



Nitara Projects Limited

Experience Peace of Mind

About Us

- **A Low-Rise Developer with over 13 years of experience**
- **Nitara Projects Limited embodies a legacy of trust and quality in delivering ultra-luxury real estate in Gurugram**
- **With a commitment to premium construction and timely delivery, we prioritize a customer-first philosophy in every project**
- **Delivering precision-crafted, lifestyle-oriented housing solutions**
- **Expertise in developing luxury real estate from 180 sq yds to 1200 sq yds**
- **Only Developer who has a project ranging from 2.50 Cr to 15 Cr**



The Nitara Advantage

- Legal and Compliant Structures
- On-time delivery assurance
- Prime locations that enhances property value
- Distinctive, modern architectural designs
- Advanced materials that are Low maintenance and long-lasting quality
- Best-in-class waterproofing with 10-year warranty (Only Company that gives seepage warranty in writing to customers)
- Post Delivery Hospitality Services



Legal and Compliant Structures

- All projects are built adhering to applicable state regulations
- End-to-end title due diligence and land clearance before project initiation
- Transparent documentation with registered agreements and OC
- Collaborations only with government-approved vendors and architects
- Zero litigation history — every project secured and clean



Milestones That Define Nitara

Delivered

 36

 5.57 Lakh Sq. Ft.

Ongoing

 29 Projects

 2.96 Lakh Sq. Ft.

Where We've Crafted Ultra-Luxury Living

 Emaar Emerald Hills

 Anantraj Estate

 Adani Samsara

 South City – II

 Ireo City Plots

 Sushant Lok 1

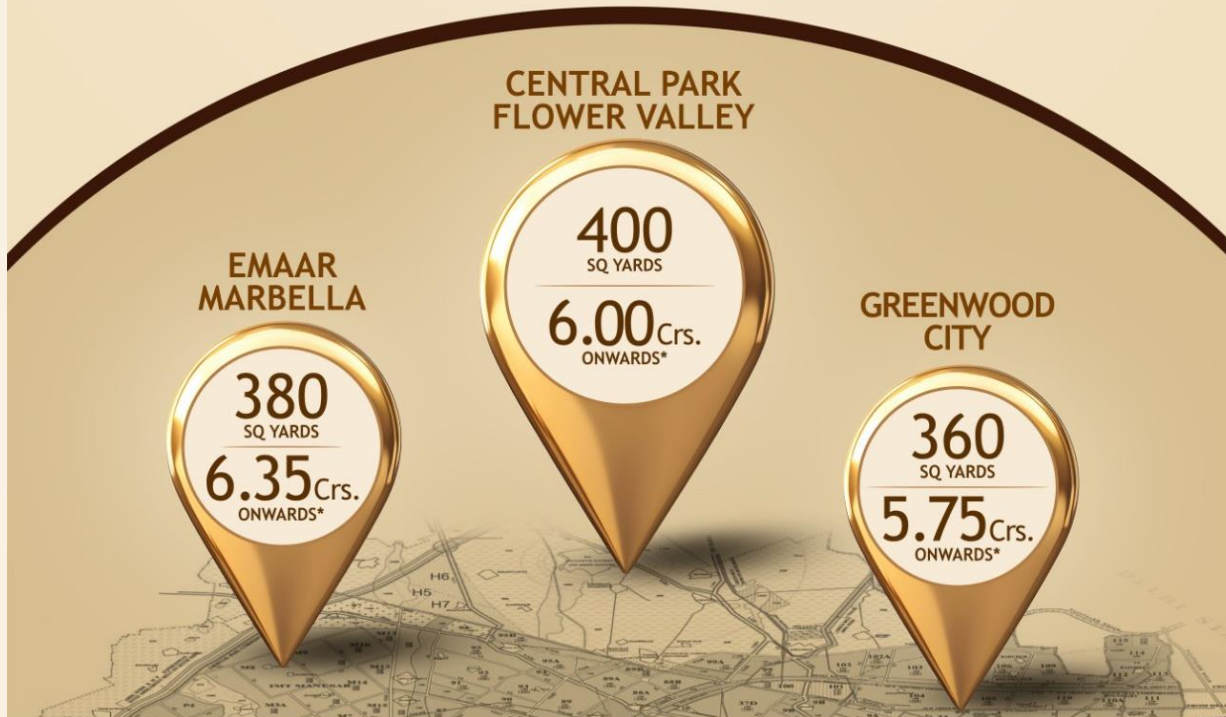
 Huda Sectors – 31, 43, 23

 Mayfield Garden

Upcoming Projects

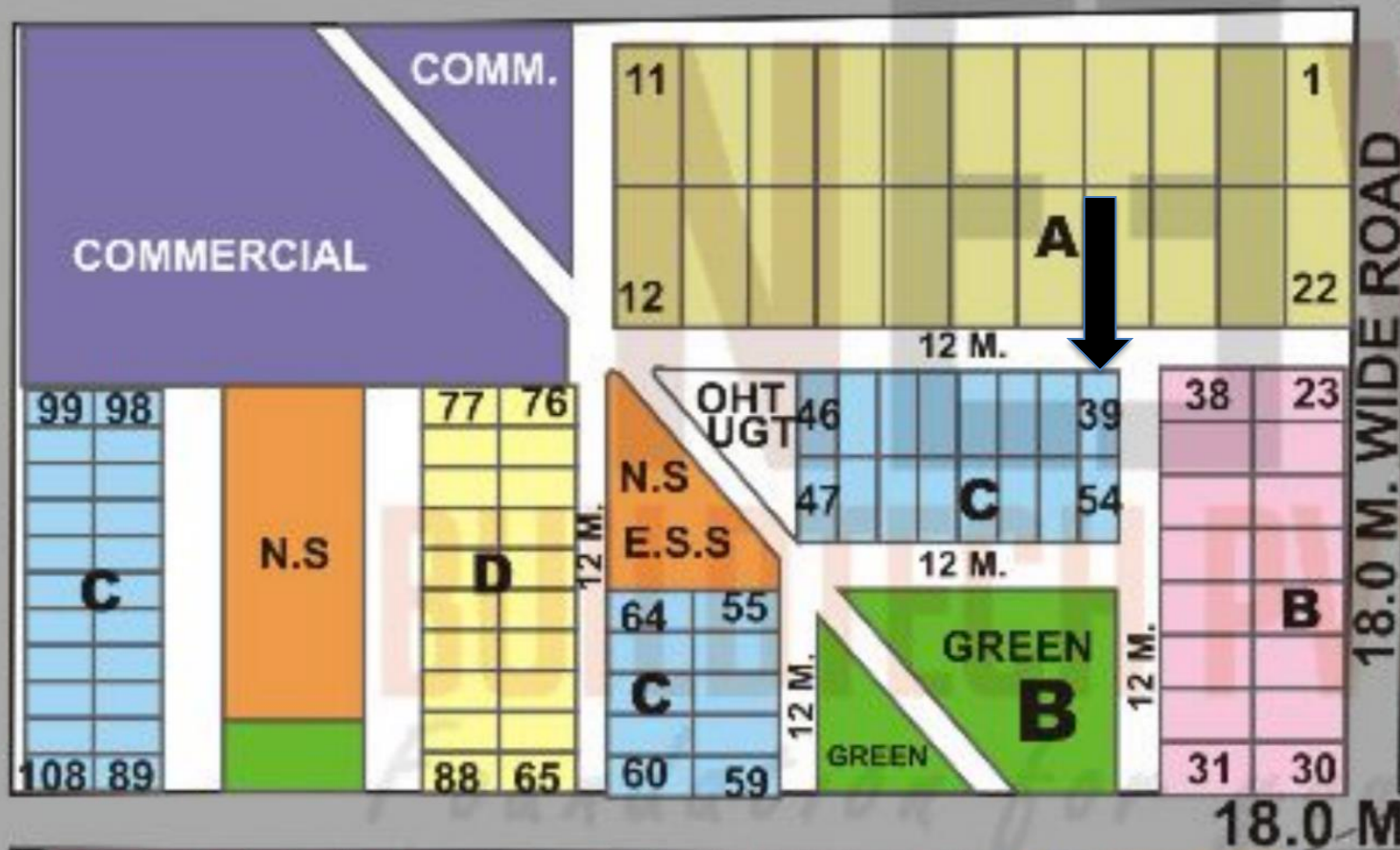
WE ARE SPREADING OUR FOOT
PRINTS TO NEW TOWNSHIPS

