



Live the resort lifestyle...

JAISINGHPURA ROAD,
MANSAROVAR EXTENSION.

Shubhāshish[®]
Geeta

Make the smart choice for your smart home

At Shubhashish Geeta you experience the resort lifestyle everyday unlike other times when you 'live the resort life' only once a year. It is a never ending extraordinary lifestyle experience with the comfort of living in your own home.



*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.



*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.

Central Park - A Green Gateway

The central park adds a natural vibrant vibe to the resort lifestyle with 20,000+ trees, namely Kadamb, Kachnar, Neem, Bakain, Amaltas, planted inside. Approximately 1.30 lacs litres of recycled water running in a 200+ meter long water body and a wide open park area, lets you escape the urban world.



*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.

Unwind into the lush green luxury.



*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.



A fit & fun lifestyle

The sports facilities let you lead a happy and healthy life. Tennis, Badminton, Basket Ball, Swimming Pool, Skating- We have it all for you.

*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.



*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.

Luxury Villas-

Come, live in the lap of luxury.



*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.



Luxurious Apartments-
The apartments have been designed to fulfil your
big dreams of a big house.

*This is just the artistic impression, not the real image of the whole project. The project will be developed in phase wise manner. The promoter at its sole discretion may make additions, alterations in the future phases. To know about the phase wise development, please refer site map.



CHAMPA (2 BHK + 2 BATHROOMS)

SUPER AREA sq ft (sq m)	BUILT UP AREA sq ft (sq m)	CARPET AREA sq ft (sq m)	TOTAL BALCONY AREA sq ft (sq m)
1344 (124.9)	1075 (99.9)	841.63 (78.18)	123.46 (11.46)



