

AFFORDABLE HOMES & SMART ASSETS

Architect
Emanate Designs

Structural Designer
Mr. P.S. Patankar

Legal Advisor
Mr. Ashwin Patil

Completed Township

Pioneer Daffodils
Pioneer Woods I & II
Pioneer Green Court
Pioneer Green Valley
Pioneer Residency Park
Pioneer K.T. Nagar
Pioneer Residency
Pioneer Shiv-Krishna
Vandan
Pioneer Sunshine-I
Pioneer Sunshine-II
Shrinath Sainagar
Shreyas Apartments
Shreyas-Siddhi
Apartments
Shreyas Palace
Shreyas-Sai Apartments
Bhange Vihar
Swapnil Enclave
Swapnil Apartments

On-going Projects

Pioneer Solitaire
Pioneer's K-Square
Pioneer Orion
Pioneer Tulip

PIONEER
Tamarind
COURT



TARANGAN
INFRAVENTURES PVT. LTD.
TIPL

Call:
Suhas - 77740 98079
Ratan - 98600 93527

Pioneer House, Plot no. 263, Bajaj Nagar, W.H.C. Road, Nagpur - 440010, (M.S.) India
Ph. 0712-6627011, 6227005 | E-mail: nagpurproject@pioneermail.com | Website: www.pioneerhomesonline.com

Member
CREDAI
NAGPUR METRO

Note: This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, designs, dimensions, etc. as shown in this brochure are tentative, indicative and subjected to amendment, variation and modification by the Company at its sole discretion and without any notice.



