



**CHORDIA'S**

A Tradition of Trust Since 1990's



**BUSINESS**

**18**

corporate life infinite growth

\*\*This document is only for the illustrative purpose and does not offer any sales. It can not be considered as a final or legal document.

# 18

## ABOUT CHORDIA GROUP

We strive to make your living comfortable and luxurious

### EXPANSION

Chordia's Group is one of the **striding pioneer** in the world of real estate.

We are a **network** of thousands of agents and industry professionals who are glued together in a passion for real estate.

### QUALITY OF LIFE

We offer top notch services to our clients so that we can be the **"reason behind the smile"** and can offer them the Quality of life they deserve.

### DEVELOPMENT

We are **facilitators**, **connecting people** with places to call home. Above all, in the communities and places where we live and work, we are **trusted** neighbours, friends and insiders.

### CUSTOMER SATISFACTION

The Chordia's have gained **high credentials and appreciations** from the customers across the world since 1990.



**CHORDIA'S**  
A Tradition of Trust Since 1990's

# Mission and Vision

We envision to become the globally most trusted real estate development company. We envisage to become premium global conglomerate that delivers superior value to its customers, employees and society at large.

## COMMITMENT

Our deliverables complement the changing needs of our client with a taste and touch of finesse and quality.

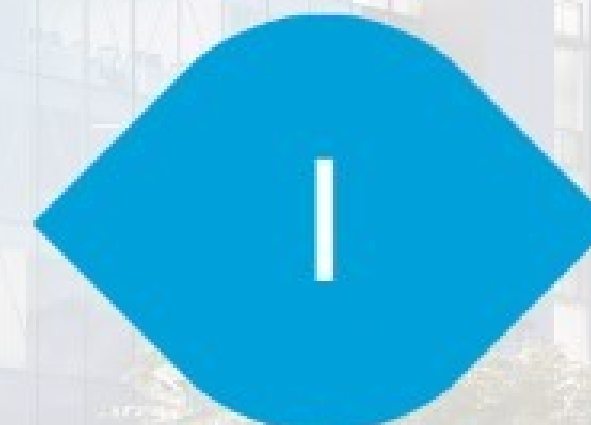
## REVOLUTION

We aim at reducing the carbon footprint in our townships by using green plants in landscaping.



## TRUST

We ensure that we provide you with the support throughout your investment journey while building a property portfolio that you can afford.



## INNOVATION

The ultimate aim is to define new heights in the real estate sphere and contribute to develop it every day by modern amenities and traditional ethics.



## WHY TO INVEST IN JAIPUR?

With flourishing Tourism, Manufacturing, Export and Education Industries,  
JAIPUR is witnessing a BOOMING Real Estate Market.

**THE UPCOMING MEGACITY**  
(11<sup>th</sup> largest city with 800 sq. kms area)

Domestic and Foreign  
**tourist hub.**

The **Largest centre for export**  
of handicraft, gems, etc.

Destined to become a  
**Mega City by 2025.**

**Largest city** of the  
largest state of INDIA..



Excellent **law and**  
**order** situation

**THE PINK CITY OF INDIA**  
(Habitat of 35,48,512 million population)

Ranked **29 among the 50** Emerging  
Global Outsourcing cities of the world.

Special Economic Zone (SEZ) and  
**IT Development hub**

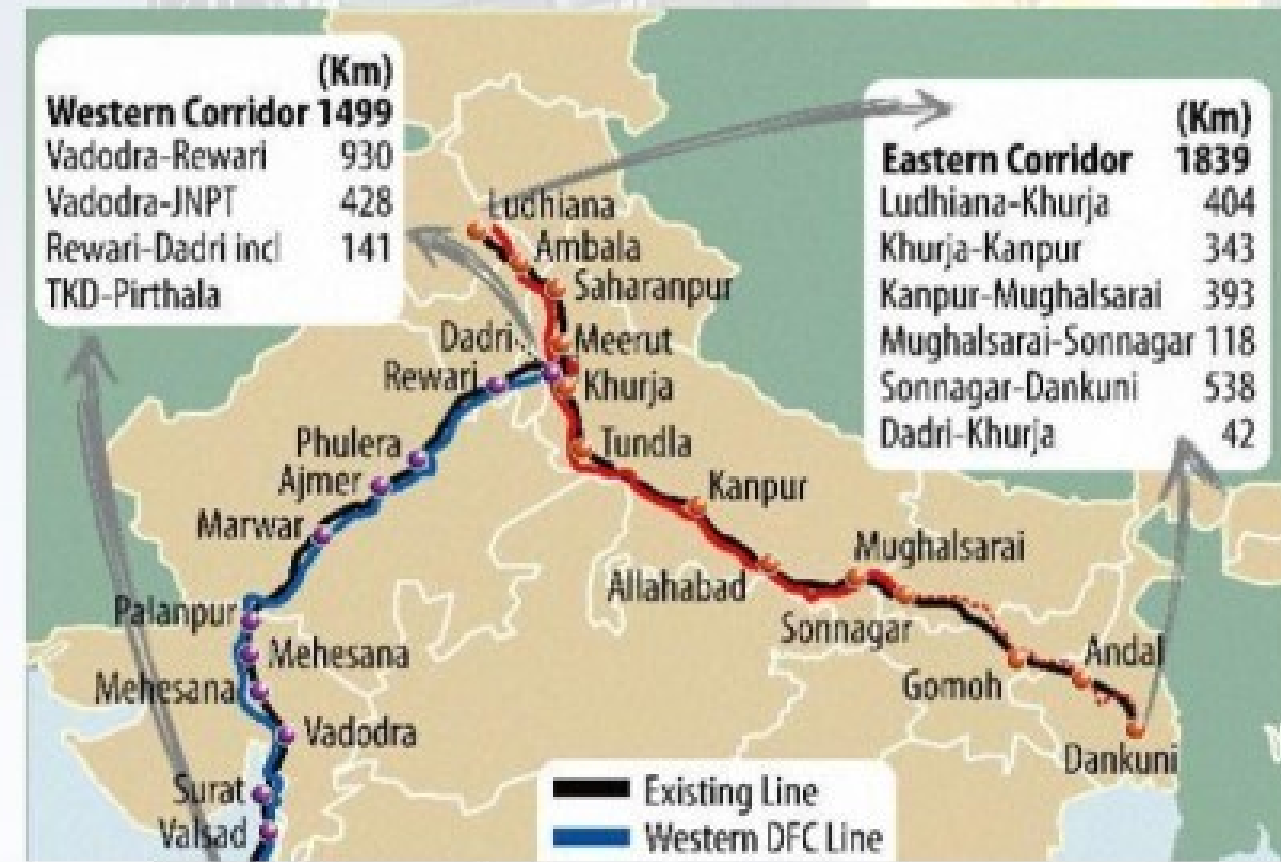
**Headquarters** of North Western Zone of  
Indian Railways.

## MAJOR ROADS & CORRIDORS

Land of Golden sand, empowering investors to earn diamonds

### DEDICATED FREIGHT CORRIDOR

One of the biggest project of Indian Railways that will be merged with western corridor has Jaipur as an important node

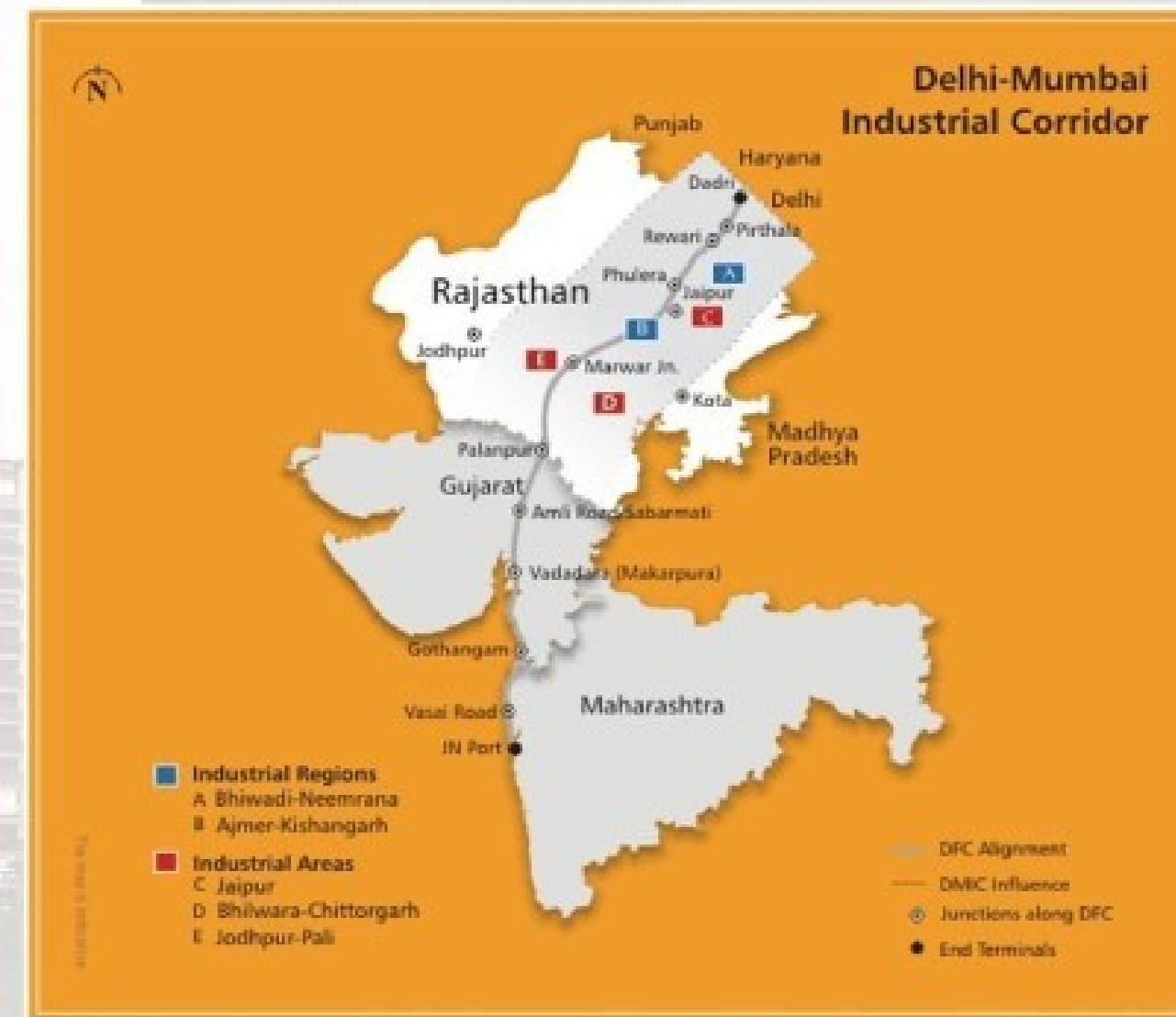


### GOLDEN QUADRILATERAL

Most important road route connecting Jaipur with four metropolitan cities, namely, Delhi, Mumbai, Chennai and Kolkata.

