



## CADMAX & MAHAKAAL DEVELOPERS LLP

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This brochure is not a legal document. It is intended solely to illustrate the conceptual plan and convey the vision and purpose of the developers. The specifications, layouts, and details mentioned herein are tentative and subject to change at the sole discretion of the developers and/or the architects.

RERA Registration Nubmer  
**RAJ/P/2025/3979**  
www.rera.rajasthan.gov.in

Architects:  
**SPACE GRID**  
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*"Where Royal Heritage Meets Modern Luxury"*



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# WELCOME

TO COMFORT OF LIVING

"In the city of palaces and pink-hued streets, a new chapter in luxury living begins. Inspired by Jaipur's timeless charm, we've crafted a home that blends heritage elegance with the comforts of tomorrow."







# About The Project

Every corner of your home tells a story - of fine craftsmanship, thoughtful design, and a lifestyle that reflects Jaipur's grandeur. Here, marble floors meet the morning sun, spacious balconies frame Aravalli views, and each moment feels like a celebration



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# Lifestyle & Amenities

Experience a life where every detail is designed for you - from 24x7 water, power backup, and round-the-clock security to Vastu-friendly homes with AC piping and rooftop lifts. Stay active in the gym, connect in the community hall, and enjoy indoor games. With solar-powered common areas, rainwater harvesting, Wi-Fi, and allotted parking, your home is modern, secure, and future-ready



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# Sustainability & Smart Living

In a city that has thrived for centuries, we believe in building for the future. Rainwater harvesting, solar lighting, and smart home technology ensure your lifestyle is both luxurious and responsible

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# Specification

## TILES & FLOORING

- Premium quality 2'X4' vitrified tiles in flooring & skirting in flat.
- 8 feet height bathroom wall tiles with anti-skid floor tiles.
- Heavy duty tiles in entrance lobby.
- Extensive use of granites in entrance lobby & stairs.
- Polished granite in kitchen.
- Ceramic digital tiles up-to 2 Ft. height above the counter of kitchen.

## DOORS & WINDOWS

- UPVC/Aluminium domal windows with toughened glass.
- UPVC/Aluminium slider doors & windows on Exterior Facade
- Both side Designer Laminated flush doors of Dormark or equivalent.
- Premium quality of hardware & Fittings.
- Facade with M.S. Railing.

## WALL FINISHES

- POP Cornices/bidding in Drawing/Dinning & Bedrooms.
- Interior walls with smooth POP finish in all rooms.
- All interior wall painted with Emulsion Shyne (Asian/ Nerolac or equivalent).
- Exterior premium weather resistant paint with texture.

## SANITARY

- Wall hung W/C in bathrooms (Hindware/Cisco/Grafoer/ Cera/ Parryware or equivalent).
- Counter/ Pedestal washbasin (Hindware/Cisco/Grafoer/ Cera/ Parryware or equivalent).
- Designer CP fitting (Hindware/Cisco/Grafoer/ Cera/ Parryware or equivalent).
- CPVC/ PVC Pipe for Water Supply of Astral/Ashirvad or equivalent.
- S.S. kitchen sink of standard makes.

## ELECTRICAL

- Standard Quality & ISI Marked concealed Electrification of RR Kabel or equivalent.
- Electrical Switches of Anchor/RR / Honeywell or equivalent.
- TV/Telephone/A.C. point at appropriate places. with Branded Modular Switches & 3 phase Electrical Supply cable. (3phase Electrical Supply cable Payable exclude)
- Concealed Copper Piping as per VRF air-conditioning (IDUs & ODUs Locations).
- Intercom Connection provided at Guard Room.
- Provision of Inverter Point.
- MDU (MDU multi-dwelling unit)

## POWER BACKUP

- 24 Hours 100% Power Back up for Common Area from Silent DG set.
- Solar Panel for common area.

## SECURITY & SAFETY

- Surrounded with Compound wall & Security Cabin & Biometric Access Control System for entrance Lobby. Multi-Level Security System with CCTV Cameras.
- Intercom line Connectivity from each flat to guard room.

