



RERA REG. NO. A50500010897

Office Address  
**OSHIAN REALTORS INDIA PVT. LTD.**  
40, Preeti Apt., Surendra Nagar, W.H.C. Road,  
Opp. Taty Tope Hall, Nagpur - 440015

Site Address:  
**OSHIAN SUPER CITY 5**  
Mohgaon, Wardha Road, Nagpur - 441108

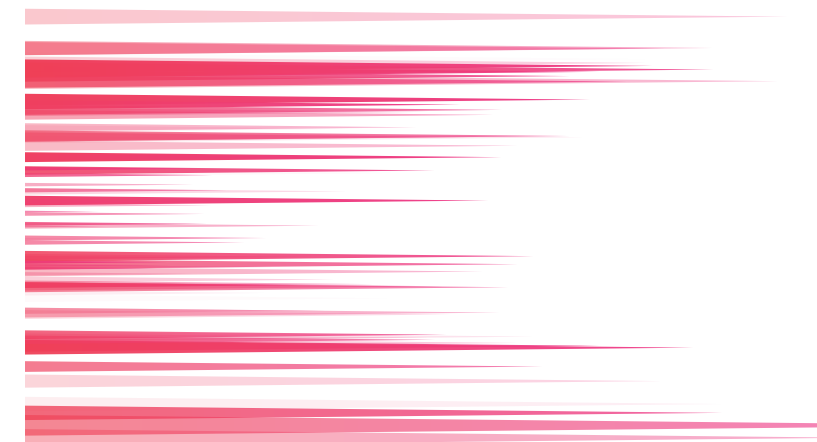
for more details please contact - [www.oshian.com](http://www.oshian.com) | [info@oshian.com](mailto:info@oshian.com)

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# *OSHIAN* **5**

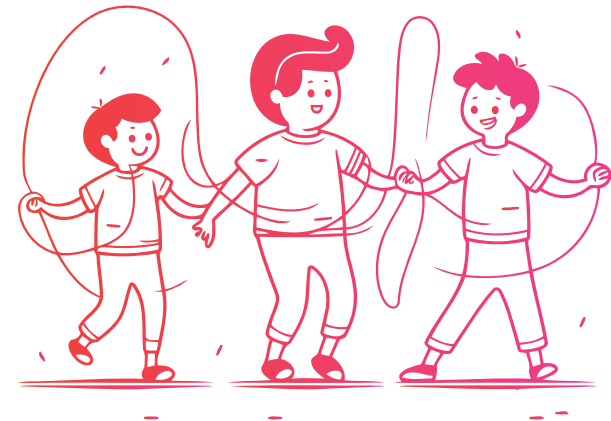
*SUPER CITY*  
*Embrace the Luxury*

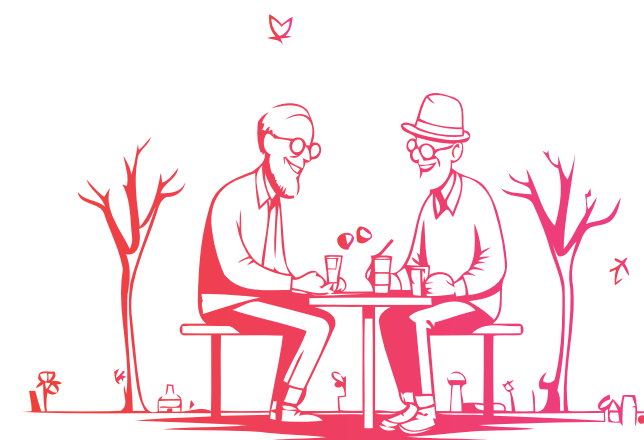




**Find Joy  
in Every  
Corner.**

**Where  
Kids  
Create,  
Laugh, and  
Grow.**





**Make  
Memories  
While  
Bonding.**



OSHIAN 5  
SUPER CITY

OSHIAN 5  
SUPER CITY



## **OSHIAN** 5 SUPER CITY *Embrace the Luxury*

“Oshian Super City 5” is our concept of an ideal settlement that supports and nurtures booming lifestyle and at the same time protects well-deserved peace.

