



- A PROJECT BY -

VISHAL CHUGERA
PROPERTIES

BOOK YOUR PLOTS IN NIVAAN NIRVANA

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NIVAAN
NIRVANA

EXCLUSIVE PLOTS

NEAR UPCOMING PROPOSED INTERNATIONAL AIRPORT

Collector N.A. Plots - Saswad (Purandar) Pune

FROM THE MAKERS OF NIVAAN MEADOWS



AFTER THE GRAND SUCCESS OF NIVAAN MEADOWS
NOW LAUNCHING
NIVAAN NIRVANA

WELCOME TO NIVAAN NIRVANA



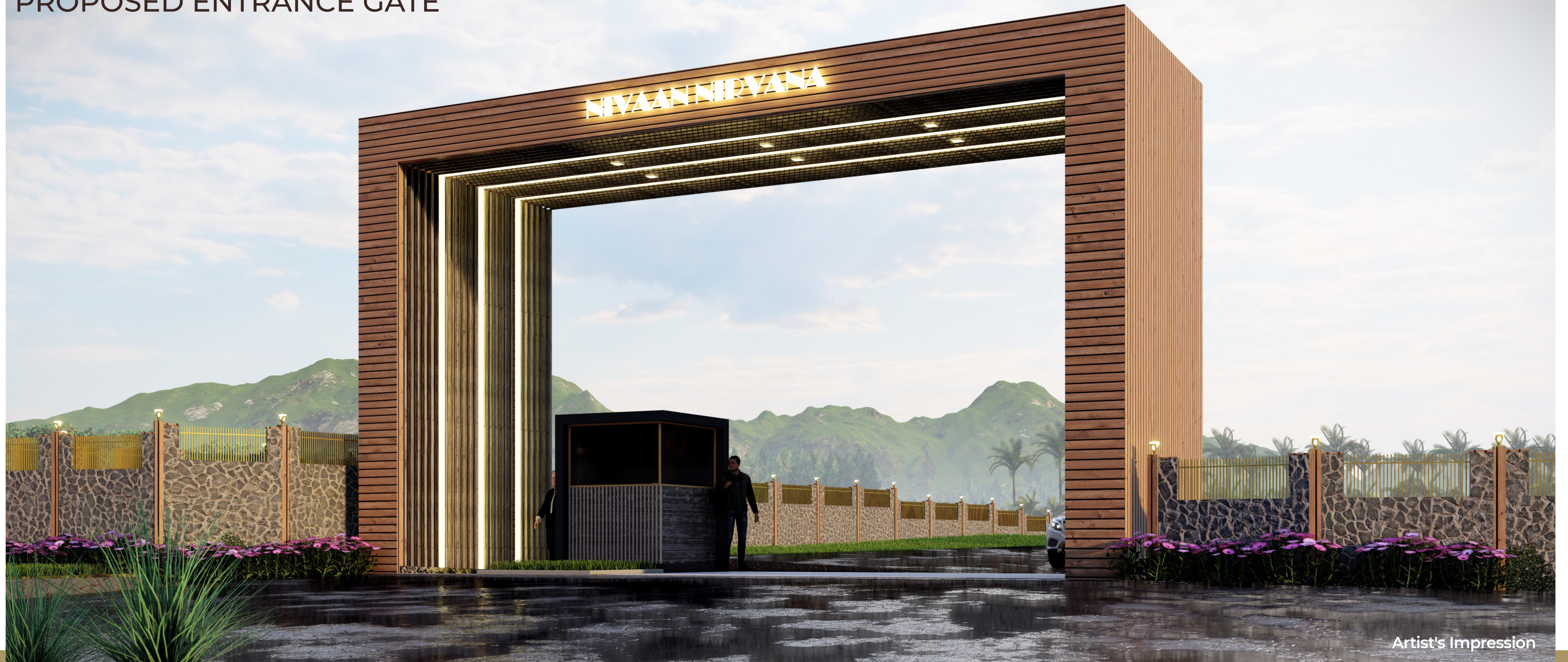
Welcome to Nivaan Nirvana - Sanctioned NA Plots in Saswad, Pune that has been conceived & designed with the purpose of creating a cozy living habitat.