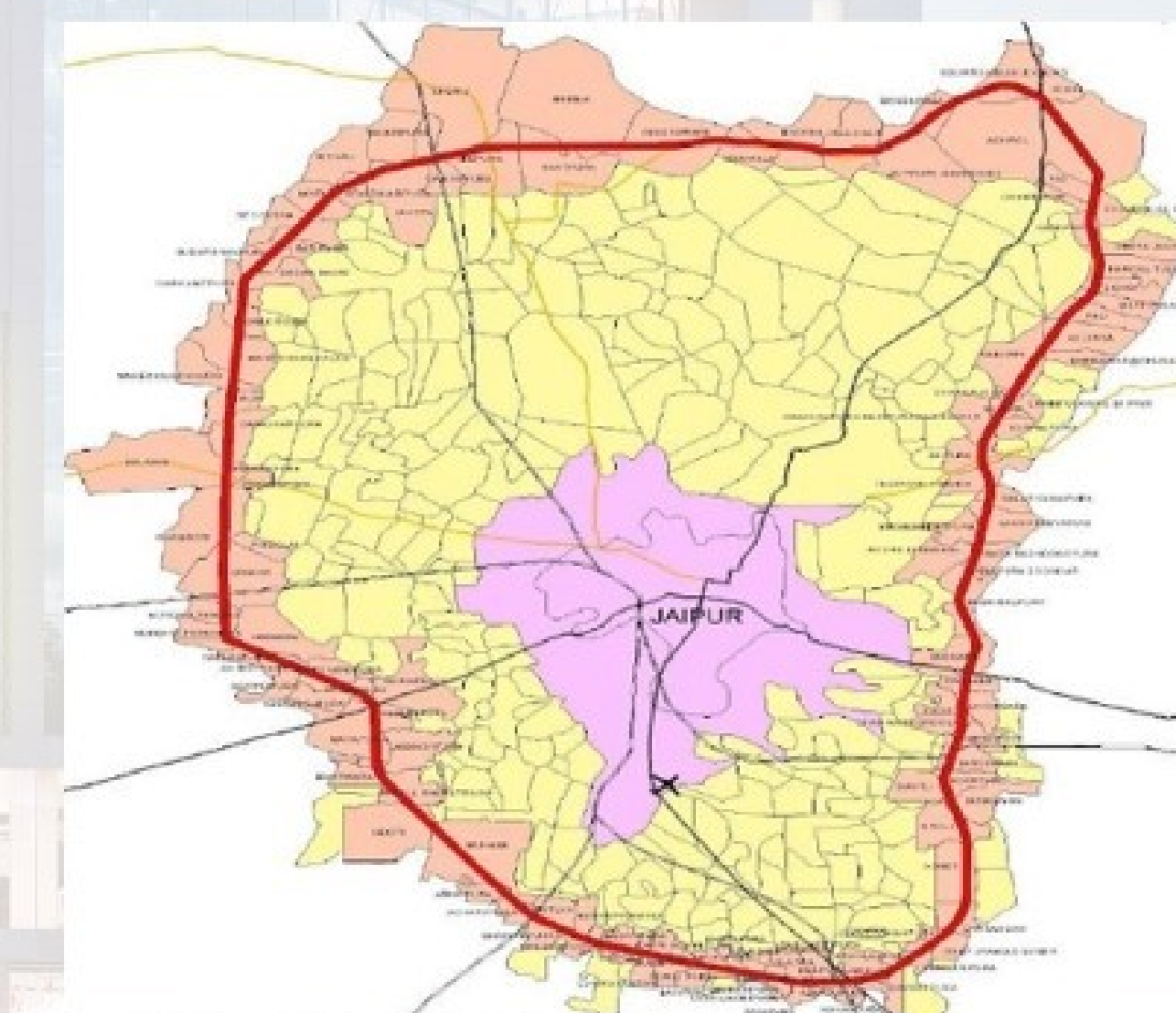
### DELHI-MUMBAI INTERNATIONAL CORRIDOR

Connecting Jaipur to Delhi and Mumbai and forming a golden triangle for trade and exchange



### RING ROAD

Jaipur Outer Ring Road or ORR is a 150 kilometers, 6-lane ring road, which is meant to connect Agra Road, Delhi Road, Sikar Road and Ajmer Road.



# 18

## WHY TO INVEST IN COMMERCIAL PROPERTIES?

### HIGH RENTALS (up to 12%)

Commercial properties generally have an annual return off the purchase price between 6% and 12%, depending on the area.

### GREATER PRICE EVALUATIONS

The quoted price should be set at a price where an investor can earn the area's prevailing cap rate for the commercial property type they are looking at (retail, office, industrial, etc.).

INCOME  
POTENTIAL

FLEXIBILITY

PRICE  
EVALUATIONS

MAINTENANCE  
& FEES

### MORE FLEXIBLE LEASE TERMS

Few consumer protection laws govern commercial leases, such as security deposit limits and termination rules, that cover commercial real estates.

### LOW MAINTENANCE & OTHER EXPENSES

The general concept is that the lessee handles all property expenses directly, including real estate taxes, so there is no money going out from your pocket.

## BUSINESS 18 – BY CHORDIA'S GROUP

Both the PROPERTY & the LOCATION complements high Capital Appreciation.

BUSINESS 18 brings to you the Prime Commercial property at the most Supreme Location of the City.

18



**BUSINESS 18**  
corporate life infinite growth

BUSINESS 18 Location that means BUSINESS

# 18



## IMPORTANT DISTANCES

Statue Circle  
9.2 kms

Central Park  
8.8 kms

City Palace  
10.9 kms

World Trade Park  
6.2 kms

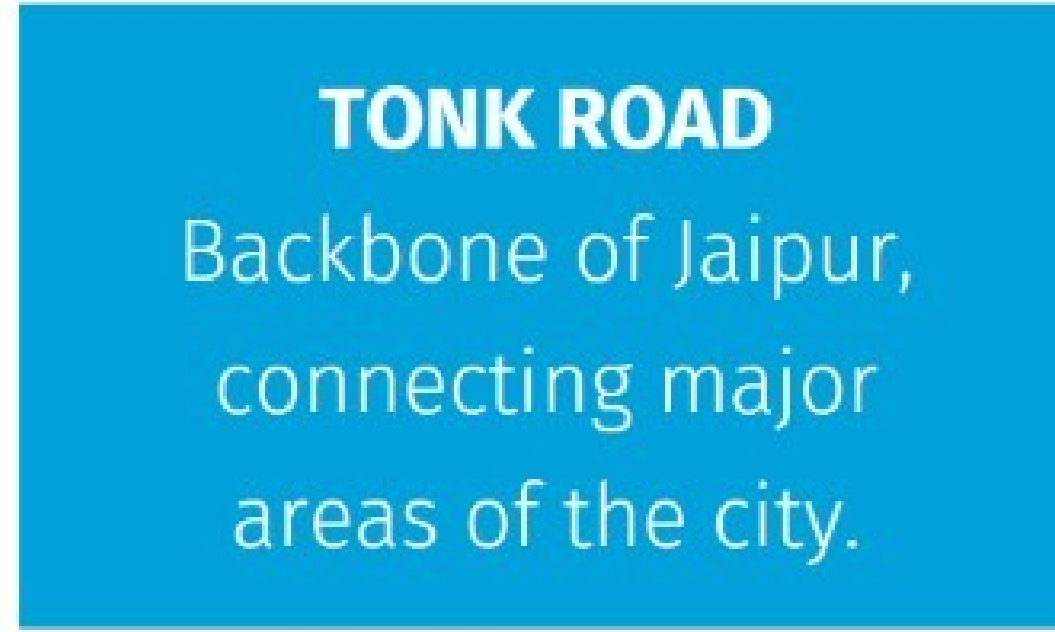


# 18



## AJMER ROAD

Prominent road that habitats Mahindra SEZ and major townships.



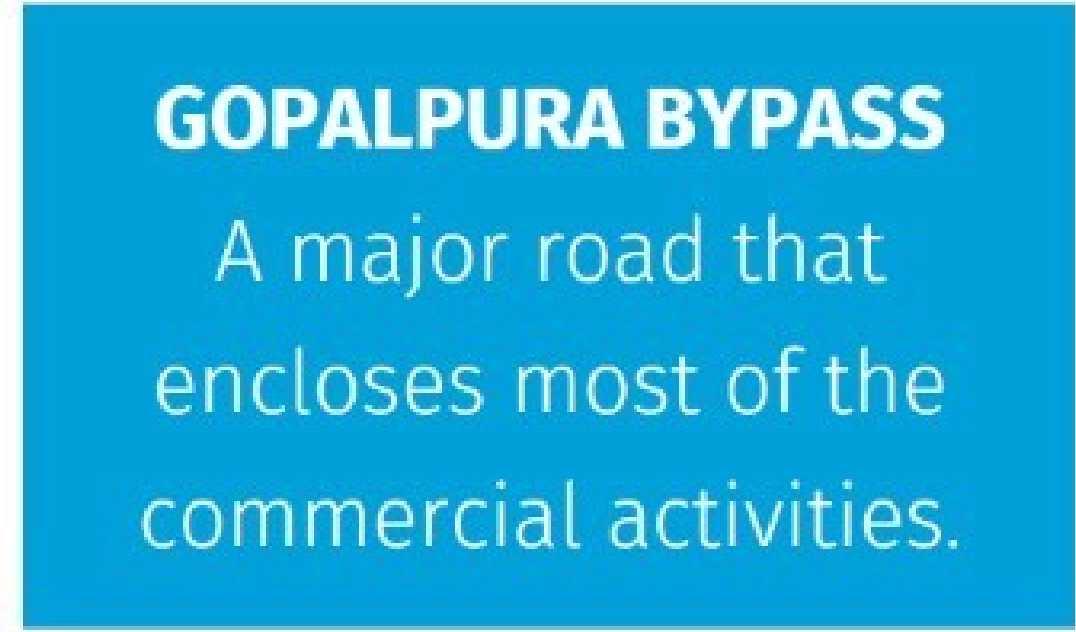
## TONK ROAD

Backbone of Jaipur, connecting major areas of the city.



## NEW SANGANER ROAD

Links Mansarovar & Sanganer, the most dynamic areas of Jaipur.



## GOPALPURA BYPASS

A major road that encloses most of the commercial activities.



