



Creating Value in your investments...



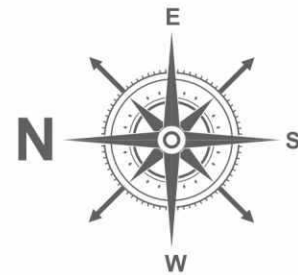


Your Smart Investment

Shayona Valley 2 offers a perfect mix of luxury living and a solid investment opportunity. With well-off government employees and successful business owners as your neighbors, your property here promises great returns and a premium lifestyle for years to come.



Layout Plan



PLOT NO	PLOT SIZE (SQ MTR)	PLOT DIMENSIONS (FT)	NET AREA (SQ. FT.)
1	142.28	32.81*49.21	1531.50
2	120.00	26.24*49.21	1291.68
3	120.00	26.24*49.21	1291.68
4	120.00	26.24*49.21	1291.68
5	120.00	26.24*49.21	1291.68
6	120.00	26.24*49.21	1291.68
7	120.00	26.24*49.21	1291.68
8	120.00	26.24*49.21	1291.68
9	120.00	26.24*49.21	1291.68
10	120.00	26.24*49.21	1291.68
11	129.06	28.22*49.21	1389.20
12	151.80	35.39*46.16	1633.99
13	119.59	27.88*46.16	1287.32
14	119.59	27.88*46.16	1287.32
15	119.59	27.88*46.16	1287.32
16	119.59	27.88*46.16	1287.32
17	119.59	27.88*46.16	1287.32
18	119.59	27.88*46.16	1287.32
19	119.59	27.88*46.16	1287.32
20	119.59	27.88*46.16	1287.32
21	147.05	36.08*46.16	1582.85
22	143.73	36.08*45.17	1547.09
23	117.03	27.88*45.17	1259.69
24	117.03	27.88*45.17	1259.69
25	117.03	27.88*45.17	1259.69
26	117.03	27.88*45.17	1259.69
27	117.03	27.88*45.17	1259.69
28	117.03	27.88*45.17	1259.69
29	117.03	27.88*45.17	1259.69
30	117.03	27.88*45.17	1259.69
31	141.92	33.81*45.17	1527.63
32	132.91	35.86*44.24	1430.65
33	104.31	24.61*45.63	1122.79
34	110.68	24.61*48.42	1191.41
35	117.04	23.73*51.15	1259.84

PLOT NO	PLOT SIZE (SQ MTR)	PLOT DIMENSIONS (FT)	NET AREA (SQ. FT.)
36	152.00	31.16*52.49	1636.13
37	152.00	31.16*52.49	1636.13
38	120.00	24.60*52.49	1291.68
39	120.00	24.60*52.49	1291.68
40	120.00	24.60*52.49	1291.68
41	120.00	24.60*52.49	1291.68
42	120.00	24.60*52.49	1291.68
43	120.00	24.60*52.49	1291.68
44	120.00	24.60*52.49	1291.68
45	120.00	24.60*52.49	1291.68
46	144.28	31.17*52.49	1553.03
47	144.28	31.17*52.49	1553.03
48	120.00	24.60*52.49	1291.68
49	120.00	24.60*52.49	1291.68
50	120.00	24.60*52.49	1291.68
51	120.00	24.60*52.49	1291.68
52	120.00	24.60*52.49	1291.68
53	120.00	24.60*52.49	1291.68
54	120.00	24.60*52.49	1291.68
55	120.00	24.60*52.49	1291.68
56	152.00	31.17*52.49	1636.13
57	152.00	31.17*52.49	1636.13
58	120.00	24.60*52.49	1291.68
59	120.00	24.60*52.49	1291.68
60	120.00	24.60*52.49	1291.68
61	167.19	35.87*52.49	1799.65
62	129.34	25.13*55.40	1392.19
63	92.13	27.07*36.64	991.66
64	98.55	27.07*39.19	1060.84
65	104.97	27.07*41.75	1129.93
66	111.12	27.06*43.90	1196.08
67	113.19	27.07*45.01	1218.38
68	113.55	27.06*44.63	1222.24
69	112.18	27.06*44.63	1207.52
70	112.08	27.07*44.57	1206.39

