



Take the **first step** towards graceful living!

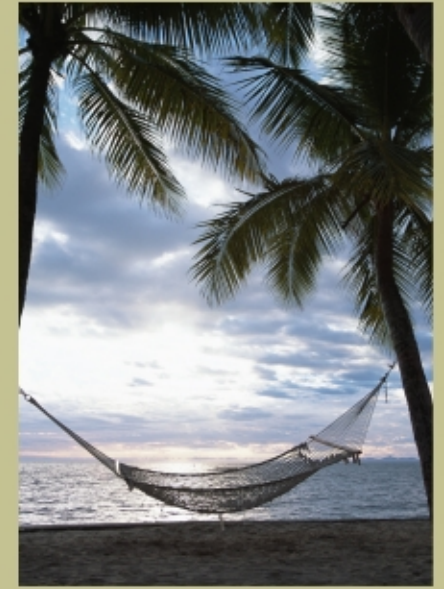
A PROJECT BY







*Ratnagiri – a good place,  
a great investment destination*



Located on the coast of the Arabian Sea, Ratnagiri is blessed by abundant natural beauty. It is a tranquil city with a proud heritage and a vibrant culture.

An important tourist place, Ratnagiri is also a prime center of trade and commerce in the Konkan region. The city is at the forefront of industrial development and is an emerging education hub too.

So quality housing is in demand, where the appreciation is excellent; a good property fetches a smart price! Whether you look at it as a weekend getaway or an investment option or as your regular residence, homes at Oswal Nagar are ideally suited for every purpose.

# Lifestyle + Nature

## Homes crafted for happiness

Welcome to **Oswal Nagar**!

Step into an elegant world designed for comfort and convenience, space and tranquility.

Located in the vicinity of Maruti Mandir Circle in Ratnagiri, Oswal Nagar offers quality residences backed by best-in-class amenities. With modern Apartments, trendy Twin Bungalows and luxurious Independent Bungalows on the platter, you have ample scope for choice.

Stylishly designed with great attention to detail, **Oswal Nagar** makes graceful living a wonderful reality for you. Equipped with the latest fittings and accessories, you find comfort in every square feet of your home. Thoughtful planning ensures adequate natural light and fresh air in each room of your home.

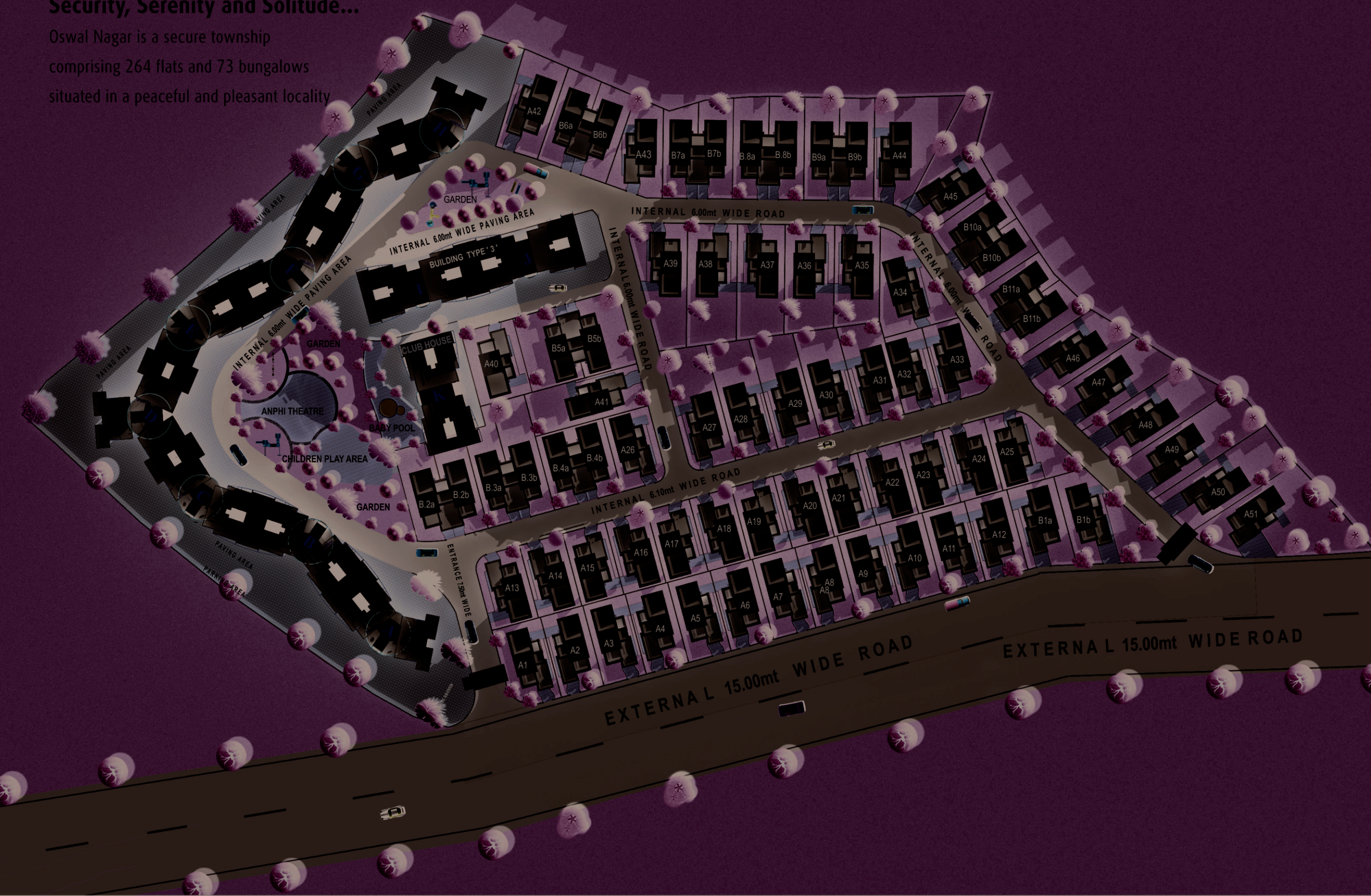
Step out and you are greeted by two gardens with beautiful landscaping. With modern amenities for fitness, leisure, socializing and cultural events, you enjoy an unmatched lifestyle in town.





