

MAHARERA No. P50500050533

Peace of  
Mind is  
Priceless..!

**OZEN**  
**SECTOR**  
Kharsoli

10



### 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 organisations, engaged in the real estate sector, from Central India.

Ozen Realtors India Pvt. Ltd. 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 1500 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 10 Acres Residential / Commercial Plotted Project "Ozen Sector 10" at Kharsoli Nagpur.



### ABOUT PROJECT

'OZEN Sector 10' is a proud presentation by OZEN Realtors India Pvt. Ltd. This 10 acres land which is situated at Mouza - Kharsoli near Nagpur-Kolkatta road, is perfectly tuned with the development of Nagpur city. Registered under Maharashtra, this project offers you Commercial & Residential plots with both the perspectives, an investment with a futuristic view, which ensures peace of mind & prosperity or an opportunity to build your own Dream House. Limited plots is one of the prime characteristics of this project

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





**GREEN GYM**

Spending some time in Green gym, a place surrounded by 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.



# OZEN SECTOR Kharsoli



## DISCLAIMER

While every reasonable care has been taken in preparing this brochure, the developers and its agents cannot be held responsible for any inaccuracies. The layout plans are tentative and are subject to variation. Ozen Realtors India Pvt. Ltd. may affect such variations, addition, alterations & modifications there in as it may, at its sole discretion deem appropriate and fit or as may be directed by any competent authority layout shown in brochure is indicative, all pictures and map are artist's conception and not actual depiction of the roadway or landscaping. This brochure is purely conceptual and does not constitute a legal offering.







TOTAL AREA STATEMENT	
Plotable Area	40872.1
Open Space	40756.72
Amenity Space	219719.3

