

# KARAMCHAND greens

Karamchand City, South Nagpur

Jahan Milengi *Total* Khushiyan™

**Premium Plots 1100 – 2500+ Sq. Ft**

Prime location 3 kms before Samruddhi Circle  
Opposite MIHAN / National Cancer Institute

New Plotted Project by



**KARAMCHAND  
PROPERTIES**

*The*  
**JOY**  
*of*  
**LIVING™**





## Committed to *Design*

With design at the core, our projects fuse innovation and aesthetics, creating spaces that transcend expectations, elevating lifestyles effortlessly.



## Committed to *People & Community*

Dedicated to people and community, our real estate endeavors prioritize inclusivity & green spaces fostering a vibrant, connected and thriving neighbourhood.



## Committed to *Quality*

Committed to uncompromising quality, our real estate developments exemplify meticulous craftsmanship and innovative design through the use of timeless materials.

# Group Karamchand™

Originating from the city of Nagpur, Group Karamchand™ created the iconic AllOut\* mosquito repellent for the Indian consumer. Group Karamchand™ exited the business in favour of S. C. Johnson & Son Inc.\*

We have since diversified into creating consumer delight in Real Estate, and Gems & Jewellery business based on path breaking lab grown gem technologies. The Group has invested in consumer facing start-ups and continues to guide and add value to our partners.

## Karamchand Properties

We ventured into the captivating domain of Real Estate in Nagpur, from where our humble origins began. We are committed to quality, design, people & community, always aiming to deliver CUSTOMER DELIGHT!

Our aim is to create an oasis of tranquility and calm in our strategically located land parcels in the high growth corridor of South Nagpur.

We are devoted to enhancing life's little pleasures, allowing you to truly savor The Joy of Living™

\*AllOut is currently owned by S. C. Johnson & Son Inc.







Disclaimer: The design and layout of the Gate may change depending on the setbacks and useful spaces and amenities permissible in open areas.

Welcome to

# KARAMCHAND *greens*

Karamchand City, South Nagpur

Jahan milengi  
*Total Khushiyan™*

Bathed in the glow of the rising, as well as the setting sun, Karamchand Greens is a well planned plotted development with an enchanting and welcoming Clubhouse, expansive open spaces and beautifully landscaped gardens, which lend a sense of calm and tranquility to this beautiful locale.

Karamchand Greens is a place with a soul, a strong commitment to quality, growth, people and community. This pocket of peace and *Total Khushiyan™* is waiting for you to call it home.

## KARAMCHAND CITY

Group Karamchand™ owns approximately 200+ acres in the location close to MIHAN and opposite to National Cancer Institute (NCI) on Outer Ring Road, the high growth corridor of South Nagpur.

It is our endeavour to create a well planned holistic development in the area, which we proudly call KARAMCHAND CITY.

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**LIVING™**





Disclaimer: Artist impression only. These are not actual site images.

### Masterplan

An intimate plotted residential development with neatly arranged plots, tree-lined pathways, communal green spaces, and a central clubhouse. Thoughtful design maximizes space, fostering a close-knit community atmosphere.

### Plot sizes available

1100 to 2500+ Sq. Ft.  
1sqm = 10.7639 Sq. Ft.

## Project Features\*

- A Well Planned Neighbourhood**
  - Two entry and exits to the project from 18m wide concrete road for ease of traffic movement
  - Main entry gate leads to 15m wide central avenue road with beautiful landscaped central median
  - Clubhouse on 15m wide road
  - All plots facing east or west
  - Modern signages for roads and plots

- A Lush Green Neighbourhood**
  - Central greens with a clubhouse spread over 1.5 acres within 3 minutes of walking distance from any corner of the development
  - Five large open spaces spread over the neighbourhood
  - Every plot features fruit-bearing and shade trees, along with landscaped greens in front
  - Common areas are landscaped with flower beds and fruit-bearing trees

- Sustainability**
  - Harnessing solar power for reduced electricity consumption
  - High capacity rainwater harvesting pits for water conservation
  - Drip irrigation system in open areas for optimum irrigation needs of greens

- Conveniences**
  - Retail and daily needs commercial plots on main 18m DP road
  - Wheelchair friendly zones
  - Bus Shelter

- Additional Outdoor Sports**
  - Cricket practice pitch
  - Basketball practice zone
  - Badminton Court

The Developer will maintain the plotted development till December 31, 2026

\*T&C Apply. Please refer to the maintenance clauses.







Disclaimer: Artist impression only. These are not actual site images.



## *The Story of Our* Imli Tree

On site at Karamchand Greens sits a nearly 100 year old Imli tree, as told by the locals. Lore has it that it was once a popular spot for people in the local community. Many a conversations were had under the shade of this old tree, make-do swing sets were hung, and many a people delighted in the sweet and sour tamarind, also known as imli. It has seen a few small weddings, witnessed quiet moments of introspection and heard many a life story.

It's legacy is worth preserving. This is why, we have taken due care and attention to preserve this beautiful old tree. It is the inspiration behind naming the clubhouse at Karamchand Greens as Imli Bagh Club. Under and around this revered tree is an area dedicated as a sanctuary for the senior citizens of our community.

WE ARE COMMITTED TO ENVIRONMENTAL PRESERVATION

## *Imli* Bagh

### The Clubhouse at Karamchand Greens

Feel the pulse of the close-knit Karamchand Greens community at the Imli Bagh Club. Take your pick from a round of miniature golf putting greens, a light and airy cafe, a sunny terrace, an uber cool lounge, a home theatre, a state-of-the-art gym, kids playroom, yoga room and so much more.