## CONNECTIVITY WITH ALL MAJOR ROADS

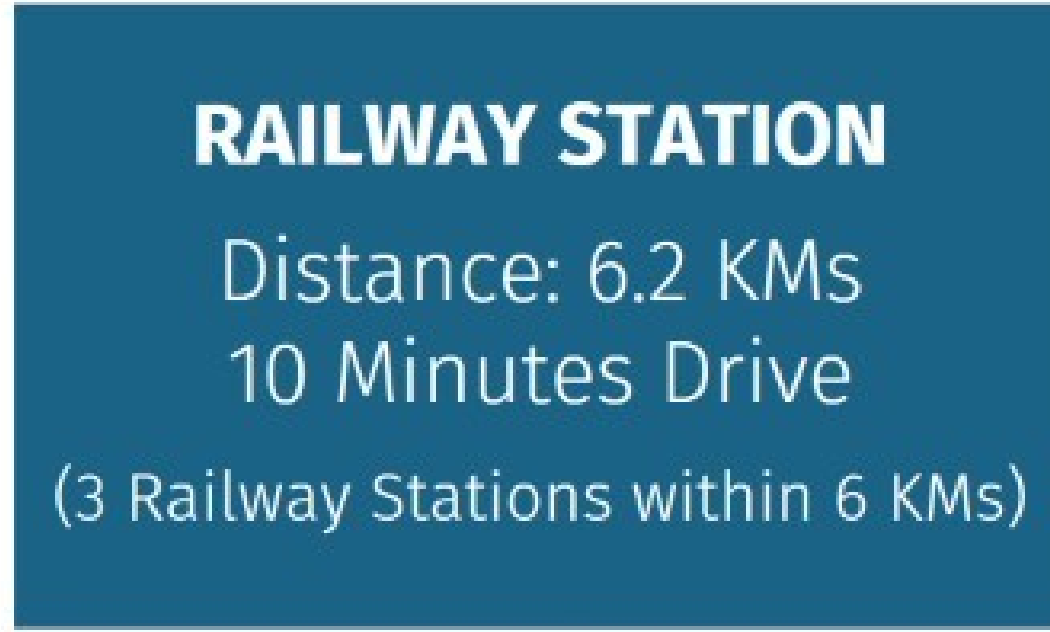
Accessibility of New road links and Dedicated Freight Corridor adds sparkle to the location. The prominent location of BUSINESS 18 act as a magnet to attract businesses at affordable prices under the name of prime brand.

# 18



## INTERNATIONAL AIRPORT

Distance: 9.1 KMs  
15 Minutes Drive



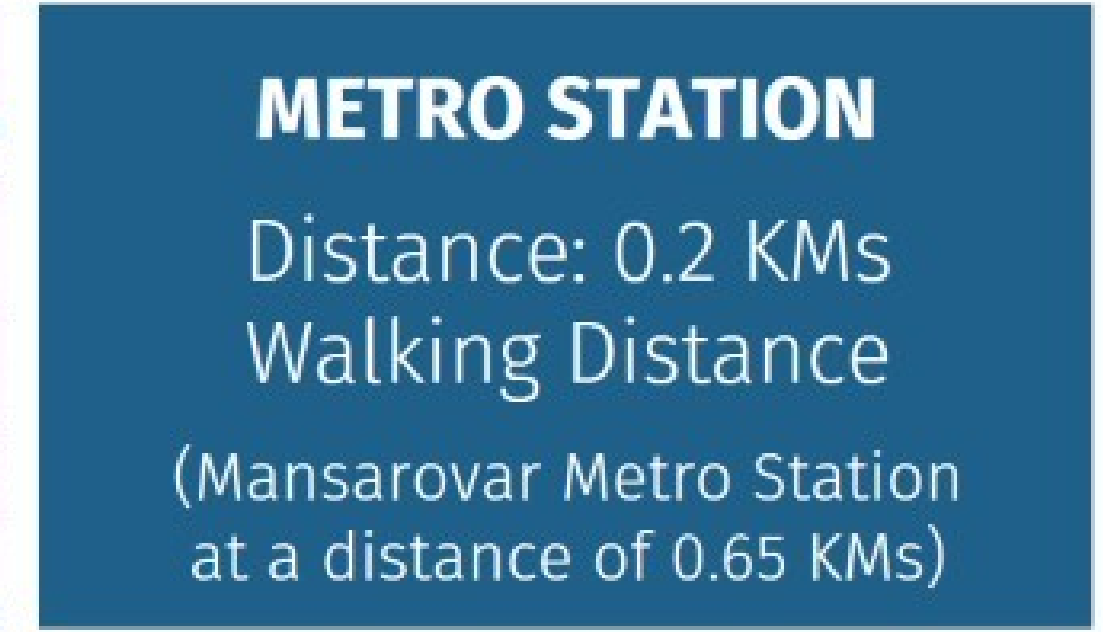
## RAILWAY STATION

Distance: 6.2 KMs  
10 Minutes Drive  
(3 Railway Stations within 6 KMs)



## BUS STAND

Distance: 8.3 KMs  
15 Minutes Drive  
(Newly proposed Bus Stand within 0.65 KM)



## METRO STATION

Distance: 0.2 KMs  
Walking Distance  
(Mansarovar Metro Station at a distance of 0.65 KMs)

## ULTIMATE LOCALE

An ultimate location having incredible accessibility to airport, bus stand and all the railway stations. Supreme and well connected site, forming the node of all prominent source of transportation.

# 18

  
**CHORDIA'S**  
A Tradition of Trust Since 1990's

Enjoy spectacular view of  
**DRAVYAVATI RIVER**

with

**BUSINESS 18**

18 floors. infinite growth.

## द्रव्यवती नदी बनाने के लिए 1470 करोड़ मंजूर

सरकार ने 3 साल में काम पूरा करने को कहा

**जयपुर** | सरकार ने अमानीशाह नाले को द्रव्यवती नदी के मूल स्वरूप में लाने के लिए 1470 रुपए की मंजूरी दी है। यह काम टाटा कंपनी को 3 साल में काम पूरा करने को कहा है। सरकार की मंजूरी मिलने के बाद जेडीए जल्दी ही इस कार्य को पूरा करवाएगा। मुख्यमंत्री वसुंधरा राजे इसी महीने प्रोजेक्ट का शिलान्यास कर सकती हैं।

जानकारी हो कि जेडीए द्वारा द्रव्यवती प्रोजेक्ट का टेंडर जारी करने के बाद टाटा अकेली कंपनी काम करने के लिए तैयार हुई थी।

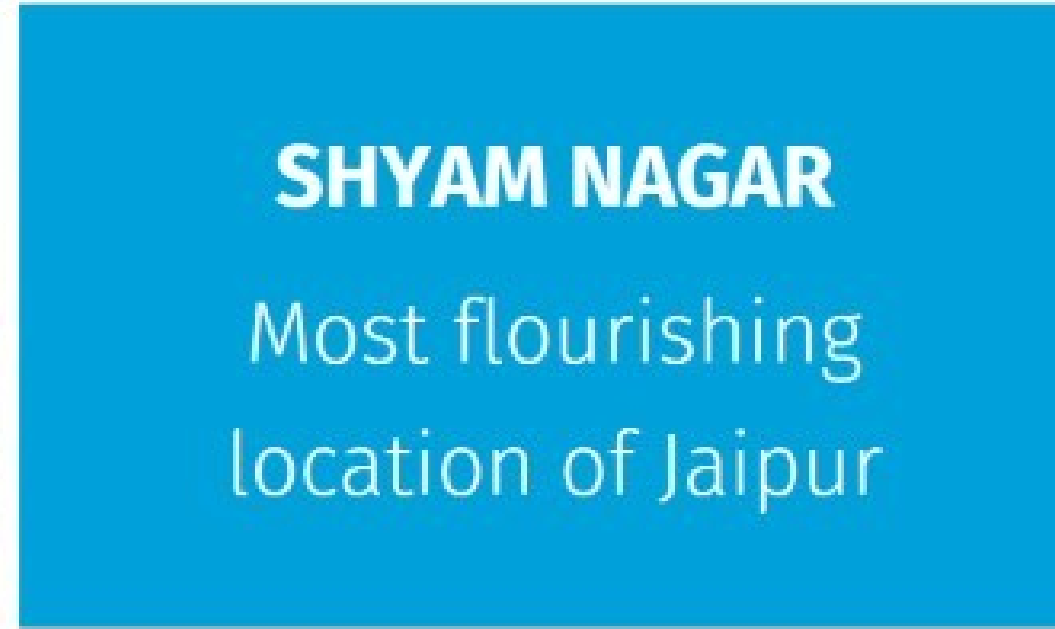
टाटा ने 1522 करोड़ रुपए की कार्य योजना बनाकर जेडीए को दी थी। निगोशिएशन करने के बाद टाटा ने 1508 करोड़ रुपए में काम करने को कहा। दरें कम करने लिए सरकार ने कमेटी बनाई थी। कमेटी ने टाटा की दारों को सरकार के सामने रखा गया। पीडीकोर से दरों को लेकर राय मांगी गई तो उसने 1442 करोड़ रुपए में काम करने की दरें बताईं। टाटा इन दरों पर काम करने के लिए तैयार नहीं हुआ। इसके बाद सरकार ने टाटा को काम करने का ऑफर दिया जो 1470 करोड़ रुपए में फाइनल हुआ।

# 18



## NEW ATISH MARKET

Jaipur's Biggest  
Hardware Market



## SHYAM NAGAR

Most flourishing  
location of Jaipur



## EDUCATIONAL HUB

40+ Career &  
Training Institutes on  
Gopalpura Bypass



## MANSAROVAR

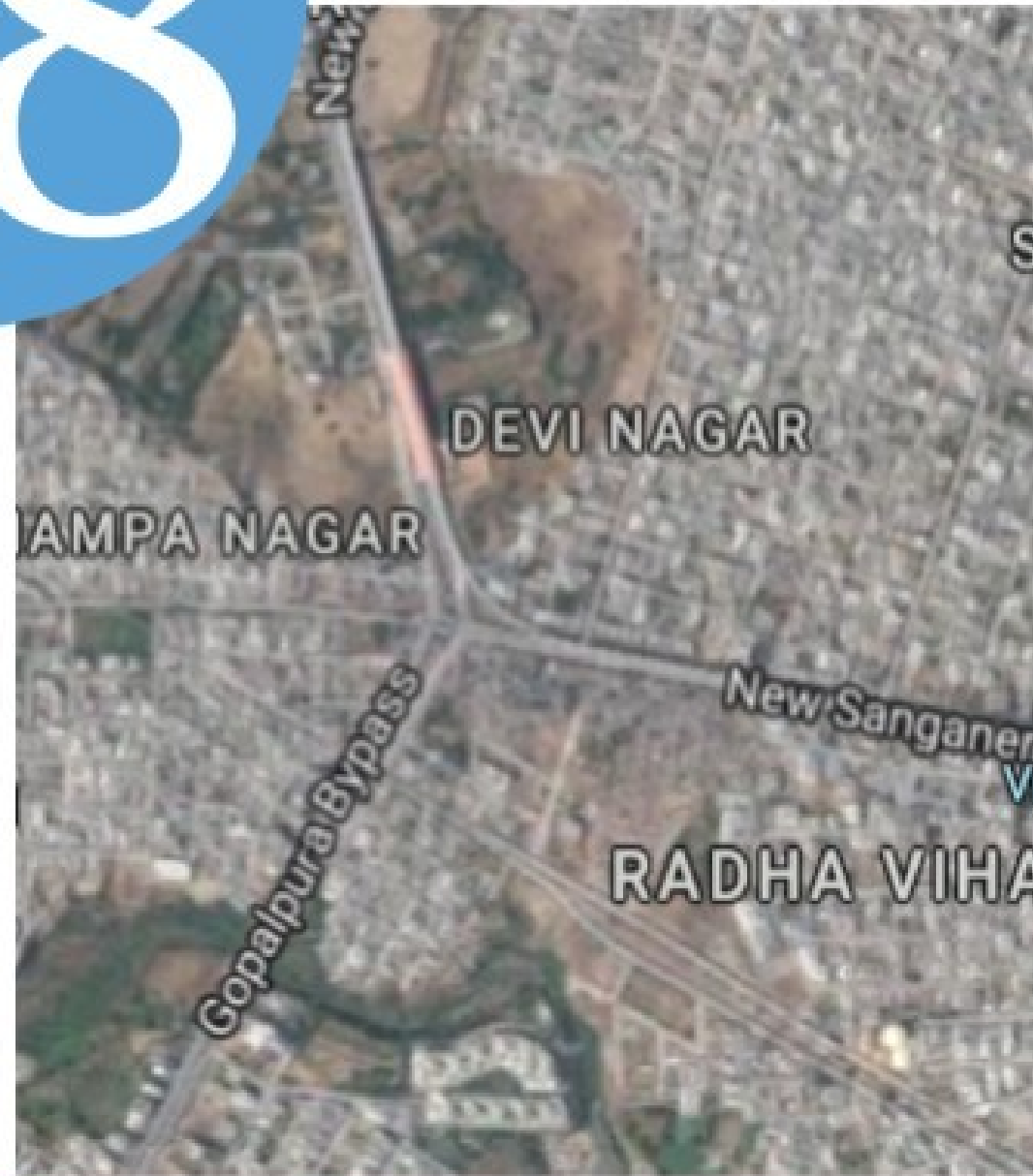
The focal point of  
many commercial  
activities.



