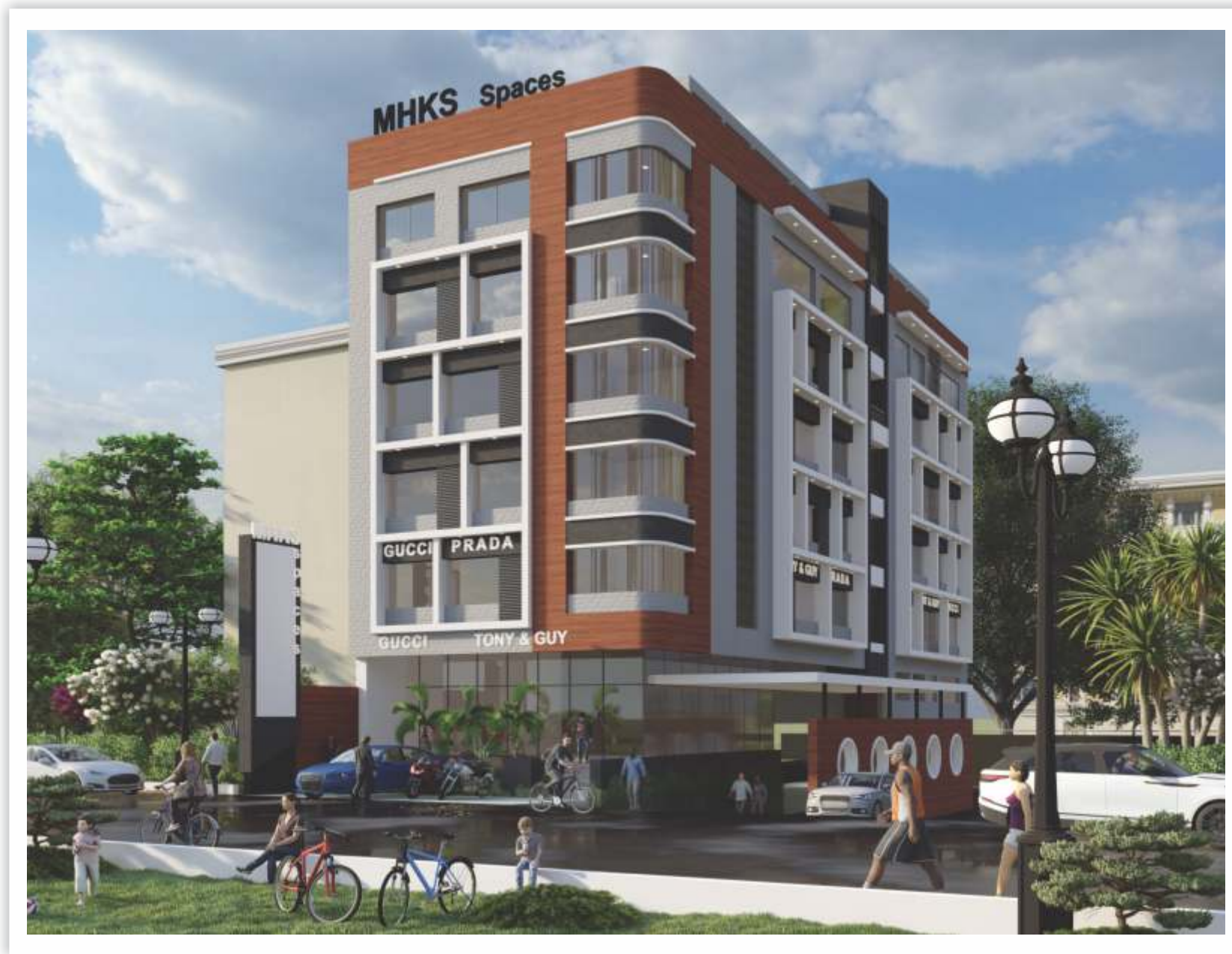


Ideal Opportunity for Business and Professionals



MAHA-RERA
No. P50500027001
<https://maharera.mahaonline.gov.in>



ARCHITECT
DESIGN COORDINATES

LEGAL ADVISOR
TOAL & TOLANI ASSOCIATES

STRUCTURAL DESIGNER
SHIVALAYA DESIGNS



Corporate Office : 4th Floor, "Amin Tower", Jaripatka Police Station Square, Nagpur.
Booking Office : 302, A.J.Nelson Pride, Nelson Square, Nagpur 440013.

