
PRESENTING
SANSARA
8 WORLDS. ONE COMPLETE LIFE.

MAULI
INFRA

WHY SANSARA?

SANSARA MEANS ‘THE WORLD’ AND THIS CREATION BRINGS YOU THE BEST OF ALL IN 8 THEMED WORLDS.

SANSARA ALSO MEANS ‘THE FAMILY’ WHO MEAN THE WORLD TO YOU.

OUR CREATION IS A TRIBUTE TO YOUR FAMILY



MAULI INFRA

A LIFESTYLE EXPERIENCE FOR THE ENTIRE FAMILY

AN ADDRESS OF COMPLETENESS FEATURING 8 DISTINCT WORLDS, INTELLIGENTLY ZONED ACROSS 15 MASTER-PLANNED AVENUES

SANSARA HALLMARKS

- 150 ACRE DEVELOPMENT
- 8 THEMED LANDSCAPED ZONES
- MODERN TROPICAL ARCHITECTURE
- PLOTS STARTING 1200 SQ.FT
- 2-LEVEL GRAND CLUBHOUSE
- 65,000 SQ.FT. OF GRAND CLUBHOUSE WITH 25+ AMENITIES
- OVER 19.5 ACRES OF OPEN GREEN SPACES
- 2+ ACRES OF GOLF COURSE, 2+ ACRES OF FOREST & 2+ ACRES OF CRICKET GROUND



AN ICONIC ARRIVAL THAT SETS YOU APART.

AN ENTRANCE GATE THAT IS IMPRESSIVE,
SCENIC & SECURED.



THE ARRIVAL HALLMARKS

- MAJESTIC MONUMENTAL ENTRANCE GATEWAY
- DUAL ACCESS CONTROL LANES
- PALM-FRINGED 18-METER GRAND DRIVE-IN BOULEVARD WITH CENTRAL MEDIAN ILLUMINATION
- LANDSCAPED ROUNDABOUT WITH DESIGNER KINETIC WATER FEATURE
- DEDICATED VISITOR SCREENING LOUNGE AND VALET DROP-OFF CORRIDOR
- PERIMETER BOUNDARY FENCING WITH MOTION SENSORS AND SURVEILLANCE CAMERAS
- HIGH-TECH SECURITY PAVILION FEATURING RFID VEHICLE SCANNERS, BIOMETRIC ACCESS, AND 24/7 CCTV SURVEILLANCE
- SEPARATE UTILITY AND SERVICE ENTRY GATES

A WORLD OF EXCLUSIVE LIFESTYLE EXPERIENCES

FEATURING SANSAARA- GRAND TWO-LEVEL CLUBHOUSE.

THE CLUBHOUSE HALLMARKS

- GRAND ENTRANCE LOBBY
- TWO SIGNATURE INDOOR & OUTDOOR RESTAURANTS
- SWIMMING POOL / PLUNGE POOL & POOL DECK
- GYMNASIUM/BADMINTON & PICKLE BALL COURTS
- INDOOR & OUTDOOR KIDS PLAY AREAS
- BUSINESS CENTRE / CONFERENCE / MINI THEATRE
- YOGA & OUTDOOR ACTIVITY AREAS
- LANDSCAPED WALKING TRACKS
- LANDSCAPE ARCHITECTURE FRAMEWORK





MAULI INFRA

NAGPUR'S BIGGEST TROPICAL LANDSCAPE COMMUNITY

8 EXPERIENTIAL WORLDS CATERING TO ALL AGE GROUPS EXPRESSED ACROSS THEMED LANDSCAPES SPREAD OVER 15 ZONES WITH 19.5 ACRES OF OPEN SPACE.

LANDSCAPE HALLMARKS

- MAPPED TO THE 8 DISTINCT HUMAN NEEDS
- DENSE TROPICAL FLORA & NATIVE CANOPIE
- SENSORY BOTANICAL TRAILS
- ZEN & DRY TROPICAL ENCLAVES
- WATER & REFLECTION FEATURES
- PANCHAVATI & SACRED BOTANICAL GROVES
- CONTIGUOUS GREEN BUFFERS


SANSARA
8 WORLDS. ONE COMPLETE LIFE.
THE 8 THEMED WORLDS


MAULI
INFRA
KANHOLI
THE LOCATION STORY

KANHOLI
THE NEW EPICENTRE OF NAGPUR'S EXPANSION

STRATEGIC PLACEMENT ALONG
THE PRIME GROWTH TRAJECTORY



GROWTH DIRECTION

NAGPUR IS EXPANDING SOUTHWEST ALONG THE WARDHA ROAD AND OUTER RING ROAD BELT. KANHOLI SITS DIRECTLY IN THE PATH OF THIS HIGH-SPEED DEVELOPMENT.

