

Location Map



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

Credits

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

Site address: Nirman's Nakshatra, Opp. 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.
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www.nirman.co.in

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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 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.

The images used in the brochure are computer rendered artists impression and are for representational purpose only and should not be construed as a promise by the developer.

Simply amazing. Incredibly perfect.

You have always dreamt of a simply perfect home for you. A home that's planned to perfection, set in the greens, located strategically and most importantly a home that fits in your pockets. And 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.





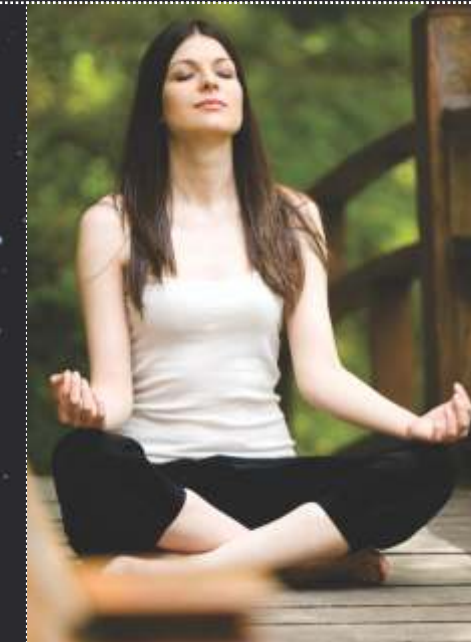


Ample Parking

Get what you desire!



Gymnasium



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



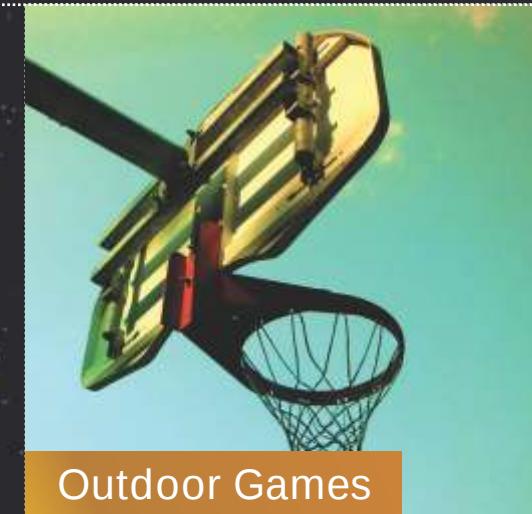
Indoor Games



Telescope on Terrace



Knowledge area - Library



Outdoor Games

Amenities

- 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 spellbind; 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: 406
Saleable area: 548



Isometric View - 2BHK

Carpet area: 504
Saleable area: 680



Shop No.	Carpet Area in sq.ft.	Saleable Area in sq.ft.
S - 1	518	699
S - 2	703	949
S - 3	725	979
S - 4	232	313
S - 5	818	1104
S - 6	375	506
S - 7	264	356
S - 8	296	400

