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Nirman's Mangalum, Behind Shri Guruji Hospital, Gangapur Road, Nashik.

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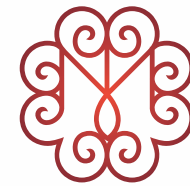
 **MahaRERA No. P51600018587**

THIS PROJECT IS FINANCED BY

TATA CAPITAL
HOUSING FINANCE LIMITED

www.keepingssimple.in/Dec 2018

Disclaimer - The information contained in this brochure is indicative of the kind of development that is proposed. Subject to the approval of authorities or otherwise. The developers reserve the right to make changes at their sole discretion. Final decision of Nirman Estate Developers Pvt. Ltd. management will be final & binding.
Note : The Promoter reserves his right to utilise any increases 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. This Brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be deemed to be part of any agreement. Photographs are not necessarily comprehensive or current. The isometric views shown in this brochure shows furniture and fixture which should not be constructed as part of flat and is purely for the sake of understanding the flat layout. The isometric view of 1 BHK is of comfort 1BHK there is one more type which we call Compact 1 BHK.



NIRMAN'S

MANGALUM

1 & 2 BHK Apartments

Gangapur Road

NASHIK - INDIA

Blessed Homes

CLASS | COMFORT | CONVENIENCE

 **MahaRERA No. P51600018587**

Blessed Homes

CLASS | COMFORT | CONVENIENCE

MANGALUM is a Lifestyle focused project by Nirman Group, Nashik's leading Real Estate developer famed for providing value for money. As the name suggests, Mangalum is conceptualized around delivering Happiness.

Mangalum's central location is one of its key highlights. Located behind Shri Guruji Hospital in the prime area of Gangapur Road, this premium residential project boasts of four residential Wings of Ground + 6 floors each. The project has a total of 96 residential apartments.

Nirman group has rightly identified the need of the market and accordingly come up with an offering of 1 BHK and 2 BHK apartments. The project is conceptualized to help you establish your own dream home within your budget.

Every inch has been well utilized to give you a feeling of class with great comfort and convenience. Amongst a host of fine privileges include the bountiful Sky Club on the terrace, the spacious and secure Kids' Play zone, limited commercial Grocery Stores for daily needs and much more.

Welcome to a new life style, Welcome to MANGALUM.





AMENITIES THAT TOUCH THE SKY

Taking your leisure, fitness and spiritual time to the next level are our outdoor amenities located on the spacious and secure terrace.

At Mangalum, there is something for everyone.

The elderly can enjoy peaceful walks, while children can put their boundless energy to good use in the spacious play zones. Enjoy the peaceful quiet of the lush greens in your neighbourhood, soothe your soul in a calming yoga session, engage in an immersive workout in an open air gym or simply relish a book!

WELCOME TO THE SKY CLUB

GAME ZONE:

- Carom & Chess
- Table Tennis

PARTY ZONE:

- Stage
- Party Lawns
- Buffet Area
- Coffee Sit-outs
- Fountains

YOGA & MEDITATION ZONE:

- Yoga & Meditation Corner
- Sky Lounge
- Birds Feeding Corner
- Senior Citizen Corner

KIDS ZONE:

- Kids Play Area
- Kids Learning Zones
- Open Study Areas
- Ludo + Snakes & Ladder

HEALTH ZONE:

- Cardio Station
- Multi Station Gym
- Open Air Green Gym

ELEMENTS SHAPING YOUR DREAM HOME

SPECIFICATIONS:

Wall finish : Gypsum finish to internal walls

Kitchen : Granite top with Stainless Steel Sink

Tiles : Double charge Vitrified Tiles | Toilet, Terrace - Anti-skid tiles

Wall tiles : Kitchen - Up to lintel height | Toilet - Up to 7 ft height

Sanitary & Plumbing : Branded fixtures | Concealed Plumbing

Doors : Main door | Laminated flush door for all rooms | Mosquito net for windows in bathroom pavilion

Toilet : Frame - Granite frame

Window : Powder coated aluminium windows with Mosquito net | MS Grill and Granite still

FEEL SECURE AND COMFORTABLE

At Mangalum, we have planned everything to keep your family safe, secure and comfortable. This includes the following state of the art features.

