



A PROJECT BY
HKB
VENTURES



ANANTYA HOMES

CRAFTING AN INFINITE TOMORROW

RERA Reg. No. : RAJ/P/2025/3640
www.rera.rajasthan.gov.in

UIT APPROVED



A LEGACY OF TRUST



“ Suncity Group is a well based group in Jodhpur, widely recognized for its involvement in the export industry since 35 years. The business is running under the name of Sun Arts Exporters and Suncity Art. Also, an experience of 20 years in the commodity market under the name of Suncity Infra Agro Pvt Ltd. Suncity is expanding its portfolio to real estate development, which is one of the most vital and dynamic sectors in any economy, playing a key role in wealth creation, urban development, and infrastructure expansion.

”

In Association With



“ HKB is one of the notable faces of the real estate market in Rajasthan, currently expanding its boundaries beyond the state. The group is working with a goal of "Customer Satisfaction" and "Timely Delivery". The group runs on the vision to be the most respected real estate company, driven by their strategy of "Building a Better Tomorrow". The organisation fosters a culture built on trust, honour and commitment. With a focus on foresight & expertise, the developer has delivered numerous projects, maintaining the highest standards of quality. The statistics figures shows the market success of the company in a short period.

”

Total Projects : 13
Years of Experience : 9
Units Developed : 2000+



THE JOY OF INDEPENDENT LIVING

Eventually, it's all about space. Space you can call your own. These independent villas are efficiently planned to offer you maximum usable area. Each room is planned to ensure brightness & airflow.



Heart of Pali



Thoughtfully
Designed



Green
Development



Clubhouse
Indulgence



Secured
Address



CLUB HOUSE & LIFESTYLE AMENITIES

2 Tier
Security

Senior
Citizen Corner

Solar Panel
Provision



Carrom
Room

Chess
Room

Fitness
Zone

Outdoor
Kids Play Area

Indoor
Gym

Wifi
Zone

Multi Purpose
Hall

Temple

EV Charging
Zone

Gas Pipeline
Provision

Paver Block
Road

Underground
Electrification

40 Ft.
Entrance Road

Open Greens

Library

Half
Basketball Court

Box
Cricket

Open
Badminton Court



WHERE SPIRITUALITY MEETS SERENITY



- ◆ Strategically located on NH 62 providing seamless connectivity to key areas.
- ◆ Access to quality class amenities like an indoor fitness centre, outdoor kids play area and landscape garden & many more.
- ◆ 24x7 expert security system with high resolution cameras, well trained security guards and fully equipped gated society with boundary walls around the township.
- ◆ Spacious and luxury duplex villas catering to modern lifestyle with branded fittings and quality construction.
- ◆ Exclusive clubhouse with world class Amenities.
- ◆ Beautifully crafted temple with elevation of Jodhpur Heritage Stone.
- ◆ Fulfilling the long term goal of customers by providing provisional facility of gas pipeline point, solar panel point and EV charging points.

INDOOR GYM



Serenity Awaits in Every Stretch

Fitness is not just about looking good – it's about living well. From disease prevention and mental clarity to increased energy and confidence, maintaining physical fitness supports every aspect of a healthy and fulfilling life.



FITNESS ZONE



SENIOR CITIZEN CORNER



Where Laughter Never Grows Old

Where every hour is a happy hour. A world of timeless memories for our little explorers & Senior Citizens. A vibrant & peaceful area for creating joyful memories. This is more than a space – it's a circle of care where every story matters.



KIDS PLAY AREA



From Celebrations to Meetings – All at One Place

Club House is a modern, multi-functional facility designed to serve the diverse needs of local residents. With a spacious main hall, adaptable meeting rooms, and indoor play zone, it is ideal for events ranging from town meetings to cultural celebrations. The facility is fully accessible, eco-friendly and well equipped. A hall that fits every role, designed for every occasion.



CHESS CORNER



LIBRARY



CARROM CORNER





Where Neighbours Become Teammates!

Getting engaged in sports- especially within a housing society- is a great way to stay fit, build community, and relieve stress. Playing with kids, a partner, or neighbours increases bonding and adds fun. Sweat Today, Smile Tomorrow-Within the Gates of Anantya Homes.

