



SHANTI PRIME

2.5/3/4/5 BHK APARTMENTS

Discover the Exceptional High Class Lifestyle



*Comfortable Lifestyle
with Superior Security*

PEACE • SECURITY • COMFORT



GREEN BUILDINGS
(GEM RATED PRE CERTIFIED
BY ASSOCHAM)

**WELCOME TO BIKANER'S
FIRST GREEN BUILDING
WITH MORE THAN 50
HANDPICKED AMENITIES...**

- Solar Plant for Common Utilities
- STP to Recycle Waste Water
- Rainwater Harvesting System
- Heat Reduction Environment Landscape Plan
- Improved Air Quality By Indoor Oxygen Generating Plants
- Reduced Carbon Footprint By Major Parking In Basement



SHANTI PRIME

2.5/3/4/5 BHK APARTMENTS

Incredible Living. Elite Identity

Fantastic views of the building at night with perfect illumination and landscape.

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STEP INTO THE WORLD OF EXTRAORDINARY AMENITIES AND FACILITIES FOR KIDS AND ELDERS

A special consideration for children as well as elders is made while putting together the amenities. Kids will never get bored is a promise that we intend to hold strong with activities from outdoor to indoor, classic to modern, young ones to grown-ups; all will be entertained to the max.

For seniors, there is a cosy sitting area to mingle with peers at the entrance, consultation room for doctor and day care support staff facility, entertainment room and much more. We have built our homes in anticipation of the challenges that age presents.

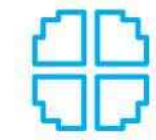




PLACE YOURSELF AT A CROWN LOCATION



**FREE HOLD
LAND**
LOCATED ON
THREE SIDE ROADS



**NO COMMON
WALL**
INDEPENDENT
3 / 5 BHK FLATS



**WELL
VENTILATED**
3 SIDE OPEN FLATS



60%
OPEN GROUND AREA
APPROX.



**VASTU
FRIENDLY**
HOME FOR
WELL-BEING



**LOW
MAINTENANCE
COST**





ENHANCED SAFETY & SECURITY WITH LUXURY APARTMENT LIVING

Shanti Prime, the ultra-luxurious apartments propose more wellbeing than you'll find at any other building. It's not about a home, it's about owning a lifestyle. Buying a new home is a big decision but there is more than the price which affects its aesthetics, emotional value accounts for it too. Shanti Prime assures a comfortable living for each individual as well as the budding nuclear families. It ceases many situational crunches that new small families faces today.

It will make you feel safe at all times by providing you with security gates along with CCTV surveillance at all common areas which helps in keeping potential intruders away from your home. Noteworthy, a unique feature of staff (servant, maid etc.) verification with ID card system & parcel drop off point has been allocated, which adds additional layer of safety to your home.

When it is a question of luxury no compromises can be made. Therefore, finding the best project and the perfect home that lets you enjoy all this luxury to the fullest, is essential.

PARCEL DROP-OFF/ BAGGAGE TROLLEY ROOM

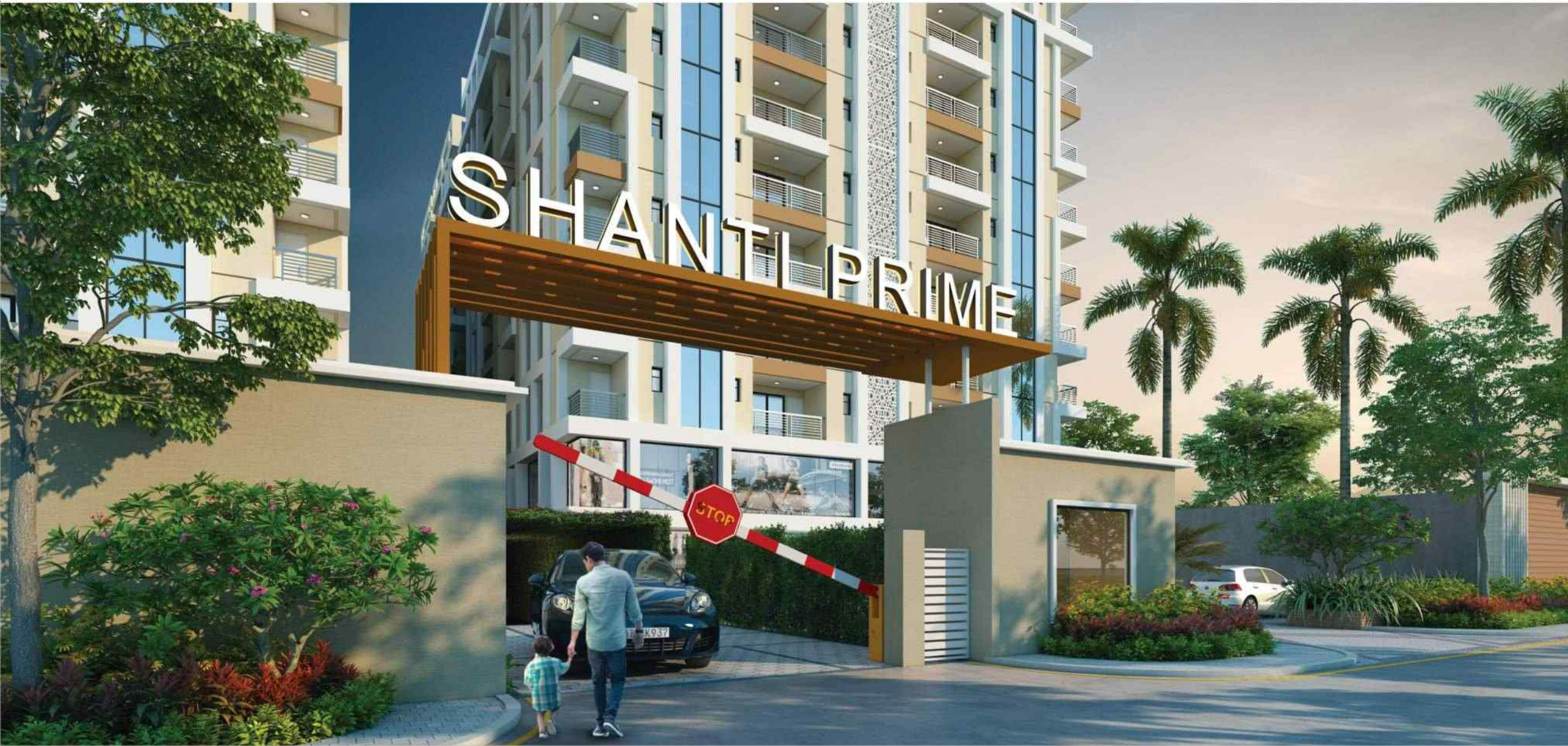


SCHOOL VAN/ VISITOR'S WAITING ROOM



WELCOME LOUNGE GRANDEUR AT ITS BEST

Setting the tone to its grandness the welcome lounge is architecturally and artistically striking. A contemporary yet inviting lounge area is purposefully selected to emanate a hotel-style and metropolitan ambience, in line with the character of the apartments. It is an extension of the apartments in the building, so that residents could have another place to relax, wait for a taxi, read a book and still feel at home. It's not only a gathering spot but it also happens to be the soul of the apartment.



