



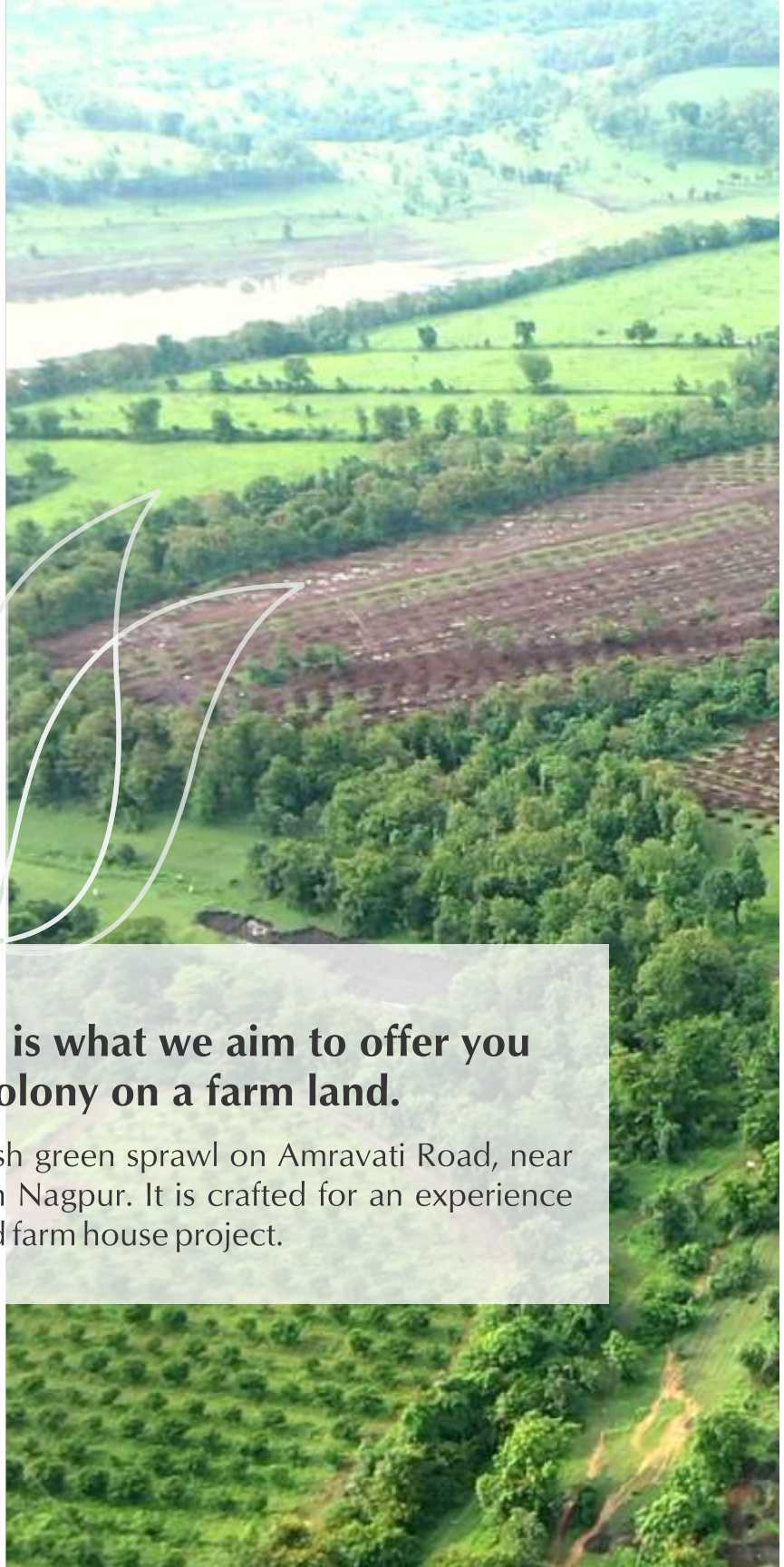
निवासा

— The Nature's Home —



A rural landscape featuring a vibrant green field in the foreground. In the middle ground, a cluster of small, traditional houses with tiled roofs is visible. A few people are walking across the field. The background is dominated by a large, lush green mountain partially shrouded in mist or low clouds. The overall atmosphere is serene and quiet.

