

A decorative leaf motif in a light beige color, consisting of three stylized branches with oval-shaped leaves, positioned on the right side of the image.

SECRET OF LUXURIOUS LIVING STARTS HERE

NAGPUR'S BEST KEPT SECRET

NOW UNVEILS FOR YOU



ANJANI EXOTICA

MIHAN

ABOVE THE ORDINARY

A project by



anjanikrupa
PROJECTS PVT. LTD.



LET YOUR
EYES WIDE OPEN
AND YOUR
IMAGINATION
GO WIDER



Let a memorable journey to luxury begin

Where scenic view of Mihan opens at your windows
Where a Grand home reflects your distinguished class
Where Big spaces talk about your success
Where Indulgences make you lose everything
Where Life will become a celebration of a lifetime

WELCOME TO ANJANI EXOTICA
A GRAND WORLD OF LUXURY AT MIHAN
WHICH IS NOT A SECRET ANYMORE...



**PRESENTING, SPACIOUS HOMES
WITH LIFE ABOVE THE ORDINARY**
RESERVED FOR THE KINGS AND QUEENS OF CITY

2, 3 & 4 BHK EXTRA-SPACIOUS SIGNATURE RESIDENCES

Enter into the world of Anjani Exotica and discover the quintessence of luxury amidst the extraordinary spaces, rare to find in Mihaan, Nagpur. From the mesmerising views of the city and nature to extravagant lifestyle on the podium & rooftop levels, homes here unveil sheer grandeur and splendour you have always imagined in your dreams. Come let your desires meet a place of serenity, sophistication and superlative lifestyle, that too in the heart of Mihaan Nagpur.

RELISH THE
PANAROMIC VIEW
OF ANJANI EXOCITA

EXTRA SPACIOUS APARTMENTS
LUXURIES AND EMBELLISHMENTS



ENJOY THE JOGGING, ON THE TRACK OF 1KM
AT THE HEIGHT OF 18TH FLOOR



YOGA



PLAY AREA



MULTIPURPOSE HALL



KIDS PLAY AREA



BADMITION COURT



GREEN GYM

**2-BHK
Typical Floor Plan**
A - 1249 Sq.Ft.
B - 1264 Sq.Ft.



**3-BHK
Executive Floor plan**
A - 1376 Sq.Ft.
B - 1418 Sq.Ft.





SPECIFICATIONS

Structure

Earthquake resistant RCC Frame structure.

Wall and Ceiling

6" thick AAC blocks masonry for outer walls.
4" thick AAC blocks masonry for inner walls.
Designer POP in living and dining with LED lights.

Plaster

External double coat reinforced plaster.
Gypsum punning of Gyproc Ellite-100 by Saint Gobain for internal walls.

Toilets

Designer vitrified tiles dado up to 8ft. height (800 x 1600)
Premium quality CP fittings of KUBIX PRIME SERIES(JAQUAR) / GROHE or equivalent.
Sanitaryware of AMERICAN STANDARD / JAQUAR or equivalent.
Separate wet and dry section in toilet – with level management
Single lever hot & cold divertor with overhead shower.
Concealed plumbing for hot water lines.

Flooring

800 x 1600 mm Italian finish Designer vitrified tiles.
Laminated engineered Wooden flooring in the Master bedroom.
Anti – skid matte finish vitrified tiles in toilets & balconies.
Granite/ full body vitrified tiles in staircase

Kitchen

Elite Modular kitchen.
Granite/ full body vitrified tile of 15 mm thick Top.
Stainless Steel kitchen single bowl sink (Handmade series)
Designer tile dado up to 800 mm height.
Provision for water purifier and chimney.

