



**JAI KINGS LAND**



BEYOND WALLS, INTO A WORLD OF LUXURY



ULTRA-LUXURIOUS 2 & 3 BHK HOMES

# LIVE THE LEGACY OF ROYAL GRANDEUR

Jai Kings Land redefines the essence of ultra-luxury living, standing as a symbol of grandeur and sophistication in the heart of East Bengaluru



## JAI KINGS LAND

ULTRA-LUXURIOUS 2 & 3 BHK HOMES

Jai Kings Land offers the perfect harmony of modern convenience and regal living, where every moment is infused with refinement. Its prime location provides seamless connectivity to major IT corridors, elite shopping destinations, fine dining avenues, and lively entertainment zones, ensuring that luxury and convenience are always within reach.

AT JAI KINGS LAND, LIFE IS NOT JUST LIVED—IT'S CELEBRATED  
WITH STYLE, CLASS, AND DISTINCTION.



## PROJECT KEY HIGHLIGHTS



**3.5+ Acres**  
Vast Project Area



**Ultra Luxurious**  
High-Rise Apartments



**Legally  
Approved**  
Project with All Clear Titles



**30+  
Amenities**  
For Comfort & Convenience



**1250-2160 Sft**  
Super Spacious Homes



**2B + Ground+14 floors**  
High Rise Structure



**378**  
Premium Living  
Spaces



**69% Open Spaces**  
Offering a Magnificent  
Lifestyle



**100%**  
Vastu

The project offers premium amenities, lush landscaped spaces, advanced security, and excellent connectivity—creating a refined living experience that reflects true royal elegance.

Excellent Ventilation

Separate Walls

CCTV

Rainwater Harvesting

Power Backup

24/7 Security

STP

Prime Location

Driveways



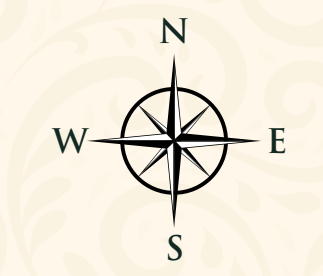
# STILT PLAN



## LEGEND

- |                         |                               |
|-------------------------|-------------------------------|
| 1. MAIN ENTRANCE        | 15. OUTDOOR EXERCISE          |
| 2. ARBOR WALK           | 16. TODDLER PLAY AREA         |
| 3. ELDER SEATING        | 17. CRICKET NET               |
| 4. REFLEXOLOGY PATHWAY  | 18. RESTING PAVILLION         |
| 5. SKATING RINK         | 19. TEENAGE PLAY AREA         |
| 6. CORNER SEATING       | 20. BBQ                       |
| 7. PET PARK             | 21. PICNIC                    |
| 8. SEATING PAVILLION    | 22. HERBAL AND KITCHEN GARDEN |
| 9. LADIES SEATING       | 23. YOGA                      |
| 10. AMPHITHEATRE        | 24. MEDITATION                |
| 11. CHILDREN PLAY AREA  | 25. MULTIPURPOSE LAWN         |
| 12. FRUIT ORCHID        | 26. STAGE                     |
| 13. VOLLEY BALL         | 27. ROCK CLIMBING             |
| 14. MULTI PURPOSE COURT | 28. WAITING PAVILLION         |

- 29. PAVILLION
- 30. SEATING
- 31. SWIMMING POOL
- 32. BADMINTON COURT
- 33. SCULPTURE COURT
- 34. LAWN
- 35. GYM
- 36. MULTIPURPOSE HALL
- 37. INDOOR GAMES



# MASTER PLAN



**Jai Kings Land" is a 3.5+ Acres of development that has been 2 & 3 BHK HOMES meticulously planned to keep the convenience and comfort of all the residents in mind.**

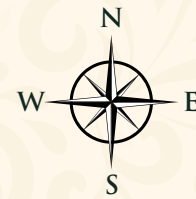
The project comes with a lot of open spaces along with green walkways and nature-inspired green seating spaces. The marvelous greenery surrounds the project offering positive vibes all around the beautiful apartments.