LOW DENSITY, HIGH VALUE

A SANCTUARY AWAY FROM HIGH-DENSITY CITY CONGESTION.
INSTANTLY PLUGGED INTO INDUSTRIAL, LOGISTICS, AND IT HUBS.

SCENIC MICRO-MARKET

NATURAL GREEN SURROUNDINGS, HIGH GROUND-WATER LEVELS & CLEAN AIR INDEX. IDEAL FOR PRIVATE ESTATES & VILLA COMMUNITY

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BOUNDLESS CONNECTIVITY TO EVERY CORE HUB

MINUTES AWAY FROM NAGPUR'S ECONOMIC ENGINES

07 MINS	SAMRUDDHI MAHAMARG HIGHWAY
07 MINS	MIHAN SEZ MULTI-MODAL CARGO HUB
10 MINS	DR. BABASAHEB AMBEDKAR INTERNATIONAL AIRPORT
03 MINS	EDUCATIONAL & HEALTHCARE BELT

OUTER RING ROAD (ORR) INTERCHANGE.

SEAMLESS CONNECTION TO ALL FOUR QUADRANTS OF NAGPUR.

MIHAN SEZ & MULTI-MODAL CARGO HUB

07 MINUTE'S DRIVE (NAGPUR'S PRIMARY EMPLOYMENT GENERATOR).

DR. BABASAHEB AMBEDKAR INTERNATIONAL AIRPORT

RAPID, SIGNAL-FREE TRANSIT.

EDUCATIONAL & HEALTHCARE BELT

REPUTED UNIVERSITIES, AIIMS NAGPUR, AND MULTI-SPECIALTY HOSPITALS WITHIN EASY REACH.

UPCOMING INFRASTRUCTURE

METRO RAIL PHASE EXTENSIONS AND WIDENED ARTERIAL HIGHWAY ACCESS.

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THE GROWTH ENGINE OF KANOHLI

WHY SANSARA PLOTS WILL APPRECIATE RAPIDLY OVER 36 MONTHS

MIHAN EXPANSION

TIER-1 IT COMPANIES & AVIATION FACILITIES DRIVING HOUSING DEMAND.

SAMRUDDHI MAHAMARG IMPACT

EXPRESSWAY ACCESS TRANSFORMING NAGPUR INTO INDIA'S PREMIER LOGISTICS CAPITAL.

SUPPLY CRUNCH

SACRCITY IN HIGH-GRADE, CLEAR-TITLE PLOTTED TOWNSHIPS WITHLIFESTYLE AMENITIES .

EARLY LAUNCH MULTIPLIER

EARLY ENTRY RATES PROVIDE THE HIGHEST CAPITAL APPRECIATION YIELD .



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01 ARENA
THE SPORTS WORLD (4 ZONES)

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THE SPORTS WORLD 1

01 CRICKET PLAY GROUND

02 NET CRICKET

03 WARM-UP GARDEN

04 STAGE

05 TREE-COURT SITOUTS

06 GROUP SITOUTS

07 JOGGING TRACK

08 ENTRANCE GARDEN

09 PAVILION



THE SPORTS WORLD 2

01 FUTSAL COURT

02 CRICKET TURF

03 SPECTATOR GALLERY





THE SPORTS WORLD 3

01 TENNIS COURT

02 PICKLEBALL COURT

03 SPECTATOR GALLERY

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THE SPORTS WORLD 4

01 GOLF COURSE





02 NATURA
THE SENSORY WORLD (3 ZONES)


MAULI
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FLORA GARDEN
01 PEBBLE COURT
02 CACTUS GARDEN
03 NATURE TRAIL
04 ROCK GARDEN



FAUNA GARDEN

01 FRANGIPANI GARDEN

02 POLLINATOR GARDEN

03 BUTTERFLY GARDEN

04 BIRD-GARDEN

05 WATCH PAVILION

06 PICNIC GARDEN

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THE SENSORY WORLD

01 ORGANIC GARDEN




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INFRA
03
KIDSZO
THE KID'S WORLD
(2 ZONES)

