



# SHREEJI EXOTICA



ARIHANT  
GROUP

3 & 2 BHK  
LUXURY  
APARTMENTS

# ARIHANT GROUP

## DEVELOPER'S REVELATION

Arihant Vastu Nirman Pvt. Ltd., a trusted Company that is known to build lifelong Relationships with customer through its Focus on Quality , Reliability and Transparency. It's a team of renowned people backed by 25 years of experience in the civil contracting business. With a focus on transparency, customer commitment and superb quality of construction, Arihant Vastu Nirman Pvt.Ltd. Endeavours not just to raise structure but to create everlasting landmark. And along the way, we look to build enduring relationship with our valued customers.

The Reason and vision behind developing "ShreeJi Exotica" is the cultural migration from region, the idea behind the residential and commercial spaces of international quality, offering "more value for money." We believe our buildings should reflect engineering excellence with a view to provide complete customer satisfaction. It is our Intention that the quality of our products and services should result in complete value for our clients. While rendering our construction services, we emphasize on environmental, health and Safety (EHS) standards as an Integral part our business practices.

## ABOUT THE PROJECT

Proudly presenting "ShreeJi Exotica", a well - planned commercial cum residential project that is inspired by a happy family life. Located Behind Celebration mall on Shobhagpura - Bhuwana Road, Udaipur brings the best combination of class and convenience. Railway station, bus stop, the market or entertainment centres, all facilities and services quickly accessible. The project offers, You the option of stylishly designed 2 & 3 BHK Flats. Situated in pleasant surroundings, ShreeJi Exotica is a prestigious.

Address that will make you proud . Indeed, it is the first project in town with Basement & G +II - storey building. Spacious and Well-ventilated, each flat here is Equipped with high quality specification. Home in ShreeJi Exotica are designed for easy, Comfortable living, every day and every way. Whether you look at it as a holiday home or an investment option ShreeJi Exotica.

Is truly an irresistible opportunity. Wide concrete driveways, spacious parking areas, lift with power back-up are some of the Several features that add up your experience of a relaxed, comfortable and healthy lifestyle. Welcome to ShreeJi Exotica come explore, enjoy & experience a whole new way of living.



## ARCHITECT'S SURVEILLANCE

The thought process of architect behind designing "ShreeJi Exotica" is to bring back the bifurcated cultural impression of its region which is possible through well designed built environment. The flats designed in such a manner which replicates the ancient cultural community, which people of this region used to have in a modern way; it's renaissance of the lost cultural values through ShreeJi Exotica.

Though it's located in heart of the Udaipur city with the best location one could ever have, architect's efforts have to utilize and maximize the possibilities in all aspects till end user.

E X P E R I E N C E

# Udaipur

Udaipur was founded in 1553 by Maharana Udai Singh II. Udaipur, the capital of the former princely state of Mewar is a beautiful city in Rajasthan, India. Udaipur city is also referred to as the "Venice of the East", the "Most Romantic City of India" and the "Kashmir of Rajasthan".

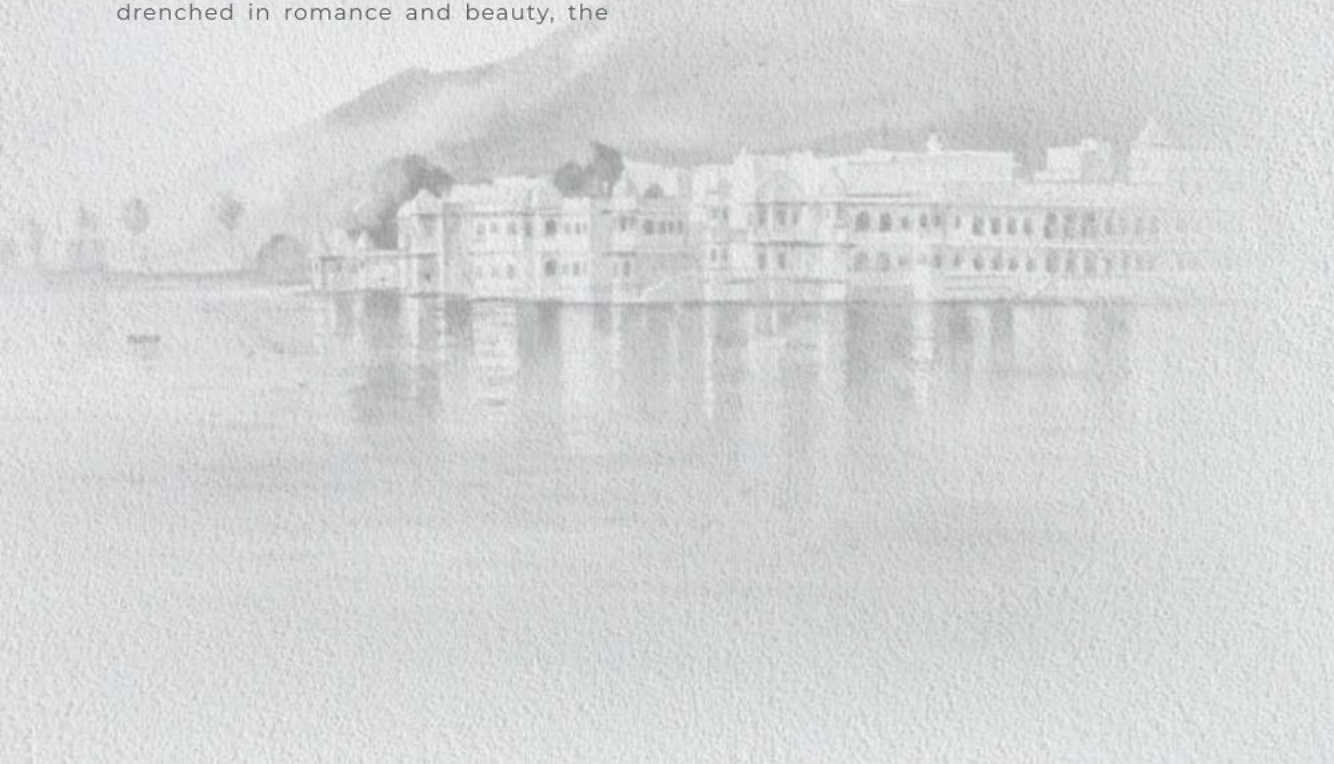
Udaipur is a popular tourist destination in India. Udaipur the "City of Lakes" such as the Fateh Sagar Lake, the Lake Pichhola, and the smaller Swaroop Sagar Lake; along with forts, palaces, temples, gardens, mountains, and narrow lanes lined with stalls, relives the reminiscence of a heroic past, valor and chivalry are one among the most romantic and most beautiful cities of India. The city of Dawn, Udaipur is a lovely land around the azure water lakes, hemmed in by the lush hills of the Aravalis. A vision in white drenched in romance and beauty, the

