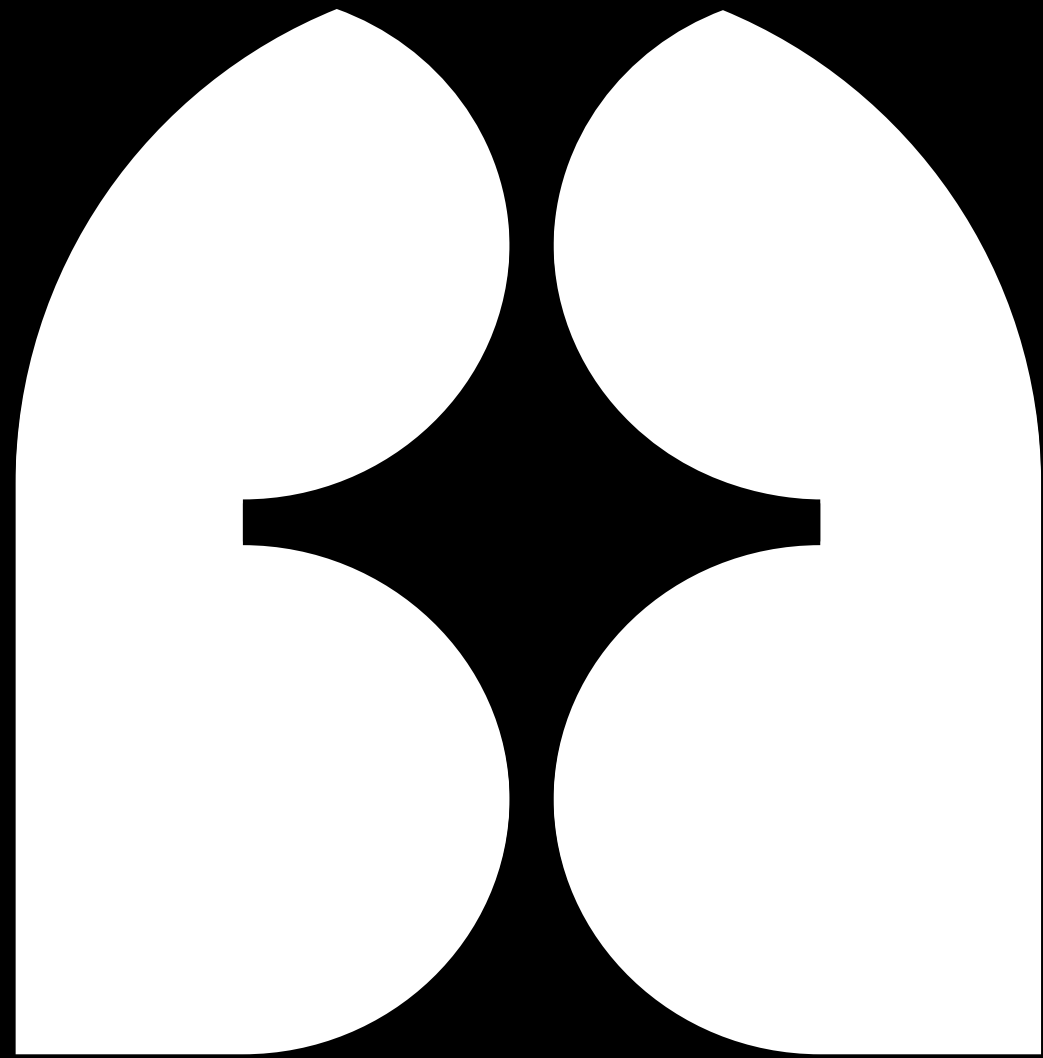




BENCH[®]
MARK X
FULL OF LIFE



FULL — of — LIFE

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**Grow
Connect
& Thrive**



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“Imagine a place where your family's story unfolds, amidst lush greenery and modern comforts. A place where laughter echoes through open spaces, children play freely, and cherished memories are made.”

