



Office Address:

303, 3rd Floor, 11 Mayur, Opp. Mrutyunjayeshwar Temple, Near Karve Statue, Kothrud, Pune - 411038

☎ 78-1080-8080 | 85-5100-8080

www.badhekargroup.in



नीरज निर्मिती
— हाईड्स —

Site Address:

Shivtirth Nagar, Kothrud, Pune - 38

☎ 78-1080-8080 | 85-5104-8080



MahaRERA No. P52100050106
<https://maharera.mahaonline.gov.in/>

Sales Partner:



Disclaimer: All art renderings, illustrations, photographs and pictures contained in this advertisement are an artist's impression only and the same should not be construed to be the final image/view of the final project. Every interested purchaser should take note of this express representation. All specifications of the flat shall be as per the final agreement between the parties.



नीरज निर्मिती
— हाईड्स —

2 & 3 BHK

Shivtirth Nagar, Kothrud, Pune

आता कोथरूड
मध्ये पण Twins!



About Badhekar Group

Founded in 2010, Badhekar Group is Pune's one of the most renowned redevelopment builders. With projects at the prime locations of the city, we have 25+ ongoing projects comprising over 2000 flats. To our credit, we have completed 40+ projects with a strong footprint across the city.

At everything we do, our promise is unwavering trust, quality and commitment. Celebrating this philosophy, we have provided homes to more than 3000 families and helped them build eternal memories. At the helm of things at the Group is Mr. Pravin Badhekar, Chairman and Managing Director, who has been making an indelible impact in the real estate sector for the past twenty years.



Project Brief

Kothrud will have two wonders to marvel at now! Introducing the Twin Towers of Neeraj Nirmitee Heights at the sought-after location of Shivrith Nagar. The project is a fabulous coming together of top-notch architecture, unmatched connectivity and brilliant planning.

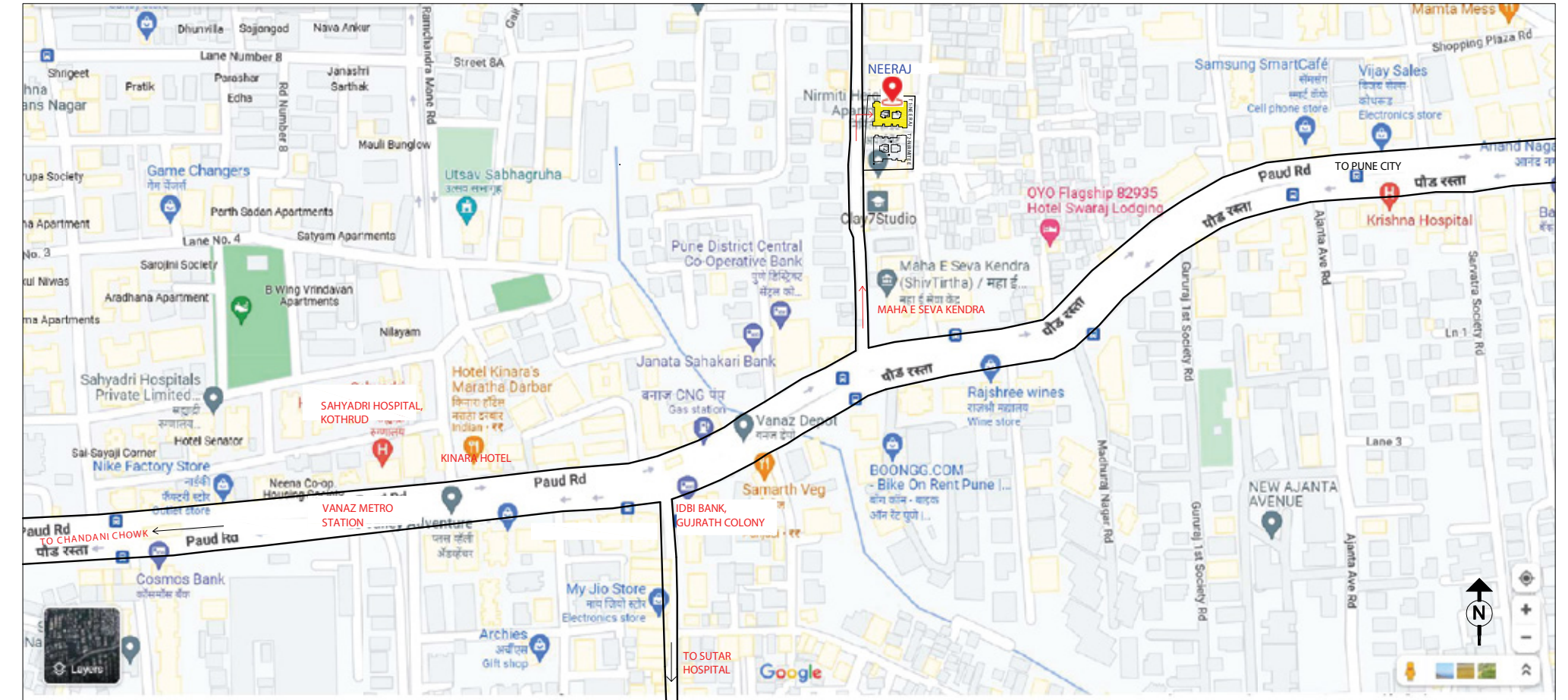
The towering elevations which stand beside each other offer a distinct character to the edifice. Housing 2 & 3 BHK residences, Neeraj Nirmitee Heights has a signature touch of Badhekar Group's thoughtfulness which is apparent in the way the units have been designed. A recreation floor at the project has features such as a well-equipped gymnasium, yoga & meditation area, multipurpose hall, children's play area and more to help you socialise and unwind.



Location

Shivtirth Nagar in Kothrud needs no introduction as it has cemented its place as one of the most lively destinations in the suburb. What makes it so is the proximity to educational institutions, hospitals, eateries and retail stores.

The project is just a couple of minutes' walk from Paud Road which makes it unbelievably near to the Metro Stations at Vanaz and Ideal Colony. While the highway is just a few minutes away, travelling to the heart of the city and beyond becomes a breeze due to Neeraj Nirmittee Heights closeness to the Kothrud Depot bus stop.



