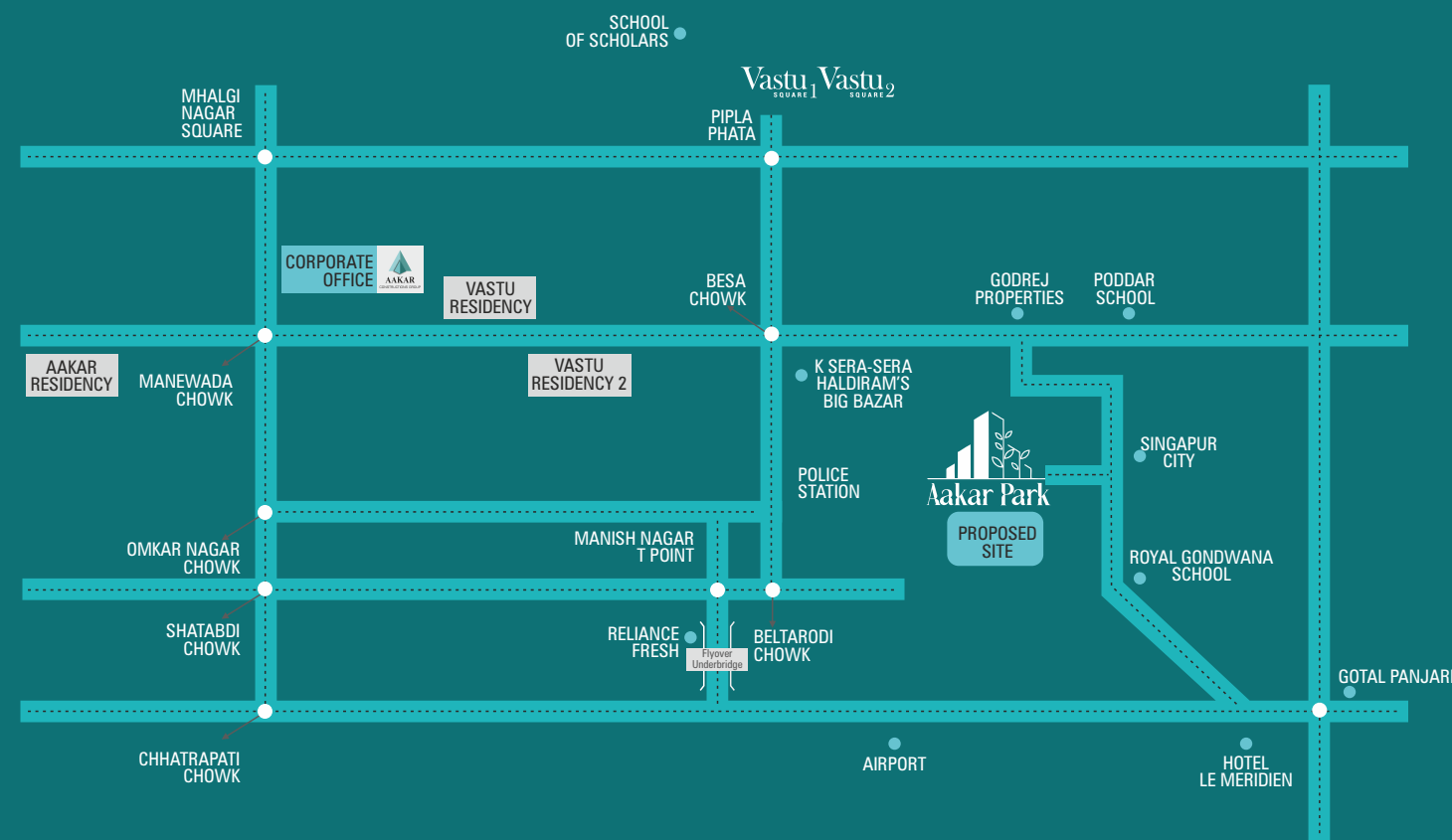


LOCATION MAP



Credits

Architect

Emante Design
Ar. Lokesh Kadu
Ar. Mayur Kadu

Financial Consultant

Zulfekar Husain

Legal Advisor

Adv. Nishant Potdar



Brand Consultant & Design

Shells Advertising Inc.



www.mahareraut.mahaonline.gov.in
P50500054630



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Aakar Park
Luxurious Dreams In Your Budget

Luxurious dreams
in your budget



53, Pritha Complex,
1st Floor, Uday Nagar Square,
Manewada Road, Nagpur-24

website: www.aakarc.com
Email: info@aakarc.com

Disclaimer: AU specifications, drawings, amenities, facilities, parameter, etc., shown in this brochure are subject to change as per the approval from the respective authority. The final discretion remains with the developers.



About Us

AAKAR CONSTRUCTIONS GROUP, a distinguished construction entity in Nagpur dedicated to realizing your dream home aspirations. With an unwavering commitment to excellence, we continually strive to elevate construction standards in our city. Managed by esteemed business families, we deeply comprehend the significance of familial values and contemporary luxury lifestyles, endeavouring to deliver residences that seamlessly blend opulence with comfort. Our ethos revolves around consistently surpassing expectations, ensuring each project embodies luxury and sophistication. Upholding our core principles and infusing every endeavour with passion and dedication, we have established ourselves as trailblazers in Nagpur's real estate landscape.

Setting ourselves apart from the competition, we have sculpted iconic landmarks with timeless designs and expansive living spaces. With meticulous attention to detail and an unwavering focus on quality, we bring your vision of an ideal home to life, surpassing mere expectations to create enduring legacies.

