



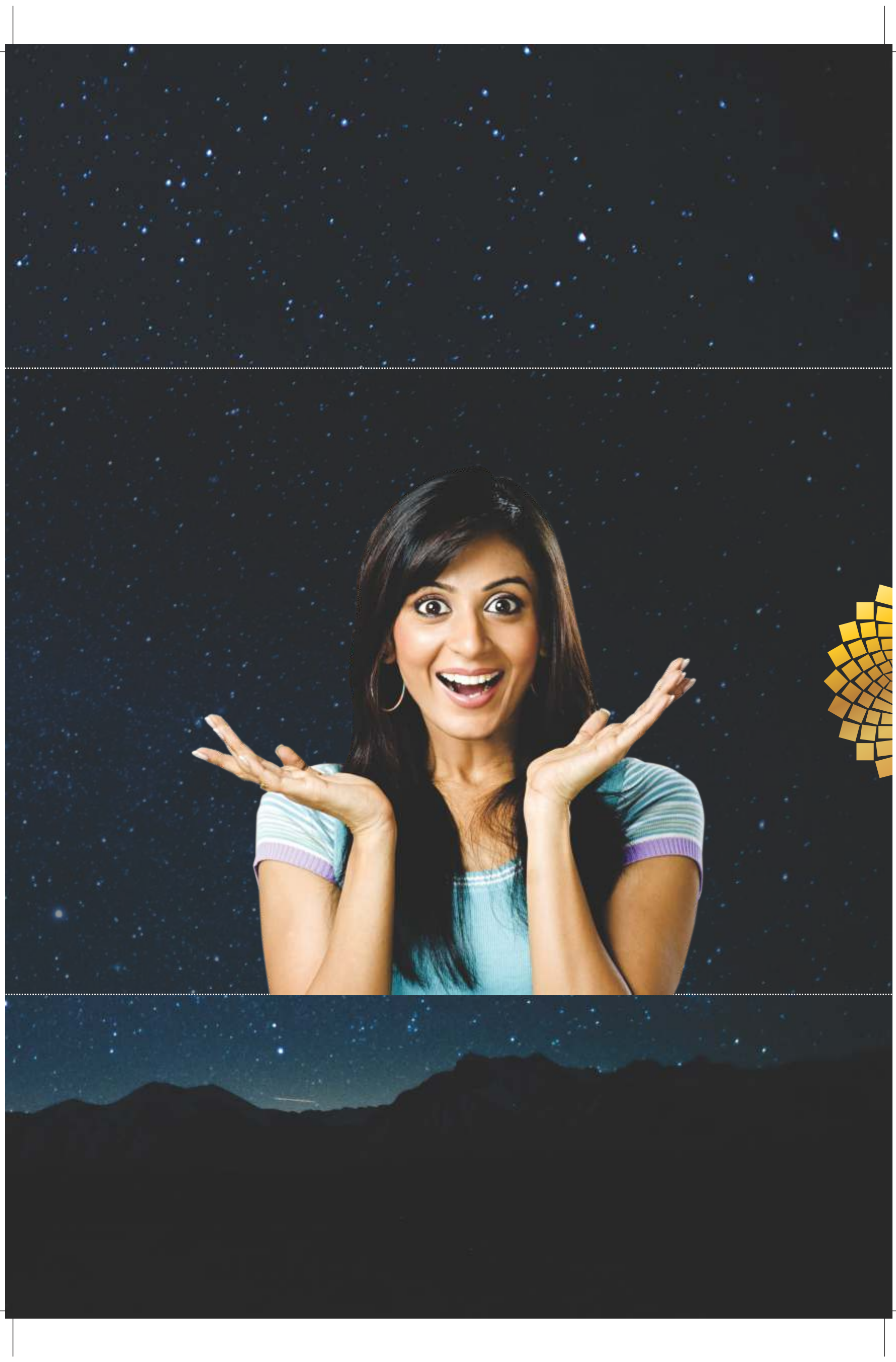
Nashik-Aurangabad Road, Nashik
1 & 2 BHK Apartments & Shops



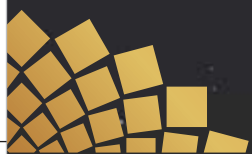
Simply amazing. Incredibly perfect.