TABLE TENNIS



POOL TABLE



BOX CRICKET



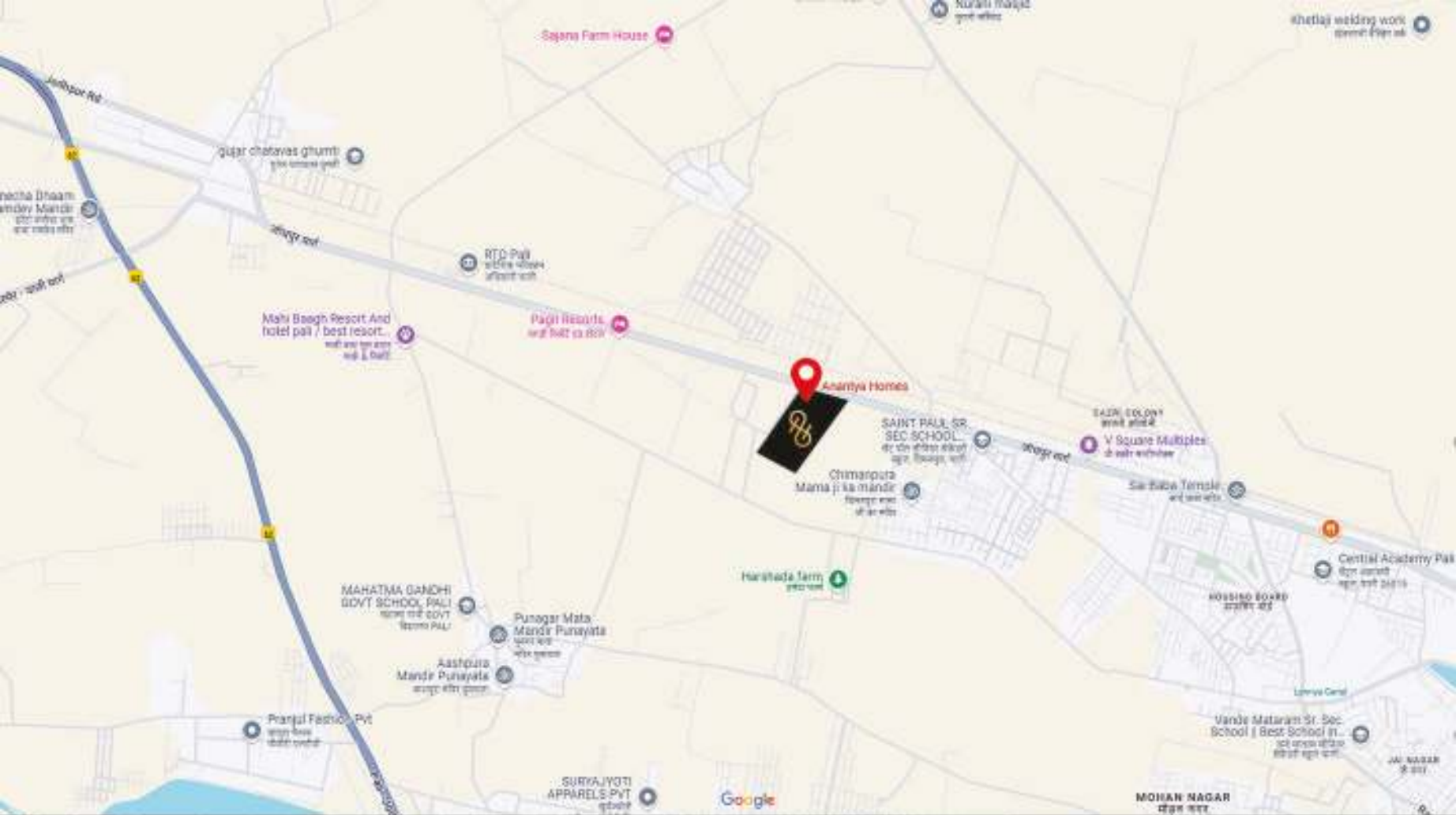


GREEN SPACE

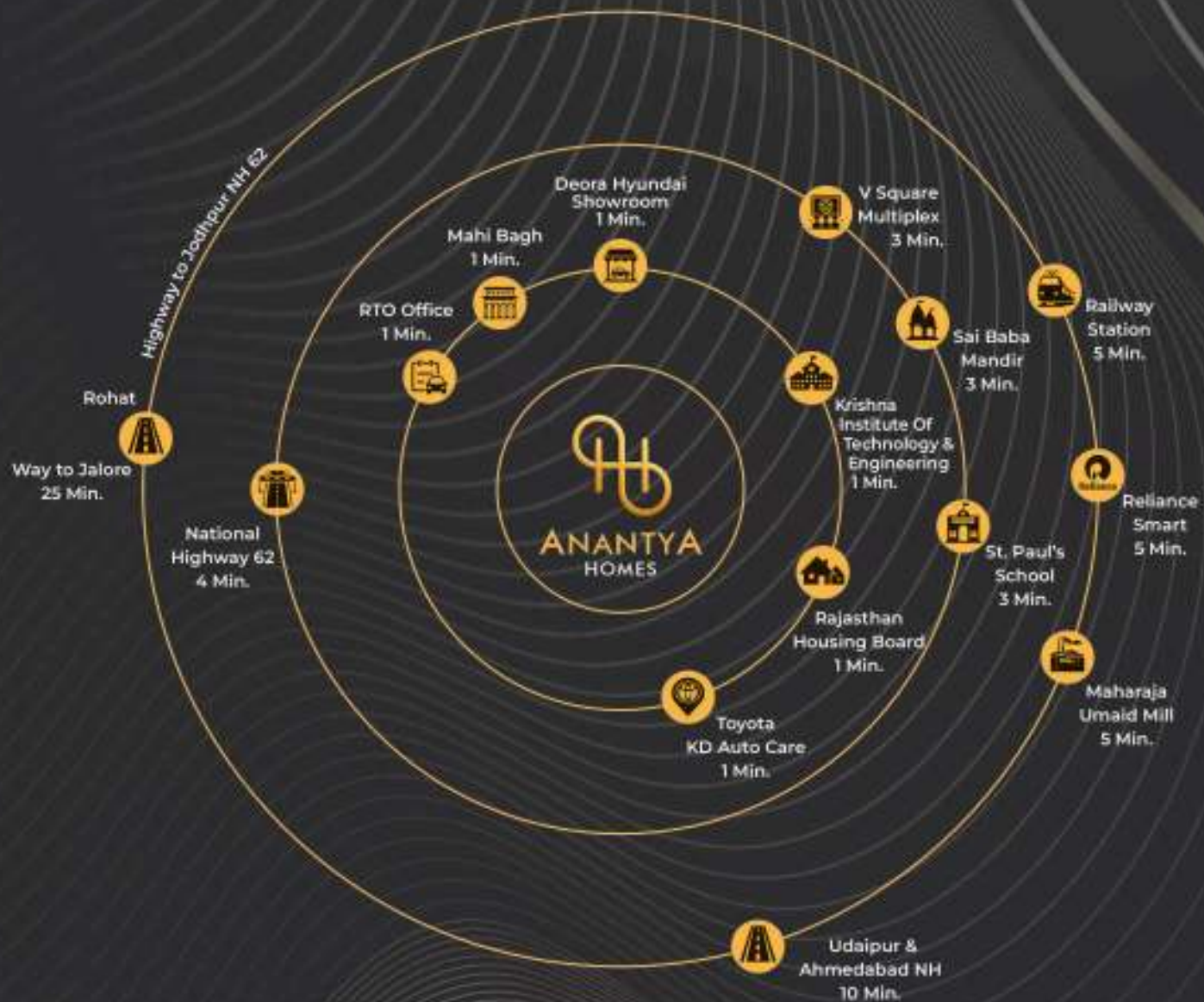


Let Nature Be Part of Your Address

Begin the day with a refreshing walk in the gleaming sunshine, where the morning rays illuminate not only your surroundings but also your inner self. The planned green spaces are the significant social spaces for people to interact and are also considered as sustainability indicators for maintaining the well being of residential communities.



