

Vastu₂

S Q U A R E 2

Luxurious dream in your budget ...!



56 FLATS | 8 SHOPS | 10+ AMENITIES

Vastu₂

SQUARE

VASTU SQUARE 2 is located in Hudkeshwar, the project offers a perfect combination of luxury and comfort. Set in 12,000 Sq.ft., the project offers unique facilities like Gated security, Fast Lifts, Banquet Hall, Gazebo, Children Play Area & many more. The location is well-connected to every parts of city by road. The nearby developments include shopping malls, movie theaters, schools and hospitals etc.

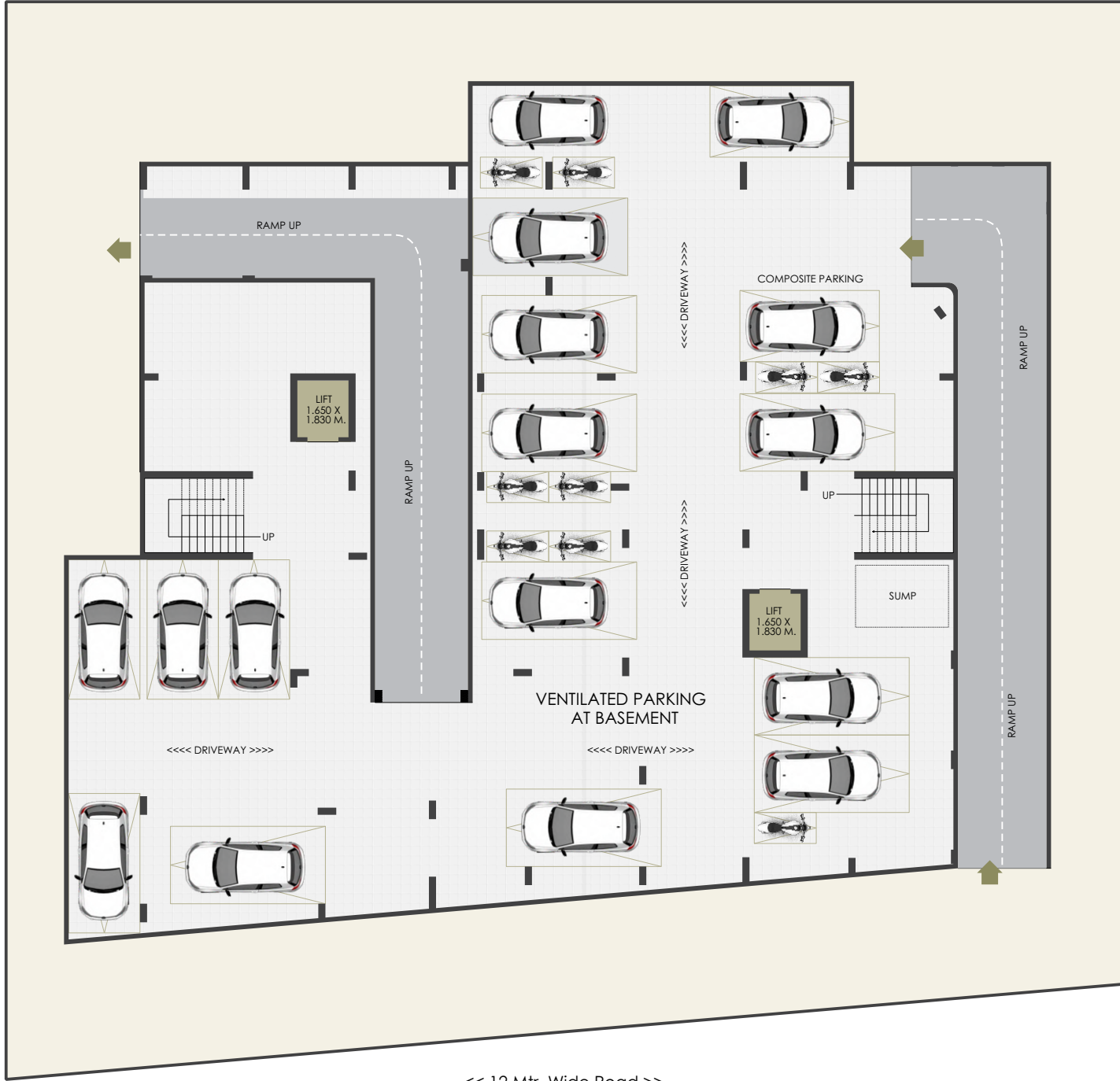
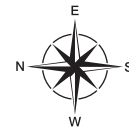
FRONT ELEVATION