## CENTER OF COMMERCIAL ACTIVITIES

A kernel of commercial activities is taking place in the vicinity of BUSINESS 18, which makes it upright to attract a lot of tenants at affordable prices, increasing the return on investment tremendously.

# 18



## CENTER LOCATION

Located at the heart, with excellent on road connectivity

**JAIPUR METRO**  
New Aatish Market Metro station with in 200 meters



**CITY CABS**  
Reliable and large network of cabs from all across the city.

**CITY BUSES**  
Convenient and cheap transportation with City Buses



## EASY TRANSPORTATION & APPROACH

Adequate Transportation is an attractive attribute of BUSINESS 18. The upcoming commercial hub located at the heart of Jaipur, is readily accessible by comfortable, clean and convenient transportation.

**BUSINESS 18**  
corporate life infinite growth

**NOW IN YOUR VICINITY**

  
**CHORDIA'S**  
A Tradition of Trust Since 1990's



# 18

## The Tallest Business Tower in Viscinity

NEW SANGANER ROAD, JAIPUR

📍 Opposite to New Atish Market

A Panoramic Commercial Tower  
Redefining Business, Lifestyle  
and Retail and aims to provide  
International Standard  
experience.



**CHORDIA'S**  
A Tradition of Trust Since 1990's

18



# Jaipur to get a MAJESTIC LANDMARK

Attracting extra-ordinary  
RETURNS ON INVESTMENT

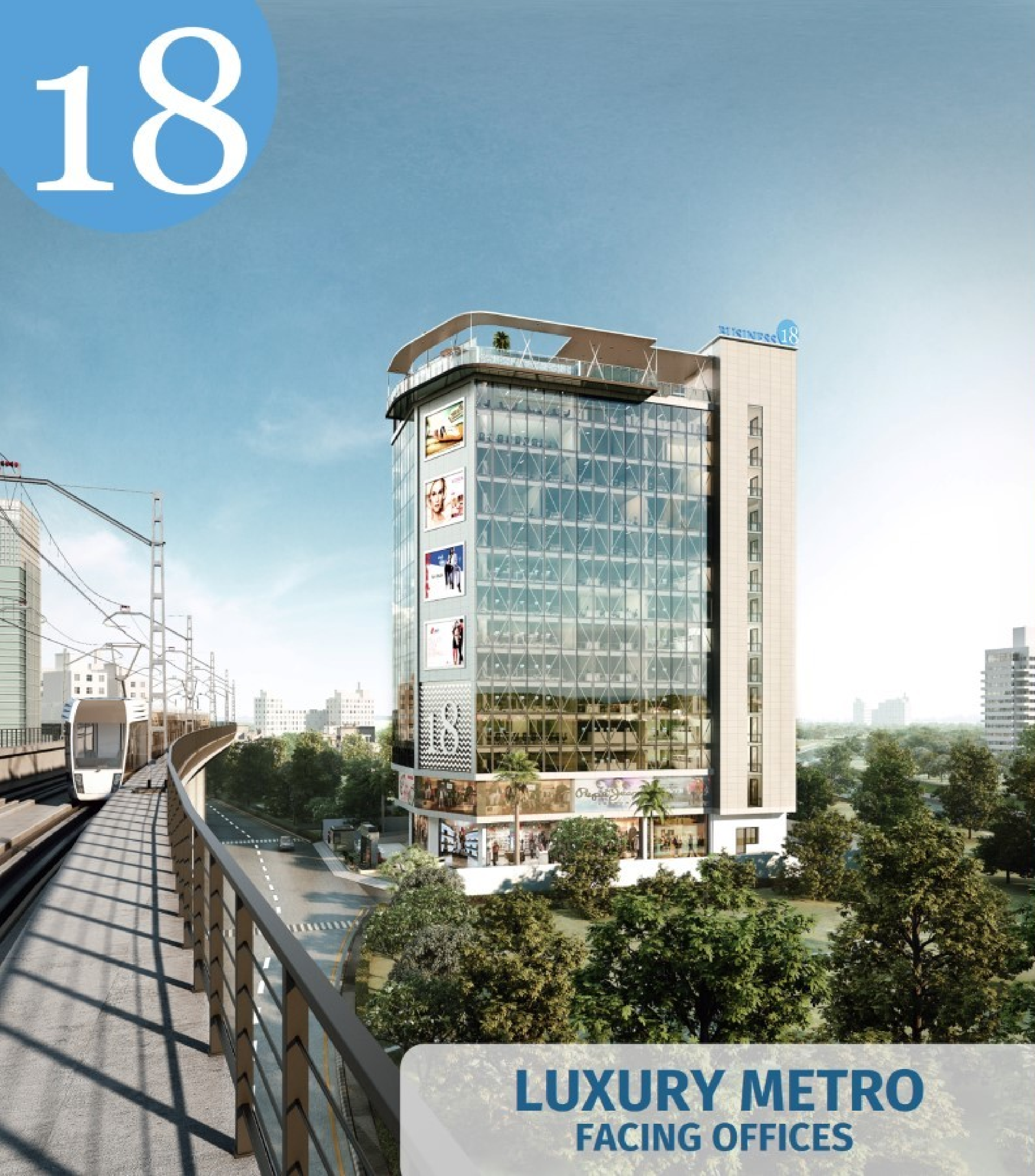
Height  
45 METERS

Monthly Maintenance  
₹7-8 per Sq. Ft (Including AC)\*

Project Delivery  
3 YEARS (TENTATIVE)



# 18



**LUXURY METRO**  
FACING OFFICES



**EXCLUSIVE RIVER**  
FACING OFFICES

18

# SWIMMING POOL, ROOF-TOP LOUNGE & SKY WALK



# 18

## Lavish Lifestyle @Business18

**CHORDIA'S**  
A Tradition of Trust Since 1990's

**AIR-CONDITIONED OFFICES**  
will be awaiting for your presence and to make your office hours comfortable

**ENJOY YOUR LUNCH**  
with delicious dishes at the restaurant in you office premises.

**RELISH SUBTLE AMBIANCE**  
at the cafeteria and add fuel to your stomach by having nutritious breakfast.



**PLEASANT PANORAMA**  
of Dravyavati river will freshen you up during the tiring office hours.

**STAY HEALTHY**  
by rejuvenating yourself at gym, aided with all the modern equipment.

**FEEL THE PRIDE**  
in scheduling your daily meetings in the tallest tower of Rajasthan.

**EXPERIENCE ELITENESS**  
early morning while parking your car in 3 floor mechanical parking

**FINE DINING**  
at roof-top lounge is surely a moment to live with your family and friends.

# 18

Ideal Commercial establishment

Internationally acclaimed design.



**CHORDIA'S**  
A Tradition of Trust Since 1990's

In the neighbourhood of Mansarovar.

Scenic view of Dravyavati river

## WHY BUSINESS 18?

Creating a landmark by giving a new skyline with 18 floors.

Nearness attribute with ring road, DFC, DMIC.

Connected to all important roads of the city

Approachable from New Delhi, Ajmer, Kota & Agra

A panoramic tower of unprecedented height.



# 18

Sufficient parking three basement floors.

Surrounding areas with 4 side open spaces.



**CHORDIA'S**  
A Tradition of Trust Since 1990's

Office exclusive Terrace areas for rejuvenation.

Central Air-Conditioning Provision



Situated on 160 ft. wide road

Metro running at the front end.

## WHY BUSINESS 18?

Aims to redefine business, and lifestyle by rendering an international taste.



Earthquake Resistant Complaint Structure.

Spa, Salon, Restaurant, Business Centre & many more



# 18



## CAFETERIA

Whether you want to take a quick coffee break or enjoy a hearty meal, enjoy every day at the **MULTI-CUISINE CAFETERIA** with cosy seating and choicest cuisines to relish. Spend some cherishable time with your office companions and colleagues.



## ROOFTOP LOUNGE

No need to hunt for venue on Nearby or Zomato for your distinguished visitors and business. Enjoy the picturesque view of city with delectable food and warm hospitality at the rooftop of **BUSINESS 18**.



