



ETERNAL
HOME DEVELOPERS LLP

PRAKASH
ESTATES
REAL ESTATE & PROPERTIES

ETERNAL
HOME DEVELOPERS LLP

Registered Office: Ground Floor, Shop No. 36, Manhattan Riviera, Mahal Rd, opp. Bombay Hospital, Sitapura Industrial Area, Jagatpura, Jaipur, Shri Kishanpura, Rajasthan 302022

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RERA REGISTRATION NO. RAJ/P/2024/315 <http://rera/rajasthan.gov.in>

MANHATTAN
RIVIERA
RIVER-FRONT CONCEPT
APARTMENTS

exclusive Riverside Residences

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R STUDIO#978540C

Manhattan Riviera Phase 2 redefines luxury living in Jaipur with its meticulously designed Studios and 1 BHK apartments, complemented by world-class clubhouse amenities. Experience the perfect blend of comfort, convenience, and sophistication. Discover your new home at Manhattan Riviera Phase 2, where every detail is crafted to elevate your lifestyle.



660
exclusive Riverside Residences

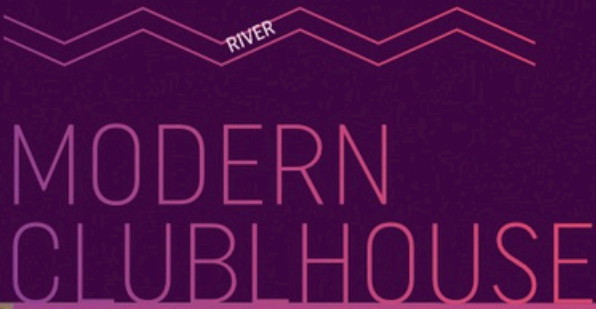
- EXCLUSIVE STUDIOS
- 1 BHK APARTMENTS



Welcome to "A WORLD WITHIN A CITY," where modern living meets unparalleled elegance. Experience luxury with thoughtfully designed spaces, high-end finishes, and exclusive amenities. Step into a world of opulence.

	TERRACE FLOOR	
12th FLOOR	STUDIOS	1 BHK
11th FLOOR	STUDIOS	1 BHK
10th FLOOR	STUDIOS	1 BHK
9th FLOOR	STUDIOS	1 BHK
8th FLOOR	STUDIOS	1 BHK
7th FLOOR	STUDIOS	1 BHK
6th FLOOR	STUDIOS	1 BHK
5th FLOOR	STUDIOS	1 BHK
4th FLOOR	STUDIOS	1 BHK
3rd FLOOR	STUDIOS	1 BHK
2nd FLOOR	STUDIOS	1 BHK
1st FLOOR	PODIUM FLOOR	CLUBHOUSE
	STILT PARKING FLOOR	LANDSCAPING

BUILDING SECTION PLAN



Project Highlights

- JDA Auction Plot spreading over 6 acres mix land use.
- Project Surrounded 4 Side Roads by 160ft, 60ft & 60ft wide roads on Main Mahal Road, the life line road of Jagatpura.
- More than 400 ft wide of Dravyavati River facing the project.
- Opposite Proposed Bombay Hospital Phase - 1 Multi Speciality Hospital over 4.5 acres approx.
- Opposite Proposed Bombay Hospital Phase-2 Proposing Nursing College and Hostel and physiotherapy centre.
- Gate of Sitapura Industrial Area via 160 ft wide Road.
- 10 mins. drive just 6 km away from Ring Road.
- Proposed AU Bank Head office, just 400 meters Away.
- Surrounded by best Schools, Colleges, Universities, Education Centres & Hospitals.
- The Manhattan "A World in Itself " offers 3 - Phases over 6 acres proposing High street Shops experience, Branded Showrooms, Mini - Shops, Game-Zone, Food Court, Restaurant, Office Spaces, Kiosk Bazaar, Medical Shops, Labs and over residences in itself .
- Every facilities in approach in just min. drive International Airport
 - Jagatpura Railway Station
 - School
 - Collage & University
 - Hospital
 - Mails & Hotels
 - Ring Road - 6km

- Swimming Pool with Children Pool
- Mini Theater
- Male Health Club with Sauna Bath, Steam Bath, & Jacuzzi
- Female Health Club with Sauna bath, Steam Bath, & Jacuzzi
- Modern Gymnasium
- Multipurpose Hall
- Restaurant with separate Kitchen
- Games Room like Pool Table, Table Tennis, Chess & Carrom
- Yoga / Meditation Room
- Crache
- Library
- Children Play Area
- Jogging Track
- beautifully designed, ultra-modern landscapes



Semi-Furnished Highlights



KITCHEN:

Lower Modular Kitchen / Gas Bank Facility / Provision for R.O. / Provision for Geyser



LIVING / DINING ROOM:

Premium Vitrified Tiles / 1 Ceiling Fan & Tubelight / Provision for DTH Connection / Intercom Point / Provision for AC / Universal Socket USB Mobile Charger



BEDROOM:

Provision for AC / Premium Vitrified tiles / UPVC french window / Intercom Point / 1 Ceiling Fan & Tubelight / Universal Socket USB Mobile Charger



TOILETS:

Jaguar premium brand sanitary fittings / Single counter Washbasin / Exhaust Fan / Provision for Geyser

Building Specifications for Residential

- Imposing Entrance
- Magnificent elevation with Glass Facade.
- Combination of Painted Surfaces.
- Multiple Staircases including Fire Staircases.
- Passenger lifts in Residential.
- False Ceiling in Lobby areas in Residential.
- Earthquake Resistant Building.
- Parking for apartment owner.
- 100% power backup for common / Service areas for both Residential & Commercial
- 24 hours gated Security with Latest Security Devices.
- Well-appointed Public Toilets.
- Automatic boom barrier on Main Entrance Gates of the Building.
- Breathtaking Landscaping & Water Bodies.
- Impressive Entrance Lobby for Residential.

100% Power Backup for Common Areas and 3 KVA Power Backup for each flat and Gas Bank facility.

STILT FLOOR PLAN

ENTRY | PARKING | LANDSCAPE



PODIUM FLOOR PLAN

STUDIOS | 1 BHK | CLUBHOUSE | LANDSCAPE PODIUM



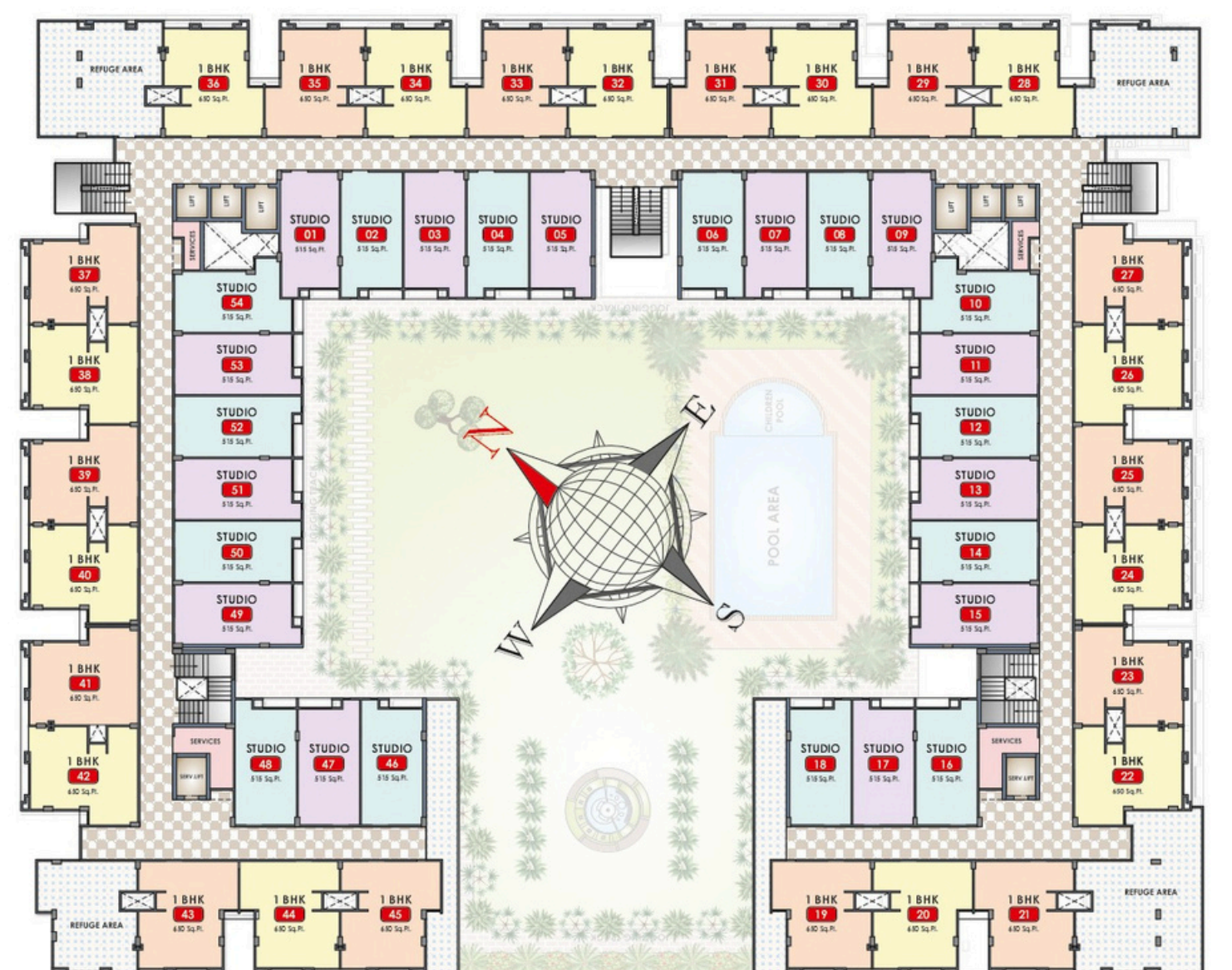
TYPICAL FLOOR

2ND TO 6TH FLOOR | 8TH TO 12TH FLOOR | STUDIOS | 1 BHK



SEVENTH FLOOR PLAN

STUDIOS | 1 BHK



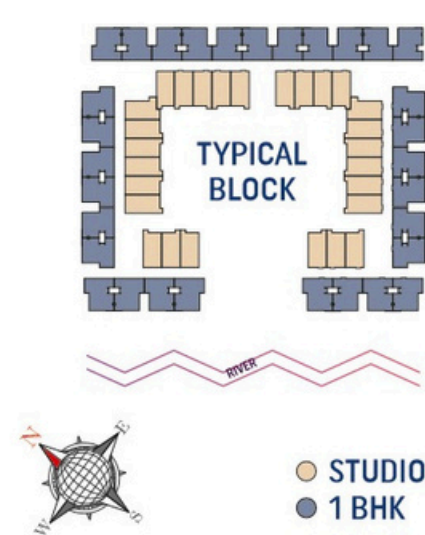
STUDIO APARTMENT

SALEABLE AREA = 515 SQ.FT.



1 BHK APARTMENT

SALEABLE AREA = 650 SQ.FT.



Payment Schedule

THE CONSTRUCTION-LINKED PAYMENT PLAN IS AN INTEGRAL PART OF THE APPLICATION FORM.

SITE ADDRESS: MANHATTAN RIVERA PHASE-2, OPPOSITE BOMBAY HOSPITAL,
MAHAL ROAD, JAGATPURA, JAIPUR

1.	AT THE TIME OF BOOKING	10%	OF TOTAL AMOUNT + GST
