tpv VISHWAKARMA GROUP | VISHWAKARMA BHAGYODAYA GROUP

NISARG AURA
KHARGHAR

Site: Plot No.58, Sector 34 A, Kharghar, Navi Mumbai.

ADITYA BIRLA CAPITAL
Aditya Birla Housing Finance Ltd.

Project is Financed by and Mortgaged to Aditya Birla Housing Finance Ltd.

With Force Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project.

MAHARERA NO.: P52000050393

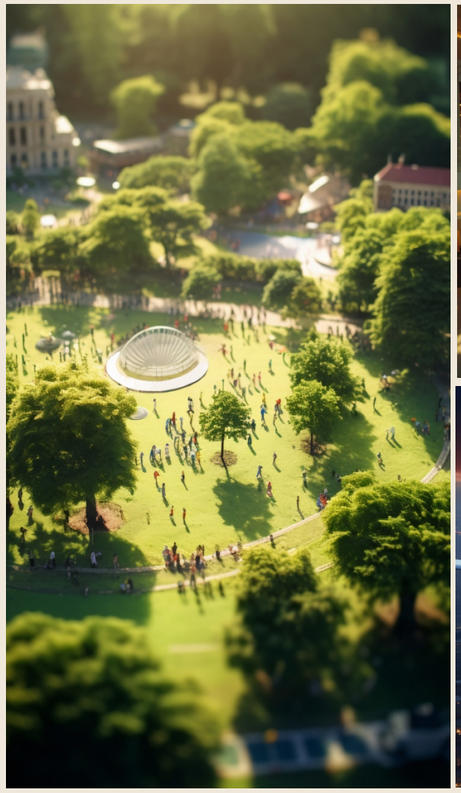
MAHARERA NO. **P52000050393 www.maharera.mahaonline.gov.in**

You are requested to thoroughly verify all the mentioned details, independently, directly or through your legal/financial consultants. The specifications and other details of the proposed projects like Nisarg Aura bearing RERA Registration No. P52000050393 and other future development are only indicative and the Developer/Lessee reserves the right to change any or all of these at its/their sole discretion. The developer reserves the authority to change the layout plan, the orientation of buildings/towers/wings/structures, the facilities, amenities, fixtures, fittings, technology, visuals, information, images, etc. As these are the only creative representation of the architect's imagination. As pe the Real Estate (Regulation & Development) Act, 2016 and rules there under and the applicable law, these details should not be construed in any manner. The dimensions mentioned on the floor plan approved by the Municipal Corporation of Navi Mumbai are subject to construction exigencies. You are requested to scrutinise all the documents and information. * Terms & Conditions Applicable. ANAROCK: MAHARERA REGISTRATION NO A51900000108.

STRATEGIC SALES ALLIANCE

ANAROCK
VALUES OVER VALUE

Kharghar: Connectivity Meets Potential



Kharghar, easily accessible via highways and surrounded by scenic hills, boasts excellent connectivity across the city. Upcoming infrastructure projects promise significant growth and value appreciation.

REPRESENTATIONAL IMAGES

Strategic Location:
Located along the Mumbai-Pune Exp., Kharghar offers excellent connectivity to Mumbai, Pune, and nearby business hubs like CBD Belapur and Taloja MIDC.

Infrastructure Development:
Planned by CIDCO, Kharghar boasts wide roads, landscaped gardens, and civic amenities. Projects like Navi Mumbai International Airport and the Atal Setu Bridge promise further growth.

Connectivity:
Well-connected via the Harbour Line, NMMT buses, and the upcoming Metro Line 1, ensuring seamless travel within Navi Mumbai.

Green Living:
Known for its greenery, Kharghar offers open spaces, parks, and a sustainable lifestyle.

Shopping and Recreation:
Malls, multiplexes, and entertainment centers, along with parks like Central Park and attractions like Pandavkada Waterfalls.

Green and Sustainable Living
Kharghar is often regarded as one of the greenest areas in Navi Mumbai, with ample open spaces and natural surroundings.

Central Park is a key attraction, offering vast green spaces, jogging tracks, and recreational facilities.

Seamless Living, Inside and Out

KEY DISTANCES

Well connected to Mumbai-Pune Express Highway	10 mins
Panvel Road	10 mins
Central Park Spread across 290 Acres	5 mins
Iskon Temple	5 mins
Pandavkada Waterfall	7 mins
Amandoot Metro Station (Belapur-Kharghar-Pendhar)	1 min
Kharghar Railway Station	10 mins
Upcoming International Airport	15 mins
Atal Setu Bridge	20 mins

ENTERTAINMENT CENTERS

Utsav Chowk	10 mins
Shilp Chowk	6 mins
Multiplex	10 mins
Football Stadium	3 mins
Kharghar Golf Course	6 mins

EDUCATIONAL INSTITUTES

ACPCE Management Studies & Research College of Engineering	12 mins
NMIMS School of Business Management	5 mins
Bharti Vidyapeeth	12 mins
DAV International School	5 mins
Ryan International school	10 mins
NIFT	15 mins
Institute for Technology and Hotel Management	20 mins
Satyagrah Collage of Arts, Science and Commerce	10 mins
Yearla dental college and hospital	10 mins
Saraswati College of Engineering	12 mins
B.D. Somani Intl. School	5 mins

MULTI SPECIALITY HOSPITALS

Tata Memorial Hospital	5 mins
Om Navjeevan Hospital	8 mins
Ornate Hospital	7 mins
Geo Medcare Satyam Multispecaility Hospital	10 mins
Dandekar Hospital	7 mins
Medicity Hospital	10 mins
Medicover Hospital	12 mins

SHOPPING CENTERS

D-Mart	7 mins
Reliance Fresh Mart	5 mins
Little World Mall	10 mins

The Perfect Blend of Space and Convenience

NISARG AURA
KHARGHAR

Nisarg Aura offers the charm of spacious old-style homes with the modern touch of new construction. Designed for nuclear families, it features notable amenities and is situated in a prime location with excellent social infrastructure, ensuring comfort and convenience for contemporary living.

G+21 Storey Tower

Spacious 1 & 2 BHK Homes

Exclusive Podium & Rooftop Amenities

Seamlessly Connected, Ideally Placed

Discover the Art of Fine Living with Handpicked Amenities

REPRESENTATIONAL IMAGES

Step into a world of thoughtfully curated amenities, blending comfort, luxury, and elegance. Enjoy a life of exclusivity and refined living, designed to meet your every need.

