

A REFRESHING  
OUTLOOK ON LIVING

A PROJECT BY



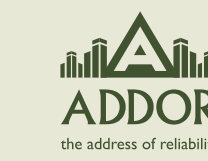
**NIRMAAN**  
GROUP  
ROOTED IN HERITAGE. DRIVEN BY VISION.

**KOTHARI**  
REALTY

**IT IS ALL ABOUT A FRESHER PERSPECTIVE**  
WHEN 4 RENOWNED DEVELOPERS COME TOGETHER, THE RESULT IS NOTHING  
SHORT OF FRESH. OUR COLLABORATION IS BUILT ON TRUST AND EXPERTISE.  
AND WE PRESENT TO YOU A LANDMARK THAT REDEFINES EXPERTISE.

|||  
**4 BHK & RETAIL**  
|||

A PROJECT BY

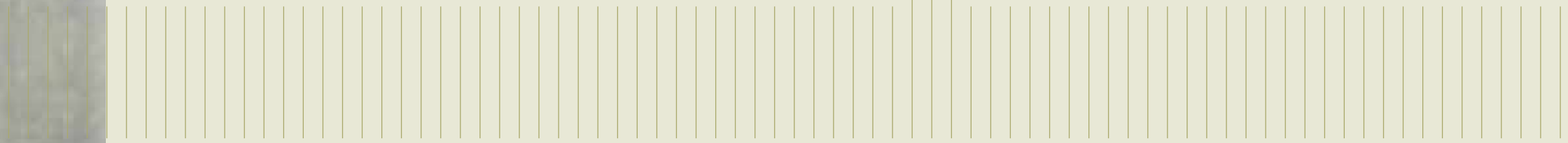




HERE, PEACE FINDS YOU.



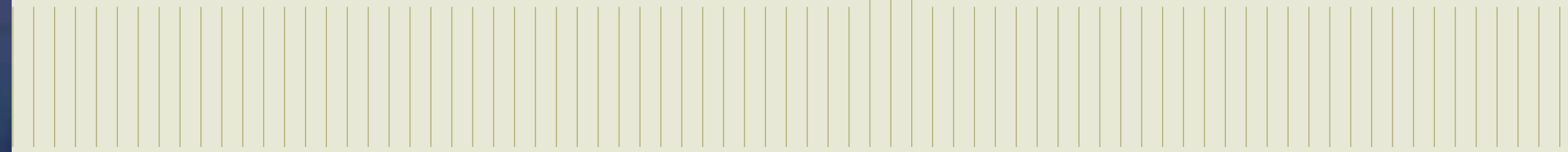
STEP INTO A HOME WHERE SUNLIGHT FLOWS FREELY,  
BREEZES WHISPER THROUGH EVERY CORNER, AND  
TRANQUILITY REPLACES CITY CHAOS. THOUGHTFULLY  
DESIGNED FOR MAXIMUM VENTILATION AND NATURAL  
ILLUMINATION, THIS IS YOUR PEACEFUL ESCAPE — WHERE  
CALM LIVES AND NOISE IS LEFT BEHIND.





TAKE A BREATH OF  
FRESHNESS.

NESTLED AMIDST LUSH GREENERY, THIS **4-SIDE OPEN** PROJECT OFFERS UNOBSTRUCTED VIEWS, NATURAL LIGHT, AND UNMATCHED VENTILATION. LOCATED ON A **PRIME 3-CORNER ROAD PLOT**, IT ENSURES A LIFETIME OPEN VIEW — A RARE COMBINATION OF NATURE AND CONNECTIVITY, WHERE EVERY DIRECTION LEADS TO PEACE, PROGRESS, AND PROSPERITY.







CRAFTED TO IMPRESS, DESIGNED TO INSPIRE.



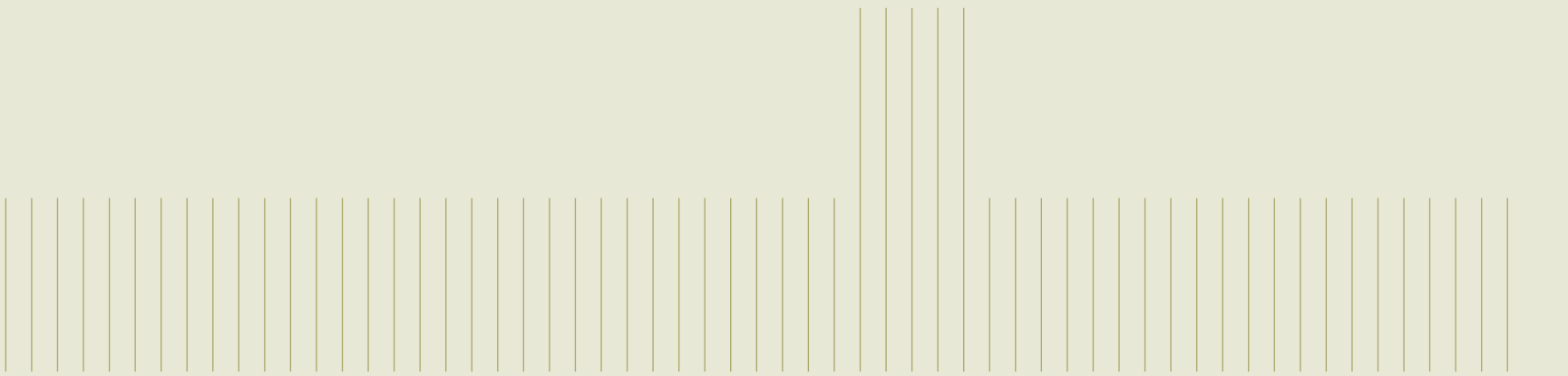
RELIANCE SMART    STYLE UP    STYLE UP    NERWE    UPTOWNE    ROOM & BOARD    MR. DIY    MR. DIY    HOME CENTER    Zaverif & Co.