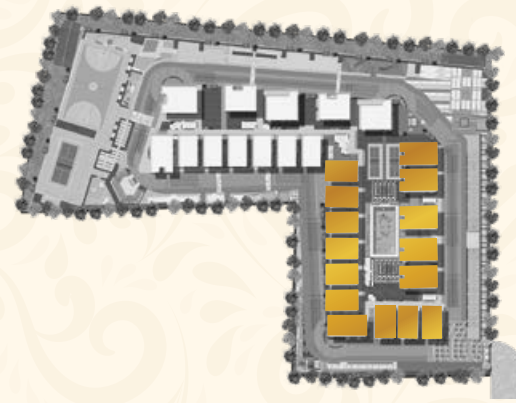
# EVERY SQUARE FOOT SPEAKS OF PERFECTION

Step into thoughtfully designed spaces that redefine comfort and sophistication.

Expansive layouts, seamless flow of natural light, and intelligent space utilization ensure that every corner reflects a sense of openness and refinement.



Unit	Type	Facing	SBUA
1	3 BHK	East	1745 Sqft
2	3 BHK	East	1600 Sqft
3	3 BHK	East	1600 Sqft
4	3 BHK	East	1600 Sqft
5	3 BHK	East	1600 Sqft
6	2 BHK	North	1250 Sqft
7	2 BHK	North	1250 Sqft
8	2 BHK	North	1250 Sqft
9	3 BHK	North	1565 Sqft
10	2 BHK	East	1310 Sqft
11	2 BHK	East	1310 Sqft
12	2 BHK	East	1310 Sqft
13	2 BHK	East	1310 Sqft
14	2 BHK	East	1310 Sqft
15	2 BHK	East	1310 Sqft



## SMART DESIGN, SEAMLESS LIVING

Each 2 & 3 BHK residence at Jai Kings Land is a masterpiece of modern planning, blending functionality with elegance to create the perfect home for contemporary urban living.



Unit	Type	Facing	SBUA
16	3 BHK	North	1900 Sqft
17	3 BHK	East	1600 Sqft
18	3 BHK	North	1900 Sqft
19	3 BHK	East	1600 Sqft
20	3 BHK	East	2160 Sqft
21	2 BHK	North	1250 Sqft
22	2 BHK	North	1250 Sqft
23	2 BHK	North	1250 Sqft
24	2 BHK	North	1250 Sqft
25	2 BHK	North	1250 Sqft
26	2 BHK	North	1250 Sqft
27	3 BHK	North	1765 Sqft






HOMES THAT BREATHE LUXURY AND COMFORT.

The 3 BHK residences exude grandeur with generous living areas, well-appointed bedrooms, and panoramic views that elevate everyday living into an extraordinary experience.

# 30+ MODERN LUXURY LIFESTYLE AMENITIES







Jai Kings Land provide the finest of modern living bundled with world-class amenities, to make living here an amazing experience.

## CONVENIENCE

-  Co-Working Space
-  Meeting/ Discussion Room
-  EV Charging Station












**“Jai Kings Land: Where Amenities Turn Everyday Living into Extraordinary Moments!”**

## HEALTH & FITNESS

-  Outdoor Open Gymnasium
-  Well Equipped Indoor Gymnasium
-  Yoga & Aerobics Room
-  Jogging/ Strolling/ Cycling Track
-  Cricket Practice Pitch
-  Kids' Play Area