Launching Villa Floors
(Triplex, Simplex and Terrace Units)



Township Layout

M. WIDE ROAD



Planning & Design



Our Specifications

Drawing / Dining / Lobby / Lounge	Flooring	Italian Stone - As per standard design
	Air- Conditioning	One Way Cassette - Daikin/Equivalent - Cold Only
	Wall Panelling	POP Moulding - As per standard design - On 1 feature Wall
	External Glazing	Clear Toughened Glazed UPVC with Wire Mesh - Aluplast / Equivalent - DGU on East and South Facing
	Lights	COB Light for False Ceiling - Halomax / Bellysee / Equivalent
	Fans	BLDC with Remote - Havells / Atomberg / Equivalent
	Curtain Channels	2 Track Channels manually operated - additional provision of electric point for Motorised curtain if required for future use

Our Specifications

Master Bedroom	Flooring	Italian Stone - As per standard design
	Air- Conditioning	One Way Cassette - Daikin/Equivalent - Cold Only
	Wall Panelling	POP Moulding / Wall Paper - As per standard design - Bed Back Only
	External Glazing	Clear Toughened Glazed UPVC with Wire Mesh - Aluplast / Equivalent - DGU on East and South Facing
	Lights	COB Light for False Ceiling - Halomax / Bellysee / Equivalent
	Fans	BLDC with Remote - Havells / Equivalent
	Curtain Channels	2 Track Channels manually operated - additional provision of electric point for Motorised curtain if required for future use
	Wardrobes	Factory Fitted Modular in - Laminate Shutters or Glass Shutters (Max 4 Nos) with 10 yrs warranty on hardware Customisation - Shutter colour can be customised from the option available



Our Specifications

Other Bedrooms	Flooring	Wooden Flooring - Laminated
		Customisation - Colour can be selected from option available
	Air- Conditioning	Split AC - Daikin/Equivalent - Cold Only
	Wall Panelling	POP Moulding / Wall Paper - As per standard design - Bed Back Only
	External Glazing	Clear Toughened Glazed UPVC with Wire Mesh - Aluplast / Equivalent - DGU on East and South Facing
	Lights	COB Light for False Ceiling - Halomax / Bellysee / Equivalent
	Fans	BLDC with Remote - Havells / Equivalent
	Curtain Channels	2 Track Channels manually operated - additional provision of electric point for Motorised curtain if required for future use
	Wardrobes	Factory Fitted Modular in - Laminate Shutters with 10 yrs warranty on hardware
		Customisation - Shutter colour can be customised from the option available

Our Specifications

Kitchen	Flooring	Italian Stone - As per standard design
	External Glazing	Clear Toughened Glazed UPVC with Wire Mesh - Aluplast / Equivalent - DGU on East and South Facing
	Counter Top and Back Splash	Quartz - As per standard design
	Lights	COB Light for False Ceiling - Halomax / Bellysee / Equivalent
	Woodwork - (Factory Fitted Modular Kitchen with Loft includes 10 yrs. Warranty on hardware)	Cabinets - Under Counter - 3 Ft and Overhead Units - 2 Ft
		Customisation - Shutter colour can be customised from the options available (6-8 Colours)
	Split - Daikin/Equivalent	Split AC - Daikin/Equivalent
	4 or 5 Burner Hobb, Chimney, Microwave, Oven, Dishwasher & RO	Kaff / Equivalent - with Fixed Budget – Customisation - Kitchen equipment's can be upgraded from same brand on extra charges
	Kitchen Sink & Faucet	Sink (Single / Double Bowl as per layout) - Hand Made Stainless Steel Sink (Grade 304) & Faucet - Stainless Steel Sink (Grade 304)
	Geyser	3 to 5 Litre Instant Geyser
	Fan	BLDC - Havells / Equivalent



