

**HARBINGER CREATORS AND DEVELOPERS PVT. LTD.**

Harbinger Group
Reg. Office: C 106 D, Neeti Marg, Opp Police Station, Bajaj Nagar,
Jaipur, Rajasthan
Pin Code: 302015, India

info@hcd.co.in
9529055000
<http://www.hcd.co.in>

PROMOTERS

Harbinger Realty LLP

Architect

Mishra Garg & Associates
9828016800

Financial Consultants

S R Goyal & Co. +91 141 236 2363

This brochure is not a legal document. It only describes the conceptual plan to convey the intent and purpose of the developers. The specifications and details mentioned in this brochure are tentative and are subject to change at the sole discretion of the developers and/or the architects.

**HARBINGER
RESIDENCY**

Optimum Space Utilization

men with a mission

The Harbinger Group was formed in 1998, with diversified and growing interests in Real Estate, Construction and IT industry. The Real Estate business is presently being carried under its holding company Harbinger Creators and Developers (HCD) Pvt Ltd. Since its inception, Harbinger Group has a successful track record of completing projects on time. The organization believes in building never-ending relationships with customers by sharing professional and ethical values.

Our belief lies in quality not quantity. We are extremely careful when we select location of our projects. We avoid locations near unplanned urban locality, near open drainage or nullah, near high tension lines. We choose locations with at least two side roads. Some times we have to wait for a year or two and evaluate 50 odd sites, before we could select the location of the project.

We always try and strive for creating it first and many firsts in our projects. Our constant endeavor is to focus on innovations and creativity. Our first project – Harbinger Heights is testimony to multiple firsts

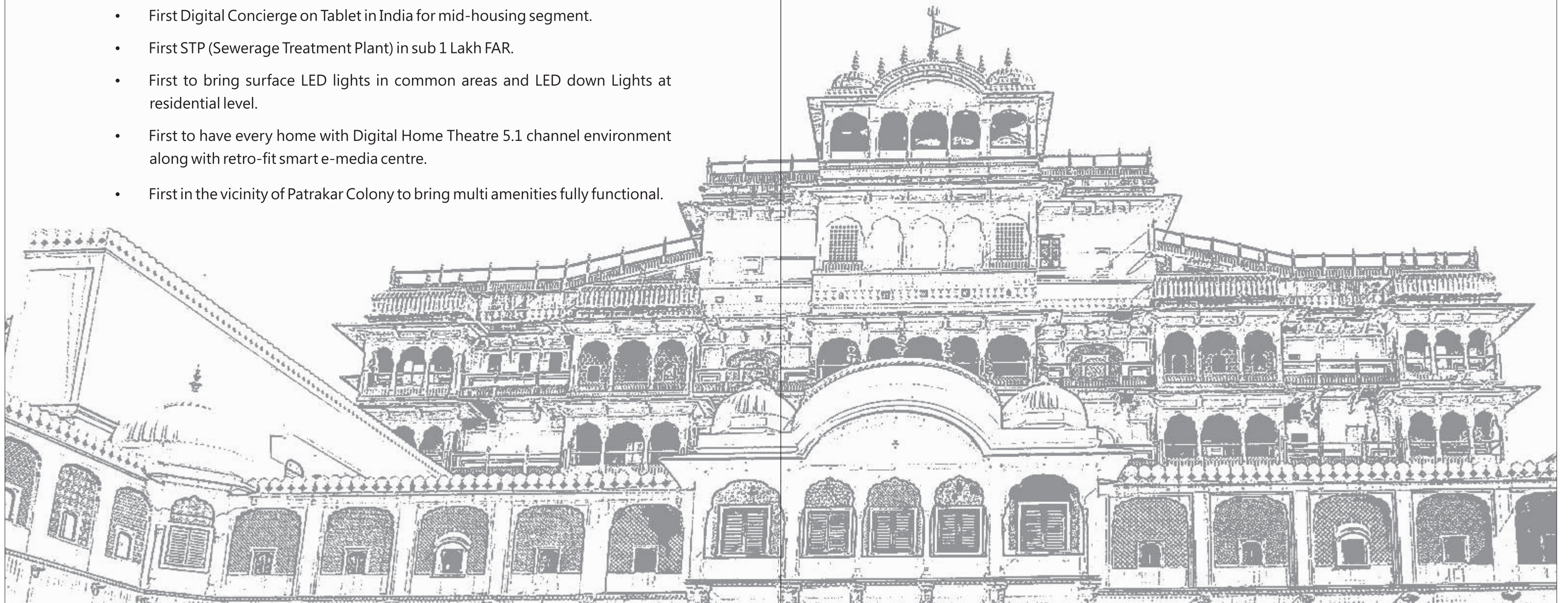
- First Digital Concierge on Tablet in India for mid-housing segment.
- First STP (Sewerage Treatment Plant) in sub 1 Lakh FAR.
- First to bring surface LED lights in common areas and LED down Lights at residential level.
- First to have every home with Digital Home Theatre 5.1 channel environment along with retro-fit smart e-media centre.
- First in the vicinity of Patrakar Colony to bring multi amenities fully functional.

setting standards

Jaipur is a city that has many things to be proud of, be it the planned walled city, the Astrological observatory, the first Polo-Victory to India, Heritage hotels, World class stadium and a lot more.....

The sons of the soil continue to contribute to a tradition of planning, executing and keeping a world class standard for flats in Jaipur with the essential elegance and style.

Justifying its meaning, Harbinger proved itself as Harbinger of development and modern life style near and around Patrakar Colony. Harbinger brought the first fully functional multi amenities group housing flats near Patrakar Colony in Jaipur, in which residents have been living since July 2012. Harbinger saw the potential in the area when many others could see none and started with its land mark project Harbinger Heights on 17th Jan 2010. Today the area has become a hub of developmental activities with many other Jaipur flats builders entered in the vicinity of Patrakar Colony.