Welcome to AAKAR CONSTRUCTIONS GROUP, where every project is a testament to our unwavering commitment to excellence and innovation in construction.



A **dreamland**
in Nagpur
you can call **home**





Elegantly Designed Swimming Pool

An extravagant swimming pool to have a thrilling aquatic experience

First Floor Plan



Legends

- | | | |
|--------------------------------|---------------------------|---|
| 1. Celebration Lawn With Stage | 5. Children's Splash Pool | 11. Basketball Court |
| 2. Open Air Theatre | 6. Yoga & Meditation Area | 12. Throw ball Court / Volleyball Court |
| 3. Gazebo | 7. Seat out | 13. Senior Citizen Seating Arrangement |
| 4. Infinity Swimming Pool | 8. Children's Play Area | 14. Sun Loungers |
| | 9. Trellis | |
| | 10. Jogging Track | |

Typical Floor Plan 2 & 3 BHK Wing-A



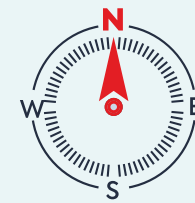
Wing A	101 to 701	102 to 702	103 to 703	104 to 704
First Floor	1075	1100	1430 (3BHK)	1100
2nd to 7th Floor	1035	1025	1400 (3BHK)	1025

Wing A	105 to 705	106 to 706	107 to 707	108 to 708
First Floor	1100	1045	1045	1075
2nd to 7th Floor	1025	1025	1025	1025



2D Cut View

2 BHK



2D Cut View

3 BHK

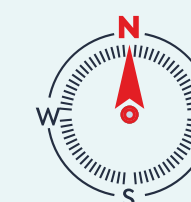


Typical Floor Plan 2 & 3 BHK Wing-B



Wing B	101 to 701	102 to 702	103 to 703
First Floor	1480 (3BHK)	1480 (3BHK)	1105
2nd to 7th Floor	1405 (3BHK)	1405 (3BHK)	1025

Wing B	104 to 704	105 to 705	106 to 706
First Floor	1075	1075	1105
2nd to 7th Floor	1025	1025	1025



2D Cut View

2 BHK



2D Cut View

3 BHK



Typical Floor Plan 2 & 3 BHK Wing-C



Wing C	101 to 701	102 to 702	103 to 703	104 to 704
First Floor	1100	1435 (3BHK)	1075	1075
2 nd to 7 th Floor	1025	1400 (3BHK)	1025	1035

Wing C	105 to 705	106 to 706	107 to 707	108 to 708
First Floor	1075	1045	1045	1100
2 nd to 7 th Floor	1025	1025	1025	1025



2D Cut View

2 BHK



2D Cut View

3 BHK



Exclusive Amenities



1 Acre lush green landscape garden



Children's splash pool



Infinity Swimming Pool



Yoga & meditation area



Badminton court



Celebration lawn with stage



Children's play area



Senior citizen seating



Basketball court



Cricket court



Trellis



Solar power for common area



Gazebo



Throwball court/ Volleyball court



Guest room



Generator power back-up



Green gym



Decorative lobby



Rain water harvesting



Jogging track



Electric vehicle charging point



CCTV surveillance



Indoor games



100+ Choices in pop



Open air theatre



Indoor gym



Toddler's play area



Sun loungers



Water softner



Fire safety Equipments

Specifications

● STRUCTURE

Earthquake resistance RCC Frame Structure

● WALLS

Internal: 115mm Thick Ash Brick Wall
External: 150mm Thick Ash Brick Wall

● DOORS

Secured Steel Main Door and other Rooms both side Laminated face Door with RCC Branded Frames and PVC Doors for Bathroom.

● PLUMBING

Standard U-PVC fittings will be provided
Sanitary of standard brand will be provided with 5-year warranty.

● 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 all Bedrooms. Geyser points in bathrooms.

● KITCHEN

10 running sq.ft. Granite black stone kitchen platform, Stainless steel washing Sink, Designer tiles above kitchen platform till 4 Ft (Otta), Electric points for Refrigerator and Microwave.

● FLOORING

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

● FLOORING

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



● PAINTING & POP

Inside wall of the flats on putti finish surface with primer. External walls with cement-based waterproof paint weather shield brand or equivalent. 100+ choices of Designer POP in hall

● LIFT

Two Fast Automatic Lifts of Johnson/ECE or Similar make in with Generator Power Backup and ARD System in each tower

● FIRE FIGHTING

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 and corporation water.

● SECURITY

Compound wall covered Township with Security Guard. 24*7 CCTV Secured Apartment. Camera in all lifts and all access points covered. Generator Power Back-up for essential common facilities.

NOTE

Expenses towards electric meter connection, meter deposit, water meter connection & deed expenses including registration fees, stamp duty, Lawyer fees and GST shall be payable extra by the home owners Solar Panel in common area will be charge extra.

Completed Projects



HEERAL RESIDENCY
New Subhedar, Layout



SAI SAWALI
Chitnis Nagar, Nagpur



SAI SNEH
Nelco Society, Trimurty 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 & WING B
Dighori Naka, Umred Road, Nagpur

Ongoing Projects



AAKAR RESIDENCY
Mhalgi Nagar, Nagpur



VASTU SQUARE, WING - A
Near Pipla Phata, Hudkeshwar



AAKAR VASTU SQUARE 2
Hudkeshwar Nagar, Nagpur



A Soaring High-Rise Architectural Marvel
A canvas of wonder with a typical convenience giving your life a grand view