



NIVANTA

discover. feel. live...



A SOULFUL TOUCH OF **LEVISH LIFE**

These elite homes are created to lift your spirits
and enhance your senses with vibrant energy;
where the flow of good fortune brings peace and
happiness, surrounding you with positivity.

1,2&3BHK *residences*

THE PERFECT
ADDRESS
WAIT FOR
YOU



1, 2 & 3 BHK
residences



4 towers, 14 storeyed
1 tower, 13 storeyed



Smartly designed
1, 2 & 3 BHK residences



Top notch quality
of construction



Landscape &
Rooftop Garden



Premium
branded Elevators



Rainwater
Harvesting



A fine
community living



Premium 30+
lifestyle amenities



Ample
parking space



24X7 CCTV
& Security



Grand entrance
lobby



Power backup in Homes
& Common Zones



WHERE YOU FEEL
PROTECTED

The state-of-the-art security features
let you live in a peace without ever having to worry about
the safety of your family and precious possessions.





TYPICAL LAYOUT PLAN

LEGENDS

- 01 DRIVEWAY PAVING
- 02 DROP-OFF PAVING PATTERN
- 03 1.5M WIDE JOGGING TRACK
- 04 GARDEN SWING
- 05 LIFE SIZE SNAKE AND LADDER
- 06 LIFE SIZE LUDO
- 07 SUB SOCCER
- 08 YOUTH KATTA
- 09 GREEN WALK (STEPPING STONES WITH GRASS JOINTS PATH)
- 10 LOUNGE SEATING
- 11 PARTY LAWN
- 12 KIDS PLAY AREA
- 13 ROUND PERGOLA SEATING
- 14 ADULT'S SWING
- 15 YOGA AND MEDITATION DECK
- 16 MULTIPURPOSE COURT / BOX CRICKET
- 17 STAGE
- 18 AMPHI SEAT
- 19 LAWN MOUND WITH FRAGRANT TREES
- 20 BUDDHA SCULPTURE
- 21 CHITCHAT CORNER
- 22 SEATING BELOW PERGOLA
- 23 SENIOR CITIZEN'S CORNER
- 24 REFLEXOLOGY PATHWAY





TERRACE LAYOUT PLAN

LEGENDS

- | | |
|---------------------------------------|--|
| 01 ENTRY FOR TERRACE GARDEN | 27 MULTIPURPOSE DECK
(TEMP SCREEN LOCATION) |
| 02 GREEN WALK | 28 MULTI FUNCTIONAL LAWN |
| 03 KIDS PLAY AREA | 29 ENTERTAINMENT ARENA
BEAN BAGS SEATING |
| 04 PEBBLE SEATING | 30 BENCH |
| 05 ROCK CLIMBING WALL | 31 SENIOR CITIZEN'S
LOUNGE GAZEBO |
| 06 LIFE SIZE LUDO BOARD GAME | 32 SEATING LOUNGE GAZEBO |
| 07 LIFE SIZE SNAKE AND
LADDER GAME | 33 FEATURE TREE |
| 08 HOPSCOTCH | 34 PATHWAY |
| 09 SUB SOCCER | 35 FITNESS TRACK
1.5M WIDE, 100M LENGTH |
| 10 CHITCHAT CORNER | 36 GREEN CHESS BOARD |
| 11 OPEN GYM | |
| 12 ADULTS SWING | |
| 13 YOGA AND MEDITATION LAWN | |
| 14 BUDDHA STATUE | |
| 15 SEATING BELOW PERGOLA | |
| 16 FITNESS LAWN | |
| 17 GARDEN SWING | |
| 18 REFLEXOLOGY PATHWAY | |
| 19 WORKING PODS | |
| 20 STAR GAZING | |
| 21 MUSHROOM PERGOLA SEATING | |
| 22 FLOWER GARDEN | |
| 23 PARTY LAWN | |
| 24 OPEN PANTRY / JUICE BAR | |
| 25 PARTY LOUNGE SEATING GAZEBO | |
| 26 SEATING PLAZA | |