HARBINGER RESIDENCY

Optimum Space Utilization



Feeling of vast openness, ample natural light and ventilation
touching your spirits all the time because of
location surrounded by 200 ft & 100 ft wide junction.

about harbinger residency

Harbinger Residency provides exclusive and modern homes for those who aspire to be in different league. Living at Harbinger Residency is an entry into the different class of design and creativity which reflects a feel of nothing less than luxury.

Beautiful landscaping with exclusive recreational roof top sports club with open roof terrace.

Located on 200 ft. and 100 ft. sector road junction.

A place that inspires lifetime of memories.

A feeling of cool breeze gives calmness and relieves you from modern day stresses.

70% of plot area open for facilities.

All major institutions, university, colleges and offices fall in a radius of 2-8 kms.

Two side major roads ensuring proper light and ventilation

Exterior with an imposing frontage

Balconies giving open view greenery

Naturally lighted and ventilated apartments with full height windows.

Number of apartments: 80 Nos

Number of Tower : 2

Floors: Stilt+ 8 floors

Type: Affordable Exclusive and modern homes

Type of flats: 1/2/3 BHK

Area of Apartments : 800 sq.ft to 1482 sq.ft

USP of the project: Hi-tech Luxury Homes with Ultra-modern Roof Top Sports Club

location advantage

a unique benefit of two-side 200 ft & 100 ft wide sector road junction



elegance in simplicity

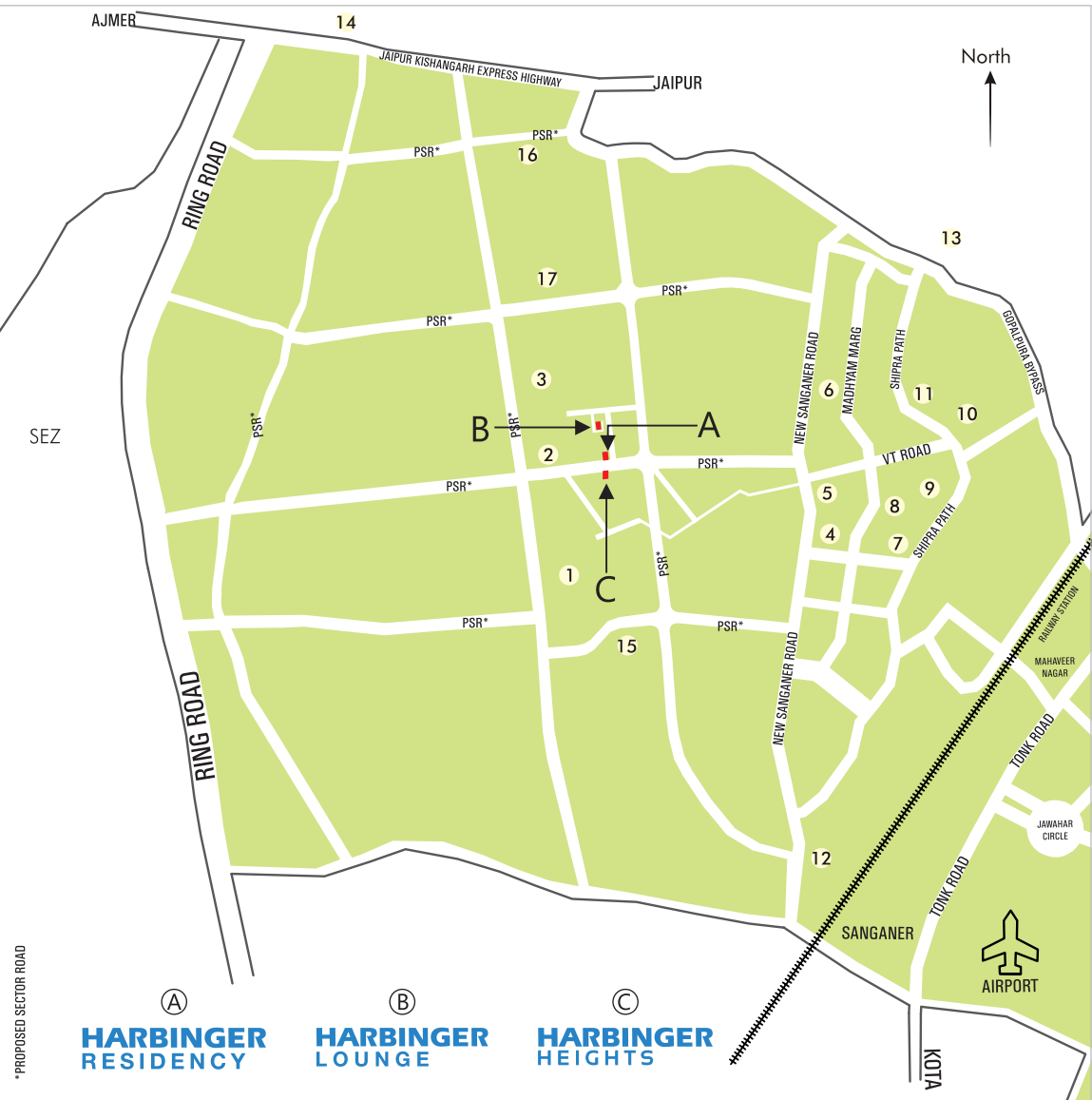
the location

State of the art 80 exclusive homes for an aspirant of luxury and modern homes. Located on the corner of 200 & 100 feet wide sector road opposite Harbinger Heights, near Patrakar Colony

landmarks

- 5 min. from Mansarovar
- 10-15 min. from International Airport.
- 5-10 min. Mansarovar Metro Station

