

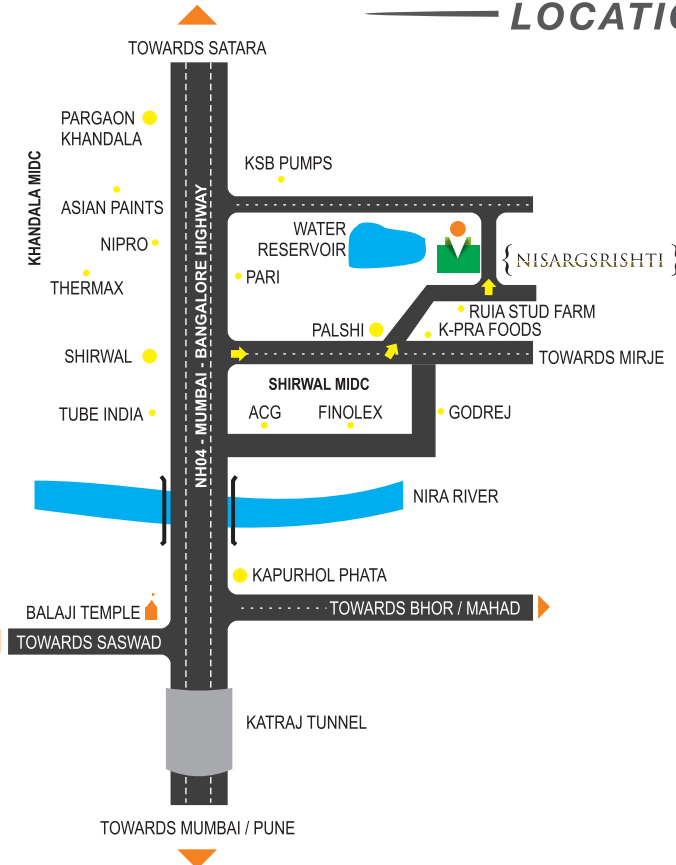
## SANCTIONED PROJECT LAYOUT



Plot No.	Area in sq.m.	Area in sq.ft.
1	220.94	2378
2	230.4	2480
3	211.08	2272
4	218.19	2349
5	261.5	2815
6	173.43	1867
7, 8, 9, 20, 21, 22, 14, 15, 16, 32, 35, 42, 45, 66, 67, 68, 78, 79, 80, 73, 74, 75, 85, 86, 87, 90, 91, 92, 97, 98, 99, 102, 103, 104	204.3	2199
10, 11, 12, 13, 23, 43, 44, 53	231.3	2490
17	218.95	2357
18	175.86	1893
19	225	2422
24	258.3	2780
25, 26, 27, 50, 51, 56, 57	240.3	2587
28	229.88	2474
29	253.96	2734
30, 31, 36, 46, 47, 52, 37, 40, 41, 55	222.3	2393
33, 34	258.3	2780
38	218.02	2347
39	212.19	2284
48	242.49	2610
49	247.29	2662
54	267.3	2877
58	273.42	2943
59	268.82	2894
60, 61, 62, 63, 64	213.25	2295
65, 88, 89, 76, 77, 100, 101	231.3	2490
69, 72, 81, 84, 93, 96, 105	203.4	2189
70	380.68	4098
71	391.25	4211
82	395.29	4255
83	384.18	4135
94	373.48	4020
95	342.88	3691
106	318.3	3426
107	181.98	1959
108	204.3	2199
109	243.57	2622
110	543.02	5845

Site Address:  
Gat No. 512, Village - Jawale, Near Shirwal MIDC,  
Tal - Khandala, Dist - Satara  
Site Area: 10Acres

## LOCATION MAP



### Distance In Kms.

K-Pra Foods Factory	1km
Jawale Village	2km
Shirwal MIDC	7km
Shirwal City	9km
Mumbai-Bangalore Highwa	9km
Khandala MIDC	10km
Balaji Temple	25km
Rajgad Water	31km
Khed Shivapur Toll	35km
Katraj Tunnel (PMC Limit)	43km
Panchagani	50km
Pune (Railway Station)	65km
Satara	65km
Mahabaleshwar	68km
Kolhapur	187km
Mumbai CST	216km

All major banks, ATM's, Hospitals, Schools & Colleges are just in 10kms radius

\*Actual distances as per Google Maps

FINANCE AVAILABLE BY



PROJECT PARTNERS

1. Kedar Vanjape Developers Pvt. Ltd.
2. Aastha Properties

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UNLOCK THE DEVELOPMENT POTENTIAL OF SHIRWAL

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## NISARGSRISHTI... FOR PEACE & PROSPERITY!

Welcome to Nisargsrishti, where the future of Shirwal's development awaits you... amidst evergreen surroundings, pleasant nature and an investment opportunity like no other! Nestled in the heart of Mumbai Bangalore Highway's booming growth corridor at Shirwal, Nisargsrishti is a fine selection of fully sanctioned NA plots designed to offer high appreciation... and complete peace of mind!

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An ideal location for fulfilling your dreams of becoming a landlord, Nisargsrishti at Shirwal is located at a convenient distance of an hour's drive from Pune and offers excellent connectivity with several places of interest such as the magnificent Balaji Temple, Panchagani and Mahabaleshwar. And with the MIDC being just few minutes away, Nisargsrishti is poised to unlock the development potential of Shirwal completely for your benefit. Invest now to yield high returns, year after year!

## AMENITIES

- Entrance gate with security cabin
- State-of-the-art-club house
- Children's play area
- Landscaped gardens
- Plantations
- Street lights on all internal roads
- Boundary wall for entire project
- Name plate for each plot
- Indoor games
- Water tank
- Well-Constructed road to connect each plot
- Individual fencing and gate for each plot
- Infrastructure-Water & Electricity for each plot
- Individual 7/12 extract for each plot holder
- All plots in accordance with Vastushastra

## WHY TO INVEST IN SHIRWAL?

- Shirwal is rapidly growing town of Satara district neighboring to smart city of Pune.
- Shirwal is centrally located between 3 most popular MIDC - Shirwal, Pargaon Khandala & Lonand.
- MNCS like **Thermax, Asian Paints, Nipro, KSB Pumps, Finolex, Godrej** & etc have their plants already functional.
- **Mumbai-Bangalore Industrial Corridor (MBIC)** has been sanctioned & it will also pass through Shirwal town which will put Shirwal town on the growth map.
- **Western India's Mega Food Processing Park** is also in Shirwal.
- All major banks, hospitals, Hotels & educational institutions are already there in Shirwal Town.



Birds eye view of site



Mountain View



Site Entrance Gate



Actual Plot



Internal wide roads



Evening at site

