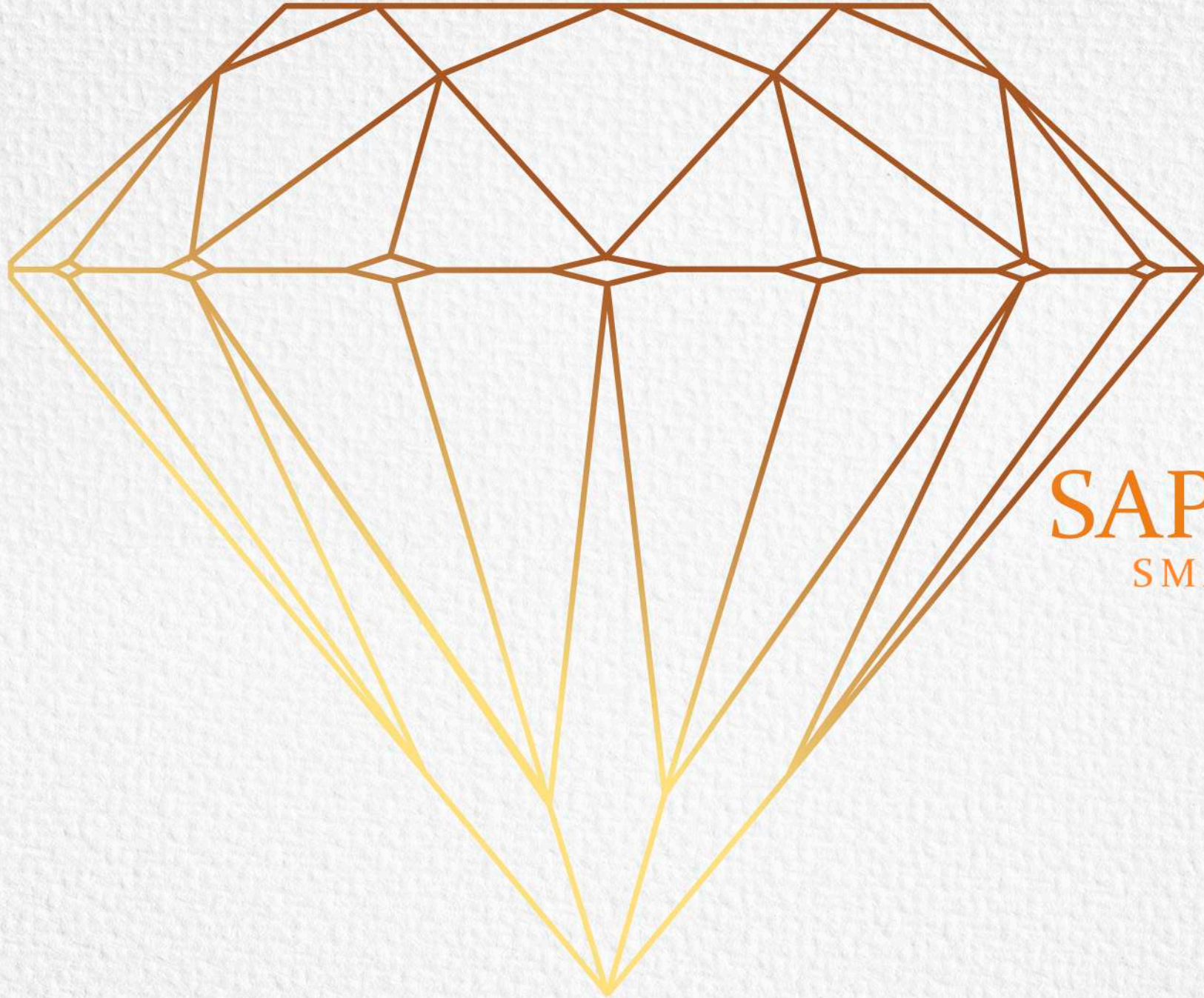




SAPPHIRE
SMART HOMES





Guided by an IIT-Kanpur alumni, Ruchira Group has a mission of revolutionizing the real estate sector. Mr Rajeev Kumar Gupta, left his Central Government job in the Ministry of Telecommunications and founded Ruchira Group in 2004. The group is dedicated to creating maximum value for its stakeholders. Call to find out what happens when an IIT Kanpur Electrical Engineering alumnus steps in the real estate world. To achieve this, the group leverages cutting edge technology, innovative thinking based breakthrough development and process based approach and competence of best in class suppliers, partners and technology providers.