RELIANCE DIGITAL    BOSS    INC 6    METRO    RARE RABBIT    MANGO    HAMILLYS    EWAAY CLOTHING    SKYBLUE    TODDLERS

A STELLAR STRUCTURE



WE'VE BUILT IT HOW YOU IMAGINED  
YOUR HOME TO BE.





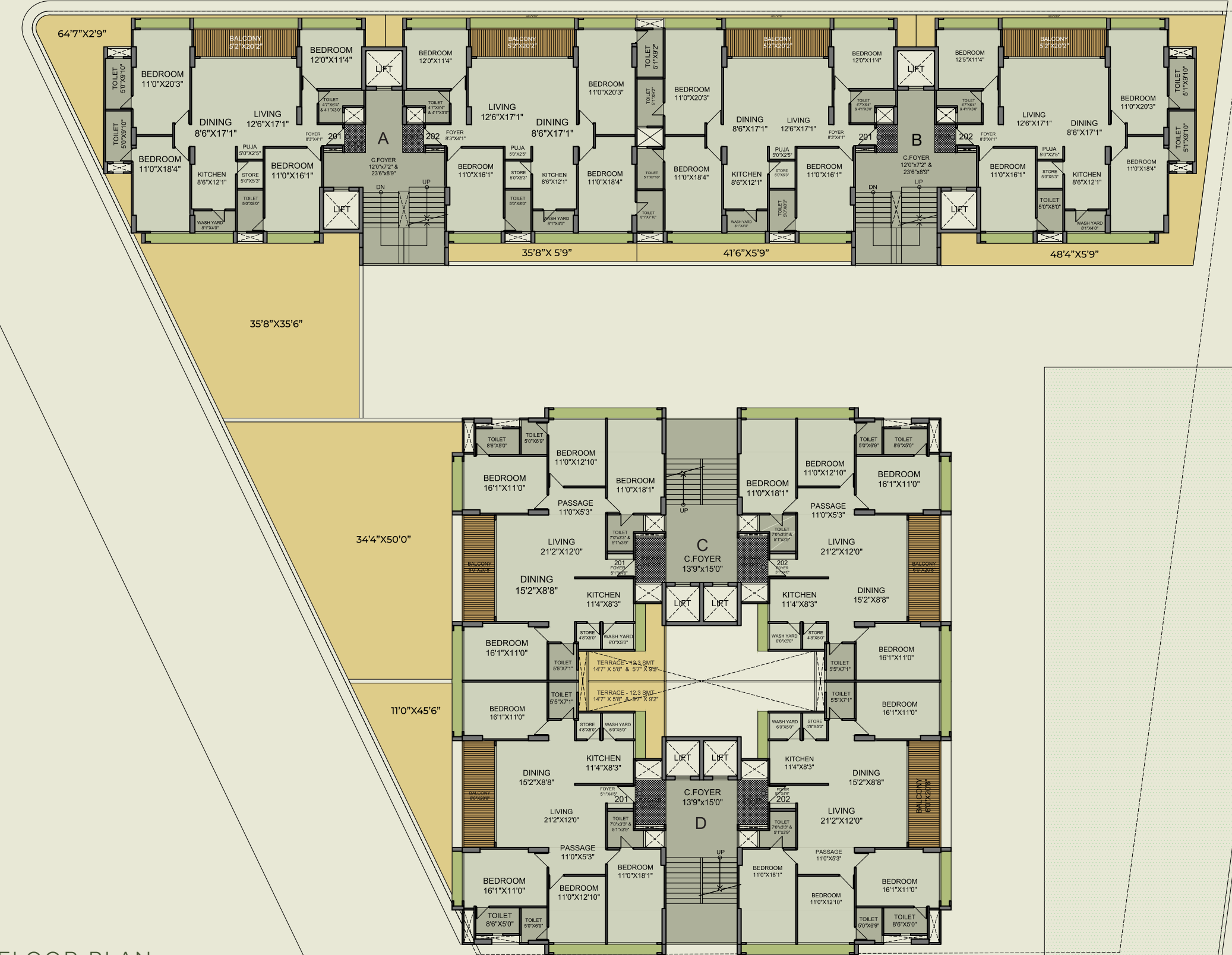
WELL PLANNED FROM EACH ASPECT



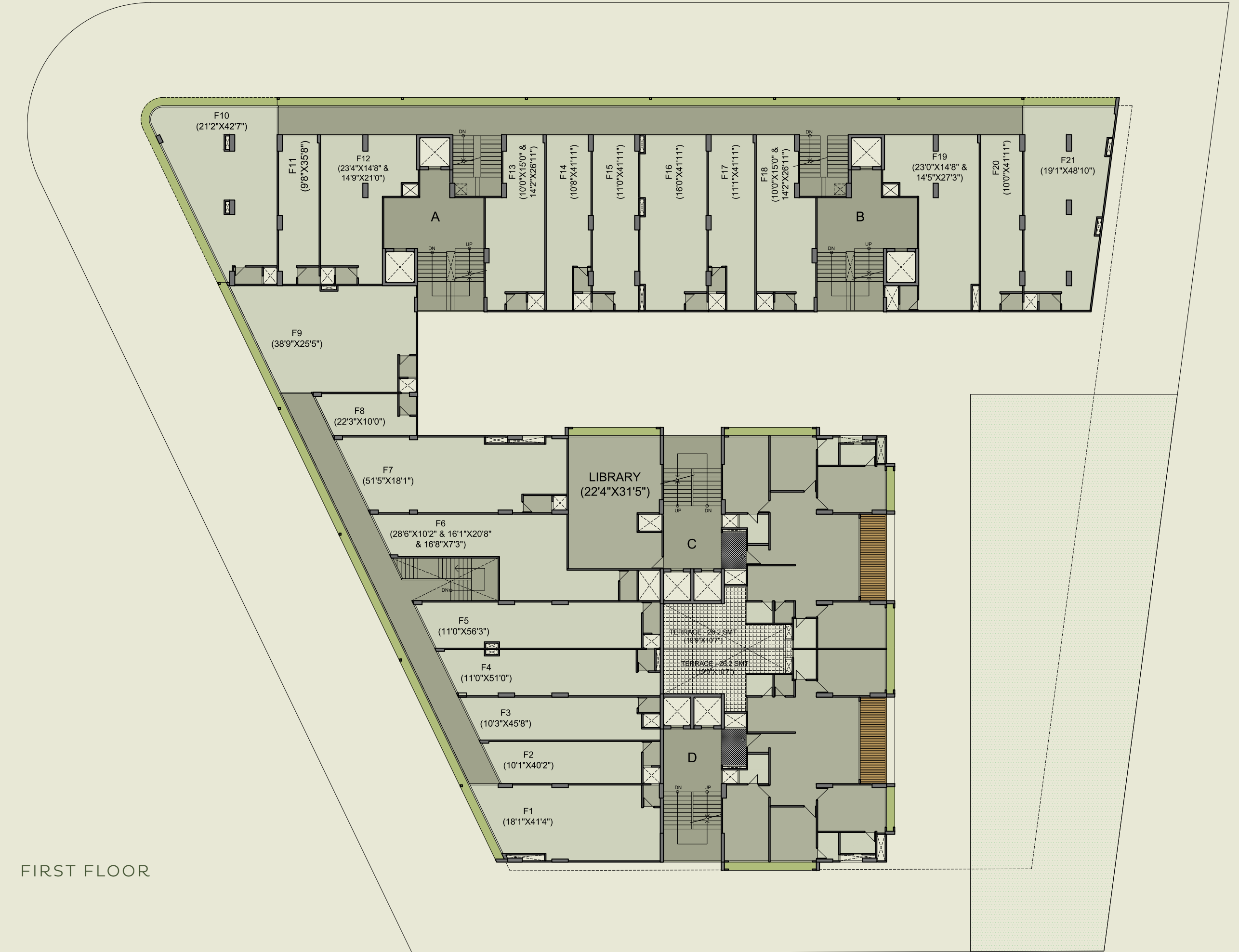


THOUGHTFUL FOR ALL

TYPICAL FLOOR PLAN

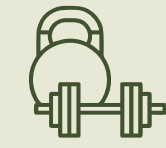








INDOOR GAMES



GYM



CHILDREN'S PLAY AREA / TODDLER PLAY AREA



GAZEBO



JOGGING TRACK



LIBRARY / SOCIETY OFFICE / WORK FROM HOME AREA



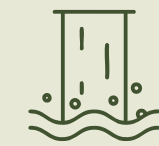
BANQUET HALL



BOX CRICKET



PICKLE BALL COURT / MULTIPURPOSE COURT



WATER CASCADE



LAWN AREA



OPEN SWING AREA





DEIGNED TO LIVE,  
PLANNED TO LOVE.





A SPACE, CLOSER TO YOU.





BLOCK A | B



BLOCK C | D



## UNIT TYPE 1

### LEGEND

1. P.FOYER- 6'0"X8'7"
2. FOYER- 5'1"X4'6"
3. LIVING- 21'2"X12'0"
4. DINING- 15'2"X8'8"
5. KITCHEN- 11'4"X8'3"
6. STORE- 4'8"X5'0"
7. WASH YARD- 6'0"X5'0"
8. PASSAGE- 11'0"X5'3"
9. BEDROOM 1- 16'1"X11'0"
10. TOILET- 5'5"X7'1"
11. MASTER BEDROOM- 16'1"X11'0"
12. ATTACH TOILET- 8'6"X5'0"
13. BEDROOM - 11'0"X12'10"
14. TOILET - 5'0"X6'9"
15. BEDROOM - 11'0"X18'1"
16. TOILET - 7'3"X3'3" | 5'1"X3'9"
17. BALCONY - 6'0"X20'8"





