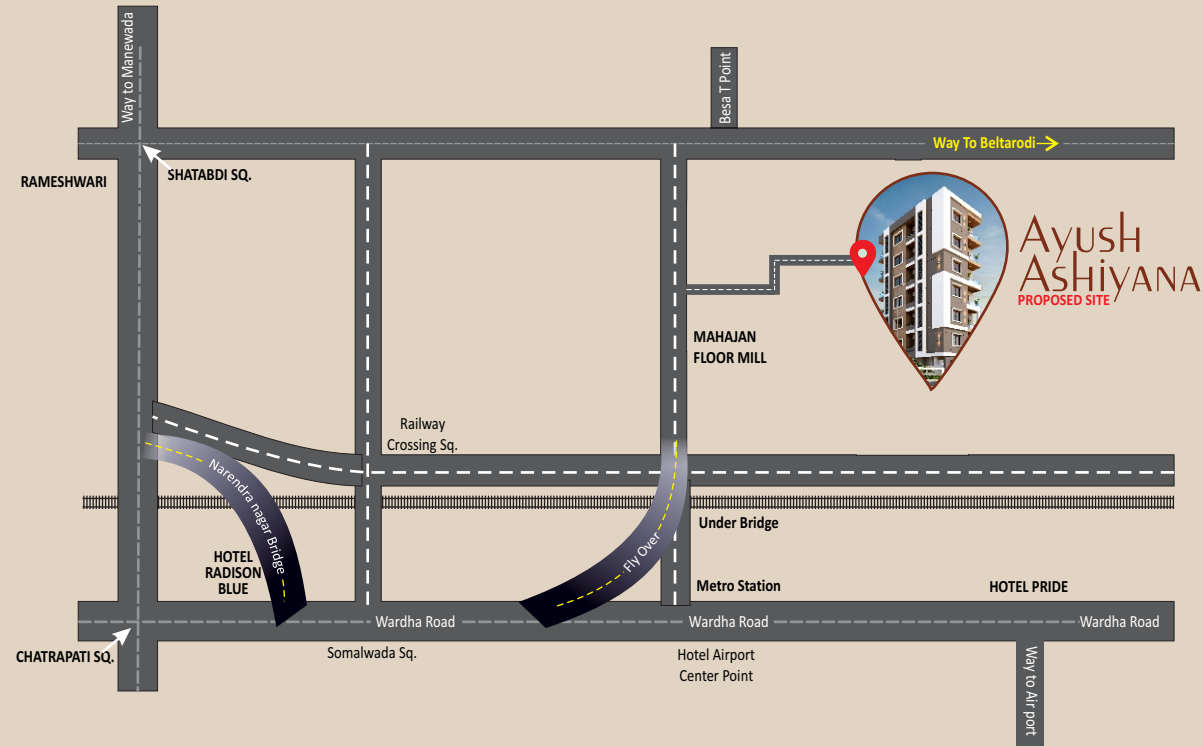


## LOCATION MAP



**Site Add. :** - Plot no. 70. Bhartiya Soc. Manish nagar. Somalwada. Nagpur

### CREDIT

Architect Ar. Nitin Ramteke	Structural Mr. Sudesh Malode	Legal Advisor Adv. Sandip Sontakke
--------------------------------	---------------------------------	---------------------------------------

### CONTACT FOR BOOKING

HARISH GAJIMWAR  
9765566655



तुमच्या आनंदाचा नवीन पत्ता....

**Office Add. :** Plot No. 73, Hindustan Colony, Devidas Apartment, Opp. Dew Hospital, Sai Mandir Sq., Wardha Road, Nagpur - 440015

✉ ayushinfragroup@gmail.com, 🌐 www.ayushinfra.com

### Note :

The Purchaser has to pay the following charges separately

1. M.S.E.B. meter deposit and networking charges.
2. Registration, Stamp Duty, Legal & Documentation charges.
3. Water meter with other networking charges.
4. Advance deposit payment towards extra work other than specified.
5. Applicable GST as per government norms.

This brochure is conceptual in nature & is by not means legal document. Ayush Infra reserve to right, to add, delete or alter any specification, elevation, floor plan.

Project By

तुमच्या आनंदाचा नवीन पत्ता....



