

MANNAT



STUDIO • 1 BHK HOMES  
Next to Railway Station Metro, Jaipur





These past few years have seen the city of Jaipur growing from strength to strength. Upwardly mobile Jaipur is a real estate paradise with industries, educational institutions, entertainment and many other aspects witnessing phenomenal growth. With growth comes a wealth of opportunities. As many flock to the city seeking a better lifestyle, we at **Unique Builders** recognize the need of a safe and secure dwelling.

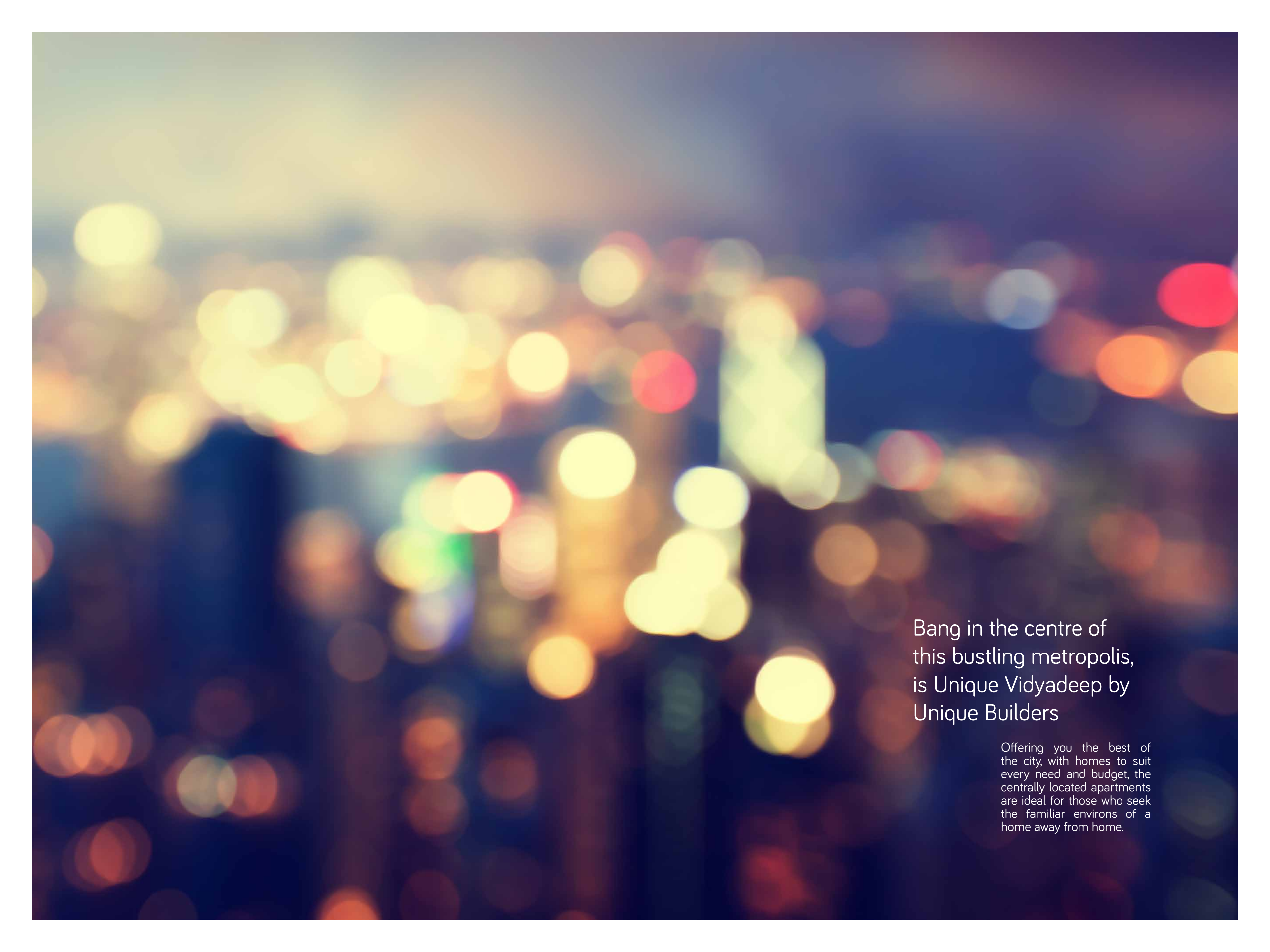
With that in mind, we offer **Unique Vidyadeep** —a modern unit of apartments located at one of Jaipur's prime localities. With all the prerequisite amenities and more, we have gone a step further in providing the best the city has to offer. From often visiting businessmen who prefer the comfort of home, to those who wish to invest in property as a residence or to rent out or lease, Unique Vidyadeep makes a perfect choice. Because we understand your needs.







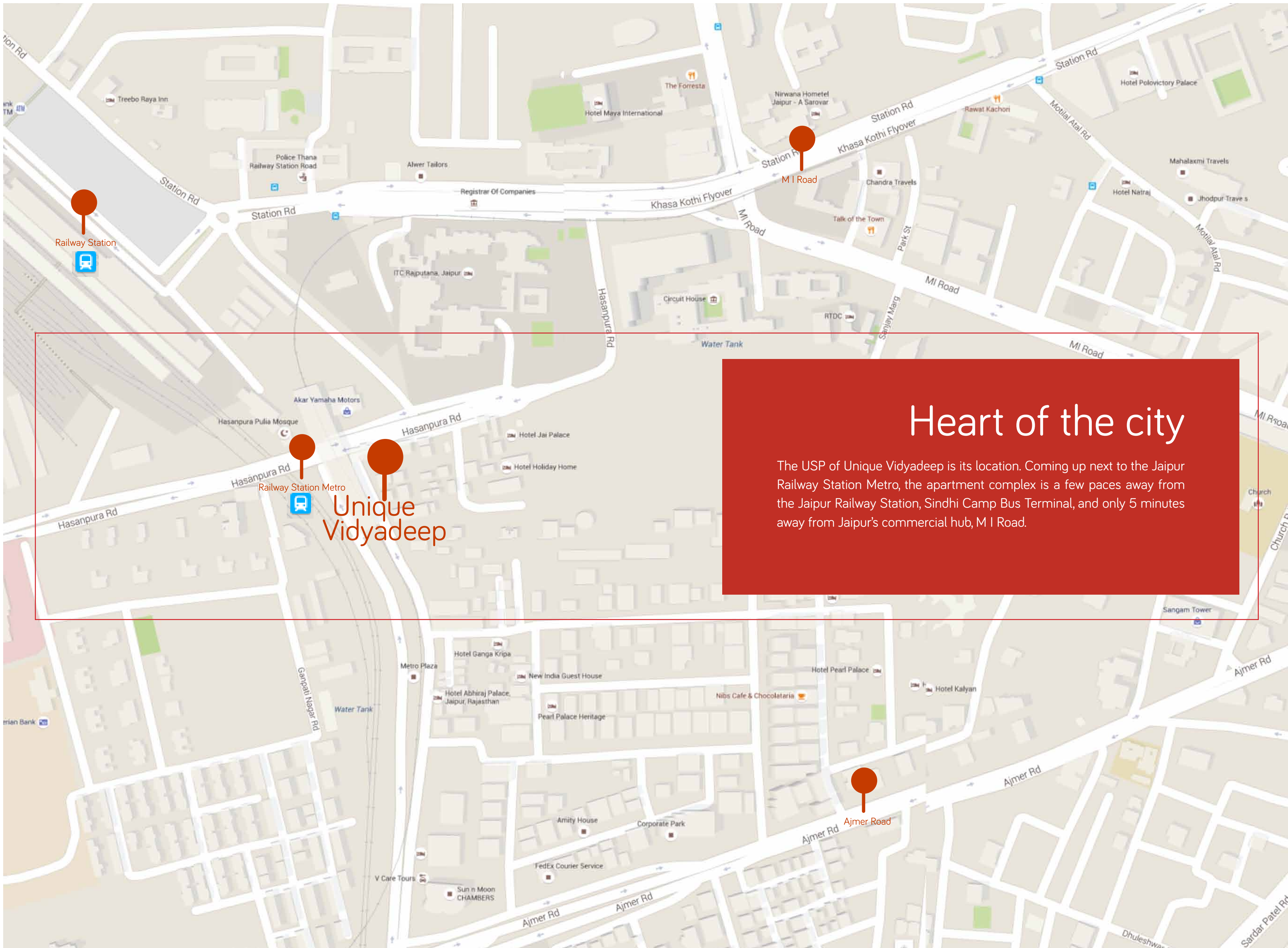




Bang in the centre of  
this bustling metropolis,  
is Unique Vidyadeep by  
Unique Builders

Offering you the best of  
the city, with homes to suit  
every need and budget, the  
centrally located apartments  
are ideal for those who seek  
the familiar environs of a  
home away from home.





