



SENIOR CITIZEN HOUSING

www.chaitraban.in

WHERE HAPPINESS IS FOR EVERYONE

~ जिथे आनंदी प्रत्येक मन ~



Experience PEAK HAPPINESS, Experience PERFECT LIVING

Beyond the hustle-bustle of the city, is a place of peace and quiet, inspired by the vision of your dream home – [Chaitraban!](#)

[Chaitraban](#) is a first of its kind project in North Maharashtra. It offers a happy, healthy, community living space. Especially crafted for families, retired people and anyone who desires the best of living.

Built in a well-developed locality of Nashik, this project offers numerous advantages and a better standard of living. You can choose to live in a 1BHK home or a 2BHK home, both will come at an affordable price.

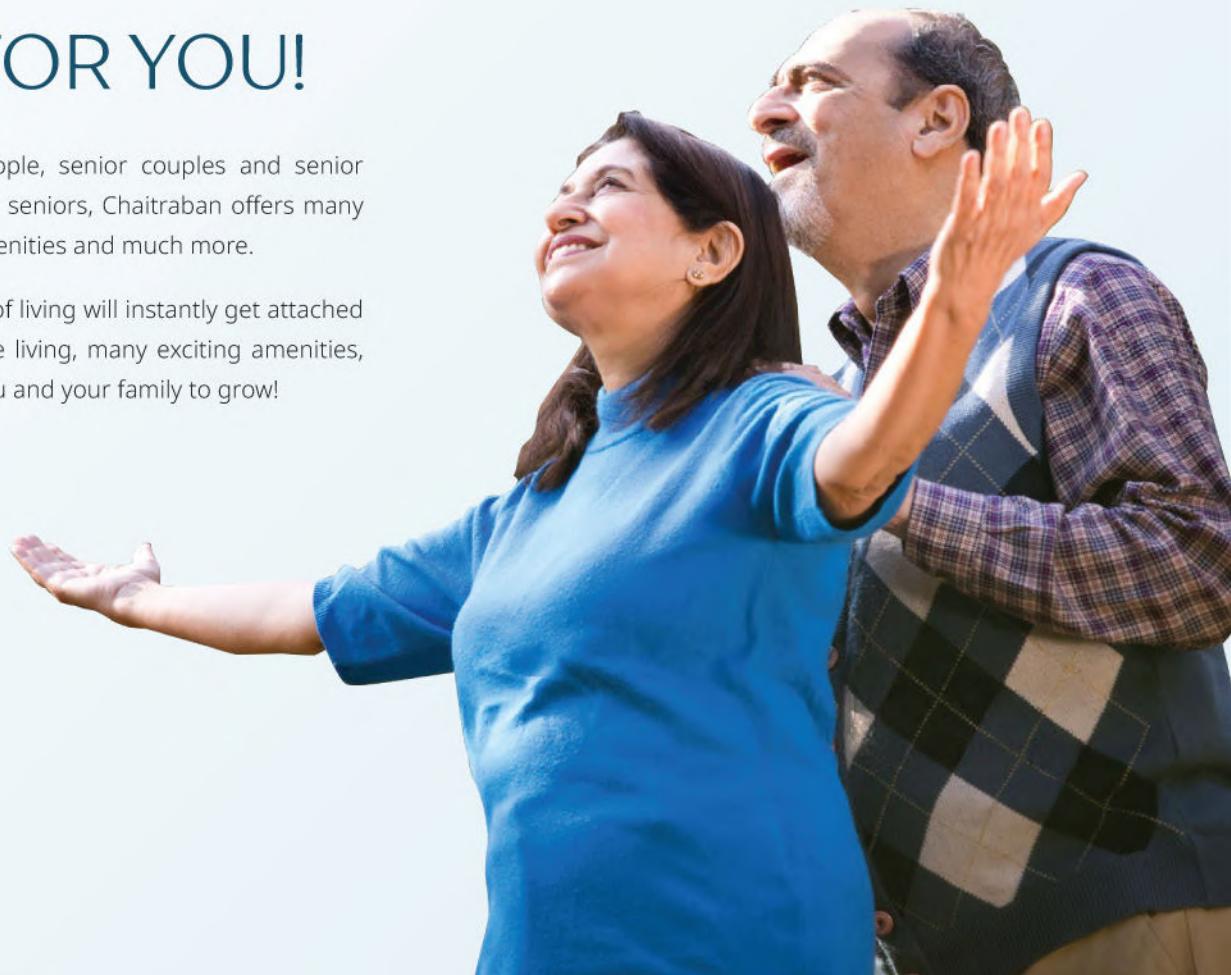
[Chaitraban](#) is a project that upgrades your lifestyle and promises you safety and happiness!

If you are an individual or family person looking for happy days and a peaceful life then [Chaitraban is Just For You!](#)

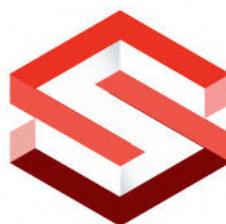
HANDMADE FOR YOU!

This is a home best suited for retired people, senior couples and senior individuals who want a fresh start at life. For seniors, Chaitraban offers many like community living, special recreational amenities and much more.

A happy family looking for a better standard of living will instantly get attached to this dream of a home. It offers affordable living, many exciting amenities, safety and security and an opportunity for you and your family to grow!



BRINGING You Home



**S & S
DEVELOPERS**

Headed by Sachin P. Bagad, a trusted name in Nashik's real estate industry, we at S&S Developers, believe in creating thoughtful projects that offer better standard of living for people. Quality work, consistency, affordable rates & perfect location is our moto.

