

Jalandhar
HEIGHTS

agiinfra



*Live into the pleasure
of luxury and comfort*

RERA REG.NO. PBRERA-JAL33-PR0202 | PBRERA-JAL33-PR0177 | PBRERA-JAL33-PR0360

Jalandhar Heights Apartments

One of the most successful projects of the Company is "Jalandhar Heights", ideally located near the Urban Estate Phase-II, at the 66 Ft Road, Jalandhar.

The residential project include more than 1500+ Flats with multiple area options (2BHK, 3BHK, 4BHK, 5BHK, Penthouse) etc. The customers are having the facility of customized solutions and can choose the material of their choice for interiors.

More than two hundred families have already shifted to the location and many are in the process to come and are getting regular & timely possessions as committed. Our customers' belong to the elite and educated community ranging of educationists, doctors, government and corporate officials, businessmen, NRI's and others.

The residential township is facilitated with the clubs house facilities of in house recreation club, swimming pool, gym, on call doctor and ambulance facility. We are also in the regular process of upgrading our facilities to the residents. The project is ideally located in the vicinity of schools, colleges, hospitals and shopping area, all at the drive of 5 minutes from the residential complex. Besides all these, the project is designed & maintained as per the government's standard for the "Green Living".

Environmental Compliances :

The Company is committed to environment safety and has taken various necessary and ethical steps to protect the environment. The residential projects are designed and maintained by the Company as per the standards set by the Indian Government for environment safety. The Company is a member of Indian Green Building Council.

In the recent survey and tests conducted at the residential premises, the Company has not only passed the tests but stood out as a residential project with highest ratings for environment.

*Below Test Reports, Clearances and Certificate can be downloaded from our website: www.agiinfra.com/

Test Reports

1. Ambient Air
2. Noise Monitoring
3. Effluent Water
4. Drinking Water

IGBC Membership Certificate

State level Environment Impact Assessment Authority

- (a) Environment Clearance- Jalandhar Heights (Phase-I/ Phase-II)
- (b) Environment Clearance- Jalandhar Heights (Phase-III)

AGI Infra Ltd.

AGI Infra Ltd is a brainchild of the eminent builder and real estate professional, Mr. Sukhdev Singh, a resident of Jalandhar. Mr. Singh besides having the core knowledge of work field, understanding of the needs and expectations of people of the region, is blessed with the spirit of hard work and energy to deliver the best of products and services.

He has climbed the ladder of success slowly but steadily due to his unflinching adherence to quality and commitment, graduating from contractor to builder and developer; he has put to use his best efforts to set up one of the prestigious Real Estate Development Companies in Punjab.

His long years of working as an independent contractor and Director of GI Builders (P) Ltd. & its subsidiary Aay Jay Builders lead a way to start AGI Infra Ltd in the year 2011.

His two decades of successful work and landmark projects in the previous concerns and excellent track record make AGI Infra Ltd, a most desirable real estate solution provider. His profile of successful projects include Residential Flats, Hotels, Hospitals, Auditorium, Educational Books, 100 TPD paper mill, Commercial buildings, Shopping mall, Police stations, Auto show rooms, School, Boiler house, Full fledged residential colonies which includes, street light, sewer/water lines, water tanks, parks etc.

This successful history of excellence is a sufficient assurance to the customers and investors for venturing into the projects of the Company.

Infrastructure & Manpower:

To cater to the needs of team of professionals and to deliver the best of quality to our customers, the Company has in house availability of whole lot of necessary equipment that ensures the quality construction and timely delivery.

We have an experienced and dedicated team that includes Technocrats, Consultants, Designers, Financials, Administrators, Sales and Marketing Professionals, Skilled, Semiskilled and others.

Customer Friendly Company:

We are committed to provide broad spectrum of construction solutions by adopting technologies for ensuring qualitative work and timely delivery of projects, meeting and exceeding customer needs and expectations through continual improvements and contributing to the overall welfare of the society. Customer Friendly Company we mean Application, equipment, facility, process or system that is compatible with its intended user's ability to use it easily and successfully.

Transparency and Flexibility

We believe that client's transparency has never been so important as it is now. Our ideology considers clients as business partners who put their trust and investment in the Company. Keeping this in view, we only use the best of materials at our sites and allow them to choose the material of their choice for creating an interior ambience of their choice. Our one to one and continuous customer approach ensure complete transparency and base for long term relationships.

M.D. MESSAGE



In my brief journey since inception, **AGI Infra Ltd**, has progressed well and has achieved many milestones. Since 2011, GI Builders Pvt Ltd has been incorporated as AGI Infra Ltd.

