



SHUBHAM  
Divya

A N U R B A N O A S I S



2 & 3 BHK PREMIUM APARTMENTS

A PART OF THE ICONIC MAHALAXMIPURAM  
AT BARAN ROAD, KOTA



# LIMITED EDITION HOMES

PRICED POSSESSION, PRICELESS PEACE



SITE ADDRESS

SHUBHAM DIVYA @ MAHALAXMIPURAM, BARAN ROAD, KOTA



[www.shubhamgroup.info](http://www.shubhamgroup.info)



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## MAHALAXMIPURAM

A DREAM TOWNSHIP, PLANNED TO PERFECTION

Mahalaxmipuram township, is located at Baran Road, Kota, Rajasthan. This new age township is planned to perfection and is strategically located at an enviable location. With proposed educational institutes and the best convent schools in the vicinity, Mahalaxmipuram has set unparalleled new standards in modern living. Mahalaxmipuram has been designed and conceptualized to be the perfect economic, eco-friendly, exotic & evergreen world where life thrives!

In short it is designed based on your aspirations.

Mahalaxmipuram is a completely new paradigm in lifestyle and architectural planning. This township is a haven of freedom, recreation and life offering the safety of a gated community, comfortable living, style, luxury, gardens, recreational areas, parks, entertainment, shopping, business and security.





SHUBHAM  
**Divya**

## ASPIRE

THE SKY IS YOURS TO KEEP



While others aspire for it, you are living it,  
Pampered with privileges in every breath,  
With the trust that this journey will never end,  
Every day will be a new achievement,  
Every moment will be a new high.



## DESIRE

THE WORLD IS YOUR OYSTER



Lavishly conceived with luxury reflecting through every facet,  
Brilliantly designed, remarkably executed,  
Innovative modern apartments, haven of life and happiness,  
Only the finest, most convenient locations,  
Concurring with world-class facilities and amenities,  
Aesthetics heightened by artistic architecture,  
Made to be a peaceful sanctum with top-notch security features.





An Artistic view of New 2BHK Block @ Divya



COME ALIVE TO THE EXPANSE AND OPULENCE OF  
**SHUBHAM DIVYA**



Experience openness, experience space, experience freedom to express!  
Presenting, Shubham Divya at Mahalaxmipuram, a modern and spacious answer to lifestyle and living with a host of modern facilities and amenities and much more, carefully handpicked for your needs.  
Here, we offer 2 & 3 BHK extremely plush apartments that are crafted to become your whole world of experiences.



An Artistic view of New 3BHK Block @ Divya



BENCHMARK  
TOWNSHIP

SHRIBHAM  
*Divya*  
ENTRANCE GATE

CHILDREN'S  
PARK

OPEN AIR  
THEATRE

COMMERCIAL  
AREA AT  
E-12 BLOCK

2BHK  
(E-8 TO E-12)

SWIMMING  
POOL

2BHK  
(E-5 TO E-7)

COMMUNITY SPACE

CLUB

3BHK  
(E-1 TO E-4)

UIT RESERVED  
AREA

COMMERCIAL  
AREA AT E-1 BLOCK

*Divya*  
MAHALAXMIPURAM  
ENTRANCE GATE

PROPOSED  
TEMPLE  
COMPLEX

WAY TO  
BENCHMARK

SENIOR  
CITIZEN'S PARK

PROPOSED NEW  
RETAIL OUTLET  
(COMMERCIAL BLOCK)



TO BARAN

TO KOTA

J.K. SINGHANIA  
SCHOOL



# A HAVEN OF LUXURY



SHUBHAM  
*Divya*



SHUBHAM  
*Divya*  
AN URBAN OASIS







## INDULGE IN PLUSH RELAXATION

### LUXURIOUS BEDROOM



With international standard space planning, good ventilation, balance of light and shade and a beautiful play of smooth and earthy textures, your home comes alive every moment. Shubham Divya lets you breathe free and be at peace with yourself. As you enter your king-size bedroom which is designed to appeal to your discerning taste and preferences. The master bedroom goes a step further to ensure you relax in style. The surprising balance of privacy with luxury creating a refreshing experience altogether.



## LUXURIOUS IN EVERY WAY

### YOUR MODERN BATHROOM



At Shubham Divya, attention is given to every detail. Thoughtful design and smart layouts are intrinsic to every residence. And when it comes to optimal space usage, we've literally left no corner untouched. Your personal restroom at Shubham Divya, is spacious and replete with only the finest names in luxury fittings and accessories. Fittings from world renowned brand ROCA complements your luxury lifestyle.





## THE PERFECT PLACE THAT DEFINES YOU AND YOUR LIFESTYLE



Your interior space is designed with attention to every detail so that you can get enchanted with every inch, every corner. The living and dining room at Shubham Divya is not only your place to relax and be with your family, however it is a celebration of true craftsmanship and the passion to create a living environment that's inspired from happiness and wellness. Vitrified tiles lends elegance to the living and dining room. Luxuriate in sheer splendor everyday.



## COOK A NEW STORY OF LIFE

### MODERN DESIGNED KITCHEN



The modular kitchen in your apartment is a defining statement in style and sophistication with international level materials used to make it one of a kind. The modular kitchen at Shubham Divya is where life's new stories will find their place. Enjoy cooking with family and friends. Your immaculately designed and finished with bespoke interior fittings makes your kitchen the perfect place where gourmet meals rich cappuccinos and fragrant teas find their natural home.



# EVERYTHING YOU DESIRE ALL YOU NEED



At Shubham Divya your world is bedecked with the best of facilities and conveniences. It is a safe haven where you can be yourself without fear of intrusion. Your space is a gated community, surrounded by security personnel safeguarding your privacy twenty-four hours. This is your world of complete safety and peace of mind.

To keep your favorite ride safe, Shubham Divya offers exclusive ample parking space. Apart from that, spacious apartments, comfortable elevators, clubhouse, pool, billiards, park of senior citizens and a temple, your world becomes a holistic space for all needs and comforts.

## ENTICING AMENITIES

- Multi Sport Court (Tennis / Badminton Court)
- Basketball Practice Area
- Comfortable Elevators of Schindler make
- Intercom facility (Chargeable)
- 24x7 Water Supply
- 24x7 Security with Guards & CCTV Cameras
- Power Back Up For Common Area & Lifts
- Open Air Theatre
- Food Court in Commercial Block
- Ample Parking Space
- Fire Fighting Systems
- Library
- Club House (Paid Membership)
- Jogging Track
- Children's Park with slides
- Senior Citizen's Park
- Sand pit for children activities
- Temple
- Common Space
- Glorious Water Cascade
- Yoga / Meditation Park
- Central Park
- Solar System





SHUBHAM  
*Divya*

CHILDREN'S  
PARK



OPEN AIR  
THEATRE



BASKETBALL  
PRACTICE AREA







# CLUBHOUSE

RECREATION UNLIKE ANY



Shubham Divya is your world of rejuvenation, wellness and unbound happiness. Offering world-class features and amenities like the clubhouse, where you can party, celebrate and have a blast with your friends or unwind, recline and dive into the swimming pool. The fully-equipped gymnasium offers a healthy lifestyle no matter what your schedule, access the facility at any time and workout till you get the adrenaline rush.

Note: Clubhouse membership is chargeable extra and monthly fees would be chargeable and payable as per the actual usage of services.

## CLUBHOUSE FEATURES (PAID MEMBERSHIP)

- Swimming Pool for adults
- Padding pool for children
- Indoor Games Room  
- Card Room / Carrom
- Modern Gymnasium
- Table Tennis / Billiards
- Banquet Hall / Party Room

## OUTDOOR SPORT AREA

- Basket Ball Practice Area
- Open Badminton Court
- Jogging Tracks
- Open Garden
- Children's Play Area







# ULTIMATE CONVENIENCE

AT YOUR DOORSTEP



Shubham Divya campus has provision for a multi-brand shopping complex with all the latest products to meet your requirements. The convenience store in the complex apart from the medical and the utility store will all add up to cater to your flamboyant style of living. You can get whatever you want with just a phone call. It is the symbol of ultimate convenience for the urbane.

Shops and Commercial space are available on sale with intercom facility.

## COMMERCIAL AREA

- Provision for Bank ATM
- Provision for Convenience Store
- Provision for Multi-Branded Shopping Shopee
- Provision for Grocery Store
- Provision for Laundry
- Provision for Medical Store
- Provision for Food Court
- Provision for Cyber Cafe





# FLOOR

# PLANS

**2 BHK DELUXE**

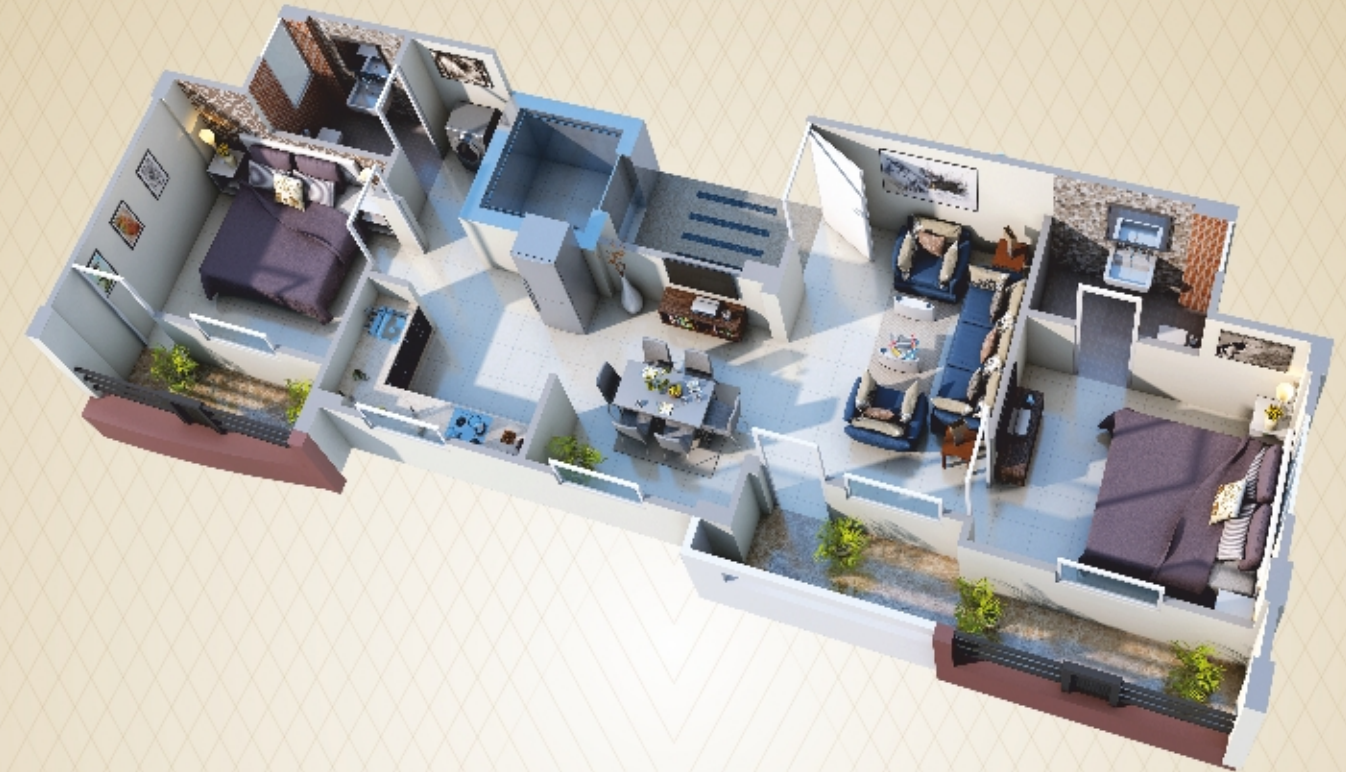
SBUA - 915 Sq.ft.