With all the needs fulfilled, requirements met, dreams turning into reality, and aspirations supported, Super City 5 is a place where everyone wishes to live.

Oshian’s Super City 5 is our attempt of turning concept into reality.

Reputed academic institutions are at arm’s reach, first class healthcare is nearby, supported with multi-model connectivity, and a booming commercial neighborhood. OSHIAN’s Super City 5 is where Nagpur wants to be!

A location that teleports you to the eye of the development in New Nagpur and connects you with the lifestyle of the urban!



# Lifestyle

Oshian Super City 5 is the Oshian's-way of evolving a redefined balance between connectivity and separation. The strategically chosen location with our par-excellence layouts, makes the Super City 5 the beginning of a balanced lifestyle for our patrons.

At Oshian Realtors, we are in the business of building trust of our patrons, adding value to their lives and offering quality services. We aim to build luxurious, comfortable and aesthetic living opportunities.

Oshian Super City 5 is the gateway that we have built for our patrons to enter into a well-rounded lifestyle of balance.

Keeping all the compeers in mind play areas for kids, a green gym for adults and a jogging track for golden ager are provided to make health as the priority.



The work-life balance  
we all look for...

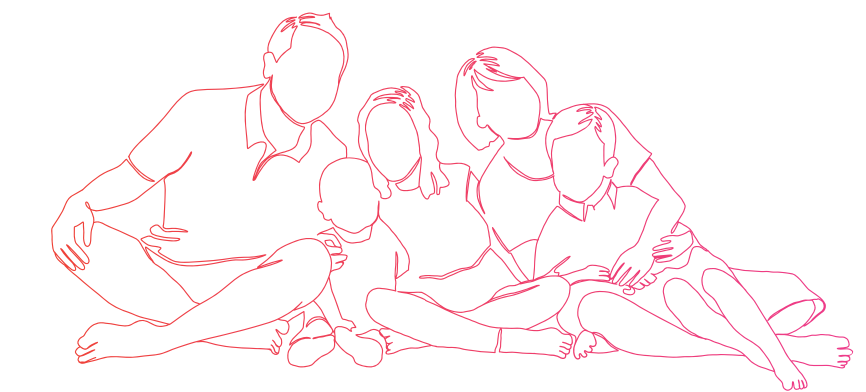


## Why Oshian's Super City 5?

A residential community that combines marvelous growth, opportunities and a life of peace.

We Endeavour to be mindful of mother nature by introducing ample open space, sports grounds, and gazebos. "To exist as a nation, to prosper as a state, to live as a people, we must have trees", hence the beauty of our land is with the Trees we plant. So keeping the environment in mind, Urban forestry's are taking our layouts to the notch.

With proximity to every necessary location, a life of ease awaits.





A Harmonious Blend of Modernity  
and Nature

# EXPERIENCE A NEW STANDARD OF LIVING AT OSHIAN SUPER CITY 5

Welcome to Oshian Super City 5, a community where modern amenities blend with serene green spaces for a balanced lifestyle. Enjoy a fully equipped gym, sports area, scenic jogging tracks, and peaceful gazebo-all designed to elevate your everyday living experience.



