

DESIGNING A NEW HORIZON

Crafting world-class **residential and commercial spaces** that redefine luxury and community living



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Your next step in experiencing unparalleled urban development

Leadership Highlight

Mr. Jawaharlal Purohit

Managing Partner, Nia Infra Project, The visionary Leader

Mr Jawaharlal Purohit, with over 33 years of experience in infrastructure, has led Nia Infra Project to become a leader in luxury real estate and large-scale construction

- Oversee the development of roads, residential buildings, and schools for key governmental bodies, including MCGM, TMC, MSRDC, Urban Development PWD, and MMRDA.
- Previously served as Director and major shareholder at Red Brick Pvt. Ltd., playing a pivotal role in major Real Estate projects.
- Driven by a vision to transform Nia Infra Project into an ₹11,000 crore enterprise, combining innovation, quality, and precision.



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Our journey is about more than financial success; it's about creating lasting value and exceeding expectations in every project.

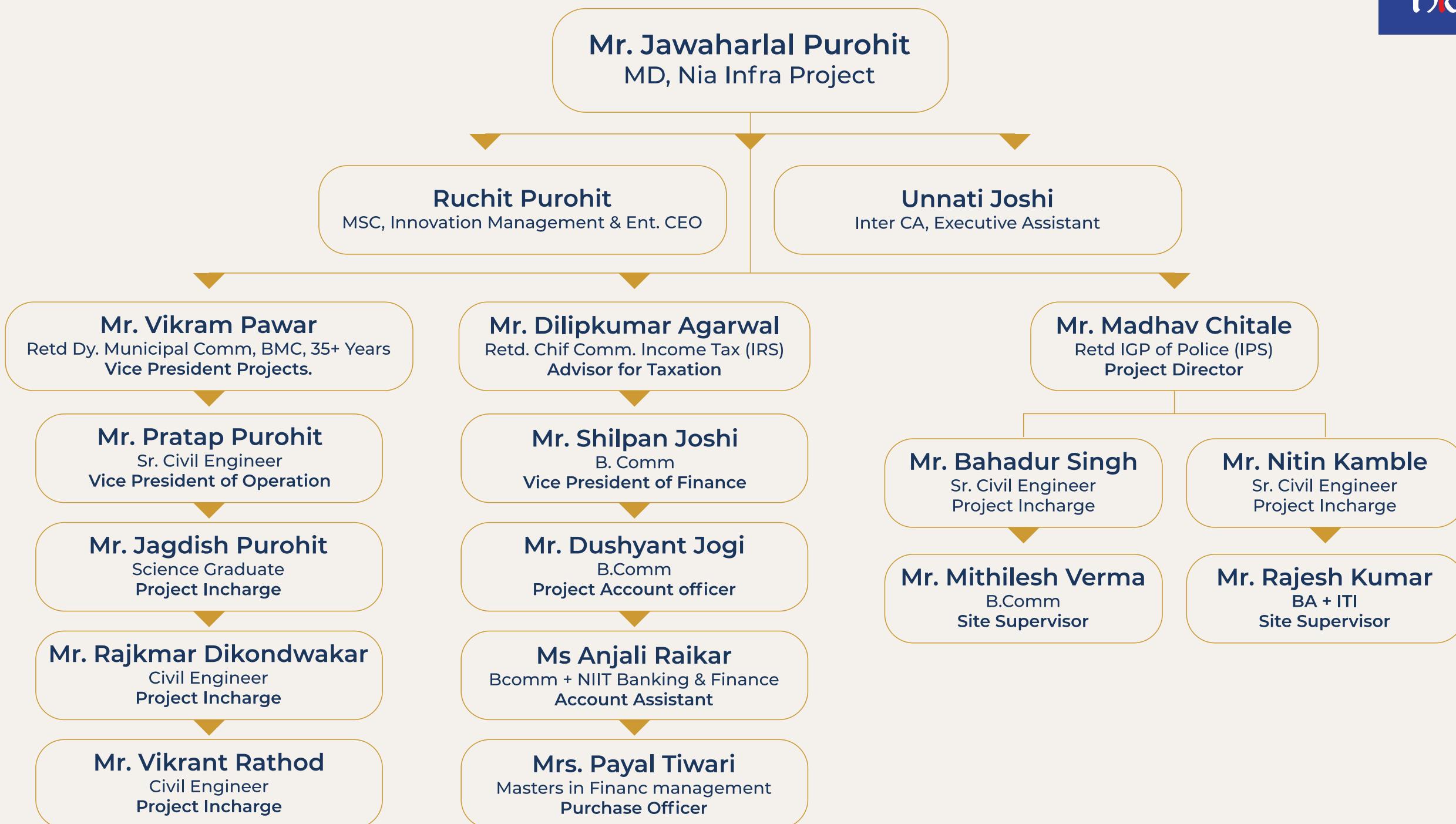
Our Emerging Leader

Mr Ruchit Purohit

Chief Executive Officer of Strategy and Innovation (CEO)

Serving as the Chief Executive Officer of Strategy and Innovation at Nia Infra Project embodies a fusion of global expertise and visionary leadership. A graduate with a BSc in Business Management from the University of Leeds and a Master of Science in Innovation Management and Entrepreneurship from the University of Manchester, Ruchit has leveraged his extensive experience in the United Kingdom to redefine the strategic direction of the company. His commitment to integrating international best practices and fostering a culture of innovation has been instrumental in elevating Nia Infra Projects' project standards to match and exceed global benchmarks.





