

CREDAT Ozar Member

NMRDA  
Permission

आनंद नविन घराचा...  
आनंद नविन जीवनशैलीचा..

*Nirmal Height's-5*



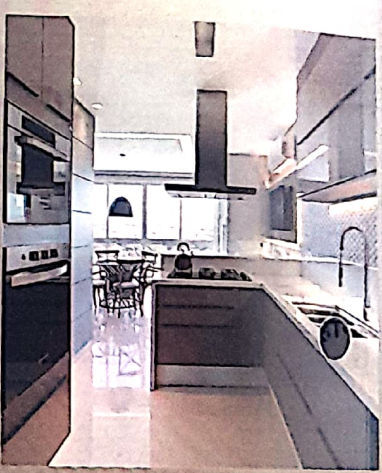
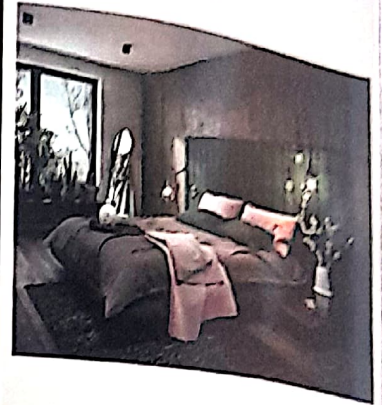
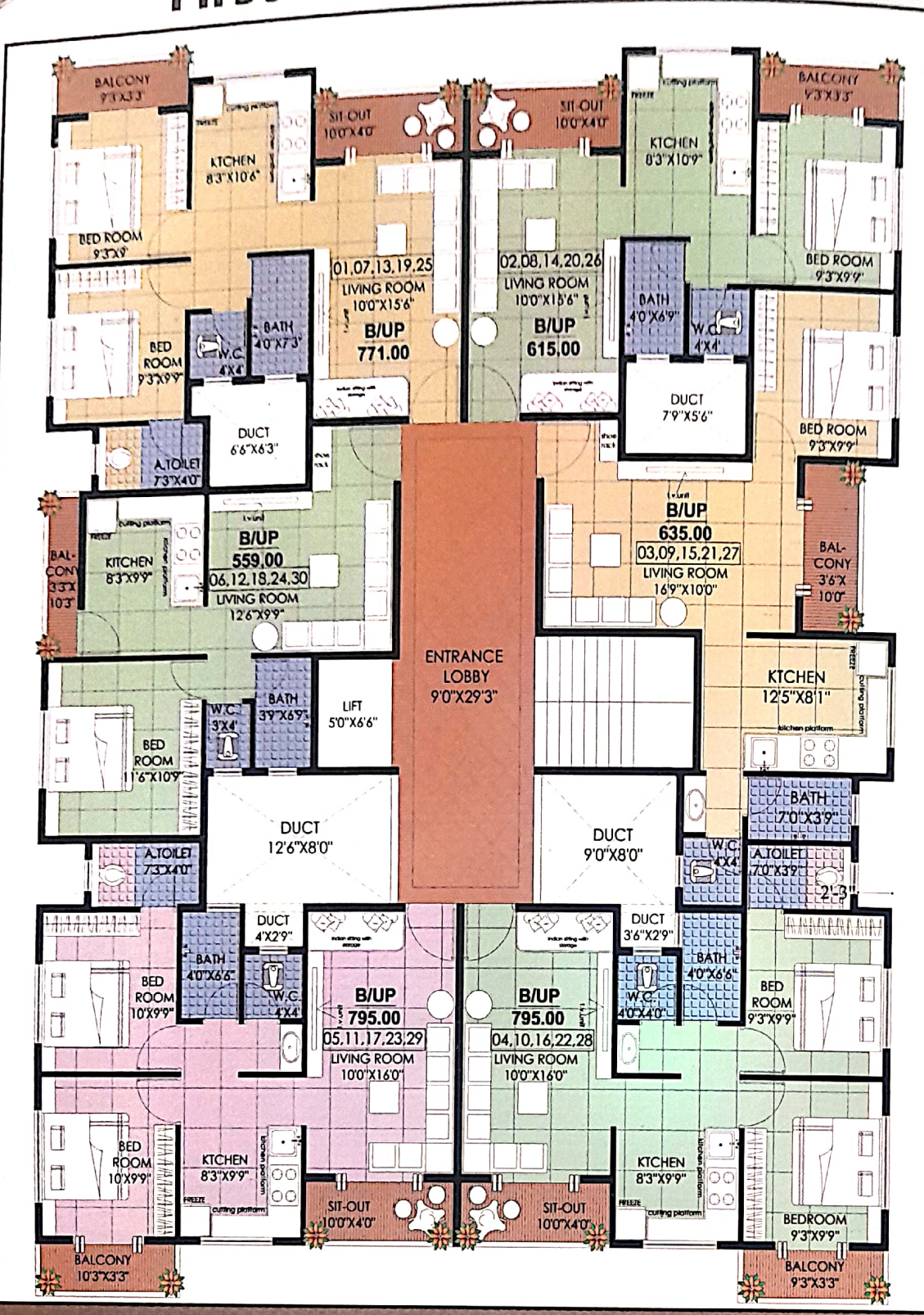
साईट पत्ता : गट नं. २४११/४/२, प्लॉट नं. २५/२६, दिवान शाळेच्या समोर, यमुना नगर,  
निसर्ग लॉन्सच्या पाठीमागे, ओझर (मिग), ता.निफाड, जि.नाशिक