- Leading Real estate developer
- Quality Construction
- 10+ Years of legacy
- 10,000+ Happy Families
- 30+ Projects completed





Why Choose Orilite Lifespaces Properties?

- A Decade of Trust: For over 10 years, we've been building homes where families flourish. Our commitment to quality and transparency has made us Kota's No. 1 choice for real estate.
- Built on Family Values: We understand that a home is more than just bricks and mortar; it's a sanctuary where love and laughter reside. Our family-centric designs reflect this belief, creating spaces that nurture connections and create cherished memories.
- Sustainable for Generations: We build with an eye towards the future, using eco-friendly practices to ensure a healthy and sustainable environment for your family and generations to come.





Why Invest in Land?

- **A Legacy of Love:** Land is more than an investment; it's a legacy you pass down to your children, a foundation for their future.
- **Freedom to Flourish:** Build your dream home, create a garden oasis, or simply enjoy the space – the possibilities are endless.
- **Security for Generations:** Land ownership offers stability and peace of mind, knowing you've provided for your family's well-being.
- **Value Appreciation:** Investing in land is a strategic choice that results in significant appreciation over time.
- **Growth:** Kunhari is poised for substantial growth, driven by ongoing infrastructure improvements and economic developments.



Why Invest in Kunhari, Kota?

Kunhari, the rising star of Kota, is fast becoming a prime destination for real estate investments. Here's why investing in Kunhari, especially with Benchmark X, is a smart choice:



Strategic Location:

Situated close to Kota's top educational institutions, coaching centers, and the thriving commercial hub, Kunhari offers unparalleled connectivity. With major highways, shopping complexes, hospitals, and recreational spots just minutes away, it's a location that provides the perfect balance of convenience and lifestyle.



Rapid Urban Development:

Kunhari is transforming, with modern infrastructure developments that include road expansions, green spaces, and essential amenities. This ensures long-term growth and increased property value, making it a lucrative option for investors.



A Growing Residential Hub:

As a residential hub, Kunhari attracts families, students, and professionals. With serene surroundings, green landscapes, and easy access to the city's key areas, it offers a peaceful yet connected lifestyle, ideal for homeowners and renters alike.



Proximity to Educational Institutions:

With Kota being India's education capital, Kunhari's proximity to renowned coaching centers and educational institutes makes it a top choice for students and families. This ensures a consistent demand for rental properties, offering a steady return on investment.



Benchmark X Advantage:

Benchmark X stands out as the premier residential plot project in Kunhari, designed for those seeking an active and vibrant lifestyle. With top-class amenities, well-planned plots, and a vision for a community full of life, it's the ideal place to invest for both living and future appreciation.