PLUS MANY MORE ARE A PART OF THE NIA FAMILY (700+)



To pioneer the development of luxury urban townships that seamlessly integrate expansive residential spaces, state-of-the-art commercial towers, and premier educational institutions. Through high-level innovation, community-centric design, and unmatched quality, we aim to create vibrant living and working environments that set new benchmarks in modern real estate and redefine urban living

Vision

At Nia Infra Project, we aim to deliver world-class townships where luxury meets purpose and innovation drives excellence. We are committed to providing high-rise residential spaces with lush green areas, high-end business infrastructure with corporate amenities and co-working facilities, and an exclusive international school prioritising the township's residents. With an in-house construction team, rigorous quality checks, and an unwavering dedication to timely project delivery, we consistently set new industry standards and build spaces that inspire, connect, and elevate communities.

Mission

The Nia Philosophy Inspired by Nature, Perfected by Vision

We draw inspiration from the silent yet profound teachings of nature.

Our philosophy is simple: to create spaces where luxury feels natural, innovation flows like water, and communities grow as harmoniously as trees.

At Nia Infra Projects, we build not just with our hands but with our hearts, letting nature's wisdom guide us to create spaces that resonate with beauty, purpose, and timelessness.



Flowing with Creativity, Like Water:

Just as water adapts and transforms, we infuse adaptability and creativity into our designs, ensuring each space evolves with the needs of those who inhabit it.

Grounded in Integrity, Like the Earth:

Our projects are rooted in principles that are unwavering, providing a foundation that supports growth and stands resilient against time.

Elevating Experience, Like the Sky:

We reach for the heights of aspiration, designing places that uplift the spirit, expand possibilities, and foster inspiration.

Nurturing Life, Like the Sun:

Every element we build is intended to nurture – cultivating communities that thrive under the warmth of care, intention, and vision

Balanced and Timeless, Like Nature:

True luxury is not just seen; it is felt. We design with a commitment to harmony, where each detail is part of a grander whole that transcends fleeting trends and creates lasting value.

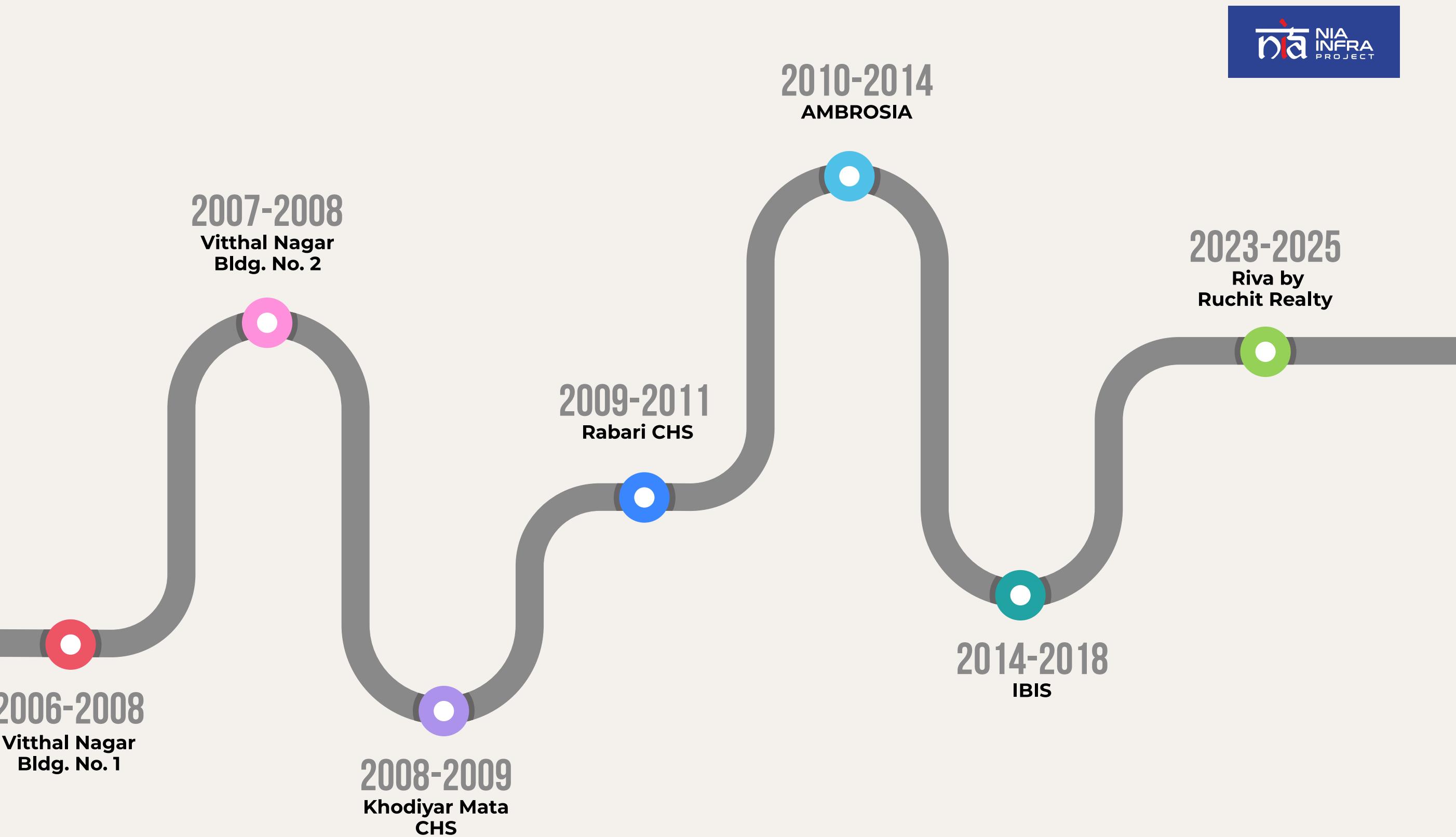
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With a heritage built on excellence and a vision set on the future, we move beyond the ordinary to create transformative real estate experiences.