Finish and Paint

Internal walls finished with 3 coat putty, Asianpaints or equivalent Primer
with Royale emulsion paint of Asianpaints / Dulux or equivalent
Exterior wall finished with Asian Ultima Protek or equivalent

Doors & Windows

Main door veneer finish box frame with veneer laminated door shutter
Granite/full body 15 mm vitrified tiles frames to all bathrooms and utility area balcony
Laminated Internal flush doors.
Premium quality fixtures & fittings of Godrej or equivalent.
Aluminum SYSTEM WINDOWS (A-2200 series) with FIN Technology
Powder coated 3-track French SYSTEM WINDOW of A-2200 series with
extra -clear TOUGHENED GLASS having FIN Technology and it's with a
combination of premium Aluline accessories
Full body vitrified tile / Granite on sills & jambs in all windows

Railings

Designer SS railing in staircase
All balconies with designer powder coated MS railing up to 4 ft. height

Electricals

3- phase power supply.
Concealed fire-resistant high-quality copper wiring of Finolex, RR or equivalent brand.
Electrical switches of Wipro/Legrand or equivalent
T.V. points in living room & Master Bedroom.
A.C. provisioning in Master bedroom and living room.
Provision for exhaust fan in kitchen and toilets.
Earth leakage circuit breaker (RCCB).
Geyser provision for all bathrooms.
Intercom facility from flat to flat and flat to security cabin.
Tata sky or equivalent– Centralized provisioning for project.
Video door phone for additional security.

Utility Area

Provision and space for washing machine/ Dishwasher.
Designer light in balcony ceiling as Façade lighting
Provision for inverter.

Water Proofing

Special water proofing treatment in all the wet areas (Traditional + High quality coating)

Additional Safety & Security

Concealed Sprinklers in entire flat as per fire norms
Smoke detector provided as per fire norms
Heat detector provided as per fire norms
Panic button for senior citizen



