



C/O GULAB DAS ATMARAM
5th Chopasani Road,
Opp. Nasrani Petrol Pump, Jodhpur

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Nakshatra



CHANGING THE WAY THE WORLD LIVES



"Enchanting celestial abode
charm your spirit & soul
Enlightening the path of life
with heavenly twinkling light"

Introduction

changing the way the world lives

'Nakshatra', a heavenly body that stores the fruit of our karma has a deeper effect on the human body. Deriving the inspiration & divinity from the 27 Nakshatra, **Swati group** proudly showcases its forthcoming residential project 'Nakshatra'. This majestic place is home to some of the ethereal comfort & luxury that will uplift your spirits and take you to another world which is away from the rushes & hushes of the day.

'Nakshatra' comprises of 3BHK luxurious homes that will give you a feel of inhabiting a divine place. 3BHK also has an extra outstanding feature of **House Keeper room with attached toilet** for the caretaker of your home.





Master Bedroom furnished with comforts



Swati Group takes pride in introducing its **fully furnished One Bedroom**. An ideal alternative for organizations & individuals that seek amenities along with solace and high life and not merely accommodation. It will be perfect for the national or international clients who travel or stay for business reasons & require furnished accommodation.

Whether one wants to enjoy a cup of tea or coffee in the morning or would want to relax in the luxuriously designed air conditioned bed room on an elegant queen size bed in the evening or entertain self with a live cricket or soccer match on LCD display or master the art of culinary in the semi modular kitchen or want to arrange one's stuff systematically in a designer wardrobe, this apartment will satisfy all the prerequisites.

- Split AC
- 42 inch LCD Screen
- Coffee table with 2 chairs
- Queen size bed
- Dressing Table
- Study Table
- Wardrobe with hangers



Kitchen
A smart & functional kitchen is the dream of those who love to cook for self & others. This beautiful cooking space is semi modular furnished where cooking is an exciting activity. The design along with latest equipments such as instant geyser, R.O machine & chimney increases the functionality of kitchen. The beautiful counter top of granite makes cooking a convenient & pleasurable experience.



Living Area
Living in Nakshatra homes is like experiencing a spiritual aura. The spacious living room design forms a perfect welcoming space for family and friends. The trendy flooring of granite with impeccable strength will add splendor & warmth under your feet. Their polished and chic appearance augment the look of the living room and are easily manageable.





Features

Nakshatra

enhancing the pleasure of living

- Spacious Bed Rooms
- Semi Modular Kitchen
- Room for House Keeper
- Video Door Bell
- Community Hall
- LP Gas Bank
- Lavish Living Space
- Well Ventilated Kitchen
- Hi-Tech Security System



Typical Floor Plan



North ←

Super Built Up Area
Flat A & B
1830.00 Sq. Ft.

* Saleable Area is 27% more than the Built up area

3D View



Amenities

Apartment Features:

- 3 BHK Luxurious apartments
- Double Height entrance lobby with security system, intercom, video door phone & CCTV
- Separate Fire Stair Case
- Silent D.G. of sufficient load for common area and lifts
- 2 lifts of capacity of 6 persons each
- Water harvesting System
- 24 Hours Water Supply By 8" Bore Well
- Complete fire Fighting System
- Provision for Split A.C. in All Bed Rooms, Living and Dining Area
- Provision of Inverter Fitting

Structure:

- R.C.C. Framed Structure
- Brick Masonry Using 1st Grade Bricks
- External/Internal Plaster
- Permanent Textured Finish Paint On External Walls and Brick

Common Area:

- P.O.R. Finished Wall and Ceiling with Cornices & False Ceiling in Common Areas
- Granite Flooring/Cladding in Common Areas
- 2 No OTIS/Johnson Make Lifts
- Silent D.G. of Kirloskar/Bhaskar Make of sufficient load for Common Area and Lifts
- Stainless Steel Railings with Toughened Glass in all Balconies & Staircases
- Granite steps and Vitrified Tiles (2'x2") Cladding in Stair Case

Flooring:

- Granite Flooring in Dining Area, Living Area and Kitchen
- Laminated Wooden Flooring Of Good Quality in Master Bed Room
- Nitco/Gajaria/Rak/Make Vitrified Tiles (2'x2") in other Bedrooms