Through bold concepts, unwavering commitment, and the pursuit of perfection, we craft spaces that not only meet expectations but set new standards for luxury and innovation.



Our Timeline



Crafting a Legacy,

One Project at a Time

Every structure we create
is more than a building;
it is a testament to our unwavering
commitment to reimagining
spaces and redefining
possibilities.



Redevelopment Projects

With a legacy of excellence and a vision for modern living, we have spearheaded redevelopment projects that redefine urban housing, providing

MORE THAN
500
FAMILIES

with state-of-the-art homes that embody comfort, innovation, and community.

Total Built-Up Area
4 Lakh
Sq. Ft.

VITTHAL NAGAR BLDG.NO. 1 & NO. 2

- 234 units thoughtfully designed, spread across G+7 floors
- Full OC received, with comprehensive community facilities, including welfare centres and society offices.
- Setting a benchmark for modern, high-density redevelopment.

KHODIYAR MATA CHS

- 124 sophisticated units designed to enhance community and elevate urban living, spread over G+7 floors.
- Delivered with full OC, ensuring seamless integration into modern life with thoughtfully included welfare centres and community spaces.
- A blueprint for redevelopment that fosters belonging and sets new standards in urban housing

RABARI CHS

- 95 residential units across G+7 floors, showcasing thoughtful design and quality construction.
- Full OC achieved, underscoring our commitment to excellence and adherence to high standards.
- Transforming neighbourhoods into vibrant, secure, and modern communities that reflect our legacy of superior redevelopment.



Our Commitment to Excellence



World-Class Infrastructure

Nia Infra Project is dedicated to designing and constructing cutting-edge infrastructure projects that meet the highest standards of quality, safety, and sustainability.



Unparalleled Luxury Experiences

Our team of experts is committed to delivering luxury Real Estate, 5 Star Corporate Offices, and Schools that provide our clients with exceptional experiences and unmatched amenities.



Innovative Engineering

We leverage the latest advancements in engineering and construction techniques to push the boundaries of what's possible, ensuring our projects are at the forefront of innovation.



Customer-Centric Focus

Our unwavering commitment to customer satisfaction is at the heart of everything we do, as we strive to exceed the expectations of our clients and deliver projects that exceed their vision.



