

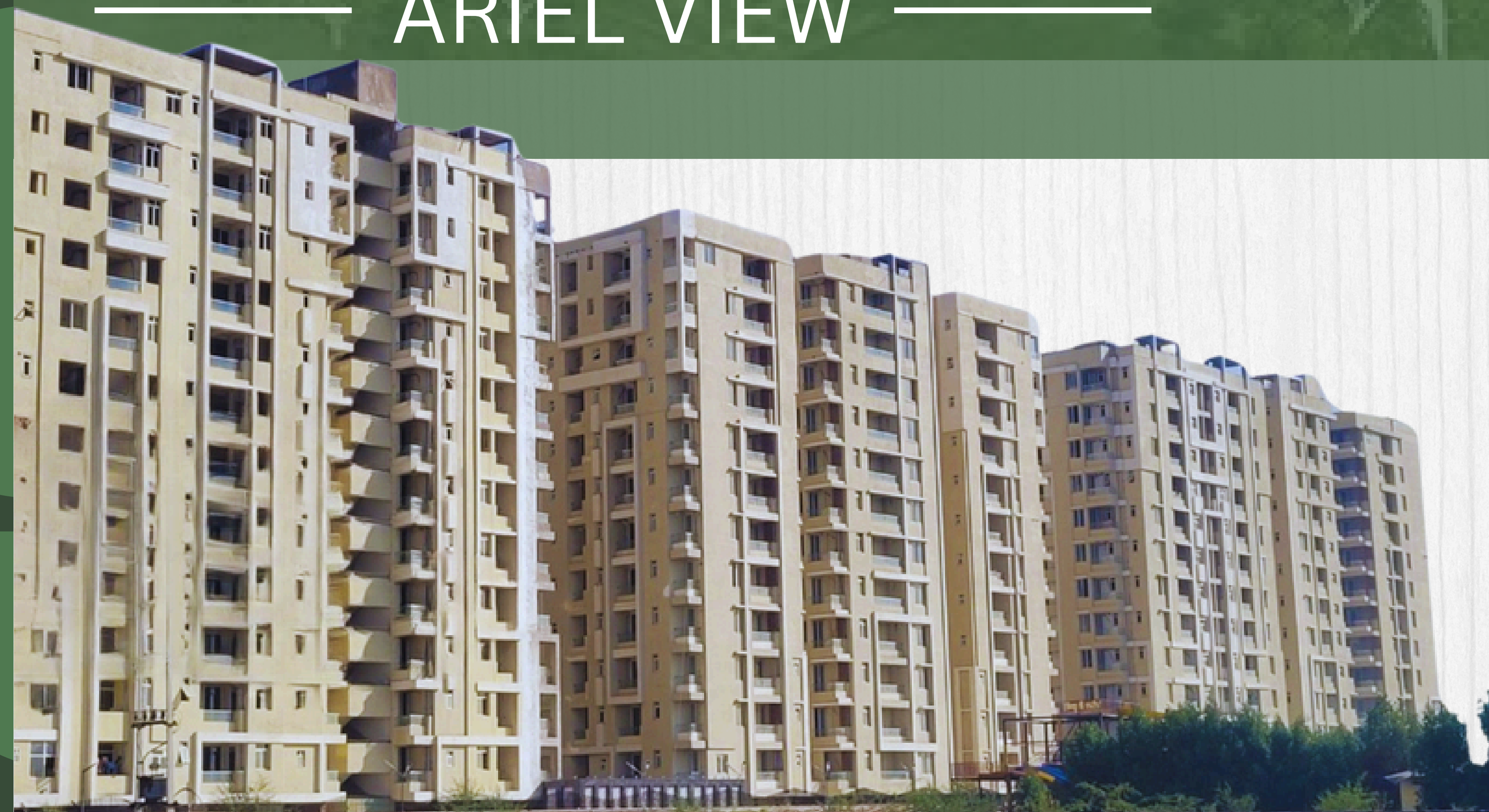


EXCLUSIVE 444

1/2/3/4 BHK LUXURY APARTMENTS

(PROJECT FUNDED BY SWAMIH INVESTMENT FUND
1 (MANAGED BY SBICAP VENTURES LTD)

www.vnbuildtech.com



In the picturesque location of the jaipur rests Exclusive 444 which has been conceptualized to offer our esteemed clients the charm of living with international standards. The living environment here, will enhance the quality of life of each of its residents, each day.

