



Homes **spaced** for life

1, 2 & 3 BHK Apartments **above** Sinhagad Road

Adjacent to Sinhagad College Campus, Sinhagad Road, **Pune**



3rd NIRMAL
आजियतारु*



Amenities

- Well decorated club house
- Designer landscaped garden
- Well equipped gymnasium
- Swimming pool
- Children's play area
- Garbage chute
- Provision for broadband connectivity
- Sewage water treatment plant
- Grand entrance gate
- Security guard cabin
- Party lawns
- Table tennis
- Kids pool
- Concrete / paved Internal pathways
- Generator backup for common area & lift.
- Decorative entrance lobby
- Two lifts for each building
- Intercom Facility
- Fire fighting system for each building

Specifications

R.C.C.

- Earthquake resistant structure

Brickwork

- Internal & External 4"/6" thick AAC Block-work

Plaster

- External sand-faced & Internal gypsum finished

Door

- Decorative main door
- Laminated / moulded panel bedroom door with cylindrical lock
- 2 track powder coated aluminum doors / M.S. powder coated folding doors for terraces.
- Laminated Flush doors for toilets

Windows

- 3 track powder coated aluminum windows with mosquito mesh, safety grills & marble sill

Kitchen

- Granite kitchen platform with stainless steel sink

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado
- C. P. Jaguar/ equivalent toilet fittings
- Hot & cold mixer unit

Flooring

- 24" x 24" vitrified tiles
- 12" x 12" antiskid tiles in toilets & terraces

Electrification

- Concealed electrification
- Anchor Roma or equivalent switches
- A.C. point for all bedrooms
- Adequate electrical points in every room
- Provision for inverter, boilers & exhaust fan

Painting

- Internal oil bound distemper
- External acrylic paint



Ajinkyatara **Specials**

- Solar water heating system in common toilet
- CFL lights in all rooms
- Video door phone
- SS railing for terraces
- Cloths line for drying in dry balcony
- Arrangement for washing machine/ washing place in dry balcony

WING "B"

1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOOR PLAN

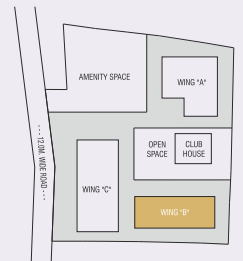


- All plans are sanctioned in meters only
- Dimensions in meters will prevail over dimensions in feet
- 1 Sq.m. = 10.764 Sq.ft.



FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
101, 301, 501, 701, 901, 1101	3 BHK	68.50	6.66	3.34	11.74
102, 302, 502, 702, 902, 1102	3 BHK	68.50	6.66	3.34	11.74
103, 303, 503, 703, 903, 1103	2 BHK	46.10	7.83	2.91	5.95
104, 304, 504, 704, 904, 1104	2 BHK	46.10	7.83	2.91	5.95
105, 305, 505, 705, 905, 1105	2 BHK	49.59	7.88	3.34	6.71

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
106, 306, 506, 706, 906, 1106	1 BHK	35.27	3.68	2.55	5.57
107, 307, 507, 707, 907, 1107	2 BHK	49.59	7.88	3.34	6.71
108, 308, 508, 708, 908, 1108	2 BHK	51.51	7.88	3.16	5.20
109, 309, 509, 709, 909, 1109	2 BHK	51.51	7.88	3.16	5.20



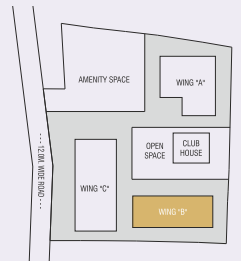


- All plans are sanctioned in meters only
- Dimensions in meters will prevail over dimensions in feet
- 1 Sq.m. = 10.764 Sq.ft.
- 1 m. = 3.28 ft.