Sustainability-Driven Approach

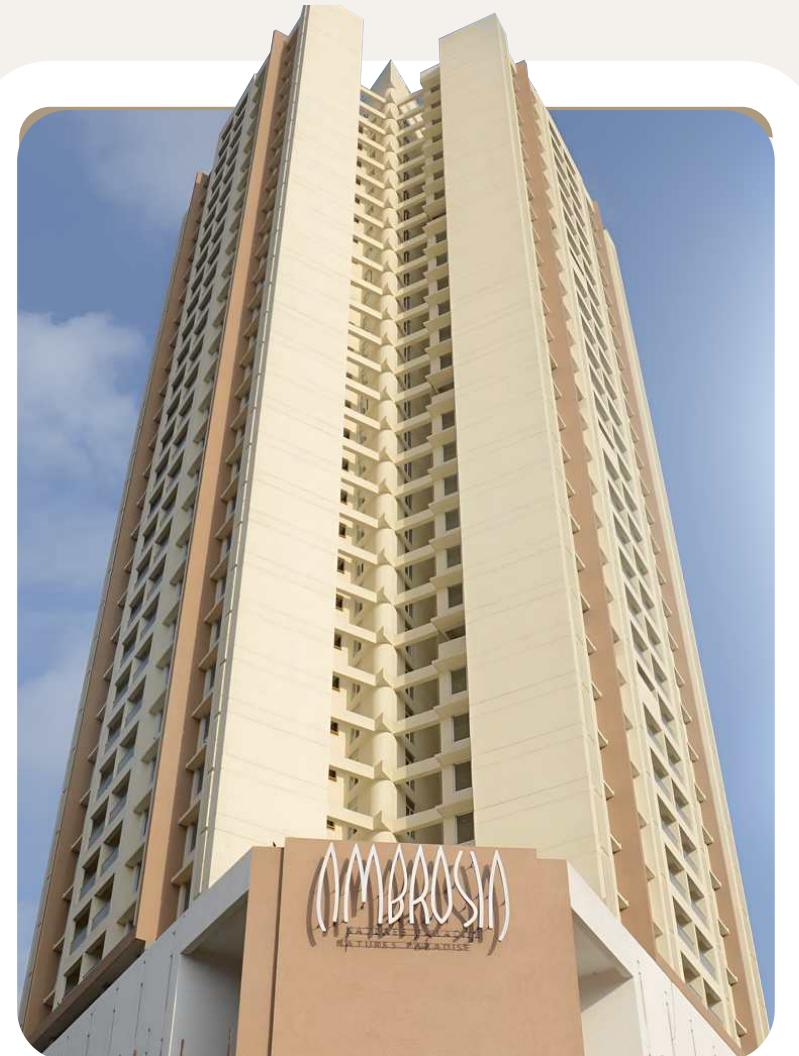
Nia Infra Project is dedicated to promoting environmentally friendly practices throughout our operations, minimising our carbon footprint and contributing to a more sustainable future.

Showcasing Our Excellence A Legacy of Completed Masterpieces



A Legacy of
Mastery & Unmatched
Craftsmanship

01



Ambrosia Borivali Nature's Paradise



Ambrosia was a landmark achievement that reflected our vision for sustainable luxury-transforming urban landscapes into vibrant, harmonious communities that set a new precedent for exceptional living.



Nestled within Borivali East, Ambrosia stands tall with 37 stories of architectural brilliance and modern luxury. Completed in 2014, this development offers 204 meticulously designed units, combining comfort, functionality, and elegance.

Three floors of parking and two levels dedicated to shopping, enhancing convenience and lifestyle

An elevated jogging and strolling track, offering residents serene outdoor experiences.

Under the strategic guidance of Mr. Jawaharlal Purohit, Ambrosia was envisioned as more than just a residential project—it symbolized our commitment to pioneering sustainable urban living. It became a benchmark in high-rise development that redefined the standards for luxury and community integration in the city.

Highlights of Ambrosia's Legacy:



Seamless Integration:

A comprehensive development featuring three levels of parking, two floors of retail spaces, and exclusive lifestyle amenities, exemplifying our holistic approach.



Prime Location on the Western Express Highway:

Setting a new standard in connectivity and convenience.