# Ayush- Ashiyana

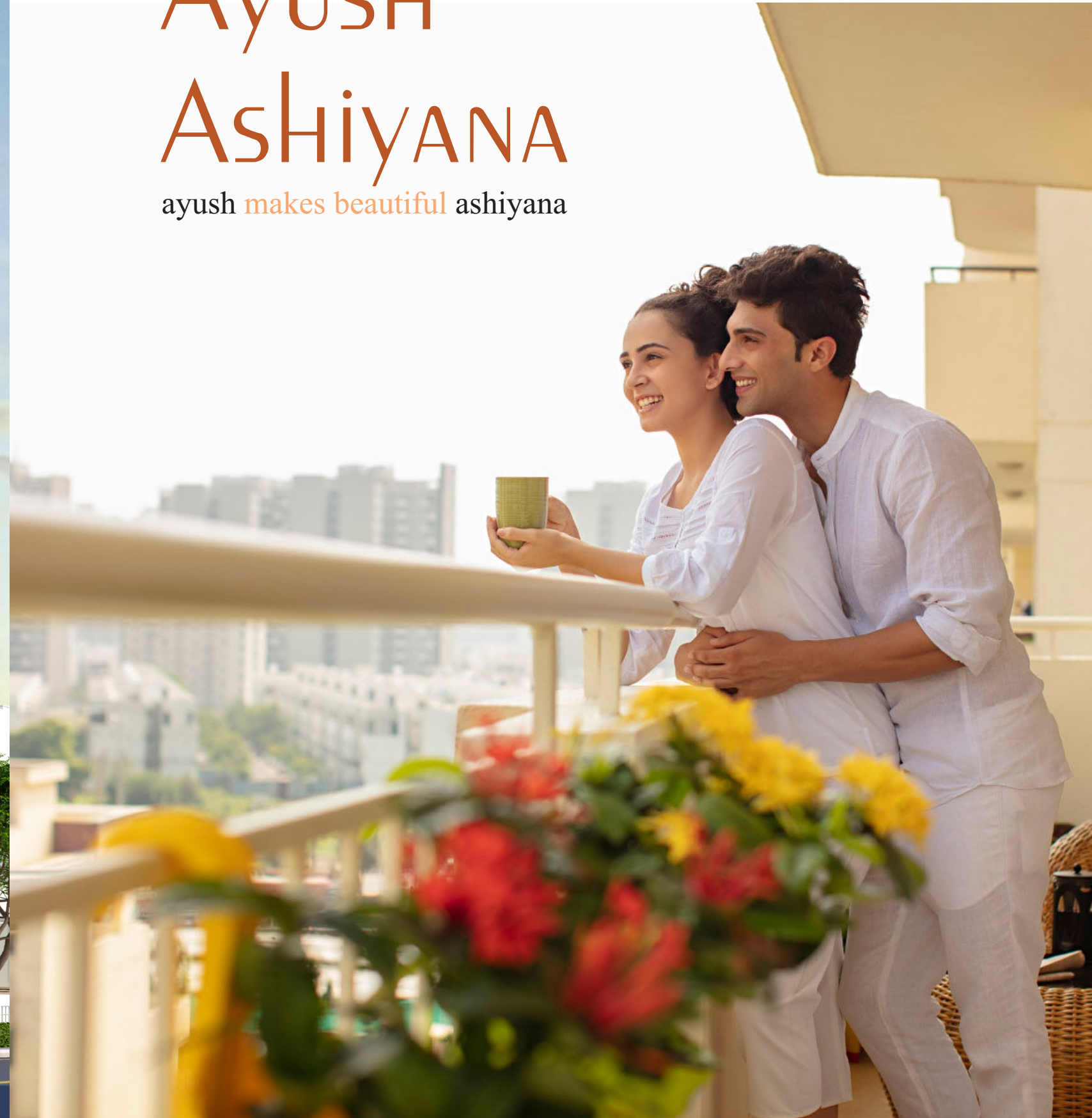
ayush makes beautiful ashiyana

3 BHK Ultra Luxurious Flats