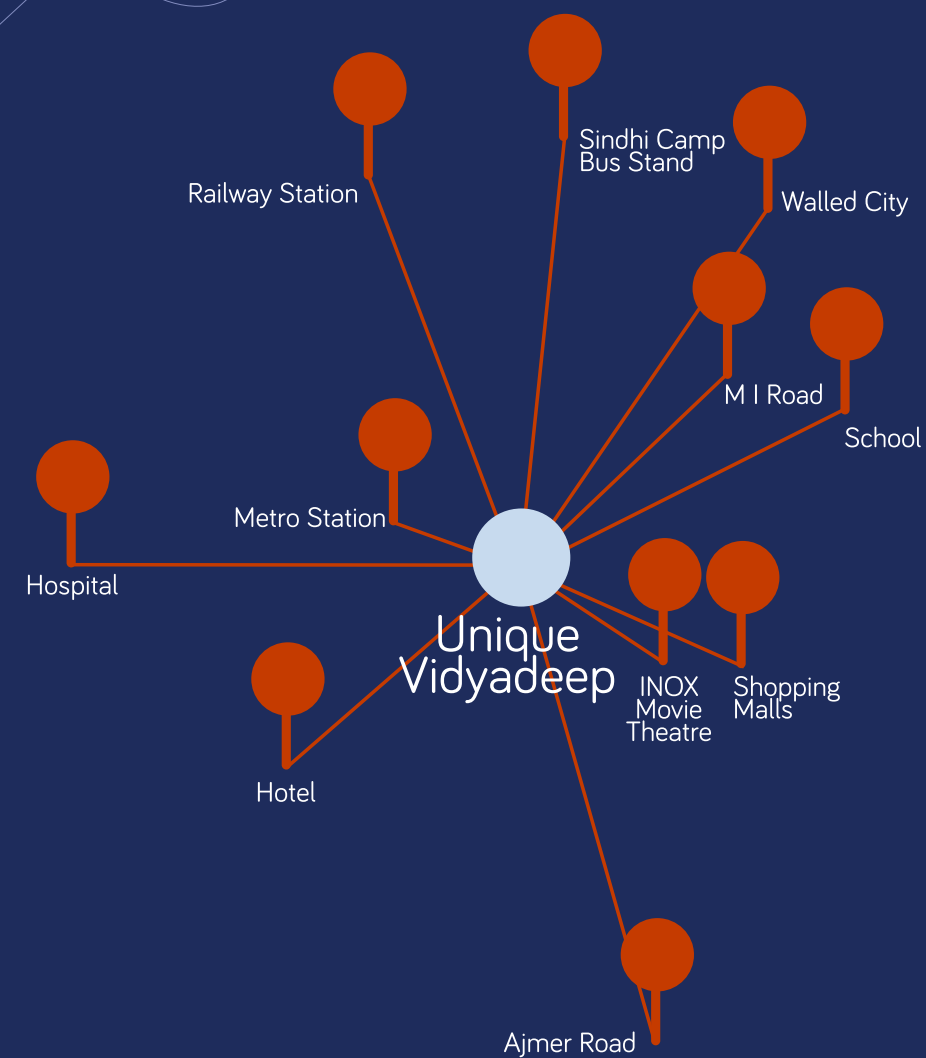
# Heart of the city

The USP of Unique Vidyadeep is its location. Coming up next to the Jaipur Railway Station Metro, the apartment complex is a few paces away from the Jaipur Railway Station, Sindhi Camp Bus Terminal, and only 5 minutes away from Jaipur's commercial hub, M I Road.



## Essentially Jaipur

You couldn't ask for more. Cine-plexes, shopping malls, grocery shops, take-aways, restaurants, hotels, medical stores and transport— Unique VIDYADEEP has the best of facilities that the city has to offer, all within close reach



### Distance

- 2 mins from Railway Station
- 5 mins from M I Road
- 15 mins from Airport
- 3 mins from Jaipur Bus Station
- 3 mins from Ajmer Road
- 10 mins from the Walled City
- Adjacent to Railway Station Metro

Jaipur City

### Metro Station

The Metro Station connects you to the main localities in the city, going through the major parts of the city, till Mansarovar, one of the city's largest residential colonies, and a bustling economic hub. You would be well-connected to the grain market, wholesale electricity market and other major business centres.

### M I Road

M I Road is often referred to as Jaipur's Connaught Place. Lively and affluent, it is a shoppers' paradise with major brand showrooms and stores, as well as business houses. M I Road connects you to all parts of the city with readily-available public transport.

### Jaipur Bus Terminal

Just a couple of minutes from Unique VIDYADEEP is Sindh Camp—Jaipur's bus terminal from where you can board a bus to most destinations, within and outside the state. The entire stretch from the railway station to Sindh Camp is dotted with convenient options for reasonably-priced meals any time of the day or night.





*With the convenience of a condo ownership, these Studio and 1 BHK flats have been made using the best materials and the best floor plans suitable for modern living. With space for commercial outlets on the ground floor, this world-class residential complex is a complete unit with all modern facilities you seek in a home.*







## Spacious living

Many think apartment living can be stuffy and claustrophobic. This is not true for the Unique VIDYADEEP. Each unit has been planned in careful detail to ensure your apartment has adequate air circulation and sunlight as well as shade. Planned by the best professionals, irrespective of the size of your flat, you can be assured of lots of space.

## Living options

We bring to you options to choose from— a fully furnished flat for those who do not want to go through the hassle of setting up their home; or finished—for you to fit and decorate it as per your choice.

## Appreciation

Unique VIDYADEEP will prove out to be an ideal investment proposition for you. With Jaipur emerging as one the fastest growing metros and with rising real estate rates, this is a prudent investment that will pay rich dividends in coming years.



## Homecare

At Unique VIDYADEEP, you can rest easy, knowing our expert team works round the clock to make your living quarters beautiful and well maintained. From the grand entrance to public spaces, our dedicated team decorates and spruces up your home to make it impressive and gorgeous.



## Maintenance

All flats at Unique VIDYADEEP come with maintenance facilities. From private needs such as electrical repairs and plumbing, to maintaining cleanliness and smooth living—we provide the best in services and follow-ups. Our prompt and excellent services are run by the management within the premises and are available on call any time.



## Security

A secure lifestyle is everyone's priority. At Unique VIDYADEEP, we have taken steps to provide you with the best of 3 tier security possible. With Video Door Phones & CCTVs installed at strategic points, our security staff and system scans visitors visiting the premises. Our well-trained security staff are posted at the entrance and reception areas on shifts to inform you of guest arrival, helping you screen visitors.

## Want it Fully Furnished? We will do it for you.

Should you choose for absolute convenience and move into a fully furnished flat at Unique Vidyadeep, you have that option too. With an additional payment, you can move into a flat furnished with high quality: :-

Double Bed with Mattress & side table - 1 unit. | 32" TV with TV Cabinet & set top box -1 unit.

Side Lamps-2 units. | Cupboard & dining Table- 1 unit. | Split AC - 1 unit. | Modular Kitchen with chimney & HOB.

Rug, Window Curtain- As deemed necessary. | Video door Phone





### *Flexi-living at affordable rates*

With spacious floor plans, your apartment is just suitable for an office-cum-residence. The apartment policy and rental terms are flexible, allowing you to reside as well as conduct work-from-home business from the comfort of your own home.