Conference Room



Game Zone



Indoor Gym



Sports Arena



Entrance Gate



Club House



Reception



Kids Play Area



Jogging Track



Sit Outs



Gazebo

Sr.Nos	Plot No	Size (M)	Plot Area (Sq.M)	Rounding area of Road (Sq.M)	Remaining Plot area (Sq.M)	Remaining Plot area (Sq.Ft)
	A	B	C	D	E=(C-D)	F
1	1	1/2(6.612 + 6.781) 5.998	40.166		221.120	2380.136
		1/2(6.781 + 6.941) 5.698	39.094	7.230		
		1/2(4.614 + 4.331) 5.061	40.440			
		1/2(7.780 + 7.855) 6.57	108.650			
2	2	1/2(7.780 + 7.904) 9.500	169.160		169.160	1820.838
3	3	1/2(7.904 + 8.001) 4.730	84.914		171.010	1840.752
		1/2(8.001 + 8.098) 4.770	86.096			
4	4	1/2(8.098 + 8.292) 9.500	86.096		172.850	1860.557
		1/2(8.292 + 8.471) 6.117	112.271			
5	5	1/2(8.471 + 8.448) 2.217	40.860		174.670	1880.148
		1/2(8.448 + 8.465) 1.867	21.539			
		1/2(8.465 + 8.472) 0.553	10.214		166.750	1794.897
		1/2(8.472 + 8.591) 8.447	156.536			
7	7	1/2(8.591 + 8.631) 1537	28.580		167.880	1807.060
		1/2(8.631 + 8.781) 7.483	139.300			
		1/2(8.781 + 8.753) 2.521	47.230		167.770	1805.876
		1/2(8.753 + 8.457) 6.479	120.540			
8	8	1/2(8.457 + 8.396) 1340	24.690		164.940	1775.414
		1/2(8.396 + 8.223) 7.660	140.250			
		1/2(8.223 + 8.065) 6.982	6.982		163.080	1755.393
		1/2(8.065 + 8.091) 2.018	2.018			
11	11	1/2(8.091 + 7.815) 9.000	161.250		161.250	1735.695
12	12	1/2(7.815 + 7.619) 9.000	159.420		159.420	1715.997
		1/2(7.619 + 7.546) 2.873	50.500			
13	13	1/2(7.546 + 7.528) 4.90	73.400	7.720	202.590	2180.679
		1/2(7.528 + 7.507) 4.937	86.410			
14	14	8.000 X 2.000	192.000	7.720	184.280	1983.590
15	15 TO 21	8.000 X 9.000	144.000		144.000	1550.016
16	22 TO 25	8.000 X 9.500	152.000		152.000	1636.128
17	26	1/2(11.983 + 12.388) 7.316	88.599		187.080	2013.729
		1/2(12.388 + 12.400) 8.684	106.711			
18	27	1/2(13.484 + 13.063) 5.000	199.090	7.230	191.860	2065.181
19	28 TO 30	8.000 X 5.000	120.000		120.000	1291.680
20	31 & 32	9.500 X 5.000	142.500		142.500	1533.870
21	33 TO 40	7.250 X 5.000	108.750		108.750	1170.585
22	41	10.500 X 5.000	157.500	7.720	149.780	1612.232
23	42	12.000 X 14.500	174.000		166.880	1734.444
24	43 TO 49	7.000 X 14.500	101.730		101.730	1095.022
25	50 & 51	9.000 X 14.500	130.800		130.800	1407.931
26	52 TO 56	7.000 X 14.500	101.730		101.730	1095.022
27	57	1/2(10.285 + 9.897) 14.500	146.830	8.240	138.590	1491.783
28	58	1/2(9.897 + 9.499) 14.500	140.450	7.210	133.240	1434.195
29	59 TO 63	7.000 X 14.500	101.500		101.500	1092.546
30	64 & 65	9.000 X 14.500	130.500		130.500	1404.702
31	66 TO 72	7.000 X 14.500	101.500		101.500	1092.546
32	73	12.000 X 14.500	174.000	7.720	166.280	1789.838
33	74	12.000 X 16.000	192.000	7.720	184.280	1983.590
34	75 TO 82	7.500 X 16.000	114.400		114.400	1231.402
35	83 & 84	8.500 X 16.000	136.000		136.000	1483.904
36	85 TO 87	7.500 X 16.000	114.400		114.400	1231.402
37	88 & 89	7.000 X 16.000	112.000		112.000	1205.568
38	90	1/2(10.567 + 10.500) 2.318	24.414		158.670	1707.924
		1/2(10.500 + 9.125) 3.682	134.256			
		1/2(9.125 + 9.125) 0.926	8.407			
39	91	1/2(9.032 + 7.909) 7.129	60.386		126.650	1363.261
		1/2(7.909 + 6.974) 5.806	43.201			
		1/2(6.974 + 6.730) 2.139	14.856			
40	92 & 93	7.000 X 16.000	112.000		112.000	1205.568
41	94 TO 96	7.500 X 16.000	114.400		114.400	1231.402
42	97 & 98	8.500 X 16.000	136.000		136.000	1483.904
43	99 TO 106	7.500 X 16.000	114.400		114.400	1231.402
44	107	12.000 X 16.000	192.000	7.720	184.280	1983.590
45	108	13.000 X 16.500	214.500	7.720	206.780	2225.780
46	109 TO 114	7.500 X 16.500	123.750		123.750	1332.045
47	115 & 116	9.500 X 16.500	156.750		156.750	1687.257
48	117 TO 121	7.500 X 16.500	123.750		123.750	1332.045
		1/2(12.851 + 12.425) 3.730	47.140			