Within its premises, Nivaan Nirvana will have a well equipped modern Clubhouse, Gymnasium, Senior Citizen Park, Jogging Track and gazebo in addition to residential plots. The plots would have many open green spaces comprising of landscaped Garden, water bodies and Kid's play areas.

Investment prospects in near upcoming Pune International Airport area, the impact will first be seen in the commercial segment - with new 5 star hotels and commercial projects. The International Airport will change the whole scenario of Saswad.

Adjoining localities near the airport like Saswad will witness a major uptick in housing demand, as per the predictions of Realty industry experts.

PROPOSED ENTRANCE GATE



Artist's Impression

THE REAL PLACE WHERE YOU CAN FIND EVERYTHING

PROPOSED SWIMMING POOL



Artistic Impression

PROPOSED CLUBHOUSE



Artistic impression

PROPOSED SHOPPING MALL



Artistic Impression

AMENITIES



CHILDREN'S PLAY PARK



YOGA PLACE



GYM



SENIOR CITIZEN'S PARK



HERB GARDEN

NIVAAN NIRVANA IS HAVING NOTHING TO COMPLAIN ABOUT!

SPECIFICATIONS



Paved footpath



Street lights



24X7 Security



Water & electricity



Lawns
Open Area



Concrete
internal roads



Lush landscaped
area

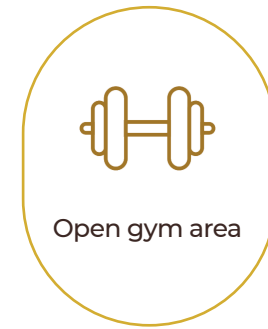


Wet & Dry
Garbage Disposal



Secured gated
community

AMENITIES



Open gym area



Community
gathering
space



Club House



Swimming pool



Yoga place



Senior citizen
park



Children
play area



Green pavilion with
society room

A high-angle, top-down photograph of a woman floating on her back in a swimming pool. She is wearing a large, white, wide-brimmed straw sun hat with a black ribbon and a black one-piece swimsuit. Her arms are extended outwards, and her legs are also extended, creating a symmetrical shape. The water is a vibrant blue with ripples and reflections. The pool's edge, with light blue square tiles, is visible at the bottom of the frame. In the upper right corner, there is white text.

**YOUR OWN
REFRESHING RETREAT**
In the NA Plots at Sasawd

SECURE

Right from the beginning, your security is our top priority. With all the land approvals and certifications in hand, you need not ever worry about your plot being trespassed or seized by any local property sharks. In addition to this, a stub compound wall to demarcate each plot, name signages, concrete internal roads and LED street lights will ensure you have a sound life at Nivaan Nirvana.

Needless to say, your gated community will be equipped with Security Guards and CCTV monitoring at the main gate.



ABOUT SASWAD

Saswad is situated on the banks of the Karha River. Saswad is just about 31 kms from Pune Station. Saswad is a place with a long history. It is situated on the ancient trade route connecting the coastal Konkan ports to the Deccan interiors. Being on a trade route made it a center for Buddhist monasteries. During the 18th century, Saswad was the seat of the Purandare family, hereditary knights of the Peshwa. In the 20th century, socialist leader Marathi writer and filmmaker Aacharya Atre was born here. He was one of the leaders of the Samyukta Maharashtra Movement.