## VERTICAL TRANSPORTATION

- High Quality Lifts.
- Eight Passenger 2 Lifts.
- Granite in Stair Steps & Landings.
- Lift fascia in Granite/Tiles.

## WATER SUPPLY

- 24 Hrs. uninterrupted Water Supply.
- Rain Water Harvesting (As per NBC Norms)

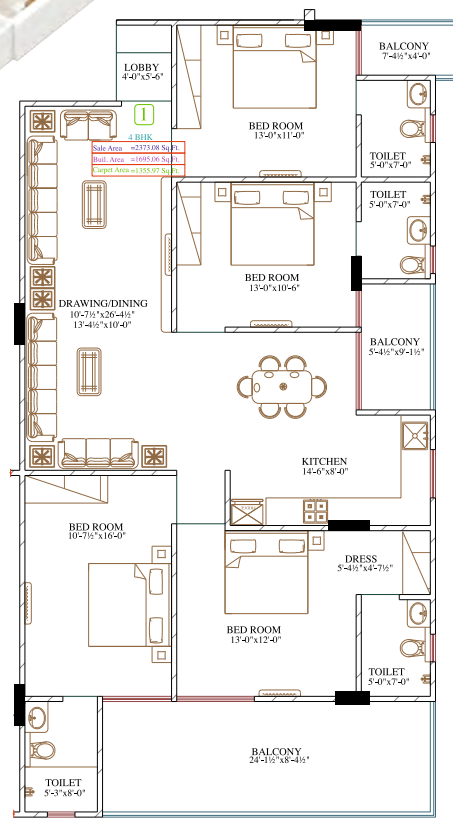


SHIVAM  
MAGNUS

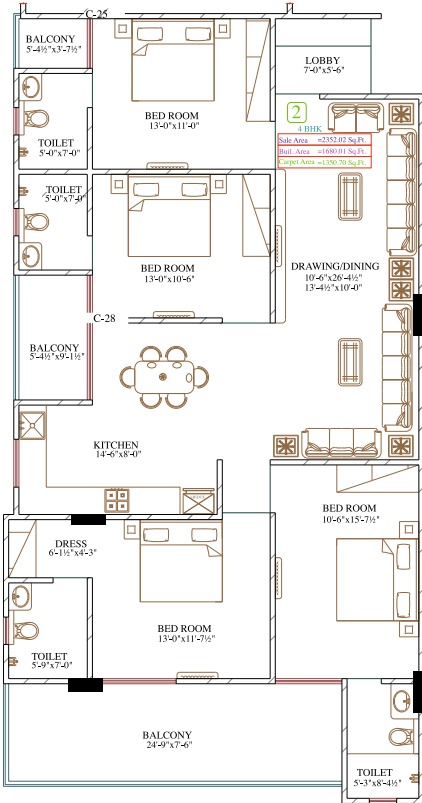




4 BHK  
BUILT UP AREA  
1695.06 Sq.Ft  
SUPER BUILD UP AREA  
2373.08 Sq.Ft



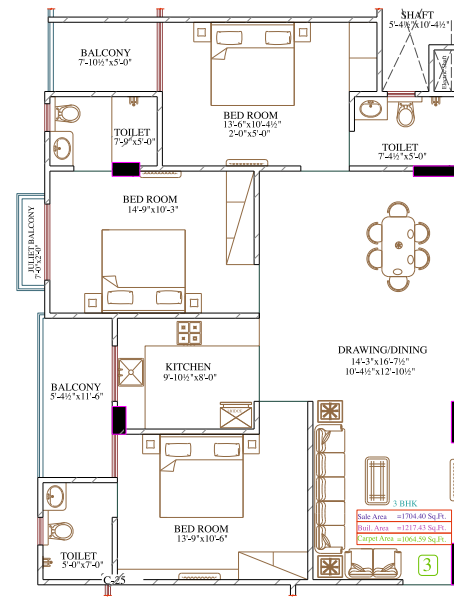
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BUILT UP AREA  
1680.01 Sq.Ft  
SUPER BUILD UP AREA  
2352.02 Sq.Ft