These magnificent exclusive apartments will be adorn with the world class privileges and amenities and offer its residents the convenience of living in a self contained apartment with all the facilities of best academic, helathcare institutions, shopping, leisure and entertainment in its close vicinity.



Exclusive lounge at the ground floor of Exclusive 444 awaits your presence. The place boasts of sublime decor and efficacious lighting which makes it just the right place for various occasions. You can relax and have a chat, fix meetings or discuss business. your guest will have a stress free waiting area. The place is just right for all that and more.

EXCLUSIVE

RECEPTION AREA





Living at Exclusive 444 is a superior experience. All elements, from view to layout, styling to finish, come together splendidly, in homes of rare distinction and class.

Expansive windows flood the apartment with natural daylight while providing scenic views and a breath of fresh air. The interiors are such that they maximize functionality and thereby optimize the per square foot usage.

and with everything, we've gone just a little bit further by making sure that whether you're in the ground floor or the top floor there's a visual treat of the greenery that surrounds you, as far as the eye can see.

EXCLUSIVE

LIVING ROOM





Luxury is something you always desired. It's something that gives you a style. Luxury is something that yourediscover it at Exclusive 444.

Home where you wake up every morning and find yourself in a lavish bedroom with classy interiors and a plush bathroom.....where sunlight peeps in from every side And where the balconies give you a beautiful view of the open sky and the flower bedded garden As you walk towards your drawing room it fascinates you wish its decor and impeccable design. Let your guests too feel, the warmth of your exclusivity....!

EXCLUSIVE

MASTER BED ROOM





No matter how comfortable you make the rest of the house, guests and family head for the bright light and aromas of the hardest working spot in your home. It's truth of family life that seems to transcend cultural boundaries. The kitchen is the best part of a home, and preserving its warmth while updating its look, feel and function is one of the challenges of kitchen design.

EXCLUSIVE

KITCHEN





In a world where working hours are slowly conquering your health. We're fighting back by giving you as much health as we possibly can. Not only have we designed the landscaping to sooth your eyes and inhale fresh air but also your kids can now enjoy playing their favorite sports in exclusive kids play area.

EXCLUSIVE

**NATURE &
GREENS**





The outdoor swimming pool is located in the heart of the community. Sheltered away from the public view. The swimming pool is conveniently divided two parts with a dedicated area for kids. The magnificent amphitheatre is located right behind the pool for your evening and weekend entertainment. The swimming pool at exclusive 444 will make your transform your swimming experience all together

