



ARCHITECT
K.C. CHORDIYA
K.C.ASSOCIATES
PUNE.



RCC DESIGNER
RUSHABH BHANDARI
SHOBHA STRUCTURAL CONSULTANT
PUNE.



MEP CONSULTANTS
NILESH D.MISAL
PENGUIN MEP CONSULTANTS
PUNE.



LEGAL ADVISOR
ADV. RAHUL R.BORA
SHIRUR.



FIRE CONSULTANT
MR. YOGESH NATTO
PROMPT FIRE ENGINEERS
PUNE.

Office Address For Bookings



NITU Associates

M/s Nitu Associates Nagar-Pune Road,Dr.Surana Complex, A/p Shirur,Tal.Shirur,Dist.Pune.

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98222 12004

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98220 35091

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98225 28646

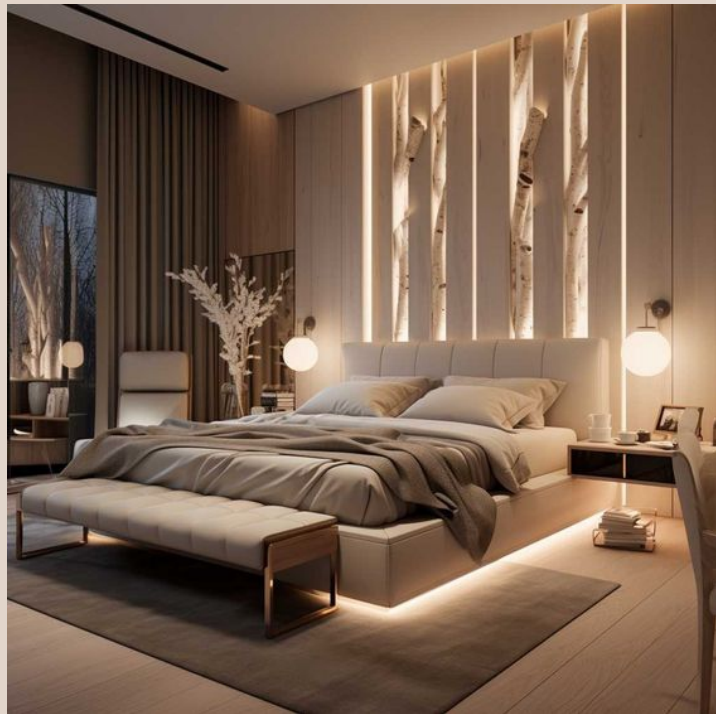
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NAKSHATRA *Aroma*

PREMIUM SHOPS, SHOWROOM & OFFICES
Luxurious 02 and 03 BHK Residences

a Project By
M/s NITU ASSOCIATES



Step into a realm of lavish living,
where every corner of this
luxurious home whispers tales
of comfort and sophistication



P52100053910



02 , 03 & 05 Bed Luxurious
Penthouse with Rooftop
Private Terrace Garden

Top-tier Amenities Modern Living For Those Who Never Compromise Lifestyle

Meticulously Designed for Comfort,

NAKSHATRA *Aroma* Brings Luxury to your Life with Spacious 02 & 03 BHK apartments.

A Perfect Place for Happy Community Living Experience, It is Sure to upgrade your Lifestyle with array of Amenities and Specification Details .

NAKSHATRA *Aroma* is Thoughtfully Crafted Understanding the Contemporary Lifestyle and Brings Bigger apartments that Make Space for Everything you wished for in Your Dream home.

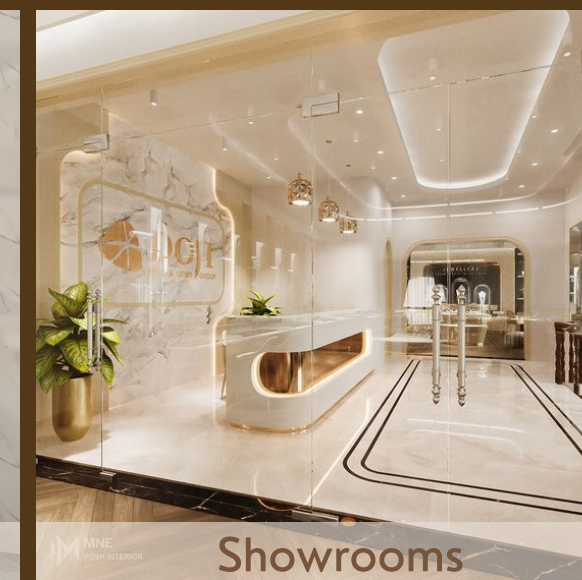
- 04 & 05 Bed Penthouse with Private Terrace Garden
- SPACIOUS Double Height Shops, Showrooms & Offices
- LUXURIOUS 02 and 04 BHK Residences