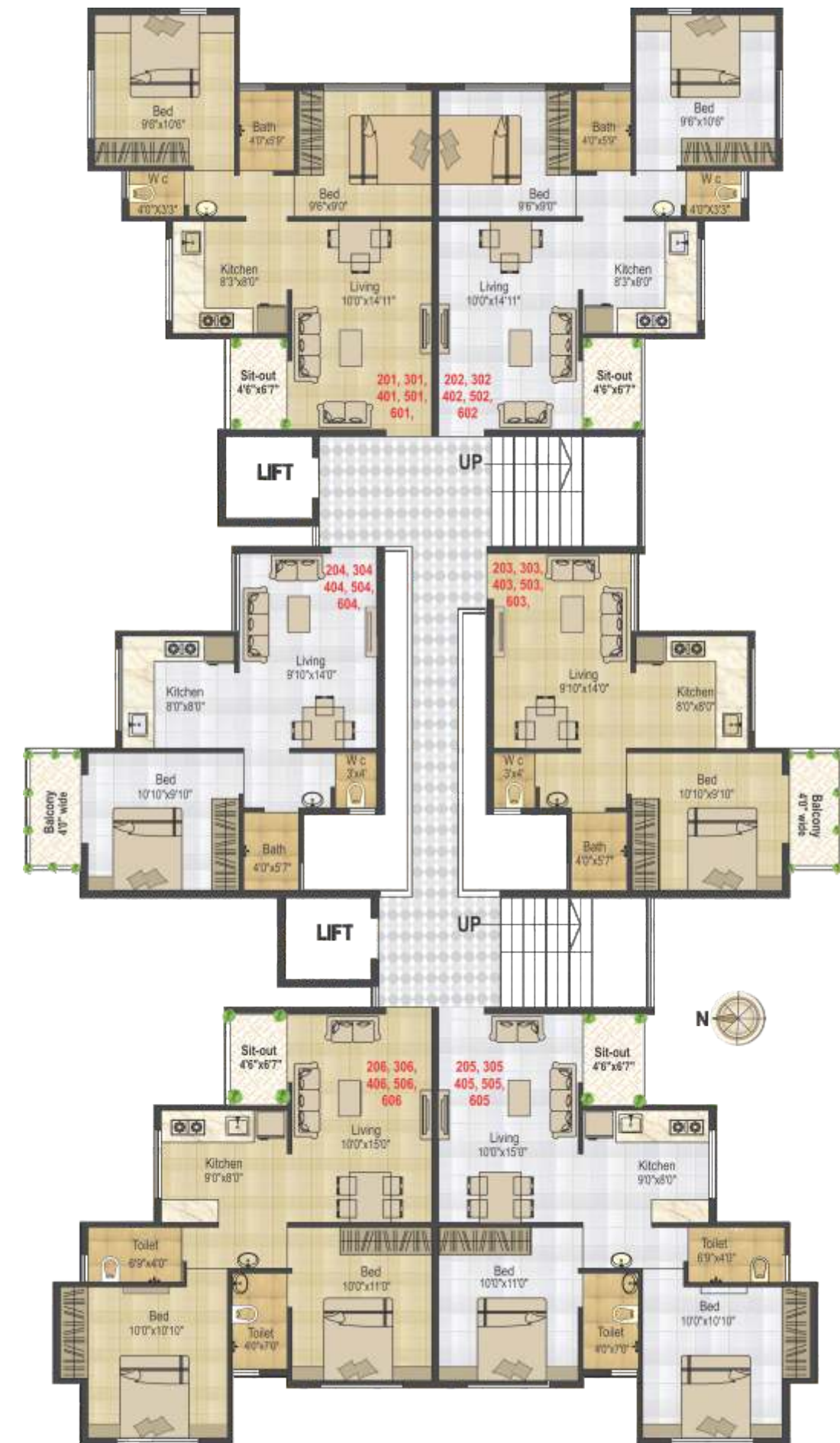
'A' Wing First Floor Plan



AREA STATEMENT

Flat No.	Flat size	Carpet Area in sq.ft.	T (33%)	Carpet Area in sq.ft.	Buildup Area in sq.ft.
101	2 BHK	504		504	680
103	1 BHK	406	160	566	764
104	1 BHK	406		406	548
105	2 BHK	567	76	643	868
106	2 BHK	567	129	696	940

