

LIVE LARGE  
LIVE LUXURIOUS  
LIVE **MAJESTIC**

## Credits

**Architect**  
Sunil Nagal Associates

**Rera Consultant**  
Agrawal Saraf  
and Associates

**Structural Engineer**  
Kamath and Company

**Legal Consultant**  
Hariramani and  
Company

**Vastu Consultant**  
Narendra Badjatya

**Project Management  
Consultant**  
Devaang Kothary



**JINRAJ REAL ESTATES**  
Corporate Office: Building No.1, Shop No.12,  
New Grain Market, APMC, Kalamna, Nagpur.  
Mobile: 9372399133, 9372633133

A Venture of M/s BANWARILAL GIRDHARILAL (Estd. 1956)



**Maha-RERA Registration No.**  
**P50500054771**  
Available on  
maharera.mahaonline.gov.in



Scan for RERA

**WebSite**  
[www.majesticskybungalow.com](http://www.majesticskybungalow.com)

**Site Address**  
Chikhli Chowk, Beside New Kirana Market Nagpur-35

Disclaimer: This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, design, illustrations etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the company at its sole discretion and without any notice.

Disclaimer: While every reasonable care has been taken in preparing this brochure, the developers and/or its agents cannot be held responsible for any inaccuracies. The layout and plan specifications of buildings are to be referred for accurate specifications. Shree Ban Chales reserves the right to make variations, additions, alterations, omissions, and/or modifications as it deems appropriate after following the procedure prescribed in RERA or as it may be directed by any competent authority. Layout shown in the brochure is indicative of how the unit can be used. All renderings of floor plans, pictures, and maps are an artist's conception and not the actual depiction of the building, its units, landscape or landscaping. The brochure is purely conceptual and does not constitute a legal offering.



### About Us

Promoter Mr. Rameshkumar Girdharilal Jejani boasts over 50 years of expertise in the wholesale grain trade and 30 years in the wholesale sugar trade, under the esteemed ownership of M/s Banwarilal Girdharilal, established in 1956, and M/s Sugar Center, headquartered in Nagpur with branches in Kolkata, Raipur, Kolhapur, and Solapur.

In alignment with the long-term vision for the development of East Nagpur, Mr. Jejani acquired premium land in 2006, strategically positioned for optimal accessibility and connectivity. The site features smooth entry via a 120-foot frontage road and convenient exit through a 40-foot backside road. With meticulous planning, the objective is to establish a high-class, purely residential scheme in the heart of Nagpur's largest commercial hub. This visionary project aims to offer an unparalleled combination of luxury and comfort through spacious, bungalow-style apartments, setting a new standard for refined living in the region.

### About the Project

Jinraj Real Estates's Majestic Sky Bungalow, is a super luxurious residential apartment of limited editions 3.5 & 4 BHK homes. Carefully crafted to compliment and represent modern luxury living, designed to set the bar high, and be regarded as a benchmark that redefines the idea of quality and luxury. Nestled in the most rapidly growing area of Nagpur, with its splendor, elegance, excellence in quality, along with many other top-notch features. Sky Bungalows Apartment is poised to become an ultimate residence, epitomizing contemporary lifestyle and upscale comfort.





## Project Specialities

- Highly Luxurious Apartment of East Nagpur
- Enjoy unparalleled 'Super Spacious Bungalow' with Luxury Living and High-Level Comfort in 3.5 & 4.0 BHK Apartments
- Ample Parking available entirely on the Ground Floor
- Sufficient Space for Smooth Opening of Car Door in the Parking
- Navigate with Smooth Turning Driveway of 6 Meters
- Access Multi-Star Facilities and Amenities within a Single Building
- Exclusive Residence with only 46 Units
- Located in a High Appreciation Zone near Wardhman Nagar
- Surrounded by the Biggest Commercial Hub
- Fronting a 120 Feet Road and a 40 Feet Back Side Road
- Enjoy Access from both Roads
- Enjoy Fast and Easy Access via Flyovers in all Directions
- Enjoy the Residential Focus with No Commercial Use



