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Disclaimer: The contents of this brochure are purely conceptual and not a legal offering nor will they be a part of the agreement. Numbers of floors and units may be revised. Developer reserves the right to amend the layout, position of terraces, plan, elevation, design etc. without prior notice.

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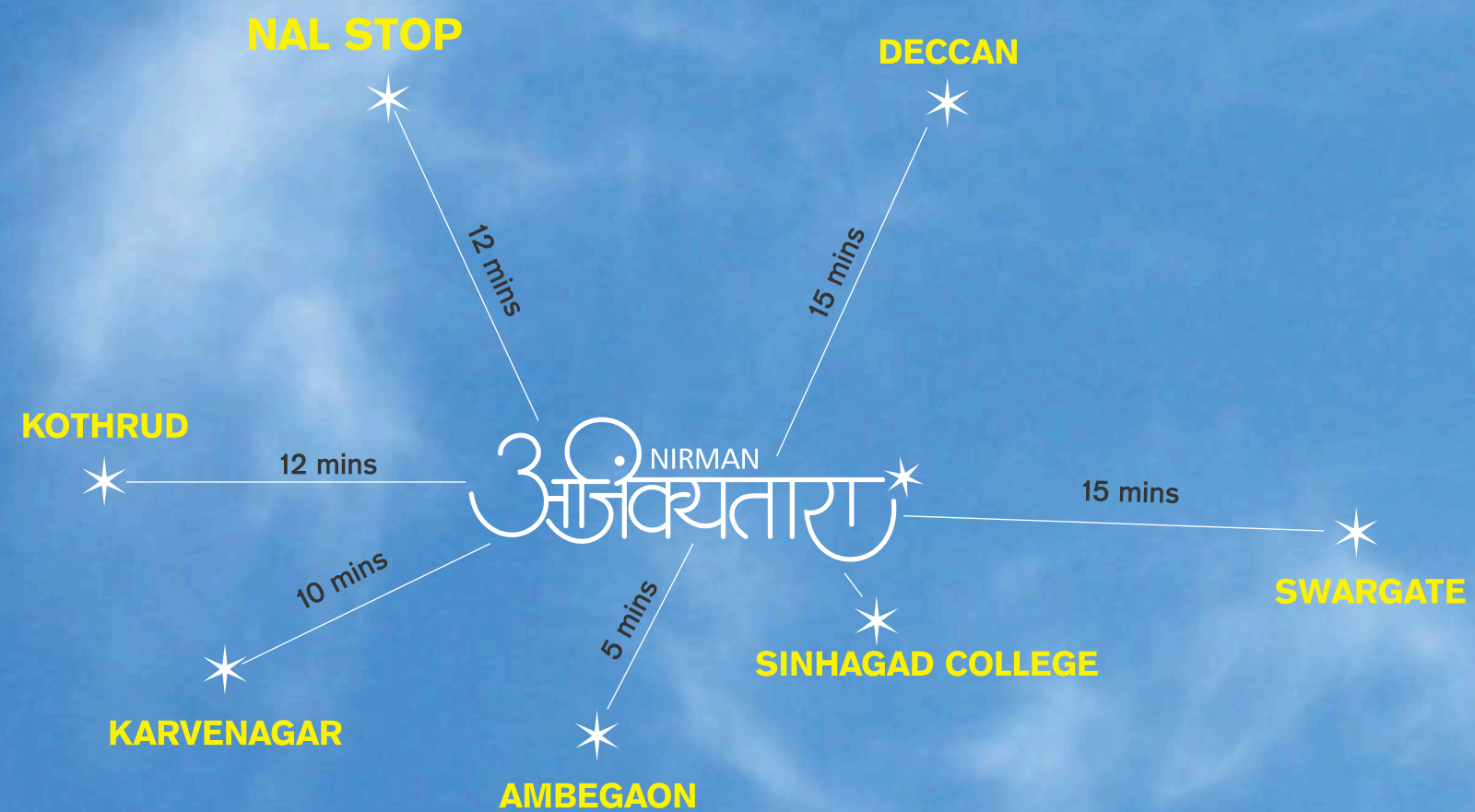
3 NIRMAN अजिंक्यतारा

Homes **spaced** for life

1, 2 & 3 BHK Apartments **above** Sinhagad Road

Adjacent to Sinhagad College Campus, Sinhagad Road, **Pune**

Live **above** the neighborhood of **Sinhagad Road**.



