EST. 2005

21+ YEARS OF EXCELLENCE

AJAY RAJ
PROJECTS PVT. LTD.

ARCHITECTURE · CONSTRUCTION · PMC · TURNKEY INTERIORS

From Bare Land to Timeless
Architectural & Interior Excellence

OUR CORE SERVICES

ARCHITECTURE & PLANNING
Concept Design, 3D Elevations & Approvals

CIVIL & STRUCTURAL CONSTRUCTION
RCC Superstructures & Zero-to-Home Builds

TURNKEY INTERIOR FIT-OUTS
Corporate, Luxury Homes, Clinics & Banquets

PMC (PROJECT MANAGEMENT)
BOQ, Cost Control, QA/QC & Site Supervision

MEP ENGINEERING SERVICES
Electrical, HVAC, Plumbing & Fire-Fighting

END-TO-END TURNKEY DELIVERY
Single-Point Accountability to Final Handover

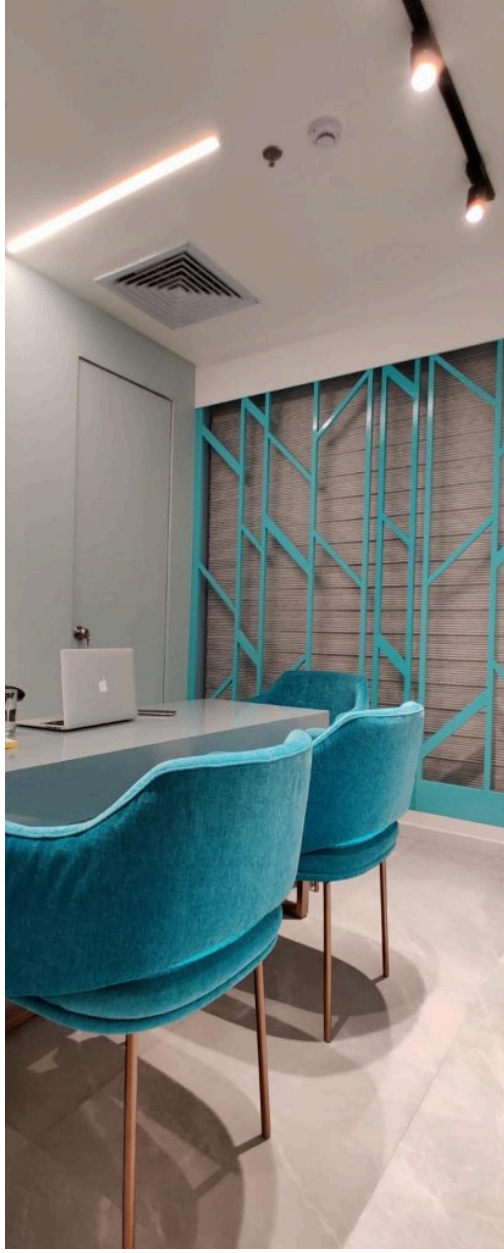


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Integrating **Architecture, Civil Construction, PMC, MEP & Turnkey Interiors** — delivering precision-built residential, corporate, healthcare, and hospitality spaces across Delhi NCR.





LEADERSHIP PERSPECTIVE

Message from Our Founder



Kunwar Ajay Singh

FOUNDER & MANAGING DIRECTOR

Ajay Raj Projects Pvt. Ltd.
Qualifications: Law (LLB) & Architecture

LEADERSHIP SNAPSHOT

EXPERIENCE
21+ Years in Turnkey Construction & Fit-Outs (Est. 2005)

DUAL EXPERTISE
Legal Compliance (LLB) & Architectural Engineering

CORE FOCUS
Zero-to-Home Residences & Corporate Turnkey Delivery

CORPORATE OFFICE
Iconic Tower, Sector 62, Noida

Dear Valued Client & Partner,

Thank you for taking the time to explore **Ajay Raj Projects Pvt. Ltd.** It is my privilege to share our journey, our engineering discipline, and our unwavering commitment to delivering spaces of enduring value.

Established in **2005**, our company has spent over **21 years** transforming bare land and raw architectural shells into refined residences, corporate workspaces, healthcare facilities, and prestigious institutional landmarks.

> **"Every space we create is built on trust, legal clarity, architectural precision, and single-point responsibility — from the first site survey to the final key handover."**

Whether you are building a custom residence from zero level — starting with land evaluation, architectural planning, and civil structure through to bespoke interior design — or commissioning a complex corporate fit-out, our multidisciplinary team manages every detail with transparency and timeline discipline.

At Ajay Raj Projects Pvt. Ltd., our vision extends beyond bricks and finishes. We strive to build lifelong partnerships founded on integrity, craftsmanship, and consistent performance.

Warm Regards,

Kunwar Ajay Singh

EXECUTIVE CONSTRUCTION LEADERSHIP

Construction Leadership & Execution Strength

KUNWAR AJAY SINGH • FOUNDER & MANAGING DIRECTOR • LAW (LLB) & ARCHITECTURE

With over **21 years of direct on-site construction and architectural leadership**, Kunwar Ajay Singh leads **Ajay Raj Projects Pvt. Ltd.** with a rare combination of technical engineering rigor and legal governance — overseeing complex RCC civil builds, architectural planning, PMC supervision, and turnkey fit-outs across Delhi NCR.

CONSTRUCTION & TECHNICAL LEADERSHIP

01 — ARCHITECTURE & DESIGN CONTROL

Architectural Planning & Structural Precision

Directing master space planning, 3D elevations, working drawings, and seismic-compliant structural engineering from concept to slab.

