#### **LOCATION MAP**

SITE: PLOT NO. 1, KHASRA NO. 40 / 2 / 1, BELTARODI ROAD, BEFORE BELTARODI POLICE STATION, MANISH NAGAR, NAGPUR.

PURTI SUPER BAZAR

BELTARODI ROAD

WARDHA ROAD

WARDHA ROAD

METRO RAIL & FLYOVER

WARDHA ROAD

METRO RAIL & FLYOVER

WARDHA ROAD

SOMALIWADA

SO

# A PREMIUM CONSTRUCTION COMPANY SINCE 1988

RERA NO.: P50500053384

**QR CODE** 



A Project by

# Mahazshee BUILDERS



17, Shivaji Nagar, Beside Dass Jewellers, Nagpur.

Mobile : + 91 95610 10707,

+ 91 78751 28202, + 91 84079 74903.

Email: info@maharsheebuilders.com www.maharsheebuilders.com **Architect** C. D. Giripunje

Structural Consultant
Arun Uttarwar



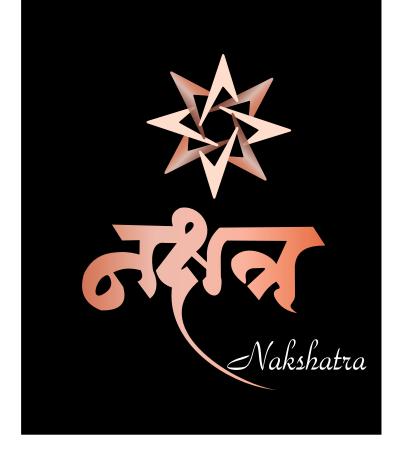
Elevate your living experience unveiling a haven of modern comforts & serenity