49	122	1/2(12.425 + 11.026) 10.657	124.959		195.040	2099.411
		1/2(11.026 + 10.896) 2.113	22.942			
50	123	1/2(13.896 + 8.343) 11.222	116.490		147.910	1592.103
		1/2(8.343 + 8.694) 4.278	37.720			
51	124 TO	7.500 X 16.500	147.250		116.250	1251.315
52	129 & 130	9.500 X 16.500	147.250		147.250	1584.999
53	131 TO 136	7.500 X 16.500	116.250		116.250	1251.315
54	137	13.000 X 16.500	201.500	7.720	193.780	2085.848
55	138	12.500 X 16.500	193.750	7.720	186.030	2002.427
56	139 TO	7.500 X 16.500	116.250		116.250	1251.315
57	145 & 146	9.500 X 16.500	147.250		147.250	1584.999
58	147 TO 151	7.500 X 16.500	116.250		116.250	1251.315
59	152	1/2(8.684 + 8.700) 15.500	134.720		134.720	1450.126
		1/2(8.700 + 8.705) 4.958	43.140			
60	153	1/2(8.705 + 8.826) 9.152	80.310		135.580	1459.383
		1/2(8.826 + 8.763) 13.811	12.130			
61	154 TO 158	7.500 X 16.500	116.250		116.250	1251.315
62	159 & 160	9.500 X 16.500	147.250		147.250	1584.999
63	161 TO 166	7.500 X 16.500	116.250		116.250	1251.315
64	167	12.500 X 16.500	193.750	7.72	186.030	2002.427
65	168	10.000 X 16.700	167.000	7.72	159.280	1714.490
66	169 TO 174	9.000 X 16.700	150.300		150.300	1617.829
		1/2(9.331 + 9.036) 8.219	75.470		147.950	1592.534
		1/2(9.036 + 8.481) 8.481	72.480			
68	176	1/2(9.227 + 8.654) 16.000	143.040		143.040	1539.683
69	177 TO 183	7.500 X 16.000	120.000		120.000	1291.680
70	184 & 185	12.500 X 16.000	200.000	7.72	192.280	2069.702
71	186 TO 192	7.500 X 16.000	120.000		120.000	1291.680
72	193	1/2(9.799 + 9.790) 0.307	3.003		152.220	1638.496
		1/2(9.790 + 9.227) 6.693	149.217			
73	194	1/2(7.600 + 8.102) 16.000	125.610		125.610	1352.066
74	195	6.931 X 16.000	110.900		110.900	1193.728
75	196 TO 202	7.500 X 16.000	114.400		114.400	1231.402
76	203 & 204	10.500 X 16.000	168.000	7.720	160.280	1725.254
77	205 TO 211	7.500 X 16.000	114.400		114.400	1231.402
		6.931 X 16.000	110.900		110.900	1193.728
78	213	1/2(8.603 + 8.102) 16.000	133.630		133.630	1438.393
79	214	1/2(8.667 + 9.321) 14.500	131.860		131.860	1419.341
81	215 TO 222	7.000 X 14.500	101.500		101.500	1092.546
82	223	11.500 X 14.500	166.750	7.720	159.030	1711.799
83	224	11.500 X 14.500	167.130	7.720	159.410	1715.889
84	225 TO 232	7.000 X 14.500	101.730		101.730	1095.022
85	233	1/2(9.777 + 9.321) 14.500	138.780		138.780	1493.828
		1/2(9.029 + 8.599) 8.794	131.910		131.910	1419.879
87	235 TO 242	7.250 X 16.000	108.750		108.750	1170.585
88	243	11.000 X 16.000	176.000	7.720	157.280	1692.862
89	244	12.000 X 16.000	192.000	7.720	184.280	1983.590
90	245 TO 247	9.500 X 16.000	152.000		152.000	1636.128
91	248 TO 250	9.000 X 16.000	144.000		144.000	1550.016
92	251	1/2(11.031 + 10.529) 16.000	172.480		172.480	1856.575
93	252	1/2(8.378 + 7.869) 15.636	127.020		127.020	1367.243
94	253 TO 256	6.750 X 16.636	105.540		105.540	1136.033
95	257	9.500 X 16.636	148.540	7.720	140.820	1515.786
96	258	9.500 X 16.000	142.500	7.720	134.780	1450.772
97	259 TO 262	6.750 X 16.000	101.250		101.250	1089.855
98	263	1/2(8.867 + 8.378) 15.000	129.330		129.330	1392.108
99	264	1/2(9.615 + 9.101) 14.000	131.420		131.420	1414.005
100	265 TO 268	6.750 X 14.000	94.500		94.500	1017.198
101	269 & 270	9.500 X 14.000	133.000	7.720	125.280	1348.514
102	271 TO	6.750 X 14.000	94.500		94.500	1017.198
103	275	1/2(10.071 + 9.615) 14.000	137.800		137.800	1483.279
104	276	1/2(9.820 + 9.364) 14.000	134.288		134.288	1445.476
105	277 TO 280	7.000 X 14.000	98.000		98.000	1054.872
106	281	9.500 X 14.000	133.000	7.720	125.280	1348.514
107	282	9.500 X 14.000	133.000	7.720	125.280	1348.514
108	283 TO 286	7.000 X 14.000	98.000		98.000	1054.872
109	287	1/2(10.275 + 9.820) 14.000	140.660		140.660	1514.064
110	288	1/2(10.619 + 10.084) 15.000	125.270		125.270	1348.406