02 — PMC GOVERNANCE

Project Management & Cost Discipline

End-to-end BOQ engineering, contractor tendering, milestone tracking, and zero-overrun billing control across active sites.

03 — TURNKEY INTEGRATION

Civil, MEP & Interior Synchronization

Seamless coordination between structural masonry, HVAC/electrical/fire-fighting MEP grids, and luxury architectural finishes.

04 — LEGAL & STATUTORY CLARITY

Approvals, Compliance & Risk Mitigation

Backed by LLB legal acumen to ensure clean land due-diligence, municipal sanctions, contract clarity, and safety compliance.

ON-GROUND EXECUTION STRENGTH

MULTIDISCIPLINARY TEAM

In-House Architects, Engineers & PMC Leads

Dedicated site engineers, quantity surveyors, MEP supervisors, and master craftsmen deployed full-time on every project.

QUALITY & SAFETY STANDARDS

IS-Code Compliance & Stage-Wise QA/QC

Strict cube-testing, reinforcement checks, multi-layer waterproofing audits, and 100-point pre-handover snag inspections.

PROCUREMENT & SUPPLY CHAIN

Direct Certified Brand Partnerships

Direct sourcing from Tata Steel, UltraTech, Kohler, Häfele, Gyproc, Havells, and Daikin ensuring authentic materials at optimal cost.

SCALABLE DELIVERY

Multi-Site Residential & Commercial Capacity

Proven track record executing simultaneous zero-to-home villas, corporate offices, hospitals, clinics, and banquet landmarks.



ABOUT THE COMPANY

Two Decades of Turnkey Excellence

Founded in **2005**, **Ajay Raj Projects Private Limited** is an integrated **Architecture, Civil Construction, PMC & Turnkey Interiors** firm operating across Delhi NCR with over **21 years** of field-proven engineering pedigree.

Unlike fragmented contractors who split design, structural works, and finishing across disconnected vendors, we house architects, structural engineers, MEP specialists, and project managers under one roof.

Our portfolio spans custom private villas, corporate headquarters, multi-specialty hospitals, educational institutions, luxury banquets, and clinical fit-outs.

Every engagement is governed by structured **Project Management Consultancy (PMC)** protocols — combining itemized BOQ budgeting, weekly milestone audits, IS-code structural verification, and certified branded material procurement.

From soil testing and municipal approvals to seismic-compliant RCC superstructures, concealed HVAC/electrical/fire-fighting grids, and bespoke joinery, our technical teams execute with measurable precision.

We measure success not by square footage built, but by structural durability, schedule adherence, and long-term client trust.

21+
YEARS OF FIELD PEDIGREE

5-in-1
ARCH · CIVIL · PMC · MEP · INTERIORS

100%
IS-CODE & BRANDED MATERIAL RIGOR

OUR BRAND PROMISE

“Single-Point Turnkey Accountability — from bare land and blueprint to the final key handover.”

Every home and commercial landmark we execute reflects our disciplined commitment to craftsmanship, transparent budgeting, structural integrity, and on-time delivery.



01 — PURPOSE

Our Mission

To transform ideas into exceptional spaces by delivering superior construction, interior fit-out, and turnkey solutions through quality workmanship, innovative thinking, technical expertise, efficient execution, and a client-centric approach.

02 — DIRECTION

Our Vision

To become a trusted and leading name in the construction, real estate development, and interior fit-out industry — recognized for quality, reliability, professionalism, and creating spaces that inspire confidence and lasting value.

INTEGRITY	PRECISION	TIMELINESS	CRAFTSMANSHIP
Transparent execution	Engineering rigor	Committed schedules	Refined finishes

21+ YEARS OF GROWTH

Our Journey

Founded in 2005, Ajay Raj Projects Pvt. Ltd. has grown steadily into a multidisciplinary construction and turnkey interior execution partner across Delhi NCR.

2005

Foundation of Ajay Raj Projects Pvt. Ltd.

Established with a clear vision to bring engineering rigor, transparent budgeting, and reliable project delivery to the construction and interior fit-out sector.

2010

Zero-to-Home Turnkey Residential Expansion

Expanded into comprehensive end-to-end residential building — uniting architectural planning, civil execution, and bespoke luxury interiors under one roof.

2015

Corporate, Healthcare & Institutional Scale-Up

Successfully executed major corporate workspaces, multi-specialty hospitals, and colleges and educational infrastructure projects across the region.

2020

Integrated Turnkey & MEP Excellence

Scaled technical and project management capabilities to deliver complex multi-sector commercial and residential developments with full in-house MEP coordination.

2026

21+ Years of Trusted Excellence

Operating from our corporate office at Iconic Tower, Sector 62, Noida — continuing to partner with leading brands and private homeowners on landmark builds.





HOW WE BUILD

Zero-to-Home Execution

01 **Land Evaluation, Feasibility & Legal Clarity**

Detailed site survey, geotechnical soil testing, FAR & setback optimization, Vastu alignment, transparent BOQ budgeting, and legal/compliance advisory before breaking ground.

02 **Architectural Design, 3D Elevations & Approvals**

Bespoke space planning, photorealistic 3D architectural elevations, structural & working drawings, MEP schematics, and complete municipal sanction coordination.

03 **Civil & Structural Construction**

Excavation, seismic-compliant RCC foundations and superstructures, masonry, plastering, multi-layer waterproofing, certified materials, and daily engineering supervision.

04 **MEP Systems & Luxury Interior Fit-Out**

Concealed electrical, HVAC, plumbing, and fire-fighting systems followed by Italian marble flooring, designer ceilings, bespoke modular kitchens, wardrobes, and architectural lighting.