### *A place to call your own*

As a local, you may have been waiting for a chance to own your first home. Chances are, you are looking for the perfect location in the city, with all the facilities and amenities within your budget. Unique VIDYADEEP is the right investment choice that caters to all your needs and falls within your budget.





*For businessmen who frequent  
Jaipur and prefer not to stay in hotels*

For the businessman on the move, and visit Jaipur frequently, and would rather put up at their own accommodation rather than the impersonal hotels and guest houses, Unique VIDYADEEP hits the right chord. You will not need to worry about your property, which will be well maintained and taken proper care of.



*Easy Rentals for your flat*

With your flat at the most lucrative location, you have the option to rent it out at your convenience. Students, working people, outsiders would be more than happy to take it on rent, providing you easy extra income.





### *Perfect for non-residents*

Many of the non residents of Jaipur have children studying in the capital and in far off cities away and wish they could provide them with the comfort of home. Unique VIDYADEEP is just the answer for parents who wish to give their children the comfort of home as they pursue their studies and careers.

The apartments are also perfect for non-residents who wish to own property in Jaipur, an emerging real estate hub. You can own property while letting it out on ideal rent leases and plans endorsed by rent regulations in the city.



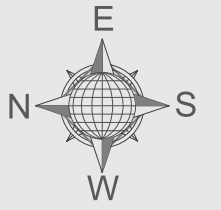
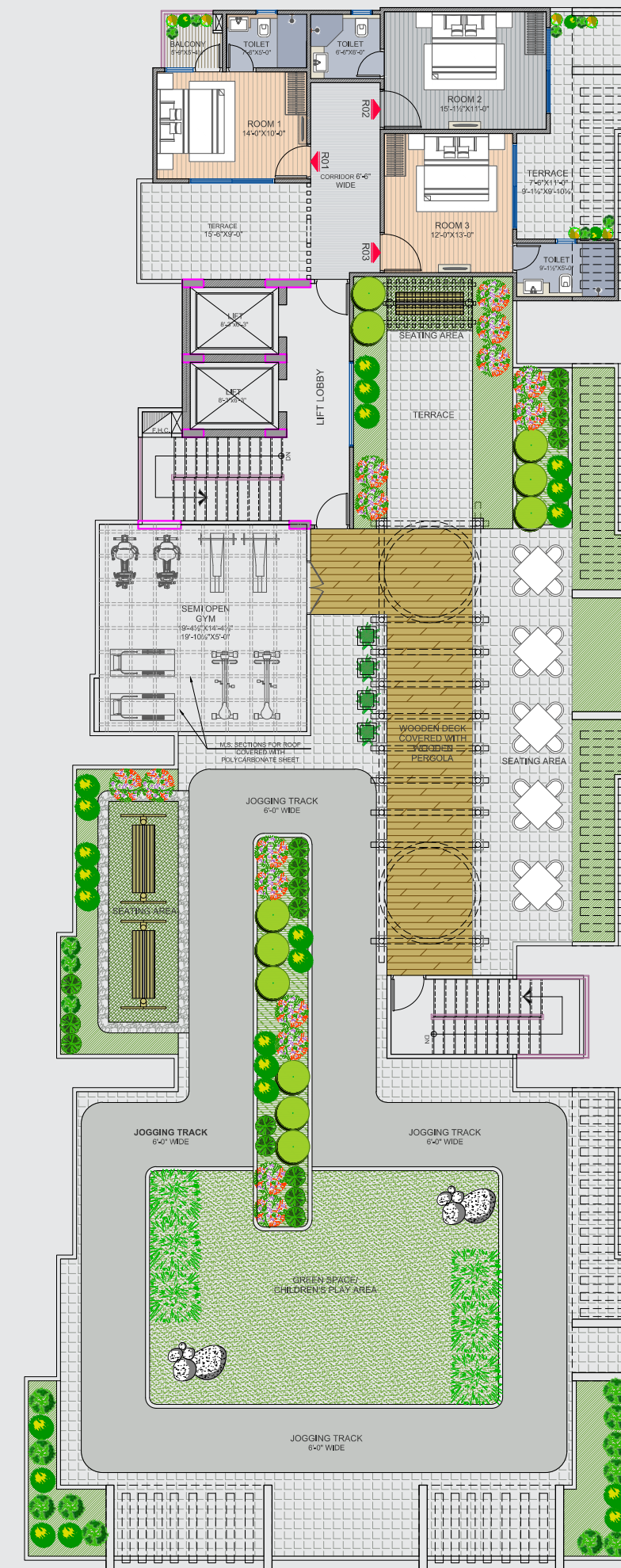
### *Additional property in a world class city*

If you already own a property in Jaipur, chances are, you are looking for additional property to add up to your possession. The convenient location, apt size of the apartments and affordable range of Unique VIDYADEEP ensures you have an abundance of offers of rent or lease from students, young professionals and government servants.

As wedding and other family celebrations take centre stage in our city, owning a flat is convenient to accommodate relatives and friends. Restaurants and entertainment at close quarters means food and sight-seeing activities won't be a problem. With rising real estate rates, this is a prudent investment that will pay rich dividends in coming years.



# FLOOR PLANS

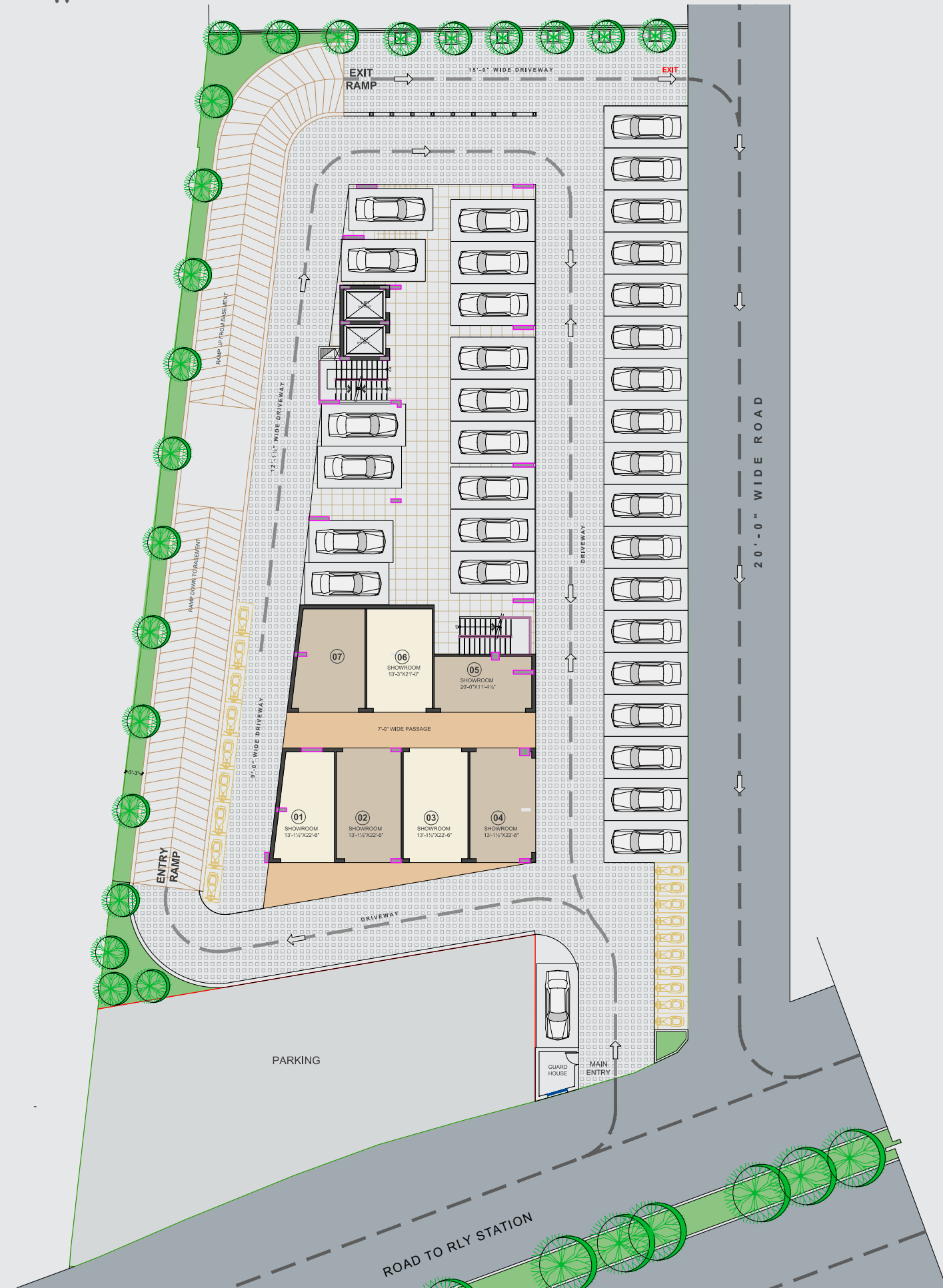
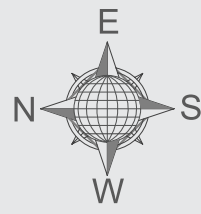


