



About Us

Shaan Realtech Pvt Ltd is a flagship company of Shaan Group of companies with business interests in a range of Real Estate sectors. Shaan Realtech Pvt Ltd is a young, dynamic, and vibrant real estate company with footprints firmly established in Jaipur and expanding interests in retail, commercial and residential sectors. The company envisages to be among the leading real estate companies in India and is committed towards innovation in technology, environmental sustainability and overall customer satisfaction at the choicest locations in Jaipur and other prominent cities in the country.

Established in the year, 2006, Shaan Realtech is one of the fastest growing professional companies in the Indian real estate industry. Our business model entails undertaking of projects through land acquisition, joint ventures as well as development and real estate management.

Shaan Group is currently developing a wide range of Group Housing sectors including integrated residential townships on bighas, and plots, located on Jaipur-Ajmer Expressway, adjoining DMIC and DFCC Projects at Phulera Junction, Jaipur (Rajasthan).



Why Invest In Jaipur

Jaipur is today viewed as an alternative to Gurgaon and is anticipated to be one of the ten mega cities of India in the near future. According to recent reports, Jaipur is among fastest growing Tier II cities in the country. Jaipur Development Authority (JDA) has collected revenue of more than Rs 1,000 crores during 2008-09.

With several big IT projects and international MNCs setting base here, Jaipur is now emerging as the destination of choice for the ever growing urban middle class. Several prestigious projects including Mahindra's 3,000 Acre SEZ, Reliance's Mega City Development Plans and Hero Honda's Rs 700 crore plant will soon be launched in Jaipur. Besides, Infosys, Cisco, Wipro, HCL, IBM, Daksh, Hinduja TMT etc are also exploring business opportunities in Jaipur.



A Family Paradise



CONNECTIVITY



10-Minutes Drive from Phulera Railway Junction



5-Minutes Drive from Tourist Hot Spot Sambhar Lake



20- Minutes Drive from Mahindra SEZ World City Ajmer Road, Jaipur



2-Minutes Drive from Tourist Hot Spot Place Naliasar Lake



35- Minutes Drive from Pink City, Jaipur



5-Minutes Drive from Phulera City & Kendriya Vidhyalay



30- Minutes Drive Proposed Kishangarh Airport



Nearby upcoming Western Dedicated Freight Corridor Project Office, Phulera

Highlights & features

- **Gated Project**
- **Public Park**
- **24x7 Security**
- **Proposed School**
- **Group Housing**
- **Villas**
- **Commercial Complex**
- **Green Belt**
- **Electricity and Water Facilities**
- **Club House**



Smart City Smart Investment in the lap of Jewel in the Crown Project of India

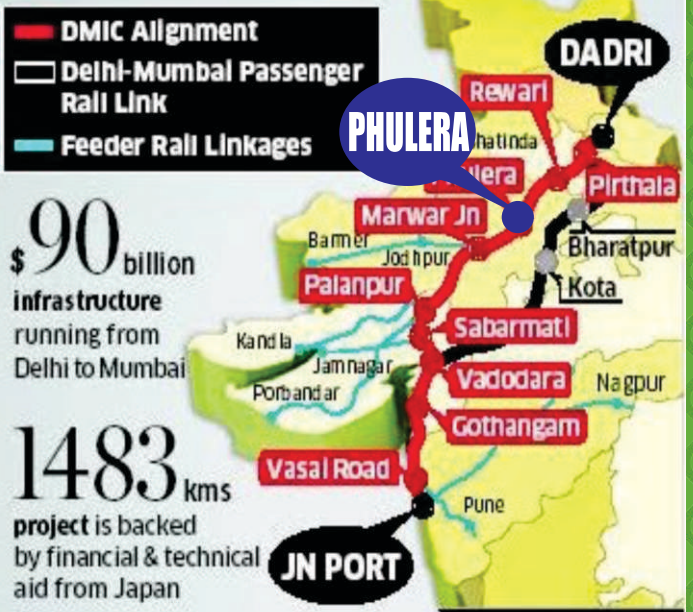
DELHI-MUMBAI INDUSTRIAL CORRIDOR

Delhi-Mumbai Industrial Corridor is a mega infra-structure project of USD 90 billion with the financial & technical aids from Japan, covering an overall length of 1483 Kms between the political capital and the business capital of India, i.e. Delhi and Mumbai.