PLOT NO.	PLOT SIZE		TOTAL PLOT AREA Sq.Mt.	ROUNDING AREA OF ROAD (IF ANY) (Sq. Mt.)	PLOT AREA IN Sq. Mt.	PLOT AREA IN Sq. Ft.
1	0.5 X 20.00	X ( 16.00 + 13.58 )	295.80	11.77	284.03	3057.2989
2 TO 10	1 X 9.39	X 20.00	187.80		187.80	2021.4792
11	1 X 6.09	X 20.00	121.80		186.22	2004.429
	0.5 X 3.30	X ( 19.04 + 20.00 )	64.42			
	TOTAL		186.22			
12	0.5 X 9.39	X ( 19.04 + 16.32 )	166.02		166.02	1786.9876
13	0.5 X 9.39	X ( 16.32 + 13.60 )	140.47		140.47	1512.0664
14	0.5 X 9.57	X ( 13.60 + 13.04 )	127.47		127.47	1372.1129
15	0.5 X 15.88	X ( 8.58 + 7.44 )	127.20	7.72	119.48	1286.0698
16	0.5 X 15.00	X ( 9.53 + 8.20 )	132.98	7.72	125.26	1348.2448
17 TO 18	1 X 8.00	X 15.00	120.00		120.00	1291.68
19	0.5 X 15.00	X ( 13.88 + 9.07 )	172.13		172.13	1852.7535
20	0.5 X 17.66	X ( 4.74 + 8.79 )	119.47		119.47	1285.974
21	0.5 X 8.00	X ( 14.85 + 15.32 )	120.68		120.68	1298.9995
22	0.5 X 8.00	X ( 15.32 + 15.79 )	124.44		124.44	1339.4722
23	0.5 X 8.00	X ( 15.79 + 16.26 )	128.20		128.20	1379.9448
24	0.5 X 20.19	X ( 7.98 + 8.88 )	170.20	7.72	162.48	1748.953
25	0.5 X 10.00	X ( 18.63 + 17.15 )	178.90		178.90	1925.6796
26	0.5 X 10.00	X ( 17.15 + 15.67 )	164.10	7.72	156.38	1683.2743
27 TO 38	1 X 9.20	X 20.00	184.00		184.00	1980.576
39	0.5 X 20.00	X ( 15.86 + 13.45 )	293.10	11.77	281.33	3028.2361
40	0.5 X 15.00	X ( 20.41 + 18.40 )	291.08	11.77	279.31	3006.439
41 TO 53	1 X 7.50	X 15.00	112.50		112.50	1210.95
54	1 X 8.16	X 15.00	122.40		122.40	1317.5136
55	0.5 X 18.61	X ( 8.88 + 7.09 )	148.60	7.72	140.88	1516.4415
56	0.5 X 7.50	X ( 15.19 + 14.06 )	109.69		109.69	1180.6763
57	0.5 X 9.32	X ( 14.06 + 12.70 )	124.70	7.72	116.98	1259.1899
58 TO 60	1 X 9.00	X 16.81	151.29		151.29	1628.4856
61	0.5 X 16.81	X ( 9.50 + 13.82 )	196.00		196.00	2109.7935
62	0.5 X 15.00	X ( 14.46 + 12.33 )	200.93	7.72	193.21	2079.6586
63 TO 75	1 X 7.50	X 15.00	112.50		112.50	1210.95
76	0.5 X 15.00	X ( 20.90 + 18.85 )	298.13	11.77	286.36	3082.3252
77	0.5 X 14.00	X ( 21.74 + 19.76 )	290.50	11.77	278.73	3000.2497
78 TO 91	1 X 6.75	X 14.00	94.50		94.50	1017.198
92	0.5 X 14.00	X ( 9.71 + 7.64 )	121.45	7.72	113.73	1224.1897
93	0.5 X 14.00	X ( 11.64 + 9.57 )	148.47	7.72	140.75	1515.033
94 TO 106	1 X 6.75	X 14.00	94.50		94.50	1017.198
107	0.5 X 14.00	X ( 22.50 + 20.85 )	303.45	11.77	291.68	3139.6435
108	0.5 X 15.70	X ( 23.08 + 21.80 )	352.31	11.77	340.54	3665.551
109 TO 120	1 X 6.70	X 15.70	105.19		105.19	1132.2652
121	0.5 X 20.14	X ( 9.84 + 8.02 )	179.85	7.72	172.13	1852.8095
122	0.5 X 20.67	X ( 9.33 + 12.06 )	221.07	7.72	213.35	2296.4526
123	0.5 X 9.50	X ( 13.70 + 15.74 )	139.84		139.84	1505.2378
124	0.5 X 9.50	X ( 15.74 + 17.78 )	159.22		159.22	1713.8441
125	0.5 X 9.50	X ( 17.78 + 19.82 )	178.60		178.60	1922.4504
126	0.5 X 9.50	X ( 19.82 + 21.84 )	197.89		197.89	2130.0341
127	0.5 X 10.00	X ( 21.84 + 23.96 )	229.00		229.00	2464.956
128	0.5 X 11.00	X ( 23.96 + 26.29 )	276.38		276.38	2974.9005
129	0.5 X 12.00	X ( 26.29 + 28.83 )	330.72		330.72	3559.8701
130	0.5 X 15.90	X ( 21.80 + 20.51 )	336.36		336.36	3620.6275
131	0.5 X 20.51	X ( 12.93 + 17.03 )	307.24	11.77	295.47	3180.4369
132	0.5 X 16.33	X ( 10.07 + 16.20 )	214.49	7.72	206.77	2225.7213
133 TO 139	1 X 8.50	X 16.33	138.81		138.81	1494.097
140	0.5 X 16.33	X ( 10.14 + 10.80 )	170.98		170.98	1840.376



### CHILDREN'S PLAY AREA

Generation next will not glue to TV & Gadgets, once they explore this amazing play area. There is a substantial research showing a clear link between play and brain development. At Ozen City, our play area provides crucial and vital opportunities for children to play.





