



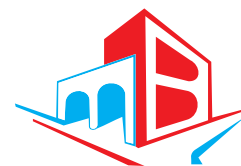
CREDITS

ARCHITECT
Kishor Chiddarwar

FINANCIAL ADVISORS
Sahasrabudhe Paranjape & Co.

STRUCTURAL ENGINEER
P.S. Patankar

LEGAL ADVISOR
Adv. Shreekant Badge



A PROJECT BY
MAHARANA & BOSE ASSOCIATES
BUILDERS, DEVELOPERS & ENGINEERS

Site Office : MB Town III, Godhni Road, Zingabai Takli, Nagpur.
Mob : 9823096758, 9823089030, 9423107448, 9823274913, 9823014355.
www.maharanabose.com | E-mail: infombtown@gmail.com

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M.B. TOWN III

Luxury Lifestyles

M.B. TOWN III

Apartment living never got this good

Unveiling 'M.B. TOWN III', a spacious Duplex apartment cum commercial complex located in the city's preferred residential destination – Zingabai Takli. A creation of Maharana & Bose Associates, M.B. TOWN III offers 32 comfortable 3 BHK Duplex apartments. Located in Zingabai Takli, only 3 kms from Poonam Chambers, it is equipped with all modern amenities to ensure that one leads stress free life. Reasonably priced, surrounded by green environs, with ample drinking water, electricity and other facilities and only 6 kms from the city's centre 'the zero milestone', it is ideally located for serene and peaceful living. **So, a golden opportunity awaits, book your space today!**

The Developers

Maharana & Bose Associates have remained one of the leading Builders & Developers in Zingabai Takli area for many a year now. With a long list of successfully completed projects, MBA has carved a place that no one dare poach upon. Building a reputation on hi-quality construction, provision of modern facilities, amenities and most importantly a safe and a sans pollution environment, MBA have become the preferred choice of many, who now happily and satisfactorily reside in their respective dwellings. Evidence of the ever-increasing popularity of MBA projects is the speed with which offerings are sold out. With Maharana & Bose Associates, customers are always assured of a beneficial deal that ultimately leads to a high level of satisfaction. In other words, buying a property at MB Town opens doors to a happy life.

Projects completed successfully

M.B. Town : Duplex Row Houses
MB Town II : Twin Duplex Bungalows
MARIGOLD : 4 Bedroom Row Houses
LOTUS : 2 Bedroom Apartments
at Zingabai Takli, Nagpur.
Projects completed by Maharana Group
MAHARANA COLONY : 2 / 3 Bedroom Houses, Babulkheda
NARMADA & KAVERI APARTMENTS : 2 / 3 Bedroom Apartments, Wanjari Nagar
M.B. ESTATE : 3 Bedroom Duplex Row Houses, Friends Colony
MAHARANA NAGAR : 3 / 4 Bedroom Twin Duplex Bungalows, Gorewada

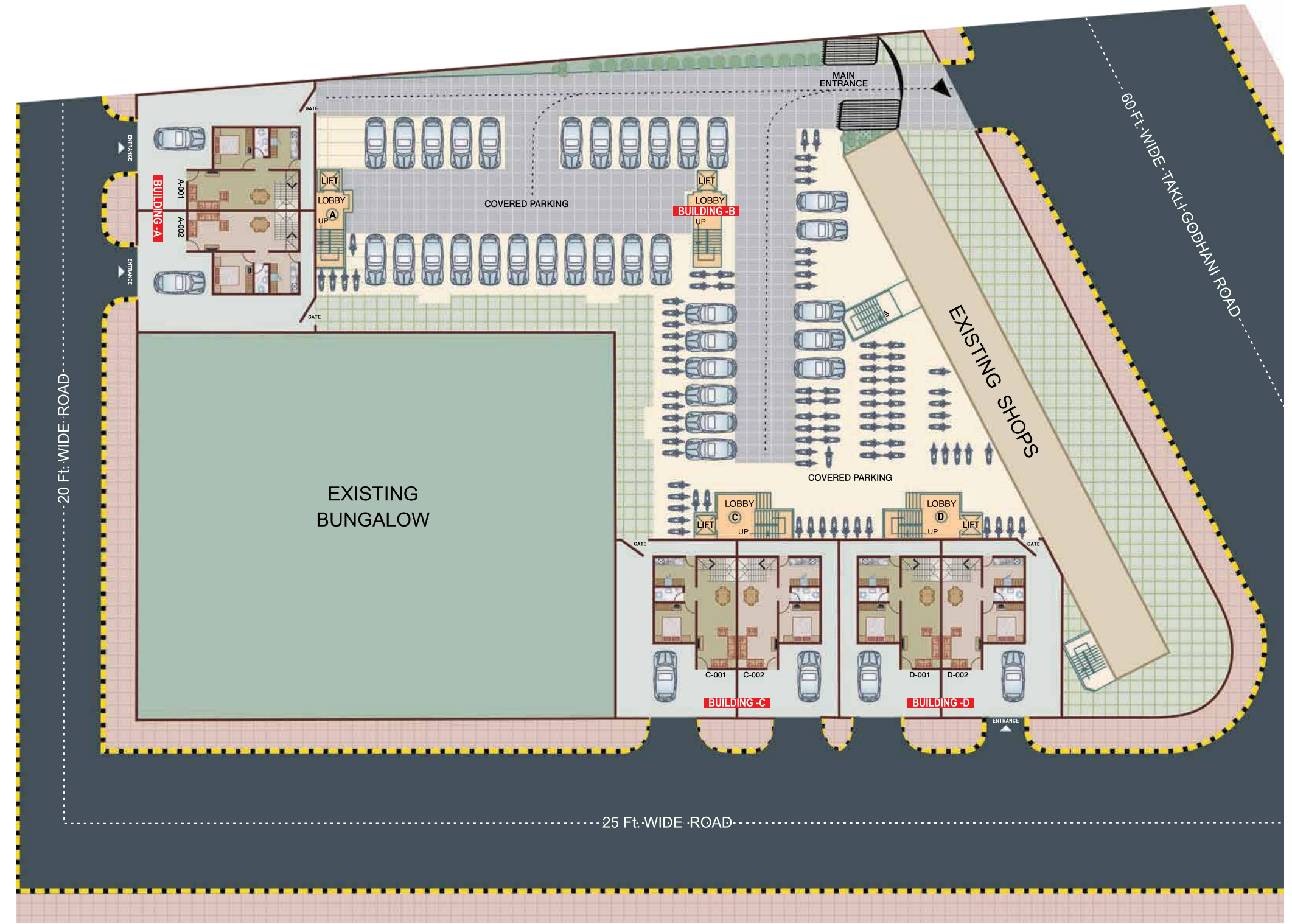
A marvelous scheme of apartments surrounded by ample greens and yet close to all basic amenities, MB Town III offers Duplex Apartments with 3 bedrooms at different levels. The ground floor duplex apartments have independent entry and parking space and also have allotted land space to enable the owners make their household gardens. All other apartments have a unique - single entry single exit system. Comprising of 32 units, MB Town III offers unparalleled residential space in the Zingabai Takli locality.