Our craftsmanship, quality of materials, sizes of the units, and amazing amenities will bring you happiness for a lifetime. We strive hard to deliver complete satisfaction of each rupee you pay. So, choose anything, profit will be yours, it's our assurance.

Ar. Rupali & Vivek Jaykhedkar
[Architects](#)

Structures
[RCC Consultants](#)

Adv. U. L. Deshpande
[Legal Adviser](#)

LIVE NEXT TO Everything!

Chaitraban is located in the green city Nashik which means you live connected to nature always. Plus, Nashik has a good geographical location offering a pleasing climate, peaceful experience and affordable living.

Being the 4th largest city in Maharashtra and known for its holy culture, Nashik is well suited for people searching for a peaceful lifestyle. It is also perfect for people looking for a second chance at life.

Moreover, you live next to everything

- Airport
- Bus Stop / Public Transport
- Banks & Hospital
- Shopping Mart
- Restaurants
- Schools & Colleges



NASHIK

A LITTLE MORE

Than Just A Home...

Experience the sheer beauty of living at Chaitraban. Here, we offer you plenty of amenities that will make your every day special.

Luxury

- Amenities specially designed for senior citizens like
 - Cafeteria
 - Laundry
 - Caretaker unit
 - Dispensary
 - Nursing home
- Roof-top deck and lush garden
- Acupuncture walkway on the terrace
- Recreational facilities for Yoga and Meditation
- Green gym equipped with modern equipment's
- Elevated green park with leisure seating
- Children's play area with sand pit
- Indoor play area with Table Tennis, Carrom, Chess, Jenga, Foosball
- Jogging and walking track
- Cafeteria with casual dining
- Ample two-storeyed car parking
- Designer entrance lobby and waiting area
- Four ultra-wide auto-door branded elevators
- Generator backup for elevators and common areas
- Wheelchair accessibility throughout the project
- Handrails in passages, lobby and washrooms
- Society administration office space

Structual

- Ground floor parking area paved with trimix concrete
- Fire Fighting system
- Rainwater Harvesting
- Earthquake-resistant structure
- Lighting arrester



THOUGHTFULNESS

In Every Detail

Experience the sheer beauty of living at **Chaitraban**. Here, we offer you plenty of amenities that will make your every day special.

Living Room

- With perfect design and elegant craftsmanship, we wish to add delight to your life
- Laminated entrance door with night-latch
- Doorbell
- Premium quality 2'x2' vitrified tile flooring to all rooms
- POP/Gypsum finished plaster on internal walls
- Provision for inverter wiring in all rooms (1 fan + 1 light)
- Finolex / Polycab or equivalent brand concealed wiring with modular switches in all rooms
- 3-track Aluminium powder coated sliding windows with dual-glass shutters and mosquito net
- M.S. safety grills and granite sill to windows
- Internet LAN and TV-cable point
- Video door-phone system

Bedroom

- Both-side laminated flush doors
- A/C power point in one bedroom

Bathroom

- Designer bathroom with full-height glazed tiles and branded hot and cold mixture system with good quality sanitary and bath fittings
- Anti-skid tile flooring
- Western wall-hung WC and wash basin.

Kitchen

- Service and cooking kitchen platform of granite-top with stainless-steel sink
- Glazed tile dado upto slab level above kitchen platform and plain tiles below platform Jaquar or equivalent CP fittings
- Drinking water connection for kitchen sink with one additional connection for water filter

Security

- Security system with intercom facility
- Security gates and cabins
- CCTV surveillance system

Plumbing

- Concealed plumbing
- Underground & overhead water tank

Painting

- Interiors: Pleasant shade in Asian make tractor emulsion paints
- Water proofing treatment for terrace & toilets
- Exterior: Asian or equivalent make semi acrylic paint