## Security, Serenity and Solitude...

Oswal Nagar is a secure township  
comprising 264 flats and 73 bungalows  
situated in a peaceful and pleasant locality





# Comfort + Convenience

## The specials amenities

### •Jogging track

Start your morning with a brisk walk on our well-laid jogging track and inhale the fresh air to begin the new day.

### •Beautifully landscaped garden

The beautifully landscaped garden adds to the beauty of Shanti's Home

### •Children's play area

The modern and spacious playground, equipped with attractive play option will provide a whole lot of fun and enjoyment for young resident.

### •Amphitheater

The open-air amphitheater is an ideal venue for all your cultural activities.

### •Classy ambience

Shanti Homes not only speaks of architectural excellence but also of an ambience that creates an atmosphere of style and elegance.

### •Independent compound

Shanti Homes provides high profile privacy by providing individual compound with designer compound gate with gate light.

### •Gym

Work out and stay fit and spend quality leisure time

### •The club house

Clubhouse with indoor games

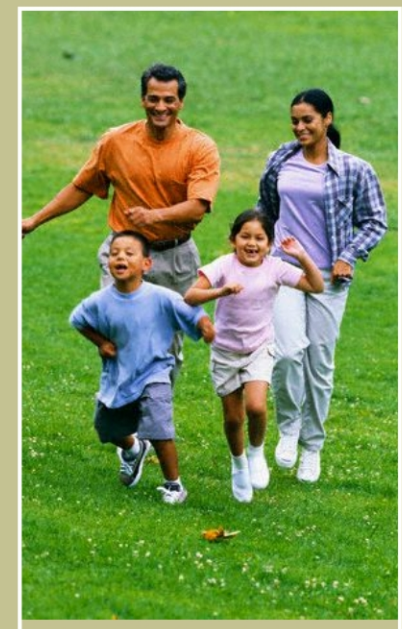
Enjoy the taste of good life at our clubhouse. A perfect place to socialize and entertain guests, it also offers facilities like indoor games to rack up your brain.

### •Aerobics and yoga (meditation ) hall

Keep in touch with nature and smile your heart out. It is a perfect place for yoga; a serene retreat for meditation.

### •Baby pool (splash pool)

Enjoy a splash at our cool blue baby pool and refresh yourself after a tiring day. Not only is it healthy but it is also leaves one totally invigorated.







# Beautiful Inside + Spectacular Outside

**Tower of excellence!**  
**An impressive structure of stilt + 6 levels**

**Structure**  
•RCC structure for apartments and load bearing structure for bungalows.

**Living room :**  
•2'x2' vitrified floor tiles.

**Kitchen :**  
•Provision for exhaust fan  
•Providing water purifier of ISI mark  
•Granite platform ( black granite) With stainless steel sink.  
•Provision for kitchen trolleys.  
•21" wide R.c.c loft.  
•Designer's Wall tiles up to 7'-0"  
•Fridge connection.

**Bedrooms**  
•2'x2' vitrified floor tiles  
•Provision for concealed air conditioning in master bedroom.  
•2 way control for light and fan  
•Telephone and cable connection in master bedroom  
•Cylindrical locks

**Electrical**  
•Inverter wiring provision.  
•Concealed copper electrical wiring  
•Modular switches.  
•Provision of telephone and TV point in living room.