GYM

CELEBRATE A LAVISH
CLUB LIFE
WHILE YOU CELEBRATE
GOOD HEALTH

WELL APPOINTED
CLUB HOUSE WITH HITECH
FITNESS CENTRE



SWIMMING POOL

DIP IN TO THE BLUE
AT THE HEIGHT OF
18TH FLOOR
AND FEEL FRESHNESS OF
LIFE FOREVER

locker,changing room,
storage facilities available



A GREEN CARPET
AMIDST THE FLORAL HUES,
A GARDEN OF RELAXATION,
FINDS YOUR HOME

CURTAED LANDSCAPE GARDEN
WITH SCULPTURES AND PLANTATION



MIHAN, NAGPUR -A PRIVILEGED ADDRESS
OF THE RICH & FAMOUS, FOR THE FEW LIKE YOU
SUPREME CONNECTIVITY & COVENIENCES


METRO STATION
2 Minutes


AIRPORT
5 Minutes


AIIMS
2 Minutes


DPS
2 Minutes

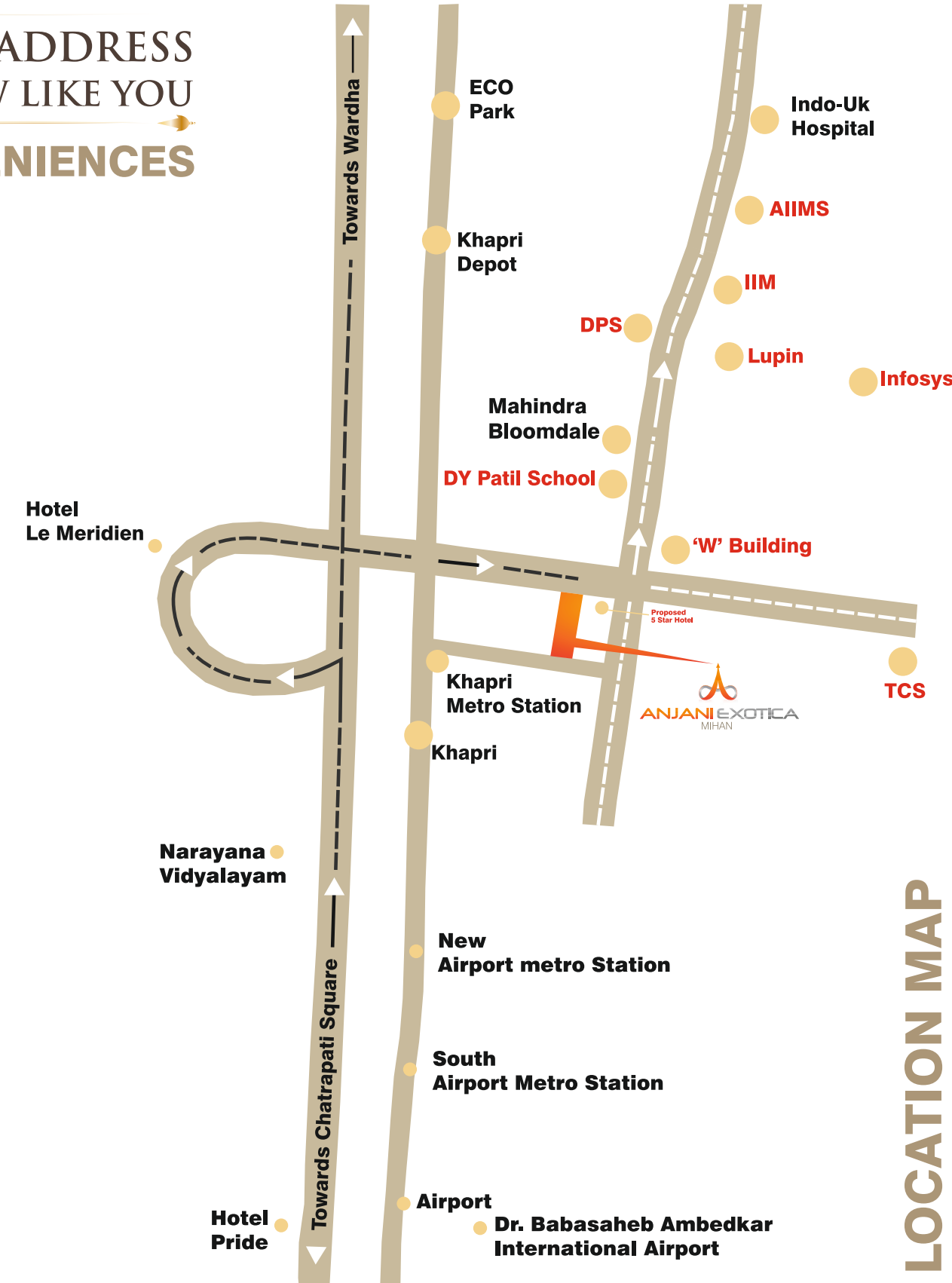

IIM
2 Minutes


BANK
2 Minutes


CITY BUS
0 Minutes


IT Park
2 Minutes


RAILWAY STATION
14 Minutes



LOCATION MAP



BIRD EYE VIEW



ADVANCE VEHICLE PARKING SPACES



Amenities

- SWIMMING POOL WITH DECK AREA AND SMART CHANGING ROOMS.
- HI-TECH GYM WITH LOCKERS
- JOGGING TRACK OF 1 KM AT THE HEIGHT OF 18 FLOOR.
- PLAY AREA WITH ALL MODERN EQUIPMENTS
- MULTI-PURPOSE HALLS
- FULL-FURNISHED GUEST BEDROOMS
- SOCIETY OFFICE
- KIDS CRECHE AREA
- BADMINTON COURT
- CRICKET PITCH WITH NETS
- KIDS PLAY AREA
- TEMPLE
- RESTROOMS AND WAITING LOUNGE FOR WORKING STAFF
- FREE CAB SERVICE TO KHAPRI METRO STATION
- PROVISION OF DAILY NEEDS AT DOORSTEPS
- COMPLETE GREEN BUILDING WITH SOLAR PROVISION OF 200 KVA TO NULLIFY ELECTRIC BILL OF COMPLETE COMMON AREAS AND AMENITIES.
- DESIGNER HIGH SPEED ELEVATORS
- LUSH GREEN LAWNS



UPLIFT IN NEW BUSINESS SPACES

REJOICE, REKINDLE, REWIND JOYS
WHILE YOU SIT BACK AND WORK



DIRECTOR's MESSAGE



STEER YOUR PROUD POSSESSION
TOWARDS THE WELL- SPACED HOME

ARCHITECT ARCH. PRASHANT SATPUTE DESIGNCELL, NAGPUR	STRUCTURAL CONSULTANT ER. P.S. PATANKAR P.S. PATANKAR & ASSOCIATES NAGPUR	LEGAL CONSULTANT ADV. SANDEEP SHASTRI SANDIP SHASTRI & ASSOCIATES NAGPUR
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