Penthouse with Private Terrace Garden



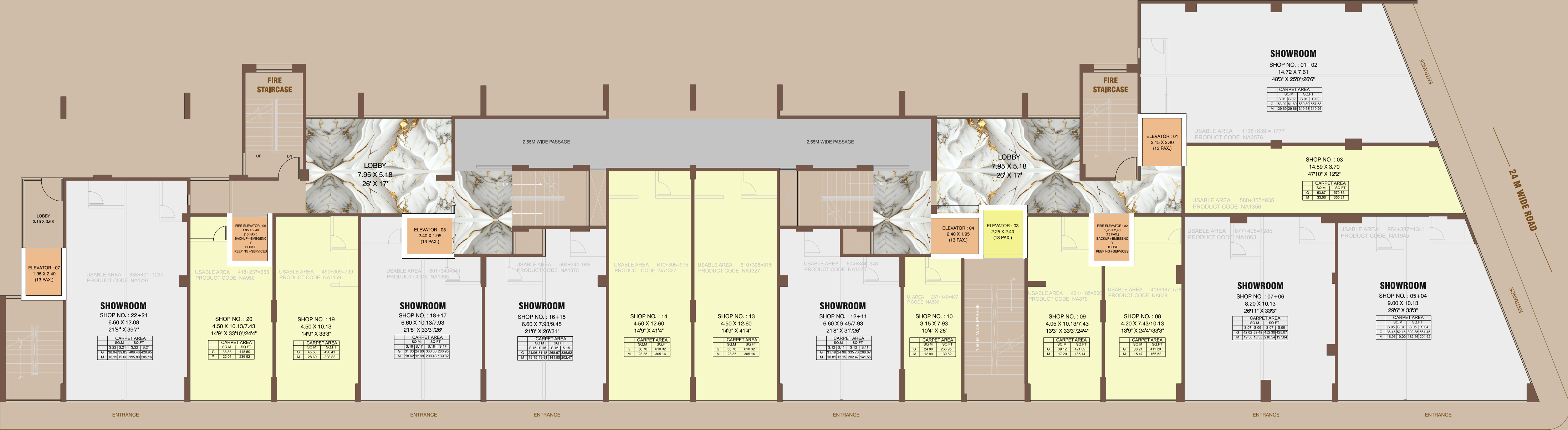
Shops



Showrooms



Offices



Shops And Showrooms

GROUND FLOOR LEVEL PLAN



Offices

FIRST FLOOR PLAN



A5 02 BHK	RERA CARPET AREA 75.99 SQ.M. ~ 817.96 SQ.FT.	TOTAL BALCONY AREA 12.21 S.Q.M. ~ 131.43 SQ.FT.	A6 02 BHK	RERA CARPET AREA 77.24 SQ.M. ~ 831.41 SQ.FT.	TOTAL BALCONY AREA 8.99 S.Q.M. ~ 96.77 SQ.FT.	A1 03 BHK	RERA CARPET AREA 105.25 SQ.M. ~ 1133 SQ.FT.	TOTAL BALCONY AREA 12.26 S.Q.M. ~ 131.97 SQ.FT.
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A4 02 BHK	RERA CARPET AREA 79.16 SQ.M. ~ 852.08 SQ.FT.	TOTAL BALCONY AREA 11.75 S.Q.M. ~ 126.48 SQ.FT.	A3 02 BHK	RERA CARPET AREA 80.62 SQ.M. ~ 867.79 SQ.FT.	TOTAL BALCONY AREA 11.12 S.Q.M. ~ 119.70 SQ.FT.	A2 03 BHK	RERA CARPET AREA 103.96 SQ.M. ~ 1119.03 SQ.FT.	TOTAL BALCONY AREA 14.10 S.Q.M. ~ 151.77 SQ.FT.
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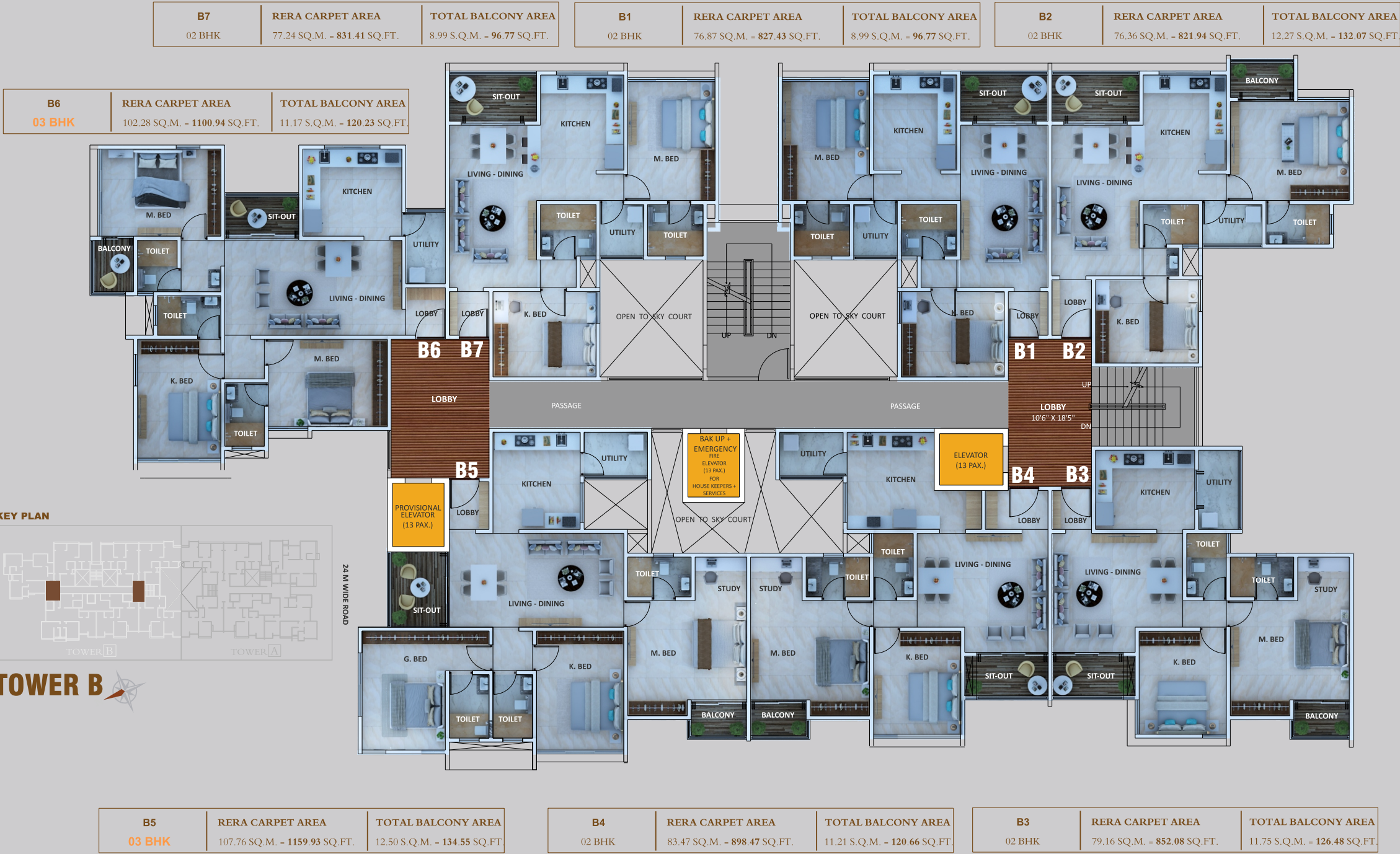
3,4,5,6,7,8 FLOOR LEVEL PLAN



Cut the commute, boost productivity. With offices close to home, work feels like a step away, not a drive.