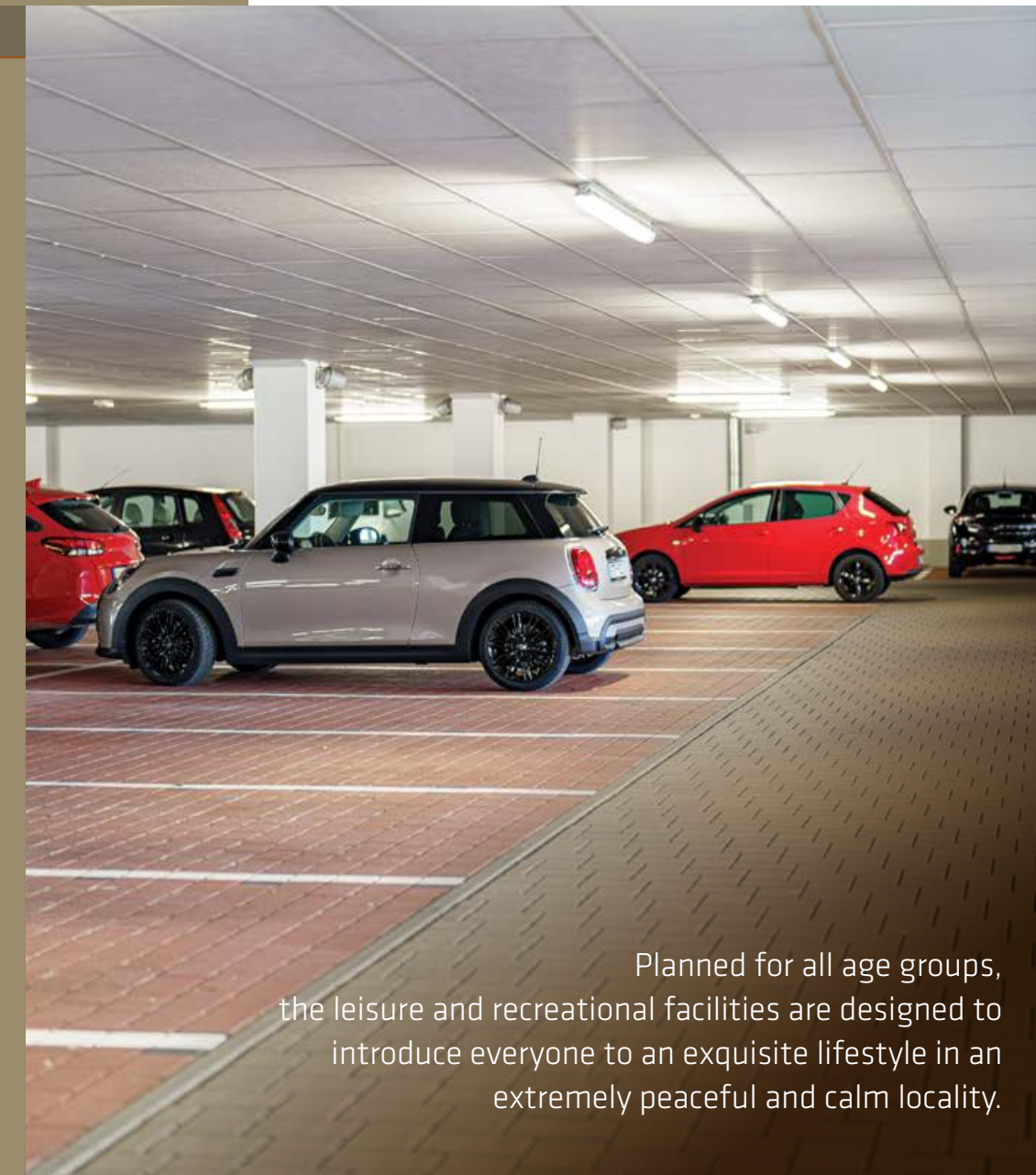
## LEISURE

-  Indoor Games
-  Snooker Table
-  Table Tennis
-  Carrom & Chess
-  Swimming Pool
-  Toddlers' Pool
-  Mini Amphitheatre
-  Elders' Sitting Area
-  Party Hall
-  Volleyball & Badminton Court
-  Temple & Worshipping Area



## ESSENTIALS




-  Essential Power Backup
-  24/7 Water Supply
-  Sewage Treatment Plant
-  Rainwater Harvesting
-  Underground Storm Water Drains
-  Large Green Areas
-  Spacious Basement Car Parking



Planned for all age groups, the leisure and recreational facilities are designed to introduce everyone to an exquisite lifestyle in an extremely peaceful and calm locality.



