MAHARERA No. P50500048993





## A gigantic and well planned

# smart city





#### **ABOUT US**

Ozen Realtors India Pvt. Ltd. was incorporated under the 'Company Act 2013' in the year 2018. The promoters have spent 10 to 17 years in the real estate domain, and unitedly, they have executed more than 40 projects till date. Within just 4 years from its incorporation, their unmatched credentials have helped Ozen Realtors to become one of the most trusted and fastest growing organisation, engaged in the real estate sector, from Central India.

'Ozen Realtors' is known as a specialist in land procurement and development. We provide hassle-free services to our customers willing to invest in our fully developed residential and commercial properties. We believe in executing fully transparent and ethical transactions, while buying or selling a property.

As on date, we have successfully completed eight projects and have satisfied more than 1000 families. For us, the customer satisfaction is of immense significance and we continuously upgrade our system and our team members, to live up to their expectations.

Four more projects are almost near to completion. Now, we are coming up with our most ambitious 32 Acres Residential / Commercial Project "**Ozen City**" at Butibori, Wardha Road, Nagpur.



COMMERCIAL / RESIDENTIAL PLOTS AND ROW HOUSES

#### ABOUT PROJECT

**"Ozen City"** A residential and commercial layout extended in a sprawling 32 acres land, situated before Butibori, Nagpur, is just 20 minutes drive from the Zero Mile & Just adjacent to proposed metro station.

The presence of prime educational institutes such as IIIT, MNLU, Engineering Colleges and Kalidas Sanskrit University in the vicinity of 3 kms., add value to this project. One of the key advantages of this project is the 200 ft. road which connects to Wardha road bisects our project premises. These advantages makes Ozen City, the most lucrative prospect as an investment for the future.

We are coming up with a prestigious 1 & 2 BHK Row Houses project at the same layout.

Please visit the project location for more information about this venture...



#### AMENITIES

#### **Cricket Pitch**

Being an Indian, no wonder you are a cricket enthusiastic. We understand your passion! Fulfil your passion to play this wonderful game with your loved ones. Go & score as much you want.

#### **Badminton Court**

A perfect stress reliever and a stamina enhancing sport. Age is no bar when you have your buddies playing alongside you! We might get a new champion for our society!

### Football Ground

Crazy for the game of soccer, a globally favourite sport? Express yourself and impress your friends with your leg skills! We have arranged the arena, you have to play and enjoy your favourite sport.

### **Green Gym**

Spending some time in Green greenery, reduces the stress level and also the social isolation. A treat for the fitness freak people. A place, where aged people can maintain their muscle strength and stay independent in their old age.



#### Garden

To be able to spend some quality time with the nature, listening to your favourite music or chatting with your friends or relatives, can be a real privilege. Breathing in fresh air can refresh your mood and enhance your vitality.



#### Pargola

A pergola is an outdoor garden feature forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice, often upon which woody vines are trained. The origin of the word is the Late Latin pergula, referring to a projecting eave.



