



NIDHI REALTY

BUILDER & DEVELOPERS

LALIT DOSHI GROUP OF COMPANIES

NIDHI REALTY

FOR OVER 15 YEARS, NIDHI REALTY HAS BEEN A DRIVING FORCE IN THE VASAI AND VIRAR REAL ESTATE LANDSCAPE, LED BY THE VISIONARY MR. LALIT DOSHI. WITH A DIVERSE PORTFOLIO OF INDUSTRIAL, COMMERCIAL, RESIDENTIAL, AND HOSPITALITY PROJECTS, NIDHI REALTY HAS CONSISTENTLY DELIVERED EXCEPTIONAL RESULTS, EARNING A REPUTATION FOR QUALITY, INNOVATION, AND TIMELY PROJECT EXECUTION.

CURRENTLY, NIDHI REALTY IS ACTIVELY ENGAGED IN 5+ ONGOING PROJECTS ACROSS VASAI AND ITS SURROUNDING AREAS, INCLUDING CHANDRAPADA AND KANER. THESE PROJECTS EMBODY THE COMPANY'S COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES AND CONTRIBUTING TO THE REGION'S GROWTH AND DEVELOPMENT.

NIDHI REALTY'S LEAN AND EFFICIENT BUSINESS PRACTICES HAVE CONSISTENTLY DELIVERED EXCEPTIONAL RETURNS FOR ITS INVESTORS, WITH A CAGR OF 15-20%. WITH A TEAM OF EXPERIENCED PROFESSIONALS AND A STEADFAST COMMITMENT TO CUSTOMER SATISFACTION, NIDHI REALTY CONTINUES TO PUSH THE BOUNDARIES OF REAL ESTATE EXCELLENCE IN VASAI AND VIRAR.



SELLING PRICE

LOCATION	TYPE	TOGETHER	SEPARATE				BROKERAGE
		VERTICAL (0 - 3 FLOOR)	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	
VASAI	UNDER-CONSTRUCTION - INDUSTRIAL	5500	8500	6000	5000	-	2.00%
CHANDRAPADA	UNDER-CONSTRUCTION - INDUSTRIAL	4500	7200	5000	4500	4000	2.00%
VASAI	FULLY-CONSTRUCTED - SHOWROOM	-	15000	-	-	-	2.00%
LOCATION	TYPE	VERTICAL (0 - 3 FLOOR)	LAND	CONSTRUCTION	OTHERS - VVCMC AND SIMILAR COSTS	BROKERAGE	
KANER	UNDER-CONSTRUCTION - INDUSTRIAL (PLOT-WISE)	-	1800	1800	300 - 400	2.00%	
NOTE							
1	TIME: FOR UNDER-CONSTRUCTION PROPERTIES, THE EXPECTED TIME FRAME FOR COMPLETION IS 18 MONTHS . FOR FULLY-CONSTRUCTED PROPERTIES, THERE IS NO WAITING PERIOD, AS THEY ARE READY FOR IMMEDIATE OCCUPANCY.						
2	COST: THE PRICES MENTIONED ARE PER SQUARE FOOT AND THE TOTAL AREA WILL INCLUDE, CARPET AREA, SUPER-BUILT AREA, OPEN SPACE, PASSAGEWAY, LOFT, AND OTHER RELEVANT MEASUREMENTS.						

SONAL SHUBHAM INDUSTRIAL HUB

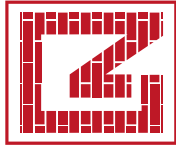


OFFICE: SONAL INDUSTRIAL ESTATE, GALA NO 20, 1st FLOOR, NEAR BAJRANG DHABA, NH-48, VASAI (EAST) - 401208

SITE: SONAL SHUBHAM INDUSTRIAL HUB, CHANDRAPADA, BAPANE VASAI EAST 401208



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NIDHI REALTY
BUILDER & DEVELOPERS