Completed more than 75 projects

A Project by

# The second of th

Since 1988



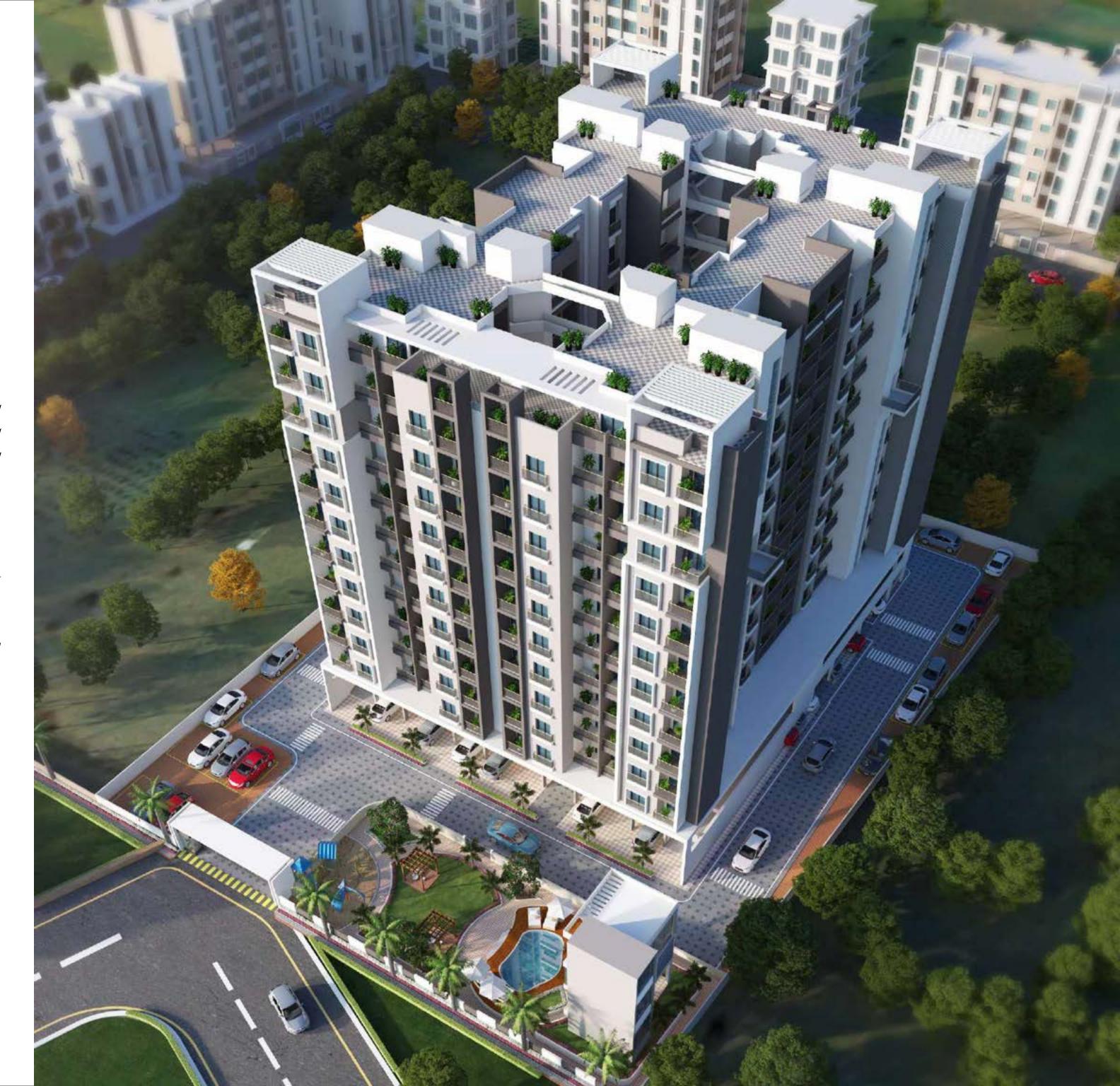
# **Exclusive**

Have you ever wondered if your home is as exclusive to your tastes? You have an amazing life that inspires you and others around you. Your home should always express the beauty, creativity and power of your life in the way you live.

Yes, "NAKSHATRA" is built to capture the lifestyle that matches your need for an exclusive home. Designed for a suitable contemporary and luxurious lifestyle, "NAKSHATRA" will define your arrival to the top echelons of Beltarodi Road, Nagpur.