**Luxurious Residential Project of**  
**1 BHK + 2 BHK Flats**  
**+ Ground Floor Parking**

Project by :

**Nirmal Construction**

Nirmal Height's-1, Shop No.1, Near Maruti Mandir, Ojhar Mob.: 9765289624

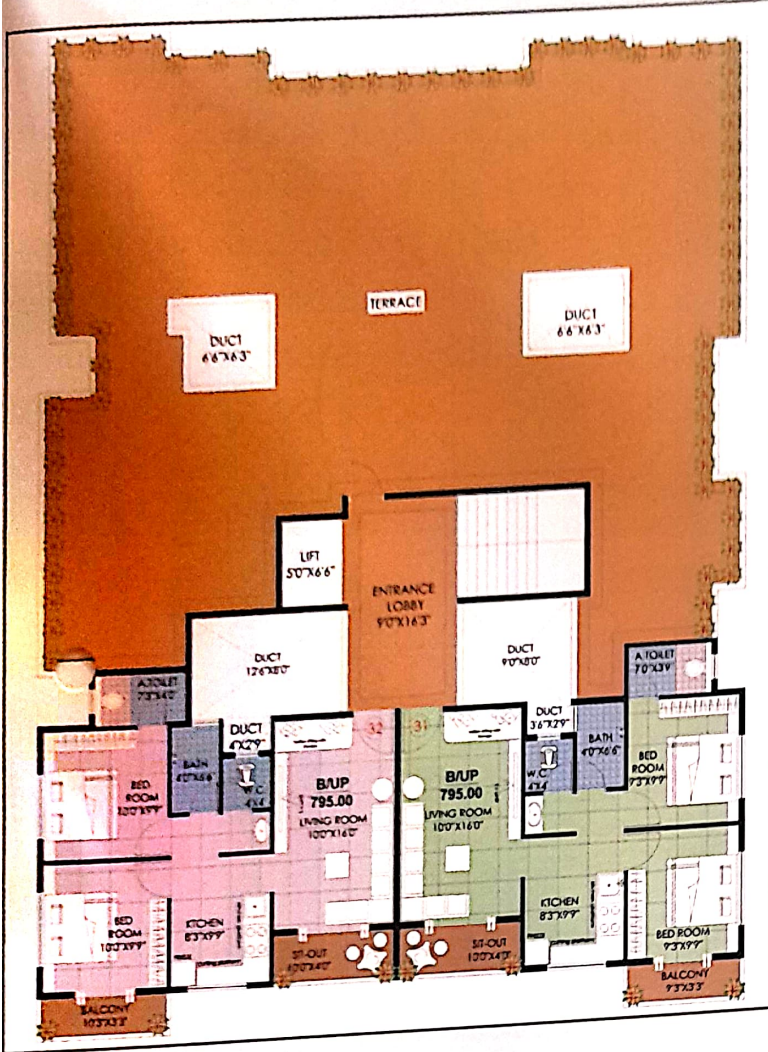


1 BHK Cut Veiw



2 BHK Cut Veiw

## Sixth Floor Plan



## Parking Area Plan



### अॅमेनेटीज

- ▶ लिफ्ट बॅटरी बॅकअपसह
- ▶ 29'.6" x 9' ची लॉबी पॅसेज व मोठा जिना
- ▶ ग्राऊंड फ्लोरला संपुर्ण पार्किंग
- ▶ उच्च दर्जेचे बांधकाम व मटेरियल.
- ▶ 2 BHK फ्लॅटला मास्टर बेड
- ▶ बिल्डींगला साईट मार्जिंग जास्त असल्यामुळे प्रशस्त व्हेन्टीलेशन
- ▶ बिल्डींगची एन्ट्री पुर्व-पश्चिम बाजुने

### जवळचे अंतर

- ▶ उषा हॉस्पिटल ५०० मिटर अंतरावर.
- ▶ साई श्री मल्टीस्पेशलिटी हॉस्पिटल १००० मिटर
- ▶ ओझरचा मल्टीप्लेक्स मॉल ५२० मिटर अंतरावर
- ▶ नेशनल हायवे ८०० मिटर अंतरावर
- ▶ एअरपोर्ट ५ कि.मी.अंतरावर
- ▶ लहान मुलांची दियान शाळा ५० मिटर अंतरावर

Sr. No.	Description	No.of Units	Carpet Area SQ.M	Carpet Area SQ.FT	35% Loading SQ.FT	Build up Area SQ.FT
1	Flat No.1,7,13,19,25	5	53.04	570.9	199.82	771
2	Flat No.2,8,14,20,26	5	42.32	455.5	159.44	615
3	Flat No.3,9,15,21,27	5	43.72	470.6	164.71	635
4	Flat No.4,10,16,22,28,32	6	54.72	589.0	206.15	795
5	Flat No.5,11,17,23,29,31	6	54.72	589.0	206.15	795
6	Flat No.6,12,18,24,30	5	38.49	414.3	145.01	559