**TERRACE FLOOR AMENITIES**

- Semi Open Gym
- Landscaped Seating Area
- Green Space/Children's Play Area
- Open Dining for Parties
- Jogging Track 6'-0" wide
- Wooden Deck covered with wooden pergola

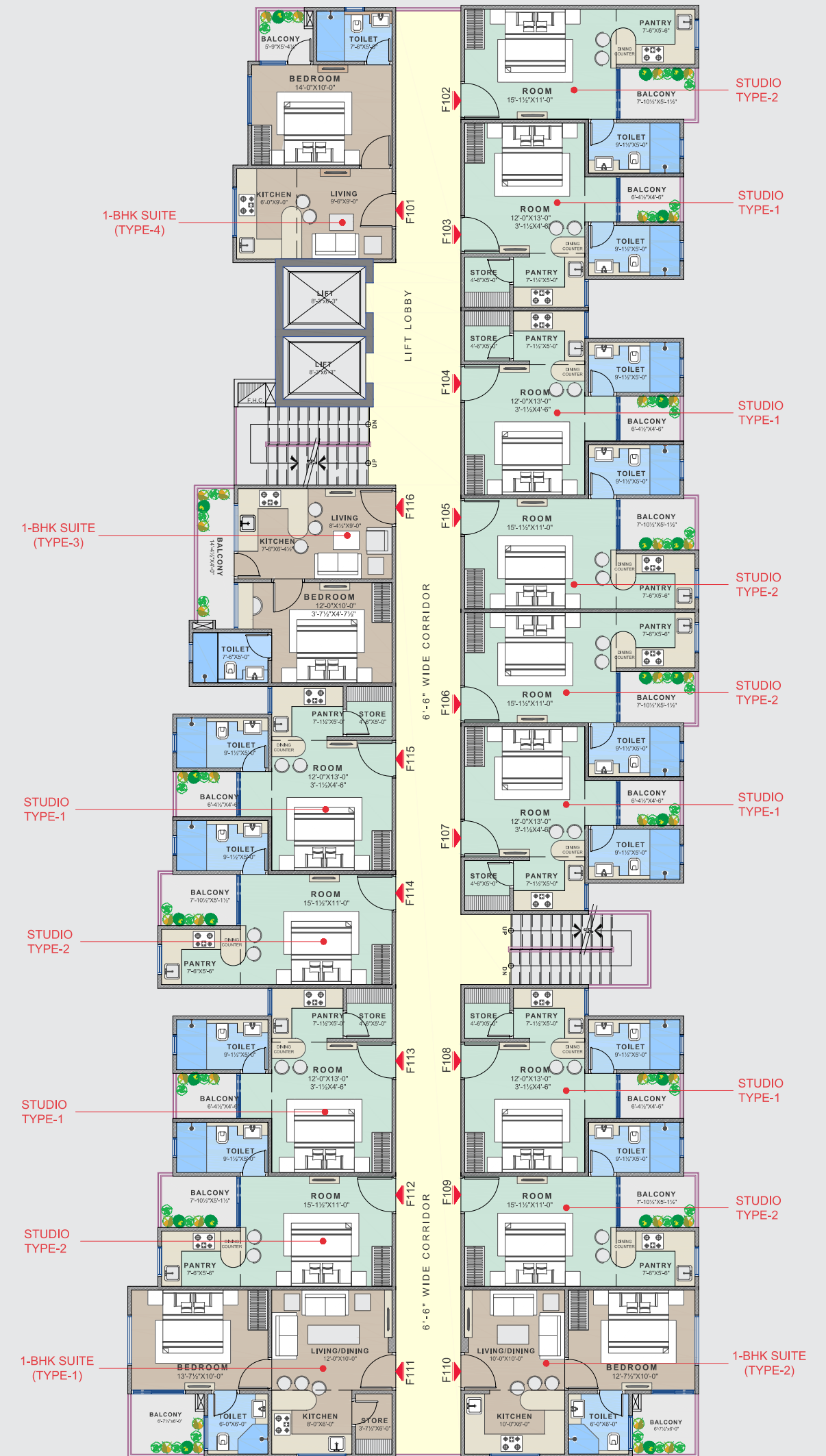
*Terrace Floor Plan*





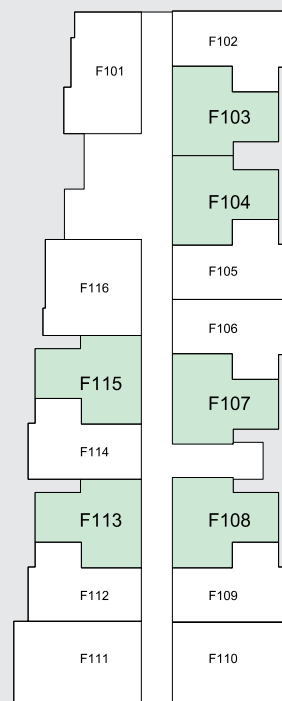
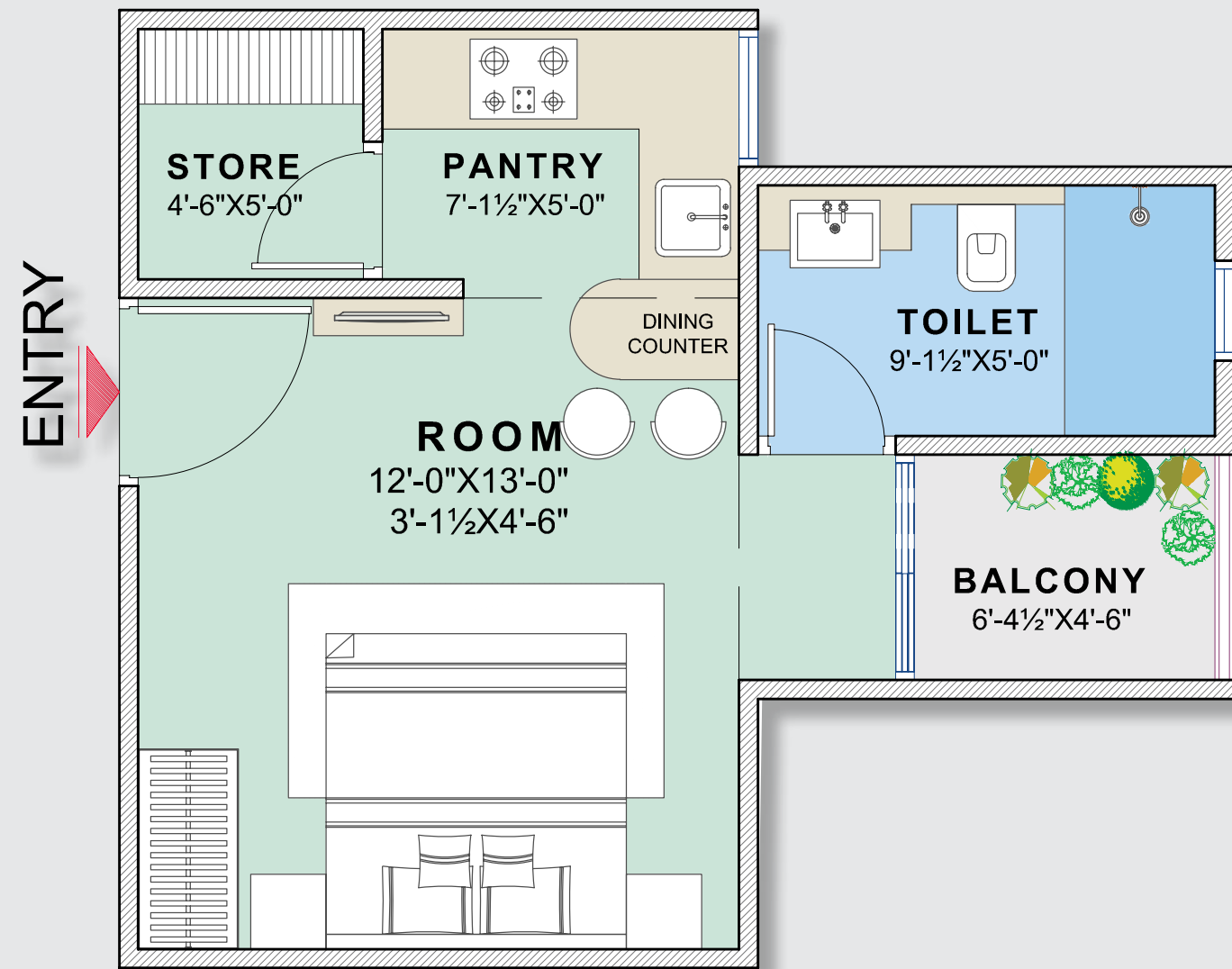
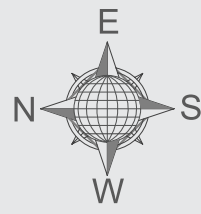
SHOWROOM	SALEABLE (SQ.FT.)
01	369.35
02,03,04	412.40
05	319.80
06	392.07
07	419.22