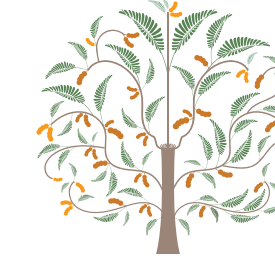
Whether you're meeting up with family for a long lazy afternoon, catching up with friends over chai, or spending some quiet time by yourself, the Imli Bagh Club is the perfect setting. With its stunning jaali facade, beautiful architecture and carefully thought out spaces, the club is designed with a vision to have you experience The Joy of Living™

*The*  
**JOY**  
*of*  
**LIVING**™





Disclaimer: Artist impression only. These are not actual site images.



## Facilities\* at *Imli* Bagh Club

### Indoor

- Banquet Hall with an outdoor sit-out next to party lawns
- Premium Lounge for cozy get-togethers
- 14 seater Home Theater for private viewing
- Gymnasium with modern equipment
- 2 Ensuite Guest Rooms
- Game Room with Pool Table, Table Tennis etc
- Kids Playroom
- Library & Co-Working Space
- Yoga Room that opens out onto a private open terrace
- Provision of an Elevator and Wheelchair access

### Outdoor

- Lush green Party Lawns next to Banquet Hall
- Lawn Tennis Court with floodlights
- Jogging & Walking Track
- Open Gymnasium
- Kids Fountain & Play Area
- Senior Citizen's Peace Zone
- Gazebos with water-bodies
- Barbeque Corner
- 24/7 CCTV
- Terrace Private Party Lounge
- Miniature Golf Putting Greens

\*T&C Apply. Please refer to the maintenance clauses.

The  
**JOY**  
of  
**LIVING**<sup>™</sup>





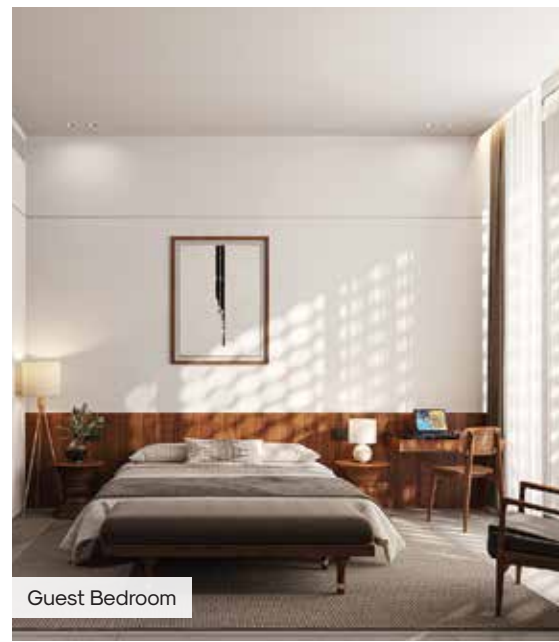
Kids Play Room



Outdoor Games / Open Gym & Night Lit Tennis Court



Outdoor Café Lounge



Guest Bedroom



Library & Co-Working Space



Yoga Room



Office



Gymnasium



Miniature Golf Putting Greens



Games Room

The JOY of LIVING™

Disclaimer: Artist impression only. These are not actual site images. For facilities T&C will apply as per the maintenance clauses.





## Location Advantage

We are at Karamchand City on South Nagpur's High-Growth Corridor

- Educational**  
 9 minutes from Delhi Public School  
 9 minutes from IIM/AIIMS
- Medical**  
 9 minutes from AIIMS  
 11 minutes from Midas Hospital  
 2 minutes from National Cancer Institute
- Recreational**  
 2 minutes from ISKCON Temple  
 8 minutes from Vidarbha Cricket Association Stadium
- Corporate**  
 10 minutes from TCS  
 8 minutes from Lupin  
 5 minutes from MIHAN  
 7 minutes from Infosys
- Connectivity**  
 15 minutes from Nagpur Airport  
 5 minutes from Samruddhi Mahamarg Start Circle  
 20 minutes from Nagpur Zero Mile

\*Approximate travel time is calculated as per google maps. It is subject to change as per traffic conditions.





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## Contact

### Site Address

KH. NO. 23, 24, 25, 26-1, 26-2  
PH. NO. 72, Mouza Sondapar  
Hingna, Nagpur

### Correspondence Address

Neerja Realtors Private Ltd.  
The Edge, Plot No. 12, 3rd Floor  
W.H.C. Road, Shankar Nagar  
Nagpur 440010

### India Headquarters

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Haryana 122001



Scan for Location



Scan to  
Download Brochure

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**MahaRERA No. P50500055231**

Disclaimer: The open spaces, amenities, etc., in the project are indicated and will be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Clubhouse/Community Centre or equivalent structure and the same is subject to approval from the appropriate authority in the area proposed within the Layout. This project has been registered via Maha RERA registration number P50500055231 and is available on the website <https://maharera.mahaonline.gov.in>. However, the pictures, images, plans, specifications, amenities, facilities, Site Branding Terms and details shown in this [advertisement/brochure/website] are merely an artistic impression and are subject to variations, modifications, deletions, and/or revisions as per the applicable laws, rules, regulations and design development without any further reference to the Purchasers. This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, items electronic goods, additional fittings/ fixtures, decorative items, false ceiling including finishing material, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit/layout. All specifications of the unit will be as per the final Agreement/Sale Deed between the parties. The developer reserves the right to make alterations and modifications as per the approved/revised plans and specifications. Before making a decision to purchase, all persons are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this project.