Guided by the core philosophy of doing business in a sustainable and responsive manner, Mr Rajeev Kumar Gupta, left his central government job in Ministry of telecommunications and founded Ruchira Group in 2004. The group is dedicated to creating maximum value for its stakeholders.

To achieve this, the group leverages cutting edge technology, innovative thinking based breakthrough development and process approach and competence of best in class suppliers, partners and technology providers.

In order to make your life fully comfortable, safe and secure, Your Project has three tier security system:



Smart Home
Automation
System



3-Layer Security
System, CCTV Camera,
Video Door Phone



Smart Building
Management
System



SAPPHIRE SMART HOMES

Situated in Jaipuria Sunrise Township, opposite Manipal Hospital at NH-24 Ghaziabad, Sapphire Smart Homes is the residential project that provides a perfect blend of lifestyle and ultra-luxury technology. The house of your dream is truly smart in the sense as you have control on every functionality of the house from anywhere in the world through a mobile app. This is the first project in the budget home segment that is being equipped with this type of premium quality cutting edge home automation technology. This smart European technology is ably supported by Teletask for 2 decades of services.

The project is being constructed to help you realise your dream of owning a best in quality High Tech dream house in a very serene environment.

The Project has 306 - 2&3BHK flats in two towers comprising of Stilt +22 Floor +Rooftop Club configuration. The construction of the project is progressing rapidly and the possession of the houses will start from December 2022. As the project is situated on the 14-lane NH24 expressway, it not only maximises its exciting, serene utopia to rejoice comfortable and blissful living but also a very exciting opportunity for multiplying your investment over the next few years.

RERA No. - UPRERAPRJ5703

- Accessible from anywhere in the world- On a vacation in Dubai? Let your parents in the home through your phone, from anywhere in the world.
- Alexa compatible homes that operate on your voice's commands in Hindi as well as English



Experience the magic of Alexa with Ruchira Group's Sapphire Smart Homes and enjoy a connected life with smart commands to light up your world. From the convenience of hands-free controls to the peace of mind you get with remote monitoring for the protection of your loved ones, the benefits never come to an end with Alexa and Sapphire Smart Homes. Sync your life to happiness, comfort and security today.



alexa
turn on
the lights



alexa
turn on
the TV



TELETASK
trendsetter in home automation

Teletask Domotics is a Belgium based company founded in 1984. Design and manufacturing of smart home products is their core business. Together with a worldwide network of certified distributors and system integrators, they offer high quality solutions with pre- and after sales services. These products are powered 24 hours a day and seven days a week. Made for decades. The products have a timeless and unique design with a wide array of features. Teletask has become a solid partner with second-to-none experience for more than 35 years, in 40 countries worldwide.

Ghar jo aapki sune bhi
or ishaaron pe chale bhi



Building Features



Cloud based home automation system that can be operated from anywhere in the world



Voice automated technology, a home that listens to your needs



RFID Touch-less / Smart Lifts



100% Power Backup for absolute comfort



Provision for all basic necessities like dish TV, Fibre to Home, Split A/C, Ready Gas Pipeline



2/3 Side open apartments with high end specification



Improved Drainage system- angled balcony floor for a seamless water drainage without hassle



High-tech elegant Lift Lobby with motion sensor lights



Dedicated Stilt Lobby waiting area for visitors

A signature structure regardless of time:



During the Day

- Shining yellow diamond at rooftop that can be spotted from miles to give you the elite Sapphire look
- Push-pull drying rack system in all units- say goodbye to the ugly cloth ridden balconies
- Aligned AC unit provision to maintain the building symmetry
- Television Dish Provision so that you no longer have to drill multiple holes in your balcony



During the Night

- Signature lighting concept designed to spot the building from miles awayrun on Solar Energy for uninterrupted timeless virtue (insert the ecofriendly sign)
- Luxuriously glowing diamond that lights up
- Extraordinary Stilt lighting