Capturing the goodness of
a quiet countryside



**A fully developed Farm is what we aim to offer you
vis - a - vis a housing colony on a farm land.**

Nivasa is a 65 Acre pristine lush green sprawl on Amravati Road, near Kondhali, barely 50 KM's from Nagpur. It is crafted for an experience much beyond a typical so called farm house project.

A large, ancient tree with thick, gnarled branches and a dense network of aerial roots hanging down, set against a background of lush green foliage. The tree's trunk is composed of numerous thick, vertical roots that have grown from the branches and spread across the ground. The leaves are vibrant green and densely packed, creating a thick canopy. The overall appearance is that of a well-preserved, old-growth forest.

A preserve of Woods and
Horticulture.



A personal journey of living on a farm will bring a better sense of well-being to the family, besides carrying with it the ecological benefits of lower water and energy footprints.



Fruit Plantation

An actual Farm with a House!!!





Goshala

A touch of divine serenity

Butterfly Park

A home to vibrant flying jewels.





Soothing Stay
Uniquely crafted Homes



Club Nivasa

Club House Amenities



Landscaped
Garden



Swimming
Pool



Indoor
Game Area



Spacious
Party Lawn



Catering &
Restaurant

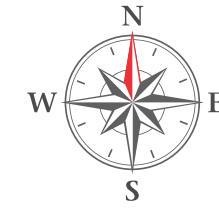
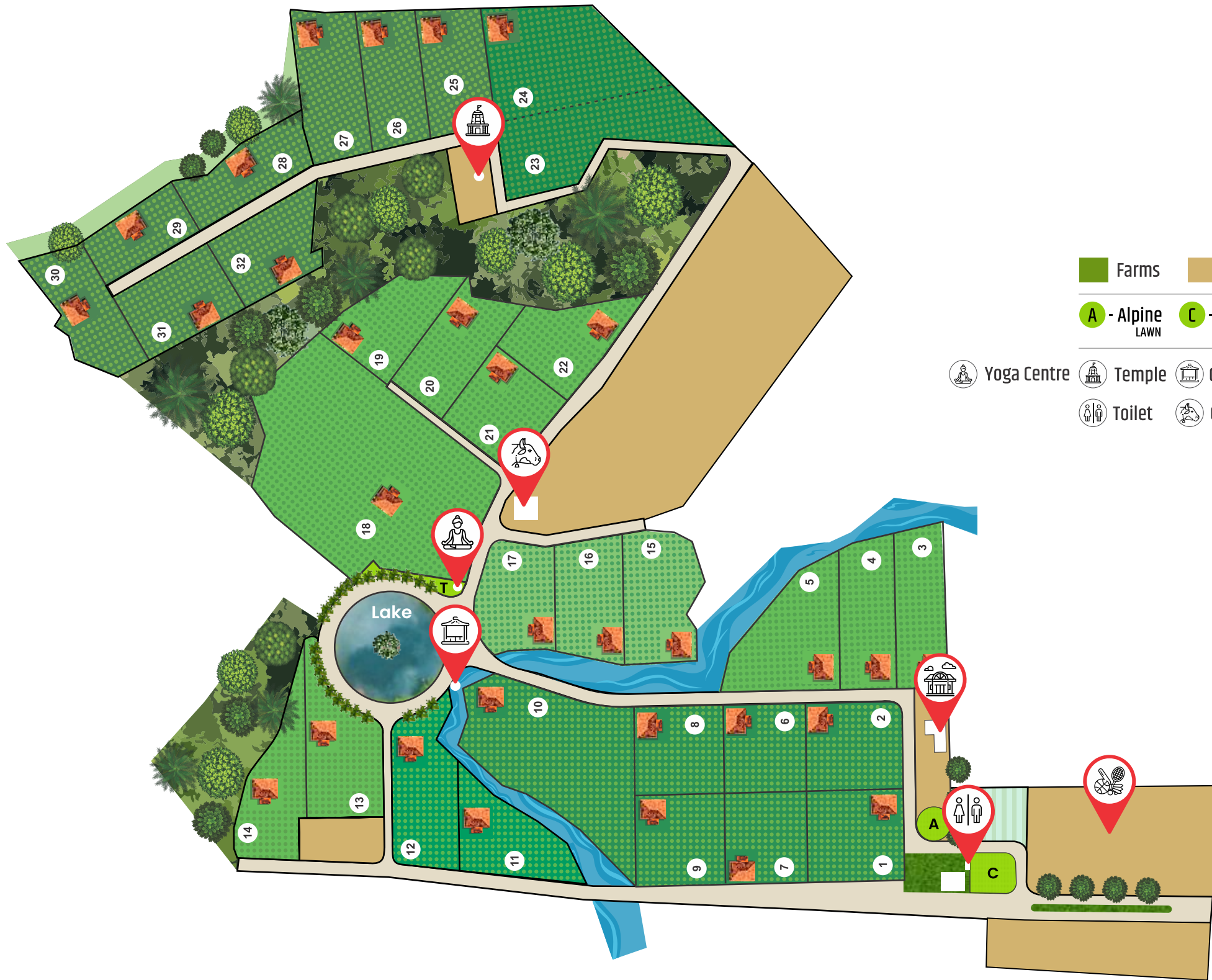