EXCLUSIVE

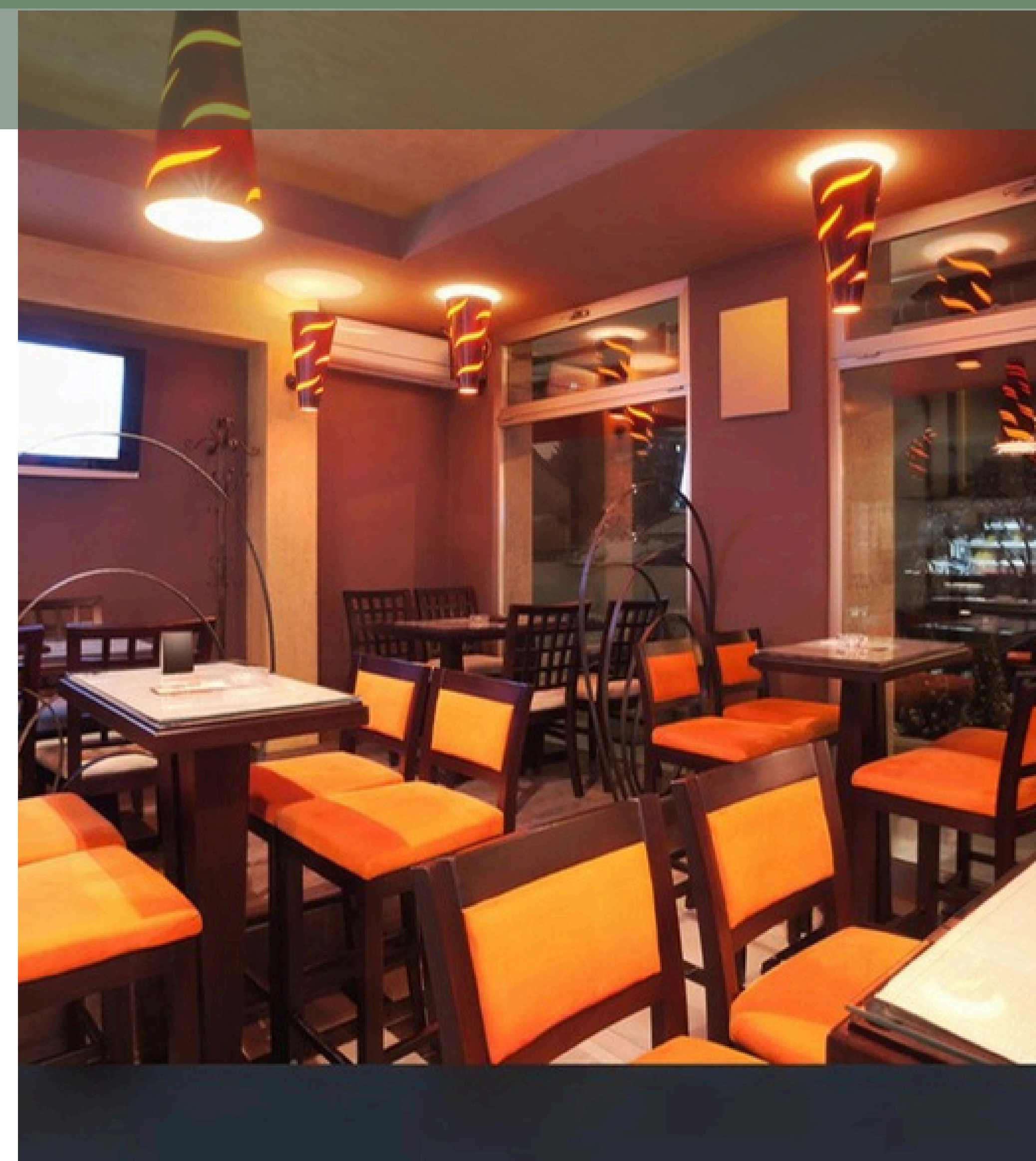