Site Office: Near Patrakar Colony, Golyawas, Jaipur



- | | | |
|--------------------------|-------------------------------------|-------------------------------|
| 1. Patrakar colony | 7. Tagore Hospital | 13. Ryan International School |
| 2. Jain Temple | 8. Kendriya Vidyalaya 5 | 14. Delhi Public School |
| 3. Vardhman Sarovar | 9. Tagore NRI School | 15. ISKON Temple |
| 4. St. Wilfred's College | 10. India International School | 16. Transport Nagar |
| 5. Cambridge Court | 11. Neerja Modi School | 17. Narayan Vihar |
| 6. Mansarovar | 12. International College for Girls | |



for those who aspire to be in different league



features

club

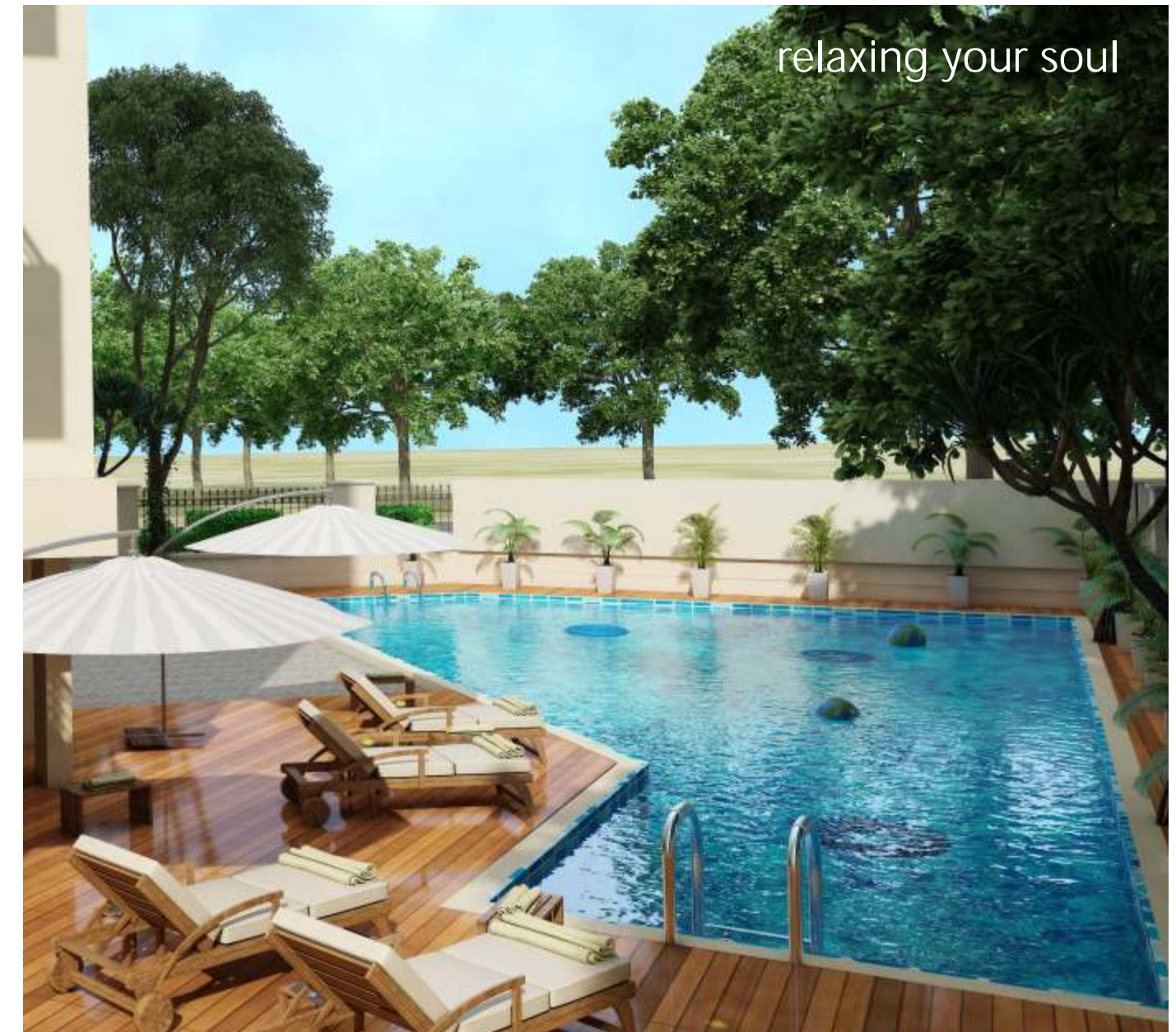
Fitness Club
Swimming Pool
Badminton Court cum Banquet Hall
Squash Court
TT Table
Pool Table
Roof Top Jogging Track
Roof Terrace Party Garden

campus

Seismic zone III compliant structure
Modern elevators
Power backup for common light load and elevators
Provision for Centralized LPG system
Fire Fighting system
Water Harvesting System
Centralized guard room manned by well-trained security personnel
Access control system and CCTV Surveillance

apartment

Vitrified Tile Flooring in living, dining and bedrooms
Both side laminated Wooden Internal doors
Full Height External Alum Doors and Windows
Ceramic tiles in bathrooms and balconies
7 ft high dado in bathrooms
Walls with P.O.P base and paint
Standard CP fitting
Granite kitchen counter with stainless steel sink
2 ft high glazed tile above kitchen platform
Modular switches with adequate points for lighting and appliances
AC points in all rooms
Ample Wardrobes
Limited Power Back-up for every apartment from DG
DTH connection provision in all apartments
Broadband environment in every home



