



LIVE LARGE
LIVE LUXURIOUS
LIVE **MAJESTIC**



Credits

Architect
Sunil Nagal Associates

Structural Engineer
Kamath and Company

Vastu Consultant
Narendra Badjatya

Rera Consultant
Agrawal Saraf
and Associates

Legal Consultant
Hariramani and
Company

**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

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

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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



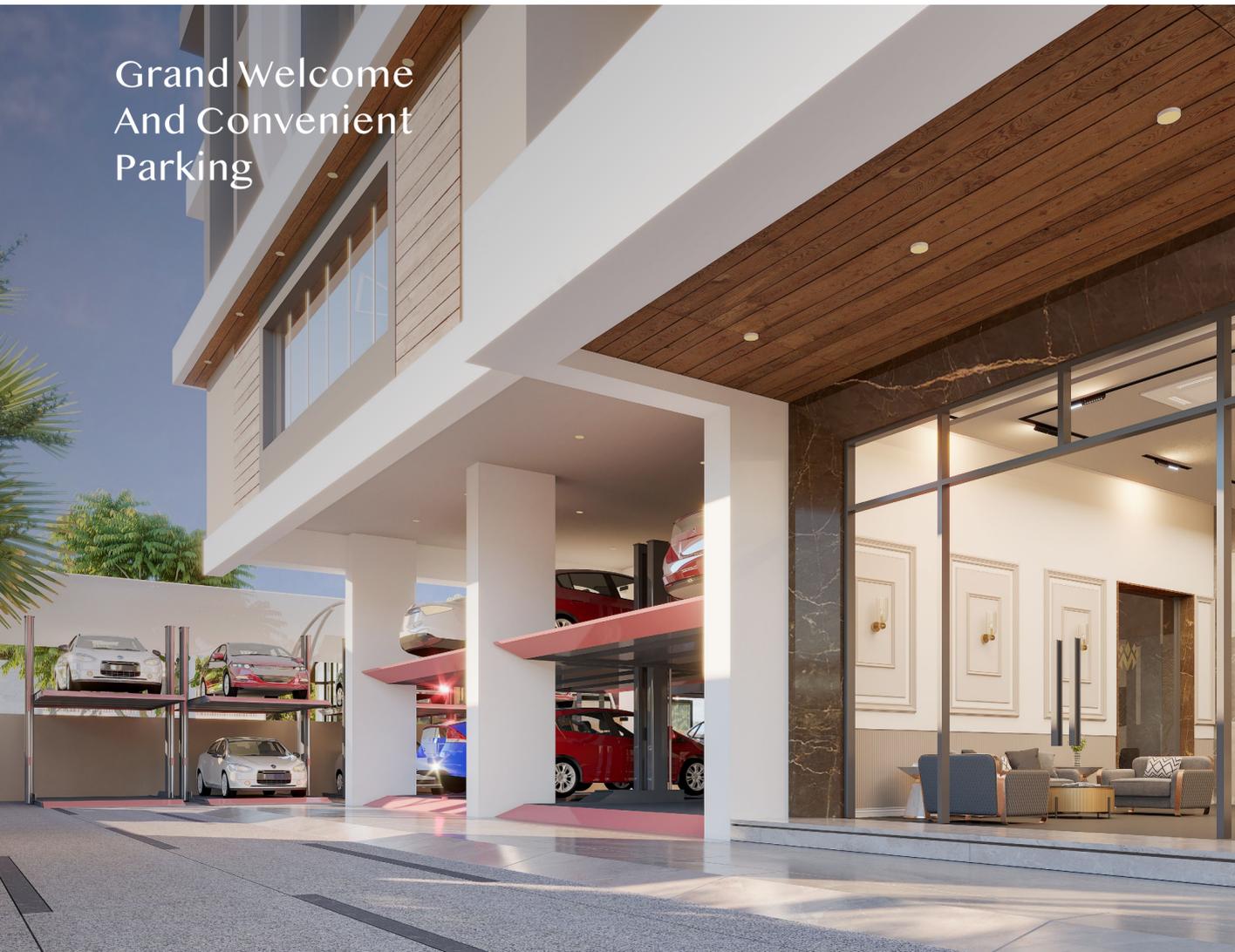
An Exceptional
Lobby



Conference
Room



Grand Welcome
And Convenient
Parking



Stack Parking



A Vibrant
Multipurpose Hall

MAJESTIC
Sky Bungalow



Sit out Area



Guest Room

Gymnasium



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.Ft
		Sq.Mt	Sq.Ft		
154.57	49.84	204.41	2200	91.04	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.Ft
		Sq.Mt	Sq.Ft		
173.66	58.65	232.31	2500	106.08	338.39

