

**Jainco Ltd**  
REAL ESTATE SOLUTIONS

BE THE AMBASSADOR  
OF YOUR LUXURIOUS HOME

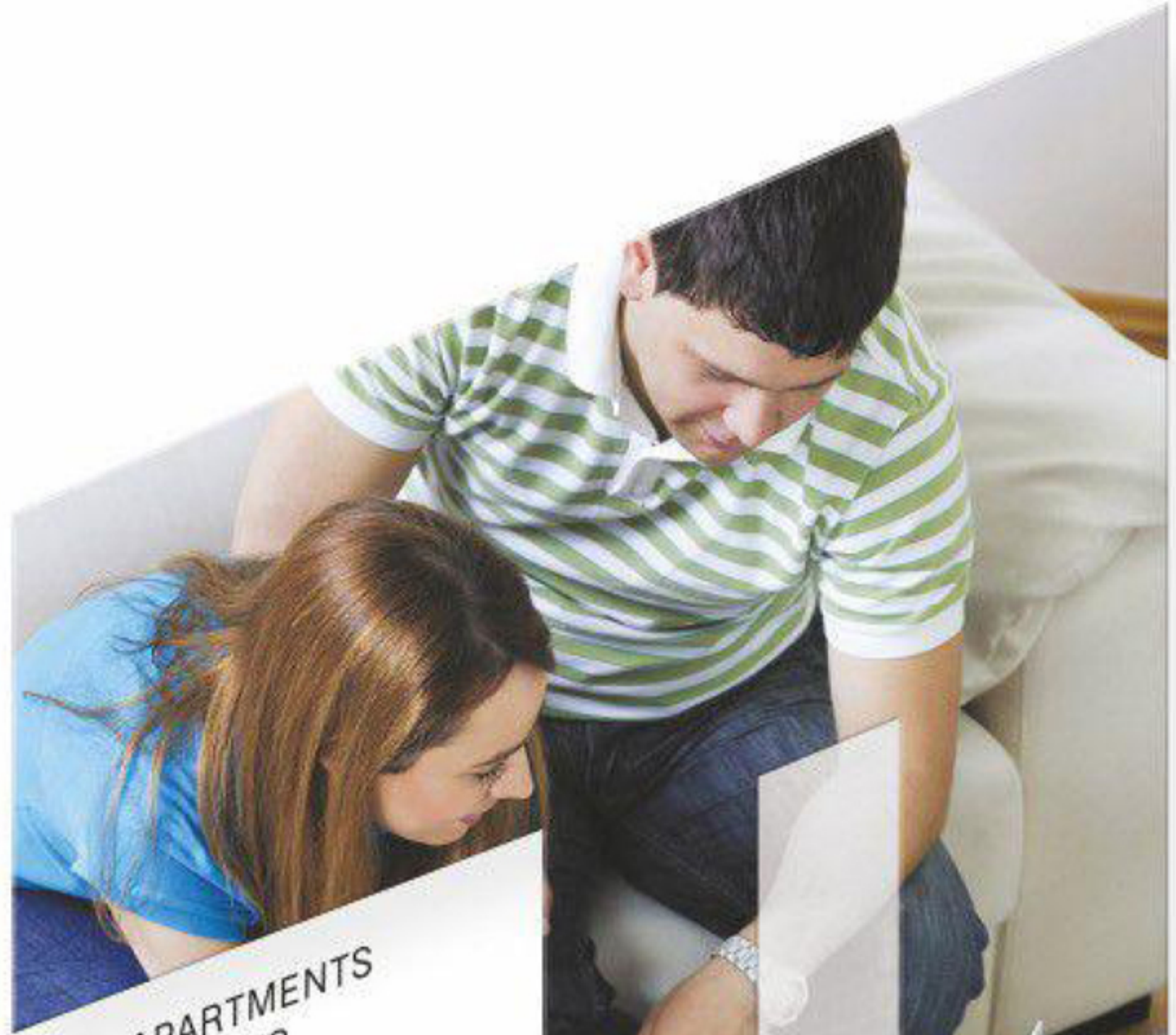


# Ambassador

## APARTMENTS

NEW MORADABAD (U.P.)