luxury
is not about
being expensive
but
design & creativity

rays of sun
to wake you up
in the morning



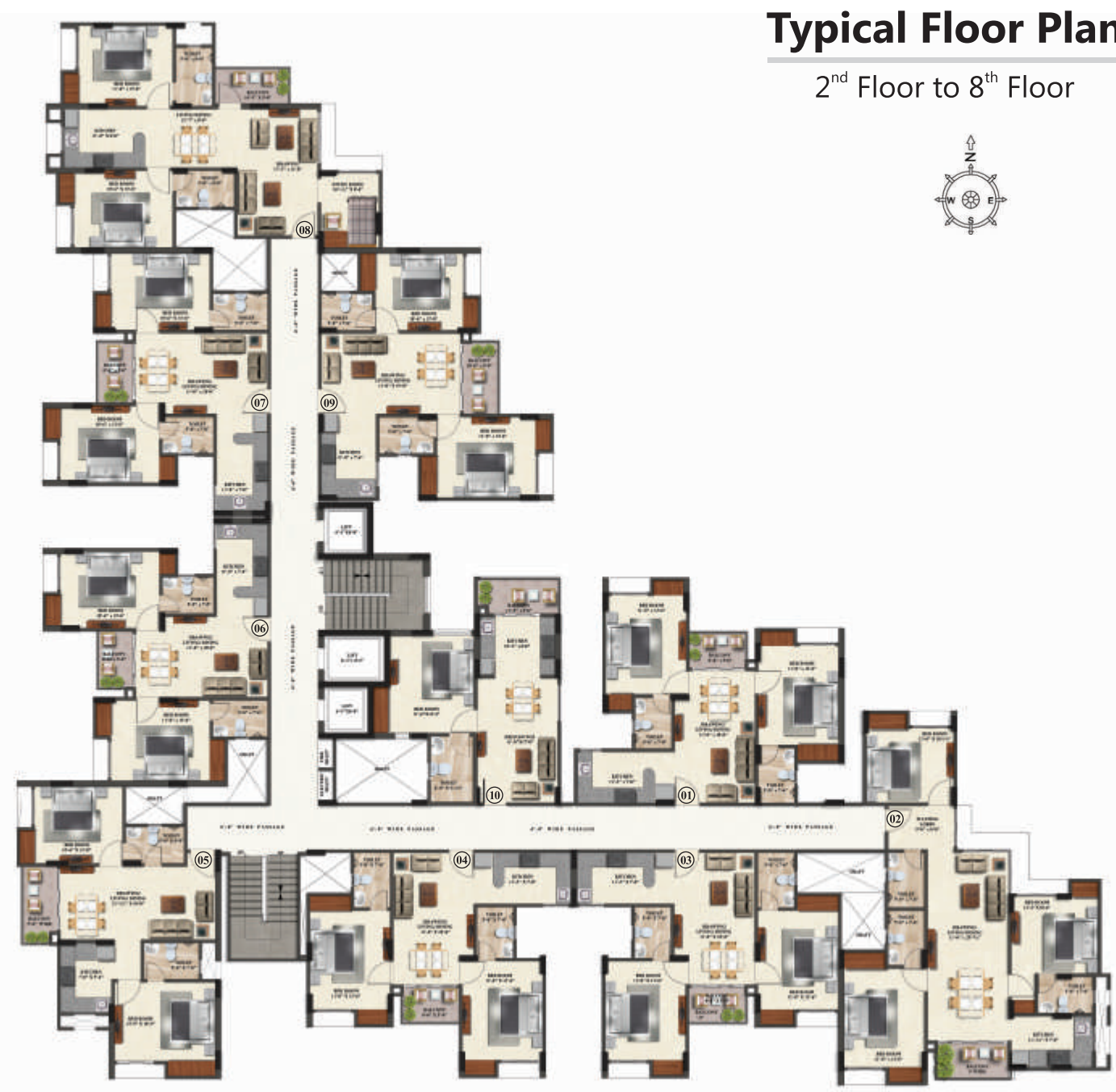
First Floor Plan



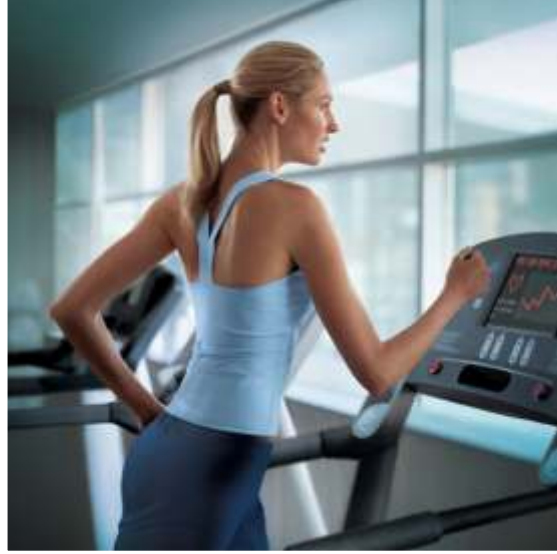
Flat No.	Built-up Area	Super Built-up Area	Type
1	813.00	1057.00	2 BHK
2	1199.00	1558.00	3 BHK
3	868.00	1128.00	2 BHK
4	870.00	1130.00	2 BHK
5	824.00	1071.00	2 BHK
6	863.00	1122.00	2 BHK
7	820.00	1066.00	2 BHK
8	988.00	1284.00	2 BHK + Study Room
9	858.00	1115.00	2 BHK
10	615.00	800.00	1 BHK