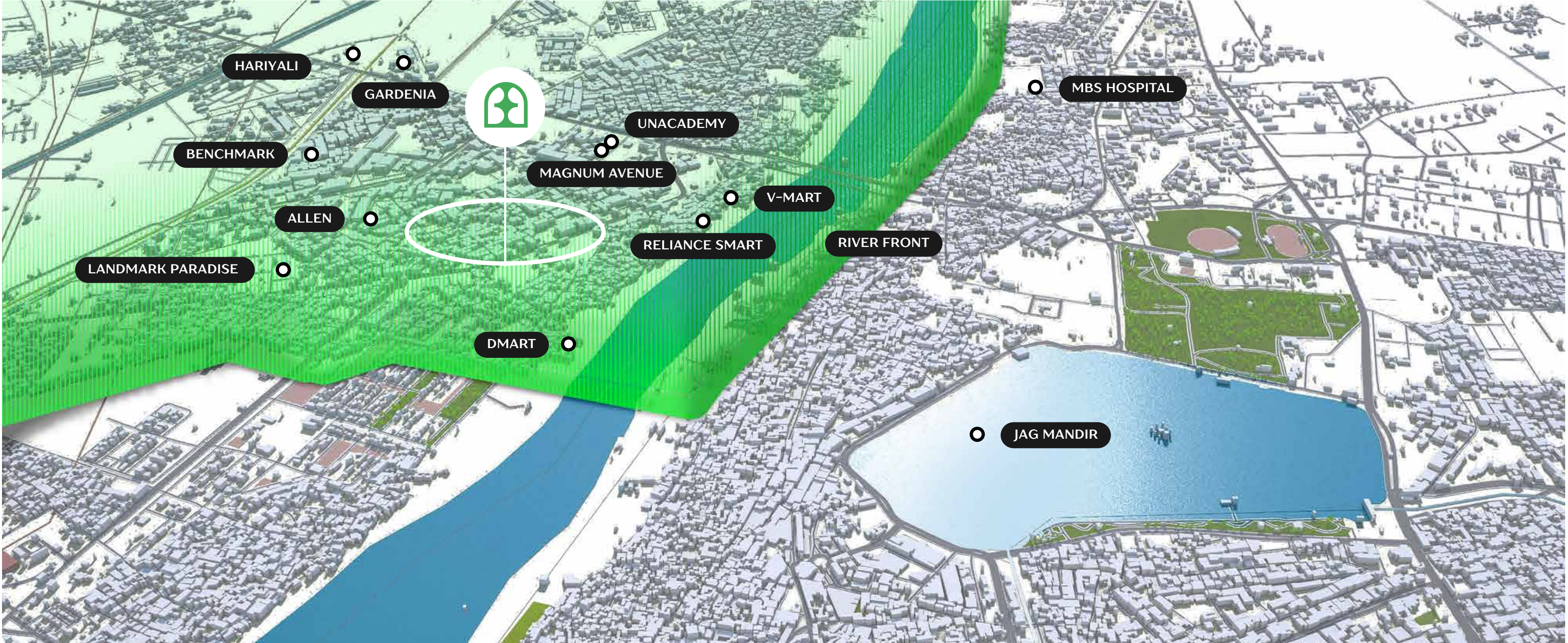
Kunhari

CONNECTING FUTURE

Whether it's accessing top educational institutions like Allen and Unacademy, shopping at D-Mart or V-Mart, or enjoying a relaxing time at the Chambal Riverfront, *Benchmark X* ensures you are always well-connected to the city's pulse and key conveniences.

As Kunhari continues to evolve, its strategic location offers seamless connectivity to the essential destinations that matter most. *Benchmark X* places you at the heart of it all, with everything you need just minutes away:

- Orilite Lifespaces Landmark Paradise** _____ 4 minutes
Modern 4 Bedroom Living Flats
- Orilite Lifespaces Gardenia** _____ 2 minutes
Kota's No. 1 Township For Plots & Villas
- Orilite Lifespaces Meridian Heights** _____ 3 minutes
Premium 1 & 2 Bhk Flats In Kunhari
- Orilite Lifespaces Magnum Avenue** _____ 4 minute
A Prominent Commercial Space
- Chambal Riverfront** _____ 6 minutes
Serene Waterfront
- MBS Hospitals** _____ 8 minutes
Healthcare
- Hariyali & Menal Resort** _____ 3 minutes
Convenient Accommodation Options
- Kota - Bundi Highway** _____ 1 minute
Major Connectivity Routes
- Industries** _____ 15 minutes
Economic Hubs Driving Growth
- Allen Institutes** _____ 3 minutes
Renowned Educational Center
- Unacademy** _____ 4 minute
Educational Center
- Green Field Airport** _____ 20 minutes
Proximity To The Upcoming New Airport
- D-Mart** _____ 5 minutes
Essential Shopping Convenience
- V-Mart** _____ 4 minutes
Essential Shopping Convenience
- Reliance Smart** _____ 4 minutes
One Stop Shopping Experience



Kunhari, Kota

ROAD TO GROWTH

A Thriving Community:
Kunhari is more than just a
location; it's a *vibrant*
community on the rise.
Witness the transformation
as new infrastructure and
amenities take shape,
creating a *modern lifestyle*
for your family.