## BUSINESS CENTER

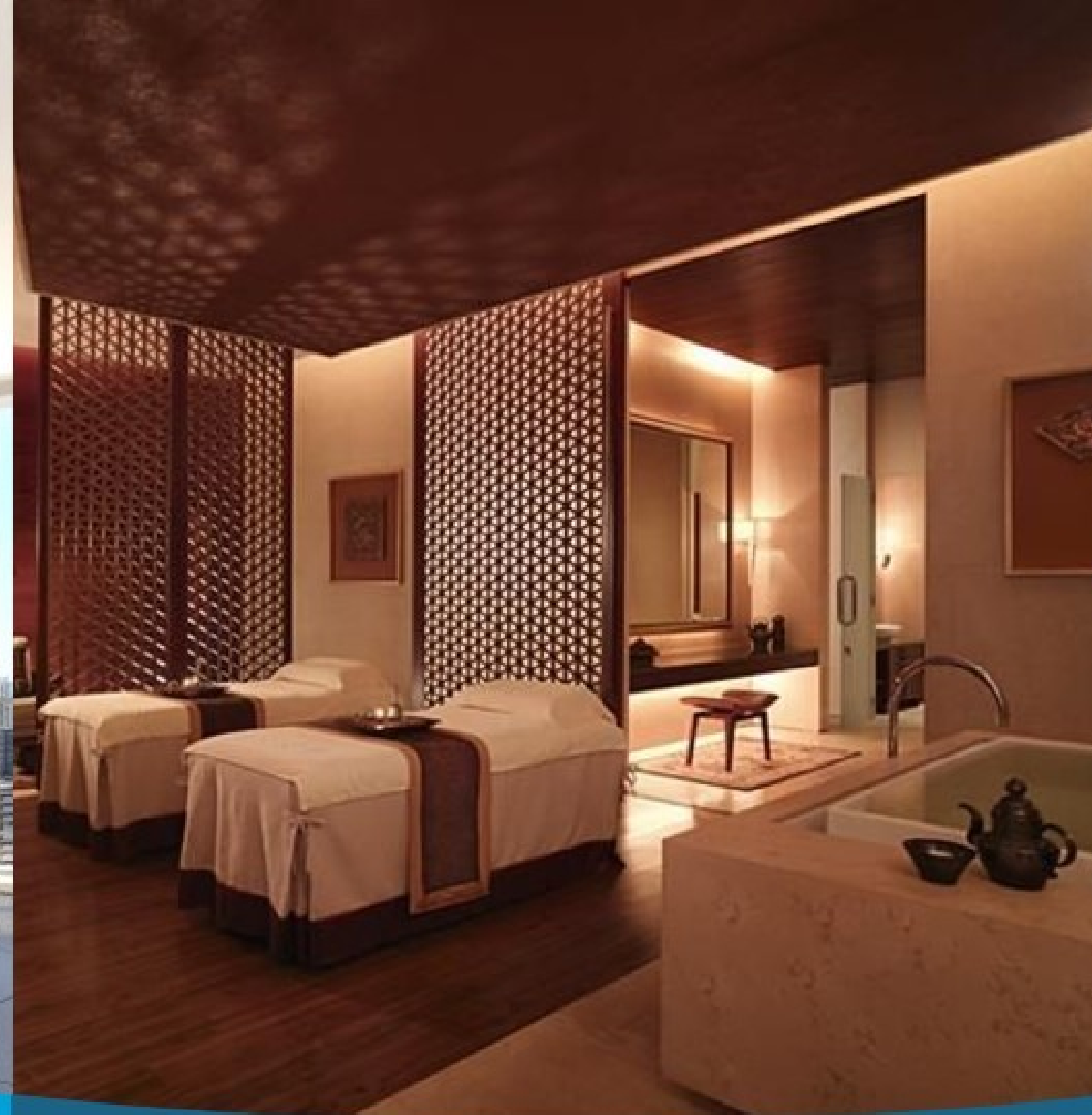
Experience the pride of having the sitting of your office in **THE TALLEST BUILDING OF RAJASTHAN!** The business centre at **BUSINESS 18** gives you workspaces that are designed and planned to give your business or organisation a new realm.

# 18



## HEALTH CLUB

Complement your superior work style with a fit lifestyle! THE HEALTH CLUB at BUSINESS 18 is furnished with modern physical fitness equipment. It will give you a relaxing atmosphere that will energize you for the whole day.



## SPA & SALON

BUSINESS 18 provides you with rejuvenation to vent out all your stresses at an exclusive SPA SECTION. Groom yourself at SALON before joining any gatherings to present the best of you in spite of busy office hours.



## RESTAURANT

BUSINESS 18 intends to strengthen your personal and professional bonds. Celebrate your family members and friends birthday with delicious dishes at the RESTAURANT in your office premises and be an inevitable part of your memories.

# 18

# BUSINESS 18

corporate life infinite growth



## AFFORDABLE BUSINESS SPACES

Best business destination for MNC's

- BPO's
- IT OFFICES
- SHOWROOMS
- BANKS
- REAL ESTATE OFFICES
- INSURANCE COMPANIES
- DOCTORS, CA, BROKERS
- OTHER PROFESSIONALS



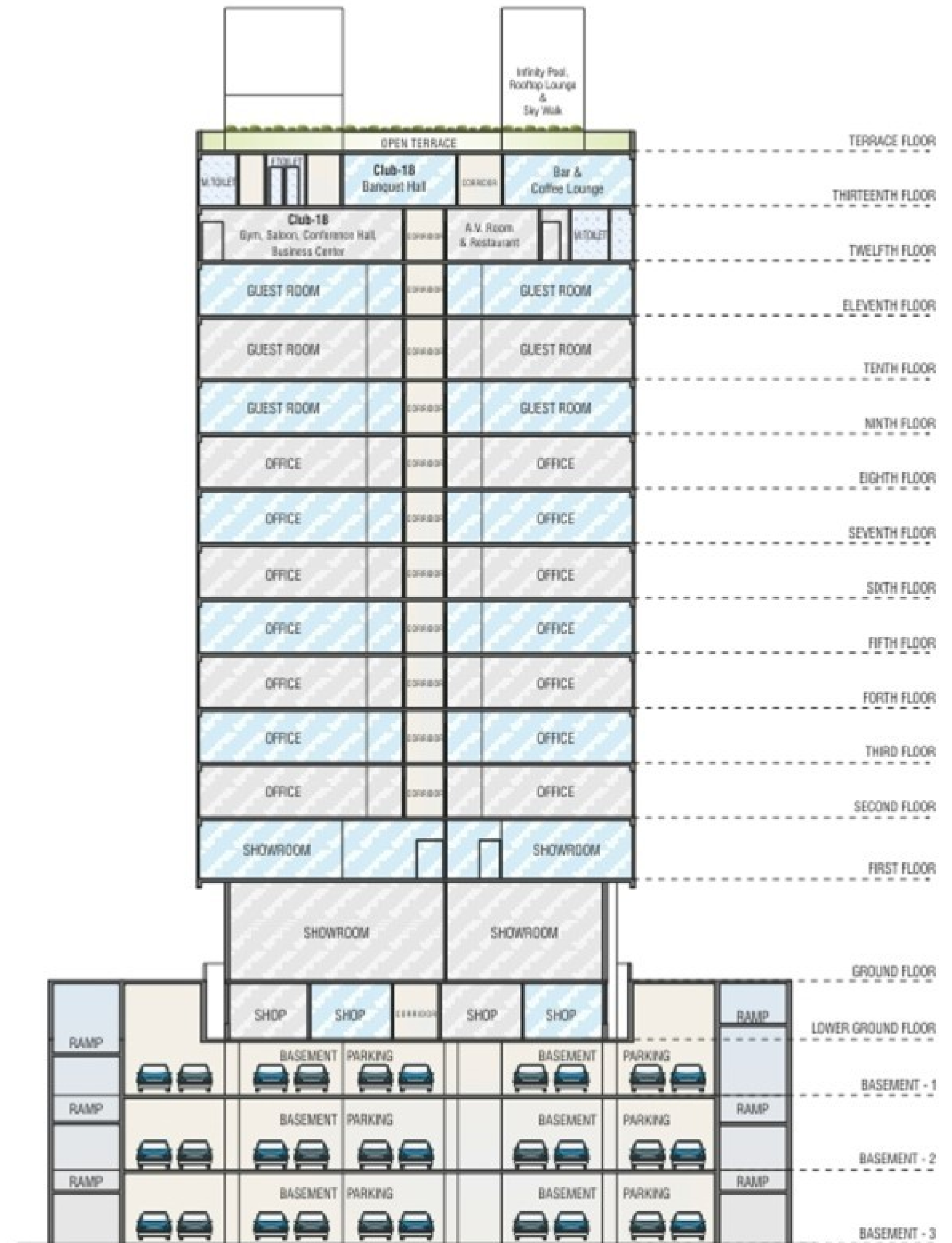


# 18

## BUSINESS 18 – Floor Plan

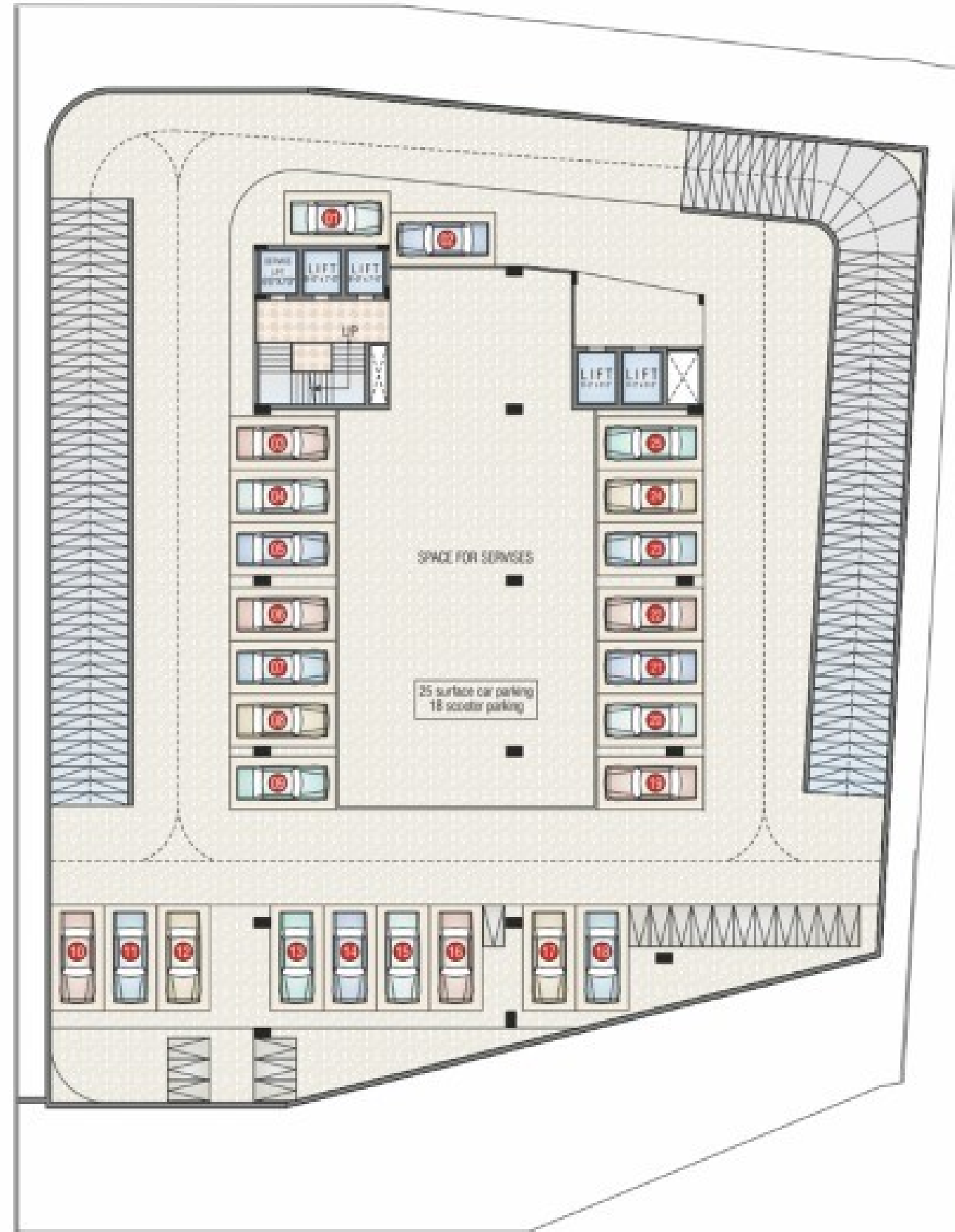
corporate life infinite growth.