Typical Floor Plan

2nd Floor to 8th Floor



Flat No.	Built-up Area	Super Built-up Area	Type
1	813.00	1057.00	2 BHK
2	1140.00	1482.00	3 BHK
3	798.00	1037.00	2 BHK
4	798.00	1037.00	2 BHK
5	824.00	1071.00	2 BHK
6	801.00	1041.00	2 BHK
7	788.00	1024.00	2 BHK
8	988.00	1284.00	2 BHK + Study Room
9	810.00	1053.00	2 BHK
10	615.00	800.00	1 BHK



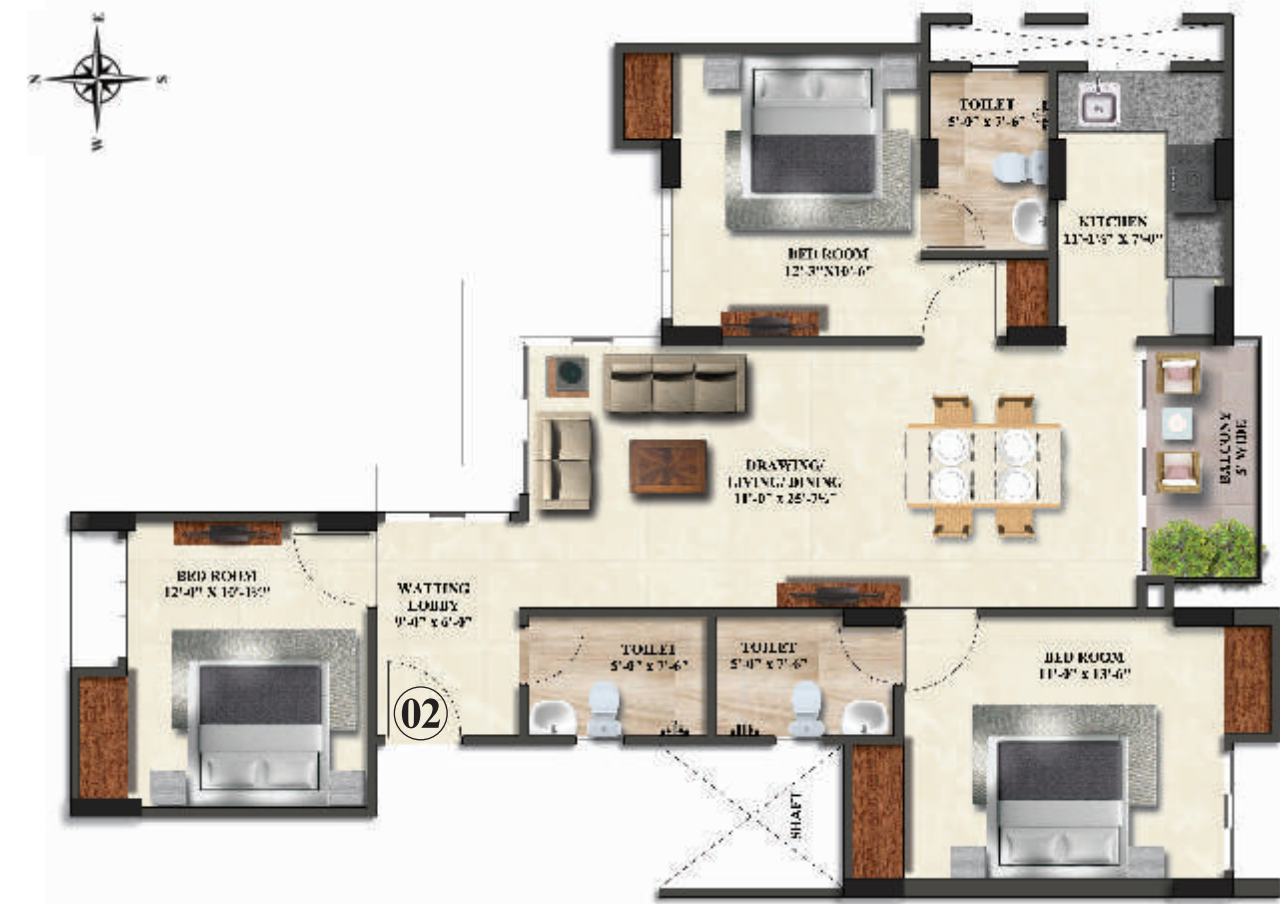
club