You have always dreamt of a simply perfect home. A home that's planned to perfection, set in the greens, located strategically and most importantly a home that fits your budget. Nirman's Nakshatra is that home you are looking for.

We refrain from calling them budget apartments. Because unlike them, they are low on price but big on hearts. Nirman's Nakshatra makes life easy by giving it the best. It has everything that's there on your wish list and probably even more than that. It's the perfect blend of luxury and needs, enriching experience and value for money, it's... Simply. Perfect.













Gymnasium



Ample Parking

Get what you desire!



In a world where even needs need to be followed, we bring the desires closer to you. Your every wish is our command and we have left no stone unturned in giving you the best and making every moment of your life a celebration. Experience life like never before with an array of amenities at Nirman's Nakshatra.



Party Area



Children's Play Area



Indoor Games



Knowledge Area - Library



Telescope on Terrace

Amenities



Outdoor Games

- Designer lobby with waiting area
- Two lifts in each building with power backup
- Power backup for common area
- Ample parking
- Children's play area
- Video door phone
- Multipurpose zone - party area, yoga hall
- Telescope on one common terrace
- Gymnasium equipped with music system
- Knowledge area - library
- Indoor games chess / carom board / table tennis
- Outdoor games - basketball ring
- Common cable connection
- Intercom system



Indoor Games

Heard about inner beauty? Experience it!

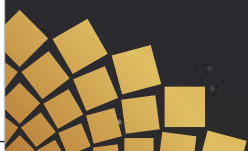
Seldom do you find a home with beauty and class written all over it. And Nirman's Nakshatra is that home where you will experience the perfect blend of luxury and class; its beauty will enchant you and leave you spellbound; its class will mesmerize your senses and leave you awestruck.





Every detail at Nirman's Nakshatra is planned to perfection and crafted with elegance to offer you the comfort and luxury you ever wished for.

Come home to a Simply Perfect lifestyle!







