

MANNAT

IT'S HIGH TIME TO...

...LIVE MORE

UNIQUE BUILDERS

Presents







## INTRODUCTION

## 100 ACRES OF EVOLVED LIFE.

The name you've made for yourself with all the dedication and determination deserves an address too. At a destination that does justice to it.

At Unique City - A 100% integrated township in true sense of the word. There's everything over here you may ask for. And more.

Welcome to world-class living. It's high-time the world knew that you've arrived.

# LIVE MORE



## THE PROJECT



## TIME TO RELISH LIFE IN THE SUNSHINE OF SUCCESS.

**Master planned by Sitetectorix, Singapore**, the world renowned consultants in Urban Design, Landscape Architecture and Project Planning, Unique City offers completely built-up development with most modern residential and associated facilities.

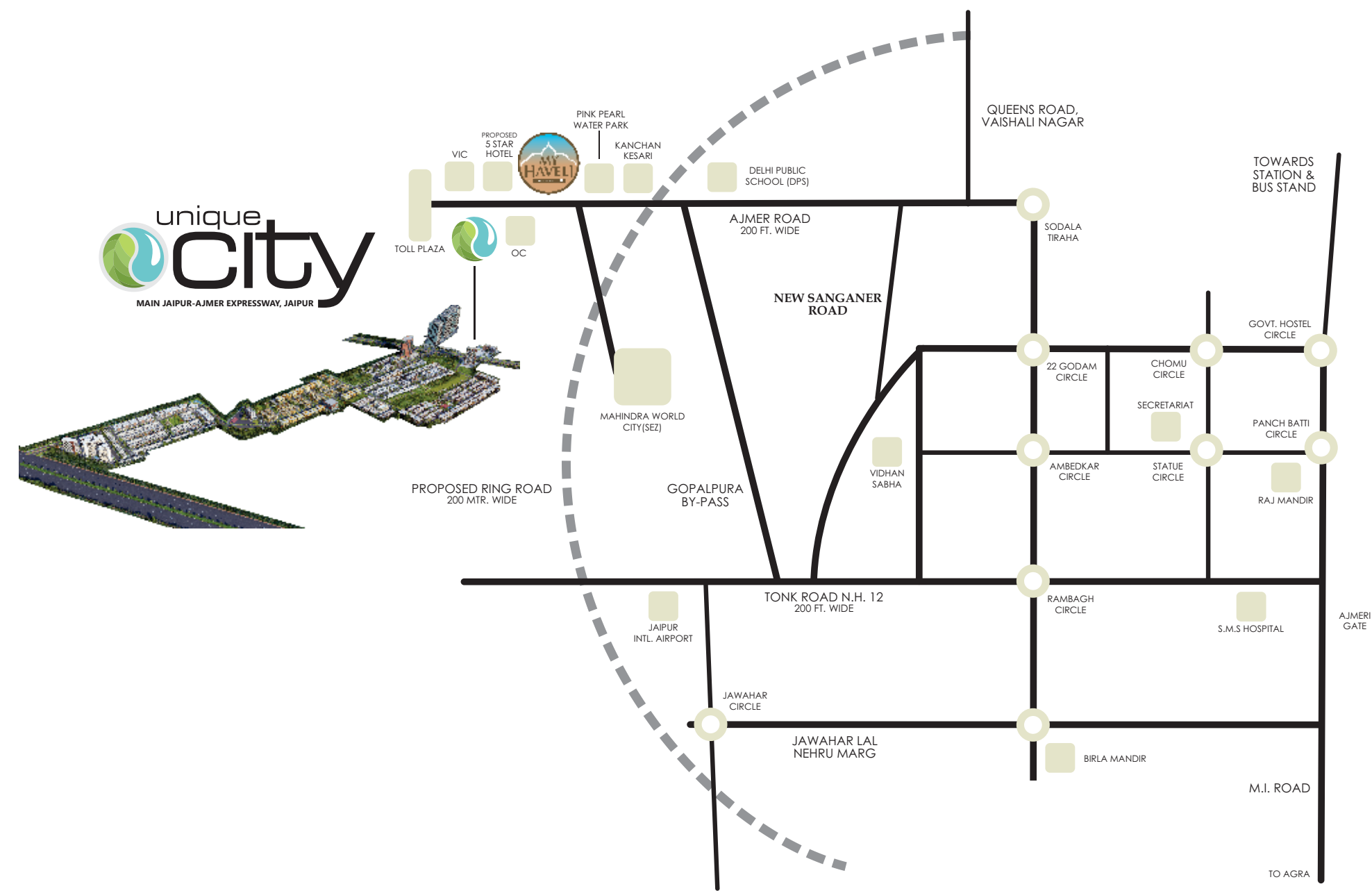
Theme Villas, Walk-up Apartments, Group Housing, 15 Landscaped Parks, 3 King Size Swimming Pools & 2 Splash Pools, World-class School, Healthcare Centre, Retirement Homes, Commercial Complex, World-class Multiplex, Sands Club and...you name it.