Amenities and Specifications



Terrace Garden



Artificial Garden



Gas Pipeline
as per MNGL



Wifi Provision
in Common Area



Video Door
Phone



Solar Water



CCTV



Open Gym

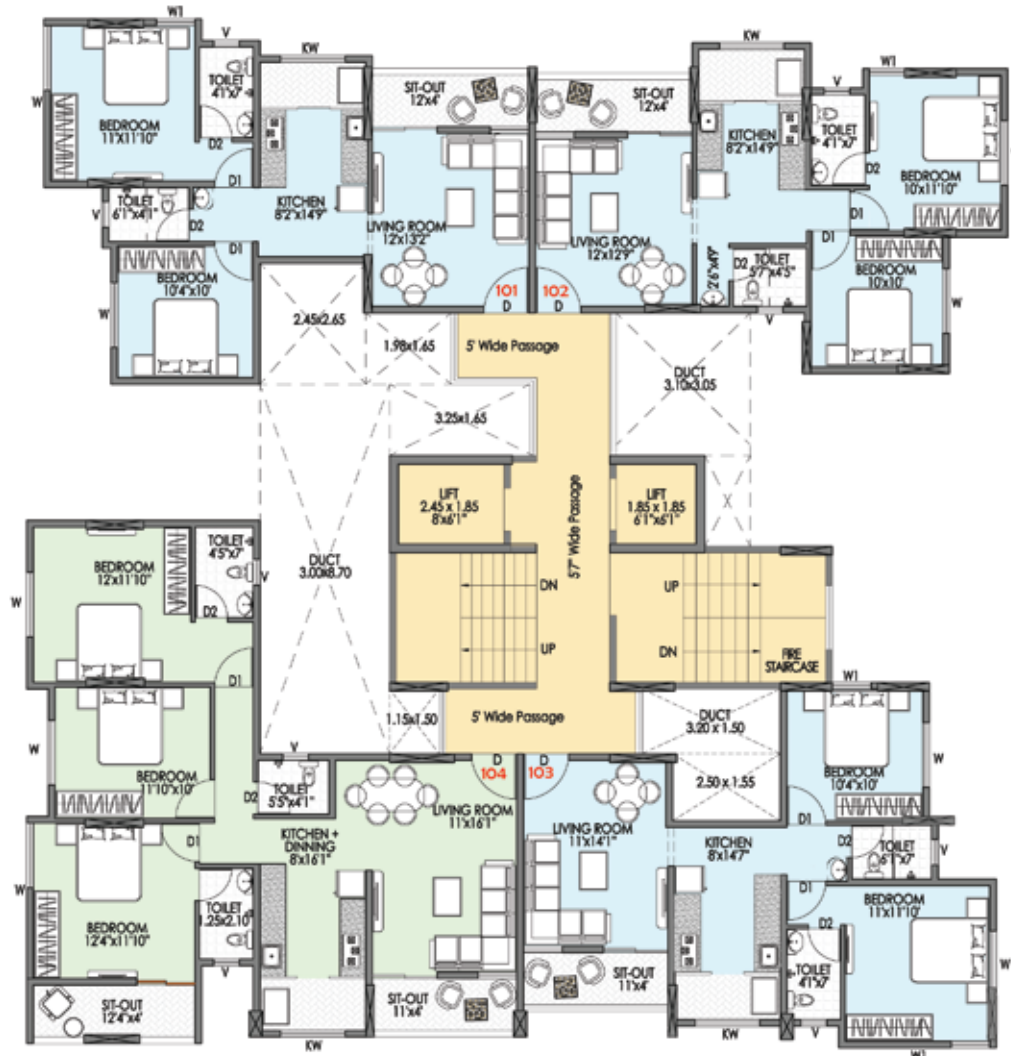


Gazebo



Walking Plaza

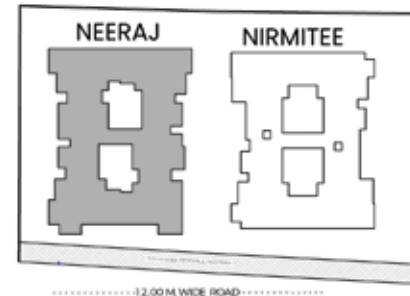




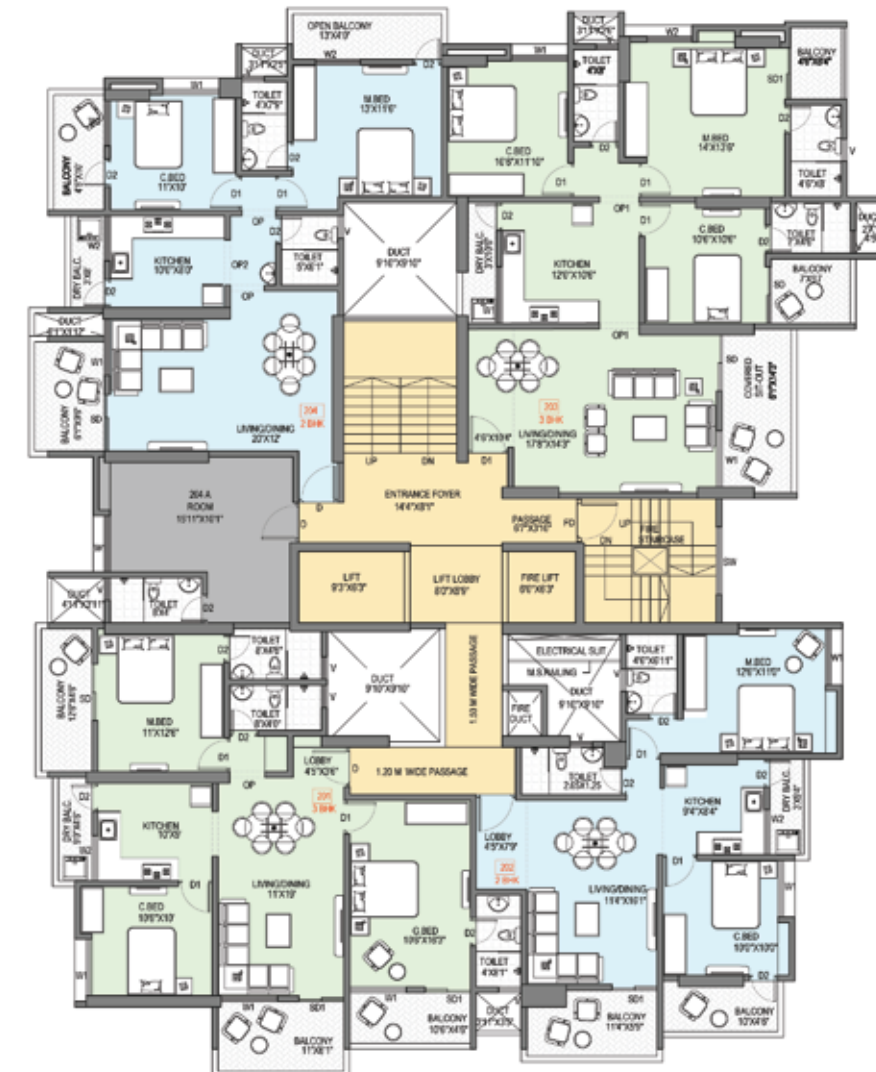
1ST FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)					
FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
101	2BHK	630	47	677	914
102	2BHK	601	47	648	875
103	2BHK	625	42	669	903
104	3BHK	922	92	1014	1369

नीरज निर्मिती
— हार्ड्स —
NEERAJ



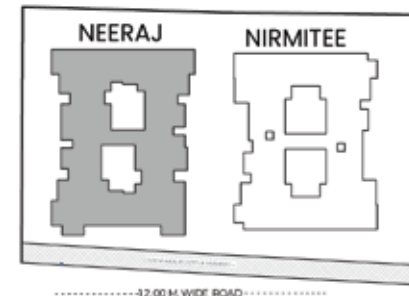
A Project By-
BADHEKAR
DEVELOPER



2ND FLOOR

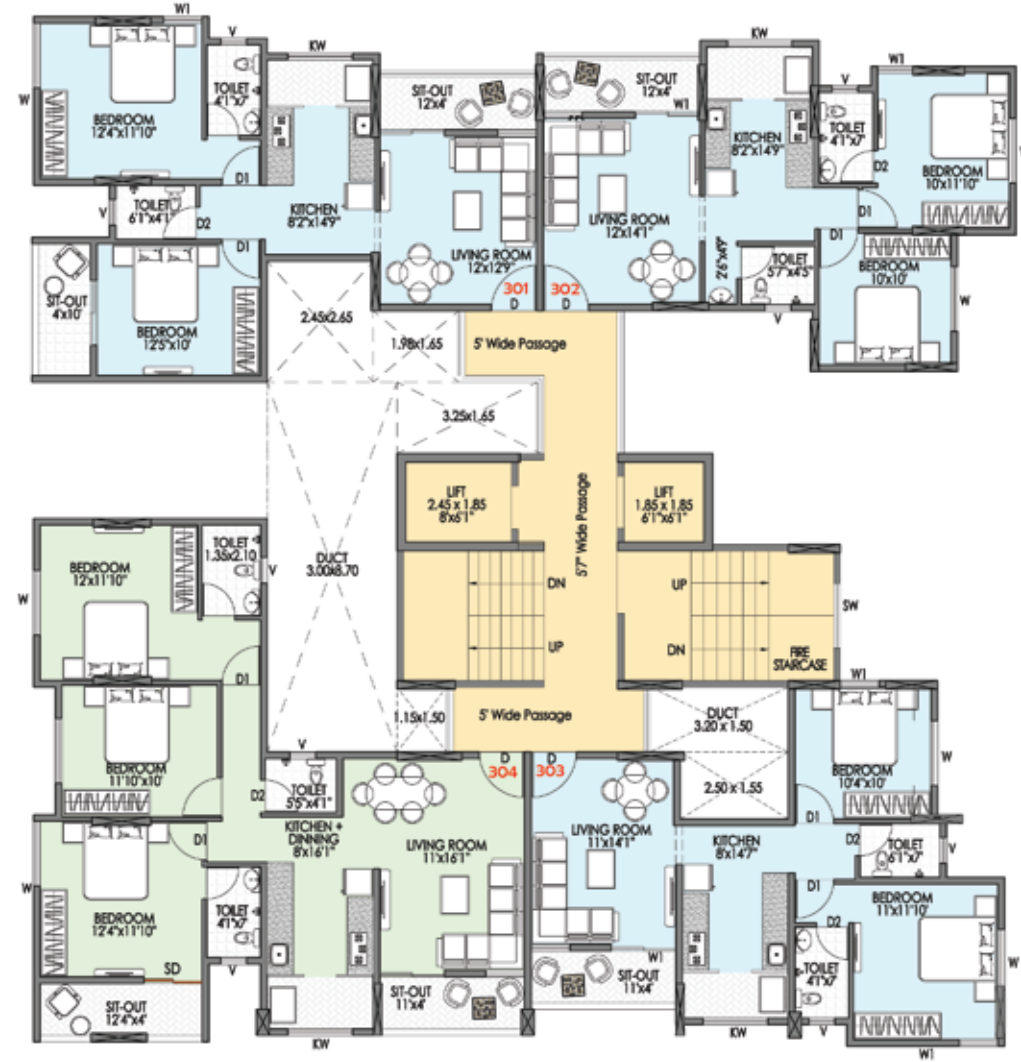
RERA CARPET AREA STATEMENT (IN SQ. FT.)					
FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
201	2BHK	894	195	1089	1470
202	3BHK	660	134	794	1072
203	2BHK	1012	184	1196	1615
204	3BHK	749	177	926	1250

