

BEAUTIFULLY  
CRAFTED FOR  
YOUR LOVED ONES



SHREE  
TIRUMALA

Omkar



Established in the year 1996 Lalit Roongta Group has perfected the art of building dreams in Nashik City. The Group has grown to be one of the leading Real Estate Developers, serving the needs of their clients. The group has always created wonderful homes, excellent shopping complexes and functional office spaces, inspiring elevations and Vaastu compliant interiors make every venture an architectural Excellence.

The group has skilled team of Engineers , Architects & sales force who are expert in the construction of residential / commercial projects, the group takes pride in its project management and quality control expertise. The quality control team ensures superior quality while the project management team ensures that schedules are met and promises kept.

#### Values

At Lalit Roongta Group every customer is valued and every effort is directed to deliver beyond all expectations. Fulfilling promises, providing affordable housing solutions, delivering honest results and transparency have always been the group's prime strengths. The group also takes up a number of social service and community building activities.

#### Vision

To deliver high value and good quality construction coupled with on time delivery schedules. Qualified professionals and self directed teams work towards evaluating customer satisfaction levels.



*Welcomes at Heavenly Homes...*

SHREE TIRUMALA  
**Omkar**  
2 & 3 BHK ELITE HOMES

◆ HOME is where love resides, memories are created, friends and family belong and laughter never ends. ◆  
◆ When you look at your life, Having someone to go out into the world to do great things and then welcome us back for refreshment ◆  
◆ May our walls know joy; may every room hold laughter and every window open to great possibility ◆  
◆ If you go anywhere, even paradise, you will miss your home ◆  
◆ Love begins at home ◆  
◆ Love is family having both is a blessing ◆  
◆ A house is made of bricks & beams, having someone to go out into the world to do great things and then welcome us back for refreshment ◆  
◆ Our homes should inspire us to go out into the world to do great things and then welcome us back for refreshment ◆



SHREE  
TRIKUMALA  
**Omkar**  
2 & 3 BHK ELITE HOMES

Artist Impression

# *Design for you..*

'Shree Tirumala Omkar' is our iconic project, while designing our Architect considered your comfort. In this project you will gate 2 & 3 BHK apartments, all the spaces like Living, Kitchen, Bedrooms, Toilets & Balconies will be finished with high quality finishes along with luxurious amenities it gives a feel of relax, so you can live with comfort with iconic lifestyle.

Artist Impression

SHREE  
TIRUMALA  
**Omkar**  
2 & 3 BHK ELITE HOMES















An address you will feel proud, because we picked one of the most prestigious location of Nashik. That means less travel time & gives more time to upgrade your life to discover true convenience. The Schools, Colleges, Shopping, Cinema Hall, Well known temples, Entertainments & Hospitals on your doorsteps with luxury & comfort. Generous resident amenities & stylish design is not just a home it's the new way of life.

*Luxury living reaches new heights..*



Artist Impression

## Special Features

-  Kids play area
-  Box cricket
-  Lawn
-  Virtual games
-  Gazebo
-  Gymnasium
-  Skating track & jogging track
-  Elders seating
-  Teen zone
-  Mural wall
-  Animal kingdom
-  Wi Fi zone
-  Multipurpose hall
-  Indoor games

Where you get the

*Lifestyle*  
you want !

An amenity you feel like fine piece of luxury, when you will sit at gazebo you feel relax & refresh your mood from daily routine.

