



0 to 5 Min Drive From Important Landmarks

- 2 Min Drive From Bodla Crissing
- 3 Min Drive From Shastripuram Crossing
- 4 Min Drive From Kargil Crossing

Near By Schools

- 2 Min Drive From G.D. Goenka, Bodla-Bichpuri Road
- 3 Min Drive From DPS, Shastripuram
- 2 Min Drive From St. Thomas School, Shastripuram



Opp. Ansal Courtyard,
Babuji Chauraha, Shastripuram, Agra



Scant to Location



BABUJI ROYAL VILLAS

Shastripuram, Agra

Luxurious 3 BHK Duplex Villa's

Modern Designer Elevation Home

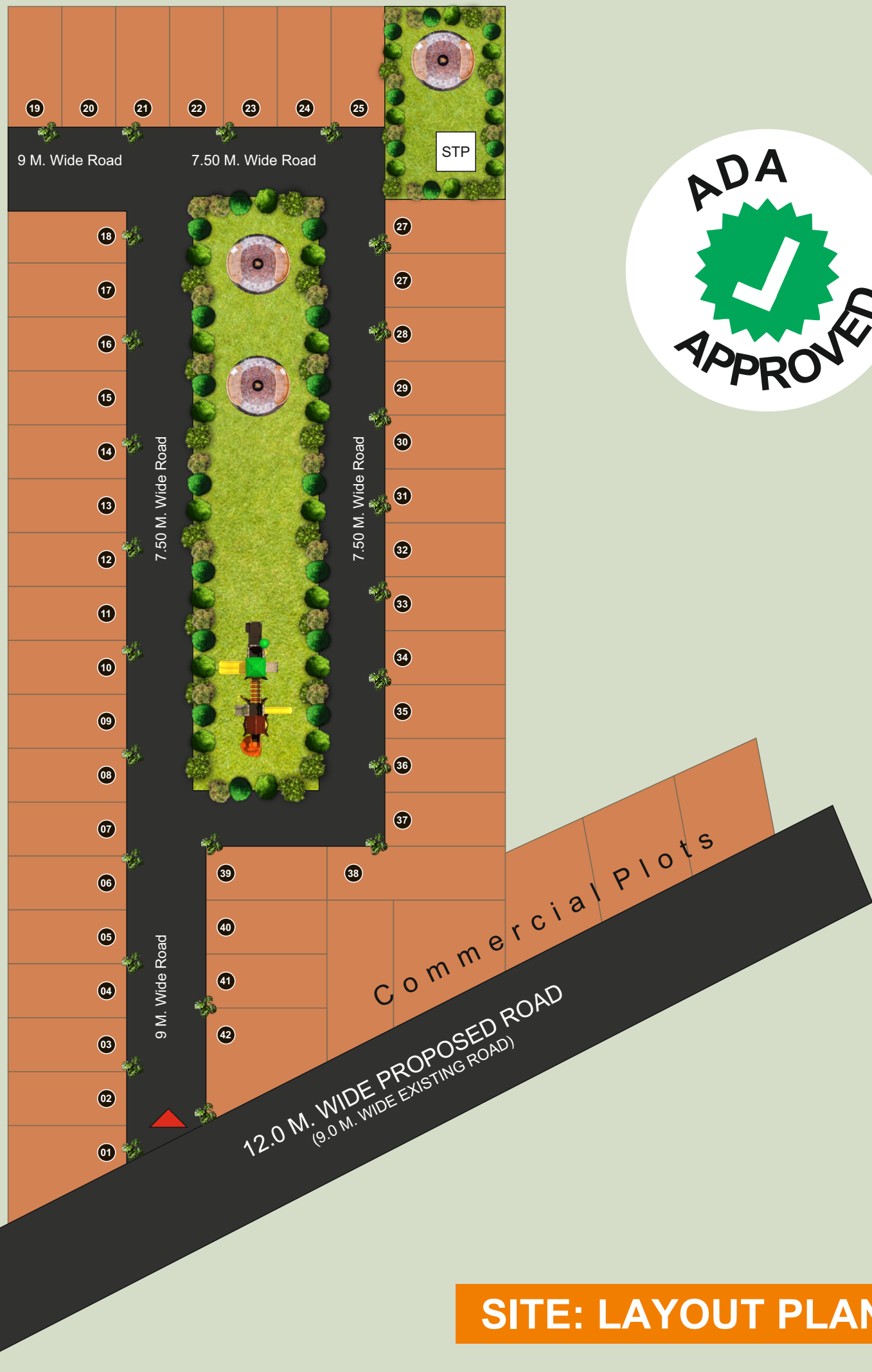




*A New Benchmark of Luxury Living Welcome to **Babuji Royal Villas**, where modern architecture, thoughtful planning, and an elevated lifestyle come together to create a perfect home for you and your family. Located in the heart of **Shastripuram, Agra**, these beautifully