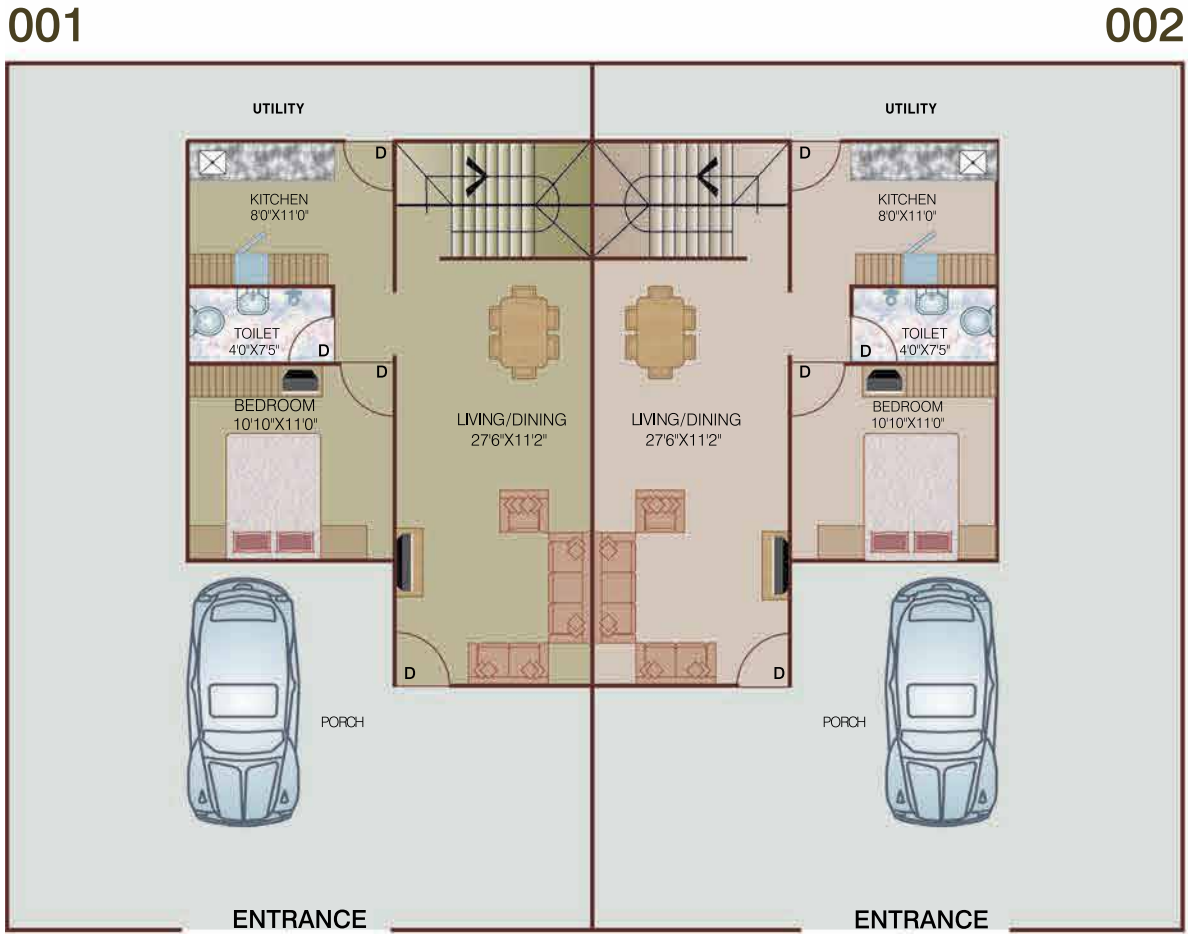
LOCATION MAP



GROUND FLOOR

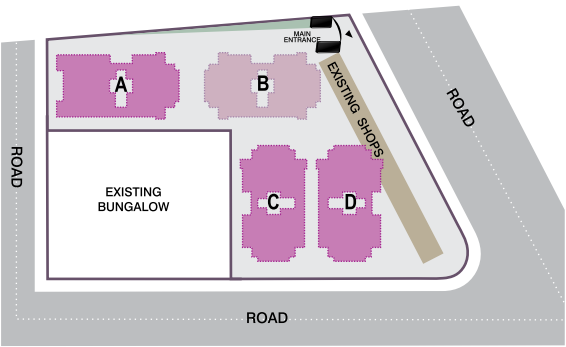
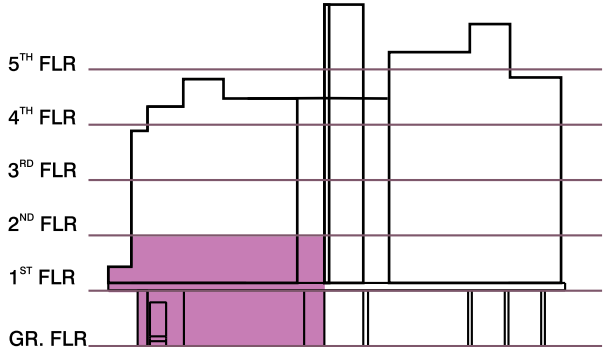


FLOOR PLANS



Ground Floor
(Buildings A, C & D)

Duplex apartments with
allotted land & open terraces
(001 & 002 in building A,C & D have
Independent entry & parkings)



001 First Floor
(Building A) 002



001 First Floor
(Building C) 002



001 First Floor
(Building D) 002

Building A					
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces	Alloted Land
A-001	1241	533	1774	145	1139
A-002	1251	533	1784	145	995

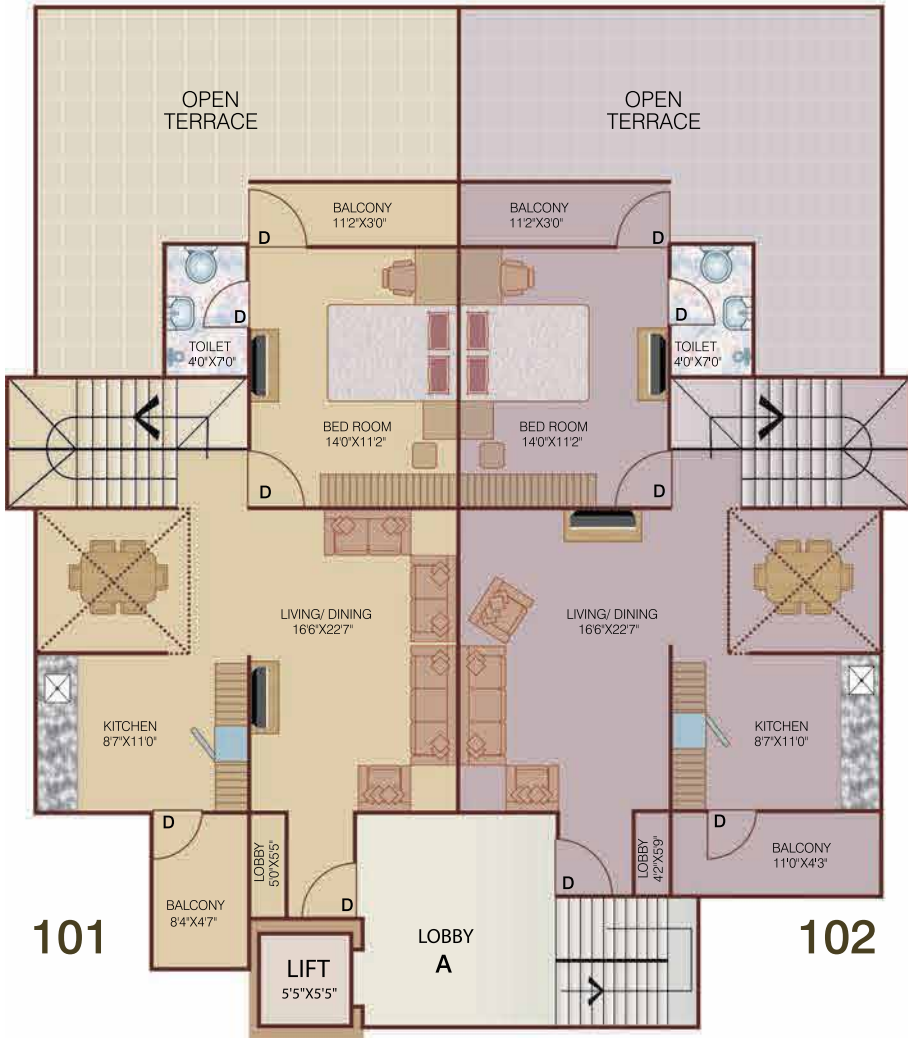
AREA STATEMENT (In Sq. Ft.)

Building C					
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces	Alloted Land
C-001	1241	538	1779	144	1067
C-002	1251	538	1789	196	791

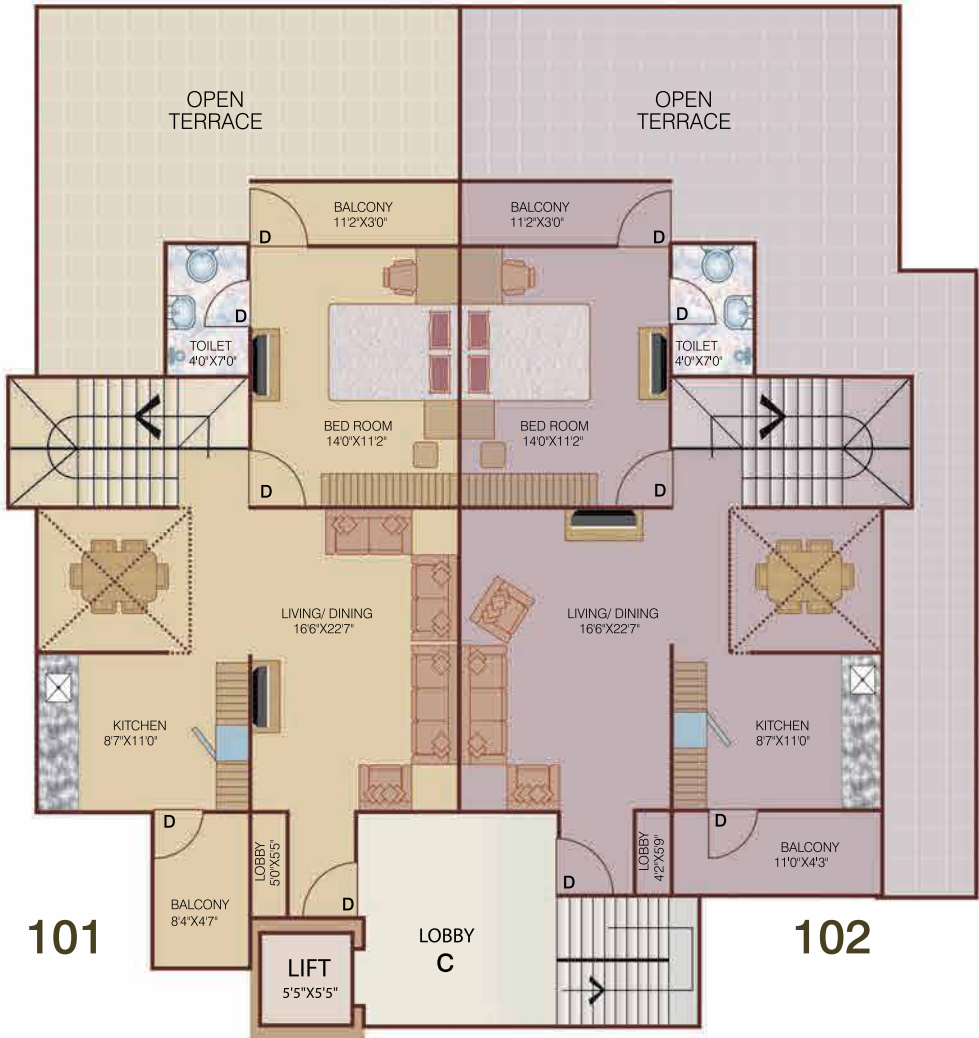
Building D					
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces	Alloted Land
D-001	1251	538	1789	196	791
D-002	1243	538	1781	792	820