Udaipur city of Rajasthan state is a fascinating blend of sights, sounds, and experiences - an inspiration for the imagination of the poets, painters, and writers.

It is a favorite marriage destination. Many celebrities, including film stars, business families, politicians chose Udaipur to hold marriage ceremonies and parties.

Four cities of Rajasthan namely Jaipur, Udaipur, Kota & Ajmer have been selected under Smart Cities Mission. The main objectives of the Smart Cities Mission are to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment, and the application of Smart Solutions.

Have a look at these interesting facts which talk about Udaipur's glory!





# SHREEJI EXOTICA

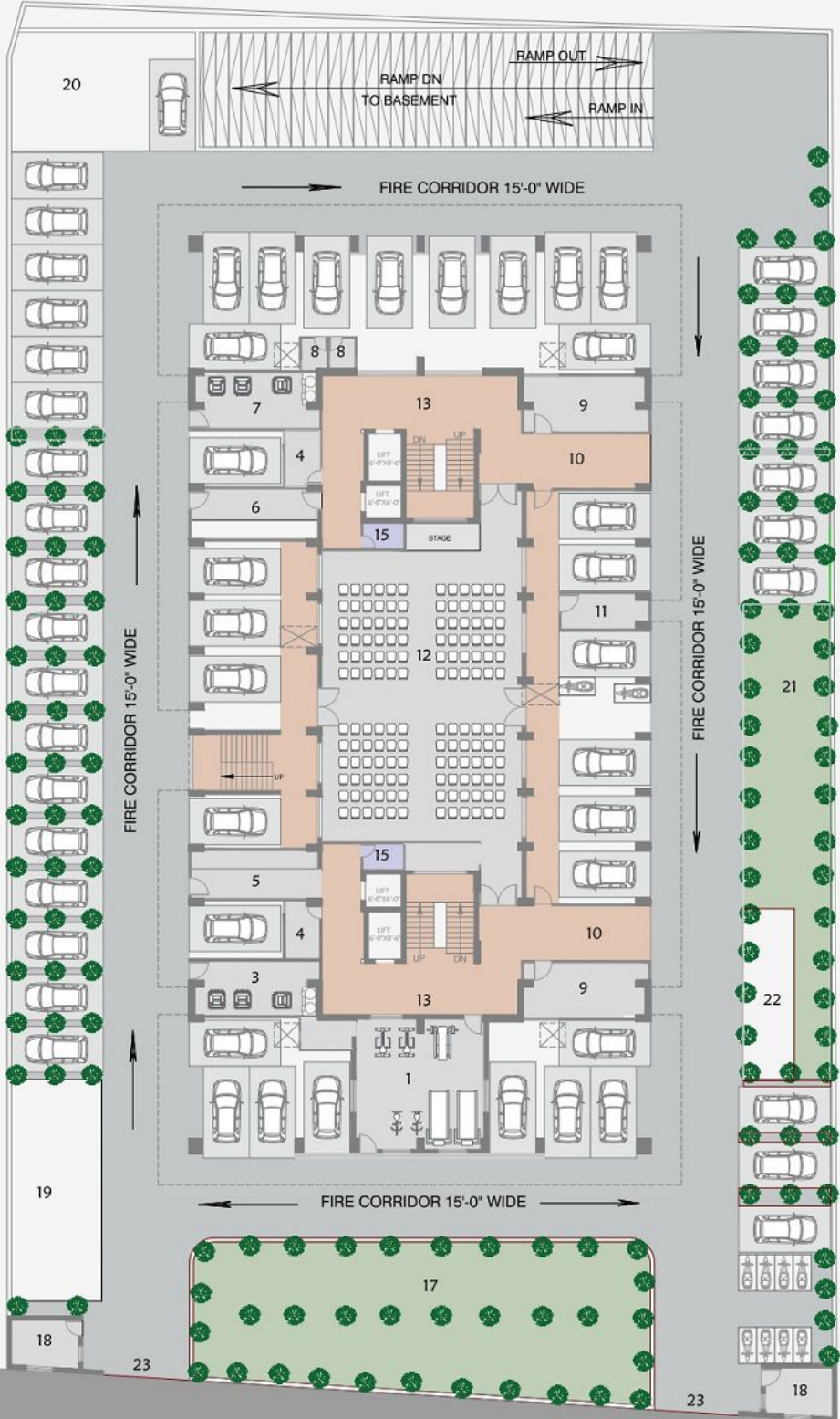




