



Sargam

in tune with nature

2, 2.5 & 3 BHK Apartments



700

ACRES OF DREAMS, VISION AND SUCCESS.



Transformation doesn't stop with a single achievement and with Nanded City, the change just got maximized. 235 families nurtured this dream and resolved to turn it into reality. Imagination was unleashed, action was initiated, and thus this epic was born.

The change on a much higher magnitude, and a much greater scale in the form of 700 acre mega township, with Magarpatta City advantages - Only Maximized.

Enjoy the benefits of Maximum Lifestyle, Maximum Eco Friendliness, Maximum Thought, Maximum Opportunity, and above all Maximum Nature.

Here, life is at its maximum best... always!

Sa

Taken from
Shadaj.
Sound of a
Peacock.
Meaning:
Ocean.
Colour:
Green.

Re

Taken from
Rishabh.
Sound of a
Skylark.
Meaning:
Undefeatable.
Colour:
Red.

Ga

Taken from
Gandhar.
Sound of a
Goat.
Meaning:
Sky.
Colour:
Golden.

Ma

Taken from
Madhyam.
Sound of a
Crane.
Meaning:
Middle.
Colour:
White.

Pa

Taken from
Pancham.
Sound of a
Cuckoo.
Meaning:
Fifth.
Colour:
Blue.

Dha

Taken from
Dhaivat.
Sound of a
Snake.
Meaning:
Earth.
Colour:
Yellow.

Ni

Taken from
Nishad.
Sound of an
Elephant.
Meaning:
Hunter.
Colour:
Multi-coloured.

Sargam

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2, 2.5 & 3 BHK Apartments
31 Storied 7 Towers

Captivating Melodious Tune

Inspired by traditional Indian music, here's presenting Sargam, seven 31-storey towers represented by 'seven swaras' each. Radiating the moods of different 'swaras', the apartments are a class apart not just in terms of size but also stature. The harmony of the swaras can be seen in the planning & designing aspect of the neighbourhood also with it sharing its boundaries with both Nanded City Public School and the proposed Symphony IT Park.

Strategically located well apart from each other, these towers provide both river-side and internal road-side views to all its 2, 2.5 & 3 BHK apartments. The distance between them also gives a sense of openness and provides uninterrupted traffic movement, keeping the privacy intact.

Sargam, as the name suggests, is quite different from all the other clusters as it provides a fusion of modern architecture with traditional planning. Really, a harmonious composition of rhythmic tunes.



View of the neighbourhood Sargam from River side

Schematic representation. Subject to change.



View of the Podium-level amenities

Schematic representation. Subject to change.

Highlights



1:1

12.6 acres of construction area & 12.1 acres of open space bring the Construction Area to Open Space Ratio to 1:1



Podium level garden with landscaped areas for common interactive space



Building lobbies and podium level garden connected to each other through a bridge at the first floor level (in select buildings only)



4 elevators, a dedicated stretcher / fire lift for each tower



Aesthetically designed grand entrance lobby in each building at podium level



3-tier parking to provide ample dedicated parking space to each apartment



Grand clubhouse with open spaces for community gathering & social interaction



2, 2.5 & 3 BHK Apartments
31 Storied 7 Towers



Night view of Sargam accompanying the lawn and club house

Schematic representation. Subject to change.

Amenities at Nanded City



- **Garden City:** Eco-Park and riverside Public Parks
- **Shopping:** Convenient shopping & other essential services
- **Internal Roads:** Broad asphalted roads with landscaped footpaths on either sides
- **Jogging/Cycle Tracks:** Extensive network of jogging & cycling tracks throughout Nanded City
- **Security:** Round-the-clock Centralized Security System
- **Garbage Disposal:** Eco-Friendly sustainable garbage disposal system
- Solar Water Heating System
- Water Treatment and Distribution System
- Sewage Treatment and Distribution System
- **Property Management:** Maintenance and upkeep will be looked after by the Promoters or their Assignees
- **Education:** Education Facilities from primary school to higher education with large Playgrounds
- **Broadband Connectivity:** The city is Broadband enabled with suitable Service Provider
- **Satellite T.V.:** Satellite T.V. services are provided by suitable Service Provider
- Internal Street-lights
- D.G. Back-up for Lifts and common areas.
- Children's Play areas
- General External maintenance of Buildings

Aerial view of the club house



Specifications



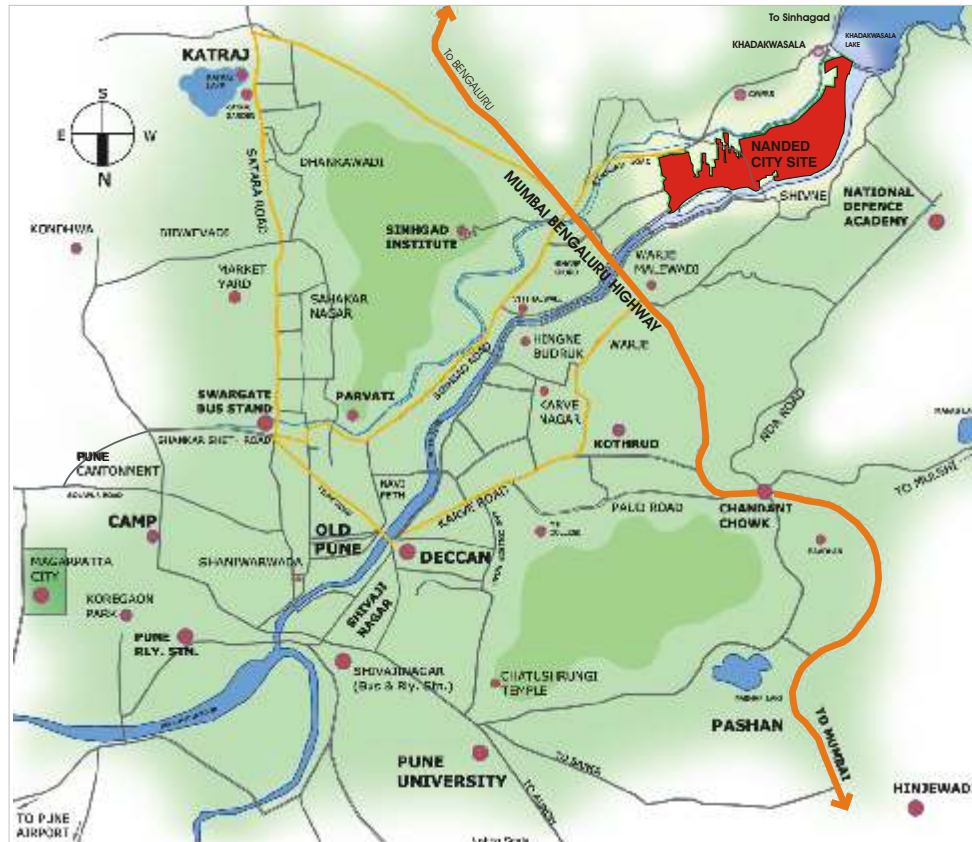
Structure	: RCC framed structure
Doors	: Specially designed doors with laminated door shutters and good quality door fittings
Windows	: Powder coated aluminum sliding windows with M.S. security grill & mosquito net
Electrical	: Concealed copper wiring with modular switches
Satellite TV/ Tel. Network	: Provision of TV / Telephone point in living room & all bedrooms
Flooring	: Vitrified tiles
Kitchen Platform	: Granite top platform with stainless steel sink with glazed tile dado up to ceiling. Provision for water purifier.
Toilet	: Flooring - Matt Finish tiles Dado - Glazed tiles dado up to door top
Plumbing	: Concealed plumbing
Sanitary ware	: Standard sanitary ware with Brass Chromium plated fittings
Painting	: External – Superior quality texture paint : Internal – Oil bond distemper in pleasing shades : Grills – Enamel paint
Lifts	: Lifts with backup One stretcher cum fire lift provided
Solar Water Heating	: Hot water connection from overhead solar water heating system for master bedroom's toilet shower only
Parking	: A car parking space/s subject to arrangement to be done by all purchasers among themselves for the sake of orderly use and avoidance of disputes to be confirmed by the purchasers from the ultimate body
Terrace Railing	: Glass railing with S.S. handrail

Sargam - Aerial View



Location Map

of Nanded City, Sinhagad Road, Pune



Easy Connectivity : Mumbai-Bengaluru Expressway: 2.10 km | Airport: 18 km approx.
Swargate: 8 km | Deccan: 7 km



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CREDAI
PUNE METRO

Note: A. The Technical data is purely conceptual and not a legal document. Nanded City Development And Construction Co. Ltd. reserves the right to add, alter or delete any specifications / amenities mentioned herein B. The colors, designs, sizes, makes etc of the various materials used in the Sample flats are indicative only and subject to change at the discretion of the Promoters at the time of actual execution of work. IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first here in above mentioned.