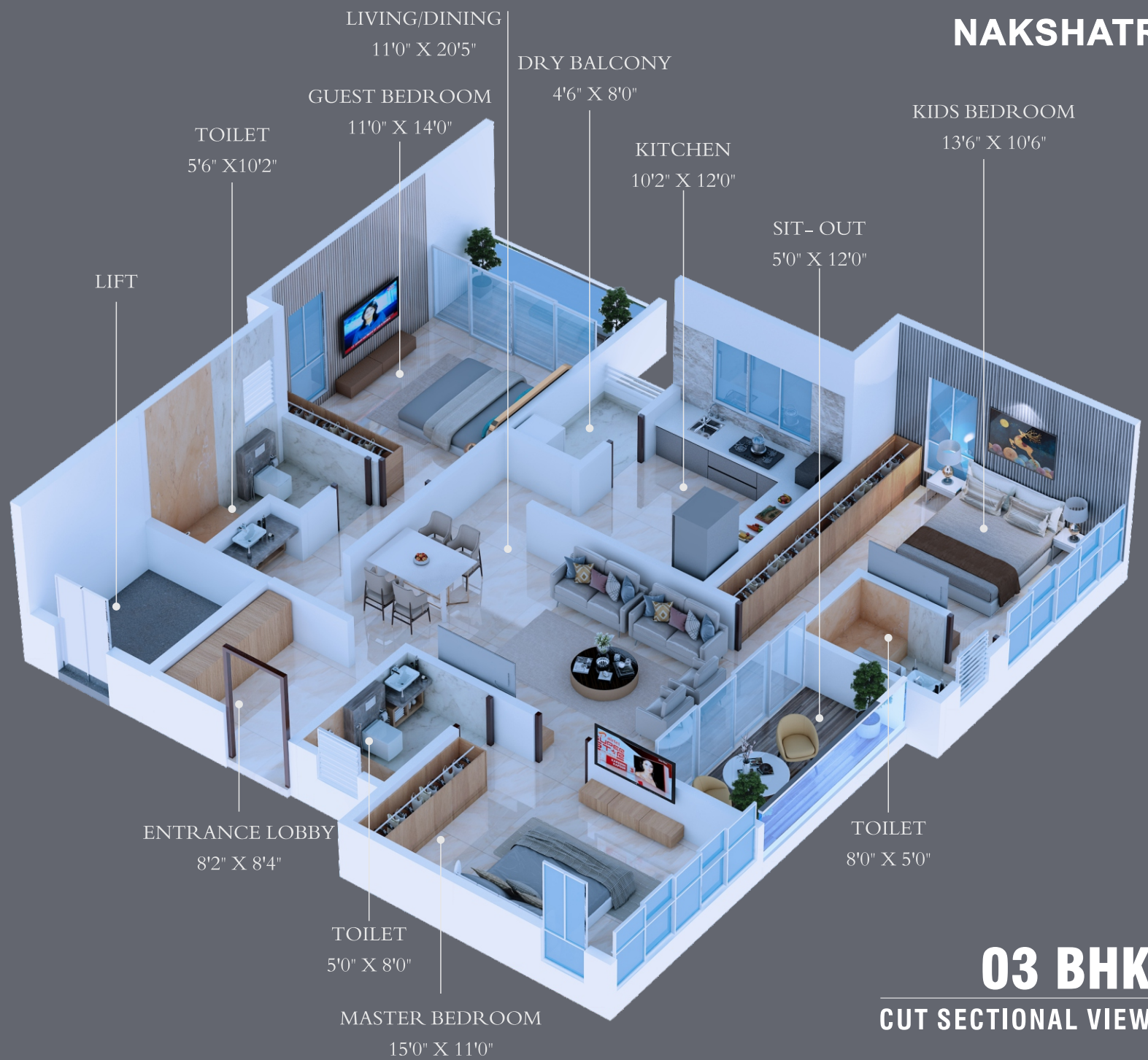
Guest room! Feels like a home away from home.
The room is softly lit with a cozy ambience.