ULTRA MODERN LUXURIOUS APARTMENTS  
WITH WORLDCLASS AMENITIES





# Jainco Ltd

REAL ESTATE SOLUTIONS

DELIVERING HAPPINESS OVER 3 DECADES



ADITYA URBAN CASA, NOIDA



ADITYA CELEBRITY HOMES, NOIDA

The foundation stone of Jainco Group was laid by a visionary and reformist by mind and soul, Late Mr. Naresh Chand Jain in 1983. During the last three decades, Jainco group has reached the pinnacle of real estate and maintained its position by delivering quality lifestyle homes and business centers.

Jainco stands for quality and commitment in the market it serves. From its founding, the group has been dedicated to creating and following the highest possible standards – in its businesses and its people. We call our reputation for striving to be the best in whatever we do, as the Jainco standard.

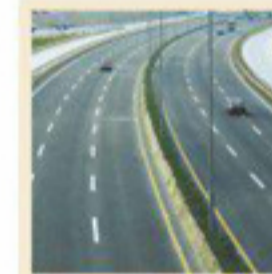
No doubt Jainco Group is the name behind many of today's most advanced and prestigious facilities. The company believes in creating long term relationship with customer through close interaction, based on uncompromising quality and strict adherence to its commitment.



## WELCOME TO THE CITY OF BRASS, MORADABAD

A fast growing export industry specialising in Brass Artefacts, increase in the number of export units, rapid influx of population, rising income levels coupled with rising standards of living, all this has contributed to increased demand for international standard group housing projects in the Brass City of Moradabad.

The city with its high growth rate, improvement in infrastructure and amenities is today facing a shortage of quality housing options for the rapidly growing middle class segment. The current scenario is a precursor to the demand outstripping supply in the very near future, thus offering a tremendous potential for investors and end users who grab this opportunity to book apartments in Jainco Ambassador Apartments, Moradabad.



Located on  
4 Lane Highway  
NH 24



Educational Institutes  
in Moradabad City like  
Engineering, Management,  
Medical, Degree Colleges  
CBSE/U.P. Board Schools



It has a  
special industry  
in ornamental  
Brass ware



Medical Facilities like  
Fortis Healthcare Moradabad  
Sri Sai Hospital  
Vivekanand Hospital Moradabad  
Private Nursing Homes



There are about  
600 export units and  
5000 industries  
in the district

Moradabad, a city of traditional art and craft with its tech savvy population has need for quality group housing projects, thanks to the international exposure its burgeoning export industry enjoys.



Moradabad also has an  
SEZ spread on  
450 acres of land



Moradabad exported  
goods worth  
Rs. 4000 crore  
in FY12-13





## AMBASSADORIAL DESIGN WITH A MODERN FACADE

Jainco Ambassador Apartments aspire to bring in quality of life into everyday living. Perfectly planned and qualitatively constructed, Ambassador Apartments are a treasure house of amicable amenities, lavish luxuries and cool conveniences..... all ingredients that go to present a lifestyle tailor made for the trendsetter of today. Its the package deal that comes with surprise gifts and a lot many perks!

Cool, chic, trendy, the designer apartments seem to be an extension of your own personality.



- Earthquake resistant RCC frame structure
- 100% Power back-up for common services
- Dedicated covered / Open car parking for each apartment
- Intercom for every apartment
- 24x7 Water supply
- Rain water harvesting
- Environment friendly lights and fixtures





# CLASSIC INDEPENDENT LUXURIES BEFITTING AMBASSADORS

Vaastu friendly layout | Optimum space utilization  
Ample day light in all rooms | Large & spacious rooms  
Well ventilated apartments | Large & spacious balconies  
Generous bedrooms with attached bathrooms  
Space for wardrobes | Superior fittings in bathrooms



Jainco Ambassador Apartments open doors to the new world lifestyle for the achievers of today. Compact, charming, cool and classy - the living quarters ooze out with oodles of luxuries. An imposing ambience of classic independent living style is widespread at every nook and corner of Ambassador Apartments. Comfy cosy homes at affordable prices are a possession of pride. Each apartment opens doors to a heartfelt warm welcome for the entire family!