An Exceptional  
Lobby

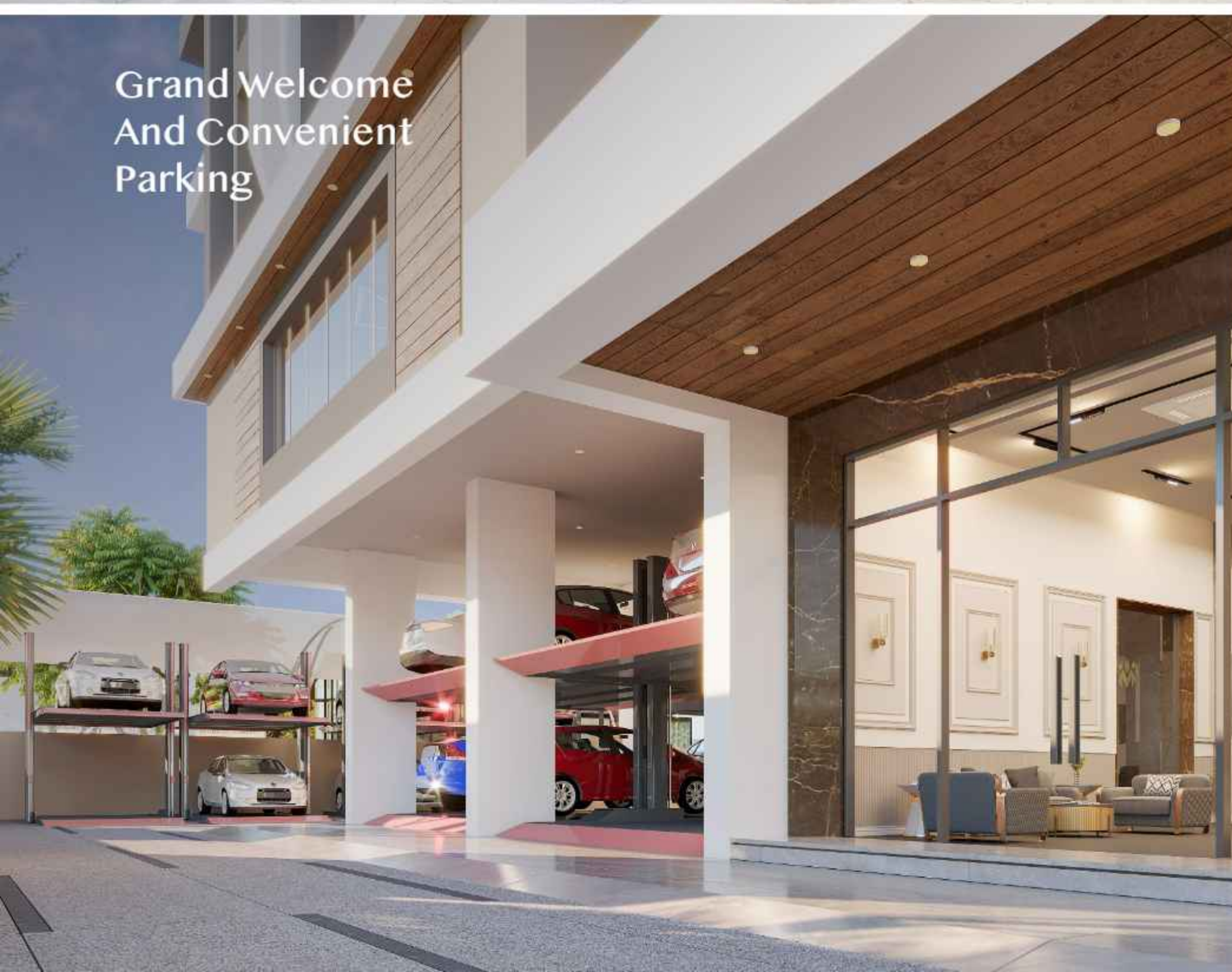


Conference  
Room

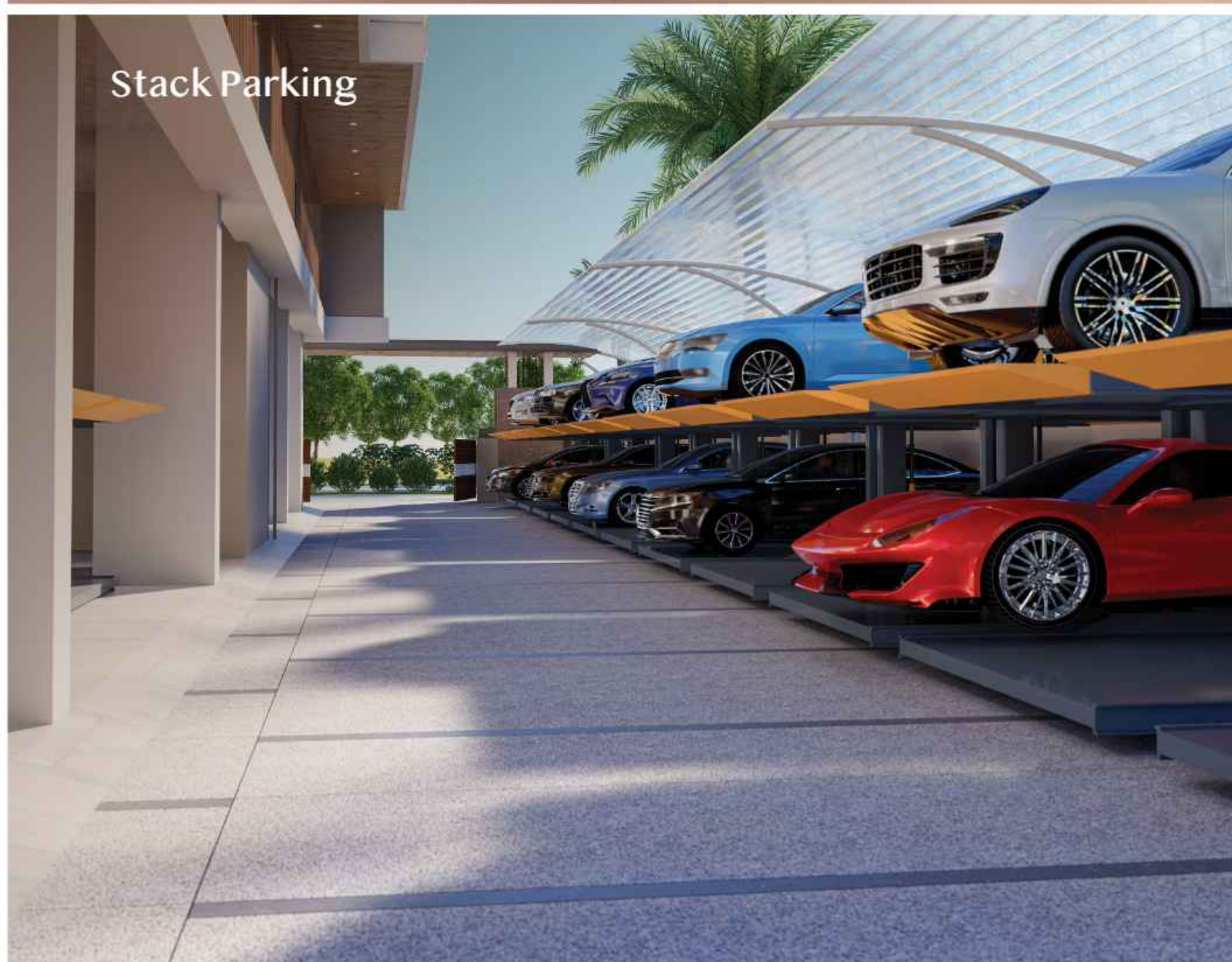
MAJESTIC  
Sky Bungalow



Grand Welcome  
And Convenient  
Parking



Stack Parking





A Vibrant  
Multipurpose Hall

**MAJESTIC**  
Sky Bungalow



Sit out Area

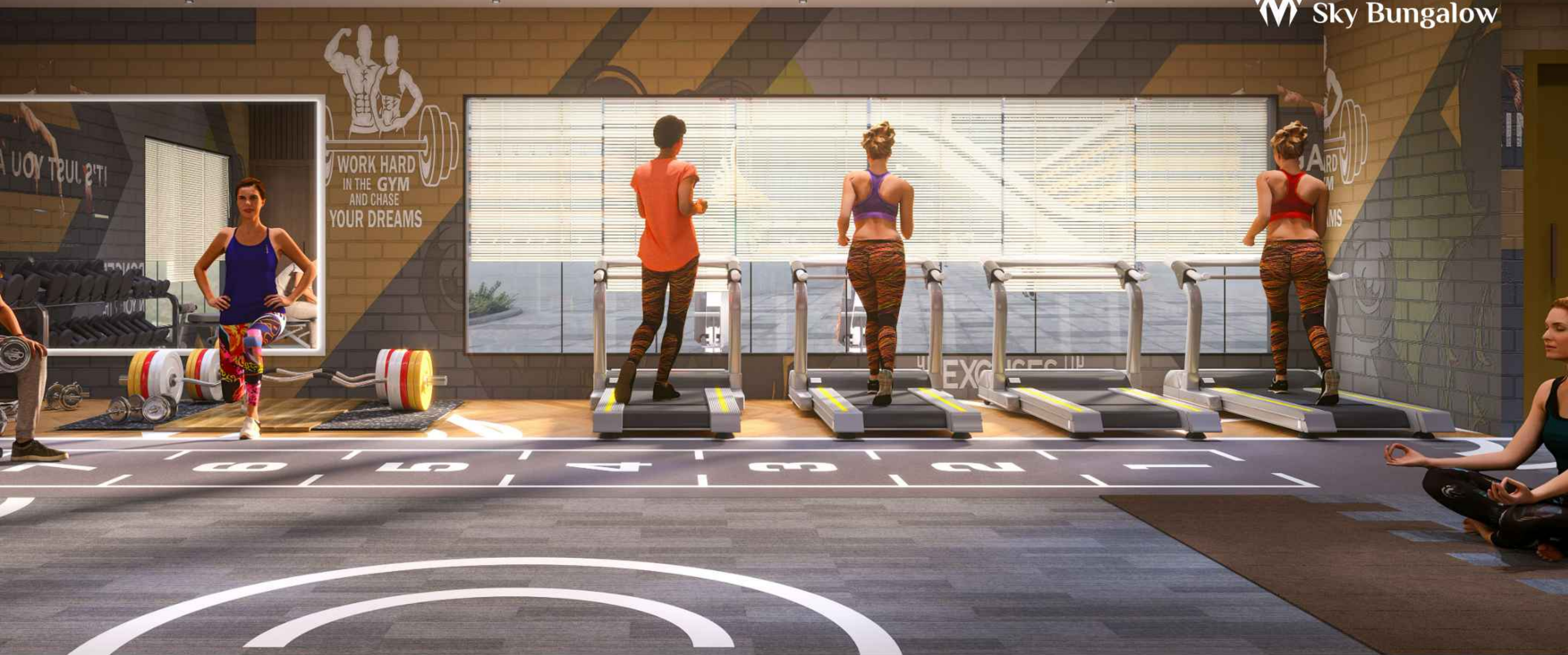


Guest Room



Gymnasium

MAJESTIC  
Sky Bungalow



Kids Play Area



Mini-Theatre





A Spectacular  
Terrace  
Swimming Pool





Relax & Rebuild with  
Gazebo & Jogging Track



MAJESTIC  
Sky Bungalow



Senior Citizen  
Gym & Kids Slides

Indoor Play Zone





## Amenities

### First Floor

- Gymnasium
- Steam Room
- Mini Theatre
- Kids Soft Play Area
- Guest Room
- Air-Conditioned Party Hall with Pantry
- Open to Sky Sit-out Area with Landscape attached to the Party Hall

### Terrace

- Swimming Pool
- Deck Floor Around Swimming Pool
- Jacuzzi
- Pool Site Party Lawn
- Garden with Gazebo for Sit-Out
- Jogging Track
- Play Zone (Billiards, Table Tennis, Carrom Board, Card Room)
- Kids Play Area with Swing & Slides
- Provision for Yoga & Meditation
- Green-Gym for Senior Citizens
- Recreational Lawn Area



