

Location Map



The Advantage of A Sophisticated Location

- Mumbai Hyderabad NH65 : 1.40 Kms.
- International Cargo Airport : 3.00 Kms.
- GOVT. Hospital : 3.5 Kms.
- English Medium School : 4 Kms.
- Super Multispeciality Hospital : 10 Kms.
- State Bank of India : 10 Kms.
- Solapur City : 12.00 Kms.
- Solapur Railway Station : 18 Kms.
- Akkalkot : 40.00 Kms.
- Tuljapur : 45.00 Kms.

Distances as per Google map

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MEMBERS

CREDAI  
PUNE METRO

NAREDCO  
National Real Estate Development Council  
Under the aegis of Ministry of Housing & Urban Affairs, Government of India

MBVA

VASTU ADVISER

VASTU  
RAVIRAJ

LANDSCAPE ARCHITECT

SPAYYOW  
landscape initiative

FOR ZEN GARDEN FINANCE AVAILABLE BY

CRISIL  
Rating for its "Aurum City, Celebrations & Purple County" projects

ASPIRE  
HOME FINANCE  
A Motilal Oswal Group Company



Excellence Shelters Pvt. Ltd.

Parla Nilayam, Plot No. 193, Sector 5, Umanagari, Old Mill Compound, MSEB Office, Murarji Peth, Solapur - 413001

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MAKIndia.com

Investment for Zen Lifestyle

excellence  
ZEN GARDEN  
Near New Cargo Airport  
SOLAPUR

land=excellence

DELIVERED 100 LAKHS SQ.FT. OF GOVT. SANCTIONED RESIDENTIAL N.A. PLOTS

PUNE • MUMBAI • SOLAPUR



I present in Solapur

## The International Zen Lifestyle

Solapur is India's 9th Smart City and we proudly present, our Clear Title, Government Sanctioned Residential N. A. Plotting Project.

### Zen is an experience of peace

Zen is a state of tranquility that comes from within when we are at peace with ourselves and with the passage of time, cherishing each moment and living it to its maximum potential. It is not a specific condition or a specific property. Zen encompasses a state of mind where the human consciousness surpasses the vagaries of everyday life and arrives at a level of awareness that enables us to full absorb the here and the now, free of worries and cut-off from the mundane.





## Soulful Sight with Soulful Delight



Zen garden - Gateway to Grandeur



Zen garden - Evening roads filled with our landmark



Zen garden - Picturesque view of the restaurant



# Soulful Sight with Soulful Delight



Zen garden - Sitting out in style



Zen garden - Drive on the sleek streets



Zen garden - Bird's eye view





**Zen Garden - Sample Plot**



## Advantages of Boramani Village in Solapur

Solapur is blessed with abundant open space, greenery and large lands with pollution-free surrounding. It is one of the emerging locations that is well connected to Pune, Mumbai and Bangalore. With giants like NTPC, Bharat Forge, Kirti Gold Factory, MIDC and an international cargo airport in close proximity, it is poised for tremendous growth.

## Amenities



Solar Street Lighting



CCTV at entrance



Name plate



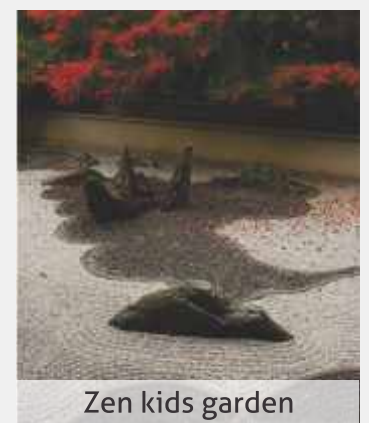
Layout Fencing



24 Hr. Security



Water Tap Off Point



Zen kids garden



Zen Theme Garden



Boring Water Facility



Rain water harvesting

Main Roads in Tar | Arterial Roads in BBM | Zen Main Entrance Gate & Front Compound Wall  
Individual plot UCR stub wall | Immediate plot sale deed | Plantation | Overhead water tank  
Electricity tap off | Storm water drainage | 2 years maintenance Free till Feb 2018