Undeclared Location of Ajinkyatara

Live above the rest of the world! Naturally situated at an elevation **Ajinkyatara** lets your eyes meet the horizons offering you a refreshing sight everyday. Nestled away from traffic, commotion and noisy polluted roads of the city lift yourself above the neighborhood of Sinhagad Road. **Ajinkyatara** is the perfect blend of luxury and comfort.

Adjacent to Sinhagad College campus, with an easy access to Sinhagad Road as well as proximity to shopping malls, recreational hubs, hospitals, schools and premium educational institutions and other conveniences, **Ajinkyatara's** location remains undefeated. A scenic locale of remarkable beauty with breathtaking hill views within a walking distance from Taljai hills the homes come with spacious rooms with abundant natural light, breeze & gracious living.

Boasting an array of extras including club house, gymnasium, swimming pool, children's play pool and much more... **Ajinkyatara** is sure to keep you cheerful forever...

Enjoy the spectacular views from **above** the world...



Creating **space** for Life

Living at **Ajinkyatara** is an exciting experience. A well spread layout of the project with ample space between the buildings and the spectacular views of the lawns, garden, swimming pool and the clubhouse, every step you take here is going to be a pleasure.

Open skies, soothing clouds and the sunshine, chirping of birds... this really is a place for everyone to relax and rejuvenate...

The homes at **Ajinkyatara** are designed for ample natural light, being both side open, the apartments provides for perfect ventilation. The layout of each apartment has an easy flow ensuring clutter free day to day movement .

Spend time on the well manicured lawns, soak in the sunshine or simply share the tender moments... create space for your life...





Fort of your **comforts**

It's a treat to open your windows to view well landscaped garden, open spaces and the little ones enjoying their freedom in a secured play area. **Ajinkyatara** has plenty of space for everyone from the toddlers to the senior citizens. Stop by at the clubhouse and try a hand at the indoor games, workout to tone your body, meditate to calm your mind or just take a plunge in the swimming pool under the sky and enjoy the morning sunshine. Once you are at home you will have all the time and the resources to celebrate each day with your loved ones.

Most importantly, leaving no room for doubt, the project has all the sanctions and clearances from the concerned government authorities.





- 1 Entrance gate
- 2 Security cabin
- 3 Swimming pool
- 4 Baby pool
- 5 Clubhouse
- 6 Gymnasium
- 7 Children's play area
- 8 Party lawn
- 9 Sit out

Surround yourself with **nature**

Spread over 4 acres of well planned development. **Ajinkyatara** makes it a perfect destination. Three well designed 12 storied buildings with ample space between the buildings are home to 300 plus apartments to form a community within itself with plethora of amenities to enjoy.

Come home to **Ajinkyatara** to find the whole nature as your neighbour and lush green plantation all along to keep you in tune with nature forever...

Ajinkyatara offers plenty of open spaces away from the congestion of the city and pollution. Surround yourself with lifestyle that you deserve after a hard day at work and live your dream...



3rd NIRMAN
अजिंक्यतारा*





Pride your **possession**

The buildings are well placed and radiate an aura of the contemporary architecture, for you to feel proud of your possession every time you come home. It's not just living but it's living with pride at **Ajinkyatara**.

The layout of the **Ajinkyatara** is designed to move around freely. Each building is perfectly placed for ventilation and natural light. Every home in **Ajinkyatara** has an easy access to the club house and the landscaped gardens. The spectacular eye soothing views of the greens from **Ajinkyatara** are always at your window to keep you refreshed all the time.

Well planned ample parking space, marked driveways and well lit common areas bring in an ambience that you deserve for comfortable living.





Stunning open **concept space**

Discover this truly luxurious lifestyle in an outstanding location – life was meant to be this way. These spectacular dwellings at **Ajinkyatara** are designed into a stunning open-concept space that provides privacy where you need it, as well as allowing you to appreciate all its impeccable and thoughtful detail. The striking architectural features contemporary design that adds character to the structure.