Living Room

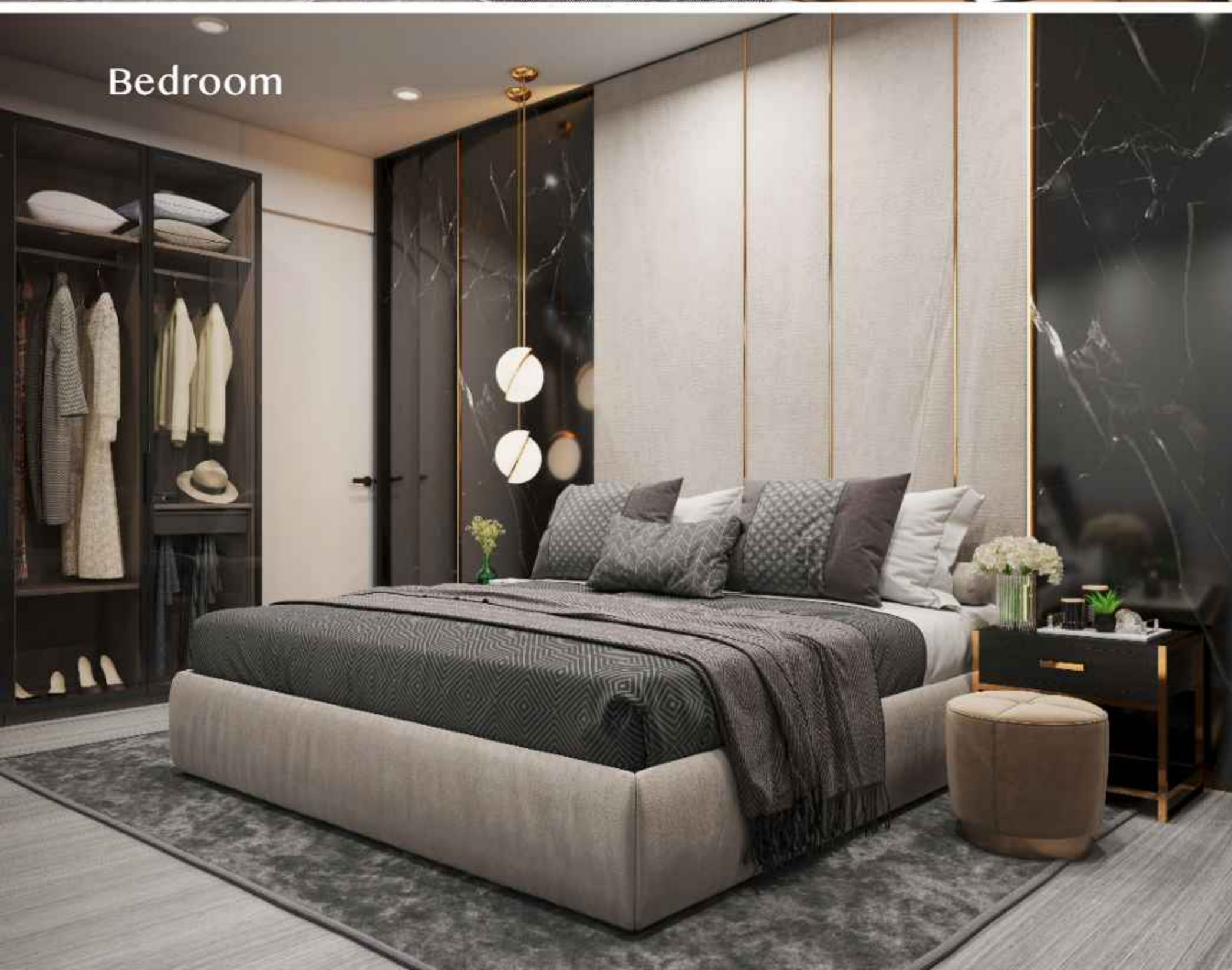


Dining



 **MAJESTIC**  
Sky Bungalow

Bedroom



Kitchen



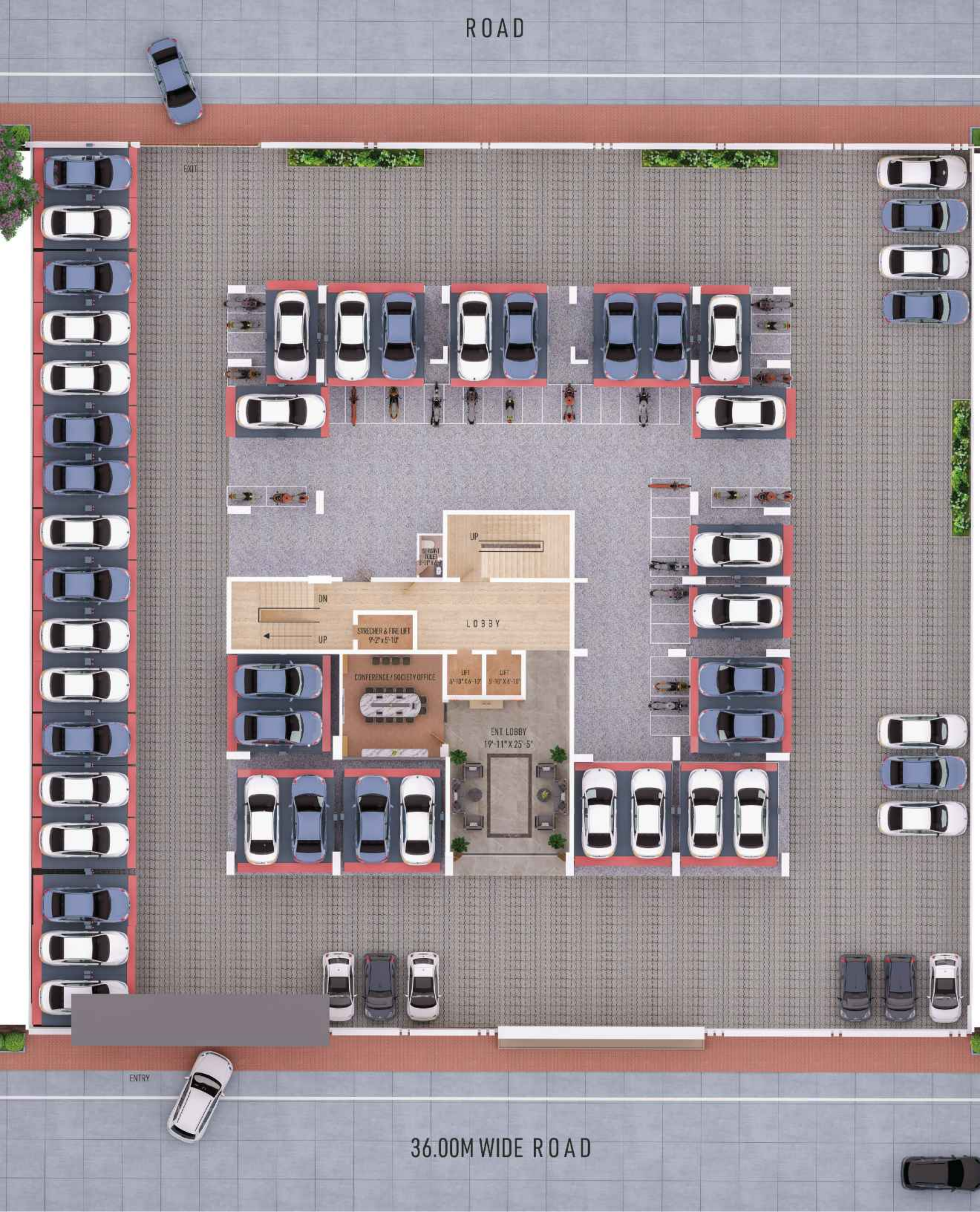


## Ground Floor

- Grand Air-Conditioned Lobby in Italian Marble
- Wifi Enabled Air-Conditioned Conference Room
- Intercom Connectivity to all Flats from Guard Cabin
- Separate Washroom Provision for Residents and Staff
- Tree Plantation and Landscaping

## Parking

- Two Car Parking Spaces (stacked) for Apartments
- Separate Electric Charging Points for Four Wheelers
- Provision of Common Electric Charging Points for Two Wheelers
- Provision for Visitor Parking
- A Seamless Entry from a 120 Feet Frontage Road and Exit via 40 feet Back Road





First Floor

4 BHK APARTMENT NO. 101

CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT, TER, ETC. Sq.Mt	UNIT AREA		SHARE IN COMMON AREA Sq. Mt	TOTAL BUILT UP AREA	