PLOT NO	PLOT SIZE (SQ MTR)	PLOT DIMENSIONS (FT)	NET AREA (SQ. FT.)
71	134.63	25.01*57.93	1449.29
72	139.55	26.33*55.77	1502.08
73	136.00	26.24*55.77	1463.90
74	136.00	26.24*55.77	1463.90
75	136.00	26.24*55.77	1463.90
76	136.00	26.24*55.77	1463.90
77	145.28	29.52*55.77	1563.79
78	160.28	39.37*45.93	1725.25
79	119.00	27.88*45.93	1280.92
80	119.00	27.88*45.93	1280.92
81	119.00	27.88*45.93	1280.92
82	126.50	29.64*45.93	1361.69
83	183.09	35.33*55.77	1970.78
84	161.50	31.16*55.77	1738.39
85	161.50	31.16*55.77	1738.39
86	196.28	39.37*55.77	2112.76
87	145.28	29.52*55.77	1563.79
88	144.50	27.88*55.77	1555.40
89	144.50	27.88*55.77	1555.40
90	131.86	25.44*55.77	1419.44
91	200.90	41.00*53.53	2162.46
92	137.55	27.88*52.21	1480.60
93	134.74	27.88*52.04	1450.34
94	135.63	27.89*52.35	1459.97
95	136.27	27.88*52.54	1466.71
96	134.67	27.89*51.98	1449.63
97	132.55	27.89*51.16	1426.76
98	130.43	27.89*50.34	1403.98
99	128.32	27.89*49.53	1381.28
100	127.91	27.88*49.39	1376.80
101	130.48	27.89*50.36	1404.52
102	134.58	27.88*52.24	1448.62
103	143.03	27.88*55.26	1539.66
104	145.55	27.89*56.18	1566.74
105	148.02	27.89*57.13	1593.37
106	724.50	60.85*128.05	7881.70
Amenity	2566.51	176.87*130.39	27625.91



Developed Garden No.1 (Approximately 10,000 Sq.ft.)

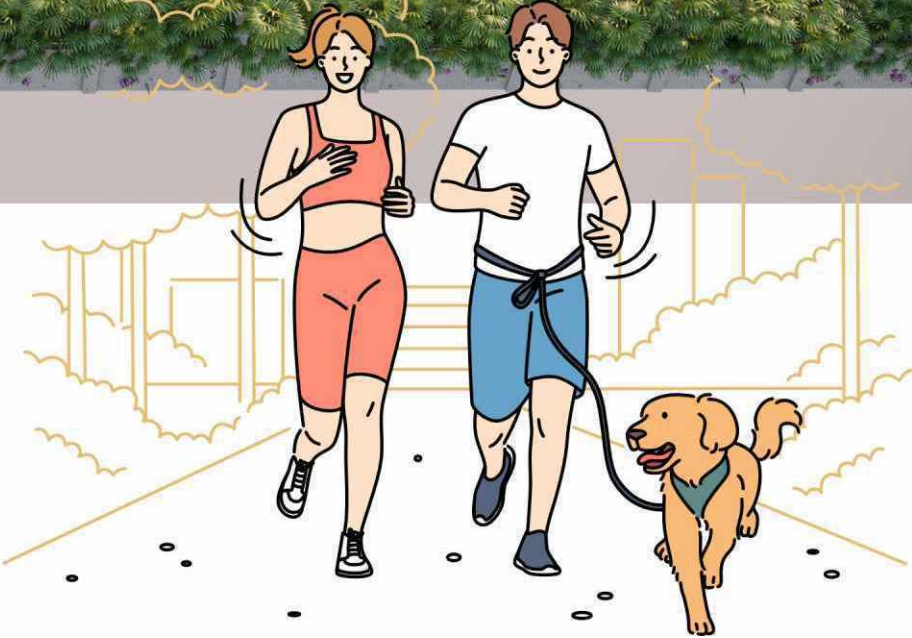


Developed Garden No.2 (Approximately 18,000 Sq.ft.)

Invest in a green future at



Shayona Valley 2 offers more than just premium plots – it's a community built for the future. With two beautifully developed gardens, it provides a safe and serene environment where your children can grow, play, and thrive. Beyond the lifestyle, this is a smart investment, ensuring great returns while giving your family a healthy, nurturing space for generations to come.





Amenity Space For School
Hospital/College/Community Hall etc.

----->>>>>Towards Patansawangi

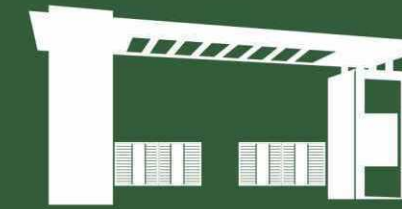
45M Wide State Highway

Towards Mahurzari Outer Ring Road>>>>>

Shayona
Valley-2

Shayona Valley-2

AMENITIES



Lavish Entrance Gate



Kids Park



Internal Cement Concrete Road



Yoga Park



Senior citizen's Sit-outs



9 & 12 M wide Internal Road



Garden



Drinking Water Line



Street Light



Underground Electric Network



Open Space Compound Wall



Multiple Transformers



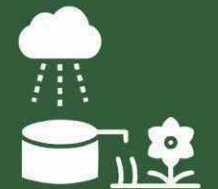
Drainage



Paver Block



Pollution Control Sewage Treatment Plant



Rain Harvesting





Easy Connectivity to



Located in Brahmanwada, Shayona Valley 2 offers unbeatable connectivity. The layout is road-touch, directly linked to the 45-meter wide state highway, ensuring smooth and easy access. With the Outer Ring Road of Nagpur nearby, reaching key areas is a breeze. Just a 4-5 km drive from Godhani Bharatwada and a quick 10-minute trip from Gorewada, the layout is ideally placed for both convenience and future growth. Additionally, its connection to Sawarmendha and PatanSawangi road makes it accessible from multiple directions.



A Project By



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Booking Contact



This pamphlet is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter or make any changes in the elevation, plans and specifications as deemed fit.