Apartment Features

	Floor	Wall	False Ceiling	Standard Specifications	Premium Specifications (Optional)
Living/ Dining	Vitrified Tiles	Smooth Finish Paint	✓	False Ceiling, Lights, Fan	False Ceiling With cove lights, Automated curtains, Royal paint on Wall, Designer Fans, Wall Punning, Plastic Paint on Ceiling, POP Punning,
Master Bedroom	Wooden Look Vitrified Tiles	Smooth Finish Paint		Wardrobe, Lights, Fan	False Ceiling With cove light, Automated curtains, Royal paint on Wall, Wardrobe with Glass shutter, Designer Fans, Wall Punning, Plastic Paint on Ceiling, POP Punning,
Other Bedrooms	Vitrified Tiles	Smooth Finish Paint		Wardrobe, Lights, Fan	False Ceiling With cove light, Curtains, Royal paint on Wall, Designer Fans, Plastic Paint on Ceiling, POP Punning,
Kitchen	Vitrified Tiles	Tiles up to 2' above counter and smooth finish paint in balance areas		Full Modular Kitchen with RO	Chimney and Hob
Master Toilet	Gloss Finish Ceramic Tiles	Ceramic Tiles, Smooth Finish Paint & Looking Mirror	✓	Looking Mirror, Towel Hanger, Wall Mounted Commode in Master Bedroom	
Other Toilets	Gloss Finish Ceramic Tiles	Tiles with Smooth Finish Paint	✓	Looking Mirror, Towel Hanger, Floor Mounted Commode in Other Washroom,	
Utility + Other Balconies	Matte Finish Ceramic Tiles	Smooth Finish Paint	Smooth Finish Paint	Ceiling Mounted Cloth Hanger	

Landscape Amenities

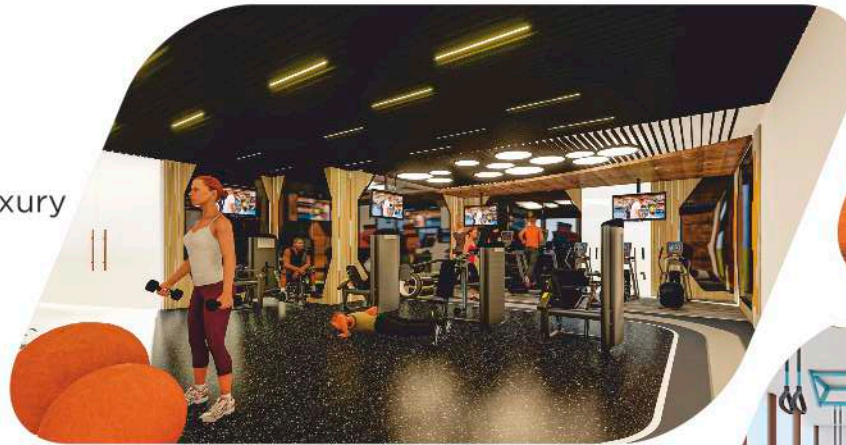
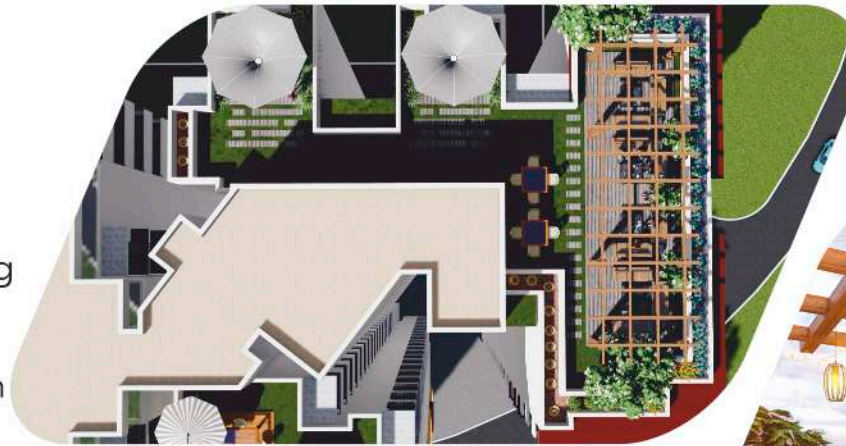
- ◆ Lift Lobby and Entrance
- ◆ Water Cascade
- ◆ Green Area
- ◆ Surface Car Parking
- ◆ Badminton Court
- ◆ Splash Pool
- ◆ Kids Play Area
- ◆ Sitting Deck
- ◆ Ramp to Basement
- ◆ Approach Road
- ◆ Trellis walkway