Children
Playing Area





Actual Site View



Farms **Open Space** **Road**

A - Alpine LAWN **C - Contour LAWN** **T - Terminalia LAWN**

Yoga Centre Temple Gazebo Club House

Toilet Gaushala Sport Arena

AREA STATEMENT

PLOT NO.	AREA IN SQ.M	TOTAL AREA IN SQ.FT
1	4124.56	44396.76
2	4074.09	43853.50
3	4224.41	45471.55
4	4256.55	45817.50
5	5616.12	60451.92
6	4094.37	44071.80
7	4125.04	44401.93
8	4114.78	44291.49
9	4125.04	44401.93
10	11032.55	118754.37
11	4141.46	44578.68
12	4630.51	49842.81
13	4170.16	44887.60
14	4335.09	46662.91
15	4830.21	51992.38
16	4162.23	44802.24
17	4162.23	44802.24
18	20523.00	220909.57
19	4183.00	45025.81
20	4194.09	45145.18
21	4132.46	44481.80
22	3824.40	41165.84
23	8065.45	86816.50
24	7733.81	83246.73
25	4416.15	47535.44
26	4431.40	47699.59
27	5413.81	58274.25
28	5873.59	63223.32
29	4173.56	44924.20
30	4805.17	51722.85
31	4189.29	45093.52
32	4145.14	44618.23

Salient Features of your holding :



Minimum plot area -
40,000 sqft ensuring
complete privacy



House of 600 sqft
with outdoor kitchen
and bar counter
(customization available at extra cost)