- Advanced security systems including 24X7 security with centrally monitored CCTV cameras for common areas and Video door phones.
- Intercom facility.
- Power back-up for common area lighting and elevators.
- Fire fighting systems.
- Earthquake resistant design.

OUR ECO-FRIENDLY WAY OF LIFE

Along with enhancing nature's beauty, we also help preserve the environment and protect our eco-system. With abundant greenery and array of eco-friendly features, Mangalum is a place even Mother Nature would love to call home.

- Gardens designed with plants that consume less water
- Rainwater Harvesting



Artist's Impression



Artist's Impression

Yoga and Meditation



Artist's Impression

Buffet Area



Artist's Impression

Bird Feeding Area





Artist's Impression



Artist's Impression

Table Tennis



Artist's Impression

Cardio Room



Artist's Impression

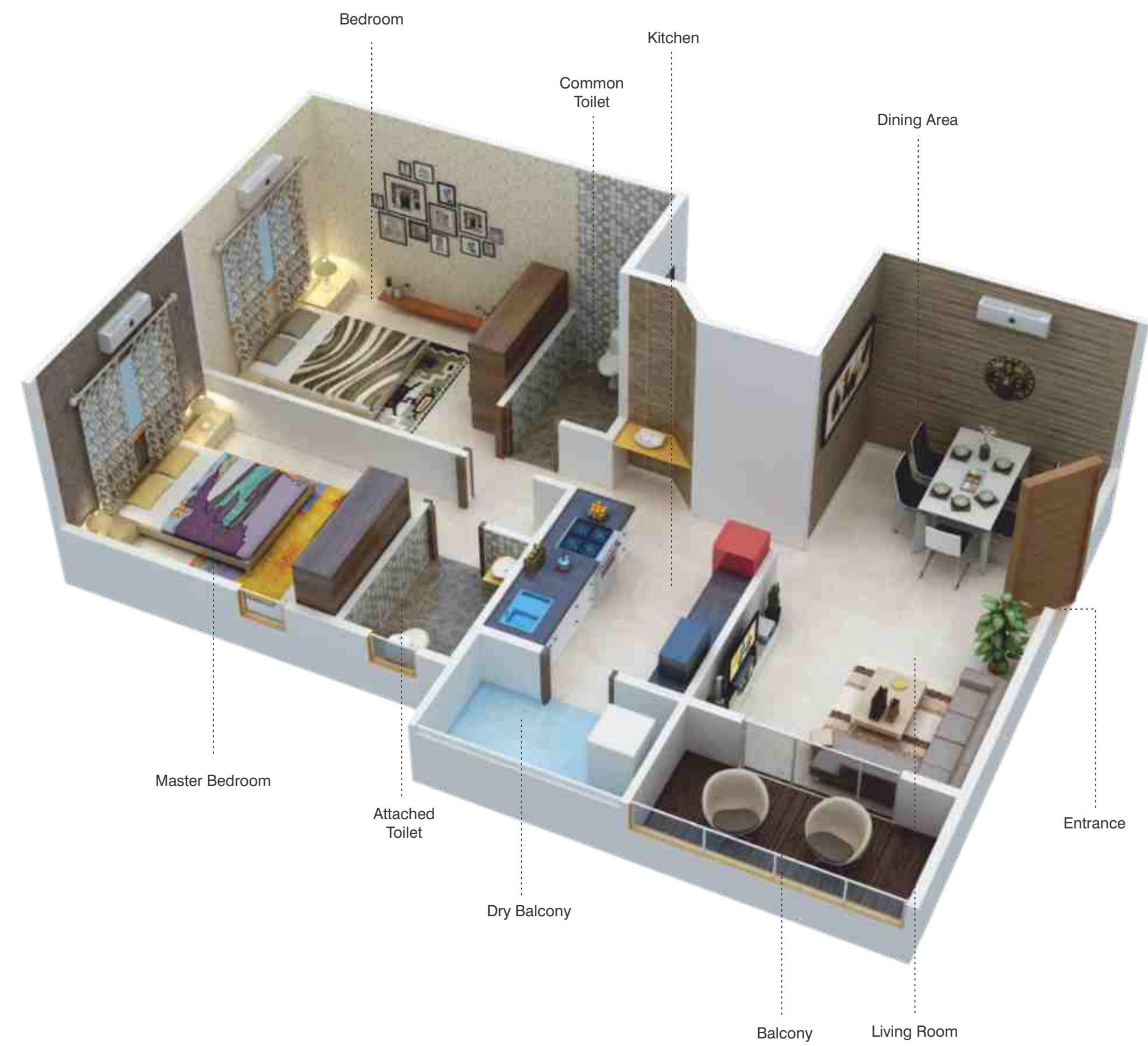
Childrens Play Area



Artist's Impression

Carom Board

ISOMETRIC VIEW - COMFORT 2 BHK



