



DEV NAGAR



SHIV-GOVIND
LOTUS

— 2 & 3 BHK LUXURIOUS TERRACE FLATS —

live happiness

A Project By





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Shiv Govind Lotus

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SITE ADDRESS : Plot No. 03, Dev Nagar, Near Jal Durga Society, Behind Shree Krishna Mangal Karyalay, Godhani Road, Zingabal Takli, Nagpur - 13.

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Luxurious home design
As you desire

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HIGHLIGHT FEATURES

- RCC frame structure.
- C.C.T.V. cameras in parking area
- Granite kitchen top with modular frame with stainless steel sink.
- Branded company C.P. fittings.
- Vitrified tiles flooring in entire flat.
- Maximum usable floor area.
- Excellent ventilation for natural light & air.
- Round clock water supply.
- Automatic door lift with power back-up.
- Solar water point in one bathroom.
- Allotted parking for all.
- 24 Hour Security

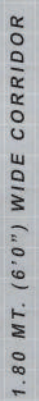
ABOUT THE PROJECT

The sophisticated design of the Shiv-Govind Lotus is the perfect place for your family to live and enjoy every moment of life without compromising of quality. The 2 & 3 bedrooms and a large living room with kitchen makes your home more spacious and beautiful.

The natural light and beautiful surrounding makes your home prestigious Shiv-Govind Lotus a name that you would like to call home.



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DEV HAGAR



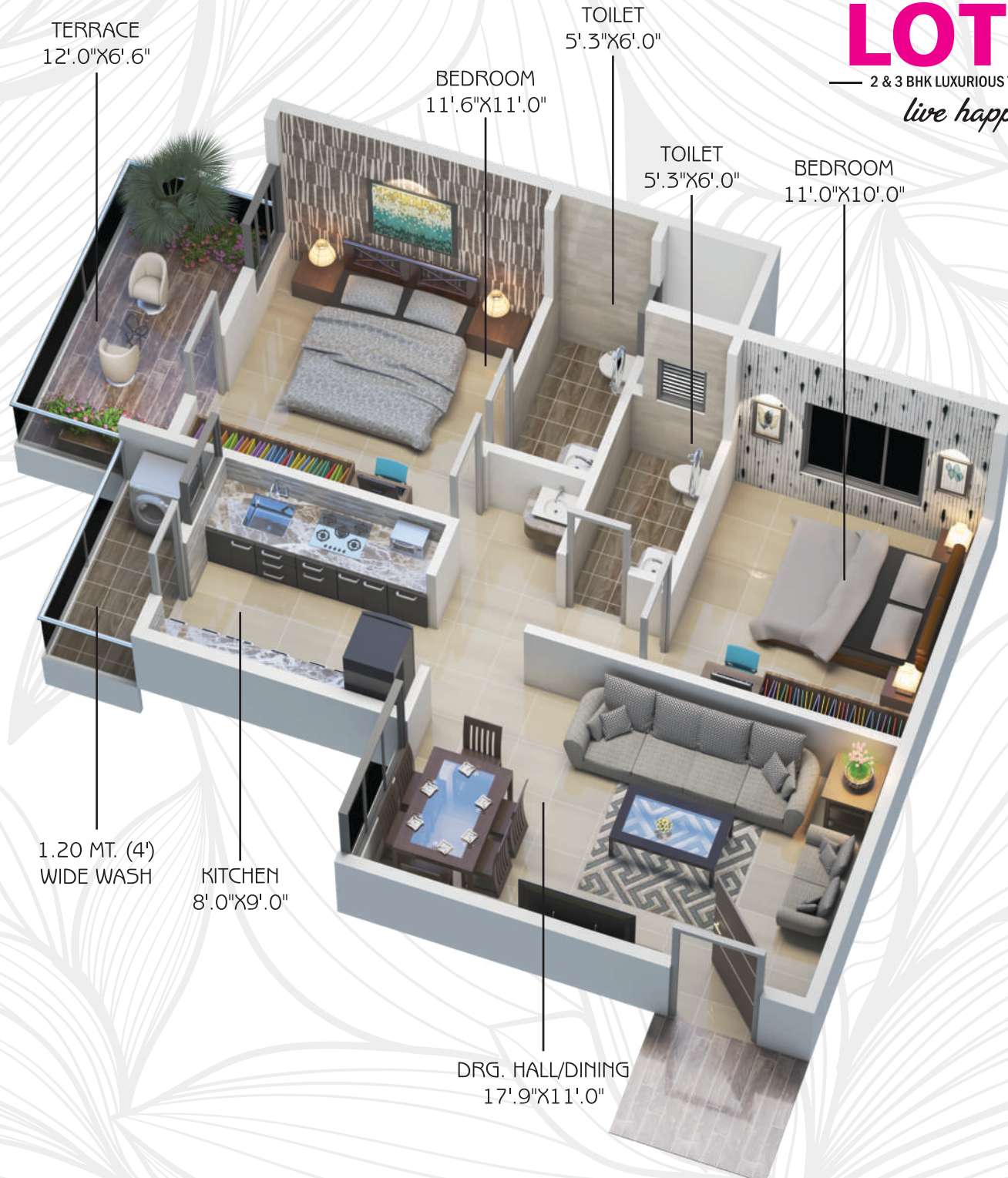
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ISOMETRIC VIEW (2 BHK)



