting from 1200 sq.ft

Amenities

- Club House
- Kids Play Area
- Jogging Track
- Secured Entrance Gate
- Sparkling Water Bodies
- Private Parking
- Gen set backup for lifts and common area
- AMPHI theater
- Swimming Pool
- Gymnasium
- Landscape Garden
- Pedestrians Spines



COMMERCIAL MALL

FUN ZONE

- Huge Fun & Gaming Zone
- Pub/Disco/Lounge/Club

SHOP COUNTY

- Lifestyle Showrooms
- Hyper Market
- Kiosk Market
- Designer Boutiques
- Designer Gallery
- Art Gallery
- Beauty Saloon
- Furnishing
- Gymnasium

FOOD FIESTA

- Food Court
- Theme Restaurant
- Coffee Shop

PHASE IV
Commercial Promenade
43640 Sq. Ft.



Specifications

STRUCTURE

- RCC composite structure with brick masonry, cement plastering and putty finishing

FLOORING

- Marble and tiles flooring in drawing, living, dining, bed rooms & kitchen
- Branded ceramic tiles in wash rooms and balconies
- Cement pavers/tiles in drive ways and porch

DOORS & WINDOWS

- Wooden frames in door and windows
- M.S. grills in windows
- Designer flush door shutter
- Wooden / Aluminum frames

KITCHEN

- Granite counter with stainless steel sink
- Ceramic tile wall cladding above platform till 2 feet
- Branded hot and cold sink cock
- Provision for Geyser & R.O. Fittings

WASHROOM

- Anti skid floor tiles
- Designer ceramic tiles up to door height,
- Best in Class plumbing CP Fittings and sanitary wares

PAINT

- Plastic Emulsion paints for all Internal Walls after POP punning
- Water Proof acrylic exterior paint for external walls

ELECTRICAL

- High quality modular switches, segregated power and lighting circuits with branded MCB/ MCCB's
- Concealed conduit with fire retardant copper wires
- Provision of AC points in all bed rooms
- TV & Telephone points in all rooms
- Electric infrastructure (LT Line) through under ground cables
- Individual over head water tank in every villa and apartment

POWER BACKUP

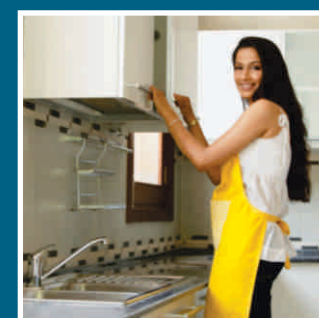
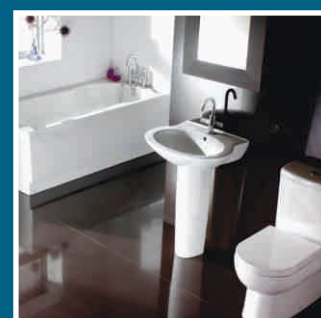
- Provision for Invertors in every villa and private residential floors

WATER SUPPLY

- Uninterrupted Water supply through individual Pump House .

SECURITY

- Secured Gated Entry with round the clock security with 24 Hrs manned & monitored access to township
- The Entire Campus will be Secured with Hi-tech Security System
- Centrilised EPABX Facility at Security Desk



Note: All building plans, layouts, specifications etc. are tentative and subject to variations and modification as may be by the Architect/ Builders & Developers Company.

the GROUP



Bhatia Colonizers Pvt Ltd

About Bhatia Group

As a fully integrated, multi-discipline automobile company based in Rajasthan. Bhatia Group enjoys a long history and broad experience in the field of Automobiles & Real Estate. Despite the fierce competition in today's arena, Bhatia Group continues to diversify and consolidate other business like Real Estate development. It has established the fact that the group can grow and adapt to suit the current business needs and demands while still retaining leadership in its new businesses. At work, we combine strategy, planning and methodical research for economic, environmental, technological & community insights, hence helping customers realize their dream of better of the best returns on investment .

The fusion of talent and experience of our top-notch management team is supported by an equally qualified team at the middle and junior management levels. After the over whelming response of the launch of Ganpati Windsor Park, our teams strive hard to put in their best to ensure delivery of value enhancements on schedule. Its just one of the ways we build trust and construct future.



About Shubham Group

Shubham Group has established its reputation in over 7 projects comprising of 3 projects under development and 4 completed projects. These include Residential Flats, Out Houses, Group Housing, Integrated Township, and Commercial Complexes in Rajasthan.

Since the Group's inception, Director's Deepak Rajwashi and Arun Mehta thrived to transform innumerable dreams into reality. Their vision has inspired the group to create residential edifices for all cross-sections of the society. With its onward march towards excellence, the group intends to induce innovative changes in the lives of people at basic level and create lifestyle avenues for the people at higher level. The group's strength is more than 1000 satisfied customers and investors. This is due to the Group's quality consciousness and prompts after sales service.

Recognition & respect are the assets gathered over the period. Shubham stands tall with the symbols of trust, transparency, value & creativity. At Shubham we believe that inside the brick and mortar of our buildings lies a dream - your dream. We know that when you buy that space you can call your own, it is not just a physical space- It is efforts of your past invested to make a better future. Our work is a representation of quality, creativity & openness but most importantly it is a representation of all over delighted customers along with whom we have reached soaring heights today.

We Welcome you to be a part of dynamically expanding family.

.....to meet the demands of honorable customers who seek for an elegant architecture with unique and contemporary designed Homes to suit the lifestyle of Kings, Queens and themselves, the new association of the two groups, has come up with A Truly Exceptional Integrated Township "Landmark City", Adjoining Housing Board Scheme, Bundi Road, Kota constituting of four fold phase development of new style residential avenues, commercial promenade and lot more.....