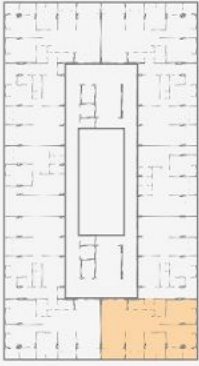
SHREEJ EXOTICA

SHREEJ EXOTICA

# STILT FLOOR PLAN



STILT FLOOR PLAN



Apartment Type  
**3 BHK**

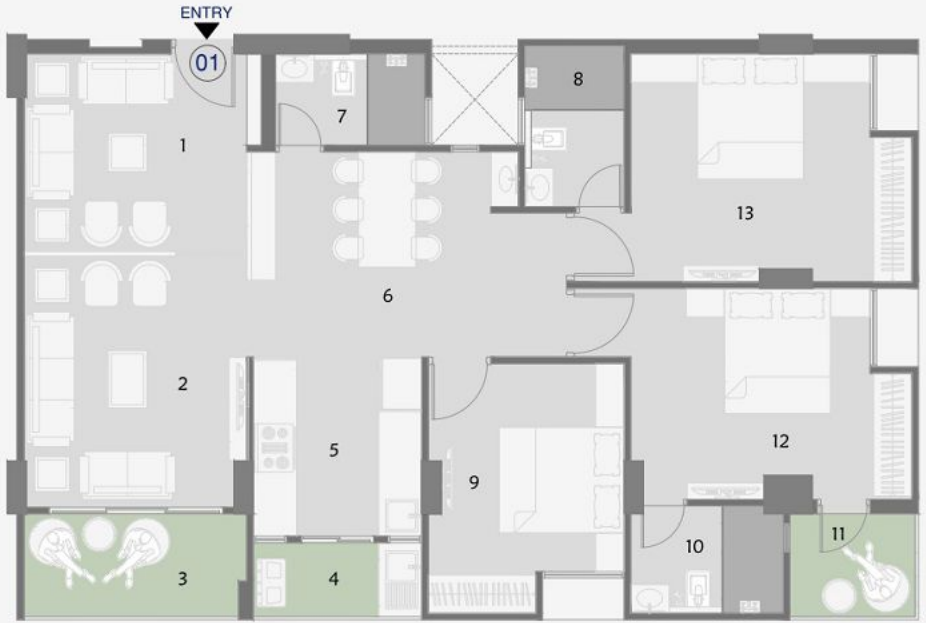
RERA Carpet Area  
Sq. mt.  
**105.2**

Balcony Area  
Sq.mt.  
**12.6**

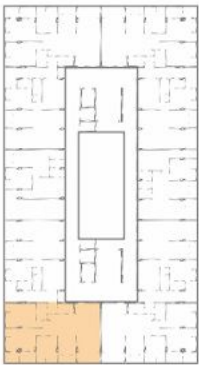
Built up Area  
Sq.mt.  
**126.30**

# 3 BHK FLOOR PLAN

Flat No. G-101 to G-1101



1	DRAWING	11'-6" X 10'-3"	8	TOILET	5'-2" X 8'-4"
2	LIVING	11'-6" X 13'-0"	9	BED ROOM	10'-2" X 13'-0"
3	BALCONY	11'-6" X 5'-6"	10	TOILET	8'-0" X 5'-7"
4	WASH	8'-9" X 4'-0"	11	BALCONY	6'-8" X 5'-6"
5	KITCHEN	8'-9" X 9'-3"	12	BED ROOM	14'-7" X 11'-0"
6	DINNING	16'-4" X 10'-8"	13	BED ROOM	14'-7" X 11'-10"
7	TOILET	7'-9" X 4'-9"			