Garden Fencing

Underground Electrification

Childrens Park

Storm Water Drainage Network

Drainage Line

Sewage Treatment Plant (STP)

Sewer Line

Drinking Water Line

Tree Plantation

Cement Road

Sr.Nos	Plot No	Size (M)	Plot Area (Sq.M)	Rounding area of Road (Sq.M)	Remaining Plot area (Sq.M)	Remaining Plot area (Sq.Ft)
	A	B	C	D	E=(C-D)	F
111	289 TO 292	7.500 X 5.000	12.500		12.500	12.9.950
112	293	10.000 X 5.000	50.000	7.720	42.280	453.502
113	294	1/2(10.800 + 10.834) 9.678	104.687		159.920	172.1379
		1/2(14.931 + 14.600) 11.967	35.233			
		1/2(14.703 + 14.811) 6.825	98.070		107.330	1155.300
		1/2(14.814 + 14.817) 0.825	9.260			



## Club House

A welcoming space for relaxation, socializing, and creating memorable moments within the community.



## Reception

A welcoming and stylishly designed reception area, providing a warm greeting to all residents and visitors.



## Conference Room

A modern, professional setting for meetings and collaborative work, right within your reach.



## Game Zone

A lively recreational area with games for relaxation and entertainment.



## Indoor Gym

A fully equipped gym for residents to pursue fitness goals in a modern, comfortable setting.