STAY CONNECTED TO YOUR CIRCLE







VILLAS FULL OF STORIES

STRUCTURE

- § Stone/ Red Brick Masonry structure with RCC Slab
- § Jodhpur stone Elevation
- § UGWT with capacity of 9000 ltr approx.
- § Inside/outside Cement plaster finish
- § False Ceiling with ceiling light
- § MS Stair case- First floor to Terrace

FLOORING

- § 2'X4' GVT Tile Flooring
- § Parking -16"X16" Parking tiles
- § Granite in Stair case
- § China mosaic / Tiles flooring at terrace

DOOR/WINDOW/RAILING

- § Main Gate - Granite/Jodhpur Stone Door frame with Both side laminated Flush door
- § Bed room/Toilet door & Chic Door Granite door frame with Both side laminated Flush door
- § Window / Ventilation - UPVC
- § Stainless Steel Railing with Glass

ELECTRICAL

- § ISI mark Concealed copper wiring
- § Inverter wiring
- § Adequate light points with modular switches of ISI mark
- § AC copper piping in all rooms
- § JAQUAR Brand ISI mark Lights

PAINT (ASIAN / DULUX)

- § Smooth putty finish with Plastic Paint on internal walls
- § Smooth putty finish with Acrylic Emulsion Texture Paint on external walls

BATH & TOILET

- § Wall 2'X4' Glazed ceramic tile
- § Floor 16"X16"Anti-skid ceramic tile
- § CPVC & SWR pipe Fitting ISI mark
- § Sanitary ware and CP fitting of CERA/KOHLER/JAQUAR/HINDWARE or equivalent.

KITCHEN

- § Granite / Italian / Australian / Quartz finish Platform
- § Wall- 1'X1'6" Glazed ceramic tile
- § SS Sink Handmade imported sound proof.
- § Geyser & Aqua Guard point



CONFIGURATION

Ground Floor

Carpet Area	611.39 sqft.
Built up Area	712.85 sqft.

First Floor

Carpet Area	537.04 sqft.
Built up Area	894.49 sqft.
Mumty Area	149.62 sqft.
Balcony Area	68.68 sqft.
TOTAL Built up	1825.64 sqft.



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan



CONFIGURATION

Ground Floor

Carpet Area	814.14 sqft.
Built up Area	964.62 sqft.

First Floor

Carpet Area	662.59 sqft.
Built up Area	1057.83 sqft.
Mumty Area	
Balcony Area	90.87 sqft.
TOTAL Built up	2113.32 sqft.

Villa Size
28'x53'
PLAN - B

CONFIGURATION

Ground Floor

Carpet Area	834.04 sqft.
Built up Area	970.37 sqft.

First Floor

Carpet Area	609.04 sqft.
Built up Area	1055.31 sqft.
Mumty Area	
Balcony Area	87.87 sqft.
TOTAL Built up	2113.55 sqft.



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan

Villa Size
35'x53'

CONFIGURATION

Ground Floor

Carpet Area	846.00 sqft.
Built up Area	1134.75 sqft.

First Floor

Carpet Area	729.14 sqft.
Built up Area	1203.72 sqft.
Mumty Area	
Balcony Area	87.12 sqft.
TOTAL Built up	2425.59 sqft.



CONFIGURATION

Ground Floor

Carpet Area	760.41 sqft.
Built up Area	875.63 sqft.

First Floor

Carpet Area	623.51 sqft.
Built up Area	970.46 sqft.
Mumty Area	
Balcony Area	70.37 sqft.
TOTAL Built up	1916.46 sqft.



Ground Floor Plan



First Floor Plan



Ground Floor Plan



First Floor Plan



CONFIGURATION

Ground Floor

Carpet Area	777.98 sqft.
Built up Area	903.63 sqft.

First Floor

Carpet Area	618.88 sqft.
Built up Area	1011.26 sqft.
Mumty Area	
Balcony Area	86.25 sqft.
TOTAL Built up	2001.14 sqft.