Unique City – Just the right destination for a lifetime of health, happiness and prosperity.

## LIVE MORE



LOCATION



- One of the most sought after locations - Main Jaipur - Ajmer Expressway
- Near SEZ
- Minutes drive to all the prominent destinations of the city
- Close proximity to Schools, Hospitals and Commercial Zones



## CITY WITHIN REACH AND LIVING AMIDST PEACE.

Taking shape at what can be easily termed as a dream location - the **Main Jaipur-Ajmer Expressway** Unique City offers to its residents best of both worlds - Proximity to main Jaipur city and peaceful living in a tranquil territory.

Unique City has the rare advantage of being built at a location which is seen as one of most sought after residential zones.

Just the right location to make the right statement.

## LIVE MORE



15 LANDSCAPED PARKS



## HOW ABOUT READING 'GULLIVER'S TRAVELS' TO YOUR DAUGHTER IN A PARK CLOSE TO YOUR VILLA ?

Beautiful boulevards leading to lush green parks, encircled by exotic trees and plants cushioned with a carpet of green grass under your feet ! To walk, jog, play around or simply sit-back with a book under the shadow of a mangrove.

There are 15 such tastefully landscaped parks planted at walking distances inside Unique City, effusing fresh air and infusing renewed energy every time you decide to step out in your sneakers or slip-ons.

Indeed, there is no pleasure like leisure !

## LIVE MORE







3 KING SIZE SWIMMING POOLS & 2 SPLASH POOLS

## THE DEEPER YOU GO, THE HIGHER YOU RISE !

There are times when you feel like sitting by a water body with a partner or a drink of your choice. At other times, you feel the urge to take a plunge and think deep. But...but sometimes you just feel like floating like a meditating monk.

Well, when it comes to children, the emotions are not quite the same. They are always bubbling with fun and frivolity. They would rather revel in water unguarded !

**For all these times and more, Unique City has set-up 3 King-Size Swimming Pools and 2 highly safe Splash Pools for kids.**

All yours to dive deep into desires and let the emotions flow.

## LIVE MORE





## MY SCHOOL IS JUST A SONG AWAY FROM MY HOME !

That's certainly something at Unique City to go 'La...La...' about but what's really to go 'Ga...Ga...' about is the fact that it is a World Class School. At par with the best anywhere in the region.

World class academic structure and extra-curricular infrastructure is a given at Unique City's own school, especially meant for the sparkling brains, the nimble fingers, the quick-feet Next-Gen residing in the premises.

It's all about creating global citizens who shall not only compete with confidence out there in the world, but who shall ultimately raise the bar.

After all, every child is a unique gift of God.

# LIVE MORE





A photograph of a female doctor in a white lab coat with a stethoscope around her neck, smiling as she examines a young girl's throat with a flashlight. The girl is wearing a pink and white striped shirt and denim shorts, and her mouth is open. A woman, presumably the mother, stands behind the girl, looking on with a calm expression. The background is a bright, clinical setting with white walls and medical equipment.

HEALTH CARE CENTRE

## HEALTH IS WEALTH. KEEP IT CLOSER.

In today's hurry-curry-worry world, taking care of one's health and being pro-active and prompt about it is the first priority. Whether it is a small tooth-job for your child or yourself or an abrupt fall or an emergency, what is most important is timely treatment.