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 Sq.Mt		SHARE IN COMMON AREA Sq. Mt		TOTAL BUILT UP AREA Sq. Ft	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq. Mt	Sq. Mt	Sq. Mt	Sq.Ft
168.86	27.80	196.66	217	302.74	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 Sq.Ft		SHARE IN COMMON AREA Sq. Mt		TOTAL BUILT UP AREA Sq. Ft	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq. Mt	Sq. Mt	Sq. Ft	
138.33	37.52	175.85	1893	270.7	94.85	270.7	2914	



CARPET AREA Sq.Mt	OUTER WALL, BALCONY, UTILITY ATT. TER. ETC. Sq.Mt		UNIT AREA Sq.Mt		SHARE IN COMMON AREA Sq. Mt		TOTAL BUILT UP AREA Sq. Ft	
	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Ft	Sq. Mt	Sq. Mt	Sq. Mt	Sq.Ft
169.88	26.78	196.66	217	302.74	106.08	302.74	3258	

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

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

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. Sq.Mt		UNIT AREA Sq.Ft		SHARE IN COMMON AREA Sq.Mt		TOTAL BUILT UP AREA Sq.Ft	
	Sq.Mt	Sq.Mt	Sq.Mt	Sq.Ft	Sq.Mt	Sq.Mt	Sq.Mt	Sq.Ft
168.86	27.80	196.66	2117	302.74	106.08	3258		



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



3.5 BHK APARTMENT NO. 704 & 1104

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



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

4 BHK APARTMENT NO. 702 & 1102

3.5 BHK APARTMENT NO. 703 & 1103



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

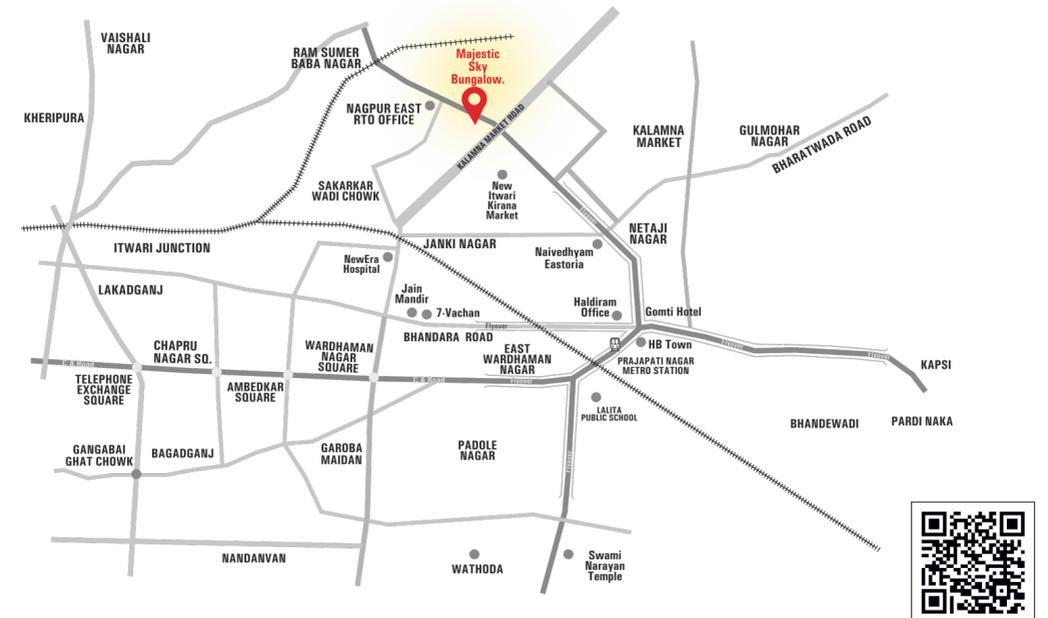
Walls And Ceiling

- 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



Scan for Site Location