## UNIT TYPE 2

### LEGEND

1. FOYER - 8'3"X 4'1"
2. LIVING ROOM - 12'6"X17'1"
3. DINING - 8'6"X17'1"
4. KITCHEN - 8'6"X12'1"
5. STORAGE - 5'0"X5'3"
6. WASH - 8'1"X4'0"
7. PUJA AREA - 5'0"X2'5"
8. BEDROOM - 12'0"X11'4"
9. POWDER TOILET - 4'7"X6'4" | 4'1"X3'
10. MASTER BEDROOM - 11'0"X16'1"
11. ATTACHED TOILET - 5'0"X8'0"
12. BEDROOM - 11'0"X18'4"
13. ATTACHED TOILET - 5'0"X9'10"
14. MASTER BEDROOM - 11'0"X20'3"
15. ATTACHED TOILET - 5'0"X 9'10"
16. BALCONY - 5'2"X20'2"





### UNIT TYPE 3

#### LEGEND

1. FOYER - 8'3" X 4'1"
2. LIVING ROOM - 12'6" X 17'1"
3. DINING - 8'6" X 17'1"
4. KITCHEN - 8'6" X 12'1"
5. STORAGE - 5'0" X 5'3"
6. WASH - 8'1" X 4'0"
7. PUJA AREA - 5'0" X 2'5"
8. BEDROOM - 12'0" X 11'4"
9. POWDER TOILET - 4'7" X 6'4" | 4'1" X 3'0"
10. MASTER BEDROOM - 11'0" X 16'1"
11. ATTACHED TOILET - 5'1" X 7'10"
12. BEDROOM - 11'0" X 18'4"
13. ATTACHED TOILET - 5'1" X 7'10"
14. MASTER BEDROOM 2 - 11'0" X 20'3"
15. ATTACHED TOILET - 5'1" X 9'2"
16. BALCONY - 20'2" X 5'2"





## UNIT TYPE 4

### LEGEND

1. FOYER - 8'3"X 4'1"
2. LIVING ROOM -12'6"X17'1"
3. DINING 8'6"X17'1"
4. KITCHEN - 8'6"X12'1"
5. STORAGE - 5'0"X5'3"
6. WASH - 8'1"X4'0"
7. PUJA AREA - 5'0"X2'5"
8. BEDROOM - 11'0"X16'1"
9. TOILET - 4'7"X6'4" | 4'1"X6'
10. BEDROOM - 11'0"X18'4"
11. ATTACHED TOILET - 5'1"X7'10"
12. MASTER BEDROOM -11'0"X20'3"
13. ATTACHED TOILET - 5'1"X9'2"
14. BEDROOM 3 - 12'0"X11'4"
15. POWDER TOILET - 4'7"X 6'4" | 4'1"X8'0"
16. BALCONY - 5'2"X20'2"

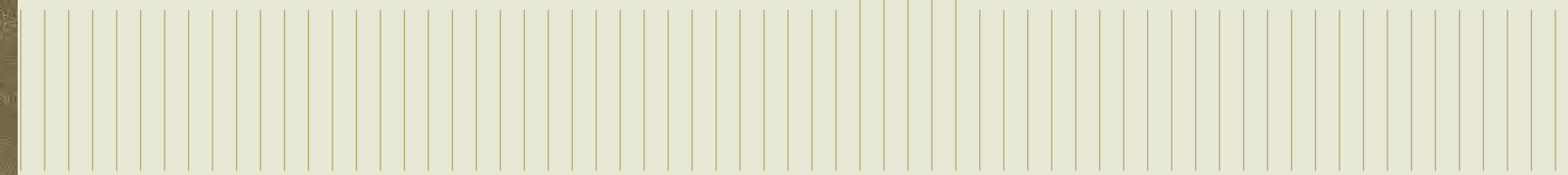




YOUR LIFE. YOUR VIEW. YOUR PENTHOUSE.