The wide-open spaces blend flawlessly with the design consequently offering a direct connect to nature. The scent of flowers mixed with the fresh morning dew, carried along in the slight breeze is sure to calm your senses, leaving you bright and rejuvenated for the day.





Retreat into your spacious **home**

Your individual style can now be expressed in a setting that is just as unique, spacious and full of luxury living, ensuring more space, natural light and ventilation.

This spectacular dwelling offers an array of extras including large windows, stylish flooring and state-of-the-art fittings along with features such as video door intercom system and much more ensuring sense of security, supreme and unforgettable comfort.

Ajinkyatara is truly a home designed for your lifestyle that lets you take a break from the rest of the world. Retreat into your spacious home and marvel at the superb quality of construction and features, and let coming home be the best part for a lifetime...



Amenities

- Well decorated club house
- Designer landscaped garden
- Well equipped gymnasium
- Swimming pool
- Amphitheater
- Children's play area



- Toddler's play area
- Party lawns
- Table tennis
- Kids pool
- Concrete / paved Internal pathways
- Generator backup for common area & lift.
- Decorative entrance lobby
- Two lifts for each building
- Intercom Facility
- Ample allotted parking
- Fire fighting system for each building



- Garbage chute
- Provision for broadband connectivity
- Sewage water treatment plant
- Grand entrance gate
- Parents' waiting zone at the gate to pick up children
- Security guard cabin



Specifications

R.C.C.

- Earthquake resistant structure

Brickwork

- Internal & External 6" thick AAC Block-work

Plaster

- External sand-faced & Internal neeru / gypsum finished

Door

- Decorative main door
- Laminated / moulded panel bedroom door with cylindrical lock
- 2 track powder coated aluminum doors / M.S. powder coated folding doors for terraces.
- Laminated Flush doors for toilets



Windows

- 3 track powder coated aluminum windows with mosquito mesh, safety grills & marble sill

Kitchen

- L Shaped granite kitchen platform with stainless steel sink

Toilets

- Concealed CPVC plumbing
- Designer glazed tile dado
- C. P. Jaguar/ equivalent toilet fittings
- Hot & cold mixer unit

Ajinkyatara Specials

- Common solar water heating system
- CFL lights in all rooms
- Video door phone
- SS railing for terraces
- Clothes line for drying in dry balcony
- Arrangement for washing machine/ washing place in dry balcony