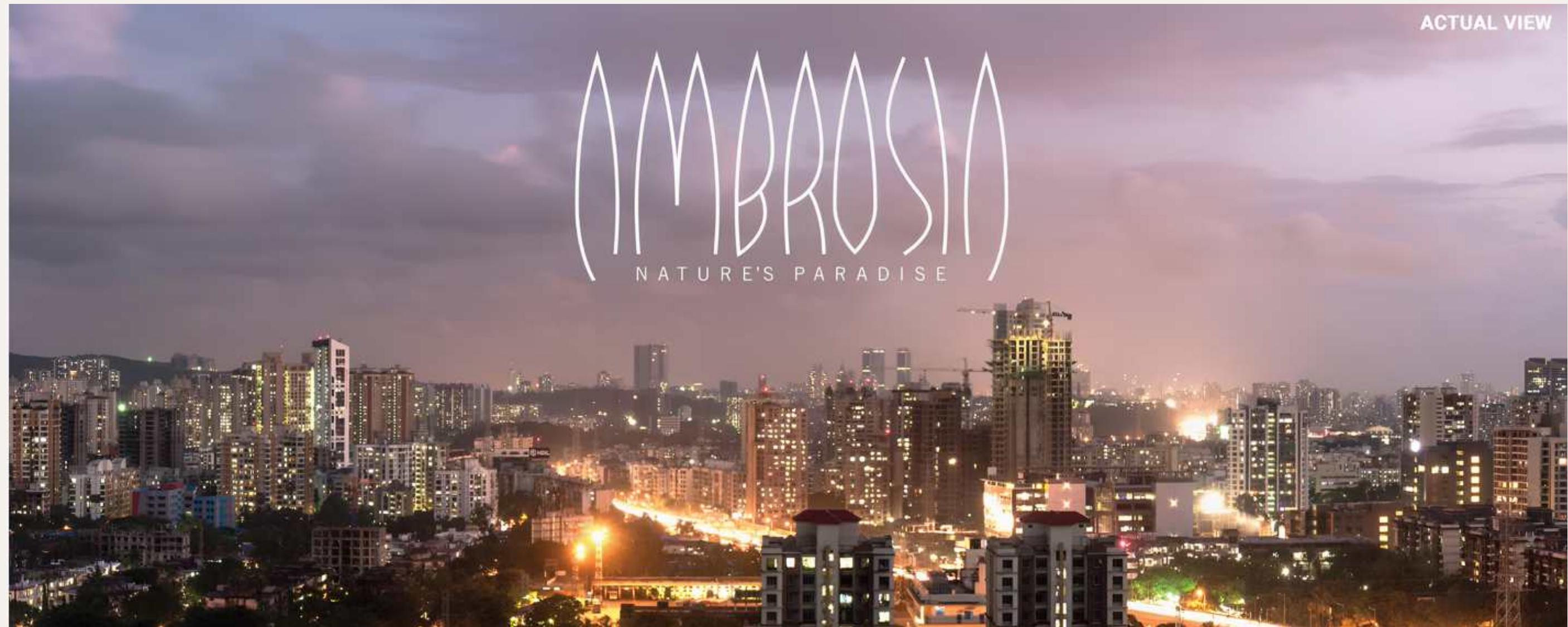
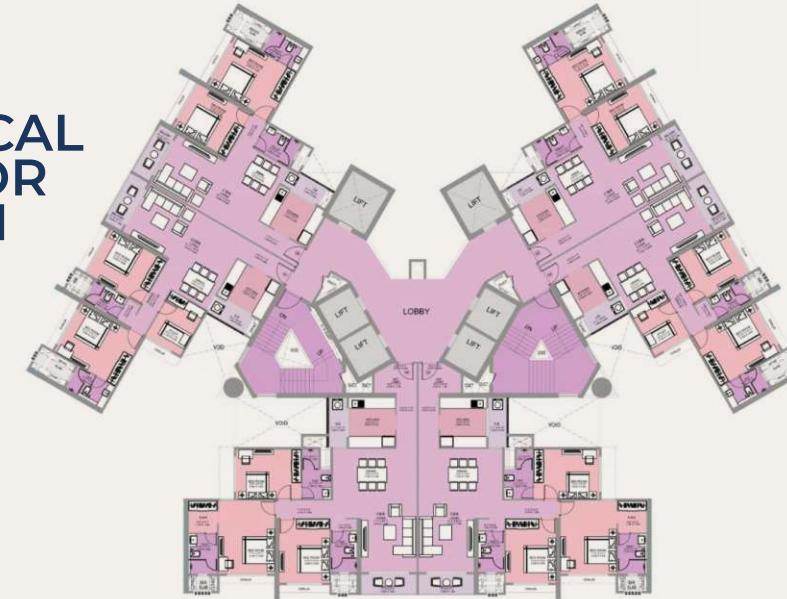


Commitment to Quality

From conceptualization to delivery, Ambrosia reflects our rigorous standards, ensuring every detail enhances the resident experience.



TYPICAL FLOOR PLAN



02



IBIS Kandivali

Soar up in life

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IBIS Kandivali was not just a building project; it was a vision realised, setting the foundation for the quality and innovation that define our legacy today



Nestled within **1 acre of thoughtfully curated space**, IBIS Kandivali, completed in 2018, stands as a symbol of architectural brilliance and luxury. This iconic **28-story tower**, featuring **86 distinguished residences**, was more than just a construction project—it was the embodiment of our vision to redefine urban living. Each unit was meticulously designed to offer residents not only a place to live but an experience of elegance and modernity.

Under the strategic leadership of **Mr. Jawaharlal Purohit**, this project was brought to life with a commitment to innovation and quality. IBIS Kandivali established the foundation for future advancements in urban housing and positioned us as pioneers in high-rise residential development.

Highlights of IBIS Kandivali's Legacy:



Pioneering Excellence:

Set new standards in residential architecture and urban planning, showcasing our innovative approach.



