



Site Office : Nandi Mango Tree Apartment

Adjoining The Guru School,

Opp. Lane Chowki, Karamchari Nagar, Mini Bypass Road, Izzatnagar, Bareilly

Head Office : V7, Nandi Bella Vista, IVRI Road, Bareilly

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UPRERA Registration No. : UPRERAPRJ126349/02/2024

BDA Approved Registration No. 02102/BDA/BP/23-24/0094/19102023



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This brochure is purely conceptual and is not a legal offering and only give a bird's eye view on project. Further the promoters/architect/local conditions reserves the right to add/delete, change/modify and detail pertaining to elevations/ contents/layout plans/specifications mentioned as they are only indicative. *Available in Selected Flats only.

2.5 BHK Apartments

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2.5 BHK Apartments

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NANDI

"A Name That Personifies Trust".

"A house is not only for walls but a place where the power to dream comes and aspirations are fulfilled".

Manifesting the words of our honourable P.M. Shri Narendra Modi ji we at Nandi Group present to you our latest project "Nandi Mango Tree Apartment", where our main aim is to provide luxurious yet affordable housing solutions for our customers.

After the grand success of our projects "Nandi Heights" and "Nandi Bella Vista", we bring to you our latest creation, with the highest level of commitment to generate comprehensive solutions for our customers in terms of residential and commercial spaces. We have blended quality and comfort to create an ideal package for our customers at the best possible prices thus realizing our ultimate aim of providing value for money. The innovative approach of the group and the tireless effort to provide a higher quality lifestyle for our customers is what makes us stand out. We were also a part of the Uttar Pradesh Global Investors Summit 2023, where we pledged to contribute towards the development of our city Bareilly in the most equitable way possible and contribute towards making Uttar Pradesh the largest state economy of our country.

These are some of the key reasons why we firmly believe that "Nandi Mango Tree Apartment" will set a new benchmark for affordable housing solutions at the heart of Bareilly City, as the project will be developed by a team of highly competent and qualified professionals having vast experience and in-depth knowledge in the field of real estate development.

We have and will continuously work towards bringing transparency in transactions and converting them into impeccable relationships, providing excellent returns to our customers on their real estate investments of time and money.



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Director's Desk



Bhavesh Agarwal

“ With over 27 years of experience in the construction industry, my vision for this project is to work towards the upliftment of our community by providing the people with a ready to move housing solution that is luxurious yet affordable. I have and will continue to work tirelessly towards providing an excellent quality housing solution at the best possible price for our customers.”

“ With a total experience of 38 years in the construction industry, my vision for this project is not only to fulfil a commitment that we made to our leaders during the Uttar Pradesh Global Investors Summit 2023 but also to fulfil a commitment that we have made to ourselves to work towards providing a better lifestyle for the people of our city/community.”



Rajeev Agarwal

“ With over a decade years' experience in the construction and finance industry, my philosophy is that our brand name is only as good as our satisfied customers, so to keep that up and build the best brand name for ourselves in the process, I would like to sum up thoughts by saying, we had dreamt of enriching the lives of our customers by creating world class real estate solutions and redefining lifestyle standards. Quite aptly, we are headed towards this direction.”



Shobhit Agarwal

FROM THE DESK OF OUR ARCHITECT



We have a wealth of expertise in the fields of residential, retail, commercial, hospital, leisure and mixed- use architecture, urban design and housing. Our work includes commissions of every scale from small one-off projects to major public works and we have an established track record with a broad portfolio of corporate, commercial and private and government organizations as clients. Indeed, the significant amount of repeat business that we receive from clients is testament to our firm's ability to provide innovative and cost-effective solutions that serve our clients' needs.

Commendations: For over 25 years SAA have been at the forefront of architecture profession. Our work has been well received by clients, peers and the public alike. Our projects have won a number of professional commendations.

Multi-disciplined team Our multi-disciplined team of designers have architectural, urban design, interior design, project management and sustainability experience.

