



INVITE YOU TO EXPERIENCE  
SERENE LIVING

Nirvana's  
**JAGRUTI**

Exclusive 3 & 4 BHK Bungalows & Rowhouses



A Project By  
NIRVANA DEVELOPERS



Nirvana's  
**JAGRUTI**



Come home to an  
all-inclusive experience,  
inspired by global modern designs

3 & 4 BHK BUNGALOWS & ROWHOUSES



## ABOUT US

NIRVANA DEVELOPERS originates from the legacy of R.M. Dayaramani Group that has been a pillar of excellence in the road construction industry since 1993. Entering into the booming real estate industry, JAGRUTI holds a special rank as the first residential development, paving the path for future commercial and residential ventures.

It's culture is represented in it's circular logo (Enzo), a metaphorical expression of togetherness aiming at bringing creativity, sustainability and timeless structures together so it can be called your home or your office or simply yours.

## VISION

Our vision is to become a boundless enterprise with a focus on

- Customer Satisfaction
- Sustainable Development
- Quality & Safety
- Your Lifestyle



Road 1 View



Road 2 View

Nirvana's  
**JAGRUTI**

A MAJESTIC LIVING  
EXPERIENCE

at  
Luxurious Bungalows & Rowhouses

**AMENITIES**



Temple



Gazebo



Children's Play Area



Senior Citizen  
Sitout



Landscaped Garden



Green Gym



Walking Track



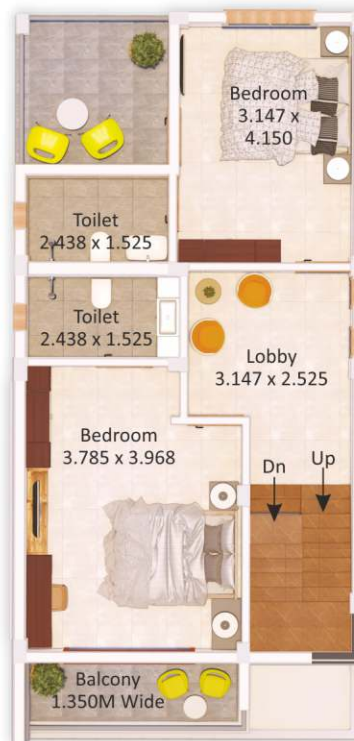
STP



Nirvana's  
**JAGRUTI**

Bungalow No.  
9, 10, 16 & 17

4 BHK  
LUXURIOUS  
BUNGALOW



Bungalow No.	9	10	16	17
Saleable / Usable Area	1947 Sq. Ft.	1753 Sq. Ft.	1490 Sq. Ft.	1490 Sq. Ft.

Ground Floor Plan

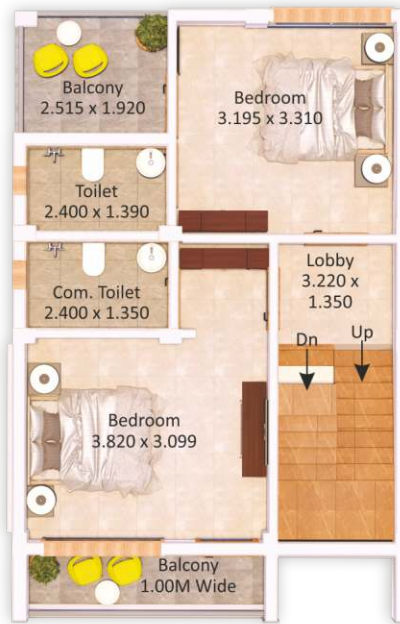
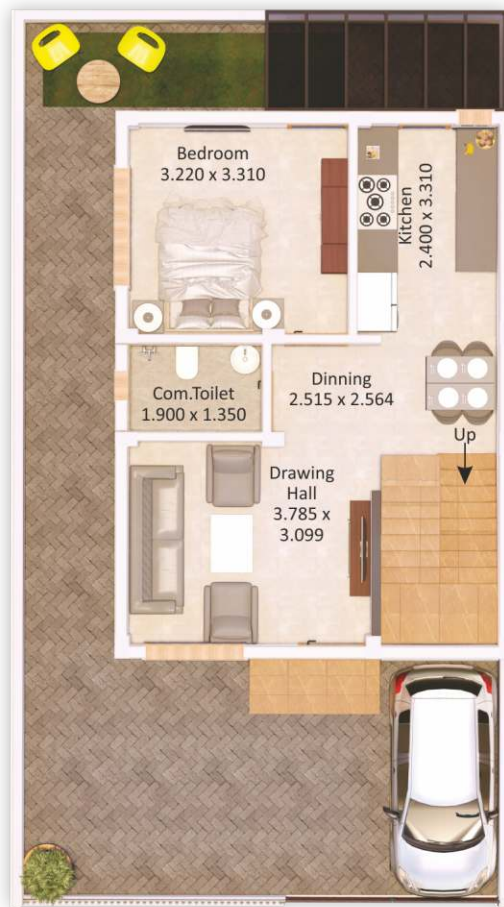
First Floor Plan

