

A Project By



1st Floor Samnani Centrum, Opp. Passport Office, Near Ashoka Tyres Shikrewadi, Nashik-Pune Road, Nashik Road.

www.samnanigroup.com

Site Address : Ishwar Pratishtha - III. Survey No 20, Shri Ravishankar Marg. Tirumala Nagar, Wadala Shivar, Nashik, Maharashtra- 422214.

Booking Contact - 8888888913 | 9823218535 | 8888813324

### CREDITS

Principal Architect <b>Ar. Ashok Senghani</b>	R.C.C Consultant <b>Er Milind Rathi</b>	MEP Consultant <b>SR Design Hub</b>	Legal Consultant <b>Adv. Narendra Chavan</b>	Financial Consultant <b>Mahesh Shah</b>	Vaastu Consultant <b>Charanjeet Singh Lamba</b> (Astral-Sciartist Gnosologist)	3D Graphics <b>Visual Works</b>	Media <b>Animaks Creative Studios Pvt. Ltd.</b>
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# ISHWAR PRATISHTHA~III



## MAIN VIEW

MAHA RERA Reg No. P51600026040

*Home  
is where our  
Story Begins*

ISHWAR  
PRATISHTHA~III

*Welcome to  
Ishwar Pratishtha-III...*

*Here we transform your dreams in reality.*



### ABOUT ISHWAR PRATISHTHA~III

Samnani Group, one of Nashik's most reputed real estate company, has conceptualised. Ishwar Pratishtha-III. Built on the solid foundation of "Quality first. Profit later". We, at Samnani Group, have been always inclined to react proactively to the demands of our consumers, resulting in providing the best to our esteemed clients. This vision has helped us soar high. And the delighted smiles of our customers has always inspired us for the new and exciting endeavours. Ishwar Pratishtha-III is one such awaited residential project offering premium quality 2 BHK and 3 BHK spacious flats. Comfort sized homes that are designed around the needs and demands of new Indians who work hard and play harder.

## FRONT VIEW



## BACK VIEW



# GARDEN



# GARDEN



# BASEMET FLOOR PLAN

OPEN SPACE  
250 SQM.

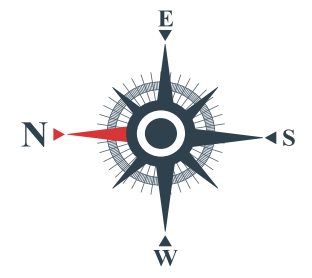
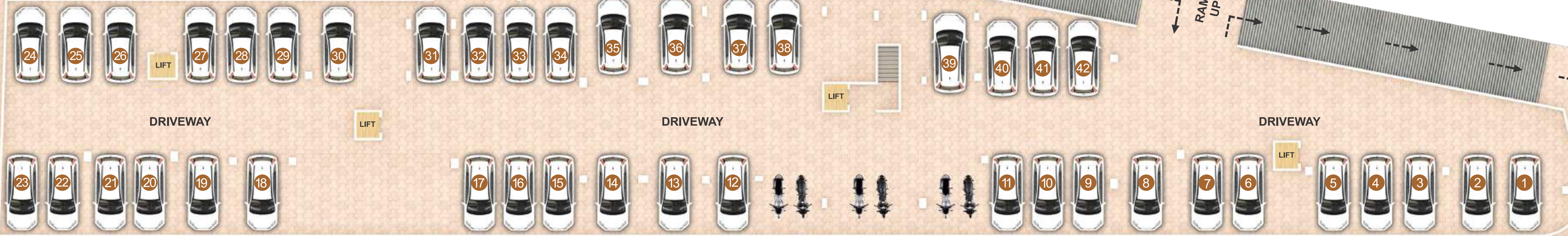
RAMP  
DOWN  
IN