A Unique combination of strategic location, modern technology, professional management, quality construction, research and marketing network, vast experience and knowledge transformed *AGI Infra Ltd* to rank amongst the most cost effective and efficient player in Real Estate industry in Punjab.

Backed by our integrity, relentless commitment and operational excellence, we have been uniquely positioned as a premium Brand. We are aiming to meet the soaring demands of Real Estate Industry in the country as well as increasing competitiveness through homes for all.

AGI Infra Ltd strategically focused on enhancement of customer satisfaction by providing on time deliveries and also catering diversified user demands. In last few years, our group effort and right approach has made us enable to make tremendous progress in this area and establish a satisfied customer base.

Our approach for the versatile and beautiful architectures accompanied with the compliance for the safety and environmental standards has established us as a brand in the market.

We are continuously upgrading our technology and standards to deliver the best to our customers and hoping for their support and trust in the coming years also.

Yours truly,

MANAGING DIRECTOR
(SUKHDEV SINGH)

Achievements



I.S.O. CERTIFIED COMPANY



Welcome to a Tailor-made Residential Community

The City, that happens to be the world's biggest manufacturer of leather and sporting goods with global clients, gets one of the best housing developments in its realm

Jalandhar is located on the Delhi-Amritsar National Highway. The City is well connected with the country with its major road and rail connections. Besides its proud cachet, the city of Jalandhar will now be known for its yet another marvel, Jalandhar Heights. Tree-lined boulevards, landscaped ambience and lush green natural areas are trademark elements of Jalandhar Height's unrivaled landscaping standards.



2BHK, 3BHK, 4BHK & 5+1BHK Premium Apartment

2-side Open Apartments

Lavish Penthouses

High Rise Towers

Ideally located on the 100ft road

Adjacent to Urban Estate, Phase-II

School & College in the Vicinity

70% Open & Green Area

2 Tier Security

Cross Ventilation in all Apartments

Parking Space for 3000 Cars

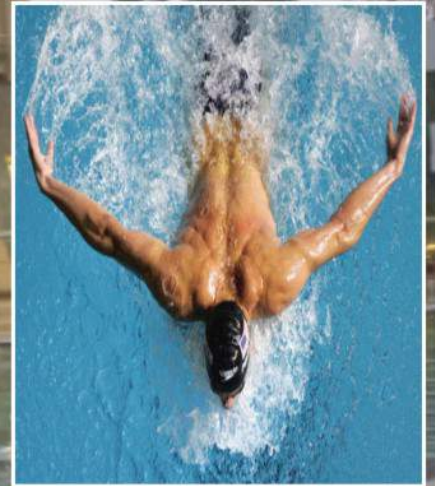
The logo for Jalandhar Heights features a stylized red flower icon above the word 'Jalandhar' in a large, elegant script font. Below 'Jalandhar' is the word 'HEIGHTS' in a smaller, bold, sans-serif font.



PENT HOUSE FLOOR PLAN (WITH 5500 SQ. FT. COVERED AREA)

FACILITIES AT A GLANCE

Residence Club & Restaurant
Swimming Pool & Gymnasium
Basket Ball Court
Badminton Court
Children's Play Area
Water Fountain
Squash Court
Jogging Park
Dispensary & Doctor Facility
Convenient Shopping



