



Vastu₂

S Q U A R E 2

Luxurious dream in your budget ...!



56 FLATS | 8 SHOPS | 10+ AMENITIES

Vastu₂

SQUARE

VASTU SQUARE 2 is located in Hudkeshwar, the project offers a perfect combination of luxury and comfort. Set in 12,000 Sq.ft., the project offers unique facilities like Gated security, Fast Lifts, Banquet Hall, Gazebo, Children Play Area & many more. The location is well-connected to every parts of city by road. The nearby developments include shopping malls, movie theaters, schools and hospitals etc.

FRONT ELEVATION



TERRACE GARDEN

Vastu SQUARE 2



TYPICAL FLOOR PLAN

1st, 2nd, 3rd, 4th, 5th, 6th & 7th Floor

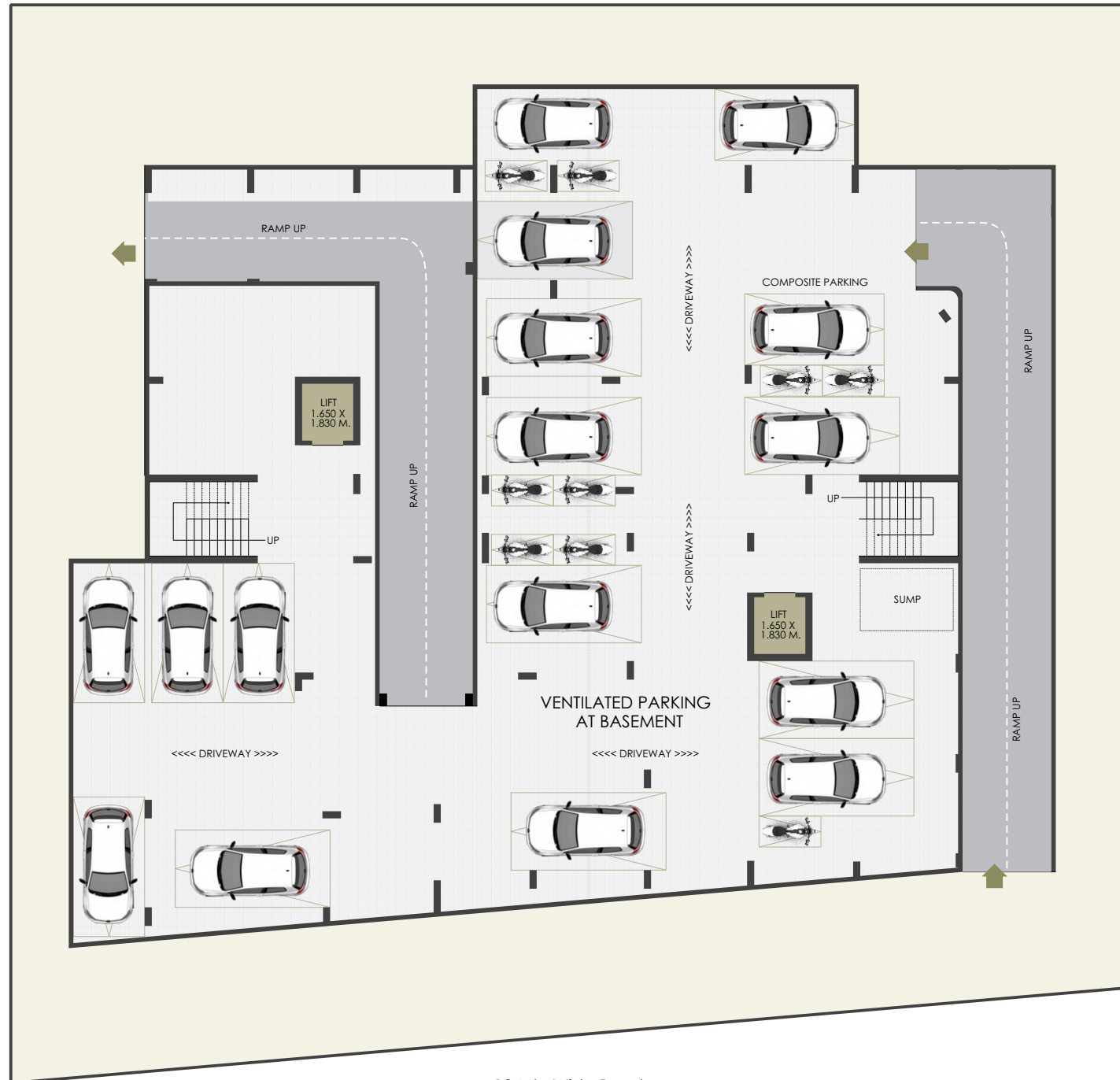


SUPER BUILD UP AREA:

FLAT NO	101 to 701	102 to 702	103 to 703	104 to 704	105 to 705	106 to 706	107 to 707	108 to 708
SQ.FT	1155	1030	1089	1149	1142	1153	1140	1200

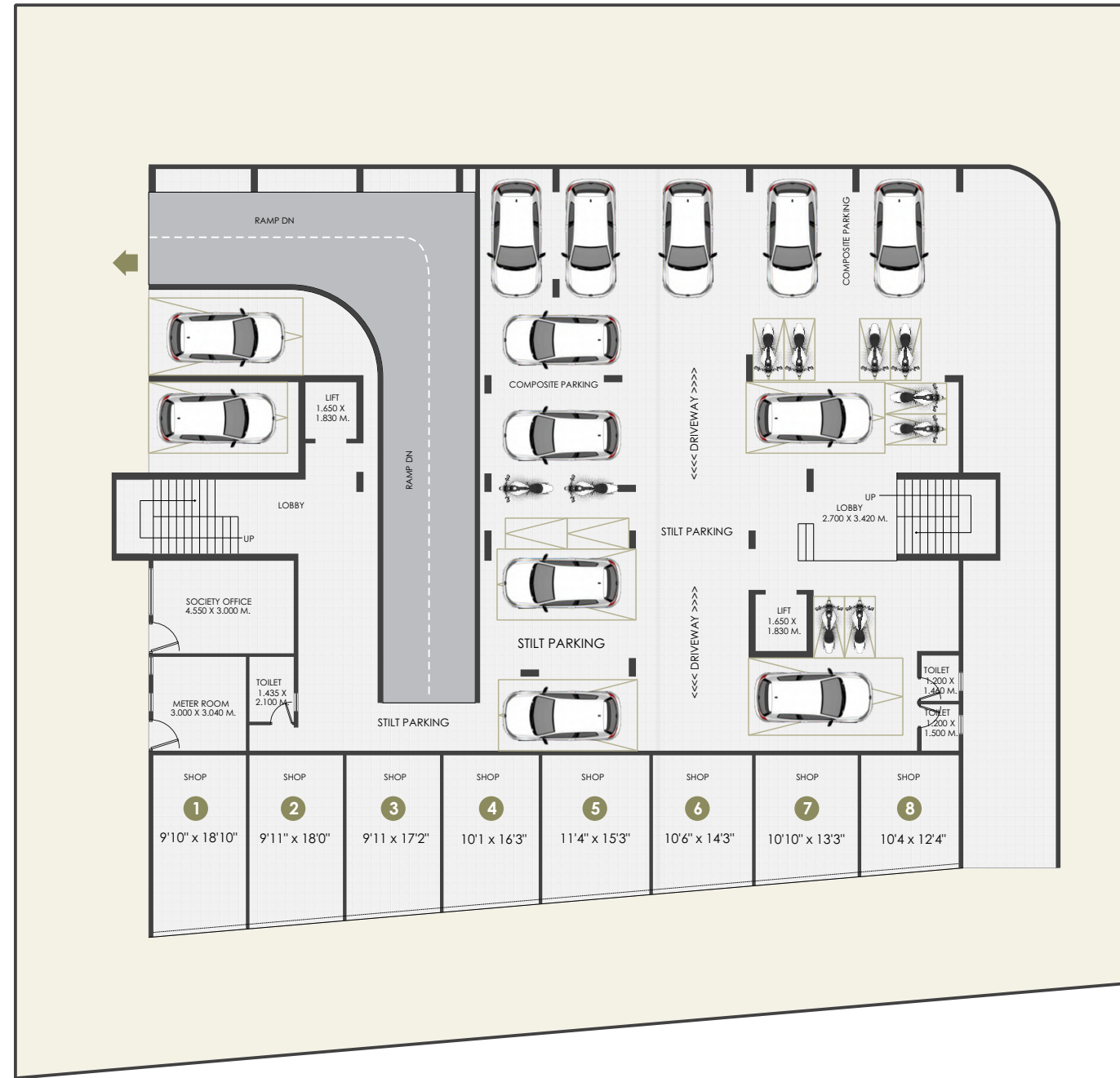


UBASEMENT FLOOR PLAN



<< 12 Mtr. Wide Road >>

UNDERGROUND FLOOR PLAN



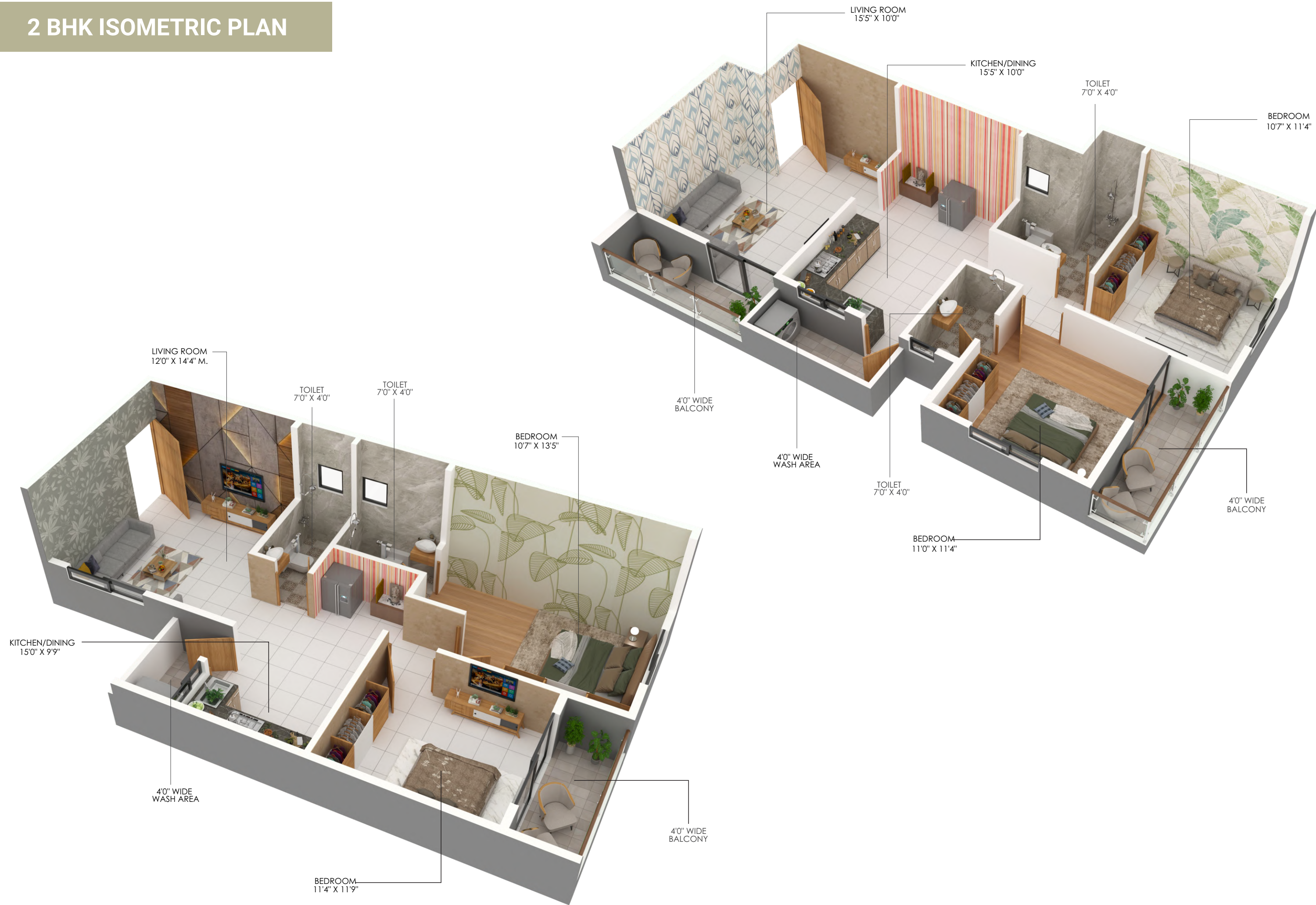
SHOP AREA STATEMENT

SHOP - 1	SHOP - 2	SHOP - 3	SHOP - 4	SHOP - 5	SHOP - 6
504.713 Sq. Ft.	334.599 Sq. Ft.	322.726 Sq. Ft.	302.964 Sq. Ft.	325.170 Sq. Ft.	287.948 Sq. Ft.
SHOP - 7	SHOP - 8	SHOP - 9	SHOP - 10	SHOP - 11	SHOP - 12
267.421 Sq. Ft.	238.347 Sq. Ft.	1155.982 Sq. Ft.	1030.253 Sq. Ft.	1089.407 Sq. Ft.	1149.349 Sq. Ft.



COMMERCIAL SHOPS

2 BHK ISOMETRIC PLAN



NIGHT VIEW



SPECIFICATIONS:



STRUCTURE

Earthquake Resistance RCC Frame Structure



WALLS

Internal : 115mm Thick brick wall
External : 150mm Thick brick wall



DOORS

Bajaj secured steel main door and other rooms both side venire face door with RCC frames.