नीरज निर्मिती
— हार्ड्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

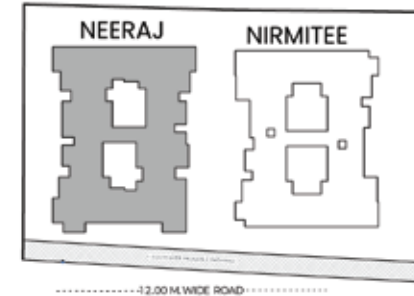




3RD FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)					
FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
301	2BHK	666	84	753	1017
302	2BHK	617	47	664	896
303	2BHK	625	44	669	903
304	3BHK	922	92	1014	1369

नीरज निर्मिती
— हाईट्स —
NEERAJ



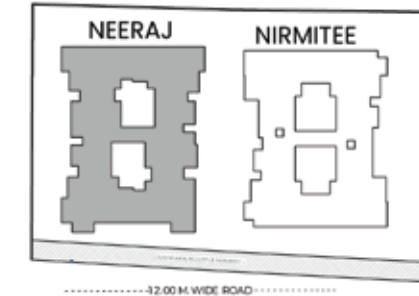
A Project By-
BADHEKAR
DEVELOPER



4TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)					
FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
401	2BHK	609	48	657	887
402	2BHK	617	47	664	896
403	2BHK	680	125	805	1087
404	3BHK	922	92	1014	1369

नीरज निर्मिती
— हाईट्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER



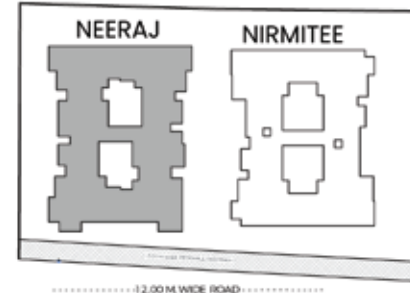


5TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
501	2BHK	616	45	661	892
502	2BHK	617	47	664	896
503	2BHK	707	44	751	1014
504	3BHK	922	92	1014	1369


नीरज निर्मिती
 — हाईट्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

 **BADHEKAR GROUP**
 नाते विश्वासाचे....

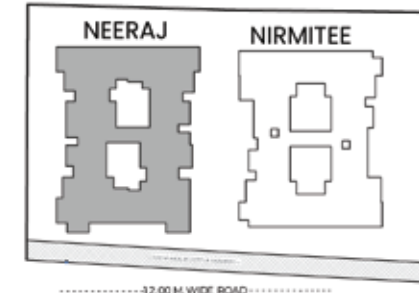


6TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
601	2BHK	629	48	677	914
602	2BHK	601	47	648	875
603	2BHK	682	127	809	1092
604	3BHK	922	92	1014	1369


नीरज निर्मिती
 — हाईट्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

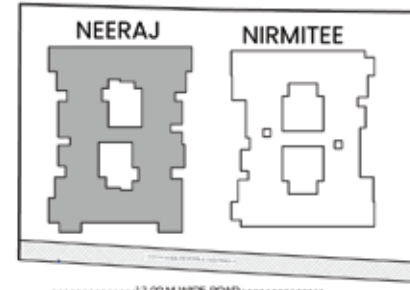
 **BADHEKAR GROUP**
 नाते विश्वासाचे....



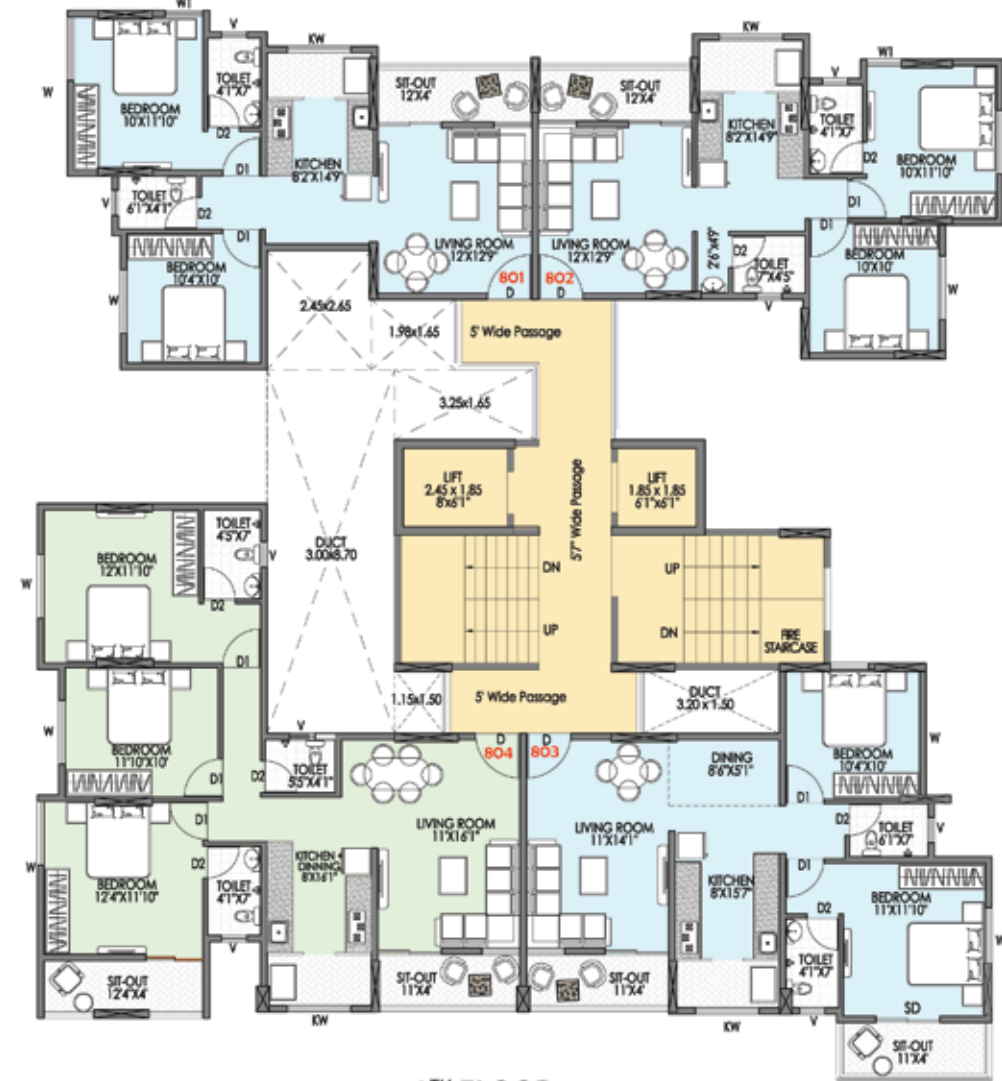
7TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
701	2BHK	629	48	677	914
702	2BHK	601	47	648	875
703	1BHK	519	44	563	760
704	3BHK	922	92	1014	1369



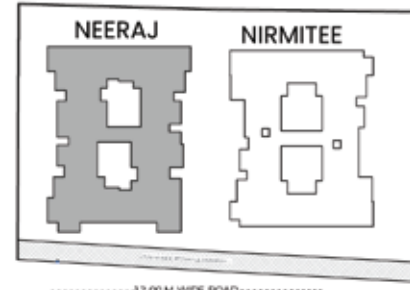
A Project By-
BADHEKAR
DEVELOPER



8TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
801	2BHK	613	48	661	892
802	2BHK	601	47	648	875
803	2BHK	713	88	801	1081
804	3BHK	922	92	1014	1369