Second Floor Plan

Nirvana's  
**JAGRUTI**

Bungalow No.  
11, 12, 14 & 15

4 BHK  
LUXURIOUS  
BUNGALOW



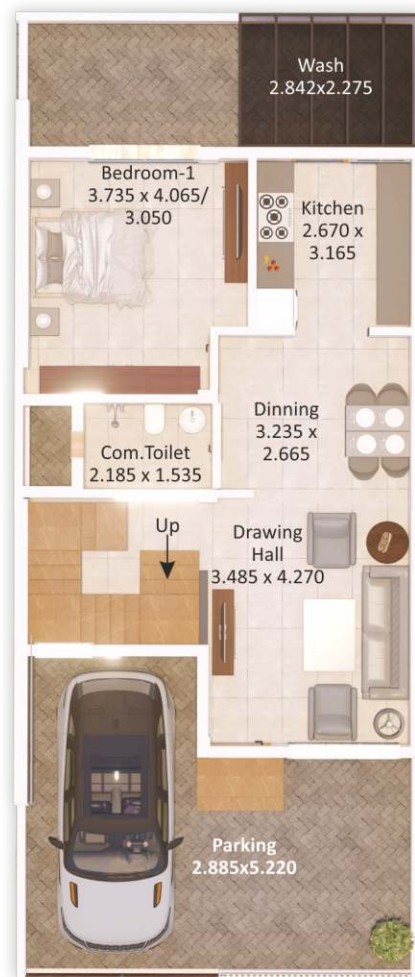
Bungalow No.	11	12	14	15
Saleable / Usable Area	1484 Sq. Ft.	1453 Sq. Ft.	1490 Sq. Ft.	1463 Sq. Ft.

Ground Floor Plan

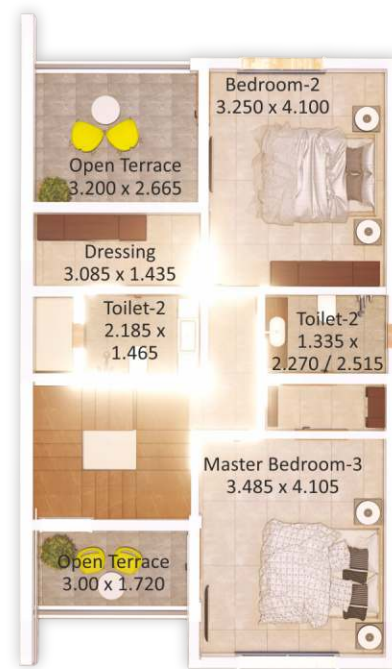
First Floor Plan

Second Floor Plan

3 BHK  
LUXURIOUS  
ROW HOUSE



Ground Floor Plan



Row House No.	21	22	23	24
Saleable / Usable Area	1553 Sq. Ft.	1553 Sq. Ft.	1553 Sq. Ft.	1553 Sq. Ft.

First Floor Plan

Row House No. 21, 22, 23 & 24

The  
PERFECT BALANCE  
of utility and beauty,  
inside and outside.



Ground Floor Plan



First Floor Plan

Row House No. 01, 20 & 25

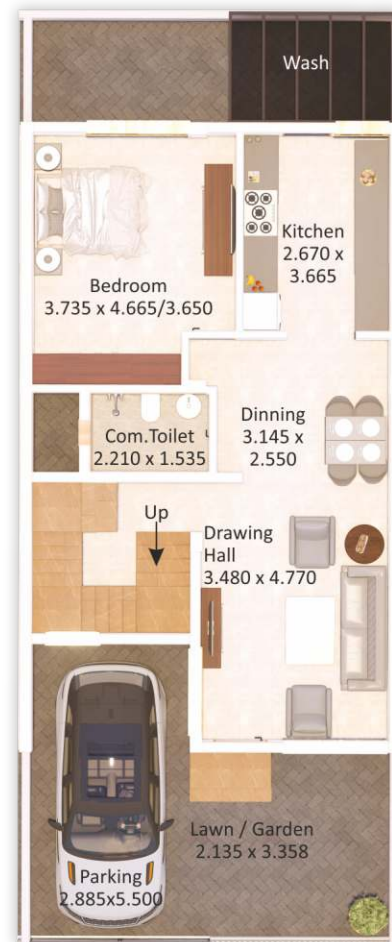
Row House No.	01	20	25
Saleable / Usable Area	1549 Sq. Ft.	1373 Sq. Ft.	1395 Sq. Ft.

LIVING LIFE  
the  
intelligent way

Lifestyle is living a life that is a perfect balance of comfort, luxury, peace and keeping up with the demands of the new millennium. It is not simply about living within the four walls but living in a space that gives you facilities that destress you and refresh you mind, body and soul.