PROJECT LAYOUT



Gut No. - 342, Near Mohalkar Tande,  
Dawal Malik Darga Road, Boramani, Dist - Solapur

Fabulous investment  
for prosperous future

Zen Garden is a 22 acre Govt Sanctioned Residential N. A. plot. Strategically located near the NH65 in Boramani village, Sholapur, this gated community is poised to grow your investment multi-fold. Clad with plethora of amenities, this plotted development bears every single prerequisite that an ideal land investment should encompass.

Plot Details

| Plot No. | Area Sq. Meter | Area Sq. Ft. | Plot No. | Area Sq. Meter | Area Sq. Ft. |
|----------|----------------|--------------|----------|----------------|--------------|
| 01       | 382.24         | 4114.43      | 21       | 469.10         | 4961.67      |
| 02       | 273.00         | 2938.57      | 22       | 286.01         | 3078.61      |
| 03       | 224.47         | 2416.20      | 23       | 286.01         | 3078.61      |
| 04       | 269.31         | 2898.85      | 24       | 286.01         | 3078.61      |
| 05       | 286.01         | 3078.61      | 25       | 286.01         | 3078.61      |
| 06       | 286.01         | 3078.61      | 26       | 286.01         | 3078.61      |
| 07       | 286.01         | 3078.61      | 27       | 376.48         | 4027.46      |
| 08       | 286.01         | 3078.61      | 28       | 226.93         | 2442.67      |
| 09       | 286.01         | 3078.61      | 29       | 228.00         | 2454.19      |
| 10       | 286.01         | 3078.61      | 30       | 228.00         | 2454.19      |
| 11       | 405.20         | 4361.57      | 31       | 228.00         | 2454.19      |
| 12       | 325.06         | 3498.95      | 32       | 266.00         | 2816.40      |
| 13       | 286.01         | 3078.61      | 33       | 238.00         | 2431.91      |
| 14       | 286.01         | 3078.61      | 34       | 204.00         | 2195.86      |
| 15       | 286.01         | 3078.61      | 35       | 204.00         | 2195.86      |
| 16       | 286.01         | 3078.61      | 36       | 204.00         | 2195.86      |
| 17       | 286.01         | 3078.61      | 37       | 181.33         | 1951.84      |
| 18       | 286.01         | 3078.61      | 38       | 202.61         | 2180.89      |
| 19       | 286.01         | 3078.61      | 39       | 187.00         | 2012.87      |
| 20       | 286.01         | 3078.61      | 40       | 187.00         | 2012.87      |

| Plot No. | Area Sq. Meter | Area Sq. Ft. | Plot No. | Area Sq. Meter | Area Sq. Ft. |
|----------|----------------|--------------|----------|----------------|--------------|
| 81       | 165.00         | 1776.06      | 101      | 165.00         | 1776.06      |
| 82       | 240.00         | 2536.54      | 102      | 240.00         | 2536.54      |
| 83       | 240.00         | 2536.54      | 103      | 240.00         | 2536.54      |
| 84       | 165.00         | 1776.06      | 104      | 165.00         | 1776.06      |
| 85       | 165.00         | 1776.06      | 105      | 165.00         | 1776.06      |
| 86       | 165.00         | 1776.06      | 106      | 165.00         | 1776.06      |
| 87       | 165.17         | 1777.89      | 107      | 165.17         | 1777.89      |
| 88       | 165.17         | 1777.89      | 108      | 187.19         | 2014.91      |
| 89       | 165.00         | 1776.06      | 109      | 187.00         | 2012.87      |
| 90       | 165.00         | 1776.06      | 110      | 187.00         | 2012.87      |
| 91       | 165.00         | 1776.06      | 111      | 187.00         | 2012.87      |
| 92       | 240.00         | 2536.54      | 112      | 272.00         | 2880.98      |
| 93       | 240.00         | 2536.54      | 113      | 272.00         | 2880.98      |
| 94       | 165.00         | 1776.06      | 114      | 187.00         | 2012.87      |
| 95       | 165.00         | 1776.06      | 115      | 187.00         | 2012.87      |
| 96       | 165.00         | 1776.06      | 116      | 187.00         | 2012.87      |
| 97       | 165.17         | 1777.89      | 117      | 187.19         | 2014.91      |
| 98       | 165.17         | 1777.89      | 118      | 187.19         | 2014.91      |
| 99       | 165.00         | 1776.06      | 119      | 187.00         | 2012.87      |
| 100      | 165.00         | 1776.06      | 120      | 187.00         | 2012.87      |