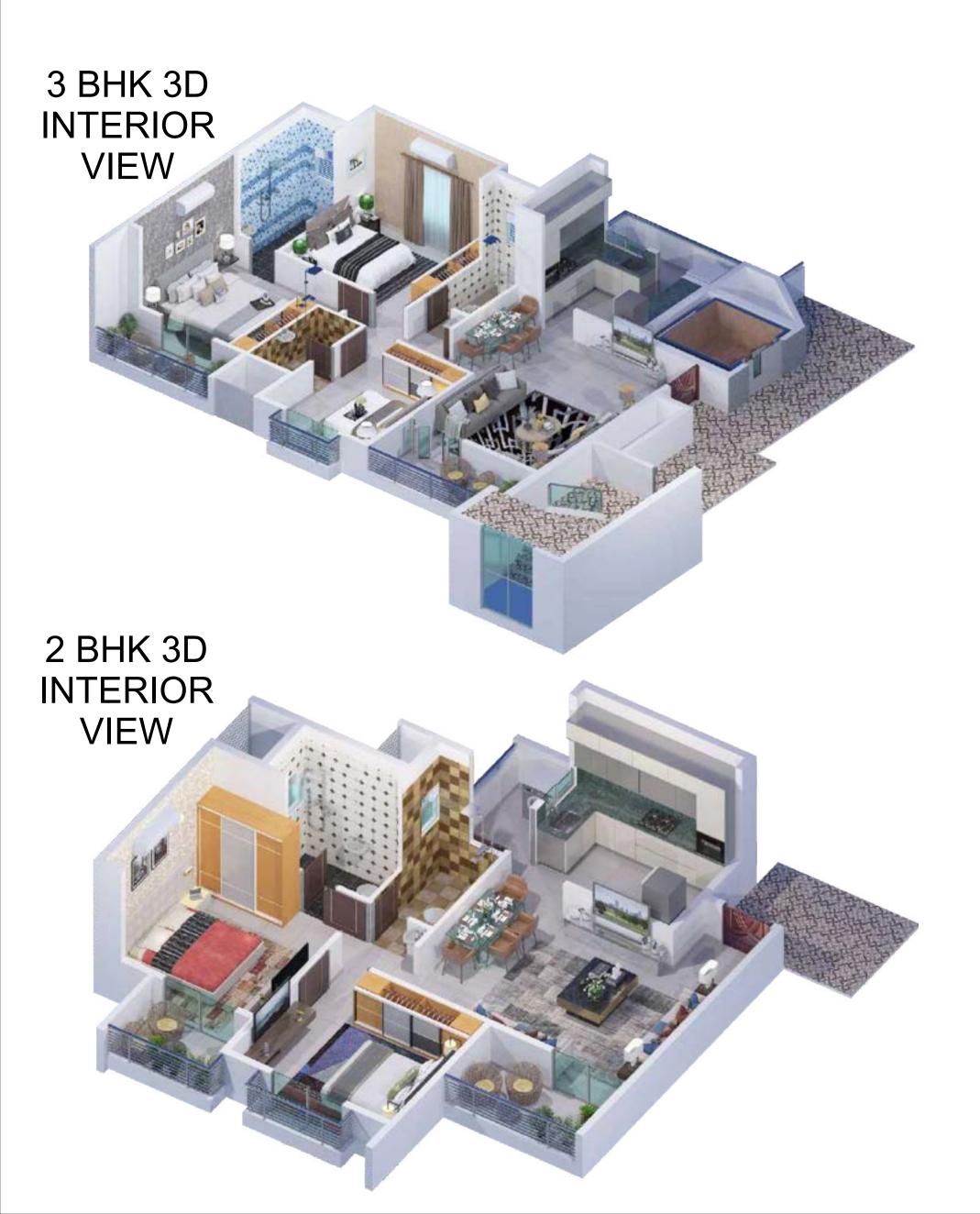
Step into a well deserved exclusive lifestyle !!