WING - A



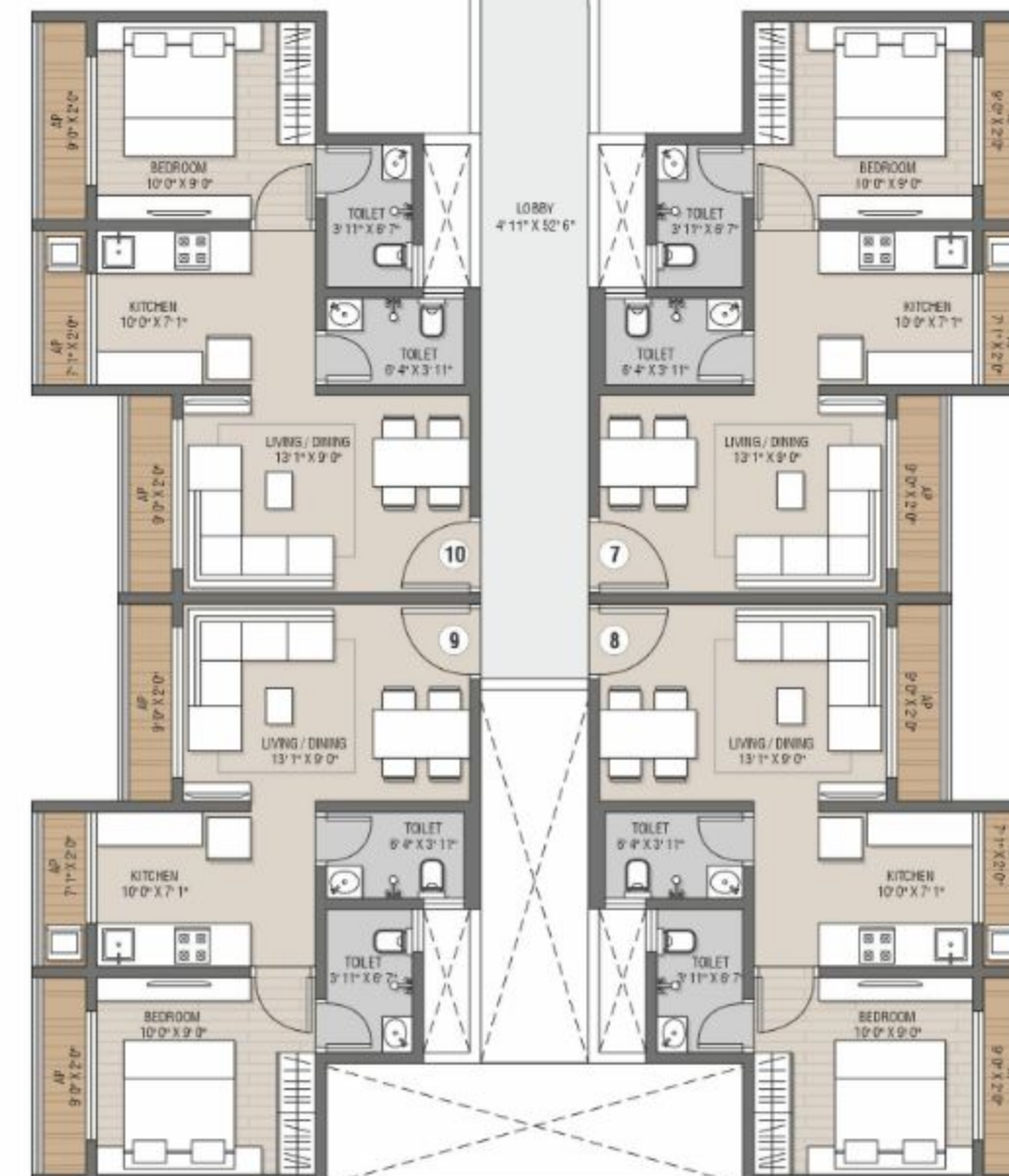


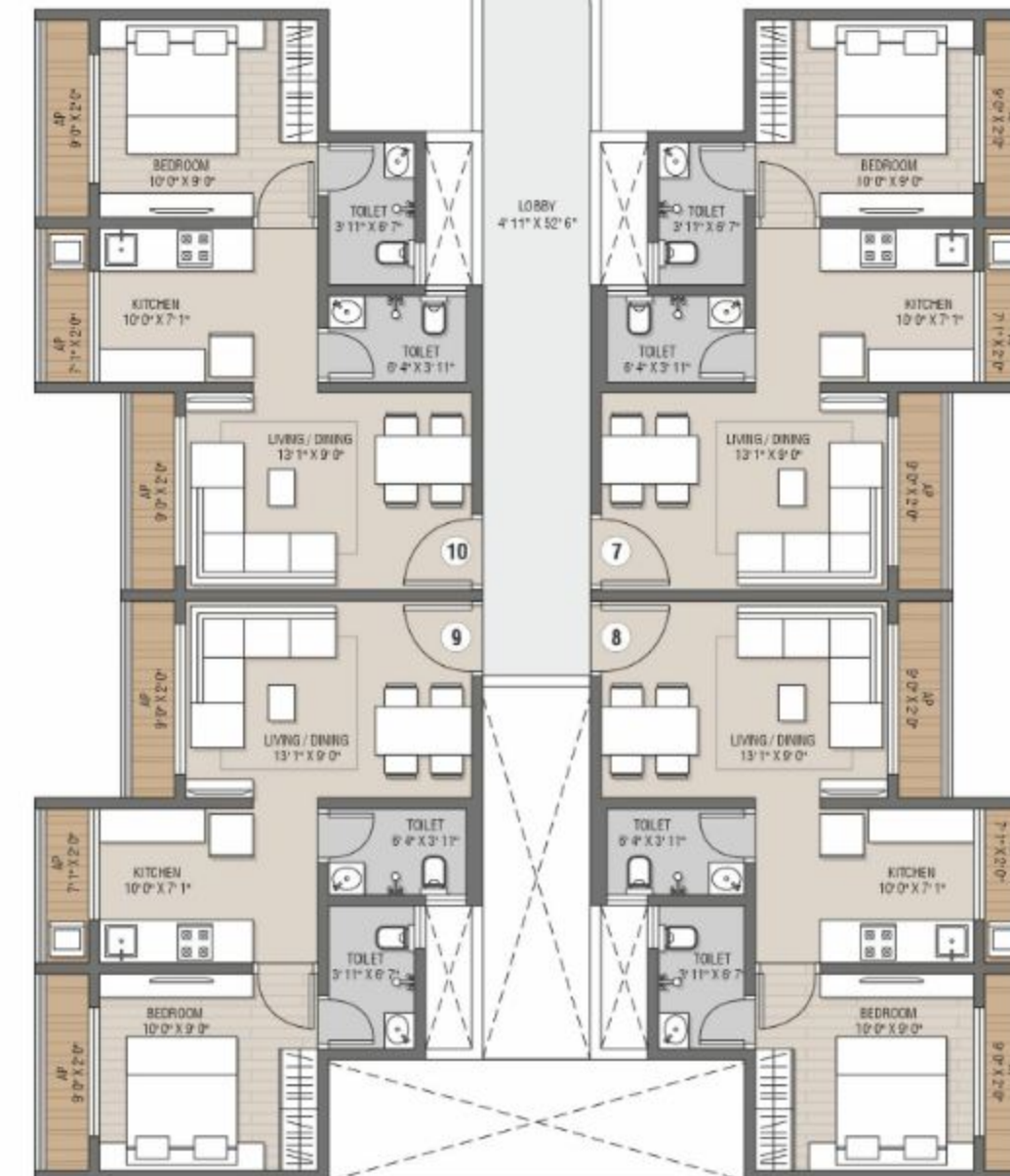


TYPICAL FLOOR PLAN

WING - B

1ST TO 7TH, 9TH TO 11TH & 13TH







TYPICAL FLOOR PLAN

WING - C

1ST TO 7TH, 9TH TO 11TH, 13TH & 14TH





1st FLOOR PLAN

The floor plan shows a central lobby (90'0" x 4'11") with a large 'REFUGE AREA' (7'1" x 10'0") and a 'LOBBY' (90'0" x 4'11"). The plan includes various rooms such as bedrooms, kitchens, living/dining areas, and toilets. Dimensions are provided for many rooms. A compass rose is located in the top right corner. An inset map in the top right corner shows the building's location within a larger site plan, with labels for 'WING - E', 'WING - D', and 'WING - C'.



TYPICAL FLOOR PLAN

WING - D

1ST TO 7TH, 9TH TO 11TH, 13TH & 14TH





REFUGE FLOOR PLAN

WING - D





TYPICAL FLOOR PLAN

WING - E

1ST TO 7TH, 9TH TO 11TH, 13TH & 14TH





REFUGE FLOOR PLAN

WING - E





Flooring

- Mirror finished vitrified flooring in all rooms
- Anti-skid rustic files in bath & WC

Kitchen

- Stainless steel sink
- Ceramic tiles
- Adequate electrical points provided for kitchen appliances

Walls & Paints

- Plastered smooth finish with OBD Paint

Doors & Windows

- Attractive main door with elegant laminate finishing
- Powder coated aluminum sliding windows
- Marble and granite window sills

