



**UNIVERSAL  
HOUSE PVT. LTD.**  
Eternal values set in concrete



Imagination is everything.  
It is the preview of life's  
coming attractions.

- Albert Einstein



# THE UNIVERSAL VALUES

The project shall embody and reinforce the timeless values that have become a part of the legend of the UNIVERSAL House Pvt. Ltd. (Formerly Universal Projects). In just 11 years it has built a rock-solid reputation of quality, trust, fulfilling commitments & value. It's 500+ customers are a testimony to it's rapid rise as one of those rare companies that truly cares for its customers.

A string of highly successful projects viz :

63 Shivaji Nagar, Universal Mystique, Universal Melina, Universal Monarch, Universal Mantra, Universal Morya

to name just a few, have each become recognizable milestones in their journey to success.





PRECIOUS BY LOCATION

Neighbourhoods are made by what exists in the vicinity. And sometimes what gets created. More precious metal & stones exist in this one neighbourhood than probably anywhere in entire central India.

Right in the midst of it, a new landmark will stand a testimony to something more precious – a happy life.

Located just off the main West High Court Road, behind Batukbhai Jewellers it would raise the term prime location to a superlative degree.







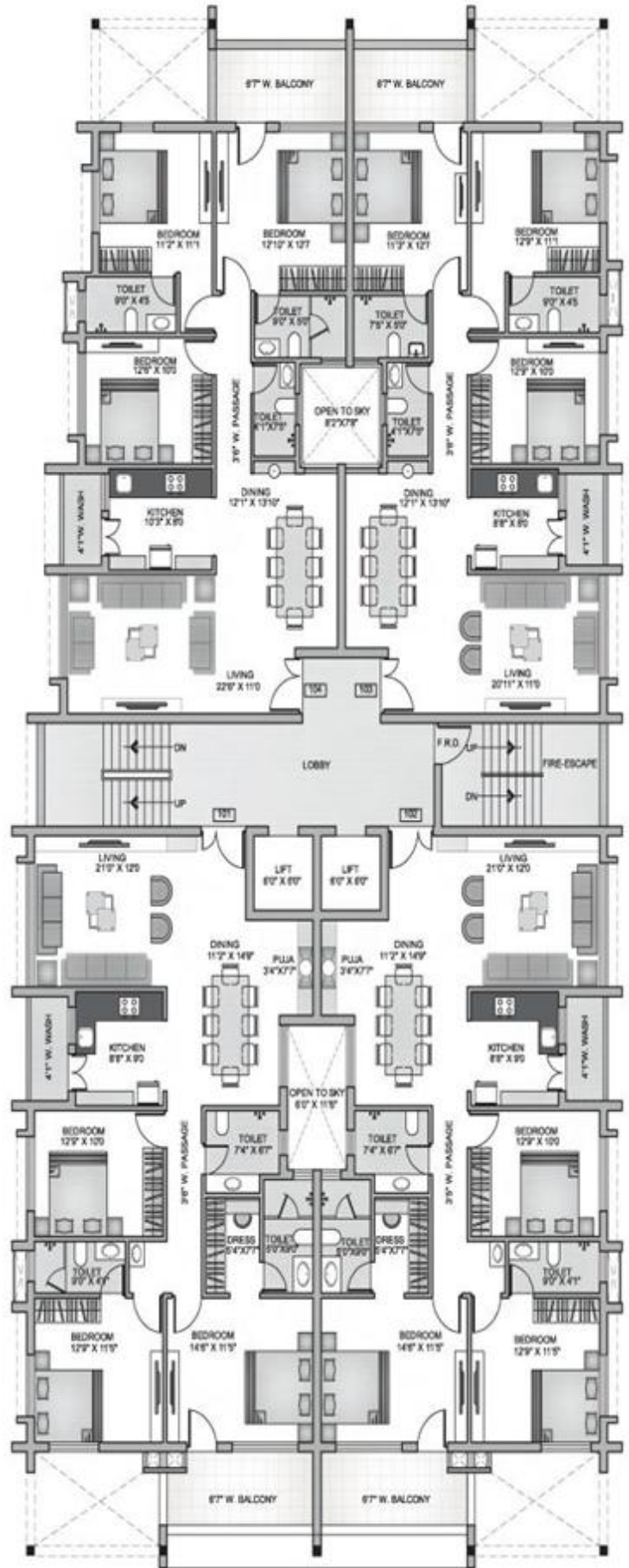
UNIVERSAL  
Motif





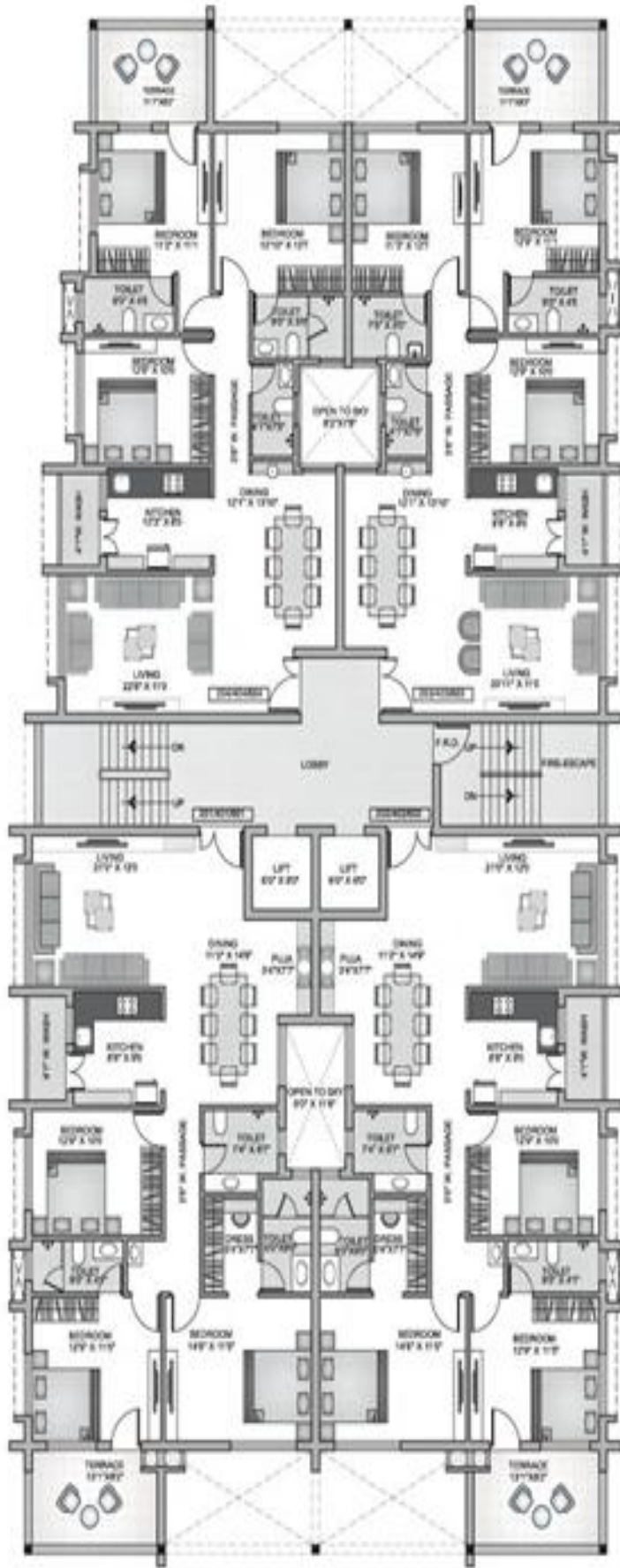
# 1ST FLOOR PLAN

101	1700 SQ FT
102	1700 SQ FT
103	1550 SQ FT
104	1575 SQ FT



R O A D

# 2ND, 4TH & 6TH FLOOR PLAN



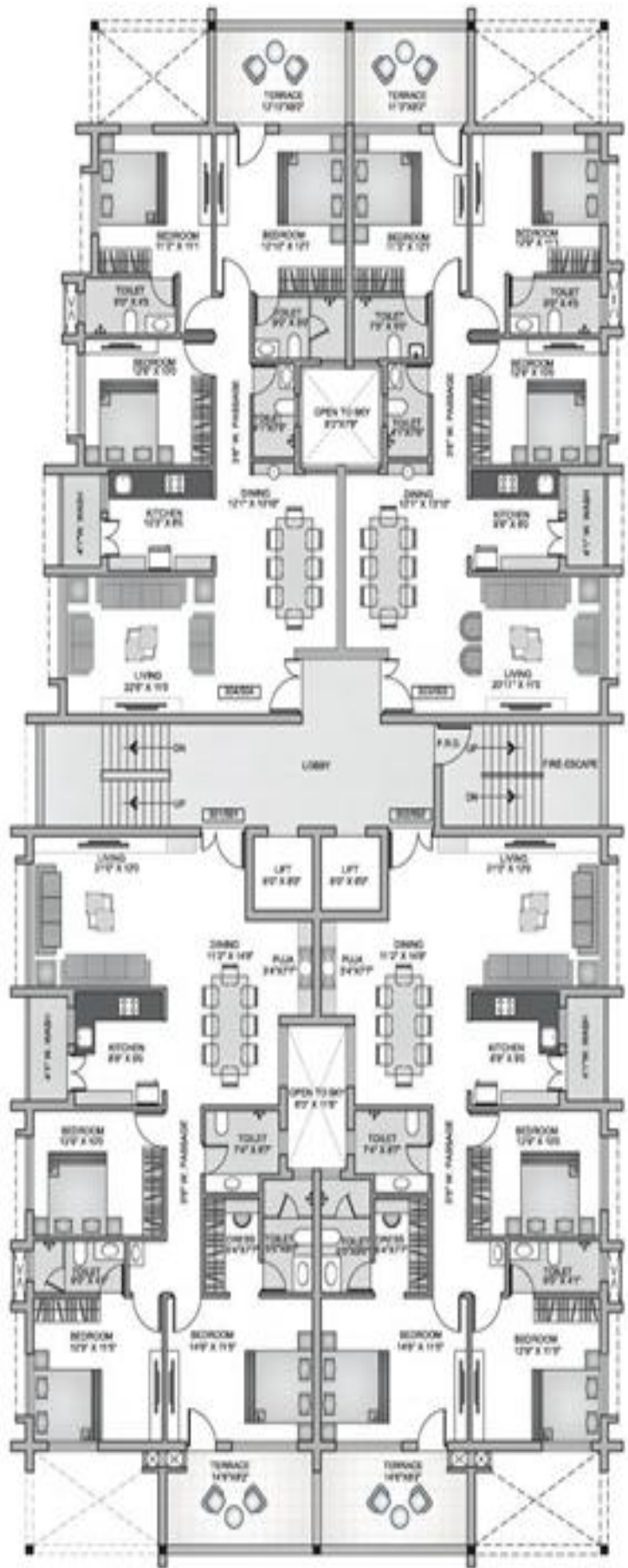
201	401	601	1700 SQ FT
202	402	602	1700 SQ FT
203	403	603	1550 SQ FT
204	404	604	1575 SQ FT