A Project By-
BADHEKAR
DEVELOPER



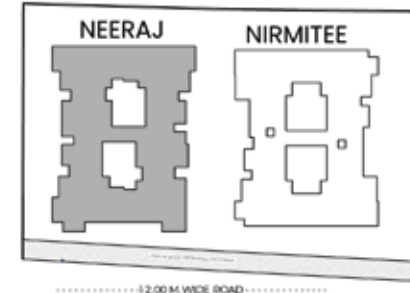


9TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
901	3BHK	902	48	950	1283
902	3BHK	899	138	1037	1400
903	2BHK	619	49	668	902
904	3BHK	922	92	1014	1369


नीरज निर्मिती
 — हाईड्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

 **BADHEKAR GROUP**
 नाते विश्वासाचे....

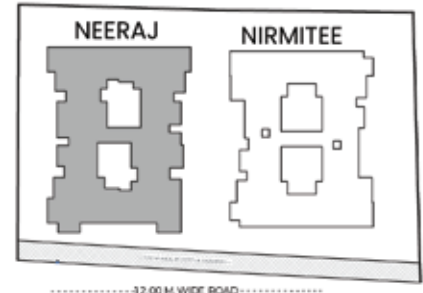


10TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
1001	3BHK	902	48	950	1283
1002	3BHK	899	138	1037	1400
1003	2BHK	625	44	669	903
1004	3BHK	922	92	1014	1369


नीरज निर्मिती
 — हाईड्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

 **BADHEKAR GROUP**
 नाते विश्वासाचे....

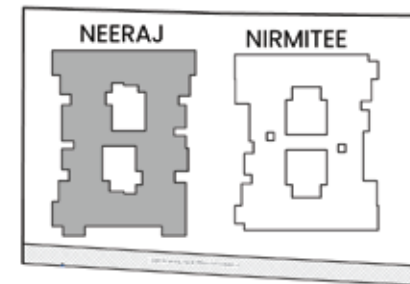


11TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
1101	3BHK	902	48	950	1283
1102	3BHK	899	138	1037	1400
1103	2BHK	694	44	738	996
1104	3BHK	922	92	1014	1369

नीरज निर्मिती
— हाईड्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

BADHEKAR GROUP
नाते विश्वासाचे....

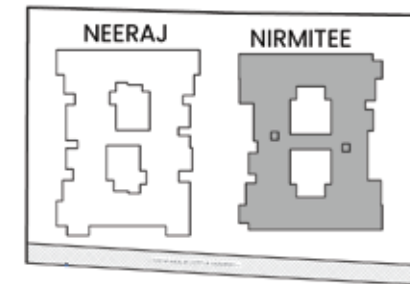


1ST FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

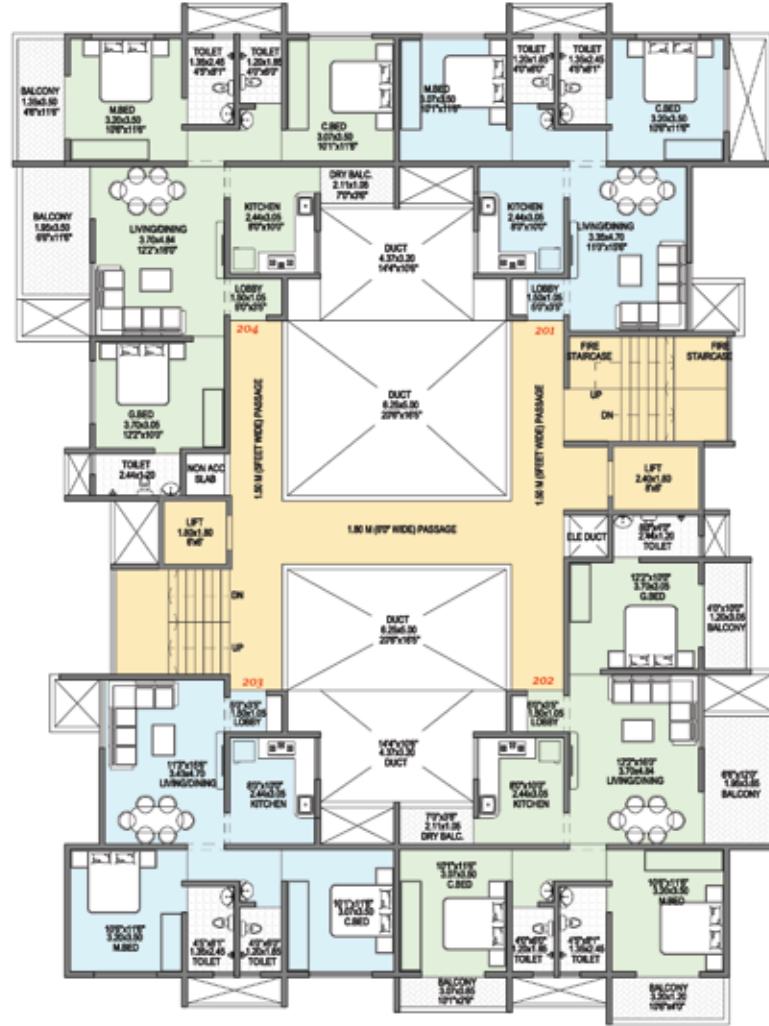
FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
101	1RK	351	0	351	474
102	3BHK	855	234	1089	1470
103	2BHK	657	104	761	1027
104	1R	187	40	227	306
104	2BHK	666	51	717	968
104	1RK	256	0	256	346

नीरज निर्मिती
— हाईड्स —
NEERAJ



A Project By-
BADHEKAR
DEVELOPER

BADHEKAR GROUP
नाते विश्वासाचे....

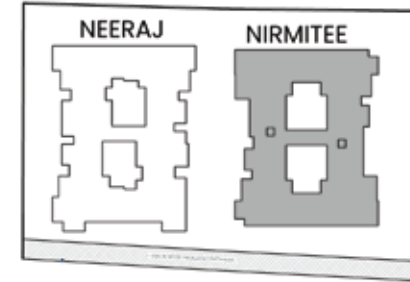


2ND FLOOR

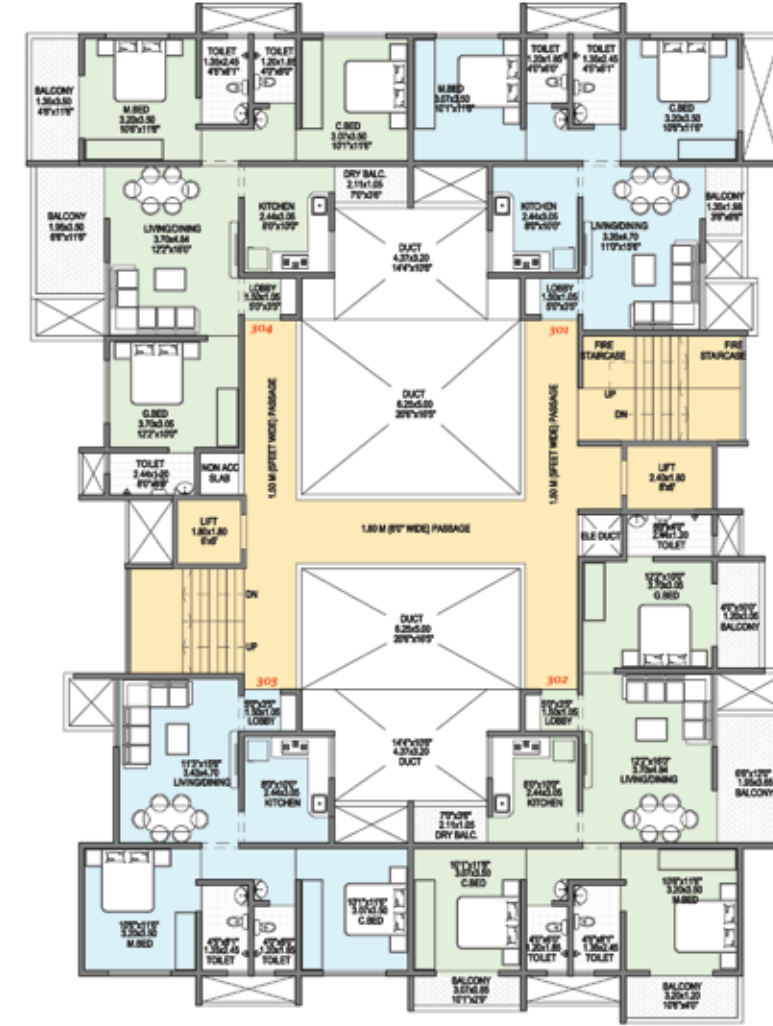
RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
201	2BHK	636	0	636	859
202	3BHK	850	209	1059	1430
203	2BHK	640	0	640	864
204	3BHK	843	151	994	1342