Ground Floor Plan

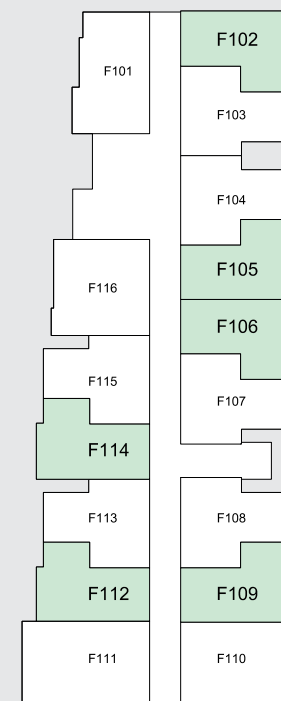
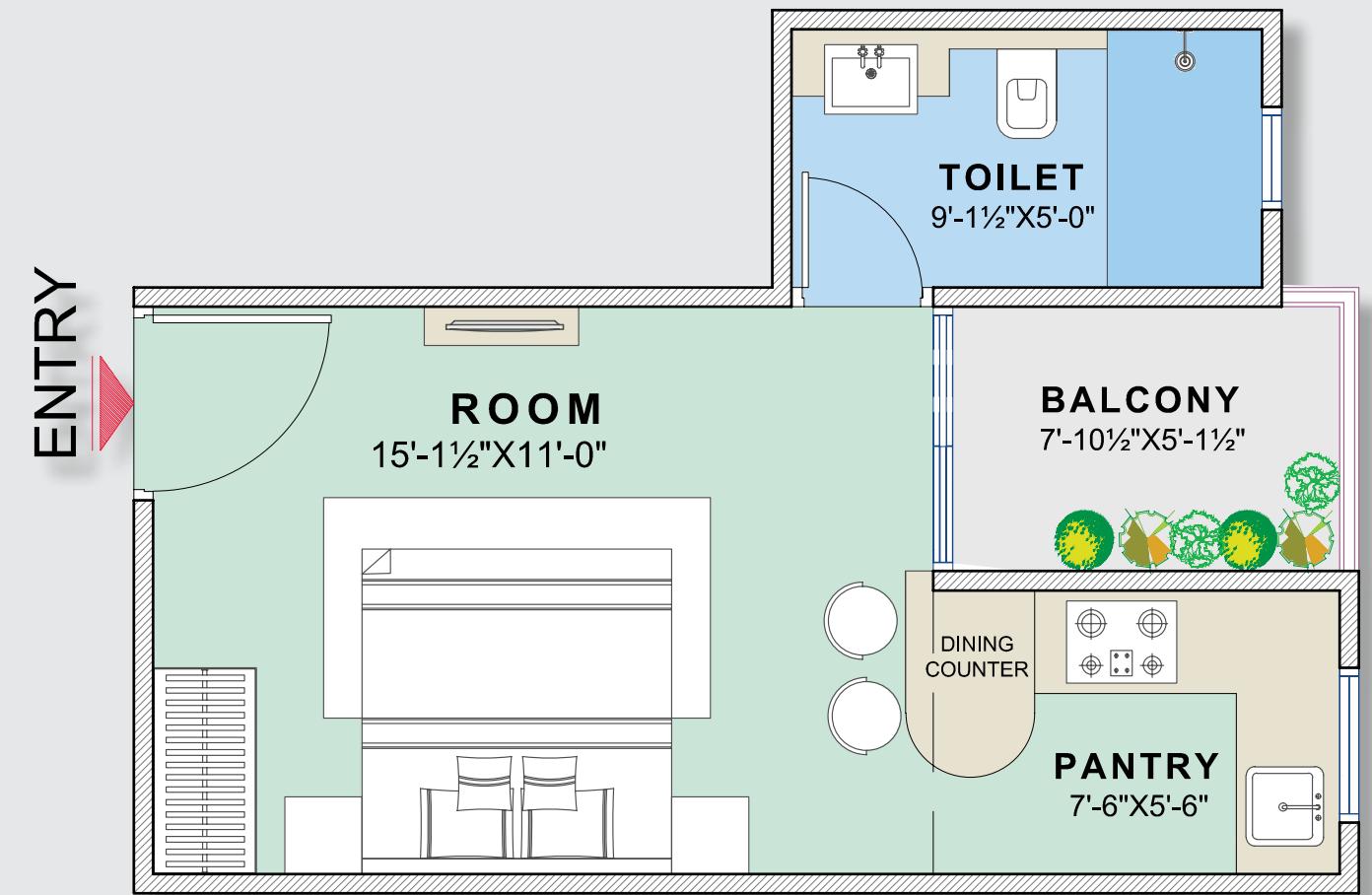
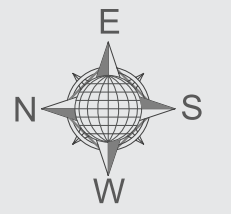