RAMP  
UP

OUT

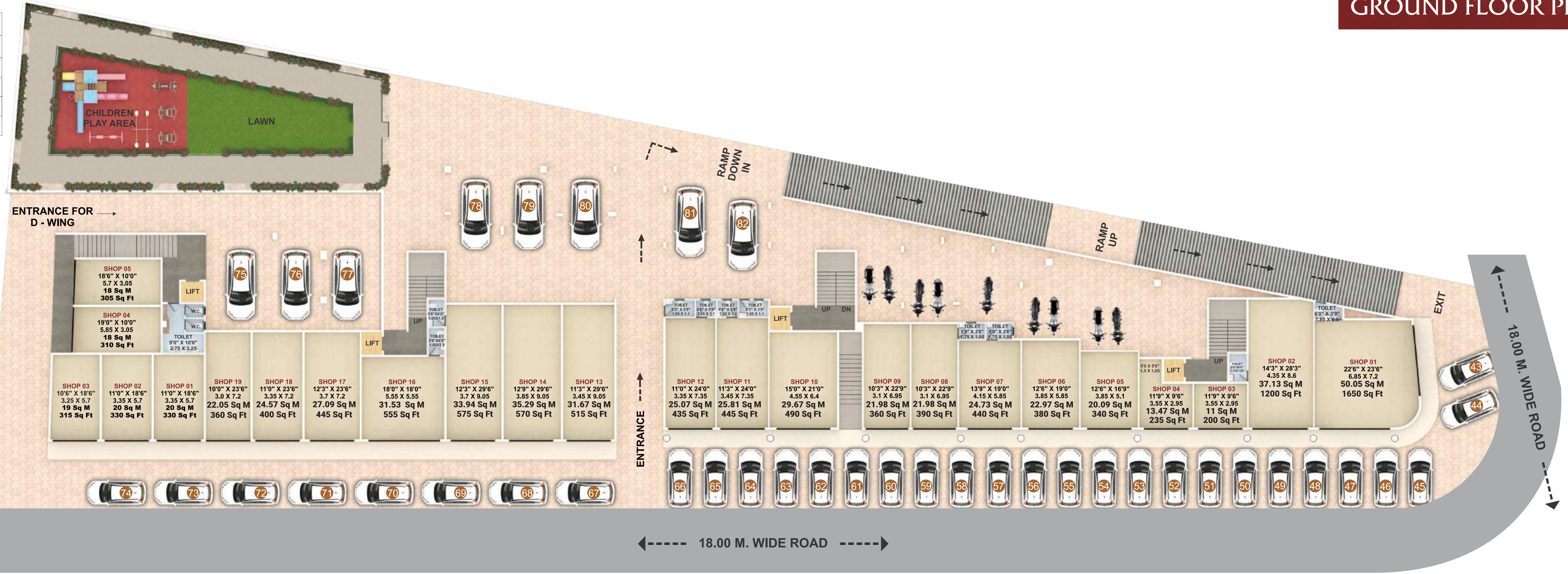
18.00 M. WIDE ROAD

18.00 M. WIDE ROAD

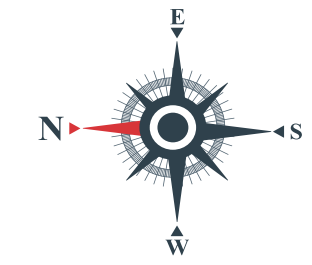


# GROUND FLOOR PLAN

Shop No-	Carpet Area (Sq m)	Built Up Area (Sq Ft)
01	20	330
02	20	330
03	19	315
04	18	310
05	18	305



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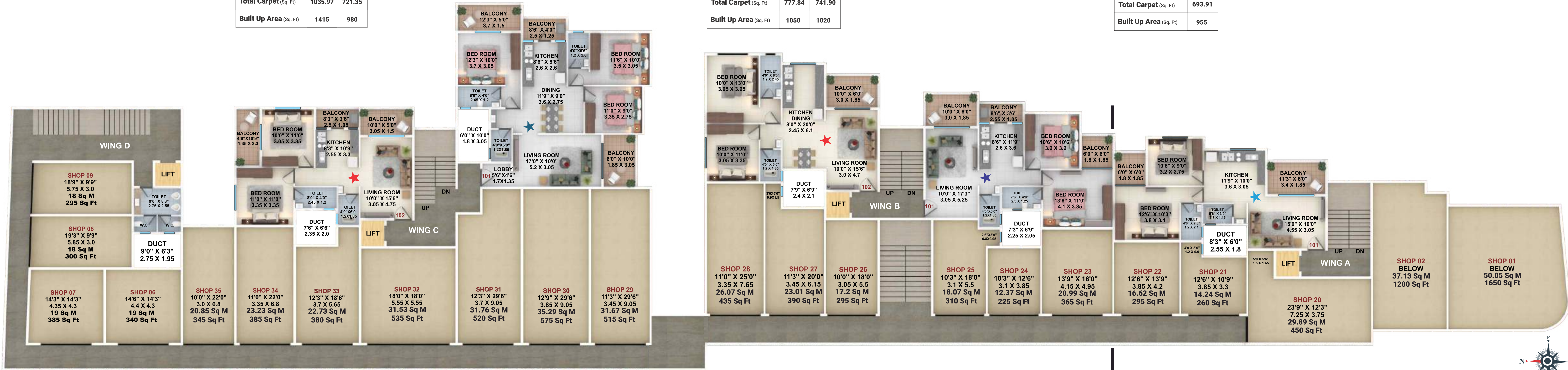
# FIRST FLOOR PLAN

Shop No-	Carpet Area (Sq m)	Built Up Area (Sq Ft)
06	19	340
07	19	385
08	18	300
09	18	295

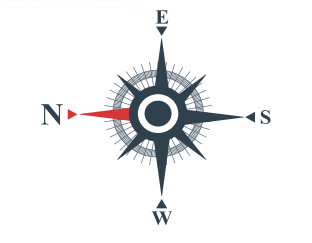
FLAT No-	C-101	C-102
TYPE	3 bhk	2 bhk
Carpet Area (sq mtrs)	79.87	53.46
Balcony (sq mtrs)	16.41	13.58
Terrace Carpet (sq m)	0.00	0.00
Total Carpet (Sq mtrs)	96.28	67.04
<b>Total Carpet (Sq. Ft)</b>	<b>1035.97</b>	<b>721.35</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1415</b>	<b>980</b>