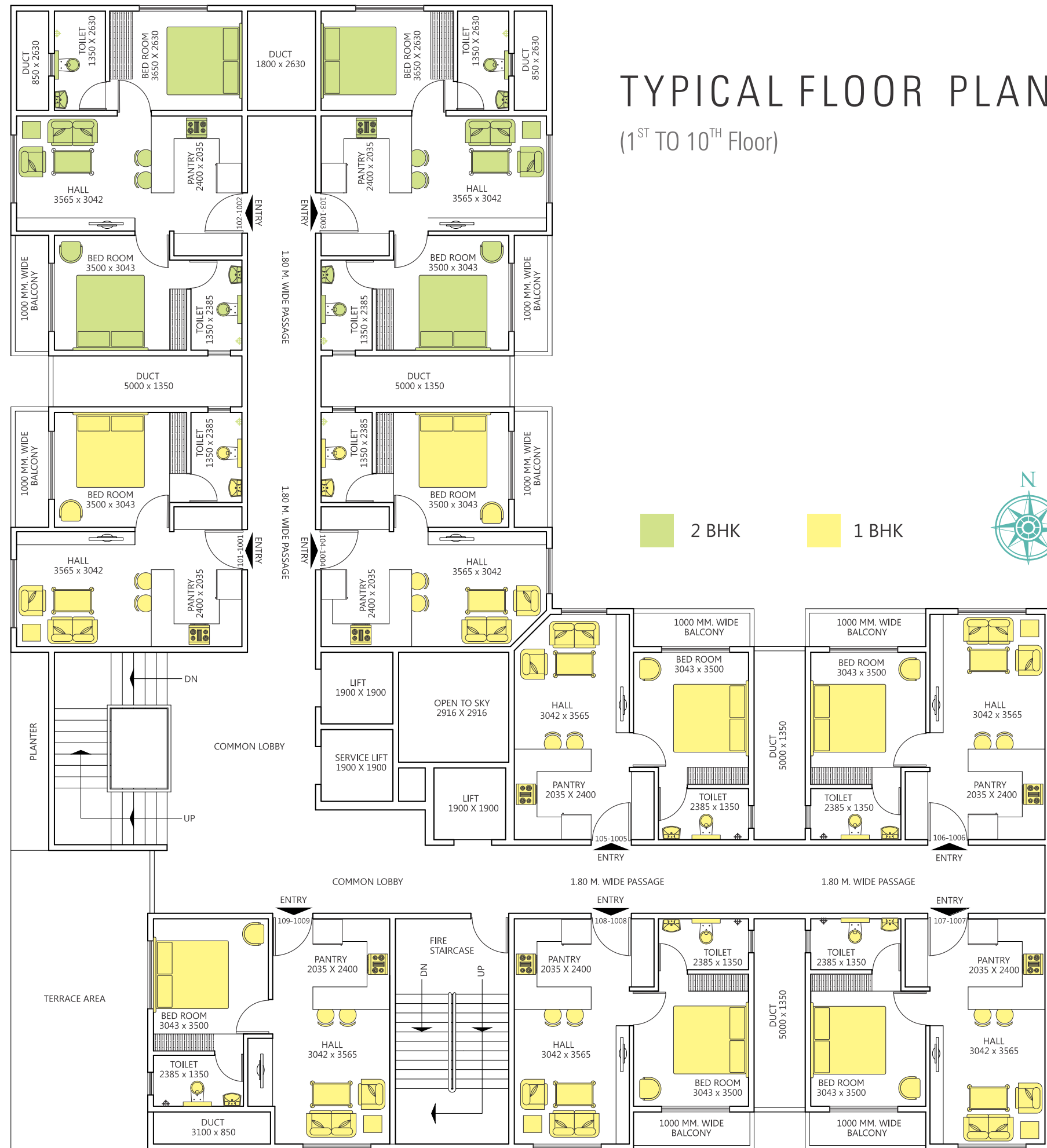
Tamarind Court at Wardha Road

Tamarind Court, a swanky new scheme with fully furnished 1 BHK and 2 BHK apartments, is a novelty for Nagpur and its people. The scheme offers apartments that are fully furnished and equipped with all comfort amenities. Located strategically at Chinchbhavan on Wardha Road, near the airport, the project is at a very convenient location. The project comprises of G+ 10 floors with 20 2-BHK apartments and 70 1BHK studio apartments with an impressive carpet area and interiors. The well-placed balconies, lobby and storage area give a spacious feel to the apartments to ensure they are ideal for stay. Equipped with comfort and luxury, Tamarind Court has well-ventilated and spacious apartments that strike the right balance between comfort and affordability.

An investment opportunity of a lifetime

Tamarind Court brings to the table, a promising investment opportunity that makes owning a property easier without digging a hole in the pocket. You can now own an apartment by paying 1/3rd of its cost hands down.

- 1 **How does it work?**
Choose the apartment of your choice. Make a down payment of 1/3rd the cost of the apartment. The balance amount is to be paid through home loan. Once the loan is sanctioned, you don't have to pay any interest on the loan till the completion of the project.
- 2 **When does the EMI start?**
The EMI will start when the project is complete but you don't have to pay the EMI. A hospitality company will sign a 20-year lease agreement with you and pay you the rental that will cover the monthly EMI of your loan.
- 3 **Apart from the down payment, what additional amount do I pay?**
You pay for the registry of Sale Deed and related expenses and one time maintenance charge.
- 4 **What rental income do I get?**
The rental income will be equal to the EMI of your home loan. Once your home loan has been fully repaid, the rental income is all yours.
- 5 **What are my benefits?**
You own a property by paying just 1/3rd the cost of the apartment. You get a premium, fully furnished apartment without spending anything apart from the down payment. While your property is being maintained at no cost, you get an additional benefit in the form of property appreciation. At the end of 20 years, your property would have appreciated by 5 times.
- 6 **Are there any more benefits?**
Yes. You get free stay for 24 days per year in one of the apartments in the building worth Rs. 75000/- (This is subject to availability). In addition, you get tax benefits in Income Tax up to Rs. 30,000/year. If you are a first-time buyer of residential property, you get an additional deduction of Rs 50,000 in Income Tax on interest component of home loan EMI. Apart from this you get club membership worth Rs. 2 lakhs.



FLAT NO.	AREA
101 - 1001 (1BHK)	53.76 sq. mtr
102 - 1002 (2BHK)	70.97 sq. mtr
103 - 1003 (2BHK)	70.97 sq. mtr
104 - 1004 (1BHK)	53.11 sq. mtr
105 - 1005 (1BHK)	53.11 sq. mtr
106 - 1006 (1BHK)	53.76 sq. mtr
107 - 1007 (1BHK)	53.76 sq. mtr
108 - 1008 (1BHK)	53.76 sq. mtr
109 - 1009 (1BHK)	50.98 sq. mtr