## SAFETY & SECURITY

-  24/7 CCTV Surveillance
-  Secured Gated Community
-  24/7 Security Guards



# UNLOCKING AN UNPARALLELED LIVING EXPERIENCE AT PRIME LOCATION

Jai Kings Land is a premium ultra-luxury residential landmark designed to offer a refined and elevated lifestyle. Set in the prime locale of Sadaramangala, East Bengaluru, the project blends sophisticated architecture with spacious 2 & 3 BHK homes crafted for modern comfort.



# PREMIUM MATERIALS. EXCEPTIONAL QUALITY



Jai Kings Land is built on the foundation of superior craftsmanship, offering premium specifications that elevate everyday living. From high-quality fittings and elegant finishes to advanced home features and durable materials, every element is thoughtfully selected to ensure lasting comfort, style, and performance.

## PREMIUM SPECIFICATIONS



### **BUILDING STRUCTURE**

RCC Framed Structured Designed as per IS Code



### **WALLS**

External Walls - 6" Solid Concrete Blocks  
Internal Walls - 4" Solid Concrete Blocks  
Independent Walls for All Apartments



### **PLASTERING**

External Walls - Two Coat Sponge Finishing with Texture as per the elevation. Internal Walls - Smooth plastering with wall care putty rendering.



### **FLOORING**

Vitrified tiles for living, dining, kitchen & bedrooms with skirting. Anti-skid ceramic tiles for utility, toilets and balcony.



### **PAINTING**

Interior Walls: One coat primer & two coats of Tractor emulsion paint with smooth finish.  
Exterior Walls: One coat of primer & two coats of exterior emulsion with texture finish.



### **DOORS, WINDOWS & RAILINGS**

**Main Door:** Engineered wood frame with Teak Varnish shutters.  
**Internal Door:** engineer wood frame for all doors with ready-made flush door shutters. Three-track UPVC window with provision for bug screen. MS Safety grills for all windows and balcony railings.



### **KITCHEN**

Provision for sink inlet and outlet.  
No granite and tile dado



### **ELECTRICAL**

Concealed copper wiring with modular switches for all points with standard IS brands  
Exhaust fan points for kitchen and toilets.  
15 Amps power plug points in kitchen and toilets.  
A/c point in master bedroom.  
Internet cable provision in living room



### **TOILET**

7 Feet height glazed tile dadoing.  
Floor-mounted commodes with concealed flush tank and CP fittings with ISI standard make.  
Plumbing of ISI standard make.



### **WATER SUPPLY**

Water supply through Borewells, provision for Cauvery water. Organic Waste Converter.



### **LIFTS & LOBBY**

Entrance lobby finished with Granite flooring, staircase with MS railing. 6 x Passenger Lifts with ISI standard make.  
1 x Service lift with ISI standard make.



### **GENERATOR BACKUP**

1 KVA generator backup power for each flat.  
Additional power back-up for lift, water pumps and common area lighting.



### **SECURITY & SAFETY**

Every house will be connected to the security office through a Mobile-app based intercom.  
24/7 CCTV Surveillance of common areas.  
Fire sprinklers & smoke alarms in apartments and corridors

Located in the heart of East Bengaluru, Jai Kings Land offers exceptional connectivity to every urban convenience. With top schools, healthcare centers, malls, entertainment hubs, and fine dining all close by, daily life becomes effortlessly comfortable.



# A PRIME LOCATION THAT REDEFINES CONVENIENCE

Its proximity to major tech parks like ITPL, Prestige Shantiniketan, and RMZ Ecospace, along with the expanding Purple Line Metro, ensures seamless travel.