05 **Quality Audit & Key Handover**

Comprehensive snag-list inspection, systems testing & commissioning, final deep finishing, as-built documentation handover, and formal site sign-off.

06 **Post-Handover Warranty & Lifecycle Support**

Dedicated defect-liability coverage, preventive MEP maintenance guidance, and responsive post-occupancy support ensuring lasting structural and interior performance.

END-TO-END BUILD

From Bare Land to Move-In Ready Luxury

One accountable partner across legal, architectural, civil, MEP, and bespoke interior disciplines.

100%	ZERO	ON-TIME
SINGLE-POINT CONTRACT	HIDDEN COST SURPRISES	MILESTONE HANDOVER

MULTIDISCIPLINARY CAPABILITIES

Core Expertise & Services



01
Architecture & Planning Services
Master space planning, Vastu-aligned layouts, 3D elevations, GFC working drawings, structural detailing, and municipal approvals.

02
PMC (Project Management Consultancy)
Itemized BOQ & tendering, vendor audits, critical-path scheduling, daily QA/QC site supervision, billing verification, and cost control.

03
Civil & Structural Construction
Excavation, seismic-compliant RCC foundations & superstructures, precision shuttering, masonry, and multi-layer waterproofing.

04
MEP Engineering Services
Integrated electrical distribution, VRV/ducted HVAC, sanitary plumbing, and fire-fighting systems built to NBC safety standards.

05
Corporate & Commercial Fit-Outs
High-precision corporate offices, modular workstations, acoustic ceilings, frameless glass cabins, and executive boardrooms.

06
Zero-to-Home Residential Turnkey
End-to-end luxury villas & apartments featuring Italian marble, bespoke modular kitchens, CNC woodwork, and architectural lighting.

07
Healthcare, Retail & Hospitality
Specialized clinics, hospitals, grand banquet halls, hotels, and brand showrooms engineered for durability and high footfall.

08
Design-Build Turnkey Solutions
Unified design-and-build execution with single-point contract accountability, snag-free commissioning, and lifecycle warranty.

TECHNICAL & EXECUTION ADVANTAGE

Technical Strength & Why Choose Us

01

IS-Code Structural Rigor

Every RCC pour, steel reinforcement cage, and waterproofing membrane undergoes documented stage-wise engineering testing.

02

Dedicated PMC Governance

Structured Gantt scheduling, weekly site progress reports, and critical-path tracking eliminate delays and rework.

03

In-House Technical Bench

Qualified architects, civil engineers, quantity surveyors, and MEP coordinators collaborate seamlessly on every site.

04

Value Engineering & BOQ Control

Line-by-line quantity verification, smart material optimization, and locked milestone billing with zero hidden escalations.

05

Certified Branded Materials

Direct procurement from Tata Steel, UltraTech, Kohler, Häfele, Gyproc, Havells, and Daikin guarantees authentic longevity.

06

Zero-Snag Commissioning

Rigorous MEP load testing, plumbing pressure audits, and 100-point finishing checks before formal key handover.



ARCHITECTURE + PMC

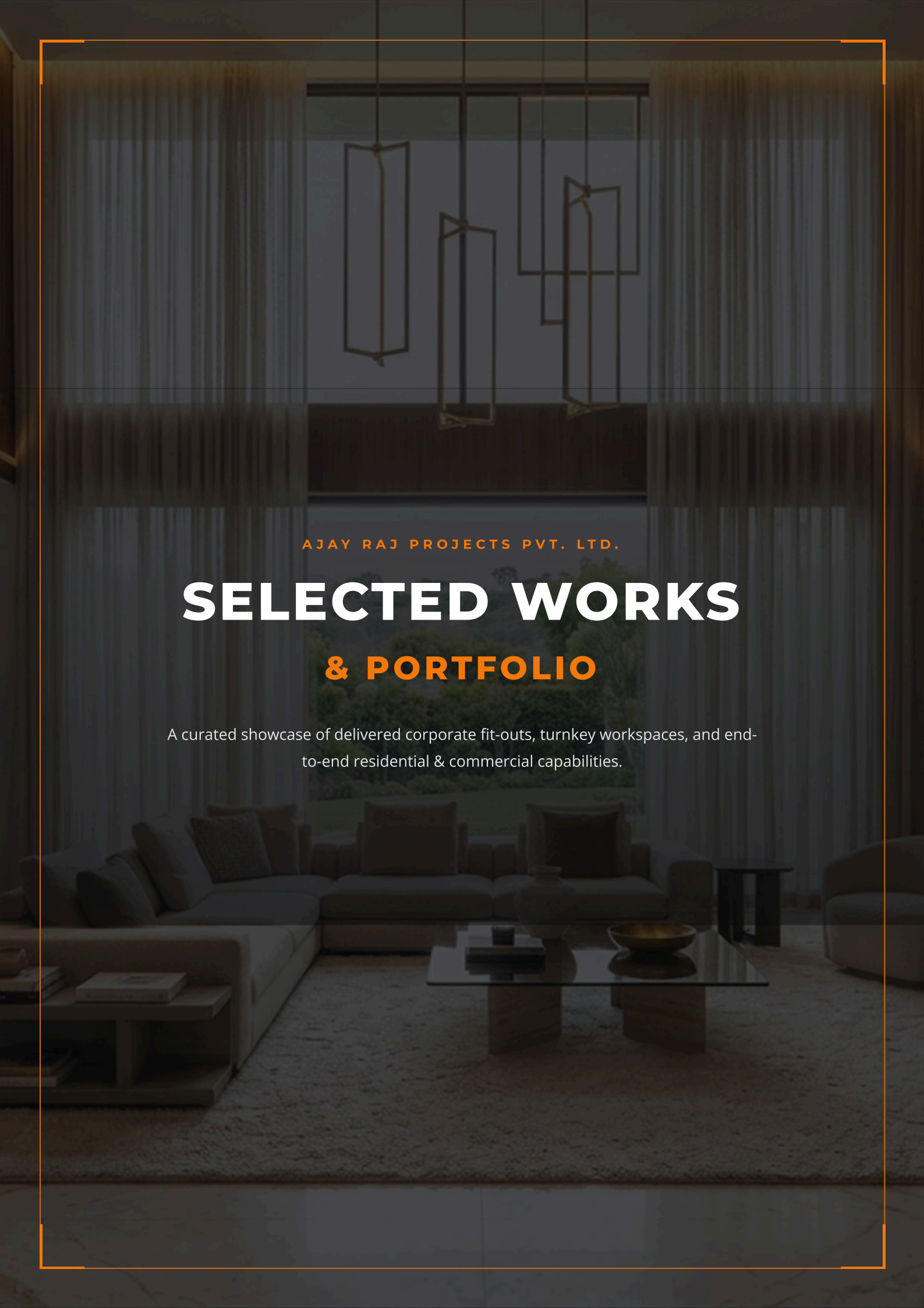
Integrated design drawings, BOQ governance & site supervision.