- Spacious 3 Floors Basement Parking.
- 73,000 sq. ft. of area for offices.
- 30,000 sq. ft. of area for retail.
- 100+ Affordable Office Spaces.
- Earthquake Resistant Structure.
- Magnificent & Attractive Elevation.



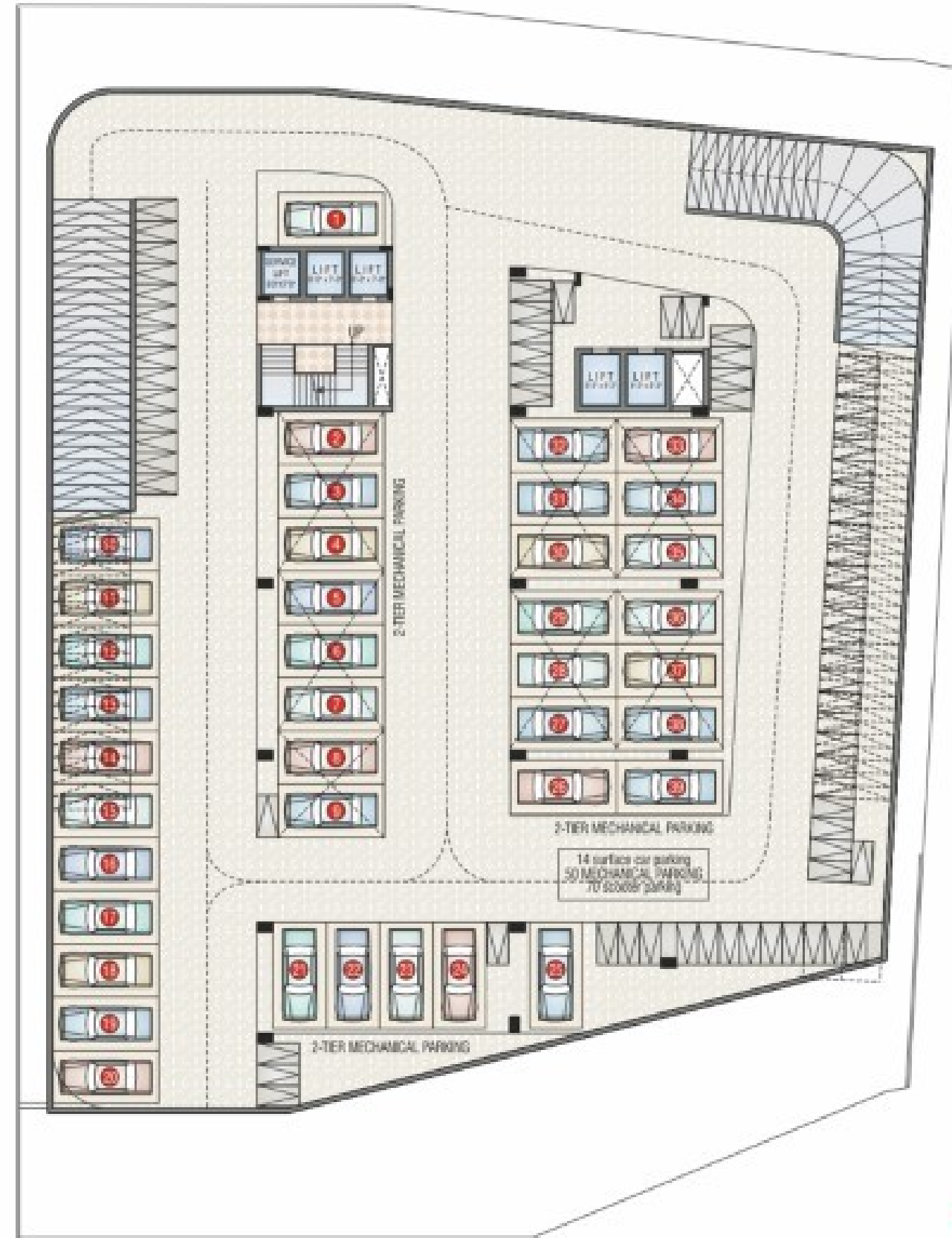
**BASEMENT - 1**  
FLOOR BLOCK LAYOUT

Two wheeler & four wheeler parking spaces



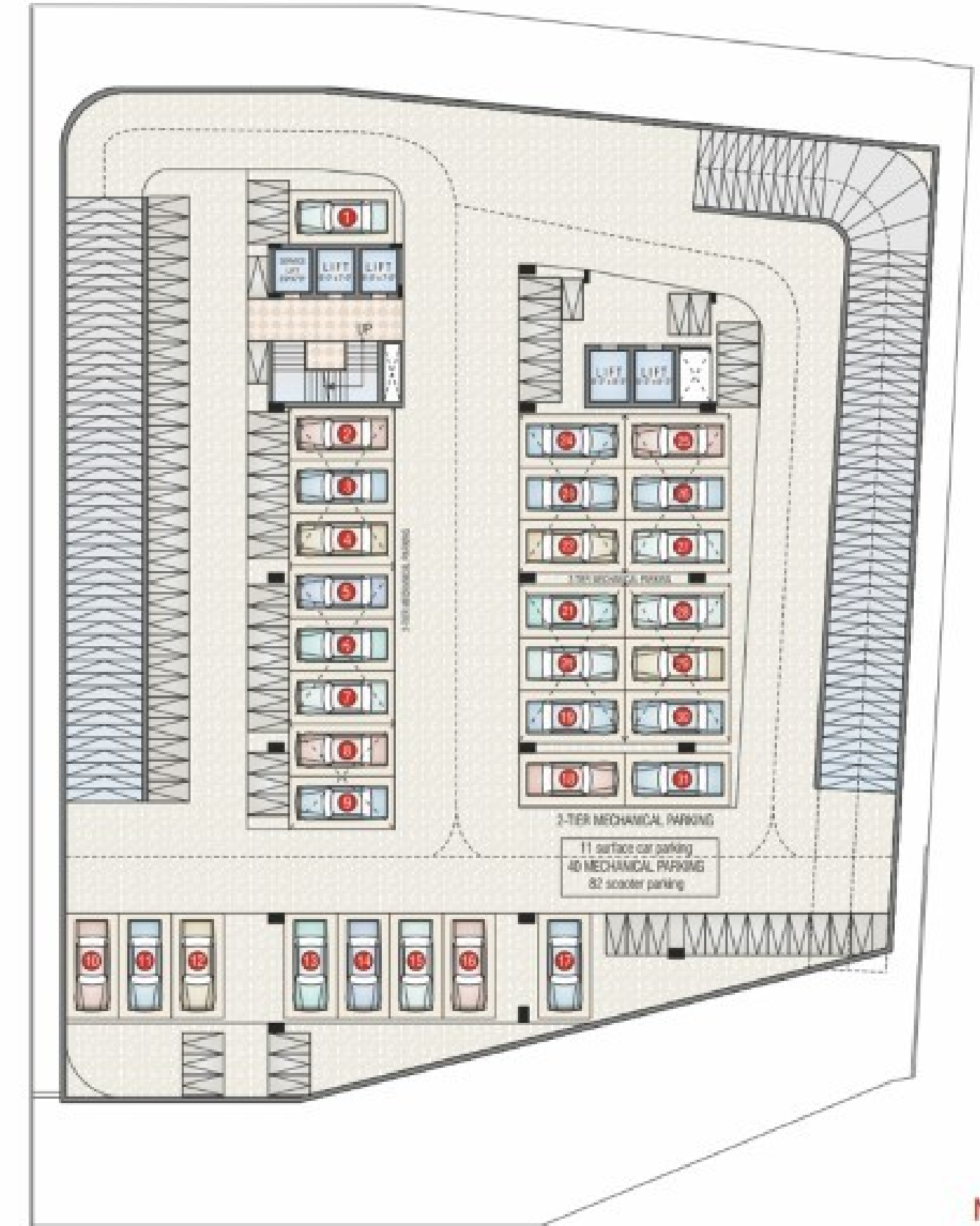
**BASEMENT - 3**  
FLOOR BLOCK LAYOUT

Two wheeler & four wheeler parking spaces



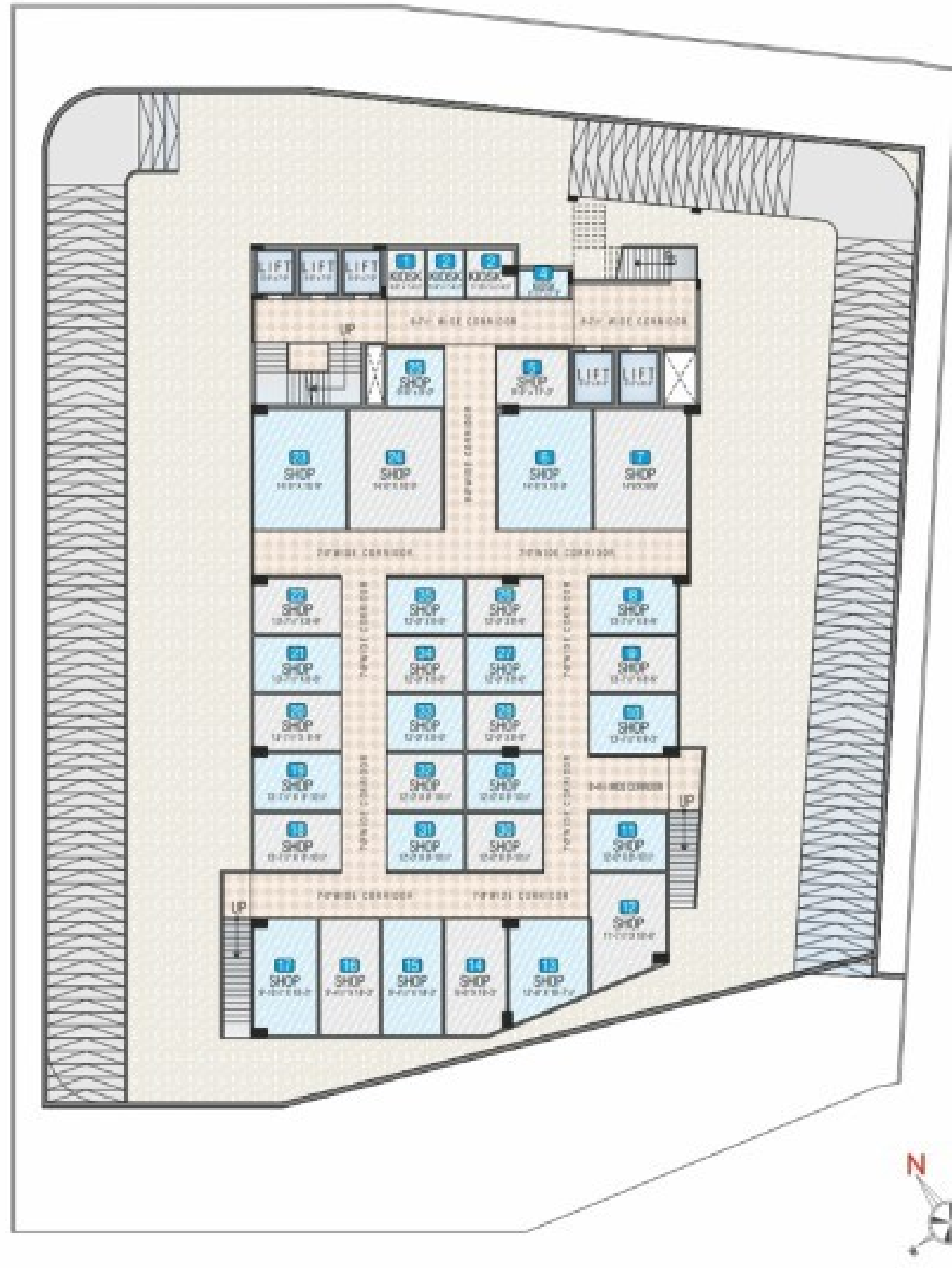
**BASEMENT - 2**  
FLOOR BLOCK LAYOUT

Two wheeler & four wheeler parking spaces



**LOWER GROUND FLOOR  
FLOOR BLOCK LAYOUT**

Shops and Kiosks



Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
LG-1	95	80	LG-13	188	273	LG-25	90	130
LG-2	51	74	LG-14	182	264	LG-26	113	164