Precisely why, the captive Health Care Centre at Unique City is planned the way it is. As long as it suffices within the premises the patients will be treated to the best of abilities.

Stay Healthy. Stay Happy, Stay Unique.

## LIVE MORE



# IT'S TIME TO TAKE A WALK AROUND THE COSY HUT CALLED HEART.

"When the shadows start getting long  
I prefer to sing my own old song. And lo...my youth comes  
back in a jiffy! So do my friendships and relationships."

What's better than that special feeling you get  
when you don't have to worry about anything in the  
golden years of your life, when you're done with your duties.

Feel completely relaxed at the methodically constructed  
Retirement Homes at the Unique City.

Age is only a matter of numbers.  
Live your way, come what may.

## LIVE MORE

COZY RETIREMENT HOMES





WORLD CLASS MULTIPLEX



## IT'S BEEN A HARD DAY. JUST WANNA CATCH UP WITH THE LATEST BLOCKBUSTER.

Even if you were to be living in White House, life takes a toll on you.  
Some days go by like a breeze; others strike you like a blizzard.  
But what's most important is how you wrap up the whole day.

On hard days, I prefer a long shower. This is when I get ideas of  
relaxation. Like walking down the Unique City lanes hand-in-hand  
with my wife, across to the multiplex running a classic or  
a family entertainer.

That's the beauty of being at Unique City.  
Always a stone's throw away from your mango !

## LIVE MORE



IF PROXIMITY AND  
AFFINITY WERE NOT  
SO IMPORTANT,  
I WOULDN'T HAVE  
LEFT AMERICA.

Why did I leave the Wall-Street and my childhood buddy  
leave the scintillating Silicon City ?

Why did some other colleagues leave their plum jobs  
in Mumbai and why did our own neighbourhood buddy  
opt for a showroom at Unique City ?

There are different reasons for different people.  
But one thing seems to be common.

Futuristic thinking...Thoughts about children's future and  
ageing parents seem to precede any other thought.

Hence, offices for me and my childhood buddy at  
Unique City Business Centre and a shop-space for my  
neighbour at the Retail Complex. At the end of it all  
we all want to have a sense of belonging.  
Something of our own. Something long-standing.  
Something that brings us closer.

LIVE MORE

COMMERCIAL-CUM-BUSINESS CENTRE







sands

EXCLUSIVE MULTI-FACILITY CLUB

sands



## BOTH OF US CLUB QUITE WELL !

When I stretch my hand in the morning  
only to feel her pillow, I know she's doing *shavasana*  
in the Club and when she peels potatoes  
in the evenings, she knows I'm at the billiards table.

**Sands – The Exclusive Multi-Facility Club** at  
Unique City brings out the best in both of us.

Well, it's important to make both the ends meet  
in an enchanting, enriching manner !



- Gymnasium • Yoga & Meditation Studio • Billiards & Games Room • Table Tennis Room • Jacuzzi • Kids Pool • Steam-Sauna
- Mini Theatre • Sports Zone • Recreational-cum-leisure Zone (Yoga and Naturopathy Zone) • Senior Citizen Lounge • Library
- Party Hall • Restaurant • 20 Guest Rooms

# LIVE MORE



# IN CELEBRATION OF LIFE.

Unique City is a world that brings the best out of every moment of life. Whatever be the stage of life you are in, Unique City offers many worlds within.

For kids, Unique City is a playground that helps them explore, learn and enjoy. For the youth there are facilities that take care of their dreams and aspirations. For the middle-aged the township offers a fine blend of work-relax culture. For the elderly there are conveniences to take good care of their needs and special amenities to pamper their second childhood.

Unique City is an experience that is the epitome of life you have always dreamt of. A life that can be called a celebration whichever way you look at it.

# LIVE MORE







THEME VILLAS



WE ARE BRINGING  
THE WORLD  
TO YOUR DOORSTEP,  
IT'S TIME YOU  
FULFILL YOUR WISHES.

MODERN

ORIENTAL

MOROCCAN &

MEDITERRANEAN

ARCHITECTURE

VILLAS.