PODIUM LEVEL AMENITIES

- Gymnasium
- Swimming Pool
- Kid's Play Area
- Multipurpose Court
- Indoor Games
- Walk Way
- Open Lawn

ROOF TOP AMENITIES

- Sky Yoga & Meditation Zone
- Open Lawn
- Rooftop Open Gym
- Senior Citizen Seating Area
- Wellness Center
- Sky Walk
- Gazebo

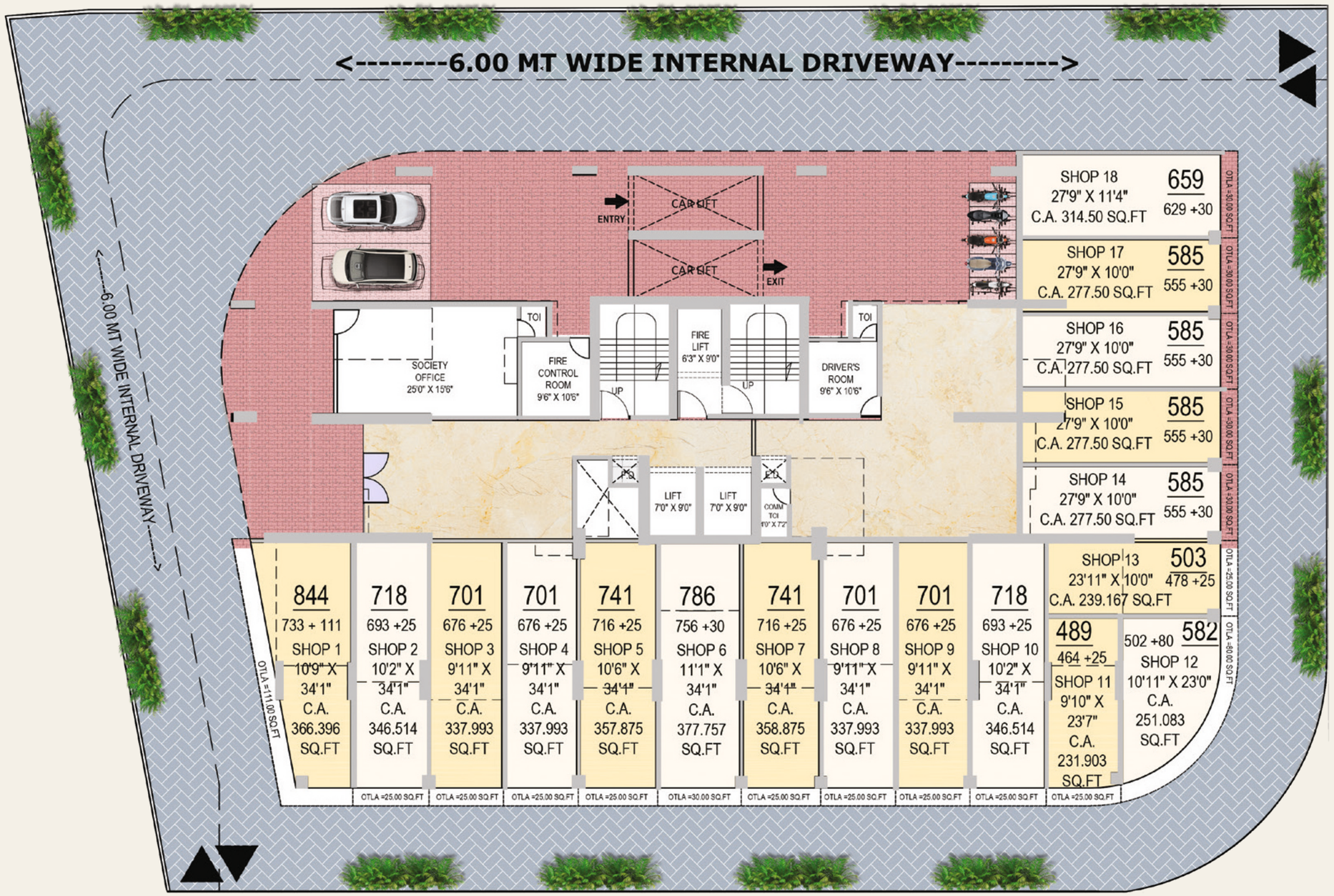
Where Every Detail Inside Feels Like Home

Step into a space where comfort and elegance blend seamlessly. With thoughtful designs, premium finishes, and smart layouts, every detail creates a home that feels uniquely yours.

REPRESENTATIONAL IMAGES

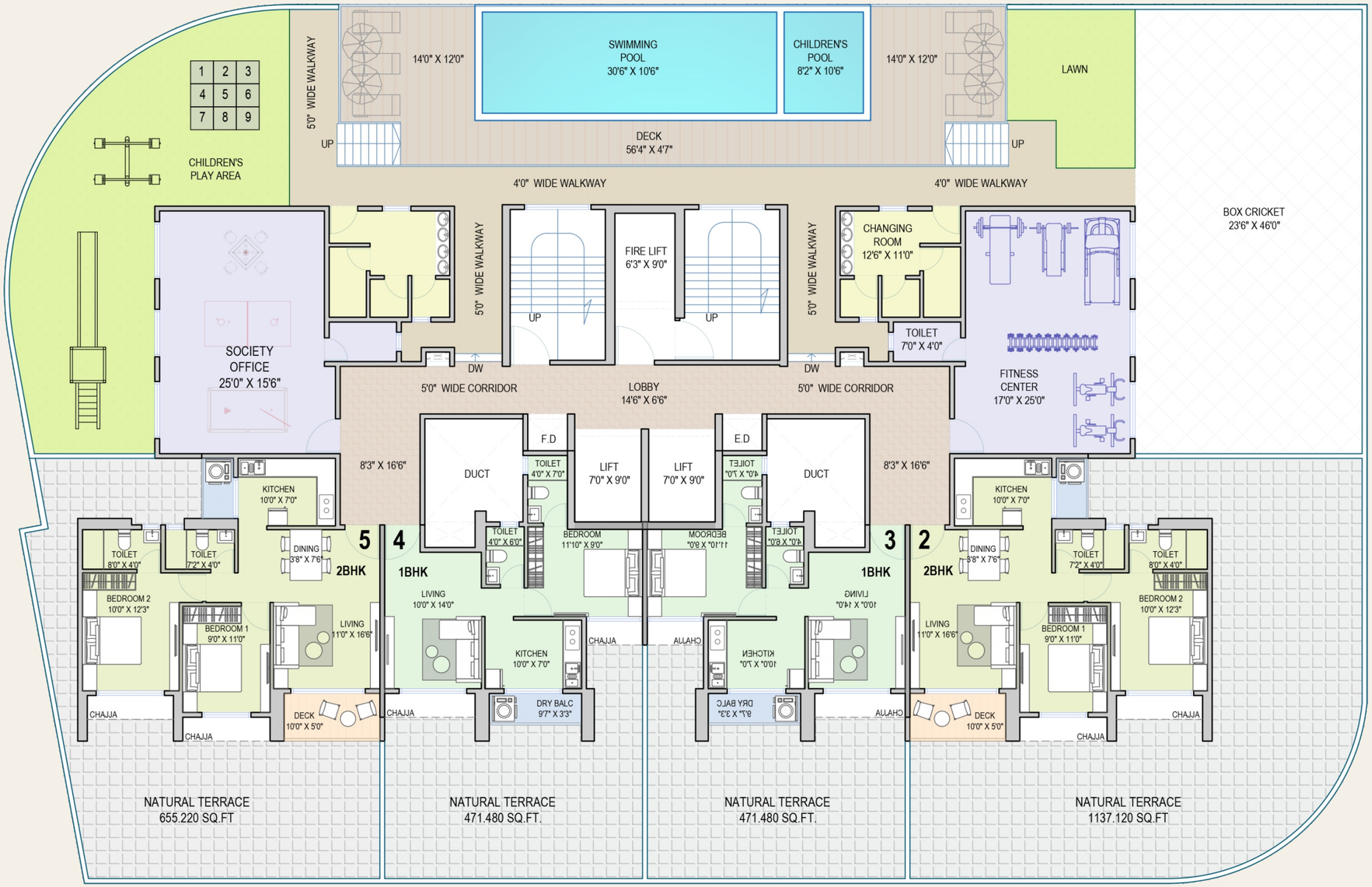
- Generator Backup Provision
- Intercom Facility
- Security Door Camera for Every Flat
- Vitrified Flooring
- Designer Tiles in Bathroom
- FRP Door for Bathroom
- Safety Railing
- Anodized Aluminium Sliding Windows
- Concealed Polycab Wiring with Roma Switches
- Provision for Inverter, Telephone, Intercom, AC & Internet Points
- Jaguar/Ess/Asian Paints Baths Equivalent Bathroom Fittings
- Decorative Main Doors with Brass Fittings
- Granite Platform with Stainless Steel Sink
- Plastic Emulsion Paint on Pop Wall Surface & 100% Acrylic Paint Outside