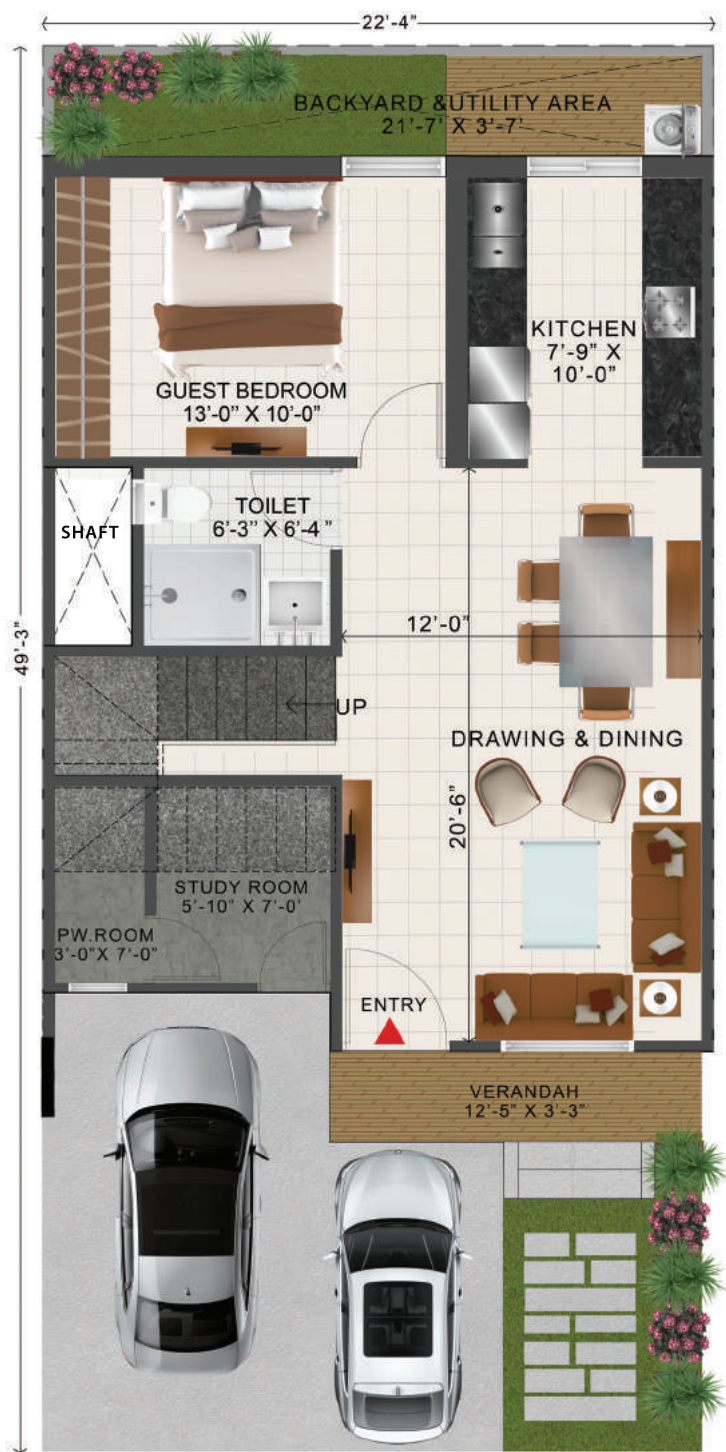


KACHNAR (3 BHK + 3 BATHROOMS)

SUPER AREA	BUILT UP AREA	CARPET AREA	TOTAL BALCONY AREA
sq ft (sq m)	sq ft (sq m)	sq ft (sq m)	sq ft (sq m)
1623 (150.78)	1298 (120.6)	1063.69 (98.82)	114.20 (10.60)



GROUND FLOOR



FIRST FLOOR



VILLA - HARSRINGAR (3 BHK + 3 BATHROOMS + STUDY)

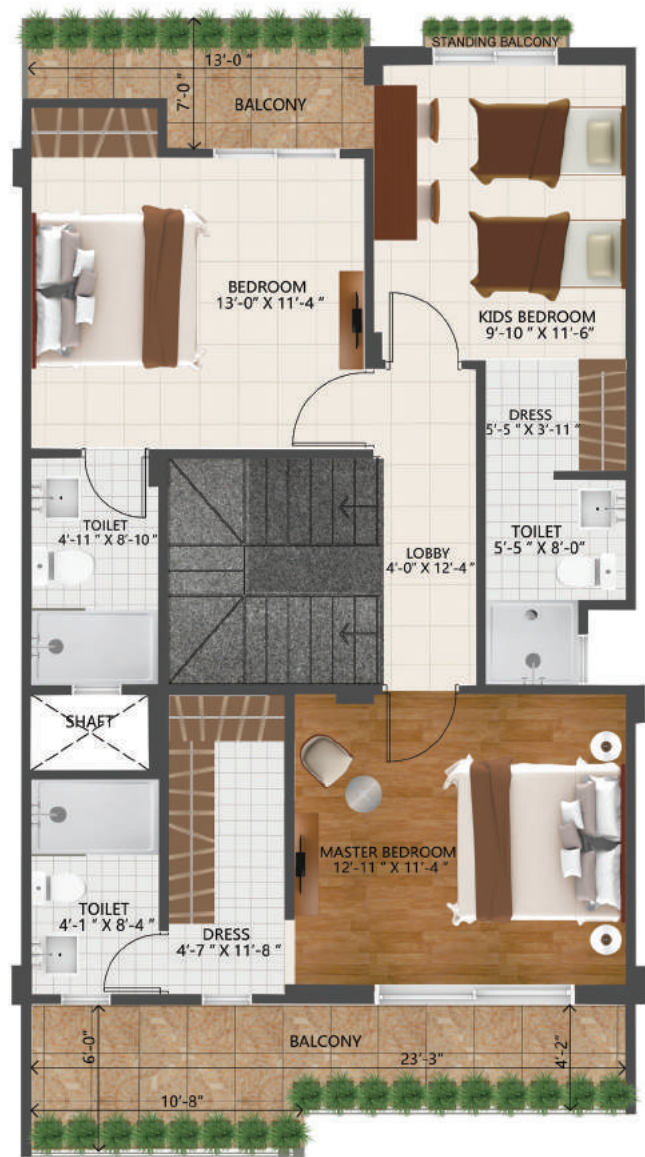
SUPER AREA sq ft (sq m)	BUILT UP AREA sq ft (sq m)	CARPET AREA sq ft (sq m)	TOTAL BALCONY AREA sq ft (sq m)
2143 (199.09)	1816 (168.77)	1241.72 (115.35)	148 (13.74)



GROUND FLOOR



FIRST FLOOR



VILLA - GULMOHAR (4 BHK + 4 BATHROOMS + STUDY)

SUPER AREA sq ft (sq m)	BUILT UP AREA sq ft (sq m)	CARPET AREA sq ft (sq m)	TOTAL BALCONY AREA sq ft (sq m)
2578 (239.50)	2185.29 (203.45)	1450.65 (134.76)	221.31 (20.56)



Highlights of the Project



75%+ Open Area



Smart Homes



200+ Meter Long Water Body



Electrical Car Charging
Points



67000 Sq. Ft. Green Area
(Approx)



Smart Electric & Water Meters



Two Swimming Pools



Laundry Service



2 Luxury Club Houses



Crèche



Grocery Store



Hair Salon



Medical Room



Maintenance by Shubhashish
Maintenance LLP



In-House Construction



Resale & Rental Services by
Shubhashish Property Care

*The project will be developed in phase wise manner. Some of these amenities will be developed in future phases. The promoter at its sole discretion may make additions, alterations in them. To know about the phase wise development, please refer site map.