# Ayush Ashiyana

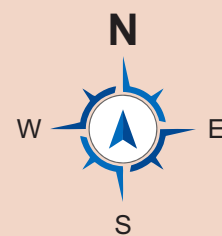
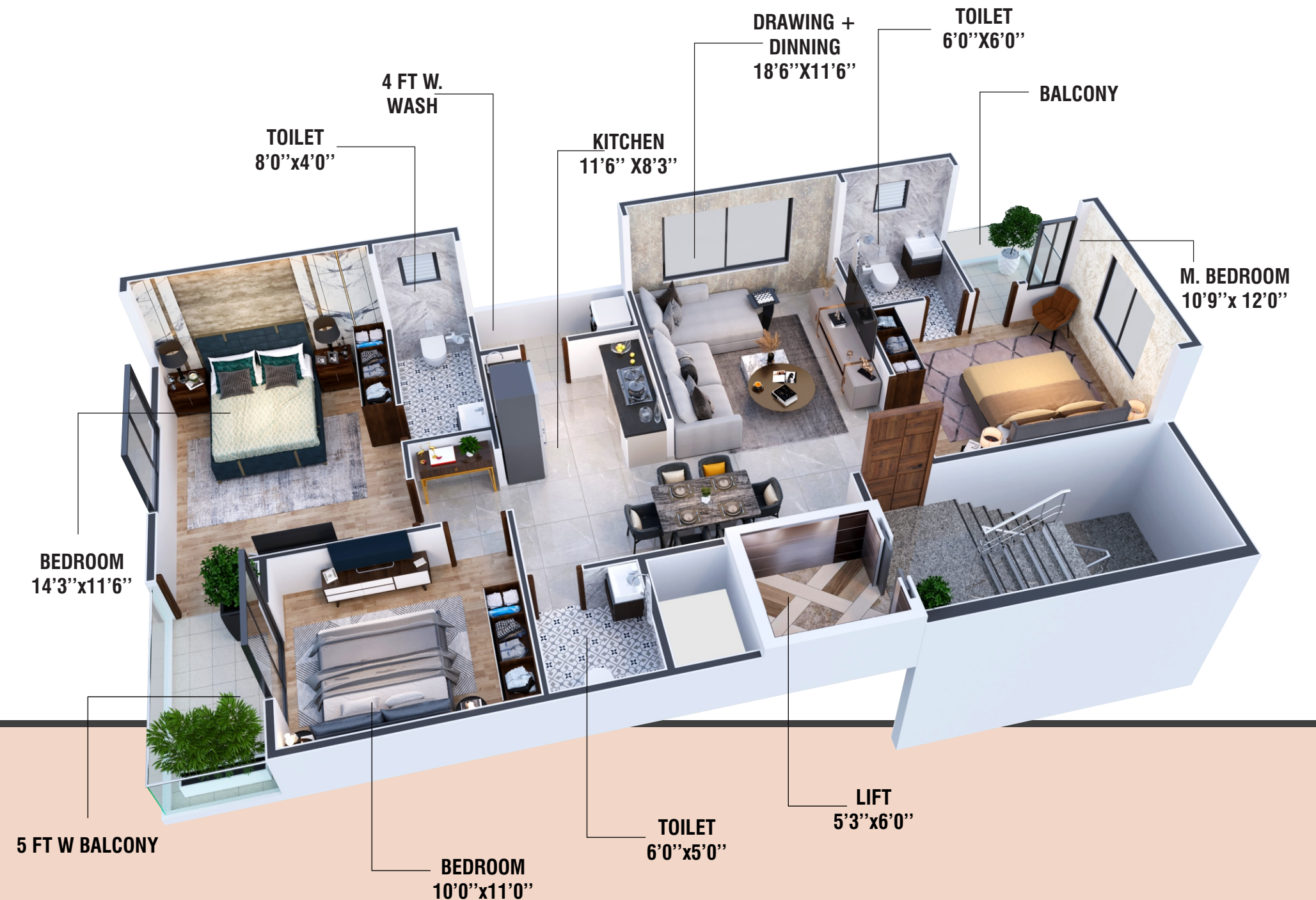
ayush makes beautiful ashiana



