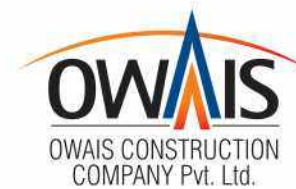


www.rera.rajasthan.gov.in  
RERA Registration Number  
RAJ/P/2022/1836



SHAGUN  
**P·R·I·M·E**  
*Luxurious Villas*

Manpura, Kota

**3/4 BHK**  
Premium Villas

**70**  
Luxurious Villas

**VILLAS**  
1000 to 2000 Sqft.

Experience a unique living in Shagun Prime that offers you high-end lifestyle along with supreme quality standard. A premium luxurious project by Owais Group, is well known for creating scientifically planned homes, aesthetic designs and intelligently spaced planning to make homes that you can call "that's the one!"

**This is the ultimate**  
*Luxurious living*



*Cocoon of serenity*

*A* N OPPORTUNITY TO SURROUND  
YOURSELF WITH A STATUS SYMBOL

*W* hy settle for uninspired  
spaces when you can be a part of iconic landmark?

From beautiful landscapes, plush amenities to  
covetous address, Shagun Prime Villas is a perfect blend of  
contemporary style, great views and easy connectivity to  
all the parts of the city. Detailed with fine finishing,  
spacious rooms and sheer grandeur so that  
your experience here is nothing short  
of a luxurious living.



## Experience the gracious goodness of Shagun Prime Villa

An Elevated lifestyle awaits you at Shagun Prime Villa, as you and your entire family will experience the joy of amenities spread across the rooftop. Shagun Prime Villa is poised to be the most with-it address in the town. Which explains why it's been named so and why it's going to be a much sought after destination. This makes it an integral part of an emerging hub that will be home to a vibrant culture and dynamic crowd. Shagun Prime Villa of 2/3 BHK luxury residences is built with modern and elegant planning.



Modular Kitchen



Residential Villas



Premium CP Fittings



Well Designed Furniture

WHERE LIFE TAKES A LEAP TO EXCLUSIVITY





## Welcome to tranquil and splendid living

Graciously located in the midst of Kota, Shagun Prime Villa is built among tranquil ambience, beautiful landscape and ample lights. The fresh air and warm natural lights that makes the environment of the villa soothing in all the season for a perfect living. The Villas are located where everything is in close proximity providing easy access to key places that offers high living experience.

It's time to update to a lux lifestyle that is spacious enough for your family to lead a happy life and create unforgettable memories. After a hectic day, come home to an aura of extravaganza that you deserve. Shagun Prime Villa will pamper you with opulence and luxurious comfort.





## Step into a haven of curated experiences

Nestled amidst a wide landscape with top-notch gated community that ensures safety of you and your family. The simple delights of life like ample of sunshine, fresh air and spacious rooms that will fill your soul with happy emotions.

Accompanied with world class amenities and state of the art architecture that offers you a lifestyle of your dreams. Life here is meant to be lived exclusively!





**Your abode that  
you would be proud of**

Better living is made up of thoughtful spaces, modern comforts, an array of amenities that makes your life unchallenging and that's what Shagun Prime stands for. We curated a township where there's something for everyone in your family. Special moments that creates lifetime of great memories is waiting to be lived where life is a celebration of everyday.



STILT  
FLOOR PLAN



SHAGUN  
**PRIME**  
*Luxurious Villas*



GROUND FLOOR PLAN | Size : 25x50 Sqft.



FIRST FLOOR PLAN | Size : 25x50 Sqft.



GROUND FLOOR PLAN | Size : 25x40 Sqft.



FIRST FLOOR PLAN | Size : 25x40 Sqft.





# LIVE IN THE ULTIMATE RESORT LIVING WORLD



## Structure

- RCC composite structure with brick masonry cement plastering & putty finish.
- Reinforcement steel from primary producers.
- Earthquake resistant structure.



## Flooring

- Ground floor :-Italian Pattern Designer (PGVT) Polishing Glaze Vitrified Tiles (in single Designer tiles)
- First Floor :- Italian Pattern Designer (PGVT) Polishing Glaze Vitrified Tiles. (in single Designer tiles)
- Staircases :- Granite
- All floor Balconies / Wash area/ Porch Area/ Open Are anti skid tiles as per Company.
- Wall Tiles Approx 3 feet height only open area
- Mosaic Tiles/ piece or anti-skid tiles will be installed on the rooftop



## Bathroom

- Designer Ceramic vitrified /Porcelain up to 8 feet height wall/floor.(in single Designer tiles)
- Premium Brand CP Fittings (Kohler/Hansgrohe/Grohe) or Equivalent Available Brands.
- Single lever Diverter Shower & spout
- Provisions for Exhaust fans and Geyser.