**Painting**  
•Dry distemper to internal walls and cement paint / text paint to external walls.

**Toilets**  
•Anti-skid flooring  
•Marble counter basin  
•Cylindrical locks  
•Provision for exhaust fans  
•Concealed plumbing with exclusive quality chromium plated fittings.  
•Hot and cold mixing units in toilets.  
•Colored glazed tiles dado up to 7' height

**Doors and Windows**  
•Powder-coated aluminum sliding windows with grills and mosquito net  
•Marble jambs for toilet doors  
•Marble sills for windows  
•Louvered window with exhaust provision.  
•Flush fiber door to all rooms and water proof fiber doors to toilets and attached terrace.  
•Quality fitting to all doors and brass fitting to main door.

**Landscaping**  
•Ample green spaces and landscaping to blend with nature and well designed children's play area, carom room, society office and store. Yoga Centre Area.

**Parking**  
•Adequate parking

**Water supply**  
•One Centralized under ground water tank and over head water tank for each independent bungalow.



# Bungalow + Security





# Bungalow + Security







GROUND FL AREA	815.00 sq ft	FIRST FL AREA	505.00 sq ft
PORCH AREA	176.00 sq ft	TERRACE AREA	sq ft





# Bungalow + Tranquility

BUNGALOW





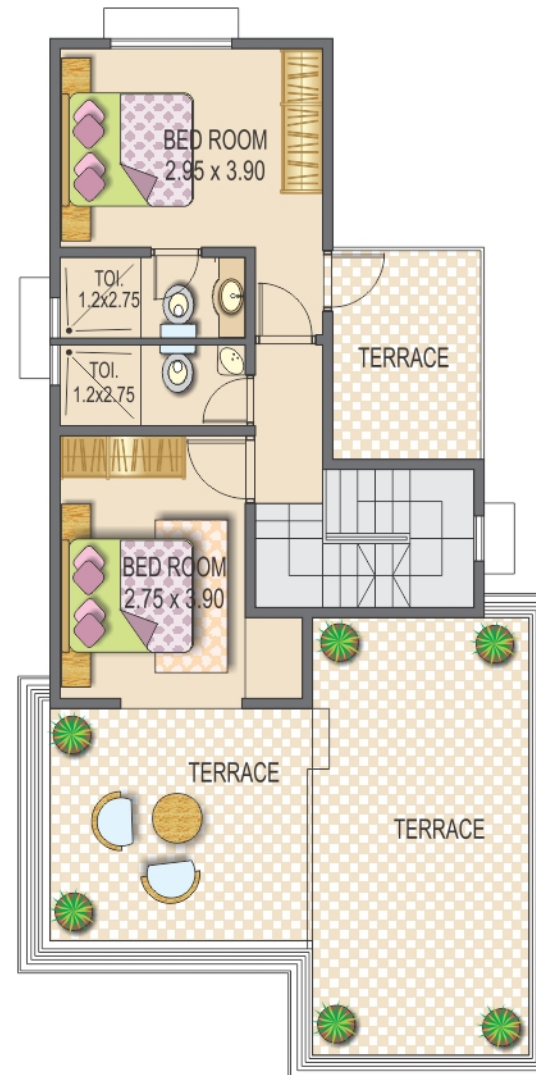


SHANTI  
HOMES



**GROUND FLOOR PLAN**

GROUND FL AREA	815.00 sq ft
PORCH AREA	176.00 sq ft
FIRST FL AREA	505.00 sq ft
TERRACE AREA	sq ft



**FIRST FLOOR PLAN**





1 BHK Flat



2 BHK Flat









SHANTI  
HEIGHTS







## A business driven by values

Oswal Nagar is a project by Shanti Real Estate, a firm owned by the Oswal family. With well-established businesses in Construction, Retailing, Pharmacy and Clothing, the Oswals are a prestigious family of entrepreneurs in town; it is a name that carries the tag of trust.

Transparency is the bedrock of our business. We value customer commitments at all times; we deliver what we assure.



The brochure is purely conceptual and not a legal offering.  
No of floor may be revised in light of amendment  
in development control rules. Developers reserve right to  
amend the layout, plans, elevations, specifications and amenities.





### A super convenient location

**Oswal Nagar** prides on its prime location. The site is centrally situated, with the three most important landmarks in town (Maruti Mandir Circle, Malnaka and Dhanjinaka) only at a 5 to 7 minute walking distance. Whether it is shopping or education, healthcare or entertainment, all essential services are easily accessible.

Living at **Oswal Nagar** is a delightful experience in other ways too. The site is located in a pleasant locality where the air is fresh and you get ample peace and privacy. Being surrounded by mango, tamarind, coconut and many other tree plantations..., this beautiful township offers spectacular views on all sides!

### Key distances from site:

Ratnagiri Airport: 3 km  
 Railway Station: 4 km  
 Thiba Palace: 1 km  
 Bhatye Beach: 2 km  
 Ganpatipule: 30 km  
 Mandavi Beach: 2 km

### Credits

#### Architects - NGA Architects

Nilesh Gundecha  
 02352 - 270855

#### Legal Advisors

Adv. M.B. Bhide

#### R.C.C. Designers

Sandeep Shetye



## SHANTI REAL ESTATE

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