FLAT No-	B-101	B-102
TYPE	2 bhk	2 bhk
Carpet Area (sq mtrs)	58.55	62.65
Balcony (sq mtrs)	13.74	6.30
Terrace Carpet (sq m)	0.00	0.00
Total Carpet (Sq mtrs)	72.29	68.95
<b>Total Carpet (Sq. Ft)</b>	<b>777.84</b>	<b>741.90</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1050</b>	<b>1020</b>

FLAT No-	A-101
TYPE	2 bhk
Carpet Area (sq mtrs)	53.79
Balcony (sq mtrs)	10.70
Terrace Carpet (sq m)	0.00
Total Carpet (Sq mtrs)	64.49
<b>Total Carpet (Sq. Ft)</b>	<b>693.91</b>
<b>Built Up Area (Sq. Ft)</b>	<b>955</b>



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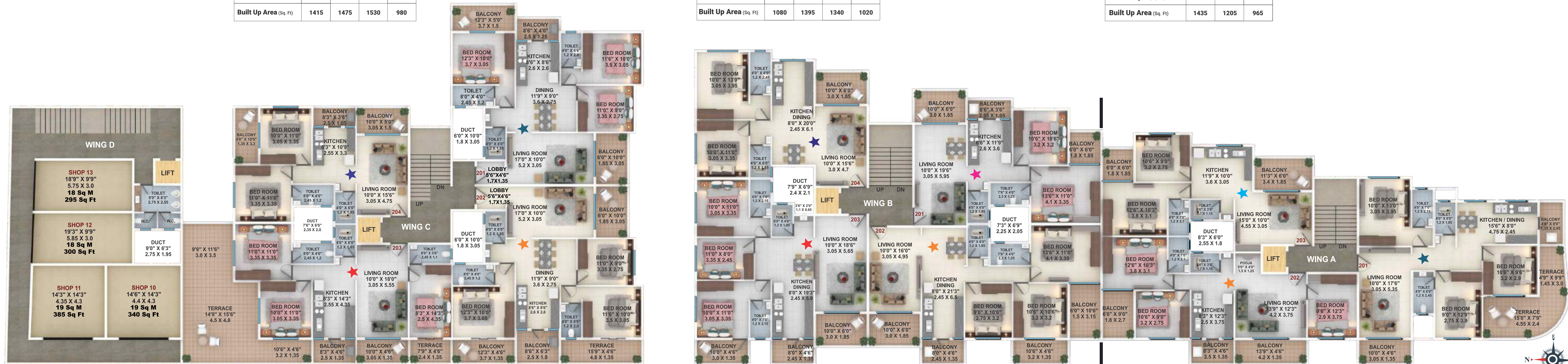
# SECOND FLOOR PLAN

Shop No-	Carpet Area (Sq m)	Built Up Area (Sq Ft)
10	19	340
11	19	385
12	18	300
13	18	295

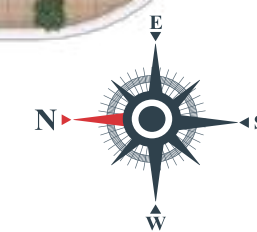
FLAT No-	C-201	C-202	C-203	C-204
TYPE	3 bhk	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	79.87	79.87	73.07	53.58
Balcony (sq mtrs)	16.56	17.30	8.85	13.58
Terrace Carpet (sq m)	0.00	7.57	41.77	0.00
Total Carpet (Sq mtrs)	96.43	104.74	123.69	67.16
<b>Total Carpet (Sq. Ft)</b>	<b>1037.59</b>	<b>1127.00</b>	<b>1330.90</b>	<b>722.64</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1415</b>	<b>1475</b>	<b>1530</b>	<b>980</b>

FLAT No-	B-201	B-202	B-203	B-204
TYPE	2 bhk	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	60.75	77.05	78.21	62.65
Balcony (sq mtrs)	13.74	15.53	15.15	6.30
Terrace Carpet (sq m)	0.00	5.94	0.00	0.00
Total Carpet (Sq mtrs)	74.49	98.52	93.36	68.95
<b>Total Carpet (Sq. Ft)</b>	<b>801.51</b>	<b>1060.08</b>	<b>1004.55</b>	<b>741.90</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1080</b>	<b>1395</b>	<b>1340</b>	<b>1020</b>

FLAT No-	A-201	A-202	A-203
TYPE	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	79.65	68.09	54.46
Balcony (sq mtrs)	8.70	10.65	10.70
Terrace Carpet (sq m)	16.49	5.26	0.00
Total Carpet (Sq mtrs)	104.84	84	65.16
<b>Total Carpet (Sq. Ft)</b>	<b>1128.08</b>	<b>903.84</b>	<b>701.12</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1435</b>	<b>1205</b>	<b>965</b>