Temple with welcome lounge in each building



Guest Room

Welcome Lounge

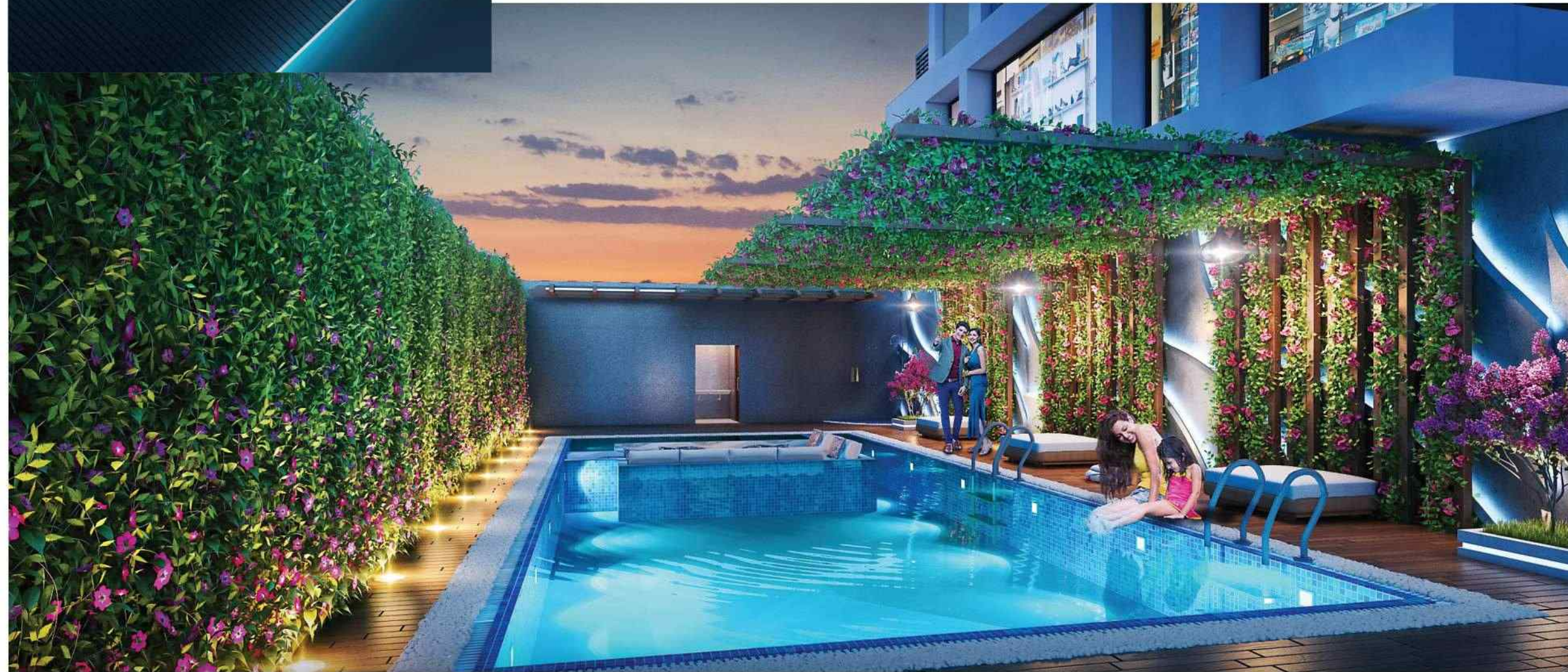
Leave your guests spellbound as they enter the premises through the welcome lounge area that spells out opulence and sophistication.

