

सुखं गणं  
प्रसन्नं



NIVAAN   
**SPARSH**  
*Theur*

Experience the divine touch

Let  
*divinity*  
surround  
you forever

Om Ganeshaya Namaha!  
The plots for bungalow are at  
convenient distance from the  
charming Ganpati temple. Let  
Ganesh bless You and Your  
Home now!

*From the makers of  
Nivaan Meadows*



**VISHAL CHUGERA**  
PROPERTIES  
India Pvt. Ltd.

BLESSED  
PREMIUM  
BUNGALOW  
PLOTS FOR  
YOU AT  
THEIR



\*Image for representation purpose only.



Which is the best *investment* plan for your future

### Car or NA Bungalow Plot?

|               | CAR          | N A Bungalow Plot |
|---------------|--------------|-------------------|
| Cost          | Rs. 24 Lacs  | Rs. 24 Lacs       |
| 3 Years later | Rs. 14 Lacs  | Rs. 80 Lacs       |
| Value         | Depreciation | Appreciation      |

A proper investment is the one where your future is safe. Nothing beats the worthy N A Bungalow plots of Nivaan Sparsh



## WHY CHOOSE NIVAAN SPARSH THEUR

Nivaan Sparsh Theur is distinct for various reasons. Let us go through a few highlights

- 9 acers bungalow plotting project
- Great choice of bungalow plots
- Accessibility to the Theur Ganpati temple
- Super accessibility to city center of Pune
- Abundant greenery
- Choicest luxurious amenities
- Spacious plots for the dreamers like you

The list does not end here. You can find a plethora of features at Nivaan Sparsh. After all, the bungalow plotting is designed keeping in mind the prosperity that Lord Ganesha promises to His devotees.







Grab that New  
*opportunity*

to own and design  
bespoke bungalows.

Isn't it everyone's dream to build their dream home from the scratch? If yours is also to be building just the way you want, the Nivaan Sparsh bungalow plots are optimal. Now, you too can have your dream home custom-designed to suit your ideas.



\* Images are for representation purpose only.





**WELL EQUIPPED GYM**



**PARTY LAWN**



**DESIGNER GARDEN**



**SENIOR CITIZEN SIT-OUTS**



**KID'S PLAY AREA**



**SWIMMING POOL**



**GAZEBO**



**LIGHT AND WATER CONNECTION**



**YOGA SPACE**



**INDOOR GAMES**



**HERBAL PLANTATION**



**24 x 7 SECURITY**

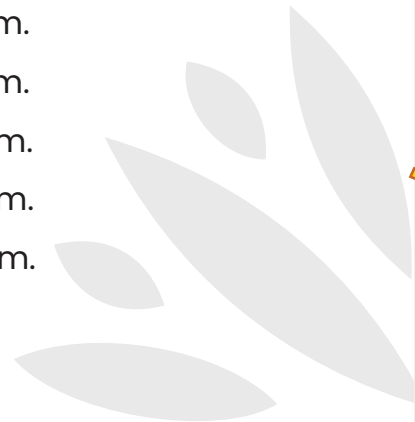
\* Images are for representation purpose only.



Stay  
*connected*  
to the major areas  
in and around Pune.

We know how much you love to be in touch with your friends and family across Pune. Living here at Nivaan Sparsh, you are never too far from them.

- PUNE..... 48 Km.
- WAGOLI..... 12 Km.
- HADAPSAR..... 19 Km.
- MANJRI..... 8 Km.
- SOLAPUR HIGHWAY..... 20 Km.
- PHURSUNGI..... 14 Km.
- MAGARPATTA..... 20 Km.





# Trusted brand to invest in

Vishal Chugera Group has become synonymous with reliability and has emerged as a brand that develops world-class projects with potential to offer great results in the future.

Mr. Vishal Chugera has been striving to offer exemplary service to the customers without compromising on quality consistently. This, he ensures while adhering to strict business ethics and by complementing each plotting project with one exquisite feature after the other. Among their successfully completed and sold out projects is the plotted township of Nivaan Meadows at Kesnand-Wagholi, Pune.



**Nivaan Legacy** (Wagholi, Bakori)



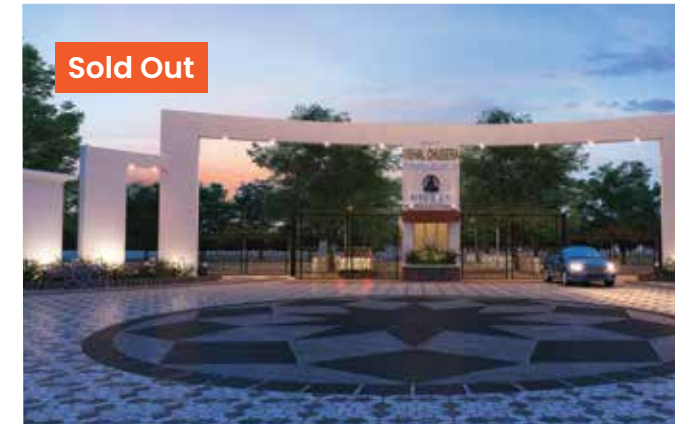
**Nivaan Elegance** (Panchgani- Mahabaleshwar)



**Nivaan Hills** (Mahabaleshwar)



**Nivaan Suraksha Enclave** (Wagholi, Bakori)



**Nivaan Meadows** (Kesanand Wagholi)



**Nivaan Suraksha Enclave** (Bakori Wagholi)



**Doon International School** (Mahabaleshwar)



**M S Dhoni Cricket Academy** (Mahabaleshwar)



**Nivaan Nirvana** (Saswad, Pune)



A PROJECT BY



**VISHAL CHUGERA  
PROPERTIES**  
————— India Pvt. Ltd. —————

BOOK YOUR PLOTS IN NIVAAN SPARSH

**+91 00000 00000**

---

OFFICE ADDRESS

Sr.No.: 66/2A/2B/1 Opp. Parmar Hall, Near Kedari Petrol Pump, Wanawadi, Pune - 411040

PROJECT ADDRESS

[www.vishalchugeraproperties.com](http://www.vishalchugeraproperties.com)



MAHARERA REG. No.  
Available on : <http://maharera.mahaonline.gov.in>

Disclaimer: This brochure is not a legal offering. The developers reserve the right to alter the brochure at their discretion.  
The rendered images displayed are for representational purposes only.