



# ROW HOUSES



P50500045716



The project has been registered via Maha RERA registration No. P50500045716 and is available on website <https://maharera.mahaonline.gov.in> under registered projects.

# Relax

*Fill Your Heart & Soul With Peace*

# Live

*Move Into A Better World*

# Celebrate

*Living & Life.*



Introducing Large Size 3, 4 & 5 BHK Spacious Row Houses Within 9 Acre Gated Township  
 Less than 15 mins from Zero Mile Stone (8 kms) On Kamptee Road, Within NMC Limits



- ◆ 55,000 sq.ft. Garden with Community Hall
- ◆ Club House
- ◆ Fully equipped Gym and Indoor Sports
- ◆ Furnished 2 Bedroom Guest House
- ◆ Only 25 Row Houses (Phase I sold out)
- ◆ 2 Granite Ottas in Kitchen
- ◆ 3 Track Powder Coated windows (with Mosquito Net) and Marble Sil
- ◆ Ample Water Supply
- ◆ High Usable Area



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## SURROUND YOURSELF WITH ELEGANCE

Warm natural light floods the interiors, and breathes life into your living room with maximum ventilation. Widely spaced windows delightfully let the outdoors in and enhance the views. There's a palette of fine features and finishes proving that a true perfectionist was behind planning every amenity you see around you.



Actual Photos - Phase I



# Modern Amenities



Swimming Pool



Large Garden



Club House



Gymnasium

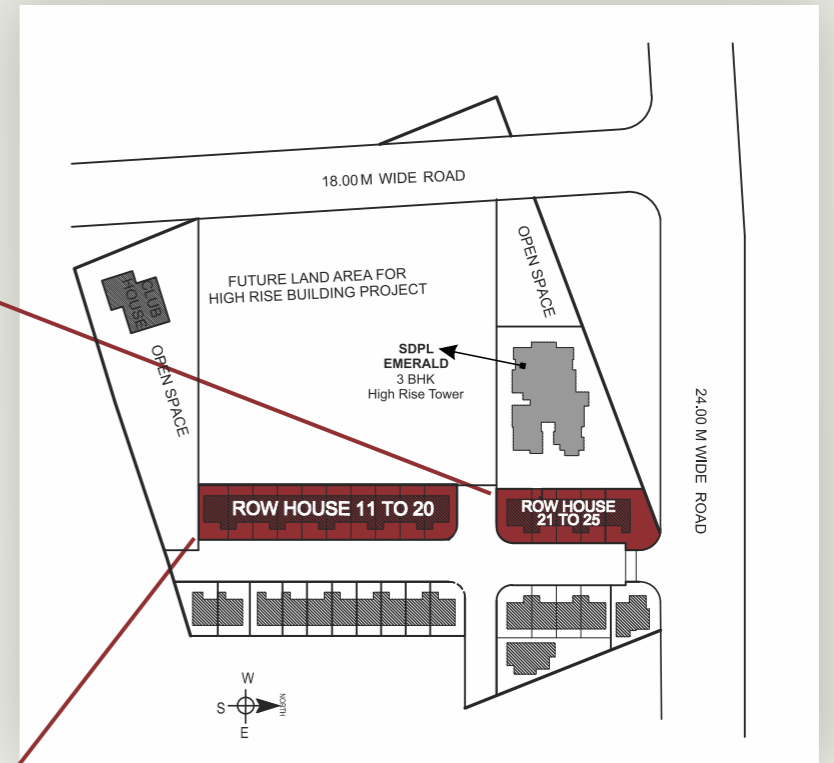


Basketball Court



2 BHK Guest House

& Much More...

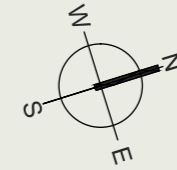


ALL ROW HOUSES AREAS							
TYPE	RERA CARPET AREA (SQ.MT.)	BALCONY (SQ.MT.)	EXTERNAL WALL (SQ.MT.)	OTHER AREA (SQ.MT.)	COMMON AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
ROW HOUSE 3 BHKD	113.96	11.26	7.93	49.25	3.40	185.80	2000.00