Apartment Type  
**3 BHK**

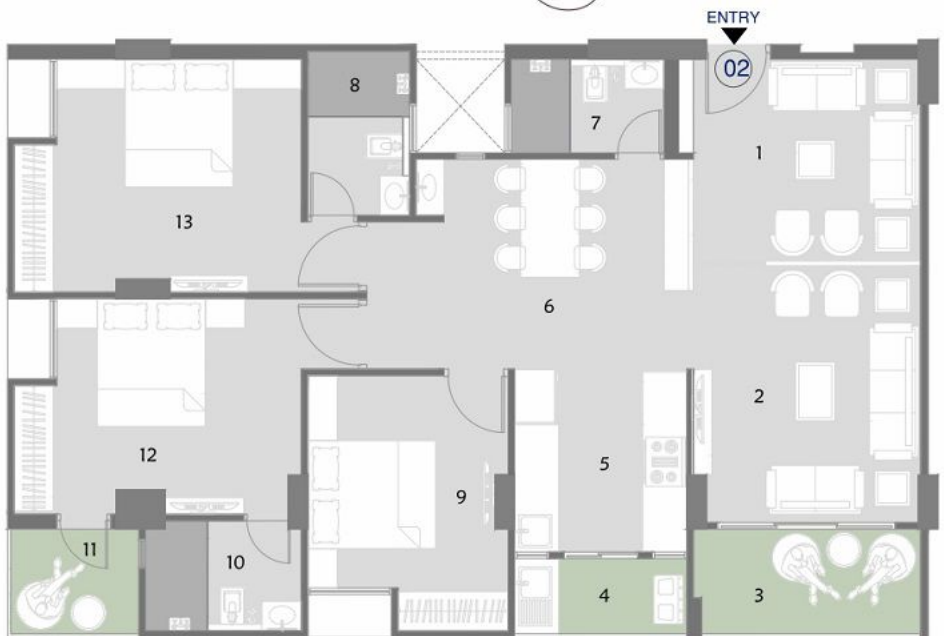
RERA Carpet Area  
Sq. mt.  
**105.2**

Balcony Area  
Sq.mt.  
**12.6**

Built up Area  
Sq.mt.  
**126.30**

# 3 BHK FLOOR PLAN

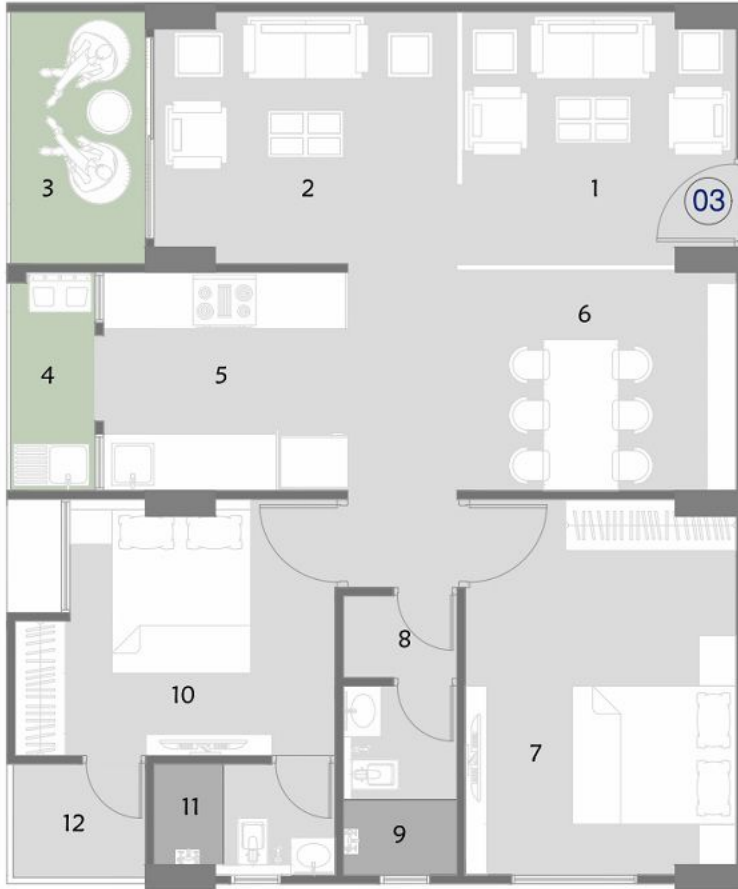
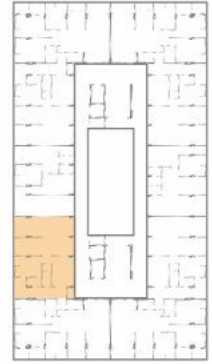
Flat No. 102 to 1102



1	DRAWING	11'-6" X 10'-3"	8	TOILET	5'-2" X 8'-4"
2	LIVING	11'-6" X 13'-0"	9	BED ROOM	10'-2" X 13'-0"
3	BALCONY	11'-6" X 5'-6"	10	TOILET	8'-0" X 5'-7"
4	WASH	8'-9" X 4'-0"	11	BALCONY	6'-8" X 5'-6"
5	KITCHEN	8'-9" X 9'-3"	12	BED ROOM	14'-7" X 11'-0"
6	DINNING	16'-4" X 10'-8"	13	BED ROOM	14'-7" X 11'-10"
7	TOILET	7'-9" X 4'-9"			

# 2 BHK FLOOR PLAN

Flat No. 103 to 1103

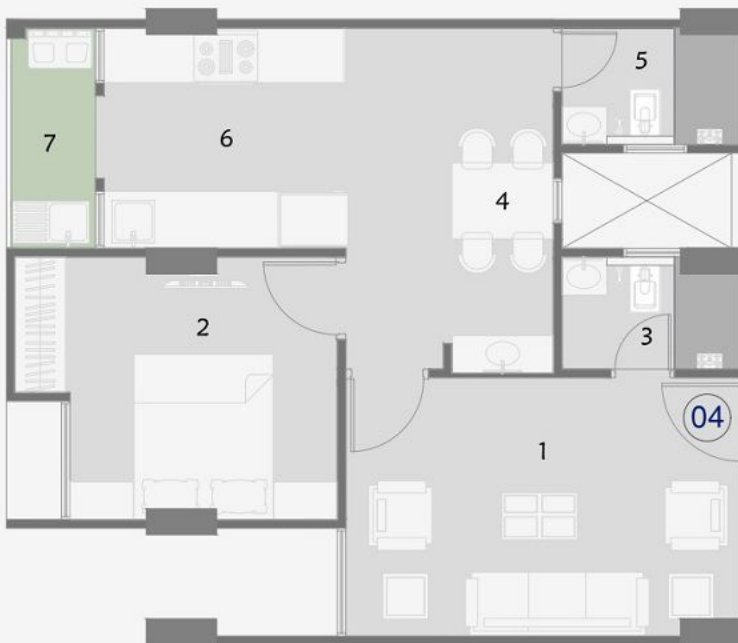
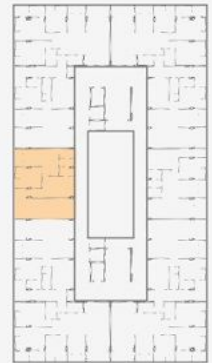


