

PRATIKSHA
HEIGHTS

new height of luxurious living

A Project By



SHARAD GANDHI

Builders & Developers

Cell : +91 9373 104 857

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"PRATIKSHA HEIGHTS", is a beautiful six-storeyed apartment scheme at the prime location of Zingabai Takli. It contains three 2 BHK and one 3 BHK premium flat on every floor with modern amenities. The unique design of the building in terms of space, amenities, and location makes it special from others. We provide you with not only a home but a place where you feel special every moment.

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SALIENT FEATURES

- Earthquake resistant RCC frame structure
- Peaceful surrounding
- Premises secured with C.C.T.V. cameras
- Modular kitchen with stainless steel sink
- POP in all rooms
- 2 Lifts facility available
- Maximum usable floor area
- Vitrified tiles flooring in entire flat
- Excellent ventilation for natural light & air
- Conceal electrical copper wiring in entire flat
- Round clock water supply



TYPICAL 1ST TO 5TH FLOOR PLAN

2 & 3 BHK LUXURIOUS FLATS

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SIXTH FLOOR PLAN



INDIVIDUAL FLOOR PLAN

2 BHK FLAT



Flat No.
101 - 601 / 102 - 602 / 103 - 603 / 604

ISOMETRIC VIEW



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Furniture image used are for representation purpose only.

INDIVIDUAL FLOOR PLAN

3 BHK FLAT



Flat No.
104 / 204 / 304 / 404 / 504

ISOMETRIC VIEW



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SPECIFICATION

- BUILDING STRUCTURE**
 Earthquake resistant R.C.C. frame structure.
- WALLS**
 External walls 150 mm thick.
 Internal walls 115 mm thick brick masonry.
- PLASTER**
 All internal walls to be plastered with 12mm fanti plaster.
 External walls with 20mm sand face plaster.
- DOORS**
 Teakwood frame with decorative laminated main door.
 Rest of the doors shall be flush doors with R.C.C. door frames.
 Flush doors in bathroom.
- WINDOWS**
 Powder coated aluminium windows with tinted glass & MS safety grills.
- FLOORING**
 Complete vitrified tile flooring of 2' X 2' or 2' X 4' size.
 Designer ceramic tiles in bath & toilet up to lintel level and antiskid tiles in flooring.
 Balconies to have non skid ceramic tiles/ Kota tiles.
 Staircase & common lobby area with Kota Stone / antiskid vitrified tiles.
 Granite lift door framing.
 Attractive entrance
- FALSE CEILING**
 Designer false ceiling in drawing hall & all bed rooms.
- KITCHEN**
 Modular kitchen with granite cooking platform & stainless steel sink.
 Dado up to lintel level.
- PLUMBING**
 JAQUAR ESSCO / HINDWARE / CERA or equivalent make bath accessories.
- TOILETS**
 Indian & European WC with premium quality fittings.
- PAINTING FINISHES**
 Internal walls of all the rooms to be putty finish and painted in O.B.D.
 All external walls to be painted in Weather proof Ultima / Apex paint.
- ELECTRICAL**
 Electrical wiring to be concealed with 4.5 points in each room with ISI standard make modular switches.
 Inverter point and A.C. point is provided.
- WATER SUPPLY**
 Water supply through bore-well & municipal connection.
- OTHERS**
 CCTV surveillance in parking area.
 2 Lifts with ARD power back-up.
 24 hour water supply from over head tank & underground sump.
 Parking for all flats.
- ADDITIONAL CHARGES**
 Registration, Stamp Duty charges extra as applicable.
 Documents preparation charges extra as applicable.
 Extra work to be done with extra payment in advance.
 GST and any other Govt. taxes, if applicable will be charge extra.
 Possession after full clearance of all dues.

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GROUND FLOOR PLAN



PRIME LOCATION PLAN

SITE ADDRESS

Plot No. 144, 145, 146 & 147,
 Opposite Shiva's Residency,
 Green Field Co-Op Housing Society,
 Zingabai Takli, Nagpur - 440030.



ARCHITECT

Emanate Design

Ar. Lokesh Kadu : 09823872384

STRUCTURAL DESIGNER

Aaj Engineers & Consultants Pvt. Ltd.

LEGAL ADVISOR

Om Hariramani & Associates

Financial ADVISOR

C.A. Sandeep Virani

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Marketed By



Siddhivinayak Properties

Marketing & Construction

CONTACT FOR BOOKING

Sachin Urmale : +91 9623 666 066

Manoj Dhurad : +91 8983 144 000

Office : Plot No. 1, Jaidurga Society, Opp. Janta Steel,
Near Shri Krishna Hall, Zingabai Takli, Godhani Road, Nagpur - 30