Ground Floor Plan



Images shown are for representation & actual's might differ.

First Floor Plan



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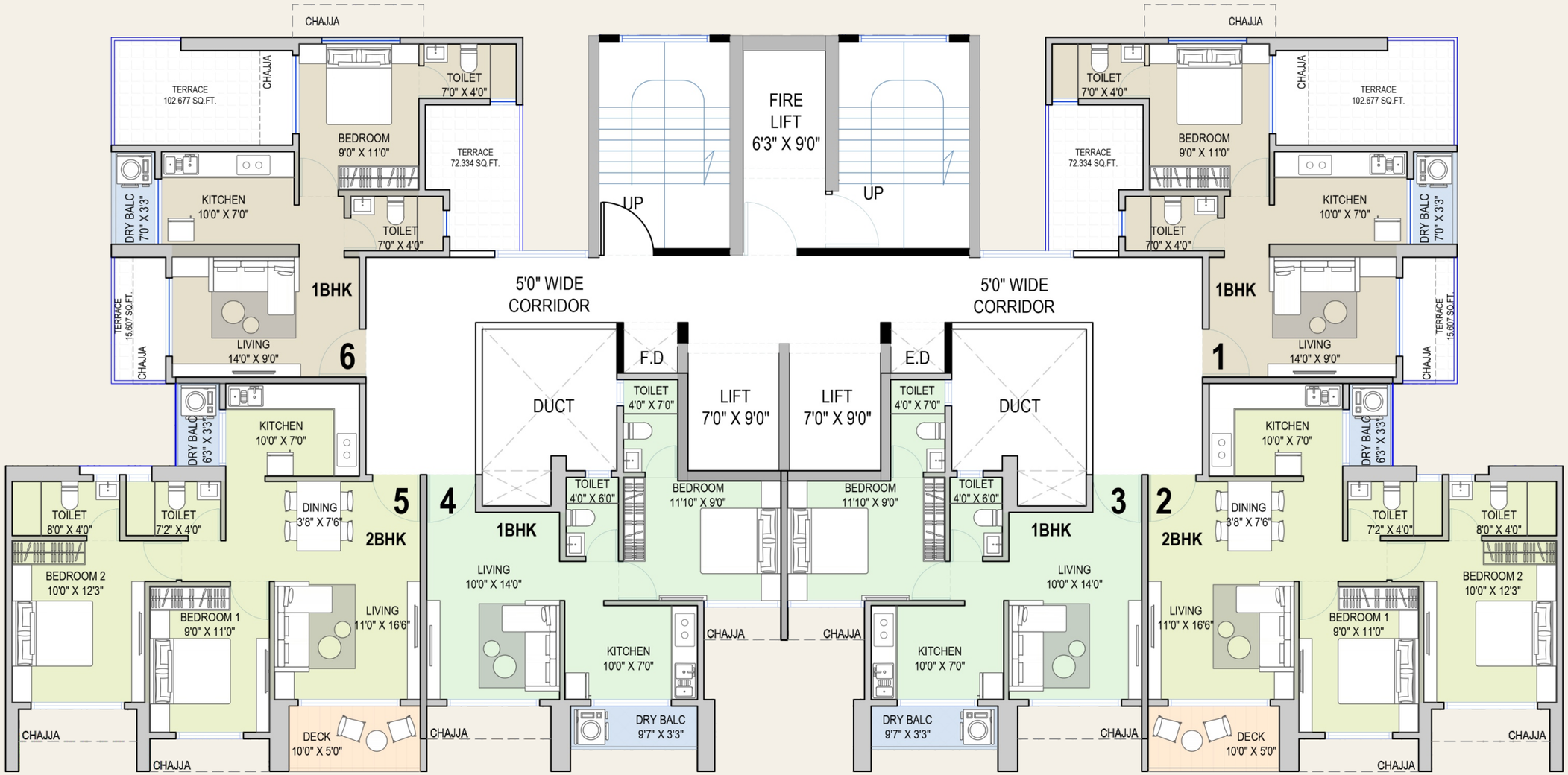
Second Floor Plan