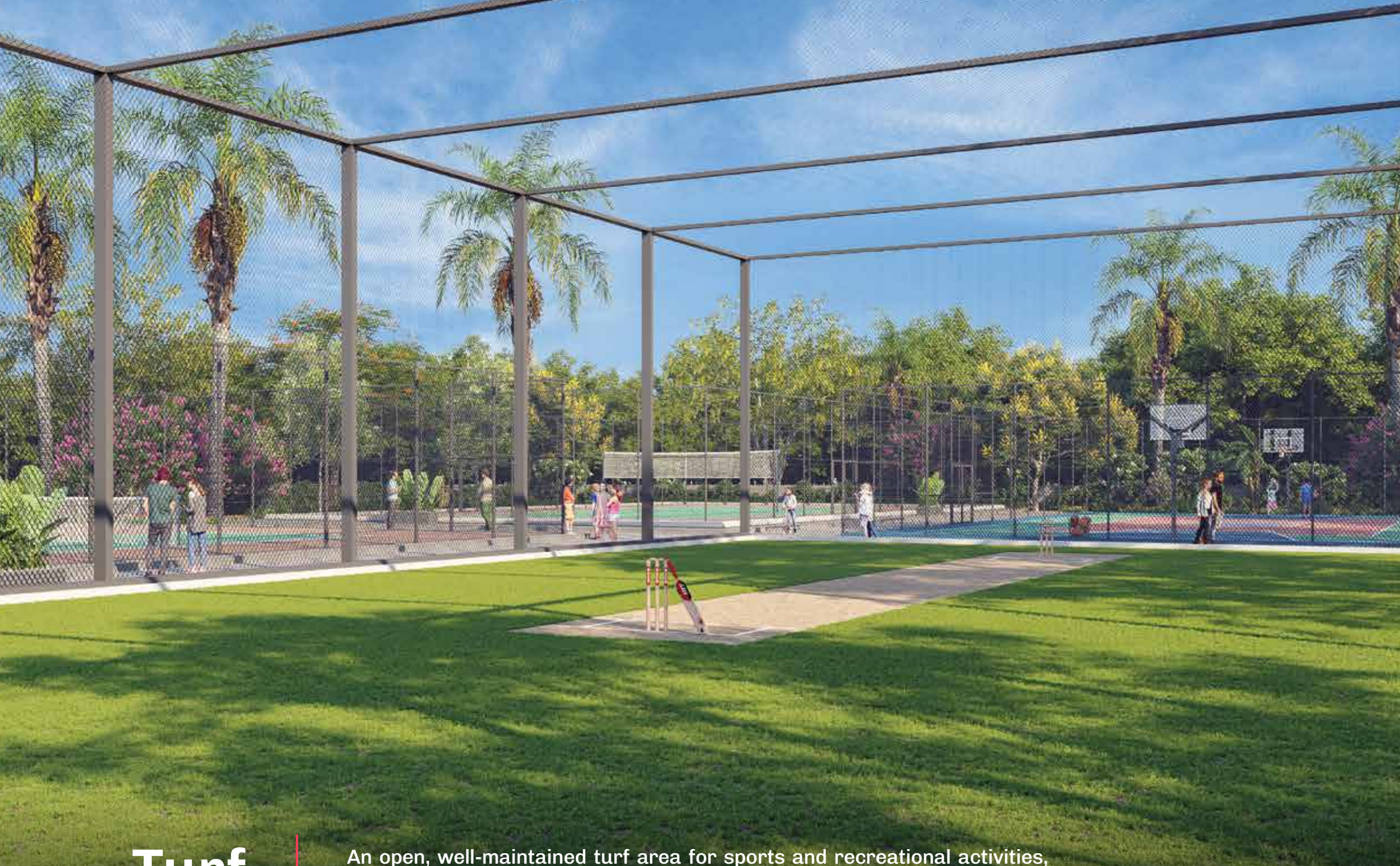
## Sport Arena

A vibrant space designed for various sports activities, promoting fitness and fun for all ages.