Amenities / Facilities



Meeting Room



Temple



Gym



Walking Track



Yoga & Meditation Room



Skating Rink



Cards Room



Indoor Badminton Court



Futsal



Tennis Court



Cricket Net



Basketball Court



Table Tennis



Billiards



Theatre



Board Room



Multi-Purpose Hall



Party lawn



Water Bodies



STP



Security Guard



Rain Water Harvesting



Power Backup



CCTV Cameras

Kids Zone



Art Room



Music Room



Dance Room



Activity Room



Cooking Room



Children's Pool



Library

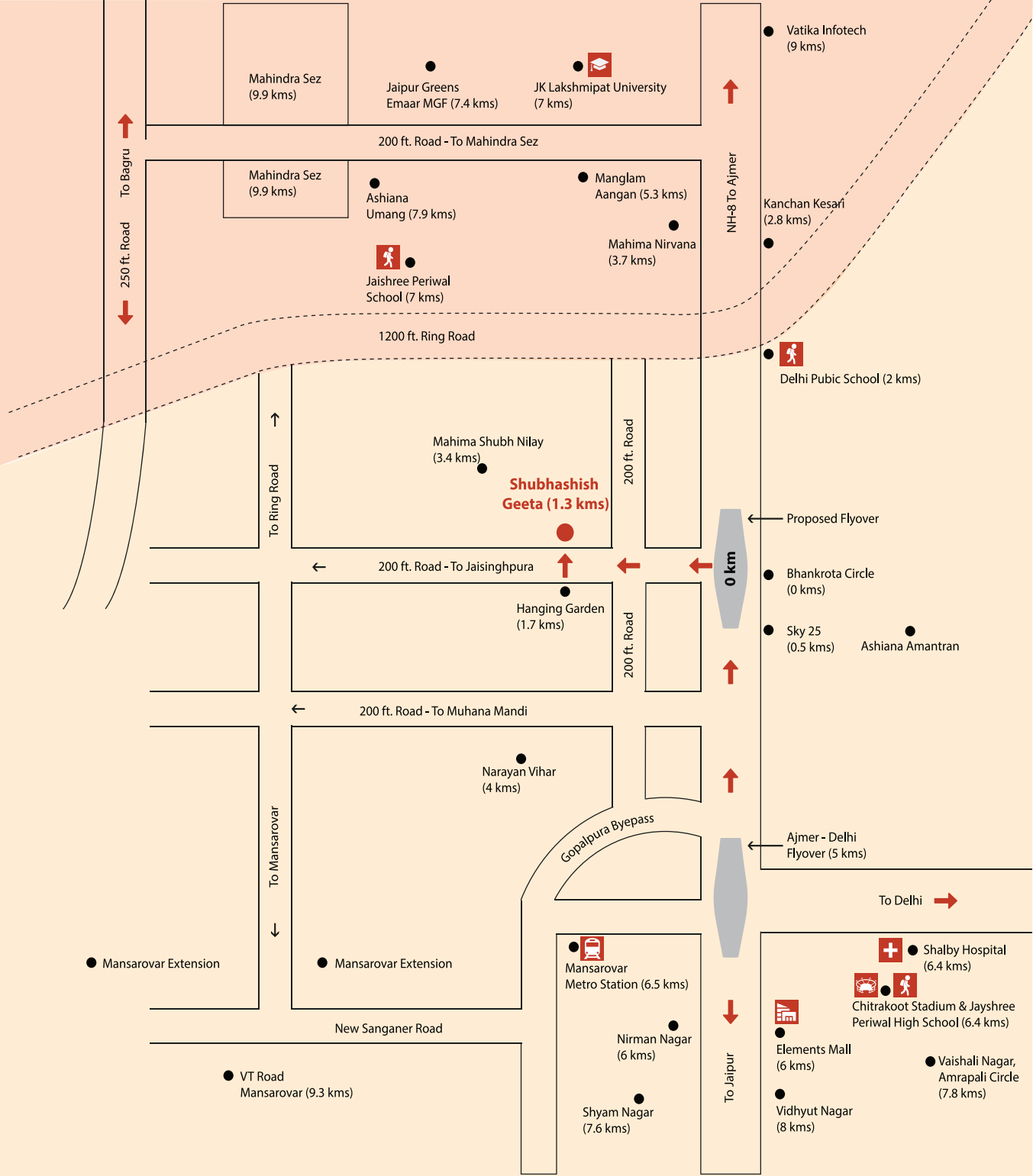
*The project will be developed in phase wise manner. Some of these amenities will be developed in future phases. The promoter at its sole discretion may make additions, alterations in them. To know about the phase wise development, please refer site map.

Unit Specifications

PLACE	ITEM	SPECIFICATION	BRAND
Bed Room	Floor	Vitrified Tiles	Johnson / Kajaria / Somani / Qutone / Orient bell / Restile / Equivalent
	Wall & Ceiling Finish	POP / Finished	
	Wall & Ceiling Paint	Plastic / OBD Paint	Berger / Asian / ICI / Equivalent
Toilet	Floor	Ceramic Tiles	Johnson / Kajaria / Somani / Orient bell / Qutone / Restile / Equivalent
	Wall & Ceiling Finish	Tiles up to Lintel Level and POP above	
	Wall & Ceiling Paint	Plastic Paint / OBD Paint	Berger / Asian / ICI / New World / Equivalent
	C.P. Fittings	Single Lever / Mixer	Jaguar / Kingston / Jal / Equivalent
	Sanitary ware	ISI Marked Sanitary	Jaguar / CERA / Hindware / Roca / Equivalent
Balcony	Floor	Ceramic Tiles	Johnson / Kajaria / Somani / Qutone / Orient bell / Restile / Equivalent
Kitchen	Floor	Ceramic Tiles	Johnson / Kajaria / Somani / Equivalent
	Wall & Ceiling Finish	POP Finished	
	Wall & Ceiling Paint	Plastic Paint / OBD	Berger / Asian / ICI / Equivalent
	Counter	Granite Counter Top	Granite of Any Colour
		Glazed Tiles up to 2’0’’ height above kitchen platform	Glazed Tile / Johnson / Somani / Kajaria / Qutone / Orient bell / Restile / Equivalent
	Sink	Stainless Steel with drain	Cera / Neelkanth / Equivalent
	CP Fittings	ISI Marked	Jaguar / Kingston / Jal / Equivalent
Electric Work	MCB Box	ISI Marked	Legrand / Havells / Schneider / Anchor(Panasonic) / Equivalent
	Wires	ISI Standard	Finolex / National / Havells / RR Cable / Poly Cab / Anchor(Panasonic) / Equivalent
	Switch	Modular Switches ISI Marked	Legrand / Havells / Schneider / Anchor / Equivalent
Doors		Internal Wooden Paneled / UPVC / Flush Doors	
		(Main door) Wooden Paneled / UPVC / Flush Doors / Equivalent	
		Good Quality Hardware Fittings / Equivalent	
Window		Anodized or Power Coated UPVC Sliding Shutters / Fixed glass / Aluminium / Woods / Equivalent	
Stairs		Marble / Granite / Udaipur Green / Ceramic Tiles / Restile / Equivalent	
		MS Railing	
Open Terrace	Floor	Kota Stone / Other Stones / Ceramic Tiles / Stone Mosaic / Equivalent	

Location Map

Distance (From Shubhashish Geeta)



U1 This area includes all the use zones such as residential commercial, industrial etc.

U2 This area does not have definite use zones but can accomodate certain urban activities as enumerated in Master Plan 2025.

Important Note - Map is not to scale. Locations & Distances shown in approximate kms are for representational puropose only.

*All distances from Bhankrota Circle.

HOSPITALS		DISTANCE (approx in km)
Rawal Hospital		2.0
Shalby Hospital		7.9
Metro Mas		9.7
CK Birla Hospital RBH		12.7
SCHOOLS / UNIVERSITIES		
Asian World School		0.7
DPS School		3.8
Jayshree Periwal High School Chitrakoot		7.8
Jayshree Periwal International School Mahapura		7.5
Ryan International School, Nirman Nagar		8.4
Saint Anslem School, Mansarovar		10.0
Saint Xaviers, Nevta		11.0
Neerja Modi		11.0
Modern School		11.1
JK LakshmiPat University		7.3
Manipal University		16.2
ENTERTAINMENT & MARKETS		
Bhankrota		1.0
D Mart		1.5
Elements Mall (Inox, McDonalds)		7.5
Queens Road		8.3
New Aatish Market (Inox)		8.7
HOTELS		
Stardom Resort		0.5
Celebration Inn		0.9
Jaipur Greens		3.0
Highway King		5.5
Sanskar Resort		9.0
MARRIAGE HALL		
Siddhi Vinayak		0.3
J Oberoi		0.5
Samurai Palace		1.7
BANKS & ATMS		
SBI		0.4
HDFC		1.6
BOI		1.8
ICICI		2.5
MISCELLANEOUS		
Post Office		1.3
Petrol Pump		1.8
Mansarovar Metro Station		7.9
Swarni Narayan Mandir, Gandhi Path		7.9
Mahindra Sez		11.8
Jaipur Railway Junction		14.3
Jaipur International Airport		16.2

* Swiggy, Zomato, Uber Eats Services Available

* Ola, Uber Cab Services Available





Maintenance Services

Highlights

- Efficient management of water and electricity supply
- Proper garbage management and every day cleaning of the premises
- Plumber and electrician available on call
- Helps build a community spirit in the society by way of organising celebrations, competition and festive events
- Reduced capital expenditure and increased life of equipments due to planned preventive maintenance of STP, DG set, water pump, etc.



Resale and Rental Services

Highlights

- Ease of smooth transactions
- Promotes fair and reasonable deals
- Leads the entire management of documentation process
- Relaxed stress-free dealings



About Shubhashish Homes

Shubhashish Homes is the real estate development wing of the esteemed Shubhashish Group. Established in 1983, the Shubhashish Group bloomed in many verticals including IT Services, Wealth Management, Logistics, Packaging & Warehousing.

Shubhashish Homes envisions to develop Jaipur in a unique way by creating living spaces offering extraordinary lifestyles.

After the success of Shubhashish Villas at Narayan Vihar, their popular project- Shubhashish Geeta was launched. It continues to develop rapidly in a phase wise manner.

We firmly believe in our core values of always spreading happiness, being positive, putting ethics first, promoting innovativeness and being nature friendly.

OUR LEADERSHIP

Mr. Jaikrishan Jajoo

Founder and Chairman - Shubhashish Group

J K Jajoo is an Indian business magnate, investor, real estate developer and philanthropist. He started his career in 1983 by founding the highly renowned and celebrated Shubhashish Group.

Later in 2001 he founded Jagriti - an NGO which battles illiteracy and aims to provide free education to all. His unmatched dedication has helped the organisation reach greater heights. His vision for Shubhashish Homes is to create living spaces with a unique lifestyle. The group continues to flourish under his valuable guidance and leadership.

He is also a part of the following prestigious organisations:-

- **ROTARY CLUB JAIPUR MIDTOWN**- Former President
- **JAIPUR CITIZENS FORUM**- Trustee & Convenor (Programmes)
- **TIE**- Charter Member
- **CII**- Executive Member



Mr. Mohit Jajoo

Executive Director and CEO - Shubhashish Group

Mohit Jajoo entered the Shubhashish Group in 2011 with the resolution to take it forward to the pinnacle. His innovativeness and determination has majorly contributed to the impressive growth of the Group. After completing his graduation in Architecture from Malviya National Institute of Technology, Jaipur, he learned the essentials of business and economics at the University of Oxford, Oxford.

He has worked in various businesses of the Shubhashish Group including Wealth Management, Airport Management (Ground Handling), Real Estate Development, Packaging and Logistics and now heads most of them. His future-proof vision and experience has added much value to all his ventures with the group.