These images are for representation purpose only*



Why Choose Benchmark X?



- Benchmark X is more than just a residential project — it's set to redefine the meaning of happy living in Kota. With a focus on creating a vibrant, family-friendly environment, this project offers an unmatched blend of nature, modern amenities, and community living. Designed for families seeking not just a home, but a lively and fulfilling lifestyle, Benchmark X brings together comfort, convenience, and joy in every corner. Here, every moment is crafted to ensure your family thrives in a space that's truly - Full of Life

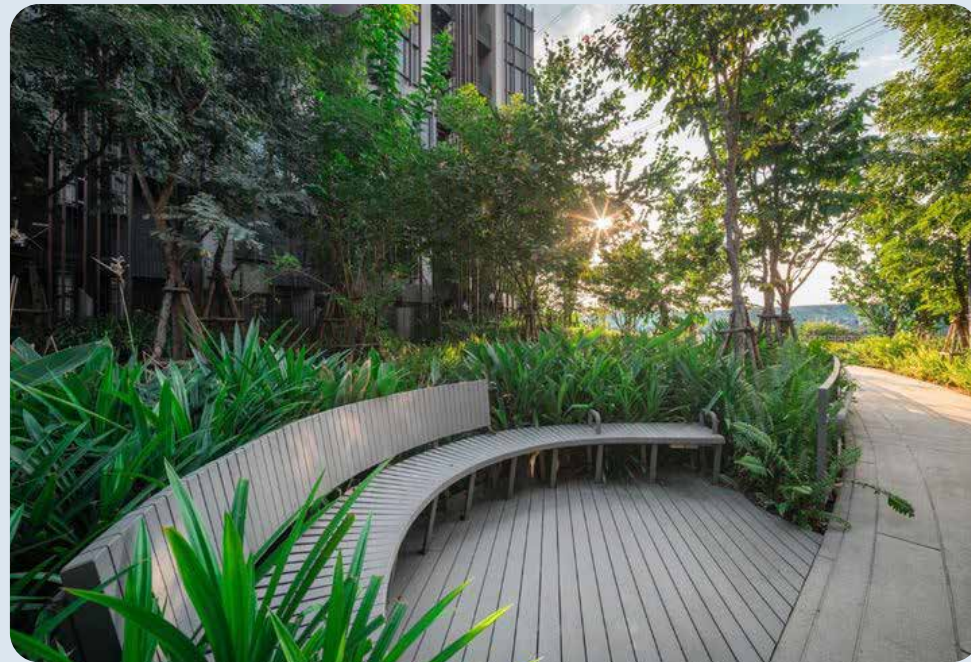
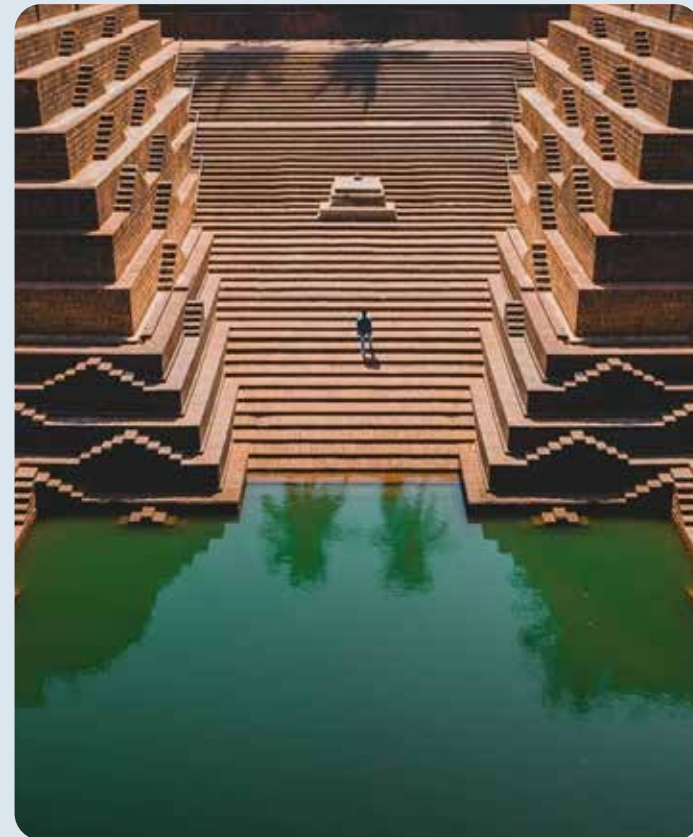
ENERGIA