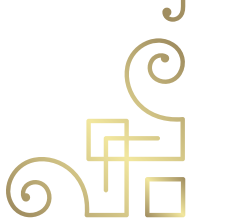
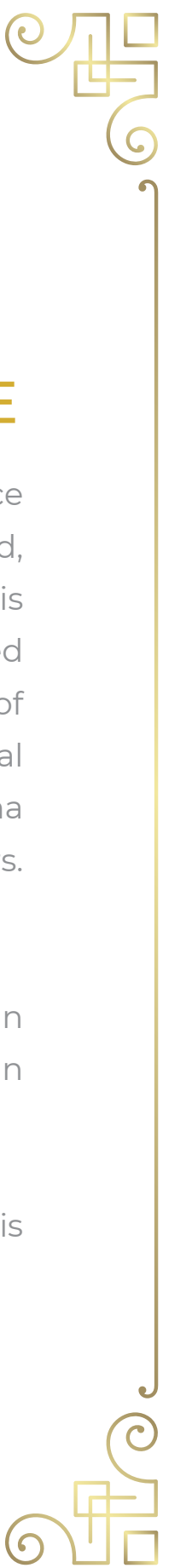


IDEAL INVESTMENT CHOICE

Nivaan Nirvana is a smart investment decision since you're parking your money on a pure plot of land, the best form of investment. Investments of this form are a top choice for wealth creators, provided there is a clear record of past legalities, the rate of appreciation over the years and the future potential of the location. As you will discover, Nivaan Nirvana scores very high on each of these parameters, making it a promising option.

What's better? While your asset grows steadily in value you can come over to enjoy its offerings as an escape from your daily life.

The investment grows gradually. Happiness is delivered instantly.

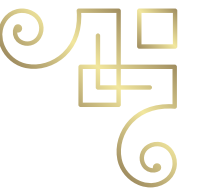




NEAR UPCOMING INTERNATIOANL AIRPORT

The upcoming Pune International Airport is expected to be constructed right here at Saswad, can you imagine the opportunities bring.

Ready, state-of-the-art plots for sale, build your home the way you want





- A PROJECT BY -

VISHAL CHUGERA
— PROPERTIES LTD. —

“FREEHOLD, CLEAR TITLE COLLECTOR NA PLOTS”