HEALTH CLUB & SWIMMING POOL



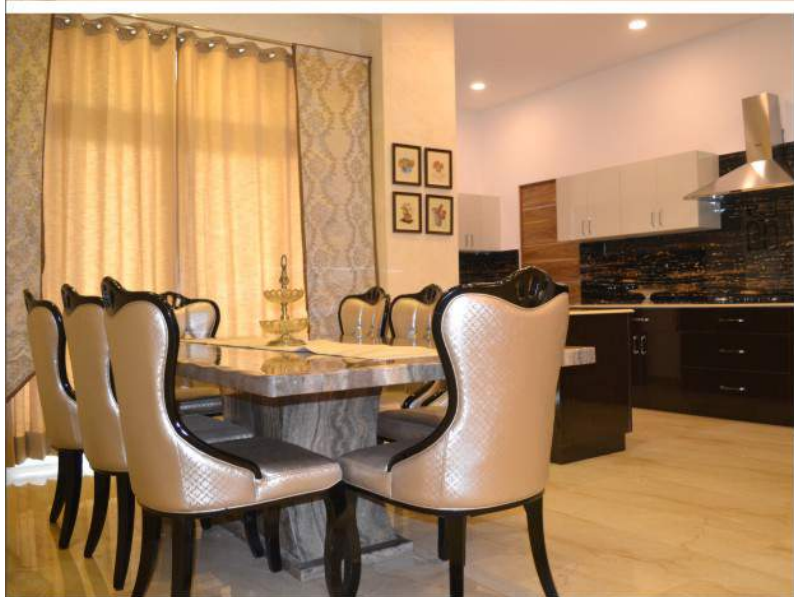
AGI WONDER WASH LAUNDRY SERVICE



LPG RETICULATED SYSTEM

Lavish Interiors & Exteriors

Optimum Space Management
Airy Indoors
Stylish Interiors
Modular Kitchen
State-of- the Art Fixtures
Vastu Friendly Layout
Exotic Ambience
24X7 Power Back-up
(Common Area)
24X7 Water Supply
Earthquake Resistant
Well-Planned Facades



AERIAL VIEW OF PALACE I & II

**LIVE IN
LUXURY**

STANDARD SPECIFICATIONS FOR 4+1 BHK 3000 SQ. FT. PALACE I & II (JH)

LIVING / DINING / FAMILY LOUNGE:

FLOORING: Italian Marble

WALLS: Acrylic Emulsion Paint

CEILING: Acrylic Emulsion Paint

DOORS: Hardwood Doors Frames With European Style Flush Door

WINDOWS: UPVC/power Coated Aluminum

KITCHEN:

MODULAR KITCHEN: Standard Makes and Brands

FLOORING: Vitrified Tiles

WALLS: Ceramic Tiles upto 2ft Above Counter,
Acrylic Emulsion Paint in Balance Area

CEILING: Acrylic Emulsion Paint

DOORS: Hardwood Doors Frames with European Style Flush Door

WINDOWS: UPVC/Power Coated Aluminium

FIXTURES/FITTINGS/OTHERS: Granite top with SS Double Bowl Sink,
Branded Chimney, CP Fittings (Jaguar/Equivalent Quality)

MASTER BEDROOM / BEDROOMS:

FLOORING: Laminated Wooden Flooring

WALLS: Acrylic Emulsion Paint

CEILING: Acrylic Emulsion Paint

DOORS: Hardwood Doors Frames With European Style Flush Door

WINDOWS: UPVC/Power Coated Aluminium With Tempered Glass

CUP BOARD: Complete Cup Board with Mica Face

WASHROOMS:

FLOORING: Ceramics Anti Skid Tiles

WALLS: Ceramic Tiles upto 7ft Height
Acrylic Emulsion Paint in Balance Area

CEILING: Acrylic Emulsion Paint

DOORS: Hardwood Doors Frames with European Style Flush Door

WINDOWS: UPVC/Power Coated Aluminium

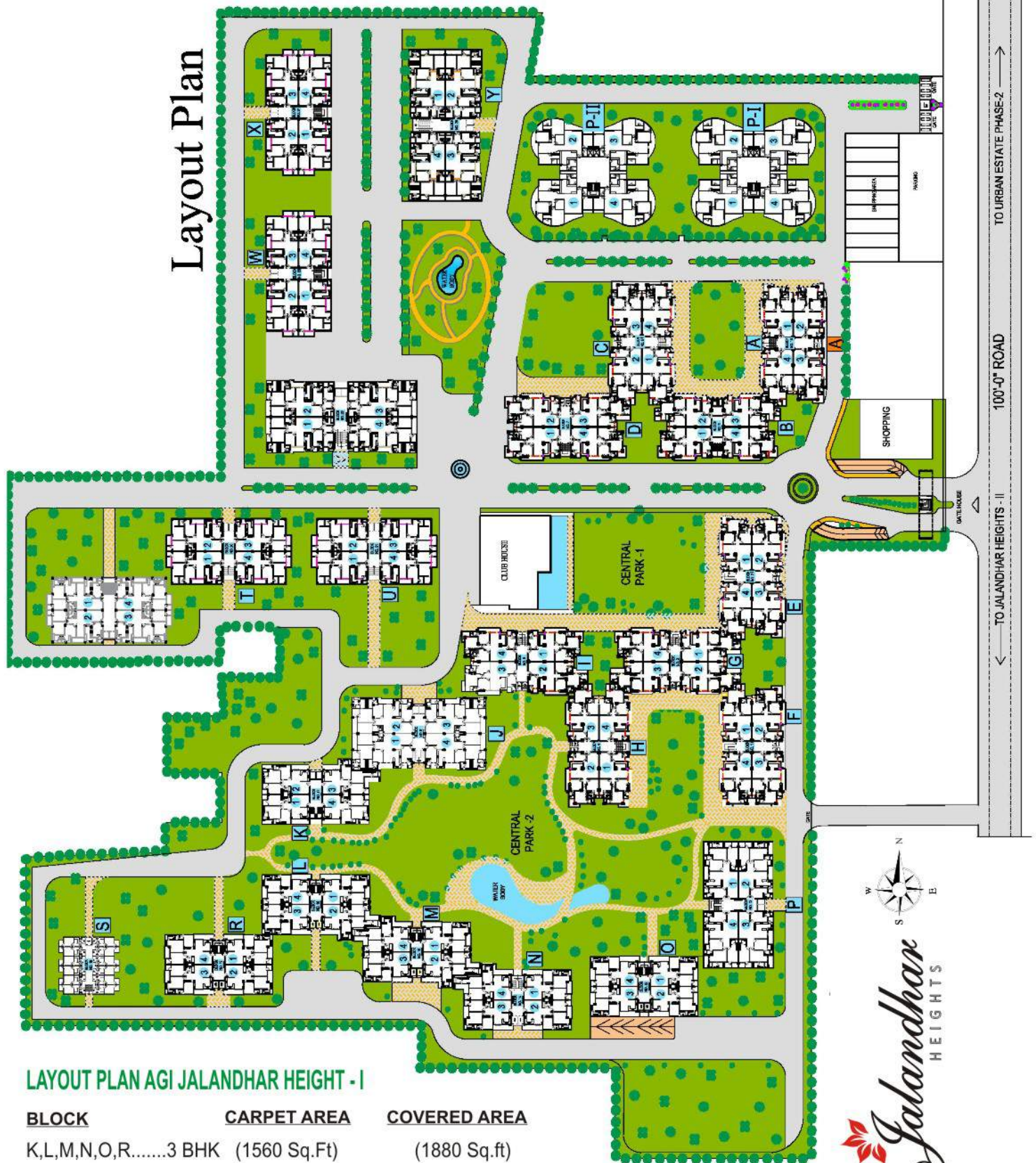
FIXTURES/FITTINGS/OTHERS: White Chinaware, CP Fittings
(Jaquar / Equivalent Quality) Provision for hot and cold water supply

Shower Cabins And Bath Accessories In All Four Washrooms



FLOOR PLAN 4 BHK + SERVANT ROOM
(JALANDHAR HEIGHTS-I)

Layout Plan



LAYOUT PLAN AGI JALANDHAR HEIGHT - I

BLOCK	CARPET AREA	COVERED AREA
K,L,M,N,O,R.....3 BHK	(1560 Sq.Ft)	(1880 Sq.ft)
U,T,W,X.....4 BHK	(1960 Sq.Ft)	(2300 Sq.ft)
V,Y.....5+1 BHK	(2620 Sq.Ft)	(3000 Sq.ft)
Palace - I & II4+1 BHK	(2600 Sq.Ft.)	(3000 Sq.ft)

*Note : All Plans, illustrations, and information are tentative & for identification purposes only.
Details are subject to revise as per the approvals.



FLOOR PLAN 5 BHK (JH-1) BLOCK - V, Y BUILT UP AREA - 3000 SFT.
CARPET AREA - 2620 SFT.



FLOOR PLAN 4 BHK (JH-1 BLOCK - U,T,W,X) BUILT UP AREA - 2300 SFT.
CARPET AREA - 1960 SFT.



FLOOR PLAN 3 BHK (JH-1) BLOCK - K,L,M,N,O,R BUILT UP AREA - 1880 SFT.
CARPET AREA - 1560 SFT.

JALANDHAR HEIGHTS - II

World-class 2,3 & 4 BHK Flats, Pent House



LAYOUT PLAN

<u>BLOCK</u>	<u>CARPET AREA / COVERED AREA</u>	
A,B,C....3 BHK (1340 Sq.ft 1600 Sq.ft)	}	POSSESSION START
D,E,F....2 BHK (1075 Sq.ft 1330 Sq.ft)		
G,H,I....4 BHK (2110 Sq.ft 2400 Sq.ft)	}	UNDER CONSTRUCTION
J,K.....4 BHK (2110 Sq.ft 2400 Sq.ft)		
ICONIC (2550) Sq.ft 3000 Sq.ft)	}	EXTENSION
*L,M,N....3 BHK (1340 Sq.ft 1600 Sq.ft)		
*O,P,Q....4 BHK (1828 Sq.ft 2150 Sq.ft)		

*Note : Details Extension (JH-II) are Subject to revise as per the approvals.



FLOOR PLAN 4 BHK (JH-1I) BLOCK - G,H,I,J,K

BUILT UP AREA - 2400 SFT.
CARPET AREA - 2110 SFT.