Energia is a vibrant garden designed for families who love to stay active. It combines fitness, sports, and outdoor leisure in a natural, inspiring space that promotes wellness and togetherness.

- Multipurpose Turf: Enjoy a versatile space perfect for various sports and outdoor activities.
- Open Gym: Work out amidst nature, equipped with top-notch outdoor fitness facilities.
- Yoga Deck: A serene spot to relax and rejuvenate, ideal for yoga and meditation.
- Skating Track: A safe and exciting area for both kids and adults to enjoy skating.
- Botanical Gardens: Discover nature's beauty with a rich collection of plants and flowers.
- Open Lawn: Perfect for family gatherings, picnics, or simply relaxing with loved ones.
- Zen Garden: A serene retreat designed to bring peace and tranquility to your day.
- Jungle Gym: An exciting play area where kids can climb, swing, and explore.

CHEER WOODS



Cheer Woods is a vibrant and joyful space dedicated to fun, play, and family bonding. From the Kids Playzone and Pickleball Court to the serene Stepwell, this garden engages the senses and creates happy memories.

- Pickleball Court: Experience Kota's first-ever residential pickleball court, exclusively at Benchmark X.
- Volleyball Court: Experience the thrill of volleyball in a setting like no other.
- Badminton Court: A safe and exciting space for young players to enjoy Badminton
- Kids Playzone: A safe and vibrant area designed to spark imagination and active play.
- Sensory Park: Stimulate the senses with a creative and interactive space for children.
- Stepwell: A unique feature that adds historical charm and a calming atmosphere.
- Walking Pathway & Seating Area: Take a stroll and relax in well-designed, shaded seating areas, perfect for conversations and reflection.