CHILDREN'S WORLD (7–12 YRS)

01 TRAMPOLINE PARK

02 CHILDREN'S PLAY AREA WITH EQUIPMENT

03 SIT OUT WITH PAVILION

04 BASKETBALL COURT







TODDLER'S WORLD (3-6 YRS)

01 TODDLER PLAY AREA WITH EQUIPMENT

02 SAND PIT

03 PARENT SIT-OUT PAVILION

04 OPEN LAWN



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04 COMMUNE

THE COMMUNITY WORLD (2 ZONES)


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THE COMMUNITY WORLD 01 - 02
01 FOREST PARK
02 FOREST TRAIL
03 FOREST WALK


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05
OCCASIONS
THE CELEBRATION WORLD



THE CELEBRATION WORLD

01 LARGE CELEBRATION LAWN

02 SMALL-EVENT LAWN

03 STAGE

04 WELCOME FLOWER CIRCLE

05 BARBECUE AREA

06 TREE-COURT SIT-OUTS

07 GROUP SIT-OUTS


06
MEMOIRS
THE SENIOR WORLD
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THE SENIOR WORLD

01 OUTDOOR GYM

02 WALKING TRACK

03 GROUP SIT-OUT AREA

04 YOGA & MEDITATION


MAULI
INFRA
07
AUM
THE SPIRITUAL WORLD

THE COMMUNITY WORLD 03

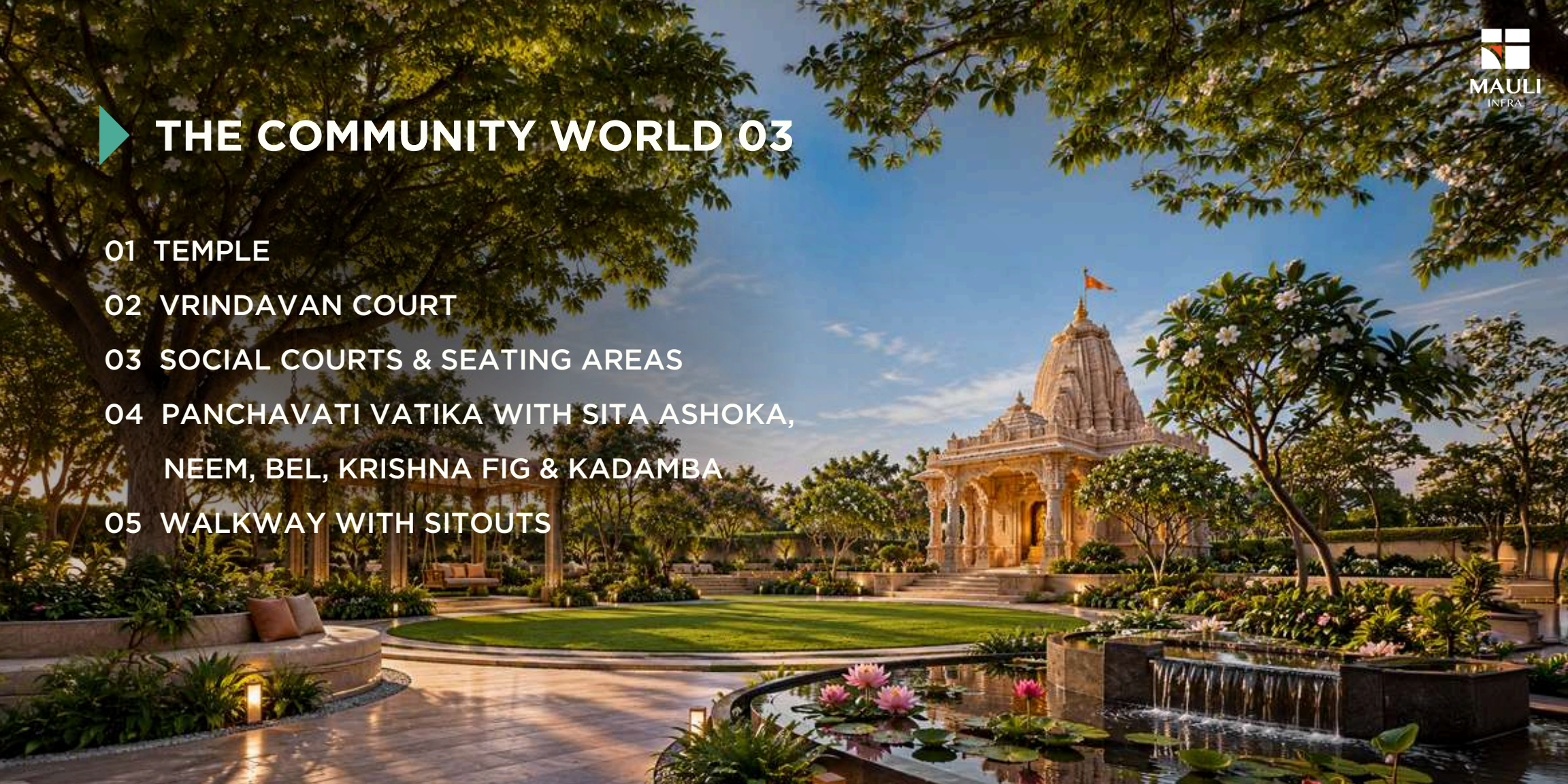
01 TEMPLE

02 VRINDAVAN COURT

03 SOCIAL COURTS & SEATING AREAS

04 PANCHAVATI VATIKA WITH SITA ASHOKA,
NEEM, BEL, KRISHNA FIG & KADAMBA

05 WALKWAY WITH SITOUTS



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08 CLUB SANSAARA

THE CLUB WORLD




CLUB SANSAARA

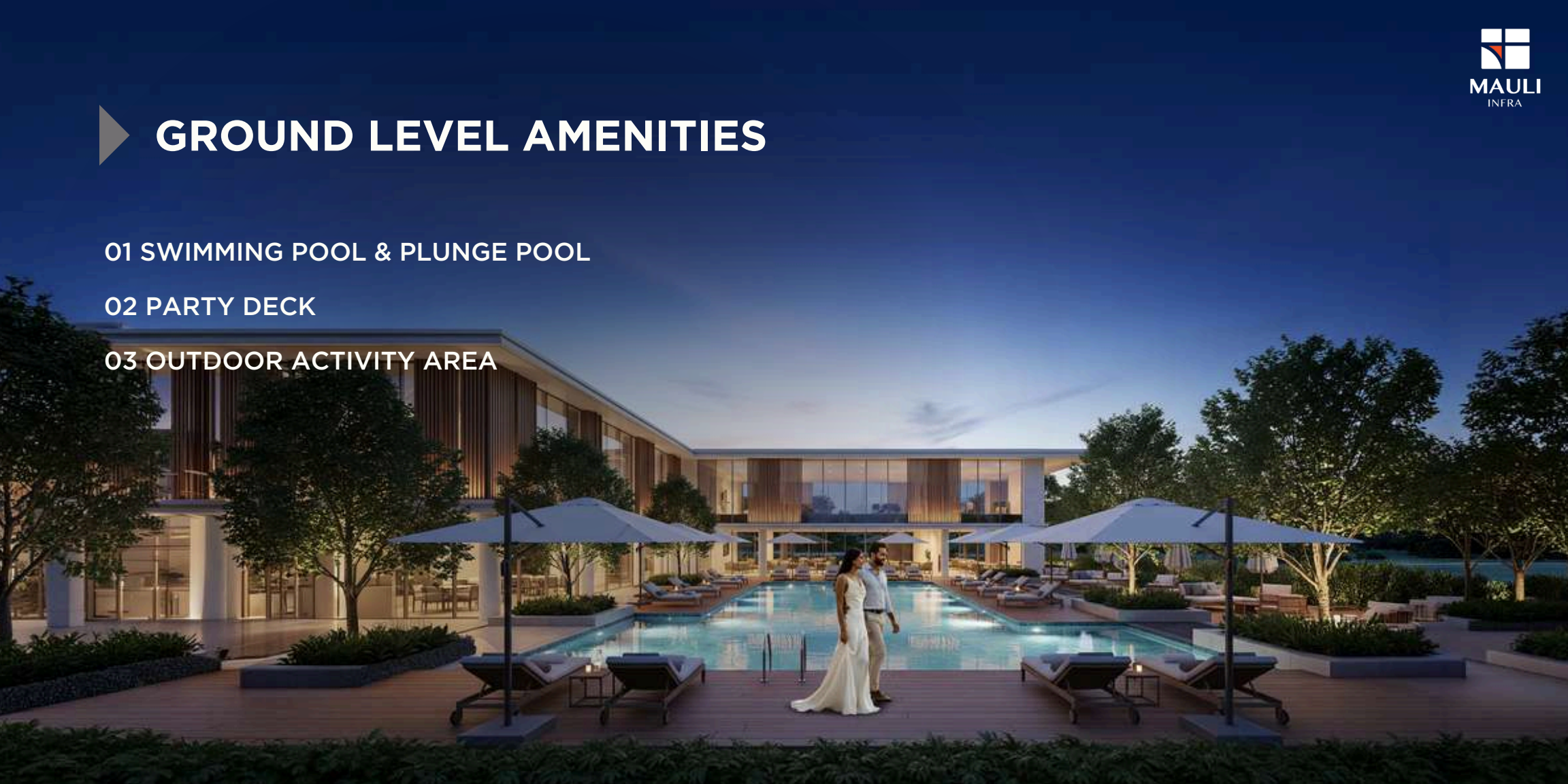
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GROUND LEVEL AMENITIES

01 SWIMMING POOL & PLUNGE POOL

02 PARTY DECK

03 OUTDOOR ACTIVITY AREA

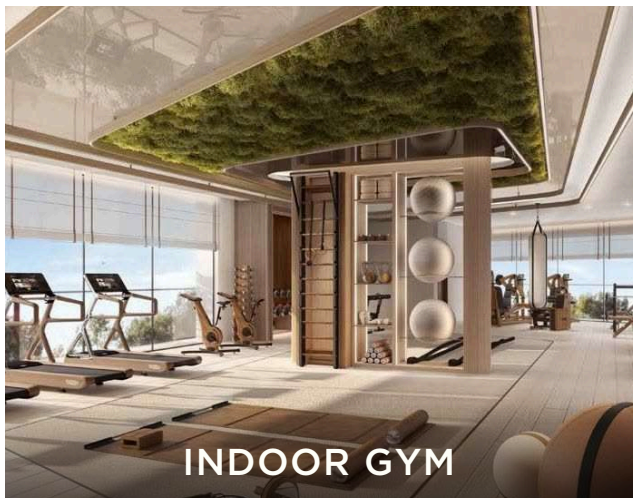



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GRAND LOBBY

CLUB SANSAARA - INDOOR AMENITIES (GROUND LEVEL)



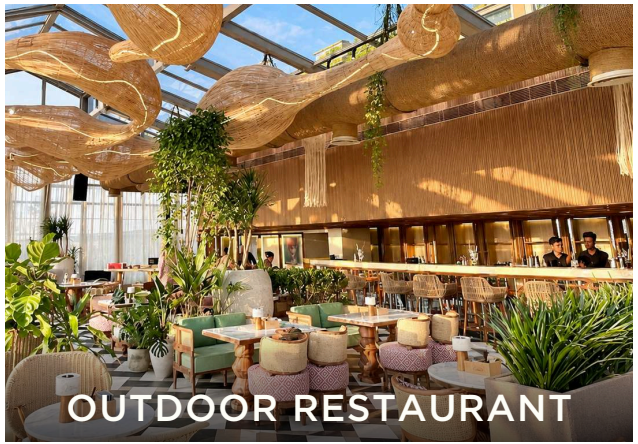








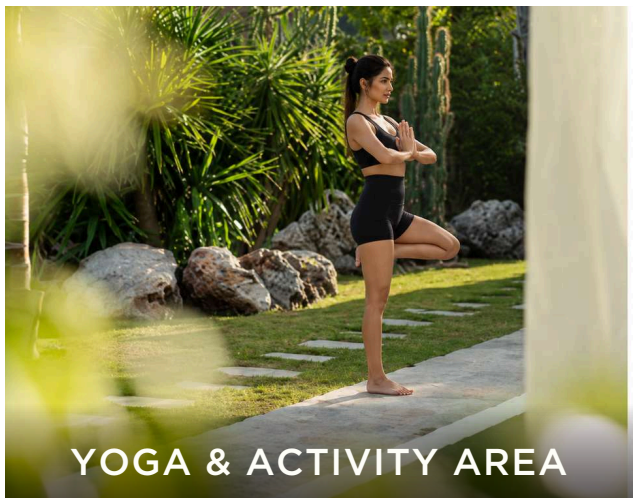
CLUB SANSAARA - OUTDOOR AMENITIES (GROUND LEVEL)