# GROUND Floor Plan



# FIRST Floor Plan



# A quick look at the specification



	<p><b>Structural System</b> Earth quake resistant R.C.C. frame structure</p>	<p><b>Wall Finishing</b> External Wall : 150mm thick with 20mm thick double coat cement plaster with weather proof paint with premium brand and approved colour. Internal Walls : 100 mm thick with 12mm thick smooth cement plaster</p>																											
	<p><b>Floorings</b> Hall/Living /Dining/Bed Rooms/Terrace/Kitchen Vitrified Tiles Toilet/Balcony: Anti-skid Ceramic Tiles.</p>	<p><b>Door / Windows</b> Main Door : Bsecure Door with brass/ SS hardware. Internal Doors : Laminated Flush Doors with branded hardware. Windows : Three track aluminum powder coated sliding window with M.S. Grills and mosquito net.</p>																											
<p><b>Kitchen</b> Two Granite platforms with stainless steel sink, ceramic Tiles dado up to 2' above platform.</p>		<p><b>Electrical Work</b> Concealed wiring with separate meter. PVC conduit pipes in walls with ISI fittings of standard quality. Modular Switches of Anchor / Indoarian / Equivalent. Cable TV / Telephone &amp; AC point provisions in Bedroom.</p>																											
<p><b>Toilet</b> Sanitary ware : Hindware / Cera / Equivalent. Fittings: Jaquar / Equivalent. Wall cladding: Designer ceramic Tiles.</p>																													
<p><b>Site</b> M.S. Main gate, Compound wall complete with Bricks Masonary &amp; cement concrete.</p>	<table border="1"> <thead> <tr> <th></th> <th>Particulars</th> <th>Due%</th> </tr> </thead> <tbody> <tr> <td rowspan="14" style="writing-mode: vertical-rl; transform: rotate(180deg);">Manner of Payment</td> <td>▪ Booking month .....</td> <td>10%</td> </tr> <tr> <td>▪ On Start of foundation .....</td> <td>10%</td> </tr> <tr> <td>▪ On Completion of Plinth Slab .....</td> <td>10%</td> </tr> <tr> <td>▪ On casting of 1st Floor Slab .....</td> <td>10%</td> </tr> <tr> <td>▪ On casting of 2nd Floor Slab .....</td> <td>10%</td> </tr> <tr> <td>▪ On Start of Ground Floor Bricks work .....</td> <td>8%</td> </tr> <tr> <td>▪ On Start of First Floor Brick work .....</td> <td>8%</td> </tr> <tr> <td>▪ On Start of Internal Plaster .....</td> <td>8%</td> </tr> <tr> <td>▪ On Start of External Plaster .....</td> <td>8%</td> </tr> <tr> <td>▪ On Start of Flooring &amp; Toilet .....</td> <td>8%</td> </tr> <tr> <td>▪ At the time of Possession or Sale Deed .....</td> <td>10%</td> </tr> <tr> <td>▪ Stamp Duty at the time of registration of agreement to sale or saledeed whichever is earlier</td> <td>10%</td> </tr> </tbody> </table>		Particulars	Due%	Manner of Payment	▪ Booking month .....	10%	▪ On Start of foundation .....	10%	▪ On Completion of Plinth Slab .....	10%	▪ On casting of 1st Floor Slab .....	10%	▪ On casting of 2nd Floor Slab .....	10%	▪ On Start of Ground Floor Bricks work .....	8%	▪ On Start of First Floor Brick work .....	8%	▪ On Start of Internal Plaster .....	8%	▪ On Start of External Plaster .....	8%	▪ On Start of Flooring & Toilet .....	8%	▪ At the time of Possession or Sale Deed .....	10%	▪ Stamp Duty at the time of registration of agreement to sale or saledeed whichever is earlier	10%
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	<p><b>Terms &amp; Conditions</b> Extra charges for M.S.E.B. Network, Meter, Transformer. Meter Deposit Charges before Possession. Stamp Dutty &amp; Registration Charges as per Govt. Rules. Documentation &amp; Legal Charges. Extra Item work Charges to be paid in Advance.</p> <p><b>Note</b> GST &amp; Any Other Taxes Imposed by the Government will be Payable (Borne) by the Purchaser (if applicable)</p> <p>This is Conceptual brochure not a Legal Offering,Builder Reserves his Rights to Modify the Planning, Designs, Elevation, Specification etc. as needed.</p>																												

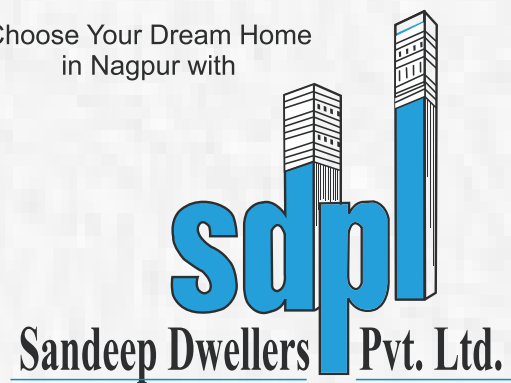


# Location Map





Choose Your Dream Home  
in Nagpur with



3C, Gulmohar, Temple Road, Civil Lines, Nagpur - 440001

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