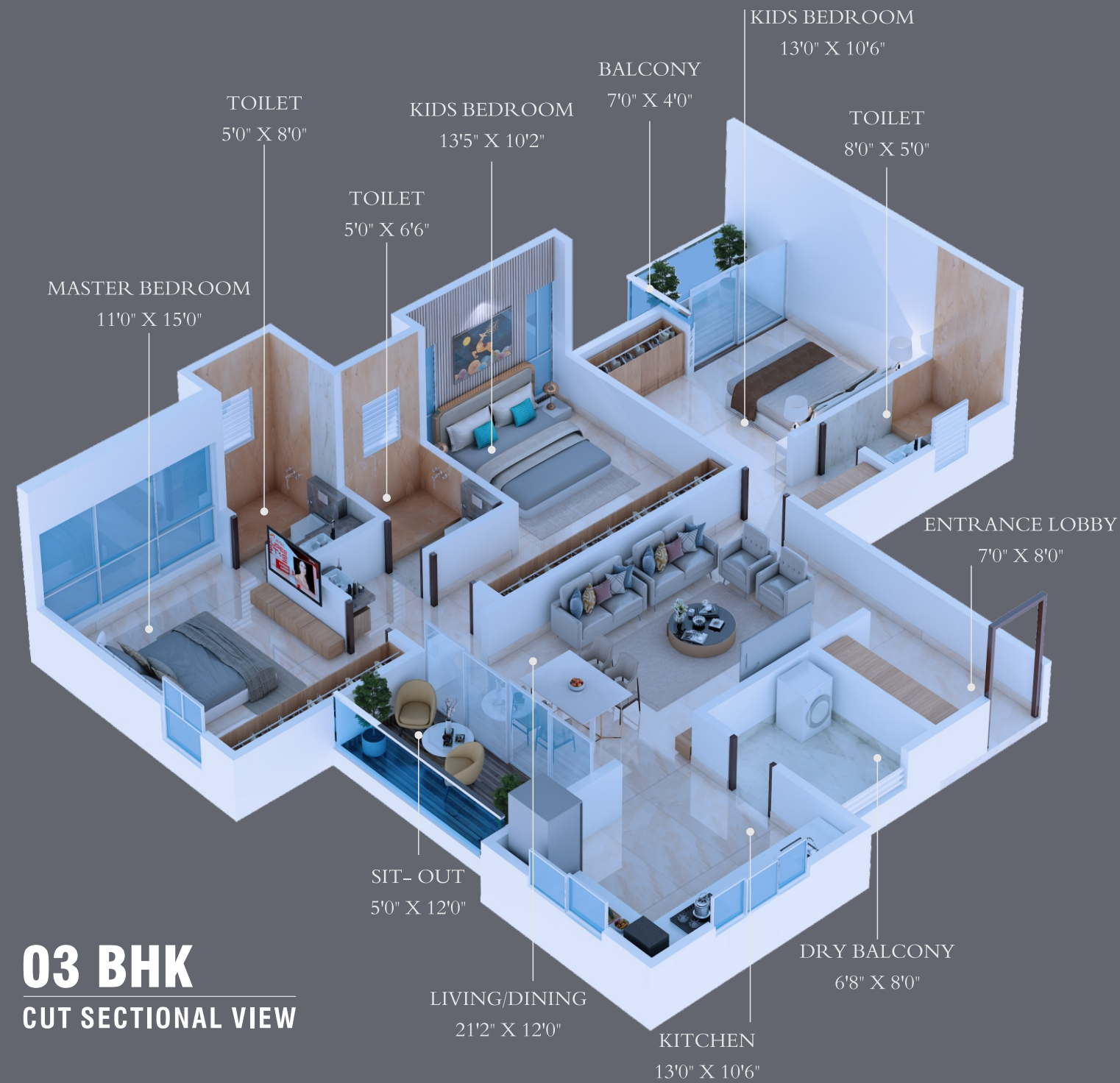
3,4,5,6,7,8 FLOOR LEVEL PLAN



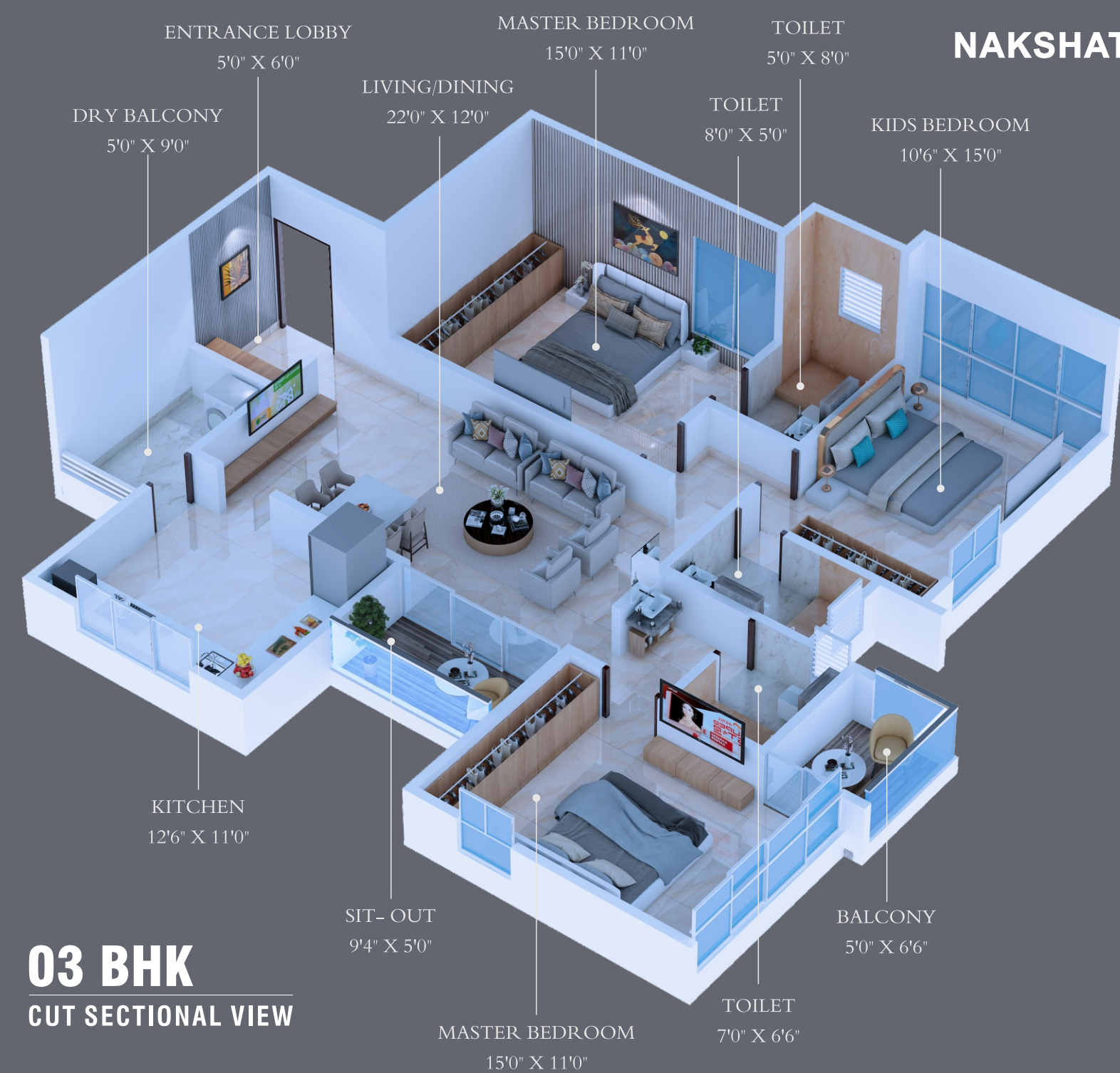
TOWER A	A4	RERA CARPET AREA	TOTAL BALCONY AREA
UNIT PLAN	02 BHK	79.16 SQ.M. = 852.08 SQ.FT.	11.75 S.Q.M. = 126.48 SQ.FT.