Typical Floor Plan  
1st to 12th Floor



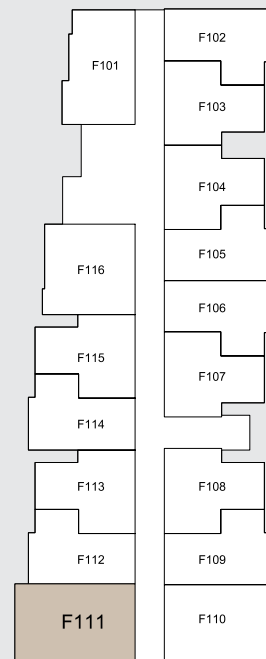
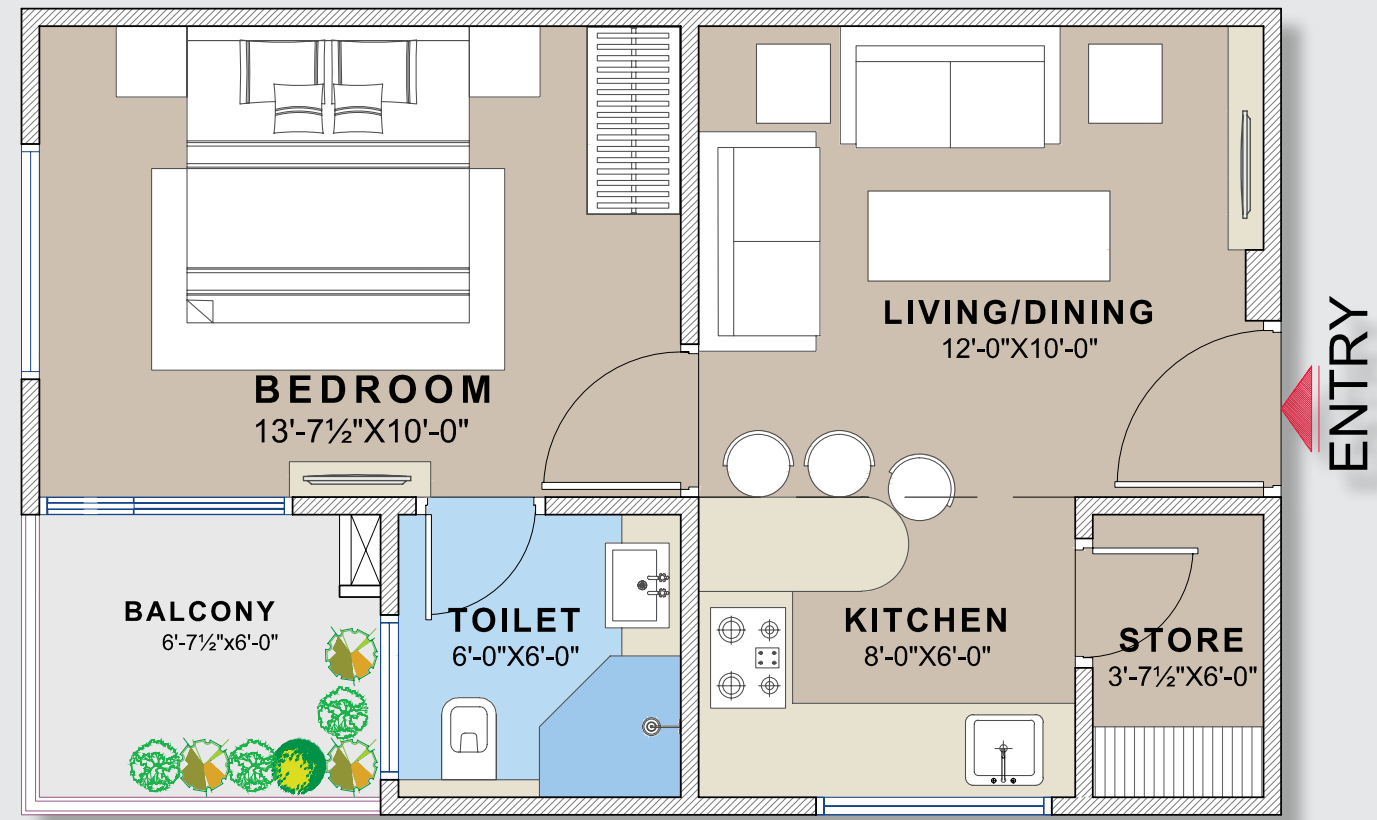
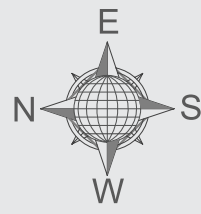


STUDIO (TYPE 1) SALEABLE AREA 465.45 SQ FT

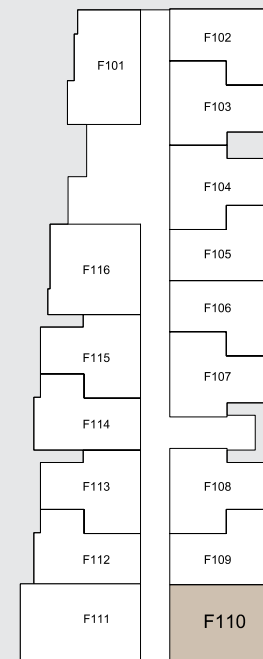
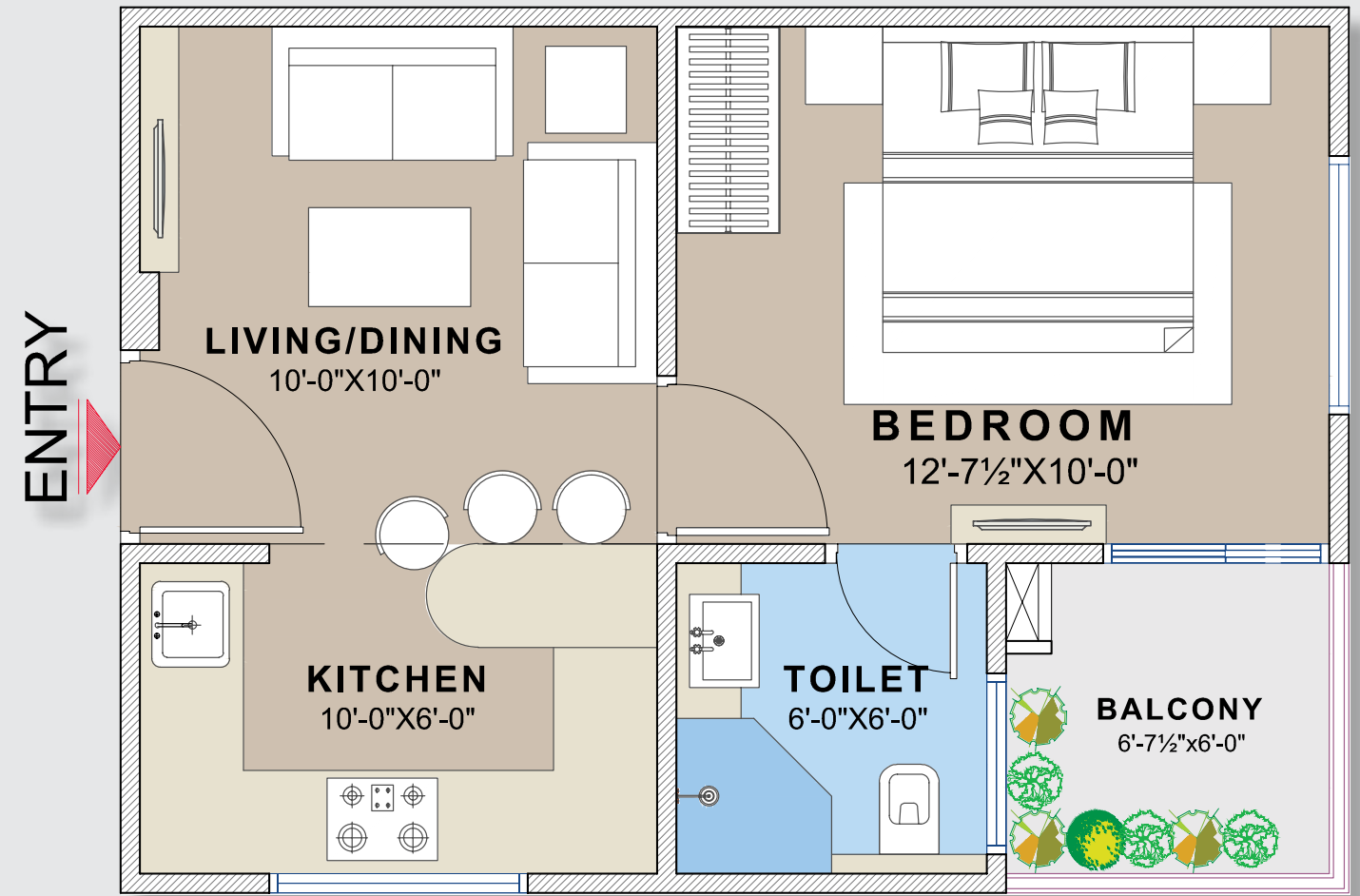
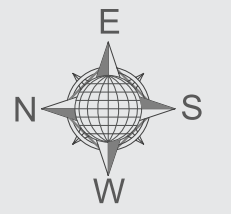


SALEABLE AREA 448.20 SQ FT STUDIO (TYPE 2)