1<sup>st</sup> to 6<sup>th</sup> typical floor plan

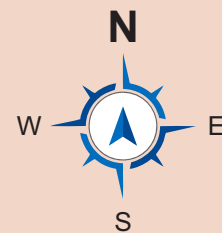
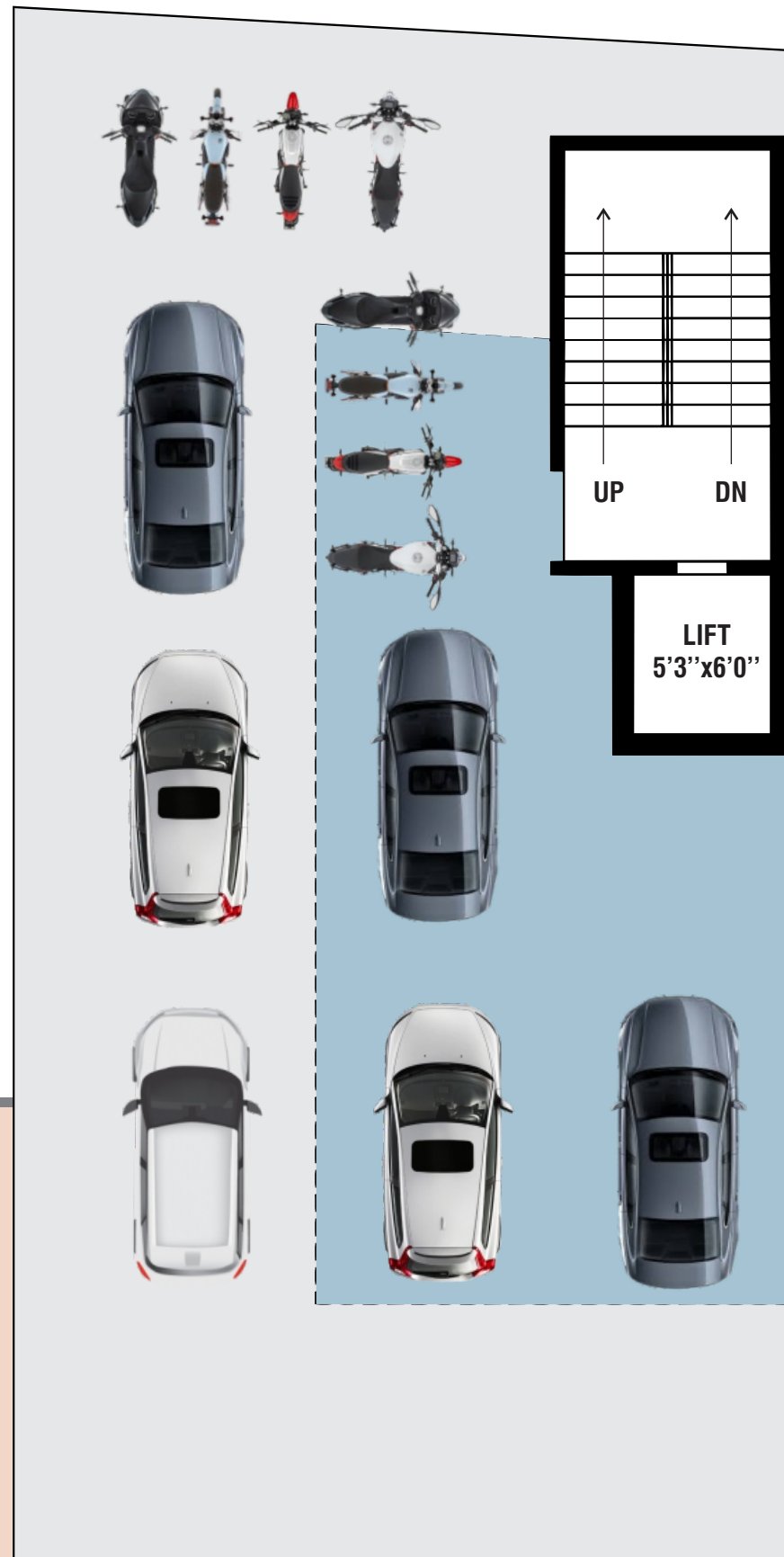


1<sup>st</sup> to 6<sup>th</sup> floor isometric plan



Area Statement	
Flat No	Super Built up Area
101,201,301,401,501,601	1500.00 sq.ft

# Ground floor parking plan



## S P E C I F I C A T I O N S



### STRUCTURE

RCC framed structure

### BRICKWORK

Outer walls 6" thick  
Inner walls 4.5" thick

### PLASTER

Internal walls: Smooth cement plaster finish  
External walls: Sand faced & Smooth cement plaster finish

### FLOORING

Vitrified tiles (2'x4') in all rooms  
Vitrified matt finish tiles in terrace area.  
Antiskid ceramic tiles in bathroom & water closet area

### KITCHEN

Black Granite top kitchen platform with stainless steel sink & Modular Kitchen glazed tiles upto 0.45 meter height

### DADO

Toilet Dado: Combination of ceramic tiles upto ceiling level

### PAINTING

External walls : Acrylic exterior paint  
Internal walls : Plastic paint  
Ceiling : Plastic paint

### WINDOWS

Powder coated Aluminum frame fitted with M.S. grill

### PLUMBING & SANITATION

Sanitary ware : Western commode, Seat cover, Wash basin of Semplo/ Jaquar/Hindware/Kohlar make  
CP Fittings : Single lever diverter with spout, shower arm, Health faucet, Basin Mixer, Flush valve of Jaquer make sanitary ware in white colour.  
Internal Plumbing : CPVC pipes & Fittings.  
External Plumbing : UPVC pipes & Fittings.  
Wash Basin Counter : Granite counter for counter top wash basin

### ELECTRICAL

Modular switches as per schedule ( Legrand/ Gold Medal).  
Electrical wires as per schedule ( Polycab/ Anchor/ Grate White)

### DOORS

Main Door : Wooden frame with laminated flush door with night latch, Door stopper and handle  
Bedroom Door : Wooden or granite or concrete door frame with laminated flush door with mortise lock & door Stopper  
Toilet Door : Granite or concrete door frame inside with flush door with latch and handle

### WATER SUPPLY

Through corporation & well / borewell

### POP

POP Ceiling in drawing room & POP mouldings in all other rooms & PVC Ceiling in balcony

### LIFT

Kone or Otis or Johnson make : Passenger lifts - 5 Nos.

### SITE

Iron main gate, Compound wall, Security cabin & landscaping

### WATER PROOFING

Water proofing for toilets blocks and common terrace at roof.

### PARKING

Parking of one car will be provided.

### SPECIAL FEATURE

Security Guard Room, Intercom Facility, CCTV Surveillance provided, EV Charging Point