Virtual Games



Artist Impression

Animal Kingdom



Artist Impression

Indoor games



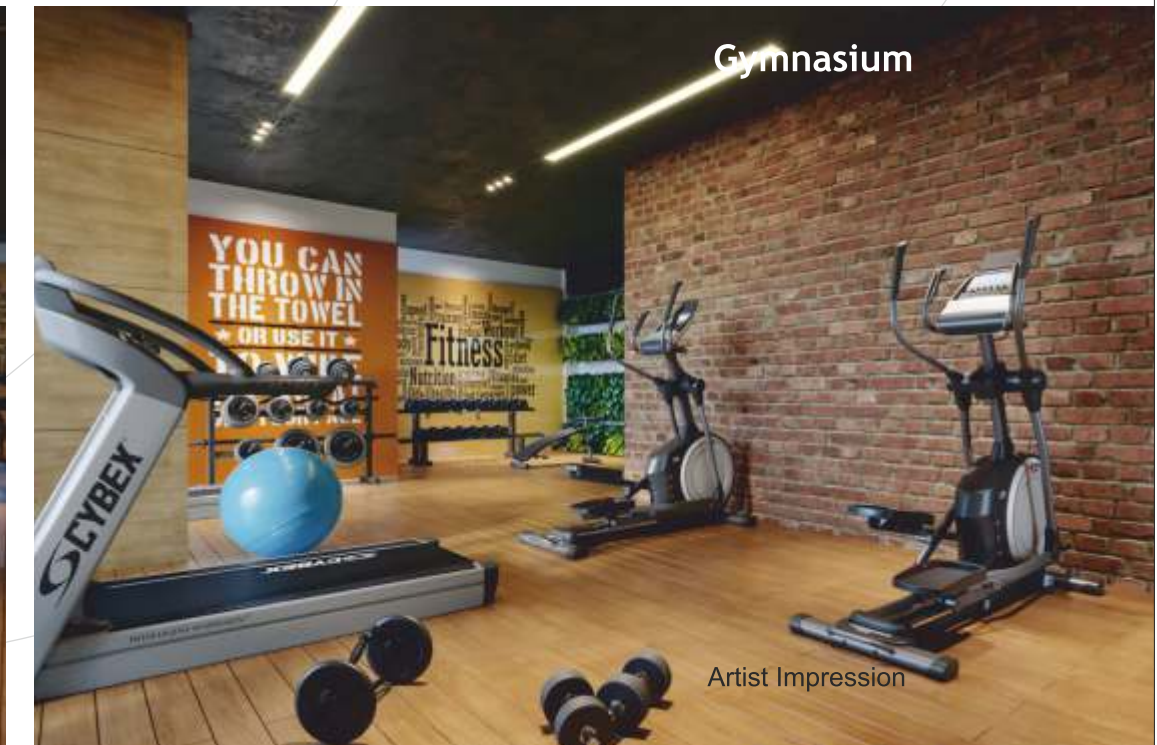
Artist Impression

Teen Zone



Artist Impression

Gymnasium



Artist Impression

Who said you have to go  
out for *Leisure*  
here you just go on the amenity area



SHREE  
TIRUMALA  
**Omkar**  
2 & 3 BHK ELITE HOMES

A well designed landscape garden gives  
experience you the beauty of nature from  
outdoor as well as indoor.