prime welcome

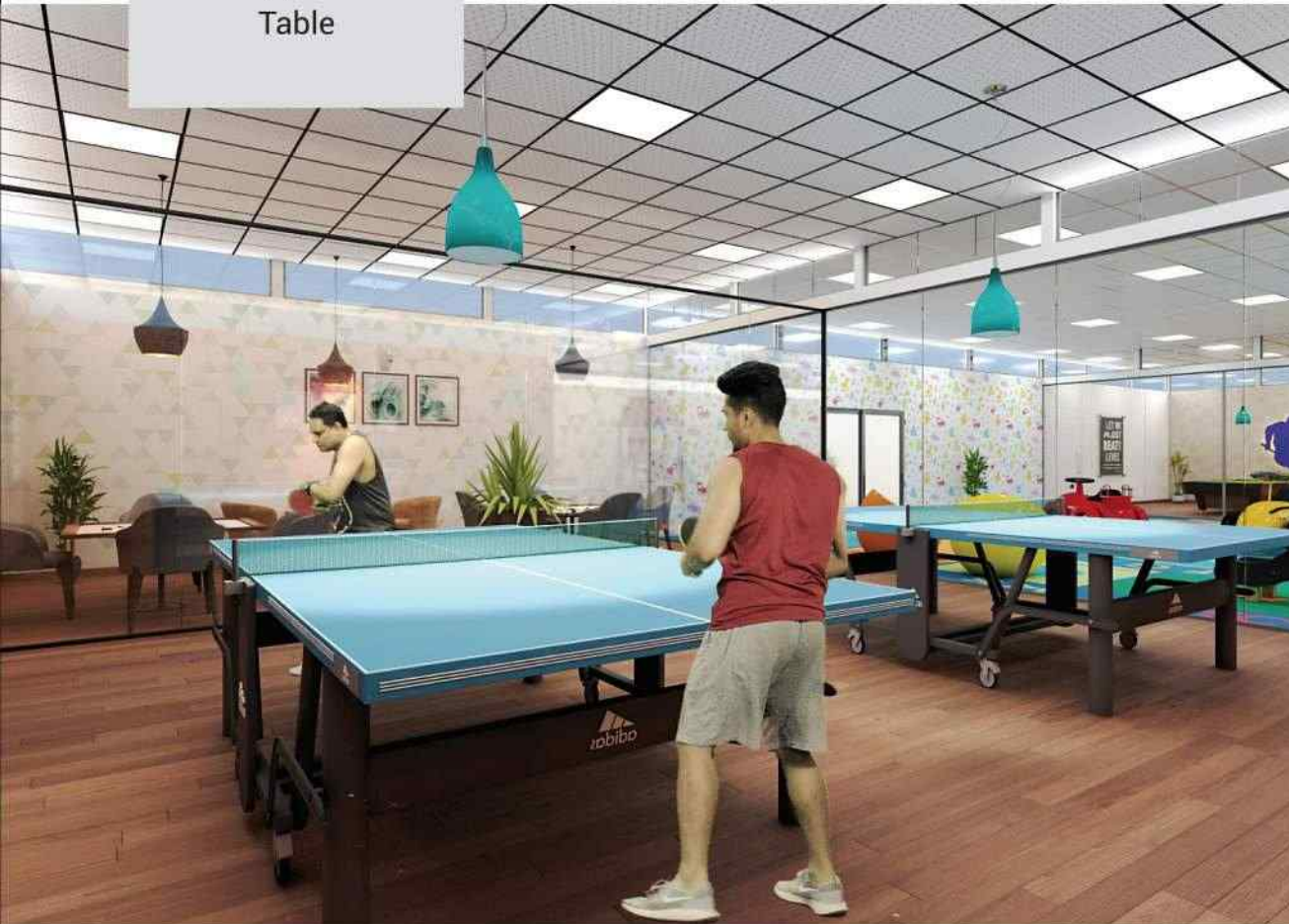
Leisure Zone

UNWIND THE PRIME WAY...

The star element of the leisure zone is the swimming pool, accompanied with a smart sitting arrangement placed in middle of the pool, which provides you with a wonderful design feature adding aesthetic value as well as functionality to the amenity.



TT
Table



Basketball
Play Area

Health Zone

Equipped
Gymnasium



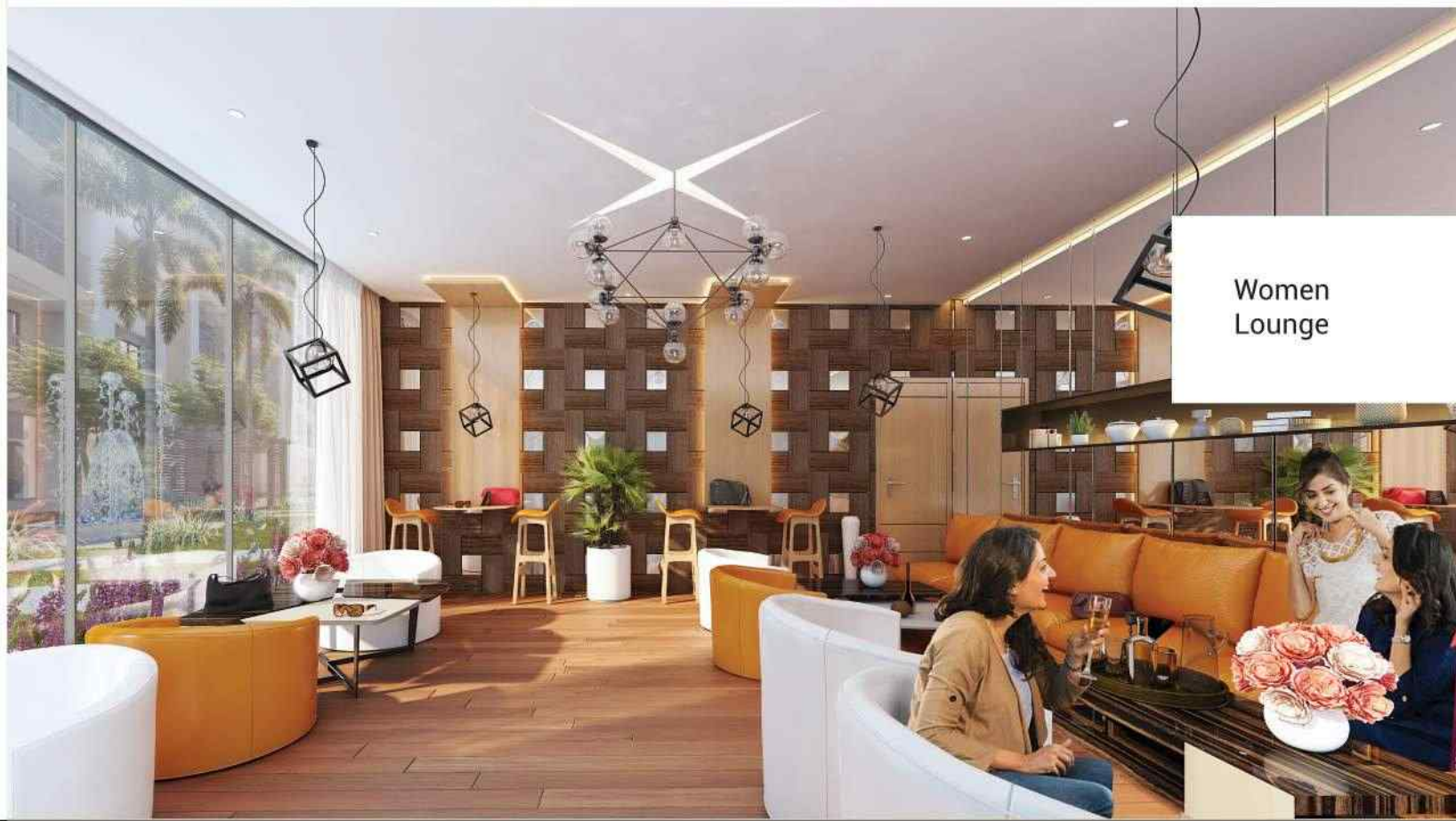
PRIME HEALTH CLUB

- Gym
- Physiotherapy centre
- Multi Purpose Hall For Aerobics, Hobby Class etc.
- Pool Table, Table Tennis, Carrom, Chess
- Badminton Court
- Basketball Play Area
- Island Theme Swimming Pool