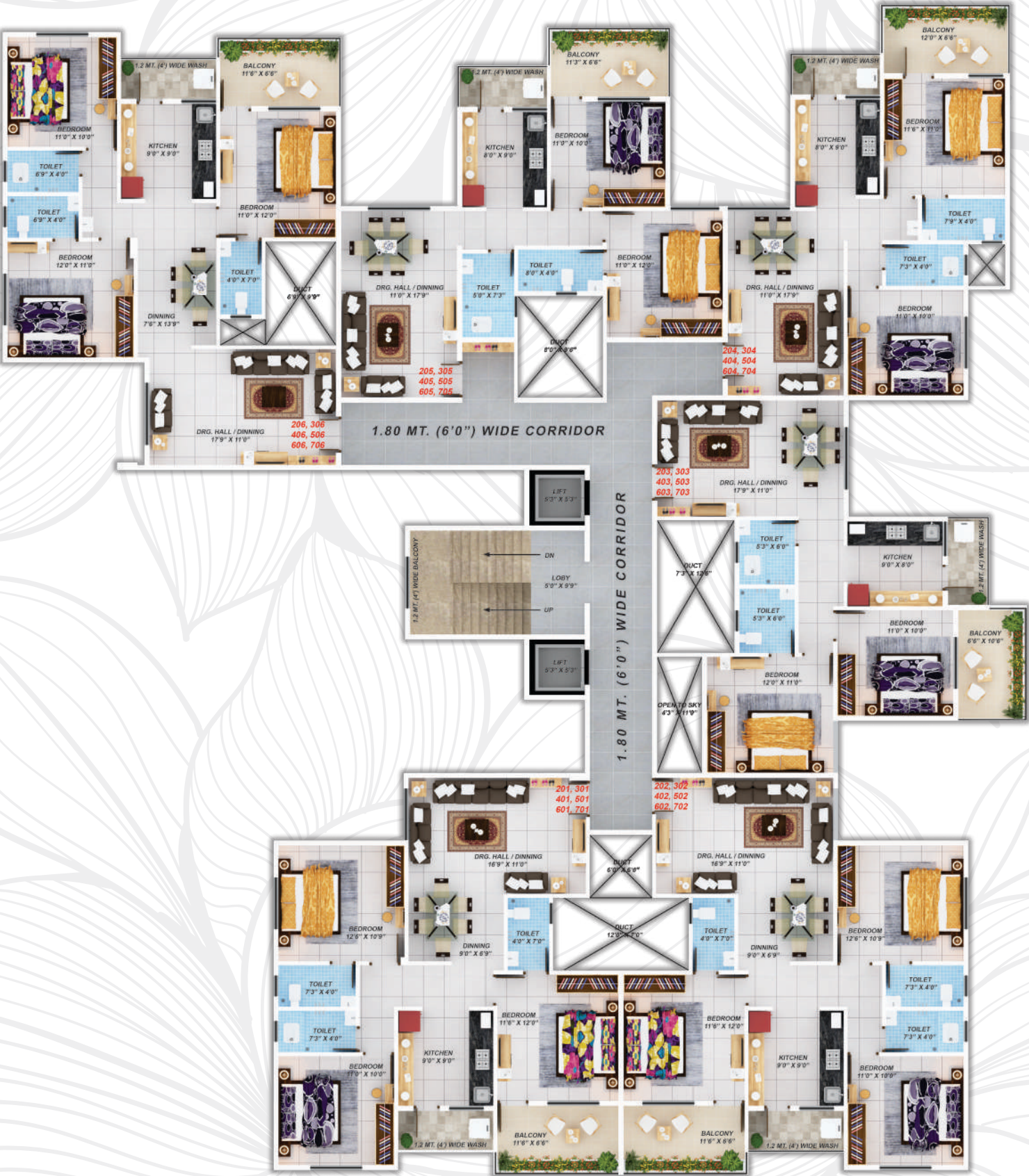
FLAT SUPER BUILTUP AREA

101 = 137.44 SQ.MT	(1479.404 SQ.FT.)
102 = 136.76 SQ.MT	(1472.084 SQ.FT.)
103 = 117.45 SQ.MT	(1264.238 SQ.FT.)
104 = 104.04 SQ.MT	(1119.886 SQ.FT.)
105 = 120.61 SQ.MT	(1298.246 SQ.FT.)