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**INDUSTRIAL
UNIT & GALA**

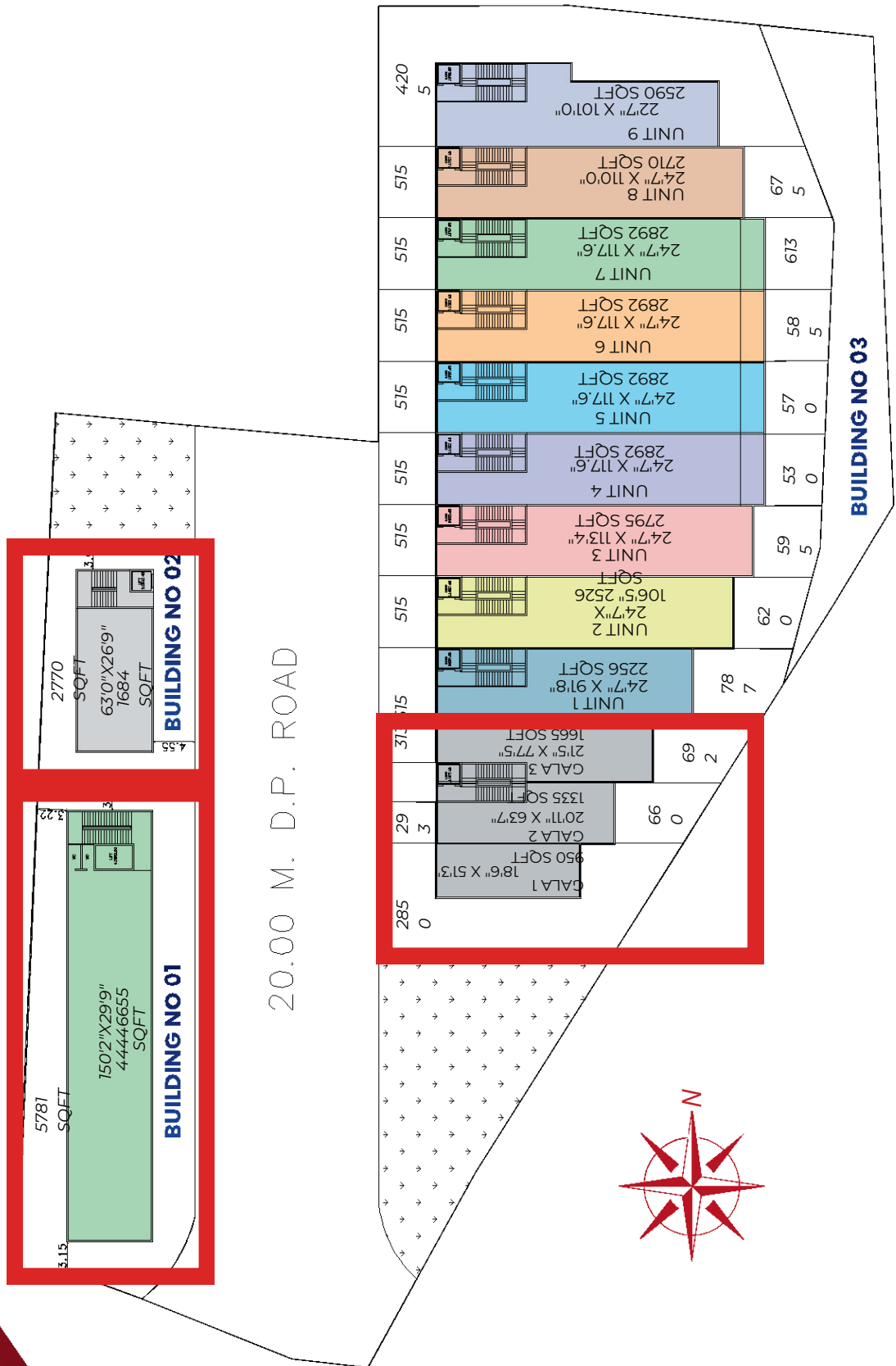
SONAL SHUBHAM DEVELOPERS LLP
PROUDLY PRESENTS

SONAL SHUBHAM INDUSTRIAL HUB

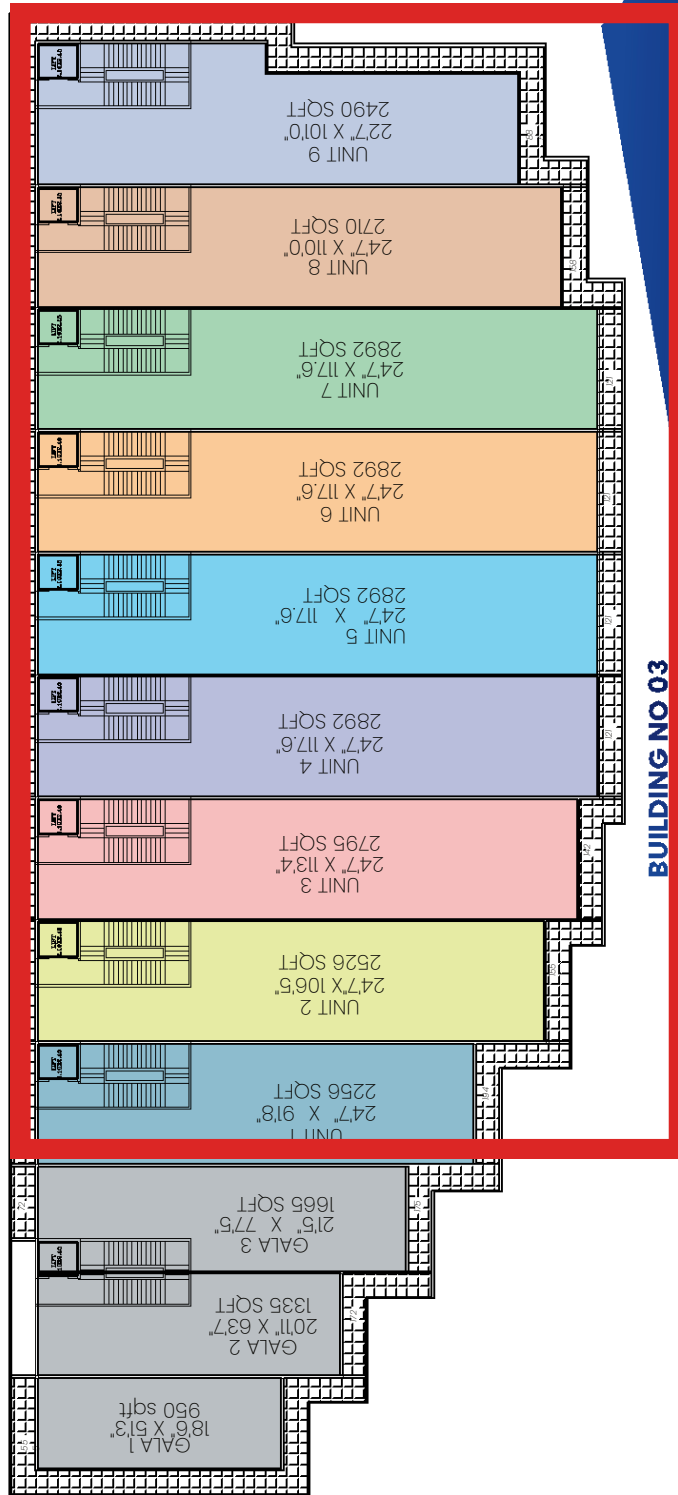
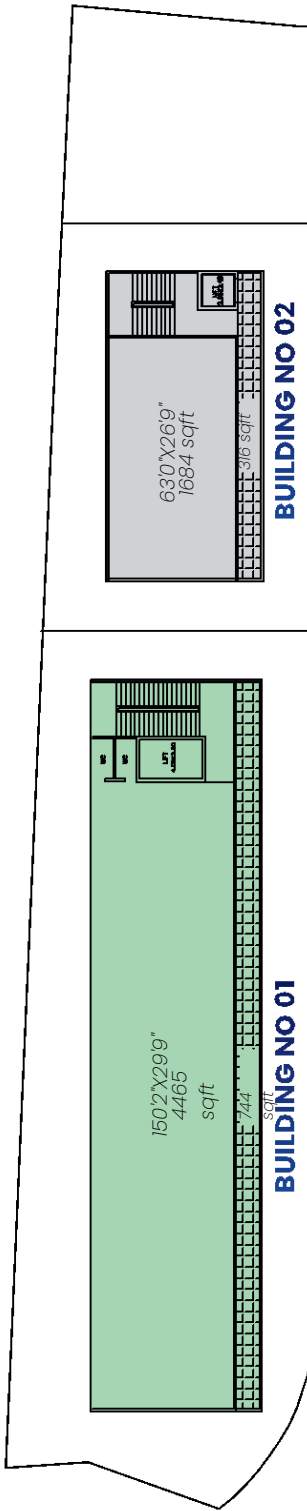
**SITUATED AT BAPANE IN
100% INDUSTRIAL ZONE**