Rooftop Amenities

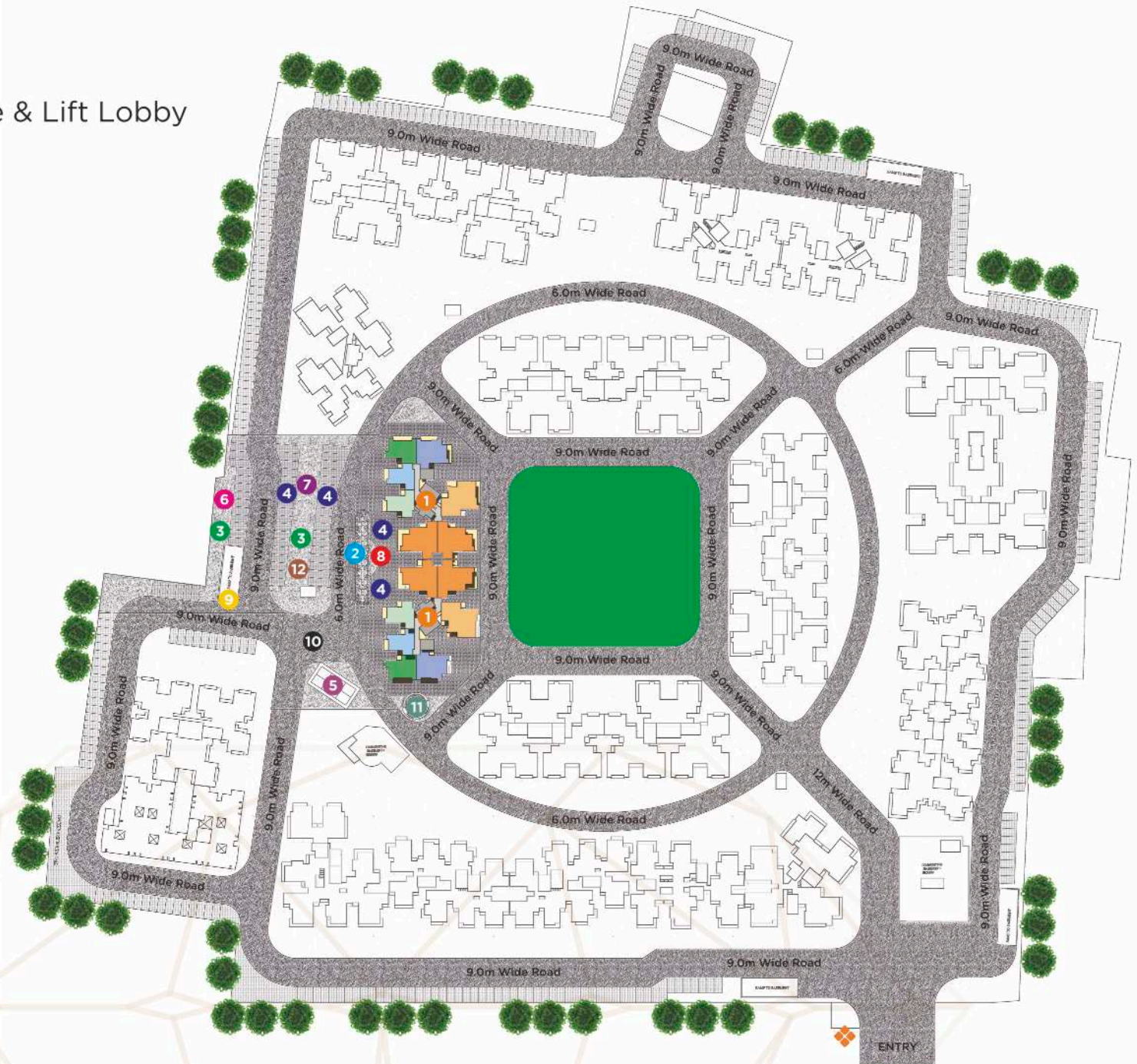
Rooftop Club comes with following offerings:

- ◆ Exterior Glass Partition for maximum sun exposure.
- ◆ Fully Equipped Gym
- ◆ Rooftop Juicery
- ◆ Rooftop Library
- ◆ Yoga + Pilates Room
- ◆ 10,000 Sq.Ft. of open luxury and ambient sitting and relaxation space

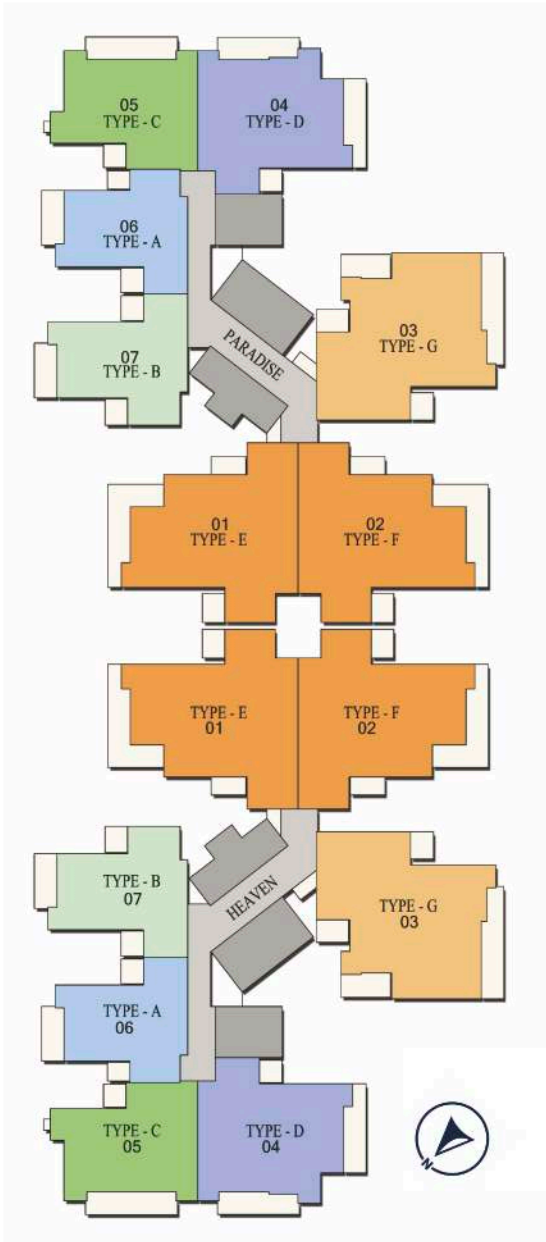


Site Layout

- 1 Guard Room, Entrance & Lift Lobby
- 2 Water Cascade
- 3 Green Area
- 4 Surface Car Parking
- 5 Badminton Court
- 6 Kids Play Area
- 7 Sitting Deck
- 8 Flower Bed
- 9 Ramp To Basement
- 10 Approach Road
- 11 Splash Pool
- 12 Trellis Walkway



Cluster Plan



PARADISE (A2)	TYPE - A	2 BHK+2T	BUILT UP AREA - 672 Sq.ft. CARPET AREA - 927 Sq.ft.
	TYPE - B	2 BHK+2T	BUILT UP AREA - 723 Sq.ft. CARPET AREA - 997 Sq.ft.
	TYPE - C	2 BHK+2T	BUILT UP AREA - 787 Sq.ft. CARPET AREA - 1087 Sq.ft.
	TYPE - D	3 BHK+2T	BUILT UP AREA - 1026 Sq.ft. CARPET AREA - 1414 Sq.ft.
	TYPE - E	3 BHK+3T	BUILT UP AREA - 1230 Sq.ft. CARPET AREA - 1697 Sq.ft.
	TYPE - F	3 BHK+3T	BUILT UP AREA - 1230 Sq.ft. CARPET AREA - 1697 Sq.ft.
	TYPE - G	3 BHK+3T+1D	BUILT UP AREA - 1295 Sq.ft. CARPET AREA - 1787 Sq.ft.