designed 3 BHK luxury villas offer an unmatched blend of comfort, elegance, and affordability. Each villa reflects a contemporary design approach with spacious interiors, natural lighting, and a layout that enhances both functionality and aesthetics. From premium fittings to stylish finishes, every detail has been carefully crafted to bring you a home that feels both modern and timeless.*

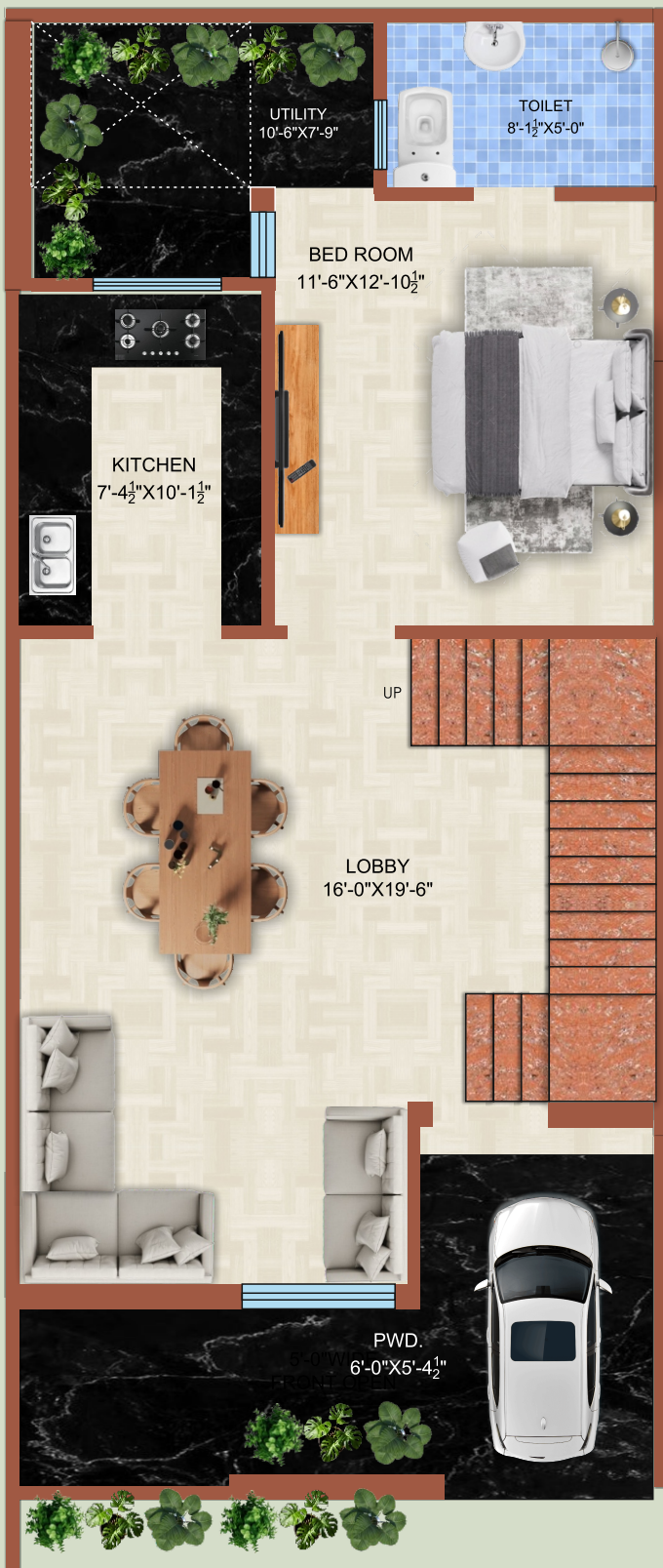
*With **20+ world-class amenities**, Babuji Royal Villas ensures a lifestyle filled with convenience and joy. Enjoy beautifully landscaped gardens, peaceful pathways, children's play areas, and community spaces designed for refreshing outdoor living. The project's garden-facing villas offer an added touch of serenity, making your home a peaceful retreat away from the city's hustle.*