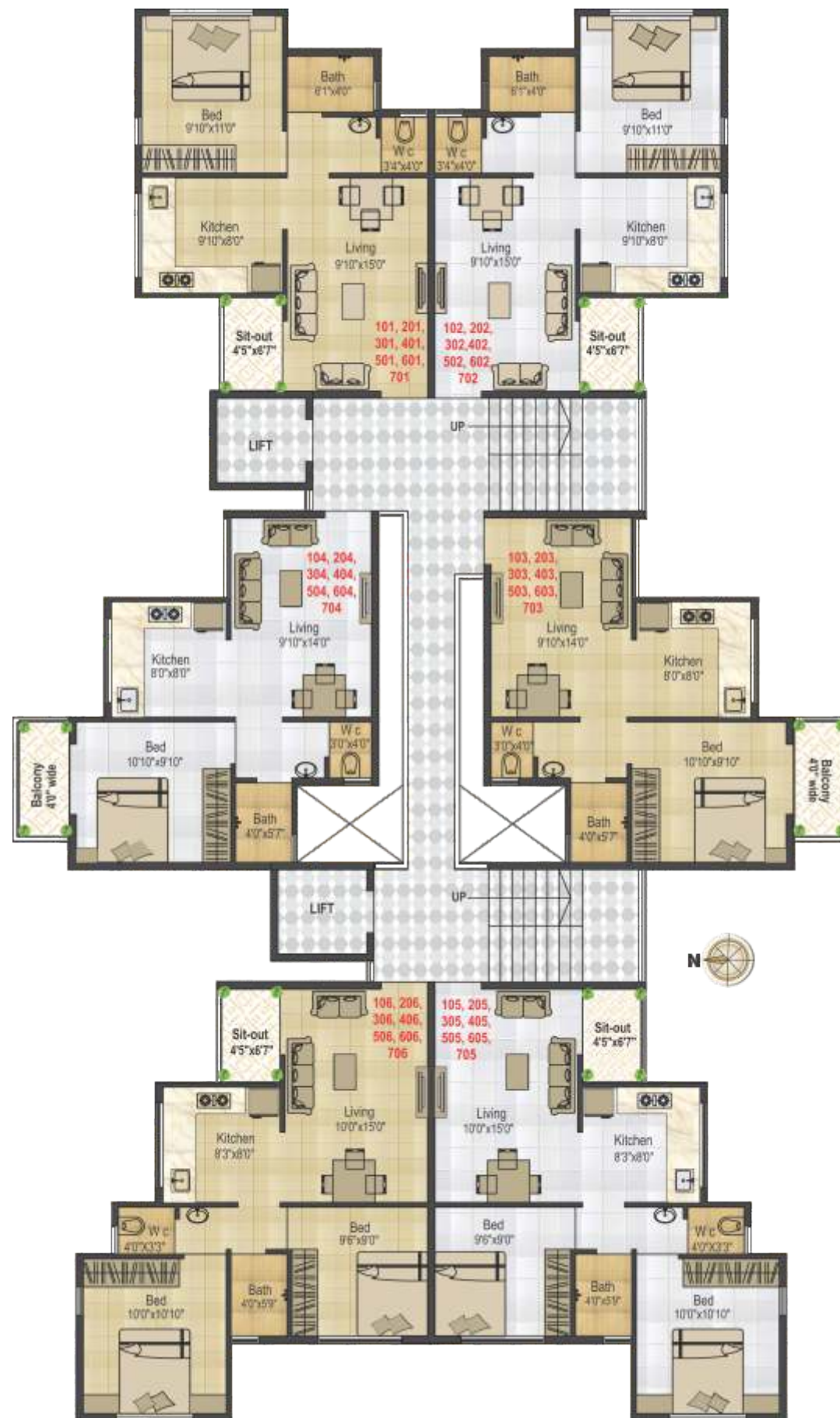
'A' Wing Typical 2nd to 6th Floor Plan



AREA STATEMENT

Flat No.	Flat size	Carpet Area in sq.ft.	Buildup Area in sq.ft.
201, 301, 401, 501, 601	2 BHK	504	680
202, 302, 402, 502, 602	2 BHK	504	680
203, 303, 403, 503, 603	1 BHK	406	548
204, 304, 404, 504, 604	1 BHK	406	548
205, 305, 405, 505, 605	2 BHK	567	765
206, 306, 406, 506, 606	2 BHK	567	765

'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	432	583
102, 202, 302, 402, 502, 602, 702	1 BHK	432	583
103, 203, 303, 403, 503, 603, 703	1 BHK	406	548
104, 204, 304, 404, 504, 604, 704	1 BHK	406	548
105, 205, 305, 405, 505, 605, 705	2 BHK	504	680
106, 206, 306, 406, 506, 606, 706	2 BHK	504	680



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

Current Project



PANCHVATI
AS YOU'VE NEVER SEEN
IT BEFORE



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, GERNARE, OZARKHED, MANORI SHIVAR

Call: 9403697321, 88888 83257

Few 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

DHARMARAJ PLAZA
Gangapur Road, Nashik
2 & 3 BHK Apartments

NIRMAN ARCADE
Nigadi, Pune
Shops & Offices

NIWAS BLOSSOM
Canada Corner, Nashik
2BHK 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

DHARMARAJ PLAZA
Gangapur Road, Nashik
Shops & Offices

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

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