Artist's Impression

ISOMETRIC VIEW - COMPACT 2 BHK



Artist's Impression

FLOOR PLAN - COMFORT 2 BHK
WING - A



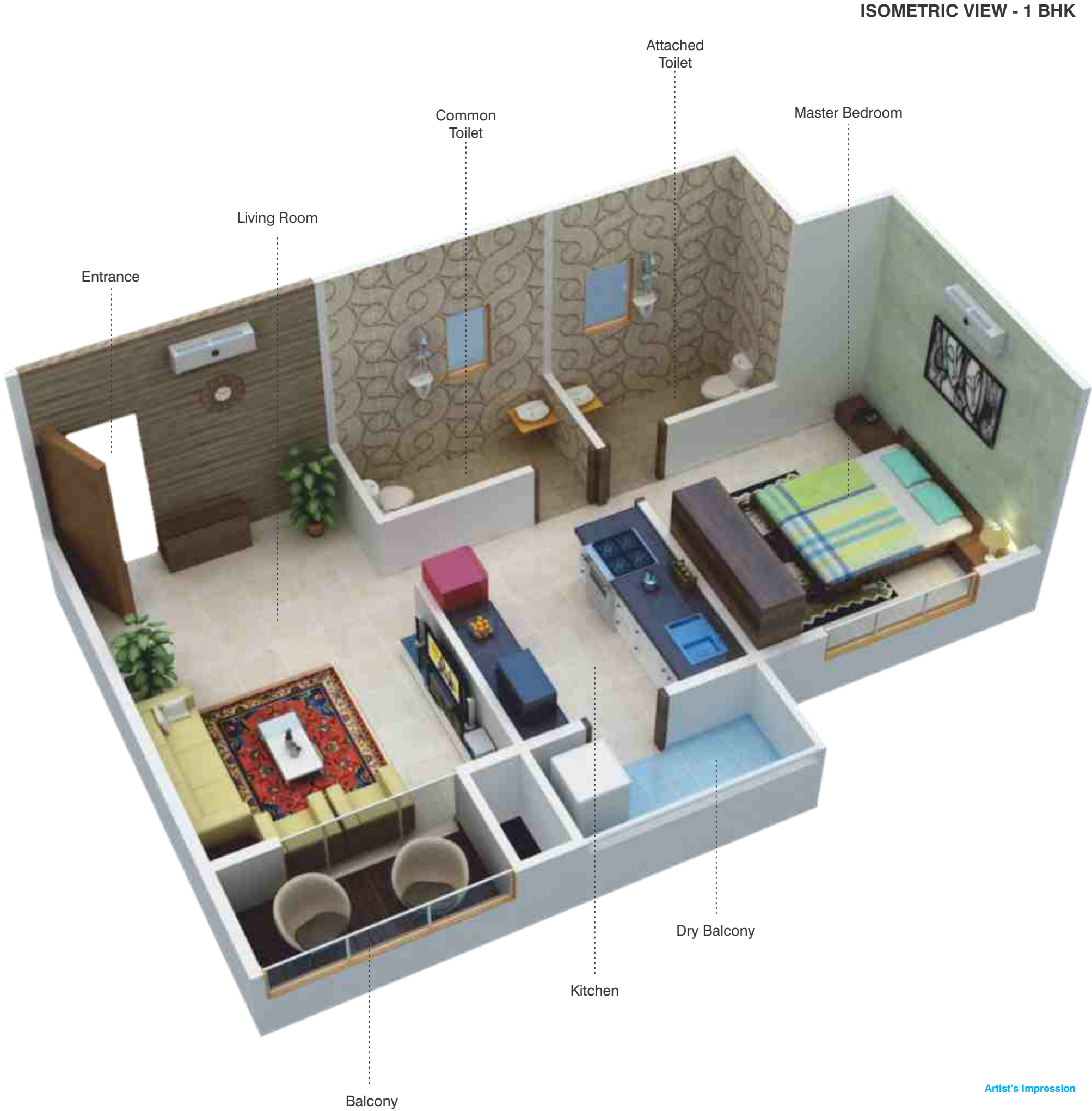
FLOOR PLAN - COMPACT 2 BHK
WING - A

FLOOR PLAN - 2 BHK (Typical 1st to 6th floor)
WING - A

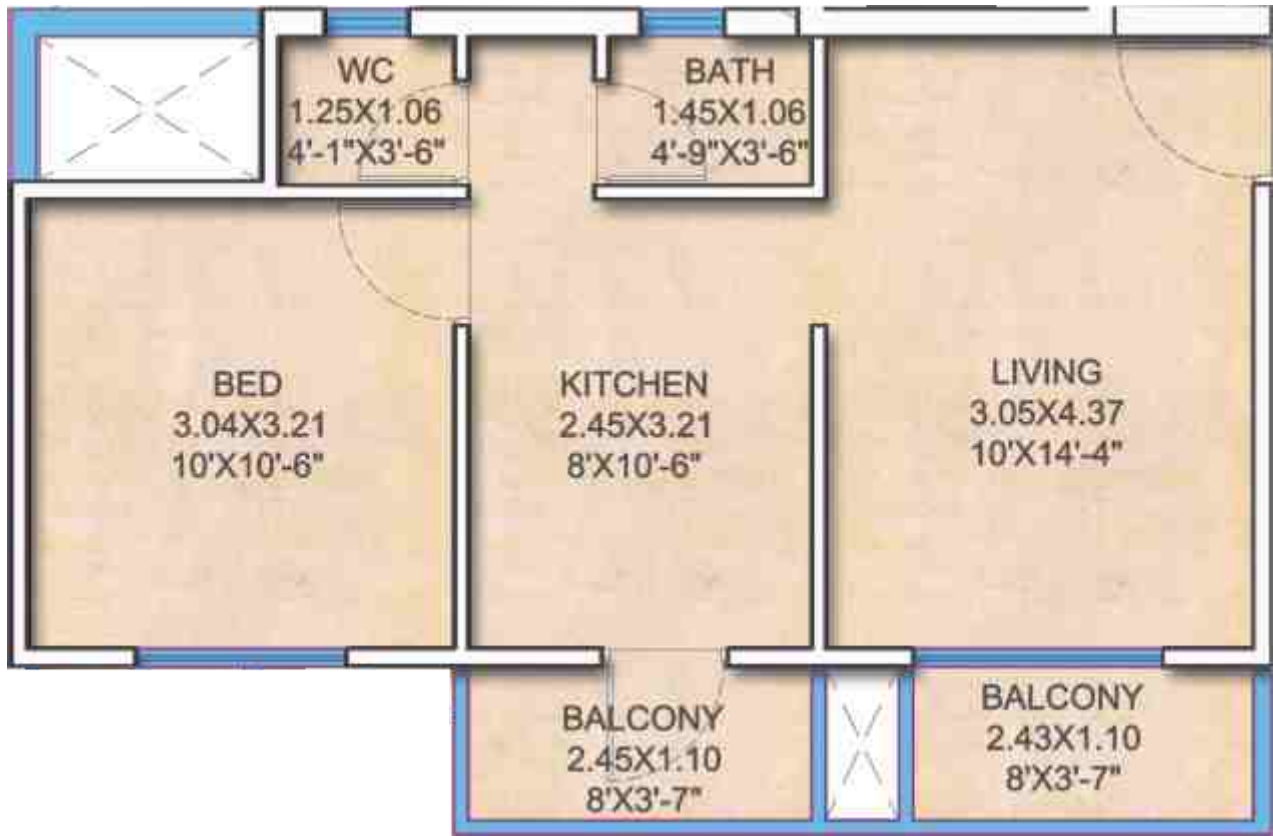




Mangalum offers the perfect blend of culture and modernity. Impeccably well designed spaces add value to the thoughtful layout. Beyond the sturdy exterior lies the real essence.