Kitchen:

- Granite Platform with S.S. Sink
- B.O. Machine (Kent/Aqua Guard/Zeno B)
- Semi modular Kitchen with Chimney
- Instant Geyser
- Ceramic Tiles Up to Lintel Level

Bath Room:

- Designer C.P. Fittings of Jaquar /Ess Ess or marc
- Sanitary Ware of Kohler/American Standard
- Astral/Aashirwad Make C.P.V.C. Sanitary Lines
- Bathroom Accessories viz. mirrors, Towel Rails etc
- Designer Ceramic cladding in all bathrooms
- SWR Pipe internal sanitary work make Kisan /Prince
- Geyser in all Bathrooms
- Granite Counter Wash Basin

Master Bedroom:

- Well Furnished
- Wooden Flooring
- One Split A.C. Panasonic/Samsung
- L.C.D. 42 inch

Door:

- Main Door of Teak Wood Frame with Decorative Door Shutter
- Other Door Frame of Salwood with water proof flush door with decorative mica

Window:

- U.P.V.C. Windows

Wall Finish:

- Weather Shield external paint/Brick tiles cladding
- Plastic coat on internal walls (Asian/Neolac)

Electrification:

- Power Load : Three Phase meter
- Power Supply Calculated Per Flat : 6 to 8kw/flat Approx
- Connected Circuit wiring with ISI mark wire
- Finelox/Polycab/Havells Wires
- Modular Switches/M.C.B./M.C.C.B - S.S.K/Havells/Phillips
- Indian/HPL make D.B. Boxes
- Metering Panel/R.M.U. as per I.V.V.N.L. norms
- Provision for Tv, Internet, Telephone in each flat
- Fans, Tube Light & Exhaust Fans

Supply of Water Sources:

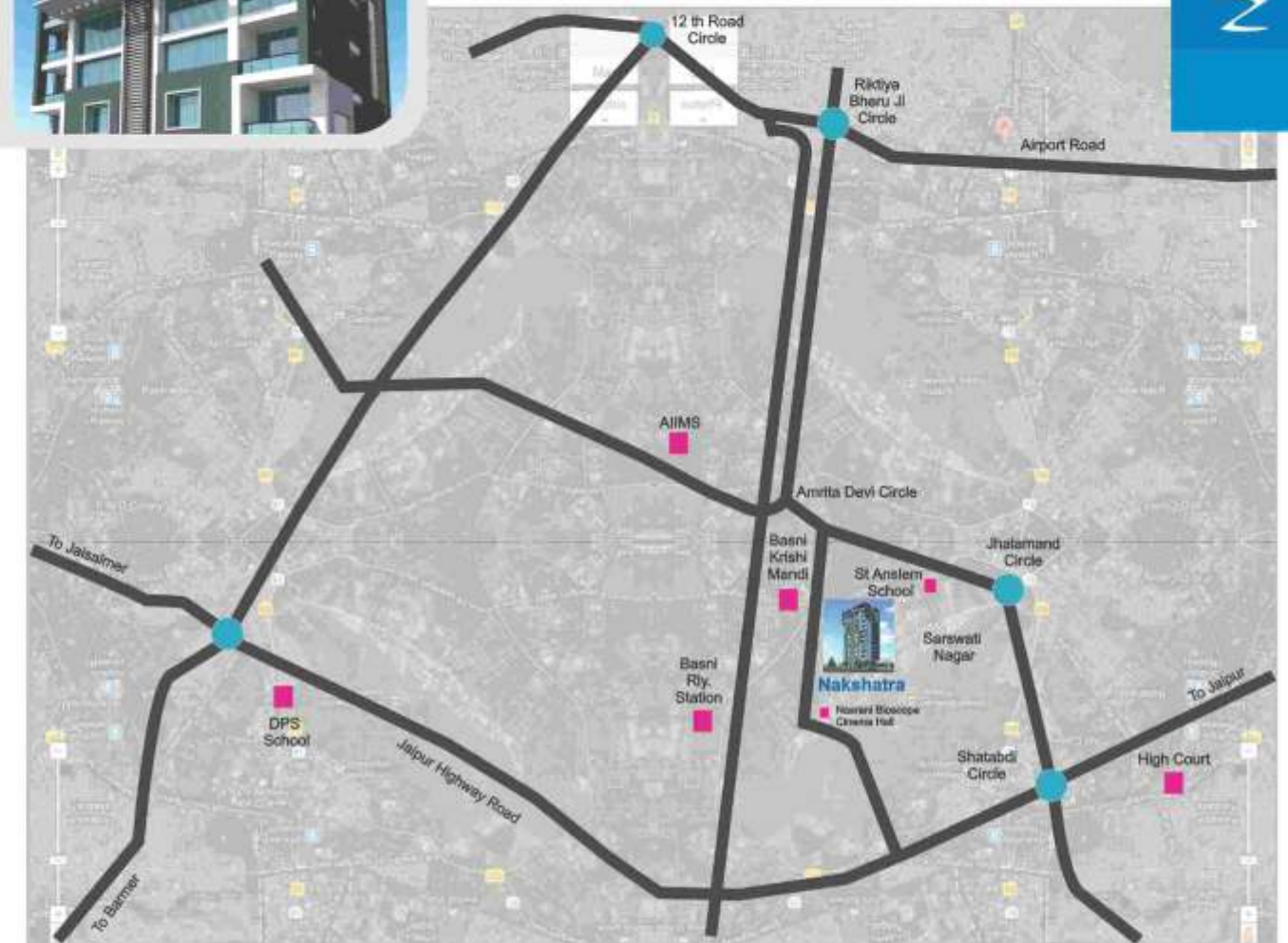
- U.G.W.T.: 55,000 to 65,000 Ltrs.
- O.H.W.T.: 20,000 to 25,000 Ltrs.