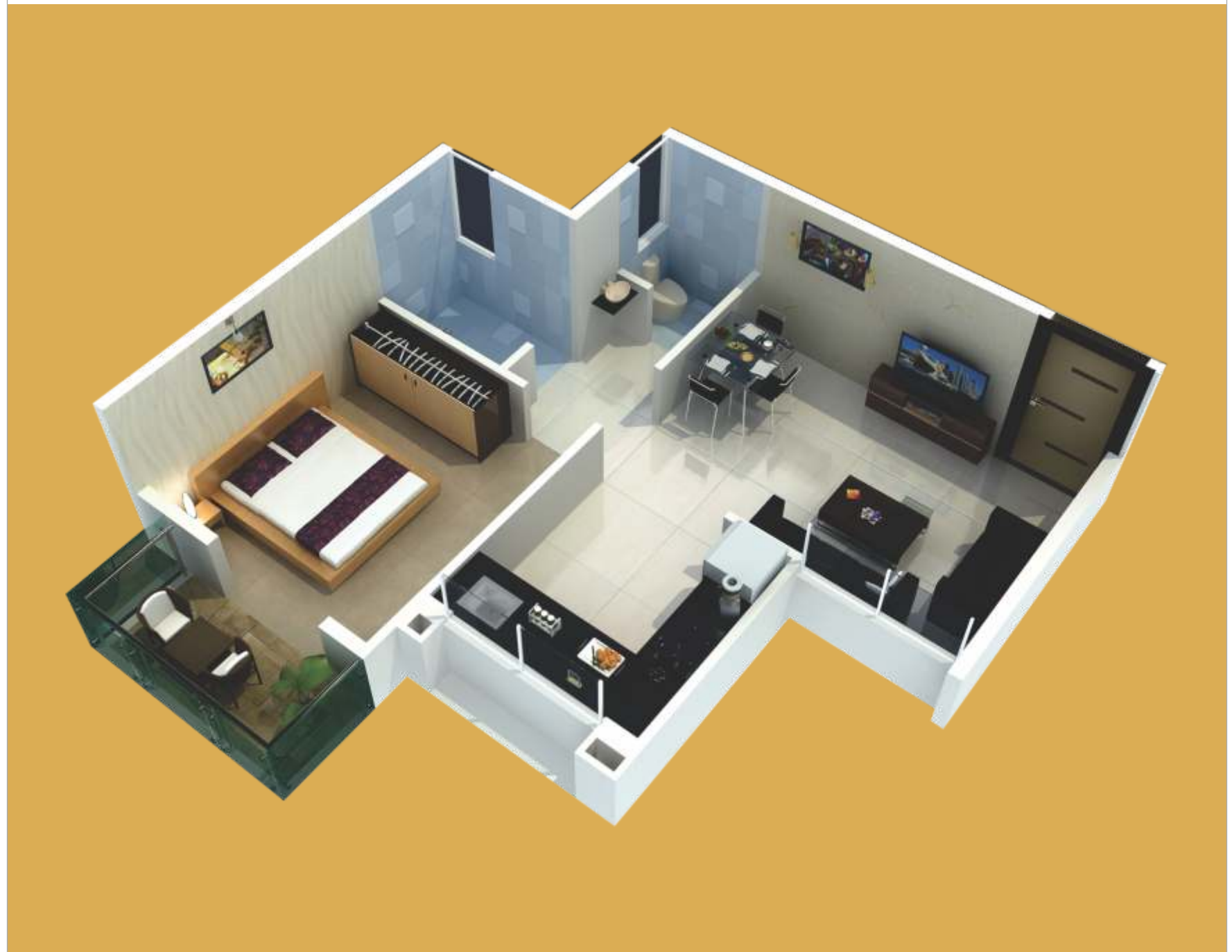
Specifications

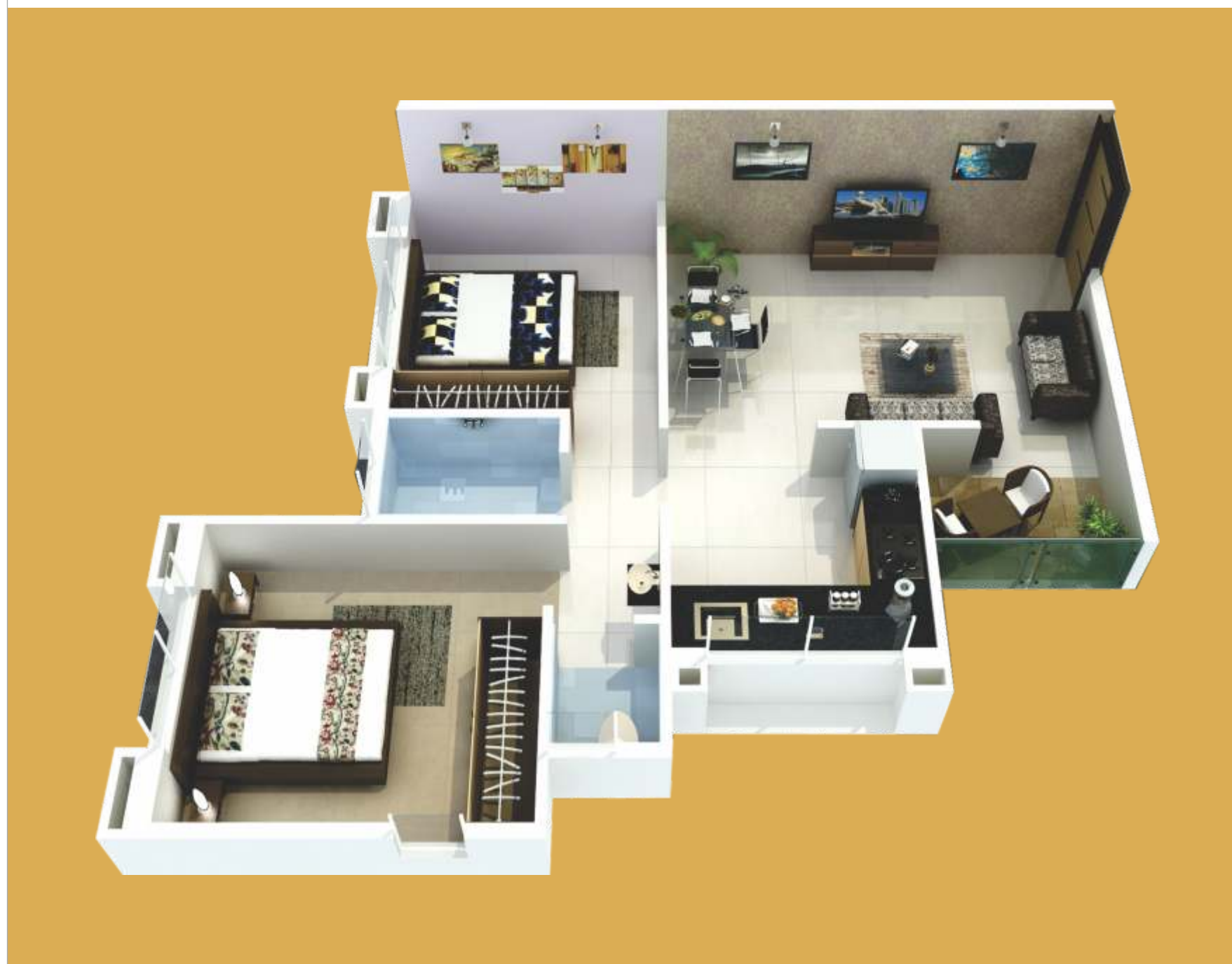
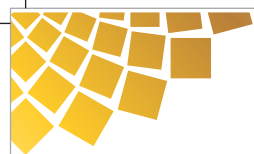
- Attractive designs with earthquake resistant R.C.C. Construction
- Pleasant, beautiful & unique elevation
- Vitrified tiles flooring in offices
- Each shop with attached western W/C with 7' height designer glazed tile dado
- 3 track aluminum sliding windows with mosquito net & exhaust provision
- Concealed plumbing
- Concealed electrification
- Inverter wiring
- Tractor emulsion distemper paint for internal painting
- External finish in acrylic paints
- Gypsum plaster for internal walls wallpaper for living wall
- Loft in kitchen and one bedroom