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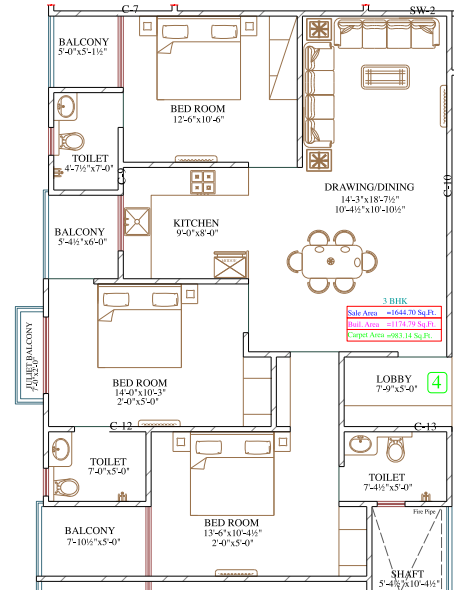
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SUPER BUILD UP AREA  
1704.40 Sq.Ft



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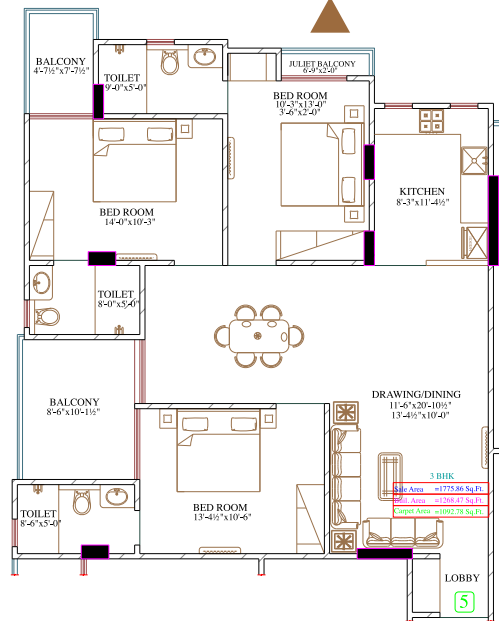
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SUPER BUILD UP AREA  
1644.70 Sq.Ft



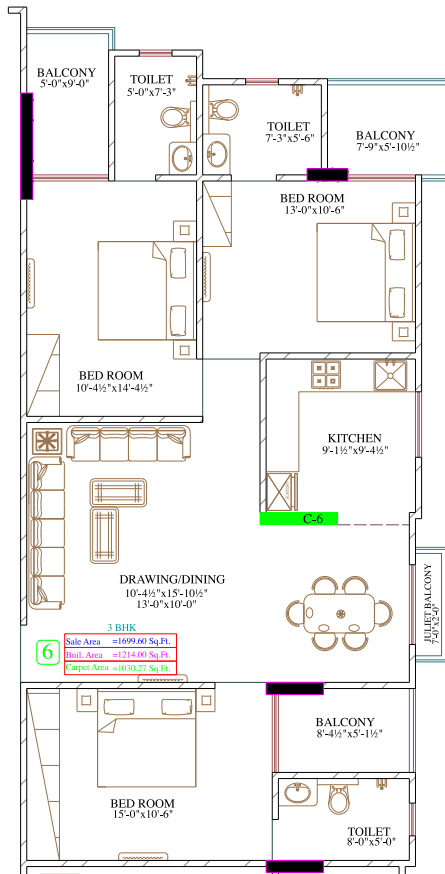




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SUPER BUILD UP AREA  
1775.86 Sq.Ft