1	DRAWING	10'-10" X 10'-0"
2	LIVING	11'-10" X 10'-0"
3	BALCONY	10'-0" X 5'-6"
4	WASH	3'-6" X 8'-8"
5	KITCHEN	9'-6" X 8'-8"
6	DINNING	15'-5" X 8'-9"
7	BED ROOM	10'-9" X 14'-11"
8	W.H.B.	4'-6" X 3'-3"
9	C. TOILET	4'-6" X 7'-6"
10	BED ROOM	12'-8" X 10'-2"
11	TOILET	7'-2" X 4'-5"
12	BALCONY	5'-6" X 4'-9"

Apartment Type	RERA Carpet Area Sq. mt.
<b>2 BHK</b>	<b>78.2</b>
Balcony Area Sq.mt.	Built up Area Sq.mt.
<b>10.6</b>	<b>93.70</b>

# 1 BHK FLOOR PLAN

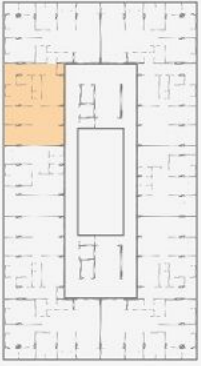
Flat No. 104 to 1104



1	DRAWING	15'-7" X 10'-2"
2	BED ROOM	12'-8" X 10'-4"
3	TOILET	7'-1" X 4'-5"
4	DINING	8'-2" X 12'-6"
5	TOILET	7'-1" X 4'-7"
6	KITCHEN	9'-8" X 8'-8"
7	WASH	3'-6" X 8'-8"

Apartment Type	RERA Carpet Area Sq. mt.	Balcony Area Sq.mt.	Built up Area Sq.mt.
<b>1 BHK</b>	<b>49.8</b>	<b>2.8</b>	<b>58.10</b>



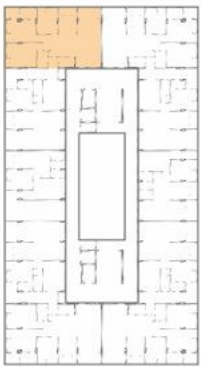
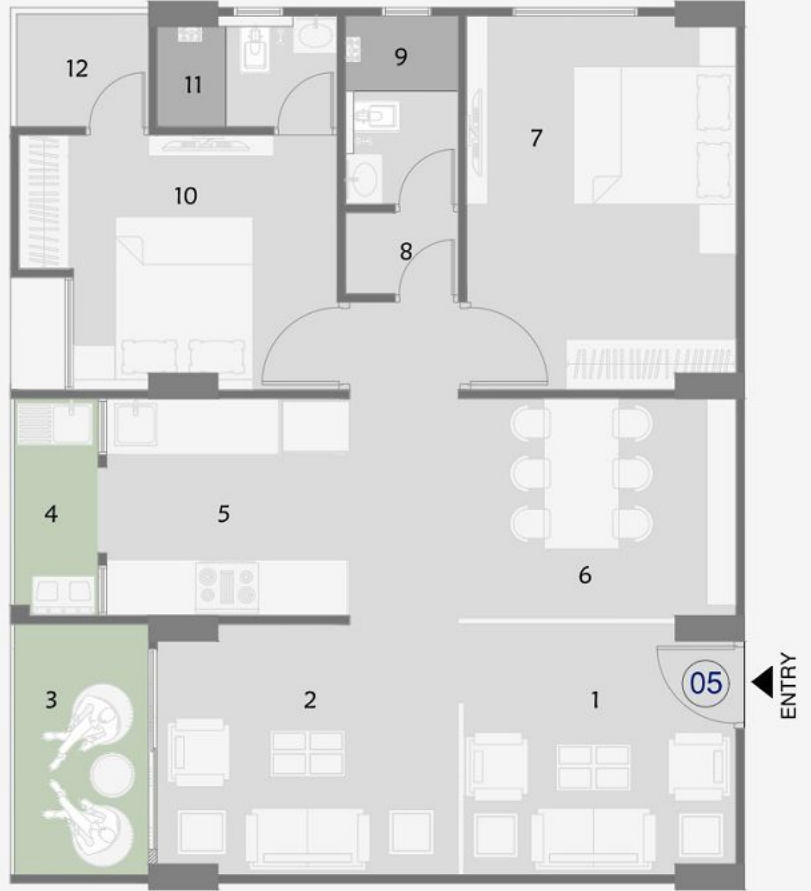


## 2 BHK FLOOR PLAN

Flat No. 105 to 1105

1	DRAWING	10'-10" X 10'-0"
2	LIVING	11'-10" X 10'-0"
3	BALCONY	10'-0" X 5'-6"
4	WASH	3'-6" X 8'-8"
5	KITCHEN	9'-8" X 8'-8"
6	DINNING	15'-5" X 8'-9"
7	BED ROOM	10'-9" X 14'-11"
8	W.H.B.	4'-6" X 3'-3"
9	C. TOILET	4'-6" X 7'-6"
10	BED ROOM	12'-8" X 10'-2"
11	TOILET	7'-2" X 4'-5"
12	BALCONY	5'-6" X 4'-9"

Apartment Type	RERA Carpet Area Sq. mt.
<b>2 BHK</b>	<b>78.2</b>
Balcony Area Sq.mt.	Built up Area Sq.mt.
<b>10.6</b>	<b>93.70</b>