Jainco Ambassador Apartments club is slated to diffuse pleasantness, pleasures and passion for health. Unwind yourself and slacken the knots of chaotic daily schedule in an entertaining club meant for you and your dear ones.

Laced with the flavour of freshness the fully equipped club brags of all modern amenities, keeping up with the trends of today. Every activity has been extensively planned keeping in mind the modern lifestyle of the prospective residents.

Exclusive health club | Multi facility sports hall  
Swimming pool with splash pool for kids  
Outdoor party area | Health club with gym, spa & yoga  
Table tennis & billiards room | Hall for aerobics / gym  
Yoga & Meditation atrium

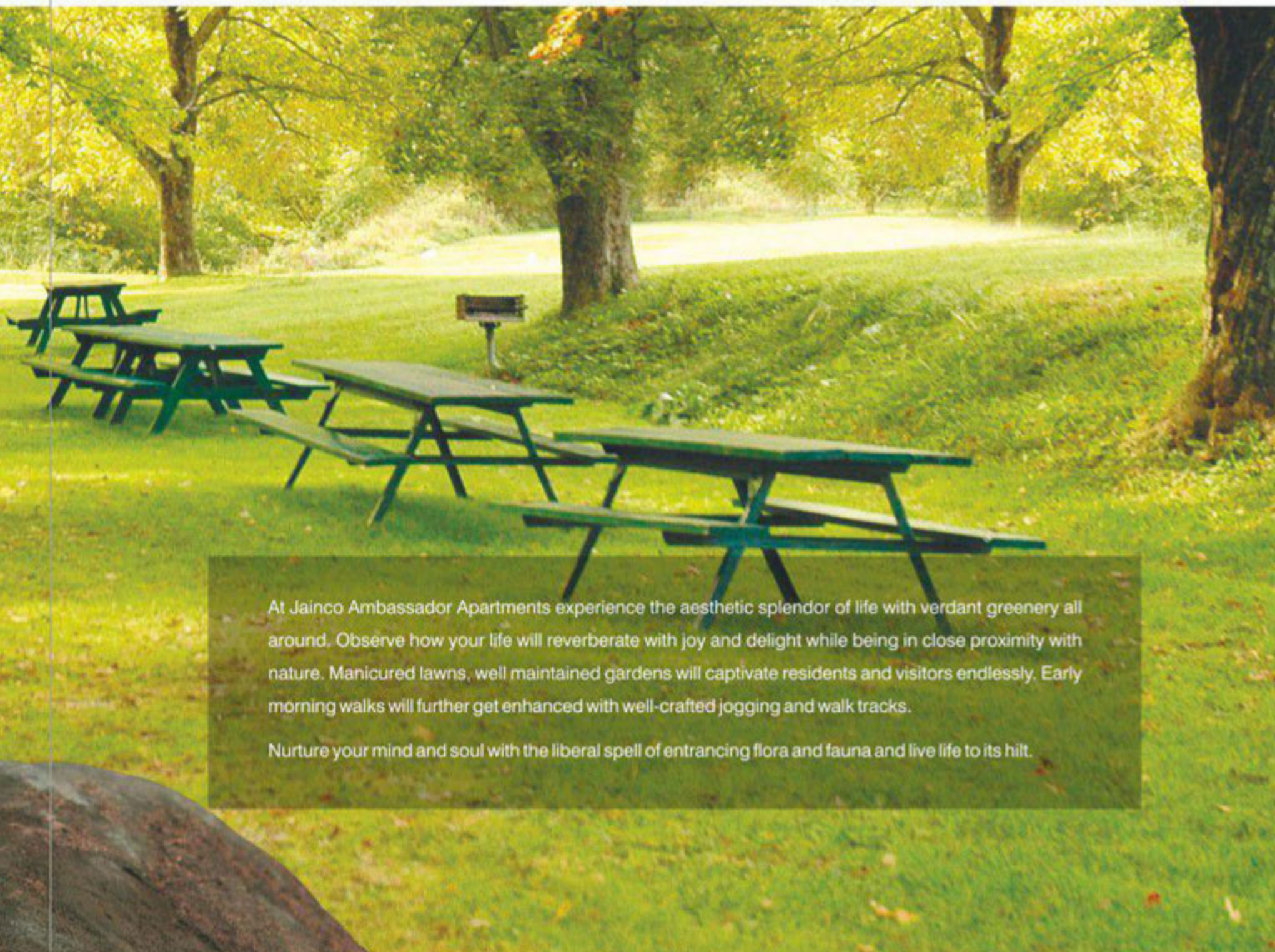


YOUR ABODE IS AMBASSADOR  
OF COOL & CHIC CONVENIENCES



# ENJOY VERDANT GREENS NATURE'S AMBASSADORIAL BENEVOLENCE

Jogging & walking trail | Children's play area / central park & playground  
Swings & slides for kids | Outdoor sporting facilities  
Beautiful water fountain / water feature | Pollution free atmosphere  
Central landscaped garden | Neatly trimmed lawn with flower beds  
Safe play areas due to peripheral vehicular access  
Benches & sitting area for elderly



At Jainco Ambassador Apartments experience the aesthetic splendor of life with verdant greenery all around. Observe how your life will reverberate with joy and delight while being in close proximity with nature. Manicured lawns, well maintained gardens will captivate residents and visitors endlessly. Early morning walks will further get enhanced with well-crafted jogging and walk tracks.

Nurture your mind and soul with the liberal spell of entrancing flora and fauna and live life to its hilt.