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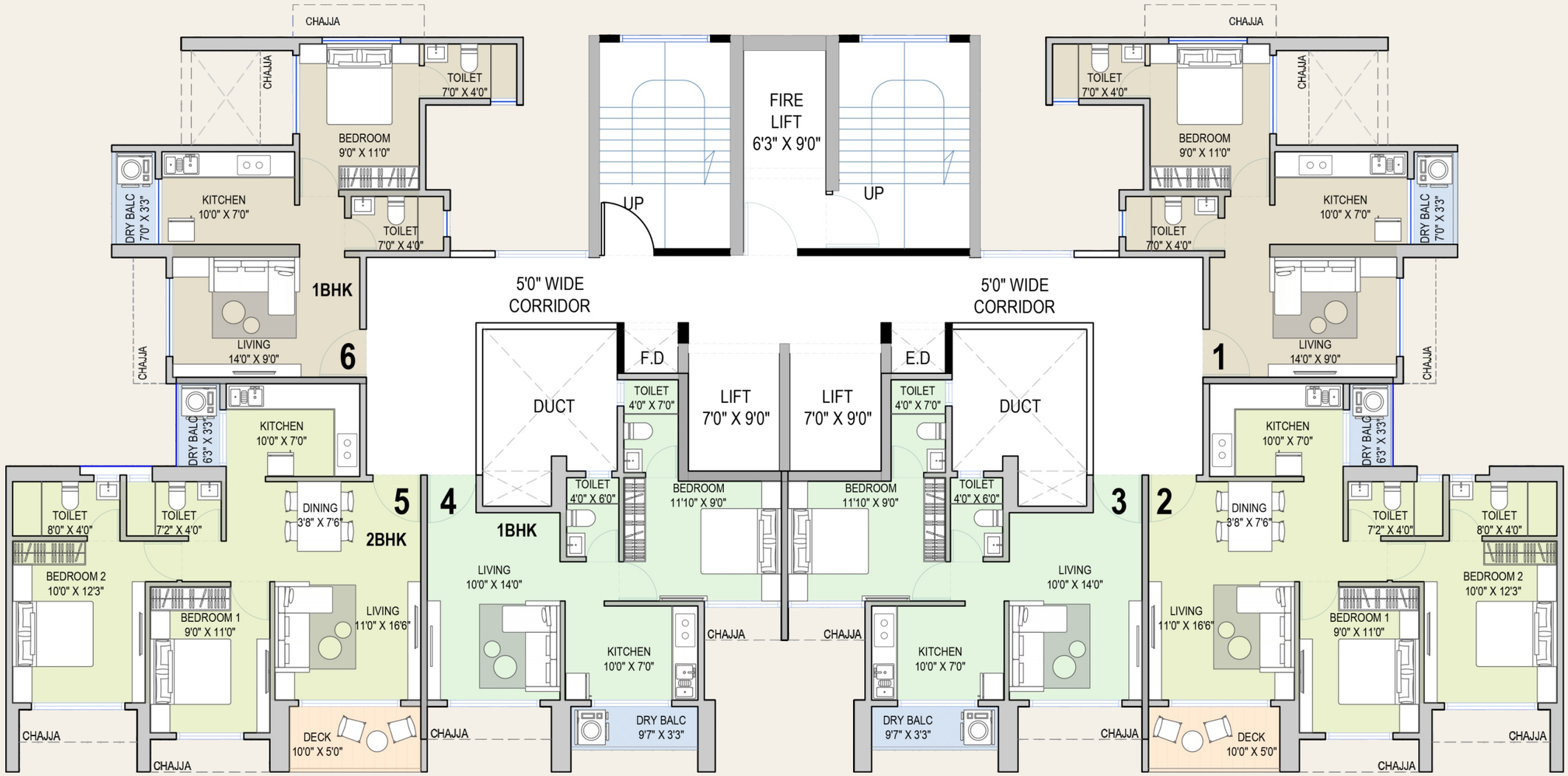
Typical Floor Plan

3 to 6, 8, 10, 12, 14, 15, 18 & 20th Floor



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Typical Refuge Floor Plan

7, 9, 11, 13, 15, 17, 19th Floor

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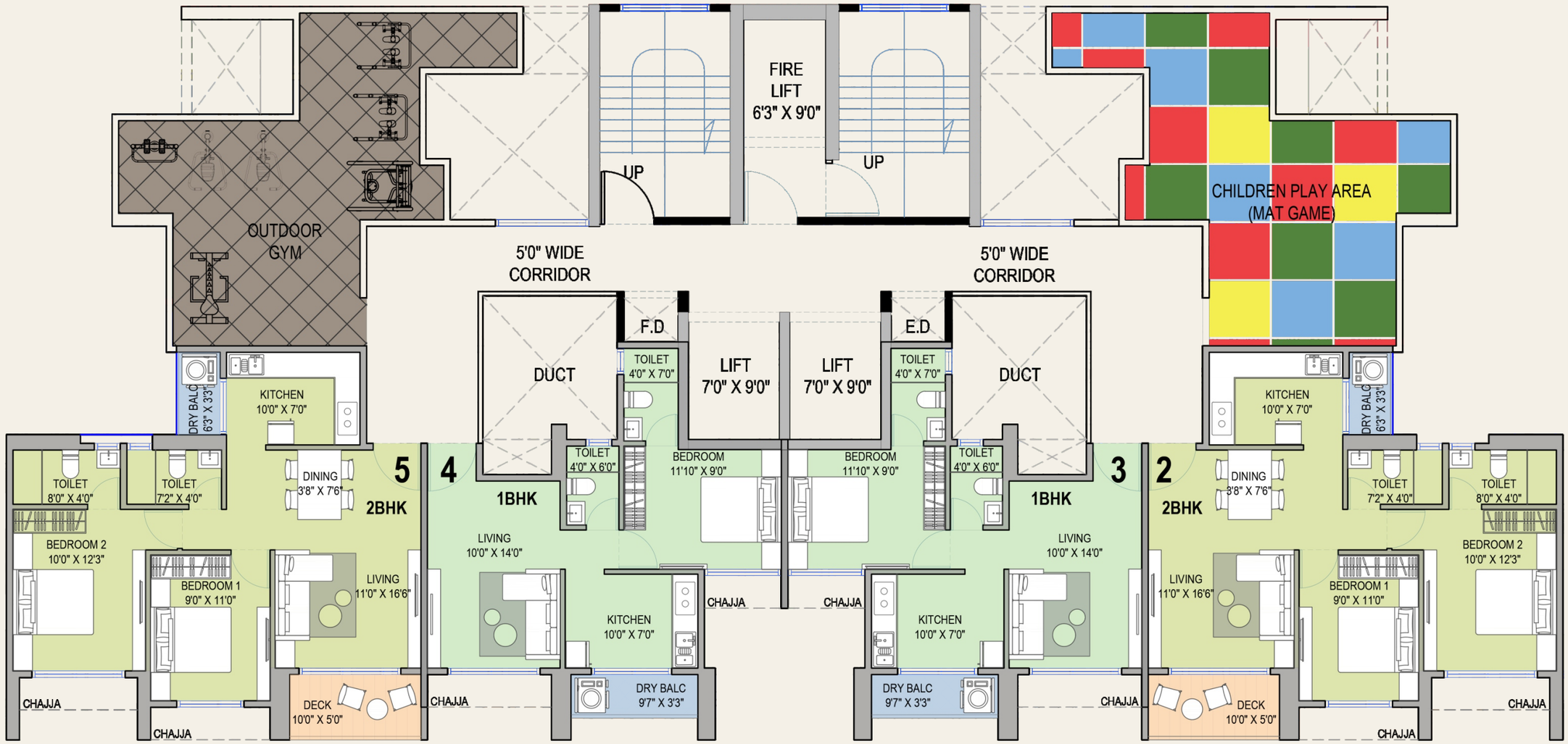
Twenty First Floor Plan