Electrification

- Branded concealed wiring with MCB and AC points provision

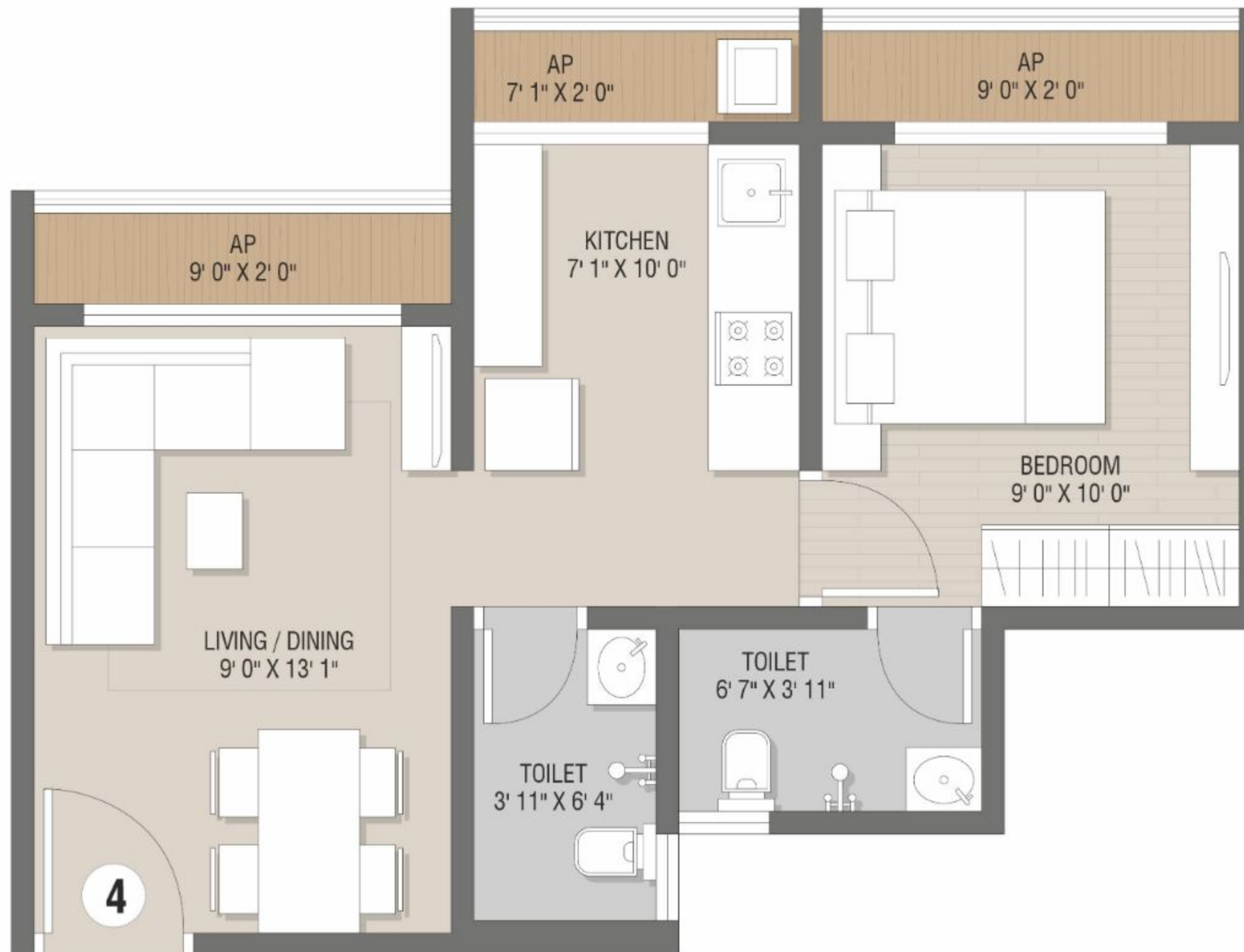
Bath & WC

- Designer bathrooms with branded sanitary ware
- Concealed plumbing with premium C.P. fittings
- Granite door frame for bathroom
- Hot & Cold mixture for showers only