## Landscape & Amenities



Artist Impression



Gazebo

Artist Impression

Kids Play Area



Artist Impression



Mural Wall

Artist Impression



Let them  
*Grow up*  
their own way,  
you just watch them  
from your balcony



### Our Associated Brands














Artist Impression

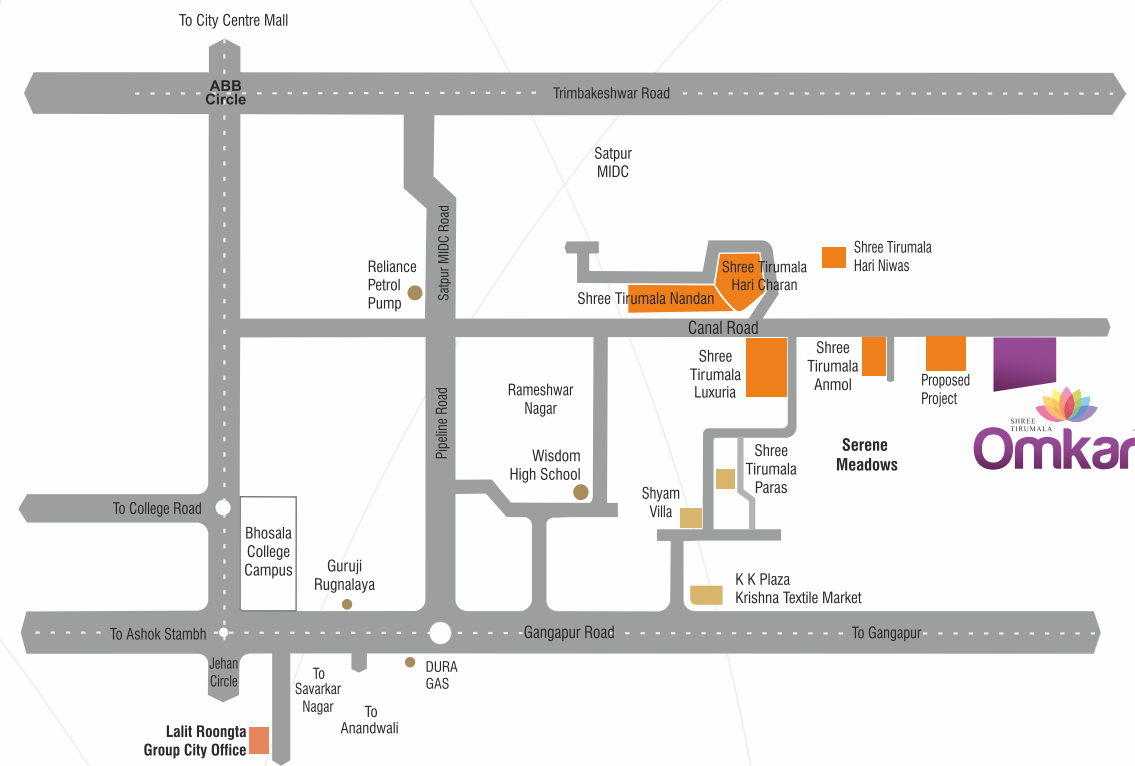


Artist Impression

### Specifications

- |                       |   |                        |  |
|-----------------------|---|------------------------|--|
| <b>Structure</b>      |  R.C.C. Frame structure, External wall 6" thick and internal wall 4" thick Block.  | <b>Kitchen</b>         |  Granite kitchen platform with stainless steel sink by CARYSIL. Ceramic tile dado above Kitchen platform upto 5'.   |
| <b>Plaster</b>        |  External Sandface & Internal neeru finish Plaster.  | <b>Flooring</b>        |  Vitrified 800mm x 800mm tiles. Terrace floor to be in rustique ceramic tiles.  |
| <b>Paint</b>          |  Internal oil bound distemper. External waterproof paint.  | <b>Electrification</b> |  Concealed wiring by POLYCAB. Adequate number of point for Light, Fan and Plug points. AC Point in master bedroom. Washing machine point in utility. Modular switches by POLYCAB. |
| <b>Doors</b>          |  Laminated doors and granite frames for toilets.   | <b>Windows</b>         |  Three track aluminium sliding windows with Mosquito Net, Safety Grills & Granite Frames.   |
| <b>Bath / Toilets</b> |  Concealed plumbing with hot/cold diverter. Provision for geyser. Single lever JAQUAR toilet fitting. Designer glazed tile (600mm X 1200mm) upto 8' and anti-skid tiled floor, with TESSA sanitary ware. | <b>Lift</b>            |  Kone / Otis lift with generator backup.  |
|                       |   | <b>Parking</b>         |  Basement & Ground Floor Parking  |

## Location Plan



## Nearby Places

### Hospitals

- Six Sigma . . . . . 3.0 km
- Magnum . . . . . 4.7 km
- Wockhardt . . . . . 8.7 km
- Apollo . . . . . 10.0 km

### Shopping and Entertainment

- Boat Club . . . . . 9.6 km
- The Zone Big Bazaar . . . 4.2 km
- City Centre Mall . . . . . 5.4 km
- Shoppers Stop . . . . . 4.4 km
- Pinnacle Mall . . . . . 7.0 km
- Sula Vineyards . . . . . 7.2 km
- Metro Mall . . . . . 11.0 km

### School and Colleges

- Wisdom High . . . . . 1.2 km
- Nirmala Convent . . . . . 4.7 km
- Fravashi International . . . 9.2 km
- Ashoka Universal School and College . . . . . 5.4 km
- RYK, BYK, HPT College . . . 3.8 km
- Bhonsala Military School and College . . . . . 3.0 km
- KTHM College . . . . . 5.8 km

### Temple and worship places

- Shree Navshya Ganpati . . . 2.8 km
- Shree Someshwar . . . . . 3.1 km
- Shree Balaji Mandir . . . . . 3.5 km
- Shree Panchavati . . . . . 7.5 km
- Shree Trimbakeshwar . . . . 25.0 km

### Other Places

- Vegetable Market . . . . . 0.5 km
- Jogging Track . . . . . 1.0 km
- Thakkar Bazaar (New CBS) . . 7.0 km
- Mahamarg Bus Stand . . . . . 7.6 km
- Railway Station . . . . . 12.0 km
- Ozar Airport . . . . . 27.0 km



Artist Impression

## Golden Moments



Awarded for **ICONIC REALTOR OF THE YEAR NASHIK** by Actor & Film Director Shri. Makarand Deshpande



Awarded for **BIGGEST BUILDER IN NASHIK** by Hon. (Raje) Shri. Chhatrapati Sambhaji Maharaj



Awarded for **AFFORDABLE HOMES WITH BEST AMENITIES** by Shri. Devendraji Fadnavis



Awarded for **PROUD MAHARASHTRIAN** In Real Estate Category by Hon. Shri. Hanmantao Gaikwad



Awarded for **THE DREAM BUILDERS** by Shri. Devendraji Fadnavis



Awarded for **FORTUNE HUNTERS OF NEW INDIA** by Hon. State Minister, Shri. Satyapalji Singh in the presence of Shri. Devendraji Fadnavis



Awarded for **EXCELLENCE IN BEST QUALITY & TIMELY DELIVERY CONSTRUCTION** by Renowned Bollywood Actor Shri. Gulshan Grover



Awarded for **NEXT BEST GENERATION BUILDER AWARD** by Divya Marathi



Awarded for **ACHIEVERS OF MAHARASHTRA** by Hon. Shri. Nitinji Gadkari Minister of Road Transport & Highway, Minister of Micro, Small & Medium Enterprises



Awarded for **REAL ESTATE HERO** by Shri. Chaganji Bhujbal Cabinet Minister of Food and Civil Supply, Consumer Affairs in Government of Maharashtra.



Serene Meadows, Gangapur Road, Nashik.

Architect  
Ar. Sagar Kabre

R. C. C. Designer  
Er. Sanjeev Patel

Interior Designer  
Ar. Mihir Anil Mehta

Legal Advisor  
Adv. Vidyulata Tated



**LALIT**  
**Roongta Group**<sup>TM</sup>  
Builders & Developers

SINCE - 1996

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Note : Whilst every care has been taken in the preparation of this brochure the promoters reserve every right to make additions, alterations, amendments that may be necessitated from time to time.

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