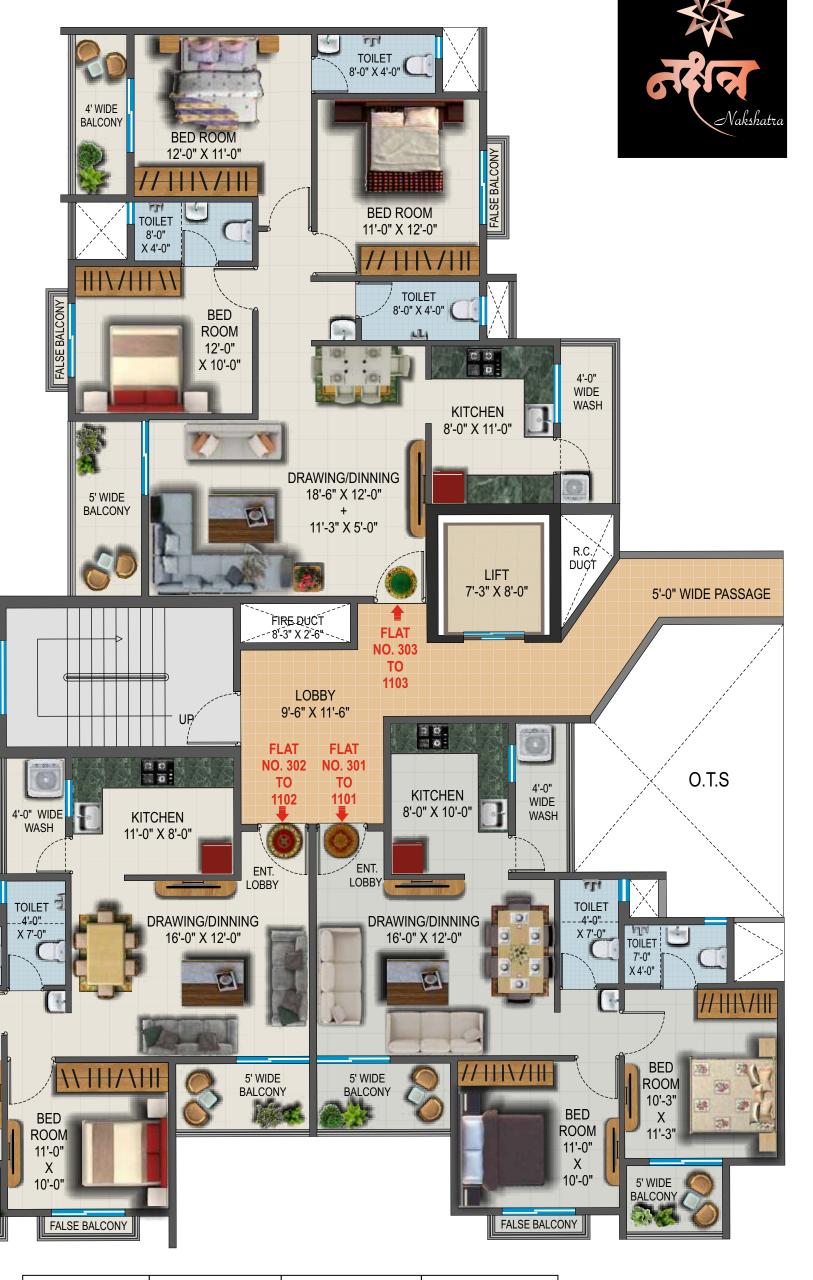


Every apartment is thoughtfully crafted to maximize space utilization while maintaining an aesthetically pleasing design. From cosy bedrooms to well-appointed living areas, each corner of these apartments exudes comfort and sophistication.



3RD TO 11TH FLOOR PLAN

3 BHK & 2 BHK



3rd to 11th Floor Area Statement in Sq. Ft.

FLAT NO.	301, 306, 307 & 312 To 1101, 1106, 1107 & 1112	302, 305, 308 & 311 To 1102, 1105, 1108 & 1111	303, 304, 309 & 310 To 1103, 1104, 1109 & 1110
SUPER BUILT UP AREA IN SQ. FT.	1180.165 SQ. FT.	1184.018 SQ. FT.	1524.290 SQ. FT.