	PLOT AREA CALCULATIONS										PLOT AREA CALCULATIONS										
PLOT No.				PLO	T SIZES			SQ.Met.	SQ. Ft.		PLOT	No.				PLOT	SIZES			SQ.Met.	SQ. Ft.
1	(	0.5 X	17.18	Х	( 14.6	8 +	15.29 )	257.44	2771.083	1 1	11	1	0.5	Х	18.70	Х (	26.44	+ 27.6	7)	505.93	5445.764
2		0.5 X	17.50	Х	( 15.2	9+	16.40 )	277.29	2984.695	~	11	5	0.5	Х	15.69	Х (	27.67	+ 30.24	4)	454.30	4890.082
3		0.5 X	17.50	Х	( 16.4	0 +	17.70 )	298.38	3211.679		11	5	0.5	х	15.00	X (	33.02	+ 32.02	2)	487.80	5250.63
4		0.5 X	16.50	Х	( 17.7	0 +	18.30 )	297.00	3196.878		11	,	0.5	х	15.20	X (	32.02	+ 31.02	2)	460.84	4960.479
5		0.5 X	13.50	Х	( 18.3	0 +	18.79 )	250.36	2694.823		11		0.5	х	16.00	х (				456.78	4916.734
6		0.5 X	13.20	Х	( 18.7	9+	19.27 )	251.20	2703.849		11		0.5		16.00	X (				458.08	4930.727
7		0.5 X	13.00	х	( 19.2	7 +	19.74 )	253.57	2729.348	. 1	12		0.5		7.94	X (				100100	
8		0.5 X	13.70	Х	( 19.7	4 +	20.24 )	262.09	2821.143			•	0.5		8.56	X (		+ 27.74	·	457.41	4923.515
9		0.5 X	13.50	Х	( 20.0	1 +	20.81 )	263.77	2839.14		12	I	0.5		16.15	X (			·	450.42	4848.314
10		0.5 X	12.00	х	( 20.8	1 +	21.07 )	251.28	2704.753		12		0.5		16.00	X (			· · ·	451.04	4854.949
11		0.5 X	11.90	х	( 21.0	7 +	21.34 )	252.34	2716.157		12		0.5		15.80	X (				450.06	4844.433
12		0.5 X	4.55	х	( 21.4	4 +	21.34 )									•					
		0.5 X	7.05	х	( 21.4	4 +	22.18	251.08	2702.6		12		0.5		28.63	X (				450.06	4844.44
13		0.5 X	11.00	х	( 22.1	8 +	23.35 )	250.42	2695.442		12	)	0.5		32.17	X (					
14		0.5 X			•		24.45)	250.95	2701.201				0.5		7.54	X (		+ 17.0		569.96	6134.992
15			10.10		•		25.63)	252.90	2722.233		12		0.5		15.00	X (		+ 33.9		516.75	5562.245
16			10.00		•		26.79)	262.10	2821.218	1	12	7	0.5		13.30	Х (		+ 33.12			
17			10.00		•		27.81)	273.00	2938.545				0.5		1.70	Х (		+ 32.84		502.35	5407.245
18		0.5 X			•		28.68	289.51	3116.27		12	3	0.5	Х	16.00	Х (		+ 32.84	4)	504.48	5430.172
19		0.5 X			•		11.51 )	337.64	3634.371	× 1	12	Ð	0.5	Х	7.27	Х (	30.22	+ 29.02	2)		
20		1 X			16.0			227.04	2443.836				0.5	Х	8.73	Х (	29.02	+ 28.34	4)	465.71	5012.856
		1 X			16.0			168.00	1808.335		13	)	0.5	Х	18.00	Х (	28.34	+ 26.94	4)	497.52	5355.256
30			13.40		16.0			206.68	2224.683		13	L	0.5	Х	2.28	Х (	26.94	+ 26.7	6)		
31			13.50		16.0			208.28	2241.905				0.5	Х	15.72	Х (	26.76	+ 27.8	0)	490.06	5274.957
	10		10.50		16.0			168.00	1808.335		13	2	0.5	Х	22.82	Х (	27.80	+ 29.32	2)	633.48	6818.707
41			16.00				11.18 )	192.24	2069.252		13	3	0.5	Х	20.27	Х (	28.11	+ 29.4	5)	565.11	6082.794
42			15.00		•		10.14)	146.63	1578.257		13	1	0.5	Х	16.50	Х (	29.45	+ 30.5	5)	495.00	5328.131
			15.00		9.37		10.14 )	140.55	1512.866	100	13	5	0.5	Х	4.63	Х (	30.55	+ 30.8	5)		
54	<i></i>	1 X			9.83			139.73	1504.04				0.5	Х	11.37	Х (	30.85	+ 30.64	4)	491.71	5292.717
55			15.00		9.33			133.73	1423.31		13	5	0.5	х	16.00	X (	30.64	+ 30.34	4)	487.84	5251.061
			15.00		9.00			135.00	1453.127		13	,	0.5	х	15.50	Х (	30.34	+ 30.0	5)	468.02	5037.747
67			15.00				8.35)	136.95	1474.116		13	3	0.5	х	16.20	X (		+ 29.7	5)	484.38	5213.818
68			15.00		•		10.97 )	158.33	1704.194		13		0.5	х	33.07	•		+ 15.74		483.32	5202.387
			15.00		9.37		10.57 )	138.55	1512.866	r .	14		0.5	х	13.00	х (	8.12	+ 8.43		107.58	1157.927
80 ×			15.00		9.83			139.73	1504.04		L41 TC				13.00	x	7.20		ΎΙ	93.60	1007.501
80 81			15.00		9.83			139.73	1423.31		L48 TC				13.00		8.20			106.60	1147.432
									1423.31		150 TC				13.00		7.20			93.60	1007.501
			15.00		9.00		6 70	135.00			15				13.00		12.58			155.82	1677.231
93 04			15.00				6.79 )		1222.241		15				15.00		11.12			159.08	1712.321
94 5 TO (			16.50				12.11 )		2023.802						15.00		7.00				
			16.50		11.0			181.50	1953.648											105.00	1130.21
99			16.50		10.2			168.30	1811.564						15.00		8.00			120.00	1291.668
100			16.50		10.0			165.00	1776.044						15.00		7.00			105.00	1130.21
101			16.50		10.0			157.28	1692.946		17				15.00	-		+ 7.00		115.20	1240.001
102			16.50		13.2			211.40	2275.488		17				13.00			+ 9.04	• )	113.17	1218.097
03 TO 1			16.50		10.1			166.65	1793.804						13.00		7.10			92.30	993.508
112			16.50		•		8.71 )		1661.489	1					13.00		7.10			92.30	993.508
113			26.26				5.18)				19				13.00		9.00			109.28	1176.279
			6.38				25.79)				19				13.00		9.00			109.28	1176.279
		0.5 X	9.94	Х	( 25.7	9 +	26.44 )	586.57	6313.781	1	194 TC	200	1	Х	13.00	Х	7.20			93.60	1007.501