Flooring

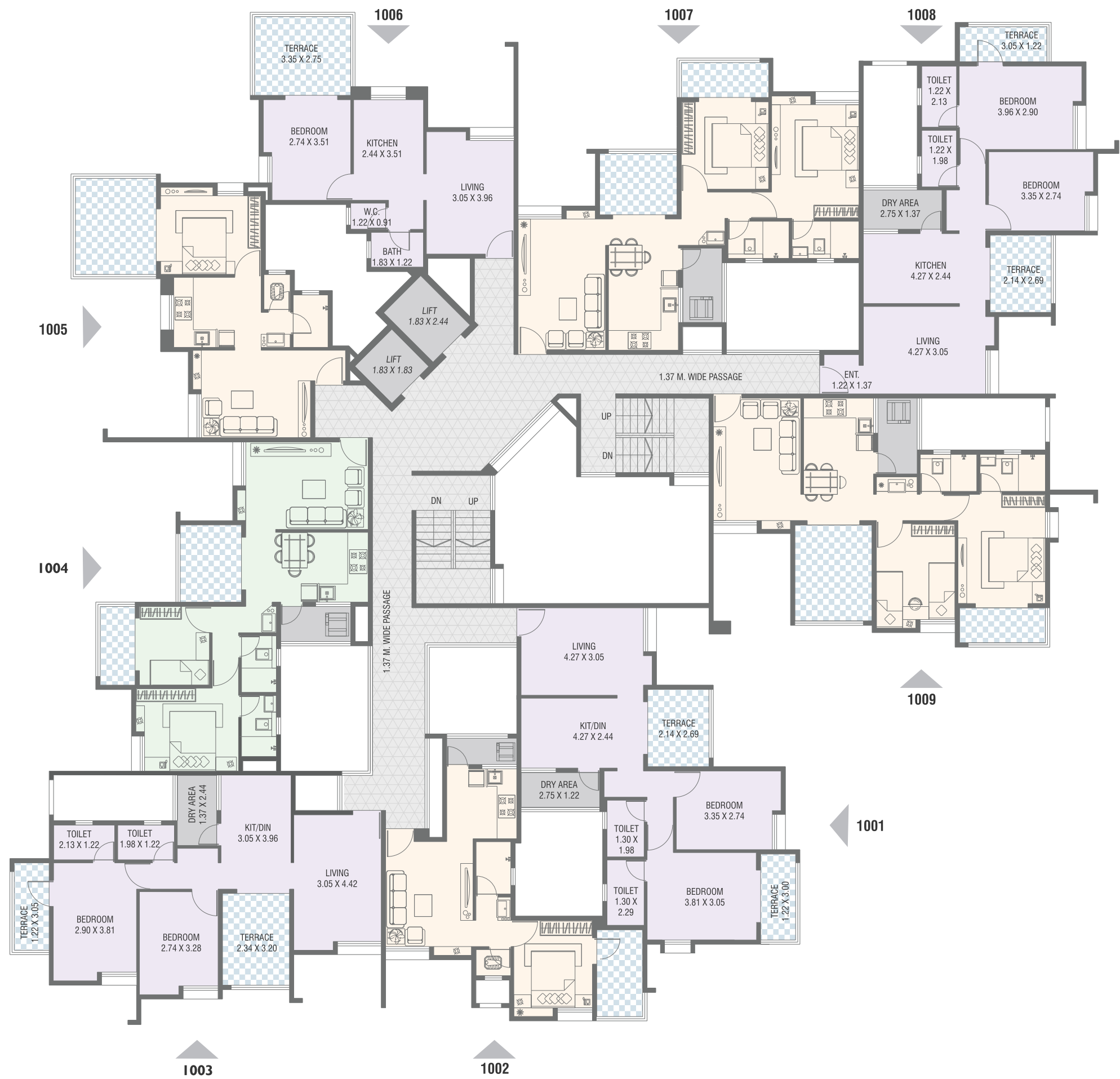
- 24" x 24" vitrified tiles
- 12" x 12" antiskid tiles in toilets & terraces

Electrification

- Concealed electrification
- Anchor Roma or equivalent switches
- A.C. point for all bedrooms
- Adequate electrical points in every room
- Provision for inverter, boilers & exhaust fan

Painting

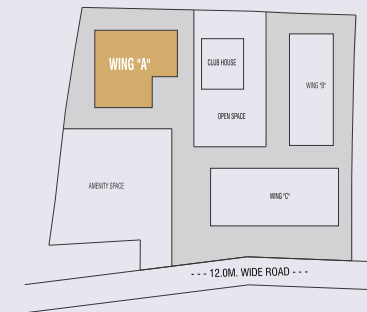
- Internal oil bound distemper
- External acrylic paint