## 3 BHK FLOOR PLAN

Flat No. 106 to 1106

Apartment Type  
**3 BHK**

RERA Carpet Area  
Sq. mt.  
**105.2**

Balcony Area  
Sq.mt.  
**12.6**

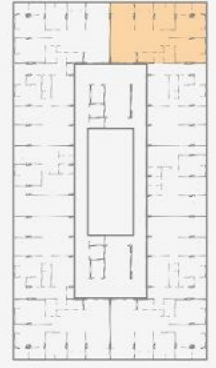
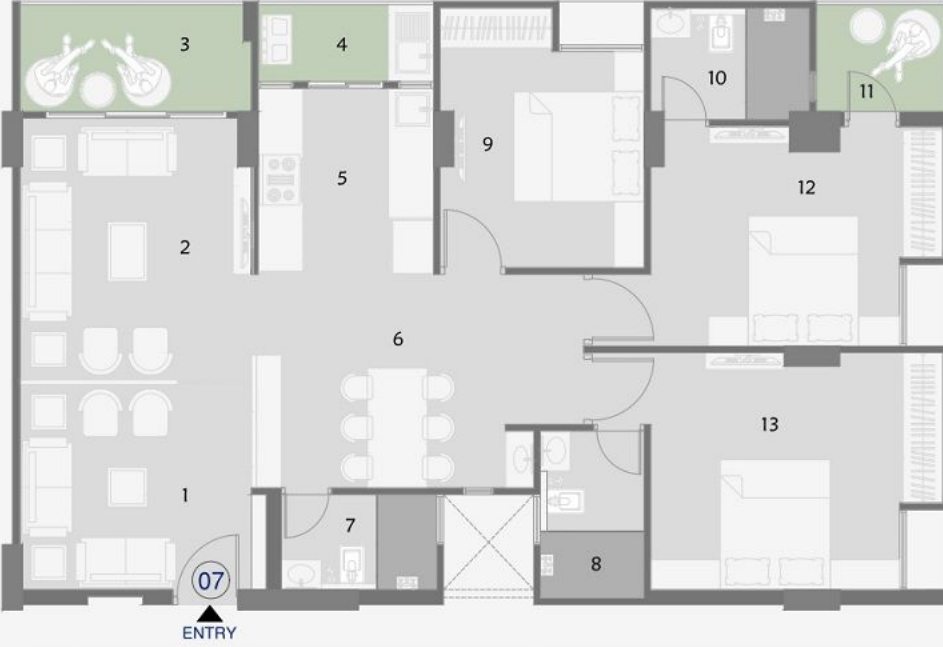
Built up Area  
Sq.mt.  
**126.30**



1	DRAWING	11'-6" X 10'-3"	8	TOILET	5'-2" X 8'-4"
2	LIVING	11'-6" X 13'-0"	9	BED ROOM	10'-2" X 13'-0"
3	BALCONY	11'-6" X 5'-6"	10	TOILET	8'-0" X 5'-7"
4	WASH	8'-9" X 4'-0"	11	BALCONY	6'-8" X 5'-6"
5	KITCHEN	8'-9" X 9'-3"	12	BED ROOM	14'-7" X 11'-0"
6	DINNING	16'-4" X 10'-8"	13	BED ROOM	14'-7" X 11'-10"
7	TOILET	7'-9" X 4'-9"			

# 3 BHK FLOOR PLAN

Flat No. 107 to 1107



Apartment Type  
**3 BHK**

RERA Carpet Area  
Sq. mt.  
**105.2**

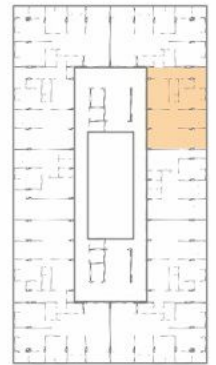
Balcony Area  
Sq. mt.  
**12.6**

Built up Area  
Sq. mt.  
**126.30**

1	DRAWING	11'-6" X 10'-3"	8	TOILET	5'-2" X 8'-4"
2	LIVING	11'-6" X 13'-0"	9	BED ROOM	10'-2" X 13'-0"
3	BALCONY	11'-6" X 5'-6"	10	TOILET	8'-0" X 5'-7"
4	WASH	8'-9" X 4'-0"	11	BALCONY	6'-8" X 5'-6"
5	KITCHEN	8'-9" X 9'-3"	12	BED ROOM	14'-7" X 11'-0"
6	DINNING	16'-4" X 10'-8"	13	BED ROOM	14'-7" X 11'-10"
7	TOILET	7'-9" X 4'-9"			

# 2 BHK FLOOR PLAN

Flat No. 108 to 1108



1	DRAWING	10'-10" X 10'-0"
2	LIVING	11'-10" X 10'-0"
3	BALCONY	10'-0" X 5'-6"
4	WASH	3'-6" X 8'-8"
5	KITCHEN	9'-8" X 8'-8"
6	DINNING	15'-5" X 8'-9"
7	BED ROOM	10'-9" X 14'-11"
8	W.H.B.	4'-6" X 3'-3"
9	C. TOILET	4'-6" X 7'-6"
10	BED ROOM	12'-8" X 10'-2"
11	TOILET	7'-2" X 4'-5"
12	BALCONY	5'-6" X 4'-9"