Excellence in architecture; excellence in service: We invest fully in each project and commit ourselves to excellence in every facet of the process from concept to completion. Indeed, our goal is simple: to provide excellence in architecture and excellence in service. This is achieved through a creative approach to project management, care and attention to our clients' needs, investment in our employees, the use of the latest technology, and a shared vision to deliver beyond expectations.

Major Projects: Hospitals of various scales with 300 bedded ONCO hospital for Army (R&R), Residential housing schemes with Bareilly Development Authority's Ramganga Nagar Yojna, Greater Bareilly housing scheme, Moradabad Development Authority's Sonakpur housing scheme, Chitrakoot Development Authority's housing scheme, Iconic Duplex style Multi-storeyed Ramayan Apartments, theme based park-Ramayana Vatika based on Green Ramayana, Convention Centre, Medical & engineering College, Multi-storey Office complex, various commercial complexes, Annapurna: Public Distribution shops- recognized for all type design at pan-India level construction by Modi government, etc.

Besides this, we have in our bag successful completion of two housing projects of this group: Nandi Heights- a Multi-storey apartments, Nandi Bella-Vista- High end villas.

Ar. Sumit Agarwal

Architect

CERTIFICATE OF APPRECIATION



CERTIFICATE OF APPRECIATION

This Certificate is Presented to

M/s Nandi Buildtech Pvt Ltd

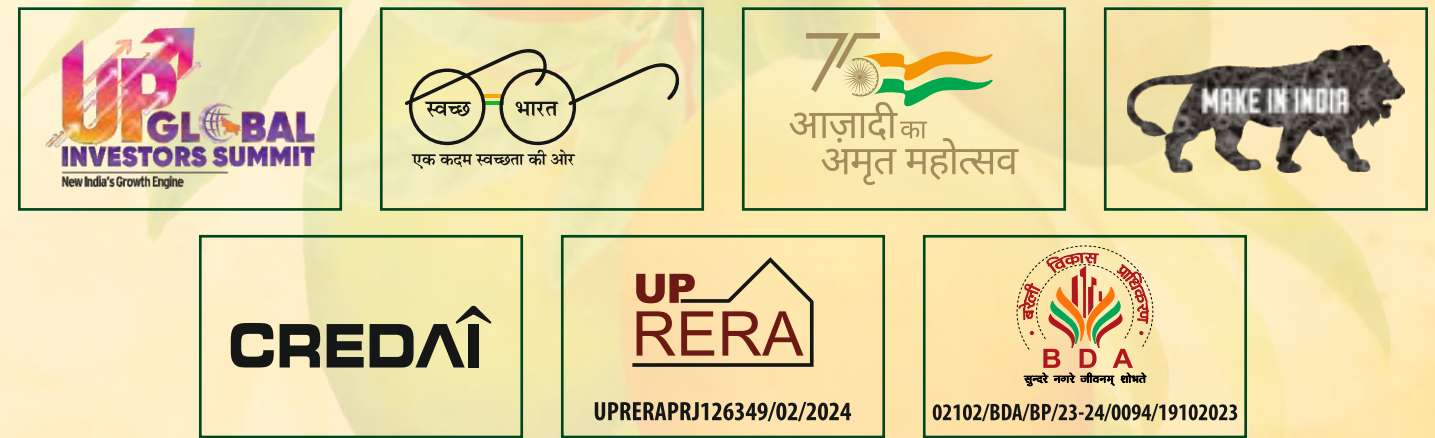
in recognition of proposed investment & industrial growth in Bareilly district during

Bareilly Investors Summit 2023

held at IMA Hall Bareilly on 24th January 2023.
in support of U.P. Global Investors Summit 2023