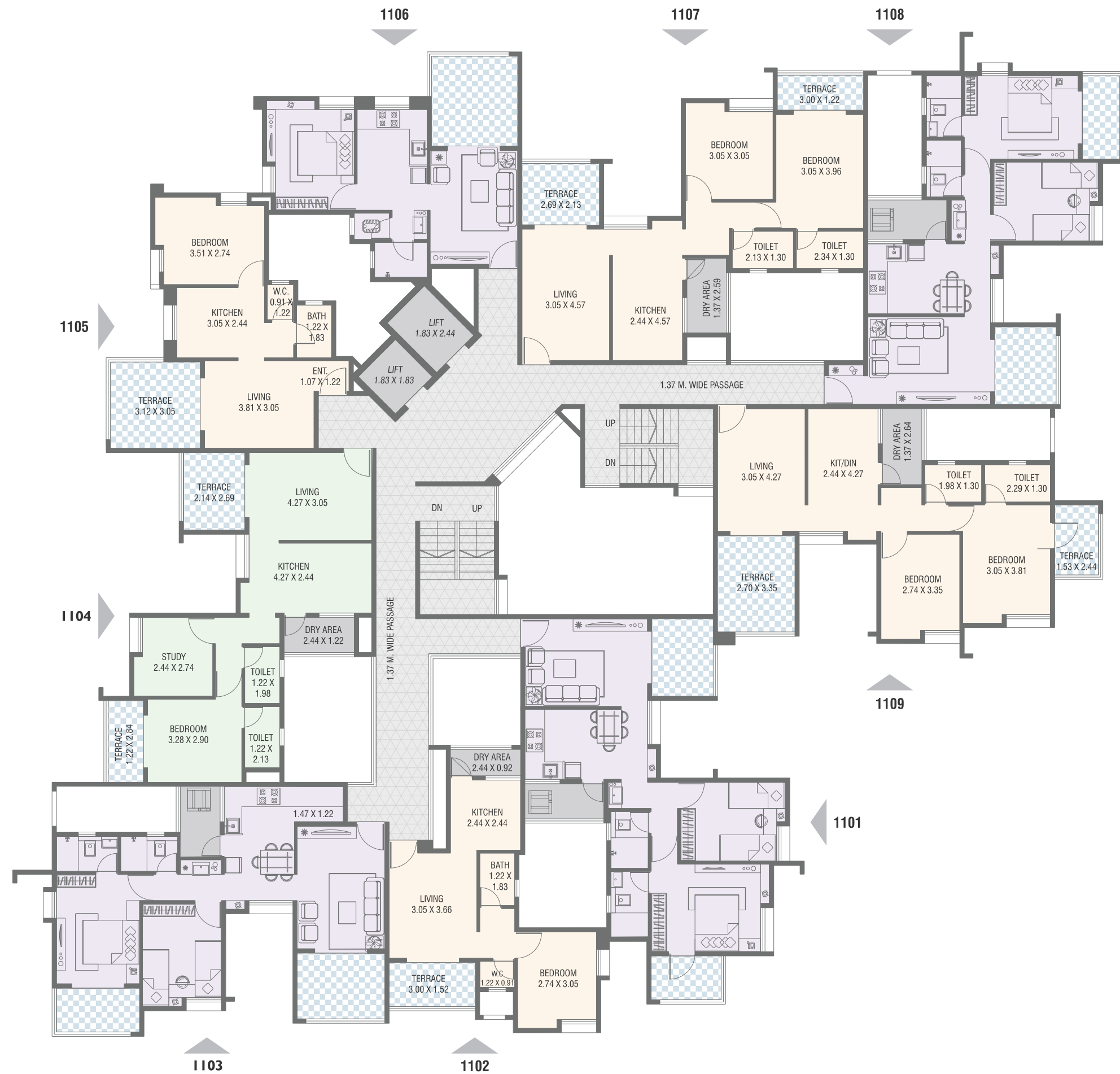


WING "A"

10TH FLOOR PLAN

FLAT NO.	TYPE	FLAT CARPET Area Sq. M.	TERRACE Sq. M.	BUILT-UP Sq. M.	BUILT-UP Sq. Ft.
1001	2 BHK	59.09	9.38	92.44	995
1002	1 BHK	35.11	4.83	53.88	580
1003	2 BHK	57.22	11.24	92.40	995
1004	1½ BHK	53.51	9.10	84.50	910
1005	1 BHK	36.32	9.47	61.80	665
1006	1 BHK	36.60	9.19	61.78	665
1007	2 BHK	62.06	9.47	96.53	1039
1008	2 BHK	60.20	9.47	94.02	1012
1009	2 BHK	58.81	12.72	96.53	1039

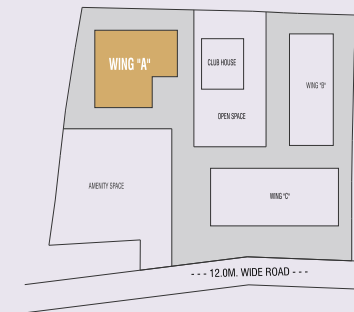




WING "A"