Fruit plantation -
170 nos approx



5000 sqft of independent
landscape garden



Electricity with
separate sub-meter



Independent water
connection



Automated
drip irrigation

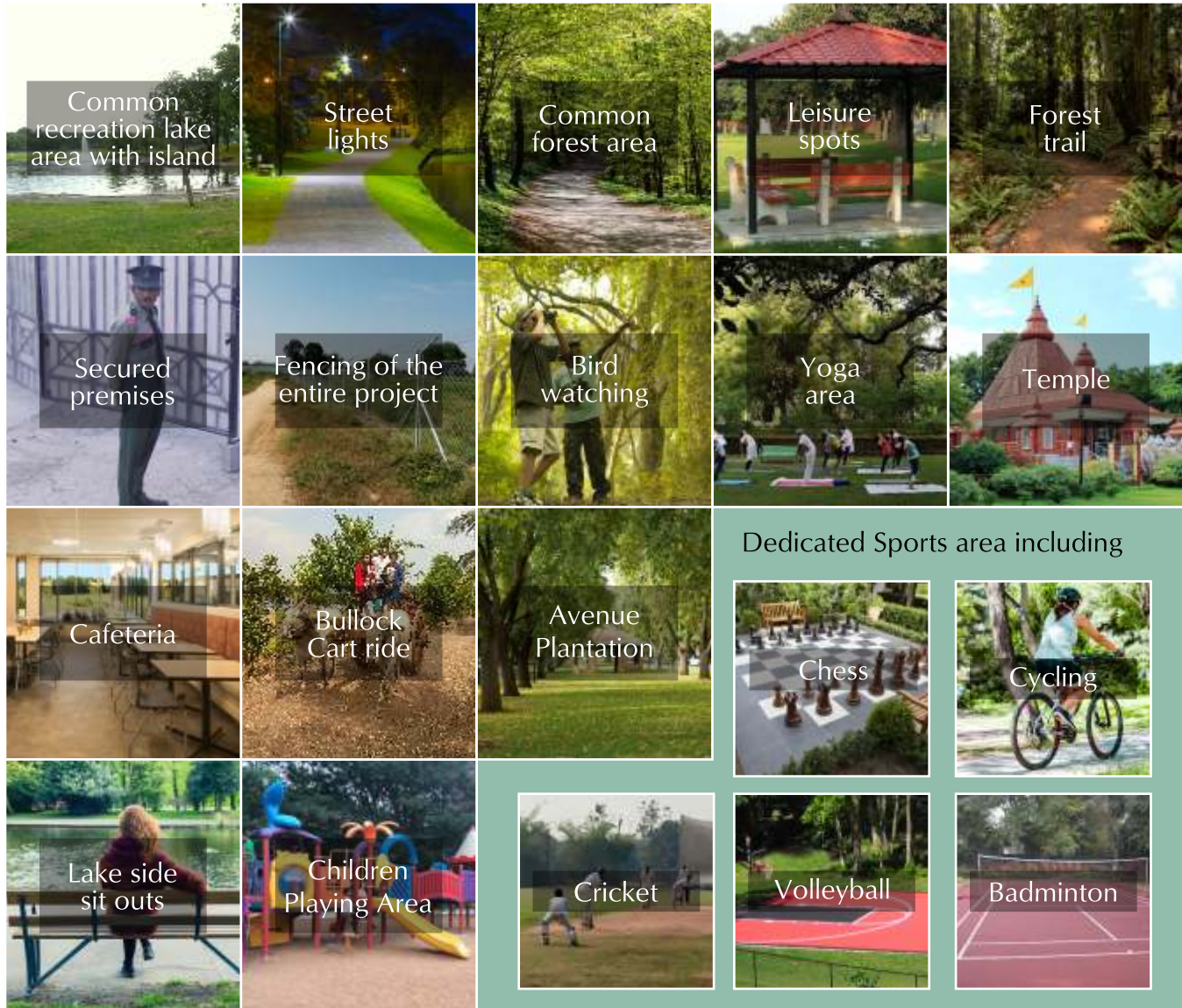


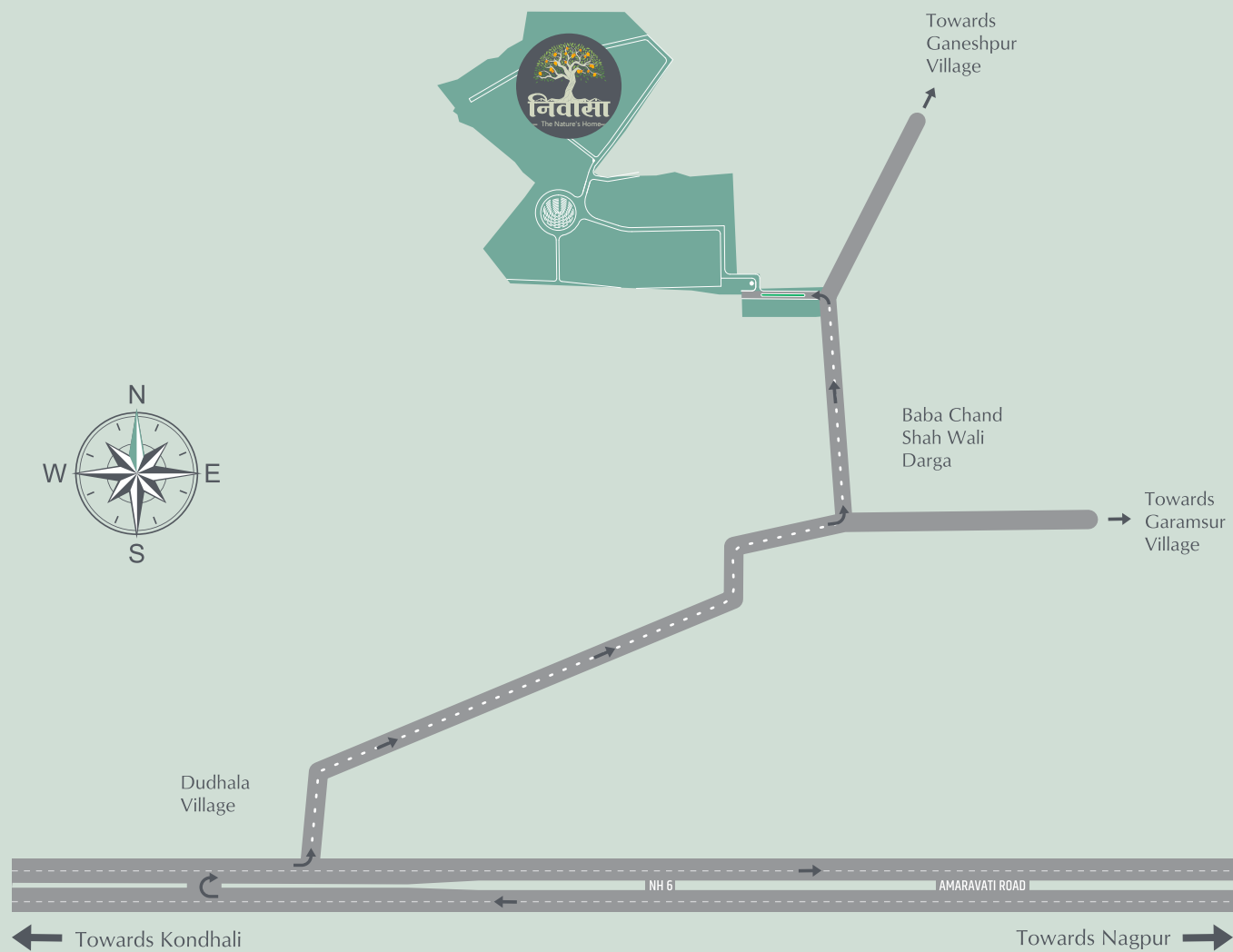
Accessible by
9 meter wide
motorable roads



Round the clock
power supply with
inverter backup

Common Features of the Project





Site Address

Mauza Kelapur, Grampanchayat Bihalgondi, Near Kondhali, Nagpur - Amaravati Road

Office Address

401, OZONE Apartment, Plot No. 25 Bharat Nagar, Nagpur - 440001

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