106 = 134.15 SQ.MT	(1443.990 SQ.FT.)



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FLOOR PLAN DETAILS



SECOND TO SEVENTH FLOOR PLAN

DEV HAGAR

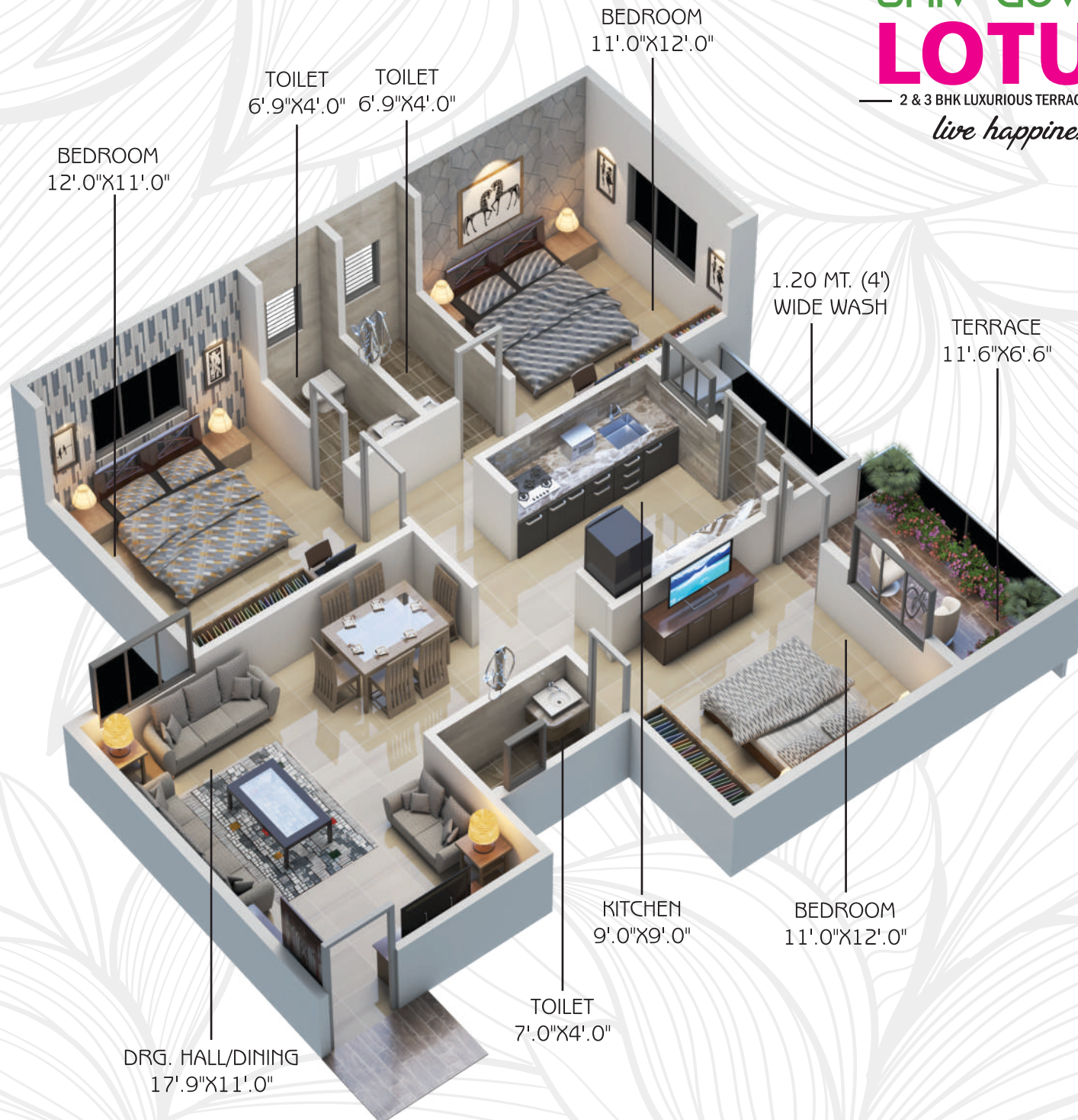


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ISOMETRIC VIEW (3 BHK)