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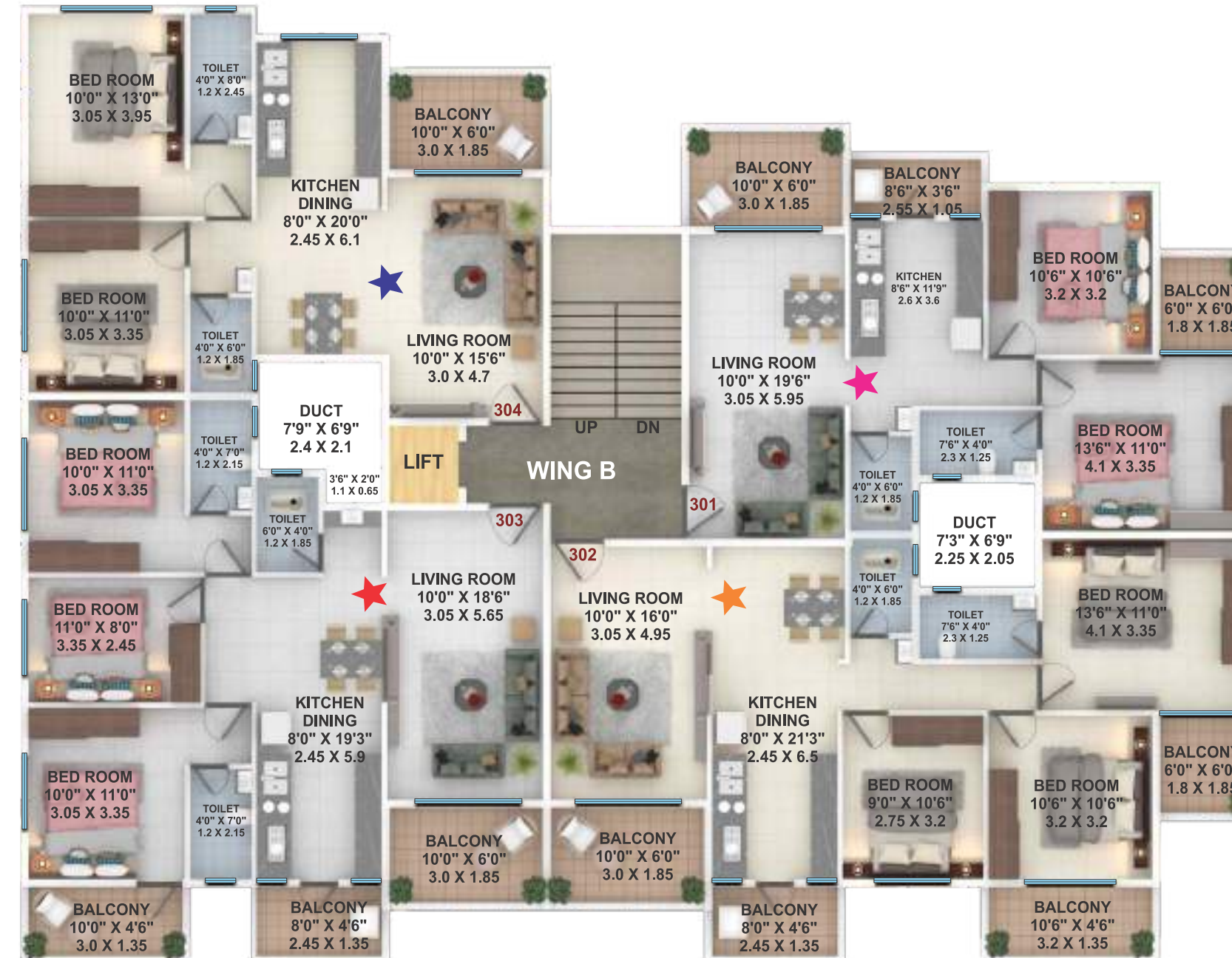
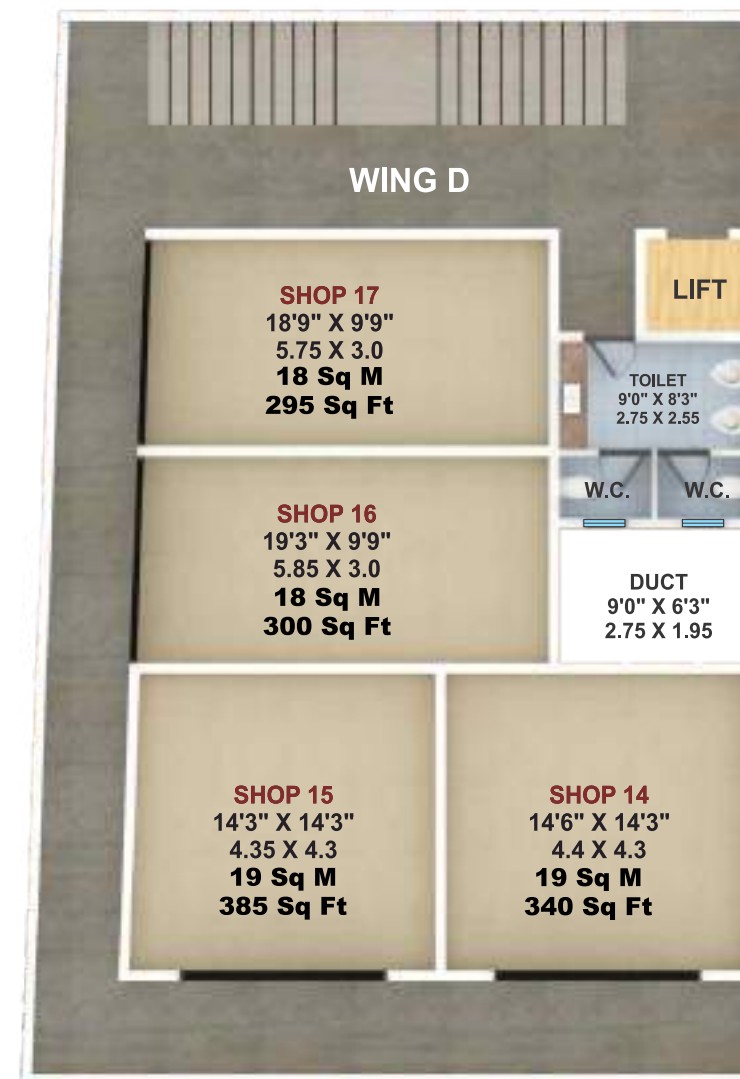
# THIRD FLOOR PLAN