STILT 1st FLOOR PARKING PLAN



GROUND FLOOR PLAN



3rd FLOOR AMENITIES

DISPENSARY



LAUNDRY



WALKING PATHWAY



GREEN GYM



KITCHEN



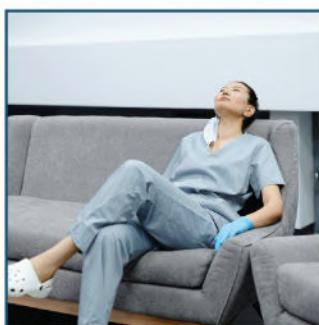
SEATING AREA



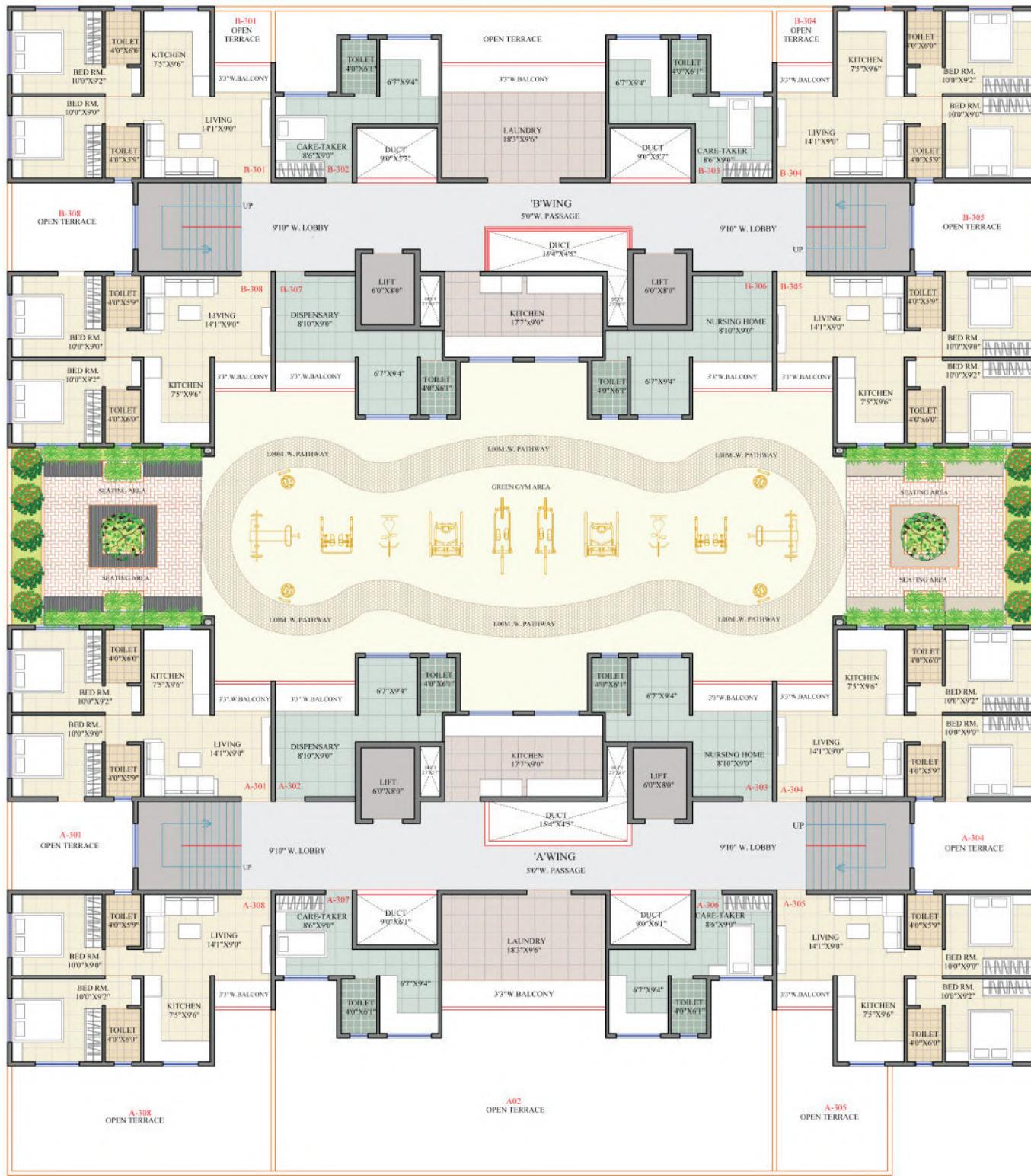
NURSING HOME



CARE TAKER ROOM

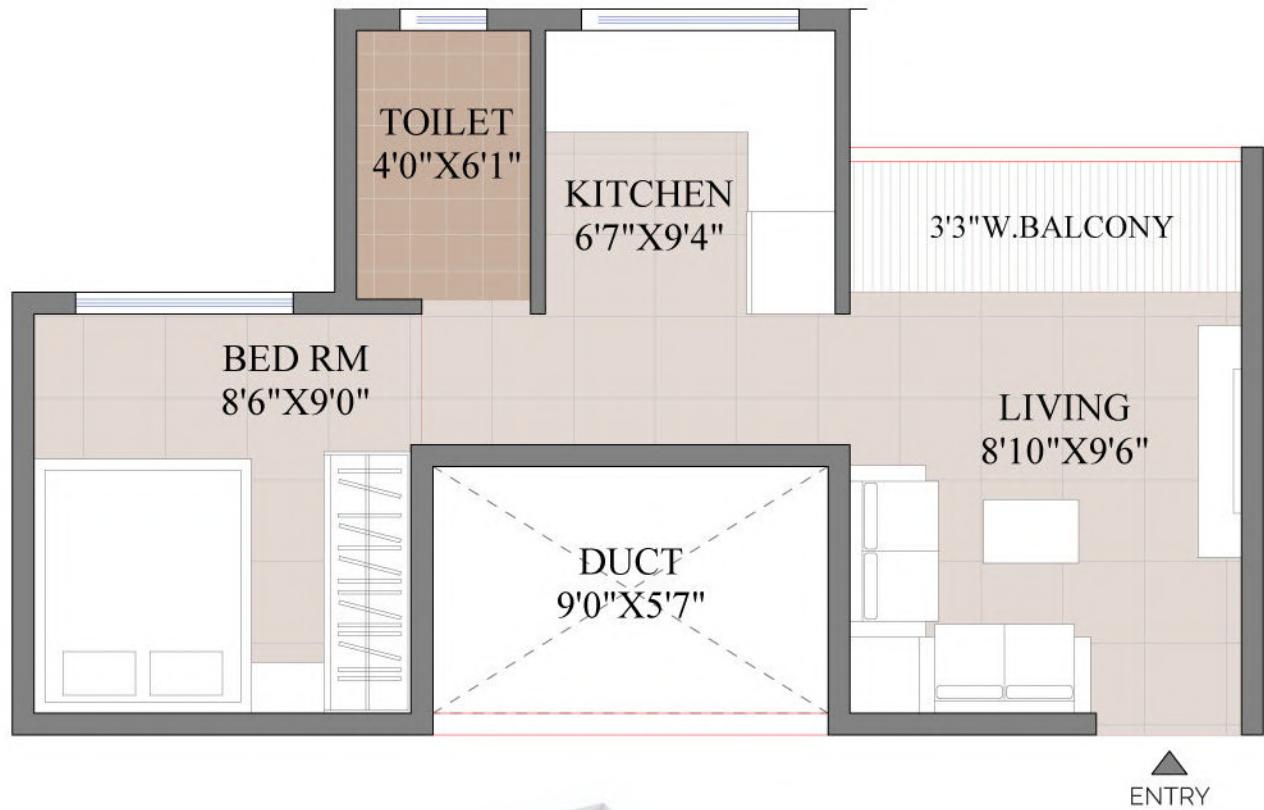


3rd FLOOR PLAN



1 BHK

