

ABOUT RAJDARBAR REALTY

RajDarbar Realty (Formerly known as Global Realty) is a leading real estate Group with commercial and residential projects like Global Foyer Gurgaon, Global Foyer Palam Vihar, RajDarbar Spaces in Hisar, Agra, Sirsa and Global Spaces in Karnal. Transforming challenges into opportunities has been the hallmark of the RajDarbar Group, ever since its inception. The RajDarbar Group is a diversified conglomerate with business interests in Real Estate, SEZ, Finance, Commodities, NGO, CSR, Dairy, and Information Technology.



**GALAXY
NIRMAN
PVT. LTD.**

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Disclaimer: This is purely conceptual and not a legal offering. The developer reserves the right to change plans, sizes, amenities and specifications without prior notice or obligation. The perspective views shown here are artistic conceptions of the development, actual views may vary. Further Company reserve the right to alter, add/delete any details/specifications mentioned, if so warranted by circumstances.
Declaration: Project approved vide file no 11670/PL/12/05-06 approved by Agra Development Authority, Agra (UP) spread across 61 acres.



WELCOME TO THE NEW CAPITAL OF AGRA



“My vision is to provide the very best living standards to every Indian residing in even the smallest of towns and villages.”

From the Chairman's Desk



RajDarbar Spaces, Agra

Under the astute leadership of visionaries RajDarbar Group consists of passionate and dedicated professionals, and has built several Residential, Commercial, Townships & SEZ's across the nation.

The Group is also credited with conceptualising and implementing the next level of residential projects especially in the Tier 2 cities, of Integrated & Hi-Tech, townships.



RajDarbar Spaces, Hisar



Global Foyer, Gurugram

EXPLORE ROYAL ENDEAVOURS IN REALTY GLOBAL FOYER



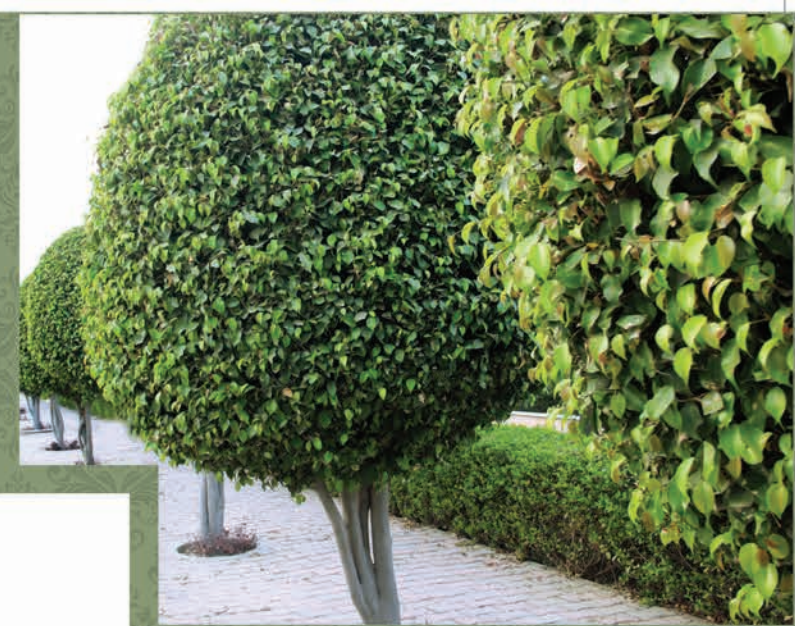
From Commercial to Residential to Townships to SEZ – the Group has left an indelible mark in the realty landscape of India with its unique offerings.

RajDarbar Group over the years has created several landmarks in the real estate sector in India. From bringing the concept of ultra-modern living to Tier 2 cities to designing one of the shining landmarks in 'Millennium City' Gurugram – the Group has been growing its stature at a remarkable speed over the past years.



EXPERIENCE THE ROYAL STANDARD OF LIVING

Away from the bustle and din
of the city, yet, right in the
heart of the future of Agra.