THE PERFECT BLEND OF STYLE & COMFORT



A comfortable home is more than just beautiful - it's a reflection of peace, warmth, and personal style. Soft textures, calming colors, natural light, and thoughtful furniture arrangements can transform any space into a relaxing retreat. Whether it's a cozy reading nook, a well-lit living room, or a serene bedroom, comfort lies in the details that make you feel truly at ease.





"WHERE EVERY CORNER ALIGNS WITH POSITIVE ENERGY - LIVING AT ITS FINEST."

Welcome to a serene zone that blends modern luxury with ancient wisdom. This villa is thoughtfully designed with precise directional alignments to bring peace, prosperity and positive energy into every corner of your home.



KEY FEATURES

NATURAL LIGHT BOOSTS MOOD

Sunlight triggers serotonin production, improving mood and focus.
Well-lit homes feel more open, uplifting and energizing.

FRESH AIR ENHANCES HEALTH

Good ventilation removes toxins, odour, and indoor pollutants.
Oxygen-rich air refreshes the mind and body, reducing stress.

VASTU / FENG SHUI SUPPORT

Many traditional systems recommend bright, airy home or harmonious energy.
Open spaces allow energy to flow freely, avoiding stagnation.

IMPROVED SLEEP & RHYTHM

Natural light helps regulate circadian rhythms.
Fresh air at night improves sleep quality and mental clarity.

INVITING & PEACEFUL ATMOSPHERE

Bright, ventilated homes feel more welcoming.
They support creativity, productivity and emotional well-being.





PAYMENT SCHEDULE

S. NO.	CONSTRUCTION LINKED PAYMENT PLAN	PERCENTAGE
1	At The Time Of Booking	10 %
2	On Start Of Foundation Work	25 %
3	On Start Of Ground Floor Roof Casting	20 %
4	On Start Of First Floor Roof Casting	20 %
5	On Start Of Plaster Work	10 %
6	On Start Of Flooring Work	10 %
7	At The Time Of Possession	5 %
	TOTAL	100%

PAYMENT RELATED INFORMATION

ALL NEFT / RTGS / CHEQUES / DRAFT to be made in favour of

NAME : Bhairavnath Associates Project Anantya Homes RERA Collection

BANK : SBI, Jalori Gate Branch, Jodhpur

A/c No. : 43713353516, Payable at JODHPUR, Rajasthan.

IFSC Code : SBIN0031201

DOCUMENTS REQUIRED FOR HOME LOAN

COMMON DOCUMENTS

- 2 Passport Size Photos
- PAN Card
- Employee ID Card
- Aadhar Card / Voter ID / Passport / Rent Agreement / Bank Passbook
- Last 1 Year Bank Statement
- Latest 2 Years Form 16 or ITR with Computation / Balance Sheet

ADDITIONAL DOCUMENTS FOR SALARIED

- Appointment Letter
- Latest 3 Months Salary Slip

ADDITIONAL DOCUMENTS FOR SELF EMPLOYED

- GST Certificate
- Udyam Registration
- 2 Years GST Return

- All actual legal and administrative expenses for registration of Villas shall be paid by the purchaser at the time of registry.
- Pursuant to government Notification No.3/2019 - Central Tax (Rate) dated 29th March, 2019, the effective 5% GST rates for residential property in a Residential Real Estate Project other than Affordable Residential Apartments/Villas prices are subject to change without notice.
- GST, Water & Electricity Charges are applicable as per Government Policy.

#Additional Charges :

1. Society Maintenance Charges- Rs. 1,00,000/-
2. Club Corpus- Rs. 50,000/-
3. IDC- Rs. 35,000/-
4. Corner Villas- Extra 10% PLC is Applicable.

Note: GST, SDR, Water & Electricity Charges will be charged extra, as per government norms.

#Subject to change, without any prior notice.



REAL STORIES, REAL IMPACT



We had a smooth and satisfying experience purchasing a property at Sai Basant through HKB Ventures. Their team was professional, transparent, and supportive throughout the process. The project location and amenities exceeded our expectations. Highly recommend them for a hassle-free real estate experience!