A blend of comfort & luxury

Amenities

- Indoor games like Table Tennis and Pool table in the building
- Club house within the complex
- Intercom facility from entry check post
- Power back-up for lifts and common area lighting
- Restaurant within the building
- Community Hall for small parties & get together
- One service lift and two passenger automatic lifts
- Hot water supply from Solar heater to every apartment

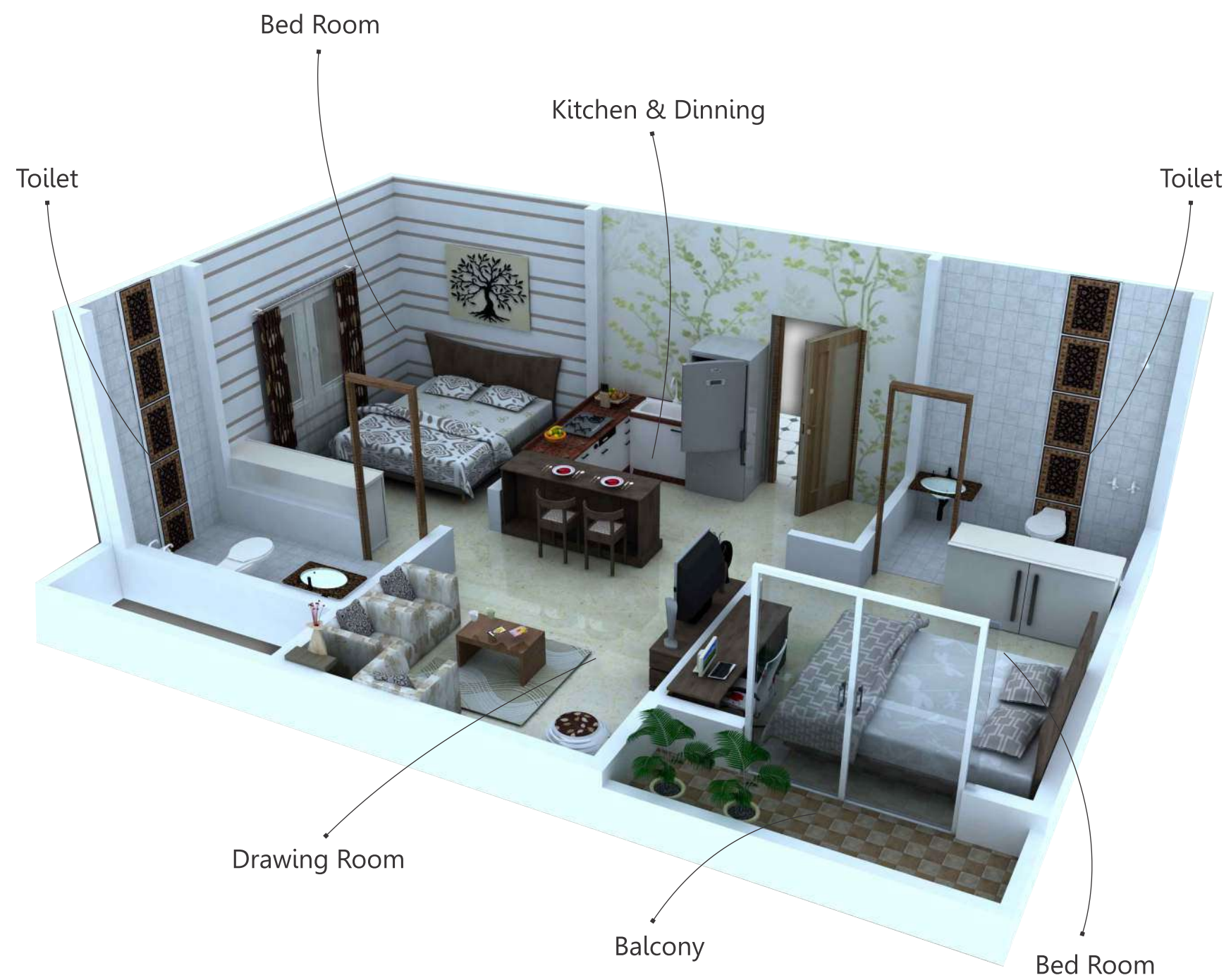


PIONEER
Tamarind
COURT



A

TYPE 2BHK APARTMENT



B

TYPE 1BHK STUDIO APARTMENT



Furnishing & facilities

Living

- Double Bed, sofa, study table and chairs
- Wardrobe Unit
- Split Air Conditioner
- LCD TV with Set-top-box
- Light fixtures and fan
- Curtains
- Art work and art effect
- Locker