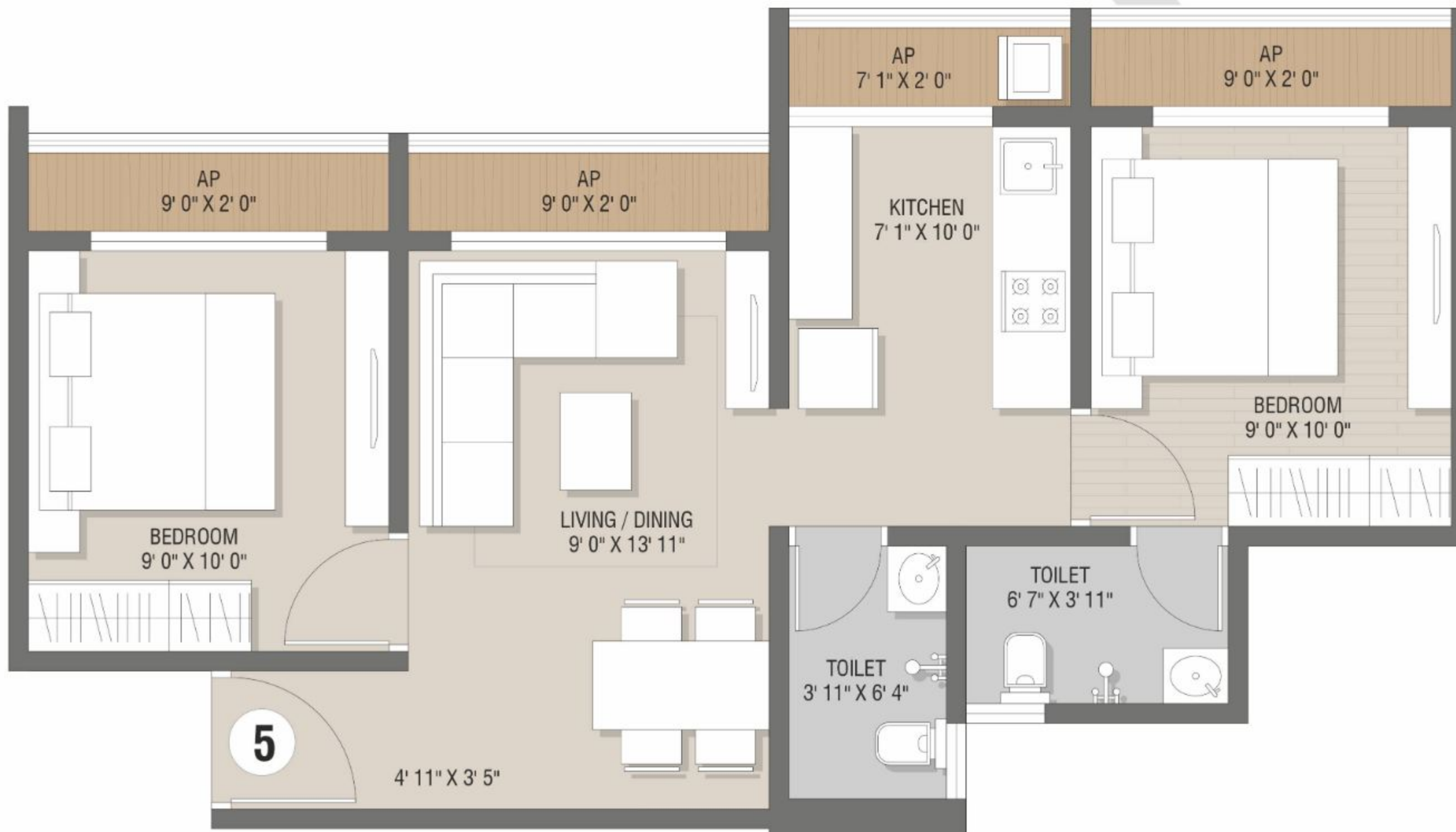


1 BHK UNIT PLAN



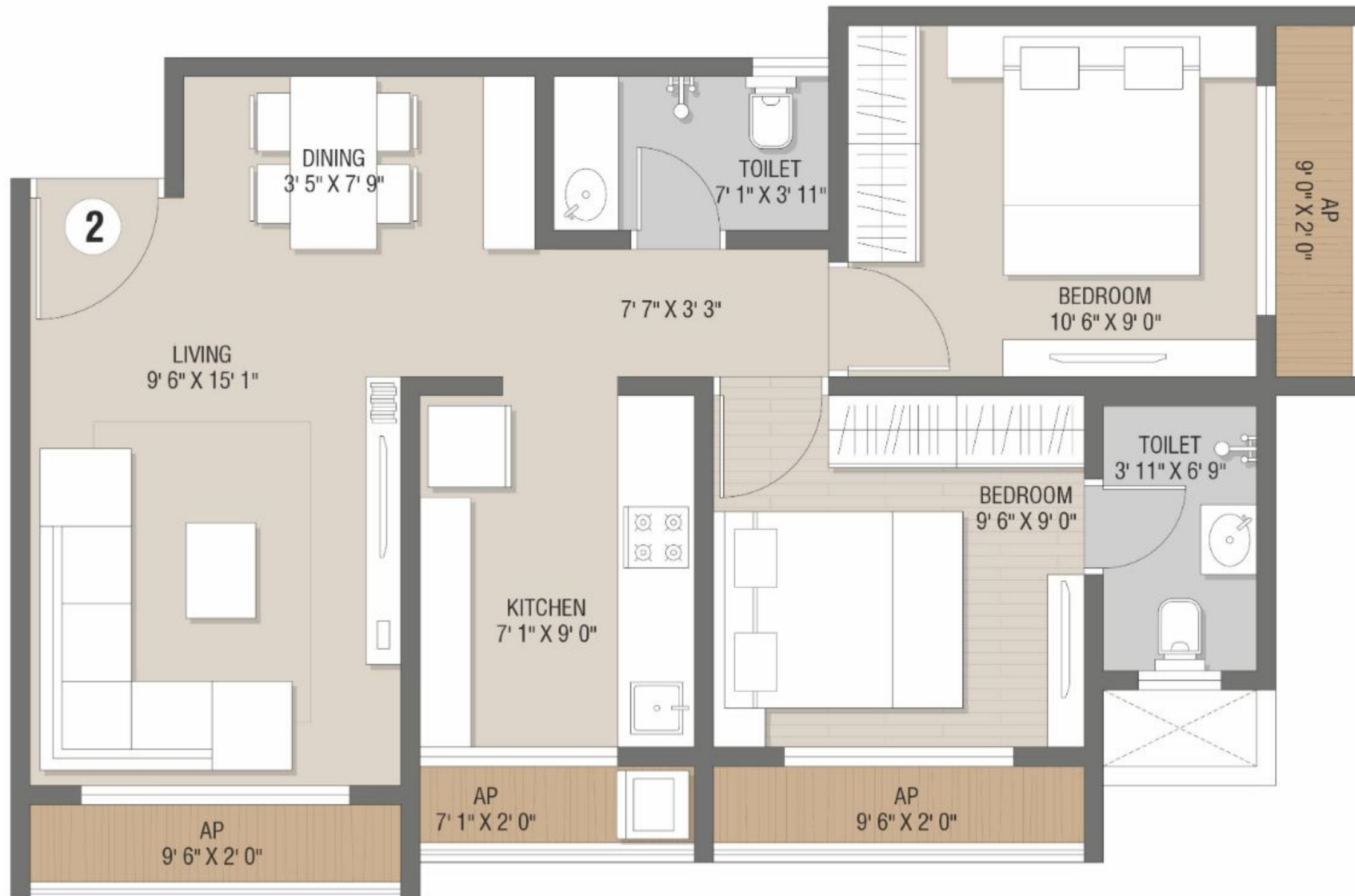


2 BHK UNIT PLAN





2 BHK UNIT PLAN





DISCOVER YOUR
**SANCTUARY IN
THE SKY**

Our rooftop leisure oasis is second to none,
providing an idyllic backdrop for serene mornings and
festive evenings.