PLUMBING

Standard U-PVC fittings will be provided. Sanitary of standard brand will be provided.



ELECTRICAL

Conceal Copper Wiring (ISI Marked) with modular switches. One ELCB for each unit and one MCB for each room. AC Points in Living and one Bedroom. Geyser point in bathrooms.



KITCHEN

Granite black stone kitchen platform, Stainless steel washing Sink, Designer tiles above kitchen platform (Otta), Provision for exhaust fan, Refrigerator and microwave point.



FLOORING

Double Charged Vitrified Tiles in all rooms, Anti-Skid Tiles in Balconies. Glazed tiles on toilet wall till 7 ft and Anti-Skid tiles on floor. Staircase top with granite finish.



PAINTING & POP

Inside wall of the flats on putti finish surface. External walls with cement-based waterproof paint, Weather Shield brand or equivalent. POP in Hall.



LIFT

Two Fast Automatic Lifts of Johnson/ECE or similar make in with Generator Backup and ARDI system.



PARKING

Ample hydraulic system.



BASEMENT PARKING

A space efficient solution with proper ventilation and two ramps provided. Optimize the surrounding space for a clean and uncluttered environment.



FIRE

Installation of fire Fighting system on each floor with portable, automatic and fixed firefighting equipment's.



WATER SUPPLY

Adequate storage with deep borewell through automatic water level controller system & Corporation water.



WINDOWS

Aluminium white powder coated windows and MS Grills in Living and bedrooms.



SECURITY

Gated Township with security Guard. 24x7 CCTV Secured Apartment. Camera in both lifts and all access points covered. Generator Power Back up for essential common facilities.



Terrace Garden

Gazebo: Placed in the middle of the terrace, gazebo is designed for perfect setting for cherished moments of serenity.
Children Play Area: A convenient space for children to engage in basic physical activities.
Green Gym: A convenient space for children to engage in basic physical activities.
Jogging Track: Dedicated track with paver blocks provided on the terrace for jogging.
Green Plantation: Plantation provided in the garden and other areas to add beauty & promote cleaner environment.

AAKAR CONSTRUCTIONS GROUP is an assorted construction group in Nagpur that aims to provide value-driven results to customers and investors. Till now, the firm has successfully completed 15 projects in different areas of Nagpur city like Manewada, Trimurti Nagar, Ashirward Nagar, Kharbi Chowk, Dighori Naka & Narsala.

The firm has achieved the milestone of providing 1,50,000 sq. ft of space within a short time. Within the span of the last 6 years, Aakar Group has successfully delivered more than 300+ dream homes & all the projects have excellent reviews by the customers. The current project, Aakar Heights (Wing A & Wing B) was a huge success as on-time possession was given for all the 72 flats in spite of a lot of construction delays due to COVID. Recent project, Aakar Heights Wing B where convenience and innovation converge. The project was most innovative project awarded by NAREDCO in 2022 by Deputy chif Minister Mr. Devendra Fadanvis.

All projects by Aakar Group come with finance facilities from leading financial institutions like SBI, LIC Housing Finance, HDFC, ICICI, Axis Bank and provide up to 95% loan of flat cost.



Note: The Purchaser has to pay charges separately: M.S. E. B. meter deposit and networking charges. Registration, Stamp Duty, Legal & Documentation charges. Water meter with other networking charges. Advance deposit payment towards extra work other than specified. Applicable GST as per government norms.

ONGOING PROJECTS



AAKAR RESIDENCY
Balaji Nagar, Manewada, Nagpur



VASTU SQUARE, Wing-A
Near Pipla Phata, Hudkeshwar



AAKAR PARK
Ghogali Besa Road, Nagpur

COMPLETED PROJECTS:



HEERAL RESIDENCY
New Subhedar Layout



SAI SAWALI
Chitnis Nagar, Nagpur



SAI SNEH
Nelco Society, Trimurti Nagar



SAI MANTHAN
New Diamond Nagar, Nagpur



KALASH RESIDENCY
Mhalgi Nagar, Nagpur



VASTU RESIDENCY - I
Shahu Nagar, Manewada



VASTU RESIDENCY - II
Narhari Nagar, Besa Road

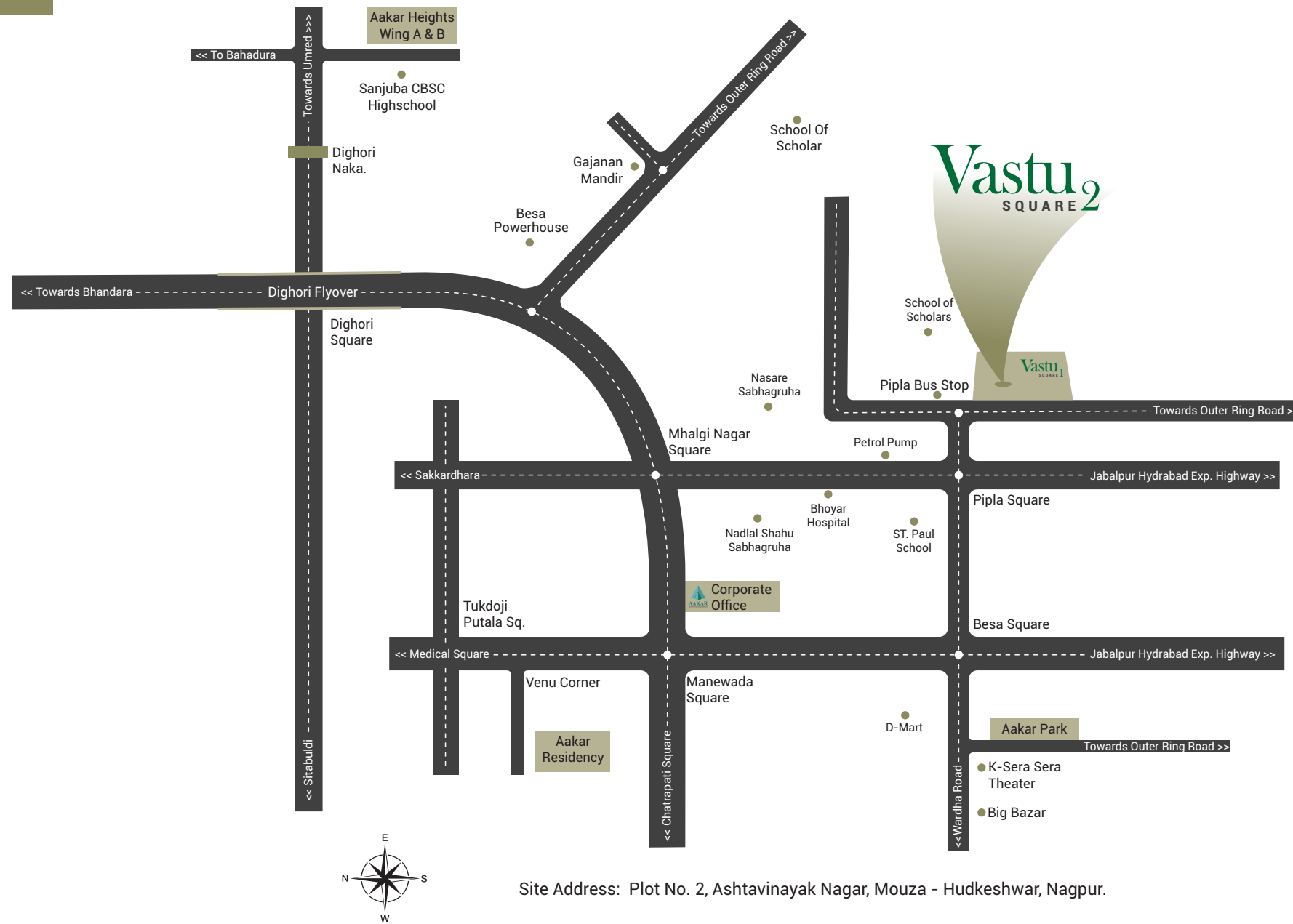


AAKAR HEIGHTS Wing A
Dighori Naka, Umred Road



AAKAR HEIGHTS Wing A & Wing B
Near Dighori Naka, Umred Road, Nagpur.

Location Map:



Site Address: Plot No. 2, Ashtavinayak Nagar, Mouza - Hudkeshwar, Nagpur.

Destination From Site:

City Bus Stop	0.0 Mtr
School Of Scholars	300 Mtr
St Paul School	800 Mtr
Bharat Petrol Pump	500 Mtr
Super Bazar	500 Mtr
Shahu Sabhagruha	1.0 KM
Nasare Sabhagruha	1.5 KM
Mhalgi Nagar Sq.	2.5 KM
Botibori- Jabalpur Highway	1.0 KM
D- Mart	3.5 KM
Ajni Railway Station	6.0 KM
Nagpur Airport	8.0 KM

Architect
Utopia Designers

Legar Advisor
Nishant Potdar

Financial Consultant
Zulfekar Husain

MahaRERA Reg. No.: P0000000000

RERA | www.maharera.mahaonline.gov.in



Project by



Project managed by



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