



AFFILIATED MEMBERS



Indian Green Building Council
Greening India since 2001

BUILD | DEVELOP | CONSTRUCT – COMPANY PHILOSOPHY

It's not just about buildings; It's not just about developing properties;
And it's not only about construction.

At Karmaa, it's about building relationships.

Backed by over 35 years of experience in Real Estate, Karmaa has been in the business of residential property development in Nashik since 2007.

Providing High Quality Homes with Timely delivery and meeting Customer Satisfaction has been our philosophy and primary objective while creating homes.

The company has a core strength in Construction and boasts a team of 30 with offices both in Mumbai and Nashik.

With every new venture, we strive to create unique – landmark properties to contribute to the ever growing skyline and beauty of Nashik.

GROUP OF COMPANIES & PROFILE

Talwar Construction Co. | J.C. Constructions | Karmaa Builders | Karmaa Realty

Started in the Year 1975, **Talwar Construction Co.** by **Mr. Vinod Talwar** is the oldest firm in the group of companies having completed over **20,00,000 Sq. Ft.** of construction for major Landmark Projects.

J.C. Constructions started operations after **Mr. Jitendra Talwar** joined the firm in the Year 2000 to expand the work to multiple projects. J.C. has done more than **10,00,000 Sq. Ft.** of construction and is currently involved with the Construction of **Karmaa Galaxy, Nashik.**

Karmaa Builders was set up in 2007 to shift from Contracting to Developing projects in Nashik. The first project to be successfully completed was Karmaa Heights in 2009 which is currently a landmark in the city.

GROUP OF COMPANIES & PROFILE

Talwar Construction Co. | J.C. Constructions | Karmaa Builders | Karmaa Realty

After successfully entering Nashik Mr. Vinod Talwar established Karmaa Realty along with another partner to start the ongoing project Karmaa Galaxy.

Currently the company is developing more than **5,00,000 Sq. Ft.** with the strength to build and expand.

The company has a team of 15 Full time Engineers and Site Supervisors responsible for various levels of work on site.

Our proficiency lies in executing **Turn Key** projects along with High Rise construction and Finishing expertise. We have a plethora of experience in applying latest construction technologies to make each project a landmark of its own. Currently we are making use of **Aluminum formwork** for Karmaa Galaxy, Nashik.

KEY MANAGEMENT PROFILES

Vinod Talwar

A Civil Engineer by Profession, Mr. Vinod Talwar started his career in the early 1970's as an independent Contractor in Bombay. With the past experience starting as a Site Engineer for High Rise projects, he was confident to establish a company of his own. Soon his work was recognized and that lead to getting bigger contracts, 1990 onwards. There has been a consistent growth since then.

Setting a standard of construction with his work, he believes in delivering **Quality with timely construction.**

Jitendra Talwar

Mr. Jitendra Talwar joined the company in 2000 and acquired the skill set and knowledge quickly which eventually lead to starting J.C. Constructions. He has the knack of handling a large team single handedly. Currently handling a team of more than 50, Mr. Jitendra Talwar is involved in the construction of **Karmaa Galaxy.**

Mr. Jitendra Talwar pays attention to small details which reflects the professionalism in him.

KEY MANAGEMENT PROFILES

Aditya Talwar

A Civil Engineer by profession, Aditya Talwar graduated in the year 2009. However, his career started well before he gained interest in the field of Construction by getting exposure with the help of a running family business which subsequently helped him stay ahead of his peers.

Aditya Talwar believes that learning is a never-ending process and aspires to adapt newer technologies and techniques appending growth within the business.

Yash Talwar

A Communications and Management professional, Yash Talwar graduated in the year 2005 from Canada. After gaining good experience in various corporates through his field of work, the company needed an expert in Management for the day to day running of the business. Applying his past experience, Yash Talwar took on the work with great ease and is involved in Setting up and Managing teams in Mumbai and Nashik.

With a rich travel experience gained over the years, it is his constant endeavor to keep expanding the company along with bringing in the right professionalism.