2.	ON START OF EXCAVATION	10%	OF TOTAL AMOUNT + GST
3.	ON START OF RAFT CASTING	10%	OF TOTAL AMOUNT + GST
4.	ON GROUND FLOOR SLAB CASTING	10%	OF TOTAL AMOUNT + GST
5.	START ON 1 ST FLOOR SLAB CASTING	10%	OF TOTAL AMOUNT + GST
6.	START ON 4 TH FLOOR SLAB CASTING	10%	OF TOTAL AMOUNT + GST
7.	START ON 7 TH FLOOR SLAB CASTING	10%	OF TOTAL AMOUNT + GST
8.	START ON 9 TH FLOOR SLAB CASTING	10%	OF TOTAL AMOUNT + GST
9.	START ON 11 TH FLOOR SLAB CASTING	10%	OF TOTAL AMOUNT + GST
10.	START ON COMPLETION OF PLASTER WORK	10%	OF TOTAL AMOUNT + GST
11.	BALANCE ON FINAL NOTICE OF POSSESSION / SALE DEED (WHICH IS EARLIER)	5%	OF TOTAL AMOUNT + GST

ONE TIME ADDITIONAL CHARGES

1.	PARKING (FIRST COME FIRST SERVE)		STUDIO / 1 BHK
2.	LEASE MONEY		ADDITIONAL (AS PER ACTUAL)

REMEMBER : 1. Stamp Duty / Registration charges & GST are extra (as per government charges). 2. Any other charges of government in future of construction will borne by customer. 3. Monthly maintenance charges shall be payable extra. (As per actual every 12 Months.)

Attention Homebuyer!

Seize this once-in-a-lifetime opportunity to own a stylish semi-furnished STUDIO or 1 BHK Apartment. This exclusive offer includes a suite of free premium amenities with every purchase:

SEMI-FURNISHED HIGHLIGHTS			
 WORDROBE	 MASTER BED	 LED TV	 BED SIDE BOX
 TV CABINET	 TV CABINET	 REFRIGERATOR	 INDUCTION PLATE
 TEA KETTLE	 CROCKERY SET	 SOFA	 CHIMNEY
 WATER PURIFIER	 GEYSER (10LTR.)	 MATTRESSES	 WALLPAPER
 PHOTO FRAMES	 CURTAINS WITH RODS	 STUDY TABLE+LAMP	 STUDY TABLE
 BEDSHEET	 SOAP DISPENSER	 CEILING FAN	 FALSE CEILING
 WALL CLOCK	 AC 1.5 TON	 EXHAUST FAN	 FANCY LIGHTS

Experience the pinnacle of comfort and elegance without breaking the bank.
Act now and elevate your lifestyle with our unbeatable offer!

*Images/illustration are shown for illustrative purpose only.