



LOCATION PLAN

SITE
 Bamboovan Nagari,
 Behind Pandav Engineering College,
 Near Sanjuba CBSC School,
 Bahadura, Umred Road, Nagpur



REGD. OFFICE : C/o. National Hardware, Plot No.1,
 Beside Bank of India, Balaji Nagar, Manewada Road, Nagpur - 440 027
Website : www.anandvishwa.com

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FOR BOOKING CONTACT



The Project has been registered via MaharERA
 Registration No.: P50500008821
 and is available on the website
<https://maharera.mahaonline.gov.in/>
 under registered projects.

OUR TEAM

Engineering Consultant

Er. Amit N. Shirao

Er. Narayanrao Kaple (Kess Engineering)

Financial Consultant

CA. Akshay Gulhane

Architect

Arch. Anjali Kadam

Legal Advisor

Adv. Kishor Gautam

DISCLAIMER : The advertisement is purely conceptual. Pictures, Images are for representative purposes only. The designs, dimensions, cost, facilities, plans, specification, furniture and images are only indicative in nature and for the purpose of illustration, including a possible layout. The areas, prices, elevation and specifications in the Sale Agreement signed between you and ANAND VISHWA shall be final and binding. This advertisement does not constitute any form of offer; the purchaser is governed by T&C of the sale agreement. Booking is subject to confirmation and acceptance of T & Cs.

R. K. Graphics Solutions, Nagpur # 9422103769



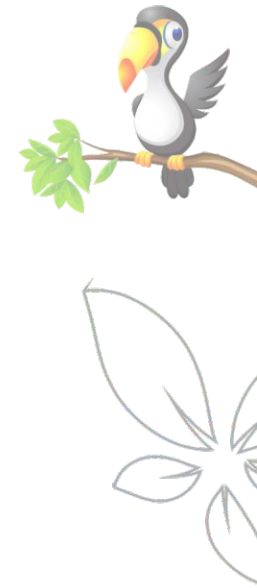
WHERE YOUR HEART FEELS AT HOME



BUILDING No.4

A TOWNSHIP OF
1 & 2 BHK AFFORDABLE FLATS

ABOUT PROJECT



OPPORTUNITY within your reach

A world in itself, "ANAND VISHWA" aims to give its residents the excitement of life. "ANAND VISHWA" has each and every facility and amenity that make for a luxurious living. It promises you the space for all the pleasure of a contemporary lifestyle in the way you want it to be.



We feel proud to introduce "ANAND VISHWA" as our one of the pioneers in real estate industry. Our company is being in this business of construction since last 10 years have constructed affordable housing units. Our company has become popular with an excellent track record for over 500 satisfied customers. We always believe in keeping the customers happy and providing them the product at a very competent prices. We have skilled and qualified staff who guides the customers with a view to get an optimum returns of their investment. We have used modern technologies and architectural design in our "ANAND VISHWA" - Building 4 & 5.

VISION

To contribute significantly to build the Nagpur as Smart City and become the Maharashtra's most valuable Real Estate Company.

MISSION

We direct all of our efforts toward our customers to understand, anticipate, and satisfy their needs and expectations in a timely, cost-effective and value-added manner.

VALUES

- Leadership : Our actions speak louder than words.
- Integrity : We always prefer to do what is right, fair, and ethical.
- Teamwork : We encourage and reward teamwork.
- Communication : We share appropriate information in an honest and open manner.
- Entrepreneurial : We encourage creativity, flexibility, and innovative approaches to our work.
- Quality : We optimise our talents and skills to get potentials with the goal of the project.



The desire to absolute **COMFORT**



1st to 4th Floor Plan



2 BHK
101/110/201/210
301/310/401/410

2 BHK
103/108/203/208
303/308/403/408

- SPECIAL FEATURES**
- All Rooms with Balcony / Passage
 - Wooden Floor in Master Bedroom
 - Remote Operated Switches in Master Bedroom
 - Granite Kitchen Otta
 - Washing Area (Limited Flats)



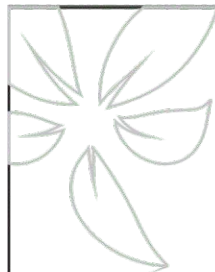
2 BHK
105/106/205/206
305/306/405/406



2 BHK
102/104/107/109
202/204/207/209
302/304/307/309
402/404/407/409

ANANDVISHWA
Isometric Views





AMENITIES

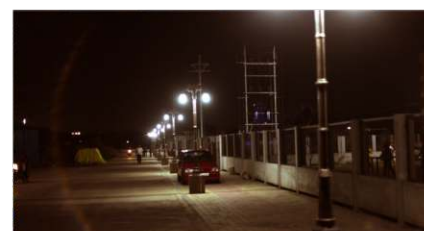


- Gated Township
- Jogging Track
- Green Gym
- Meditation Room
- Basket Ball Court
- Palna Ghar (Creche)
- Landscape Garden
- 24X7 Security Guard
- Children Play Area
- Internal Concrete Road
- Street Lights
- Pathways



Whole some RECREATION

Every day, "ANAND VISHWA" offers you many opportunities to relax and soothe your mind and body. Set against the calming backdrop of the magnificent trees, "ANAND VISHWA" comes with myriad to amenities to satisfy any kind of leisure.



SPECIFICATIONS

STRUCTURE

- RCC Framed Structure with Red Clay Brick wall.

WALLS

- External : All external wall shall be made by Red Clay Bricks 150 mm thick.
- Internal : All internal wall shall be made by Red Clay Bricks 115 mm thick.

FLOORING

- 2 BHK : Vitrified tiles in hall, kitchen & Children Bedroom & Wooden Flooring in Master Bedroom.
- 1 BHK : Vitrified tiles in hall, kitchen & Bedroom.

BATHROOM

- Anti-skid flooring tiles in bathroom
- Toilet dado upto 7' height.

KITCHEN

- 2 BHK : Granite kitchen otta with S.S. sink & dado upto 3' ht. above the platform.
- 1 BHK : Granite kitchen otta with S.S. sink & dado upto 3' ht. above the platform.

NOTE : The purchaser has to pay the following items separately
Stamp Duty, Registration Fees and GST shall be paid by purchaser
▪ Documentation & Legal Charges
▪ Electric Meter, Water Meter & (Building & Township) Maintenance will be charged extra
▪ All right are reserved with builder for making changes in drawing and specifications. Any extra work done shall be charged separately before execution.



DOOR

- Main door : Laminated flush door with Interlock.
- Toilet door : R.C.C. cement frame with PVC door
- Other Doors : Flush Door

WINDOWS

- Alluminium Windows with M.S. Safety Grill

PAINTINGS

- External : The building shall be externally painted with Water Proof Cement Base Paint
- Internal : All rooms shall be painted with full putty (white cement base) for surface preparation.

PLUMBING

- UPVC pipe fitting with tap fitting

ELECTRICAL

- Concealed Electric Fighting in all Rooms

LIFT

- 6 passenger lift with ARD (Automatic Rescue device) System.

