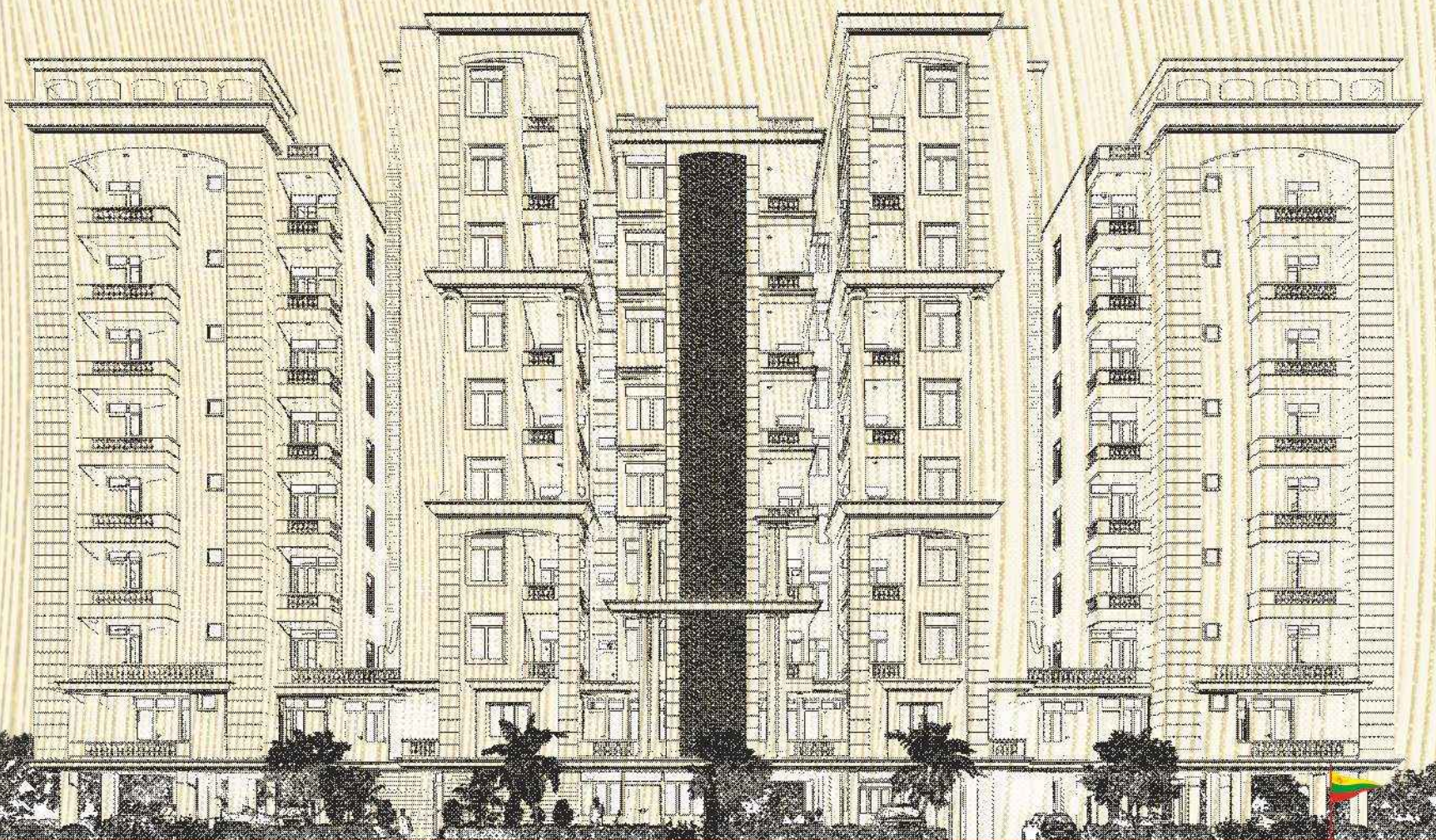


# NAVNIDHIRAJ



your abode a royal legacy...

*The Pleasure of Luxury Living in comfort...*





Welcome  
to a royal  
lifestyle...

2/3 BHK Super Luxury Apartments @ Kota



Apartments in Multiple Options

State-of-the-art Club House

Central Location

Well Designed Landscaping







## The pleasure of living

"NAVNIDHI RAJ" is the luxury residential project planned to have an 'Incredible Building Concept' in Rajasthan.