FLOOR PLAN 4 BHK (JH-II)
EXTENSION BLOCK - O,P,Q

*Note : Plan may change as per the actual approval.

BUILT UP AREA - 2150 SFT.
CARPET AREA - 1828 SFT.



FLOOR PLAN 3 BHK (JH-II) BLOCK - A,B,C
JH-II EXTENSION BLOCK - L,M,N

BUILT UP AREA - 1600 SFT.
CARPET AREA - 1340 SFT.



ENTRY

FLOOR PLAN 2 BHK (JH-11) BLOCK - D,E,F

BUILT UP AREA - 1330 SFT.
CARPET AREA - 1075 SFT.

SPECIFICATIONS (For All Categories)

A World Class Premium Apartments Project Jalandhar Heights-1 & Jalandhar Heights-2 offers absolute green living, quality life style and leisure, beautifully designed landscapes, spread with parks ,swimming pool, club house,kids play area, playgrounds and ample carparking-ultimate combination of

We Build Trust & Our Customers Trust Us.

Project Highlights:-

- 80% open space
- 2BHK, 3 BHK, 4BHK & 5+1 BHK Flats
- Two High Speed Lifts Each Block
- Power Back Up For Essential Services
- 24x7 Two Tier Security
- Shopping Complex
- Playgrounds with Lawns
- Landscape Gardens
- Tennis & Basket Courts
- Kids Play Area
- PNG Reticulated System
- Residentace Club & Restaurant
- Swimming Pool & Gymnasium
- Water Fountain
- Jogging Park
- Dispensary & Doctor Facility

LIVING / DINING / PASSAGE

FLOORING	Vitrified Tiles
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frame with European Style Flush Doors
WINDOWS	UPVC / Powder Coated Aluminium

MASTER BEDROOM

FLOORING	Laminated Wooden Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frame with European Style Flush Doors
WINDOWS	UPVC / Powder Coated Aluminium
SPECIFICATION	Cupboard in Master Bedroom

BEDROOMS

FLOORING	Laminated Wooden Flooring
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frame with European Style Flush Doors
WINDOWS	UPVC / Powder Coated Aluminium
SPECIFICATION	Cupboard in Bedrooms

KITCHEN

MODULAR KITCHEN	Standard makes and brands plus Chimney
FLOORING	Ceramic Tiles
WALLS	Ceramic Tiles upto 2 feet above counter,
CEILING	Acrylic Emulsion Paint in balance area
WINDOWS	Acrylic Emulsion Paint
FIXTURES / FITTINGS / OTHERS	UPVC / Powder Coated Aluminium Granite / Marble Counter Top with SS Double Bowl Sink, CP Fittings (Jaquar / Equivalent Quality)

TOILETS

FLOORING KITCHEN	Ceramic Tiles
WALLS	Ceramic Tile upto 7 feet Height
CEILING	Acrylic Emulsion Paint
DOORS	Hardwood Door Frame with European Style Flush Doors
WINDOWS	UPVC / Powder Coated Aluminium
FIXTURES / FITTINGS / OTHERS	Whit Chinaware, CP Fittings (Jaquar / Equivalent Quality) Provision for Hot and Cold Water Supply.

BALCONY / TERRACE

FLOORING	Anti-skid Ceramic Tiles
WALLS	Exterior Paint
FIXTURES / FITTINGS / OTHERS	Steel Railing & Toughened Glass

BALCONY / LIFT LOBIES

FLOORING	Granite / Marble
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint

STAIRCASE

FLOORING	Granite / Marble Flooring on Steps
WALLS	Acrylic Emulsion Paint
CEILING	Acrylic Emulsion Paint
WINDOWS	UPVC / Powder Coated Aluminium
FIXTURES / FITTINGS / OTHERS	Steel Railing

EXTERNAL FACADE

Combination of one or more of Texture Paints / Paints

ELECTRICAL WORKS

Copper wiring with concealed PVC conduits. Sufficient lighting & Power Points with Modular Switches, Telephone & TV Points in each Bedroom

POWER BACK-UP

Adequate Power back-up for essential services

SECURITY SYSTEM

CCTV for Basement and Entrance Lobby Ground Floor, Two Tier 24 X 7 Security

SPECIAL BUILDING FEATURES

Tennis Court, Amphitheater, Landscaped Gardens, Structure designed for seismic considerations for Zone - IV as stipulated by the code for better safety. Equipped with Fire Fighting Equipments.

Disclaimer : Visual representations Shown are purely conceptual. Building Plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans. Marble / Granite natural material have inherent characteristics of colour & grain variations.