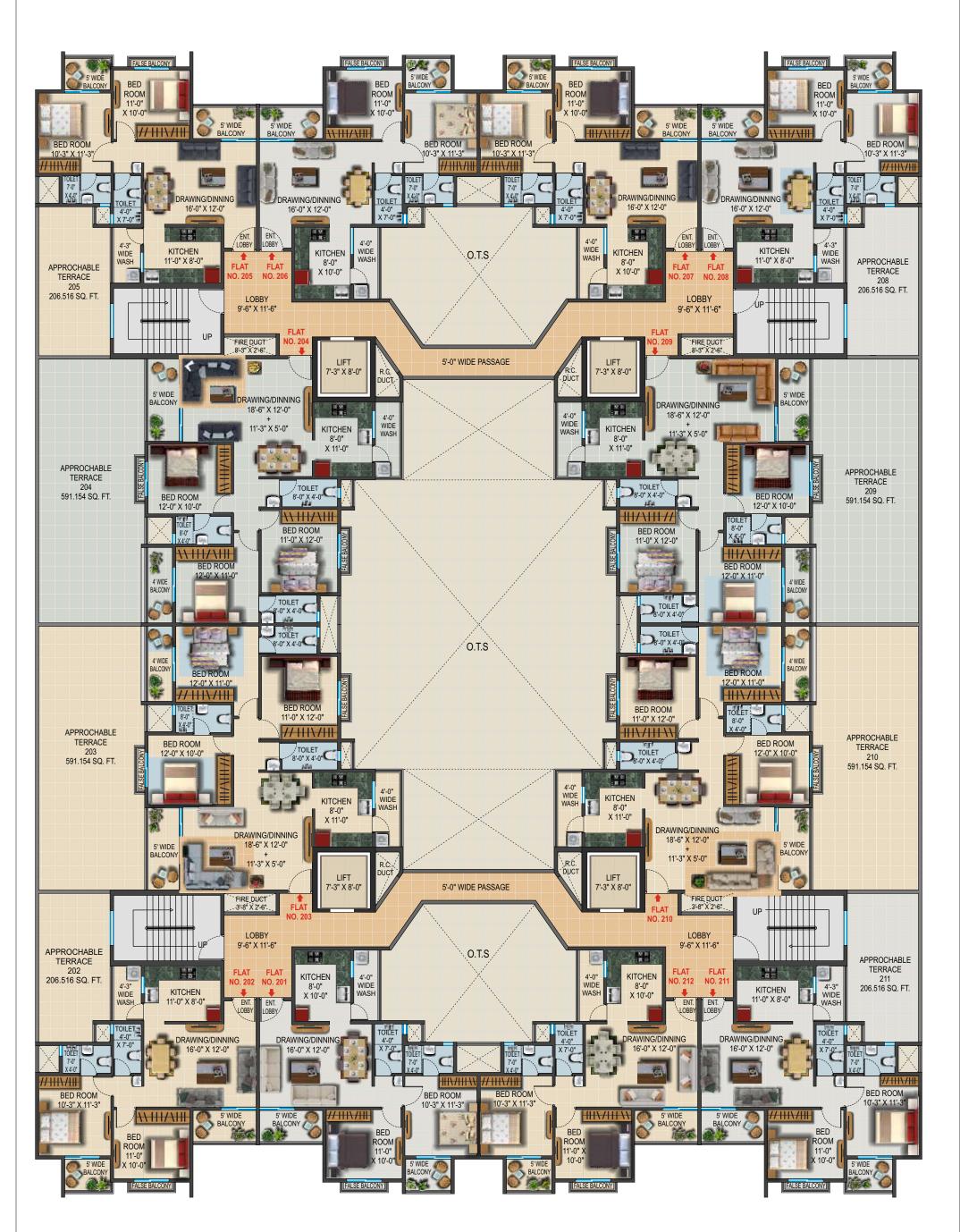


2nd Floor Area Statement in Sq. Ft.

FLOOR NAME	FLAT NO.	SUPER BUILT UP AREA IN SQ. FT.	ADDITIONAL TERRACE AREA
2 BHK	201, 206, 207 & 212	1180.165 SQ. FT.	
2 BHK	202, 205, 208 & 211	1184.018 SQ. FT.	206.516 SQ FT.
3 BHK	203, 204, 209 & 210	1524.290 SQ. FT.	591.154 SQ FT.