GREEN VALLEY



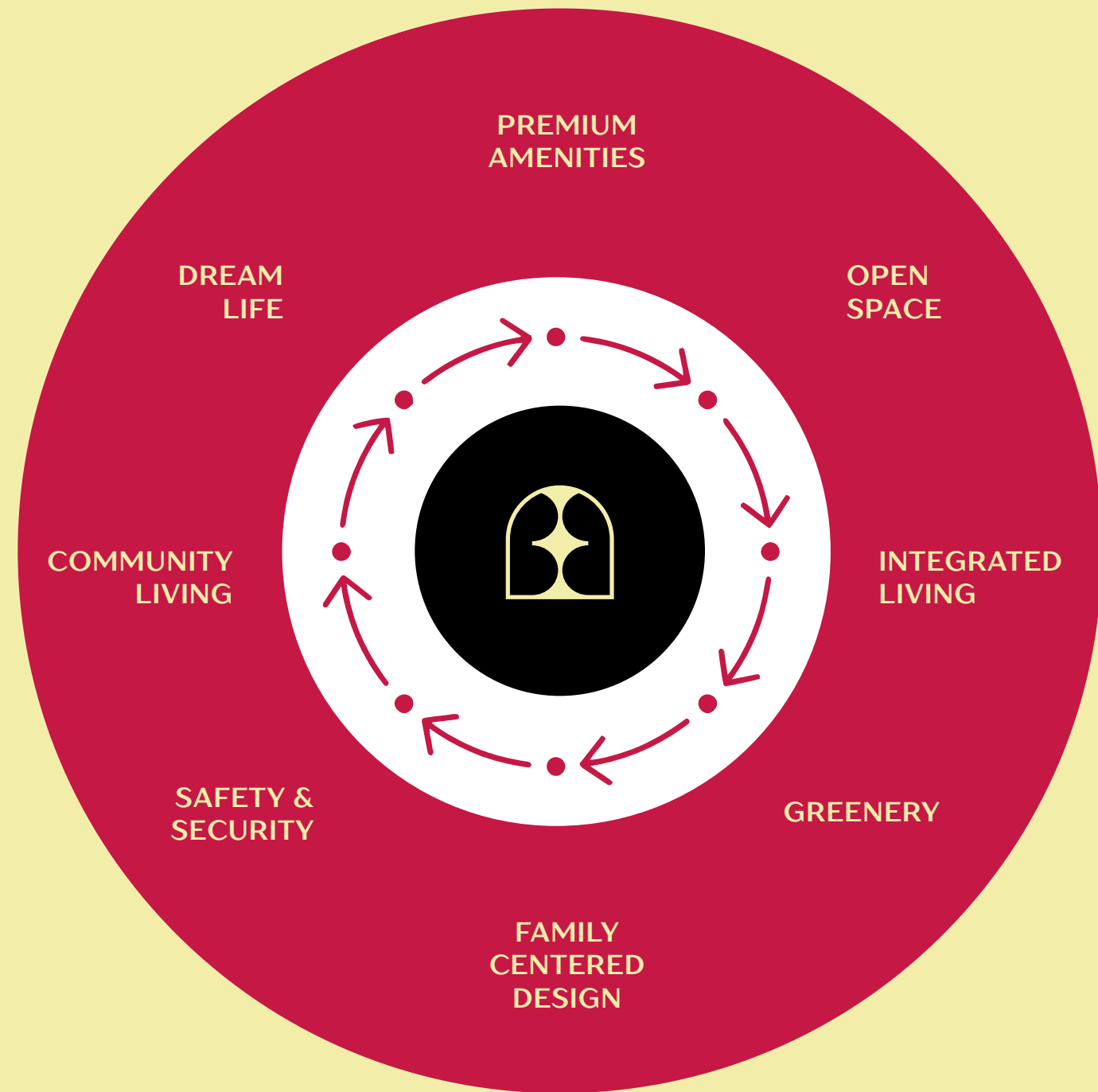
Green Valley is a lush, inviting garden that perfectly blends peace and excitement. It offers a scenic jogging track for those who cherish fitness in nature, while the enchanting treehouse creates a whimsical escape for kids to explore and ignite their imaginations.

- Jogging Track: Embrace health and vitality on a scenic track surrounded by lush greenery.
- Treehouse: A magical retreat for children, sparking adventure, creativity, and joy.

Benchmark X Highlights

- Prime Location: Secure your family's future in the heart of Kunhari's growth.
- Thoughtful Infrastructure: Wide roads and meticulous planning ensure a safe and pleasant living environment.
- Eco-conscious Living: Embrace sustainable practices and a greener lifestyle for your family and the planet.
- Secured Community: Experience peace of mind knowing your loved ones are safe and secure.
- 30 & 40 Ft. Road: Enjoy seamless connectivity with direct access to 30 ft. and 40 ft. roads. ensuring smooth travel and convenience.