**AMENITIES**



Tree Plantation



Water Source



Cement Road



Fencing



Drainage Line



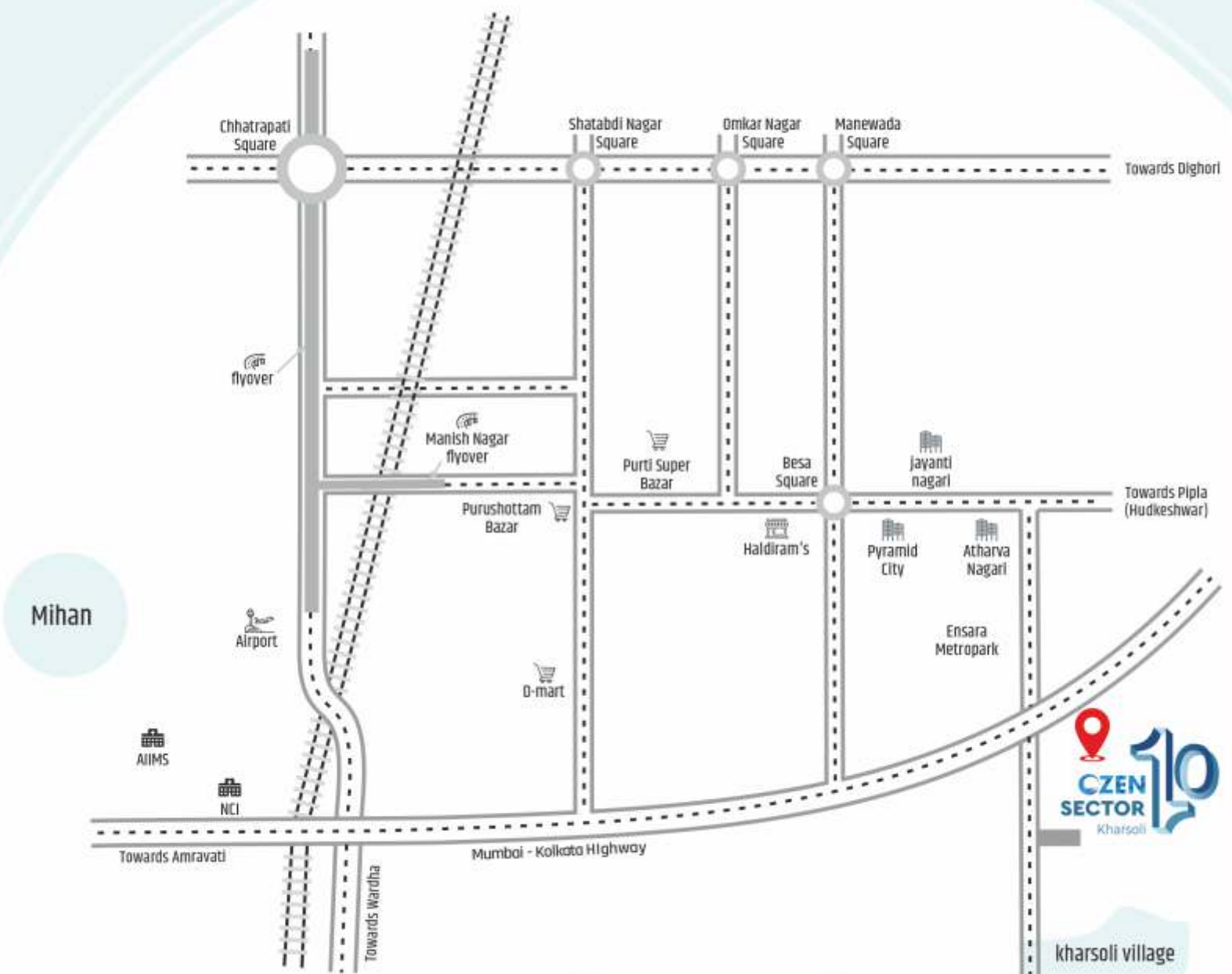
STP



Sewer Line



Electrification



**LOCATION MAP**

OUR COMPLETED PROJECTS



**Site Address**

Kh.No.140, Mouza Kharsoli, Near Nagpur-Kolkata Road, Nagpur-441 204

**Office Address**

40, Preeti Apartment, WHC Road, Surendra Nagar, Nagpur - 440 015

[www.ozenrealtors.com](http://www.ozenrealtors.com)

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