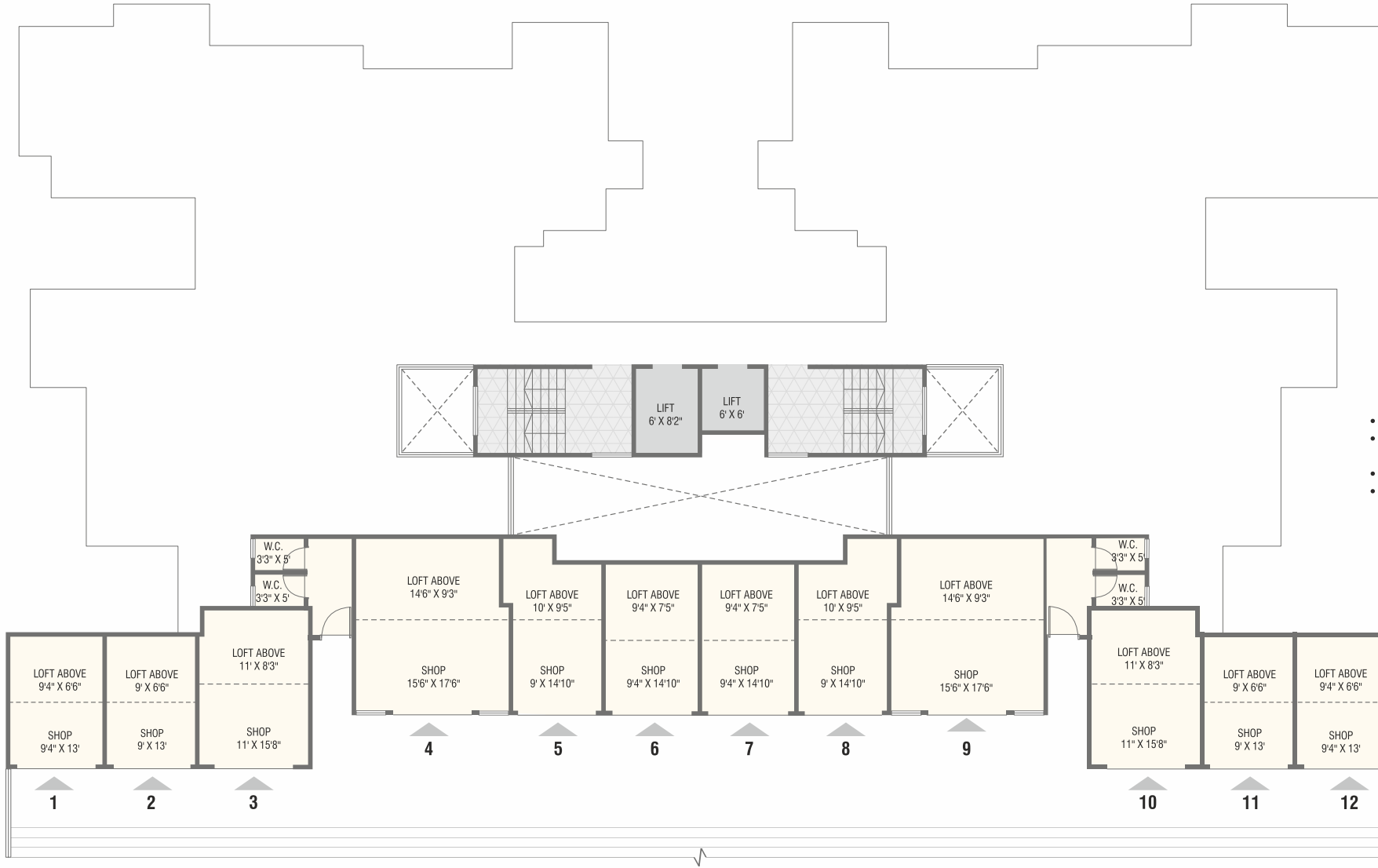
FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
201, 401, 601, 801, 1001	3 BHK	68.23	6.66	3.34	6.71
202, 402, 602, 802, 1002	3 BHK	68.23	6.66	3.34	6.71
203, 403, 603, 803, 1003	2 BHK	46.10	7.83	2.91	5.95
204, 404, 604, 1004	2 BHK	46.10	7.83	2.91	5.95
205, 405, 605, 1005	2 BHK	49.59	7.88	3.34	6.71

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
206, 406, 606, 1006	1 BHK	35.27	3.68	2.55	5.57
207, 407, 607, 807, 1007	2 BHK	49.59	7.88	3.34	6.71
208, 408, 608, 808, 1008	2 BHK	51.51	7.88	3.16	5.20
209, 409, 609, 809, 1009	2 BHK	51.51	7.88	3.16	5.20
804	2 BHK	46.09	7.83	2.91	5.95



WING "C"

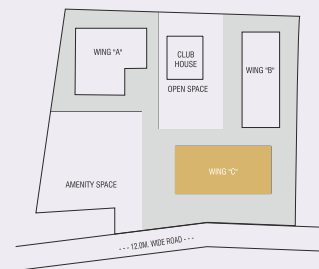
GROUND FLOOR PLAN



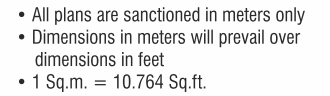
- All plans are sanctioned in meters only
- Dimensions in meters will prevail over dimensions in feet
- 1 Sq.m. = 10.764 Sq.ft.
- 1 m. = 3.28 ft.