		Sq.Mt	Sq.Ft		Sq. Mt	Sq.Ft
154.57	49.84	204.41	2200	91.04	295.45	3177



4 BHK APARTMENT NO. 102

CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT, TER, ETC. Sq.Mt	UNIT AREA		SHARE IN COMMON AREA Sq. Mt	TOTAL BUILT UP AREA	
		Sq.Mt	Sq.Ft		Sq. Mt	Sq.Ft
173.66	58.65	232.31	2500	106.08	338.39	3642



# Typical Floor

4 BHK APARTMENT NO. 201, 301, 401, 501, 601, 801, 901, 1001 & 1201

CARPET AREA Sq. Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC. Sq. Mt	UNIT AREA		SHARE IN COMMON AREA Sq. Mt	TOTAL BUILT UP AREA	
		Sq. Mt	Sq. Ft		Sq. Mt	Sq. Ft
168.86	27.80	196.66	2117	106.08	302.74	3258



3.5 BHK APARTMENT NO. 204, 304, 404, 504, 604, 804, 904, 1004 & 1204

CARPET AREA Sq. Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC. Sq. Mt	UNIT AREA		SHARE IN COMMON AREA Sq. Mt	TOTAL BUILT UP AREA	
		Sq. Mt	Sq. Ft		Sq. Mt	Sq. Ft
138.33	37.52	175.85	1893	94.85	270.7	2914