20 ACRES PROJECT IN SASWAD

PLOT SIZE STARTING FROM 1000 TO 3500 sqft

MAHA RERA CERTIFIED

INDIVIDUAL 7/12 EXTRACT

FSI 1.43

NOC FROM AIRPORT AUTHORITY

BUNGALOW PLINTH SANCTIONED

BANK LOAN FACILITY AVAILABLE
FROM LEADING BANKS



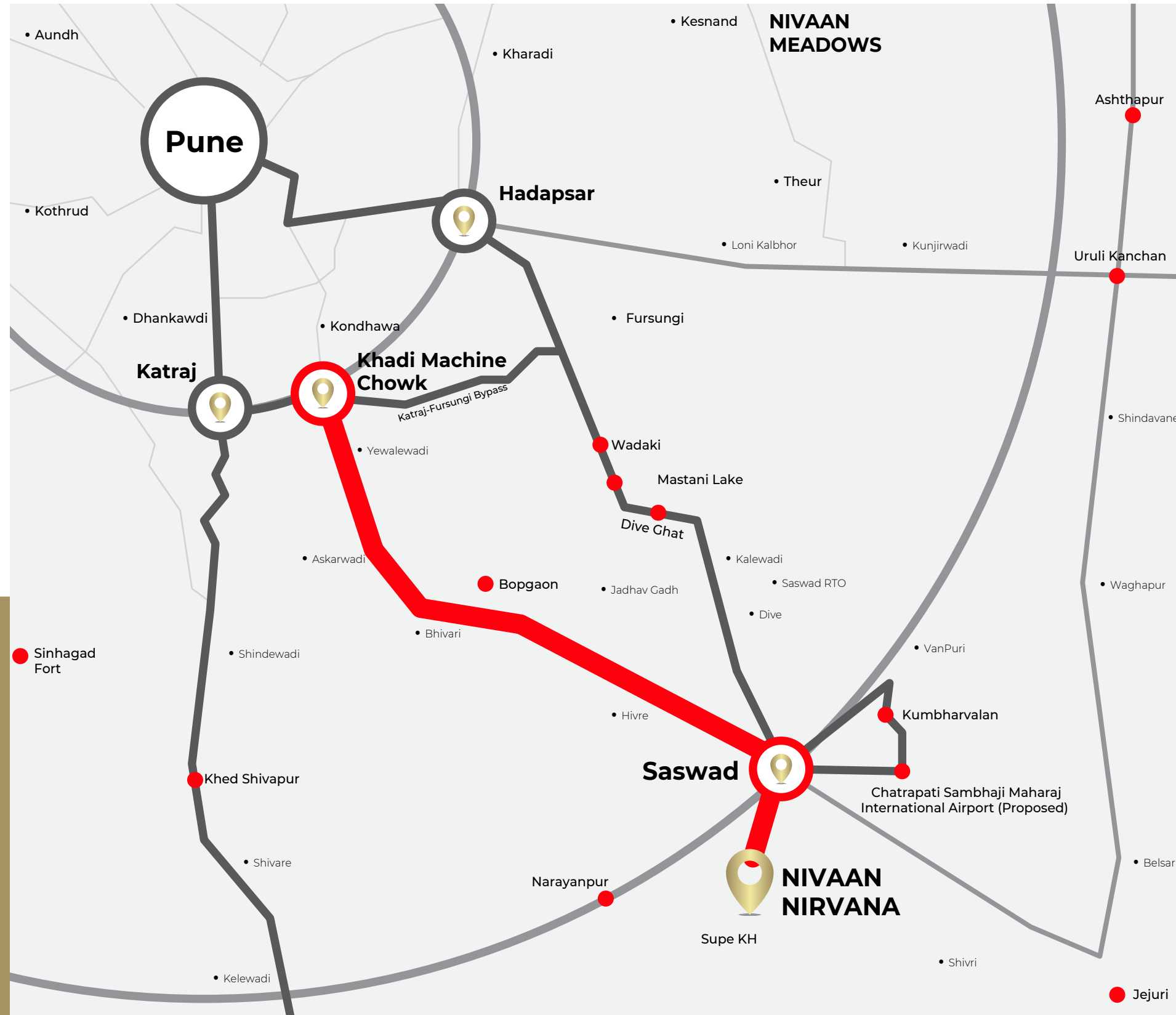


**YOUR OWN
WARM NEST**

at

NIVAAN NIWARA
(saswad)