Key Highlights:

- **30+ Premium Amenities:** Offering convenience, entertainment, and fitness tailored to every family member.
- **67,689 Sq. Ft. of Open Space:** Expansive landscapes for outdoor activities, leisure, and connecting with nature.
- **16.11 Acres of Integrated Living:** A spacious community blending open areas with modern infrastructure.
- **15000+ Trees and Plantations:** Enhancing the environment with greenery, clean air, and natural beauty.
- **Family-Centered Design:** Every aspect is planned with family well-being in mind, ensuring spaces for growth, fun, and relaxation.
- **Safety & Security:** A secure environment with advanced safety features, ensuring peace of mind for you and your loved ones.
- **Community Living:** Encouraging bonding and connections, Benchmark X fosters a thriving, close-knit community where families can grow together.
- **A Dream Life for Families:** Combining luxury, comfort, and practicality, this is the ideal place to turn your family's dream life into reality.
- **Satisfaction & Fulfillment:** Designed to offer not just a home, but a lifestyle of happiness, contentment, and long-lasting memories.

Explore 30+ World-Class Amenities for an Active and Thriving Lifestyle

Featuring Kota's First Pickleball Court and a Unique Blend of Outdoor and Recreational Spaces!

- 15000+ Plants
- Multipurpose turf
- Football Turf
- Cricket Turf
- Open gym
- Yoga deck
- Skating track
- Botanical gardens
- Open lawn
- Jogging track

- Treehouse
 - Street Lights
 - Kids play zone
 - Pickleball court
 - Sensory park
 - Stepwell
 - Volley ball court
 - Cycle Pathway
 - Walking pathway
 - Seating area
 - Amphitheatre
 - Pet-Friendly Zone
 - Underground Water Line
 - Zip Climbing
 - Chess
 - 24/7 Security
 - Basketball and badminton court
 - Jungle gym
 - Zen Garden
- And Many More...

Introducing Townhall at Benchmark X

Your Social & Commercial Hub

Townhall is more than just a commercial space; it's the heart of the community at Benchmark X. Here, you can experience a lively environment where residents and visitors come together to enjoy good food, great company, and a welcoming atmosphere. Whether you're looking for a cozy café, a charming restaurant, or a spot to gather with friends, Townhall has it all.

Townhall is where the community gathers, bonds, and creates memories, making Benchmark X truly Full of Life.

*T&C Apply



These images are for representation purpose only*



Cafeteria: A perfect place to grab a coffee and enjoy the vibrant surroundings.



Convenience Store: Essential items just a short walk away for daily needs.





Medical Store: Peace of mind with a reliable medical store within the community.



Gazebo Seating: Relax under the shade of beautifully designed gazebos, ideal for casual meetups.



These images are for representation purpose only*



Outdoor Seating: A refreshing dining experience amidst lush greenery.



Mini Banquet Hall: Celebrate special occasions with your loved ones in an intimate, elegant setting.



These images are for representation purpose only*



Outdoor Dining Space: Savor meals under the open sky, surrounded by nature.



Parking Space: Ample parking to ensure convenience for visitors and residents alike.



*T&C Apply

These images are for representation purpose only*

Site Plan Overview

Designed with Families in Mind: Every detail of Benchmark X's site plan has been thoughtfully crafted to prioritize family needs. Ample green spaces, well-connected pathways, and carefully positioned plots ensure a harmonious and fulfilling living experience.



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Benchmark X isn't just a residential project, it's an investment in your family's happiness and well-being. Embrace a lifestyle of togetherness, growth, and endless possibilities. Choose a home that nurtures your family's dreams. Choose Benchmark X.