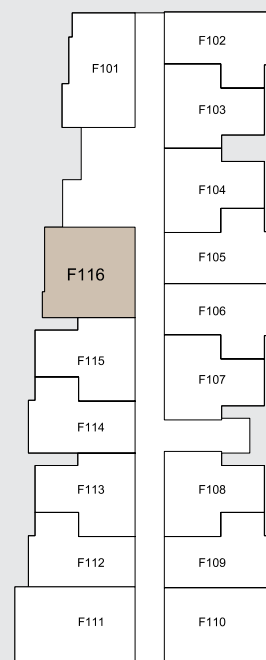
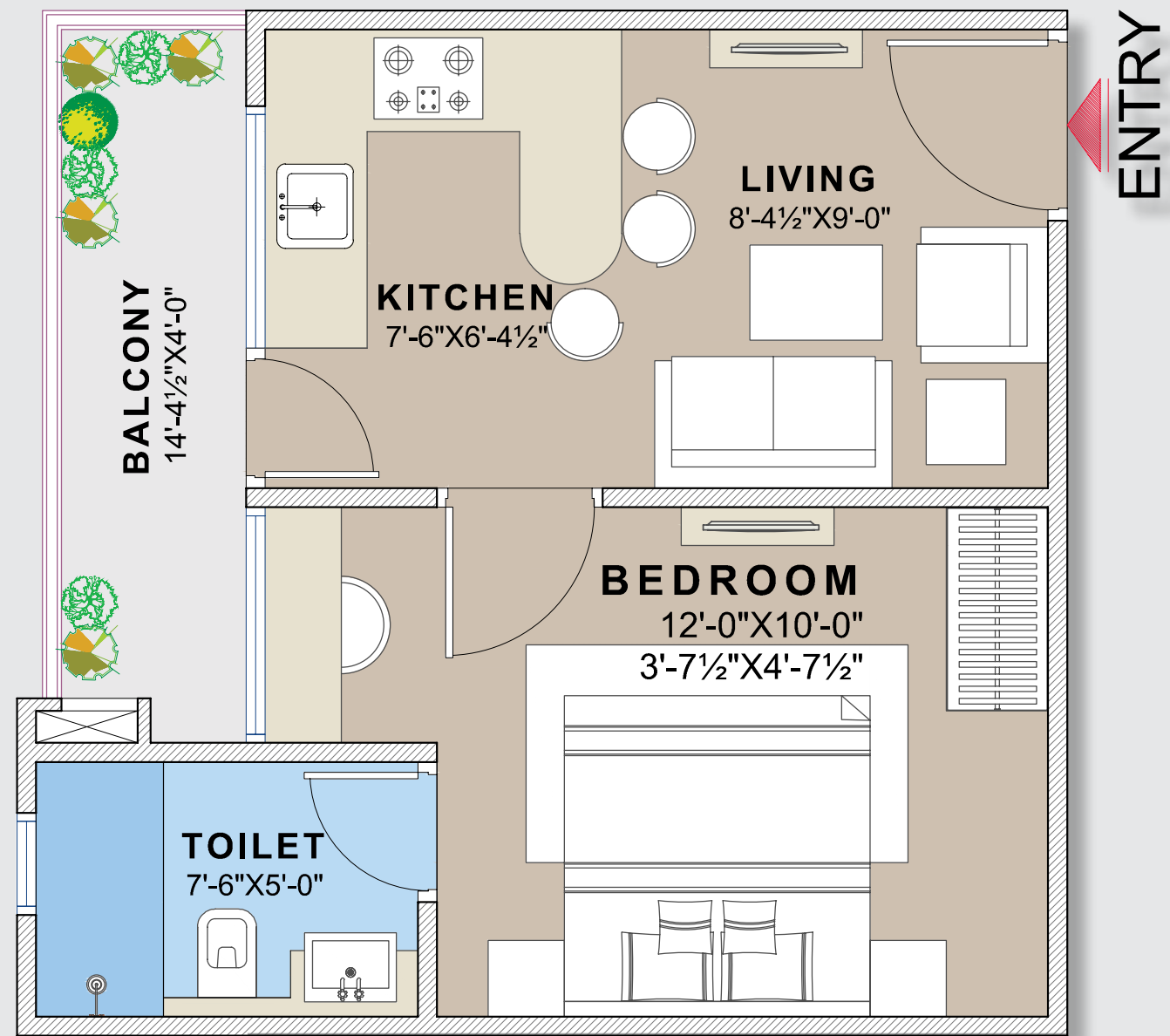


1 BHK SUITE (TYPE 1) SALEABLE AREA 618.30 SQ FT

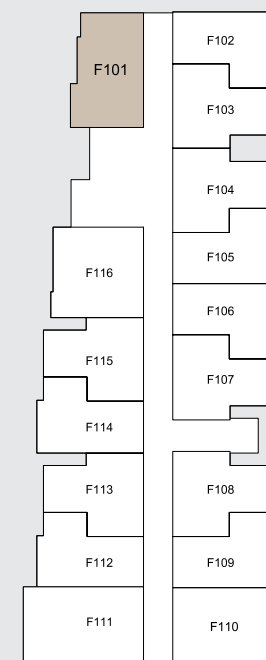
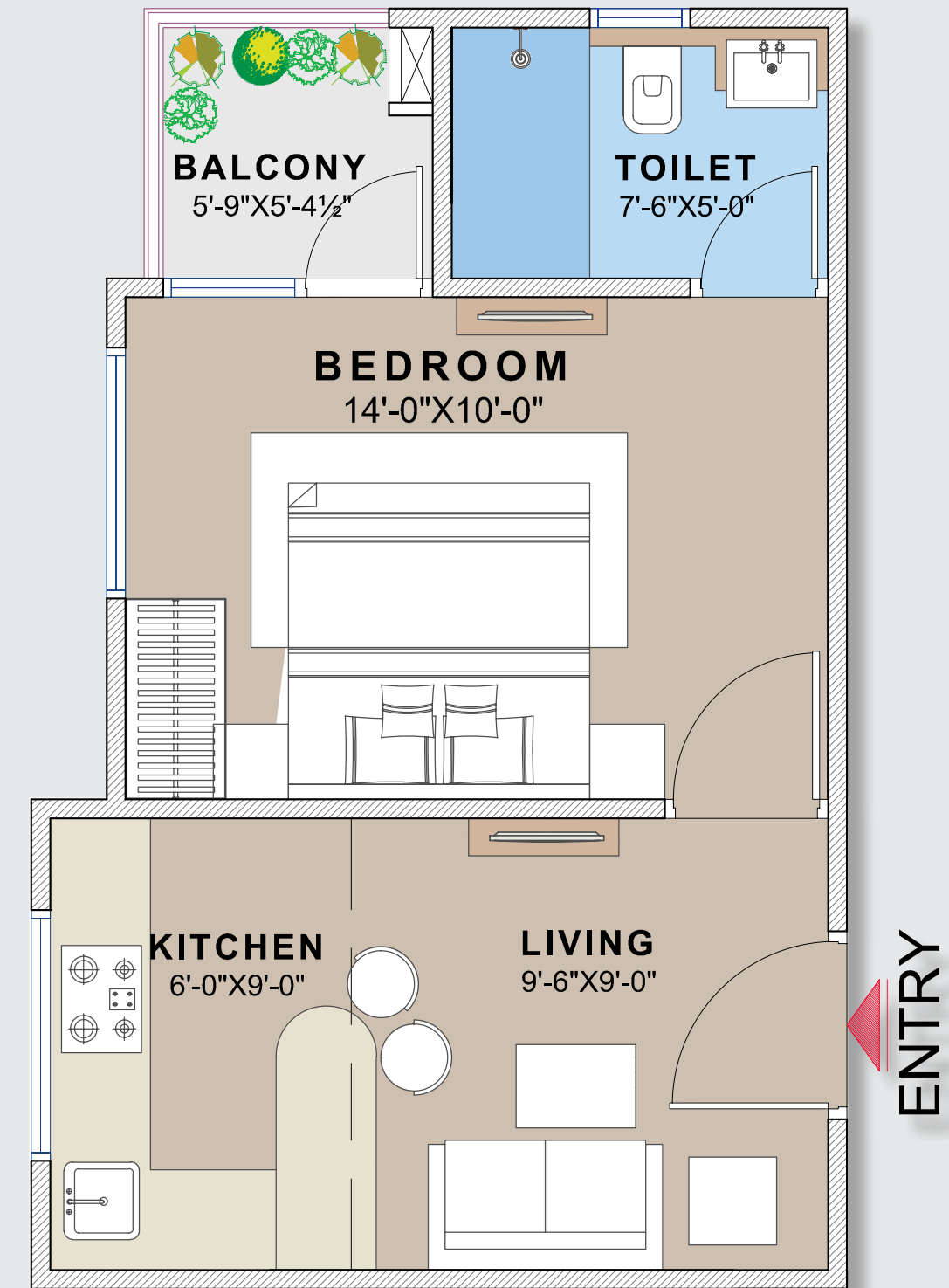
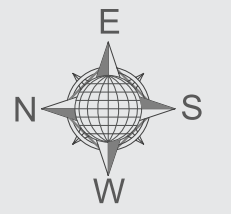