- PRIME LOCATION
- SECURITY AND SAFETY
- COMPETITIVE PRICING
- SKILLED WORKFORCE AVAILABILITY
- STATE-OF-THE-ART INFRASTRUCTURE
- PROXIMITY TO SUPPLIERS AND CUSTOMERS

GROUND FLOOR PLAN



TOTAL SALEABLE AREA FOR BUILDING NO. 1 = 31172 SQUARE FEET
TOTAL SALEABLE AREA FOR BUILDING NO. 2 = 43232 SQUARE FEET
TOTAL SALEABLE AREA FOR BUILDING NO. 3 = 26486 SQUARE FEET (GALA)



BUILDING NO 03

1 - 3 FLOOR PLAN

- TOTAL SALEABLE AREA FOR UNIT NO. 1 = 15027 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 2 = 16488 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 3 = 18068 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 4 = 18570 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 5 = 18584 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 6 = 18589 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 7 = 18598 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 8 = 17629 SQUARE FEET**
- TOTAL SALEABLE AREA FOR UNIT NO. 9 = 19726 SQUARE FEET**

BUILDING NO. 1

FLOOR	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAG E AREA	LOFT	LOFT 50%	TOTAL USEABLE AREA
GR. FLOOR	4465	6474	5781	1927	0	2232.5	1116.25	9518
1ST FLOOR	4465	6474	0	0	744	0	0	7218
2ND FLOOR	4465	6474	0	0	744	0	0	7218
3RD FLOOR	4465	6474	0	0	744	0	0	7218
TOTAL	17860	25897	5781	1927	2232	2232.5	1116.25	31172

BUILDING NO. 2

FLOOR	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAG E AREA	LOFT	LOFT 50%	TOTAL USEABLE AREA
GR. FLOOR	1684	2442	2770	923	0	842	421	3786
1ST FLOOR	1684	2442	0	0	316	0	0	2758
2ND FLOOR	1684	2442	0	0	316	0	0	2758
3RD FLOOR	1684	2442	0	0	316	0	0	2758
TOTAL	6736	9767	2770	923	948	842	421	12060

BUILDING NO. 3 (GALA)

FLOOR	GALA NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GROUND FLOOR	1	950	1377.50	2850	950.0	0	475	237.5	2565.00
	2	1335	1935.75	953	318	0	667.5	333.75	2587.2
	3	1665	2414.25	1005	335	0	832.5	416.25	3165.5
1ST FLOOR	101	950	1377.5	0	0	555	0	0	1932.5
	102	1115	1616.75	0	0	172	0	0	1788.8
	103	1440	2088	0	0	247	0	0	2335.0
2ND FLOOR	201	950	1377.5	0	0	555	0	0	1932.5
	202	1115	1616.75	0	0	172	0	0	1788.8
	203	1440	2088	0	0	247	0	0	2335.0
3RD FLOOR	301	950	1377.5	0	0	555	0	0	1932.5
	302	1115	1616.75	0	0	172	0	0	1788.8
	303	1440	2088	0	0	247	0	0	2335.0
TOTAL		13515.0	19596.8	1958.0	652.7	2922.0	1500.0	750.0	26486.4

BUILDING NO. 3 (UNIT)**UNIT 1.**

BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2256	3271.2	1302.00	434.00	0	1128	564	4269.20
1ST FLOOR	2256	3271.2	0.00	0.00	315	0	0	3586.20
2ND FLOOR	2256	3271.2	0.00	0.00	315	0	0	3586.20
3RD FLOOR	2256	3271.2	0.00	0.00	315	0	0	3586.20
TOTAL	9024	13084.8	1302.00	434.00	945	1128	564	15027.80

UNIT 2.

BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2526	3662.7	1135.00	378.33	0	1263	631.5	4672.53
1ST FLOOR	2526	3662.7	0.00	0.00	276	0	0	3938.70
2ND FLOOR	2526	3662.7	0.00	0.00	276	0	0	3938.70
3RD FLOOR	2526	3662.7	0.00	0.00	276	0	0	3938.70
TOTAL	10104	14650.8	1135.00	378.33	828	1263	631.5	16488.63

UNIT 3.

BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2795	4052.75	1110.00	370.00	0	1397.5	698.75	5121.50
1ST FLOOR	2795	4052.75	0.00	0.00	263	0	0	4315.75
2ND FLOOR	2795	4052.75	0.00	0.00	263	0	0	4315.75
3RD FLOOR	2795	4052.75	0.00	0.00	263	0	0	4315.75
TOTAL	11180	16211	1110.00	370.00	789	1397.5	698.75	18068.75

UNIT 4.

BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2892	4193.4	1045.00	348.33	0	1446	723	5264.73
1ST FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
2ND FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
3RD FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
TOTAL	11568	16773.6	1045.00	348.33	726	1446	723	18570.93

UNIT 5.

BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2892	4193.4	1085.00	361.67	0	1446	723	5278.07
1ST FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
2ND FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
3RD FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
TOTAL	11568	16773.6	1085.00	361.67	726	1446	723	18584.27

UNIT 6.								
BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2892	4193.4	1100.00	366.67	0	1446	723	5283.07
1ST FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
2ND FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
3RD FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
TOTAL	11568	16773.6	1100.00	366.67	726	1446	723	18589.27
UNIT 7.								
BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2892	4193.4	1128.00	376.00	0	1446	723	5292.40
1ST FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
2ND FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
3RD FLOOR	2892	4193.4	0.00	0.00	242	0	0	4435.40
TOTAL	11568	16773.6	1128.00	376.00	726	1446	723	18598.60
UNIT 8.								
BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2710	3929.5	1190.00	396.67	0	1355	677.5	5003.67
1ST FLOOR	2710	3929.5	0.00	0.00	279	0	0	4208.50
2ND FLOOR	2710	3929.5	0.00	0.00	279	0	0	4208.50
3RD FLOOR	2710	3929.5	0.00	0.00	279	0	0	4208.50
TOTAL	10840	15718	1190.00	396.67	837	1355	677.5	17629.17
UNIT 9.								
BLDG. NO.	CARPET AREA	OTHER AREA (45%)	OPEN SPACE AREA (1/3)	OPEN SPACE (1/3)	PASSAGE AREA	LOFT	50% LOFT	TOTAL USEABLE AREA
GR. FLOOR	2590	3755.5	4205.00	1401.67	0	1295	647.5	5804.67
1ST FLOOR	2590	3755.5	0.00	0.00	885	0	0	4640.50
2ND FLOOR	2590	3755.5	0.00	0.00	885	0	0	4640.50
3RD FLOOR	2590	3755.5	0.00	0.00	885	0	0	4640.50
TOTAL	10360	15022	4205.00	1401.67	2655	1295	647.5	19726.17

SONAL INDUSTRIAL HUB

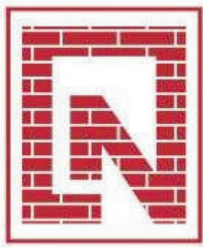


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SITE: SONAL INDUSTRIAL HUB, KANER, KOFRADKAR FARM, VIRAR (EAST) - 401208



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NIDHI REALTY
BUILDER & DEVELOPERS

PROUDLY PRESENTS

SONAL INDUSTRIAL HUB

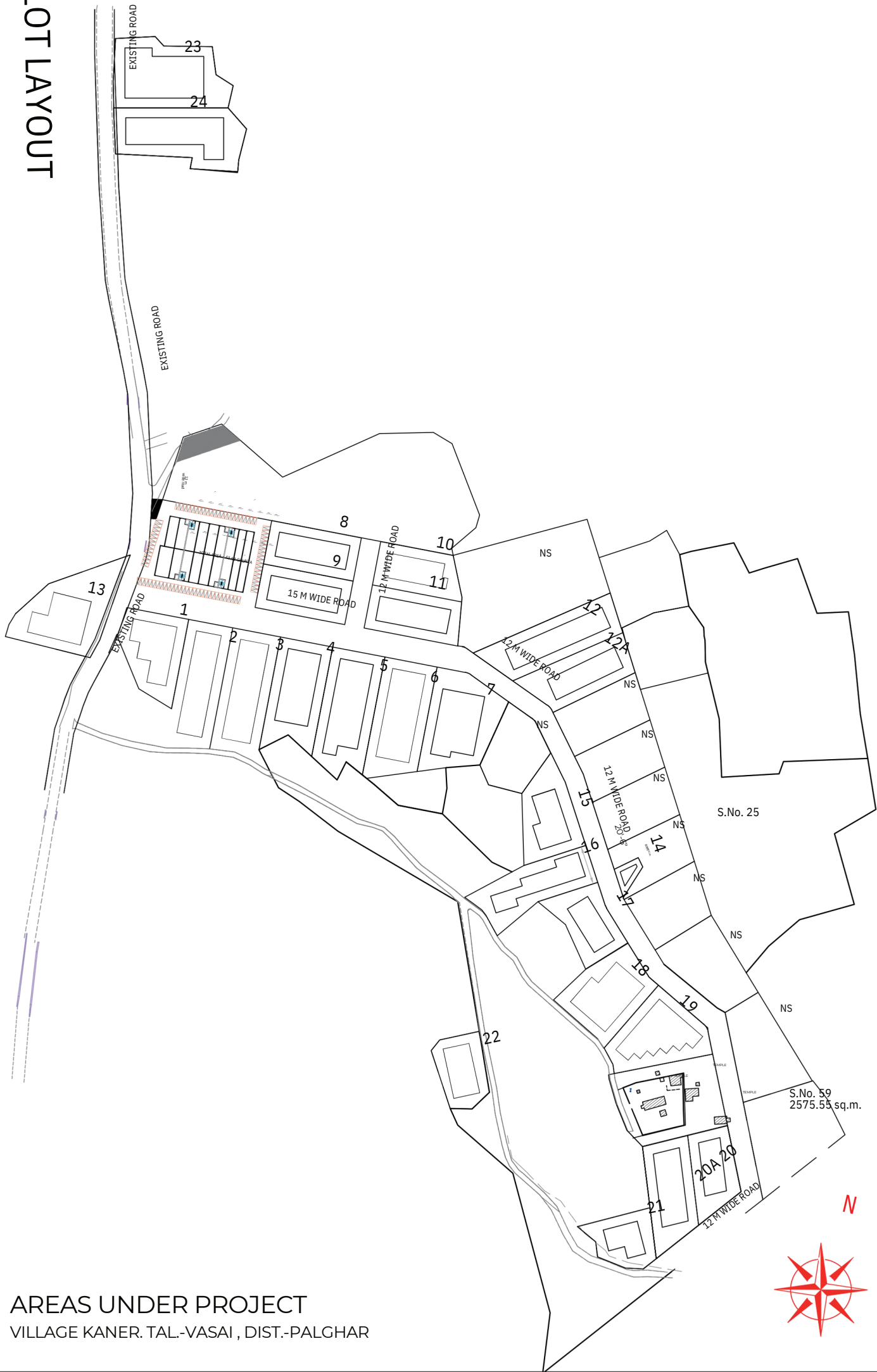
SITUATED AT KANER, KOFRADKAR FARM, VIRAR EAST