11TH FLOOR PLAN

FLAT NO.	TYPE	FLAT CARPET Area Sq. M.	TERRACE Sq. M.	BUILT-UP Sq. M.	BUILT-UP Sq. Ft.
1101	2BHK	59.36	9.48	92.90	1000
1102	1BHK	34.84	4.55	53.14	572
1103	2BHK	58.25	11.43	94.02	1012
1104	1½BHK	53.42	9.19	84.54	910
1105	1BHK	36.42	9.38	61.78	665
1106	1BHK	36.69	9.38	62.24	670
1107	2BHK	62.15	9.38	96.52	1039
1108	2BHK	59.92	9.47	93.65	1008
1109	2BHK	59.09	12.73	96.90	1043

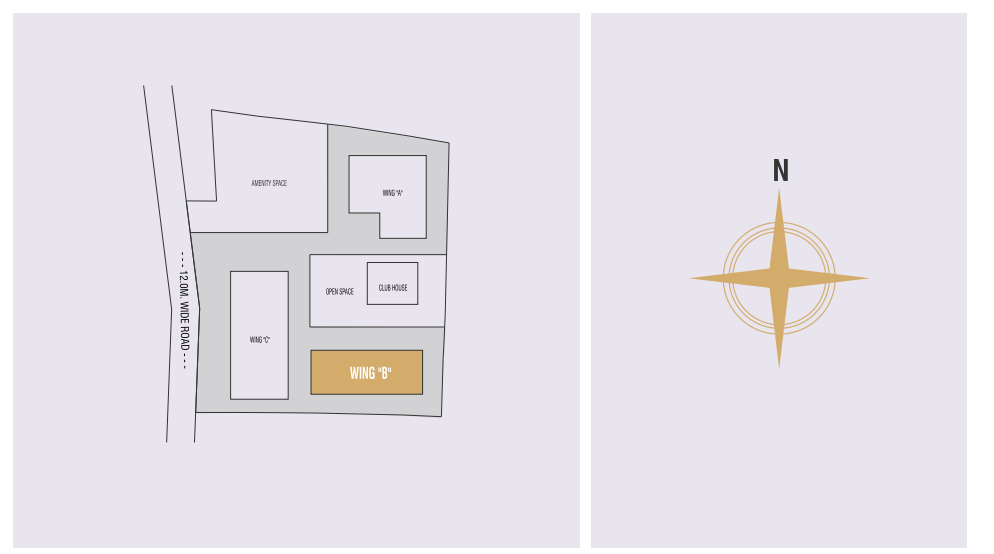




WING "B"

1ST, 3RD, 5TH, 7TH, 9TH, 11TH FLOOR PLAN

FLAT NO.	TYPE	FLAT CARPET Area Sq. M.	TERRACE Sq. M.	BUILT-UP Sq. M.	BUILT-UP Sq. Ft.
101, 301, 501, 701, 901, 1101	3 BHK	76.92	11.70	119.66	1288
102, 302, 502, 702, 902, 1102	3 BHK	76.92	11.70	119.66	1288
103, 303, 503, 703, 903, 1103	2 BHK	56.21	5.94	83.89	903
104, 304, 504, 704, 904, 1104	2 BHK	56.21	5.94	83.89	903
105, 305, 505, 705, 905, 1105	2 BHK	59.83	6.69	89.84	967
106, 306, 506, 706, 906, 1106	1 BHK	40.88	5.74	62.71	675
107, 307, 507, 707, 907, 1107	2 BHK	59.83	6.69	89.84	967
108, 308, 508, 708, 908, 1108	2 BHK	61.41	5.20	89.93	968
109, 309, 509, 709, 909, 1109	2 BHK	61.41	5.20	89.93	968