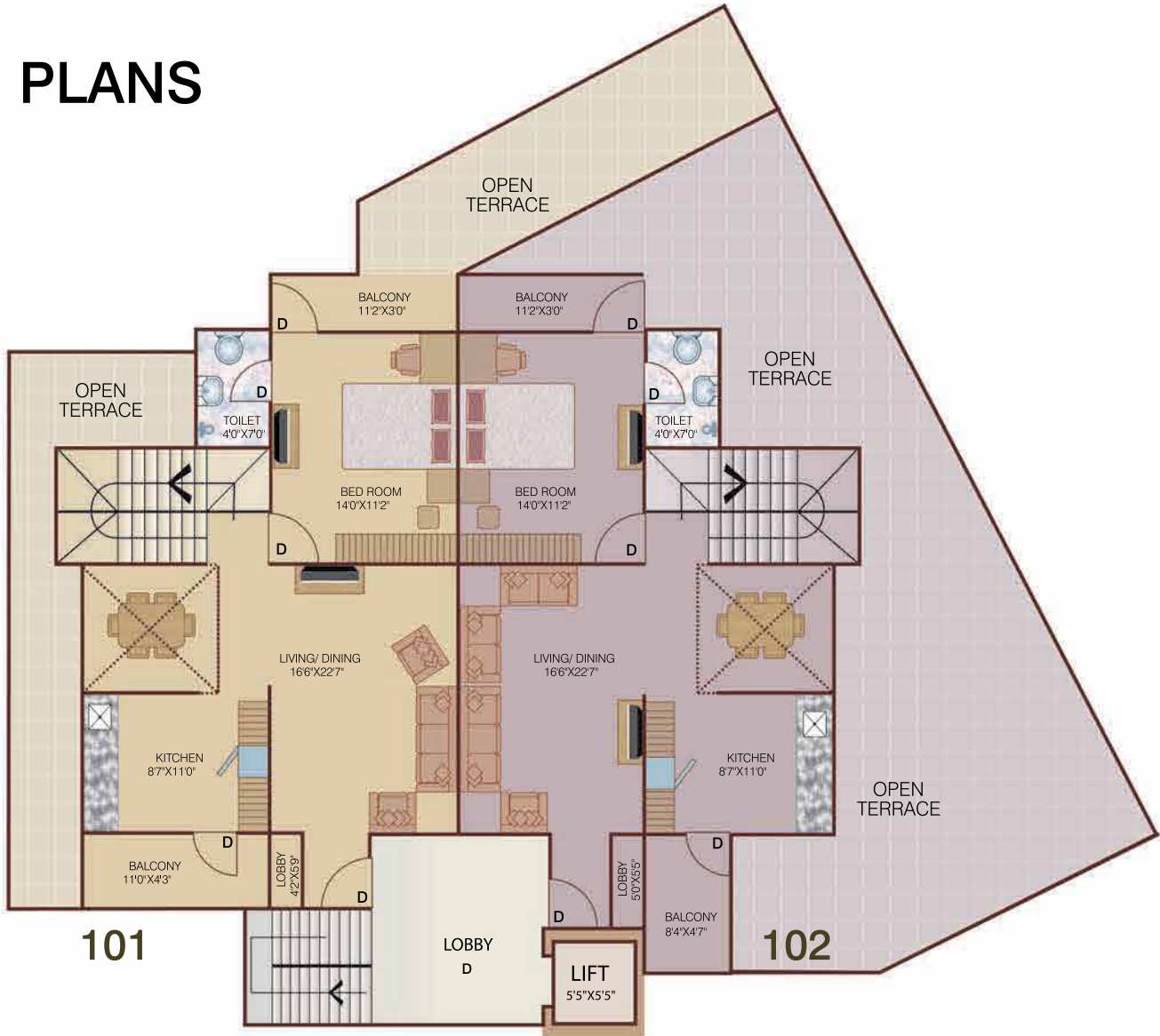
FLOOR PLANS



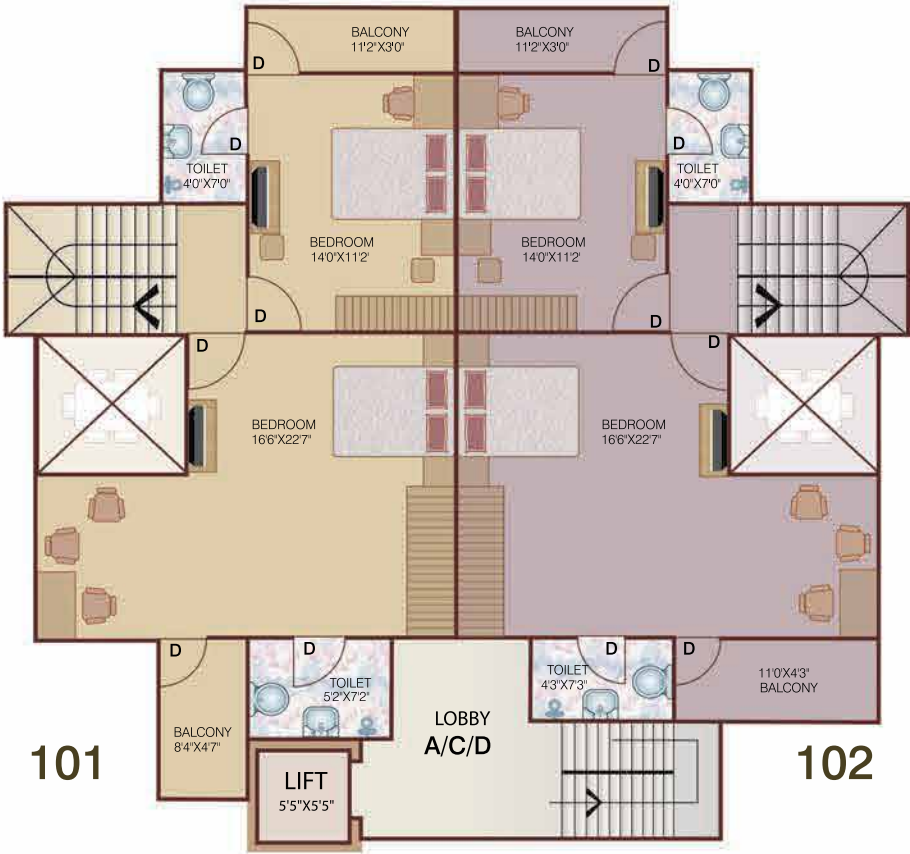
First Floor
(Building A)



First Floor
(Building C)

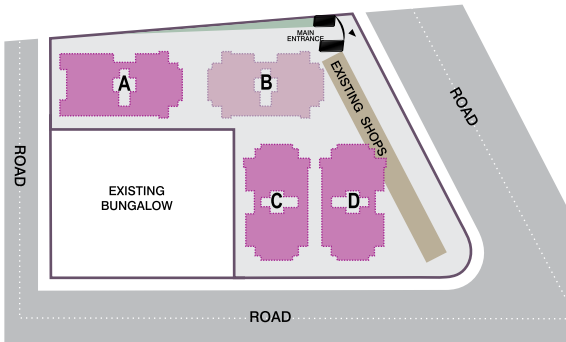
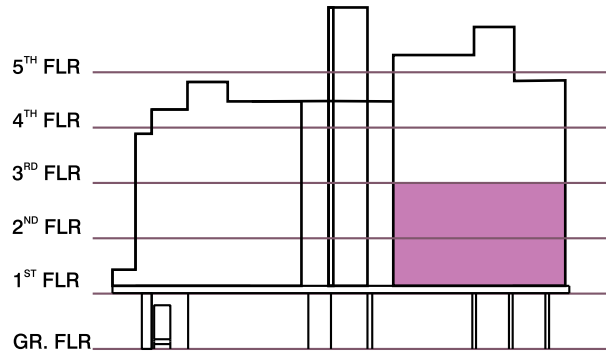


First Floor
(Building D)



Second Floor
(Building A, C & D)

Duplex apartments with
allotted terraces



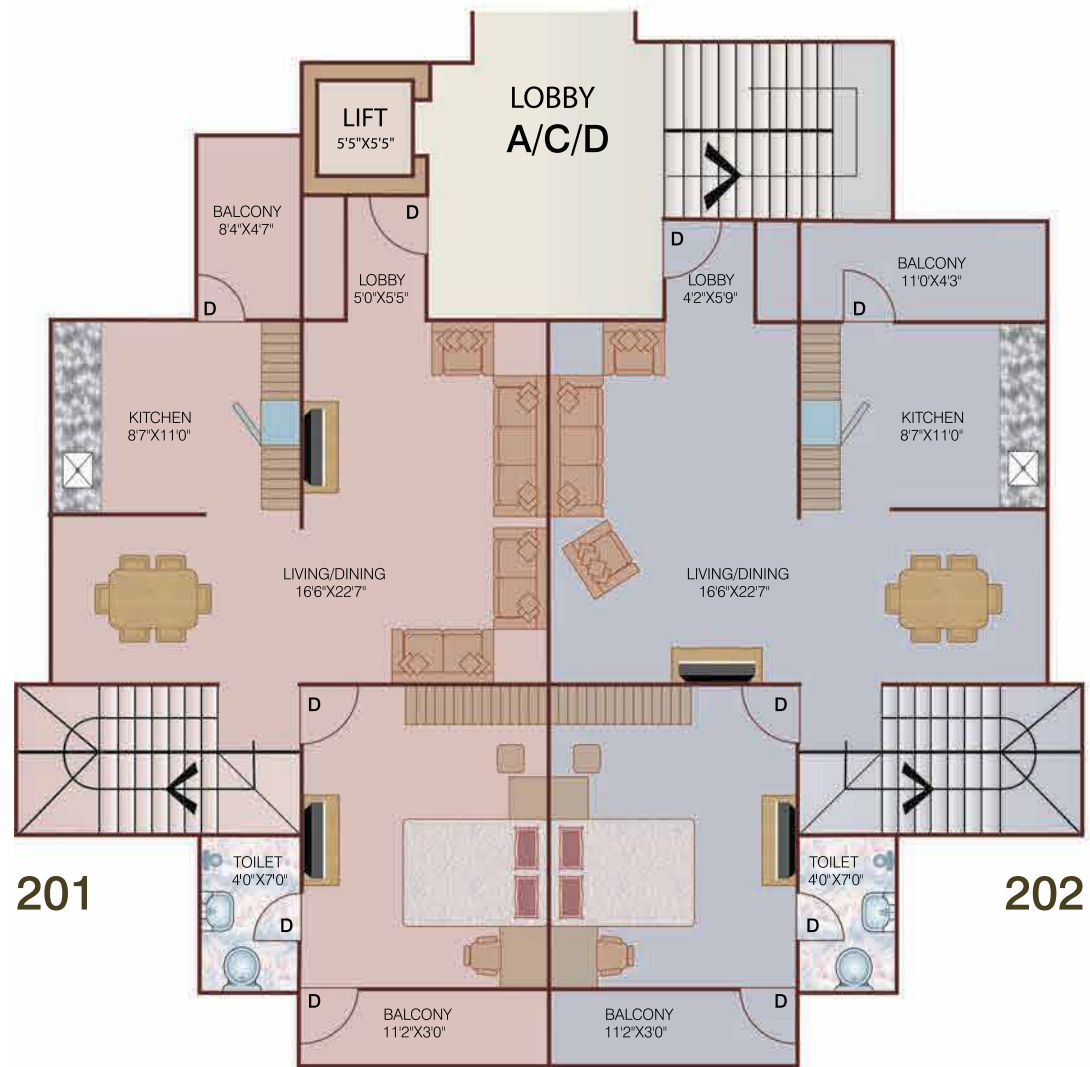
Building A				
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
A-101	1381	795	2176	309
A-102	1387	797	2184	309

AREA STATEMENT (In Sq. Ft.)

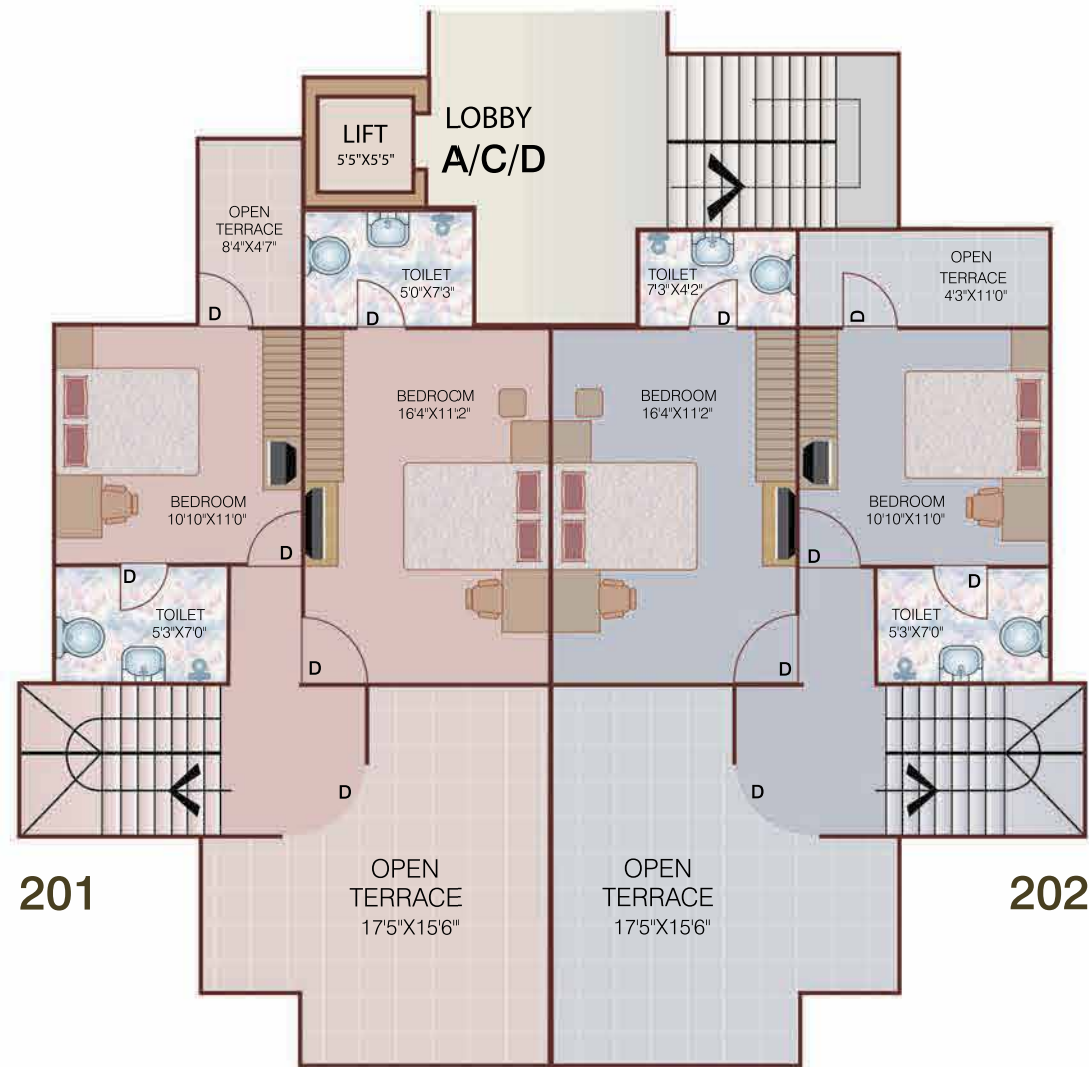
Building C				
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
C-101	1382	800	2182	352
C-102	1387	802	2189	557

Building D				
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
D-101	1387	802	2189	405
D-102	1386	796	2182	427

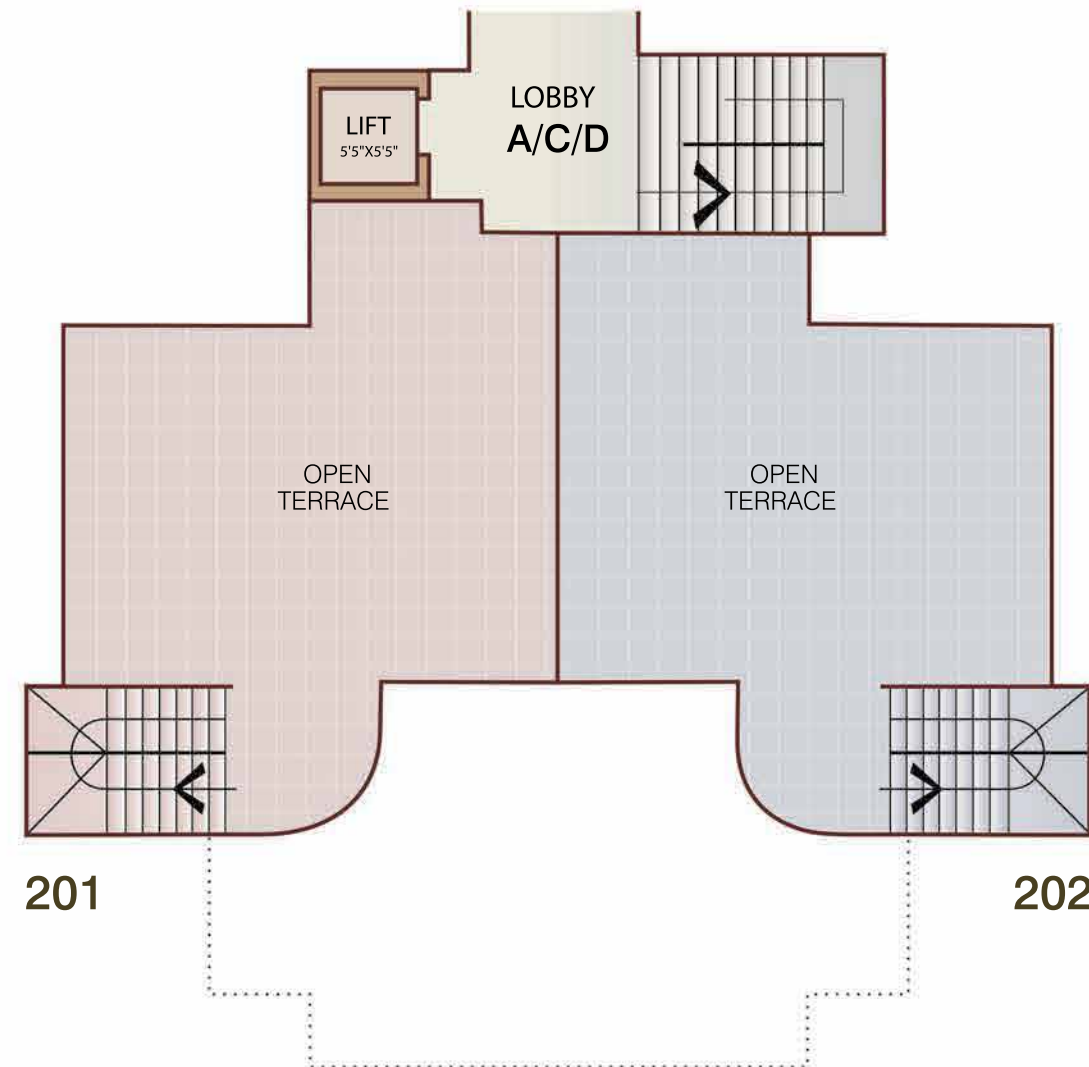




Second Floor

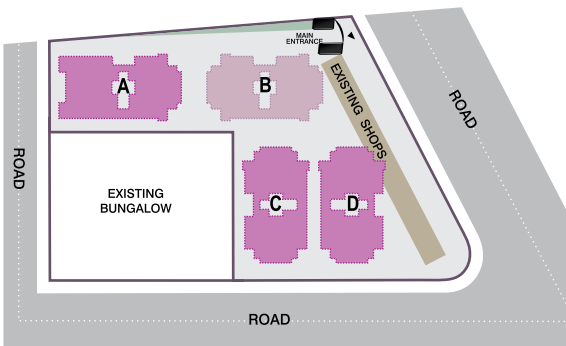
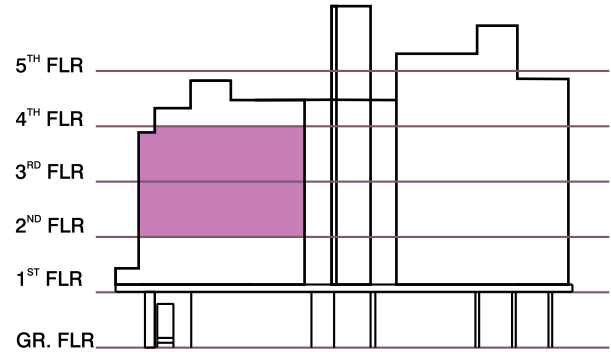


Third Floor



Fourth Floor

Duplex apartments with allotted terraces



Building A				
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
A-201	1237	783	2020	637
A-202	1231	784	2015	637

AREA STATEMENT (In Sq. Ft.)

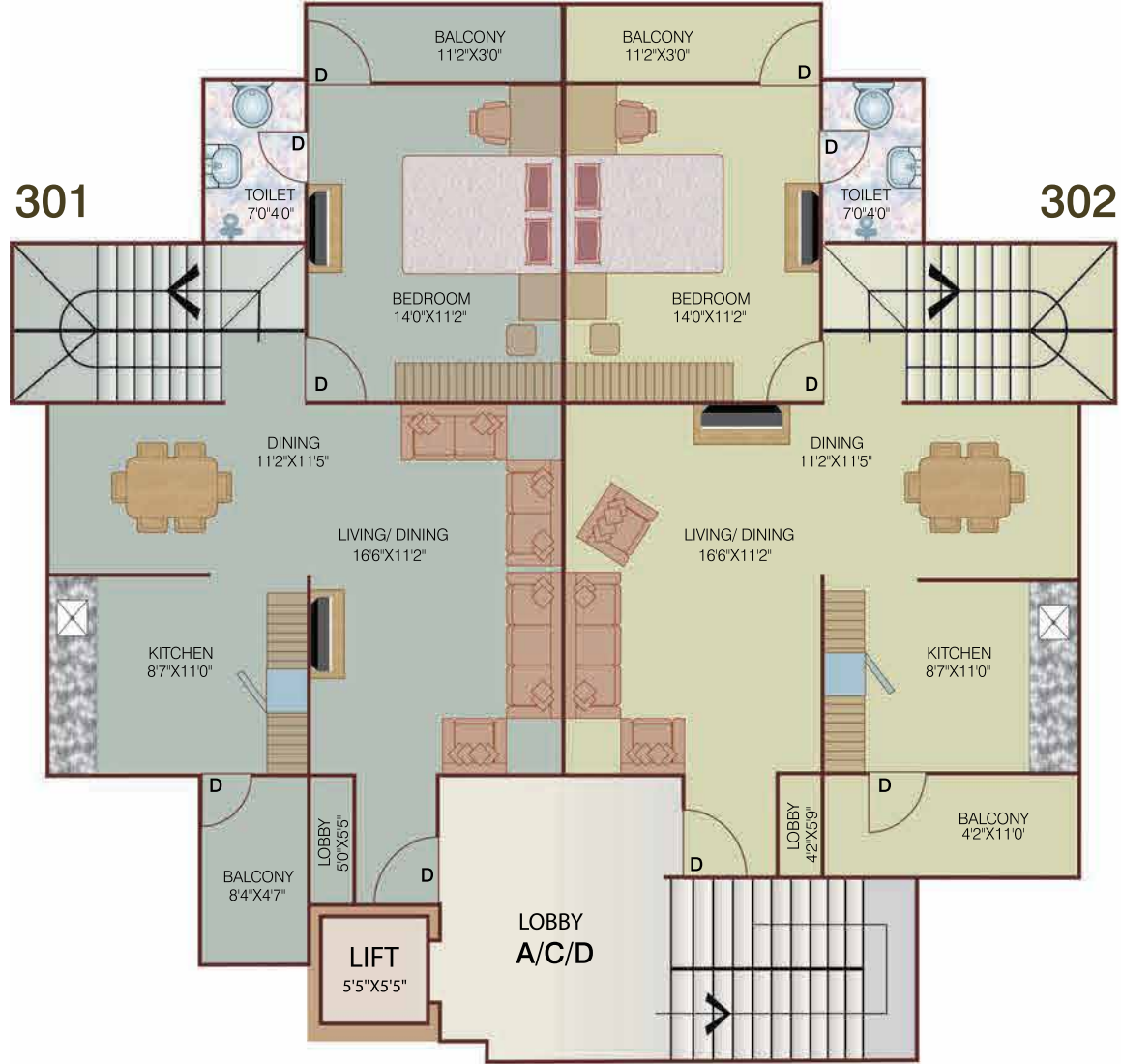
Building C				
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
C-201	1237	790	2027	637
C-202	1234	788	2022	637

Building D				
Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
D-201	1234	752	1986	637
D-202	1237	736	1973	637

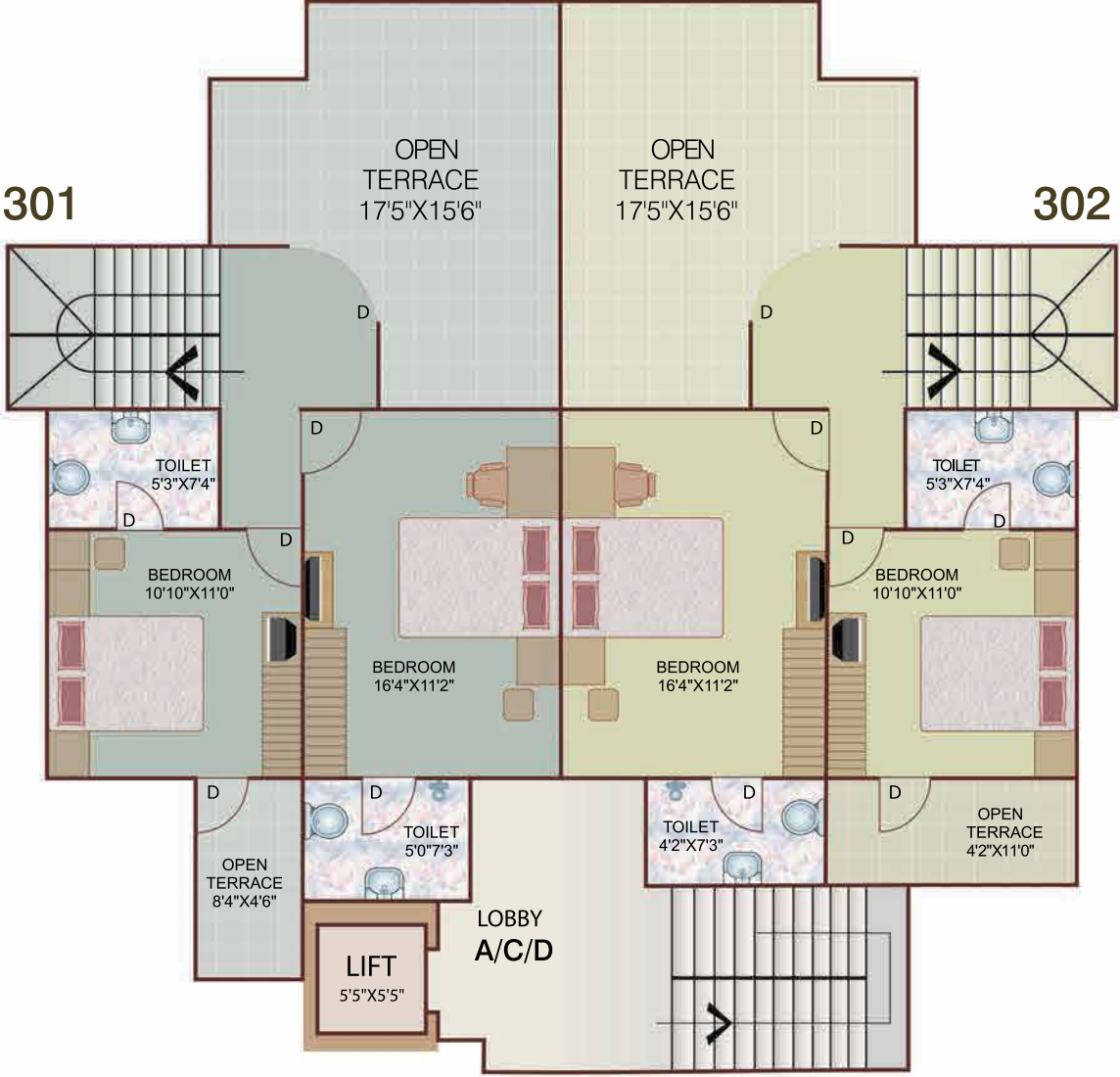
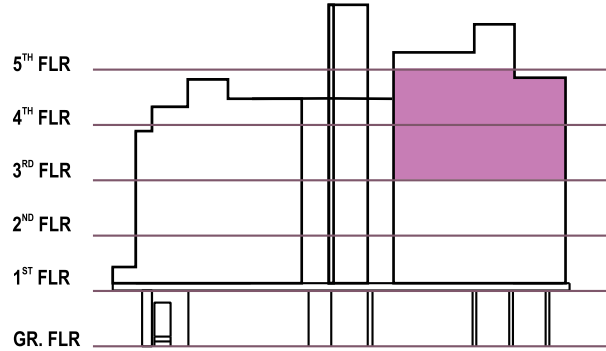


FLOOR PLANS

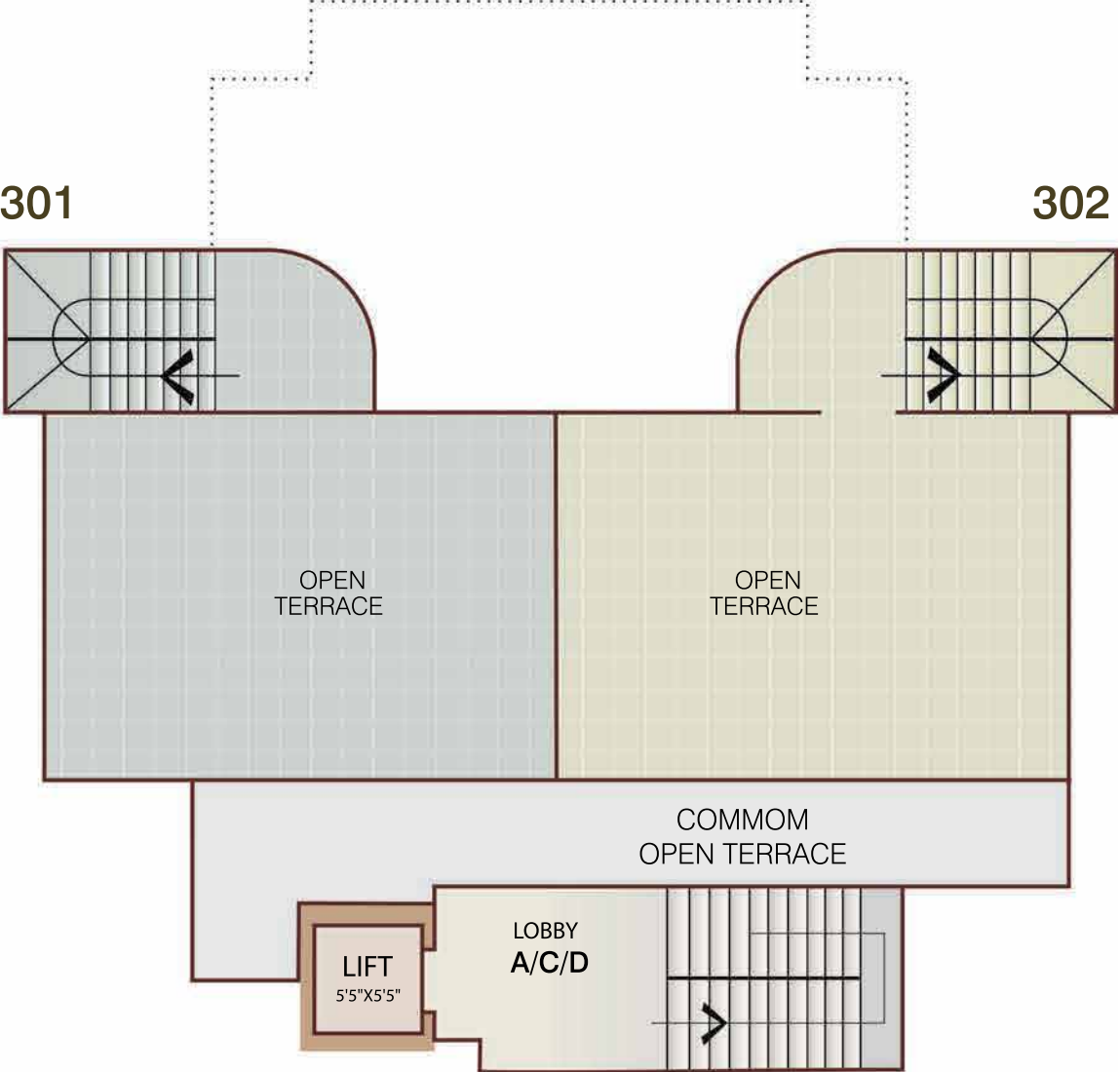
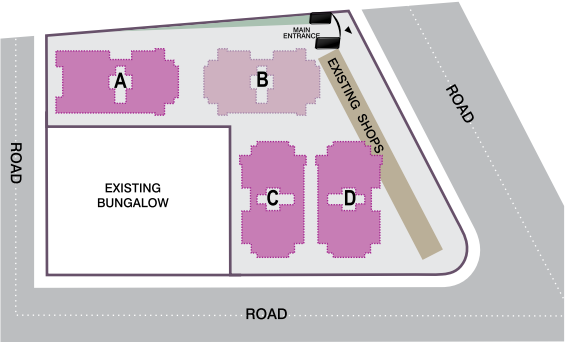
Duplex apartments with allotted terraces



Third Floor



Fourth Floor



Fifth Floor

FLOOR PLANS

Building A				
Duplex No.	Carpets Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
A-301	1238	782	2020	574
A-302	1235	780	2015	574

AREA STATEMENT (In Sq. Ft.)

Building C				
Duplex No.	Carpets Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
C-301	1238	789	2027	574
C-302	1236	786	2022	575

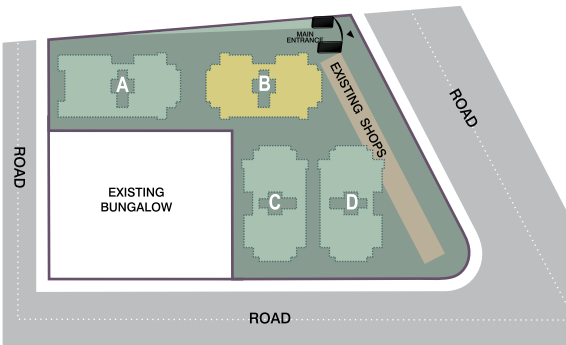
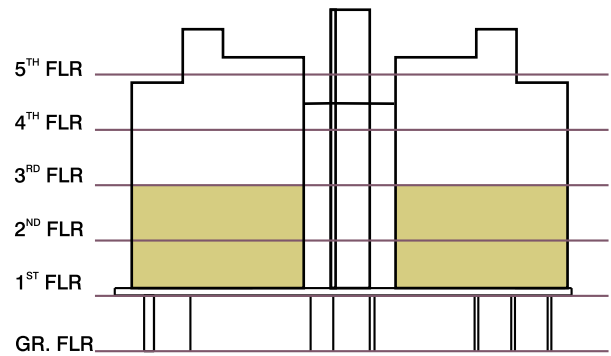
Building D				
Duplex No.	Carpets Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
D-301	1236	786	2022	574
D-302	1238	789	2027	574



FLOOR PLANS



Duplex apartments with allotted terraces



Second Floor B

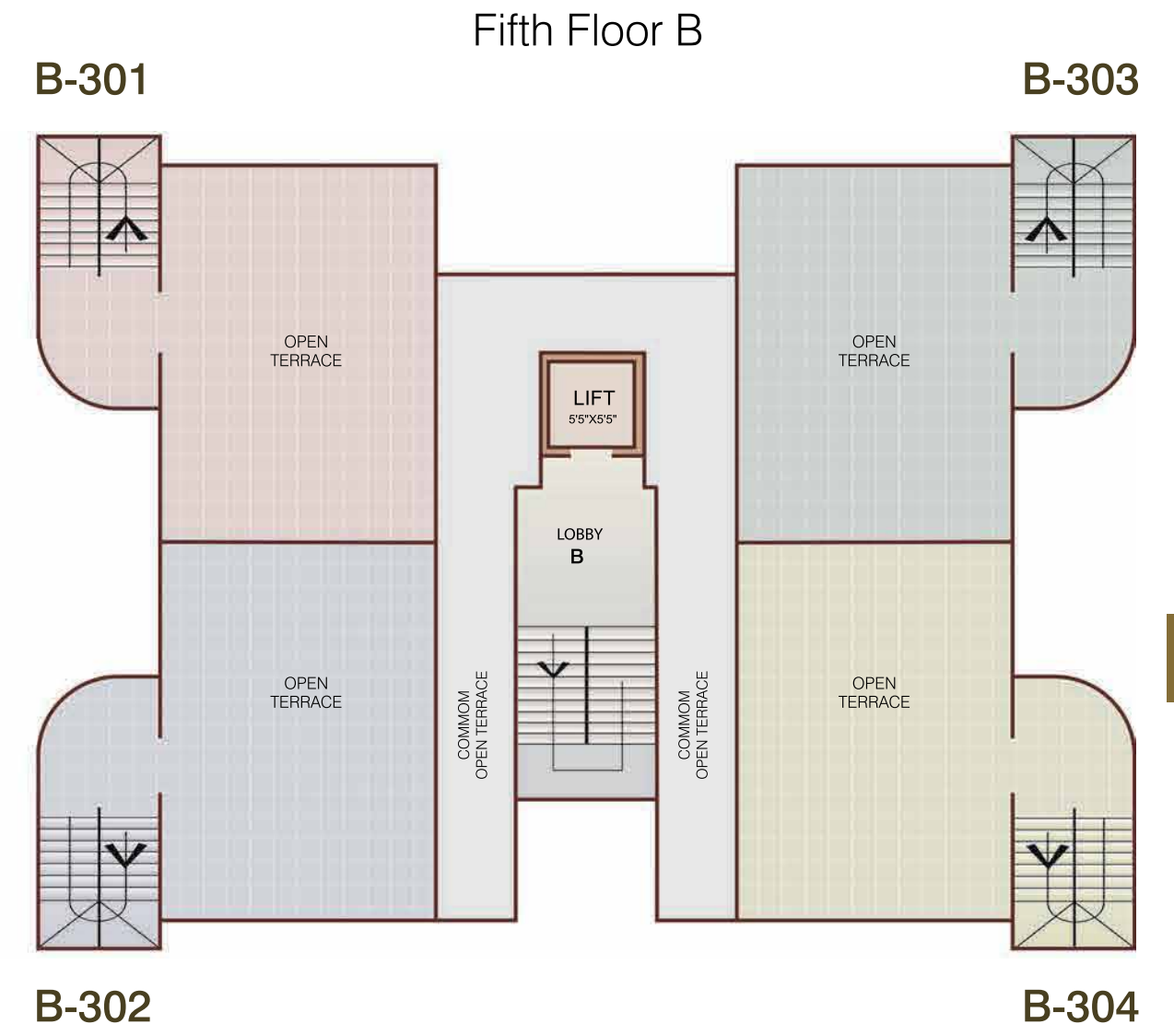
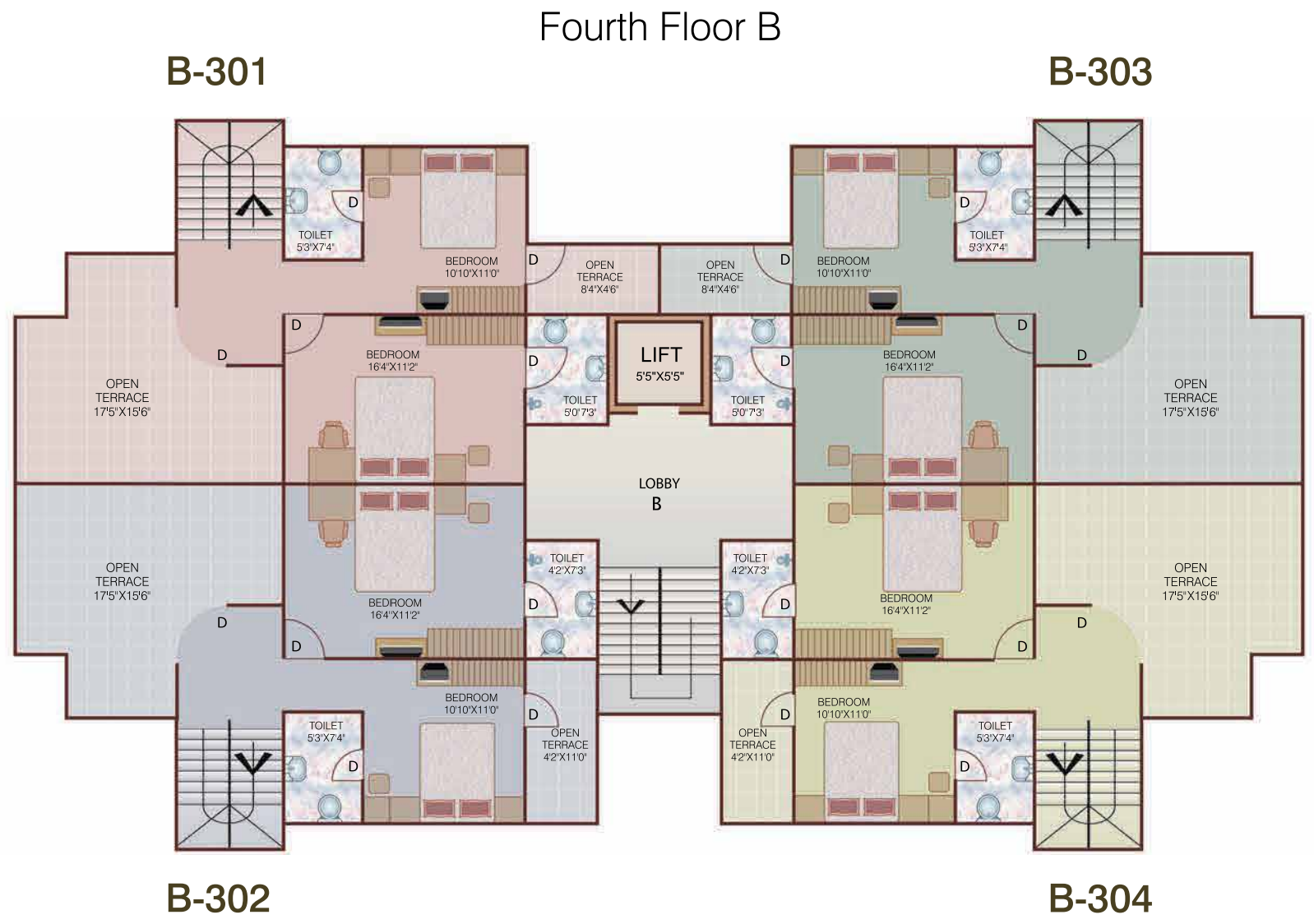
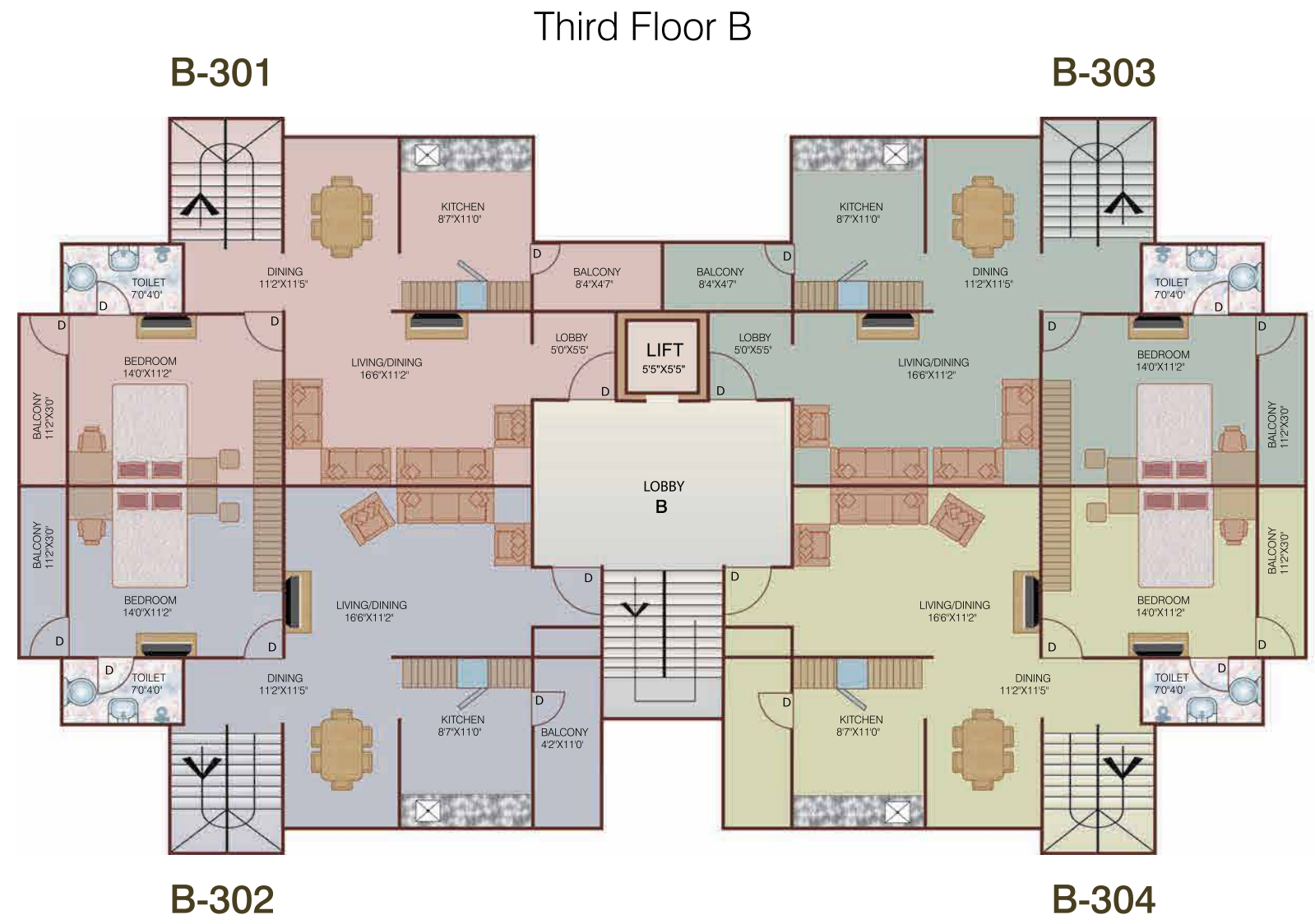