# STRUCTURAL MAGNIFICENCE REPRESENTING AMBASSADORIAL ELOQUENCE

At Jainco Ambassador Apartments an outstanding fusion of modernity and eloquent structural design creates an aura of inspiration. Comfort and the convenience being the key concern, the uptown edifices have been circumspectly premeditated and then executed.

A distinction between nifty interiors and ingenious exteriors become almost invisible and what remains to see is an incomparable residential township.

Get nearer ... Come closer to experience splendor, purity and a delightful way of life at this paradisiacal address.



**Ambassador**  
APARTMENTS  
NEW MORADABAD (U.P.)

Round the clock security | Well regulated entry & exit

Ample parking space | Controlled access to visitors

International standard for fire fighting system







# SITE PLAN

## SPECIFICATIONS

### SUPER STRUCTURE

Earthquake resistant RCC framed structure

### LIVING/ DINING

FLOORING : Vitrified tiles

WALLS /CEILING : POP punning & oil bond distemper

DOORS : Factory made flush / skin moulding doors

WINDOWS : UPVC / Aluminium frame

### BEDROOMS

FLOORING : Vitrified tiles and Laminated wooden flooring in Master Bedroom

WALLS /CEILING : POP punning & oil bond distemper

DOORS : Factory made flush / skin moulding doors

WINDOWS : UPVC / Aluminium frame

### KITCHEN

FLOORING : Anti-skid ceramic tiles

WALLS /CEILING : Ceramic glazed tiles upto 2' high above working platform

WINDOWS : UPVC / Aluminium frame

SANITARY WARE : Stainless steel sink with tap

### TOILET

FLOORING : Anti-skid ceramic tiles

WALLS /CEILING : Ceramic tiles upto 7' high

DOORS : Factory made flush / skin moulding doors

WINDOWS : UPVC / Aluminium frame

SANITARY WARE : Complete chinaware & CP fittings. Angle valves for geyser & WC seat

### BALCONY

FLOORING : Anti-skid ceramic tiles

WALLS /CEILING : Oil bond distemper

DOORS : Glass sliding door in UPVC /Aluminium frame

WINDOWS : UPVC / Aluminium frame

SANITARY WARE : Tap in utility balcony (for washing clothes)