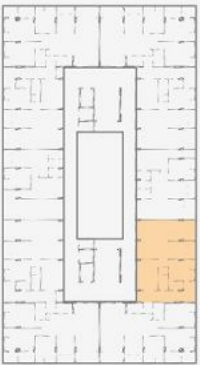
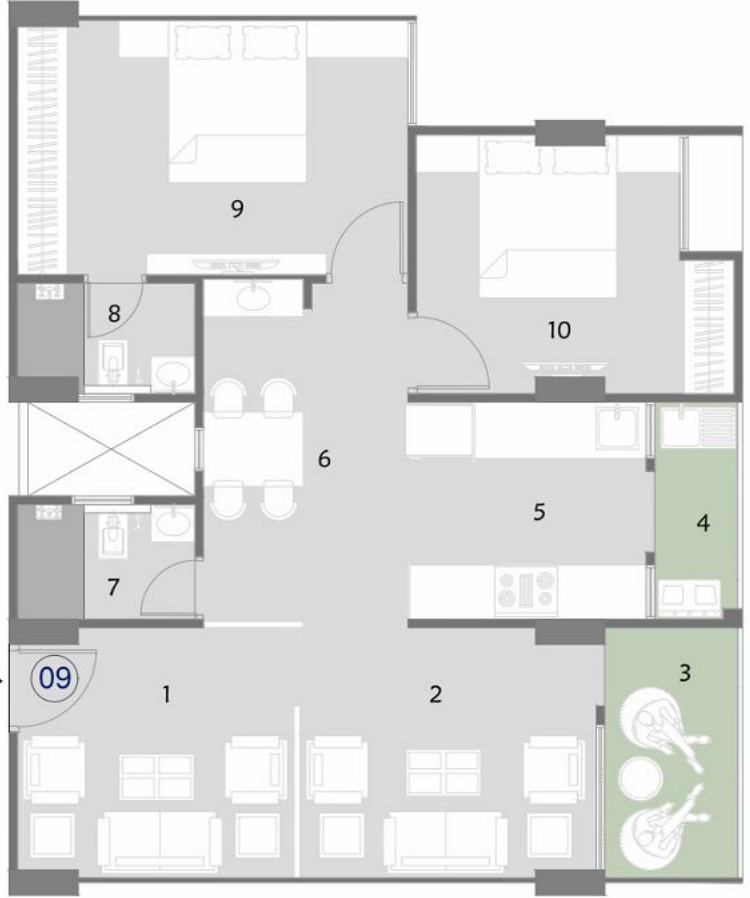
Apartment Type <b>2 BHK</b>	RERA Carpet Area Sq. mt. <b>78.2</b>
Balcony Area Sq. mt. <b>10.6</b>	Built up Area Sq. mt. <b>93.70</b>



## 2 BHK FLOOR PLAN Flat No. 109 to 1109

1	DRAWING	10'-10" X 10'-0"
2	LIVING	12'-10" X 10'-0"
3	BALCONY	5'-6" X 10'-0"
4	WASH	3'-6" X 8'-8"
5	KITCHEN	9'-6" X 8'-8"
6	DINNING	8'-2" X 12'-6"
7	TOILET	7'-1" X 4'-7"
8	TOILET	7'-1" X 4'-5"
9	BED ROOM	15'-7" X 10'-2"
10	BED ROOM	12'-8" X 10'-4"

Apartment Type	RERA Carpet Area Sq. mt.
<b>2 BHK</b>	<b>72.1</b>
Balcony Area Sq.mt.	Built up Area Sq.mt.
<b>7.9</b>	<b>85.20</b>



## 2 BHK FLOOR PLAN Flat No. 110 to 1110

1	DRAWING	10'-10" X 10'-0"
2	LIVING	11'-10" X 10'-0"
3	BALCONY	10'-0" X 5'-6"
4	WASH	3'-6" X 8'-8"
5	KITCHEN	9'-8" X 8'-8"
6	DINNING	15'-5" X 8'-9"
7	BED ROOM	10'-9" X 14'-11"
8	W.H.B.	4'-6" X 3'-3"
9	C. TOILET	4'-6" X 7"-6"
10	BED ROOM	12'-8" X 10'-2"
11	TOILET	7'-2" X 4'-5"
12	BALCONY	5'-6" X 4'-9"

Apartment Type	RERA Carpet Area Sq. mt.
<b>2 BHK</b>	<b>78.2</b>
Balcony Area Sq.mt.	Built up Area Sq.mt.
<b>10.6</b>	<b>93.70</b>



# Luxurious amenities for your Urban Need

## COMMON FACILITY

- DG Backup to all common area
- One car parking for each flat.
- Borewell with submersible pump.
- Dedicated Dry-Wet Garbage Chutes & Collection Area.

## SAFETY AND SECURITY FEATURES

- Security cabin on entrance.
- CCTV camera at all common area.
- Intercom facility.
- Firefighting system.

## STRUCTURE

- Earthquake resistant RCC structure designed as per seismic zone-3.

## FLOORING

- 1200mmx600mm/800x1200 vitrified tiles in drawing, dining & kitchen.
- 600mmx600mm in bedroom.

## KITCHEN

- Granite Counter with S S Sink/Quartz Sink.

## TOILET

- Anti-skid ceramic tiles for flooring.
- Superior quality Designer wall tiles upto lintel level.
- CP Fittings of Jaquar, Grohe, Kohler or Equivalent brand.
- Designer Sanitaryware of Cera, Jaquar or Equivalent brand.
- Bath room vent designed with provision for exhaust fan.

## ELECTRICAL

- All electrical wiring is concealed with FR grade wires and modular switches.
- Sufficient power outlets and light points provided.
- TV and Telephone points provided in living room and bedrooms.
- Adequate power backup system for common area.
- Invertor wiring in each flat.
- Brand: Legrand, GM, RR Kabel, Finolex or or Equivalent brands.