"NAVNIDHI RAJ" is located on the most Premier surroundings of Kota at Mohan Niwas in Civil Lines. It is a unique project in the city of Kota and has been designed for providing luxurious residential flats.

It enjoys a most coveted neighbourhood along with the benefits of being at one of the best residential locations in Kota. "NAVNIDHI RAJ" has a stunning location, Chambal river behind it, and no sound only silence which brings to you relaxing living, skilfully merged with modern amenities to give you the experience of utmost luxury.

Sprawling across an enormous land, the project is planned to have Mega luxury units of 1, 2 & 3 BHK Apartments.

Experience a new world everyday with "NAVNIDHI RAJ" !

*An odyssey into the art of living...*



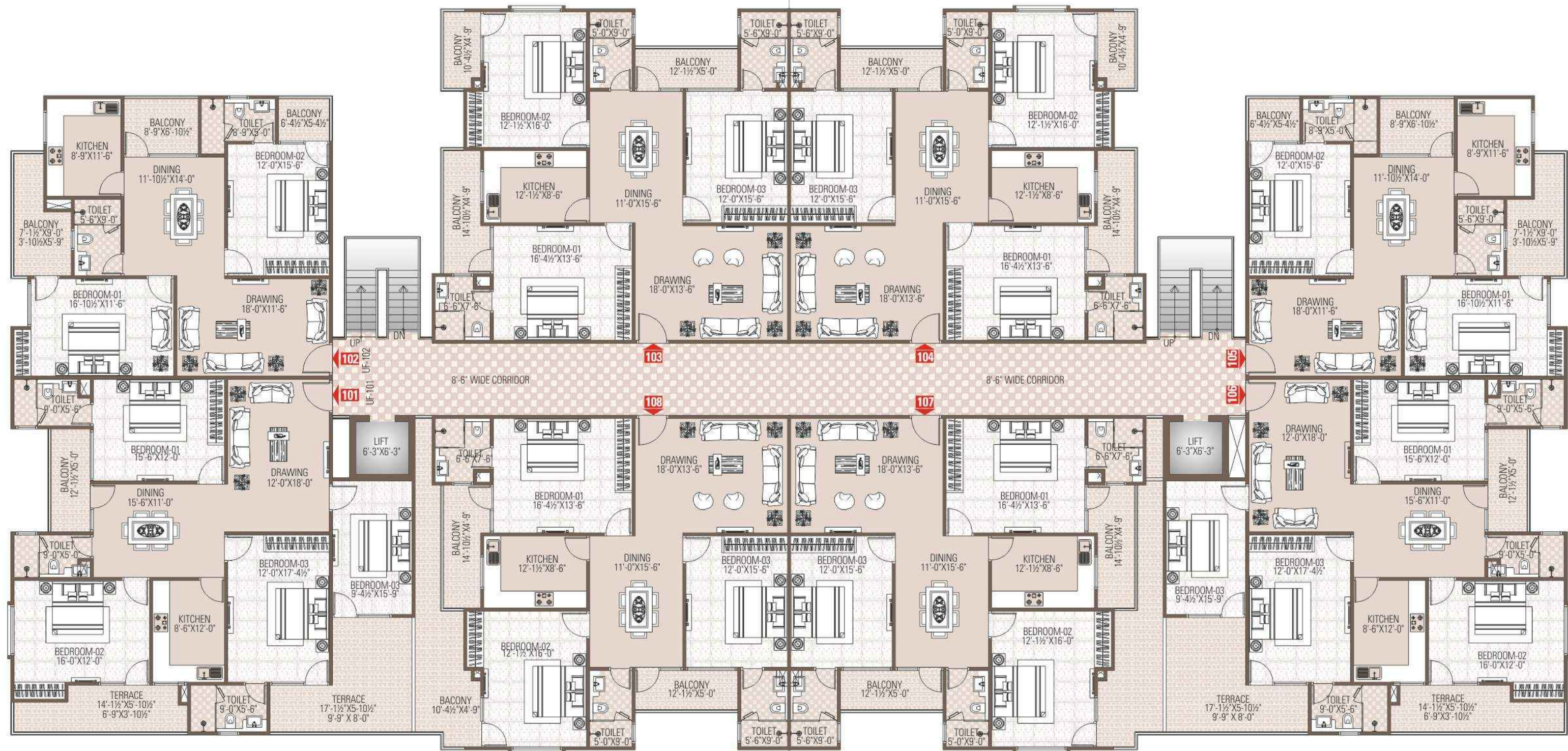


# Pamper your Dreams... Everyday

A home must reflect your personalty it lets the world who you are. Secondly it comforts, relaxes and rejuvenates to face the day to day stresses of modern living. **“Navnidhi Raj”** we aware you will do all this and more, come show the world that you have arrived!