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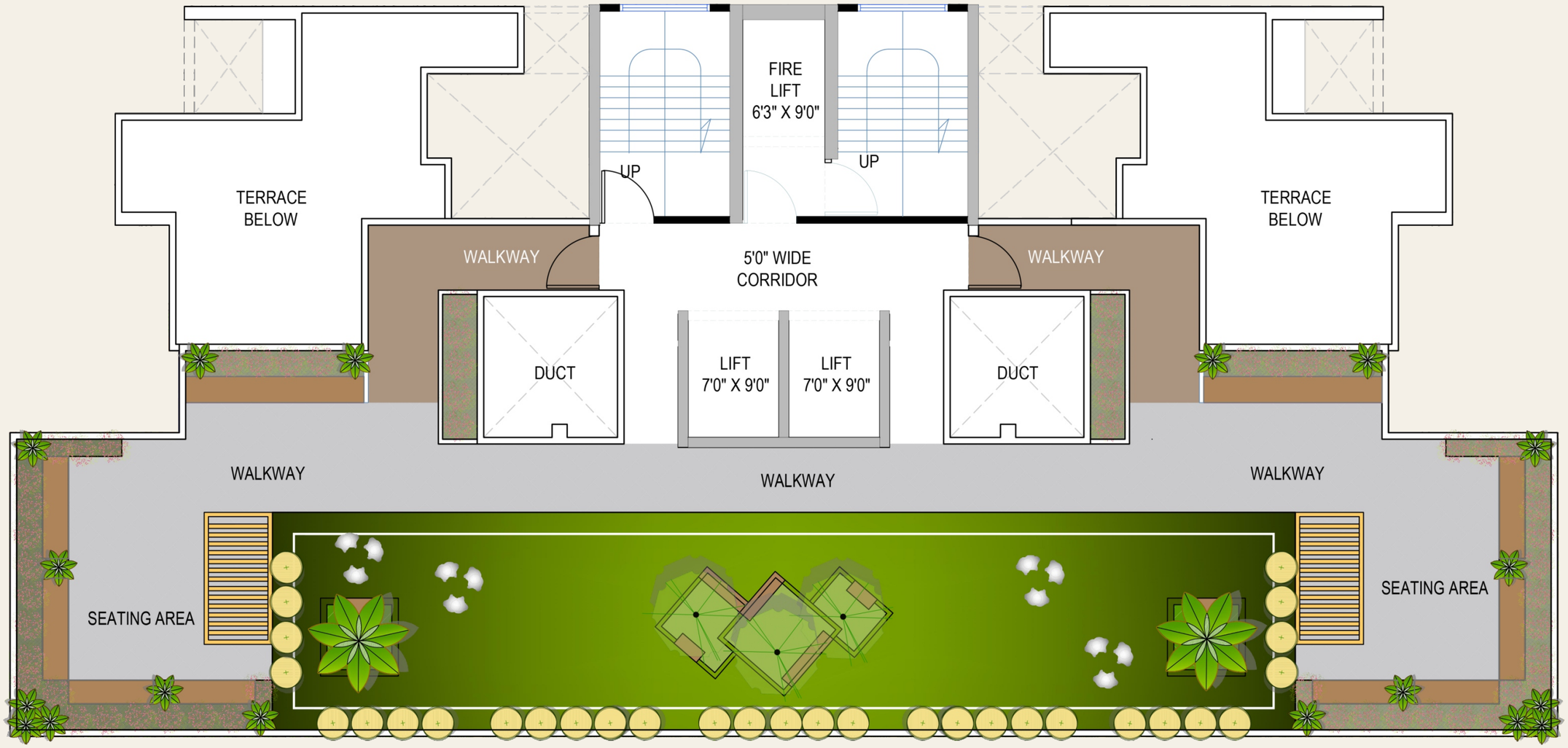
Terrace Floor Plan



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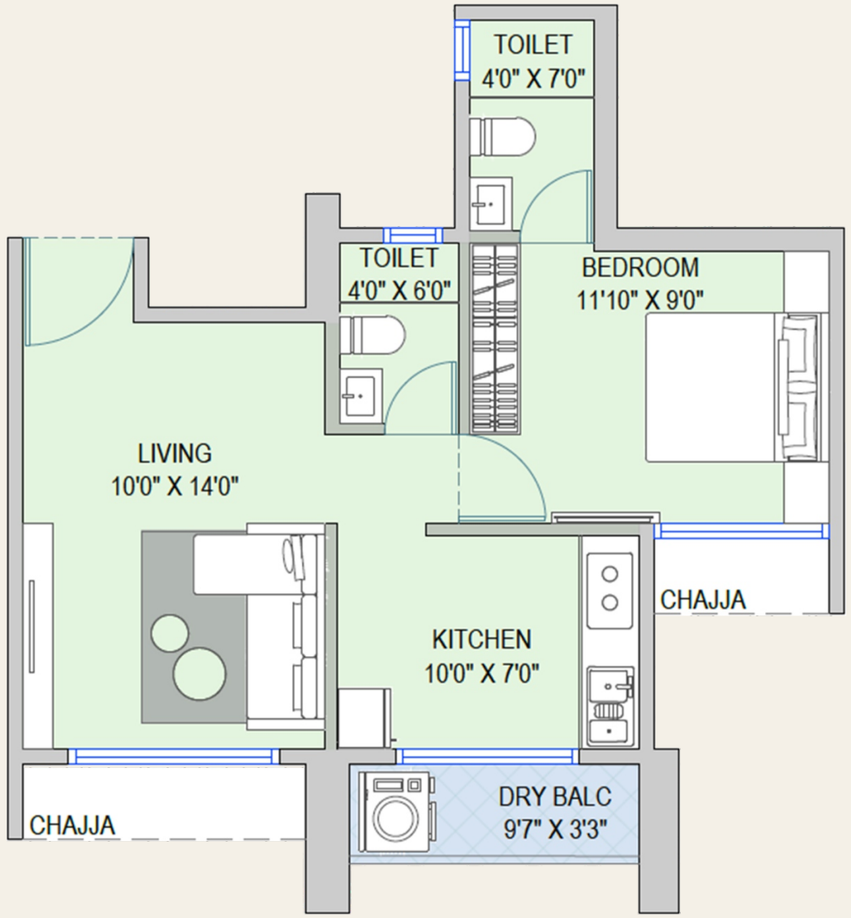
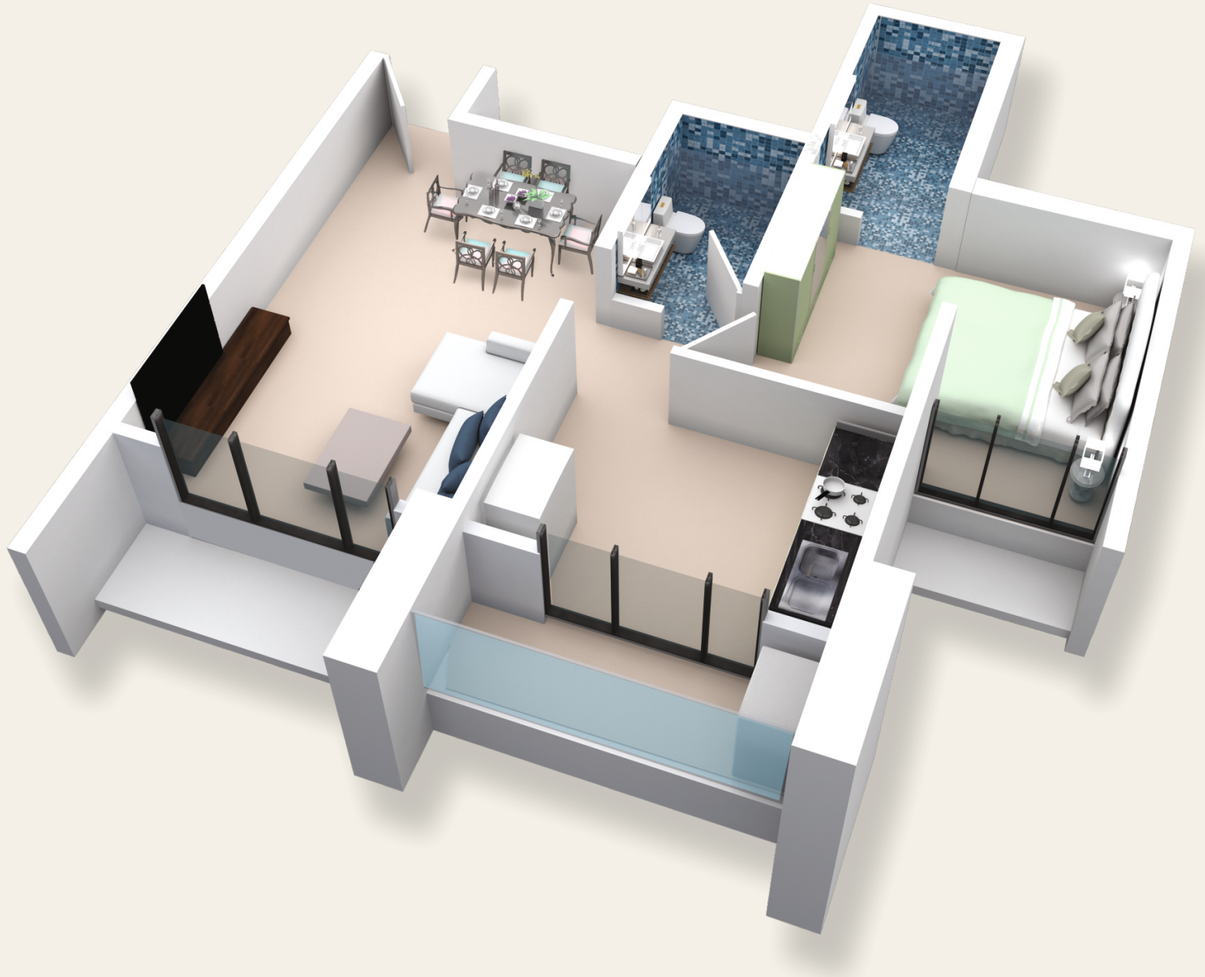
1 BHK TYPE 2 - 762 SQ. FT.