### ELECTRICAL

Copper wiring in concealed PVC conduits. Sufficient light & power points. Provision for T.V. & Telephone points in living room & bedrooms

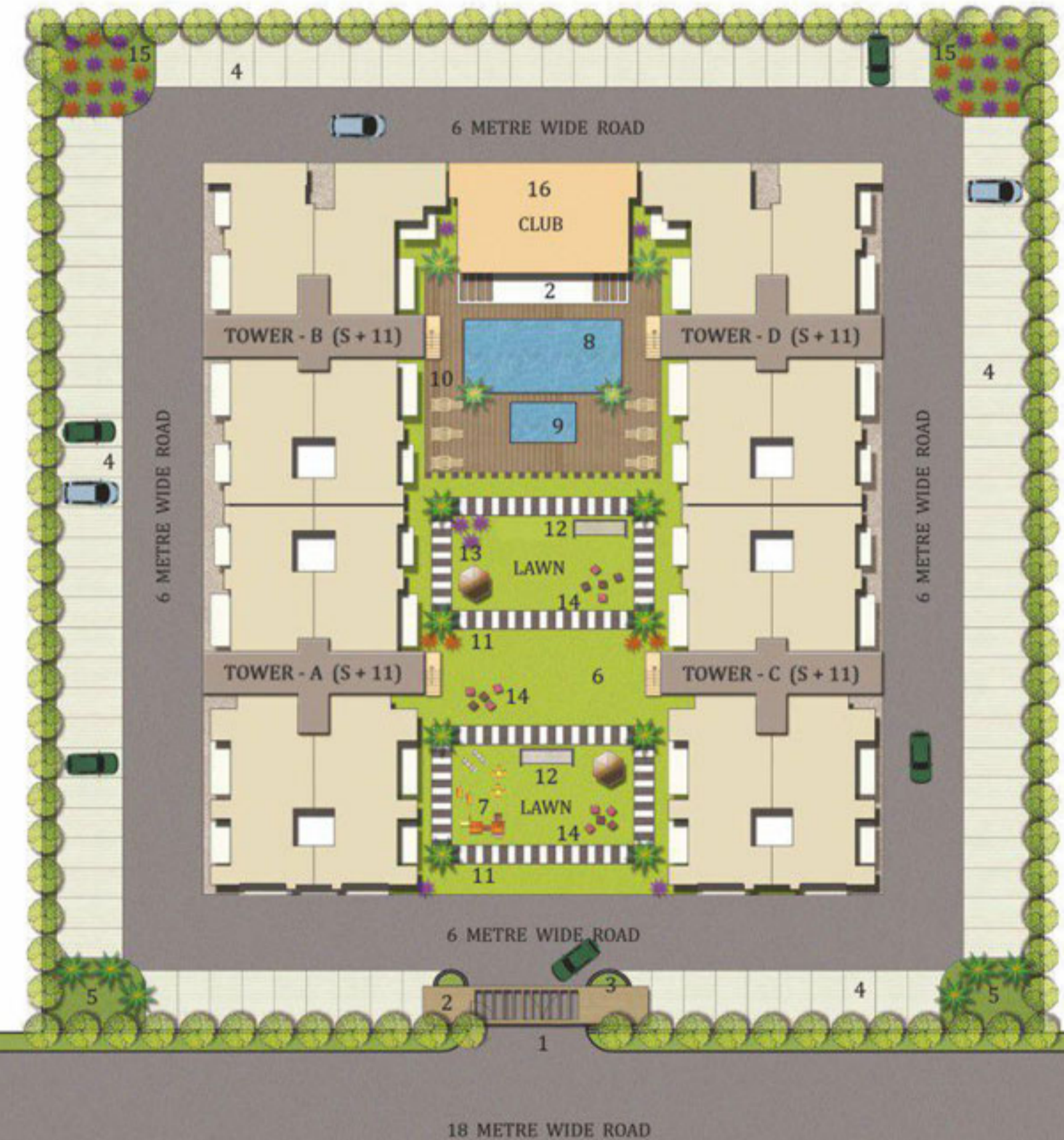
### COMMUNICATION

Intercom connectivity in every flat

### EXTERNAL FACADE

Exterior in superior paint finish

Note: Specifications are tentative and subject to variation & modification by the company or the competent authorities.