LG-3	70	101	LG-15	181	262	LG-27	108	157
LG-4	45	66	LG-16	181	262	LG-28	111	161
LG-5	111	161	LG-17	195	282	LG-29	113	164
LG-6	285	413	LG-18	133	192	LG-30	115	167
LG-7	288	418	LG-19	130	188	LG-31	115	167
LG-8	130	188	LG-20	127	184	LG-32	113	164
LG-9	125	181	LG-21	125	181	LG-33	111	161
LG-10	138	200	LG-22	130	188	LG-34	108	157
LG-11	117	170	LG-23	292	424	LG-35	113	164
LG-12	205	298	LG-24	287	416			

**GROUND FLOOR  
BLOCK LAYOUT**

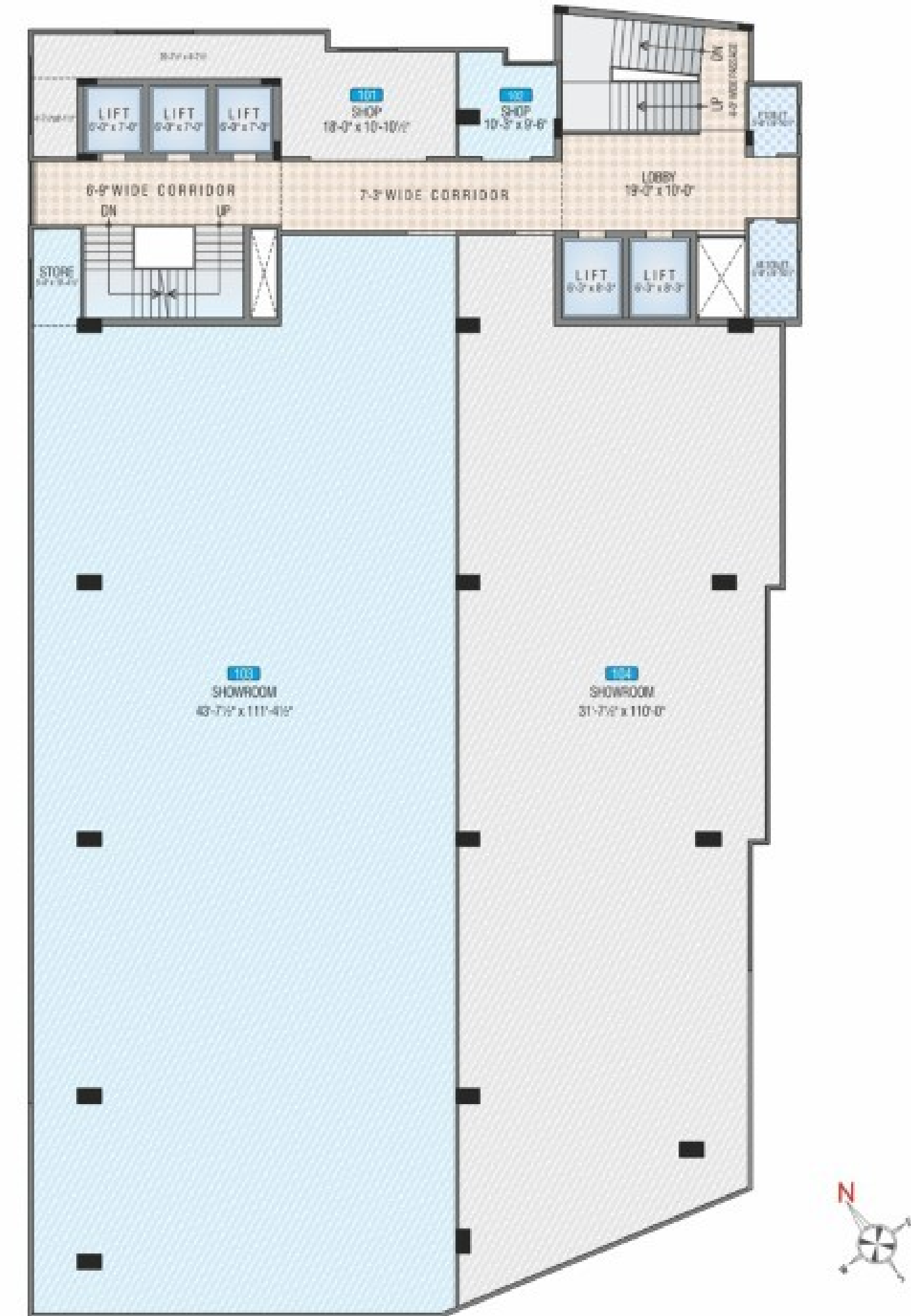
Showrooms, Open & Covered Parking with lush green landscaping



Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
GF-1	3844	5574
GF-2	2468	3579
H.Lobby	640	928

**FIRST FLOOR  
BLOCK LAYOUT**

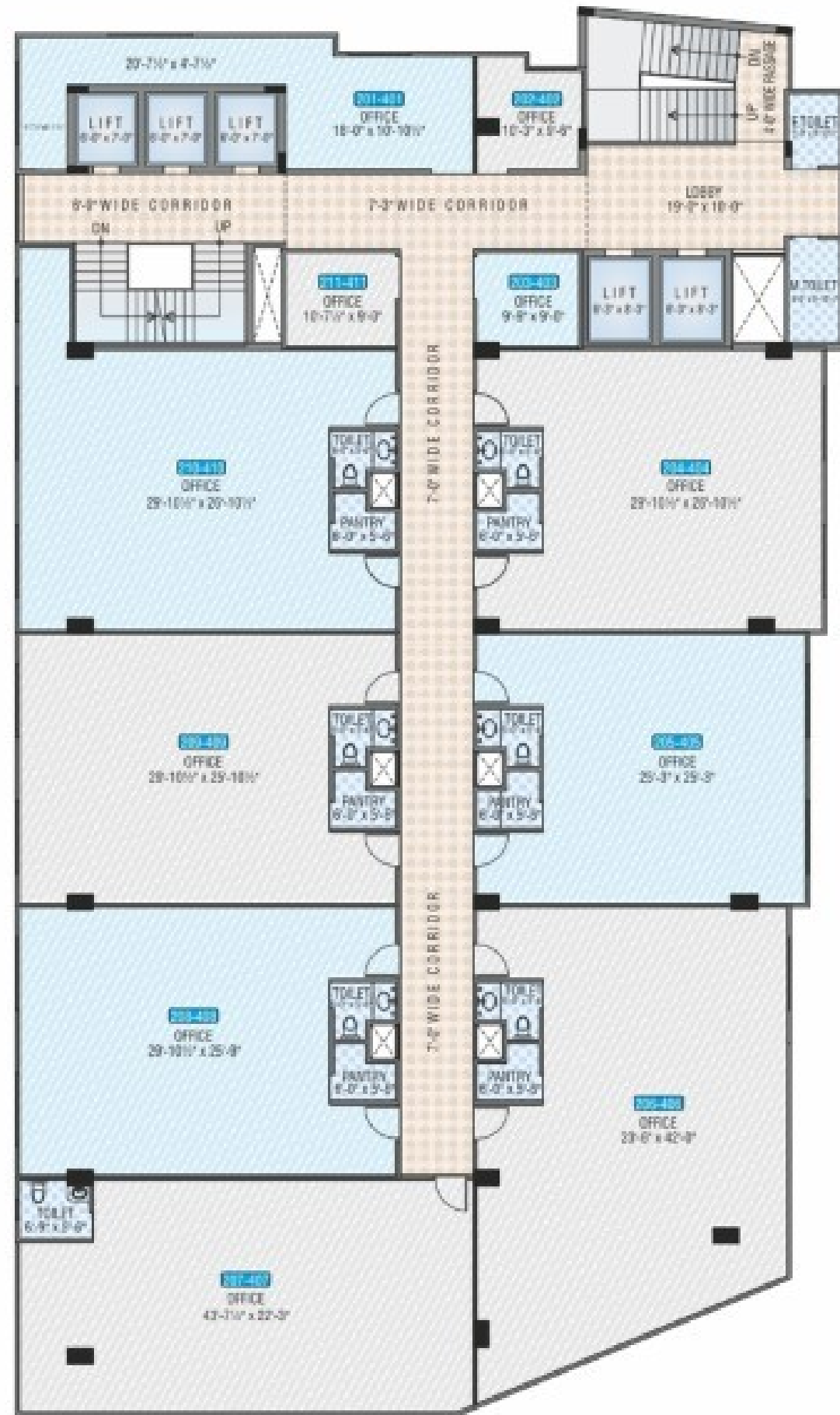
Showroom



Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
101	408	592
102	117	170
103	4771	6918
104	3152	4571