TOTAL UNITS - 112

**2 BHK PREMIUM**

SBUA - 1022 Sq.ft.

TOTAL UNITS - 56



## 2 BHK HIGHLIGHTS

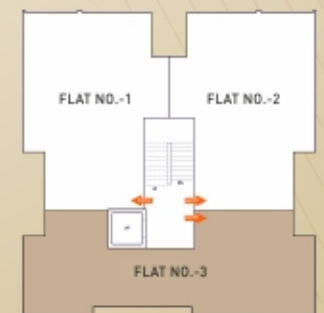
- Kitchen with Attached Wet Balcony
- Lift Lobby with Attractive Marble Flooring
- Common Balcony for each Bedroom
- Spacious Bathroom with A Class fittings
- Spacious Parking
- Kitchen Platform with Black Granite & Dedicated Refrigerator Space
- Wide Living Space



E-5 TO E-12 BLOCKS

## 2 BHK HIGHLIGHTS

- Well lighted Living Room with Balcony
- Lift Lobby with Attractive Marble Flooring
- Separate Washing Machine Area
- Private Balcony for each Bedroom
- Spacious Bathroom with A Class fittings
- Spacious Parking
- Kitchen Platform with Black Granite
- Separate Dining Area



E-5 TO E-12 BLOCKS



# SPECIFICATIONS

## DRAWING / DINING

<b>Flooring Tiles:</b>	Vitrified Tiles
<b>Walls:</b>	Putty coat with Acrylic Emulsion
<b>Ceiling:</b>	P.O.P. Gardana with Decorative Moulding Strip.
<b>Fitting/Fixtures:</b>	Provision for T.V./cable & all Electrical Points with AC Compatible Wiring

## MASTER BEDROOM

<b>Flooring:</b>	Vitrified Tiles
<b>Walls:</b>	Putty Coat with Acrylic Emulsion
<b>Ceiling:</b>	P.O.P. Gardana
<b>Fitting/Fixtures:</b>	Provision for T.V./Cable & all Electrical Points with AC

## BEDROOMS

<b>Flooring:</b>	Vitrified Tiles
<b>Walls:</b>	Putty Coat with Acrylic Emulsion
<b>Ceiling:</b>	P.O.P. Gardana
<b>Fitting/Fixtures:</b>	Provision for T.V./Cable & all Electrical Points with AC/Cooler

## MODULAR KITCHEN

<b>Flooring:</b>	Anti Skid Ceramic Tiles in Wash Area
<b>Walls:</b>	Ceramic Tiles above Counter & Remaining Wet Areas
<b>Ceiling:</b>	Acrylic Emulsion
<b>Counter:</b>	Granite Rajasthan Black
<b>Fitting/Fixture:</b>	ROCA make CP Fitting & Stainless Steel Sink
<b>Door Seal:</b>	Baroda Green Marble

## TOILETS

<b>Flooring:</b>	Anti-Skid Ceramic Tiles (Rak Make or equivalent)
<b>Walls:</b>	Combination of one or more of Digital Tiles
<b>SanitaryWare/CP Fitting:</b>	Roca make CP Fittings & Sanitary Wares
<b>Ceiling:</b>	Fall Ceiling of 2'*2 Tiles

## BALCONY/UTILITY AREA

<b>Flooring:</b>	Anti-Skid Ceramic Tiles
<b>Walls:</b>	Acrylic Emulsion Paint
<b>Ceiling:</b>	Acrylic Emulsion Paint
<b>Railing:</b>	M.S. Designer Railing as per elevation