### LEGENDS

- |                 |                |                   |                   |                |              |
|-----------------|----------------|-------------------|-------------------|----------------|--------------|
| 1. ENTRY & EXIT | 4. PARKING     | 7. KIDS PLAY AREA | 10. DECK          | 13. HUTS       | 14. SIT-OUTS |
| 2. PERGOLA      | 5. MINI GARDEN | 8. SWIMMING POOL  | 11. JOGGING TRACK | 15. FLOWER BED |              |
| 3. GUARD HOUSE  | 6. PARTY LAWN  | 9. KIDS POOL      | 12. BENCH         | 16. CLUB       |              |

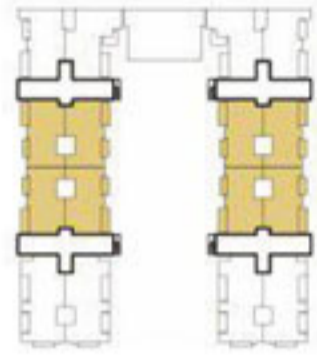
Note : All Building Plans are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.



2 BEDROOM  
+ 2 TOILETS

Super Area  
1074 sqft.

TYPE-1



KEY PLAN

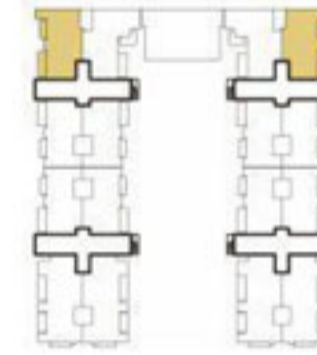


FLOOR

2 BEDROOM  
+ 2 TOILETS

Super Area  
1143 sqft.

TYPE-2



KEY PLAN



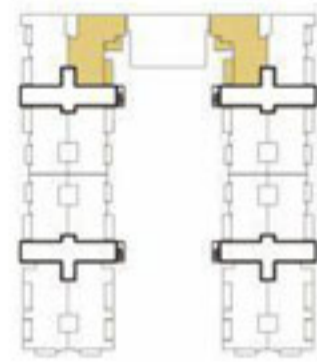
PLANS



**2 BEDROOM**  
+ 2 TOILETS + STUDY

Super Area  
1256 sqft.

**TYPE-3**



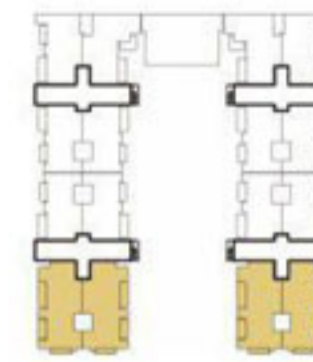
KEY PLAN



**3 BEDROOM**  
+ 3 TOILETS

Super Area  
1455 sqft.

**TYPE-4**



KEY PLAN





# AMBASSADORIAL ADVANTAGE

## EASILY ACCESSIBLE LOCATION

Located in Sector 4 near Moradabad Bypass Road, Jainco Ambassador Apartments offer ease of commutation to all the important destinations of the city without getting in to the hustle-bustle of the old city areas.

The location has well developed shopping centres, educational institutes, hospitals, nursing homes etc. in its immediate vicinity.