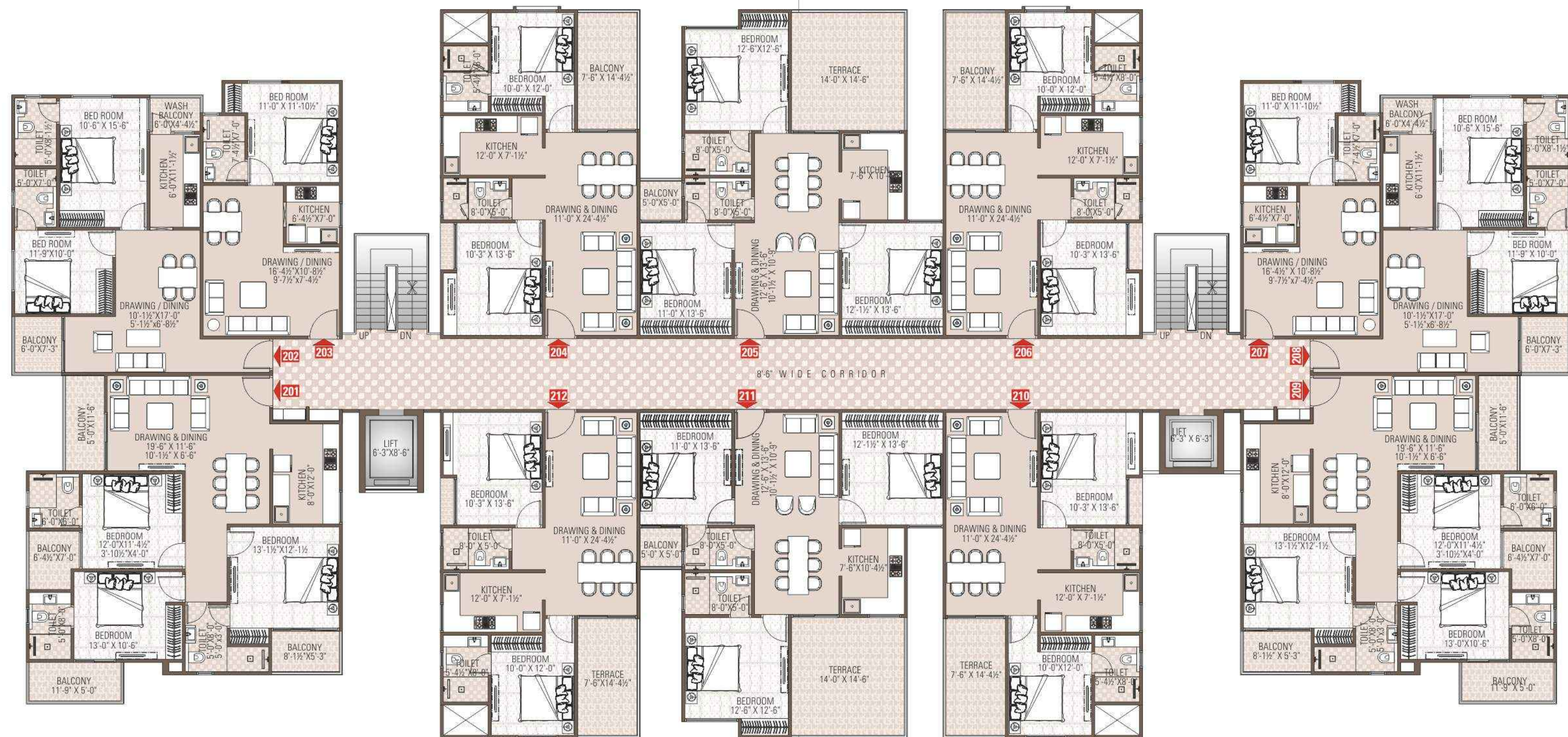




  
 Typical Floor Plan  
 (First to Third)  

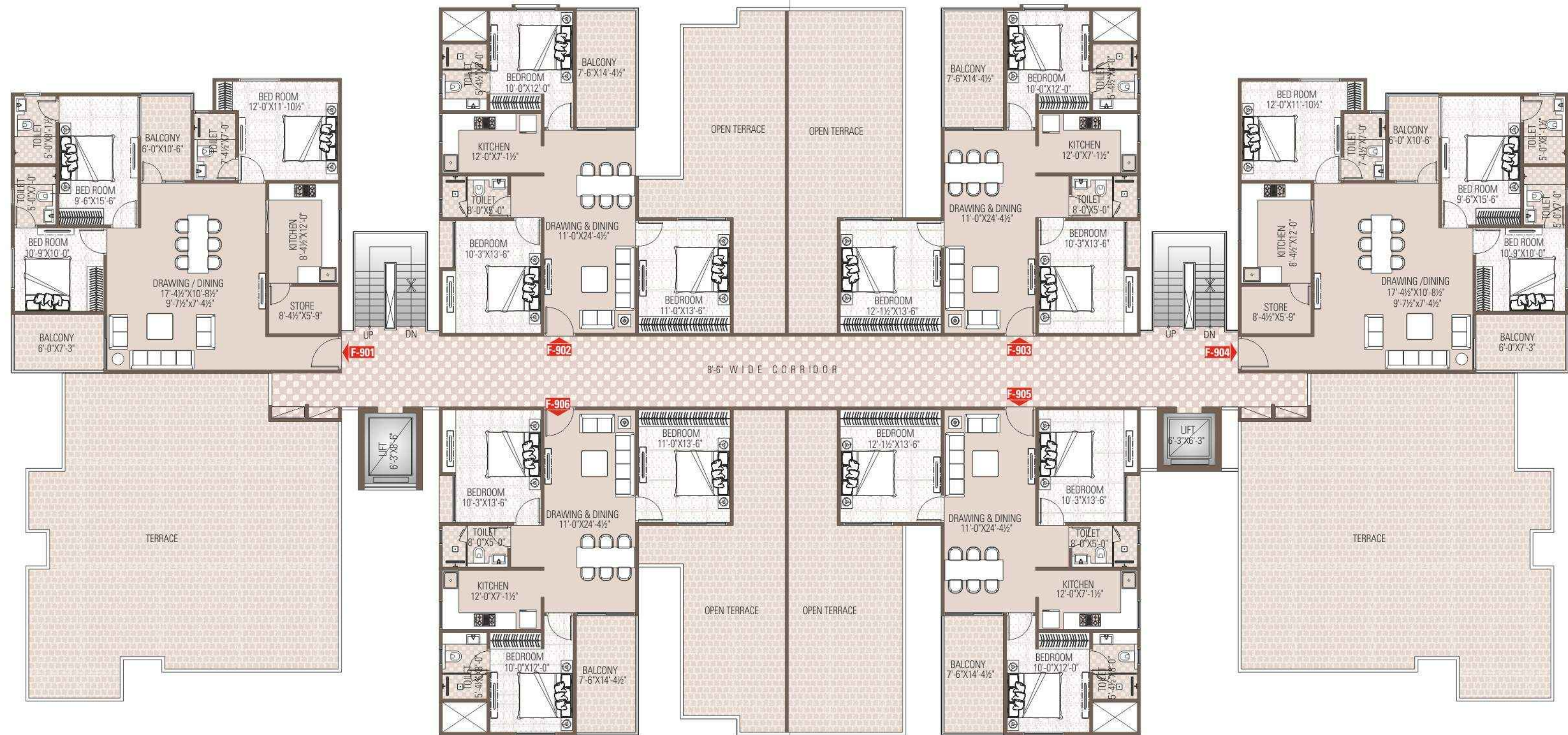

Block **C**



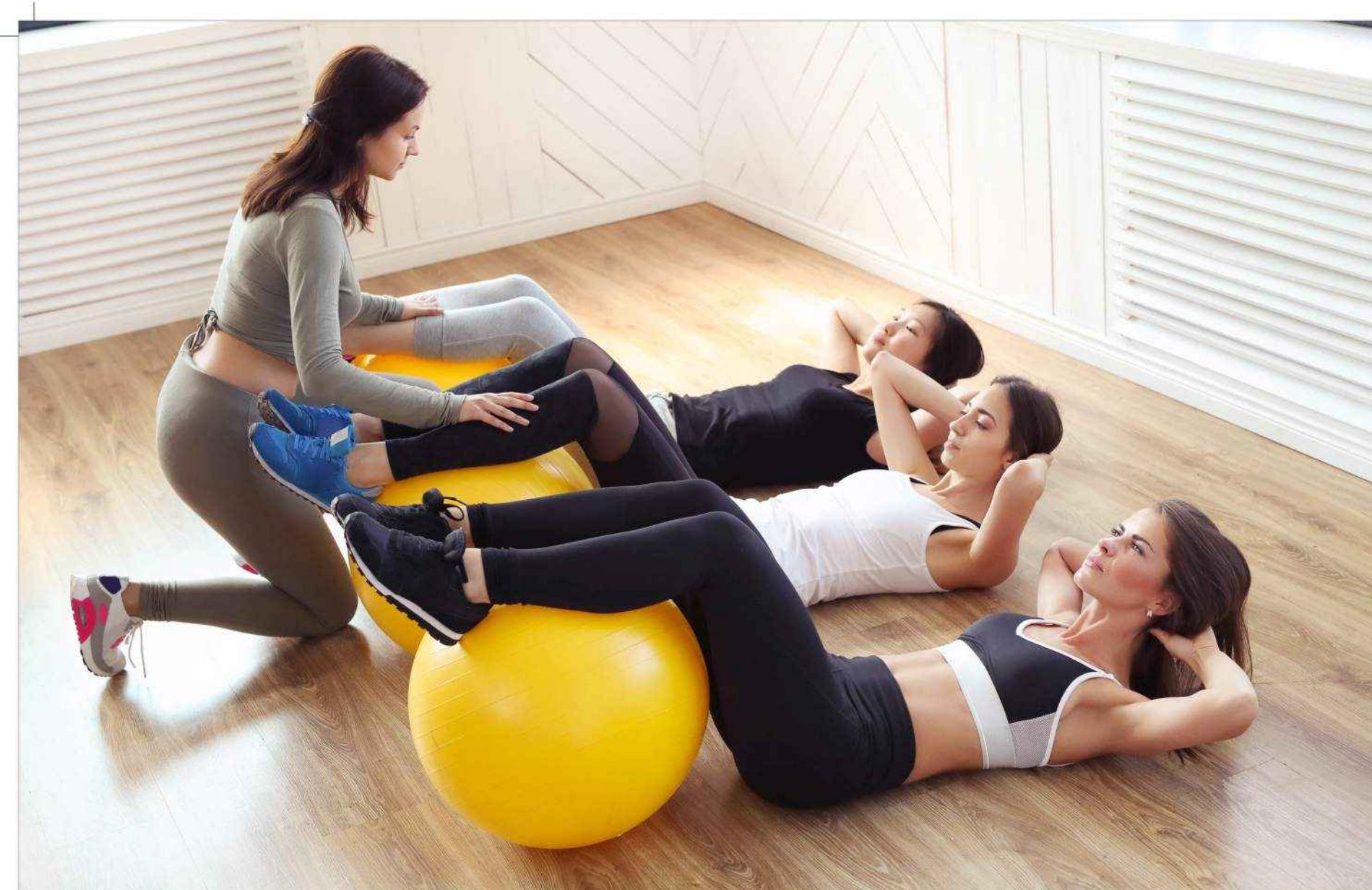


  
**Typical Floor Plan**  
 (Fourth to Eighth Floor)  







## Salient Features

### Structure:

- Earthquake resistant framed structure design as per Seismic Zone II.

### Apartment Features:

#### Flooring

- Vitrified Tiles
- POP finish on wall & ceiling.
- Acrylic Plastic paint on wall & ceiling.
- Paint on doors & windows.

#### Kitchen:

- Granite working counters, SS sink.
- 2' tiles dado above the counter.

#### Wood Work:

- UPVC Fitting Window
- Tough ISI mark flush doors.
- Fitting of good quality on doors

### Toilet:

- Designer tile in toilet.
- Ceramic tiles in toilet upto 6' height on walls.
- Anti-skid ceramic tiles on flooring.
- Wash basin in master Bedroom toilet.
- C.P. Accessories in Toilets of premium brand.