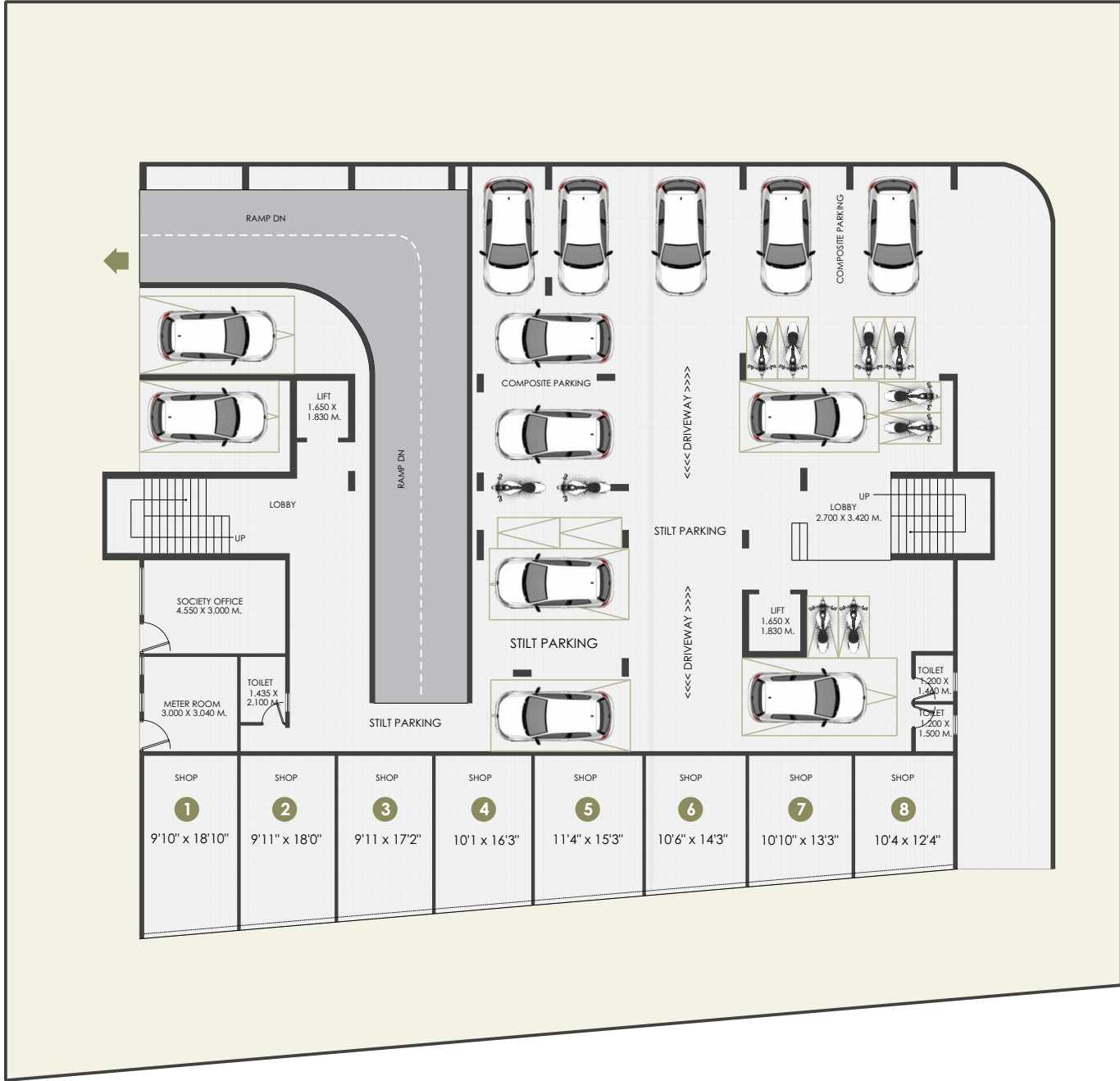
An aerial perspective rendering of a modern, multi-story residential or commercial building. The building has a light-colored facade with numerous windows and balconies. The most prominent feature is a large, multi-level terrace garden on the roof. This terrace is divided into several sections: a central green lawn area with a small pavilion, a paved area with a playground featuring colorful slides and equipment, and several other paved sections with small structures and trees. The building is surrounded by lush green trees and landscaping. In the foreground, a road with a white car and a yellow car is visible. A white line-art illustration of a family (a man, a woman, and a child) is overlaid on the right side of the image. The text 'TERRACE GARDEN' is written in a white box in the top left corner. The title 'Vastu SQUARE 2' is written in large, stylized letters in the top right corner.