					-		-		
					PF	IAS	SE -I		
t.			2						C
764				PLO			LATIONS		
082		PLOT No.			PLOT S			SQ.Met.	SQ. Ft.
63		201 TO 202	1 X	13.00	х	7.60		98.80	1063.473
179	_	203 TO 207	1 X	13.00	Х	7.20		93.60	1007.501
734		208	0.5 X	13.00	Х (	9.71	+ 10.56 )	131.76	1418.198
727		209	0.5 X	13.00	Х (	9.04	+ 9.35 )	119.54	1286.663
	1	210 TO 226		13.00	Х	7.10		92.30	993.508
515		227	1 X	13.00	Х	9.00		109.29	1176.387
314		228	1 X	13.00	X	9.00		109.29	1176.387
949	1	229 TO 235	1 X	13.00	X	7.20		93.60	1007.501
133		236 TO 237	1 X	13.00	X	7.60		98.80	1063.473
44		238 TO 242	1 X	13.00	X	7.20		93.60	1007.501
		243	0.5 X	13.00	X (	10.56	+ 11.12 )	140.92	1516.849
992		244	0.5 X	12.00	Х (	6.09	+ 8.36 )	86.70	933.2301
245		245 TO 253	1 X	12.00	X	6.50		78.00	839.5842
		254 TO 255		12.00	X	7.00		84.00	904.1676
245		256 TO 263	1 X	12.00	X	6.50		78.00	839.5842
L72		264	1 X	12.00	X	9.00		100.29	1079.512
		265	1 X	12.00	X	9.00		100.29	1079.512
356		266 TO 275	1 X	12.00	X	4.80		57.60	620.0006
256		276 TO 277	1 X	12.00	X	6.00		72.00	775.0008
		278 TO 286		12.00	X	4.80		57.60	620.0006
957	-	287	0.5 X	12.00	X (	9.81	+ 10.02 )	118.98	1280.689
707		288	0.5 X	12.00	Х (	8.36	+ 10.65 )	114.06	1227.73
794		289 TO 297		12.00	X	6.50		78.00	839.5842
131	1	298 TO 299		12.00	X	7.00		84.00	904.1676
		300 TO 307		12.00	X	6.50		78.00	839.5842
717		308		12.00	X	9.00		100.28	1079.404
)61	1	309		12.00	X	9.00		100.28	1079.404
747		310 TO 319 320 TO 321		12.00	X	4.80 6.00		57.60	620.0006
318	_			12.00	X	6.00		72.00	775.0008
887		322 TO 330 331		12.00 12.00	X V (	4.80	0.76	57.60	620.0006
927			0.5 X		X ( X (	10.02	+ 9.76 )	118.68	1277.46
501	1	332	0.5 X 0.5 X	7.06 4.94	•	6.03 7.36	+ 7.36 ) + 7.37 )	83.65	900.4002
132		333 TO 341		4.94 12.00	X (	7.36 6.50	+ 7.37 )	83.65 78.00	900.4002 839.5842
+52 501		333 TO 341 342 TO 343			X				839.5842 904.1676
231		342 TO 343 344 TO 352		12.00 12.00	X X	7.00 6 50		84.00 78.00	904.1676 839.5842
321		353		12.00	x	6.50 8.80		97.88	839.5842 1053.571
21		353		12.00	x	8.80 9.00		97.88 100.28	1053.571
568		355 TO 364		12.00		9.00 4.80		57.60	620.0006
		365 TO 364	1 X 1 X	12.00	X X	4.80 6.00		57.60 72.00	775.0008
21		367 TO 375		12.00	x	4.80		57.60	620.0006
01		376	0.5 X	12.00	× (	4.80 9.56	+ 9.30 )	113.16	1218.043
)97 00		376	1 X	12.00	x	9.56 9.00	÷ 9.50 )	100.28	1218.043
08 08		378 TO 387		12.00	x	9.00 4.80		57.60	620.0006
08		388 TO 389		12.00	x	4.80 6.00		72.00	775.0008
279		390 TO 398		12.00	x	4.80		57.60	620.0008
279		399	0.5 X	12.00	× (	4.80 9.30	+ 9.03 )	109.98	1183.814
501			0.5 ^	12.00	~ (	5.50	, 9.05 )	109.90	1105.014