## ELECTRICAL

<b>Fitting/Fixtures:</b>	Branded Havell's Standard Modular Switches and Copper Wiring (K/E Power Cable or Equivalent)
<b>Power Backup:</b>	100% DG Power Back up for all Common Area & Lift

## DOORS / WINDOWS

<b>Hardware:</b>	Branded Johnson Lock & Accessories
<b>Doors:</b>	Flush Doors with Plastic Emulsion Paint
<b>Entrance Gate:</b>	Branded Designer Entrance Gate
<b>Windows:</b>	Aluminium Powder Coated Wide Window

## SECURITY SYSTEM

Peripheral Boundary Wall Protection 24\*7 Security,  
Provision for Central Security Gated Community, access control at Entrance , efficient Common Area Lighting

## PLUMBING

Branded PPR of Supreme Make and Equivalent  
PPR Piping for Water Supply

# FLOOR PLAN

**3 BHK PREMIUM**

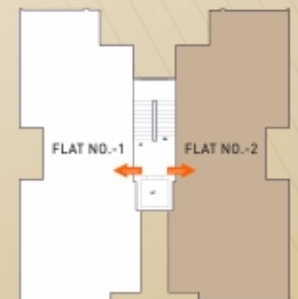
**SBUA - 1429 Sq.ft.**

**TOTAL UNITS - 56**



## 3 BHK HIGHLIGHTS

- Private Balconies with each Bedrooms
- 3 Spacious Bathroom
- Wide open Aluminum Window
- Semi-Automatic Lift
- East/West side Open & Spacious apartment
- Lift lobby flooring: P. White Granite with Black strips
- Dedicated Wash Area



E-1 TO E-4 BLOCKS

Disclaimer: Unit plans not to scale. In the interest of maintaining high standards, all floor plans, dimensions, specifications and features are indicative and are subject to change as decided by the company or by competent authority.



# LUXURY WITHIN REACH

Living at Shubham Divya means you're close to everything that matters. It's strategically located at a sought after destination, making Shubham Divya truly advantageous.



## DISTANCE CHART

- Railway Station 7 km
- Bus Stand 5 km
- Aerodrome Circle 9 km
- All Best Schools within 0.5 km
- Antaghar Chauraha 5 km
- Hospital 3 km

## SHUBHAM GROUP WINNING EVERY MILESTONE. GARNERING TRUST.



The group has evolved to be a pioneering real estate player. The group focuses on providing infrastructure of supreme quality redefining industry standards globally with its every project. This has been the vision since the birth of this infra giant and every cell of the company works towards its achievement and over the years, it has come up with some path breaking New Projects.

The visionary leaders of the group have helped bring professional management, international design concepts, execution and the best of services to real estate. The group follows the basic values of professional services by providing specified quality with value based specifications and planned delivery coupled with customer satisfaction.

The company has reached a high stature in real estate not only because of its quality quotient, dedicated delivery, and commitment to excellence, however, because the group has always chosen to work with the best of Architects & Contractors.

### COMPLETED PROJECTS



MAHALAXMIPURAM-PHASE-I  
BARAN ROAD, KOTA



SURYA RESIDENCY,  
RAILWAY STATION, KOTA



DIYA SHUBHAM FARM HOUSES  
K. PATTAN ROAD, KOTA



LANDMARK CITY, ROW HOUSING  
BUNDI ROAD, KOTA

### ONGOING PROJECTS



A NEW COACHING CITY @ LANDMARK CITY  
BUNDI ROAD, KOTA



BENCHMARK TOWNSHIP,  
BARAN ROAD, KOTA



LANDMARK CROWN  
BUNDI ROAD, KOTA



CITY CENTER HEIGHTS  
BAJRANG NAGAR, KOTA

### UPCOMING PROJECTS



LANDMARK PRIME  
BUNDI ROAD, KOTA



LANDMARK SQUARE,  
BUNDI ROAD, KOTA



LANDMARK STUDIO,  
BUNDI ROAD, KOTA



PINK PEARL



AN URBAN OASIS





## SHUBHAM GROUP

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