A modern kitchen interior featuring white cabinetry, a wooden countertop, and a brick backsplash. The countertop is decorated with various items including lemons, a white pitcher, and potted plants. A stainless steel oven and a white range hood are visible. The foreground shows a wooden table with fresh tomatoes and herbs.

UBASEMENT FLOOR PLAN



UNDERGROUND FLOOR PLAN



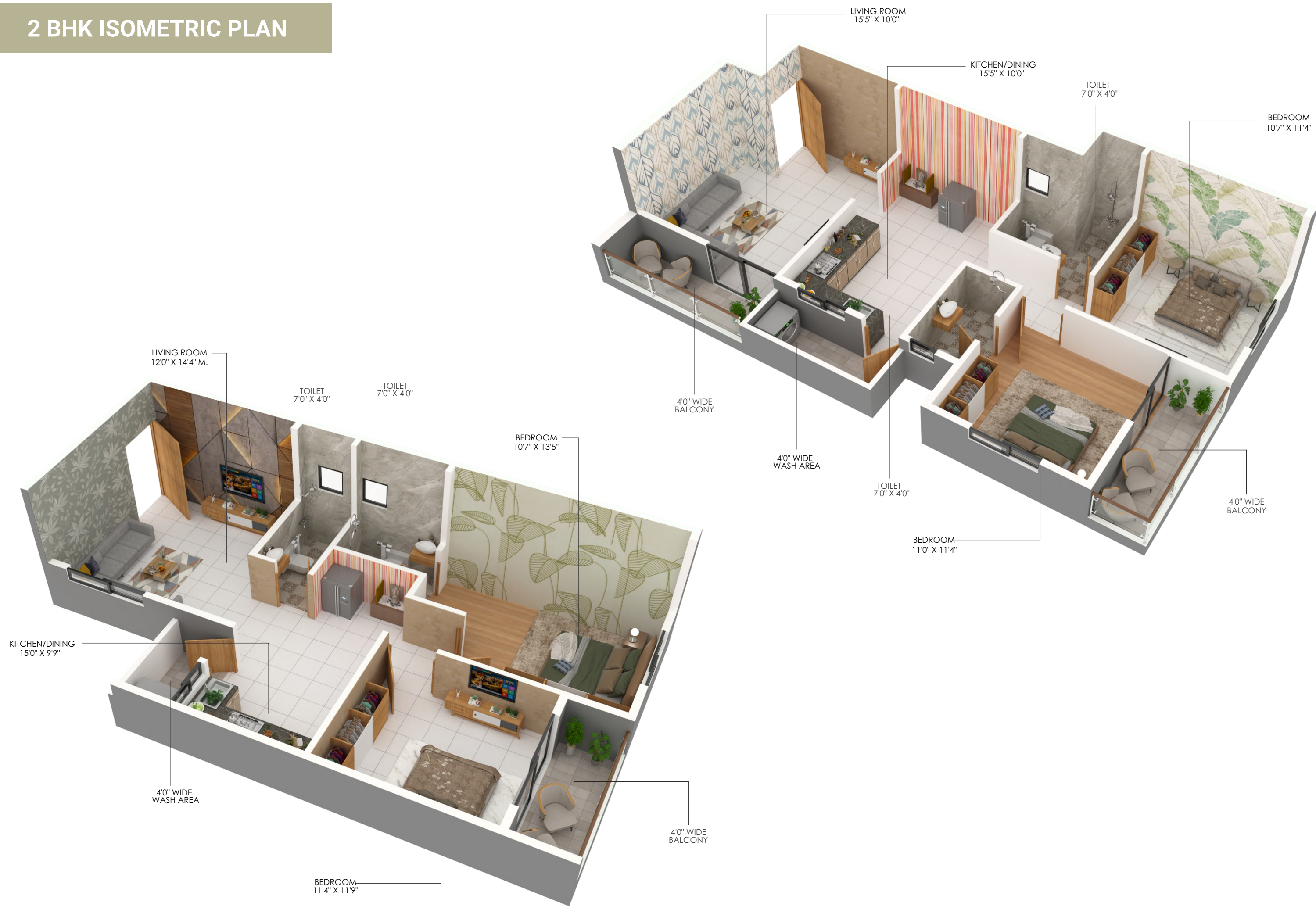
SHOP AREA STATEMENT

SHOP - 1	SHOP - 2	SHOP - 3	SHOP - 4
504.713 Sq. Ft.	334.599 Sq. Ft.	322.726 Sq. Ft.	302.964 Sq. Ft.
SHOP - 5	SHOP - 6	SHOP - 7	SHOP - 8
325.170 Sq. Ft.	287.948 Sq. Ft.	267.421 Sq. Ft.	238.347 Sq. Ft.



COMMERCIAL SHOPS

2 BHK ISOMETRIC PLAN



NIGHT VIEW



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SQUARE₂

SPECIFICATIONS:

STRUCTURE
Earthquake Resistance RCC Frame Structure

WALLS
Internal : 115mm Thick brick wall
External : 150mm Thick brick wall

DOORS
Bajaj secured steel main door and other rooms both side venire face door with RCC frames.

PLUMBING
Standard U-PVC fittings will be provided. Sanitary of standard brand will be provided .

ELECTRICAL
Conceal Copper Wiring (ISI Marked) with modular switches. One ELCB for each unit and one MCB for each room. AC Points in Living and one Bedroom. Geyser point in bathrooms.

KITCHEN
Granite black stone kitchen platform, Stainless steel washing Sink, Designer tiles above kitchen platform (Otta), Provision for exhaust fan, Refrigerator and microwave point.

FLOORING
Double Charged Vitrified Tiles in all rooms, Anti-Skid Tiles in Balconies. Glazed tiles on toilet wall till 7 ft and Anti-Skid tiles on floor. Staircase top with granite finish.

PAINTING & POP
Inside wall of the flats on putti finish surface. External walls with cement-based waterproof paint, Weather Shield brand or equivalent. POP in Hall.

LIFT
Two Fast Automatic Lifts of Johnson/ECE or similar make in with Generator Backup and ARDI system.

Note: The Purchaser has to pay charges separately: M.S. E. B. meter deposit and networking charges. Registration, Stamp Duty, Legal & Documentation charges. Water meter with other networking charges. Advance deposit payment towards extra work other than specified. Applicable GST as per government norms.

PARKING
Ample Parking

BASEMENT PARKING
A space efficient solution with proper ventilation and two ramps provided. Optimize the surrounding space for a clean and uncluttered environment.