health & fitness



Mini Theatre



Women Lounge

Social Zone

Club Spread over 30000 sq.ft. Area approx

engage & entertain



Community Veg. Food Court

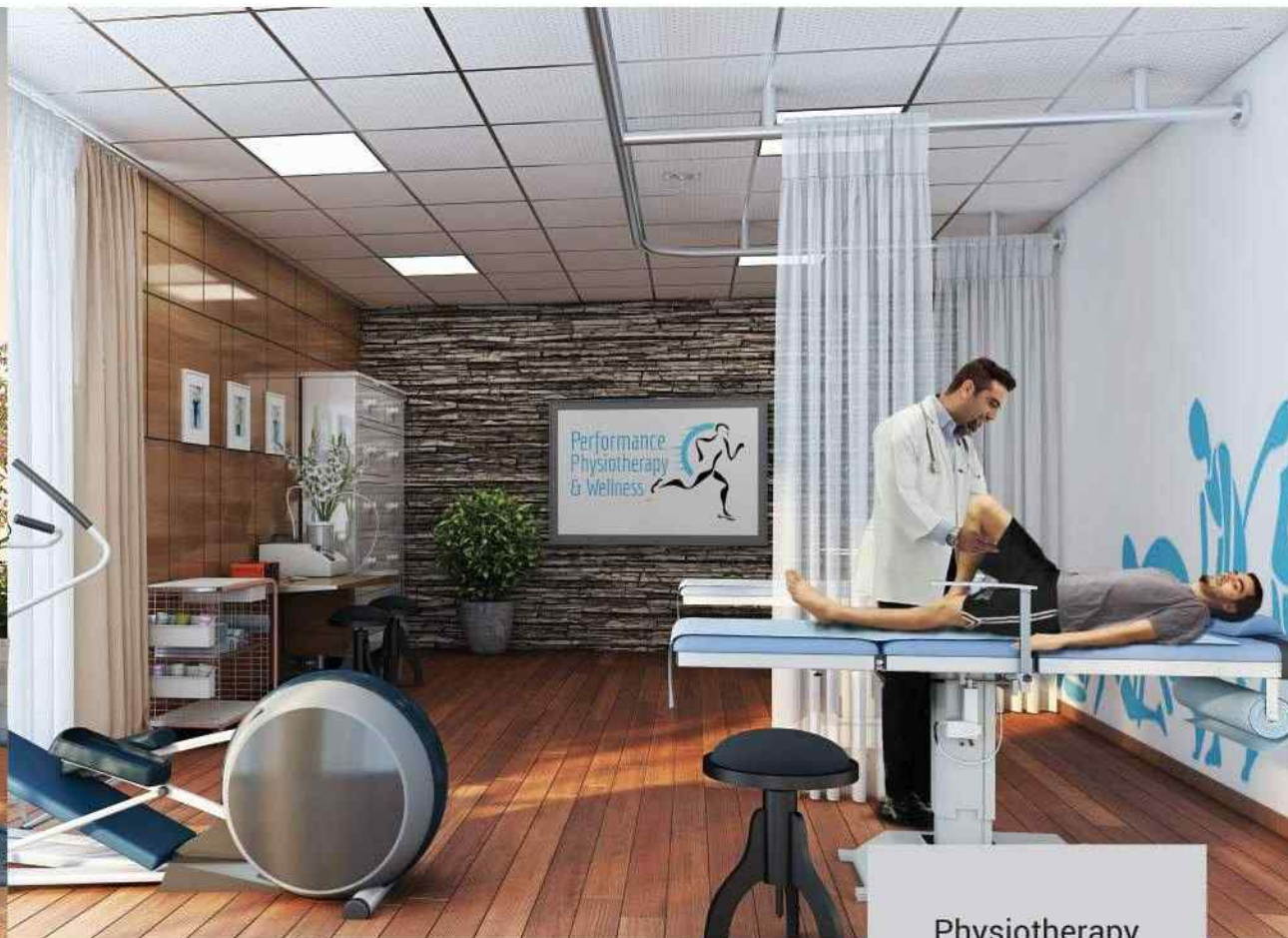
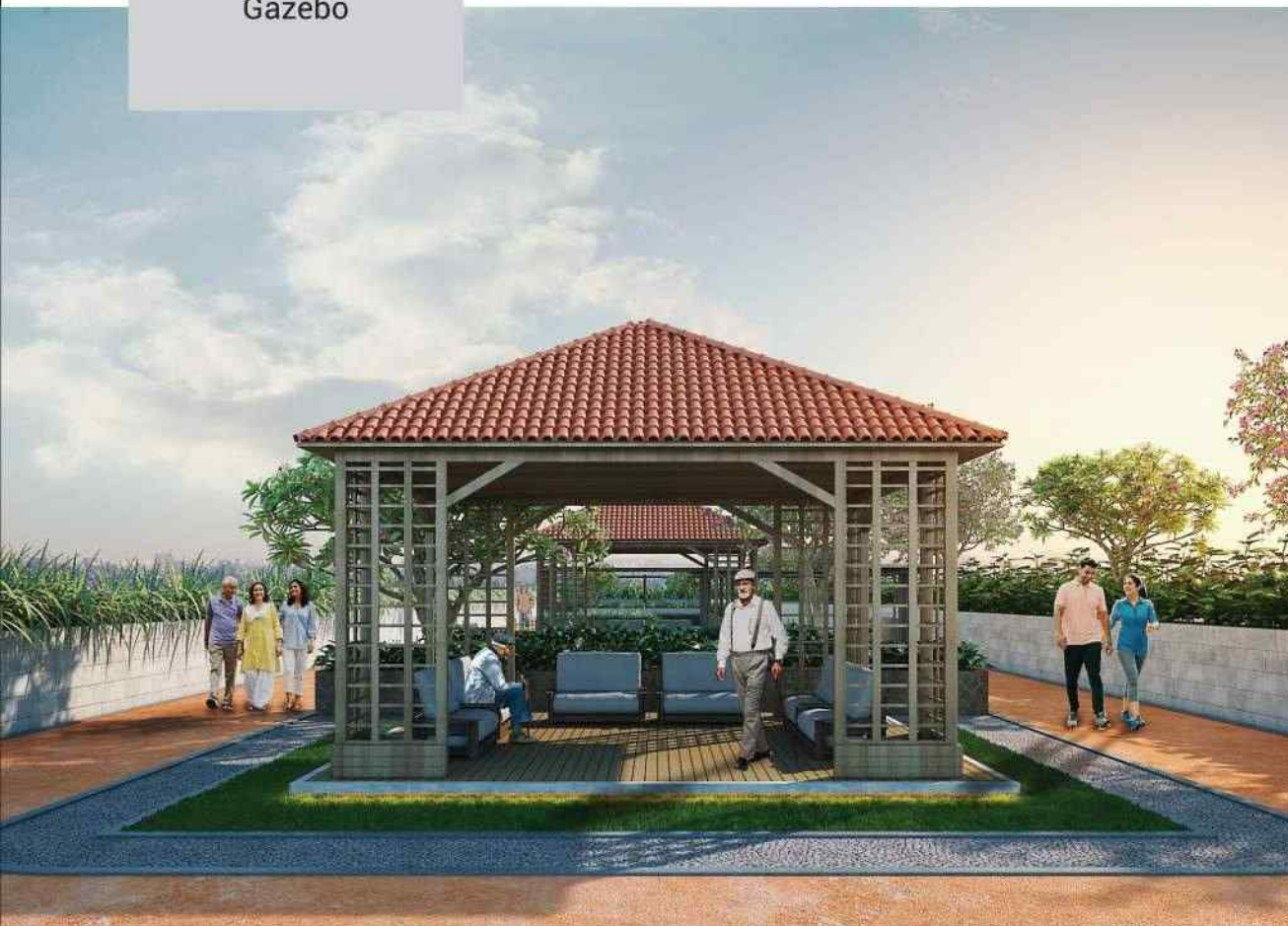