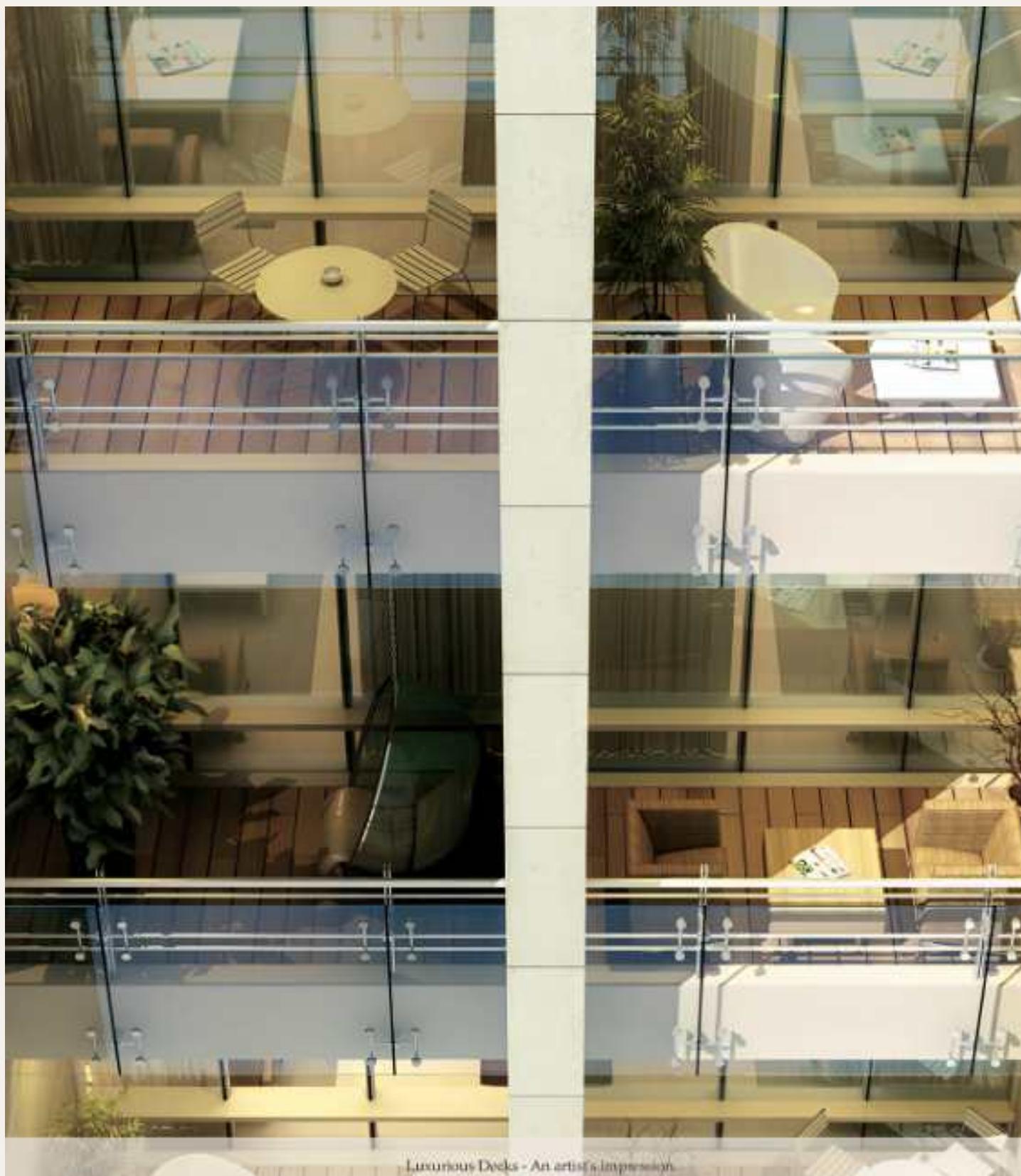
Integrated Community Living:

Setting a new standard for successfully balanced open spaces and residential amenities, fostering a harmonious living environment.



Exclusive Living, Thoughtful Spaces:

Each residence combines aesthetics with functionality, offering unparalleled comfort and luxury.



Luxurious Decks - An artist's impression.



Our Pride

100%
On time delivery

747
Total Units Built
MANY MORE ON GOING

97
Floors
Built-in all
buildings

10,00,000
Total built-up area in past projects



Ongoing Masterpieces:

Building Tomorrow's Landmarks Today

Redefining luxury, innovation, and urban excellence in every project



Crafting the Next Generation of Modern Living Spaces



- 1 40 STORIES**
COMMERCIAL+ RESIDENTIAL LUXURY TOWER
- 2 23 STORIES**
COMMERCIAL+ RESIDENTIAL BUILDING, 220 UNITS
- 3 TOTAL IN-HOUSE PRODUCTION**
TEAM AND EQUIPMENTS TO ENSURE QUALITY & TIMELY POSSESSION
- 4 ALL PERMISSIONS RECEIVED**
- 5 ON TRACK FOR TIMELY POSSESSION**

Amenities of a High-Rise Residential Project



2 Luxury High Rise Towers

Showcasing the
grandeur and
architectural elegance
of a modern
residential project