## Sanitary Ware

- Premium In Ceramic Toilet WC One Piece Seat/ Basin Bottle Trap with Pillar Cock
- Counter Basin in Dining Hot & Cold in Toilet
- (Eros/Brilliant /Parry Wear/ hindware) Equivalent Available Brands.



## Kitchen

- Granite working counters Top Equivalent.
- Fitting / Fixtures: CP fitting with Stainless Steel Sink (100% Brass & Pvc Pipes).
- Ceramic Wall Cladding above kitchen counters 2'0" height. (in Single Designer Ceramic tiles)
- Provisions Provided For Dishwasher
- Provisions for Exhaust fans, Geyser & Aqua Guard



## Wooden

- Designer Door Frame with panelling
- Digital locks for main door
- Designer flush door with both side laminated/ NCL Door (Bison Board /Both Side PVC Foil Lamination Aprox 8 Feet highest.
- Anodized of Powder Coated Euro Profile Aluminium Windows with three trace System & Toughened Glass with Wire Mesh Provision or Equivalents / Upvc sliding Window with Mosquito Mesh shutters.



## Furniture/Fabrication

- Modular kitchen with Cabinet/Box & all Bedroom in Wardrobe/vanity counter in dining area (No appliances include in kitchen furniture)
- Good Quality of Hardware (Hafele,Yale,Godrej,Hettich) or Equivalent Available Brands.
- Staircases Stainless Steel Railing / handle with Glass in Staircases.
- All Balconies in Iron cast railing with paint .
- MS Iron Open hut with Fibber sheet.



## Electrical

- Modular Electrical Switches (Schneider/R.R/Havells/GM/ or Equivalent Available Brands).
- Segregated power and Lighting Circuits & Provision for Inverter Fitting.
- Fire retardant high quality wires and cable.
- Provision for three AC drain & cooper pipe as per drawing
- MCB distribution box benq / MCB Havells / Schneider
- Washing Machine Point in Utility area.
- TV Points in all Bed Room and Living Room.
- Geyser and Exhaust fan point in Bathroom And Kitchen.
- Wiring ( V-Guard/ Polycab / Hovels / RR Kable or Equivalent Available Brands).



## Paint

- Concealed Designed with pop work.
- Two coat Birla white putty with Asian Emulsion paint for all Internal Walls.
- Weather Proof Paints for External Asian paint ACE/Apex.



## Water Supply

- Centralized and individual water Storage Tank (1000 Litre) in each Villas.
- CPVC & PVC finolex Pipes Astral, Supreme, kasta ,Vectus, or equivalent piping for water supply in each Villas.
- 24 Hours Water Supply from own Tube well and Tube consumed electricity Managed by Society.
- Boring with Storage (A Water Tank will be made for the entire Colony)



## Extra Features

- Provision of Earthling in Grout Wire in Each villa.
- Anti-Termite Treatment for each Villa.
- Underground Electric Cable for Each Villa.(Electricity/water Connection will have to be paid separately.)
- Eco Friendly Township.
- 100% Power back up for common areas.
- CC Roads in all colonies.
- Street Lights.
- All u shape Drain are R.C.C
- Landscaping in paved Areas all colony & Park Development.



## Security

- Round the clock security by professional agency.
- 3 tier security.
- Entire Township will be Covered
- CCTV surveillance in all campuses.



## Managed by Society

- Light Decoration will be arranged in the entire colony through Solar Panel.
- Capacity 10 KV
- ( All decoration Lights of villa & Colony Will Run for hours and will be on auto mode)
- 100% Power Back up for common areas.
- Street Lights .Park lights

Specification



## The Group...

All it takes an idea, which becomes a dream that demands fulfilment. Then comes an opportunity to prove worthy of your aspirations. A commitment to excel and a dedicated team turning visions into reality. Shagun Villa was formed by "Owais Group" with the aim of providing world class housing, 'lifestyle' options at affordable prices. The group comprises a professional team of engineers, architects, finance and management experts with over 8 years of experience in real estate development construction.