| Plot No. | Area Sq. Meter | Area Sq. Ft. | Plot No. | Area Sq. Meter | Area Sq. Ft. |
|----------|----------------|--------------|----------|----------------|--------------|
| 41       | 187.00         | 2012.87      | 61       | 165.00         | 1776.06      |
| 42       | 268.95         | 2765.06      | 62       | 240.00         | 2536.54      |
| 43       | 268.96         | 2848.26      | 63       | 240.00         | 2536.54      |
| 44       | 187.00         | 2012.87      | 64       | 165.00         | 1776.06      |
| 45       | 187.00         | 2012.87      | 65       | 165.00         | 1776.06      |
| 46       | 187.00         | 2012.87      | 66       | 165.00         | 1776.06      |
| 47       | 203.27         | 2188.00      | 67       | 179.49         | 1932.03      |
| 48       | 201.22         | 2165.93      | 68       | 180.30         | 1940.75      |
| 49       | 187.00         | 2012.87      | 69       | 165.00         | 1776.06      |
| 50       | 187.00         | 2012.87      | 70       | 165.00         | 1776.06      |
| 51       | 187.00         | 2012.87      | 71       | 165.00         | 1776.06      |
| 52       | 272.00         | 2880.98      | 72       | 240.00         | 2536.54      |
| 53       | 272.00         | 2880.98      | 73       | 240.00         | 2536.54      |
| 54       | 187.00         | 2012.87      | 74       | 165.00         | 1776.06      |
| 55       | 187.00         | 2012.87      | 75       | 165.00         | 1776.06      |
| 56       | 187.00         | 2012.87      | 76       | 165.00         | 1776.06      |
| 57       | 201.88         | 2173.04      | 77       | 180.81         | 1946.24      |
| 58       | 178.98         | 1926.54      | 78       | 181.63         | 1955.07      |
| 59       | 165.00         | 1776.06      | 79       | 165.00         | 1776.06      |
| 60       | 165.00         | 1776.06      | 80       | 165.00         | 1776.06      |

| Plot No. | Area Sq. Meter | Area Sq. Ft. | Plot No. | Area Sq. Meter | Area Sq. Ft. |
|----------|----------------|--------------|----------|----------------|--------------|
| 121      | 187.00         | 2012.87      | 141      | 218.50         | 2351.93      |
| 122      | 272.00         | 2880.98      | 142      | 266.00         | 2816.40      |
| 123      | 272.00         | 2797.89      | 143      | 266.00         | 2816.40      |
| 124      | 187.00         | 2012.87      | 144      | 218.50         | 2351.93      |
| 125      | 187.00         | 2012.87      | 145      | 218.50         | 2351.93      |
| 126      | 187.00         | 2012.87      | 146      | 218.50         | 2351.93      |
| 127      | 187.19         | 2014.91      | 147      | 218.72         | 2354.30      |
| 128      | 195.69         | 2106.41      | 148      | 218.72         | 2354.30      |
| 129      | 195.50         | 2104.36      | 149      | 218.50         | 2351.93      |
| 130      | 195.50         | 2104.36      | 150      | 218.50         | 2351.93      |
| 131      | 195.50         | 2104.36      | 151      | 218.50         | 2351.93      |
| 132      | 238.00         | 2431.91      | 152      | 266.00         | 2816.40      |
| 133      | 266.00         | 2816.40      | 153      | 266.00         | 2780.02      |
| 134      | 218.50         | 2351.93      | 154      | 218.50         | 2351.93      |
| 135      | 218.50         | 2351.93      | 155      | 218.50         | 2351.93      |
| 136      | 218.50         | 2351.93      | 156      | 218.50         | 2351.93      |
| 137      | 218.72         | 2354.30      | 157      | 218.72         | 2354.30      |
| 138      | 218.72         | 2354.30      | 158      | 272.81         | 2936.53      |
| 139      | 218.50         | 2351.93      | 159      | 272.60         | 2934.27      |
| 140      | 218.50         | 2351.93      | 160      | 272.60         | 2934.27      |