For Booking Contact : 7499382965, 9975561061

The project 'MHKS Spaces' has been registered via MahaRERA registration number : P50500027001 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

NOTE : The name of brands & ceilings lights shown in the building are for illustrating purpose only, The specifications of the units shall be as per the Final Agreement between the parties, Exterior color scheme of the building as shown in the brochure provided, may change if required for better aesthetic look as determined by the project Architect or Promoters.



Site at : Plot No. 2 & 3, Chitnavis Layout,
Nelson Square, Mental Hospital Sq., Nagpur-440013.

Premium Commercial & Office Spaces
at Excellent Location

design by - right brain # 98831818911



About the Project

MHKS Spaces is designed to meet the needs of customers looking for a premium property for their business and profession. The building neighbour's prime areas of Nagpur City like Byramji Town, New Colony, Raj Nagar, Clarke Town, Jaripatka, NADT, etc. and is close to Civil Lines and Nagpur City Centre. The building has an excellent visibility from Chinwada Road which is one of the major roads used for daily commute.

All the units are duly sanctioned as offices, thus gives a peace of mind to its purchasers.

Planning has been done to incorporate useful value added features required for offices like Professional Entrance Lobby, Proper space for signage, Terrace Garden, Common washrooms for visitors, Solar Electricity for Common Area (to reduce maintenance cost load).

The building is being built using industry standard construction process and materials. Quality checks has been put in place to ensure superior build quality and finish.

NEIGHBOURING AREAS

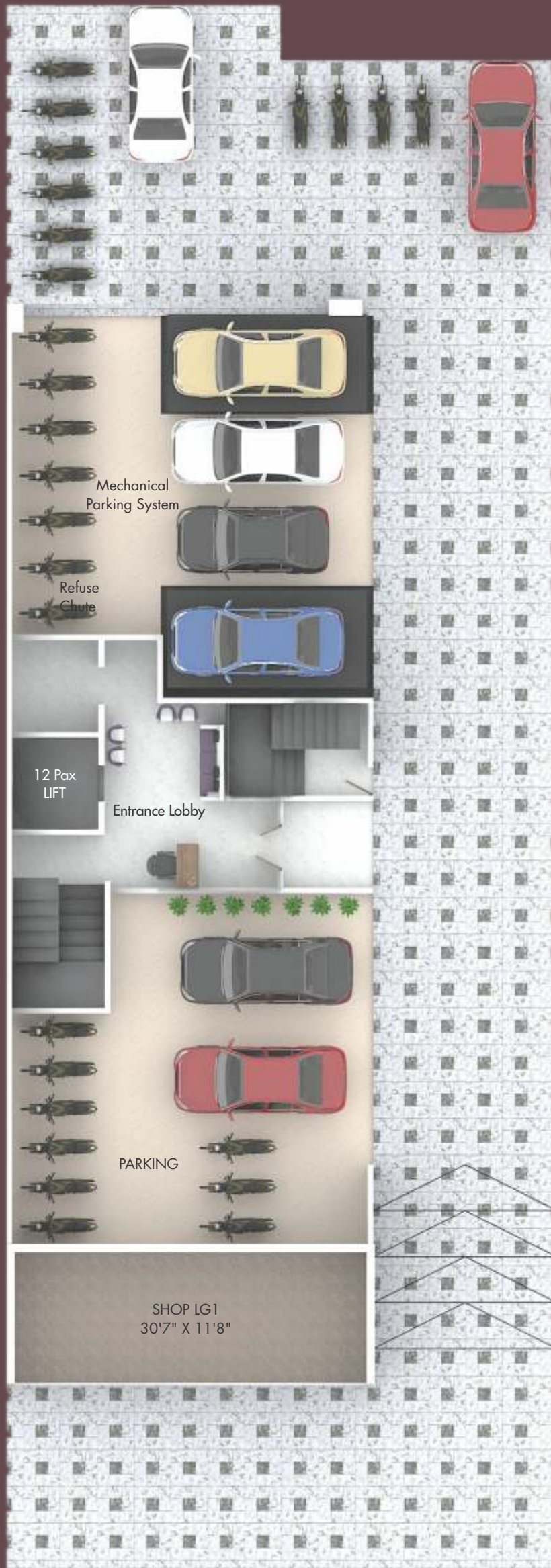
- BYRAMJI TOWN
- NEW COLONY
- RAJ NAGAR
- JARIPATKA
- MANKAPUR
- CIVIL LINES
- SADAR
- KADBI CHOWK