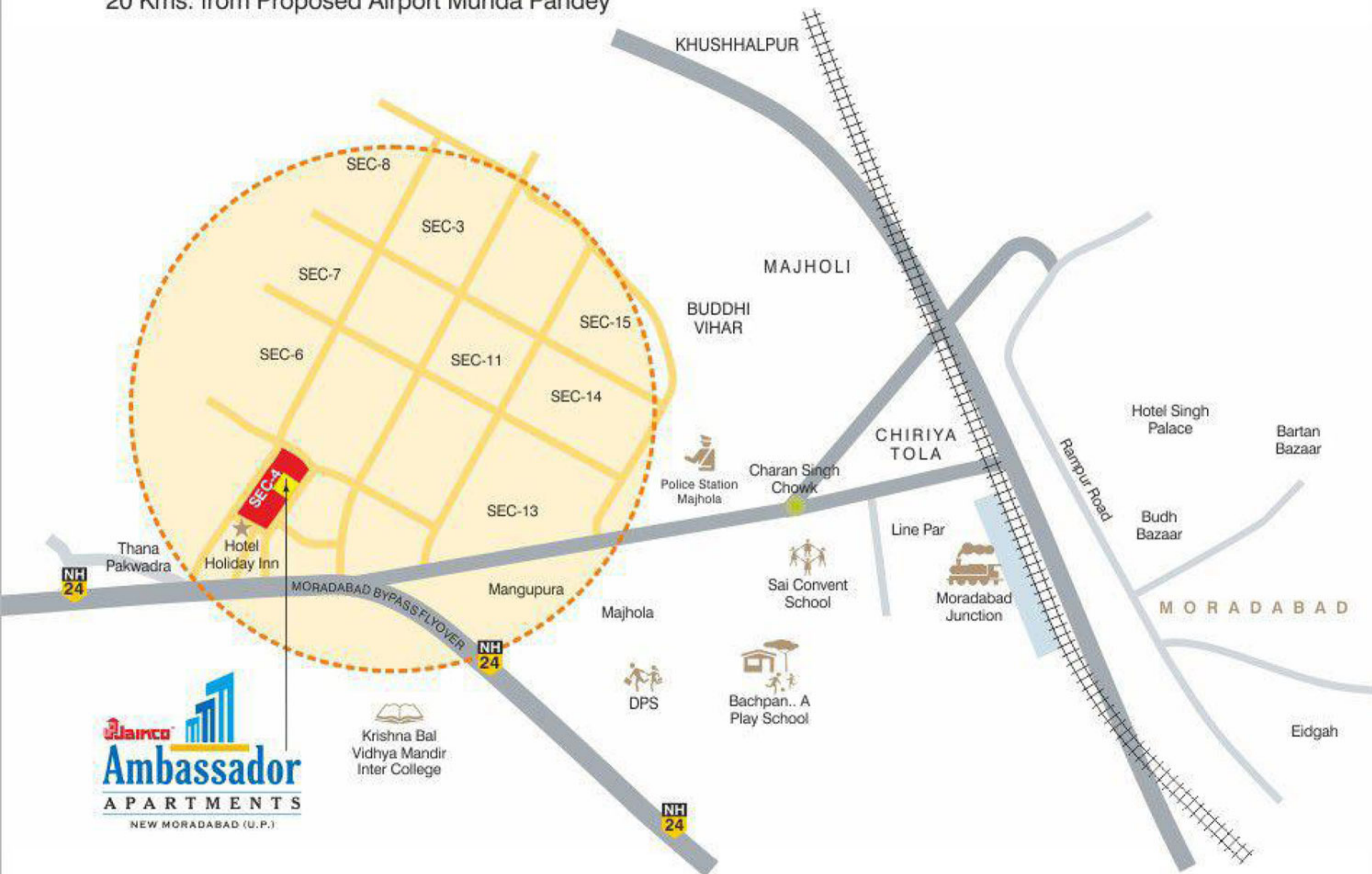
Located on National Highway - 24

Adjacent to Best Western Premier Residency (Five Star Hotel)

6.7 Kms. from TNU University

13 Kms. from Railway Station

20 Kms. from Proposed Airport Munda Pandey



**Jainco Ltd**  
REAL ESTATE SOLUTIONS

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Note : Visual representations shown in this brochure are purely conceptual. All Building Plans, Specifications, Layout Plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans.