FACT SHEET



CODENAME ONE TRAGAD

INTRODUCTION

1 BHK SMART LIVING

ONLY ONE TOWER

ONLY **168** UNITS

TERRACE-LEVEL AMENITIES

EV CHARGING POINTS

SOLAR PANELS FOR LOWER MAINTENANCE

DIGITAL **DOOR LOCK**

5 MIN. FROM **SG HIGHWAY & VAISHNODEVI CIRCLE**



ABOUT NIRMAAN GROUP

ROOTED IN HERITAGE. DRIVEN BY VISION.

FOR OVER 35 YEARS, NIRMAAN GROUP HAS BEEN QUIETLY SHAPING AHMEDABAD'S SKYLINE WITH TRUST, INTENT & TIMELESS VISION.

WHAT BEGAN IN 1988, CONTINUES TODAY WITH TWO GENERATIONS BUILDING TOGETHER WITH THE SAME VALUES,
THE SAME COMMITMENT, AND A VISION THAT KEEPS EVOLVING WITH THE CITY.

35+ YEARS OF LEGACY | **3500+** HAPPY FAMILIES

NOT JUST CREATING SPACES.
CREATING LANDMARKS THAT STAND THE TEST OF TIME.

OUR JOURNEY

FROM THE CITY'S ROOTS TO ITS FUTURE.

FROM ASHRAM ROAD TO ADALAJ.
FROM ESTABLISHED NEIGHBOURHOODS TO AHMEDABAD'S NEXT GROWTH CORRIDORS.

NIRMAAN GROUP HAS ALWAYS BELIEVED IN BEING WHERE THE CITY IS GROWING NEXT.

OVER THE YEARS, OUR PRESENCE HAS EXPANDED ACROSS AHMEDABAD SILENTLY SETTING BENCHMARKS, STRATEGICALLY SHAPING DESTINATIONS, AND CREATING DEVELOPMENTS THAT STAY RELEVANT FOR GENERATIONS.

WHERE AHMEDABAD GROWS,
NIRMAAN GROUP GROWS WITH IT.

OUR DEVELOPMENTS

BUILT OVER DECADES. TRUSTED FOR GENERATIONS.

20+	**10+**	**35+**	**5+**
COMPLETED PROJECTS	AREAS OF PRESENCE	LAKH SQ. FT. DELIVERED	ONGOING PROJECTS

FROM RESIDENCES TO LANDMARKS,
EVERY DEVELOPMENT REFLECTS THOUGHTFUL PLANNING, TRUSTED EXECUTION & ENDURING VALUE.

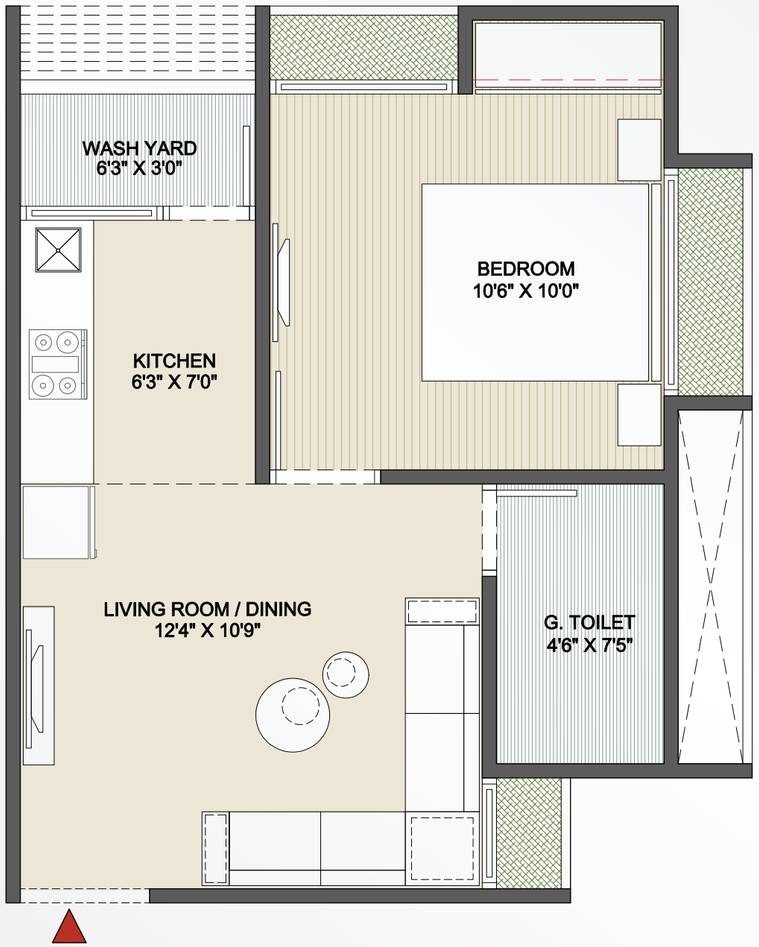
TYPICAL FLOOR PLAN



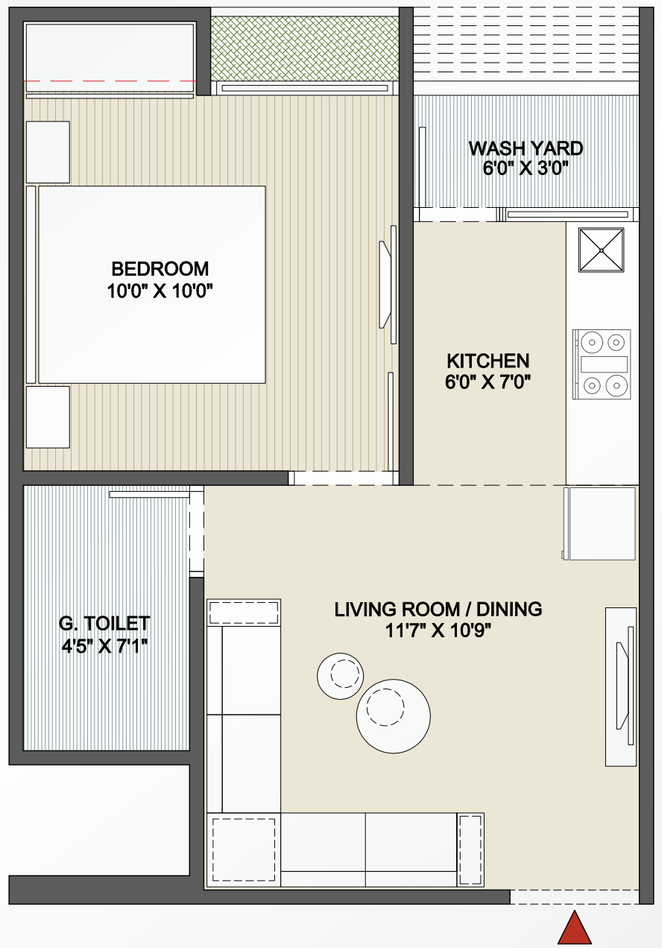
GROUND FLOOR PLAN



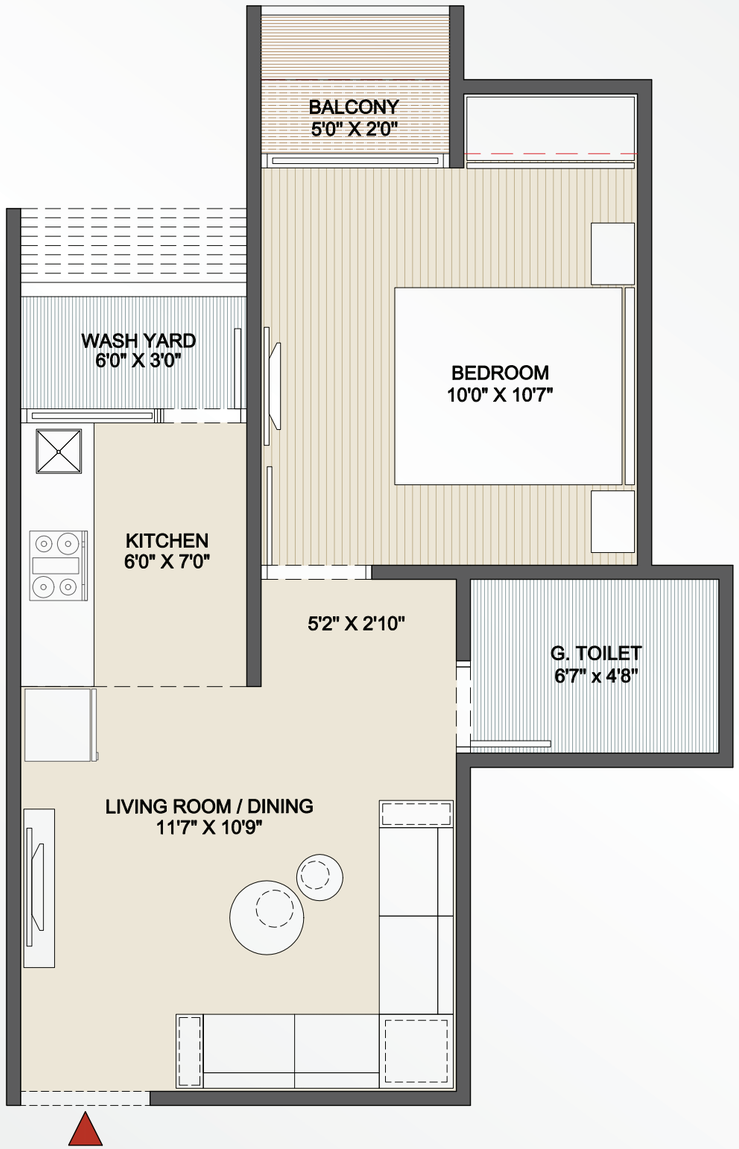
1 BHK TYPE - A



1 BHK TYPE - B



1 BHK TYPE - C



CODENAME ONE TRAGAD

TYPE A

SBU AREA SQ. YD.
79.49

SQ. FT.
715.39

QUANTITY
42

BASIC RATE
32,50,000/-

TYPE B

SBU AREA SQ. YD.
74.93

SQ. FT.
674.41

QUANTITY
84

BASIC RATE
30,50,000/-

TYPE C

SBU AREA SQ. YD.
81.2

SQ. FT.
730.8

QUANTITY
42

BASIC RATE
33,00,000/-

Total Units	Maintenance Deposit	Running Deposit	GUDA + UGVCL + Legal
168	25,000/-	50,000/-	2,25,000/-

Stamp + Registration	GST
Applicable on actual basis	Applicable on actual basis

EVERYTHING WITHIN MINUTES AWAY



K.D HOSPITAL – **3.4 KM (9 MINS)**

NIRMA UNIVERSITY – **2.7 KM (7 MINS)**

GODREJ GARDEN CITY – **1.2 KM (4 MINS)**

SGVP INTERNATIONAL SCHOOL – **4.1 KM (10 MINS)**

MILLION MINDS TECH CITY – **1.9 KM (5 MINS)**

BRTS BUS STOP – **4.8 KM (12 MINS)**

ZYDUS CADILA OFFICE – **2.5 KM (6 MINS)**

APOLLO INTERNATIONAL SCHOOL – **1.2 KM (3 MINS)**