Sobha Maheshwari, Housewife
Sai Basant, Jodhpur



Finding the perfect home is a huge milestone, and I'm beyond grateful for the support and guidance I received. Thanks to their expertise, I found a house that fits my needs perfectly and I'm absolutely in love with it! I Highly recommend HKB ventures to anyone looking to buy a home. it was a truly positive and memorable experience!

Vandana Pandey, Assistant Professor | CON, AIIMS, Jodhpur
Sai Vihar, Jodhpur



मैं HKB Builders के कार्य और समर्पण से अत्यंत प्रभावित हूँ। उनकी टीम ने जिस तरह से गुणवत्ता, समयबद्धता और पारदर्शिता के साथ हमारा प्रोजेक्ट पूरा किया, वह काबिल-ए-तारीफ है। निर्माण की प्रत्येक बारीकी पर उनका ध्यान और क्लाइंट की जरूरतों को प्राथमिकता देना उन्हें बाकी बिल्डर्स से अलग बनाता है। उनके साथ कार्य करना एक सहज और संतोषजनक अनुभव रहा। मैं पूरे आत्मविश्वास के साथ HKB Builders की सिफारिश करता हूँ।—

डॉ. दीपक शर्मा, सहायक आचार्य, सामान्य चिकित्सा विभाग, एम्स जोधपुर
साई विहार, जोधपुर



The villas at sai vihar are impressive offering great value for money. The society is well maintained with the wide roads & plenty of greenery creating a peaceful & refreshing environment. Amenities like 24/7 security & common areas make it ideal for families & very well planned society. One aspect that truly stood out to me is the range of all facilities like club house, temple, garden, big roads available in the society construction material used is of very good quality with all modern facilities & very active & supportive sales team. Overall it's a great place to invest or live. Living here in Sai Vihar is a delightful experience.

Rashmi Bania, A. Director, Rajasthan Administrative Service (Finance)
Sai Vihar, Jodhpur



Thrilled to share a great experience purchasing my new home through HKB Ventures, Jodhpur. Their professionalism, transparency, and commitment stood out at every stage—from initial consultation to final handover. A seamless and satisfying journey overall. Highly recommended for anyone seeking reliable and quality-driven real estate in Jodhpur! Kudos to team HKB!

Ashutosh Kumar, Regional Manager, Rajasthan Gramin Bank
Sai Vihar, Jodhpur

Our Glorious Performance

Trust. Commitment. Excellence.

SAI BASANT
REDA REG. NO. RAU/2004/2768



ONGOING
JODHPUR

CASA HERITAGE
REDA REG. NO. RAU/2004/118



ONGOING
JALORE

SAI VIHAR
REDA REG. NO. RAU/2004/108



DELIVERED
JODHPUR

गंगा
REDA REG. NO. RAU/2004/1236



ONGOING
BIKANER

गंगा
REDA REG. NO. RAU/2018/111



DELIVERED
BIKANER

अपना
REDA REG. NO. RAU/2020/1174



DELIVERED
BARMER

Karni Vihar
Red's Reg. No. RAU/2021/104



DELIVERED
BARMER

ROOP ENCLAVE



DELIVERED
BALOTRA

SAI ENCLAVE
Red's Reg. No. RAU/2020/1014



DELIVERED
JODHPUR

SAI RESIDENCY
Red's Reg. No. RAU/2018/1128



DELIVERED
JODHPUR



Crafting an Infinite Tomorrow



Head Office :

457, 'A' 1st Floor, 5th Road, Sardarpura
Jodhpur - 342003 (Raj.)

Promoter :

Bhairavnath Associates

Site Office :

Opp. Deora Hyundai Showroom, Near Sanjari Restaurant & Water Park
Jodhpur-Pali Road, Pali - 306401 (Raj.)

Call Now

702 66 000 44

SCAN FOR



LOCATION



BHAIRAVNATH ASSOCIATES REAL ESTATE

SCAN FOR



RERA DETAILS



Disclaimer : This brochure is purely conceptual and not a legal offering. Further the promoters/architects reserve the right to change any details mention herein.