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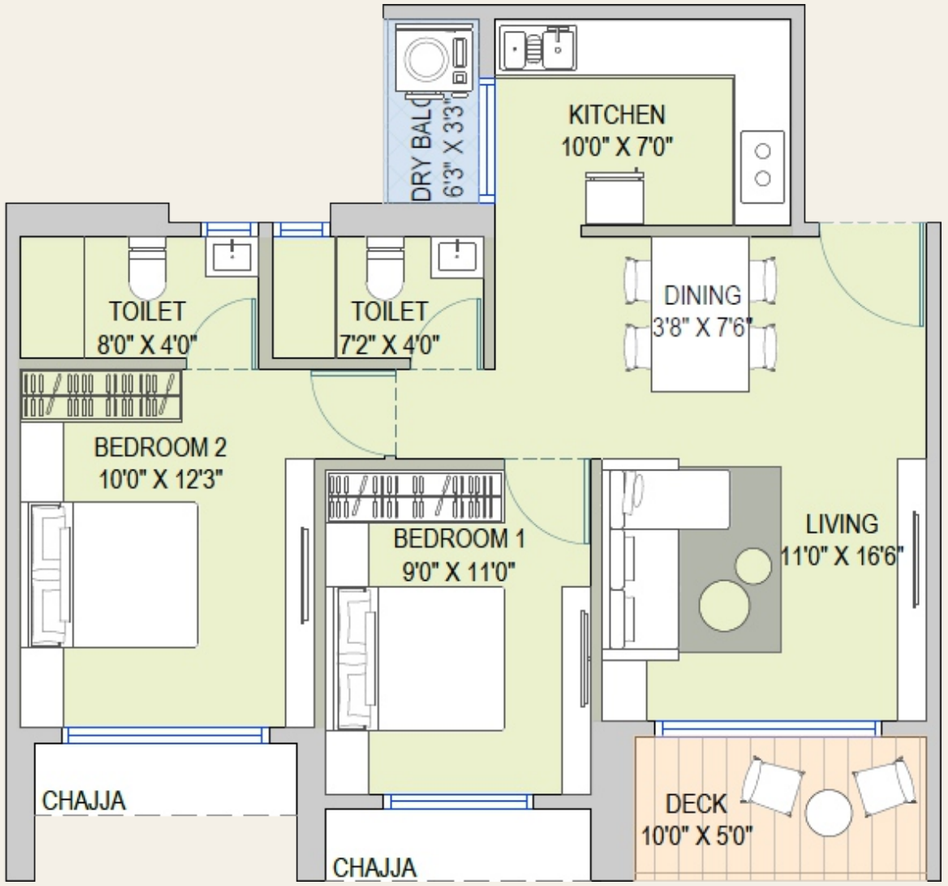
2 BHK TYPE 1 - 1163 SQ. FT.