PROMINENT PROJECTS IN MUMBAI

TURN KEY PARTNERSHIP PROJECTS

- SEA CLIFF: 1987 (JUHU) – 30,400 Sq.Ft.
- SUNKERSETT PALACE: 1999 (GRANT ROAD) – 1,15,900 Sq.Ft.
- PACIFIC TOWERS: 2004 (ANDHERI WEST) – 1,28,000 Sq.Ft.
- SOHAM RESIDENCY: 2006 (MULUND) – 40,000 Sq.Ft.
- NALANDA PUBLIC SCHOOL: 2008 (MULUND) – 70,000 Sq.Ft.
- MONARCH GARDENS: 2010 (SEWRI – WADALA) – 1,10,000 Sq.Ft.
- DEV PARADISE : 2012 (MIRA ROAD) – 2,00,000 Sq.Ft.



SUNKERSETT PALACE



PACIFIC TOWERS



SOHAM RESIDENCY



MONARCH GARDENS

PROMINENT PROJECTS IN NASHIK

INDEPENDENTLY DEVELOPED PROJECTS

- KARMAA HEIGHTS: 2007 (KATHE GALI)
- KARMAA RESIDENCY: 2011 (KRUSHNAEE NAGAR)
- KARMAA GALAXY: 2013 (DWARKA)
- KARMAA PINNACLE: 2015 (ASHOKA MARG)
- KARMAA ONE : 2016 (KRUSHNAEE NAGAR)

4 KEY PROJECTS IN Nashik

KARMAA Heights - 2007



KARMAA Residency - 2011



KARMAA Galaxy - 2013



KARMAA Pinnacle - 2015



KARMAA Heights 2007

- LOCATION: TAPOVAN ROAD, NASHIK
- 3 SEVEN STOREY TOWERS
One of the first to spearhead Highrise construction in Nashik
- TOTAL OF 84 FLATS – 1,05,000 SQ. FT.
- 10,000 SQ. FT. GARDEN AREA
- SOLAR POWERED LIGHTING IN COMMON AREA
- STARTED IN 2007 - COMPLETED IN 2009
- SOLD OUT AT THE TIME OF COMPLETION

Actual Photo – KARMAA Heights



Actual Photo – KARMAA Heights



Actual Photo - KARMAA Heights Garden



KARMAA Residency 2011

- TWO 12 STOREY TOWERS – First High Rise completed in Nashik
- 88 LUXURIOUS APARTMENTS WITH HIGH END AMENITIES
- CLUB HOUSE, SWIMMING POOL AND EQUIPPED GYM
- ECO FRIENDLY METHODS OF CONSTRUCTION ALONG WITH SOLAR AND WIND ENERGY SYSTEMS HAVE BEEN INSTALLED
- COMPLETED WITH OCCUPATION CERTIFICATE
- HANDED OVER 88 APARTMENTS
- CURRENT BOOKINGS 100%

3D Render - KARMAA Residency Elevation





3D Render – KARMAA Residency Entrance

3D Render



Actual Photo





3D Render – Entrance Lobby



Actual Photo - Entrance Lobby

Actual Photo – Rooftop Windmill



Actual Photo – Indoor Swimming Pool



Actual Photo - Gymnasium



An ideal eco-friendly paradise in Nashik



The exteriors of Karmaa Residency

Mihir.Bhanage@timesgroup.com

After being involved in many housing projects in and around Mumbai, Karmaa Builders who have been making its mark in Nashik since 2010, are all set to provide the people of Nashik, with an eco-friendly and cost effective housing option. Karmaa Residency, a project of 88 flats out of which few have been handed over to the customers already and only a few flats and duplex penthouses are yet to be sold. The work on the site is almost full and it is an option for Nashikites looking to buy a house soon.