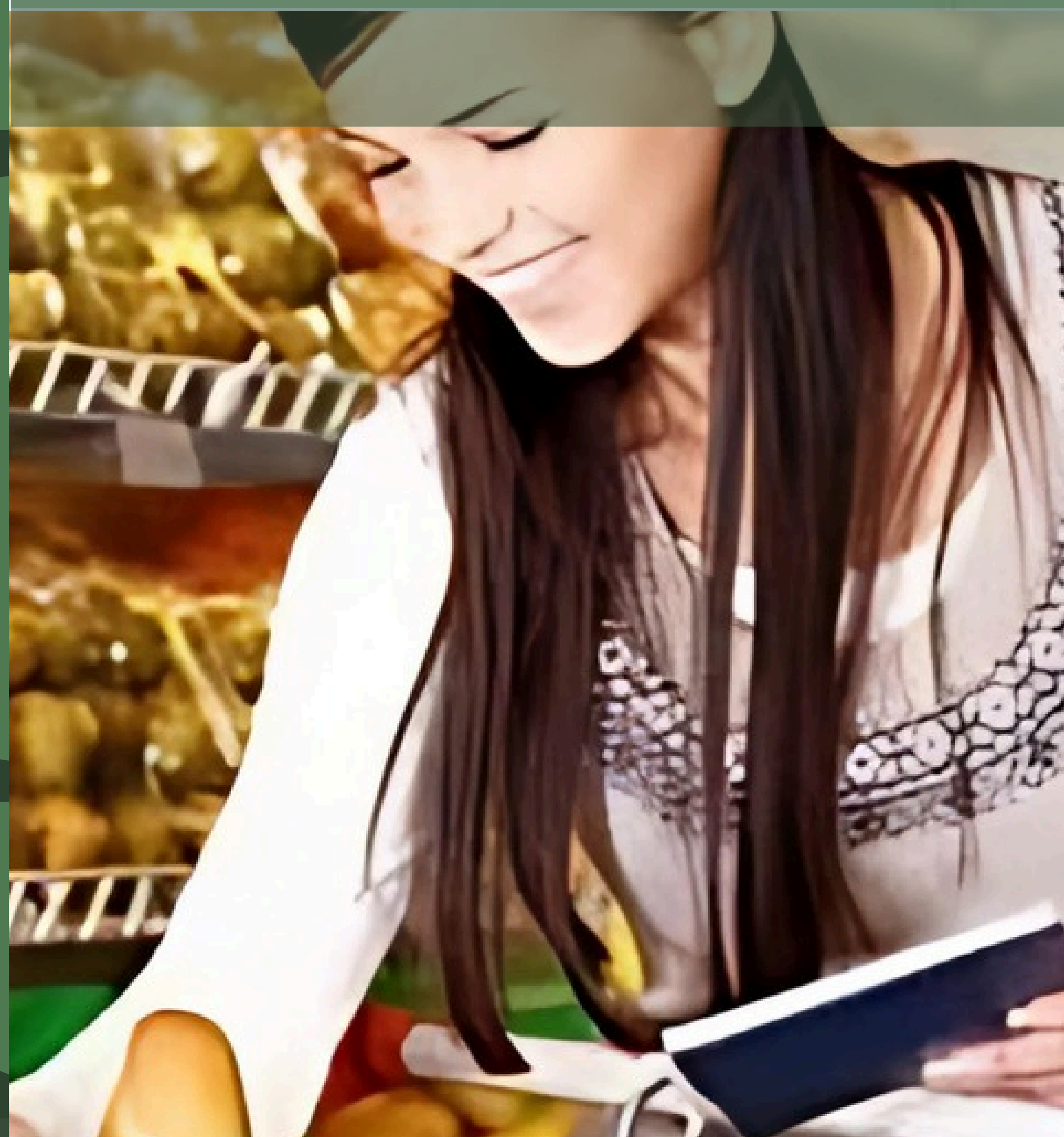
POOL & AMPHITHEATRE