FIRST LEVEL AMENITIES

01 BUSINESS LOUNGE WITH WFH FACILITY


MINI THEATRE


GAMING ROOM


CONFERENCE ROOM


GUEST ROOMS

SANSARA

8 WORLDS.ONE COMPLETE LIFE

THE 8 THEMED ZONES
WITH COLOUR CODES



8 THEMED WORLDS

01 ARENA
THE SPORTS WORLD
(4 ZONES)

02 NATURA
THE SENSORY WORLD
(3 ZONES)

03 KIDSZO
THE KID'S WORLD
(2 ZONES)

04 COMMUNE
THE COMMUNITY WORLD
(3 ZONES)

05 OCCASIONS
THE CELEBRATION WORLD

06 MEMOIRS
THE SENIOR WORLD

07 AUM
THE SPIRITUAL WORLD

08 CLUB SANSAARA
THE CLUB WORLD

SANSARA

THE 8 WORLDS & THEIR AMENITIES



01 ARENA
THE SPORTS WORLD
(4 ZONES)

ZONE 1
01 Cricket Play Ground
02 Net Cricket
03 Warm-up Garden
04 Stage
05 Tree-Court sitouts
06 Group Sitouts
07 Jogging Track
08 Entrance Garden
09 Pavilion

ZONE 3
01 Futsal Court
02 Turf Cricket
03 Spectator Gallery

ZONE 9
01 Tennis Court
02 Pickleball Court
03 Walking Track
04 Spectator Gallery

ZONE 18
01 Golf Course

02 NATURA
THE SENSORY WORLD
(3 ZONES)

ZONE 13
FLORA GARDEN
01 Pebble Court
02 Cactus Garden
03 Nature Trail
04 Rock Garden

ZONE 12
FAUNA GARDEN
01 Frangipani Garden
02 Pollinator Garden
03 Butterfly Garden
04 Bird-Garden
05 Watch Pavilion
06 Picnic Garden

ZONE 15
01 Organic Garden

03 KIDSZO
THE KID'S WORLD
(2 ZONES)

ZONE 5
TODDLER'S WORLD (3-6 YRS)
01 Toddler Play Area
with Equipment
02 Sand Pit
03 Parent Sit-out Pavilion
04 Open Lawn

ZONE 14
CHILDREN'S WORLD (7–12 YRS)
01 Trampoline Park
02 Children's Play Area
with Equipment
03 Sit out with Pavilion
04 Basketball Court

04 COMMUNE
THE COMMUNITY WORLD
(2 ZONES)

ZONE 16
01 Forest Park
02 Forest Trail

ZONE 17
01 Forest Park
02 Walkway
03 Sitouts

05 OCCASIONS
THE CELEBRATION WORLD

ZONE 6
01 Large Celebration Lawn
02 Small-event Lawn
03 Stage
04 Welcome Flower Circle
05 Barbecue Area
06 Tree-court Sit-outs
07 Group Sit-outs

06 MEMOIRS
THE SENIOR WORLD

ZONE 2
01 Outdoor Gym
02 Walking Track
03 Group Sit-out Area
04 Yoga & Meditation

07 AUM
THE SPIRITUAL WORLD

ZONE 8
01 Temple
02 Vrindavan Court
03 Social Courts &
Seating Areas
04 Panchavati Vatika with
Sita Ashoka, Neem, Bel,
Krishna Fig & Kadamba
05 Walkway with Sitouts

08 CLUB SANSAARA
THE CLUB WORLD

ZONE 10
GROUND FLOOR AMENITIES
- Entrance Lobby
- Indoor Restaurant
- Covered Outdoor Restaurant
- Outdoor Kid's Play Area
- Indoor Kid's Play Area
- Landscaped Walking Track
- Gymnasium
- Badminton Court
- Pickleball
- Yoga & Outdoor Activity Area
- Yoga / Activity Centre
- Swimming Pool
- Plunge Pool
- Gents Changing & Washroom
- Ladies Changing & Washroom
- Steam Rooms
- Outdoor Showers
- Covered Verandah
- Central Water Body

FIRST FLOOR AMENITIES
- Gaming Room
- Business Lounge with
WFH Facility
- Conference Room
- Mini Theatre
- Guest Rooms
- First-Floor Lobby
- Ladies Washroom
- Gents Washroom


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8 WORLDS. ONE COMPLETE LIFE.
THE PLOT PORTFOLIO


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FROM COMPACT PLOTS
TO LAVISH PARCELS
OPTIONS ENGINEERED
FOR EVERY BUYER PROFILE.
PLOT A (1,200 – 1,800 Sq. Ft.)
PLOT B (2,000 – 3,000 Sq. Ft.)
PLOT C (3,500 – 5,000+ Sq. Ft.)


