

Mornings' melody of mystique mantras.




**Mangal Bhairav**  
in tune with nature  
1 BHK Apartments



Type A  
1 BHK  
Apartments  
11 Storied  
20 Towers

# INSPIRING MORNING CALM



Type B  
1 BHK  
Apartments  
11 Storied  
18 Towers

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!

Natures has always been an inspiration for Music, from morning to evening, dawn to dusk. Mixing this blissful symphony into your life to give you eternal peace, serenity and calm comes Mangal Bhairav.

38 scaling 11 storied towers of 1 BHK apartments, Mangal Bhairav depicts the optimistic mornings, while exhibiting the sunrise phase of life, giving both a head start and warmth of hope, freshness and rejuvenation for the day ahead .

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# 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
- Bus Terminus
- Club House
- 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
- Sports: Swimming Pool, Tennis Academy Gymnasium and other Sports Activities
- Recreation: Corporate Club with conferencing facilities
- Health Facilities: Well equipped hospital for medical aid round-the-clock
- Broadband Connectivity: The city is Broadband enabled with suitable Service Providers
- Satellite T.V.: Satellite T.V. services are provided by suitable Service Providers
- Roads
- Internal Street-lights
- Gardens – Internal and External
- D.G. Back-up for Lifts and common areas.
- Jogging/Cycle Tracks
- Security
- Garbage Disposal
- Property Management
- Solar Water Heating System
- Children's Play areas

Pune's first and only state-of-the-art 'Fire Engine with Turn Table Ladder' available at Nanded City, Sinhagad Road

## SPECIFICATIONS

- Structure : RCC framed structure
- Doors : Specially designed doors with flush door shutters and good quality door fittings. Standard design for Safety Door to the main door.
- 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 the 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 – Anti skid 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 Acrylic paint  
: Internal – Oil bond Distemper in pleasing shades  
: Doors, Windows, grills, etc. – Enamel paint
- Lifts : Lifts with Backup  
: Stretcher Lift only for 22 Storied building
- Solar Water Heating : Hot water connection from overhead solar water heating system for 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



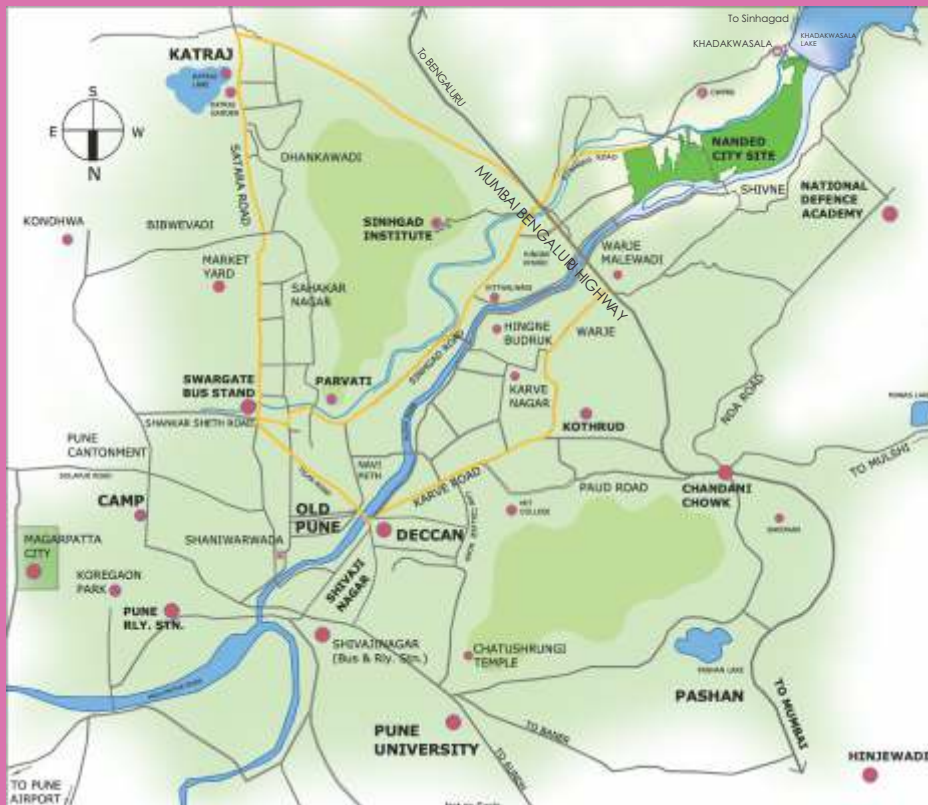


# LAYOUT PLAN

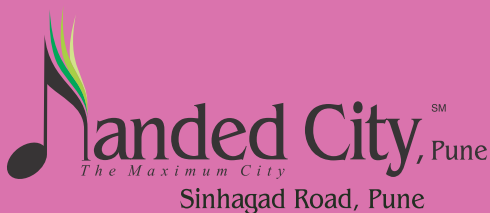


# LOCATION MAP

## OF NANDED CITY, SINHAGAD ROAD, PUNE



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



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URL: [www.nandedcitypune.com](http://www.nandedcitypune.com) |  
An ISO 9001:2008, ISO 14001:2004,  
OHSAS 18001:2007 certified company.



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.