Isometric View - 1BHK

Carpet area: 411 sq. ft.
Saleable area: 555 sq. ft.





Isometric View - 2BHK

Carpet area: 509 sq. ft.
Saleable area: 687 sq. ft.



Ground Floor Plan





(SHOPS)

AREA STATEMENT

Shop No.	Carpet Area in sq.ft.	Saleable Area in sq.ft.
S - 1	565	791
S - 2	705	987
S - 3	724	1014
S - 4	231	323
S - 5	826	1156
S - 6	265	371
S - 7	378	529
S - 8	300	420



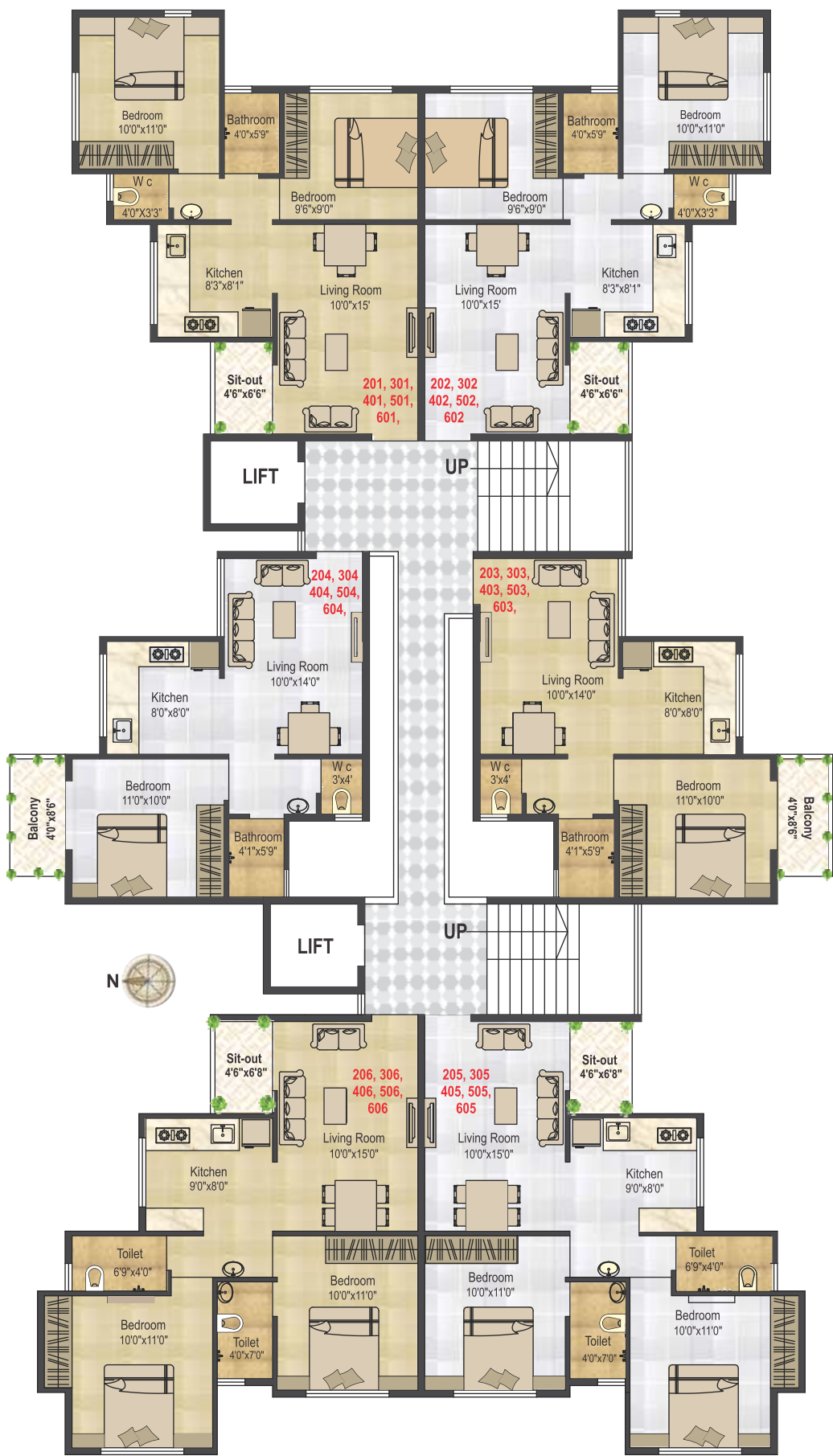
'A' Wing First Floor Plan



AREA STATEMENT

Flat No.	Flat size	Carpet Area in sq.ft.	T (33%)	Buildup Area in sq.ft.
101	2 BHK	509		687
103	1 BHK	411	94	682
104	1 BHK	411		555
105	2 BHK	579	76	884
106	2 BHK	579	124	949