TOWER A	A1	RERA CARPET AREA	TOTAL BALCONY AREA
UNIT PLAN	03 BHK	105.25 SQ.M. = 1,132.91 SQ.FT.	12.26 S.Q.M. = 131.97 SQ.FT.



TOWER A	A2	RERA CARPET AREA	TOTAL BALCONY AREA
UNIT PLAN	03 BHK	103.96 SQ.M. = 1,119.03 SQ.FT.	14.10 S.Q.M. = 151.77 SQ.FT.



TOWER B	B6	RERA CARPET AREA	TOTAL BALCONY AREA
UNIT PLAN	03 BHK	102.28 SQ.M. = 1,100.94 SQ.FT.	11.17 S.Q.M. = 120.23 SQ.FT.



Specifications:



RCC

- Earthquake Resistant RCC Framed Structure.



BRICKWORK & PLASTER

- 6" Thick external and internal brickwalls .
- External Sand Faced Plaster
- Internal Smooth Finish Gypsum



WINDOWS

- UPVC sliding windows.
- Designer M.S Safety Grills.
- Granite Frame For All Windows.
- UPVC sliding door balcony.



FLOORING

- Premium 800 mm x 1600 mm Digital Tiles For All Rooms .
- Special Antiskid Flooring For Washrooms And Balcony.
- Common Lift Lobby in Quartz Marble.



WALL FINISHES AND PAINTING

- All Wall In gypsum Finish.
- Internal Wall Finish In Emulsion .
- External Apex Ultima Protek.



FALSE CEILING AND LIGHTING

- Gypsum False Ceiling With Concealed LED Light In Each Room.



ELECTRIFICATION

- Concealed Fire Retardant Low Smoke copper wires
- All Concealed Electrification With Adequate Electrical Points .
- With Split AC Installation in Living and Master Bedroom
- Fridge,Oven and Food Processor Point in Kitchen
- Provision of Exhaust Fan in Kitchen and All Washrooms.
- Provision for Invertor Point.
- Branded Modular Switches.
- Earth Leakage Circuit Breaker And MCB Provided In each Apartment.
- MCB Distribution Panel.



ENTRANCE LOBBY

- Exclusive Spacious Entrance Lift Lobbies for Every floor of Residential Units
- Video door phone Security System for Every Units



KITCHEN

- Premium Granite Platform with Quarts Sink.
- Designer Dado upto Lintel Level.
- With Installation of Water Purifier
- Provision For Washing Machine in Kitchen Dry balcony.