QA/QC ENGINEERING

IS-code structural audits, MEP testing & branded materials.

MULTI-SECTOR EXECUTION

Villas, Corporate Offices, Hospitals, Clinics, Banquets & Retail.



AJAY RAJ PROJECTS PVT. LTD.

SELECTED WORKS

& PORTFOLIO

A curated showcase of delivered corporate fit-outs, turnkey workspaces, and end-to-end residential & commercial capabilities.

PROJECT 01 — CORPORATE TURNKEY FIT-OUT

SAS Tower, Gurgaon

CLIENT

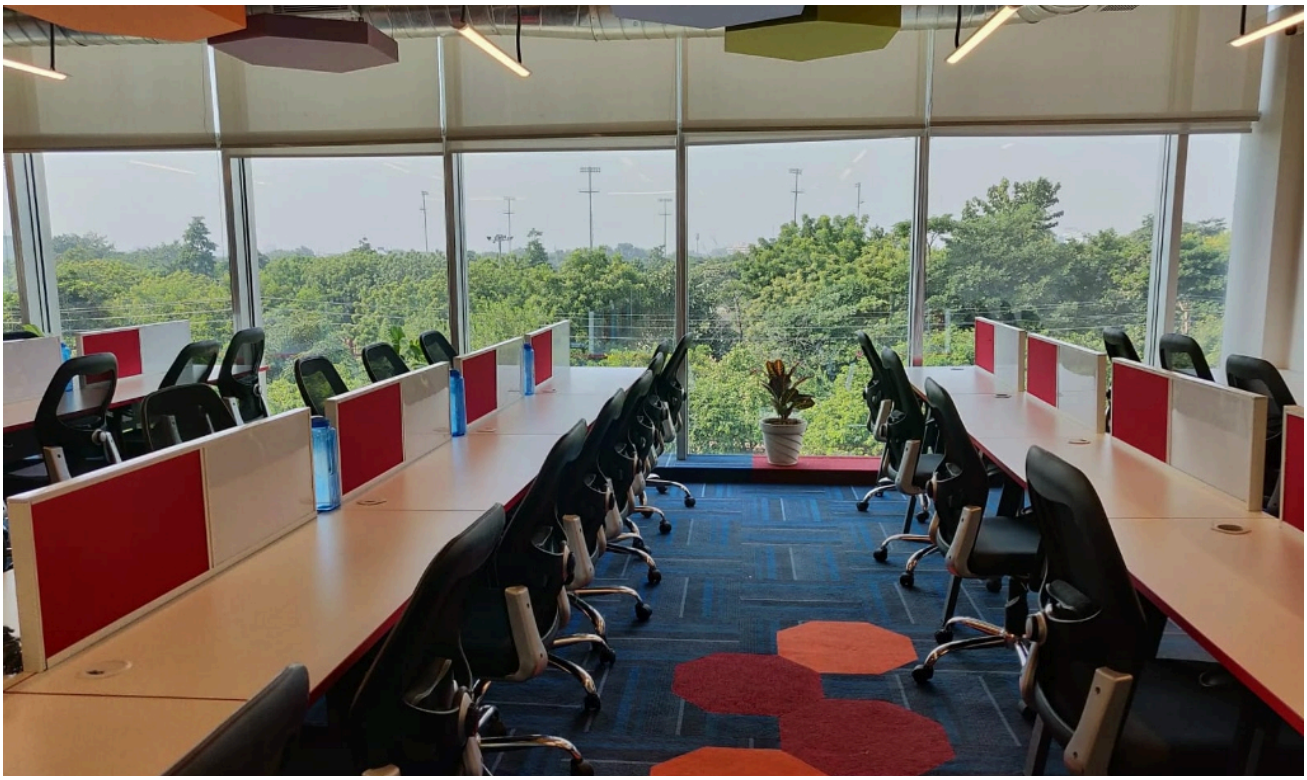
Mr. Sanjeev Rautela

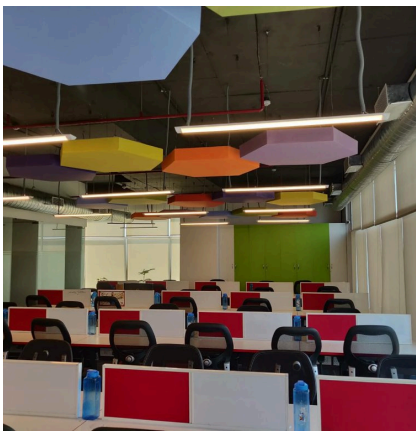
LOCATION

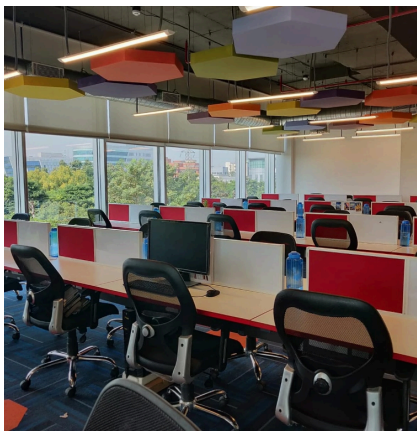
Unit No. A-22, SAS Tower, Gurgaon

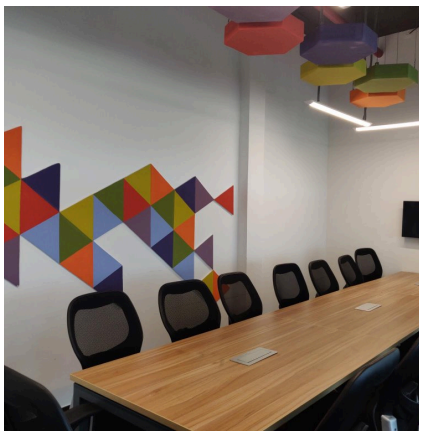
SCOPE OF WORK

Turnkey Corporate Interior Fit-Out, MEP, Acoustic Ceiling & Boardroom









Execution Summary: Delivered as a complete turnkey corporate workspace featuring custom hexagonal acoustic ceiling baffles, exposed industrial HVAC ducting, suspended linear LED lighting, modular workstation bays with panoramic greenery views, patterned carpet tiles, and a bespoke conference room with geometric acoustic wall art.