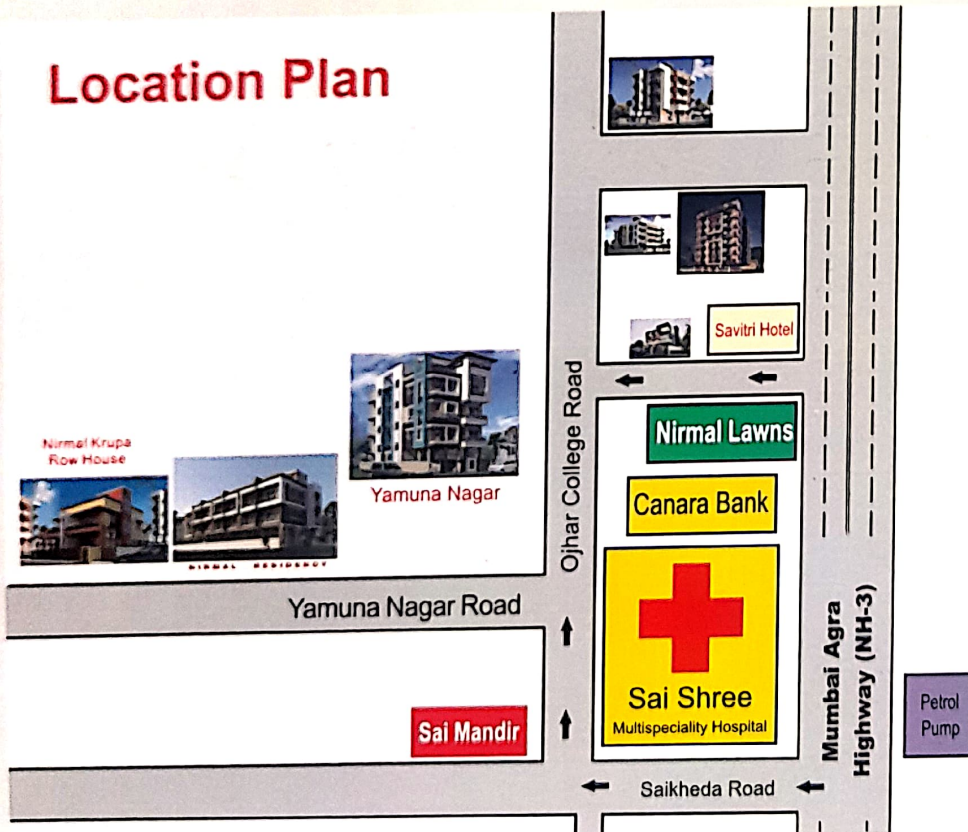
## AMENITIES

- RCC Work** : Earthquake Resisting R.C.C. Design.
- Bricks Work** : External wall 6" thickness, Internal wall 4" thickness.
- Plaster** : Sand Face External Plaster with Neru finish Internal Plaster.
- Paints** : External Waterproof Apex & Internal Tractor Emulsion with Wall Putti.
- Kitchen** : Black Granite Platform with Full Height Glazed Tiles with Stainless Steel Sink.
- Flooring** : 600 X 600 mm Diamond Tiles.
- Bathroom** : Luxurious bath with full height glazed tiles with ceramic flooring at bathroom.
- Doors & Hardware** : Decorative Laminate Main Door with Wooden frame.  
Internal Waterproof Laminated Flush Door with Granite Frame.  
Decorative Aluminium Door in W.C. & bathroom with granite frame.
- Windows** : Powder coated Aluminum 3 track Sliding Window with M.S. Safety Grill & Mosquito Net with Granite Frame.
- Plumbing** : Concealed Plumbing fitting Geyser Pipeline in bathroom with mixer & shower.  
Municipal Water facility. Separate PVC 1000 ltr. Water Tank.
- Electrification** : Concealed Polycab wiring in all rooms with Branded Switches.

**Extra Charges** : \* Stamp Duty, Registration & Advocate Fees.  
\* G.S.T. & Other Charges \* MSEB & Water Charges.

**Note** : Possession against full payment.  
Extra charges will be applicable for any extra work.

## Location Plan



**Architect**

**Amol Kharde, Nashik**

**Structural Engg.**

**Sudarshan Anawade, Nashik**

**Project Builder**

**Nirmal Construction**

**Prop. Gangaprasad  
Shivprasad Sharma**

**Ozar**

**Note** : This Brochure is for Information only and not a Legal Document, The Developers All absolute rights to Chance, Cancel, Amend And Plan Layout, Amenities / Specification Without Prior Notice

**FOR BOOKINGS & MORE DETAILS CONTACT**

**Sagar Sharma**   **Rakesh Sharma**   **Darshan More**   **Chandrakant Netkar**  
9765289624   8087571018   8087698303   7066067414

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