BALCONY

- Toughened Glass Railings with SS Handrail
- Special Antiskid Flooring



PLUMBING

- Concealed Piping
- Sanitary and Bath Fittings
- C.P.Fittings
- Provision for Geyser in all Washrooms



TOILET

- 600 x 1200 Digital Tiles Upto Lintel Level .
- Branded Sanitary Ware.
- Exhaust Fans and Geyser point in every toilet.
- Hot Water Through Solar In Each Toilet.



WATER MANAGEMENT

- Rain Water Harvesting
- Storm water Plumbing work as per Consultants Details



ELEVATORS (LIFT)

- Automatic High Speed Passengers Elevators with Auto Floor Rescue Device
- Full Time Generator Back up for all Elevators
- One Separate and Reserved Fire Elevator in case of Fire Exit.



ROAD AND INFRASTRUCTURE

- Well Constructed Cocrete Road right from the Drive way
- Decorative Paved Pathways.



LIGHTING

- LED Lights for Passages and Lobbies
- 100% Power Backup for common areas considering 60% Diversity



Brand We Use



STEEL
· FE 500



BRICKS
· 6" thick good Quality Red bricks.



FOORING
· Digital Premium Quality Tiles for all Rooms
· Antiskid Tiles for all Wet area



MAIN DOOR
· Main Door with Frame -Finished with Premium Laminate
· Internal Door with Frame -Finished with Laminate



LOCKS
· Europa Maindoor lock .
· Mortise Lock For Internal Doors.



UPVC WINDOWS
· Veka or equivalent UPVC Window.



PAINTS
· Jotun Paint



SWITCHES
· Legrand Modular Switches .



WIRES
· Polycab



ELEVATORS
· KONE/SCHIDNLER - Designer Series High speed Elevators with Auto doors.



GENERATOR
· Kirloskar



PLUMBING
· Paras CPVC /UPVC pipes



SANITARY AND PLUMBING FITTING
· Jaguar Make.



SANITARY WARE
· Hindware/Sonet Make.



SINK
· Quartz High Quality Sink.



GLASS
· Saint Gobain or Modi Guard.



SPLIT AC
· Bluestar



WATER PURIFIER
· Bluestar/Livpure



INVERTER
· Luminous or Liv Fast



SOLAR
· Sudarshan Make





Amenities



ENTRANCE
· Iconic Entrance Foyer with Security Cabin and Gate with Waiting car spill over space with Seating



CCTV
· All common Area Under 24x7 CCTV Surveillance



PARKING
· Ample Dedicated parking spaces for Every Unit



DTH CONNECTION
· Two connection of TATA SKY in Every Unit .



SECURITY
· Video door phone Security System for all Units with Viewing Screen Inside



LEISURE LIVING
· 02 & 03 Bed Residences with Private Podium Landscaped Garden at 2nd Level
· 03 Bed Penthouse with Private Terrace Garden with Rooftop
· 03 & 05 Bed Luxurious Penthouse with Rooftop Private Terrace Garden

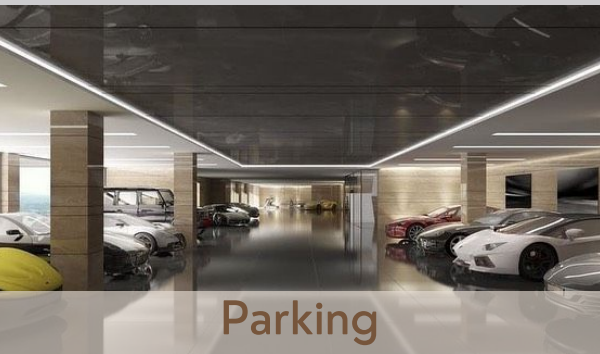


RECREATIONAL ROOFTOP (Social and Health)
· Open Yoga and Aerobics Lawn
· Multi Functional Hall
· Covered space with Indoor Games
· Accupressure Walkway



Terrace Garden Attached

Our little slice of paradise—where every morning feels like a retreat in nature.



Parking

Having a dedicated parking spot makes coming home a stress-free delight.



Accupressure Pathway

Focus on the acupressure pathway, release the tension, and find your balance.



Yoga on Terrace

Let the evening breeze be your breath. Inhale serenity, exhale stress. Welcome to yoga on the terrace.



Video Door Phone

The doorbell rings, and the homeowner approaches the video door phone. A screen lights up, revealing a visitor standing at the front door.



Multi Function Hall

The multi-function hall buzzes with activity, as tables are adorned with elegant decorations and a stage is set for a versatile event.