### Some of our Previous Projects



Shagun Villa



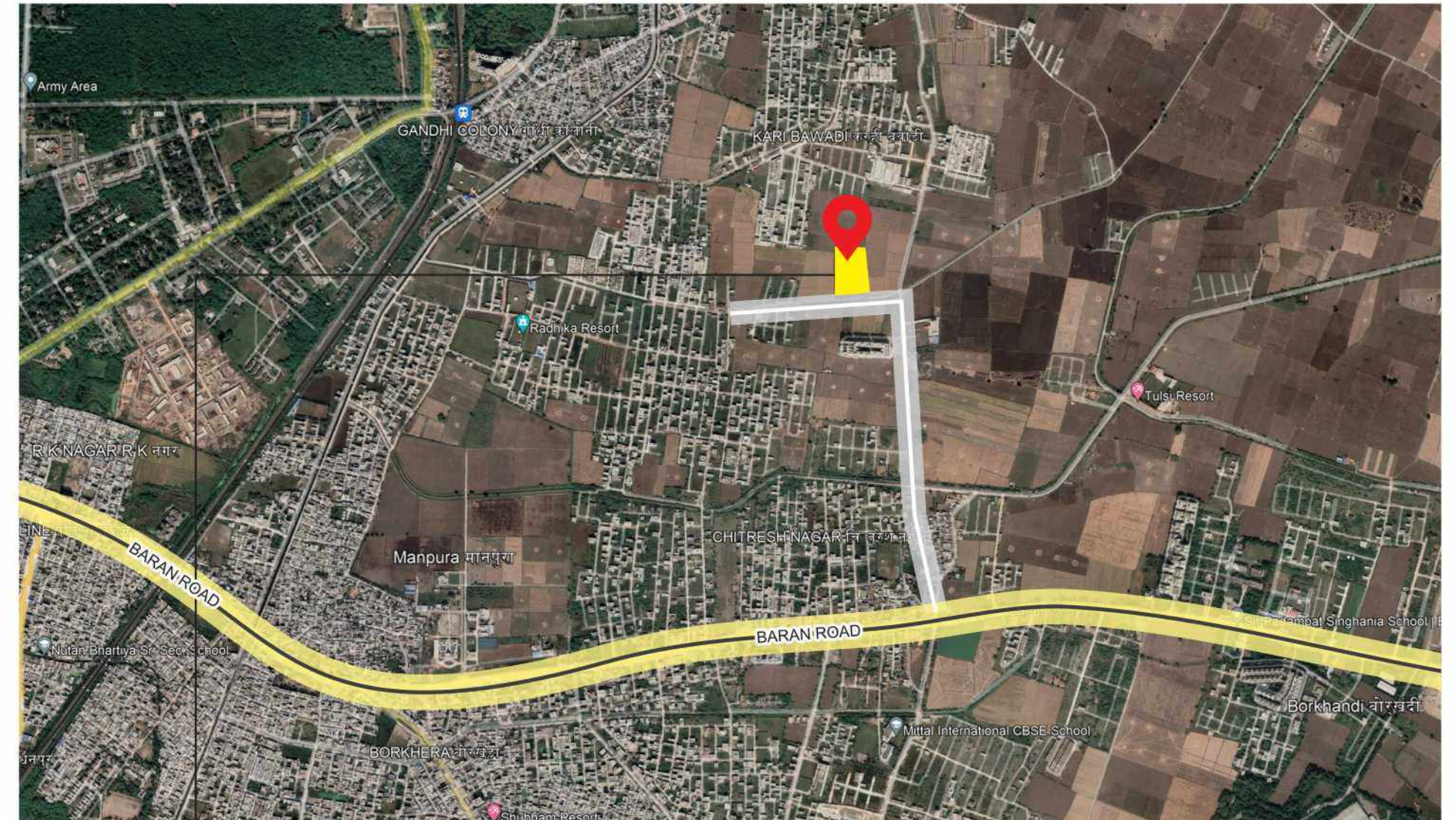
Shagun Royal Villa



Shagun Vatika



Shagun Heights



Site Address : Baran Road, Manpura to Kala Talab  
120ft. Road, Near to Swaraj Building, Kota.



SCAN QR CODE FOR LOCATION



Builders & Developers



In association with



## Owais Constructions Company Pvt. Ltd.

Dua Complex Plot No-1, Vasundhara Vihar Opposite KDEL Power House,  
Near Agriculture University, Baran Road, Borkheda, Kota 324001.

Ph.: 95712-71766, 98870-98766

E-mail : shagunvilla246@gmail.com | Web : www.owaisgroup.com

**Contact No : 95712-71766, 9887028266, 98870-98766**

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