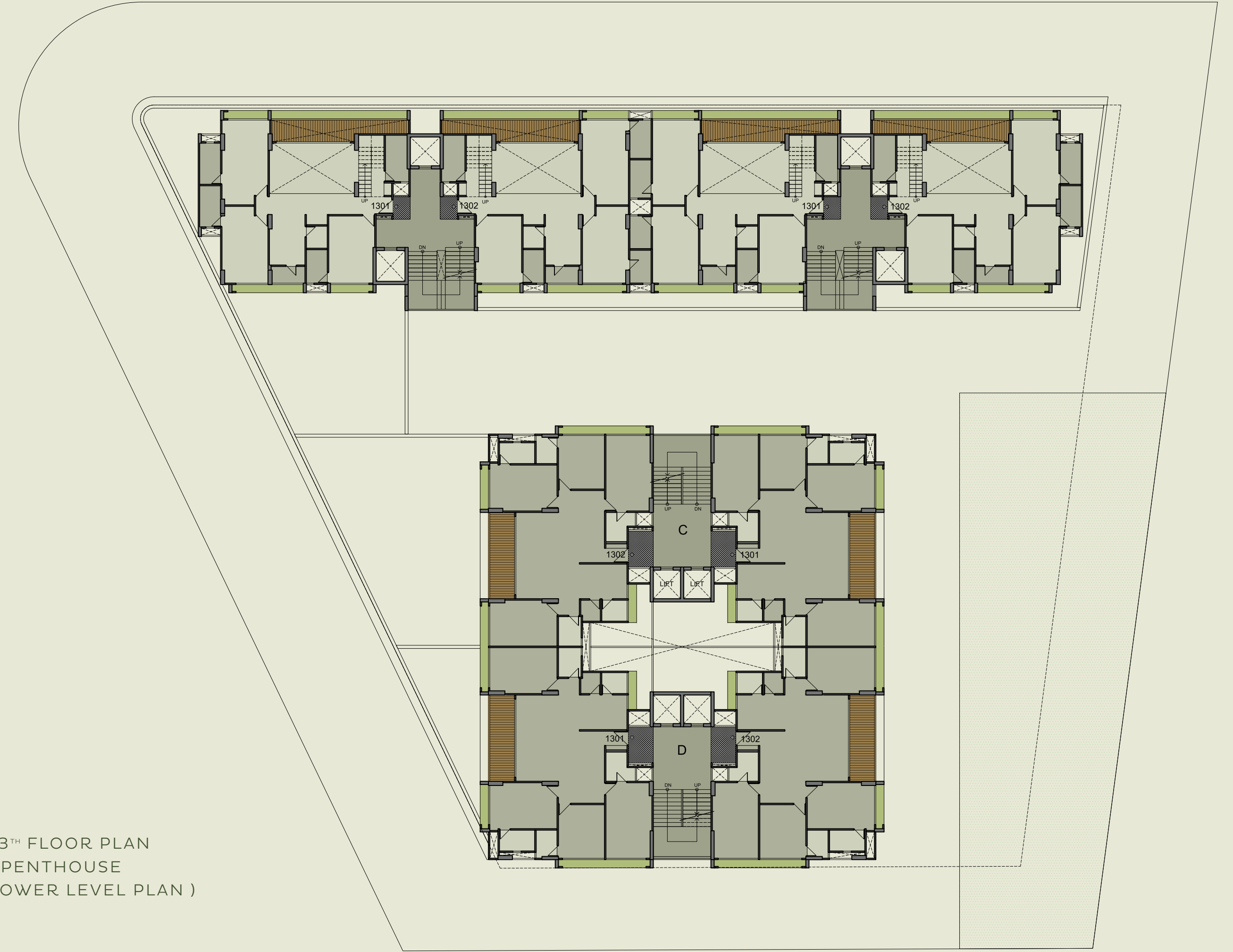
CRAFTED FOR  
A CHOSEN FEW.





OPEN ON ALL SIDES

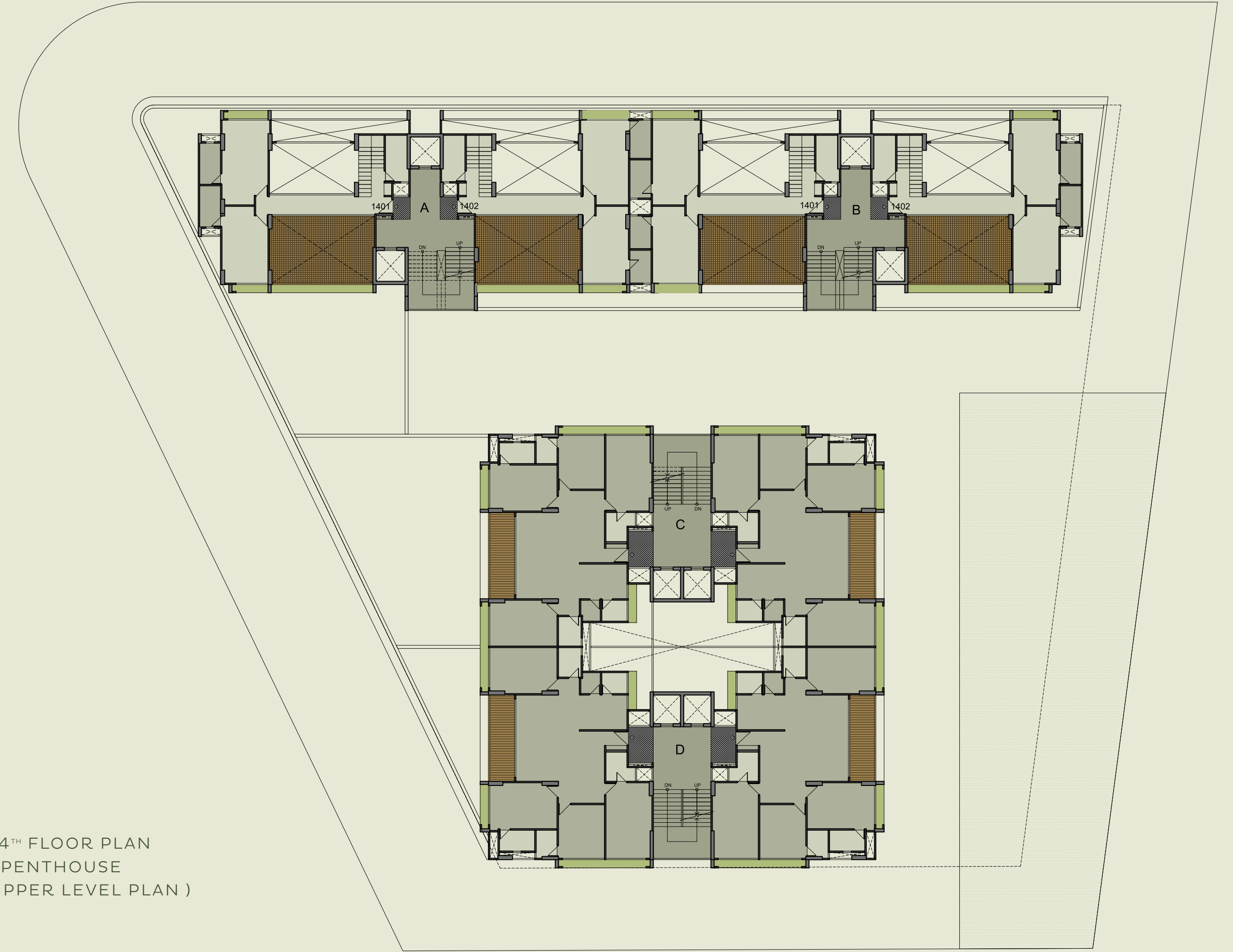
13<sup>TH</sup> FLOOR PLAN  
( PENTHOUSE  
LOWER LEVEL PLAN )