## THERE'S ALWAYS A THEME BEHIND EVERY DREAM.

Theme Villas at Unique City are unique in more ways than one. It's a concept where life is not confined within brackets and where living goes beyond the periphery of geometrical dimensions.

These Villas with their distinct themes take contemporary living to a whole new level. Each Theme Villa is a masterpiece by itself that meticulously weaves the magnificence of architectural excellence and the passion of seasoned artisans.

Welcome to a world that belongs to a discerning few.

# LIVE MORE



## IT'S A FEELING THAT I BELONG.

Group Housing at Unique City brings both  
affordability and abundance on the same platform.

Life here is an experience that surpasses  
your expectation in more ways than one.  
Designed with passion and fully-equipped with  
all amenities that matter, apartments at  
Unique City Group Housing allow you  
to live every moment a little extra. Every day.

It's all about togetherness.  
It's all about a sense of belonging.

# LIVE MORE

GROUP HOUSING



Suggestive Impression





BLUEMOON HOMES

## BLUEMOON HOMES MORE FOR YOU... UNIQUE LIKE YOU.

Every person needs privacy and exclusive time with his/her near and dear ones. Acknowledging this inherent human need Unique city introduces Bluemoon Homes. These 2 storied (Ground+Two) Apartments are primarily based on the philosophy of community living with adequate privacy.

Bluemoon homes at Unique city are designed in such a manner that they offer residents the unique option of having only 2 homes on each floor. Thus offering high privacy, low disturbance and low maintenance.

There's everything over here that you expect of a good personal life. That you can call 'exclusive' or 'independent', at a price which fits well in your pocket.

## LIVE MORE





IT'S HIGH TIME YOU  
LIVE MORE



#### ENTERTAINMENT & RECREATION

- Library
- Hobby Room
- Outdoor Party Lawn
- Community Hall
- Senior Citizen Area
- Teenager Corner
- Video Library
- Home Theatre Room
- Amphitheatre
- Games Arcade
- Food Court
- Barbeque Court
- Day Spa
- Jogging Track
- Old People Sit-out

#### SPORTS & FITNESS

- Gymnasium
- 3 Swimming Pools
- Indoor Jacuzzi
- Locker Room
- Steam Bath
- Basket Ball Court
- Badminton Court
- Table Tennis
- Cue Club
- Tennis Court
- Cricket Net
- Squash Court
- Yoga Room
- Massage Parlour

#### RECREATION FOR KIDS

- Skating Park
- Toddler Park
- Sand Pit
- Children's Park
- Tricycle Track
- Hideouts
- Graffiti Wall for Kids
- Cycling Track
- Kids' Swings
- Kids' Swimming Pool
- Esko Matted Play Area for Kids

#### PROJECT FEATURES

- 80 ft Wide Main Road
- 3 Way Connectivity for Entry and Exit
- Natural Landscaping, Abundant Greenery
- Theme Parks and Playground for Kids
- Well-appointed Commercial and Business Spaces
- Community Centre and Unique Citizen Club
- Special City Transport Service Cabs
- 24 hrs. Security





THE DEVELOPERS



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



COMPLETED PROJECTS

Royal Paradise | Royal Paradise Janki | Unique Shardoool | 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 Boulevard | Umang | Samanvay Latanagar | Unique Aura

ON-GOING PROJECTS

IS Paradise | Unique Mantra | Unique Vidyadeep | 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: Bandra (E), Andheri (E), Santa Cruz (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 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 Yolk 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