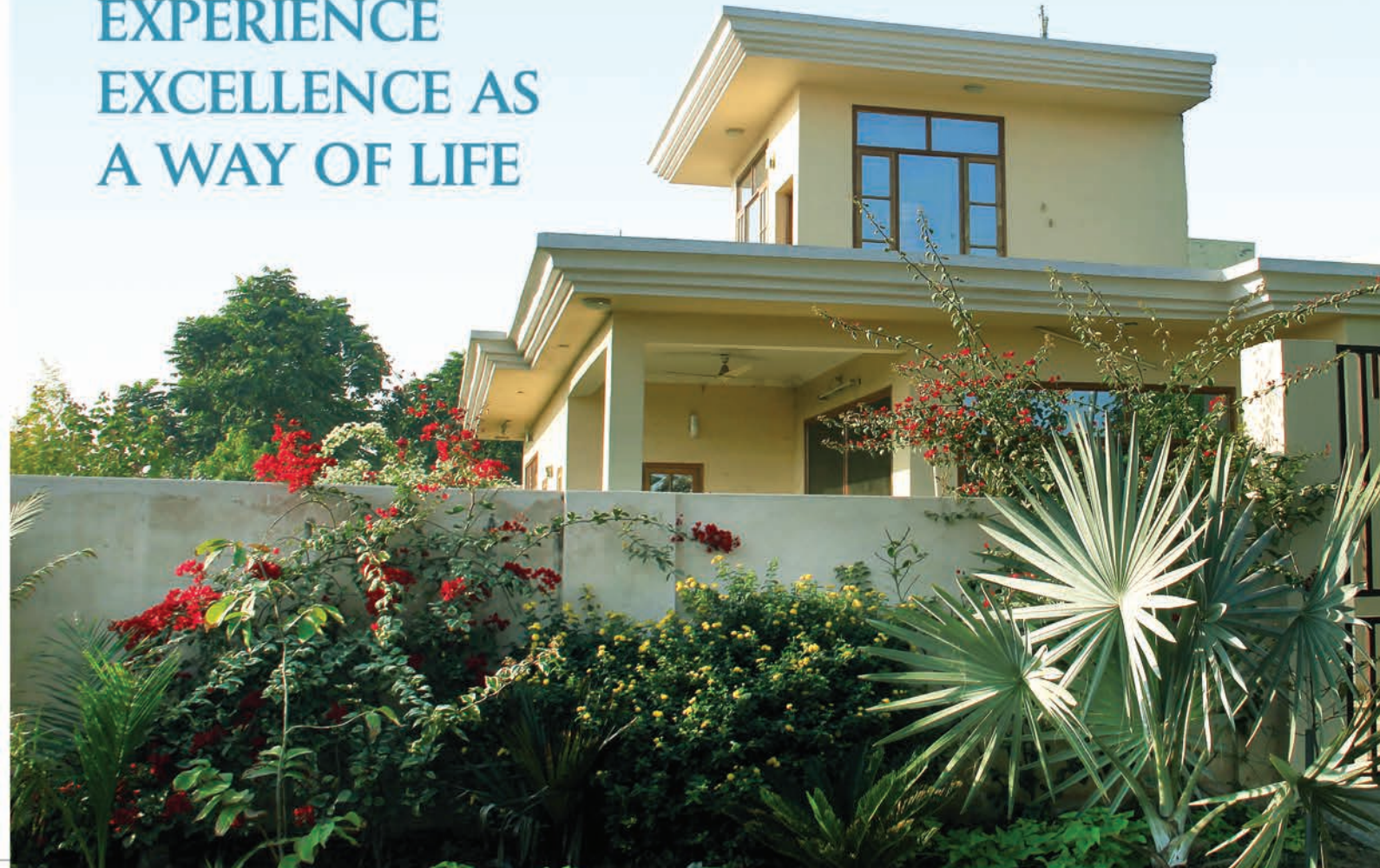


Welcome to RajDarbar Spaces – an epitome of affluence amidst nature, to be unveiled phase by phase, to fulfil the demand of residents of the Mughal Capital of Agra. In its first phase RajDarbar Spaces welcomes life to a meticulously planned and self-sufficient, ultramodern, township. This is the place where aspirations get fulfilled. This is the place where every design is impeccable. This is the place which is futuristically secured.

In short, a place you would love to call your own.



EXPERIENCE EXCELLENCE AS A WAY OF LIFE



Experience the life you have
always dreamt of.

Nestled amidst manicured
and expansive lawns and
parks RajDarbar Spaces
allows its residents to live the
dream. Independent and
spacious villas help you live
life king-size. The enticing
lavish lifestyle offers facilities
and amenities which make
you feel like the new royalty.