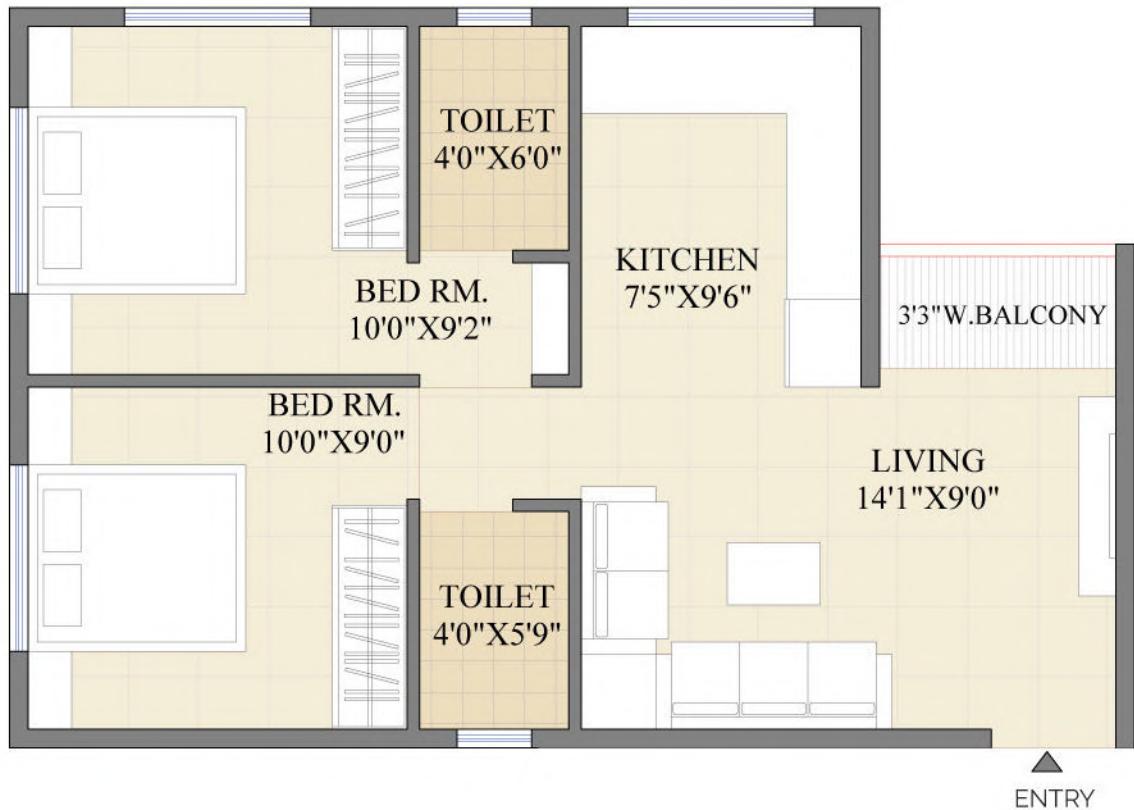
Unit Plan



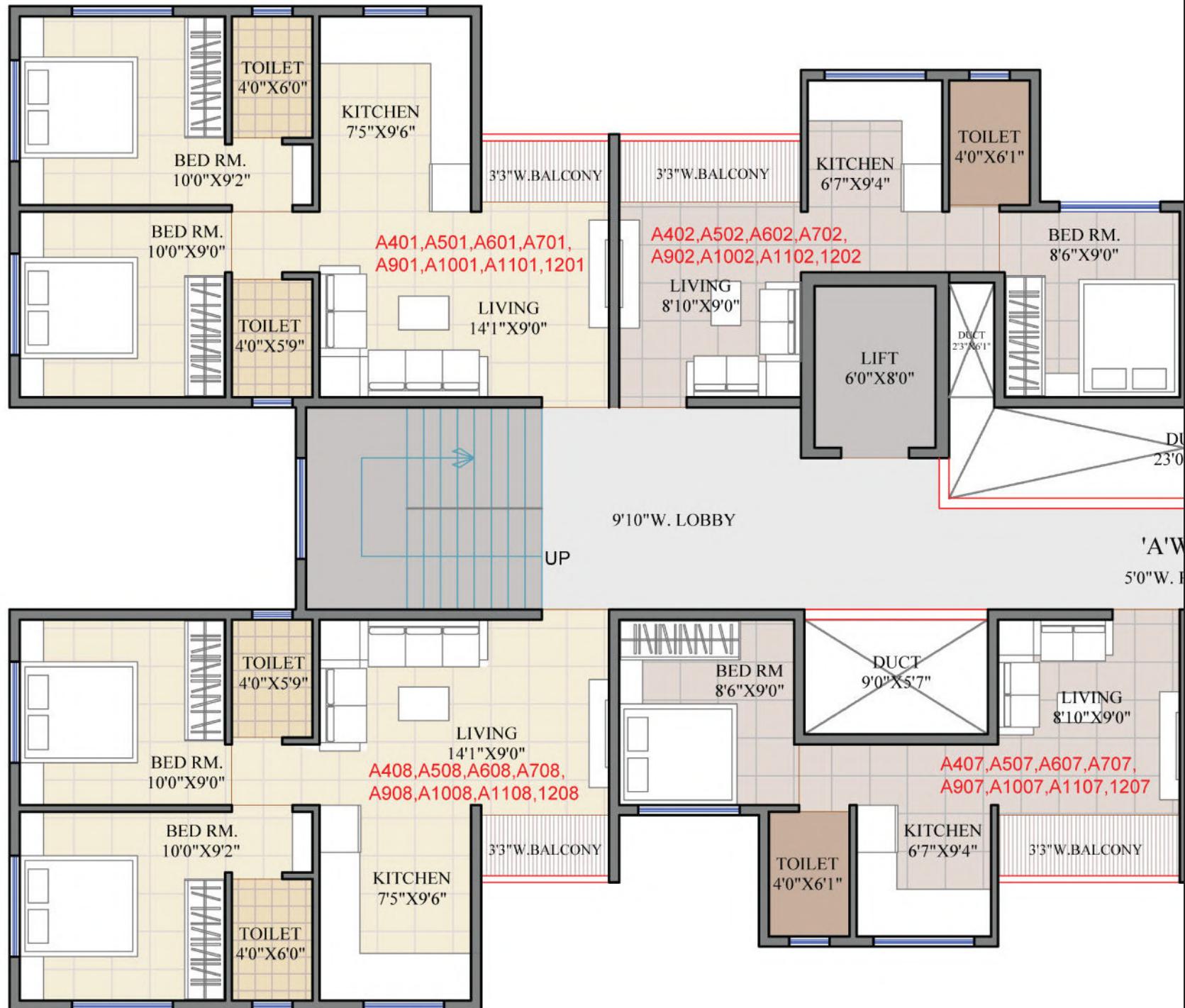
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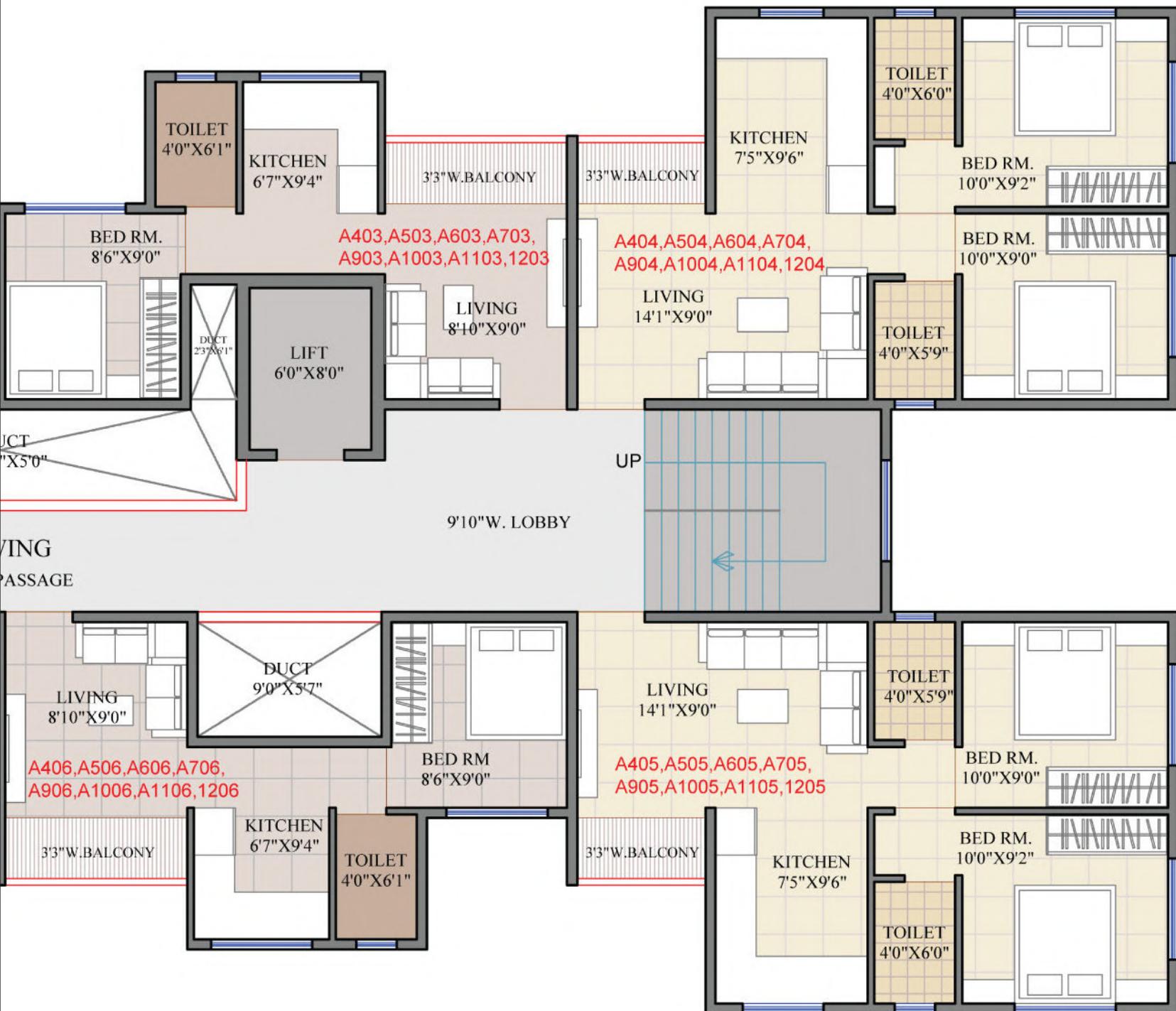
2 BHK