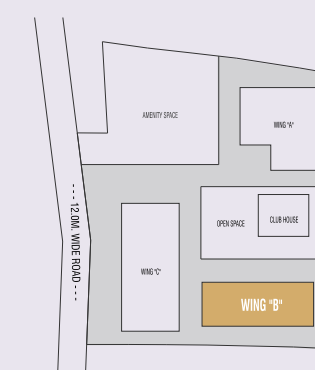


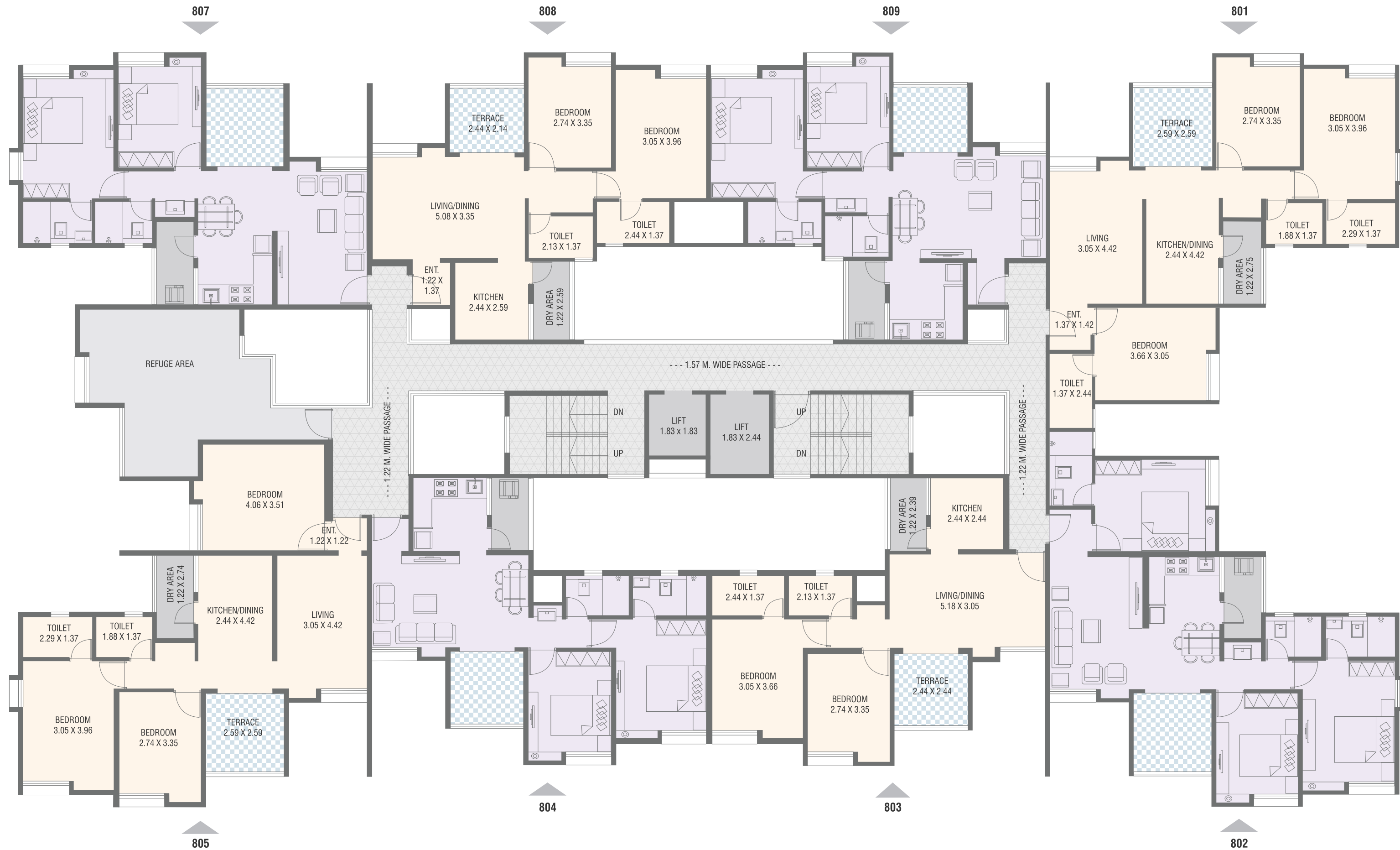
WING "B"

2ND, 4TH, 6TH, 10TH FLOOR PLAN



FLAT NO.	TYPE	FLAT CARPET Area Sq. M.	TERRACE Sq. M.	BUILT-UP Sq. M.	BUILT-UP Sq. Ft.
201, 401, 601, 1001	3 BHK	77.02	6.69	112.97	1216
202, 402, 602, 1002	3 BHK	77.02	6.69	112.97	1216
203, 403, 603, 1003	2 BHK	56.21	5.94	83.89	903
204, 404, 604, 1004	2 BHK	56.21	5.94	83.89	903
205, 405, 605, 1005	2 BHK	59.83	6.69	89.84	967
206, 406, 606, 1006	1 BHK	40.88	5.57	62.71	675
207, 407, 607, 1007	2 BHK	59.83	6.69	89.84	967
208, 408, 608, 1008	2 BHK	61.41	5.20	89.93	968
209, 409, 609, 1009	2 BHK	61.41	5.20	89.93	968