Shivakant Dwivedi
District Magistrate
Bareilly

Sanyukta Samaddar
Commissioner
Bareilly Division



UP GLOBAL INVESTORS SUMMIT
New India's Growth Engine

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एक कदम स्वच्छता की ओर

75
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MAKE IN INDIA

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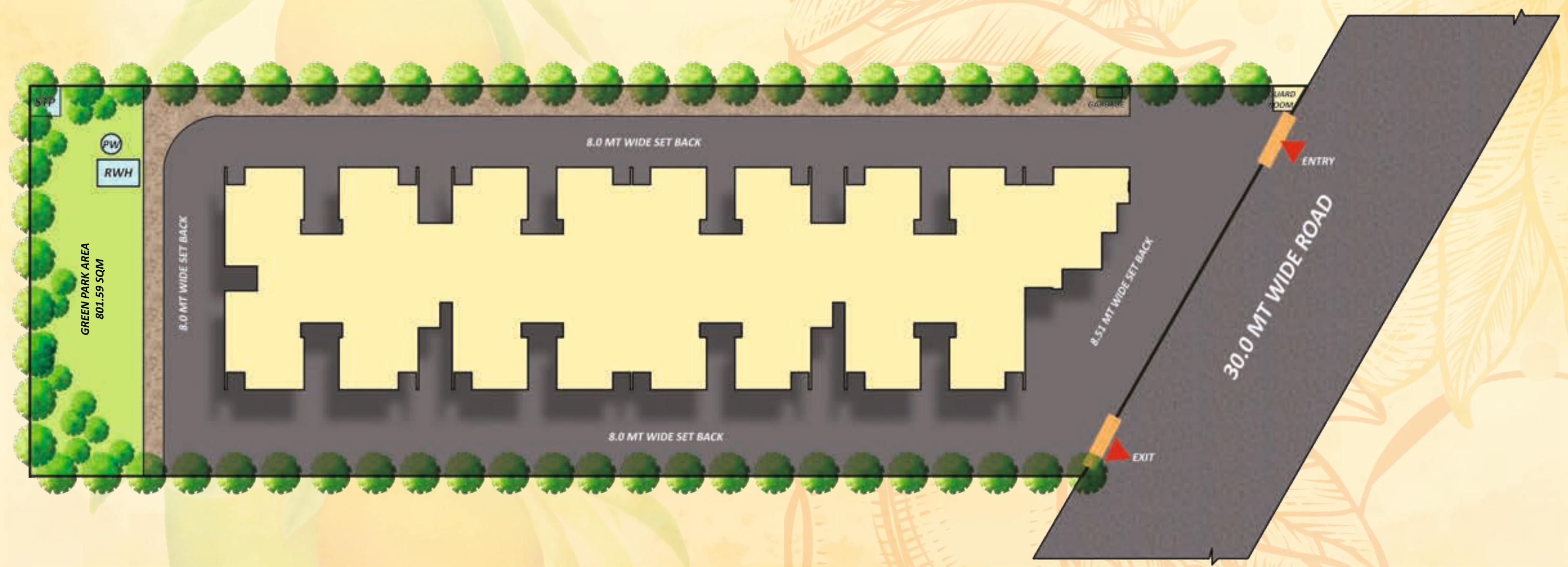
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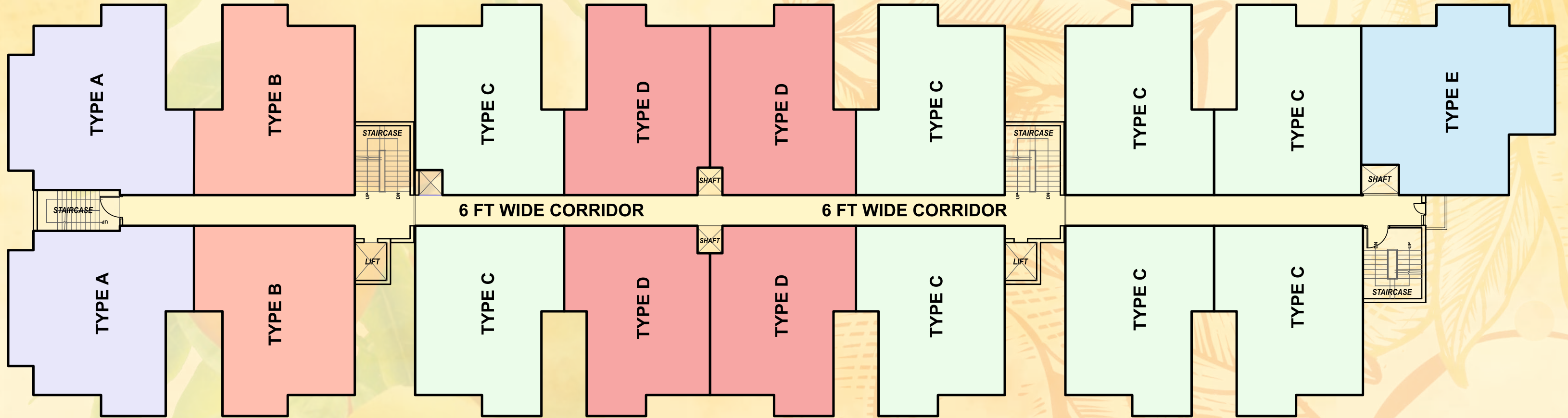
HOW TO REACH JUST SCAN