Banquet Hall

PRIME PRIVILEGE CLUB

- Banquet Hall with Party Lawn
- Community Guest Rooms
- Mini Theatre
- Community Veg. Food Court
- Women Kitty Party Lounge

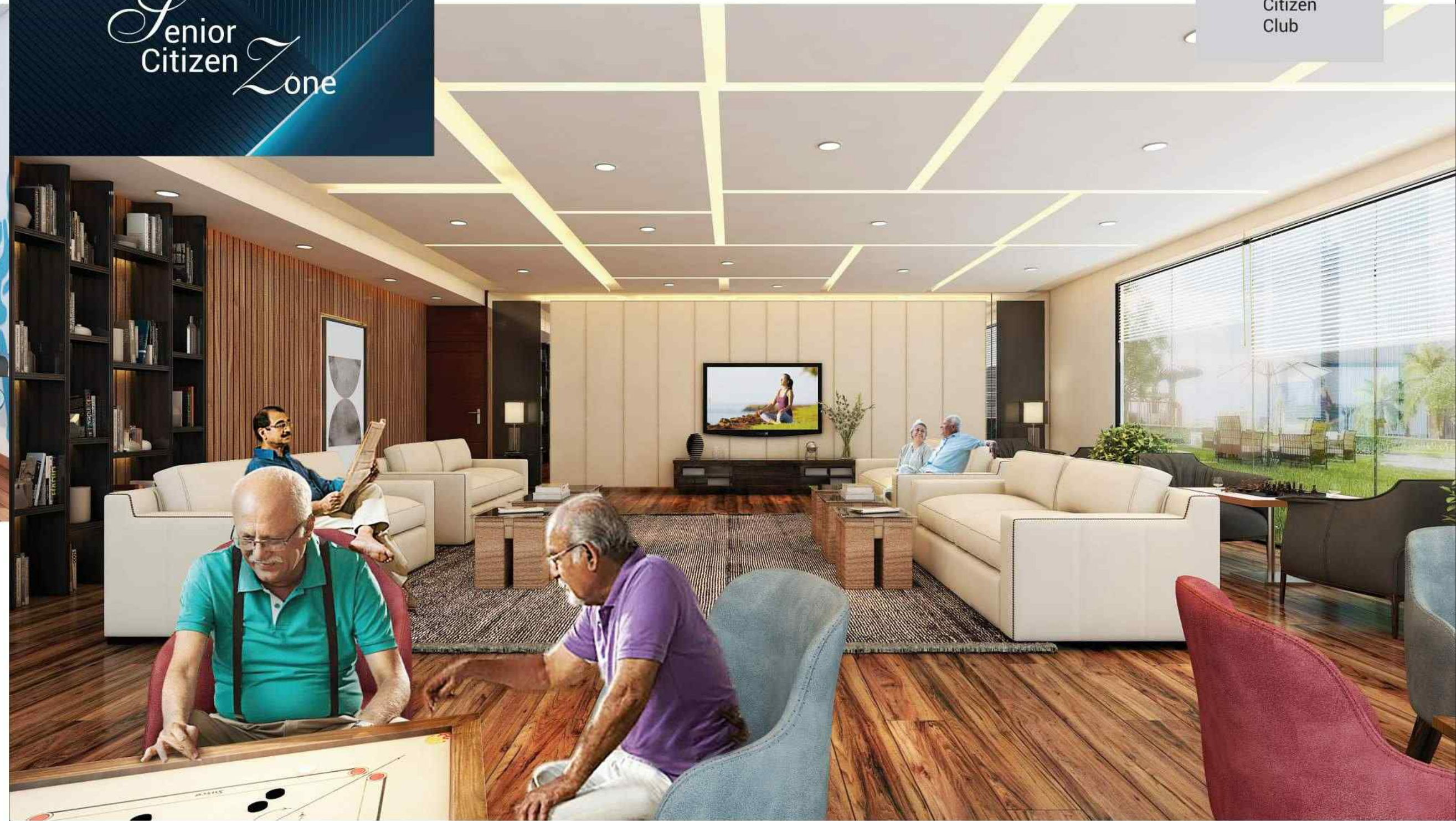
Gazebo



Physiotherapy Centre

Senior Citizen Zone

Senior Citizen Club



PRIME GOLD CLUB

- A Separate Hall For Senior Citizens
- Day Support Staff
- Doctor Consultation Room At Commercial Wing
- Testing Equipment: BP, Sugar, Fever etc.
- Hospital Tie-Up (Periodic Consultation & Testing)
- Stretcher, Wheel Chair & Walker etc.
- Musical Instruments: Synthesizer, Harmonium, Dholak
- Entertainment: Android TV & Home Theatre, Books, Magazine etc.
- Indoor Games: Card, Chess, Carrom etc.