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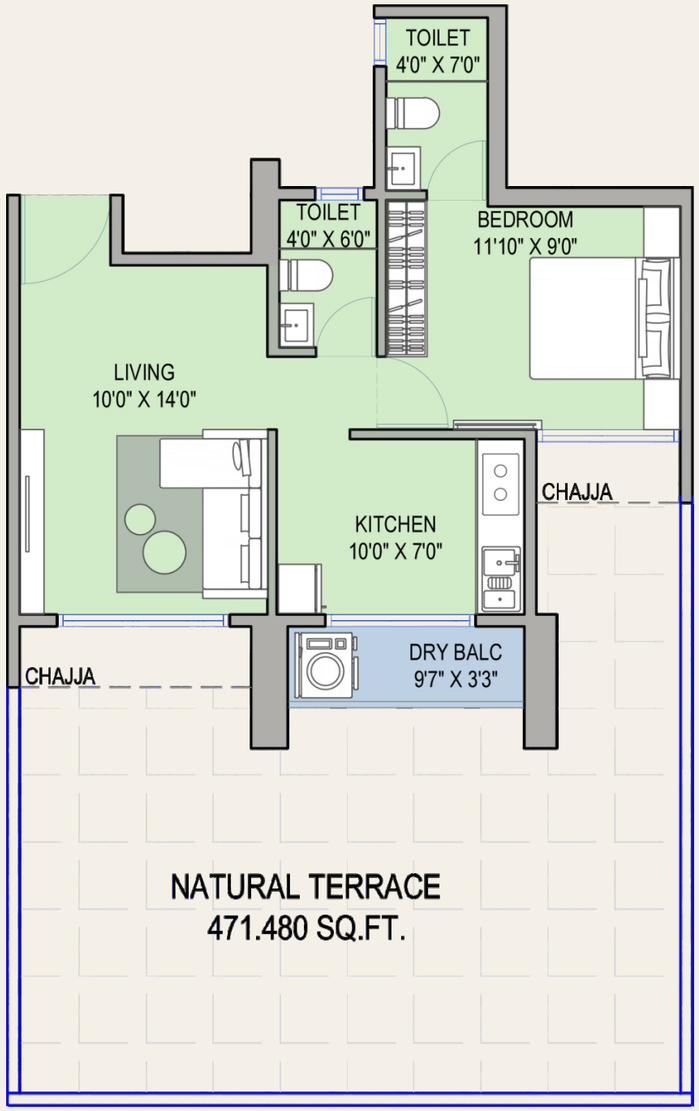
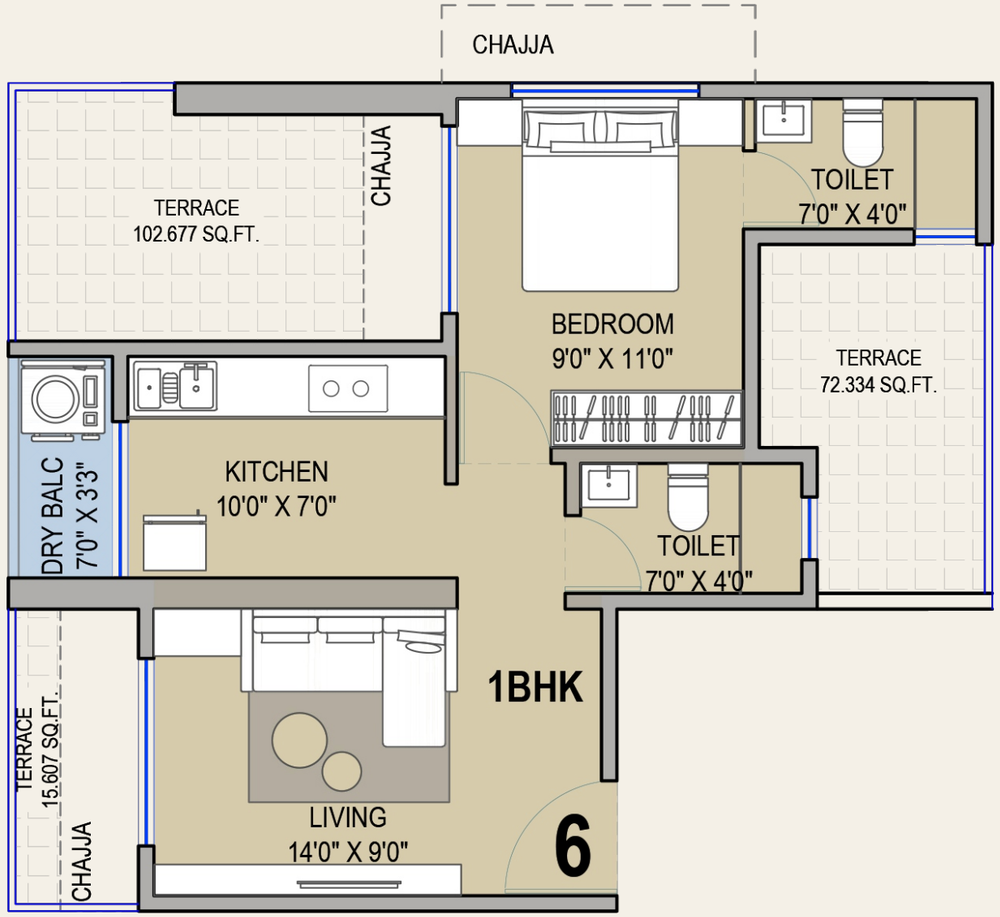
1 BHK TYPE 3 - 999 SQ. FT.



1 BHK TYPE 4 - 943 SQ. FT.



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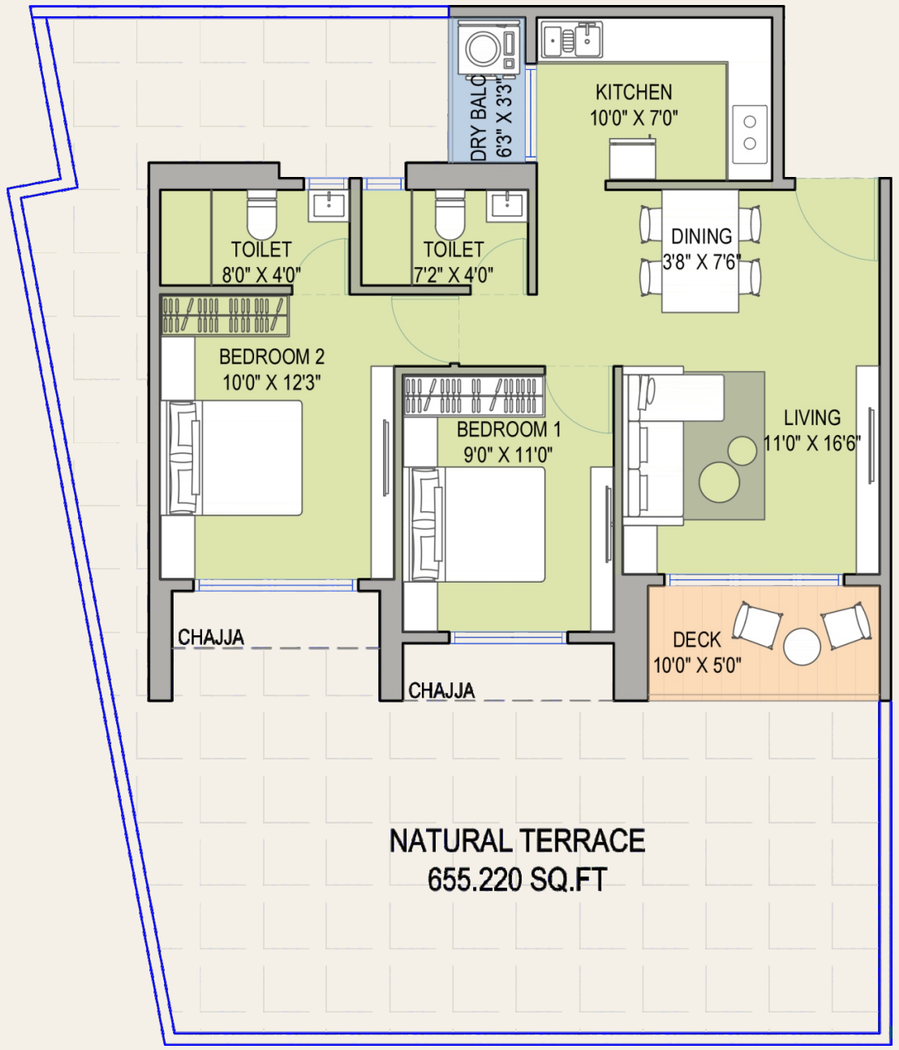
2 BHK TYPE 2 - 1440 SQ. FT.