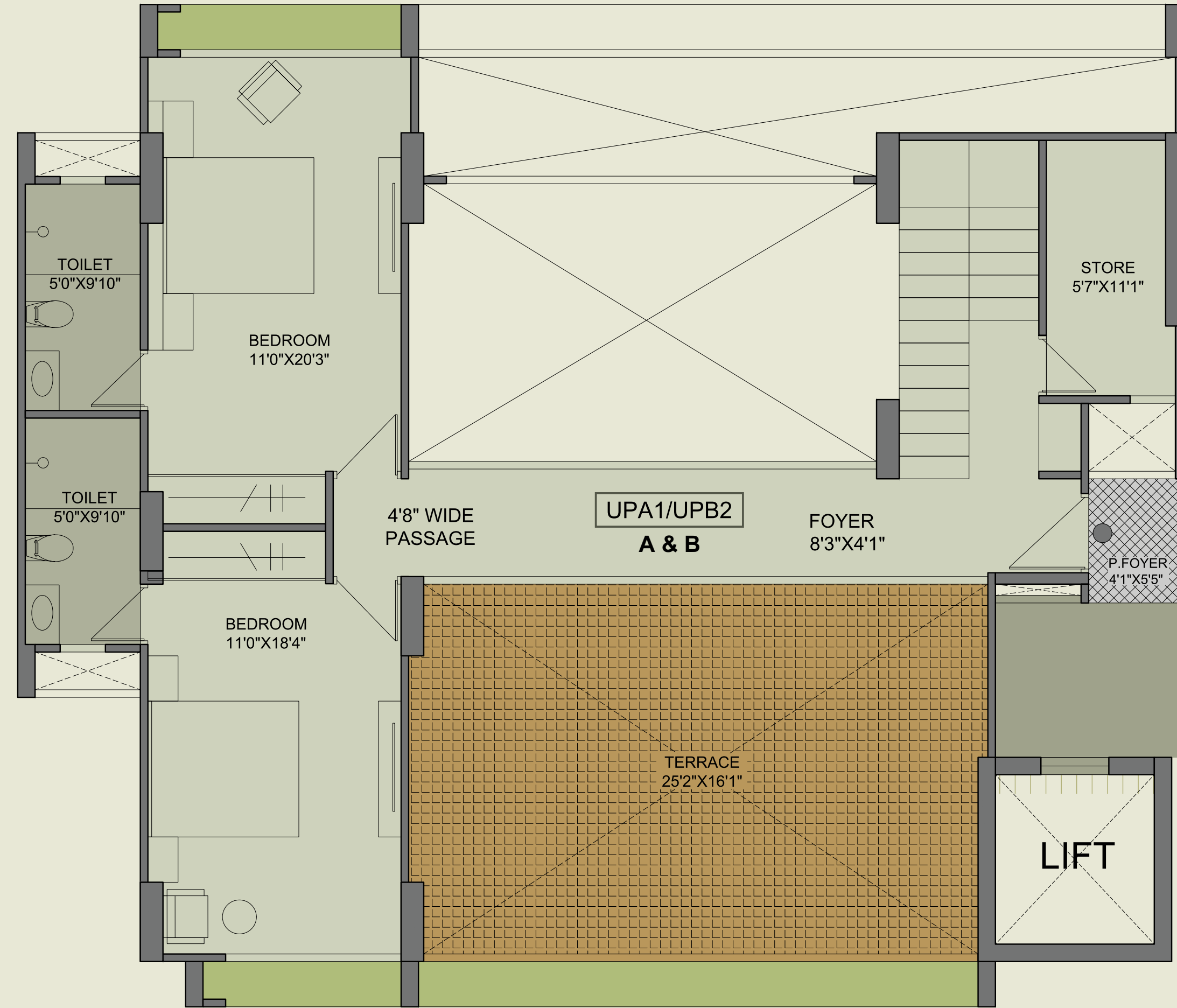




YOURS, TO DESIGN THE WAY YOU WANT.