elders alliance



Water Body



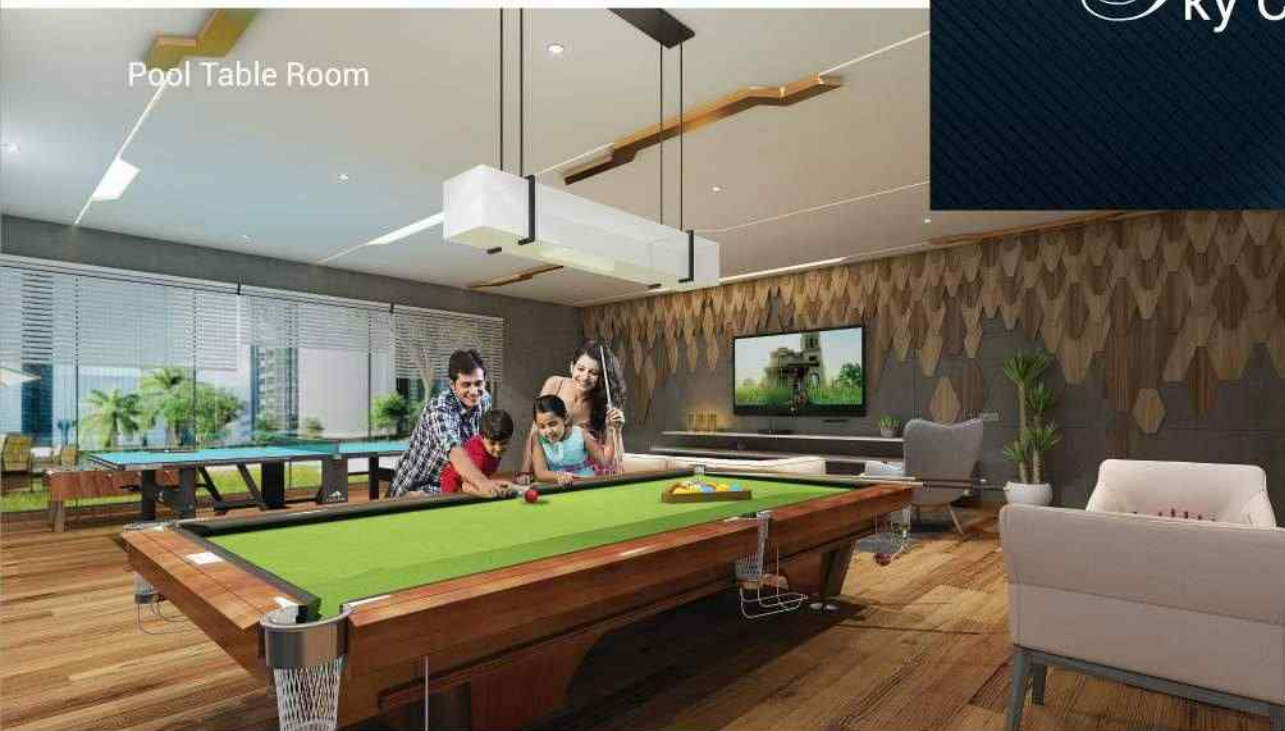
Yoga & Meditation



Sky Fitness Zone



Jogging Track



Pool Table Room

Sky Club Zone



Community Party Lawn

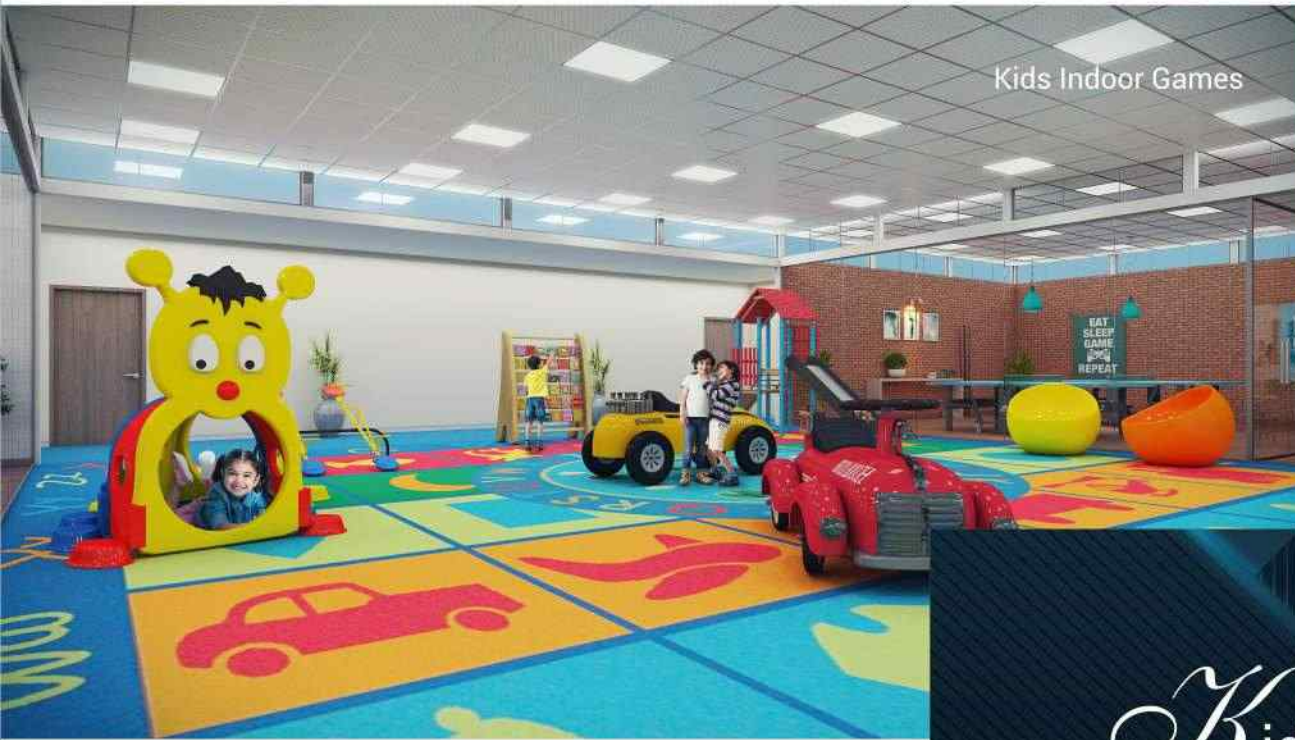


Skyplex

PRIME SKY CLUB

- Skyplex
- Festival Celebration Zone
- Community Party Lawn
- Gazebo
- Senior Citizen Sitting Corner
- Roof Top Chill Out Lounge
- Water Bodies with Sun Deck
- Jogging Track With Green Corridor
- Sky Fitness Zone
- Yoga & Meditation Corner
- Flag Hosting Zone

panoramic rooftop



Kids Indoor Games



Skating

Kids Zone



Outdoor Play Area

PRIME KIDS CLUB

- Children Play Area With Swings & Slides
- Physical Activity Games
- Indoor Gaming Zone
- Play Station
- Skating Rink
- Kids Play Area
- Kids Cycling Space

kids bustling

BEAUTIFULLY LANDSCAPED GARDENS

A plush apartment in a sprawling gated society with vast stretches of lawns, impeccable landscaped avenues, an abundance of lush greenery would welcome you whenever you looked out of your window, in all the seasons.





