



MAHA RERA REG. NO.
P51500049264



Office : “Nabhraj Nandanvan”, Opp. Airport, Chikalthana, Jalna Road, Aurangabad.

Site : Manjeet Pride Universo, Liebherr Chowk, Jalna Road, Shendra, Aurangabad.

Credits

Architect
Ar. Yogesh Zavar
YZ Concepts, Aurangabad

Legal Advisor
Adv.Prakash Paithankar
Aurangabad

Vastu Consultant
Dr. Satish Upadhyay
Aurangabad

Rendering & Media
3D Power, Aurangabad
Ranjit Patil

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FLATS & SHOPS

SHENDRA, AURANGABAD





CONVENIENCE & CONNECTIVITY AT YOUR DOORSTEP

Live close to the all the conveniences with Nabhraj Nikunj- state of the art project with 2 BHK spacious Flats & Shops at the strategic location of Shendra, Aurangabad.

It is one of the fastest growing areas in the city that gives you an excellent connectivity to all the major parts of the city. Your residential needs are going to fulfill here, and your business is going to prosper considering the location.

The location of the project is quickly rising business region of the city and makes it a perfect place for investment.

CONNECTIVITY

- Auric Smart City - **5 min.**
- Samruddhi Mahamarg - **10 min.**
- 5 Star Shendra MIDC - **5 min.**
- Cambridge School - **8 min.**
- Airport - **15 min.**





WHERE LIFE LET'S YOU BLOOM

Welcome to Nabhraj Nikunj which is a magnificent residential & commercial project with an aim to provide modern and futuristic living in a prime location of Shendra.

It is designed for today's world, a modern age fortress with a wide range of recreational and leisure amenities to make you feel like living a king-size lifestyle. And providing commercial angle makes it a complete project one can desire.

These spaces are going to bloom your life and going to give it runway.





WHERE YOU GET VIBRANT LIFESTYLE

Nabhraj Nikunj is all set to redefine life, in Aurangabad. It is envisioned to take your lifestyle to the next level in every aspect. Get to lead a relaxed, enviable life with all the conveniences here.

This premium project is having the easy accessibility to the various locations and lead your life to the multiple benefits. It is a perfect balance of comfort and functional needs and it is designed to elevate your lifestyle altogether at a different level.