14<sup>TH</sup> FLOOR PLAN  
( PENTHOUSE  
UPPER LEVEL PLAN )



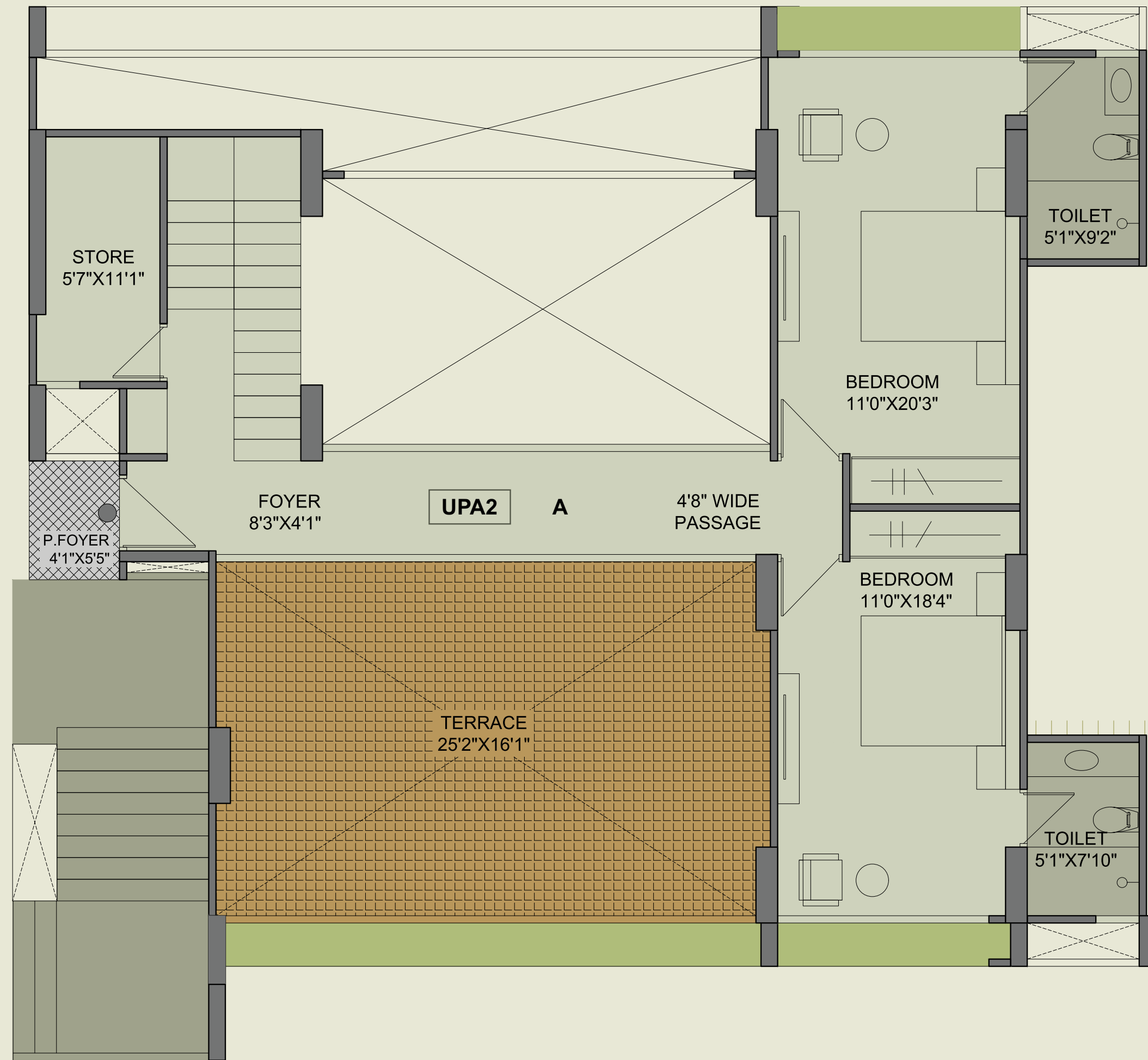


**PENTHOUSE**  
UNIT TYPE 5  
( UPPER FLOOR PLAN )



**PENTHOUSE**  
UNIT TYPE 5  
( LOWER FLOOR PLAN )



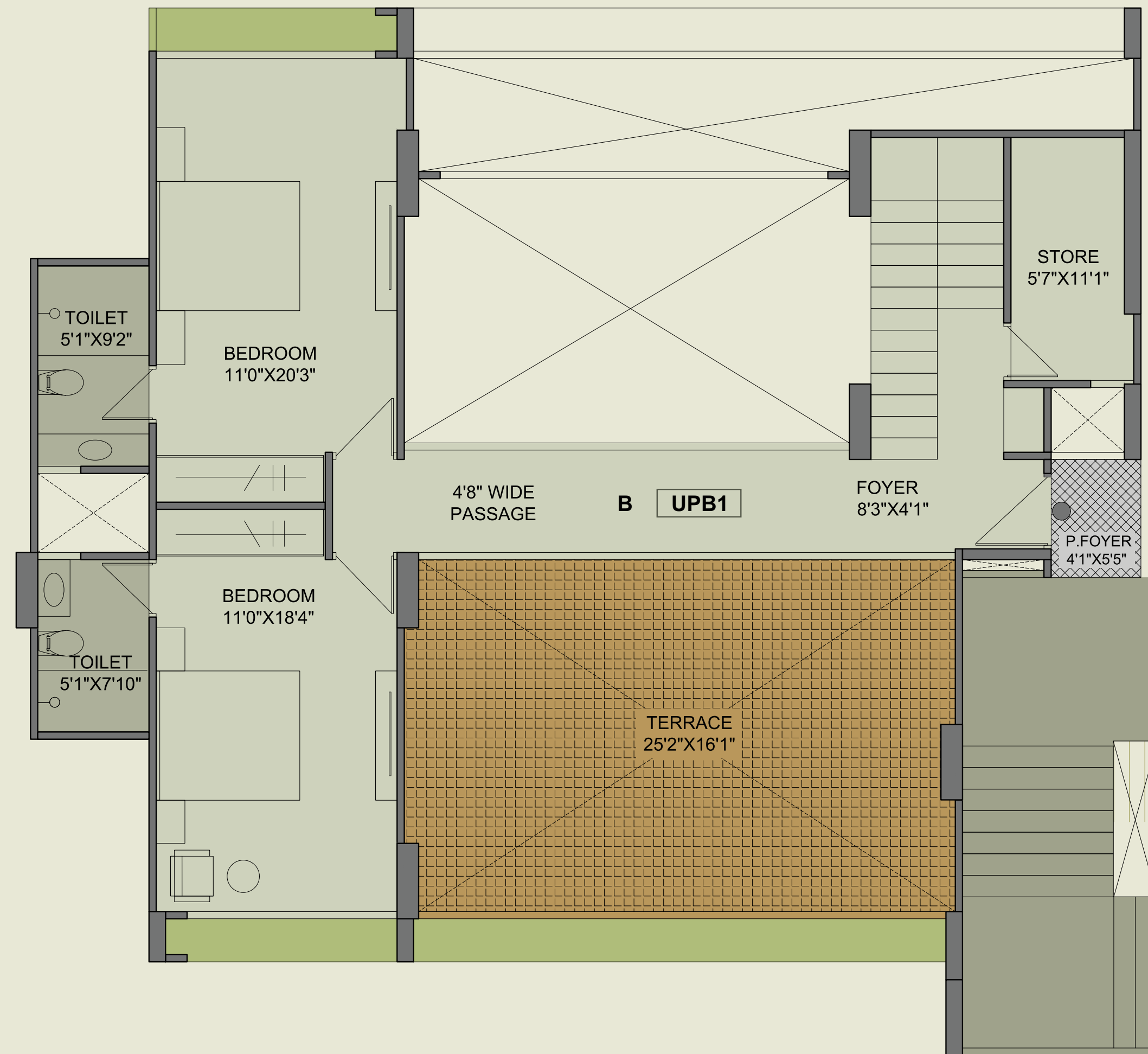


**PENTHOUSE**  
UNIT TYPE 6  
( UPPER FLOOR PLAN )



**PENTHOUSE**  
UNIT TYPE 6  
( LOWER FLOOR PLAN )





**PENTHOUSE**  
UNIT TYPE 7  
( UPPER FLOOR PLAN )



**PENTHOUSE**  
UNIT TYPE 7  
( LOWER FLOOR PLAN )



## EXTERNAL

### STRUCTURE

- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE

### EXTERNAL WALL OF BUILDING

- OUTER WALL WITH DOUBLE COAT PLASTER & TEXTURE

### WATER SUPPLIES

- COMMON BOREWELL WITH UNDERGROUND & OVERHEAD WATER TANK

### BASIC

- ELEGANT ENTRANCE FOYER FINISHED WITH GRANITE CLADDING

### GENERATOR SYSTEM

- 24 HOURS DG FOR LIFTS & AMPLE COMMON LIGHTS

### SECURITY

- 24X7 SECURITY GUARDS
- SECURED CAMPUS WITH HD-CCTV CAMERAS

### ELECTRIFICATION

- STANDARD QUALITY AND ISI MARKED CONCEALED ELECTRIFICATION & MODULAR SWITCHES

### PARKING

- ALLOTTED PARKING FOR EVERY UNIT