Kitchen

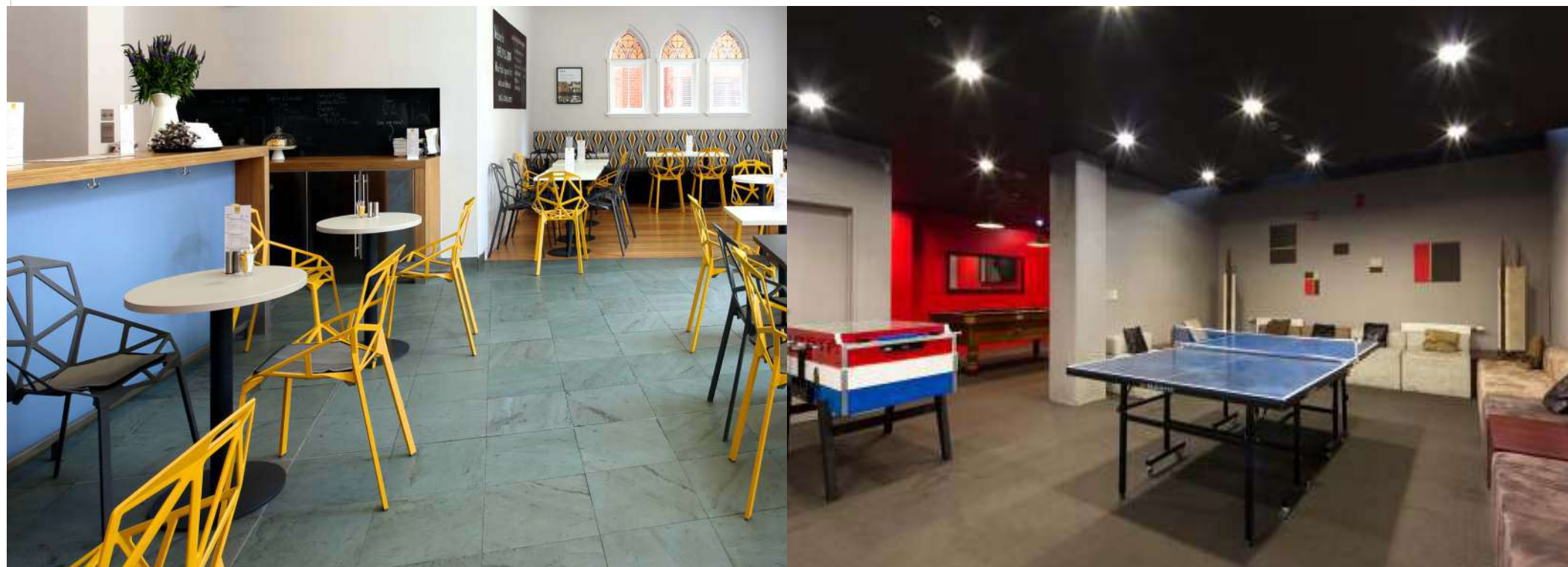
- Cabinet below counter
- Overhead cabinet
- Granite counter top
- LPG gas unit with chimney
- Refrigerator
- Microwave oven
- Water purifier
- Dining table with chairs
- Utensils
- Light fixtures

Toilet

- Bathroom accessories
- Mirror
- Geyser
- Light fixtures

Specifications

- Vitrified tiles 600x600 / wooden flooring
- Anti skid tiles in toilet floor and balcony
- Kota stone or equivalent on staircase
- Anti skid tiles in lobby area
- Flush door in entire flat
- Aluminum windows
- MS Safety grills in windows
- 8'x2.3' granite top on kitchen otta
- Modular kitchen
- TV, Telephone and Cable points in hall and bedroom
- Inverter wiring provision
- AC points provision
- Ceramic Tiles dado in toilet up to 7' height
- CP fittings in toilet and kitchen
- Putty finish OBD paint on walls and ceiling
- Ceramic Sanitary ware of approved brands
- Central air cooling



Location Map