								PHA	S	- 1	D								
			PLOT /	AREA C	ALCULA	TIONS			PLOT AREA CALCULATIONS										
PLO	۲No.			PLOT S	SIZES		SQ.M.	SQ.Ft.		PLOT N	lo.				PLOT S	SIZES		SQ.M.	SQ.Ft.
	1	0.5 X	9.84	Х (	5.29	+ 4.63 )	48.81	525.35		53		1	х	7.95	х	12.00		95.40	1026.9
:	2	0.5 X	6.20	Х (	9.84	+ 10.26 )	62.31	670.7	54	то	57	1	х	6.20	х	12.00		74.40	800.83
:	3	0.5 X	6.20	Х (	10.26	+ 10.68 )	64.91	698.73		58		1	х	9.00	х	12.00		100.28	1079.4
	4	0.5 X	6.20	Х (	10.68	+ 11.10 )	67.52	726.76		59		1	х	9.00	х	12.00		100.28	1079.4
	5	0.5 X	6.20	Х (	11.10	+ 11.43 )	69.84	751.78	60	то то	66	1	Х	6.20	х	12.00		74.40	800.83
	6	0.5 X	6.20	Х (	11.43	+ 11.66 )	71.58	770.47	1	67		0.5	х	12.00	Х (	10.96	+ 10.06	) 118.40	1274.4
	7	0.5 X	6.20	Х (	11.66	+ 11.88 )	72.97	785.48		68		0.5	х	12.00	Х (	10.06	+ 9.16	) 107.60	1158.2
	8	0.5 X	6.20	Х (	11.88	+ 12.11 )	74.37	800.5	69	то то	75	1	х	6.20	x	12.00		74.40	800.83
1	9	0.5 X	6.20	Х (	12.11	+ 12.34 )	75.80	815.85		76		1	х	9.00	х	12.00		100.28	1079.4
1	.0	0.5 X	6.20	Х (	12.34	+ 12.57 )	77.22	831.2		77		1	х	9.00	х	12.00		100.28	1079.4
_	.1	0.5 X	6.20	Х (	12.57	+ 12.80 )	78.65	846.55	78	в то	81	1	Х	6.20	х	12.00		74.40	800.8
	.2	0.5 X	9.00	X (	12.80	+ 13.13 )	108.97	1172.9		82		1	х	6.33	Х	7.95			0
	.3	0.5 X	9.00	X (	12.57	+ 12.16 )	103.57	1114.8				0.5	Х	5.67	Х (	7.95	+ 7.49	) 94.09	1012.
	.4	0.5 X	6.20	X (	12.16	+ 11.86 )	74.46	801.5	1	83		0.5	х	14.00	Х (	6.73	+ 5.52	) 85.75	923
_	.5	0.5 X	6.20	X (	11.86	+ 11.58 )	72.66	782.15	84	то	87	1	х	6.20	X	14.40		89.28	961
	.6	0.5 X	6.20	X (	11.58	+ 11.29 )	70.90	763.13		88		1	х	9.00	х	14.40		121.88	1311.
	.7	0.5 X	6.20	X (	11.29	+ 11.00 )	69.10	743.77		89		1	х	8.00	х	14.40		107.48	1156.
	.8	0.5 X	13.80	X (	6.41	+ 7.05 )	92.87	999.69	90	о то	96	1	х	6.20	х	14.40		89.28	961
	.9 	1 X	7.95	X	12.00		95.40	1026.9	4	97		0.5	х	14.40	Х (	9.48	+ 8.44	) 121.30	1305.
	O 23 24	1 X 1 X	6.20 9.00	X X	12.00 12.00		74.40 100.28	800.83 1079.4		98		0.5	х	7.34	Х (	8.44	+ 7.96	)	0
	.4 :5	1 X 1 X	9.00	x	12.00		100.28	1079.4				0.5	х	7.07	Х (	7.96	+ 6.14	) 102.31	1101.
26 T			6.20	x	12.00		74.40	800.83	99	то то	105	1	х	6.20	X	14.40		89.28	961
	5 5	0.5 X	12.00	x (	10.02	+ 9.14 )	114.96	1237.4		106		1	х	8.00	х	14.40		107.48	1156.9
	6	0.5 X	12.00	х (	9.14	+ 3.14 )	104.40	11237.4	2	107		1	х	9.00	х	14.40		121.88	1311.
37 T			6.20	x	12.00	, 0.20 )	74.40	800.83	10	8 то	110	1	х	6.20	х	14.40		89.28	961
	6		9.00	x	12.00		100.28	1079.4	1	111		0.5	х	14.40	Х (	11.72	+ 10.58	) 160.56	1728.3
		1 X	9.00	x	12.00		100.28	1079.4		112		1	х	9.00	X	13.12		110.36	1187.9
48 T	-	1 X	6.20	x	12.00		74.40	800.83	11	з то	119	1	х	6.20	х	13.12		81.34	875.5
	2	1 X	7.95	x	12.00		95.40	1026.9		120		0.5	х	13.12	Х (	12.12	+ 8.73	) 136.78	1472.2