Our Specifications

All Toilet	CP Fittings	Kohler / Hansgrohe / Equivalent - Tall Boy / Wall Mounted -
	Chinaware	Kohler / Stern Hagen / Equivalent - Table top - Washbasin & Wall Hung WC
	Looking Mirror	With Built-in Light
	Flooring & Dado	Anti-Skid vitrified tiles on Floor
		Vitrified tiles on Walls
	Vanity	Factory Fitted (Wall Mounted) - As per standard design
	Counter Top	Quartz - As per standard design
	External Glazing	Frosted Toughened Glazed UPVC - Aluplast / Equivalent
	Fan / Exhaust Fan	Havells / Equivalent
		600 MM Ceiling Fan & 150 MM Ceiling / Window top Exhaust as per requirement
	Lights	COB Light for False Ceiling - Halomax / Bellysee / Equivalent
	Geyser	25 Litres - Havells, Jaquar, Crompton / Equivalent
	Steamer – (Master Bedroom Only)	5 KW capacity
	Shower cubicle / Partition	Toughened Glass in Frame Less with Ozone Fittings

Our Specifications

Other Area General Specification	Main door	Door Frame & Shutter – Designer Veneer Door with Solid Teakwood frames in Melamine polish
		Shutter - Solid Teak wood / Veneer Finish with Melamine polish - as per standard design
		Digital Door Lock of Brand - Yale / Dorma Kaba / Dorset / Equivalent with Fingerprint, Card Key, Mechanical Key & Pin Code
		Video Door Phone - Hikvision / Equivalent (Outdoor unit at Apartment Entrance and at Entry Gate)
	All Internal Doors	Door Frame & Shutter - Solid Teak wood with Melamine polish - as per standard design
		Door Lock of Brand - Dorset / Equivalent
	3 Kwatt Online UPS	Branded with warranty
	Modular Switches	Crabtree / Equivalent
	False Ceiling in all Internal Areas	As per standard design - POP Ceiling with Combination of Flat and Cove -
	Water Proofing works	10 Year Seepage warranty - wherein no outside damage is done by owner
	Paint	Inside - Acrylic Luxury Emulsion on Walls & Acrylic Emulsion on Ceiling
		Staircase & Stilt Parking - Rustic Texture - Asian Paints
		Elevation - Combination of Rustic and Super Fine Texture as per elevation scheme - Asian Paints / Equivalent
	Overhead Water Tank	5 Layer Medicinal SS Tank - 1000 Litres Capacity for each floor
	Staircase Lights	Censor Operated Surface Lights
	Lift	6 - 8 Passengers - SS Finished lift - Kone / Schindler / Hybone (for Triplex Only)/ Equivalent
	Staircase Railings	MS Railing with Wooden Hand Top
	Balcony Tiles	Anti Skit vitrified tile as per elevation design and scheme
	Parking Tiles	Heavy Duty full body vitrified tiles as per design and scheme

Why Choose Us

- ✓ On-Time Delivery – Commitment you can count on
- ✓ Quality Construction – Premium materials & professional execution
- ✓ 10-Year Seepage Warranty – Long-term assurance on structure
- ✓ Post-Delivery Services – Dedicated support beyond handover
- ✓ Unique Plot Sizes – Thoughtfully designed for better living
- ✓ Customization Options – Flexibility to suit your lifestyle
- ✓ Skilled Workforce – Expertise at every stage of construction
- ✓ Peace of Mind – End-to-end management for a stress-free experience



THANK YOU