PROJECT 02 — MODERN OFFICE FIT-OUT

Noida City Centre, Noida

CLIENT

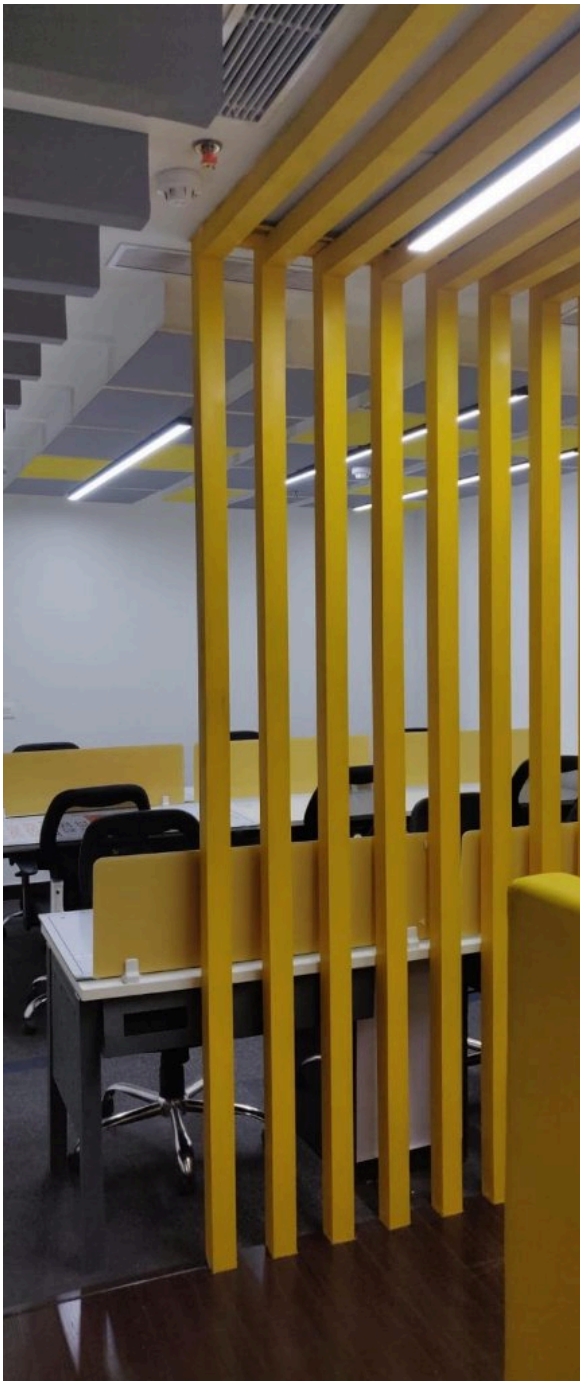
Mr. Jai Prakash

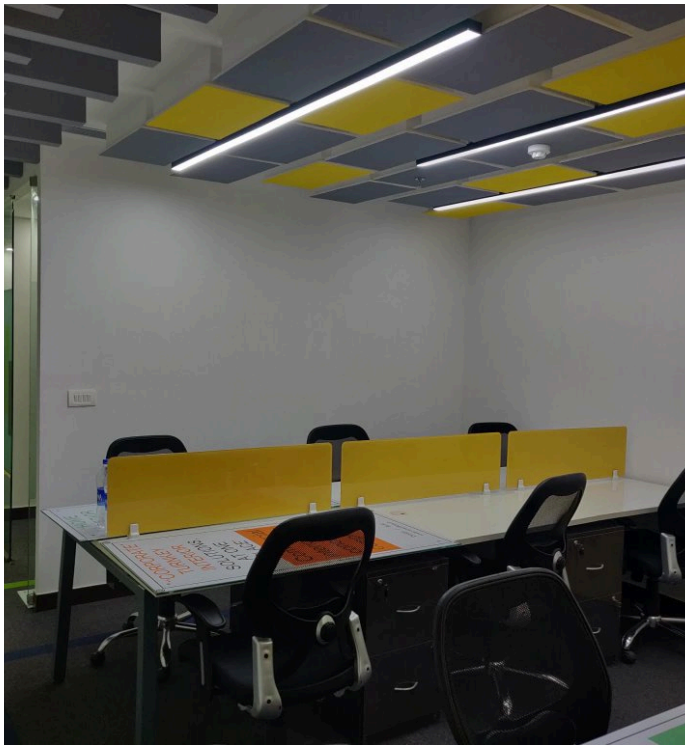
LOCATION

Unit No. 2927, Noida City Centre, Noida

SCOPE OF WORK

Turnkey Office Fit-Out, Custom Louver Partitions, Acoustic Ceiling & Glass Cabins





EXECUTION HIGHLIGHTS

Designed and executed as a vibrant, contemporary corporate suite balancing architectural rhythm with everyday ergonomic efficiency.

- Custom architectural vertical louver partitions with integrated linear profile lighting.
- Dual-tone modular acoustic ceiling grid with concealed HVAC & fire-safety sprinklers.
- Full-height frameless glass executive cabins & precision-laid striped carpet flooring.

PROJECT 03 — CORPORATE OFFICE TURNKEY FIT-OUT

Ithum Tower, Sector 62, Noida

CLIENT

Mr. Suraj Sharma

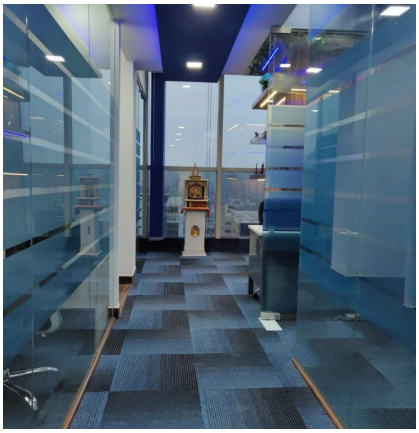
LOCATION

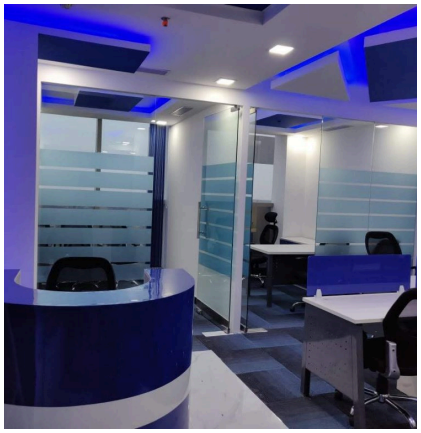
Unit No. B-1111A & B-1111B, Ithum Tower, Sector 62, Noida

SCOPE OF WORK

Turnkey Office Fit-Out, Reception, Glass Cabins, Cove Lighting & Woodwork









Execution Summary: Complete turnkey corporate office fit-out featuring a custom curved reception desk, backlit textured feature wall, frosted frameless glass executive cabins, blue & charcoal modular carpet flooring, acoustic ceiling panels with ambient LED cove lighting, and a bespoke illuminated walnut display pillar.