FLAT SUPER BUILTUP AREA

201,301,401,501,601,701	= 130.10 SQ.MT	(1400.396 SQ.FT.)
202,302,402,502,602,702	= 129.70 SQ.MT	(1396.090 SQ.FT.)
203,303,403,503,603,703	= 106.17 SQ.MT	(1142.813 SQ.FT.)
204,304,404,504,604,704	= 104.57 SQ.MT	(1125.591 SQ.FT.)
205,305,405,505,605,705	= 106.17 SQ.MT	(1142.813 SQ.FT.)
206,306 406,506,606,706	= 130.10 SQ.MT	(1400.396 SQ.FT.)



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GROUND FLOOR PLAN



OUR OTHER PROJECTS



Shiv Govind Orchid
Gokul Housing Society, Nagpur



Shivraj Hibiscus
Gokul Housing Society, Nagpur



Shivraj Jasmine
Hill View Co-op.H.S., Dabha, Nagpur



Shivraj Tulip
Gokul Housing Society, Nagpur



Govind Apartment
Behind Govind Lawn, Godhani Road, Nagpur



Govind Enclave
Gokul Housing Society, Nagpur

SPECIFICATION

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CONSTRUCTION

- RCC framed structure.
- External wall 150 mm thick and internal wall 115 mm thick
- All internal walls to be plastered with 12 mm fanti plaster with smooth pulty finish and external walls 20mm sand face plaster.

FLOORING

- Entire flats floor with vitrified tiles
- Glazed tiles in toilet/ bath upto full height dado.
- Granite on staircase with SS Railing.

DOORS & WINDOWS

- All windows of M.S. grill Glazed with powder coated aluminium sliding shutters
- Decorative entrance pannel door with night Latch lock or Besecure door, rest of rooms with frame of solid RCC, with 30 mm thick solid care flush door with lamination Water proof doors for toilet/bath

KITCHEN

- Granite top kitchen otta with modular frame with stainless steel sink. Kitchen otta and wash up area 4 ft. dado

PAINT FINISHES

- External wall with Apex (Asian paints)
- Internal wails 2 coat of Tractor Emulsion paint (Asian paints) with JK/Asian Paint wall putty

PLUMBING

- Internal concealed fitting with branded co. C.P. fittings with CPVC pipes

ELECTRICAL

- Concealed wiring with adequate light & power points in all rooms, TV. & cable point in drawing hall, with ISI mark copper wire & modular switches. AC point in one bed room