facilities



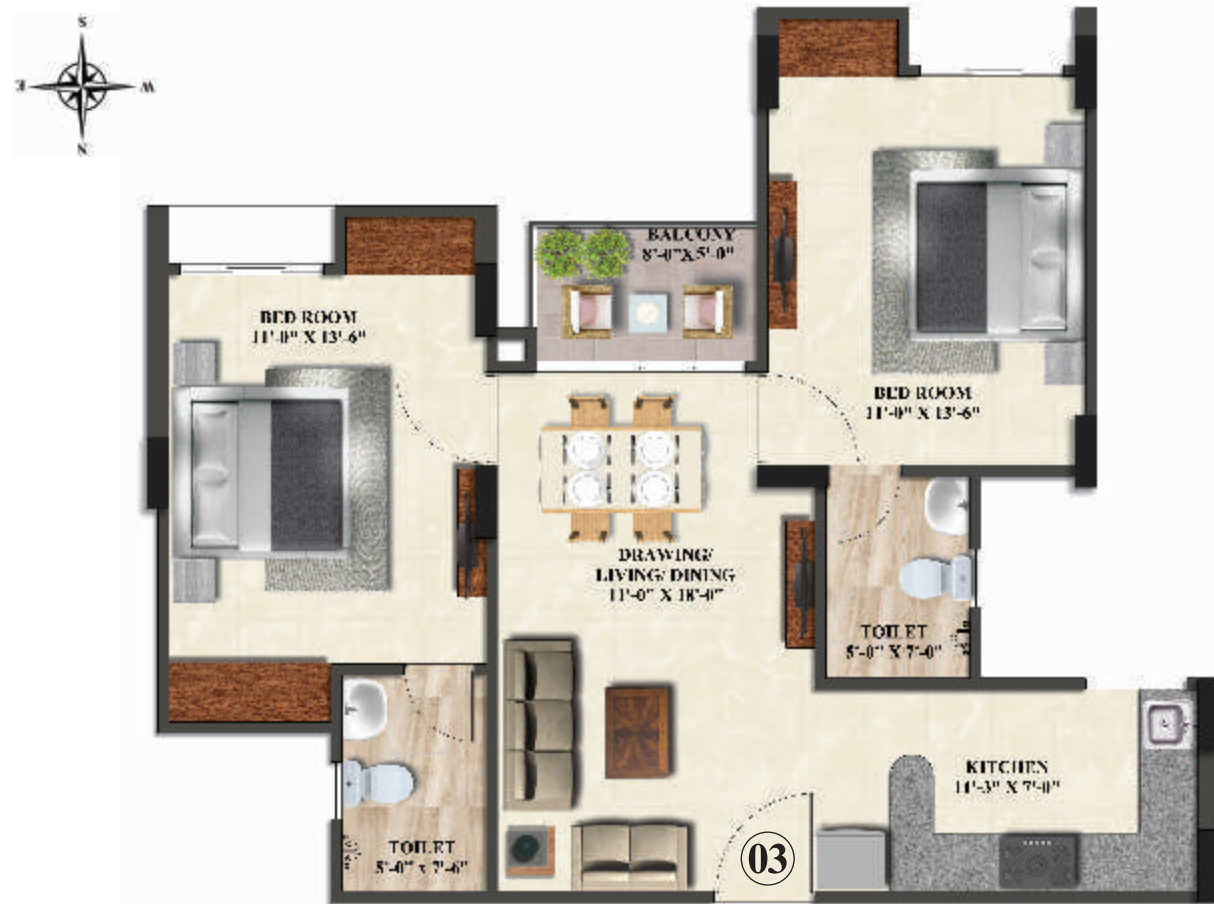
the different class of living:
Relax after play under the calmness of blue sky



2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
813	1057	



3 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
1140	1482	



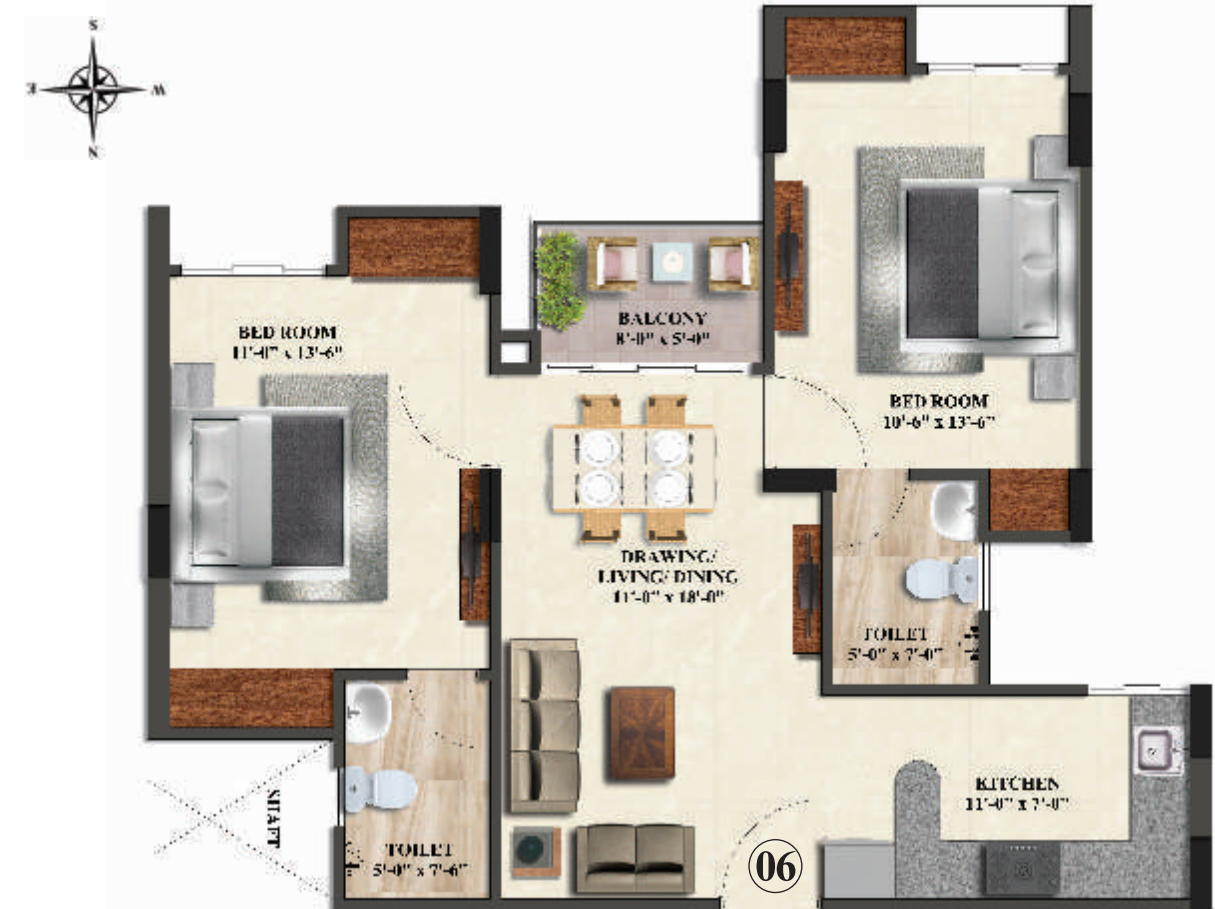
2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
798	1037	