30+

TERRACE AMENITIES



Green Walk



Kids Play Area



Adults Swing



Open Gym



Star Gazing



Life Size Ludo Board Game



Life Size Snake & Ladder Game



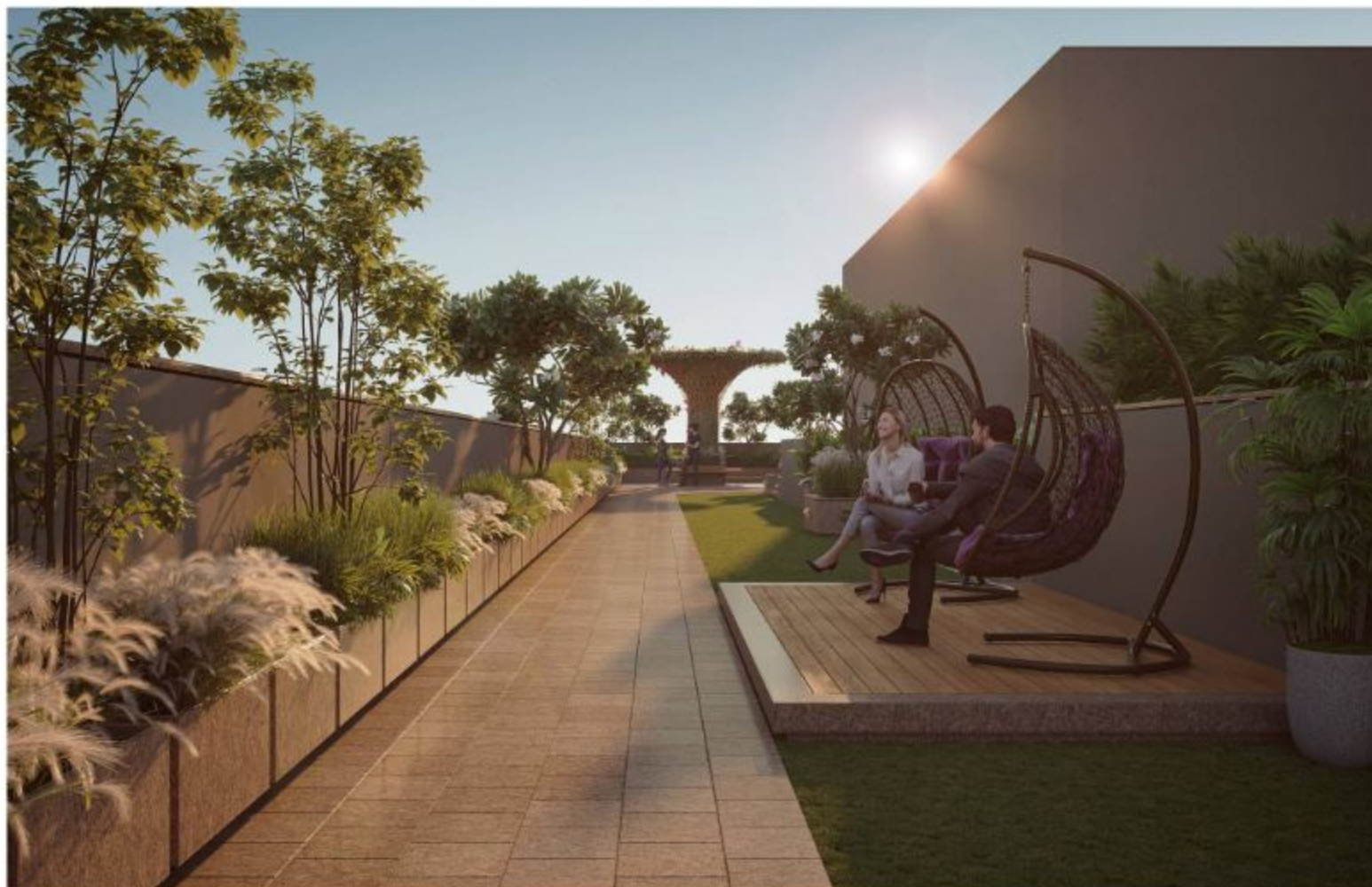
Senior Citizen's Lounge - Gazebo



Party Lounge Seating - Gazebo



