

PROJECT BY  
**PANKAJ BUILDERS**

Office Add.

Plot no. 5, Dalal compound, Raj nagar , Katol Main Rd, Nagpur.

For bookings contact

**Pankaj Dhawan 9960007007**

**Devraj Dhawan 9325372109**

Structural Designer  
**Vijendra Kalambe**  
9766214494

Architect  
**Ar. Swapnil Gode**  
9860009044

Legal Advisor  
**Adv. Om Hariramani**  
9373107039

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CREATING DREAM HOMES

BBR

2 & 3 BHK TERRACE APARTMENT | SHOPS





CREATIVE HOMES  
**AURAA**

is where nature stands waiting to Embrace everyone  
wanting to experience  
peace and tranquillity of mind , body and soul.  
It is encased in a pious and very calm  
settings of Katol Road ,  
Nagpur.

THE FINEST ADDRESS IN  
THE HEART IN NAGPUR

where  
**PANKAJ BUILDERS**  
offer 2-3BHK luxurious apartment with modern  
amenities and exquisite facilities.

At CREATIVE HOMES

**AURAA**

rediscover , redefine and relive the bliss in all things natural.

CREATIVE HOMES  
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# 1ST FLOOR PLAN



Flat No.	101	102	103	104	105
Super B/U Area Sq. Ft	1144.014	1404.965	1211.351	1381.813	1172.637

# 2ND , 4TH FLOOR PLAN



Flat No.	201,401	202,402	203,403	204,404	205,405
Super B/U Area Sq. Ft	1007.221	1255.287	1020.694	1253.532	995.610



3RD FLOOR PLAN



GROUND FLOOR PLAN

Flat No.	301	302	303	304	305
Super B/U Area Sq. Ft	1007.221	1255.287	1020.694	1253.532	995.610

Shop No.	S1	S2	S3	S4	S5	S6	S7	S8	S9
Super B/U Area Sq. Ft	319	293	306	291	286	239	293	313	225





2BHK 2ND & 4TH FLOOR














ISOMETRIC VIEW

ISOMETRIC VIEW

3BHK 2ND & 4TH FLOOR





	<b>Structure</b>	Good quality R.C.C. structure.
	<b>Walls</b>	External :- 150 mm / 150 mm thick Internal :-115 mm thick.
	<b>Doors</b>	Main Door- Be secure door with multiple locking arrangement. Inner door- laminated flush door with R.C.C. frame.
	<b>Windows</b>	Powder coated aluminum_sliding window with_M.S. sefty grill.
	<b>Flooring</b>	2x2 Vitrified tiles in hall, kitchen, bedroom and balconies and terrace.
	<b>POP</b>	contemporary design in hall.
	<b>Electricals</b>	ISI mark copper wiring and Modular switches A.C. point in M. bedroom , standard electric points in all rooms.
	<b>Wall Finish</b>	External water-proof cement based paint weather shield Internal wall putty with emulsion paint.
	<b>Toilet</b>	Flooring with anti-skid tiles and full length glazed tiles M. bed commode, wash basin and children bed orissa pan seat and wash basin in common area.
	<b>Kitchen</b>	Modular kitchen, Granite top otta with stainless steel sink , Tiles up to lintel height.
	<b>Plumbing</b>	Concealed plumbing with premium quality sanitary ware C. P. V. C. fittings with hot & cold water mixer. <b>( Jaquar-Essco series)</b>
	<b>Lift</b>	8 passenger lift with power backup.
	<b>parking</b>	Ample car parking for each unit.



Note

The purchaser has to pay the following items separately.

Stamp duty, registration fees, vat & service tax shall be paid by purchaser.

Electric meter deposit, water meter deposit will be charged extra.

All right are reserved with builder for making changes in drawing and specifications.

Any extra work done shall be charged separately before execution.



- PROXIMITY**
- ★ From katol road square\_\_\_\_3.5 km
  - ★ From Sadar\_\_\_\_5.5 km
  - ★ From University Campus square\_\_\_\_5.5 km



Launching shortly

Affordable 3BHK & 2BHK Alternate terrace flats scheme at Gorewada Nagpur.

Site Add.

Plot no. 1,2. Netaji Housing society, Katol Main Rd, Mouza-Borgaon, Nagpur