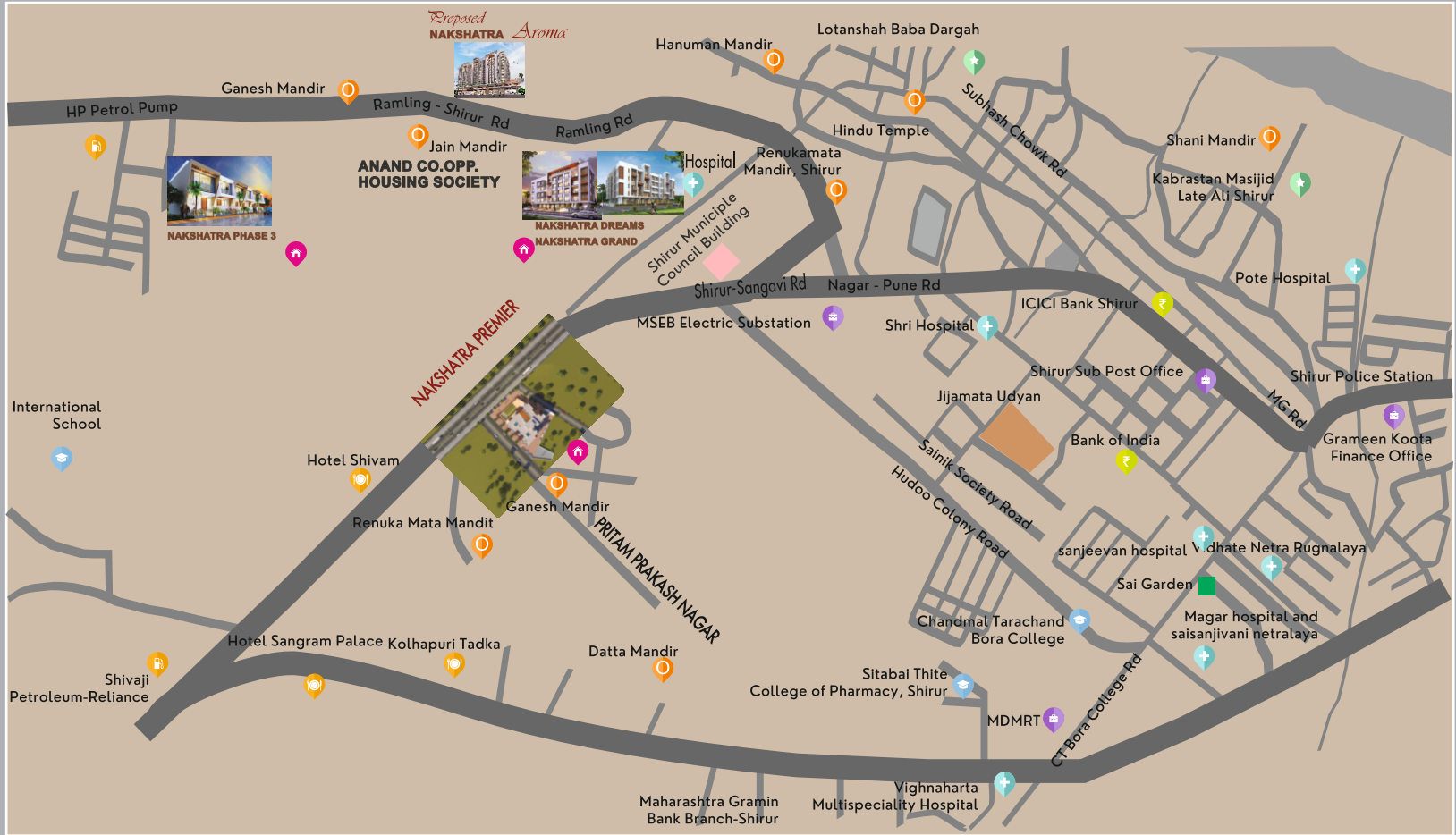
Indoor Games

Friends gather in the vibrant game room filled with board games and card tables. Laughter and friendly banter fill the air.



Under The Canvas
Of The Evening Sky,
Whispered
Conversations
And Shared
Silences Paint The
Story Of Serenity

Location Map



Site Address : CTS No. 1893 ,S.No. 42/4+5 , Pabal -Shirur Road,A/p Shirur,Tal.Shirur,Dist.Pune

LEGENDS

- | | | |
|---------------------|--------------------------|----------------|
| Bank | Hotels/Restaurants | Hospitals |
| School / Institutes | Offices | Petrol Pump |
| Temple | Nitu Associates Projects | Dargah/Masijid |