- **Prime Location**
- **Security and Safety**
- **Competitive Pricing**
- **Customizable Spaces**
- **Skilled Workforce Availability**
- **State-of-the-Art Infrastructure**
- **Proximity to Suppliers and Customers**

PLOT NO.	CARPET AREA	AREA IN ROAD	TOTAL PLOT AREA
1	18621.7	3724.344	22346.1
2	23519.3	4703.868	28223.2
3	24380.5	4876.092	29256.6
4	22227.7	4445.532	26673.2
5	25403.0	5080.608	30483.6
6	24649.6	4929.912	29579.5
7	25295.4	5059.08	30354.5
8	16210.6	3242.116	19452.7
9	16210.6	3242.116	19452.7
10	14725.2	2945.03	17670.2
11	16522.0	3304.4	19826.4
12	22497.0	4499.4	26996.4
12A	18229.0	3645.8	21874.8
13	26694.7	5338.944	32033.7
14	2152.8	430.56	2583.4
15	17922.1	3584.412	21506.5
16	20074.9	4014.972	24089.8
17	14639.0	2927.808	17566.8
18	21743.3	4348.656	26091.9
19	22012.4	4402.476	26414.9
20	13985.0	2797	16782.0
20A	18912.0	3782.4	22694.4
21	12324.8	2464.956	14789.7
22	12950.1	2590.012	15540.1
23	28417.0	5683.392	34100.4
24	27017.6	5403.528	32421.2
TOTAL	507337.1	101467.4	608804.5

PLOT LAYOUT



AREAS UNDER PROJECT
VILLAGE KANER, TAL.-VASAI, DIST.-PALGHAR



TUNGARESHWAR INDUSTRIAL COMPLEX



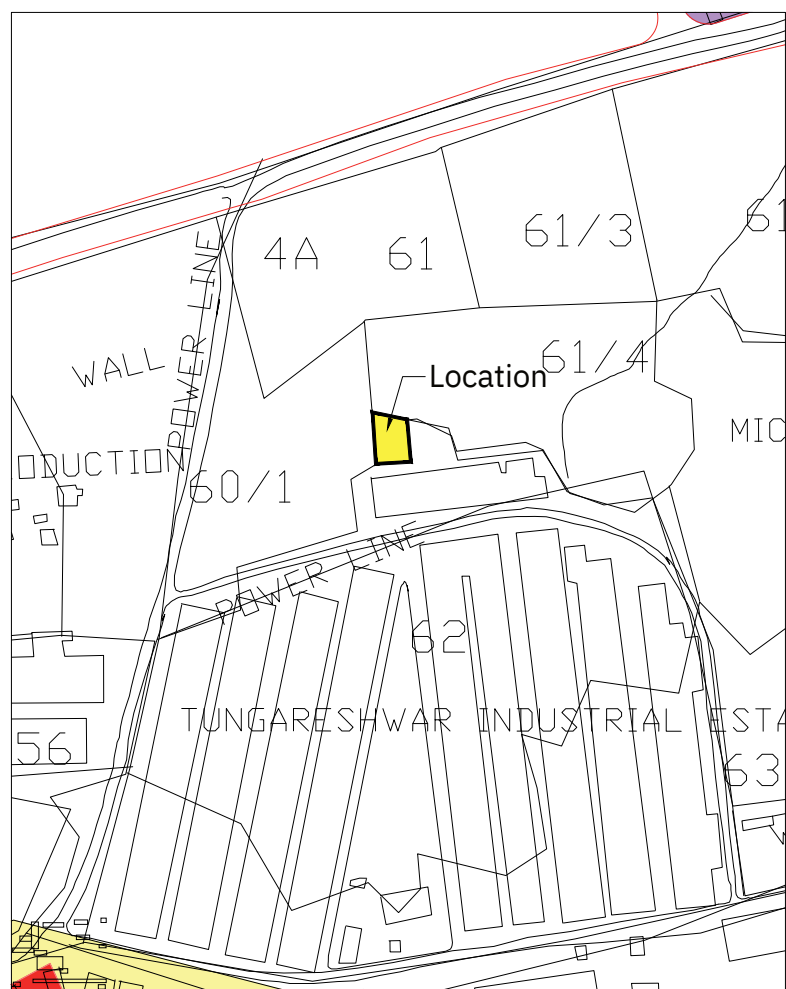
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SITE: TUNGARESHWAR INDUSTRIAL COMPLEX, UNIT NO. 1098 1&2, VASAI (EAST) - 401208



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LOCATION



SQUARE FEET: 1200 (CARPET)



OUTSIDE



INSIDE

NIDHI INDUSTRIAL ESTATE



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SITE: NIDHI INDUSTRIAL ESTATE, UNIT NO. 9 - 12, VASAI (EAST) - 401208