This high-speed connectivity between Delhi and Mumbai offers immense opportunities for development of an Industrial corridor along the alignment of the connecting infrastructure. A band of 150 km (Influence region) has been chosen on both sides of the Freight corridor to be developed as the Delhi-Mumbai Industrial Corridor. The vision for DMIC is to create strong economic base in this band with globally competitive environment and activate local commerce, enhance foreign investments. In addition to the influence region, DMIC would also include development of requisite feeder rail/road connectivity to hinterland/ markets and select ports along the western coast.

Taking the Road to Growth

A mix of road, rail, port and airport, the Delhi-Mumbai Industrial Corridor is set to change the business landscape



₹18,500 cr revolving fund will help in planning projects along the corridor

7 new mega cities to be created along the freight corridor
It includes 9 mega Industrial zones, high speed freight line, three ports, and six airports

सबसे बड़ी बुनियादी ढांचा योजना

दिल्ली-मुंबई कॉरिडोर से 25 फीसदी जीडीपी बढ़ेगी

दो ऊर्जा संकेंद्र, 24 स्मार्ट सिटी, 23 औद्योगिक हब, छह हवाई अड्डे, दो

2.5 करोड़ लोगों को मिलेगा रोजगार अगले सात साल में

13-14 दिन लगते हैं दिल्ली से मुंबई बंदरगाह तक सामान पहुंचाने में

16 घंटे की इसमें कमी आएगी गलियारे के निर्माण के बाद

जापान-भारत की योजना

डीएमआईसी में भारत सरकार का हिस्सा 49, जापान बैंक फॉर इंटरनेशनल कॉर्पोरेशन का 26 प अन्य संस्थानों का 25 फीसदी है। 100 अरब डॉलर की इस योजना के लिए जापान बेहद कम ब्याज दर 0.1 फीसदी पर कर्ज दे रहा है। पर इसमें 90 फीसदी निवेश निजी कंपनियों ही करेगी।

कब-क्या हुआ

2007 में योजना की परिष्करण हुई
2011 में कैबिनेट ने दो मंजूरी, 2017 तक निर्माण होने की डेडलाइन
2019 तक बन जाएगी सात स्मार्ट सिटी भी

टेंडर पास और काम शुरू

गलियारा बना रही डीएमआईसी डेवलपमेंट कॉर्पोरेशन ने निर्माण की विस्तृत योजना का खुलासा किया है। सीईओ तलेन कुमार के मुताबिक वरुंड टेंडर मंजूर हो चुके हैं। सोबरजेन, वानी और सड़क का काम शुरू हो चुका है।



घरेलू बाजार से होगा विकास

गलियारे से सामान तेजी से बंदरगाहों तक पहुंचेगा। अस्पष्ट बसें स्मार्ट शहरों में घरेलू बाजार भी मिलेगा। करोड़ों लोग यहां बसेंगे। वानी यहां कपनिया भी होंगी और बाजार भी।



SHAAN GROUP

...Vision for tomorrow

APPLICATION FORM

Form No.....

Date.....

Shaan Realtech Pvt. Ltd.

Office : 415, 4th Floor, DDA-1 Building, Janakpuri,
District Centre, New Delhi-110058

Photo
First Applicant

Photo
Second Applicant

Dear Sir,

I /We wish to register a Plots/Villas in your current project "**Global Residency Homes**" having tentative size of Sq. Yds. @ Rs. Per Sq. Yd. on the following Terms & Conditions and depositing a booking amount of Rs..... (Mode of payment is given at page 2) If preference required, please tick PLC. (Preferential Location Charges)

Corner Park Facing Wide Road Payment Plan : A B C

FIRST APPLICANT

Mr./Mrs./Ms.....

Date of Birth..... Age..... Sex..... Nationality.....

Mailing Address.....

Tel. No..... Mobile No..... Fax No.....

PAN No..... Email.....

Office Name & Address.....

Residential Status : Resident National of Indian Origin

Nominee Name.....

Relationship.....

Signature of First Applicant

SECOND APPLICANT

Mr./Mrs./Ms.....

Date of Birth..... Age..... Sex..... Nationality.....