Shubhashish Group is a proud member of CREDAI

Chairman's Corner- Mr. J K Jajoo



Felicitated for Social Services by the Chief Minister of Rajasthan on 19.10.14



Felicitated by International Vaish Foundation for outstanding contribution in transforming lives of underprivileged children on 30.5.2016



Bhamashah Award in the field of Education by the Govt. of Rajasthan on 28.6.2016 (On behalf of Jagriti)



Highest State Civilian Award for Excellence in Social Services by the Chief Minister of Rajasthan on 14.8.2016 (On behalf of Jagriti)



State Award on cleanliness under Swachh Bharat Mission by the Chief Minister of Rajasthan on 22.12.2016 (On behalf of Jagriti)



Felicitated by Maheshwari Samaj on 3.2.2017



Bhamashah Award in the field of education by the Govt. of Rajasthan on 28.6.2017 (On behalf of Jagriti)



National Youth Award in recognition of Jagriti's outstanding services to the community by Govt. of India on 12th January 2018 (On behalf of Jagriti)



Shiksha Vibhushan Award in the field of education by the Govt. of Rajasthan on 28.6.2018 (On behalf of Jagriti)



Maharaja Sawai Mansingh Museum Trust felicitated with Raja Dulhe Rai Award on 31.10.2018 (On behalf of Jagriti)



Shiksha Vibhushan Award for Financial Contribution in Social Services by Govt. of Rajasthan for FY 2018-19 (On behalf of Jagriti)

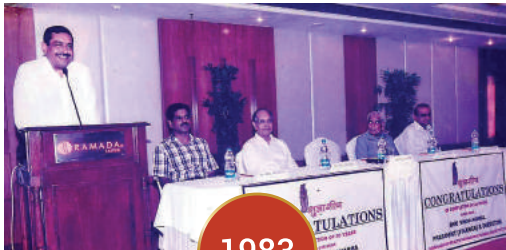


The Awesome Trio - Late Dr. BK Jajoo with JK Jajoo & Mohit Jajoo

We, through our chairman support:-



Our Journey so far...



1983

Inception of Shubhashish Group
& Wealth Management Business



2001

Inception of Jagriti



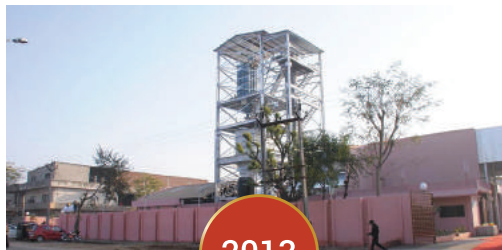
2008

Completion of Shubhashish
Corporate Tower



2010

Established Airport
Management Business



2013

Stepped in Packaging,
Warehousing & Logistics Business



2018

Completion of Shubhashish Homes
Villas at Narayan Vihar, Mansarovar



2020

Launched Shubhashish
Geeta Phase-I



2021

Launched Shubhashish
Geeta Phase-II

Important to know

Club Layout

The plans are for representational purposes only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. Tiles/Granite can have different colors and minor variations or may also differ due to the non-availability of material. The marginal difference may also occur during the construction process.

Flat / Villa Layout

The plans are for representational purposes only and do not constitute a promise by the company nor does it create any contractual obligation on part of the company. Internal dimensions mentioned should be seen from brick to brick and balcony dimensions are up to the other edge of the balcony slab. Tiles/Granite can have different colors and minor variations or may also differ due to the non-availability of material. The marginal difference may also occur during the construction process. Furnishing/furniture, gadgets, some products, and the appliances displayed are also for representation purposes only are not part of the sales offering. The Super Area mentioned is only for the purpose of comparison with similar products in the industry and charging maintenance charges in the future. Please refer to the template of Flat Buyer's Agreement (Available on ShubhashishHomes.com) to know about the company's legal offering and its contractual obligations in respect of the purchase of flats/units in the project, including the flat layout.

Specifications

Specifications are indicative in nature and are subject to variations within a similar category and range of products. Applicant or any person shall not have any right to raise objection in this regard. Tiles/Granite can have inherent color and grain variations or may also differ due to the non-availability of material. The marginal difference may also occur during construction. Please refer to the template of Flat Buyer's Agreement (Available on ShubhashishHomes.com) to know about the company's legal offering and its contractual obligations in respect of purchase of flats/units in the project, including the specifications.

Brochure

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the project. Please refer to the template of Flat Buyer's Agreement (Available on ShubhashishHomes.com) to know about the company's legal offering and its contractual obligations in respect of the purchase of flats/units in the project, and for more details pertaining to the project please refer www.rera.rajasthan.gov.in (the web address of authority wherein all details of the registered project have been entered). If you are unable to locate it, email us at care@shubhashishhomes.com.

Project

The promoter represents that it proposes to develop a group housing project comprising of Development in a phasing manner.