Shop No-	Carpet Area (Sq m)	Built Up Area (Sq Ft)
14	19	340
15	19	385
16	18	300
17	18	295

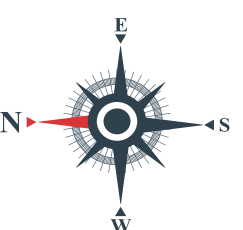
FLAT No-	C-301	C-302	C-303	C-304
TYPE	3 bhk	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	79.87	79.87	73.07	53.58
Balcony (sq mtrs)	16.56	15.96	14.10	13.58
Terrace Carpet (sq m)	0.00	0.00	0.00	0.00
Total Carpet (Sq mtrs)	96.43	95.83	87.17	67.16
<b>Total Carpet (Sq. Ft)</b>	<b>1037.59</b>	<b>1031.13</b>	<b>937.95</b>	<b>722.64</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1415</b>	<b>1410</b>	<b>1265</b>	<b>980</b>

FLAT No-	B-301	B-302	B-303	B-304
TYPE	2 bhk	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	60.75	77.05	78.21	62.65
Balcony (sq mtrs)	13.74	19.13	15.15	6.30
Terrace Carpet (sq m)	0.00	0.00	0.00	0.00
Total Carpet (Sq mtrs)	74.49	96.18	93.36	68.95
<b>Total Carpet (Sq. Ft)</b>	<b>801.51</b>	<b>1034.90</b>	<b>1004.55</b>	<b>741.90</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1080</b>	<b>1380</b>	<b>1340</b>	<b>1020</b>

FLAT No-	A-301	A-302	A-303
TYPE	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	79.65	68.09	54.46
Balcony (sq mtrs)	15.40	14.55	10.70
Terrace Carpet (sq m)	0.00	0.00	0.00
Total Carpet (Sq mtrs)	95.05	82.64	65.16
<b>Total Carpet (Sq. Ft)</b>	<b>1022.74</b>	<b>889.21</b>	<b>701.21</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1365</b>	<b>1195</b>	<b>965</b>