MOVE TO THE NEW CAPITAL OF AGRA



- Secured community living with 24-hour security powered by CCTV camera network

- Uninterrupted treated water supply

- Centralised waste management, garbage collection and disposal system

- Access-controlled main entrance on the 175 feet wide Jaipur Road

- Proposed commercial complex for fulfilling all daily and shopping needs

- Proposed Schools within the township



EXPERIENCE
THE LUSH
WAY OF LIFE

RajDarbar Spaces has several beautifully landscaped gardens and parks with a grand tree cover within its premises. These provide the perfect setting for pursuits of health and leisure alike.

• Jog • Power Walk • Yoga • Cycling

Watch birds and butterflies.

Watch your kids run around.

Watch them play.

Watch them breathe in the purest air.

Feel immense pride. Live lush.





EXPERIENCE

VILLA ROYALE

It's your chance to own 'Villa Royale' at Rajdarbar Spaces.
Bespoke, uber-luxurious, villas custom-made with one of
the world's best & stylish technology for new-age
royalties just like you.
Be prepared to live lavish. Be prepared to indulge in life.
Be prepared to live like a king.



VILLA ROYALE

203 sqyd

VILLA ROYALE

203 sqyd

Floor	AREA (sqft)
Ground Floor	1,342
Mumty	240
Total Built Up	1,582

Features:

- 3 Bedroom Simplex Villa
- Spacious Drawing, Dining & Kitchen Area
- Open spaces at Front and Rear



Proposed Residential Plan of Plot size 203 sqyd

Ground Floor Plan



VILLA ROYALE

178 sqyd

VILLA ROYALE

178 sqyd

Floor	AREA (sqft)
Ground Floor	1,220
First Floor	547
Mumty	195
Total Built Up	1,962

Features:

- 3 Bedroom Simplex Villa
- Spacious Drawing, Dining & Kitchen Area
- Open spaces at Front and Rear

Ground Floor Plan

Proposed Residential Plan of Plot size 178 sqyd



First Floor Plan



VILLA SPECIFICATIONS

203 sqyd | 178 sqyd

1 sqyd = 0.836 sqm = 9 sqft

STRUCTURE

Earthquake & Cyclone resistant structure with RCC and brick masonry or prefab technology with EPS Panels.

STAIRCASE

The external independent staircase shall be provided with Stainless Steel Railing with white / colour marble.

DRIVEWAY RAMP

The paving shall be done with durable Kota Stone

WALLS

EXTERNAL WALLS shall be made of traditional bricks or prefab EPS panels with external double coat plaster with weather proof external paint.

INTERNAL WALLS shall be made of fly ash bricks / traditional masonry/prefab technology with EPS /with plaster and acrylic emulsion paint.

COMPOUND WALL

Shall be designed keeping in mind the streetscape of the entire complex and shall have decorative features with an elegant gate.



FLOORING

2' x 2' vitrified tiles will be provided throughout the house except kitchen, balconies, utility area & bathrooms, where anti-skid tiles will be provided.

Entrance flooring, steps & Car porch flooring shall be done with Kota stone.

ROOFING

Durable roofing system through brick-bat coba

WINDOWS

MS frames with adequately painted SS grills and mosquito mesh



GATES

Main Doors of 8 feet height MS frame and 35 mm designer flush door made in wood and special spray gun paint on both sides.

Brass/SS fittings like mortice latch & locks, tower bolts, door stopper and Cylindrical Lock

Internal Doors of 7 feet height MS modular door frame painted with special spray gun on both sides. Stainless steel door fittings like mortice latch & locks with door stopper and tower bolt.

Main Entry Gate made of Stainless Steel with dimensions of 8 feet wide & 5 feet high fitted with electric remote locking system.





ELECTRICAL

Chandelier in drawing room.

Concealed multi-strand, fire resistant, insulated wiring. Adequate number of light points, fan points, power points, switches and sockets of premium quality.

Dimmable Lights in Drawing & Dining Room with remote control.

Provision and wiring for installing inverter system. Provisions for window / split air-conditioners and televisions in each room.

Provision for CCTV camera at the front and rear of building.

Lights at main gate posts.

CEILING

False ceiling for Drawing, Dining and Master bedroom along with concealed lights

WARDROBE

One wooden Wardrobe each in two bedrooms

TOILETS

Toilet flooring with anti-skid ceramic tiles and walls with contemporary wall tiles upto 7 feet height.