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GALA NO	GALA AREA		LOFT		OPEN SPACE		TOTAL SALEABLE
	CARPET	SALEABLE	CARPET	SALEABLE	CARPET	SALEABLE	
9	1,575.00	2,130.00	520.00	260.00	1,215.00	405.00	2,795.00
10	1,575.00	2,130.00	520.00	260.00	1,110.00	370.00	2,760.00
11	1,575.00	2,130.00	520.00	260.00	1,010.00	336.67	2,727.00
12	1,285.00	1,735.00	425.00	212.50	1,183.00	394.33	2,342.00
TOTAL	6,010.00	8,125.00	1,985.00	992.50	4,518.00	1,506.00	10,624.00

RUDRA SHELTER - SHOWROOM

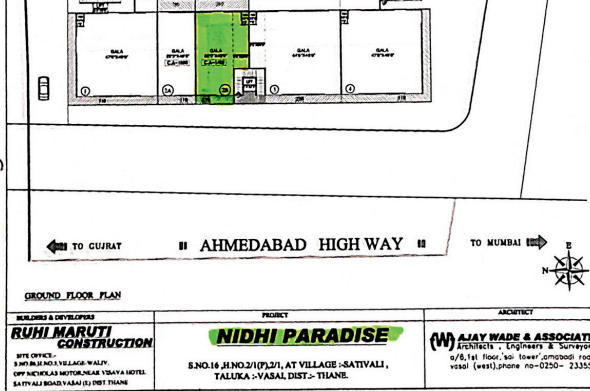


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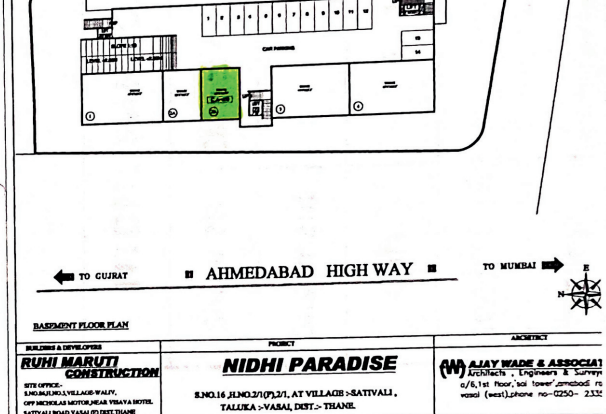
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GROUND FLOOR