नीरज निर्मिती
— हाईट्स —
NIRMITEE



A Project By-
BADHEKAR
DEVELOPER

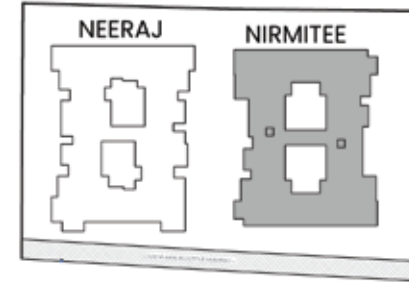


3RD FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

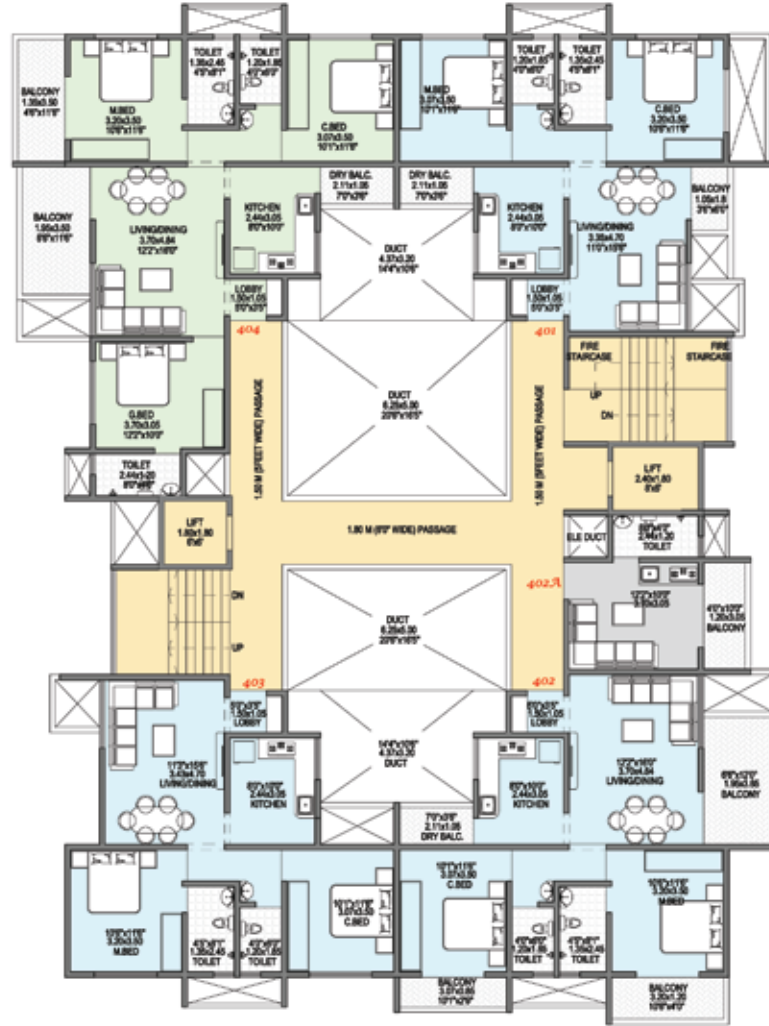
FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
301	2BHK	641	22	663	895
302	3BHK	850	209	1059	1430
303	2BHK	640	0	640	864
304	3BHK	843	151	994	1342

नीरज निर्मिती
— हाईट्स —
NIRMITEE



A Project By-
BADHEKAR
DEVELOPER





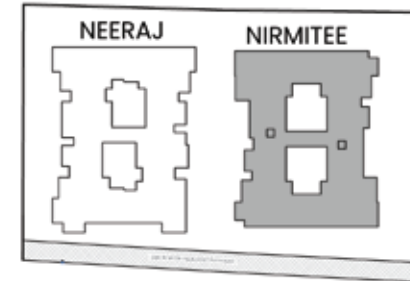
4TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
401	2BHK	636	44	690	931
402A	1RK	163	39	202	273
402	2BHK	683	170	853	1152
403	2BHK	640	0	640	864
404	3BHK	843	151	994	1342

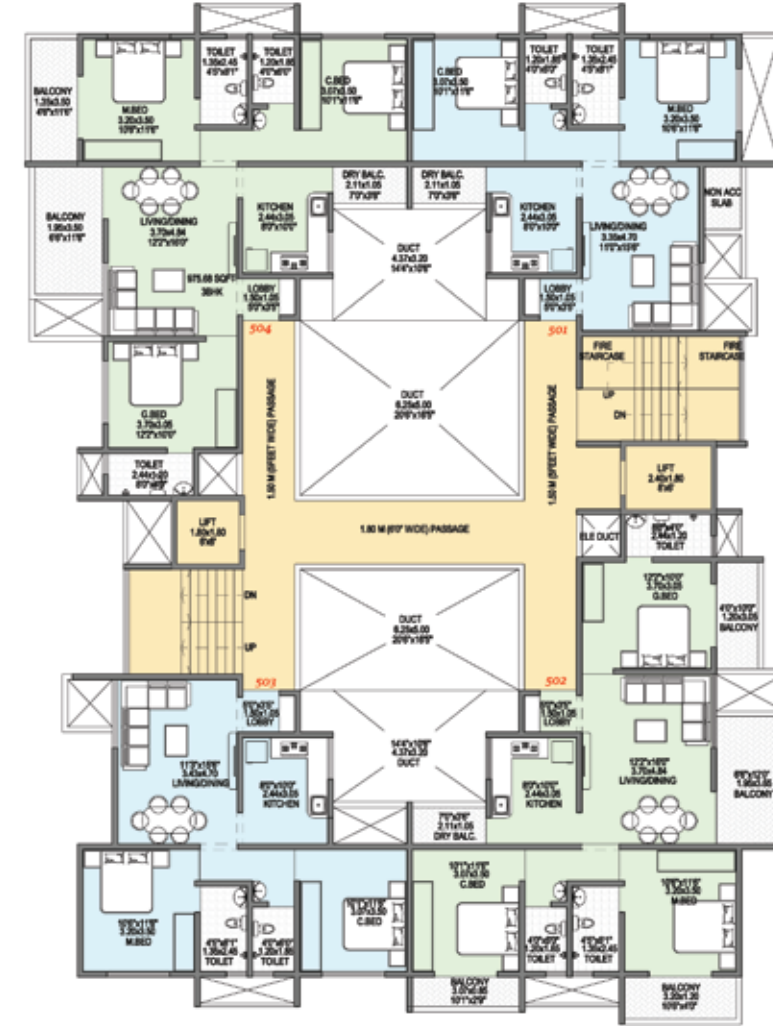
नीरज निर्मिती
— हाईड्स —

NIRMITEE



A Project By-
BADHEKAR
DEVELOPER

BADHEKAR GROUP
नाते विश्वासाचे....



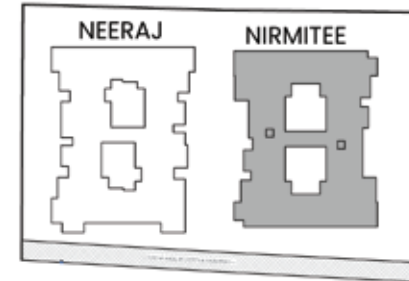
5TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
501	2BHK	642	24	666	899
502	3BHK	850	209	1059	1430
503	2BHK	640	0	640	864
504	3BHK	843	151	994	1342

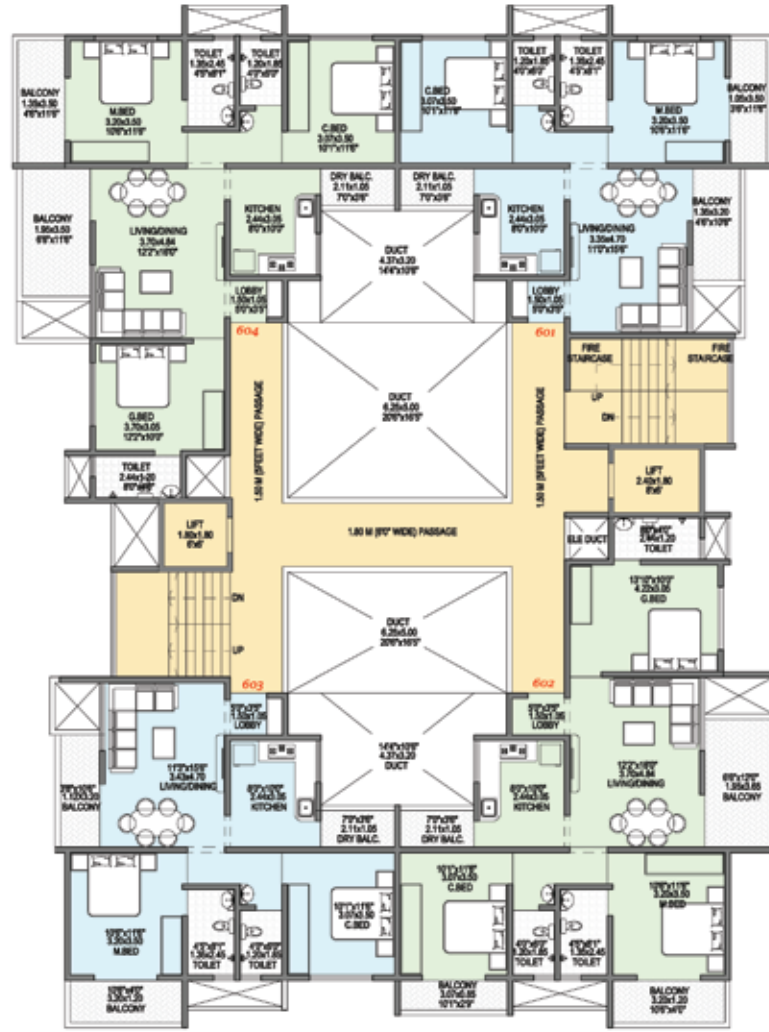
नीरज निर्मिती
— हाईड्स —

NIRMITEE



A Project By-
BADHEKAR
DEVELOPER

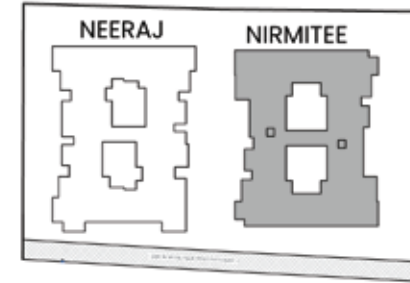
BADHEKAR GROUP
नाते विश्वासाचे....



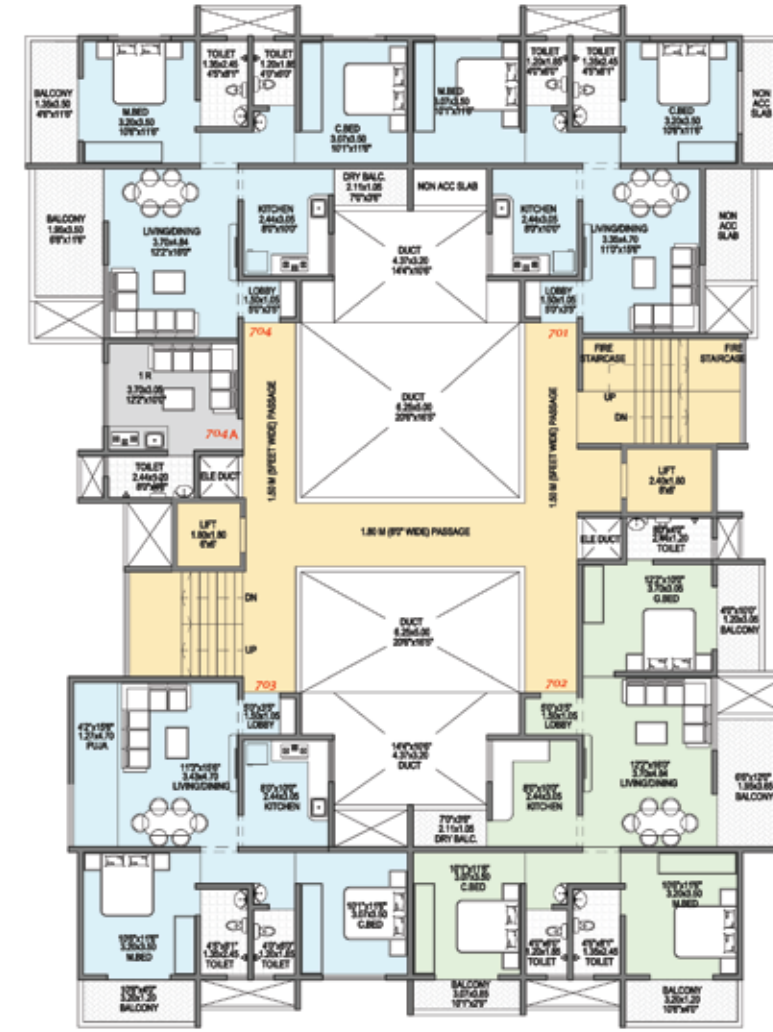
6TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
601	2BHK	655	110	765	1033
602	3BHK	863	170	1033	1395
603	2BHK	657	104	761	1027
204	3BHK	843	151	994	1342



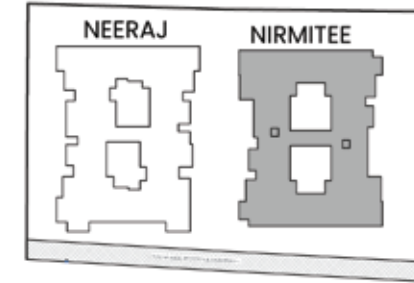
A Project By-
BADHEKAR
DEVELOPER



7TH FLOOR

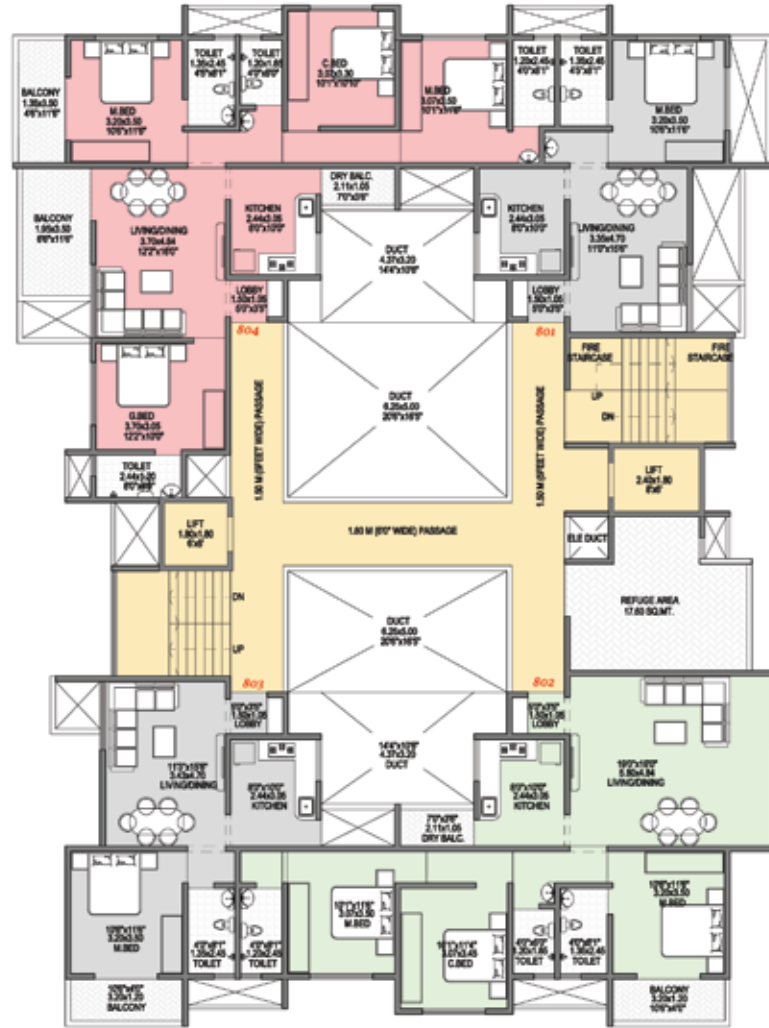
RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
701	2BHK	636	0	636	859
702	3BHK	850	209	1059	1430
703	2BHK	711	41	752	1015
704	1R	640	0	640	864
705	2BHK	861	151	832	1123