| Plot No. | Area Sq. Meter | Area Sq. Ft. |
|----------|----------------|--------------|
| 161      | 310.20         | 3255.79      |
| 162      | 310.20         | 3255.79      |
| 163      | 266.00         | 2780.02      |
| 164      | 266.00         | 2816.40      |
| 165      | 266.00         | 2816.40      |
| 166      | 266.00         | 2816.40      |
| 167      | 218.50         | 2351.93      |
| 168      | 218.50         | 2351.93      |
| 169      | 423.73         | 4542.84      |
| 170      | 352.46         | 3682.90      |
| 171      | 218.50         | 2351.93      |
| 172      | 218.50         | 2351.93      |
| 173      | 218.50         | 2351.93      |
| 174      | 218.50         | 2351.93      |
| 175      | 218.50         | 2351.93      |
| 176      | 272.60         | 2934.27      |
| 177      | 272.60         | 2934.27      |
| 178      | 218.50         | 2351.93      |
| 179      | 218.50         | 2351.93      |
| 180      | 218.50         | 2351.93      |
| 181      | 218.50         | 2351.93      |
| 182      | 351.03         | 3760.94      |
| 183      | 279.83         | 2814.89      |
| 184      | 218.50         | 2351.93      |
| 185      | 218.50         | 2351.93      |
| 186      | 218.50         | 2351.93      |
| 187      | 272.60         | 2934.27      |
| 188      | 272.60         | 2934.27      |
| 189      | 457.51         | 4893.42      |



# Solapur... the Investment Paradise

Solapur is all set for a boom with new-found 'Smart City' status. Not only is Solapur among the Government of India's 100 proposed Smart Cities, it has been included on the list of the first twenty cities to be developed as Smart Cities. Solapur is ranked 9th on the said list, with a budget allocation of Rs 2921 cr. This will lead to major industrial and economic growth for the city and district of Solapur.



## Factors Which Makes Your Investment Even Smarter

Healthy Appreciation of our Completed Projects

| Site Name    | Launch Year | Launch Rate | Current Rate | Percentage Growth |
|--------------|-------------|-------------|--------------|-------------------|
| Prarambh     | May 2009    | < 60        | <450         | 650.00 %          |
| Sankalp      | Feb 2010    | < 40        | <120         | 400.00 %          |
| Utkarsh      | Nov 2010    | < 60        | <120         | 100.00 %          |
| Bhagyoday    | Oct 2011    | < 79        | <140         | 51.89 %           |
| Aishwaryam   | Nov 2011    | < 91        | <140         | 53.84 %           |
| Anandam      | Jan 2012    | < 91        | <140         | 53.84 %           |
| Highway City | May 2012    | < 145       | <300         | 114.48 %          |
| NH 9 City    | May 2012    | < 110       | <195         | 182.72 %          |
| Darshan City | Oct 2012    | < 100       | <120         | 20.00 %           |



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