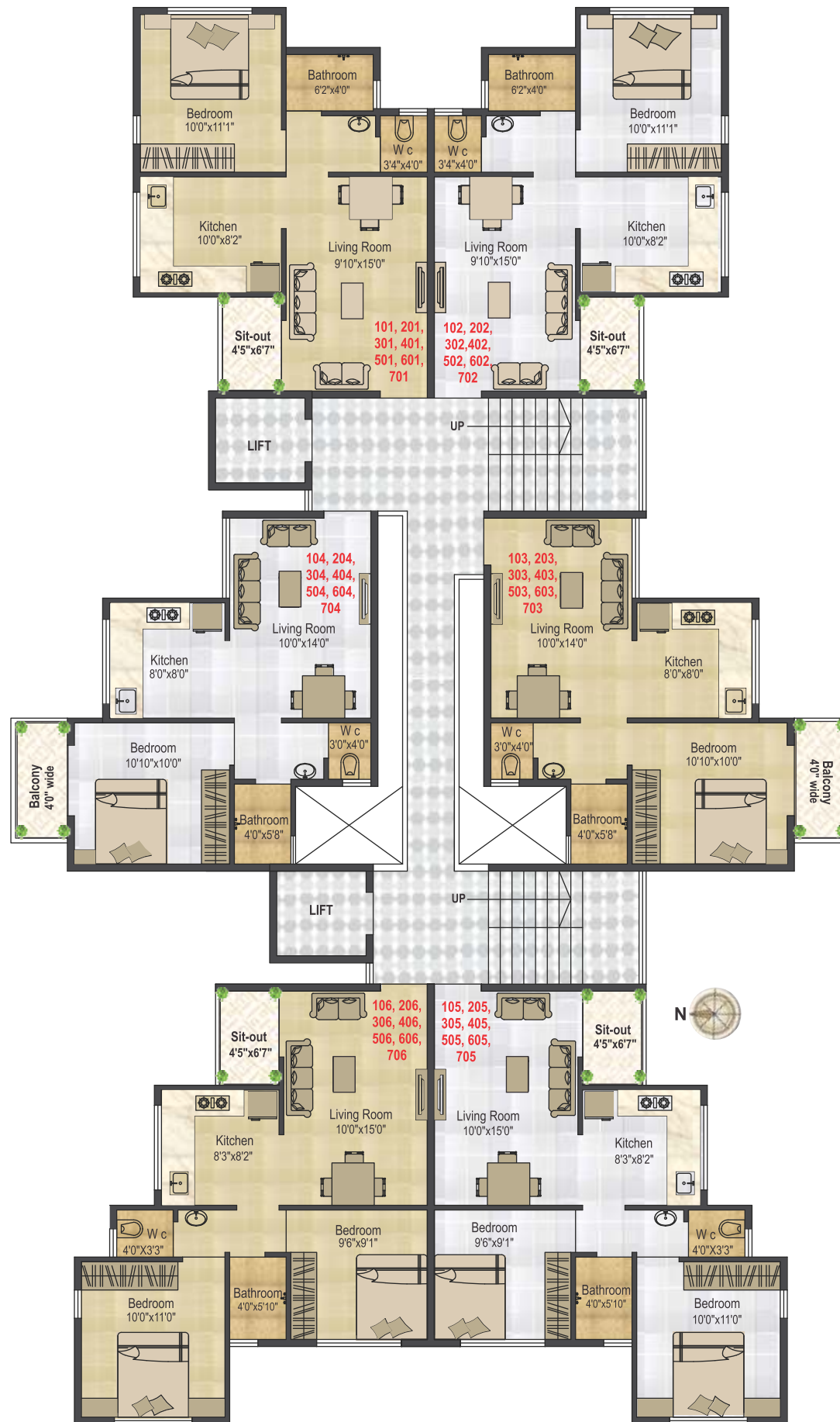
‘A’ Wing Typical 2nd to 6th Floor Plan



AREA STATEMENT

Flat No.	Flat size	Carpet Area in sq.ft.	Buildup Area in sq.ft.
201, 301, 401, 501, 601	2 BHK	509	687
202, 302, 402, 502, 602	2 BHK	509	687
203, 303, 403, 503, 603	1 BHK	411	555
204, 304, 404, 504, 604	1 BHK	411	555
205, 305, 405, 505, 605	2 BHK	579	782
206, 306, 406, 506, 606	2 BHK	579	782

'B' Wing Typical 1st to 7th Floor Plan



AREA STATEMENT

Flat No.	Flat size	Carpet Area in sq.ft.	Buildup Area in sq.ft.
101, 201, 301, 401, 501, 601, 701	1 BHK	435	587
102, 202, 302, 402, 502, 602, 702	1 BHK	435	587
103, 203, 303, 403, 503, 603, 703	1 BHK	410	554
104, 204, 304, 404, 504, 604, 704	1 BHK	410	554
105, 205, 305, 405, 505, 605, 705	2 BHK	510	689
106, 206, 306, 406, 506, 606, 706	2 BHK	510	689



Building Excellence

Nirman Group is real estate giant in every sense of the word with a variety of impressive feathers in their already burgeoning hats. Founded in 1980, Nirman Group has now become a household name in the city of Nasik with their reputation of great quality homes that also provide great lifestyles. The company creates a whole range of high-quality spaces of various configurations. Projects such as apartment complexes, row houses, bungalows, commercial spaces, development of individual plots, NA final layout plots as well as agricultural land constitute the impressive portfolio of Nirman Group.

With an unflinching emphasis on quality construction and service, Nirman Group quickly scaled peak after lofty peak of the competitive real estate sector of Nasik. The company has a well established reputation of transparency, integrity and honesty in services as well as one of high quality construction with stunning design and fine urban amenities that has earned them the trust and goodwill of their ever increasing client base.