NEARBY LANDMARKS

- ALEXIS HOSPITAL
- NADT
- NATIONAL FIRE COLLEGE
- MOIL
- POONAM CHAMBERS
- INDOOR SPORTS STADIUM



Lower Ground Floor Plan



MHKS
Spaces


PARKING



Area Statement



Upper Ground Floor Plan



Unit Type	Unit No.	Carpet Area (As per RERA)	Built Up Area	Enclosed Balcony & Terrace	Total Built Up Area		Super Built Up Area	
		Without Balcony & Exterior Walls	Carpet Area + Exterior Wall		Built Up Area + Enclosed Balcony	Share of Common Area	Total Built Up + Share of Common Area	
		Sq. Meter	Sq. Meter	Sq. Meter	Sq. Meter	Sq. Feet	Sq. Meter	Sq. Feet
Commercial	LG	33.157	37.114	0.000	37.114	399.491	38.092	410.021
Commercial	UG	216.507	227.635	61.188	288.823	3108.862	324.318	3490.931

Typical 1st to 5th Floor Plan



Area Statement

Unit Type	Unit No.	Carpet Area (As per RERA)	Built Up Area	Enclosed Balcony Area	Total Built Up Area	Super Built Up Area	
		Without Balcony & Exterior Walls	Carpet Area + Exterior Wall		Built Up Area + Enclosed Balcony	Total Built Up + Share of Common Area	
		Sq. Meter	Sq. Meter	Sq. Meter	Sq. Meter	Sq. Feet	Sq. Meter
Office	101 to 501	37.541	40.392	14.120	54.512	586.76	72.066
Office	102 to 502	31.592	33.377	22.975	56.352	606.57	74.499
Office	103 to 503	16.731	18.315	6.600	24.915	268.18	32.938
Office	104 to 504	36.691	39.050	21.656	60.706	653.43	80.255
Office	105 to 505	35.863	38.276	11.296	49.572	533.59	65.536



The furniture & fixtures, shown in the image are only indicative in nature and are only for the purpose of illustrating and do not form part of the Standard specification/amenities/services to be provided by the builder. The same is for illustration purpose only. All specifications of the apartment shall be as per the final agreement between the parties.



PLASTER
Internal : Neeru Finish plaster.
External : Sand faced plaster/sponge finish plaster.



PAINTING
All internal walls - Birla putty / Tractor Emulsion.
External walls - waterproof paint.



FLOORING / WALL TILES
Premium Floor Tiles.
Glazed Ceramic tiles up to lintel height in bath rooms.
Paver / tiles in parking area.



DOORS
Main Door - Metal Doors.
Toilet Door - Laminated Flush doors.



WINDOWS
UPVC / Aluminum Powder coated



SECURITY
Parking area & Entrance Lobby covered with security Cameras.



WATER STORAGE
Underground sump and overhead tanks,
Separate overhead tank for drinking water.



MAIN STAIR CASE
Granite finish with SS Railing.



PLUMBING & SANITARY

- Sanitary ware : Western Commode, Seat Cover, Wash Basin
- CP Fittings : Bib Cock, Health Faucet, Pillar Cock, Flush Valve
- Sanitary Ware in white Colour
- Internal Plumbing : CPVC Pipes
- External Plumbing : UPVC Pipes
- Rainwater Line : SWR - PVC Pipes



ELECTRIFICATION / POWER
ISI Grade Concealed wiring
Modular switches with ELCB, MCB
AC point in all rooms.



BRICK WALL
Outer - 6"
Internal - 4"

TERMS & CONDITIONS

ADDITIONAL CHARGES TO BE PAID BY PURCHASER : Stamp duty & Registration fees, Electric Meter deposit, Electrical Meter charges.
GST as per the Govt. rule, Changes in the specification & plan will cost extra and to be paid by the purchaser.
Possession of the Unit will be given by the builder after clearance of all dues.
All payments required to be made, shall be by cheque/pay order / demand draft/ RTGS/NEFT in Favour of "Juzer Amin",
All receipts issued shall be subject to realization of the cheque(s),
TDS to be deducted and deposited on time as per. Govt norms by the buyer.
Furniture & Fixtures are not included in the development.

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Salient Features



PROFESSIONAL ENTRANCE LOBBY



SOLAR ELECTRICITY FOR COMMON AREA



INTERCOM FACILITY



SECURITY CCTV CAMERA



REFUSE SHOOT FOR WASTES



TERRACE GARDEN



VASTU COMPLIANT



AUTO DOOR LIFT WITH ARD



DG BACKUP FOR LIFT & COMMON AREA