PROJECT 04 — LUXURY HOSPITALITY & BANQUET HALL

Anandee Home Banquet, Noida

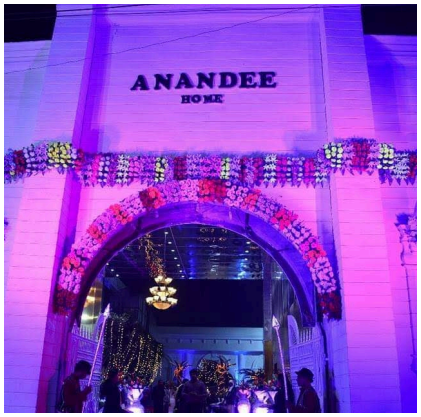
CLIENT
Mr. Virendra Semwal

LOCATION
Sector 51, Noida

SCOPE OF WORK
Turnkey Banquet Construction, Grand Facade, Chandelier Hall & Lawn









Execution Summary: End-to-end luxury hospitality venue execution featuring classical fluted columns, grand coffered & circular recessed chandelier ceilings, gold-trimmed upholstery wall panelling, polished marble flooring, an illuminated arched entrance facade, and a landscaped outdoor courtyard lawn.

PROJECT 05 — LUXURY HEALTHCARE & CLINIC FIT-OUT

Arcane Hair & Skin Clinic, Noida

CLIENT

Mrs. Radha Sharma

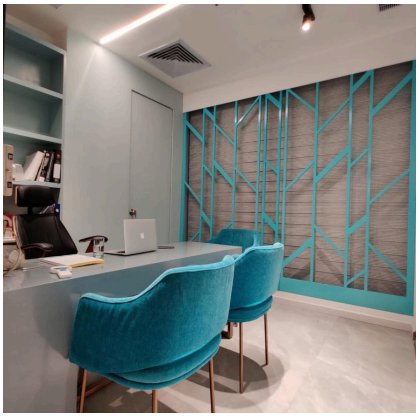
LOCATION

A-50, Sector 18, Noida

SCOPE OF WORK

Turnkey Clinic Interiors, Reception Lounge, Consultation Suite & MEP









Execution Summary: Refined dermatology and wellness clinic fit-out combining serene grey textured plaster walls, a custom curved wood-and-marble reception desk, architectural slatted accent walls, geometric turquoise consultation backdrop, recessed vertical LED corridor lighting, and concealed HVAC & clinical MEP.