Current Projects



A Township of 1 & 2 BHK Apartments
Near Satpur MIDC, Nashik



Highlights

- Temple
- Clubhouse
- Gymnasium
- Landscaped Gardens
- Children's Play Area with Slides
- Amphitheatre
- Senior Citizens' Corner
- Acupressure Walk
- Indoor & Outdoor Games
- Ample Covered Parking
- Fire Fighting System
- Rain Water Harvesting

Call: 88888 81825/6



COMFORTABLY CENTRAL HOMES

2 BHK Flats & Shops
Near Dwarka Circle, Nashik



Highlights

- Landscaped garden
- Children's play area
- Gymnasium
- Senior citizens' sitting area
- Rooftop party area
- 24x7 security with intercom
- Lift with battery back-up
- Ample Parking
- Designer lobby with waiting area

Call: 90110 00721



Shops & Offices
Near Seva Kunj, Panchavati, Nashik



Highlights

- Designer lobby
- Independent toilet for each unit
- Lift with Battery backup
- Adequate Parking

External elevation will be done in
Aluminum Composite Panel

for SHOWROOMS, OFFICES,
COFFEE SHOPPEE,
PARLOUR, MOBILE STORE etc.

Call: 90110 00721

Some Of Our Completed Projects

NIRMAN CLASSIC
College Road, Nashik
3 BHK Apartments

NIRMAN INSPIRE
Kanhare Wadi, Nashik
Shops & Offices

NIRMAN KUNJ
Near Mumbai Agra Road, Nashik
2 BHK Apartments

NIRMAN SUGANDH
Anandvali, Off Gangapur Rd, Nashik
2 BHK Apartments

NIRMAN SAMRUDDHI
Uttar Nagar, Nashik-Pune Road, Nashik
3 BHK Luxurious Apartments

NIRMAN RESIDENCY
Sharanpur Trimbak Link Road, Nashik
2 & 3 BHK Apartments

Current Project



Nirman
UPAVAN
Live it to experience it.

1, 2, 2.5 & 3 BHK
LUXURY RESIDENCES

Near Kalaram Mandir,
Panchvati, Nashik



Highlights

Landscaped Gardens | Kid's Play Area | Roof Top Party Area | Yoga & Meditation Area | Video Door Phone
Basket Ball & Multipurpose Court | Walking/Cycling Track | CCTV Surveillance-for common Area
Fire Extinguishers | Cardio Room | Sky Lounge | Ample Parking Area | Lift with power back-up

Site Office: Nirman Upavan, Dhikale Nagar, Near Kalaram Temple, Shahi Marg, Panchavati, Nashik - 422 003

Call: **88888 83257 / 94**

Plenty of lucrative investment options available with a vast range of plots
at KASARA, GHOTI, GIRNARE, OZARKHED, MANORI SHIVAR