R O A D

# 3RD & 5TH FLOOR PLAN

301	501	1700 SQ FT
302	502	1700 SQ FT
303	503	1550 SQ FT
304	504	1575 SQ FT



R O A D

## AMENITIES

- Seismic resistant design
- Concrete / Paved parking area
- Impressive main entrance & lobbies
- One car parking
- Two lifts equipped with auto level and power back up
- Mini gymnasium
- Dedicated intercom connected to the ground floor reception lobby
- Video door phone in each apartment
- Dedicated TATA Sky connectivity
- Fire fighting system
- Power backup for common utilities
- Two overhead water tanks and one underground water storage tank with corporation and well water supply
- Submersible water pump with water level guard
- Rain water harvesting
- Three phase power supply
- Ample lighting fixtures in common areas
- Durable exterior painting
- Waterproofing in all toilets
- Stair treads, risers in granite
- Stainless Steel railings in staircase
- Marble/Granite window sills
- Lightning arrestors
- Security guard room
- Sanitation facilities to drivers & servants
- Anti termite treatment on plinth level
- Anti bacteria treatment in water tanks
- Provision for split air conditioners
- Decorative main gate
- Landscaping in common areas and garden in reserve area
- Park furniture for seating
- Solar water heater



# SPECIFICATIONS

## **Structure**

- Earthquake Resistant RCC Frame Structure

## **Wall**

- 9"/6" thick brickwork masonry for outer walls • 4.5" thick brickwork masonry for inner walls

## **Plaster**

- Plain waterproof phunty plaster for internal walls • Sponge plaster and stone cladding for external walls

## **Toilets**

- Designer tile dado up to 7 ft. height • Granite stone fascia for door openings
- Wash basins • White sanitary ware • Wall-hung commode
- Jaguar make or equivalent quality CP fittings
- Single lever hot & cold mixer with overhead shower
- Concealed plumbing with insulation for hot water lines • Cockroach preventive trap

## **Kitchen**

- Kitchen platform with granite top • S.S. kitchen single bowl sink
- Designer Tiles dado up to Lintel Level • Provision for fixing of water purifier

## **Utility Area**

- Washing arrangement with water line and drain • Ceramic tile dado up to 3 ft. height
- Inlet - outlet provision for washing machine

## **Electricals**

- Concealed fire resistant high quality copper wiring • TV point in living & bedrooms
- Telephone point in living room and all bedrooms • AC point in all bedrooms and living room
- Provision of exhaust fan in kitchen & toilets • Earth leakage circuit breaker

## **Flooring**

- Vitrified tile flooring • Laminated wooden flooring for master bedroom
- Anti-skid tiles in toilets, balconies & terraces

## **Doors & Windows**

- Teak wood frame with both side teak veneered door panel with melamine polish and cylindrical locks
- Premium quality brass fixtures & fittings • Aluminum windows

## **Finish & paint**

- Internal walls finished with smooth coating of cement base putty and three coats of plastic paint



Promoters

Ashish Kalode, Sanjay Kulkarni

Architect

Prashant Satpute,  
Design Cell, Nagpur

Structural Consultant

Skyline Consultants, Nagpur

Legal Advisor

Adv. Sandeep Shastri

Financial Consultant

Rodi Dabir & Co.

**Legal Notes**

- Stamp duty, registration charges, legal documentation charges, society maintenance charges, Water/Electricity meter charges including cable and sub-station cost shall be borne by the purchaser.
- Service Tax, VAT any additional charges, taxes, cess or duties levied by the Government/Local Authorities during or after completion of the scheme will be borne by the purchaser. In the interest of the continual developments in design and quality of construction, the developer saves all rights to make any changes in the scheme, including technical specifications, designs.
- Changes/alterations affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document.



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