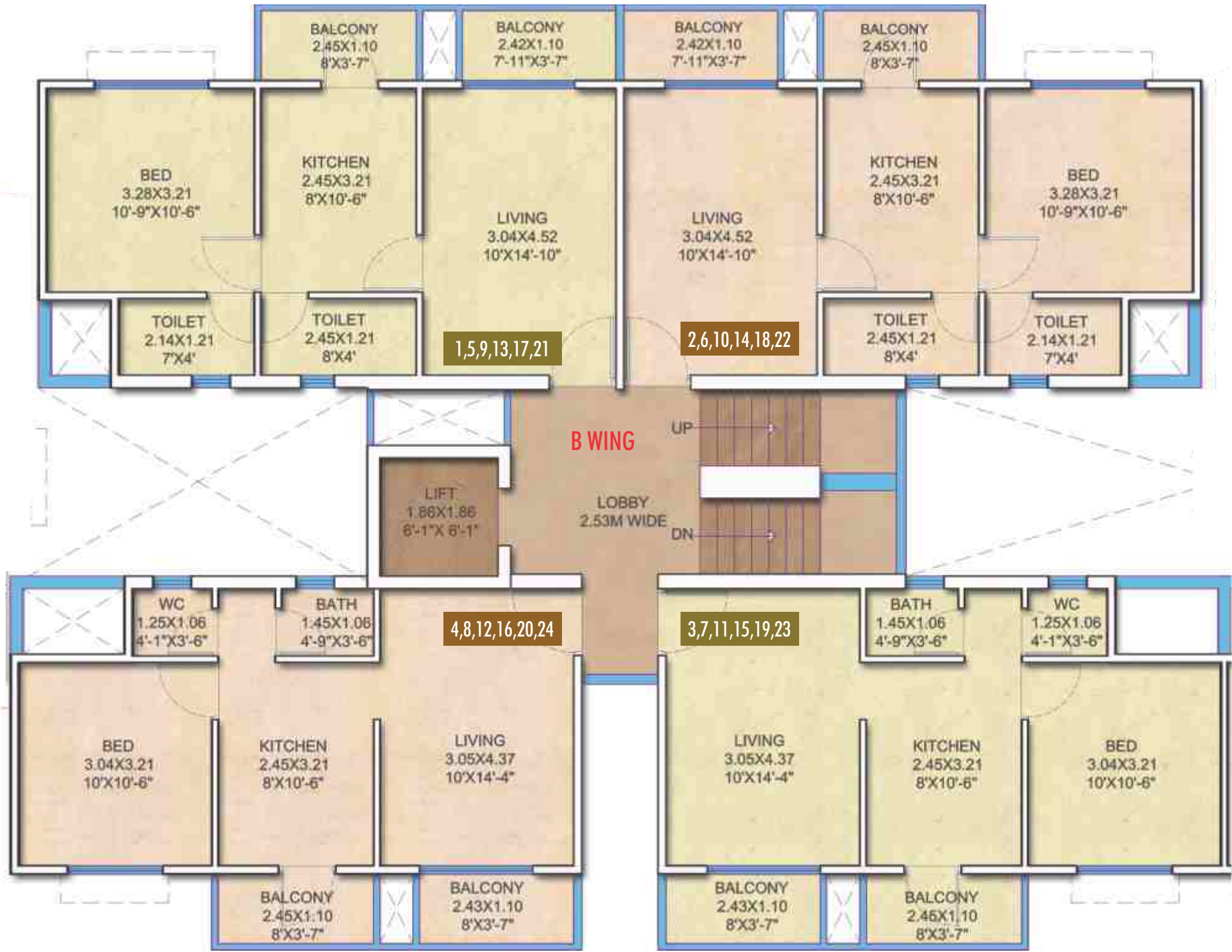
FLOOR PLAN - COMFORT 1 BHK
WING - B



FLOOR PLAN - COMPACT 1 BHK
WING - B



FLOOR PLAN - 1 BHK (Typical 1st to 6th floor)
WING - B



FLOOR PLAN - 1 BHK (Typical 1st to 6th floor)
WING - C

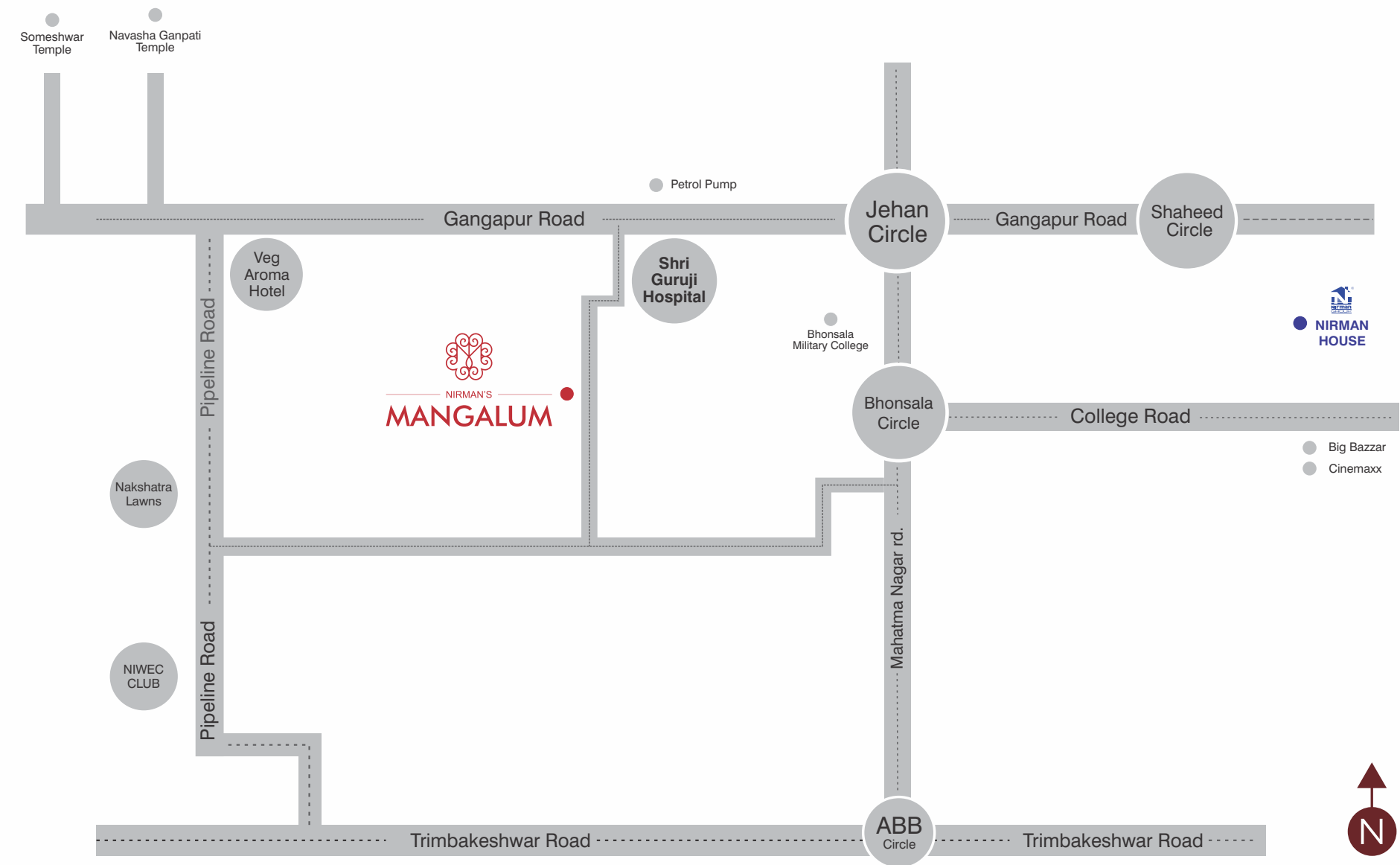


FLOOR PLAN - 2 BHK (Typical 1st to 6th floor)
WING - D





LOCATION MAP



All Fixtures from well known Brands

SWITCHES BY 	LOCKS BY 	WIRES BY 	GLASS BY 	FAUCET & CP FITTINGS BY
PAINT BY 	KITCHEN SINK BY 	ALUMINIUM FRAMES BY 	GYPSUM BY 	FLOORINGS BY