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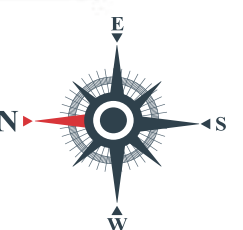
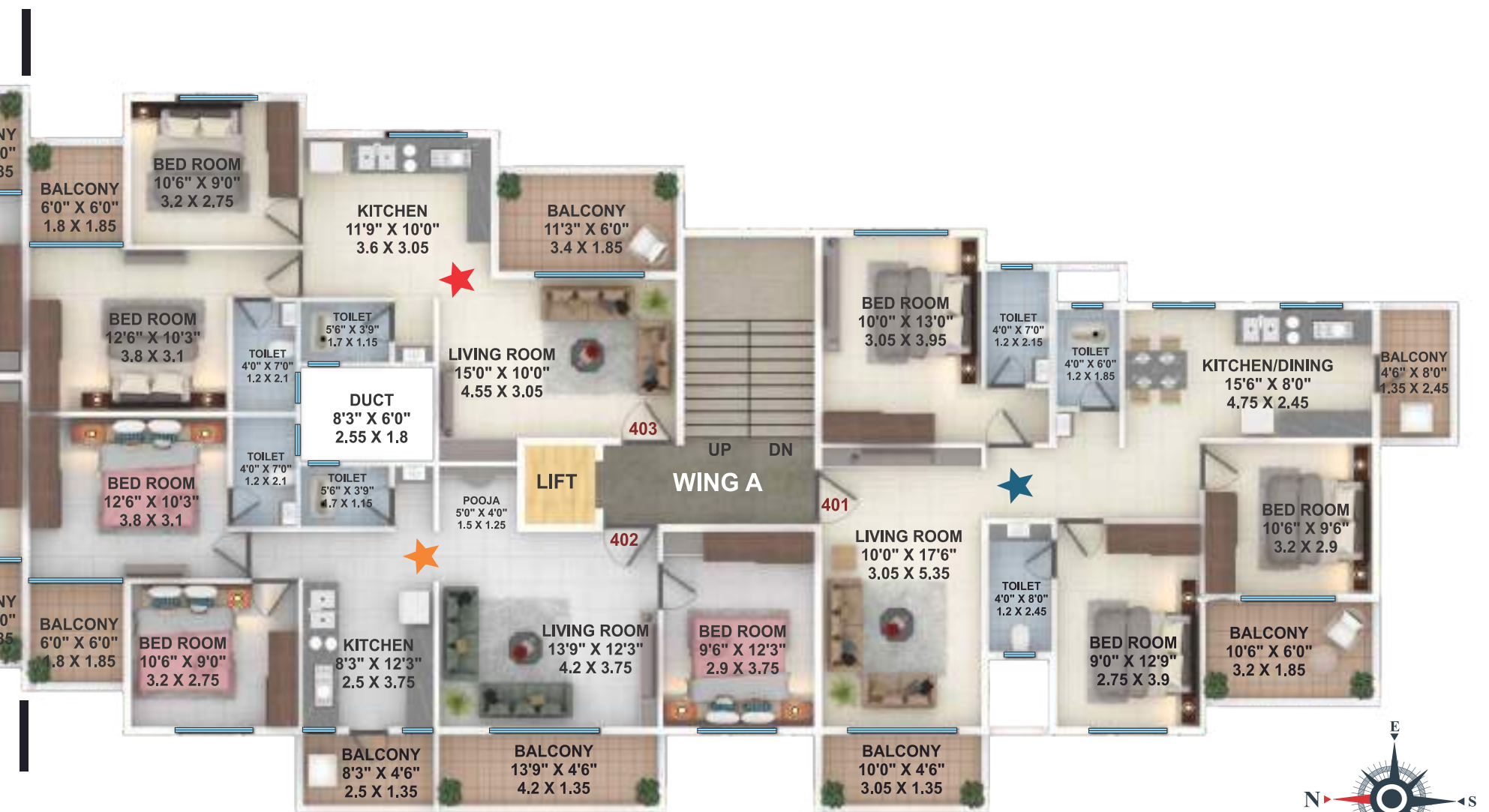
