



# NIKUNJ CITY

SEC-91, SONIPAT, HARYANA



## SVSJ BUILDPROP LLP

### REGD. OFFICE:

GF- 24A Augusta Point,  
Golf Course, Road Sec- 53  
Gurugram, Haryana-122002

### CORP. OFFICE:

910, 9th Floor, Palm Spring Plaza,  
Golf Course, Road ,Sec-54,  
Gurugram, Haryana,-122002

### SITE OFFICE :

Nikunj City,  
Sector-91, Sonipat Haryana  
136128

### CONTACT INFORMATION:

☎ +91- 9217-340-310  
✉ [www.svsjgroup.com](http://www.svsjgroup.com)  
🌐 [info@svsjgroup.com](mailto:info@svsjgroup.com)  
LLPIN : ACA-8906

GROUP HOUSING

TOWNSHIPS

COMMERCIAL

SCHOOL

*Exclusivity*  
YOU TRULY DESERVE

DISCLAIMER : THE IMAGES AND VIEWS IS THIS BROCHURE ARE FOR REFERENCE ONLY. MAP NOT TO SCALE. THEY ILLUSTRATE POTENTIAL UTILISATION OF THE SPACE AND ARE NOT LEGALLY ENFORCEABLE. THIS BROCHURE IS FOR INFORMATIONAL PURPOSES ONLY. BY VIEWING IT, THE VIEWER AGREES THAT IT IS NOT TO BE RELIED UPON FOR BOOKING, PURCHASE, OR INVESTMENT DECISIONS IN ANY PROJECT OF THE COMPANY. THIS BROCHURE DOES NOT CONSTITUTE ADVERTISING, MARKETING OR AN OFFER FOR SALE. THE COMPANY IS NOT LIABLE FOR ANY ACTIONS TAKEN BASED ON THIS BROCHURE. IT IS NOT LEGALLY BINDING ON THE COMPANY OR ANY AGENCY.



# NIKUNJ CITY

←—●—→  
SEC-91, SONIPAT, HARYANA

*Welcome to*

Nikunj City sits on a prime 5.6 acre stretch in Sonipat, located right where the region is expanding most. Positioned directly on the NH-44 corridor, it offers an easy commute to Delhi and key work hubs, keeping you connected without keeping you in the noise. The real value here is certainty. With the registry complete and the paperwork clean, you get a clear title and a secure start without any guesswork. It provides a solid foundation for your home where the legal ground is as stable as the physical one, allowing buyers and families to move forward with complete peace of mind



# Map And Location Details



## LOCATION Vastu-Friendly North-East Facing Township Entry

- 6 KM from O.P. Jindal Global University
- 8 KM from Rajiv Gandhi Education City
- 10 KM from Sonipat Railway Station
- 3.4KM From JINDAL UNIVERSITY
- 4Km From Amarik Shukh DEV Dhaba
- 2 Km From Neelkant Star
- 4 KM from ESIC Medical College & Hospital
- 6 KM from KMP Expressway





# NIKUNJ CITY

SEC-91, SONIPAT, HARYANA

Nikunj City enjoys a strategic location on the fast-growing NH-44 corridor in Sonipat, ensuring seamless connectivity to Delhi and major business hubs.

Surrounded by developing infrastructure, educational institutions, and commercial zones, it places everyday convenience within easy reach.

Its prime positioning offers the perfect balance of urban accessibility and peaceful living away from city congestion.

With clear registry and secure documentation, Nikunj City gives families the confidence of investing in a legally secure and future-ready address.



# Site Map

### LEGEND

PLOT NO	PLOT DIMENSIONS (MTS.)		PLOT AREA		NO. OF PLOTS
	W	L	SQ.M.	SQ. YDS.	
1 TO 12A	8.000	X 17.870	142.960	170.979	13
14 TO 18	7.559	X 18.145	137.158	164.040	5
19 TO 23	7.559	X 18.619	140.741	168.325	5
24 TO 84	7.690	X 19.500	149.955	179.345	61
85	7.690	X VARIES	130.219	155.741	1
SCO	23.070	X VARIES	546.580	653.704	



DISCLAIMER:  
THIS SALE PLAN IS TENTATIVE. THE UNITS/ LOCATION/  
AREA MAY VARY AND WILL BE SUBJECT TO REGULATORY  
FRAMEWORK IN FORCE.

NOTE: SITE IS NOT TO SCALE



**SMOOTH ROAD  
CONNECTIVITY**



**SMART  
NEIGHBOURHOODS**



**NEARBY  
HOSPITALS**



**ECO-FRIENDLY  
TERRAIN**



**NEARBY  
SCHOOLS**

## **LOCATION ADVANTAGES**

Located strategically in Sector 91, Sonipat, Haryana, Nirvana Grand is located in one of the most well-planned and successful future residential developments of the city. This highly desirable location provides excellent proximity to all of the advantages offered by urban living, including; transportation, shopping, restaurants, etc., while also providing its residents with a relaxed and peaceful lifestyle. This combination of features creates an ideal environment for both prospective owners and investors alike!