Mailing Address.....

Tel. No..... Mobile No..... Fax No.....

PAN No..... Email.....

Office Name & Address.....

Residential Status : Resident NRI

Nominee Name.....

Relationship.....

Signature of Second Applicant

I/We am/are enclosing herewith the Cash/Cheque/Draft/Pay Order/No.....
Date..... for Rs..... (Rupees.....
..... only drawn on (Bank & Branch.....)
in favour of "**Shaan Realtech pvt ltd** " which may please be treated for Provisional Registration.

Thanking you
Yours faithfully

Should be signed by all joint applicant

TERMS AND CONDITIONS

1. The applicant has applied for the registration of plot with full knowledge and subject to all laws, notifications and rules applicable to this area, which have been explained by company and the same has been understood by the applicant.
2. The applicant has fully satisfied himself about the interest and title of the company in the land, understands all limitations and obligations in respect of it and there will be no objection by the applicant/buyer in this regard.
3. It is agreed that the Company may change the map and number of the plot allotted to the buyer/applicant and in this regard the company shall inform the buyer/applicant through letter/E-mail or in any other manner.
4. It is agreed that in the event of any delay or default by the applicant in making the payment of the balance amount/consideration as per the payment plan of the company, then the company shall be entitled to send 7 days notice in writing to the buyer, instructing either to make the payment within 10 days or thereafter the Agreement shall be terminated and the company be entitled to claim the money/booking amount already paid by the applicant at the time of the booking of the plot vis-à-vis the buyer shall forfeit this amount.
5. It is agreed that the applicant/buyer shall be responsible for all costs with respect to any loan obtained by him/her, title search, title insurance, recording the deed and for the preparation and recording of all instrument required to secure the balance of the purchase price.
6. This contract/Agreement shall be binding upon the parties, including their heirs, successors and assigns.
7. It is agreed that all the taxes whether levied or livable in the future on the plot shall hence forth be borne by the buyer/applicant.
8. It is further agreed that the applicant/buyer shall pay extra charges for preferentially situated plots (corner, park facing, opposite wide Road)
9. It is agreed that the Sale Deed shall be executed and get registered in favour of the buyer/applicant within a reasonable period of time after basic amenities have been provided for after receipt from him/her of full sale and connected charges. Cost of stamp duty and registration charges etc. as applicable shall be borne by the applicant/buyer.
10. It is further agreed that in case of any monetary issue before payment can cause the termination of this Agreement.
11. It is agreed that timely payment of the instruments shall be the essence of this Agreement. In case the installment is delayed the applicant/buyer shall pay interest calculated @21% P.A. from the due date of the outstanding amount. If the applicant/buyer fails to pay the instrument within 10 days/month from the due date of the said installment, then this Agreement shall become void and the seller company is entitled to forfeit amount already deposited in respect of the intending plot and in future the buyer shall never claim for the forfeiture amount in any manner.
12. It is further agreed that if the applicant/buyer, after the filing of the present application form for the booking of the plot, intends not to purchase the said plot then in that case applicant/buyer shall gave his/her request for the cancellation of the booking of the plot. In this respect half of the amount that has been already deposited shall be refunded without any interest by the seller company after adjustment of interest on delayed payments, deduction of administrative expenses and brokerage of the total cost paid by the applicant/buyer.
13. All layout plans will be as per rules and regulations of the competent authority.
14. The applicant shall get his/her complete address registered with company at the time of booking it shall be his/her responsibility to inform the company by registered A/D letter about all subsequent changes if any, in his/her address, failing which all demand notices and letters posted at the first registered address will deemed to have been received by him/her at the time when those should ordinarily reach such address. The applicant/buyer shall be responsible in any default of payment and or consequence that might occur therefore.
15. The applicant shall comply with all the legal requirements for the purchase of immovable properties, whenever applicable, after the execution of the registration agreement herein and sign all applicable, forms, affidavits, undertaking etc. for the said purchase. This includes in particular the requirements of section 269 UC of the Income Tax Act, if so applicable; sign the Form 37(1) as and when required by the developer(s).
16. The allotment of plots is entirely on the discretion of the company.
17. Lease money will be deposited by the applicant/buyer.
18. Allotment will be after development approx. made within 18 months.
19. If Applicant/Buyer does not make the payment for continuous 3 months, as per payment plan, then his/her plot allotment will be cancelled.
20. In case of any dispute between the parties then all the disputes subject to the Delhi jurisdiction only.
21. Development Charge will be extra.