SHOP NO.	TYPE	SHOP CARPET AREA (Sq. M.)	LOFT (Sq. M.)
1	SHOP	11.64	5.64
2	SHOP	11.24	5.43
3	SHOP	16.26	8.31
4	SHOP	24.92	12.67
5	SHOP	14.37	7.24
6	SHOP	13.23	6.43

SHOP NO.	TYPE	SHOP CARPET AREA (Sq. M.)	LOFT (Sq. M.)
7	SHOP	13.23	6.43
8	SHOP	14.37	7.24
9	SHOP	24.92	12.67
10	SHOP	16.26	8.31
11	SHOP	11.24	5.43
12	SHOP	11.64	5.64



1ST FLOOR PLAN



FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
101	1 BHK	32.62	3.71	2.37	4.88
102	2 BHK	41.95	7.65	2.22	4.88
103	1 BHK	36.02	-	2.04	4.32
108	1 BHK	35.96	-	1.95	4.32
109	2 BHK	41.95	7.65	2.22	4.88
110	1 BHK	32.62	3.71	2.37	4.88

WING "C"

2ND FLOOR PLAN



- All plans are sanctioned in meters only
- Dimensions in meters will prevail over dimensions in feet
- 1 Sq.m. = 10.764 Sq.ft.
- 1 m. = 3.28 ft.

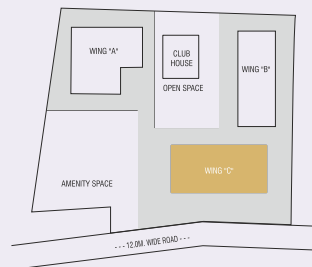


FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
----------	------	---------------------------	---------------------	--------------------	-------------------------

201	1 BHK	32.62	3.71	2.37	4.88
202	2 BHK	41.95	7.65	2.22	4.88
203	1 BHK	32.21	3.81	2.04	4.32
204	2 BHK	48.22	7.65	2.22	4.88
205	2 BHK	46.78	5.56	-	7.55

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
----------	------	---------------------------	---------------------	--------------------	-------------------------

206	2 BHK	46.78	5.56	-	7.55
207	2 BHK	48.22	7.65	2.22	4.88
208	1 BHK	32.15	3.81	1.95	4.32
209	2 BHK	41.95	7.65	2.22	4.88
210	1 BHK	32.62	3.71	2.37	4.88



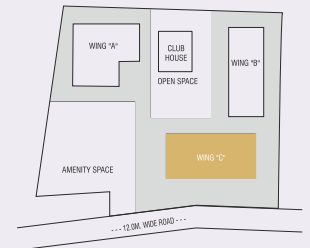
WING "C"

3RD, 5TH, 7TH & 9TH FLOOR PLAN

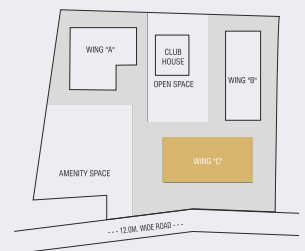
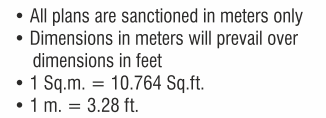


FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
301, 501, 701, 901	1 BHK	32.26	3.71	-	7.24
302, 502, 702, 902	2 BHK	41.95	7.65	2.22	4.88
303, 503, 703, 903	1 BHK	33.31	2.40	-	6.36
304, 504, 704, 904	2 BHK	42.64	7.65	2.22	4.88
505, 705, 905	2 BHK	39.23	7.53	-	7.42

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
506, 706, 906	2 BHK	39.23	7.53	-	7.42
307, 507, 707, 907	2 BHK	42.64	7.65	2.22	4.88
308, 508, 708, 908	1 BHK	33.35	2.40	-	6.27
309, 509, 709, 909	2 BHK	41.95	7.65	2.22	4.88
310, 510, 710, 910	1 BHK	32.26	3.71	-	7.24



4TH, 6TH, 8TH & 10TH FLOOR PLAN



FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
401	1 BHK	32.26	3.71	-	7.14
402	2 BHK	41.95	7.65	2.22	4.88
403	1 BHK	33.31	2.40	-	6.14
404	2 BHK	42.64	7.65	2.22	4.88
405	2 BHK	41.21	5.56	-	7.55