Where  
Everyday  
Life Feels  
Effortlessly  
Peaceful





# NIKUNJ CITY

SEC-91, SONIPAT, HARYANA

## Green Living Benefits

At Green Living Benefits, we think that making sustainable living choices is something that makes life more accessible, more convenient, and more enjoyable, not more complicated or messy. This is where our mission comes in.

We focus on solutions that support a healthy lifestyle, help protect the environment, and provide long-term benefits to people. We believe that a healthy lifestyle and better usage of resources can lead people toward better and conscious living.

Green living isn't just about saving the world; it's about living a better life today and for tomorrow..





**NIKUNJ CITY**



Sec - 91 Sonipat , Hariyana

Exclusivity  
is greener

● — on this Plots



### Better Sleep

Green spaces contribute to better sleep & relaxation.



### Family Friendly

Safe, green areas encourage family outings & play.



### Stress Reduction

Nature helps lower anxiety & boosts mood.



### Physical Activity

Parks & trails promote walking, running & Cycling.





Our Projects

commercial

Residential

Villas

Builder Floor

SCO Plots



**NIKUNJ CITY**

←||| ● |||→  
SEC-91, SONIPAT, HARYANA

# Residential Plots

A Smart Investment  
in Better Living





# NIKUNJ CITY

←||| ● →  
SEC-91, SONIPAT, HARYANA

# Core

Aspects  
of Living an Integrated Life



CITYWALK-SHOPPING  
STREET



TRAFFIC FLOW  
PLANNING



WELL ORGANIZED  
AND PLANNED TOWNSHIP



PLANNED  
GREENS



CRICKET NETS



SAFE &  
SECURE



CONNECTED  
NEIGHBOURHOOD



RELIGIOUS  
CENTRE



OPEN AMPHITHEATRE



HEALTHY  
LIVING



BADMINTON COURT



UNIQUE  
AMENITIES



# NIKUNJ CITY

SEC-91, SONIPAT, HARYANA



Designed  
with Many  
Features  
and Refined  
Luxuries





**NIKUNJ CITY**

SEC-91, SONIPAT, HARYANA

A Kids' Zone

**Slide**

into the joys of life





**SHREE VARDHMAN GREEN COURT**  
10 Acres, Sector-90, Gurugram



**SHREE VARDHMAN FLORA**  
10.88 Acres, Group Housing, Sector-90,  
Gurugram



**SHREE VARDHMAN VICTORIA**  
10.96 Acres, Premium Group Housing,  
Sector-70, Gurugram



**SHREE VARDHMAN CITY**  
50.125 Acres, Township, Sector-30,  
NH-1, Kurukshetra

# Completed Projects



**SHREE VARDHMAN MANTRA**  
11.26 Acres, Group Housing, Sector-67,  
Gurugram



**SHREE VARDHMAN CITY**  
10.75 Acres, Plotted Colony, Sector-2,  
Sohna Road, Gurugram



**SHREE VARDHMAN MY HOMES**  
Sector- 30, NH-1, Kurukshetra



**SHREE VARDHMAN GARDENIA**  
14 Acres, Group Housing, Sector-10,  
Sonipat

# Ongoing Projects



**Nirvana Homes (Phase 1)**  
Residential | Sector-029, Kaithal Haryana



**Nirvana County (Phase 1)**  
Residential | Sector-22, Jind, Haryana



**Nirvana City (Phase 1)**  
Residential | Sector-03, G.T Road Shahbad, (Kurukshetra)



**Nikunj City**  
Residential | Sector-91, Sonipat, Haryana (DDJAY)



**Nirvana City (Phase 2)**  
Residential | Sector-03, G.T Road Shahbad, Kurukshetra (DDJAY)



**SILVER COUNTY**  
Residential | Sector-95A, Gurugram, Haryana

# Upcoming Projects



## Silver County

Sector-95a, Gurugram ,  
Haryana-126102  
silvercounty.in  
☎ 8929-310-350

## Nirvana Homes

Sector-29, Near MDN Gobal School,  
Kaithal, Haryana-136027  
nirvanahome.in  
☎ 8882-0604-427

## Nirvana City

Sector-03, G.T road sahabad,  
Kurukshetra Haryana-136135  
nirvanacity.in  
☎ 9870-536-537

## Nirvana County

Sector-22, Jind-Hansi Highway Jalalpur Khurd,  
Jind, Haryana-126102  
nirvanacounty.in  
☎ 9310-688-028

## The Nirvana Grand

Showcase Gallery Kamal Kiku Dhaba (Nh9)  
Hisar-Sirsa Highway, Fatehabad, Haryana-125050  
nirvanagrand.in  
☎ 9217-329-636

## Nikunj City

Sector-91, Sonipat,  
Haryana-136128  
☎ 9217-340-310