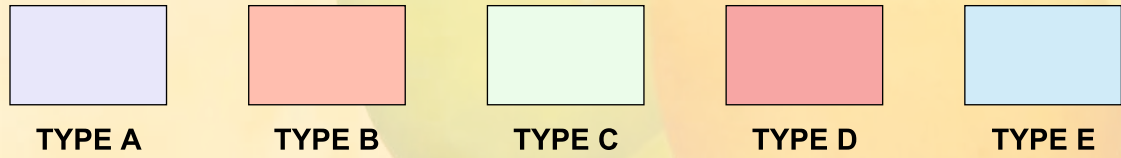
LAYOUT



KEYPLAN



LEGENDS



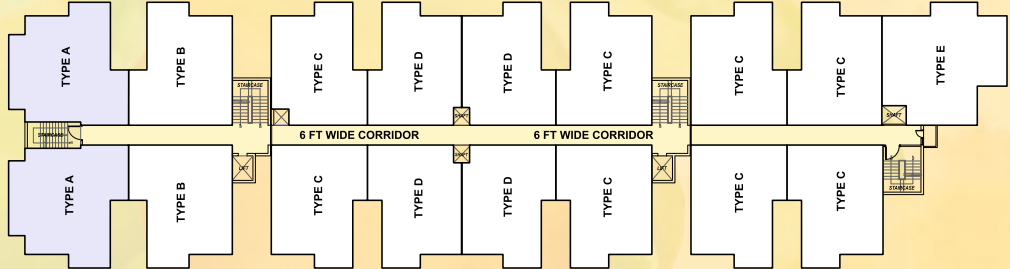
TYPE A



CARPET AREA : 793.81 SQ FT
 BUILDUP AREA : 1093.89 SQ FT



- Bedroom 1 : 11'6"X16'
- Bedroom 2 : 12'6"X10'8"
- Living Room : 16'4"X14'7 1/2"
- Kitchen : 6'4 1/2"X10'8"
- Toilet 1 : 7'2"X6'
- Toilet 2 : 6'X5'
- Study : 7'2"X8'3"

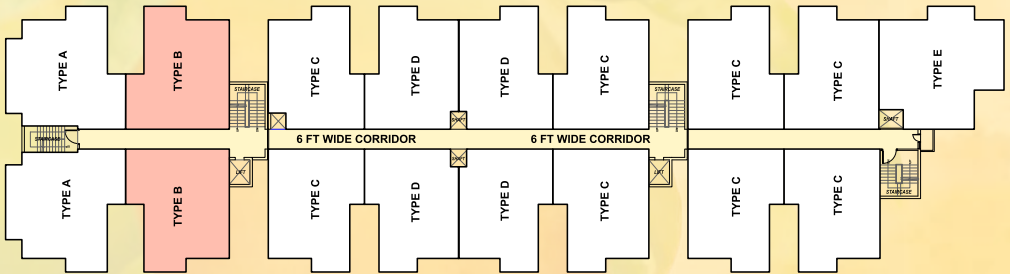


TYPE B



CARPET AREA : 803.61 SQ FT
 BUILDUP AREA : 992.64 SQ FT

- Bedroom 1 : 11'7½"X16'
- Bedroom 2 : 12'4"X10'8"
- Living Room : 16'X15'7"
- Kitchen : 6'4½"X10'8"
- Toilet 1 : 6'3"X5'
- Toilet 2 : 7'2"X6'
- Study : 7'2"X9'3"