**MAJESTIC**  
Sky Bungalow

CARPET AREA Sq. Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC. Sq. Mt	UNIT AREA		SHARE IN COMMON AREA Sq. Mt	TOTAL BUILT UP AREA	
		Sq. Mt	Sq. Ft		Sq. Mt	Sq. Ft
169.88	26.78	196.66	2117	106.08	302.74	3258

4 BHK APARTMENT NO. 202, 302, 402, 502, 602, 802, 902, 1002 & 1202

CARPET AREA Sq. Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC. Sq. Mt	UNIT AREA		SHARE IN COMMON AREA Sq. Mt	TOTAL BUILT UP AREA	
		Sq. Mt	Sq. Ft		Sq. Mt	Sq. Ft
143.03	32.82	175.85	1893	94.85	270.7	2914

3.5 BHK APARTMENT NO. 203, 303, 403, 503, 603, 803, 903, 1003 & 1203



Seventh  
& Eleventh  
Floor

4 BHK APARTMENT NO. 701 & 1101

CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC.		UNIT AREA		SHARE IN COMMON AREA		TOTAL BUILT UP AREA	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft
168.86	27.80		196.66	2117	106.08		302.74	3258



3.5 BHK APARTMENT NO. 704 & 1104

CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC.		UNIT AREA		SHARE IN COMMON AREA		TOTAL BUILT UP AREA	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft
138.33	37.52		175.85	1893	94.85		270.7	2914



4 BHK APARTMENT NO. 702 & 1102

CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC.		UNIT AREA		SHARE IN COMMON AREA		TOTAL BUILT UP AREA	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft
169.88	26.78		196.66	2117	106.08		302.74	3258

3.5 BHK APARTMENT NO. 703 & 1103

CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC.		UNIT AREA		SHARE IN COMMON AREA		TOTAL BUILT UP AREA	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft
144.44	31.41		175.85	1893	94.85		270.7	2914







## Other Specialities & Amenities

- 5KV Generator Back Up Provision for Each Apartment
- Generator Backup for Common Areas and Amenities
- 2 High Speed Elevators & 1 Stretcher Lift servicing all 12 Floors & Terrace
- Solar Backup for Common Areas and Amenities
- Bungalow Style 800 Sq. Ft. Lavish Lobby on Each Floor
- No Common Walls between Residences
- Residence Entries do not face each other
- All Apartments are designed for maximum ventilation
- Designed at All 90 Degree Angles for Vaastu Compliance
- 9.5 Feet Clear Floor Height of the Apartment
- Doors have a Clear Height of 8 Feet
- 24-Hour CCTV Surveillance for Common Areas
- Provision for Security Guard Cabin
- Fire Alarm System/Sprinklers/Hooters/Extinguishers
- Fire Staircase
- Earthquake Resistant Structure
- Anti-Termite Treatment
- Garbage Collection Facility Refuse Chute
- Fiber Optic Line to The Premises
- Allocated Space and Provision for all AC Outdoor Units
- Maintenance & Society Office

## Apartment Specifications

### Doors

- Veneer Flush Main Door with Bell & Screen
- Veneer Flush Doors for Rooms
- Laminated Flush Doors for Toilets & Balconies

### Windows

- Premium UPVC Windows of Saint Gobain or Equivalent Brand

### Flooring

- Premium Vitrified Tiles
- Premium Wooden Laminated Flooring in Two Master Bedrooms
- Anti-Skid Tiles in Balcony, Utility Area, and Toilet Floors

### Toilets

- Grohe/Jaguar or Equivalent Fittings
- Premium Kajaria or Equivalent Brand Tiles up to 8-0" Height in Toilet Walls
- Waterproofing Treatment on Terraces and Washrooms

### Electric

- Legrand or Equivalent Electric Fittings
- Jaguar/Philips or Equivalent Light Fittings
- Wires from RR/Finolex/KEI or Equivalent
- Provision of Indoor Split AC Electric Points
- Lease Line Provision for Internet and TV

### Walls And Ceiling

- Putty and Primer on Walls
- Plain POP Ceiling without Design

### Kitchen

- Two Tap Water Connections in Every Kitchen, One NMC and the Other Boring
- Provision for Gas Pipeline in Utility Area for Kitchen
- Provision for Washing Machine Electric Point in Utility Area

## Location