Call: **9403697321, 88888 83257**

Some Of Our Completed Projects

DHARMARAJ PLAZA
Gangapur Road, Nashik
2 & 3 BHK Apartments

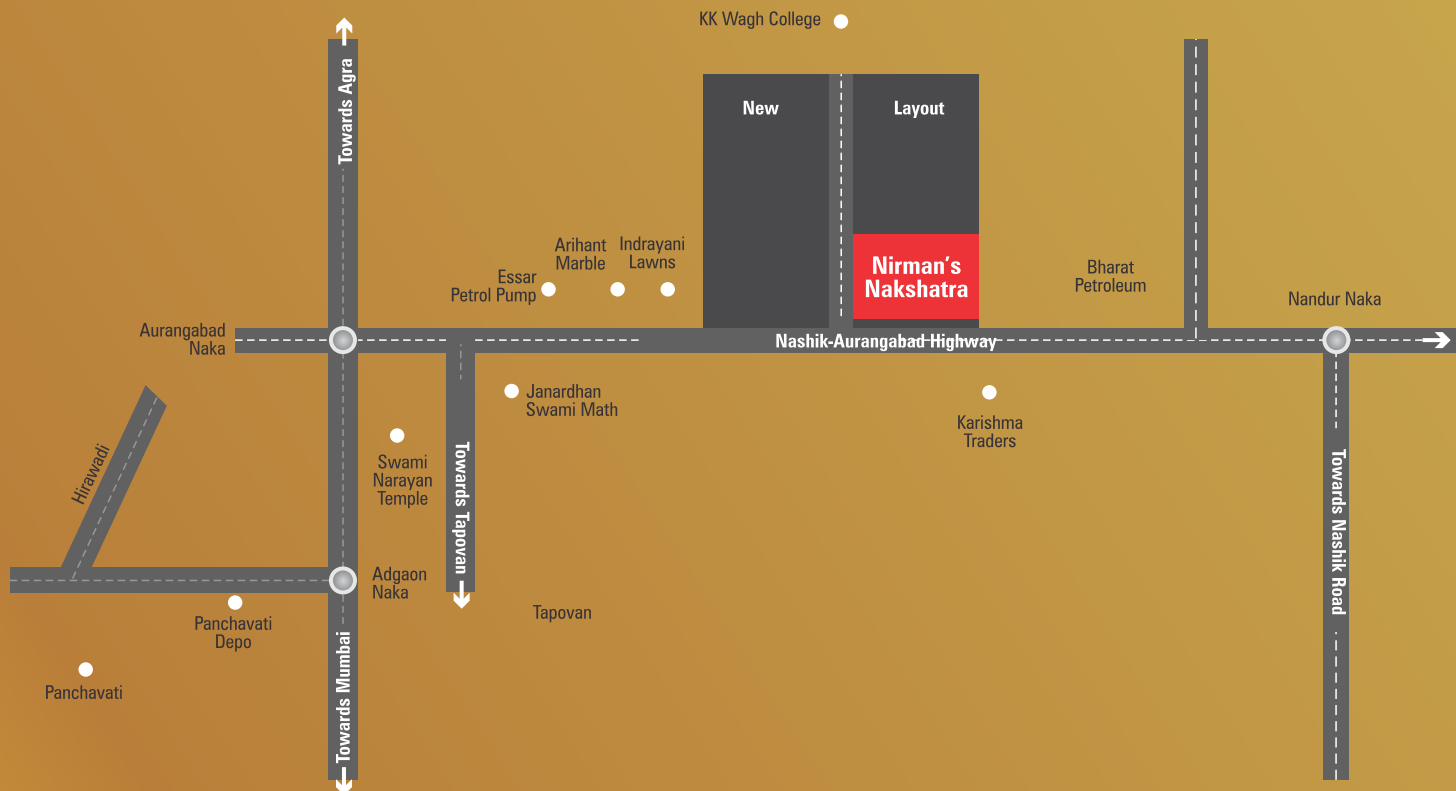
DHARMARAJ PLAZA
Gangapur Road, Nashik
Shops & Offices

NIRMAN ARCADE
Nigadi, Pune
Shops & Offices

GREEN COTTAGES
Gangapur road, Nashik
2 & 3 BHK Row Houses

NIWAS BLOSSOM
Canada Corner, Nashik
2BHK Apartments

NIWAS PARK
Off. Gangapur Road, Nashik
2 & 3 BHK Row Houses



Location Map

Key Distances

Bharat Petrol Pump
Janardhan Swami Math
K K Wagh Engineering College
Mumbai-Agra Highway

0.2 km
0.5 km
1 km
1 km

Tapovan
Panchvati
Dwarka Circle
Podar International School
Railway Station

1.5 km
2 km
3 km
4 km
8 km

Airport
Rangubai Junnare School
Wockhardt Hospital
Fame Theatre
Dental/Hotel Management College

16 km
4 km
3.5 km
4.5 km
2 km



Credits

Architects: **Umesh Bagul** R.C.C. Designer: **Sanjeev Patel** Design Consultant: **MAK Media & Creations Pvt. Ltd.**

Site Address: Nirman's Nakshatra, Near Janardhan Swami Math, Nashik-Aurangabad Road, Nashik - 422003.

M: 90110 00721 / 88888 83294

Corporate Office:

Nirman Estate Developers Pvt. Ltd. Nirman House, L.P. Poddar Marg, College Road, Nashik - 422 005.

Mob. 88888 81821/2/3/4 **Tel:** (0253) 2579321 / 2310621 **Email:** nirmangroupindia@gmail.com

www.nirman.co.in

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Note: The Promoter reserves his right to utilise any increase in F.S.I. that will be sanctioned in its building plans by Nashik Municipal Corporation which will be used to the benefit of the Promoter during or after construction of the building mentioned in this brochure.

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