HEAVEN (A1)	TYPE - A	2 BHK+2T	BUILT UP AREA - 672 Sq.ft. CARPET AREA - 927 Sq.ft.
	TYPE - B	2 BHK+2T	BUILT UP AREA - 723 Sq.ft. CARPET AREA - 997 Sq.ft.
	TYPE - C	2 BHK+2T	BUILT UP AREA - 787 Sq.ft. CARPET AREA - 1087 Sq.ft.
	TYPE - D	3 BHK+2T	BUILT UP AREA - 1026 Sq.ft. CARPET AREA - 1414 Sq.ft.
	TYPE - E	3 BHK+3T	BUILT UP AREA - 1230 Sq.ft. CARPET AREA - 1697 Sq.ft.
	TYPE - F	3 BHK+3T	BUILT UP AREA - 1230 Sq.ft. CARPET AREA - 1697 Sq.ft.
	TYPE - G	3 BHK+3T+1D	BUILT UP AREA - 1295 Sq.ft. CARPET AREA - 1787 Sq.ft.

2 BHK

TYPE - A

- 2 Bedrooms
- 1 Drawing /Dining
- 1 Kitchen
- 2 Toilets
- 2 Balconies
- 1 Utility Balcony



✕ Built up Area : 672 Sq. ft. ✕
✕ Saleable Area : 927 Sq. Ft. ✕

2
BHK

TYPE - B

- 2 Bedrooms
- 1 Drawing /Dining
- 1 Kitchen
- 2 Toilets
- 2 Balconies
- 1 Utility Balcony



Built up Area : 723 Sq. ft.
Saleable Area : 997 Sq. Ft.

2 BHK

TYPE - C

- 2 Bedrooms
- 1 Drawing /Dining
- 1 Kitchen
- 2 Toilets
- 2 Balconies
- 1 Utility Balcony



✕ Built up Area : 787 Sq. ft. ✕
✕ Saleable Area : 1087 Sq. Ft. ✕

3
BHK

TYPE - D

- 3 Bedrooms
- 1 Drawing /Dining
- 1 Kitchen
- 2 Toilets
- 2 Balconies
- 1 Utility Balcony



Built up Area : 1026 Sq. ft.
Saleable Area : 1414 Sq. Ft.

3
BHK

TYPE - E & F

- 3 Bedrooms
- 1 Drawing /Dining
- 1 Kitchen
- 3 Toilets
- 3 Balconies
- 1 Utility Balcony



Built up Area : 1230 Sq. ft.
Saleable Area : 1697 Sq. Ft.

3
BHK

TYPE - G

- 3 Bedrooms
- 1 Drawing /Dining
- 1 Kitchen
- 3 Toilets
- 3 Balconies
- 1 Utility Balcony



Built up Area : 1295 Sq. ft.
Saleable Area : 1787 Sq. Ft.

Partners

Finance

SWAMIH INVESTMENT FUND I



Funded by SWAMIH Investment Fund-1, managed by SBICAP Ventures. The Special Window for Affordable and Mid-Income Housing (SWAMIH) Fund is a government backed fund that was set up as a Category-II AIF (Alternate Investment Fund) debt fund registered with SEBI, launched in 2019. The sponsor of the fund is the Secretary, Department of Economic Affairs, Ministry of Finance, Government of India. Along with which, its Investment Manager is SBICAP Ventures Ltd., an asset management company that is a wholly owned subsidiary of SBI Capital Markets Ltd. which in turn, is a wholly owned subsidiary of the State Bank of India

Valuation & Monitoring



CUSHMAN &
WAKEFIELD



Supply



Banking Partners



Architect:



Utilites & Service Design



Structure Design



Easy Connectivity

- Metro Connectivity
- Railway Station
- 14 Line Expressway
- Bus Stand
- ATS Mall

30 Minutes from SAPPHIRE

- Connaught Place
- South Extension, New Delhi
- Passport Seva Kendra
- Delhi Public School, Mathura Road