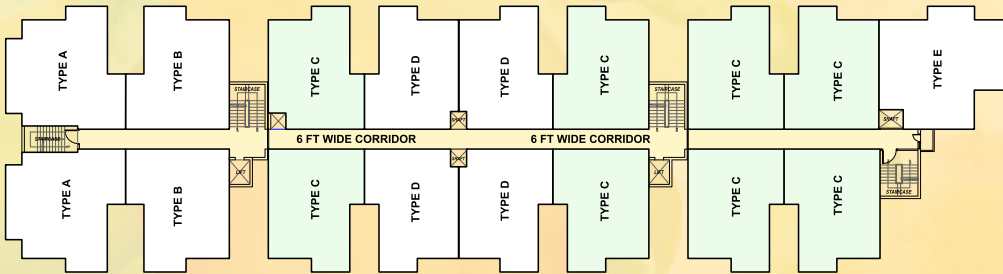


TYPE C



CARPET AREA : 751 SQ FT
 BUILDUP AREA : 936.86 SQ FT

- Bedroom 1 12'3"X10'8"
- Bedroom 2 10'6"X16'
- Living Room 13'10"X15'7"
- Kitchen 6'4 1/2"X10'8"
- Toilet 1 6'3"X5'
- Toilet 2 7'2"X6'
- Study 7'2"X9'3"

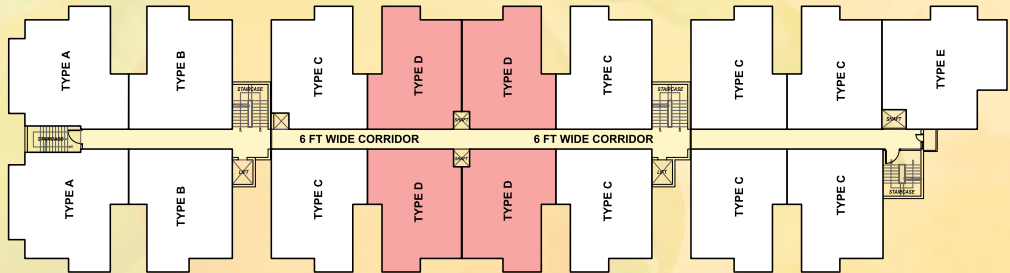


TYPE D



CARPET AREA : 736.95 SQ FT
 BUILDUP AREA : 905.06 SQ FT

- Bedroom 1 : 10'6"X16'
- Bedroom 2 : 12'3"X10'8"
- Living Room : 13'10"X15'7"
- Kitchen : 6'4½"X10'8"
- Toilet 1 : 6'3"X5"
- Toilet 2 : 7'2"X5'3"
- Study : 4'6"X5'
- Dress : 7'2"x5'