NESTED IN THE PRIME WITH CONNECTIVITY TO ALL YOUR DAILY & LEISURELY NEEDS

A strategically planned Mangalum offers excellent connectivity to major infrastructures and prime locations. Comfortably away from the city rush, yet so accessible and centrally located.
Enjoy the luxury of proximity, vast open spaces and serene environs.

KNOW YOUR NEIGHBOURHOOD

HEALTH CARE

- Shri Guruji Hospital
- Symphony Hospital
- Magnum Hospital
- Vijan hospital

EDUCATION

- Wisdom High International School
- Nirmala Convent High School
- Ashoka Universal School
- Don Bosco High School & Junior College
- Bhonsala Military School & College
- BYK College
- KTHM College
- N.D.M.V.P Samajs College of Architecture

FOOD & BEVERAGES

- Veg Aroma
- Shree Rajbhog Thali Restaurant
- Divtya Budhlya Hotel
- Curry Leaves
- Mcdonalds
- IBIS
- Bon Vivant

TRANSPORT

- Airport
- Railway Station
- CBS

SHOPPING & ENTERTAINMENT

- Big Bazaar
- City Centre Mall
- Central Mall
- Westside
- Lifestyle Mall

INDUSTRIES

- Satpur MIDC
- Ambad MIDC

EMERGENCY SERVICES

- Police Station
- Fire Brigade Station

PICNIC SPOTS

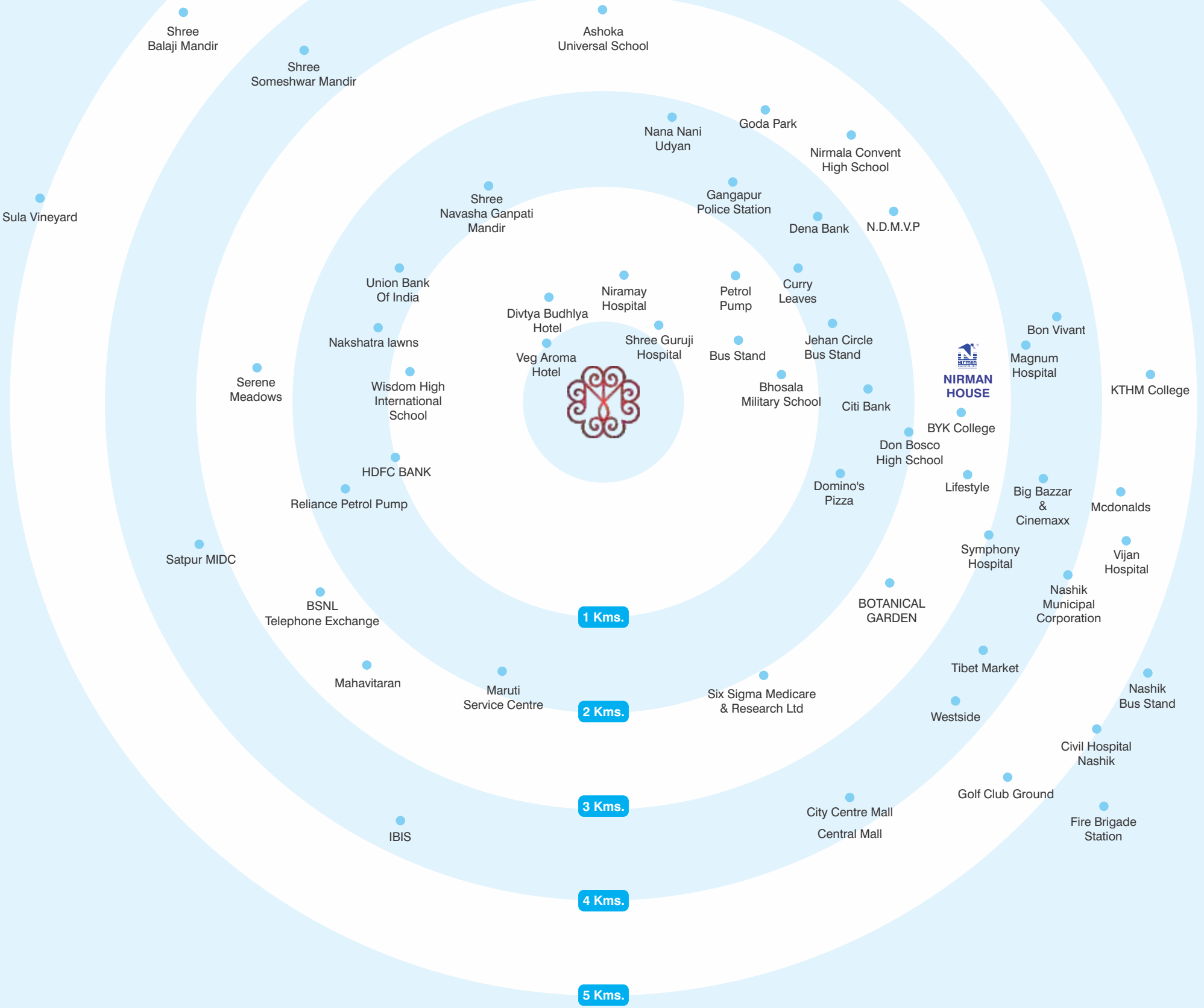
- Someshwar
- Gammat Jammatt Resort
- Sula Vineyards
- Gangapur Dam
- Trimbakeshwar

