

A FAST EMERGING URBAN DESTINATION...



VASTUVISION

A Whole New Level of Living...



a project by

Jirawala
Developers

Find your world within

VASTUVISION

Small Town Values... BIG time Opportunities...!

Feel Your True Life... Within True Nature...

It gives us immense pleasure to introduce our new venture “Vastu Vision” of NA Bungalow plots. Come enjoy the beauty of mother nature and be a part of the fastest growing area of ‘Nipani’, **an investment which you will cherish for the years to come.**

In real estate sector people have earned more than any other source of investment. Keeping the same growth pattern & path in view we have planned a **mini township of Infrastructure Ready, Premium NA bungalow plots.**

As far as ‘Nipani’ is concern the city’s growth is well-rounded. Already well established industrial area is developing further around the suburbs of ‘Nipani’. The ‘KIDC’ **has reserved thousands of acres space** for the development which is **hardly 7 km away from our project.** Educational institutes of national and international prominence are further enhancing the reputation of ‘Nipani’. This has been complimented with growth of healthcare facilities, basic infrastructure needs like roads and public transport and lifestyle Landmarks.

“Vastu Vision” is planned to be an exclusive residential community consisting of 165 individual plots, spread over 9 acres of serene environment of ‘Nipani’. By god grace **the whole plot is 'Goumukhi' shaped which is considered as the topmost shape of plot in Vastushastra.** Each plot admeasuring from 1162 sq.ft. to 3000 sq.ft. **located in 'Nipani' near KLE CBSC School, 5 min driving distance from Bus Stand and 2 min from Belgum Naka** and yet secluded enough from heavy traffic and concrete jungle of the commercial area.

Apart from 'Never-Before' kind of specifications "Vastu Vision" **also include well maintained Garden, Skating /Cycling Track, Basket Ball / Volley Ball Court / Half Pitch Cricket Net, Multi Utility Stage, Children play park** and Proposed club house brimming with a host of recreational and health facilities along with a **Lord Ganesh temple** where we all will get peace of mind.

It is also thoughtfully provided with everything you could possibly need – from education, entertainment, sports and culture.

**So, reward yourself ...
with a fuller life today itself and enjoy these all ready possession amenities
that other people can only dream about...**

Presenting **PREMIUM**
residential **PLOTS**



Why should you consider

VASTUVISION

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- Ready possession livable spaces for selected **165 happy families**.
- Whole plot is '**Goumukhi**' and all individual plots are as per '**Vastushatra**'.
- **T.P. Sanctioned, N.A.** Plots with **K.J.P.** Processed, and facilities provided by **Nipani city municipal corporation**.
- Designer entrance with proposed security facility.
- **Quality tar roads** of 30 ft. And 40 ft. For internal connectivity.
- **Road side tree plantation** maintained with drip irrigation.
- Beautifully designed '**Cheera**' stone concept for constructed area.
- Well-planned **electricity supply**.
- Well planned 24 x 7 **water supply** compatible plumbing work with **HDP pipe** on both side of road.
- High quality **street lights**.
- Very **less expenses** for building foundation due to **hard murum land**.
- 450 mtr. away from **NH4 highway**.
- Directly connected 100 ft ring road towards '**KLEC.B.S.E. school**'.
- Extensively developed **park & children play area**.
- '**Lord Ganesh Temple**' designed as per '**Shilpshastra**' for peace of mind.
- **Multi utility stage** for events.
- Exclusively designed landscaping, leisure space in '**Kanti Prem**' garden.
- **RCC drainage** line on both side of road.
- Ample of sit out space for senior citizens.
- Modern designed gajebos.
- Proposed club house with approximately 2000 sq.ft. space.
- **Outdoor activities like...**
 - Skating track.
 - Jogging track / Cycling track.
 - Basket ball court / Volley ball court.
 - Half Cricket pitch.

The acres of THOUGHTFUL AMENITIES...



Next Level of LIVING

The Project that perfectly balances

FAMILY PLEASURE
HEALTH WEALTH HAPPINESS
LIVING



EVERYTHING
YOU DESIRE

Specifications that spell
'THE BEST'



Lord Ganesh Temple



Multi Utility Stage for event



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ensuring...
Trust, Transparency & Reliability.

Site Address : Vastu Vision, Near Shirguppi Road, **Pangire (B) Road, Nipani 591237, Dist. Belgaum.**

Off Address : C/o. D. K. Pharma, Ashok Nagar, Nipani. Ph. 08338-221431
C/o. Solapurkar Cloth Merchant, Ashok Nagar, Nipani Ph. 08338-221231

Booking Contact

Sahil Dilipbhai Shah Mo. 99 80 55 40 45

Anup Pravinbhai Shah Mo. 94 48 86 02 44

Owners

Sahil Dilipbhai Shah
Mo. 99 80 55 40 45

Anup Pravinbhai Shah
Mo. 94 48 86 02 44

Smita Dilipbhai Shah
Mo. 94 48 49 20 99

Niket Narendrabhai Shah
Mo. 77 09 92 67 78

Credits

Architect & Landscape Designer
► **Akshay Mehata**, Kolhapur
Mo. 98 22 92 22 32

Legal Advisors
► **Adv. M. R. Sagare**, Chikodi (B.A.LL.B. SPL.)
Mo. 9449624369 / L.L. 08338 - 272315

Work Contractor
► **Sanjay Sutar**, Chikhalwal
Mo. 98 80 63 82 19

NOTE: This brochure is purely conceptual and is not a legal document, it can not be treated as a part of final purchase agreement. All dimensions are approximate and subject to construction variances. All designing used in the plans and image are only for illustrative purpose. Developers reserves the rights to amend architectural and other specifications during development stages.