A Project By-
BADHEKAR
DEVELOPER

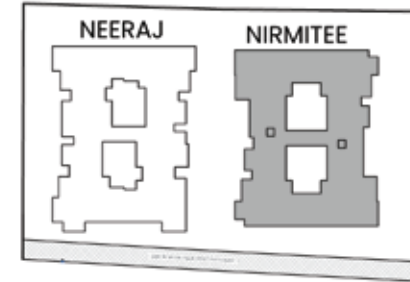




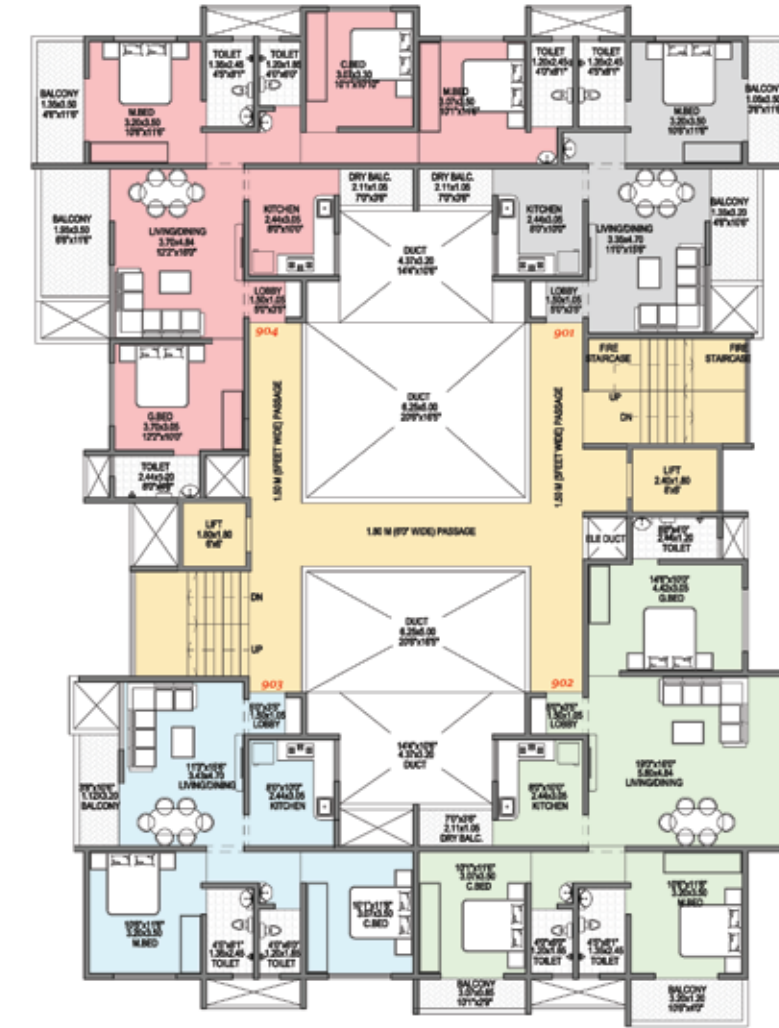
8TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
801	1BHK	465	0	465	628
802	3BHK	967	65	1032	1420
803	1BHK	469	41	510	689
804	4BHK	1038	151	1189	11605



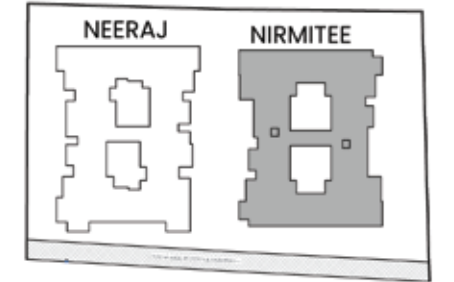
A Project By-
BADHEKAR
DEVELOPER



9TH FLOOR

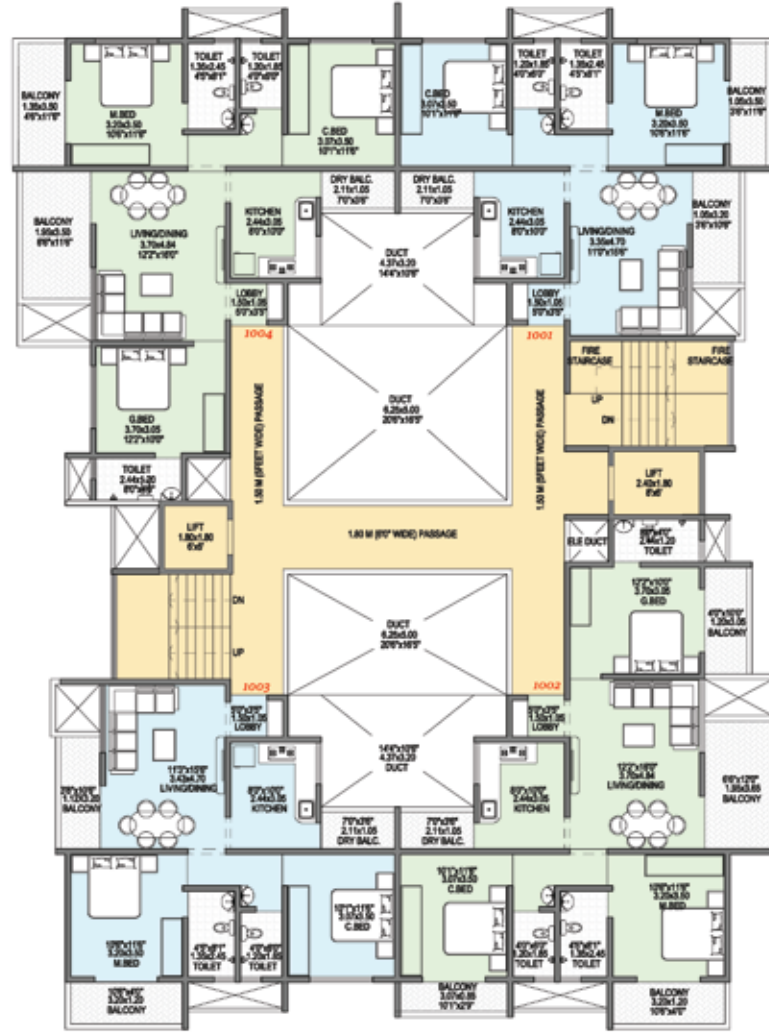
RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
901	1BHK	480	110	590	796
902	3BHK	974	93	1067	1440
903	2BHK	647	39	686	926
904	4BHK	1038	151	1189	1605



A Project By-
BADHEKAR
DEVELOPER





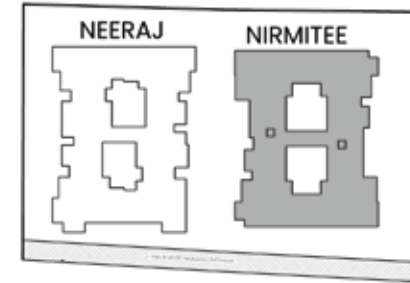
10TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
1001	2BHK	655	110	765	1033
1002	3BHK	850	209	1059	1430
1003	2BHK	657	104	761	1027
1004	3BHK	843	151	994	1342

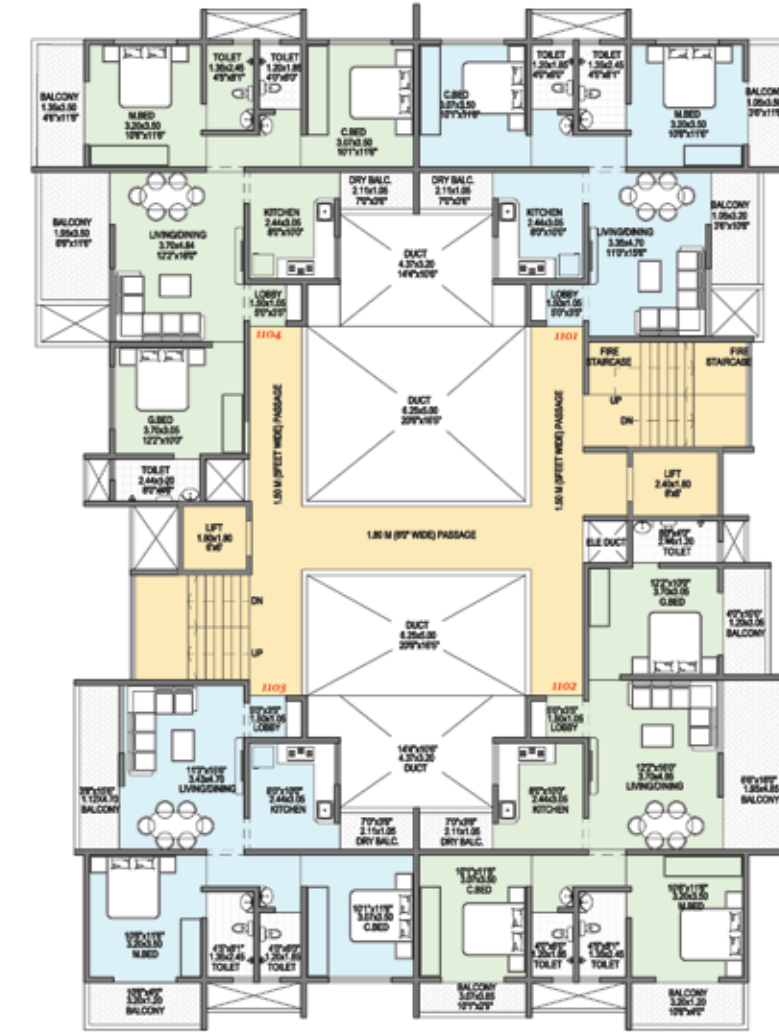
नी
नीरज निर्मिती
— हार्डट्स —

NIRMITEE



A Project By-
BADHEKAR
DEVELOPER

BADHEKAR GROUP
नाते विश्वासाचे....