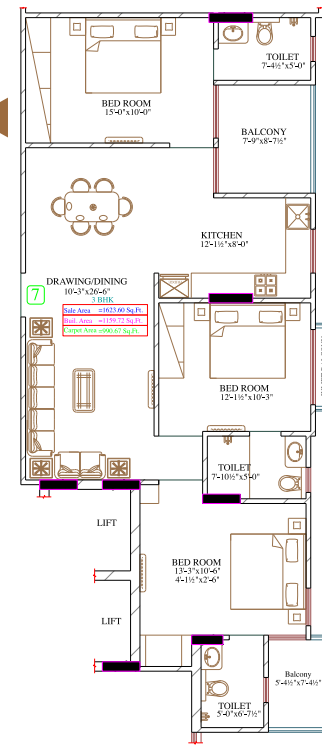
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BUILT UP AREA  
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SUPER BUILD UP AREA  
1699.60 Sq.Ft



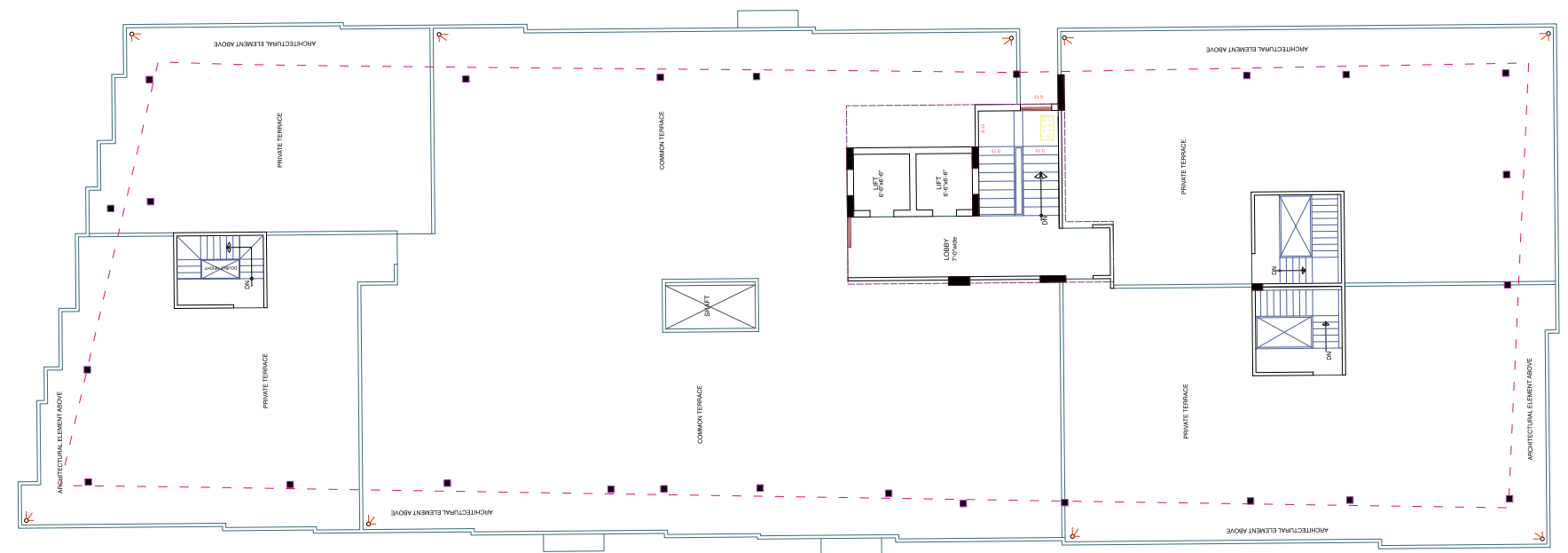
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3 BHK  
BUILT UP AREA  
1159.72 Sq.Ft  
SUPER BUILD UP AREA  
1623.60 Sq.Ft