PROJECT 06 — RESIDENTIAL CIVIL & STRUCTURAL CONSTRUCTION

Eldeco County, Sonipat

CLIENT

Mr. Singhla

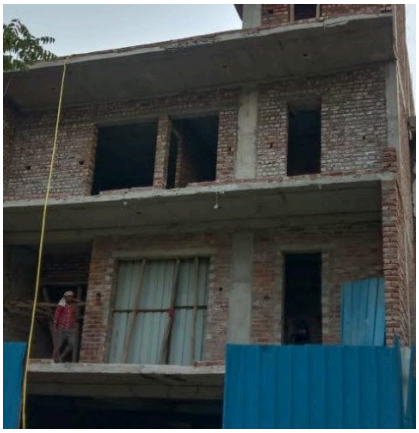
LOCATION

Plot No. 2711, Eldeco County, Sonipat

SCOPE OF WORK

Zero-to-Home Civil Construction, RCC Superstructure, Shuttering & Masonry









Execution Summary: End-to-end residential civil construction from a bare plot, featuring seismic-compliant RCC foundations, a multi-storey superstructure, certified reinforcement steel cages, precision slab shuttering, first-class brickwork masonry, and continuous engineering quality supervision.

PROJECT 07 — LUXURY RESIDENTIAL INTERIOR FIT-OUT

DLF The Crest, Gurgaon

CLIENT

Mr. Yogesh Kapoor

LOCATION

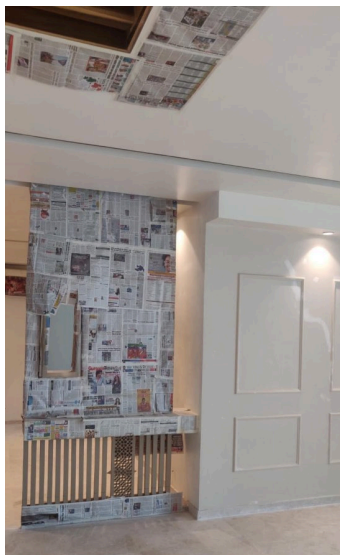
A-212, DLF The Crest, Sector 56, Gurgaon

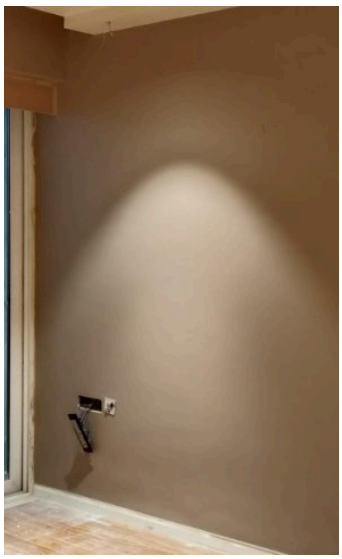
SCOPE OF WORK

Luxury Residential Interiors, Bespoke Woodwork, Wall Moulding & Lighting









Execution Summary: Bespoke luxury apartment interior execution featuring full-height matte-finish wardrobes with intricate CNC jaali detailing, classical wall moulding panels, custom floating study & media consoles, concealed curtain pelmets, architectural cove lighting, and engineered wooden & marble flooring.

END-TO-END PORTFOLIO SCALE

Turnkey Sector Capabilities



RESIDENTIAL TURNKEY

Zero-to-Home Luxury Residences

End-to-end private bungalow and luxury villa construction starting from a bare plot — integrating land feasibility, architectural design, civil structure, MEP engineering, and bespoke interiors.

Scope: Land Evaluation, Architecture, Civil, MEP & Luxury Interiors

LARGE-SCALE DEVELOPMENTS

Commercial, Healthcare & Institutional

Proven capacity to execute prestigious large-scale developments — spanning multi-specialty hospitals, educational institutions, corporate headquarters, and hospitality landmarks.

Sectors: Hospitals, Colleges, Corporate Towers & Hospitality



PREFERRED MATERIAL BRANDS · QUALITY ASSURANCE

Our Trusted Brand Partners

We work with India's and the world's most respected building-material brands to guarantee structural strength, MEP reliability, and enduring finishes.



CIVIL, STEEL & CEMENT

Core Structural Foundations, RCC & Tile Adhesives

IS-CODE CERTIFIED

- Tata Steel
- UltraTech Cement
- Birla Cement
- Weber

PLYWOOD, LAMINATES & BOARDS

Stronger Foundations for Bespoke Joinery

- Greenply
- Duroply
- CenturyPly
- Greenlam

TILES & STONE

Vitrified, Ceramic & Architectural Surfaces

- Kajaria
- Somany
- Nitco
- Johnson

HARDWARE & FITTINGS

Precision Architectural & Modular Hardware

- Häfele
- Hettich
- Blum

FALSE CEILING & GYPSUM

Acoustic Ceilings & Drywall Partitions

- Gyproc
- Armstrong
- Knauf

PAINTS & GLASS

Premium Coatings & Architectural Glazing

- Asian Paints
- Berger
- Dulux
- Saint-Gobain

CARPET & FLOORING

Corporate Modular Carpets & Luxury Surfaces

- Interface
- Welspun
- Obeetee

ELECTRICAL & LIGHTING

Wires, Switchgear, Conduits & Piping

- Havells
- Polycab
- Legrand
- Finolex

HVAC & SANITARYWARE

Climate Control & Luxury Bath Fittings

- Daikin
- Blue Star
- Jaquar
- Kohler

100% GENUINE SOURCING

Certified bills & batch verification on every site delivery.