**SECOND TO FOURTH FLOOR  
BLOCK LAYOUT**

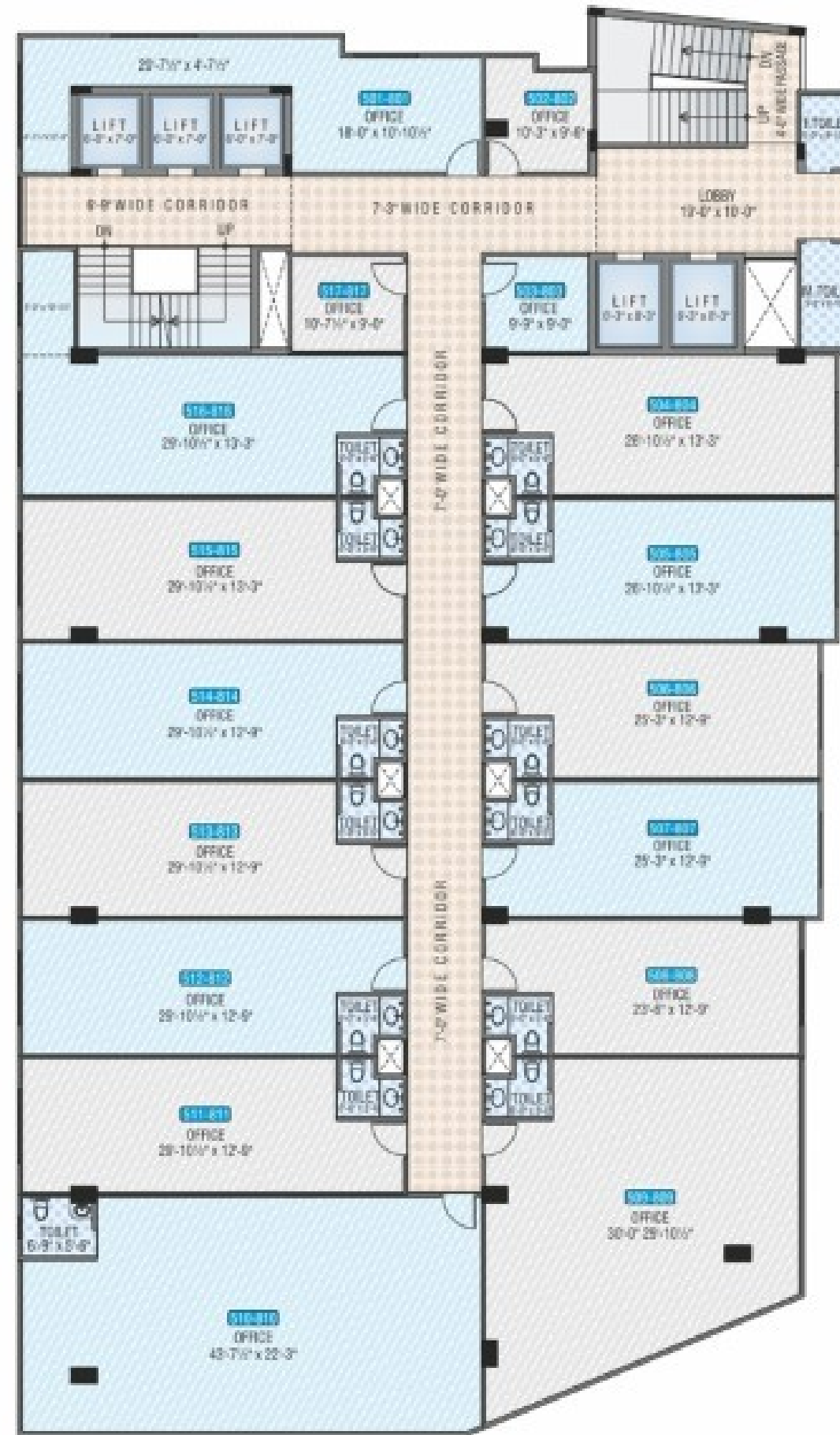
Corporate Offices



Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
201-401	408	592	207-407	1012	1467
202-402	117	170	208-408	960	1392
203-403	101	146	209-409	963	1397
204-404	924	1339	210-410	1061	1539
205-405	842	1221	211-411	109	158
206-406	1277	1851			

**FIFTH TO EIGHTH FLOOR  
BLOCK LAYOUT**

Corporate Offices



Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
501-801	408	592	507-807	420	610	513-813	480	696
502-802	117	170	508-808	395	573	514-814	481	698
503-803	101	146	509-809	880	1276	515-815	499	724
504-804	462	669	510-810	1012	1467	516-816	551	813
505-805	458	664	511-811	479	695	517-817	108	157
506-806	420	610	512-812	479	695			

**NINTH TO ELEVENTH FLOOR  
BLOCK LAYOUT**

Guest Rooms

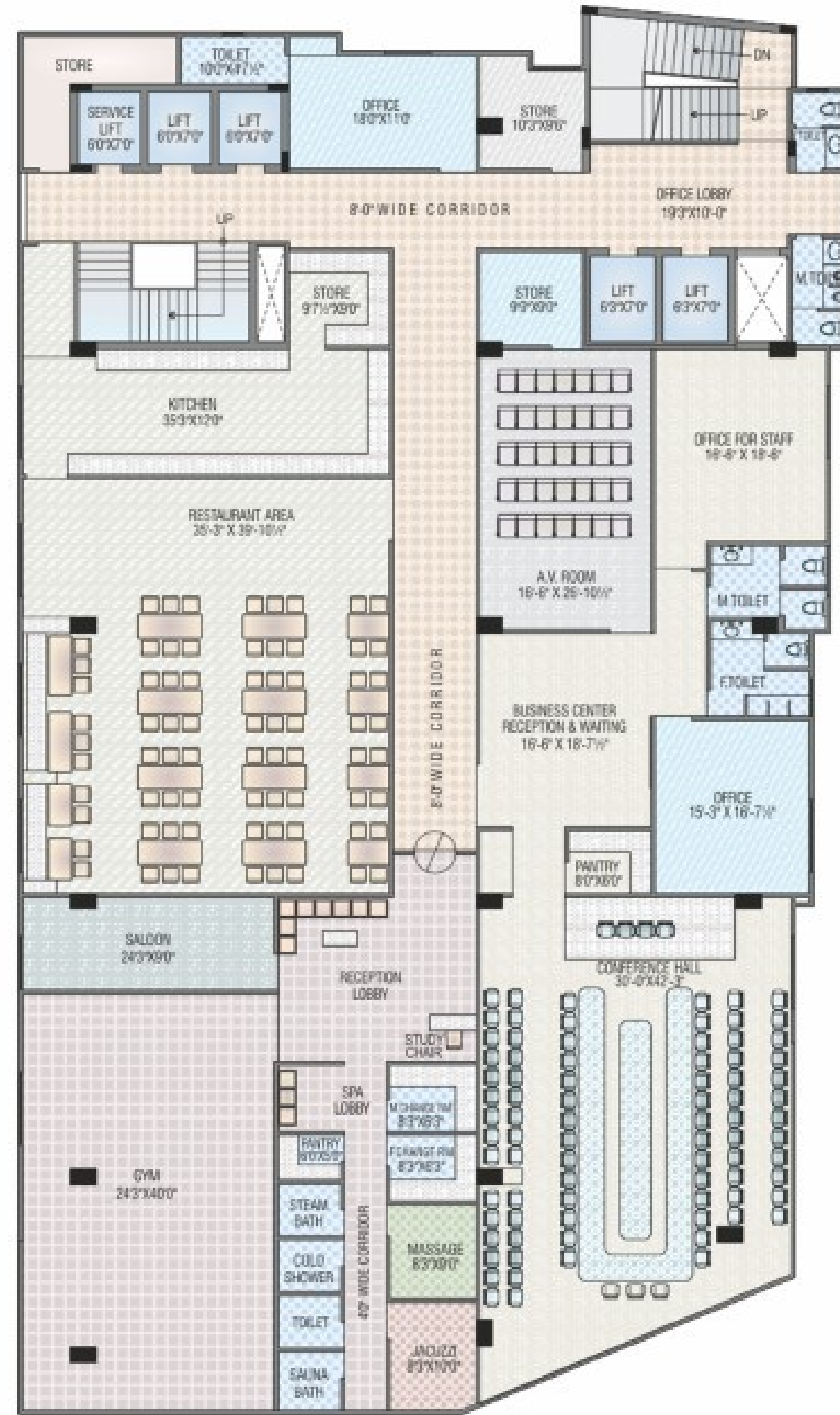


Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)	Unit No.	Built-Up Area (Sq.Ft.)	Saleable Area (Sq.Ft.)
901-1101	387	562	907-1107	378	548	913-1113	481	697
902-1102	464	673	908-1108	502	727	914-1114	481	698
903-1103	458	664	909-1109	350	508	915-1115	499	724
904-1104	420	610	910-1110	626	907	916-1116	500	725
905-1105	420	610	911-1111	479	695	Extra Area	547	793
906-1106	395	573	912-1112	479	695			

## TWELVETH FLOOR BLOCK LAYOUT

BUSINESS 18  
18 Floors. Infinite Growth.

Restaurant Area, Saloon, Conference Hall, Gym & Business Center



Unit No.	Built-Up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)
1200	7983	11576

## THIRTEENTH FLOOR BLOCK LAYOUT

BUSINESS 18  
18 Floors. Infinite Growth.

Banquet Hall, Coffee Lounge & Bar



Unit No.	Built-Up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)
1300	7888	11438

# 18

## BUSINESS 18 – PAYMENT PLAN

### CLP

	PARTICULARS	AMOUNT
1	On Registration / Booking	10%
2	Within 45 days from Booking	10%
3	On completion of Foundation / Piling	10%
4	On first Basement Slab Casting	10%
5	On Lower Floor Slab Casting	10%
6	2 <sup>nd</sup> Floor Slab Casting	10%
7	5 <sup>th</sup> Floor Slab Casting	10%
8	8 <sup>th</sup> Floor Slab Casting	10%
9	11 <sup>th</sup> Floor Slab Casting	7.5%
10	On completion of Finishing	7.5%
11	On call for Possession / Registration which ever is earlier	5%
12	EXTRA CHARGES	On Possession

# 18

## BUSINESS 18 – PAYMENT PLAN



### FLEXI

	PARTICULARS	Amount
1	On Registration / Booking	30%
2	On first Basement Slab Casting	25%
3	8 <sup>th</sup> Floor Slab Casting	25%
4	On call for Possession / Registration which ever is earlier	20%
5	EXTRA CHARGES	On Possession

### 50/50 PLAN

	PARTICULARS	Amount
1	On Registration / Booking	50%
2	2 <sup>nd</sup> Floor Slab Casting	20%
3	11 <sup>th</sup> Floor Slab Casting	20%
4	On call for Possession / Registration which ever is earlier	10%
5	EXTRA CHARGES	On Possession

## DP

	PARTICULARS	Amount
1	On Registration / Booking	90%
2	On call for Possession / Registration which ever is earlier	10%
3	EXTRA CHARGES	On Possession

## Other Charges

1	Preferred Location Charges (PLC)	1. Offices facing to Corner, Front & Back Side 2. Showrooms facing to Front	₹100 per sq. ft. on SBUA ₹100 per sq. ft. on SBUA
2	Power Backup & Substation Charges		₹25000 per KV on SBUA
3	Air Conditioning Charges (Water Cooled Condenser AC Plant & Pipeline) Fire Fight Installation Charges		₹200 per sq. ft. on SBUA
4	IFMS (Interest free Maintenance Security)		₹100 per sq. ft. on SBUA



# 18

## GET IN TOUCH

### Office Address:

BUSINESS18, Khasara No 171/88/1/2  
Brijlalpura, Near Gopal Pura Bypass,  
Opposite New Atish Market, Jaipur-302020.

**Phone:** +91 99500-20808 ; +91-8426027000

**Website:** [www.chordiasgroup.com](http://www.chordiasgroup.com)

**E-mail:** [sales@chordiasgroup.com](mailto:sales@chordiasgroup.com)



**CHORDIA'S**  
**A Tradition of Trust**