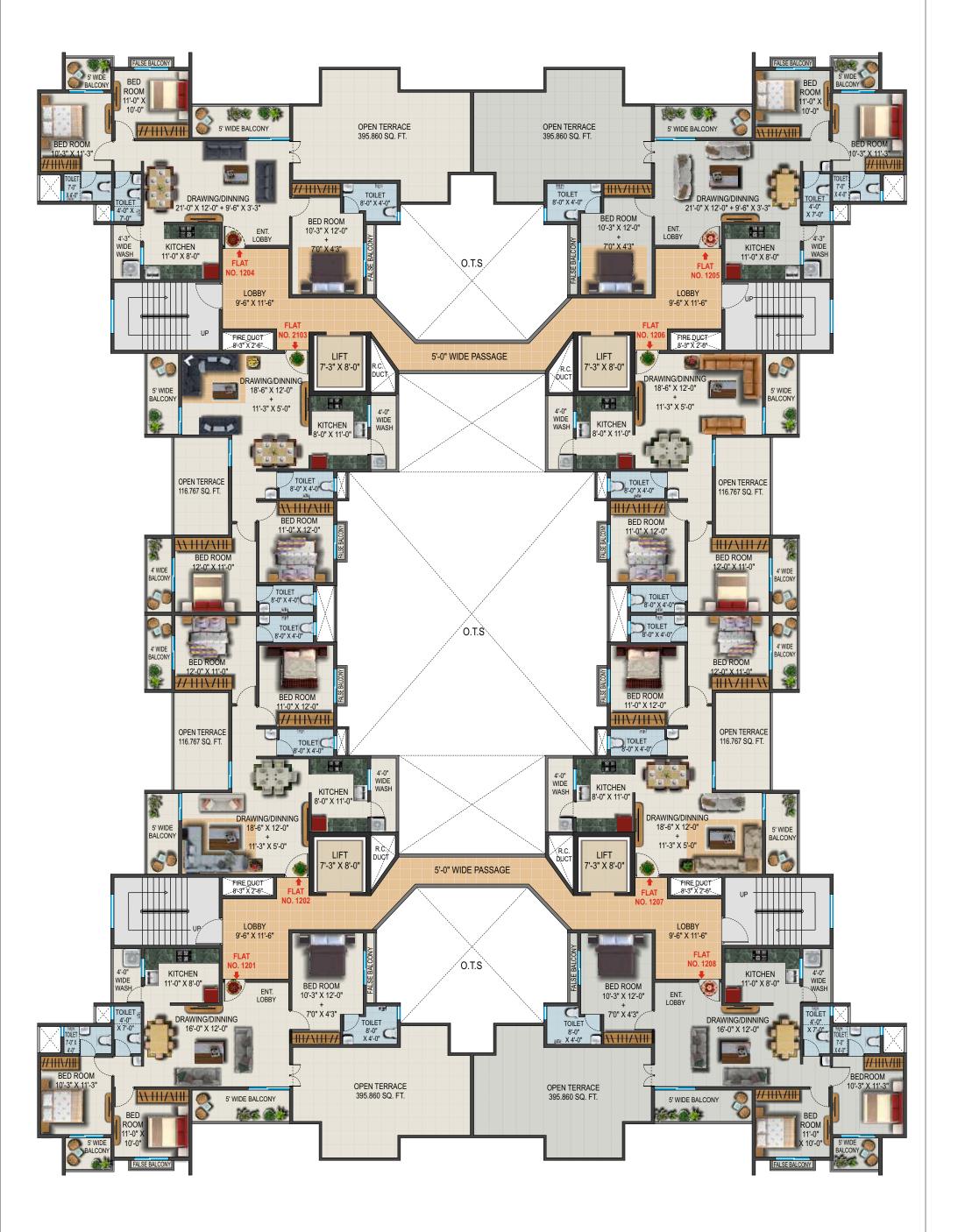


## 2ND FLOOR PLAN





## 12TH FLOOR PLAN





12th Floor Area Statement in Sq. Ft.

FLOOR NAME	FLAT NO.	SUPER BUILT UP AREA IN SQ. FT.	ADDITIONAL TERRACE AREA
3 BHK	1201, 1204, 1205 & 1208	1593.5564 SQ. FT.	395.860 SQ. FT.
2 BHK	1202, 1203, 1206 & 1207	1442.2038 SQ. FT.	116.767 SQ FT.



#### Welcome to a Paradigm of Modern Living

Step into a world where contemporary elegance meets comfort. We invite you to explore a purely residential oasis that is more than just a place to reside; it's a destination where comfort, luxury and community converge in perfect harmony. With a sprawling project area of 1 acre (42,000 sq. ft.), thoughtfully designed configurations of 2 & 3 BHK and an array of amenities that cater to your every need, this is more than a home - it's an embodiment of your aspirations. Embrace the true essence of fine living as we unveil a haven designed to elevate your lifestyle to new heights.