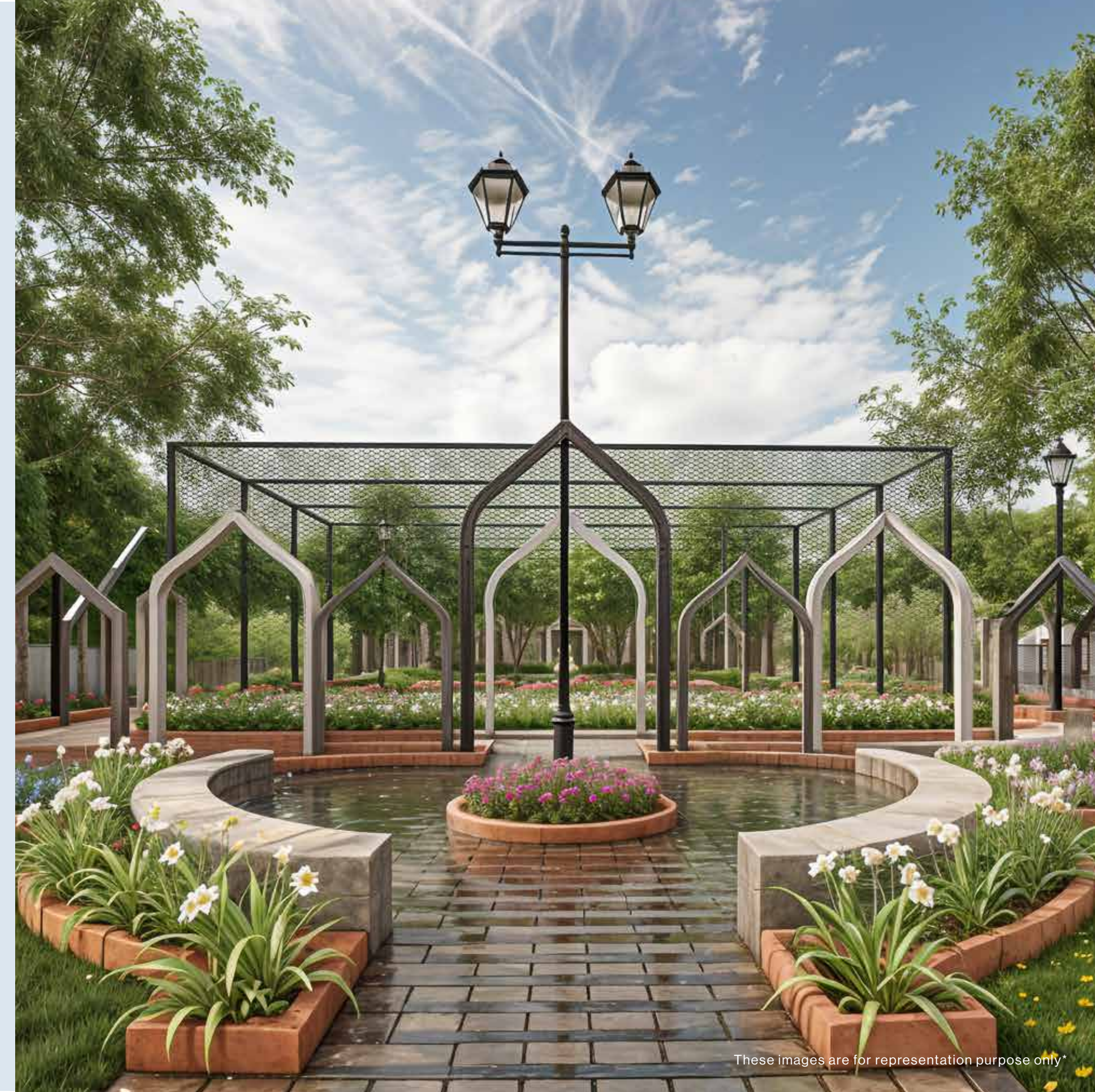
RERA DETAILS

Orilite Lifespaces:

The Firm has been registered under Rera Registration number RAJ/A/2021/2109 via www.rera.rajasthan.gov.in

Benchmark X:

The project has been registered under Rera Registration number RAJ/P/2022/2130 via www.rera.rajasthan.gov.in



Begin your family's journey today.

Get in touch with us to discover how you can join the Benchmark X community and secure your future in Kota's most dynamic neighborhood!

Contact us: 8239155555
Email I'd: support@orilite.in
Website: www.orilite.com





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