Unit Plan

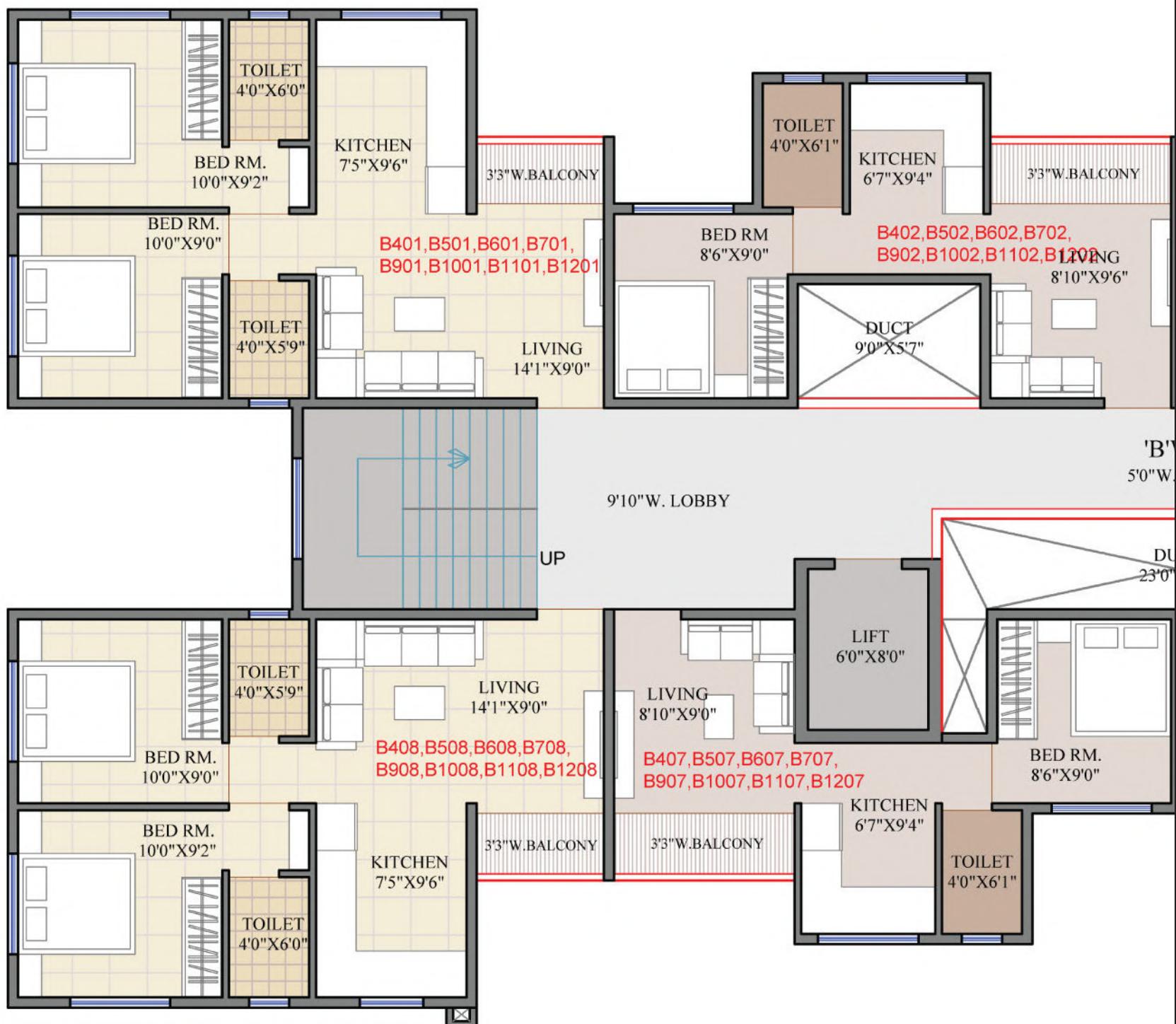


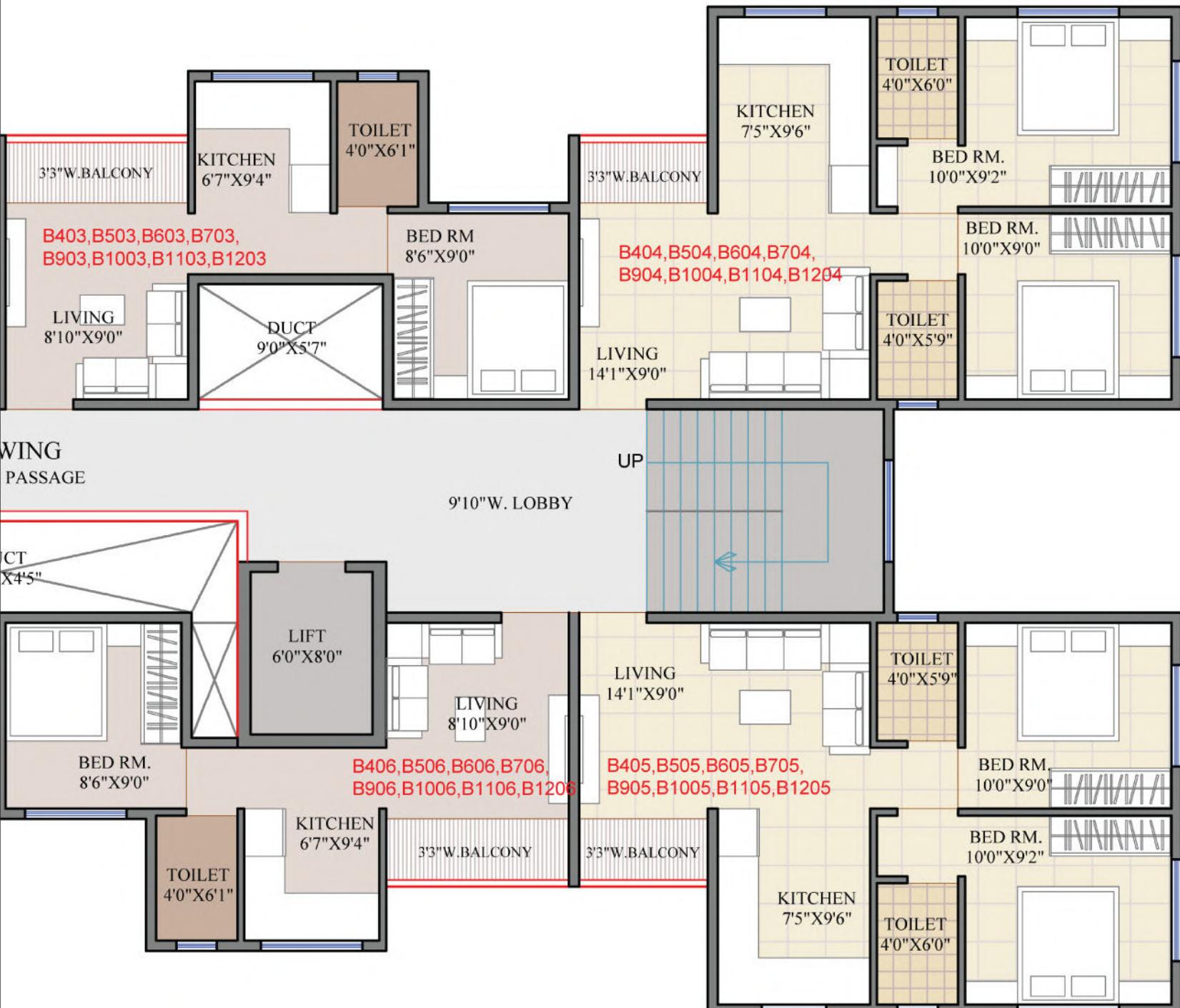
4th TO 12th TYPICAL FLOOR PLAN A WING





4th TO 12th TYPICAL FLOOR PLAN B WING





N ➤

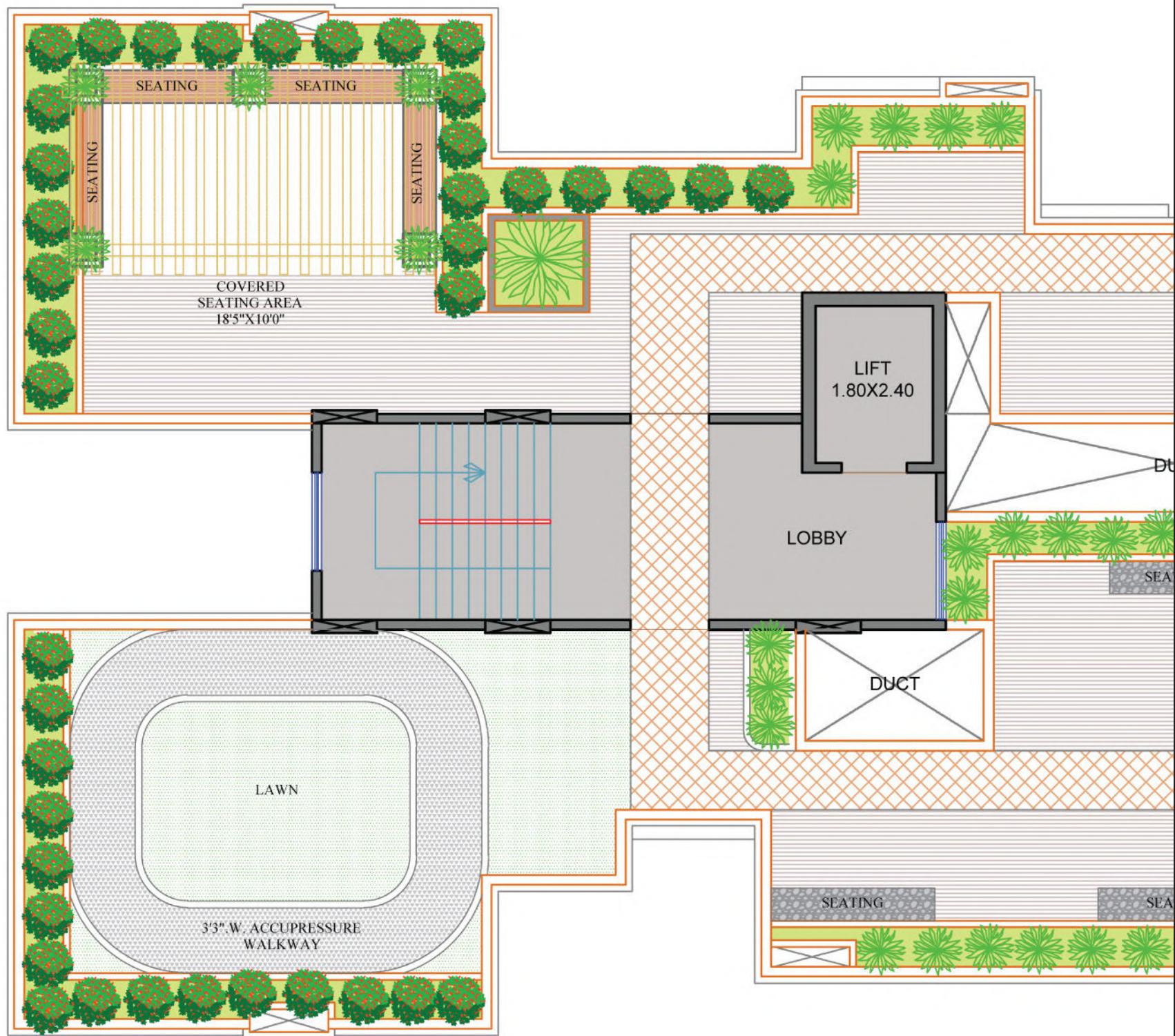
RECREATIONAL FLOOR PLAN A & B WING

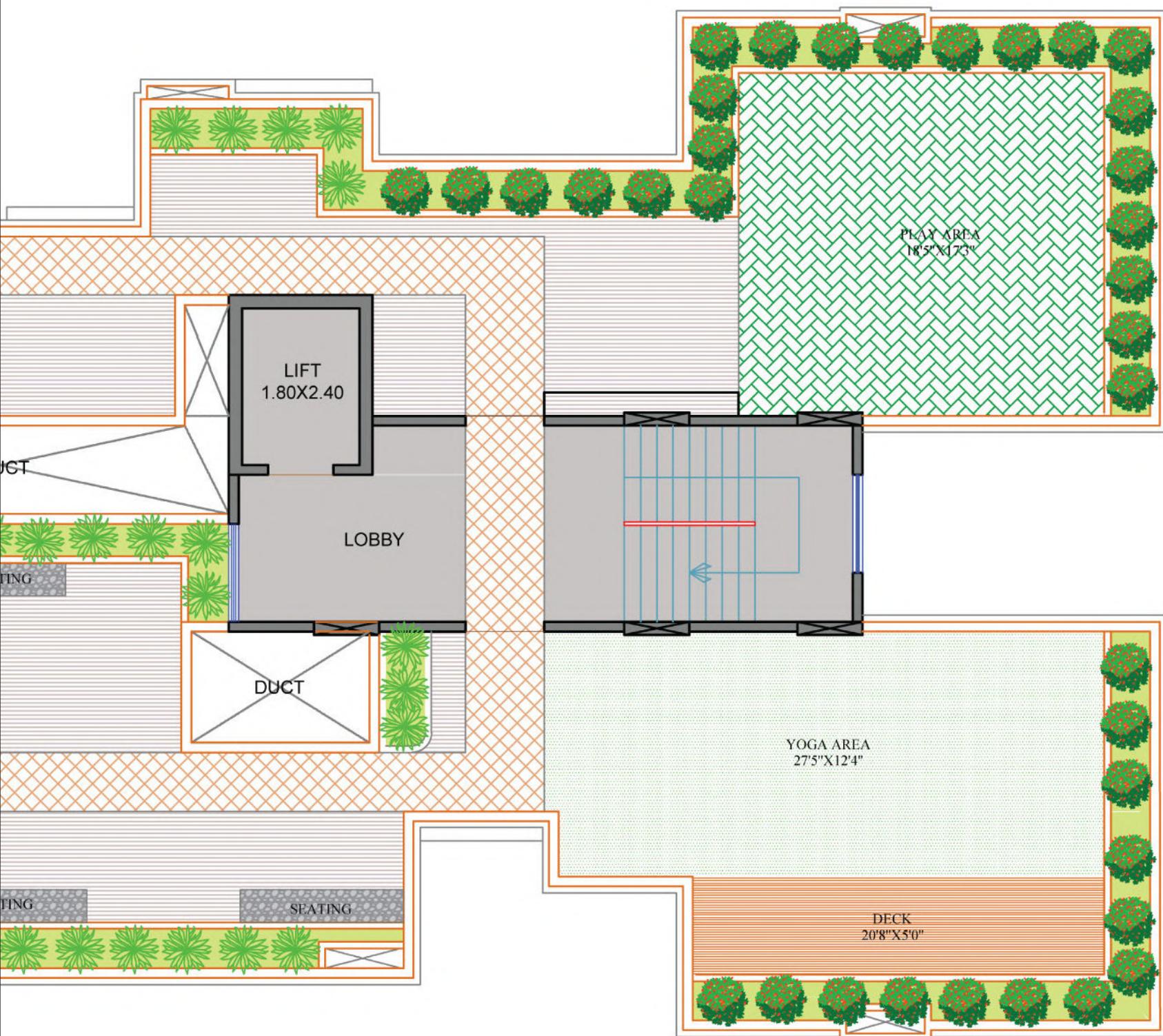




N ➤

TERRACE AMENITIES A & B WING





N ➤

LOCATION MAP



Dear All,

As they say, "Home is where the heart is." And our heart resides where the happy moments are. So, with this thought in mind, we bring you the home of happiness – **Chaitraban!** Afterall, happiness is what every heart and mind desires.

Chaitraban is not just a home, it's a destination "where happiness is for everyone!"

Just like the Marathi month Chaitra fills our heart with new hope and joy, we have tried to bring the same joy, peace and hope for you all with our project. We have designed this project with one purpose only – to provide a home that is full of happy moments!

Imagine a place where all your worries vanish, peace takes deep root and only happiness blooms, that's your next home, your dream home – **Chaitraban!**

***Live a Life Full of Happy Moments, only at
Chaitraban***



CHOOSE
Happiness,
CHOOSE
Chaitraban!

The house you live in decides how your life shapes up. So, choose a house that will bring you only happiness, choose Chaitraban!

A Project By



A Joint Venture of



SACHIN P. BAGAD
Engineers, Builders & Developers



Pranav
DEVELOPERS

GRAB THE OPPORTUNITY TODAY



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