**TYPICAL
Floor Plan
1st to 3rd Floor**



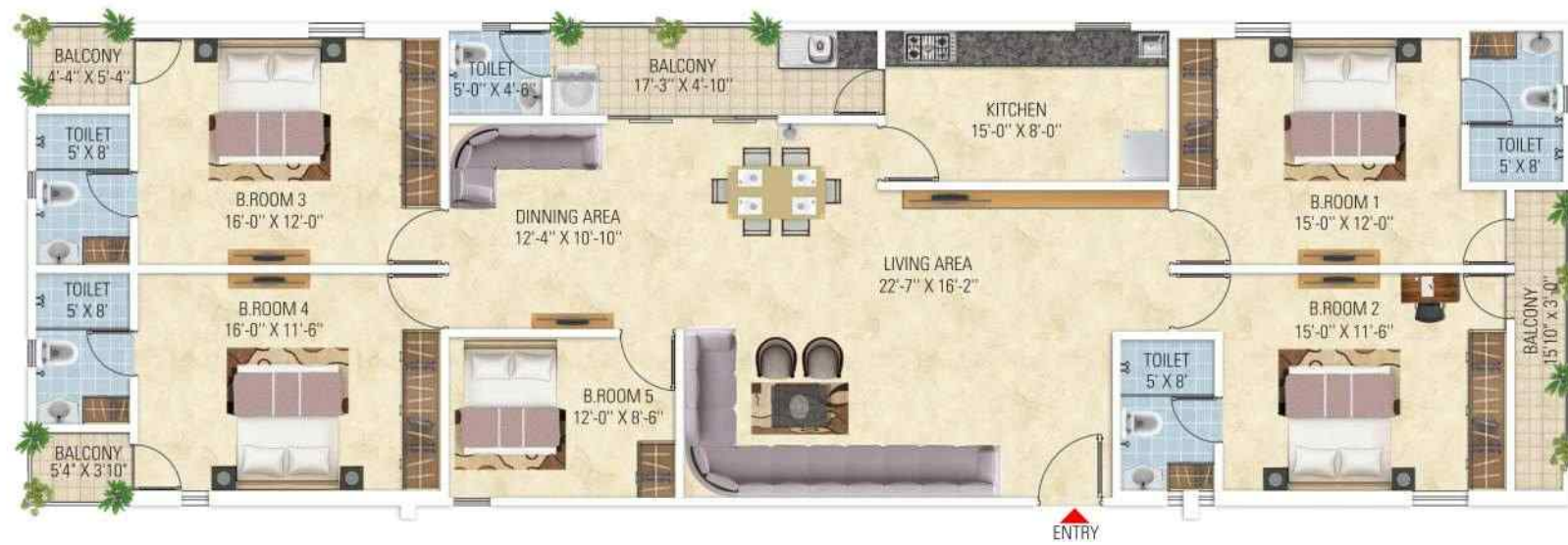
**TYPICAL
Floor Plan
4th to 9th Floor**



2.5 BHK



Carpet Area : 902 Sq.ft.
(Excl. Balcony)
Balcony Area : 70 Sq.ft.
B.U.A. : 1031 Sq.ft.
S.B.U.A. : 1399 Sq.ft.



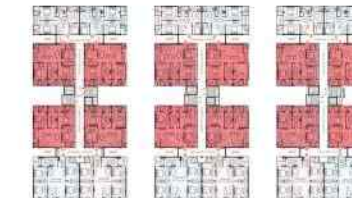
5 BHK

Carpet Area : 1807 Sq.ft.
(Excl. Balcony)
Balcony Area : 152 Sq.ft.
B.U.A. : 2062 Sq.ft.
S.B.U.A. : 2798 Sq.ft.



3 BHK

Carpet Area : 1152 Sq.ft.
(Excl. Balcony)
Balcony Area : 141 Sq.ft.
B.U.A. : 1362 Sq.ft.
S.B.U.A. : 1848 Sq.ft.



4 BHK

Carpet Area : 1466 Sq.ft.
(Excl. Balcony)
Balcony Area : 134 Sq.ft.
B.U.A. : 1656 Sq.ft.
S.B.U.A. : 2247 Sq.ft.





SPACIOUS AND ORNATE

BEDROOM

- 3 Side Open Apartments
- Spacious Balconies
- Laminated Wooden Flooring In Master Bedroom
- Premium Quality Vitrified Flooring
- Internal Walls: POP Finish Smooth Wall



UNIMAGINABLY LUXURIOUS

LIVING /DRAWING ROOM

- Premium Quality Vitrified Flooring
- Doors & Windows**
- Flush Door (32mm)
 - Electrophoresis Aluminium /UPVC Slider Windows With Glass / Mosquito Net
- Electrical**
- Three Phase Concealed ISI Copper Wiring With Branded Modular Switches & MCB Panel
 - Pre Wiring For Future AC and TV

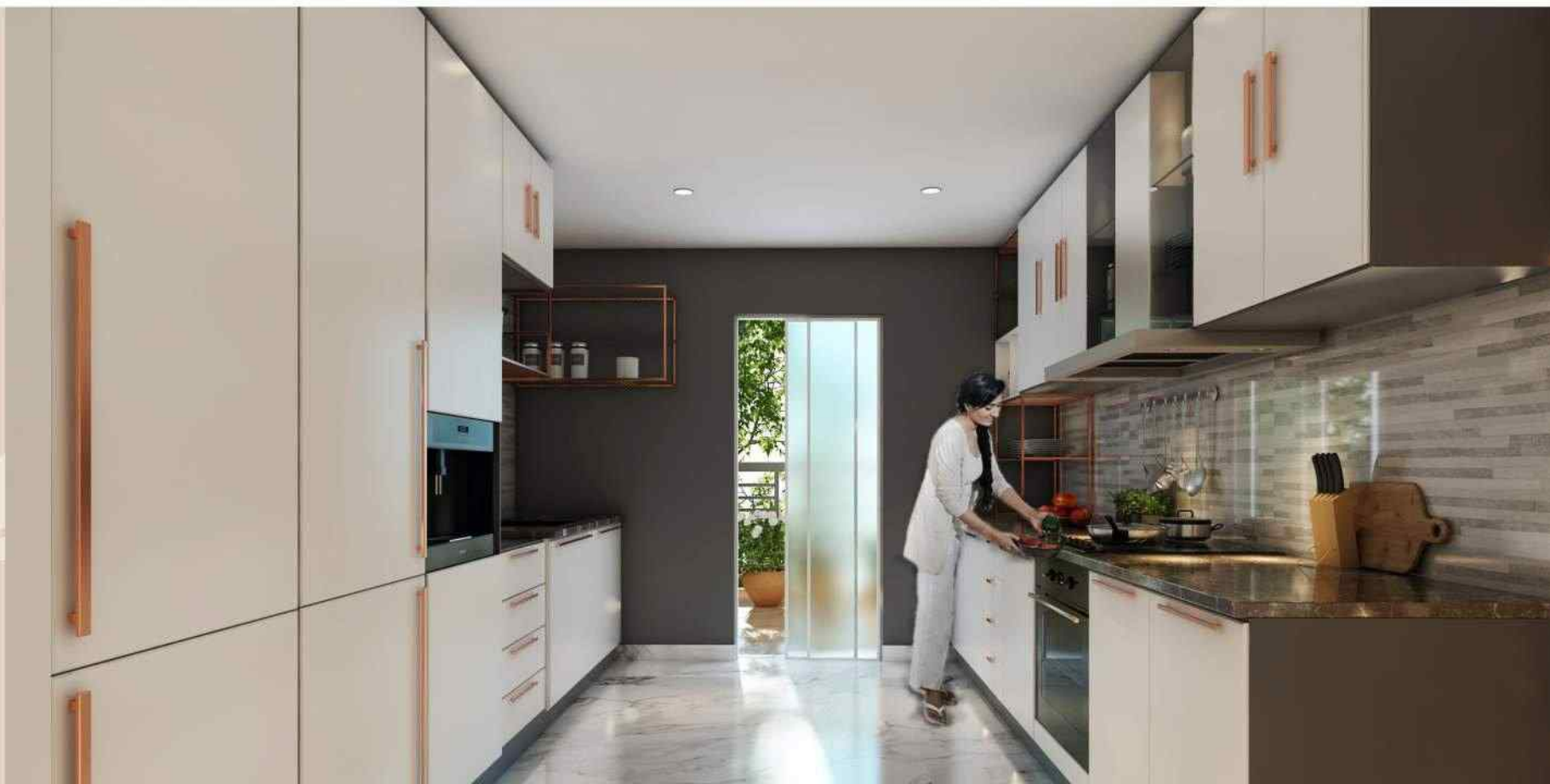
STUNNING FITTINGS

KITCHEN

- Raw Kitchen With Utility Sink
- LPG Gas Pipeline From Attached Balcony
- Provision For Geyser, Purifier & Chimney