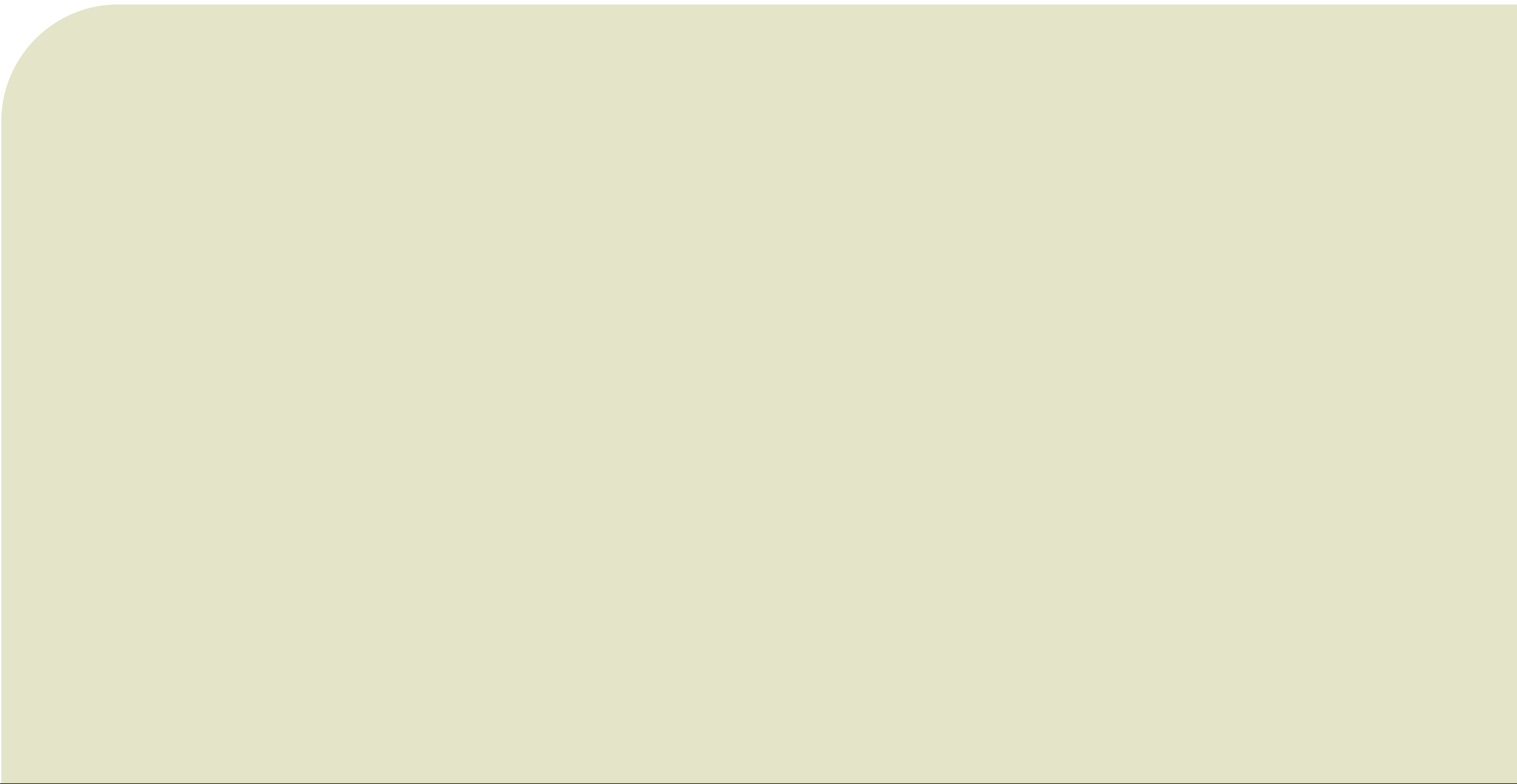
JAIPUR | KISHANGARH | AJMER | BHILWARA | BEAWAR | JODHPUR | UDAIPUR | KHATUSHYAM JI | BIKANER | BARMER | MUMBAI | NCR



RDB Group's business model is always evolving and expanding, searching for new areas to mark its footprints. It keeps on processing and upgrading its key internal operations. It's focused to ensure a consistent and positive experience for its customers, employees and share holders leveraging synergies across all branches.

Its diverse range of accomplishments include residential and commercial Real Estate, Tobacco, Printing & Packaging Container and Bags, Production and installation of Power Transmission Lines, Truck Terminals, Warehousing, Infrastructure Development and Education etc. The belief and reliance of its customers is the driving force for RDB.

As a group, RDB remains committed to Corporate Social Responsibility. In all its actions the group strives to uphold its long held tradition of ethics and ensures that all economic, environmental and social means are well thought out. The vision of group's Chairman is 'Education and health for everyone'.





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An Initiative by



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Specifications and details provided are tentative and may change at sole discretion of developer and / or the architects.