## DOORS AND WINDOWS

- Both side laminated flush doors.
- Granite frame windows with aluminum section.
- Attractive railing in balcony, lobby and staircase:

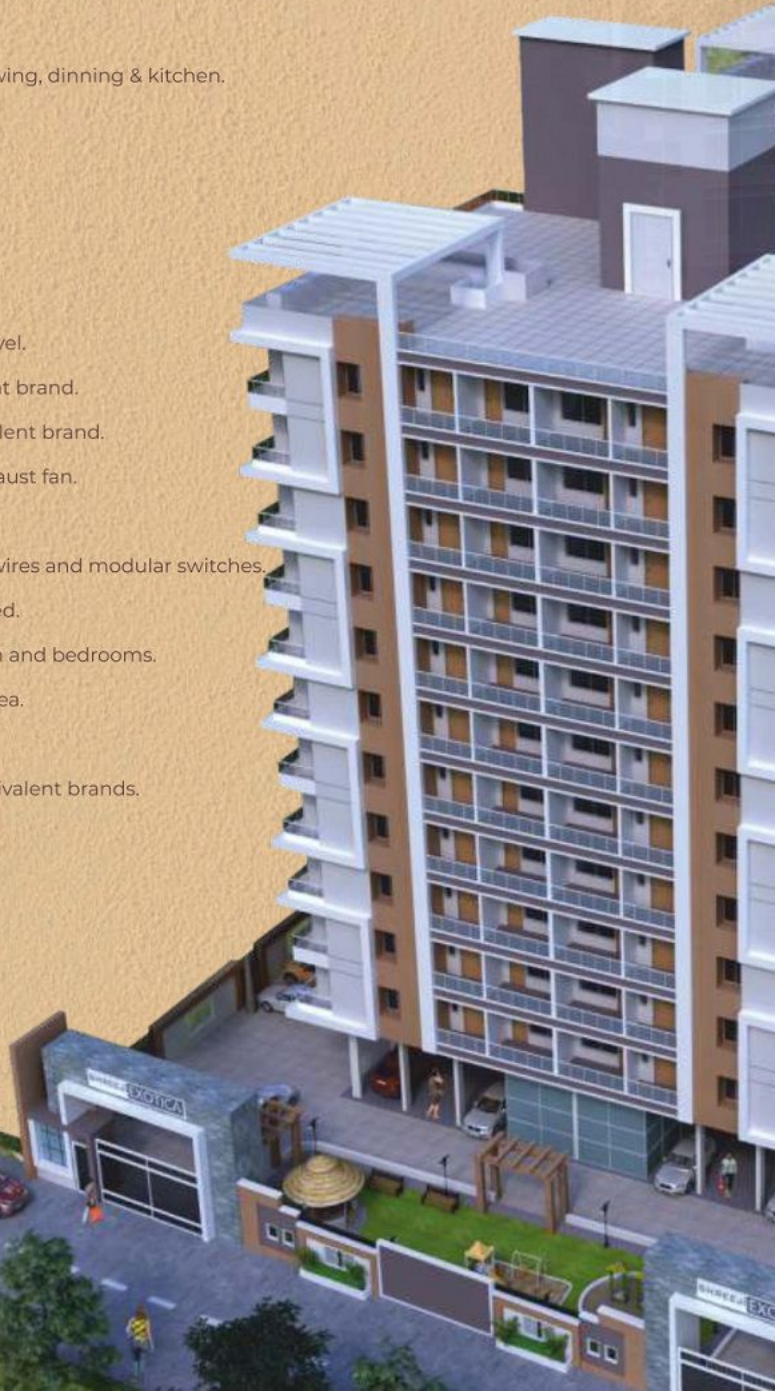
## WALL FINISHING

- Internal Walls: Asian Putty
- External Wall: Dampproof + Ultima Protect (Asian)

## LIFT

- Four auto-door elevators capacity of 8 to 9 persons each.
- Brand: Kone, Schindler, Thyssenkrupp, Johnson or Equivalent.

# SHREE



# AMENITIES

TEMPLE

AROMA FLORAL GARDEN

GUEST ROOM

GYM | INDOOR GAMES

MULTIPURPOSE HALL

KID'S PLAY AREA



Premium quality  
housing with great  
*amenities*



## JI EXOTICA



## LOCATION MAP



### Site Address: Shreeji Exotica

Behind Celebration Mall, Opp. Ratneshwar Temple,  
Shobhagpura - Bhuwana Road, Udaipur, Rajasthan 313001



## UDAIPUR BOOKING OFFICE SHREEJI DEVELOPERS

G-05, Roop Madhuban Apartment, 100 Feet Road,  
Shobhagpura, Udaipur, (Raj.) 313001

Email : shreejidevelopers1302@gmail.com

Phone : 9057789352, 7357951555



**ARIHANT  
GROUP**

### CORPORATE OFFICE

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www.arihantconstructions.com | Email : manoj@arihantconstructions.com | Phone : (02352) 223552, 223052

### STRUCTURE DESIGNER AND CONCRETE CONSULTANT:

RAHUL MATHUR

GURUVESHWAR CONSULTANTS PVT LTD

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Opp BPCL Petrol Pump, Udaipur, (Raj.)

Mob. +917727048484

Email - gurutvshwar.con@gmail.com

### ARCHITECT AND PMC:

SANJAY MATHUR

SANJAY MATHUR & ASSOCIATES

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Ayad Sobhagpura 100 ft. Road, Opp. BPCL Pump,  
Udaipur (Raj.)

Email Id: udaipur.sma@gmail.com

Mobile:- +919829044089



RERA: RAJ/P/2021/1575  
rerarajasthan.gov.in

#### Note:

This brochure is purely conceptual and not a legal offering.  
The promoters / Architects reserve the right to add / delete / after any detail / specifications / elevation mentioned herein.  
The brochure is indicative of how the furniture can be arranged in the flat.  
No Furniture of any nature is to be supplied to the flat purchaser by the developer.