60 Minutes from SAPPHIRE

- Aerocity
- Gurugram
- Meerut
- Faridabad
- Greater Noida



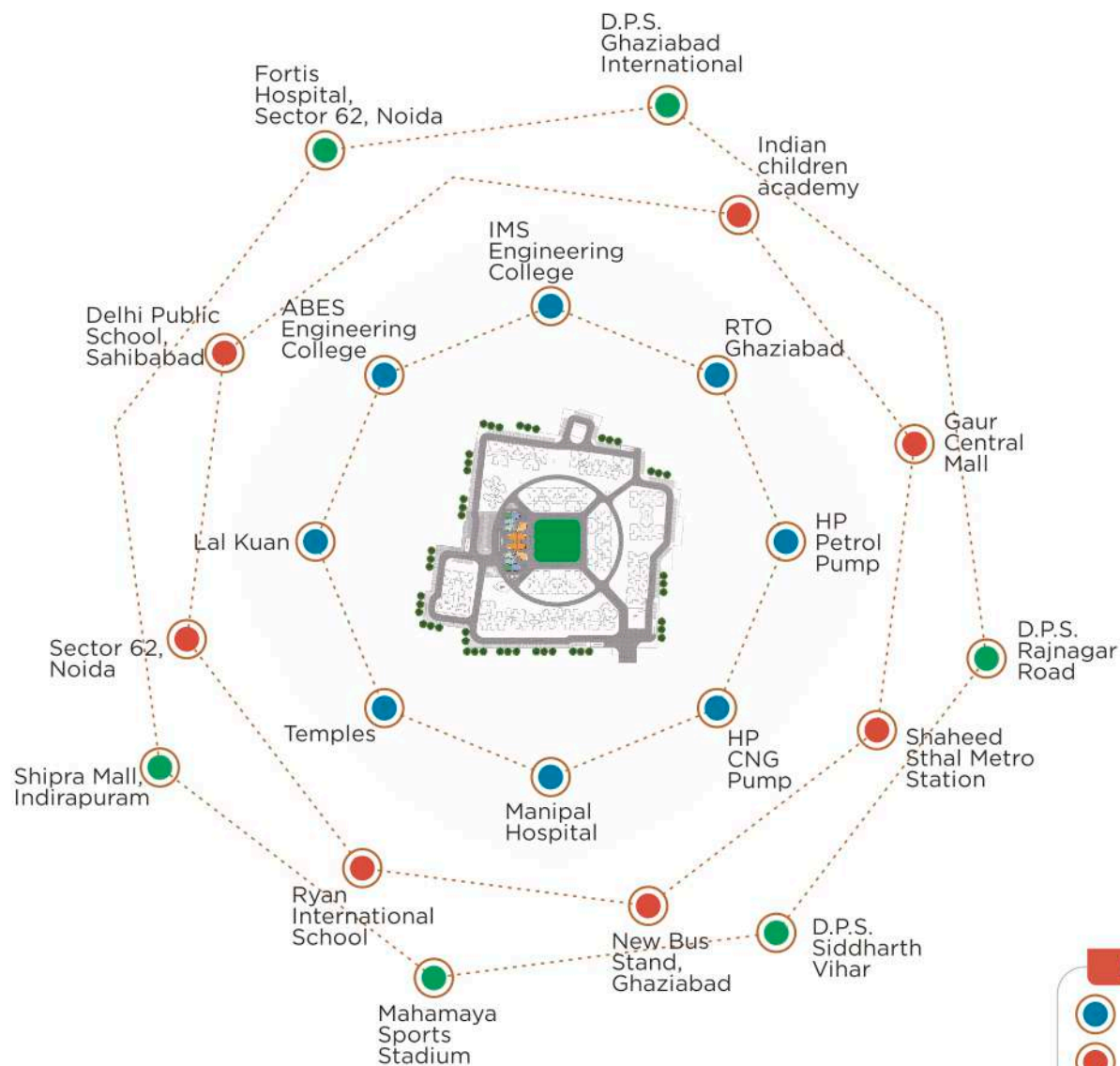
Akshardham Temple, Delhi

30 Minutes



Indira Gandhi International Airport

60 Minutes



Distances

- 05 Minutes
- 10 Minutes
- 15 Minutes



RUCHIRA GROUP

Beyond Innovation

Head/Corporate Office :

FF09, NQI Golf Course Plaza, Alpha
Commercial Belt, Greater Noida (U.P.) INDIA

Site Office :

G.H.-02, Jaipuria Sunrise Township
Opp. Manipal Hospital, NH-24,
Ghaziabad (U.P.)

Email : sales@ruchiragroup.com

Website : www.ruchiragroup.com

Rera No. : UPRERAPRJ5703