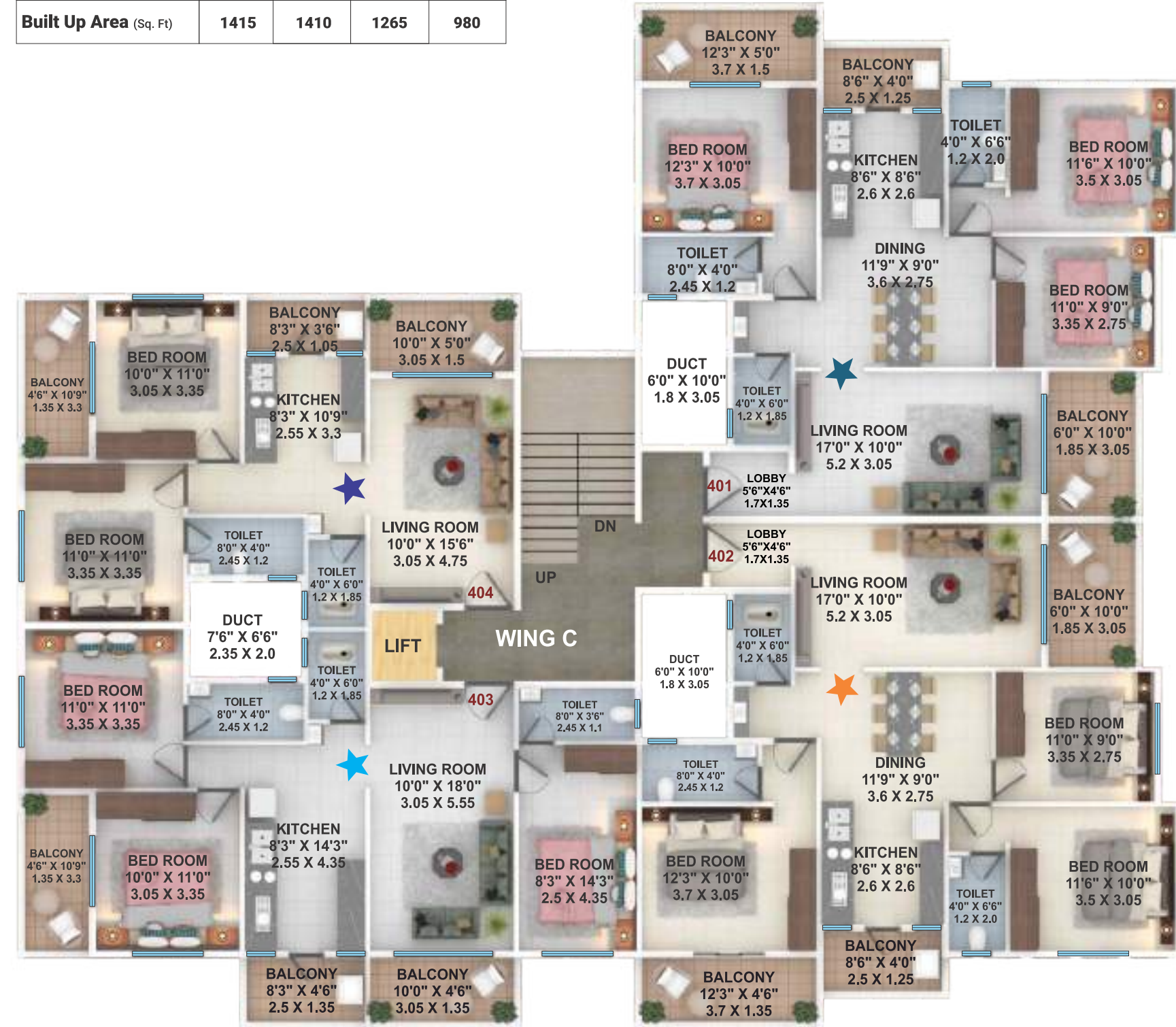
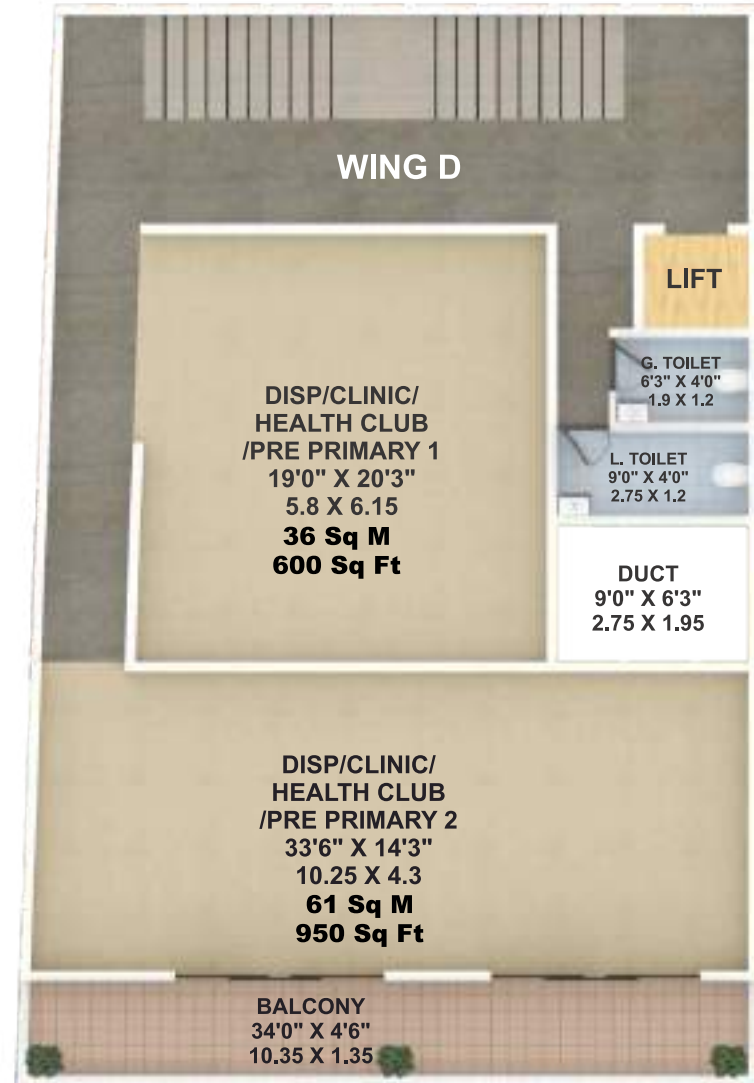
# FOURTH FLOOR PLAN