The uniqueness of this project is its eco-friendly characteristic. The lighting for the common areas is powered by windmills and solar panels located in the premises keeping in mind



The solar panel

the well-being and cost-effectiveness for the customers. Speaking about the project, builder Aditya Talwar said, "All the common lighting for the building including the passageways and parking space lighting will be powered by the windmills and solar panels. This is helpful in making it a green building and it reduces the maintenance cost as well." Other highlights of

the project are a covered swimming pool, fully equipped gym, children's play area and lush green landscaping.

All this combined with excellent elevation design and location makes the place a beautiful spot for the residents who get an amazing view of the city skyline from here.

For more details, contact: 8879690184

KARMAA Galaxy – 1st Phase POSSESSION BEGINS AUGUST 2016

- A PROJECT OF **303** APARTMENTS
- LOCATED AT TAPOVAN ROAD, **DWARKA** - NASHIK
- **1 K.M. AWAY FROM MUMBAI – AGRA HIGHWAY**
- EXCELLENT PROXIMITY TO MAJOR HIGHWAYS, **SCHOOLS, COLLEGES & HOSPITALS**
- SIZABLE CONSTRUCTION OF **4,00,000 SQ. FT.**
- EACH APARTMENT WITH AN EXCLUSIVE VIEW OF THE **GODAVARI RIVER THROUGH INDEPENDENT BALCONIES**
- **50,000 SQ. FT. OF PLAY AREA** ALONG WITH A CLUB HOUSE
- MODERN DESIGN FOR THE ELEVATION AND WELL PLANNED INFRASTRUCTURE FOR A **GATED COMMUNITY**
- CONSTRUCTION WITH LATEST TECHNOLOGY OF **ALUMINUM FORM WORK**
- **LOW POLLUTION ZONE AND OPEN FROM THREE SIDES**
- **IGBC GOLD CERTIFIED**
- PROJECT APPROVED WITH FOLLOWING BANKS AND FINANCIAL INSTITUTES:
HDFC, AXIS BANK, ICICI BANK, LIC HOUSING, DHFL, CANARA BANK, INDIABULLS, ETC.