BETTER FINISH, LONGER LIFE

Engineered materials built for low maintenance & durability.

ZERO COMPROMISES

All brand specs locked in the BOQ prior to construction.

TRUSTED PARTNERSHIPS

Our Esteemed Clients

Over two decades of consistent workmanship and on-time delivery have earned us the confidence of premier corporate brands, banks, hospitality leaders, healthcare clinics, and developers.

JLL	Radisson HOTELS & RESORTS
AXIS BANK	POLYCAB
Premium Rajnigandha	Comfort™
GREENBERRY SIGNATURE LUXURY 2BHK APARTMENTS	ARCANE SKIN & HAIR CLINIC BY DR. RADHA SHARMA

SECTORS SERVED Luxury Residences • Corporate Offices • Hospitals • Colleges • Hospitality • Retail

ENGINEERING LANDMARKS • DELIVERING CERTAINTY

AJAY RAJ
PROJECTS PVT. LTD.

ARCHITECTURE · CONSTRUCTION · PMC · TURNKEY INTERIORS

CORPORATE OFFICE

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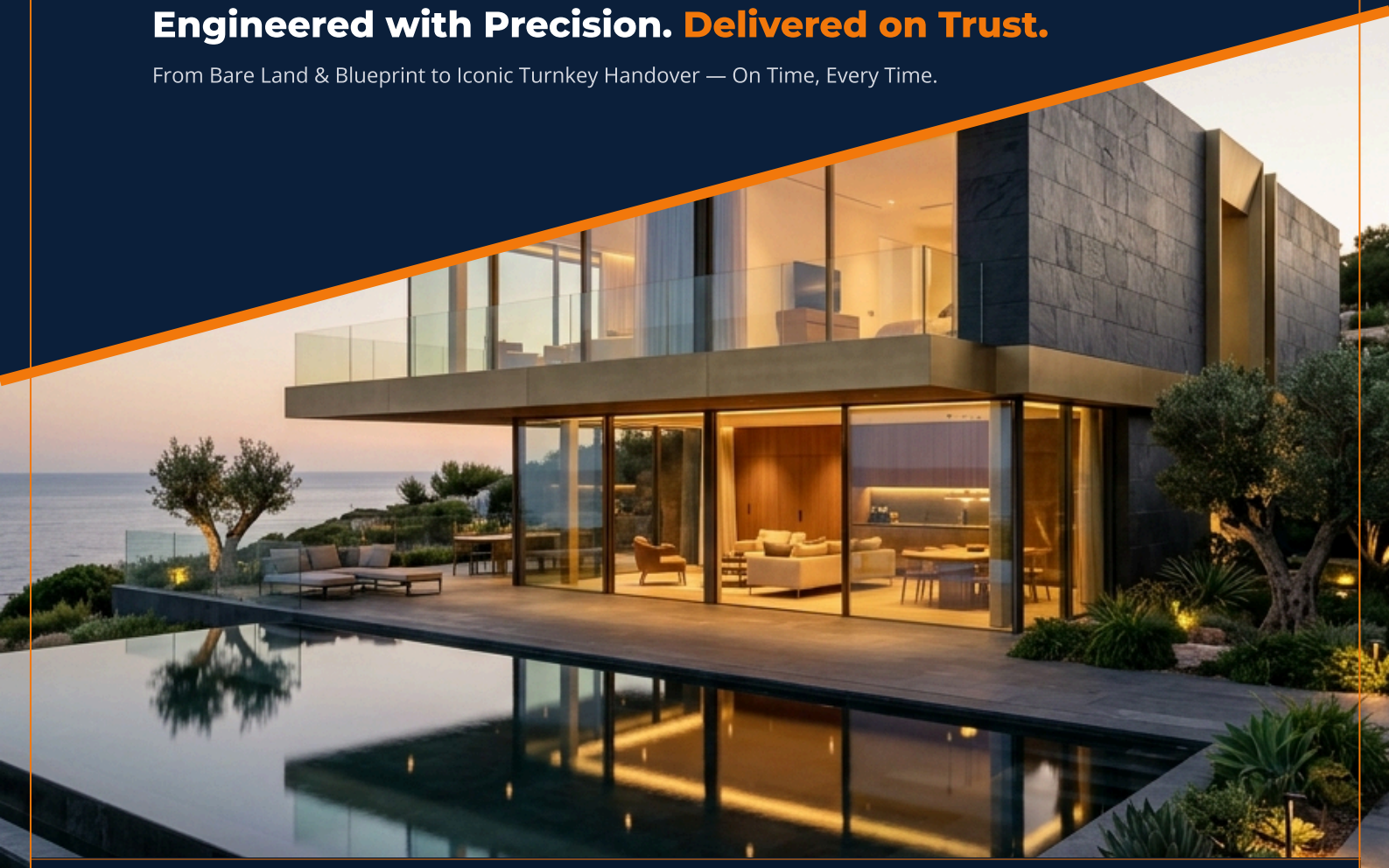
ajayrajprojects.com

Est. 2005 | 21+ Years of Legacy

PARTNER WITH AJAY RAJ PROJECTS PVT. LTD.

Engineered with Precision. Delivered on Trust.

From Bare Land & Blueprint to Iconic Turnkey Handover — On Time, Every Time.



ARCHITECTURE | CONSTRUCTION | PMC | MEP | TURNKEY