### TERRACE

- CHINA MOSAIC FINISHED WITH TWO COATS OF WATERPROOFING

## INTERNAL

### LIVING ROOM & DINING

- WOODEN DOOR FRAME, DECORATIVE MAIN DOOR WITH GOOD QUALITY FITTINGS
- STANDARD QUALITY ALUMINIUM ANODIZED GLAZED WINDOWS
- INTERNAL WALL WITH MALA PLASTER & BIRLA PUTTY FINISH

### KITCHEN

- SUPERIOR QUALITY GRANITE PLATFORM WITH S.S. SINK & DESIGNER GLAZED TILES UPTO LINTEL LEVEL
- PREMIUM QUALITY C.P. FITTINGS
- KOTA STONE SHELF IN STORE AREA
- KOTA STONE FLOORING IN WASH AREA

### BEDROOM

- GOOD QUALITY FLUSH DOOR WITH WOODEN FRAME
- PREMIUM QUALITY VITRIFIED TILES FLOORING IN ALL BEDROOMS & COMMON AREA
- STANDARD QUALITY ALUMINIUM ANODIZED GLAZED WINDOWS

### BATHROOM

- ANTI-SKID FLOORING
- GLAZED FIRE DADO UP TO LINTEL LEVEL
- VITRIFIED TILE TILL LINTEL LEVEL

### PLUMBING & WATER SUPPLY

- PREMIUM QUALITY BATH FITTING & SANITARYWARE
- ALL WATER LINES IN COMPOSITE, UPVC & CPVC PIPES

### ELECTRIFICATION

- T.V, INTERNET, A.C. & AMPLE POINTS IN MASTER BEDROOM & DRAWING ROOM WITH BRANDED MODULAR SWITCHES & THREE PHASE ELECTRICITY SUPPLY
- A.C. POINTS WITH COPPER PIPING PROVISION
- MCB & ELCB IN DISTRIBUTION PANEL