LOCATION MAP



KEY- DESTINATION





Artistic Impression



Artistic Impression



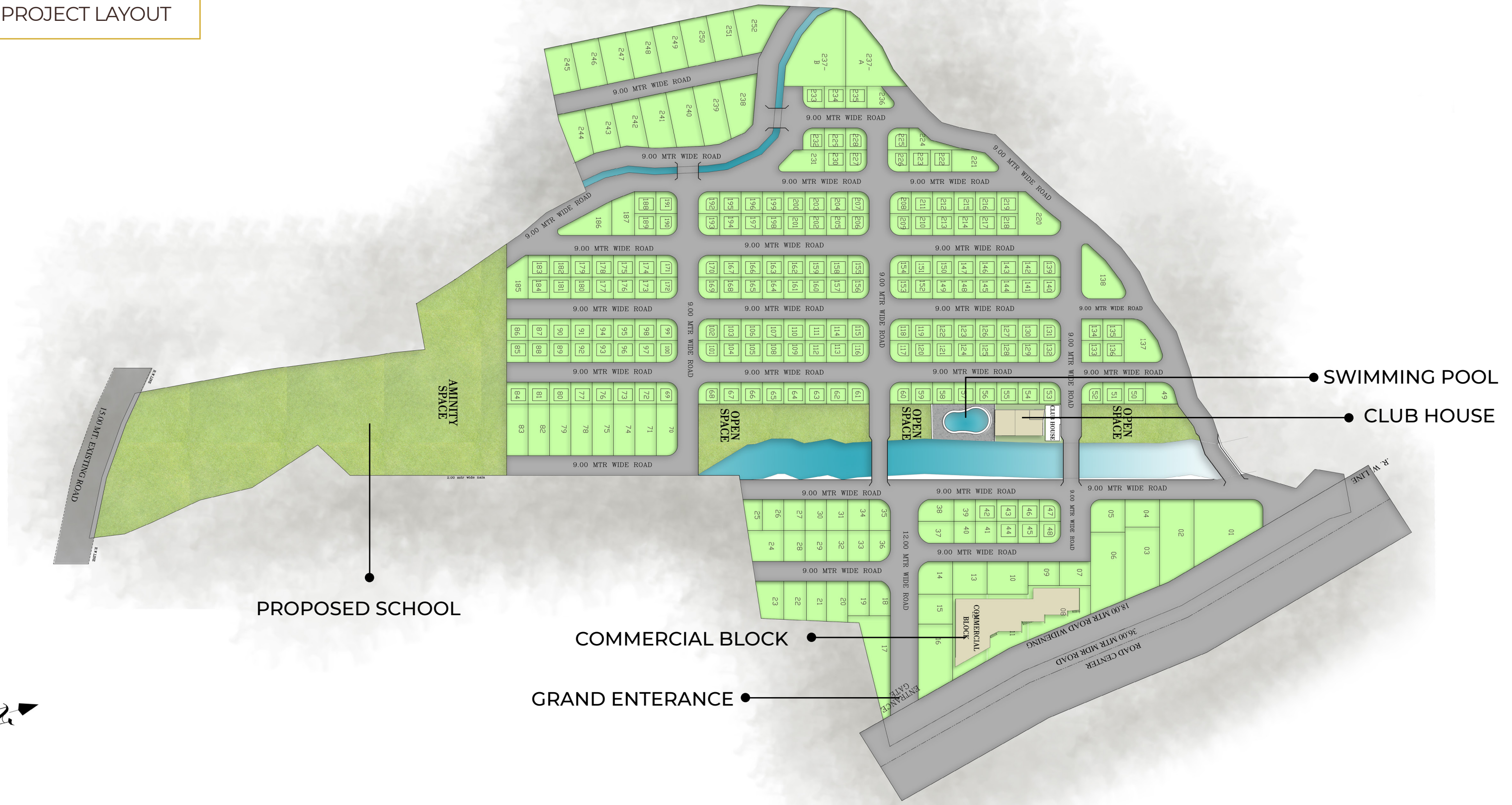
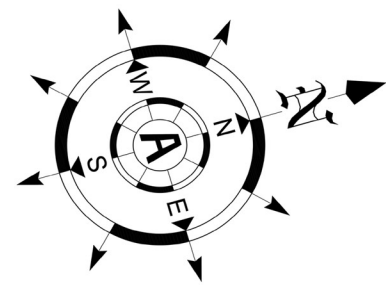
Artistic Impression



**Find Your
—Piece—
Peace
Of NA Land**



NIVAAN NIRVANA PROJECT LAYOUT



PROPOSED SCHOOL

COMMERCIAL BLOCK

GRAND ENTERANCE

SWIMMING POOL

CLUB HOUSE



- A PROJECT BY -

VISHAL CHUGERA PROPERTIES

Relationships of trust and confidence built over the span of two and a half decades have successfully crafted Vishal Chugera Properties into a preferred and loved advisory in Real Estate Acquisitions. Mr. Vishal Chugera has given the company a vision to achieve high standards of success by extending uncompromising commitment to his customers. The philosophy of the Vishal Chugera Group of companies is to constantly maintain foresight to help customers make profitable investments. In light of this belief, MR. Vishal Chugera has ventured into developing a new residential plotting project, Nivaan Nirvana, at the promising location of Saswad, with a promise of clear titles, appreciation potential, and a great location to build one's dream home

ON GOING PROJECTS



Nivaan Meadows
Kesnand



Nivaan Legacy
Bakori



Nivaan Elegance
Mahabaleshwar



Nivaan Skylark
Pune



Nivaan Suraksha Enclave
Bakori-Wagholi