#### **Amenities**

- → Impressive main entrance & welcome lobby
- Swimming Pool
- Kids play area
- Garden
- Mini theatre
- → Green Gym
- → 24 x 7 Security with CCTV surveillance
- Roof top Yoga

Kids playing with Garden seating Deck





**Green Gym** 

# **Club House & Swimming Pool**

# **Roof Top** Yoga



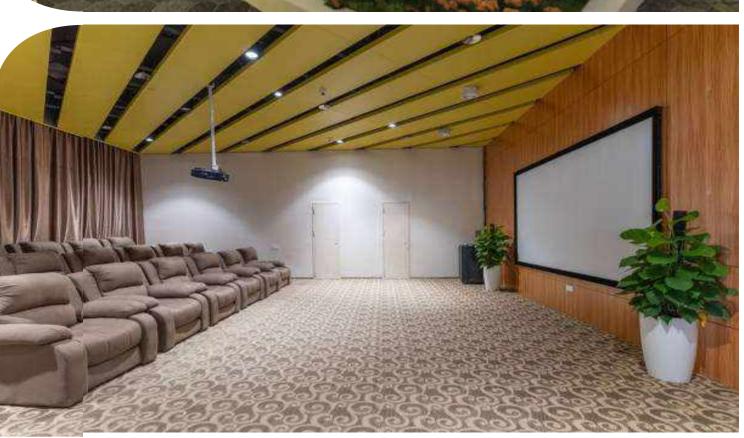






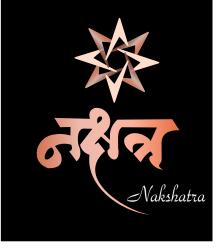






Mini Theater





# **Specifications for Flat**

■ STRUCTURE

Earth quake resistant R. C. C. framed structure.

WALLS

External Wall: 6/9 inches thick, Internal Wall: 4 inches thick.

PLASTER

External :12 mm thick double coated, sand faced cement plaster. Internal :12 mm thick smooth finish plaster.

PAINTING

External: Weather proof Acrylic paint of premium quality and approved colour.

■ FLOORING

Vitrified tiles in entire flat (600 X 1200 mm. / 600 x 600 mm.) excluding toilet and balconies. Anti-skid ceramic tiles in toilet and balconies.

DOORS

Main door: 35 mm thick Decorative flush door and SS hardware fittings. All internal doors will be 30 mm thick Flush door with both sides Mica with SS fittings.

WINDOWS

Two/Three track colored anodized/powder coated aluminum windows mosquito net with transparent glass & safety grills.

KITCHEN

Granite kitchen platform with heavy quality stainless steel sink. Glazed/Ceramic tiles dado above platform up to 4'0"ht. Provision for Water Filter connection in Kitchen.

■ ELECTRIFICATION

All points in concealed wiring with circuit fireproof wires of ISI mark with circuit breakers. AC cable points in living room and in all bed room with modular switches.

LIFT

8 passenger high speed superior quality lift 4 no. with Solar Electric backup for Lift, Pump & Common area Lighting.

■ WATER SUPPLY

Nagar Palika and Borewell ground water through sump and overhead tank. SITE

MS decorative main gate with compound wall.

■ PARKING

Covered parking will be provided. Rain water harvesting / Planters.

#### ■ Mode of Payment

► At the time of Booking	5%	Plinth	10%
► Parking Slab	7%	▶ Podium/1st Floor Slab	7%
▶ 2nd Floor Slab	6%	3rd Floor Slab	6%
▶ 4th Floor Slab	6%	5th Floor Slab	6%
▶ 6th Floor Slab	6%	▶ 7th Floor Slab	6%
▶ 8th Floor Slab	6%	9th Floor Slab	6%
▶ 10th Floor Slab	6%	▶ 11th Floor Slab	6%
▶ 12th Floor Slab	6%	Brick Work	2.50%
▶ Finishing Work	1.50%	► At the time of Saledeed	1%

#### **NOTE**

Expenses towards Electric Meter connection & Meter Deposit, MSEDCL room, Panel board, Cable charges, Water meter connection & meter deposit, Agreement/conveyance deed expenses including Registration fees, Stamp duty, Lawyer fees & other out of pocket expenses & GST, other taxes & duties levied by Govt. or Statutory bodies shall be payable extra by the home owners.