PLACES OF WORSHIP

- Shree Balaji Temple
- Navashya Ganpati Temple
- Someshwar Temple

KEY DISTANCES

CENTRALLY LOCATED
IN THE LAP OF SERENITY



Note: Distances are approximate



ABOUT THE CRAFTSMEN

Nirman Group is a real estate giant in every sense of the word with a variety of impressive feathers in their already burgeoning hats. Founded in 1980, Nirman has now become a household name in the city of Nashik 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 real estate sector of Nashik. 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 faith, trust and goodwill of their increasing client base.

CREDITS

Architects : Sagar Kabre

RCC Designer : Prasanna Bhore

OUR ONGOING PROJECTS



NIRMAN'S **DWARKAPURAM**
A Township of 1 & 2 BHK Apartments
Dwarka Annexe, Nashik, INDIA

 Under Construction (MAHA-RERA Reg. No.: P51600001184)



NIRMAN'S **VRINDAVAN GARDENS**
A Township of 1 & 2 BHK Apartments
Kedar Nagar, Nashik, INDIA

 Under Construction (MAHA-RERA Reg. No.: P51600014656)

OUR RECENTLY COMPLETED PROJECTS



NIRMAN **UPAVAN**
2, 2.5 & 3 BHK Luxury Residences & Shops
Dhikale Nagar, Panchavati, Nashik



NIRMAN **RAGHUVEER PLAZA**
Panchavati, Nashik
Commercial Complex



NIRMAN'S **ASHIYANA**
COMFORTABLY CENTRAL HOMES
NEAR DWARKA CIRCLE
2 BHK Flats & Shops

OUR COMPLETED PROJECTS

NIRMAN CLASSIC
College Road, Nashik



3 BHK Apartments

NIRMAN ARCADE
Nigadi, Pune



Shops & Offices

NIRMAN INSPIRE
Kanhare Wadi, Nashik



Shops & Offices

NIWAS RIVER VIEW
Savarkar Nagar, Nashik



3 BHK Row Houses

NIRMAN RESIDENCY
Sharanpur Trimbak Link Road, Nashik



2 & 3 BHK Apartments

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

DHARMARAJ PLAZA (RESIDENTIAL)
Gangapur Road, Nashik



2 & 3 BHK Apartments

NIWAS PARK
Off. Gangapur Road, Nashik



2 & 3 BHK Row Houses

GREEN COTTAGES
Gangapur road, Nashik



2 & 3 BHK Row Houses

DHARMARAJ PLAZA (COMMERCIAL)
Gangapur Road, Nashik



Shops & Offices