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INFRA
PLOT YOUR FUTURE
CHOOSE FROM AN ASSORTED PORTFOLIO
OF READY TO BUILD PLOTS WITH CLEAR TITLES.
PLOT HIGHLIGHTS
- READY-TO-BUILD
- CLEAR BOUNDARY PILLARS
- CLEAR-TITLE FREEHOLD STATUS
- INDEPENDENT 7/12 EXTRACT AND NMRDA SANCTION
- FULLY PROTECTED, GATED PERIMETER



WORLD-CLASS UTILITY INFRASTRUCTURE

INVISIBLE ENGINEERING, BUILT FOR THE NEXT 50 YEARS

100% UNDERGROUND NETWORK
- No Hanging Cables
- High-Speed Internet
- Underground Domestic Conduits

WATER MANAGEMENT
- Overhead Water Reservoir,
- Underground Sump
- Individual Metered Water Connection.

STORM-WATER & DRAINAGE
- Rainwater Harvesting Systems
- Concealed Drainage Lines.

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THE MAULI GROUP ASSURANCE

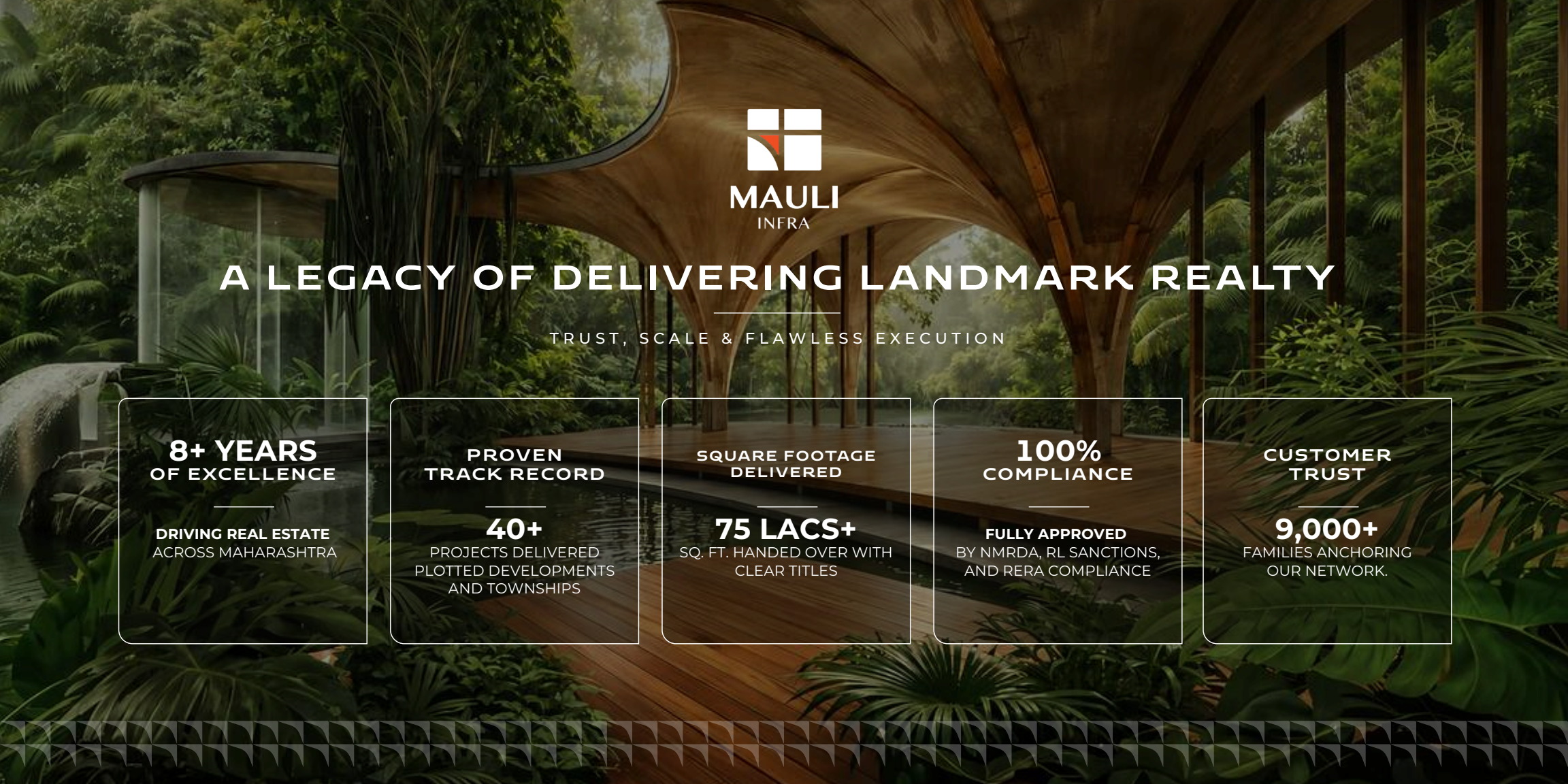
IRONCLAD LEGALITY,
GUARANTEED DELIVERY

100% CLEAR-TITLE,

LEGALLY VETTED LAND | FULLY PLANNING COMPLIANT.

MILESTONE DRIVEN DELIVERY

TRANSPARENT UPDATES | OPEN-DOOR PARTNERSHIP.


MAULI
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A LEGACY OF DELIVERING LANDMARK REALTY
TRUST, SCALE & FLAWLESS EXECUTION
8+ YEARS
OF EXCELLENCE
DRIVING REAL ESTATE
ACROSS MAHARASHTRA
PROVEN
TRACK RECORD
40+
PROJECTS DELIVERED
PLOTTED DEVELOPMENTS
AND TOWNSHIPS
SQUARE FOOTAGE
DELIVERED
75 LACS+
SQ. FT. HANDED OVER WITH
CLEAR TITLES
100%
COMPLIANCE
FULLY APPROVED
BY NMRDA, RL SANCTIONS,
AND RERA COMPLIANCE
CUSTOMER
TRUST
9,000+
FAMILIES ANCHORING
OUR NETWORK.

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GREAT RIGOR IN PLOTTED REALTY

IRONCLAD LEGALITY, ENGINEERED QUALITY & FRICTIONLESS FINANCING

LEGAL CREDIBILITY & MAHARERA COMPLIANCE:

- 100% RERA REGISTERED
- CLEAR, LITIGATION-FREE TITLES
- DOCUMENT TRANSPARENCY

EXECUTION & INFRASTRUCTURE

- PRECISION PAVER LAYING
- CONCRETE ROAD NETWORKS
- ACCURATE LAND LEVELING
- CONCEALED STORM DRAINS & ALIGNED UTILITIES.
- INDIVIDUAL WATER CONNECTION POINTS

TIER-1 BANKING TIE-UPS

- INSTANT RETAIL LOAN FACILITATION
- PRE-APPROVED PROJECT STATUS FROM
- SBI, HDFC BANK, ICICI BANK, AND AXIS BANK.

MAULI
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WHY CUSTOMERS CHOOSE TO MAULI INFRA

From Transaction to
Long-Term Trust

CUSTOMER ASSURANCE

A strong refund commitment that builds confidence.

CLEAR & VERIFIED DOCUMENTATION

Transparent property records and systematic documentation.

BETTER LOCATION & PRICE

Strategically positioned projects with competitive pricing.

QUALITY DEVELOPMENT

Focus on infrastructure, execution and long-term value.

END-TO-END SERVICE

Before Sell
Between Sell
After Sell.

PROFESSIONAL & HONEST EXPERIENCE

A smooth, transparent and organized sales process.

PROJECT CLOSE ON TIME

Planned execution backed by clear commitments & timelines.

SANSARA

8 WORLDS.ONE COMPLETE LIFE

BOOK YOUR FREE SITE VISIT

Mr. Bhimbisar Kamble

Your Sansara Property Advisor

Call / WhatsApp: +91 93726 27636

Email: bimbisark@gmail.com

SITE: Kh. No. 46 & 47, Mouza Kanholi, Tah. Hingna, Nagpur - 441110

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Verify at maharera.maharashtra.gov.in

Scan to verify on MahaRERA

8 WORLDS. ONE COMPLETE LIFE.

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Details of the RERA-registered project are governed by the approved plans on the MahaRERA website. This brochure is not a legal offer.