Terrace

- Turf for Box Cricket
- Sky Gym
- Fitness Lawn
- Pool Table
- Outdoor Dining
- Party Lawn
- Pod Seating

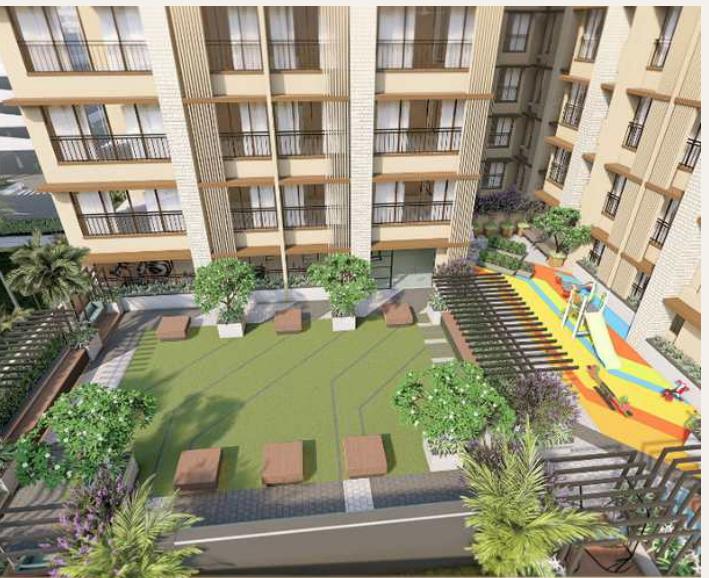
Podium Level Outdoor

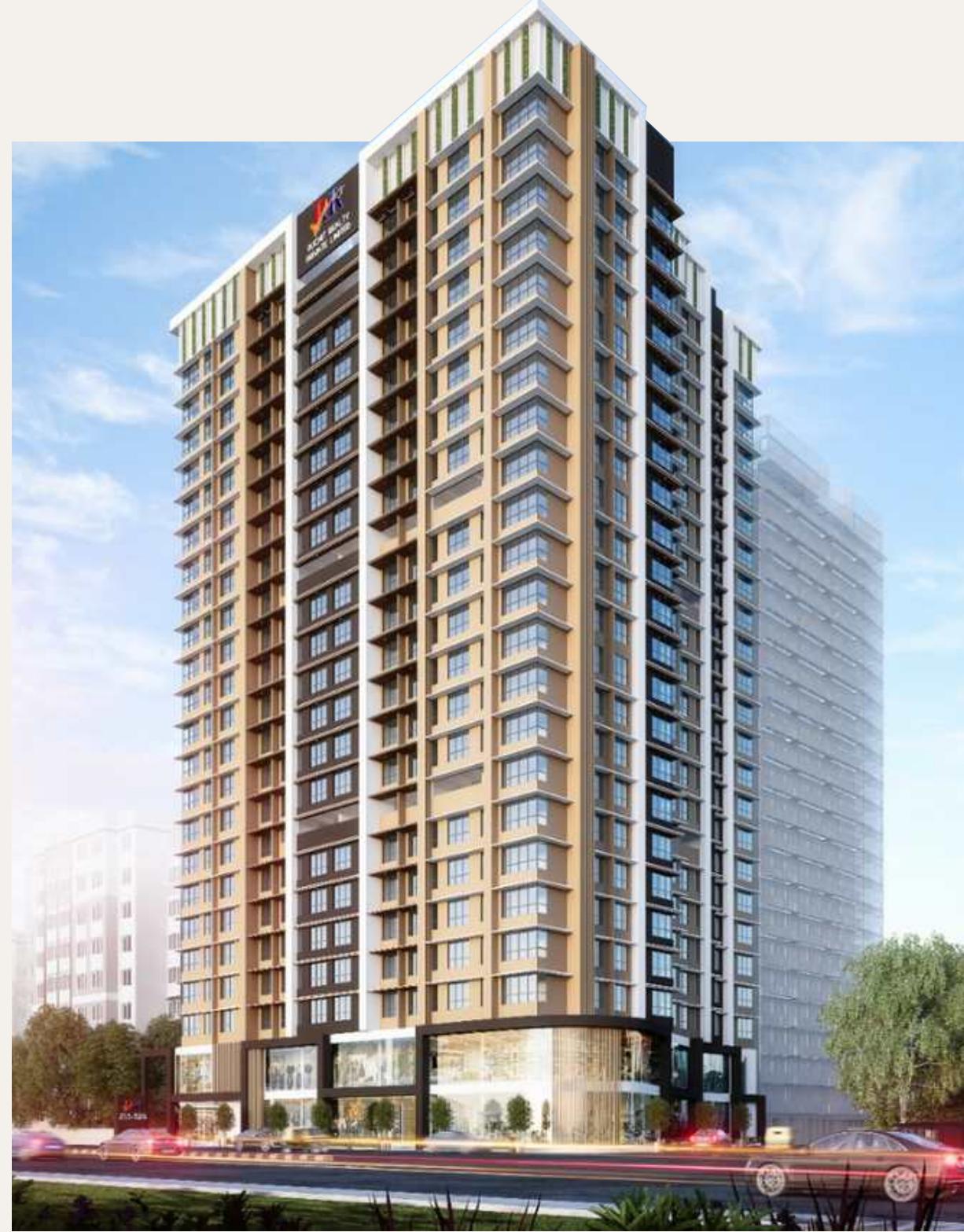
- Fragrance Gardens
- Party Lawn
- Senior Citizen Corner
- Jogging Track
- Swings for Adults
- Kids Play Area