Shubhashish Geeta Phase-I is already registered in RERA having Rera ID : **Geeta (Phase-I) RERA Reg. No. RAJ/P/2019/1061**

Phase-II, having RERA ID : **Geeta (Phase-II) RERA Reg. No. RAJ/P/2021/1433**

All the future phases will be approved in the due course at the discretion of Shubhashish Builders & Developers.

Allottees are notified that Shubhashish Builders & Developers at its sole discretion may make additions, alterations in the future phases as per market conditions & allottees of Phase-I & Phase-II have no right whatsoever to have any say on that.

Further, the allottee shall understand and acknowledge the above facts and shall book a unit in the project with the aforesaid knowledge.

Common facilities for the whole project

Developed with Phase -1

- | | | |
|----------------------------|------------------------|-----------------------------|
| 1. Club House (Geeta Club) | 2. Temple | 3. Bridge & Water Body |
| 4. Entrance Gate | 5. Swimming Pool | 6. Outer 18 Mtr. Road |
| 7. STP | 8. Leisure Park (UGWT) | 9. Ram Awas (EWS LIG Units) |

To be Developed with Phase-2

- | | | |
|-------------------------|----------------------|--------------------------------|
| 10. Tennis Court | 11. Basketball Court | 12. Skating Rink |
| 13. Cricket Net | 14. Waterfall | 15. Interactive Fountain Plaza |
| 16. Central Park (Half) | 17. Woodland | |