S I T E P L A N



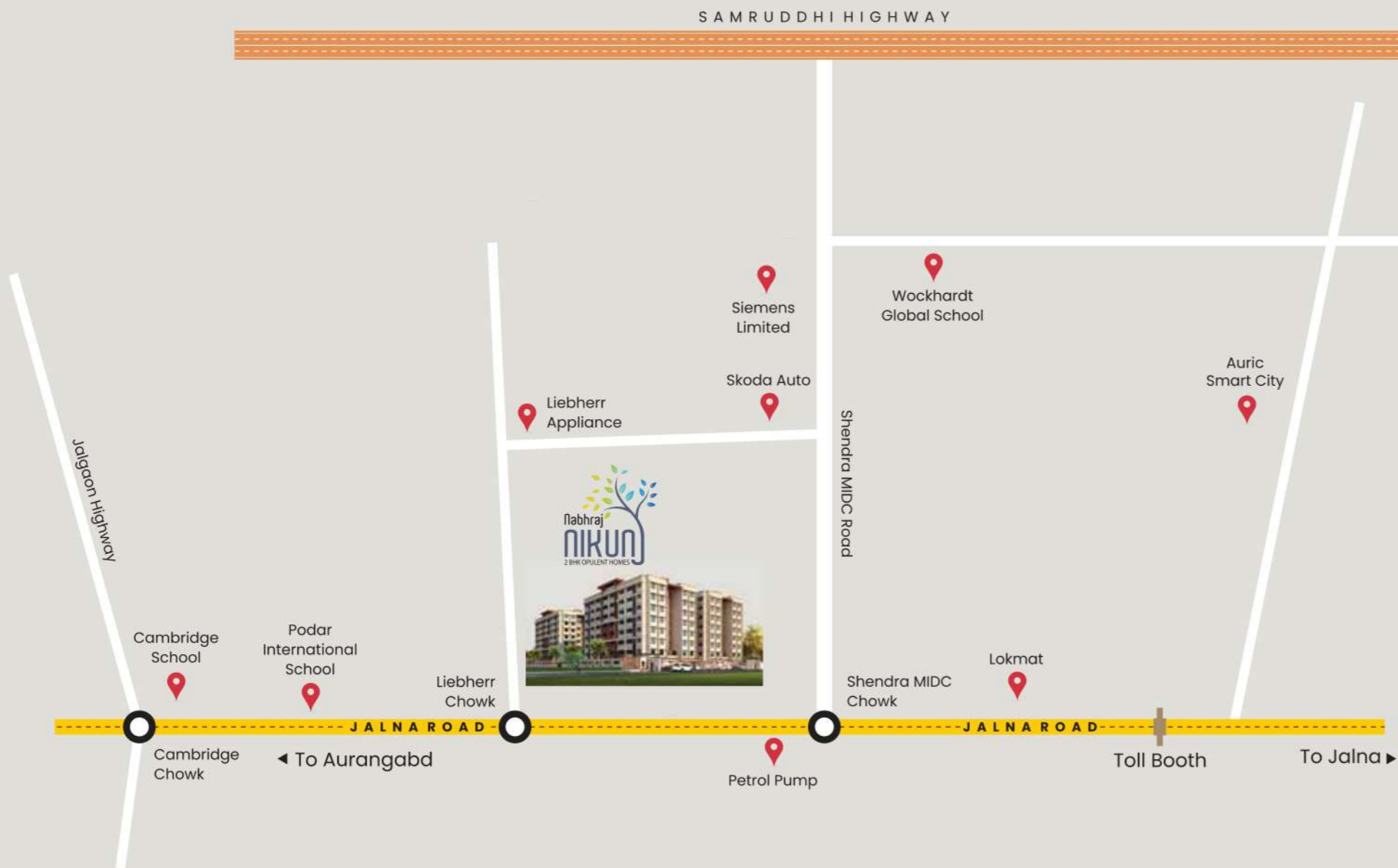
TYPICAL FLOOR PLAN



LOCATION



Scan for
Site Location



AMENITIES

LANDSCAPE COMMON GARDEN	SOLAR PANELS FOR COMMON AREA LIGHTING	SEATING AREA	SEWAGE TREATMENT PLANT / BIODIGESTER	RAIN WATER HARVESTING
FIRE FIGHTING & HYDRANT	BATTERY BACKUP FOR LIFT	CCTV CAMERA AT ENTRANCE	TREMIX CONCRETE INTERNAL ROAD	SECURITY CABIN

SPECIFICATION

- STRUCTURE**

 - RCC framed structure with 4" internal & 6" thick external wall in AAC Block Work.

FLOORING

 - All rooms & passage 600x600 vitrified tiles.
 - Toilet Dado- 300x450 wall tiles upto lintel level.
 - Common Passage of Stair Cases- 600x600 (vitrified/ceramic) tiles.
 - Stair Case Steps- Natural Stone / Vitrified Tiles.

DOORS

 - Decorative Pine wood main door with both side laminations with teak wood frame or plywood frame.
 - Toilet doors are of granite frame with pinewood flush doors with both side lamination.
 - Rest of the doors are of RCC frame with pinewood flush doors with both side lamination.

WINDOWS

 - Powder coated aluminum sliding windows / doors with mosquito net & granite window sill.

KITCHEN

 - Kitchen platform in granite with S.S sink.
 - Wall tiles up to lintel level.
- TOILET**

 - Sanitary Fixtures- Standard.
 - Plumbing Fixtures- Standard.

ELECTRICAL

 - Concealed wiring with modular switches. Inverter's point in each room.

PAINTING

 - Internal : Wall putty / Gypsum wall punning & plastic paint for internal walls.
 - External : Premium quality acrylic paint.

PLUMBING

 - Concealed plumbing with hot & cold mixer unit in each toilet.
 - Standard sanitary fitting in all the toilets.

WATER TANK

 - Common over head & underground water tank with separate partition for domestic use & potable water with electric motor.

LIFT

 - Lift with battery backup.