2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
798	1037	



2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
824	1071	



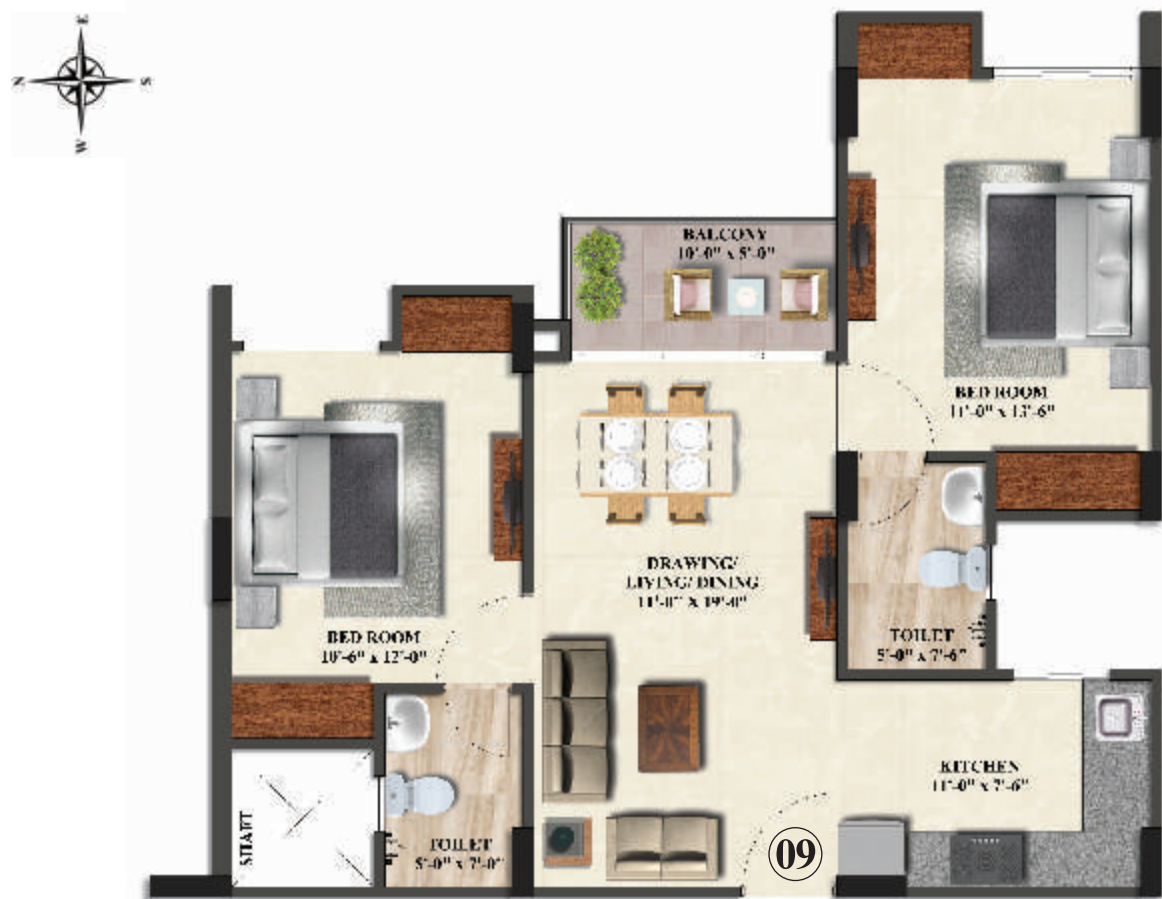
2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
801	1041	



2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
788	1024	



2 BHK+Study		Sq. Ft
Built-up Area	Super Built-up Area	
988	1284	



2 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
810	1053	



1 BHK		Sq. Ft
Built-up Area	Super Built-up Area	
615	800	

—ASK 100 questions*

before you buy flat from us

Location, Location and Location

1. Location is key. Most of upcoming projects are sold in the periphery of developing area of Jaipur. The most important criteria are connectivity through proposed sector roads and accessibility to good schools. Husband and wife sometimes could commute long distances to their workplaces but for smaller kids they would always like the schools in the vicinity of 3-5 kms. It is sometimes preferable to visualize future connectivity with sector roads than to choose a location that is developed without the presence of sector roads. Hence the question - Where is the location of project and does it serve the mentioned criteria?
2. Seldom available, three sides road to the project, is a luxury which provides indirectly the double set backs (your building and nearby building setback) plus additional road width leverage. One is always sure of that proper light and ventilation in future and it will not be affected even if some multistory construction is planned in future. If not three side roads, at least two sides road is preferable. Hence the question -Is the location having at least two sides road for the feeling of openness, light and ventilation from at least from tow directions?
3. When you are sitting in balcony... are you enjoying the scenic view or planned development or is it those slums or unplanned/ congested development that faces you often - Is it located in nearby unplanned or slums locality?
4. A stink flowing in air even once could vitiate your mood and may register in your mind - Is it located near Nallah?
5. Mesh of high tension line is a scene repetitively could unconsciously feed you with negative energy without even your knowing it - Is it Located near high tension lines?
6. There is rarely a practice of providing to scale location map. One should ask for to the scale map to rightly assess the location. In current scenario simple Google maps are there to rescue and very simple to produce - Is the location map to scale?
7. A simple formula for pricing is to compare land plot prices next to flats you want to buy. The prices of flats should be in sync with the plot prices. One may not have higher prices where land price is cheap - How to compare flats prices for the location?
8. up, where more than one person can sit and enjoy the blue sky. A simple life long basic incase not taken care in your dream home...could that be a true dream of your home? - Do the flats have basic size of Balcony?
9. Unlike conventional windows, full height windows provide a rich form of aesthetics and design besides ample light in all the rooms. The sun rays / light will make its way to wake up in the morning as soon as one slides curtains in the morning. One should not require switching on lights during the day hours – Do the flats provide proper openings for daylight?
10. Do you have the device to measure lux value in all rooms?
11. Does room provide enough space for study cum SOHO (small office cum home office)?
12. Does any room provide space for mini library?
13. Does your master bedroom have large size wardrobe equivalent to two wardrobes, or separately for male and female?
14. Does the kitchen gives the feeling of openness and, merged and integrated with breakfast counter cum working space with all kinds provision of modern day kitchen appliances?
15. Do toilets provide some kind of separation between wet and dry space?
16. Are there dress rooms attached with all toilets?
17. Is there preplanned placement of washing machine with tap, drainage and plug point?
18. Is there entrance foyer for little privacy from common corridors along with provision for shoe racks?
19. To manage leakage weak linkages, how many joints fall either in floor and wall in plumbing? Can't that be made in such a way that joints are always visible and accessible for repairs?
20. To maintain Seepage is more challenging than leakages - Do you have processes that fixes accountability of supervision of slopes at all places like toilets, terraces , pavements, drainage slopes etc.?
21. Well manage societies carry better appreciation - Will we get well managed property after the flats are handed over?
22. How is your last completed project being maintained?
23. What are the modern cleaning equipments being used in your projects for the maintenance purpose?