FLAT NO.	TYPE	FLAT CARPET AREA (Sq. M.)	ENCL. BAL. (Sq. M.)	WASH AREA (Sq. M.)	TERRACE CARPET (Sq. M.)
406	2 BHK	41.21	5.56	-	7.55
407	2 BHK	42.64	7.65	2.22	4.88
408	1 BHK	33.35	2.40	-	6.14
409	2 BHK	41.95	7.64	2.22	4.88
410	1 BHK	32.26	3.71	-	7.14

Location Map

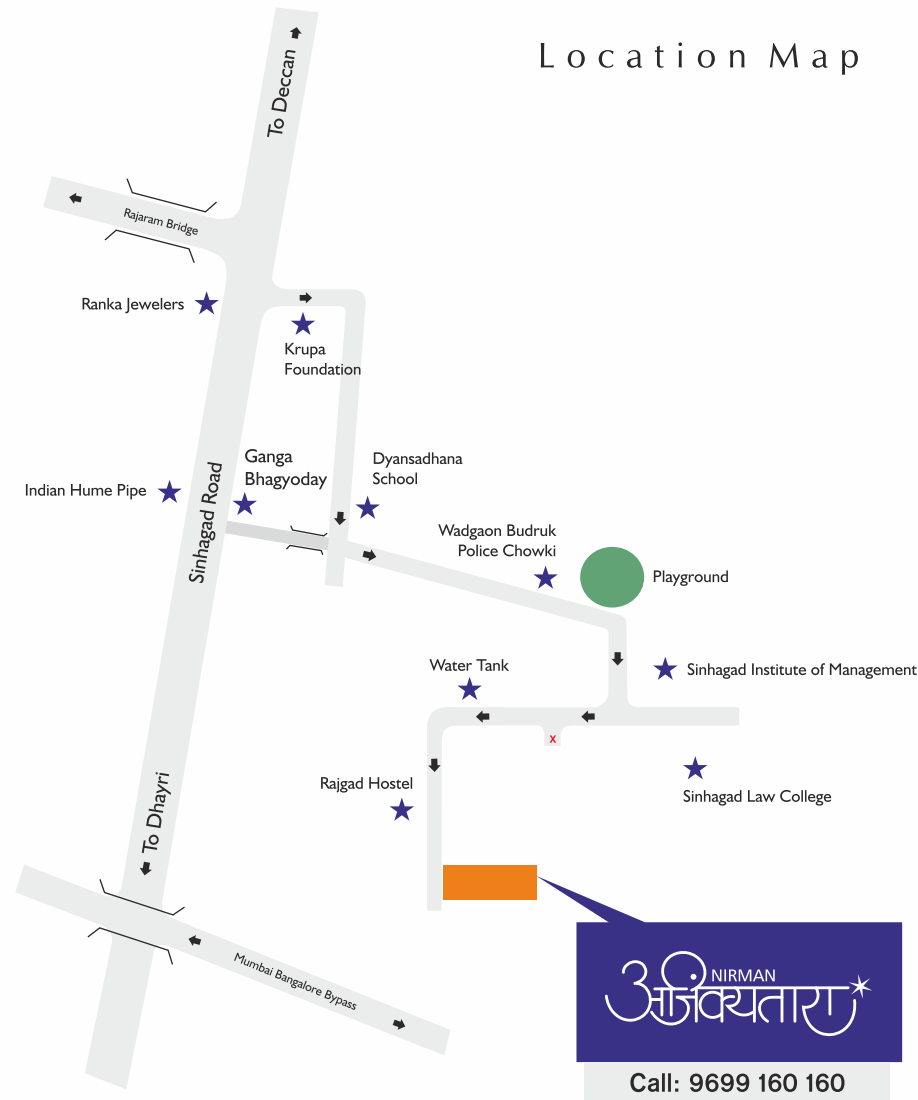


Registration Certificate No.

Nirman Ajinkyatara Wing B – P52100002423

Nirman Ajinkyatara Wing C – P52100013288

<https://maharera.mahaonline.gov.in/>



301, Citi Center, Opp. Ayurved Rasashala, Karve Road, Pune - 411004. Tel: 020 - 2545 5880, 2545 5881, Fax: 020 - 2545 5880

www.nirmandevelopers.in

Disclaimer: The image shown are artist impressions and are for representation purposes only and should not be constructed as a promise made by the developer for amenities in the building / apartment. The delivery of the product will be as per the mutually agreed list of amenities which will be finalized with the purchaser individually and mentioned in the agreement.