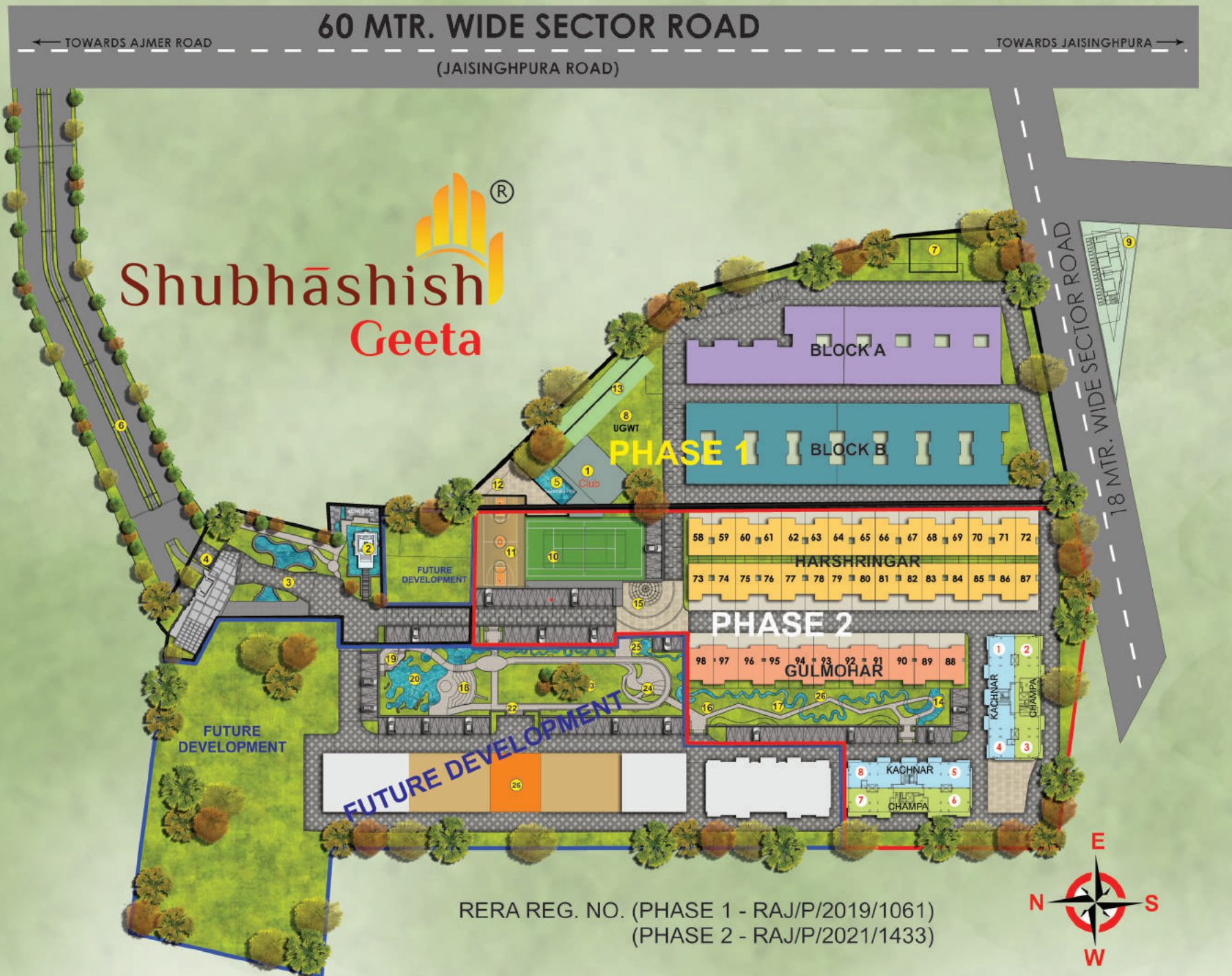
To be Developed with Future Phase

- | | | |
|--------------------|-------------------|-----------------------|
| 18. Amphitheatre | 19. Viewing Deck | 20. Wetland |
| 21. Banquet Lawn | 22. Jogging Track | 23. Multipurpose lawn |
| 24. Kids Play Area | 25. Nodal Pond | |

To be Developed with Future Phase

- | |
|----------------------------|
| 26. (A) Multi Purpose Hall |
| (B) Indoor Badminton Court |
| (C) Clinic/ Medical Room |
| (D) Kid's Center |
| (E) Swimming Pool |
| (F) Mini Theatre |
| (G) Billiards Lounge |
| (H) Yoga/ Meditation Room |

- BLOCK A VILLAS
- BLOCK B VILLAS
- HARSRINGAR 3 BHK VILLAS
- GULMOHAR 4 BHK VILLAS
- KACHNAR 3 BHK APARTMENT
- CHAMPA 2 BHK APARTMENT
- PHASE 1 - UNDER CONSTRUCTION
- PHASE 2 - UNDER CONSTRUCTION
- FUTURE DEVELOPMENT



Disclaimer: The 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 not 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 template of Buyer's Agreement to know about company's legal offering and its contractual obligations in respect of purchase of units/flats in the Project.



Live the
resort lifestyle...

Our Success Partners:-



STRATEGIC CONSULTANT - UrbanGaon Properties Pvt. Ltd.

UrbanGaon brings more than a decade of experience with it in the field of Real-estate Research, Product Planning, Innovative Sales & Marketing Strategies, Real Estate Business Re-engineering, Customer Delight Practices and Managing Large-scale land transactions. (urbangaon.com)



ARCHITECT - M A Architects

A multidisciplinary architectural design practice founded in 1993. Over 26 years they have been proven reliable, resourceful, judiciously completed over 150 projects. Quality spatial design has helped their organization build a strong clientele and teams of leading associates in all allied fields of design and engineering. Their clientele has ranged from individual homeowners to corporate developers, government institutions, and industrialists, each with their distinct briefs, budgets, constraints, and expectations. (maarchitects.in)



LANDSCAPE ARCHITECT - Studio HA

Studio HA is a multi disciplinary firm which offers services for all scales of Landscape Architectural projects ranging from Landscape conservation to Urban level to Private residences with sensitivity towards Ecology and Environment. Botanical Garden, Jaipur and Subhash Udyan, Ajmer are few acclaimed projects in public realm designed by Studio HA. (studioha.in)



M.E.P CONSULTANT - Design2occupancy Services LLP

Design2Occupancy Services LLP (D2O) is an award winning sustainability consulting organisation of international repute. They have consulted for over 100 Green Building projects across the country, and over a 10 million square feet of sustainable habitats. The company has over 50 certified professionals and are consulting globally for sustainability related services. (design2occupancy.com)



STRUCTURAL CONSULTANT - Horizon Infra Designs Pvt. Ltd.

A leading company in the field of structural design since 23 years has got par excellence design of RCC structures, multi storied, large span structures and telecom towers. (hidpl.co.in)

Site Address-

"Shubhashish Geeta"

Jaisinghpura Road, Mansarovar Ext., Jaipur- 302026

Corporate Office-

Shubhashish Builders & Developers

3rd Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar,
Queens Road, Vaishali Nagar, Jaipur- 302021



www.shubhashishhomes.com | care@shubhashish.org | +91 7413 99 33 99

Geeta (Phase-I) RERA Reg. No. RAJ/P/2019/1061 | **Geeta (Phase-II)** RERA Reg. No. RAJ/P/2021/1433 | www.rera.rajasthan.gov.in