Sewage System:

- Connection to Municipal Sewer Line



Convenience within your reach



Nakshatra, Plot No. 6 and 7, Sector D, Saraswati Nagar Scheme, Jodhpur

changing the way the world lives



- 5 Km from Airport
- 5 Km Rly. Station
- 3 km from AIIMS
- Near Basni Krishi Mandi

Location Map

A supreme place right in the heart of the city located on **80 ft Road of Saraswati Nagar**. Some of the important landmark's of Jodhpur such as AIIM near New Rajasthan High Court building and **Basni Mandi** are in the vicinity of Saraswati Nagar creating a significant value of the location. The place offers proximity to some of the excellent Medical Institute like **AIIMS** & other Educational Institutes. It is one of the fastest growing city with good infrastructure, creating innumerable opportunities and accelerating ahead in terms of urbanization. Its proximity of about **5 Kms from Airport & 5 Kms from Railway Station** makes it an even more favorable location.



Promoter



Designer

S.Mathur

Driven by the passion to plan & craft a well-designed structure with artistic touch is the trait of Designer **S. Mathur**. He believes in turning imagination into reality by balancing between art & technology, hence enabling a bright future ahead for the next generation.

His aim is to make energy efficient structure with quality materials that are in sync with the environmental norms of the society and stand tall in long run.

Swati Builders and Developers



NAKSHATRA is being promoted by Mr. Mukesh Dhoot who belongs to Dhoot family. It is a well known and reputed family in JODHPUR who are into various businesses since long.

Mr. Mukesh Dhoot took a step forward into another business line and pioneered the concept of traditional resort in the town "NIRALI DHANI" which is one of a kind, known by all, highlight for tourists and landmark in Jodhpur. Now Mr. Mukesh Dhoot is stepping into construction business named **SWATI BUILDERS AND DEVELOPER**. He developed a commercial complex in Nagaur and looking forward for more in future. He is now proudly presenting an exclusive Residential Apartments called NAKSHATRA in prime location of Jodhpur. Swati builders and developer is an enterprise focused on developing luxurious residences with best of amenities. The company takes particular care in ensuring that its projects feature perfect Vasthu and a clear title so as to give buyers a hassle-free and happy ownership. He aspires at bringing overwhelming augmentation in real estate sector with strategic growth and advancement in the residential and commercial complexes.



Some Previous Projects