BASEMENT

SHOWROOM - 2B	CARPET AREA	SALEABLE AREA
BASEMENT	655	328
UNIT	1413	2261
OPEN	355	355
TOTAL	2423	2944

NIDHI PARADISE

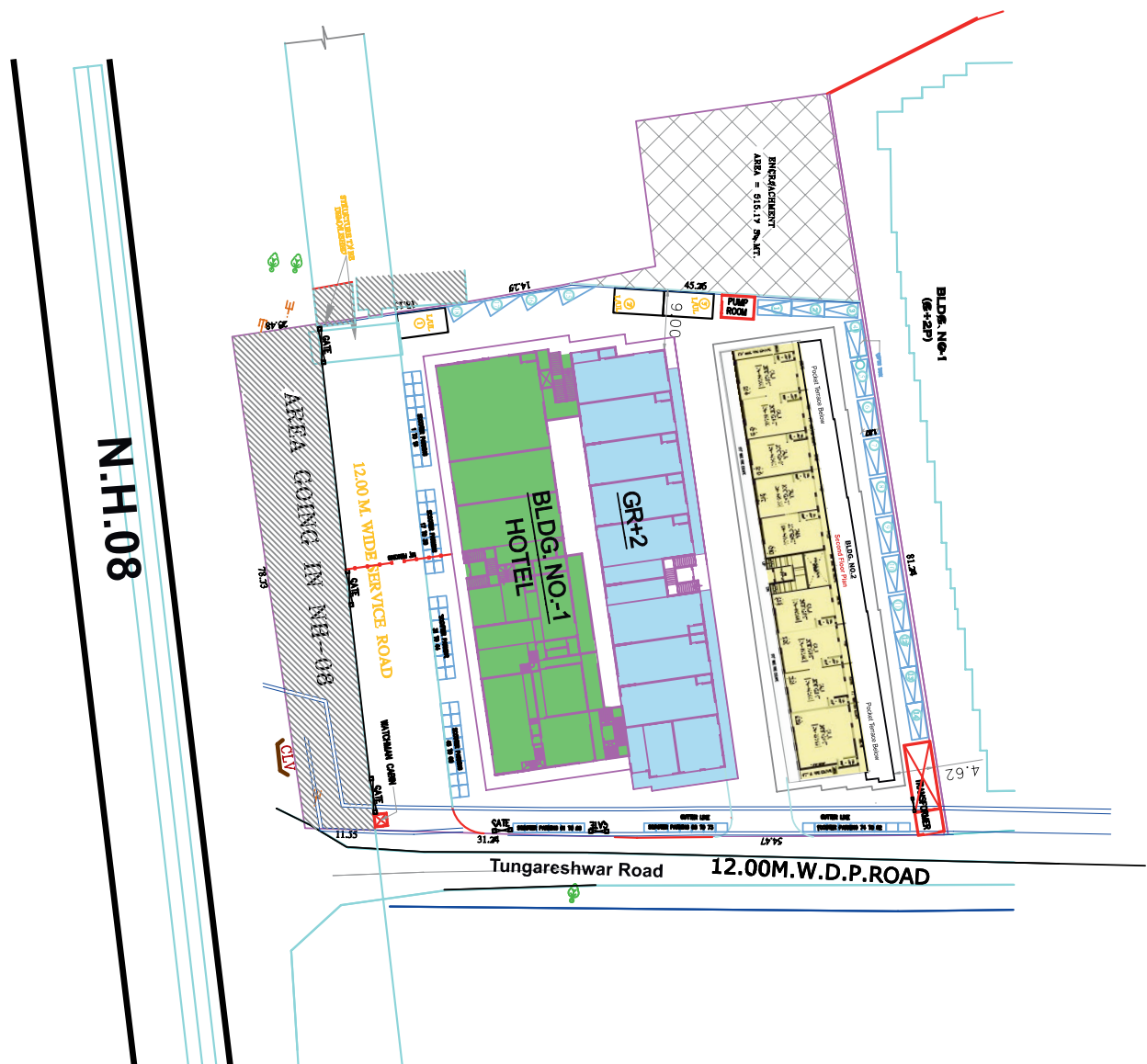


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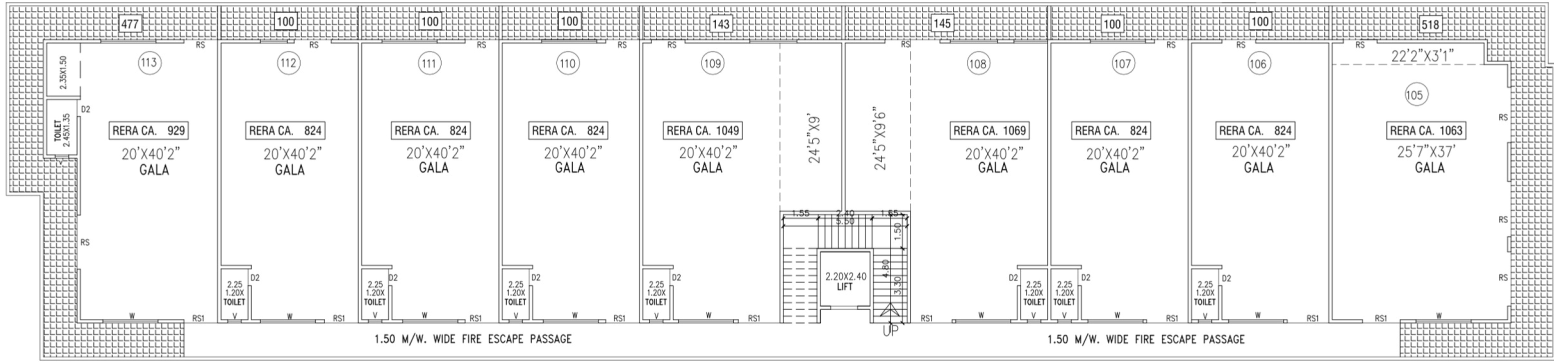
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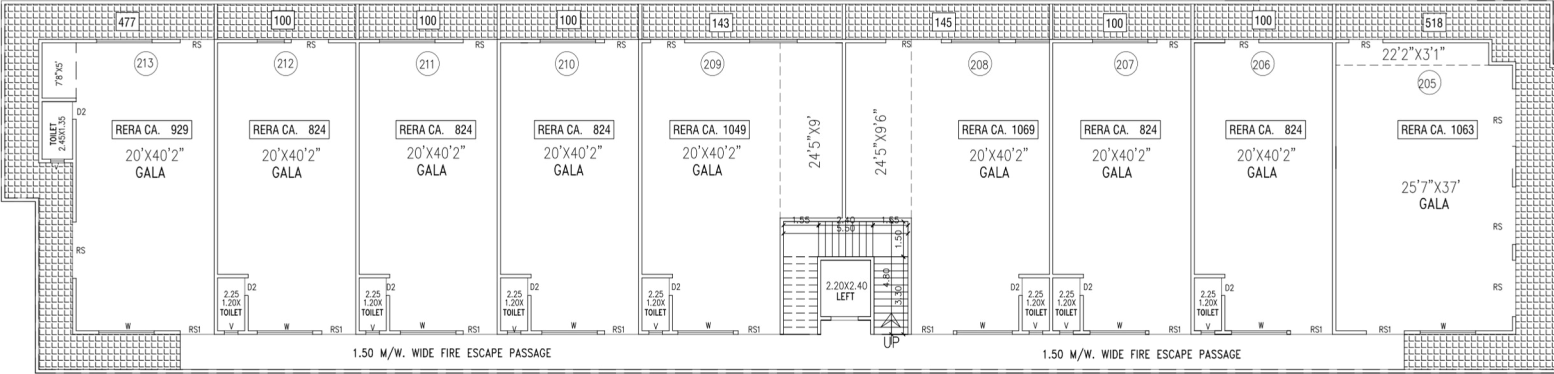
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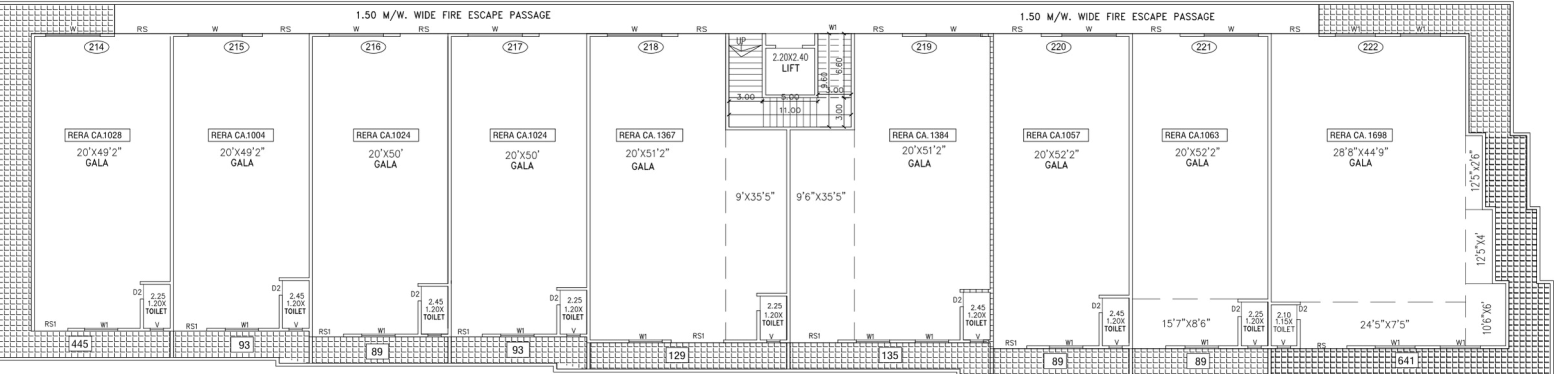
BUILDING NO. 1 (B) FIRST FLOOR PLAN