*Located at a prime location in **Shastripuram**, the villas provide seamless connectivity to schools, hospitals, markets, entertainment hubs, and major roads—making daily life easy and well-connected. Despite the luxurious features, the homes come at an **affordable price**, ensuring true value for money.*



SITE: LAYOUT PLAN

3 BHK DUPLEX VILLA



Ground Floor



First Floor

Images, sizes, layouts, amenities, and all details shown are indicative only and subject to change without prior notice.

SPECIFICATIONS :

STRUCTURE - RCC FRAMEDSTRUCTURE WITH IN FILL BRICKWORK, ADEQUATELY FULFILLING ALL EIRTHQUAKE SEFETY REQUIREMENTS.	
LIVINGROOM / BEDROOMS FLOORING -	
FLOORING -	2*4 VITRIFIED TILES
WINDOW & CHAUKHATS -	GOOD QUALITY WOODS FRAME
DOORS	8 FT HEIGHT GOOD QUALITY DESIGNER WOODEN BOARD DOORS MICA PASTED
WALLS	• EMULSION/ PLASTIC PAINT WITH POP CERAMIC EXTERNAL WEATHER PROOF PAINT
TOILETS & BATHROOMS	
FLOORING -	ANTI SKID CERAMIC TILES
EXTERNAL DOORS	8FT WOODEN FLUSH DOORS
FIXTURE & FITTING -	BRANDED SANITARY WARE & CP FITTINGS (TOPSON & CERA or Equivalent to them.
WALLS	2*4 SIZE TILES CLADDINGUP TO 8' HEIGHT
KITCHEN -	
SEMI MODULAR KITCHEN WITH CABINETS ABOVE AND BELOW COUNTER	
FLOORING -	2*4 size VITRIFIDE TILES
COUNTER -	GRANITE & STAINLESS STEEL SINK & MIXTURE OF STANDARD MAKES & BRAND
WALLS -	CERAMICE TILE 2'FT. ABOVE COUNTER RESTIN GOOD QAUILTY PAINT
BALCONY FLOORING -	GRANITE / KOTA STONE OF GOOD QUALITY
RAILING -	SS GLASS RAILING AS PER ARCHITECTS DESIGN COMMON ARIA FLOOR & STAIRS - GRANITE/KOTA STONE OF GOOD QUALITY
ELECTRICALS	ISI COPPER WIRE OF 2.5 TO 3MM AS REQUIRED
INTERNAL/EXTERNAL	SWITCHES- ORIENT STELLA/HAVELLS

A THING OF *Beauty*
IS JOY *Forever*

Unlocking Dreams, One Home at a Time

LUXURY GATED COMMUNITY VILLA HOME



Temple



Jogging Track



Kids Play Area



Grand Entrance



Torrent Power



Overhead Tank



CCTV



Open Lawn



Street Light



Concrete Road



Terms & Conditions

A minimum booking amount must be paid to reserve the villa; this amount is non-refundable.
Payment Schedule: All payments must be made as per the construction-linked or time-linked payment plan provided by the developer.
Mode of Payment: Payments shall be made through cheque, in favour of **M/S S D REAL ESTATES** bank transfer, or any approved digital mode only.
Timely Payments: Delay in payments may attract interest charges as per company policy or may lead to cancellation of the booking.
Price Variation: Prices are subject to revision by developer without any prior notice for the new booking.
GST & Other : government charges, stamp duty, registration is extra after basic cost of unit.
Cancellation: In case of cancellation, deductions will be made as per company policy;
Possession: Possession will be handed over only after full and final payment of the villa price, charges, and applicable taxes.
Changes: Developer reserves the right to modify terms, plans, or specifications as required by authorities or project needs.