I/we the above applicant(s) do hereby declare that the particulars/information given by me/us are true and correct to the best of my /our knowledge and nothing has been concealed therein.

APPLICANT(S)

SEAL OF AGENT

SEAL OF COMPANY

DECLARATION:

I/WE hereby declare that I/WE have read and understood the contents of this application and I agree to abide by the said rules and laws stated therein. I/WE hereby declare that I/WE have not concealed any information and material or my personal detail given to the company. I/WE agree to take the responsibility and shall obey all the rules stated herein its originality along with their accuracies. I/we declare that all information provided by me in this form are true and correct to the best of my knowledge and belief. Above terms and conditions has been explained to me in my language and I/WE have understood them and bind myself/ourselves and my representatives as mentioned in clause __ to abide by the same.

Name of Applicant _____

Signature _____

Date _____

Place _____

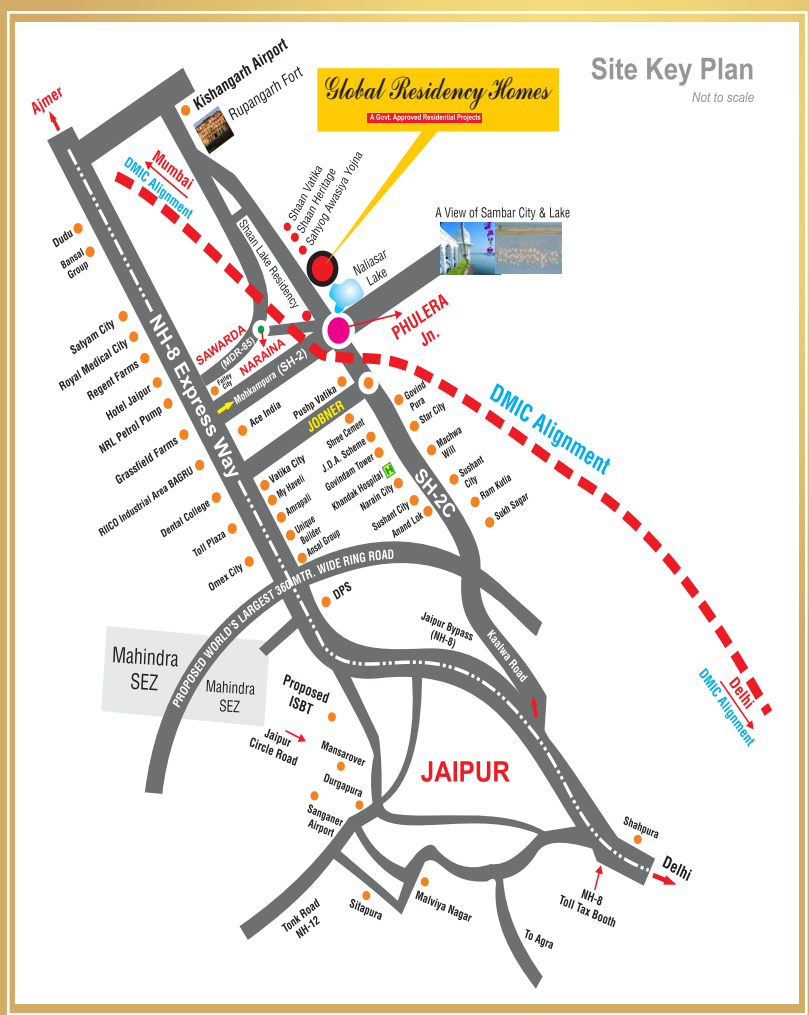
Global Residency Homes

Lake City Phulera (Rajasthan)

Delhi-Mumbai Industrial Corridor -DMIC

SMART CITY JAN AWAS YOJNA





Actual Site Photographs



Office : 415, 4th Floor, DDA-1 Building, Janakpuri, District Center, New Delhi-110058
 Email : info@globalresidencyhome.com | Website : www.globalresidencyhome.com

The brochure is an illustrated format of the project it can not be treated as legal documents.