BUSINESS CENTER & MINI SHOPPING AREA FOR YOUR DAILY NEEDS

Imagine, got an urgent meeting on a hoilday or any other day with office people and you have nowhere to go. at exclusive 444 business center, we have dedicated conference room equipped with computers, wi-fi enabled atmosphere and other office essentials readily available for you to use. Smart options for smart people. Residents can enjoys shopping just at ground floor shopping center witha cafeteria.

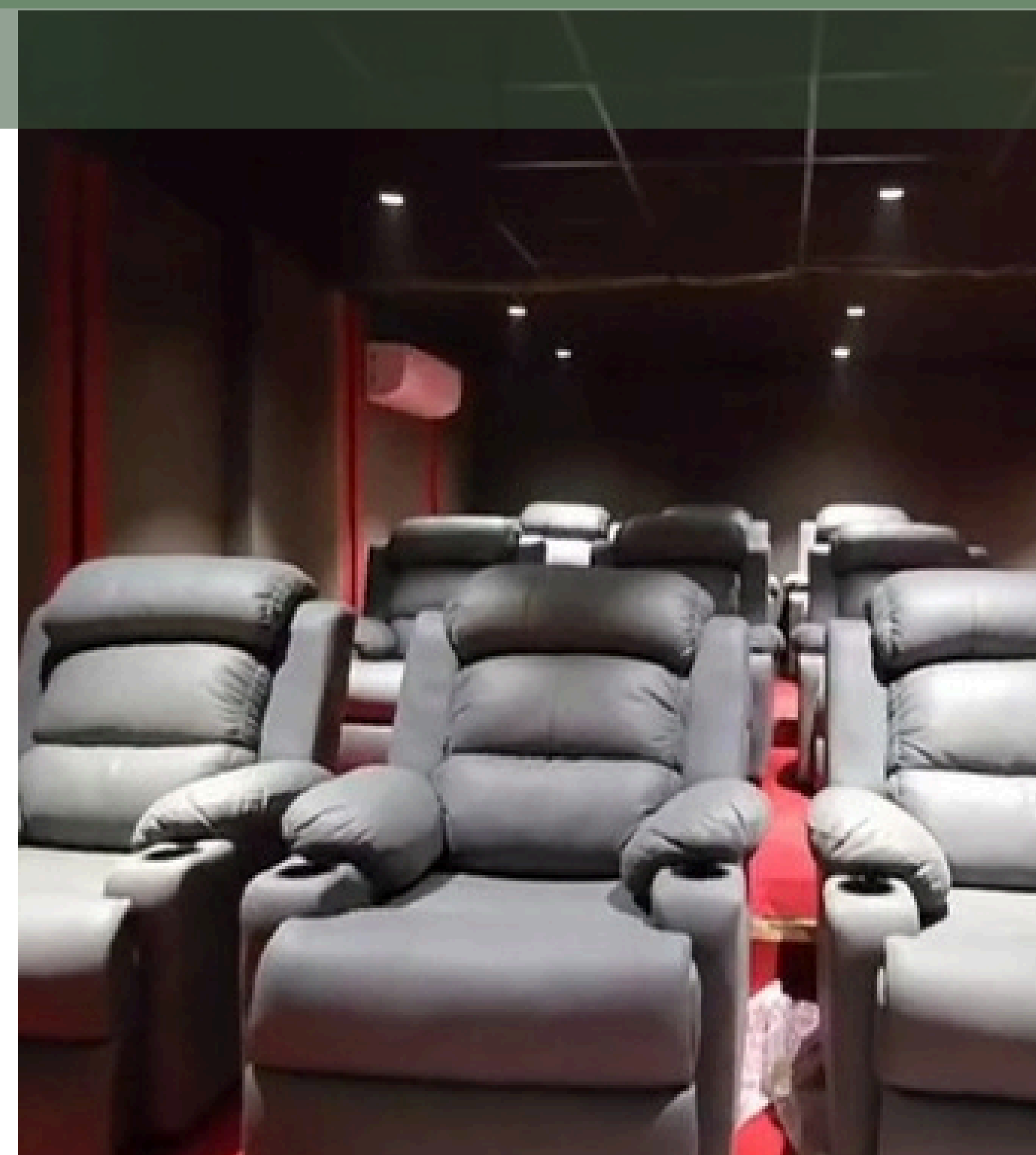
EXCLUSIVE



KIDS PLAY AREA

When your child's favorite hide out will be his home. Exclusive 444, will offer a vast outdoor play area surrounded by greenery around. Not only this, your child will have an easy access to available indoor games center & a library. To facilitate working parents can peacefully spend time working.

EXCLUSIVE




WELLNESS ZONE

Just close your eyes, hold your breath for a moment, Now Exhale as slowly as possible. At Exclusive 444, you will keep your mind and body fir as never before. It offers a fully equipped gymnasium, facilities of spa, sunaand massage, witha medical outlet and yoga & meditation Zone.



EXCLUSIVE





Our multipurpose banquet hall offers a perfect blend of elegance and versatility, ideal for birthdays, and cultural gatherings. With spacious interiors, modern amenities, customizable décor, and seamless event coordination, we turn every occasion into a memorable celebration

EXCLUSIVE

MULTI PURPOSE BANQUET HALL





Experience Comfort, Care, and Community at Its Best
Welcome to a thoughtfully designed Senior Living Community where every moment is filled with warmth, dignity, and joy. Our community offers a safe, serene, and vibrant environment tailored to the unique needs of senior citizens. From spacious residences to wellness programs and engaging social activities — everything is crafted to support independent yet connected living. With 24/7 care, compassionate staff, and a strong sense of community, this is more than just a place to live — it's a place to truly belong, thrive, and enjoy life to the fullest.

EXCLUSIVE

SENIOR
LIVING



EXCLUSIVE

BIRD VIEW



FLAT VARIANTS (S.B.U.A.)

1 BHK FLAT

- 650SQ.FT.
- 735 SQ.FT.
- 745 SQ.FT

3 BHK FLAT

- 1490 SQ.FT.
- 1500 SQ.FT
- 1505 SQ.FT.
- 1540 SQ.FT
- 1465 SQ.FT.
- 1480 SQ.FT.
- 1485 SQ.FT.

2 BHK FLAT

- 1010 SQ.FT.
- 1070 SQ.FT.
- 1120 SQ.F.T
- 1140 SQ.F.T

4 BHK FLAT

- 2070 SQ.FT.
- 2540 SQ.FT.