PHASE - I		PHASE - II	
TOTAL PLOTABLE AREA	580601.55	TOTAL PLOTABLE AREA	109530.80
AREA UNDER OPEN SPACE	85395.33	AREA UNDER OPEN SPACE	21965.87
AREA UNDER AMENITIES SPACE	45000.63	AREA UNDER AMENITIES SPACE	11061.19

# 1 & 2 BHK ROW HOUSES

#### Elegance, Comfort & Style, at an affordable price, is a 'Special Feature' of our Row Houses.

As you know, the Row Houses falls under the concept of a series of identical units that share the same facade, walls, terraces, or roofs. At Ozen City, our Row Houses are compact, affordable and are very attractive.

Row houses are considered to be an ideal investment prospect, which can fetch rich dividends in the near future. The concept of investing in Row Houses, is booming at a rapid speed especially in the urban regions, primarily because, Row Houses are quality housing units, systematic developed within a limited space.

Whenever you invest in a Row House, you automatically enjoy the privileges such as low cost, minimal maintenance cost and enjoy community living !

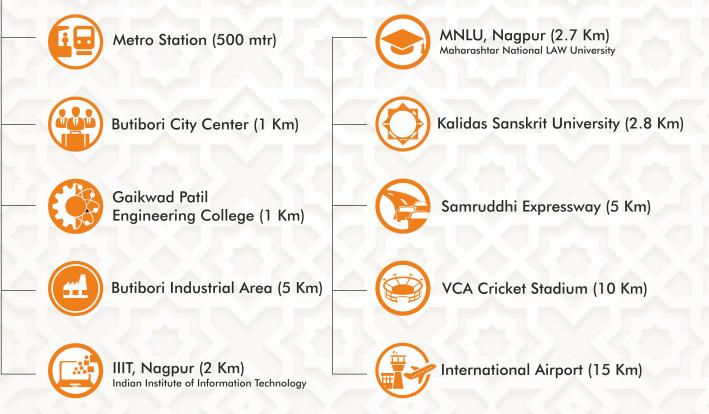






Samruddhi Expressway Starting Point

### LOCATIONS NEARBY







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**Site Address:** Kh.No.192-A,192-B & 193, Mouza Borkhedi Fatak, Before Butibori, Nagpur - 441 108 Office Address: 40, Preeti Apartment, WHC Road, Surendra Nagar, Nagpur - 440 015

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