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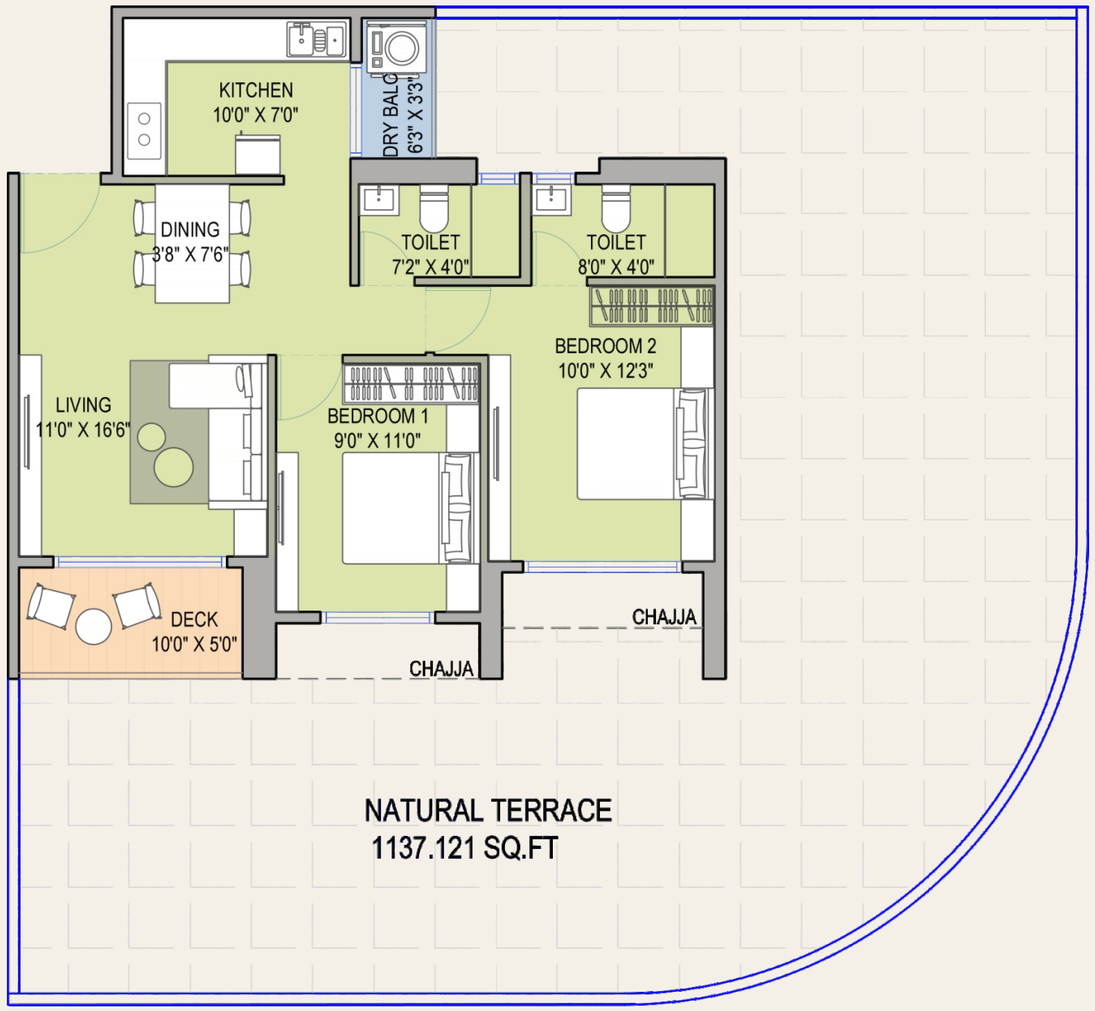

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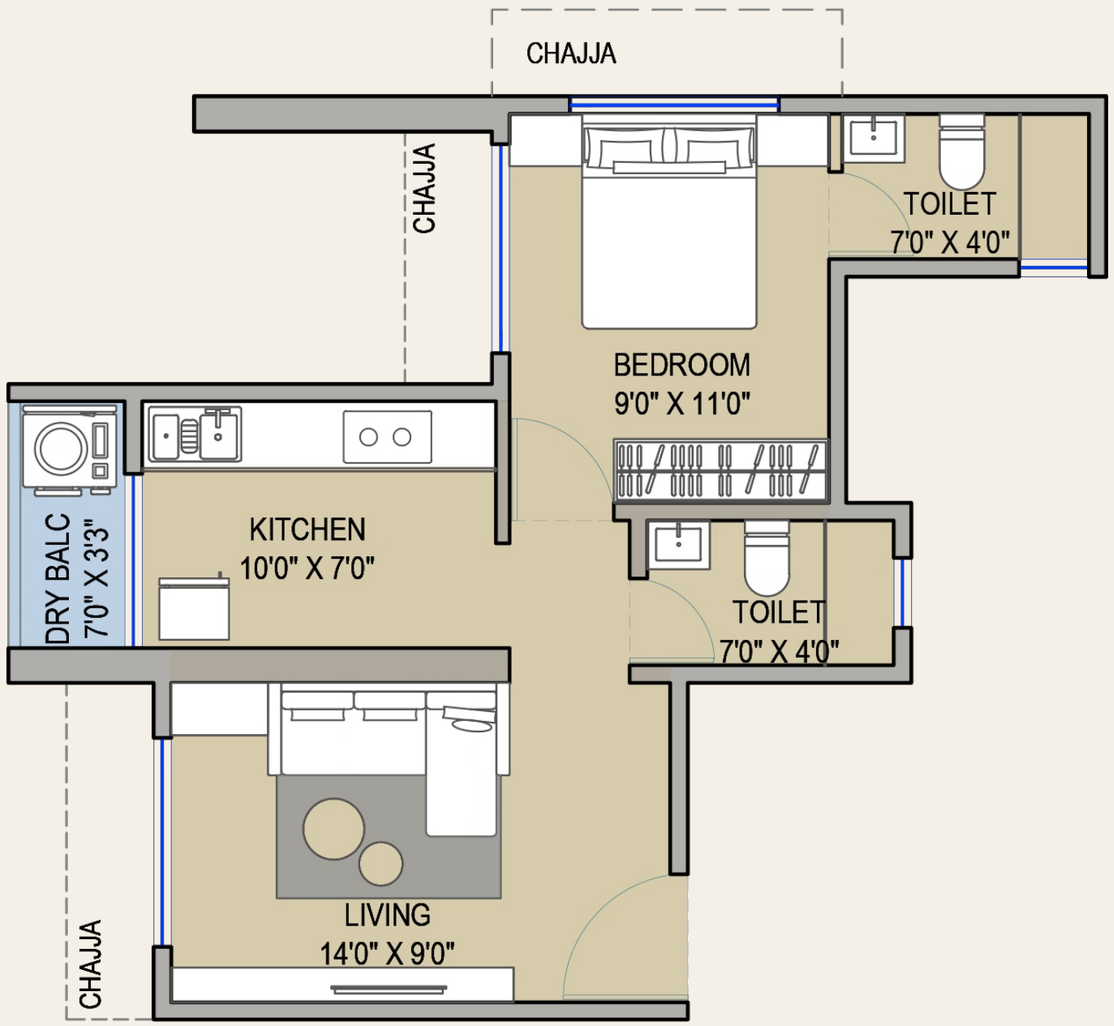
1 BHK TYPE 1 - 716 SQ. FT.



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Artistic Impression

TPV Vishwakarma Group: Redefining Urban Living with Trust

Welcome to TPV Vishwakarma, a real estate leader with over 44 completed projects spanning 14.24 million sq. ft. We create exceptional spaces blending innovative design and sustainability.

With a PAN-India presence in Gujarat, Rajasthan, and Maharashtra (including Panvel, Kharghar, Nerul, and Pune), our portfolio features residential communities and commercial establishments, all built on trust and quality craftsmanship.