FIRE
Installation of fire Fighting system on each floor with portable, automatic and fixed firefighting equipment's.

WATER SUPPLY
Adequate storage with deep borewell through automatic water level controller system & Corporation water.

WINDOWS
Aluminium white powder coated windows and MS Grills in Living and bedrooms.

SECURITY
Gated Township with security Guard. 24x7 CCTV Secured Apartment. Camera in both lifts and all access points covered. Generator Power Back up for essential common facilities.

Terrace Garden
Gazebo: Placed in the middle of the terrace, gazebo is designed for perfect setting for cherished moments of serenity.
Children Play Area: A convenient space for children to engage in basic physical activities.
Green Gym: A convenient space for children to engage in basic physical activities.
Jogging Track: Dedicated track with paver blocks provided on the terrace for jogging.
Green Plantation: Plantation provided in the garden and other areas to add beauty & promote cleaner environment.

AAKAR CONSTRUCTIONS GROUP is an assorted constructions group from Nagpur that aims to provide value driven result to customer and investors. Till now we have successfully completed 17 residential projects in different areas of Nagpur city like Manewada , Trimurti Nagar , Ashirwad nagar , Kharbi chowk and Dighori .We have achieved the milestone of providing 3,50,000 sq.ft of space within a short time . Within the span of the last 10 years , Aakar group has successfully delivered more then 350 dream house and all the project have excellent reviews by the customers. The recently completed project , Aakar Heights was a huge success as on time possession was given for all the 114 flat in spite of a lot of Constructions delays due to COVID All projects by Aakar Group come with finance facilities from leading financial institutions like SBI, LIC Housing Finance, HDFC, ICICI, Axis Bank and provide up to 95% loan of flat cost .
"AAKAR CONSTRUCTION GROUP ALWAYS FOCUS ON PROVIDING ON TIME POSSESSION "

The project was most innovative project awarded by NAREDCO in 2022 by Deputy chif Minister Mr. Devendra Fadanvis.



At Aakar Constructions Group, we are committed to delivering unparalleled quality living experiences through all our projects. After the success of Aakar Heights, each of our current schemes embodies a seamless fusion of contemporary comforts and modern amenities. From thoughtfully designed spaces to state-of-the-art facilities, our ongoing projects redefine modern living. A life full of comfort awaits your presence as we ensure our customers get the best value for their investment in every project.



AAKAR RESIDENCY
Balaji Nagar, Manewada, Nagpur



VASTU SQUARE, Wing-A
Near Pipla Phata, Hudkeshwar



AAKAR PARK
Ghogali Besa Road, Nagpur

COMPLETED PROJECTS:



HEERAL RESIDENCY
New Subhedar Layout



SAI SAWALI
Chitnis Nagar, Nagpur



SAI SNEH
Nelco Society, Trimurti Nagar



SAI MANTHAN
New Diamond Nagar, Nagpur



KALASH RESIDENCY
Mhalgi Nagar, Nagpur



VASTU RESIDENCY - I
Shahu Nagar, Manewada



VASTU RESIDENCY - II
Narhari Nagar, Besa Road

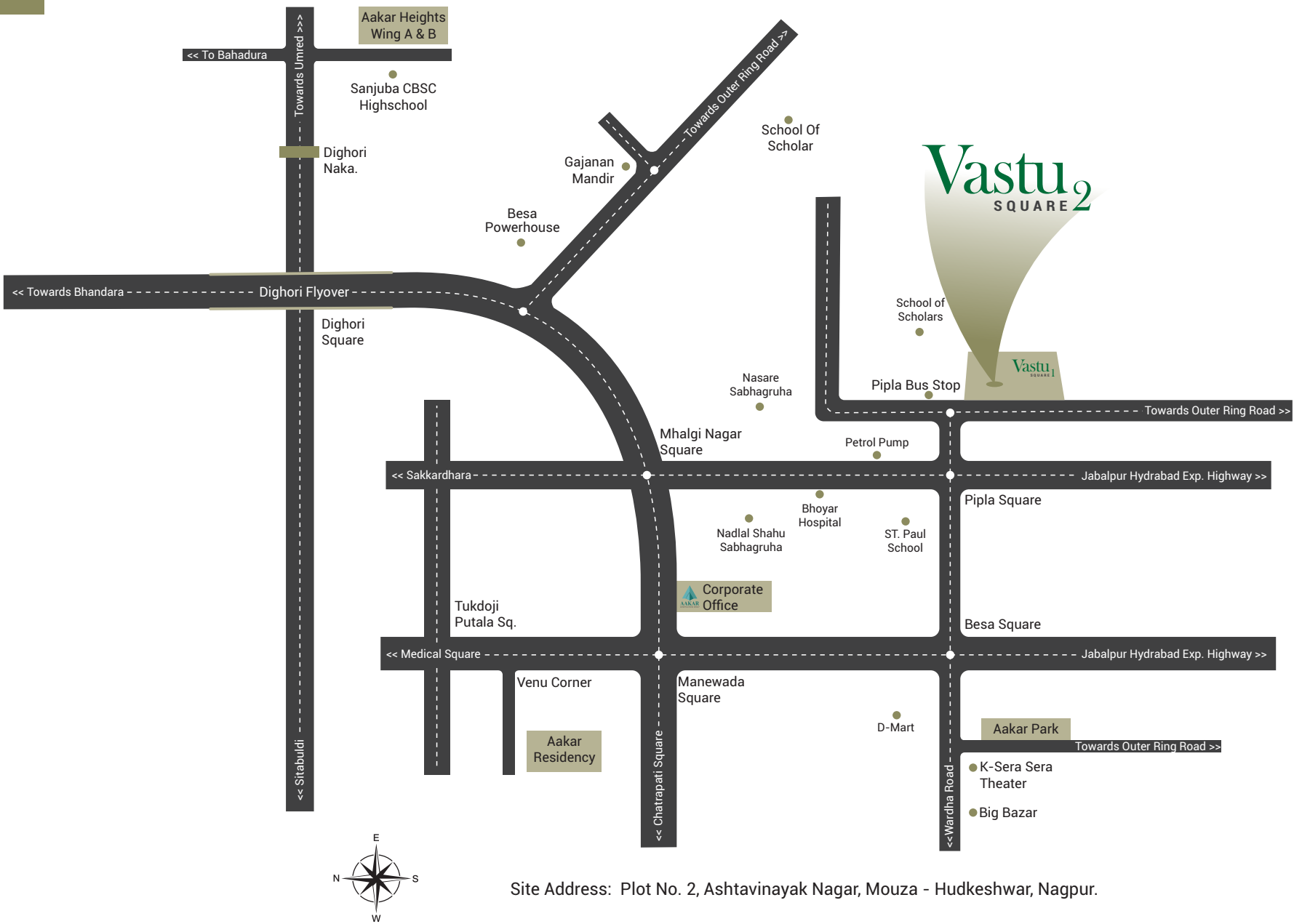


AAKAR HEIGHTS Wing A
Dighori Naka, Umred Road



AAKAR HEIGHTS Wing A & Wing B
Near Dighori Naka, Umred Road, Nagpur.

Location Map:



Destination From Site:

City Bus Stop	0.0 Mtr
School Of Scholars	300 Mtr
St Paul School	800 Mtr
Bharat Petrol Pump	500 Mtr
Super Bazar	500 Mtr
Shahu Sabhagruha	1.0 KM
Nasare Sabhagruha	1.5 KM
Mhalgi Nagar Sq.	2.5 KM
Botibori- Jabalpur Highway	1.0 KM
D- Mart	3.5 KM
Ajni Railway Station	6.0 KM
Nagpur Airport	8.0 KM

Architect
Utopia Designers

Legar Advisor
Nishant Potdar

Financial Consultant
Zulfekar Husain

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