Basic Engineering Practices at Project Site

Functionally Rich and Creative Design of Spaces

24. Can we physically see basic quality control lab at your site with compression testing machine?
25. Do you follow concrete mix design or not?
26. Do you record cube testing results and could we have a look into your register of test results?
27. From which query do you source your aggregates?
28. Do you use premium branded steel from Tata, Sail, Vizag and equivalent?

29. How much is the strength of bricks that are being used at site?
30. Do you know in which lab in Jaipur, the tiles could be tested?
31. Do you provide structured cabling?
32. Do you provide Digital Lifestyle concierge services? These days services could be provided through mobile and web services. The services covers most of daily life hassles like Electrician, Plumber, Billing, Tata Sky Recharge, Mobile recharge, AC Repairs, Geyser and other consumer goods complain etc. The complete process is automated and log is generated for every task and it is assigned to corresponding service provider and followed up till the completion.
33. Do you also provide LED lights in flats?
34. Do you provide home theater 5.1 channel provisions in every flat?
35. Do you provide Video Surveillance and centralized biometric access control with manual override as part of multi layered security?
36. Are there ample switches provided in flats for modern day gadgets, consumer goods and appliances?
37. All internal wiring, drainage provision and placement of Internal and External units of split ACs are preplanned and need to be prefixed. Do you cater for plug and play provisioning for split ACs?
38. Do you provide key security automation wiring route provision so that if require we as a customer could install security features without doing damage to walls?
39. When we plan visiting your project, we would like to spend equal time in proposed project and most recently completed project. Where is your most recent completed project for us to visit?
40. Speed of construction work is one of the key reflection of professionally managed builders and developers and hence the question – How long your past projects took to complete? Whether completed in time (ask how much) and most importantly occupied more than 75% or they have been dumped by flat owners as ghost homes or concrete Jungle?
41. The real estate field is known for unethical transactions and need over caution before getting into any deal - Are you a zero customer litigation company?
42. Is your previous completed project fetching good rent comparable with other developed areas?
43. Are specifications other than interiors which are part of deliverables, same as they were shown in sample flats?
44. Are tiles in rooms, kitchen and toilets same in every flats as they are shown in sample flat?
45. Could you provide all the three calculations for Super Built up area, Built up Area and Carpet Area?
46. How many times is Super Built Up Area to Built Up Area?
47. Do you send notification on every roof casting?
48. Can we, at any point of time see updated progress status of flat which we buy from you on your web site?
49. Can we see booking status of flats on your website?
50. What is the professional background of promoters and the key staff who are managing the project at site?

Best Practices

51. Do you provide full power back up or is it just a limited power back up?
52. Have you outsourced your construction work with material to a subcontractor?
53. Do workers at your site wear helmet?
54. Do you have fully equipped gym/fitness center?
55. Do you have children play area?
56. Do you have any provision for expansion in parking numbers?
57. Does your building satisfy green Building Practices?
58. Do you provide LED lights in common areas?
59. Is there any practice adopted to keep the running electrical cost of common facilities low after the occupancy?
60. Is there piped gas supply to each flat?
61. Have you installed branded lifts or local lifts?
62. Could you provide us the brands being used for cables and wiring?
63. Do you provide rental services through your own or third party, once the flats are handed over?
64. Do you cater for dedicated community party space/garden?
65. Does your project are mere concrete building or promote socializing out of house with creative community spaces like terrace gardens opening to the blue sky?
66. Does your flats promote clubbing and socializing at in-house level?
67. Is there enough water available in the region?
68. What is the profile of other customers who are buying flats from you?
69. Are your pent houses approved and bankable?
70. Do you provide furnishing fit for ready rental use?
71. Do you provide full finishing, ready to move in option?
72. Are general grocery store and vegetables available at walk able distance ?
73. Is the location prone to end user based or investor lead growth ?
74. Is the project bankable from leading bank like SBI and HDFC?
75. Balance questions are available at site office.

Excellence is sum of massive simple and small improvements.
We constantly aspire that and yet to complete the journey.

*All points mentioned here in above does not guarantee to be provided by the developer and by large intended to create awareness regarding expectations from developers.