Row House

4 BHK  
LUXURIOUS  
ROW HOUSE



EXCELLENCE....  
for you to  
experience more !



Row House No.	2	3	4	5	6	7
Saleable / Usable Area	1743 Sq. Ft.	1743 Sq. Ft.	1743 Sq. Ft.	1743 Sq. Ft.	1743 Sq. Ft.	1951 Sq. Ft.

Ground Floor Plan

First Floor Plan

Row House No. 2, 3, 4, 5, 6 & 7

## SPECIFICATIONS

- STRUCTURE**
- RCC framed structure
  - Red Bricks masonry for internal & external walls
  - Fly Ash Bricks for parapet walls
- PLASTER**
- Internal single coat cement plaster with putty finish
  - External double coat sand faced cement plaster
- PAINTING**
- Weather proof paint of premium quality for external wall and premium quality emulsion for internal wall
  - Ceiling primer with Asian / Dulux / Nerolac / Berger make
- DOORS**
- Teakwood frame door for Kitchen Ground Floor Bedroom and Main Entrance
  - Main Entrance Door - Wooden frame main entrance designer door
  - Bedroom Doors - Flush door with good quality hardware fittings / RCC frame and wooden frame
  - Toilet Doors - PVC / RCC frame with water proof back
- WINDOWS**
- Three track powder coated aluminium sliding windows with mosquito mesh
  - SS Railings / Glass Railings for all balconies
- KITCHEN**
- Granite top modular kitchen with stainless steel sink
  - Glazed / Ceramic tiles dado above platform upto 4 feet height
  - Provision for municipal water
  - Provision of kitchen chimney / exhaust fan connection only
- FLOORING**
- Floor tiles of Simpolo/ Somani/ RAK/ Alfanso/ Imported make
  - 600mm x 1200mm vitrified tiles for living room
  - 600mm x 1200mm vitrified tiles for other bedrooms, kitchen and washroom walls
  - Anti-skid ceramics tiles for toilets, balconies and staircase lobby
  - Johnson full body 1200mm riser and treads for staircase
- PLUMBING**
- Branded CP Fittings and Sanitary fixtures like Jaquar / Cera/ Hindware/ Plumber/ Astral/ Imported for all bathrooms
- ELECTRICAL**
- Modular switches of Havells/Schneider/Wipro/Legrand
  - Concealed copper wiring of Havells/Polycab/RR/Anchor/Cable/Finolex/Panasonic
  - MCB, DB of Havells/Schneider/Legrand/Haiger/L&T
  - Geyser point in all toilets
  - A.C. Power point in living room and all bedrooms
  - TV. Point in living room and all bedrooms
  - Telephone point in living room and all the bedrooms
  - Light points and power sockets in the kitchen for various appliances
  - Cat - 6 point for WI-FI / Optical Fiber connection only
- WATERPROOFING**
- Proper waterproofing for bathrooms, utility area, terraces and water tank tower
- RAIN WATER HARVESTING & STP**
- Provision of rain water harvesting systems as per norms
  - Sewage treatment plant shall be provided as per norms.
  - Treated water will be used for flushing and gardening

## SPECIAL FEATURES

- Modular Kitchen with built-in Sink
- Jaquar Fittings
- Corporation Water
- Cable Connection Provision
- Designer Doors
- POP in entire Bungalow / Row House
- Utility Shed

## NOTE

- The purchaser has to bear following charges separately.
- M.S.E.B. Meter deposit and substation charges.
  - Registration charges and stamp duty as per actual.
  - Water Meter deposit charges.
  - Extra work charges (will be taken in advance).
  - GST and any other taxes as applicable.

## LOCATION PLAN

### SITE

Nirvana's Jagruti, Kh No. 158/1 (Part) & 158/2 (Part), Mouza - Bhilgaon, Tehsil - Kamptee, District - Nagpur



### PROXIMITY

Bus Stand	1.0 Km.	Zero Mile Stone	9.0 Km.
Hospital	3.0 Km.	Airport	18 Km.
Mall / Theatre	5.0 Km.	Metro Station Automotive Square	3.0 Km.
Railway Station	6.0 Km.	Metro Station Proposed	1.0 Km.
Market Area	1.0 Km.	Bank	1.0 Km.
School	2.0 Km.		



Member of **CREDAI**  
NAGPUR METRO

**Loan Facility Available From All Leading Banks**

**OFFICE**  
Hitesh Palace, Shop No. 4, Near Hira Nagar Sq., Ring Road. Jaripatka, Nagpur - 440 014

**PROMOTER**  
Mr. Neeraj Dayaramani

**FOR BOOKING CONTACT**

Mr. Neeraj  
73853 12644

Mr. Deepak  
9890007846

**P50500053523**



**Architect**  
Sanrachna (Ar. Satyendra Gupta & ID. Madhuri Gupta)

**Structural Engineer**  
Er. Ashish Soni

**Legal Advisor**  
Adv. Dilip Dani

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