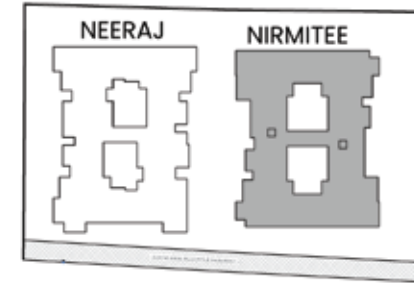
11TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
1101	2BHK	655	110	765	1033
1102	3BHK	855	234	1089	1470
1103	2BHK	660	122	782	1056
1104	3BHK	843	151	994	1342

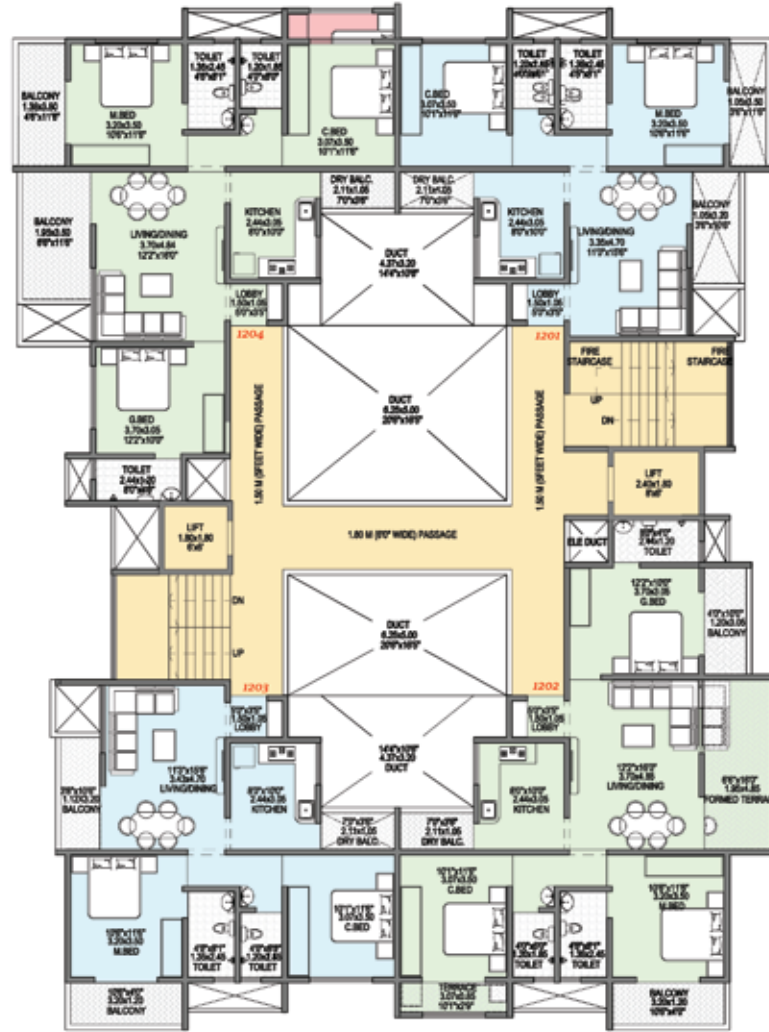
नी
नीरज निर्मिती
— हार्डट्स —

NIRMITEE



A Project By-
BADHEKAR
DEVELOPER

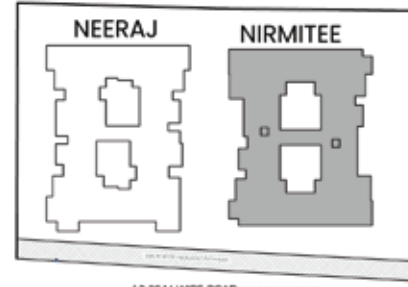
BADHEKAR GROUP
नाते विश्वासाचे....



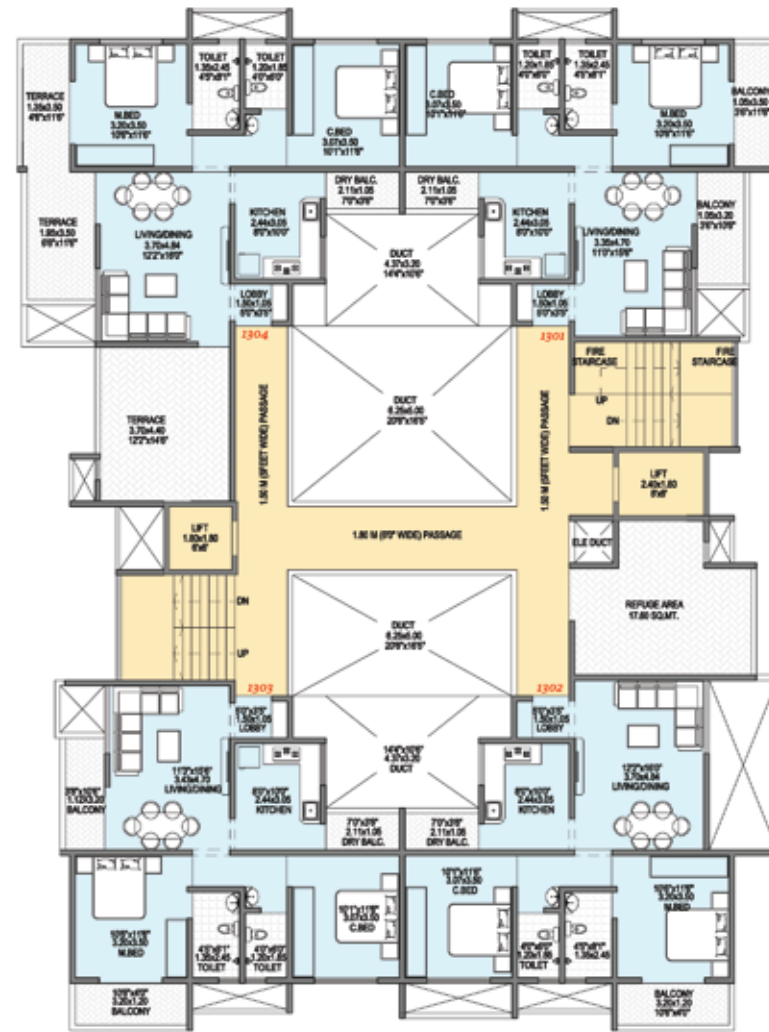
12TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
1201	2BHK	655	110	765	1033
1202	3BHK	855	234	1089	1470
1203	2BHK	657	104	761	1027
1204	3BHK	843	151	994	1342



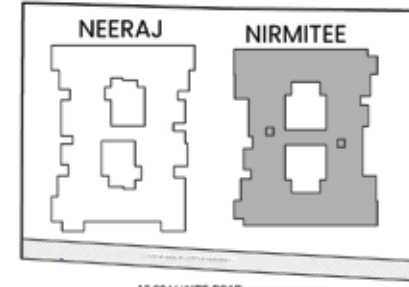
A Project By-
BADHEKAR
DEVELOPER



13TH FLOOR

RERA CARPET AREA STATEMENT (IN SQ. FT.)

FLAT NO.	FLAT TYPE	CARPET	BALCONY	TOTAL AREA	SALEABLE AREA
1301	2BHK	655	110	765	1033
1302	2BHK	671	65	736	994
1303	2BHK	657	104	761	1027
1304	2BHK	684	328	1012	1366



A Project By-
BADHEKAR
DEVELOPER