All chrome plated (C.P) fittings (Jaquar*) including a wall mixer and rain shower with an anti-rust head.

Wall mounted EWC, Wash-basin, looking mirror in each toilet.

Toughened glass partition in bathing area in the master toilet.

Provision of electrical water heater in all toilets.

KITCHEN

Full Modular Kitchen with provision of electrical water heater and electrical chimney, pre-polished granite fixed on concrete slab with a stainless steel sink with drain board.

Provision for RO and exhaust fan. 2 feet dado tiles above the kitchen counter.



WATER SUPPLY

Overhead triple layered PVC tank of 1000 litre capacity with CPVC water pipe lines.

Fresh Water supply in each toilet, kitchen, front and rear courtyard.

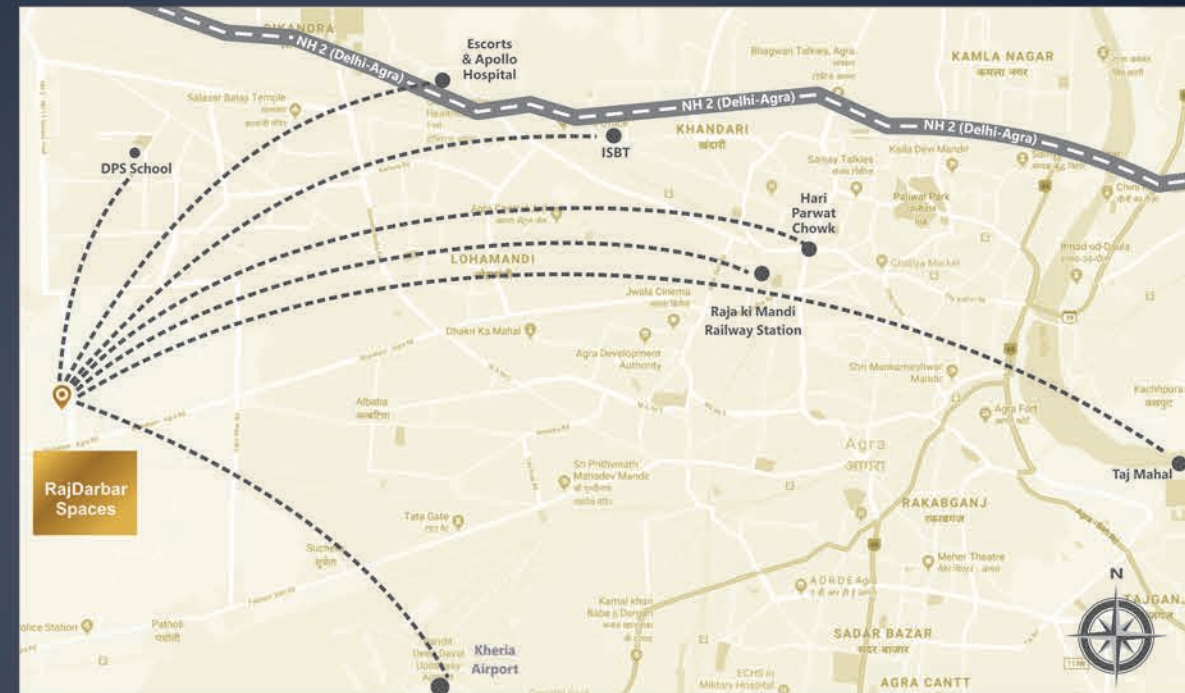


CONNECTIVITY

RajDarbar Spaces, situated in Magtai, near Shastripuram, offers a prime location in the future of Agra. A flyover from the Delhi-Agra highway (NH-2) offers convenient access to the township.

There are three other approaches to RajDarbar Spaces. Its strategic location also ensures important services and landmarks are located in the close vicinity.

- Kheria Airport : 12 kms
- Raja ki Mandi Railway Station : 8 kms
- ISBT : 7 kms
- Escorts & Apollo Hospital : 7 kms
- Hari Parwat Chowk : 11 kms
- DPS School : 3.4 kms
- Taj Mahal : 18 kms
- NH 2 (Delhi - Agra) : 5.5 kms



RAJDARBAR SPACES

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Plot Sizes (sqyd)

- 45-71
- 86-117
- 123-144
- 148-160
- 165-179
- 186-212
- 220-237
- 248-291
- 299-319
- 330-360
- ODD SIZE

SITE MAP