Podium Level Indoor

- Library
- Grand Banquet Hall
- Indoor Games Area,
- Co-Working Space
- Modern Gymnasium
- Lounge Area







Our Pride

The flat possession
will be
100%
— ON TIME —

63
FLOORS
Total Floors
to be Built
Including
Both Towers

70,000
SQ.FT
Total built-up area in Riva projects

500
Total Units
To Be Built



SECTION 2: HIGHWAY PROJECTS

Successfully Completed Large-scale Roads

by



Successfully Completed Projects.

Achalpur Road

Phase 1

The project costing INR
127.59 Crores

26 Roads completed

16 Km in 20 Months

Ambernath Highway

The project costing INR
51.82 Crores

5 Km in 16 Months

Hingoli Road

Phase 1

The project costing INR
106.44 Crores

51 Roads completed

14 Km in 18 Months

Washim Project

The project costing INR
100 Crores

648 Roads completed

45 Km in 24 Months

Hingoli Road

Phase 2

The project costing INR
110.45 Crores

39 Roads completed

16 Km in 19 Months



Industry Leaders

**TOTAL
PROJECTS
COMPLETED
500+
CRORES**

**162
ROADS
COMPLETED**

**96 KM
OF ROAD CONSTRUCTED
MANY MORE ONGOING**



Ongoing Projects

Basmat Road

The project costing INR
90.72 Crores

23 Roads

**12.5 Km
in 18 Months**
our target is 12 Months

Achalpur Road

Phase 2

The project costing INR
90.72 Crores

24 Roads

12.5 Km in 18 Months
our target is 12 Months

Dhamangaon Road

The project costing INR
60 Crores

5 Roads

**5 Km
in 18 Months**
our target is 11 Months

Amravati Road

Phase 1

The project costing INR
60 Crores

4 Roads

3.5 Km in 18 Months
our target is 10 Months

Amravati Road

Phase 2

The project costing INR
102.5 Crores

6 Roads

8 Km in 18 Months
our target is 15 Months



On going project

**TOTAL
ONGOING
PROJECTS
403+
CRORES**

**62
ROADS
COMPLETED**

41.5 KM

Km of Road to Constructed

Advanced Machinery Fleet



8
**TRANSIT
MIXERS**



3
**BACKHOE
LOADER**



1
**ECOMAN VSI 80
WITH MOTOR**



6
**TIPPERS
TRUCK**



2
**WATER
TANKER**



1
**SOIL
COMPACTOR**



4
**READY-MIX
CONCRETE**



2
ROLLER



1
**MOTOR
GRADER**

Advanced Machinery Fleet



Our Vision for the Future

Inspired by the Pinnacle of Luxury and Design



Sleek and Modern Façade

At Nia Infra Project, each project showcases the ingenuity of our design team, producing facades that inspire admiration and define the skyline with unmatched beauty and originality



5-Star Luxury Experiences

Our developments embody the sophistication and grace of 5-star luxury, designed and realised by our expert team to create spaces that enrich and inspire



Spaces with a Purpose

We create environments where luxury, functionality, and visionary design come together, setting a new standard in how urban spaces are experienced.



Sustainability & Cutting Edge Design

Our commitment to sustainable development is powered by innovative thinking, ensuring that each structure is as environmentally conscious as it is visually striking

Innovative Approach



Sustainable Design

Nia Infra Project incorporates sustainable design principles, such as energy-efficient systems, water conservation, and the use of eco-friendly materials, to create luxurious living spaces that minimise environmental impact.



Holistic Approach

Nia Infra Project takes a holistic approach to luxury real estate development, considering the overall well-being of residents and the surrounding community, including access to amenities, green spaces, and transportation options.



Cutting-Edge Technology

Nia Infra Project leverages the latest technologies, such as smart home automation and intelligent building management systems, to enhance the luxury living experience and provide residents with unprecedented levels of convenience and control.



Architectural Excellence

At Nia Infra Project, our team of seasoned architects and engineers is dedicated to pushing the boundaries of design and construction. We harness global inspirations and translate them into unique, purpose-driven structures that enhance urban landscapes and deliver world class living and working experiences.

Its time for you to join
the NIA Family

