

SHUBH  
nirvana  
~

blissful abode





# What Do You Expect From Your New home?

'OM' is more than a word; it is a cosmic vibration that helps us connect with the inner self. Your HOME at Shubh Nirvana encapsulates the essence of 'OM'. It is a space immersed in an abundance of tranquility that brings heartwarming harmony to your everyday existence.

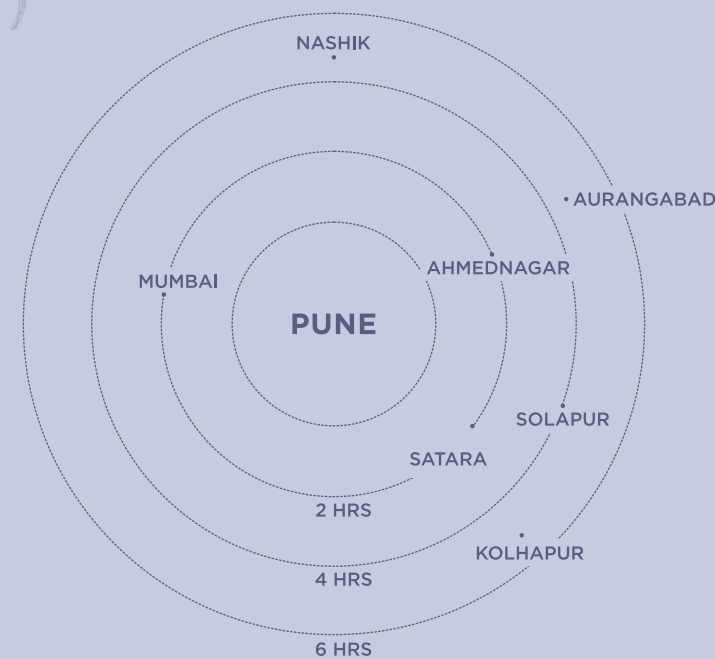




Well-connected to a

# World of Conveniences

Cherish life in a pristine, peaceful neighbourhood away from the city chaos. The cosmopolitan sophistication of Viman Nagar, together with proximity to everyday conveniences, makes **Shubh Nirvana** an incomparable address. Swanky malls, trendy clubs, plush restaurants and premium healthcare facilities are within your easy reach. The project also offers quick and easy access to the airport, IT parks and renowned schools/colleges.



## Connectivity







# Well-planned

## Community

The master plan of Shubh Nirvana has been designed to ensure ease of interaction among its residents. The orientation of the different spaces is thoughtfully aligned so as to optimize the distribution of natural light and air across the project premises.

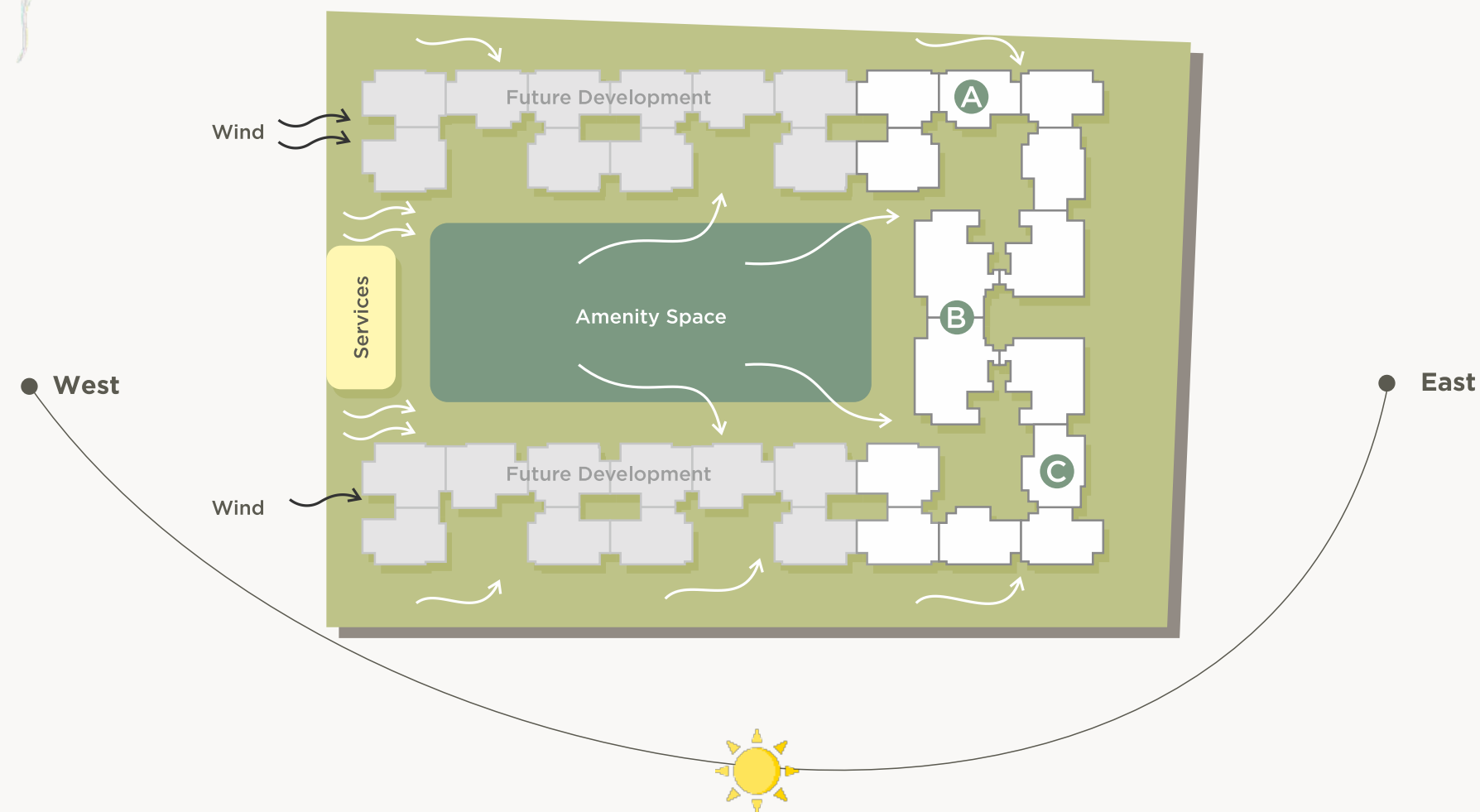


Image for reference purpose only



# Tranquility

That Inspires

Tucked away in solitude and blessed with abundant greenery, Shubh Nirvana offers you a charming outdoor ambience. The cool breeze, the rustling of leaves and the melodious chirping of birds all work up a harmonic medley of sights and sounds. Just step out of your cozy home and walk into the blissful cocoon of nature!





Image for reference purpose only



# Lap up the Luxury

For those who live life on their own terms, it's the exceptional that strikes a chord...Shubh Nirvana is replete with bold lifestyle amenities that make living out-of-the-box a real experience.

Image for reference purpose only



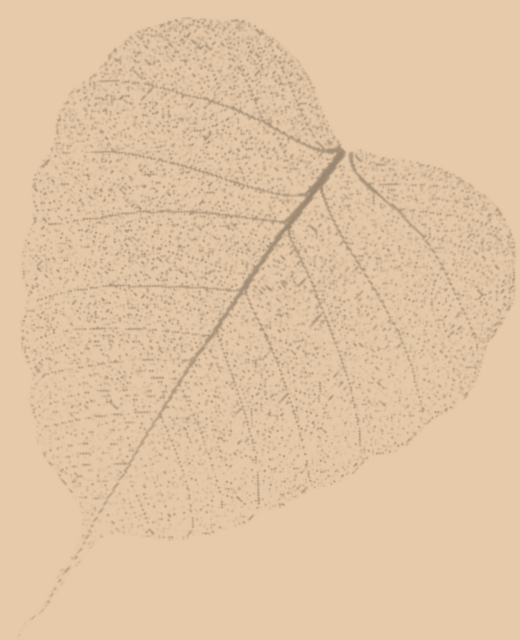


Image for reference purpose only

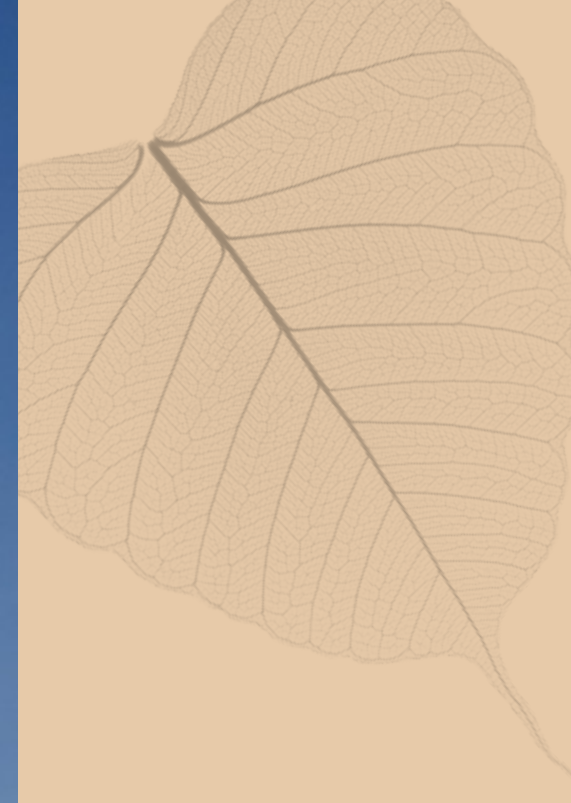






Image for reference purpose only

# Step into Your Private Paradise

It's a cocoon crafted to pamper you; a space created to fulfill your desires.

Reside in a splendidly spacious abode that vibes with luxury. Admire the refreshing greenery and tranquility all around. Live, relax, play and party within the secure environs of an elite gated community. Elevate your everyday existence to the next level.

Welcome to Shubh Nirvana!





# A Euphoric Experience

Shubh Nirvana brings you a euphoric living experience in upscale Viman Nagar. Distinctive design, superior craftsmanship, top-class amenities and excellent build quality make it an avant-garde living space.

Bask in the comfort of efficiently planned luxurious interiors; experience a buzzing lifestyle; and engage with a vibrant community that shares your dream of graceful living.





Stock Image

Stay

# Fit-'n'-Fine

Hit the Gym, work out, shape up and stay fit. There is more to our Gym than the usual treadmills; it is fitted out with the latest hi-tech equipment suitable for cardio and strength training and features an aerobics pod as well.



# Game On!

Indulge in the sport of your choice at our Multipurpose Play Court, which is a single venue suited for multiple games. Tennis, badminton, volleyball or basketball - play the game that matches your mood. Equipped with nets, padding and poles, our Futsal Court is designed to host intense soccer action.





Image for reference purpose only

**OUTDOOR AMENITIES**

- Jogging / Walking Track
- Cycling Track
- Nirvana Zone
- Club Nirvana
- Culinary Corner
- Party Lawn
- Performing Arena
- Toddler Park with Rubberized Flooring
- Open Air Gym
- Trampoline Zone
- Toddler Pool
- Swimming Pool
- Pool Side Deck
- Gazebo (Changing Room & Restroom below)
- Futsal Court with Pavilion Seating
- Temple
- Multipurpose Play court



A Spectrum of  
**Splendid Lifestyle**  
Amenities

Nirvana Zone



Club Nirvana



Party Lawn



Open Air Gym



Performing Arena



Temple



Toddler Park



Futsal Court



Pool Side Deck



## INDOOR AMENITIES

Day Care Centre

Guest Rooms

Hair & Beauty Studio

Cafeteria

Zumba and Aerobics Pod

Gymnasium

Yoga / Meditation Hall

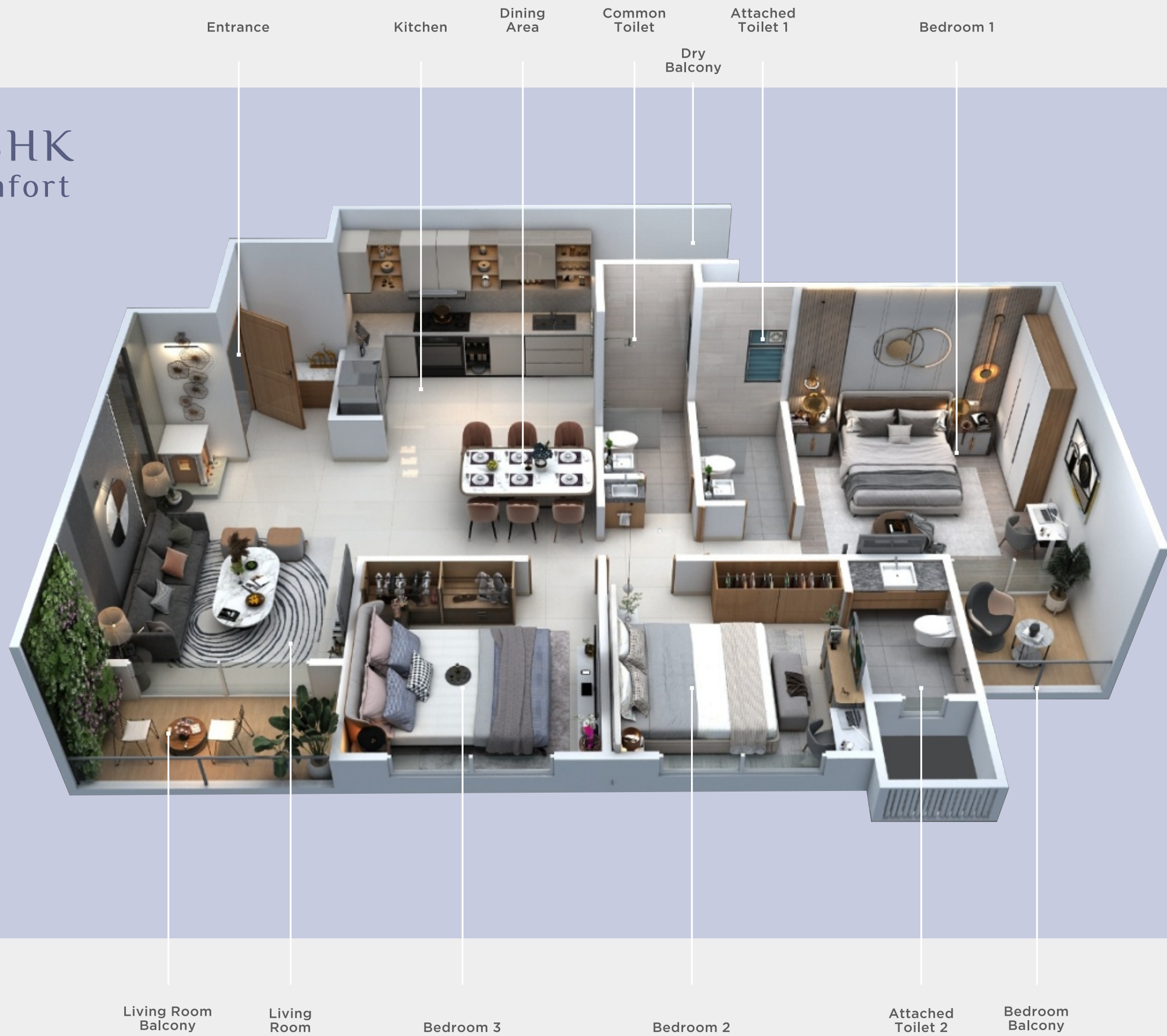
Coworking Space

Indoor Games Arena

Learning Center



3 BHK  
Comfort



Artist's Impression

3 BHK  
Luxury



Artist's Impression



Indulge in an

# Exuberant

Lifestyle



## STRUCTURE

- Earthquake resistant RCC framed structure
- AAC Blockwork in internal and external walls



## PLASTER

- Sand faced double coated external paster
- Gypsum finished internal plaster



## FLOORING

- 800 mm X 1600 mm vitrified tiles with matching skirting
- Anti skid tiles in bathrooms, balconies, terrace and dry balcony



## DOOR

- Laminated flush doors and frame for main door and bedrooms
- Granite frame in bathroom and balcony doors
- Mortise lock and handle for bedroom and bathroom doors
- Main door with biometric lock with access via key, password and fingerprint (Make - Yale/Godrej/Europa or equivalent)
- Video door phone



## WINDOW

- All windows with granite frame
- UPVC windows with mosquito net (partly fixed) from skirting upto lintel level
- Glass louveres in bathroom windows
- Stainless steel railing with toughened glass in balconies



## KITCHEN AND DRY BALCONY

- Glazed wall tiles upto lintel level
- L type black granite otta with two stainless steel sinks
- Electrical and plumbing provision for washing machine and dishwasher in dry balcony



## BATHROOMS

- Concealed internal slung plumbing
- Glazed wall tiles upto lintel level
- Hot and cold water diverter in shower area
- Concealed flush tanks
- Premium C.P. fittings (Make - Grohe/Jaquar or equivalent)
- Premuim Sanitary fittings (Make - American Standard/Toto or equivalent)
- Acrylic false ceiling
- Exhaust fans
- Electrical and plumbing provision for boilers
- Water supply provision from solar water heater in bedroom 1 washroom
- Glass partition in bathrooms attached with bedrooms
- Half glass partition in common bathroom



## PAINT

- Internal walls - Acrylic emulsion paint (Make - Asian/Berger or equivalent)
- External walls - Weather shield acrylic paint (Make - Asian/Berger or equivalent)



## ELECTRICAL AND CABLING

- Provision for inverter
- Concealed copper wiring (Make -Polycab/Finolex or equivalent)
- Modular switch and sockets (Make - Legrand/Schneider or equivalent)
- Adequate electrical points with circuit breakers
- AC points in living, dining and all bedrooms
- Electrical points for boilers in all washrooms
- Electrical point for internet router



## ELEVATORS

- Automatic full S.S. elevators with 24 hour power backup (Make Kone/Otis/Schindler/thyssenkrupp or equivalent)
- 1 stretcher lift in each tower



## MISCELLANEOUS

- Designer wash basin in common passage
- Stainless steel railing with toughened glass in balconies
- 24 hours DG Backup in entire flat (except power sockets)



## COMMON AREAS

- Provision for EV Charging Point in every parking
- 3 Tier security with access control for lobbies
- CCTV surveillance in common areas
- Rain water harvesting
- STP as per statutory norms
- Water softener plant





LOCATION

Pune Airport	0.4 Km
Kalyani Nagar	3.5 Km
Vishrantwadi	4.5 Km
Kharadi	6.9 Km
Pune Railway Station	7.9 Km



EDUCATION

Symbiosis College	0.1 Km
The Bishop's Co-Ed School	3.4 Km
VIBGYOR High School	5.1 Km



HOSPITALS

Apollo Clinic	1.9 Km
Sahyadri Super Specialty Hospital	4.3 Km
Columbia Asia Hospital	7.4 Km
Ruby Hall	7.7 Km



IT COMPANIES

Business Bay	4.5 Km
Panchasheel Tech Park	4.5 Km
Kumar Urban	4.7 Km
Commerzone	5 Km
World Trade City	7.3 Km
Eon IT Park	7.6 Km



SHOPPING MALLS

Phoenix Marketcity	2.8 Km
Creaticity Mall	3.6 Km
Dmart	3.8 Km





# Completed Projects




**GLOBAL BUSINESS HUB**  
CENTRAL TO YOUR BUSINESS  
KHARADI  
**Opposite EON IT Park, Kharadi**  
Retail, Restaurants & Offices



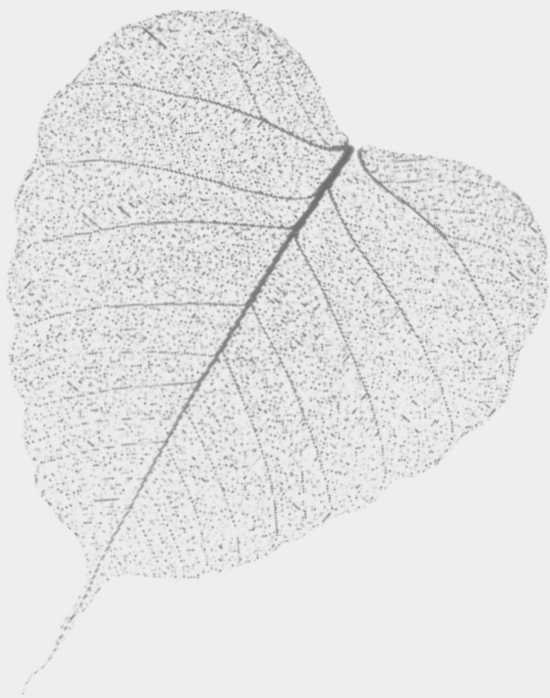
**MIO PALAZZO**  
2BHK UBER COOL APARTMENTS  
KHARADI  
**Near EON IT Park, Kharadi**  
Retail, 2.5 & 3 BHK Apartments



**Augusta**  
2 BHK APARTMENTS -  
Majestic lifestyle @ KHARADI  
**Near EON IT Park, Kharadi**  
Retail & 2 BHK Apartments



**MERIDIAN**  
RESIDENTIAL & RETAIL  
KHARADI  
**Near EON IT Park, Kharadi**  
Retail & 2 BHK Apartments

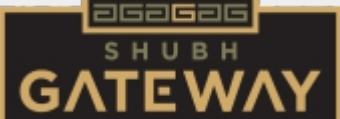


# Ongoing Projects



**SHUBH SHAGUN**  
**Opposite Bollywood E-Square Theater, Kharadi**  
Retail & 2 BHK Apartments



**SHUBH GATEWAY**  
**Airport Road, Viman Nagar**  
Retail, 2, 3 & 4 BHK Apartments



# Credentials

**Design Architect**  
Imran Shaikh, Cubix Architects

**Landscaping**  
Mahesh Chinchalkar, Redbracket

**RCC Designer**  
Strudcom

**Liasoning Architect**  
Sandeep Hardikar & Associates

**Legal advisor**  
Adv. Kiran Kothadia

**MEP Consultant**  
Siddhivinayak MEP Consultants

**Project Management**  
Planedge Consultants Pvt. Ltd.





## ADDRESS

Office No. 09, Ground Floor, 10 BIZPARK, Next to Symbiosis International  
Law College,Vimannagar, Pune – 411014 Maharashtra

## GET IN TOUCH

Mail: [jairampr1963@gmail.com](mailto:jairampr1963@gmail.com)  
Telephone: 97646 00052

Website: [www.obrown.in](http://www.obrown.in)



MahaRERA Registration No.: P52100031263  
<http://maharera.mahaonline.gov.in>

This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and stock images for illustrative purpose and no warranty is expressly or impliedly given that completed development will comply in any degree with such artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.

The subject project identified as "VNSVL Shubh Nirvana Phase 1" having buildings A, B & C with MAHARERA Registration No. P52100031263; details of which are available on the MAHARERA website <https://maharera.mahaonline.gov.in>. The subject project is registered for the identified and defined part of a larger project having multiple buildings as shown in the entire display of the larger project. The entire larger project having multiple buildings shown as future development are not part of the subject registered project. The subject project under this correspondence only includes apartments/shops that are registered with MahaRERA authority. These apartments/shops under MahaRERA registered project are only offered for advertisement and sale under this correspondence and no other part/s from larger project buildings are offered for advertisement and sale. The other upper vertical and horizontal attached and continuous part/s of larger proposed project building/s will be registered as separate projects and those vertical and horizontal sections of building/s are not part and parcel of the subject project for which this advertisement and correspondence is issued. This clarification is issued as per provisions mentioned in Real Estate (Regulation and Development) Act, 2016, to avoid any kind of loss or damage to any person and to disclose true and correct information about registered projects. The registered projects shall be developed and completed in accordance with the sanctioned plans, layout plan and specifications approved by the Competent Authorities. For any queries or for better understanding you are requested to contact the Promoter's address with prior appointment and intimation. \*T&C Apply