## TERRACE FLOOR PLAN



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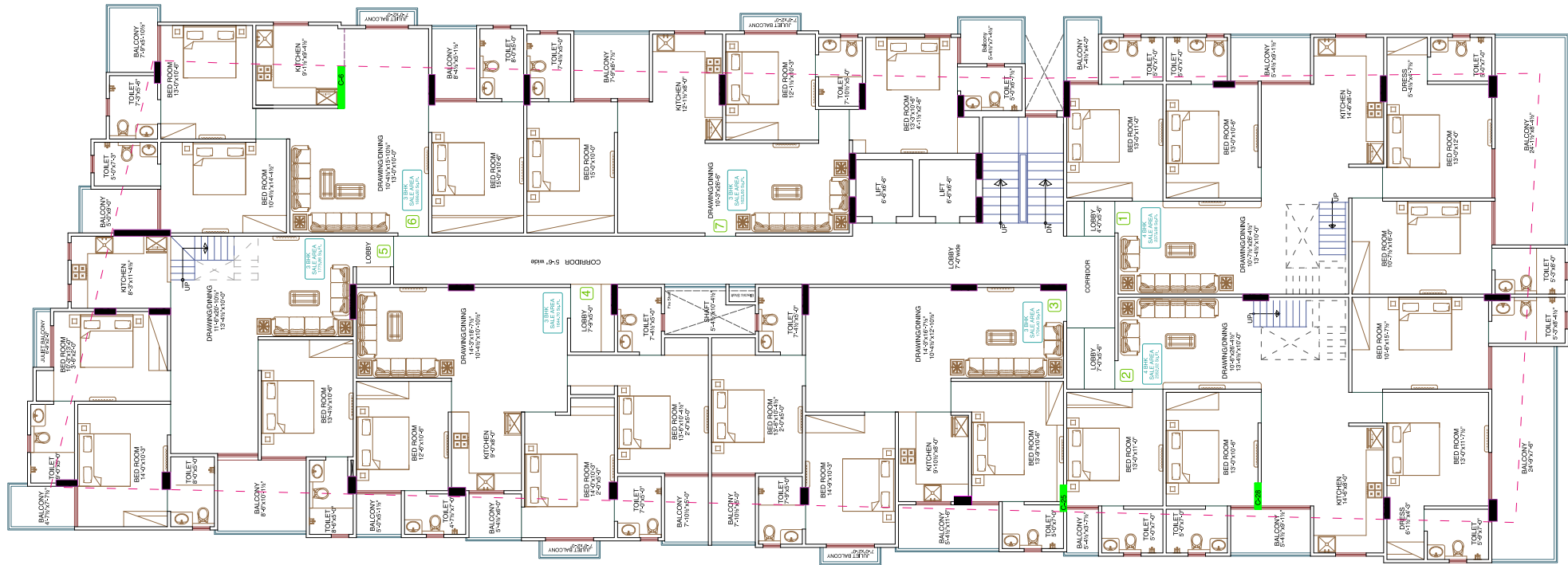
# TYPICAL FLOOR PLAN

(1st to 5th floor)



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# SIXTH FLOOR PLAN



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# SHIVAM MAGNUS

## HOSPITALS

Bombay Hospital  
Mahatma Gandhi Hospital  
Jeevan Rekha Hospital

## SCHOOL

The Kulish School  
Jayshree Periwal Global School  
Mayur School

## COLLAGE

SKIT  
VIT

## STUDY POINT

Pratapnagar Coaching hub

## DEVOTIONAL PLACES

Akshay Patra  
Gurudwara  
Jain Temple  
Khatushyam Ji Temple

## Airport

Terminal1  
Terminal 2

## Shopping malls

Pink walk mall  
R tech Mall  
JTM mall  
Viva City Mall  
World high street

## Banks

ICICI Bank  
HDFC Bank  
AU Bank  
Union Bank  
Indian Bank  
Canara Bank  
SBI Bank

## Physical & games activity

Rajputana Badminton Academy  
Cricket Academy  
Horse Riding  
Swimming  
Game Zone





# Location Advantage

Nestled in the heart of Jaipur, your address is a landmark in itself. Just minutes away from the iconic Hawa Mahal, City Palace, and the city's best shopping avenues, you are connected to both history and convenience.



SCAN HERE  
FOR LOCATION



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SHIVAM  
MAGNUS



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# OUR COMPLETE PROJECT



Shivam Heights



Shivam Mansion



Sudarshan-Enclave2



Shivam Majestic