AREA STATEMENT (In Sq. Ft.)

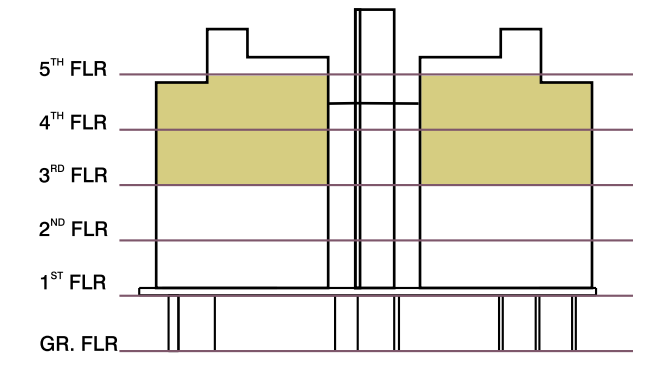
Duplex No.	Carpel Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces	Duplex No.	Carpel Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
B-101	1382	803	2185	309	B-103	1382	803	2185	296
B-102	1387	805	2192	515	B-104	1387	805	2192	717



FLOOR PLANS



Duplex apartments with allotted terraces



AREA STATEMENT (In Sq. Ft.)

Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
B-301	1238	790	2028	575
B-302	1235	791	2024	572

Duplex No.	Carpet Area	Common Share & Other Facilities	Super Builtup Area	Open Terraces
B-303	1238	790	2028	575
B-304	1235	791	2024	574



Frame Structure	R.C.C. framed earthquake resistant structure.
Walls	External walls 6” & internal walls of 4.5” brick masonry.
Plaster	Internal plaster will be funty plaster & external will be sand faced plaster.
Flooring	Vitrified tiles of standard make in size 2x2 in all rooms, passages & balconies. Brick bat koba in all open terraces.
Doors	Multiple lock steel main door. All other doors shall be paint finish flush doors with R.C.C. doorframe.
Windows	Glazed windows with powder coated aluminum sliding & paint finish M.S. safety grill.
Fittings	Doors will have cylindrical locks.
Kitchen	Raised cooking platform of black granite with 2’ dado of ceramic tiles and a stainless steel sink.
Electricals	Concealed wiring to achieve required illumination level with ISI standard make modular switches and wires.
Toilets	Western style commode, wall mixer, health faucet, towel rod and soap dish in each toilet.
Dado	Ceramic concept tiles fixed to a height of 7’ in toilets, flooring of antiskid matt tiles.
Sanitary Fittings	Standard fittings of reputed brands.
Plumbing	All fittings of Jaquar make.
Plumbing Pipes	CPVC pipes for plumbing and SWR pipes for sanitary.
Painting Internal	Putty finish plastic emulsion.
External	ICI Weather Shield
Staircase /Common Lobby	Kota stone - polish finished. Black granite cladding around the lift entrance. Within house staircases are of Granite.
Staircase Railing	Stainless Steel railing.
Water Supply	Ample capacity underground common sump and overhead water tank in each building.
Lift	Each building has lift of Johnson make.
Parking	One allotted covered car parking for each apartment.
Parking Floor	Interlocking pavers with architectural design pattern.

EXTRA CHARGES

- MSEB meter deposit and O R C's proportional electrical network charges.
- NMC water meter deposit and proportional NMC network charges.
- Stamp duty, registration fee and documentation.
- Any additional work other than those specified above.
- Service tax and VAT as applicable.

Common Share and Other Facilities include wall thickness, shares in common staircase, gymnasium, community hall, stilt parking, lobbies and internal staircases.



AMENITIES

- Well Equipped Gymnasium with state of the art equipments | Rescue backup for lifts.
- Inverter circuit in all apartments | Security Guard Room.
- Temple within the premises | Community Hall with chairs and tables for functions, meetings etc.

FEATURES

- Plans approved by Nagpur Improvement Trust, Nagpur.
- Title approved for loan facility.
- Single entry & single exit.
- Multiple lock steel main door for security.
- Safe, secure and pollution free atmosphere.
- Plantation & Landscaping.
- One lift for each building.