Shop No-	Carpet Area (Sq m)	Built Up Area (Sq Ft)
Disp/Clinic/HC/Pre Primary - 01	36	600
Disp/Clinic/HC/Pre Primary - 02	61	950

FLAT No-	C-401	C-402	C-403	C-404
TYPE	3 bhk	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	79.87	79.87	73.07	53.58
Balcony (sq mtrs)	16.56	15.96	14.10	13.58
Terrace Carpet (sq m)	0.00	0.00	0.00	0.00
Total Carpet (Sq mtrs)	96.43	95.83	87.17	67.16
<b>Total Carpet (Sq. Ft)</b>	<b>1037.59</b>	<b>1031.13</b>	<b>937.95</b>	<b>722.64</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1415</b>	<b>1410</b>	<b>1265</b>	<b>980</b>

FLAT No-	B-401	B-402	B-403	B-404
TYPE	2 bhk	3 bhk	3 bhk	2 bhk
Carpet Area (sq mtrs)	60.75	77.05	78.21	62.65
Balcony (sq mtrs)	13.74	19.13	15.15	6.30
Terrace Carpet (sq m)	0.00	0.00	0.00	0.00
Total Carpet (Sq mtrs)	74.49	96.18	93.36	68.95
<b>Total Carpet (Sq. Ft)</b>	<b>801.51</b>	<b>1034.90</b>	<b>1004.55</b>	<b>741.90</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1080</b>	<b>1380</b>	<b>1340</b>	<b>1020</b>

FLAT No-	A-401	A-402	A-403
TYPE	3 bhk	3 bhk	2 bhk
Carpet Area (Sq mtrs)	79.65	68.09	54.46
Balcony (Sq mtrs)	15.40	14.55	10.70
Terrace Carpet (Sq m)	0.00	0.00	0.00
Total Carpet (Sq mtrs)	95.05	82.64	65.16
<b>Total Carpet (Sq. Ft)</b>	<b>1022.74</b>	<b>889.21</b>	<b>701.12</b>
<b>Built Up Area (Sq. Ft)</b>	<b>1365</b>	<b>1195</b>	<b>965</b>



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## SPECIAL AMENITIES



Designer lobby on each floor.



Ample parking with Paver blocks/cement concrete finish.



Wide Landing & Staircase Areas.



Lift & common areas light with power backup.



Adequate water capacity.



Video door phone for all flats.



The building roof will be finished with water proofing treatment in brick bat coba with Cement finish / Tukda Tiles China Mosaic finish.



E.L.C.B./R.C.B. /M.C.B. for electrical securities.

## FITTING & FIXTURES

### Building Structure

- ◆ R.C.C.frame structure.
- ◆ External walls 6" & internal walls 4" thick AAC masonry.

### Finish / Plaster

- ◆ Mx waterproof cum weatherproof paint for external walls.
- ◆ Sand face external sponge finish plaster.
- ◆ Smooth finish internal gypsum plaster with Acrylic base emulsion paint.

### Plumbing & Waterline

- ◆ PVC pipes for drainage.
- ◆ UPVC/ CPVC pipes for internal/external waterline.
- ◆ Separation wall in over-head water tank for municipal water & boring water good quality of CP Fittings & Sanitary ware.

### Kitchen

- ◆ Granite kitchen platform.
- ◆ Stainless steel sink in kitchen.
- ◆ Lintel height glazed tiles dado from platform level.

### Bath/ Toilet

- ◆ Luxurious bath with pattern glaze tiles upto Lintel level & anti skid ceramic flooring.
- ◆ Concealed commode & flush tank for attach toilet.

### Flooring

- ◆ Vitrified tile flooring in living room 600mm x 600mm.
- ◆ Anti skid tiles for balcony/ sit out.

### Electrification

- ◆ Concealed electrification with copper wiring.
- ◆ Good quality switches.

### Doors

- ◆ Decorative type main door with attractive fittings.
- ◆ Internal flush door with laminated door frames & Cylindrical lock.

### Windows

- ◆ Aluminium powder coated sliding window with mosquito net.

ON GOING PROJECT

ISHWAR PRATISHTA-II

MAHA RERA Reg No. P51600023716



Ravishankar Marg, Nashik.

ON GOING PROJECT

ISHWAR PRATIK  
GRAND

MAHA RERA Reg No. P51600026162  
P51600026164  
P51600026152



Near Dream Citi, Nashik.

# ISHWAR SANKALP

## ON GOING PROJECT



Lam Road, Deolali.

## COMPLETED PROJECTS



ISHWAR SANKUL  
(2000)



REGIMENTAL PLAZA  
(2001)



ISHWAR PLAZA  
(2003)



ISHWAR PARK  
(2005)



ISHWAR RESIDENCY  
(2007)



ISHWAR PRESIDENCY  
(2008)



ISHWAR NIKETAN  
(2009)



ISHWAR PARADISE  
(2010)



ISHWAR PRATIK  
(2011)



SAMNANI CENTRUM  
(2013)



ISHWAR PRESTIGE  
(2014)



ISHWAR PRIDE  
(2015)



ISHWAR PRASANNA  
(2016)



ISHWAR PRATISHTHA- I  
(2019)

## UPCOMING PROJECTS

ISHWAR  
NIWAS

ISHWAR  
PRERNA