### Road

Excellent road connectivity with access to Old Madras Road, Outer Ring Road, Whitefield Road, and the STRR

### Railway

Hoodi Railway Station - 4 kms, Whitefield Railway Station - 5 kms, Kadugodi Metro Station - 4.3 Kms

### Airport

Kempegowda International Airport is just 35-40 minutes away via Budigere Cross and STRR for swift travel plans

## NEARBY SOCIAL INFRASTRUCTURE

### Educational Institutes

- National Public School Whitefield
- PNC Cognitio School
- Mount Litera Zee School
- Orchids International School
- Valistus International School
- Lake Montfort School
- Chrysalis High School
- Ujjval World School
- Vibgyor School
- Jain Heritage School
- Pragathi PU College
- MVJ PU

### Healthcare Facilities

- Manipal Super Speciality Hospital
- Aster Whitefield Hospital
- Aaxis Hospital
- Miracle Hospital
- Vydehi Hospital
- Cloud Nine Hospital
- Medicover Hospital

### Leisure & Entertainment

- Nexus Shantiniketan Mall
- Park Square Mall
- Phoenix Marketcity
- VR Mall
- Reliance Digital
- Decathlon ITPL
- Kino Cinemas
- SBR Horizon
- Nexus Whitefield
- Orion Uptown Mall
- Forum Mall (upcoming)

### Corporate Offices & Tech Parks

- ITPL
- Prestige Shantiniketan
- Brigade Tech Gardens
- Kalyani Tech Park
- Prestige Technostar
- DivyaSree Technopark
- Sigma Soft Tech Park
- TCS
- SAP LABS
- Accenture
- Bagamane IT Park
- Global Technology Park

# COMPLETED PROJECTS



JAI PRIME



JAI GRAND



JAI PLATINA



JAI SIGNATURE  
ON GOING



JAI KINGS LAND  
ON GOING



SHRESHTA SIGNATURE  
2022



JAI PARK SQUARE  
2021



JAI GALAXY  
2021



JAI GARDENIA  
2022



SHRESHTA GRAND  
2025



SHRESHTA ENCLAVE  
2025



SHRESHTA ELITE  
2025



JAI ROYAL PARK  
2023



JAI FORTUNE  
2025



JAI PARADISE  
2025

Our legacy of excellence is built on landmark projects delivered with precision and passion. Each completed development reflects our commitment to quality, trust, and timely execution.

## UPCOMING PROJECTS

JAI  
HOSKOTE

JAI  
KODIGEHALLI

JAI  
SKYWAY GROVE

TOTAL FLATS  
2843

DELIVERED  
1148



Jai Shelters is a distinguished builder and developer with over 15 years of expertise in the real estate industry, making a significant mark in Bengaluru's property landscape. Established with a commitment to delivering quality and innovative construction solutions, Jai Shelters has become synonymous with trust, reliability, and excellence. With a legacy of successful projects, we continue to shape Bengaluru's skyline through our exclusive projects at strategic locations.

**PROJECT SITE ADDRESS:**

Jai Kings Land  
Survey No. 55/2 & 56/4, Sadaramangala, Krishnarajapuram,  
Bengaluru 560067

**GET IN TOUCH FOR ENQUIRIES:**



+91 98440 66128 | +91 77955 10777



jaishelters@gmail.com



www.jaishelters.com

The Project is mortgaged with & funded by

**BAJAJ HOUSING FINANCE LIMITED**

No Objection Certificate/ permission to mortgage from Bajaj  
Housing Finance Limited will be provided for sale of flats.



**OPTIMA**  
STRUCTURES PVT LTD  
ISO 9001:2015

**Consultants:**

Lalitha Nilayam, 1st Floor ,#5 Muniyappa Layout,  
N Nagenahalli ,Shivarama Karanth Nagar Post, Bangalore-77  
Email Id: Info@optimastrs.com  
Mob No: 8884769991

*Disclaimer: This brochure is only meant for informational purpose and has no legal value. The floor plans, specifications, images and other details herein are only indicative in nature and the developer deems the right to change any or all of these without prior notice or obligation. This printed material does not constitute an offer and/or contract of any type between the developer and the recipient.*