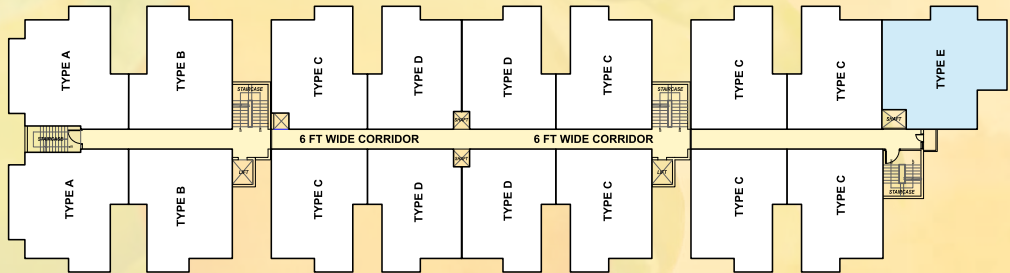
TYPE E



CARPET AREA : 800.98 SQ FT
 BUILDUP AREA : 1166.37 SQ FT



- Bedroom 1 : 12'4"X14'
- Bedroom 2 : 15'X10'7 1/2"
- Living Room : 16'3"X11'4 1/2"
- Kitchen : 16'4"X8'9"
- Toilet 1 : 8'X5'
- Toilet 2 : 7'4 1/2"X6'
- Study : 5'X5'4"



COMMON AREA FEATURES & FACILITIES



Modular kitchen standard with every apartment for smarter and greater storage and a faster move-in process



Machine- Roomless elevators reduce power consumption



Centralised surveillance for better security and complete peace of mind



LED lightening in all common area for low electricity consumption

IMAGES FOR ILLUSTRATIVE PURPOSE

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DESCRIPTION



STRUCTURE

- Earthquake resistant – seismic zone III compliant RCC framed structure
- Masonry work – bricks/AAC blocks for all walls

PLASTERING

- Internal walls/ceiling – cement mortar
- External walls/ceiling – cement mortar with sand face plaster

FLOORING FINISHES

- Living/dining/master bedroom/children bedroom/guest bedroom/kitchen – double charged vitrified tiles (2' x 2')
- All balconies – Anti-skid ceramic tiles with skirting
- Utility – Anti-skid vitrified tiles
- All toilets – anti-skid ceramic tiles
- Staircase – Udaipur Green Stone/ Anti skid vitrified tiles/Granite

DADO FINISHES

- All toilets – ceramic tiles up to 7' height
- Kitchen – ceramic tiles up to 2' height from the counter

INTERNAL DOORS

- Main door – 7' high opening with pre moulded wooden flush shutter and frame in wood, polished/skin finished on both sides
- Other internal doors – 7' high with wooden frame and wooden flush shutters with mortise lock

WARDROBE

- 4x7 feet high wardrobe with Plyboard/HDHMR shutters with mica finish in all bedrooms

RAILINGS & GRILLS

- All balconies – MS railings with brick work
- Staircases – SS railings

EXTERNAL DOORS AND WINDOWS

- 3 Track Aluminum/UPVC frames and sliding shutters for all external doors and windows.
- Aluminum/UPVC/MS Ventilators.

PAINTING

- Exterior walls/balconies - Good Quality external grade paint.
- Staircase /lobbies – acrylic emulsion paint

- Ceiling- POP false ceiling
- Living/Dining/Bedrooms - white wash

KITCHEN

- Modular Kitchen with provision of chimney

PLUMBING & SANITARY

- WC: Hindware /Parryware/Jaquar or similar premium quality
- Washbasin – Hindware /Parryware/Jaquar or similar premium quality
- CP fittings – Hindware /Parryware/Jaquar or similar imported quality
- Hindware /Parryware/Jaquar or similar imported quality shower panels in all bathrooms.
- Hot & cold water provision in wash basin, toilet and kitchen sink.

ELEVATORS

- 2 Elevators of either KONE/OTIS/MITSUBISHI

ELECTRICAL

- 1KVA DG backup for each flat
- Four lights 15 wt panel in each Bedroom, Two lights in

study room, Six lights in living room, One ceiling light & One wall light in balcony.

- Fire resistant electrical wires – Intercom & telephone point in lobby, TV points for living & bedrooms
- AC pipeline in all bedrooms and living room.
- Modular switches of premium quality
- Exhaust fan point in all toilets
- Hair dryer point in all bathrooms
- Geyser point in all toilets
- Washing machine provision in balcony
- One 5 ampere point in all balconies

LANDSCAPE

- Lush green park with TOT-LOT

SECURITY

- 24 hour security personnel
- CCTV at strategic locations for security & monitoring.
- Intercom connection from security guard room at gate to each flat.