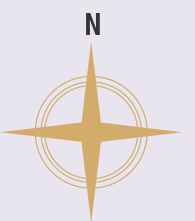
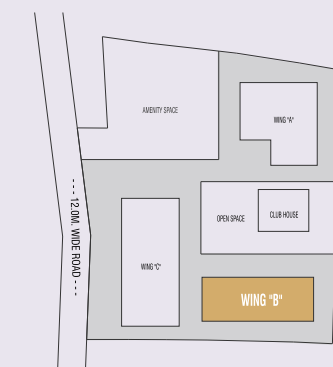




WING "B"

8TH FLOOR PLAN

FLAT NO.	TYPE	FLAT CARPET Area Sq. M.	TERRACE Sq. M.	BUILT-UP Sq. M.	BUILT-UP Sq. Ft.
801	3 BHK	77.02	6.69	112.97	1216
802	3 BHK	77.02	6.69	112.97	1216
803	2 BHK	56.21	5.94	83.89	903
804	2 BHK	57.78	5.94	86.03	926
805	3 BHK	76.09	6.69	111.76	1203
807	2 BHK	59.83	6.69	89.84	967
808	2 BHK	61.41	5.20	89.93	968
809	2 BHK	61.41	5.20	89.93	968





3 BHK FLAT LAYOUT



2 BHK FLAT LAYOUT



1 BHK FLAT LAYOUT



CUSTOMIZE YOUR NIRMAN HOME YOUR WAY.

A home is a personal sanctuary where one's dreams become realities.

It's a tough task in today's world trying to juggle hectic work schedules and lifestyles. To take the pressure off you, we have a special designated team that will help you customize your Nirman home. Every home needs to be designed as per the individual's taste. While it is not possible to make exterior changes you can always choose tiles and flooring options, color schemes, interior modifications, lighting, switches and electrical points as per your choice. Our team will help you with these modifications if desired by you. Our facility management team will take care of the complex post possession at a nominal cost for a period of 3 years after completion. A ten year warranty on the waterproofing of your entire home is yet another guarantee that sets Nirman construction apart from the rest.

Make your Nirman home unique, and let us do it for you, your way.







Nirman Developers

In 1993 a team of dynamic civil engineers had a vision of helping people build their dream home that was affordable and high on quality. Backed by years of experience in the construction business with over 2 million sq ft of residential and commercial construction to its credit such as offices, residential complexes, hotels and luxurious villas, Nirman Developers actively took up property developing in October 2003.

Today, the Nirman group boasts of many a delighted family living in Nirman homes and experiencing the Nirman benefits day in and day out.

Nirman creations are shining examples of the group philosophy of building unique homes that provide enduring value, often delivered ahead of schedule thereby giving customers the ultimate delight of life.

Ongoing Projects

Kharadi	Pisoli	Ambegaon	Ambegaon
			
<p>Live a life of freedom, discover hidden passions holistic, high quality, contemporary</p> <p>2 & 3 BHK living spaces that come with dedicated green zones and a children friendly environment are a mere stone's throw from Pune's bustling city life.</p> <p>3 towers of sheer luxury 12 to 15 floors.</p>	<p>Head to Pisoli and discover Nirman's modern township of around 300 units of 1, 2 & 3 BHK flats adjacent to Dharmavat Petroleum and strategically located close to prestigious schools, ISKON temple and Corinthian Club. Book a flat at the already completed and occupied phase 1 and phase 2 where construction is in full swing.</p>	<p>This township at Ambegaon is just behind Potdar International school and has close to 200 families staying in it. The 3rd Er last phase offers you a chance to buy 1 & 2 BHK flats in a township where all amenities are fully functional.</p>	<p>A small township of around 200 flats is exactly behind Potdar International school at Ambegaon and will be launched shortly. Well designed 1 & 2 BHK flats with excellent connectivity.</p>

Completed Projects