BALCONY

- Dish Washing Sink
- Provision For Washing Machine
- Anti-Skid Tile
- Iron Railings



HANDSOMELY EQUIPPED

- Ceramic/Vitrified Tiles Till Door Height
- Wall Hung EWC, Basin: Kohler/Cera or Equivalent
- CP Fitting: Kohler/Jaquar or Equivalent
- Provision For Geysers, Exhaust Fan





INTELLIGENTLY DESIGNED SPACES CRAFTED TO PERFECTION



The World of Affordable Luxury

- Intercom
- Electric Boom-Barrier Entry- Exit
- Stretcher/Service Elevators with CCTV
- Power Back-Up for Common Utility
- Water Consumption Billing System For Individual Flats
- Garbage Disposal by Colour Coded Dustbins
- Multi Dwelling D2H TV Network
- Optical Fibre\Wi-Fi Enabled Building
- Welcome Lobby in Each Building
- Differently Abled Accessibility



Happy Shopping with Separate Entry : Enjoy The Life

- Retail Space for Grocery, Fruits & Vegetable, Dairy etc.
- Service Space for ATM, Salon, Beauty Parlour, Laundry etc.
- Space for Medical Facilities of Doctors Consultation Room, Pharmacy etc.



Safety & Security : Ensuring Your Peace of Mind

- 24x7 Security With CCTV Surveillance System
- Staff (Servant, Maid, Guard Etc.) Verification With ID Card System
- Fire-Safety (Fire Hydrant/Reel, Extinguisher, Alarm, Sprinkler etc.) As Per NBC 2016
- Earthquake Resistant Structure As Per Relevant I.S. Codes.



Greener & Healthier Environment : Greens Inspire Well-Being and Satisfaction

- Tree-Lined Avenues
- Landscaped Gardens With Fountains
- Oxygen Generating Indoor Plants
- Aroma Garden with Panchtatva Track (Water, Sand, Pebbles, Grass, Wood)



Allotted Parking : Arrive in Your Own Glorious Style

- Electric Car Charging Parking (T&C Apply)
- Multi-Level Parking For Cars & Bikes
- Demarcated Parking For Guest & Commercial Space



Water Supply : The World of Complete Comfort

- Own Tube Well: 24x7 Water Supply
- U.G. and Overhead Tanks With Sensor



Maintenance & Support Staff Facilities : Humanity for All

- Wash Rooms
- Drinking Water Cooler
- Drivers & Staff Waiting Room



Society Services : Convenience for Splendid Living of Family

- Centralized Management & Maintenance Society Office
- Resident / Owner's Directory





SHANTI PRIME

2.5/3/4/5 BHK APARTMENTS

Site : Samta Nagar extension,
Karni Nagar Link Road, Bikaner

Locational Advantage

	Easy Access from Everywhere • Bikaner Railway station • Lal Garh Railway station & Bus Stand	Distance Approx 4.5 km 2.0 km
	Health at Your Door Step • Global Hospital • PBM Hospital & Kothari Hospital	0.5 km 5.0 km
	World Class Education at Proximity • Bikaner Public School • Arjun Preparatory School • Dungar college • MS College	0.8 km 1.8 km 5.0 km 3.5 km
	Mandi & Industries • Bichhwal Anaj Mandi & Industrial Area • Karni Industrial area	1.0 km 6.0 km
	Luxury Within Range • Lal Garh Palace • Hotel Narendra Bhavan	1.5 km 2.0 km
	Major Banks / ATMs • HDFC & PNB Bank • SBI Bank	1.0 km 1.5 km

SDC GROUP

PASSION FOR INNOVATION

The Group deals in diverse businesses. The Real Estate Division was founded in 2002. Shri Shanti Lal Sethia is founder and Owner of the Group and under his leadership, the Group is pioneer and trendsetter in the Real estate business of the Bikaner, Rajasthan. The driving force behind Group, Shri Shanti Lal Sethia is carries valuable experience of more than 18 years in handling, planning, development and operations in the field of real estate development. He has handled many Commercial, Residential and Farm House projects, which all are massive in its class. **Relationship Bond Grow When We Dare, Unity Grows When We Cheer, Love Grows When We Share And Relations Grow When We Care.** We feel ourselves to be privileged for delivering the project with the promises made. Having concept of Transparency, good relationships and satisfaction of our customers is the pillar on which our organisation stands. We take pride in building strategic long-term relationships with corporate and individuals alike. **Team Work Is The Heart And Soul of An Organization.** We have a well-defined hierarchy of leadership that pervades every level of the organization. Our top management, dedicated teams of staff, Professionals and legal experts specializing in property matters who work with us for the seamless functioning and flawless execution of our projects. **With Your Valuable Support We Will Try To Come With Innovative Products.** On our part we assure you of reliable, hassle free and timely services.



Ongoing Projects

Pearl City
Near Shobhasar Circle, Pugal Road, Bikaner



RERA No. : RAJ/P/2018/705 | www.rera.rajasthan.gov.in

Shanti Nilay
Madhuvan Vatika, Ramdev Nagar Road, Gangashahar, Bikaner



RERA No. : RAJ/P/2020/1212 | www.rera.rajasthan.gov.in



Developer :



SDC GROUP
Passion for Innovation

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www.sdcbuilder.com • E-mail : sales@sdcbuilder.com

+91 9672178663 0151-2204422

A Joint
Venture
With



M M GROUP
JNV Colony, Bikaner

Project Architect/Technical Engineer

Ar. Prakash Bhojak, JP Consultants, Bikaner

Architectural & Interior Designer



Ar. Pradip Ranjan Ta,
Esquare1, Kolkata

MEP Engineer & Green Building Consultant



Er. Ashu Gupta,
Design2occupancy,
Jaipur

RERA Registration No. : **RAJ/P/2020/1191** | www.rera.rajasthan.gov.in

For Enquiry Call : **96721 78661**

Disclaimer :

1. The sale is subject to terms of application form and Agreement for sale. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions.
2. The Brochure should not be treated as a legal Document. The images shown are artist's impressions/stock images and these are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project.
3. The Developers reserve the rights to change or revise or make any modification, additions, omission, or alternations in specifications/amenities/services, at their sole discretion without prior notice. Such changes would be binding to all the buyers.