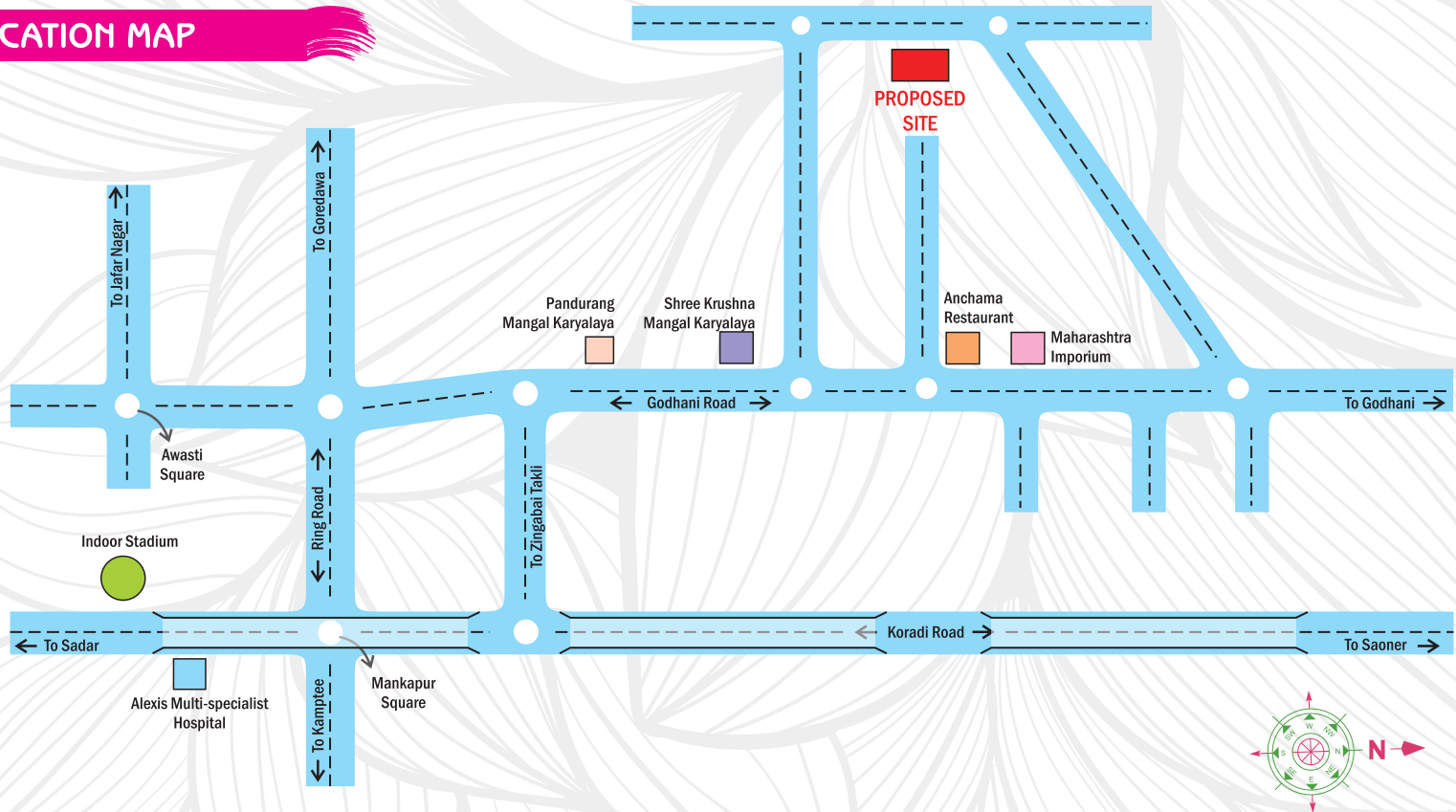
OTHERS

- C.C.T.V. camera in parking
- Water proofing for Toilet/bath and terrace area.
- Automatic door lift with power back-up
- Solar water point in one bathroom.
- Allotted parking space.
- Fitness Centre.
- Open Terrace Garden.

ADDITIONAL CHARGES

- Stamp duty registration fees, advocate fees and other incidental expenses shall be paid by purchase
- Electrical meter deposit, water meter deposit and other incidental expenses will be charged extra
- All legal dues to govt. will be born by purchaser.
- Elevation changes are not allowed.
- Any extra work done shall be charged separately before execution.
- GST & any other govt. taxes paid by purchaser as applicatie.
- Possession after full clearance of all dues.
- All rights are reserved with builder for making changes in drawing & specifications

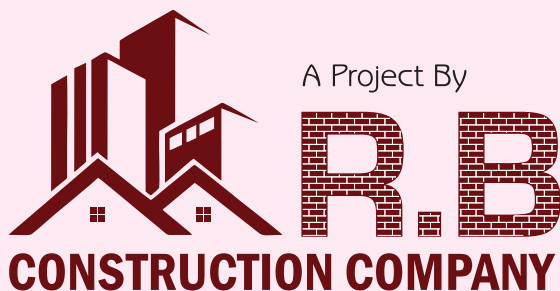
LOCATION MAP



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PAYMENT SHEDULE

✳ Booking	: 10 %
✳ At the time of plinth level	: 15 %
✳ At the time of ground floor slab level	: 15 %
✳ At the time of first floor slab level	: 15 %
✳ At the time of second floor slab level	: 15 %
✳ At the time of brick work, door frame fitting	: 15 %
✳ At the time of tiles fitting, painting	: 10 %
✳ At the time of final finishing and before possessions	: 05 %



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CONTACT FOR BOOKING

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Yashwant Pochalwar

STRUCTURAL DESIGNER
Ashish Soni

LEGAL CONSULTANT
Adv. Ashish Nagpure



MAHA RERA REGISTRATION NO.
P50500034276
<http://maharera.mahaonline.gov.in>

Note : This brochure is only a conceptual presentation of the project & not a legal offering. The promoters reserve the rights to add, delete or alter the elevation, plans & specification as deemed fit. Images used for representation purpose only.