### Electrical:

- Modern electrical system with concealed Copper Wiring.
- Premium quality Switches & Accessories.
- A.C./Cooler point in all the rooms at appropriate places.
- Power backup (Silent D.G. Set) for common service.

### Security System (Managed by Association)

- Closed Circuit TV (in Entrance lobby).
- EPBX system.
- Well managed Security Service.
- Fire fighting system manage by association

### General Features (Managed by Association)

- Well designed Entrance foyer & Lobby area.
- Well designed landscaped garden
- 2 Lifts
- 24 hour water supply through own tubewell.
- Swimming Pool
- Club House
- Rain water harvesting system
- Transformer with panel room
- Open guest parking



STILT FLOOR PLAN

Block C

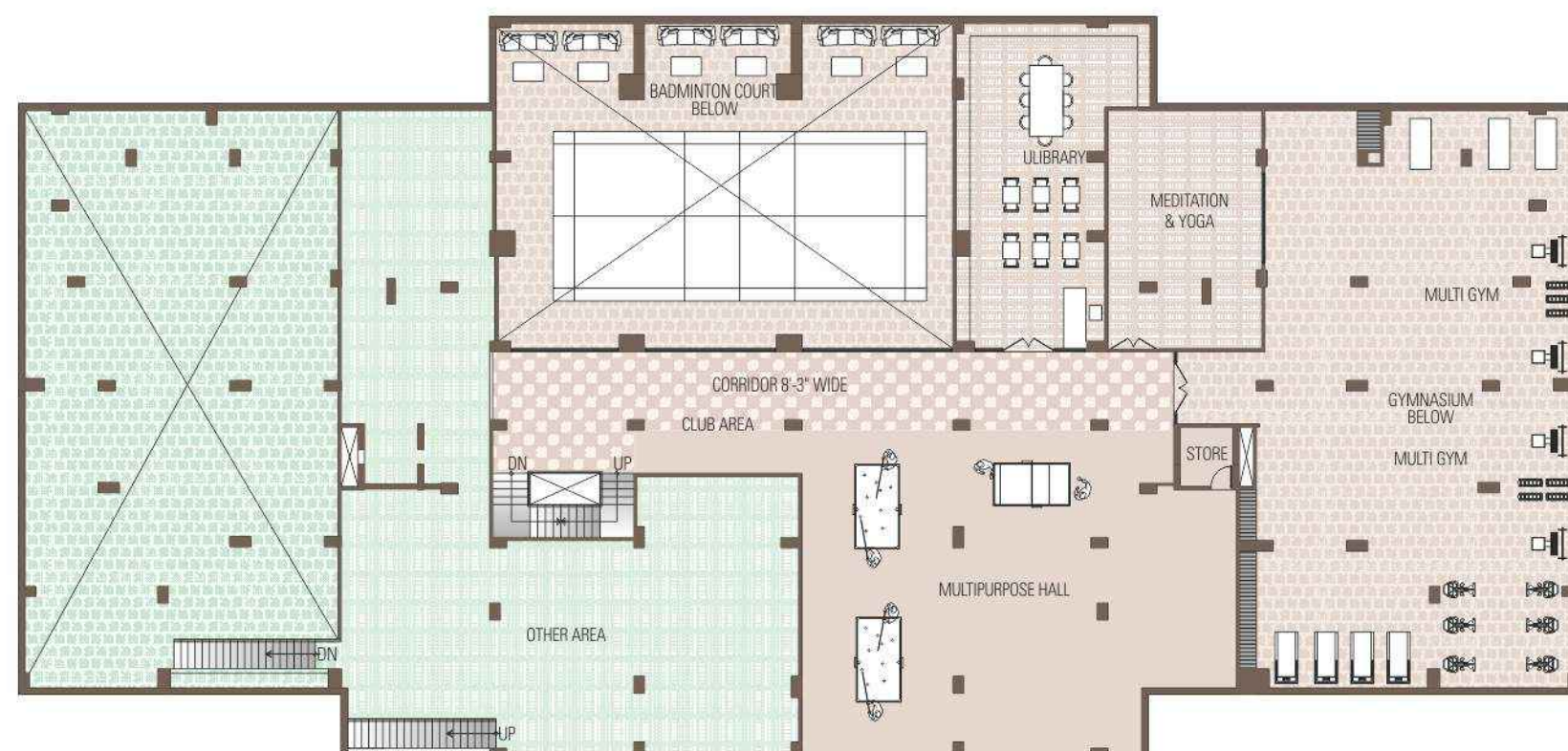




## Refresh • Rejuvenate

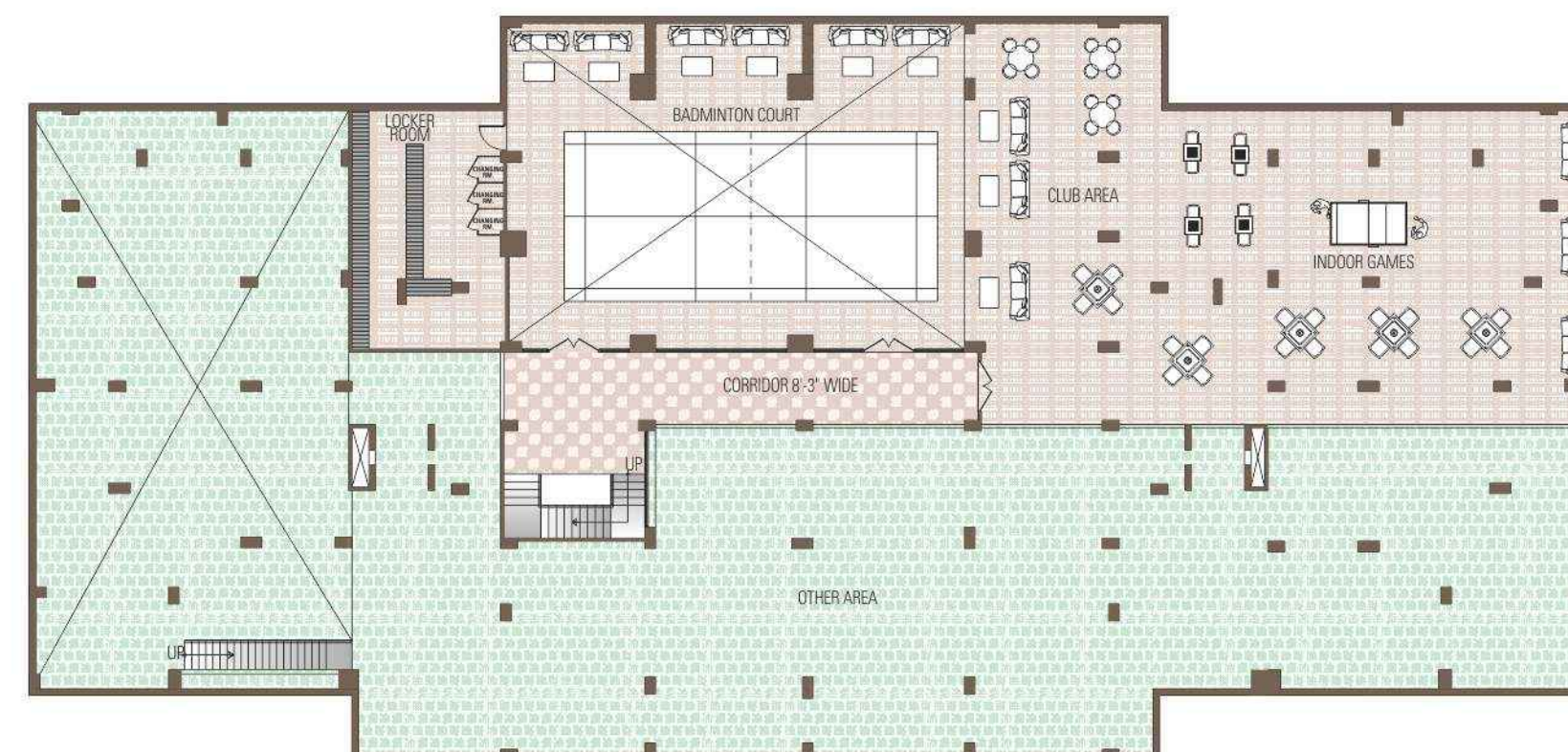
To refresh your mind, body and soul, our clubhouse serves as the focal point for the social axis. Navnidhi Raj has world class facilities to rejuvenate you by indulging your leisure pursuits and sports activities. It is the perfect place for residents to relax, socialize and chill out after a hard day's work.