SALEABLE AREA 550.00 SQ FT 1 BHK SUITE (TYPE 2)





1 BHK SUITE (TYPE 3) SALEABLE AREA 551.00 SQ FT



SALEABLE AREA 522.07 SQ FT 1 BHK SUITE (TYPE 4)





## THE DEVELOPER

What began as a small but sincere step in the year 2002 has, as on date, taken giant strides in the real-estate scenario of Rajasthan. Today, Unique Builders the flagship venture of Mannat Group, occupies the highly coveted No. 1 position in the state and has expanded to cities like Mumbai & NCR with various projects under execution. Recognized as one of the most trusted name, Unique Builders has built an inimitable reputation for itself as one of the most committed, creative and prolific developers for whom bottom-line means the width of smile on the customers' happy faces.

Having laid its first foundation in Jaipur, Unique Builders never seemed to look back. Not only has the group grown taller but it has ensured that it grows wider too. With over 50 projects at various stages of development in almost all the important cities of Rajasthan and in Mumbai, the group is currently developing in excess of 15 million Sq. Ft of prime real estate space. Several landmark developments like My Haveli, Unique Towers & Mansarovar Plaza speak for themselves and speak of the group's commitment to excellence at all levels.

The long list of awards, citations and recognition by authorities who matter, say it all. Being acknowledged by Guinness World Records for its highly creative and ambitious project 'My Haveli' is something that reinforced group's belief that there is no better evidence of your intentions than continuous pursuit of innovation and excellence...There's no bigger virtue than following best practices in your business...And there is no effort like a pioneering effort.

Pioneering new trends in the market, Unique Builders introduced 'Umang' - offering affordable homes to the Mid-Income groups, introduced the concept of Fashion Apartments at 'Unique Aura' and offered the first ever Sky-Walk at its award winning 'My Haveli' project. Having some of the world renowned consultants on-board was also an unprecedented trend which Unique Builders set in Rajasthan.

With a tried and tested value system deeply rooted in the group's DNA and a passion to create value-added enriched living spaces, it is very natural to say - THE FUTURE IS 'UNIQUE'...

## GROUP COMPANIES

Unique Keemaya | Metro Cabs | Jaipur Bricks Company | Modest Builders | Ram Stone Crushers | Metro Lifestyle Homes | Unique Foundation

## COMPLETED PROJECTS

Royal Paradise | Royal Paradise Janki | Unique Shardool | Royal Paradise Krishna | C2 Plaza | Garden Residency | Unique Luxuria | Unique Destination | Unique Aspire | Mansarovar Plaza | Unique Towers | Unique Aravali | Unique Sanghi | The Milestone | Royal Paradise Rama | Sanyog | Unique Aura | Unique Boulevard Umang | Samanvay Latanagar

## ON-GOING PROJECTS

IS Paradise | Unique Mantra | My Haveli | Unique Emporia | Green Meadows | Unique City | Unique Sapphire Unique Joy | Unique Pristine | Unique Prime | Masterpiece | Unique Green Valley | Globe Unique Vihar | Unique International City | Samanvay Riverview | Jodhpur Golf Estate | Unique Apex Towers | Unique Green Acres Unique Solitaire | Unique Enclave | Unique Sampada | Unique Krishna Vihar | UK Heights | UK Vedic Heights UK Conclave

## PROJECTS TO COME

Residences at JAIPUR: Ajmer Road, Tilak Nagar, Jagatpura, Mansarovar  
Residences at JODHPUR: Unique Fairmont  
Residences at MUMBAI: Santacruz (E), Andheri (E), Bandra (E),  
Residences at NCR: Neemrana

## UNIQUE FOUNDATION

Realizing its responsibilities towards the society, the group through Unique Foundation carries out different CSR activities from time to time for various causes. Some of them are as follows :

Blood Donation Camps | Plantation Drives | Clothes/Blankets distribution to the needy | Save Girl Child - Beti Bachao-Beti Padhao | Awareness Camps on No Tobacco Day, World Environment Day & World Population Day | Gift Distribution and Festival celebrations with kids of different NGOs | Free Health Check-Up Camps | Langar for the Workers



## ACCOMPLISHMENTS

GUINNESS WORLD RECORD - World's largest ground breaking ceremony marking the beginning of the project My Haveli

- 2015 PRIDE OF RAJASTHAN AWARD to Mr. Vibhishek Singh by ZEE Media for his noteworthy contribution in the real estate development
- 2013 YOUNG ACHIEVER AWARD ASIA PACIFIC REGION to Mr. Vibhishek Singh for retail excellence by ET Times Now Awards, Mumbai
- 2012 EMERGING ENTREPRENEUR AWARD to Mr. Vibhishek Singh - For his outstanding enterprising skills and contribution to the company by Planman Marcom in Dubai
- 2012 JAIPUR REAL ESTATE AWARDS - For being a trendsetter in real estate industry for pan Rajasthan foot prints
- 2012 JAIPUR REAL ESTATE AWARDS - For best innovative marketing campaign
- 2011-12 POWER BRANDS RISING STAR AWARD - Unique Builders awarded as a Power Brands Rising Star by Planman Marcom in Dubai
- 2011 INDIA ACHIEVERS PODIUM AWARD - As most trusted developer of Rajasthan and Young Entrepreneur Award to Mr. Vibhishek Singh, MD Unique Group
- 2010 INDIA INTERNATIONAL ACHIEVERS AWARD - For infrastructure excellence
- 2010 BUILDING INDUSTRY LEADERSHIP AWARD - For fastest growing real estate group in affordable housing
- 2009-10 BUILDING LEADERSHIP AWARD - Given by Building Information Bureau, New Delhi
- 2009 MAPSOR INDIA PROPERTY AWARD - For best residential project
- 2008 MAPSOR INDIA PROPERTY AWARD - For being an excellent brand
- 2006 CITYSCAPE ASIA AWARD - For best developer in mixed use project

### THE LEAGUE OF CONSULTANTS

#### WORKING WITH US IN VARIOUS PROJECTS

Aedas - Leading Global Architect, Singapore | Belt Collins - World Renowned Landscape Architect, Singapore | Sitetectonix - World Renowned Master Planners, Singapore | 8 York Design Studio - Architectural, Visualization Artist, Singapore | Lesconcierges Residential - Concierge Services Firm | Leading Architectural Firms - Ideas, MA Architects, VJ Architects | DesBuild Kris Cooper - Project Management Consultant | Quintessence - Landscape Consultant

### BRANDS ASSOCIATION

Dominos | United Colors of Benetton | Puma | Mufti Baskin Robbins | Sony | Reliance Digital & Footprint Loreal | Adecco | Indusind Bank | Lakme | Evok Ford | Central Bank of India | Teleperformance Koutons | Peter England | Titan

### PRESENCE

JAIPUR | KISHANGARH | AJMER | BHILWARA  
BEAWAR | JODHPUR | UDAIPUR | KHATUSHYAM JI  
BIKANER | BARMER | MUMBAI | NCR.







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AND THINGS LIKE THAT INC.