Yoga & Meditation Lawn

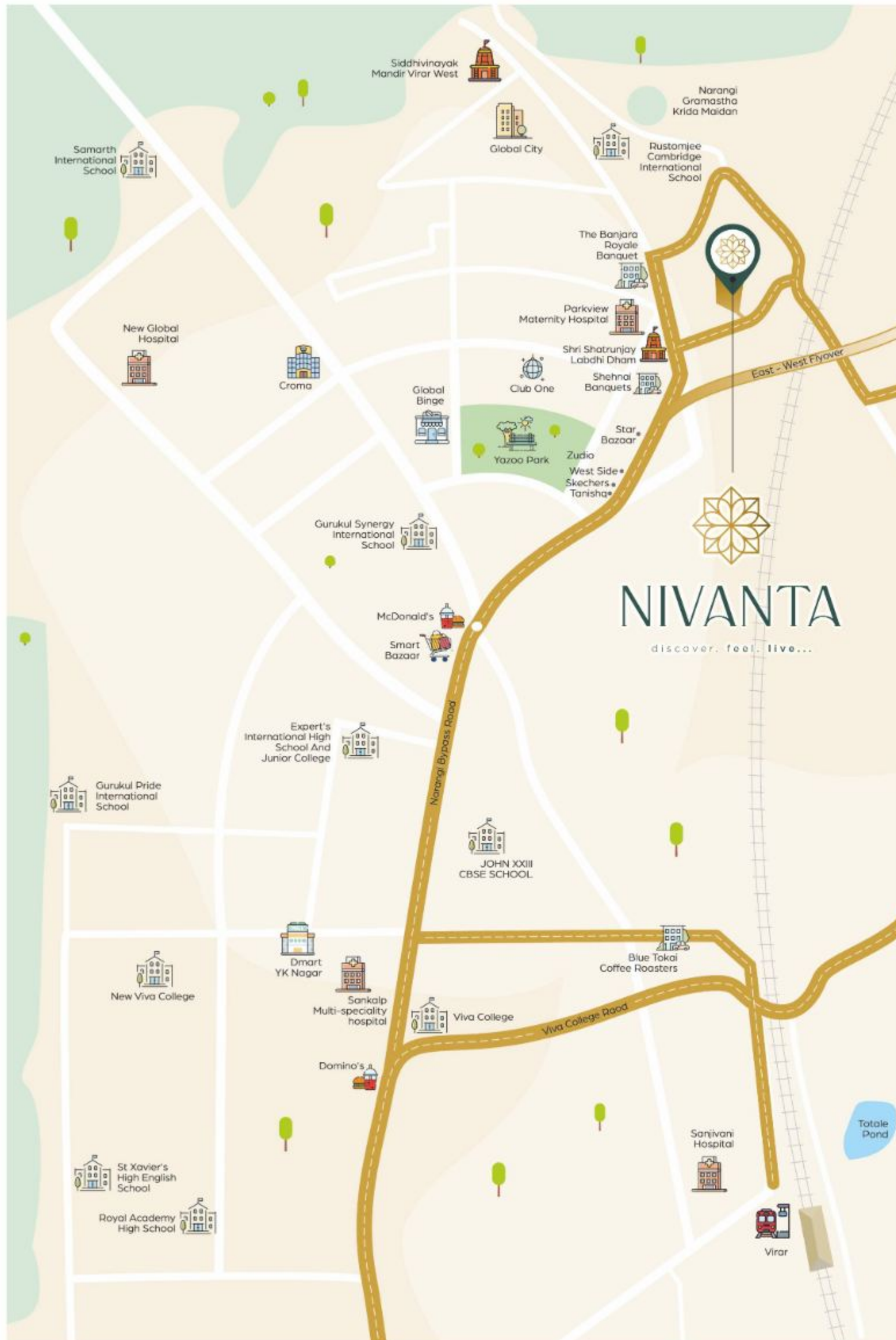




THE ESSENCE OF
**ELEVATED
LIVING**

A spacious kitchen with premium finishes and charming aesthetics is where the aroma of spices dances in the air and culinary masterpieces are born.