- Gymnasium
- Games Room
- Children Play area
- Senior Citizen Sitting Area



UPPER BASEMENT PLAN (CLUB HOUSE)

Block C

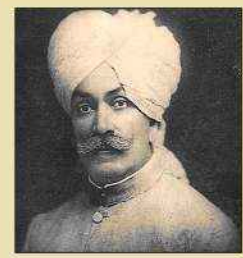


LOWER BASEMENT PLAN (CLUB HOUSE)

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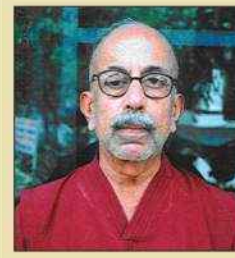


## THE HISTORY OF PALAITHA THIKANA 1658 A.D -1947A.D



Maj.-Gen. Apji Sir ONKAR SINGH K.C.I.E.,  
Apji Sahib of Palaitha 1922-1951

**Apji Mohan Singh ji** was the second son of the first ruler of kotah **Rao Madho Singhji**. Mohan singhji was the favorite son of his father and accompanied him in all battles since the very young age of sixteen years, to such places as Balkh -Badkashah, Kabul, Kandhar etc. On 16 April 1658, he fought gallantly in the battle of Dharmat (also called Fatehabad ) for Mugal Emperor ShahJahan against his rebellions son Aurangzeb, and was killed in action along with his three brothers. He being a great warrior and soldier, Shah Jahah bestowed upon him the Jagir of Palaitha with 84 villages and made him a Mansabdar of 800 Zat and 800 Sawars.



Apji Vijay Singh Ji Palaitha

All the Sardars of the Thikana form 1658 to 1858 A.D. and then upto 1947A.D. (when India gained independence) served the Thikana and the kotah state with great distention and dedication since 1947 and also after 1954, when Jagirs were resumed, the Sardars have served in high posts with honesty and dedication with the Government of Rajasthan. The tenth Sardar Apr Amer Singhji II was a member of Kotah state Council from 1877 to1897. For his exceptional services he was awarded the title of "Rao Bahadur".

The eleventh Sardar was Maj.Gen. Onkar Singhji K.E.I.E who studied in Mayo College, Ajmer and was awarded the Viceroy's Gold Medal for being the best student in 1885. He excelled in studies and in various sports such as Cricket and Polo. He served in various high posts and was a member of Mahakma khas and Prime Minister of Kotah State. The land called "**Mohan Niwas**" was bought during his time for his eldest son Kr. Ajit Singhji in 1936. He constructed the building, which is a combination of Mugal and Roman Architecture and is one of the most beautiful building in Kota City. The adjacent land, in collaboration with the Renowned **Pachar Group**, is now being developed for residential purpose on a shared basis. After completion it will be one of Kota's beautiful in name of **Navnidhi Raj**. Royel lifestyle residential complexes.



### THE PACHAR GROUP

"**Yatto Dharma Stato Jai,**" which means "True victory always follows if you are on the right path of Dharma" is the business philosophy of the **Pachar Group**. Keeping this principle in mind the erstwhile royal family of Pachar commenced operations in the year 1982.

With a philosophy that the true victory always follows, if you are on the right path of Dharma, Pachar Group entered into the real estate business with the moto "we build trust" that represents responsibility, purpose, faith and greater collective satisfaction to achieve the common goals. Our symbol and philosophy speak about our devotion and commitment towards the development of the Nation and betterment of our society.

Pachar group started its hotel operations in 1995, by converting their ancestral palace at Pachar, Shekhawati, Rajasthan into a Heritage Hotel, known as 'Castle Pachar'. Besides, operating a Heritage Hotel at Jaipur known as 'Hari Mahal Palace' & 'Aaram Baagh', Udaipur, Pushkar, Agra, Maheshwar, Sanchi. Now the group is coming up with Aaram Mahal reality Brand of hotels all over Rajasthan, M.P., U.P.

The group is committed towards promoting rural tourism and preserving splendour of heritage as their corporate social responsibility.



Site : Mohan Niwas, Civil Lines, Kota





Builders & Developers



## PACHAR GROUP

F-6, Tirth Raj Apartment, Jacob Road, Civil Lines, Jaipur - 302 006

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Web : [www.pachargroup.com](http://www.pachargroup.com), email : [info@pachargroup.com](mailto:info@pachargroup.com)

Architect



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[www.ideasjaipur.com](http://www.ideasjaipur.com)

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