1st to 11th Floor Plan
BLOCK - C C103 650.0 sqft 1 BHK



1st to 11th Floor Plan
BLOCK - B B106 1010.0 sqft 2 BHK



1st to 11th Floor Plan
BLOCK - A A110 1480.0 sqft 3 BHK



1st to 11th Floor Plan
BLOCK - A A113 2540.0 sqft 4 BHK

1 BHK FLAT LAYOUT



2 BHK FLAT LAYOUT



3 BHK FLAT LAYOUT



4 BHK FLAT LAYOUT



1st to 11th Floor Plan

BLOCK - A A113 2540.0 sqft 4 BHK



1st to 11th Floor Plan

BLOCK - A A112 2070.0 sqft 4 BHK

SPECIFICATIONS



STRUCTURE

- Earthquake Resistant Structure
- R.C.C Frame Structure As Per Design Of Structure Consultant



FLOORING

- PGVT tiles/Wooden Flooring In master bedroom
- Granite/Tile/marble On lift And lobby



WALL FINISH

- Plastic paint/textured paint on external walls (Berger Paints India)
- POP finished Walls & Plastic paints on internal walls (Berger Paints India)



ELECTRICAL

- Modern electric system With Concealed copper Wiring Concealed wiring(Havells/ Poly cab)
- Premium Quality Modular switch & Accessories (Anchor Panasonic)
- Fans/tube lights (Branded)
- Telephone/AC point all rooms



TOILET FITTING

- Ceramic tiles • Anti Skid Tiles On floor
- Premium Grade C.P Fitting And sanitary ware (Jaguar)
- CPVC/UPVC/PPR Piping For Hot And Cold Water Supply Of Premium Brand



MODULAR KITCHEN

- Vitrified tile/Marble Flooring • Dado Up To 2ft Above Counter • Granite Counter Top With SSS ink • Provision for Chimney, geyser and Points for

OTHER GADGETS

- Exhaust fan Ventilation
- HDHMR Acrylic Shutters with Intech Fittings

DOORS & WINDOW

- Flush Door with Veneer/Laminate on both sides
- UPVC Door Window Frames (Prominance) with branded fittings
- Good Quality hardware fittings

BALCONY

- SS-304Grade Railing with Tough end glasses
- Anti Skid ceramic tiles

STAIR CASES

- Granite Stone • MS railing

LOBBY AND CORRIDOR

- Tiles \ Natural Stones

OTHERS

- D2H connection* • Broadband Connectivity*
- Fire fighting systems • Power backup for lift & common areas



MAINTENANCE

- Single window maintenance (Plumber/ Electrician/ Carpenter)* agency



SECURITY

- Round the clock security arrangement with CCTV surveillance

SALIENT FEATURES

- In house commercial shops for daily needs
- Business centre with reception lounge for residents *
- Vast landscape garden with water bodies
- Decorative reception lobby with visitors lounge
- Community banquet hall for big parties, puja
- Guest rooms for resident's visitors*
- Servant/drivers toilet and shower room*
- Covered and open car parking for each flat*
- Video enabled intercom from main gate to every flat *
- Rain water harvesting system
- Automated Boom barriers at entry and exit gates *
- Servant Quarters With Common Bathroom (optional) *
- 24 hrs Water supply Through Underground and overhead tanks
- Solar panel for common area electricity
- Wide Lobbies in Every Floor with Sitting Areas
- Mini Home Theatre • 20,000 Sq. Ft. Exclusive Club House Area with World Class Amenities.

EXPERIENCE THE FOUNTAIN OF FACILITIES

LOCATION MAP





ICONIC LANDMARK



For Enquiry : 7877711222



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Disclaimer: This brochure is not a legal document. The content herein describes the conceptual plan to convey the intent & purpose of the project. All dimensions are approximate and are subject to construction variances. The pictorial representations including that of buildings, towers, facilities and amenities are artistic impression and are only indicative of the envisaged developments and actual product may from what is indicated herein. The relationship between the Promoter/Developer and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement and or any other promotional document. Please refer to the template of Agreement for Sale (available on www.rera-rajasthan.in) or approach our sales representative available at VN, Buildtech Pvt. Ltd. Exclusive 44 4, Khasra No. 705/1, 705/2, 703, 706, Village Shrikishanpura, Jagatpura, Jaipur- 303905, Rajasthan, India to know about Promoter's/Developer's legal offering and its contractual obligation in respect of purchase of flats/units in the Project.