BUILDING NO. 1 (B) SECOND FLOOR PLAN



BUILDING NO. 2 SECOND FLOOR PLAN



NIDHI PARADISE				
BUILDING	1 - A		FLOOR	1
UNIT NO.	CARPET	BUILT-UP	PASSAGE AREA	SALEABLE AREA
G-105	1,063	478	518	2,059
G-106	824	371	100	1,295
G-107	824	371	100	1,295
G-108	1,069	481	145	1,695
G-109	1,049	472	143	1,664
G-110	824	371	100	1,295
G-111	824	371	100	1,295
G-112	824	371	100	1,295
G-113	929	418	477	1,824
			TOTAL	13,717
BUILDING	1 - B		FLOOR	2
UNIT NO.	CARPET	BUILT-UP	PASSAGE AREA	SALEABLE AREA
G-205	1,063	478	518	2,059
G-206	824	371	100	1,295
G-207	824	371	100	1,295
G-208	1,069	481	145	1,695
G-209	1,049	472	143	1,664
G-210	824	371	100	1,295
G-211	824	371	100	1,295
G-212	824	371	100	1,295
G-213	929	418	477	1,824
			TOTAL	13,717
BUILDING	2		FLOOR	2
GALA NO.	GALA CARPET	OTHER AREA	PASSAGE AREA	SALEABLE AREA
G-214	1,028	463	445	1,936
G-215	1,004	452	93	1,549
G-216	1,024	461	89	1,574
G-217	1,024	461	93	1,578
G-218	1,367	615	129	2,111
G-219	1,384	623	135	2,142
G-220	1,057	476	89	1,622
G-221	1,063	478	89	1,630
G-222	1,698	764	641	3,103
			TOTAL	17,244

NIDHI HOTEL



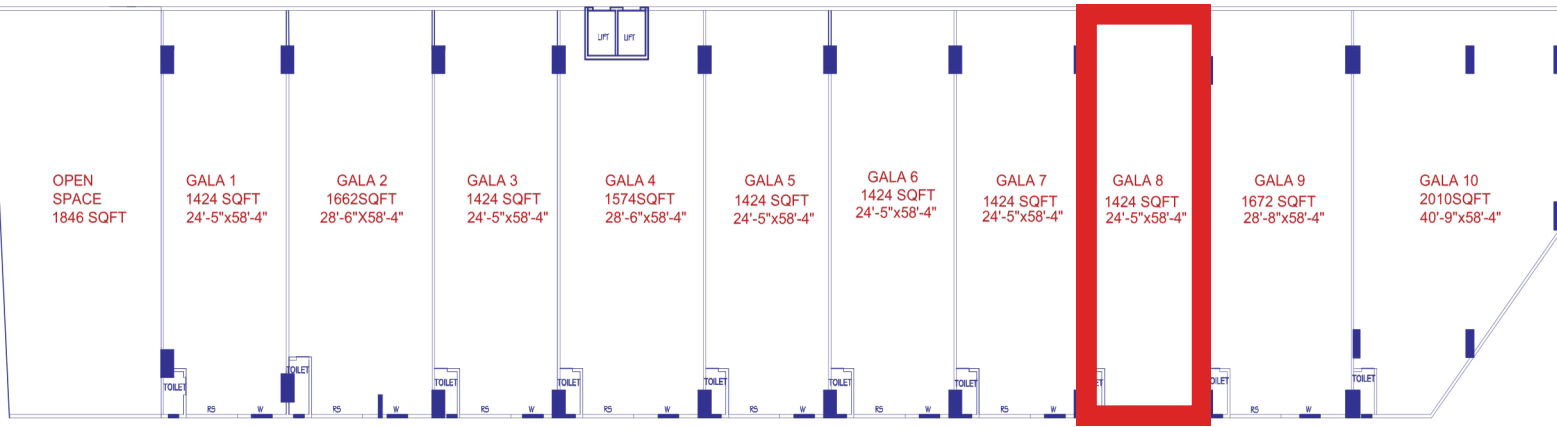
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SITE: NIDHI HOTEL, NEXT TO ARIHANT ESTATE, NEAR BAJRANG DHABA, VASAI (EAST) - 401208



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AREA STATEMENT OF INDUSTRIAL IN SQ. FT



AREA STATEMENT OF INDUSTRIAL IN SQ. FT.

UNIT NO.	CARPET AREA	OTHER AREA	USEABLE AREA
1	1424	2065	2065
2	1662	2410	2410
3	1424	2065	2065
4	1574	2282	2282
5	1424	2065	2065
6	1424	2065	2065
7	1424	2065	2065
8	1424	2065	2065
9	1672	2424	2424
10	2010	2915	2915
TOTAL	15462	22420	22420

**“THE BITTERNESS OF POOR QUALITY REMAINS LONG
AFTER THE SWEETNESS OF LOW PRICE IS FORGOTTEN.”**

BENJAMIN FRANKLIN



NIDHI REALTY

BUILDER & DEVELOPERS

LALIT DOSHI GROUP OF COMPANIES