20+
GROUND AMENITIES



SIMPLIFY CONNECTIONS

Transportation

- Virar Railway Station – 2 km / 10 minutes
- Rickshaw Stand – 0.1 km / 2 minutes
- Highway NH48 – 8.8 km / 20 minutes

Schools & Colleges

- Rustomjee Cambridge International School – 0.7 km / 3 minutes
- Samarth International School – 1.7 km / 7 minutes
- Gurukul Synergy International School – 1.2 km / 5 minutes
- John XXIII CBSE school – 1.7 km / 6 minutes
- Experts International High School – 1.7 km / 6 minutes
- Old Viva College – 2.5 km / 8 minutes
- New Viva College of Arts, Commerce & Science – 2.3 km / 7 minutes

Hospitals

- Global Hospital – 1.6 km / 6 minutes
- Parkview Maternity Hospital – 0.5 km / 2 minutes
- Ramraksha Hospital – 0.5 km / 2 minutes
- Sankalp Multi-speciality Hospital – 2 km / 7 minutes
- Sanjivani Hospital – 3.1 km / 14 minutes

Banks & ATM

- Bank of Baroda – 2.4 km / 8 minutes
- Bank of India – 2.5 km / 8 minutes
- Kotak Mahindra Bank – 2.1 km / 7 minutes
- ATMs – 0.1 km / 2 minutes

Banquets

- The Banjara Royal Banquets – 0.5 km / 2 minutes
- Shehna Banquets – 0.4 km / 1 minute
- Jewel Banquets club one – 1 km / 5 minutes

Mandir

- Siddhivinayak Mandir – 0.9 km / 4 minutes
- Upcoming Shri Shatrunjay Labdhi Dham – 0.6 km / 3 minutes
- Bhavani Mata Mandir – 1 km / 5 minutes
- Shiv Mandir – 1 km / 5 minutes

Clubs, Restaurants & Café

- Club ONE – 1 km / 5 minutes
- Global Binge – 1 km / 4 minutes
- McDonalds – 0.9 km / 3 minutes
- Subway – 1 km / 4 minutes
- Pizza Hut – 1 km / 3 minutes
- Dominos – 1 km / 3 minutes
- Barbecue Nation – 1 km / 3 minutes
- Haldirams – 1.3 km / 5 minutes
- Hotel Prasad – 1 km / 3 minutes
- La Pino's – 0.9 km / 3 minutes
- Theobroma Bakery & Cake Shop – 0.9 km / 5 minutes

Shopping Stores

- Star Bazaar – 0.7 km / 3 minutes
- Westside – 0.7 km / 3 minutes
- Zudio – 0.8 km / 4 minutes
- First Cry – 0.8 km / 4 minutes
- Smart Bazaar – 1.3 km / 4 minutes
- DMart – 1.8 km / 6 minutes
- Croma – 1.3 km / 5 minutes
- Trends – 1.3 km / 5 minutes
- Mr. DIY – 1.3 km / 5 minutes

Online Platforms serving within minutes

- Zepto
- Blink it
- Zomato
- Swiggy
- Rapido
- Ola
- Uber



Poonam Developers command an illustrious history of over 4 decades of redefining the way people live. Customer trust, innovation, quality and afford ability are the cornerstone of our brand philosophy that has enabled us to grow from strength to strength. At Poonam Developers we believe in designing homes that brew life-long memories for its inhabitants and it reflects in our aesthetically designed projects made for quality life. Our homes symbolize a rare fusion of lush open layouts, elaborate planning, elegant interiors, designer fittings and contemporary amenities coupled with determination to deliver our project on time.



Unique Builders offers world-class living standards and contemporary workplaces that are extraordinary, stylish, and pocket-friendly. Being the industry pioneers, Unique Builders has set benchmarks in the sphere of residential and commercial real estate development. A home isn't merely about comfort but good design, craftsmanship, engineering, good vibes, and positive energy. Fortuitously, Unique Builders understands them all and marches ahead with sound principles and emotions of the common man. It creates not just concrete structures but a home for an individual's loved ones and workplaces that reflects the spirit of professionalism and a forward-thinking mindset.

COMMITMENT TO DELIVER **THE QUALITY STANDARD**



legacy of more than
4 decades



75+ residential and commercial
projects successfully delivered



10,000+ satisfied
families

Developers:



Admin Office :
Poonam Developers,
A Wing, 1st Floor, Poonam Avenue,
Global City, Virar West - 401 303.

Site Address:
S.NO - 186, Narangi Bypass Road,
Opp. Poonam Park View,
Dongarpada, Virar(W) - 401 303

www.mynivanta.com | mynivanta@gmail.com

Liasoning Architect: **Hardik Patil Architects**

Designing Architects: **KPA - Kaushik Patel Architects**

Landscape Architect: **Living Layer Paradise**

Structure Consultant: **Hiren M. Tanna**

Brochure Design by : **eyecondesign.in**

MAHA RERA :

"The Project "NIVANTA" has been registered via Maha RERA

registration number: **P99000079650**

and the details are available on the

website <https://maharera.mahaonline.gov.in> under registered projects"



Disclaimer: The Plans, Drawings, Specifications, Amenities and other details herein are indicative and tentative and are subject to the approval of MCCM/MHADA and respective authorities. All rendering, maps are artists conception and not actual depiction of building and landscaping and the Developer reserves the right to make any alteration, addition or amendments as may be required or necessitated from time to time without prior notice and obligation. This Printed material does not constitute an offer and / or contract of any type between the Developer and the recipient. Any purchase / lessee of this development shall be governed by the terms and conditions of the Agreement for Sale / lease entered between parties and no details in this printed material shall in any way govern such transaction.