Karmaa Galaxy Project



Landscaped Garden with Clubhouse



Club House/Swimming Pool View



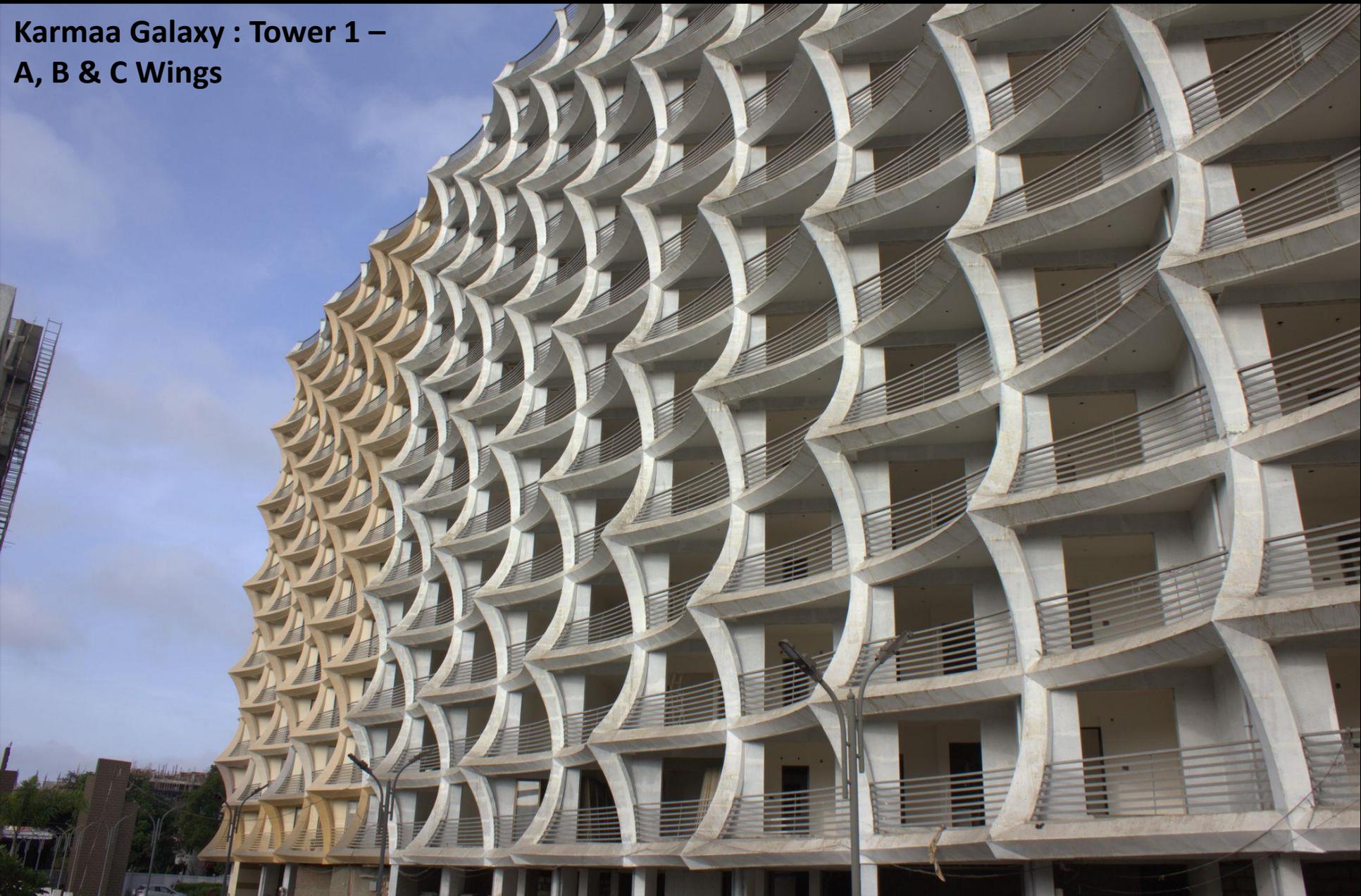
Fully Equipped Gymnasium



Karmaa Galaxy : Actual Site Image



**Karmaa Galaxy : Tower 1 –
A, B & C Wings**



Karmaa Galaxy : Landscape Garden & Clubhouse



Karmaa Galaxy – WEST SIDE VIEW



Karmaa Galaxy – EAST SIDE VIEW





karmaa GALAXY



TOWER 1



TOWER 3
TYPICAL FLOOR PLAN



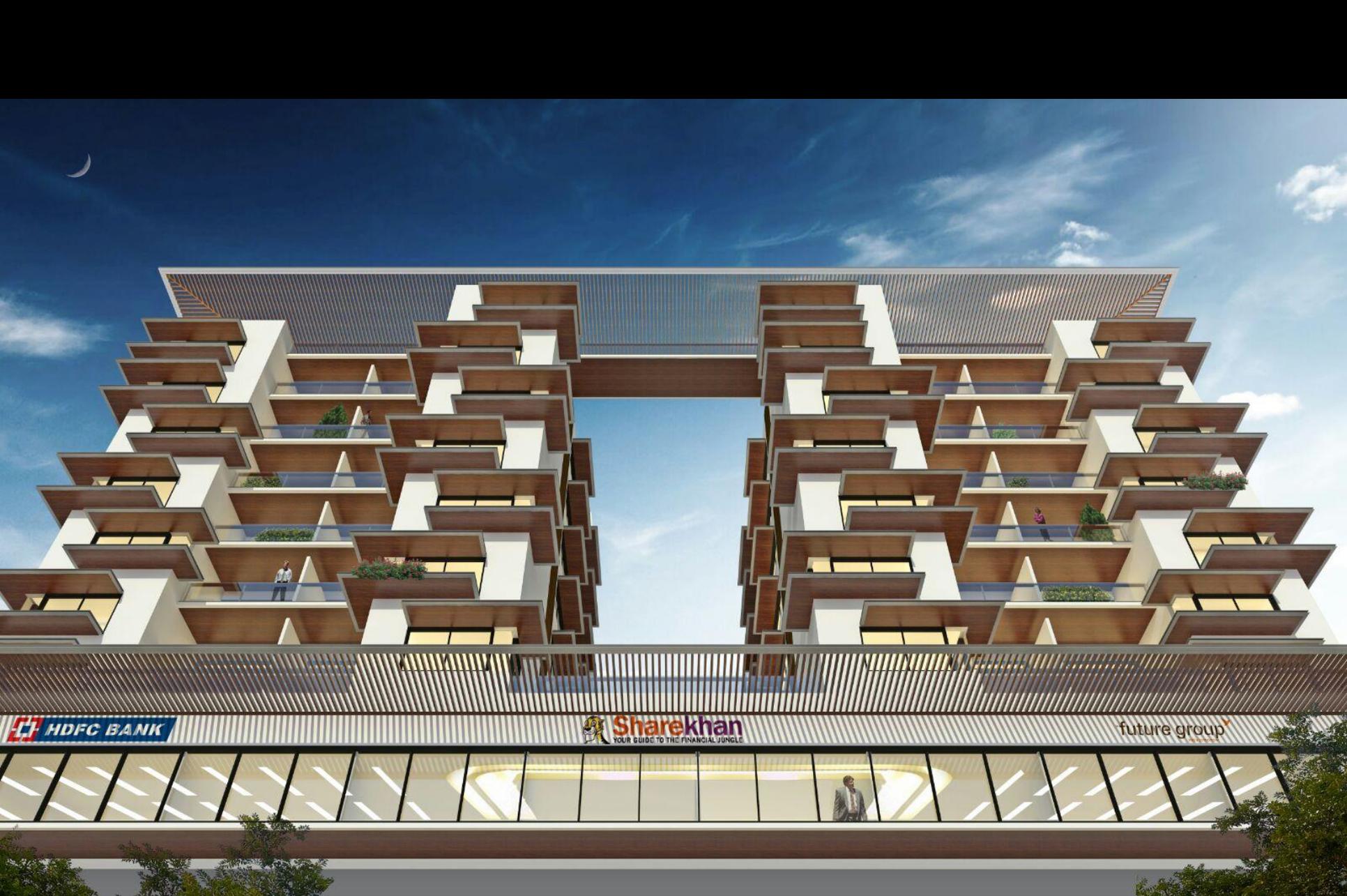
- Club House
- Children's Play Area
- Tennis Court
- Badminton Court
- Squash Court
- Basketball Court
- Net Cricket Pitch
- Swimming Pool
- Jogging Track
- Cycling Track
- Landscape Garden

KARMAA Pinnacle 2015 (ONGOING)

- STRATEGICALLY LOCATED IN ONE OF THE MOST PROMISING AREA – **ASHOKA MARG, NASHIK**
- 15,642 Sq.Ft. DOUBLE HEIGHT COMMERCIAL SHOPS ON GROUND FLOOR
- 13,808 Sq.Ft. DOUBLE HEIGHT COMMERCIAL OFFICES ON FIRST FLOOR
- 56 LUXURIOUS 2 BHK APARTMENTS IN TWO 7 STOREY TOWERS
- 10,000 Sq.Ft. LANDSCAPED TERRACE GARDEN
- BASEMENT PARKING FOR RESIDENTS



Karmaa Pinnacle Night View



Karmaa Pinnacle Evening View



Karmaa Pinnacle Day View

KARMAA One 2016 (UPCOMING)

- **LOCATED AT 500 METERS FROM MUMBAI – AGRA HIGHWAY, NEXT TO KARMAA RESIDENCY, NASHIK**
- 10,000 Sq.Ft. OF PURE COMMERCIAL SPACE
- IDEAL LOCATION FOR SHOPS & OFFICES
- PROVISION OF BASEMENT WITH GROUND AND FIRST FLOOR



Karmaa One Evening View

THANK YOU

COMPANY PROFILE | JUNE 2016