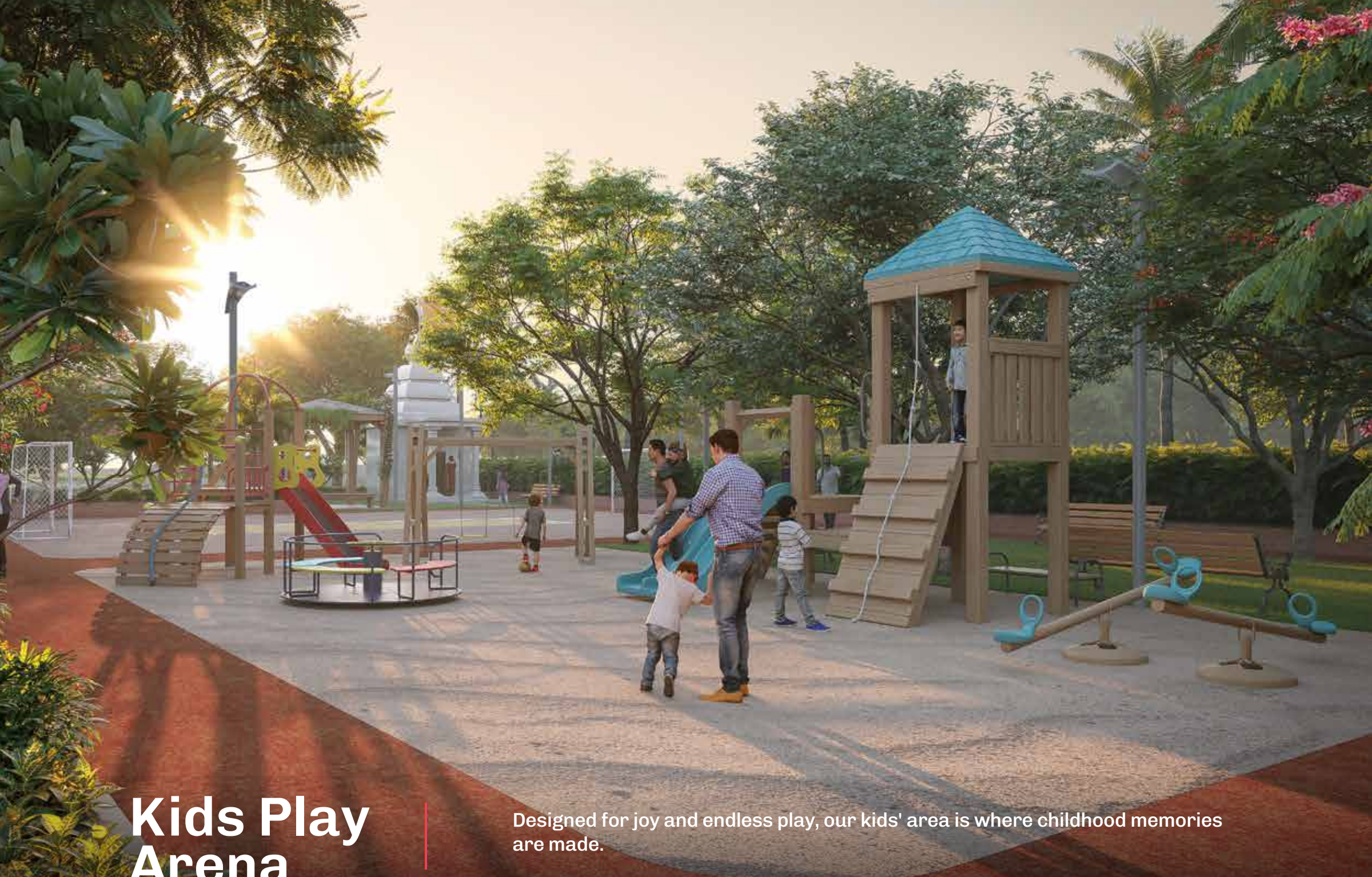
# Basketball Court

An open, well-equipped court for basketball enthusiasts to enjoy active and engaging play.



# Turf

An open, well-maintained turf area for sports and recreational activities, ideal for active residents.



## Kids Play Arena

Designed for joy and endless play, our kids' area is where childhood memories are made.



## Rock Garden

A beautifully landscaped rock garden offering an escape amidst lush greenery, perfect for peaceful strolls and relaxation.



## Sit Outs

Scenic seating areas for peaceful moments and social connections amidst nature.



## Gazebo

A cozy, shaded spot for relaxation and gathering, nestled in lush greenery.

# Proximity

All essential locales are at your doorstep. Oshian Super City 5 provides easy access to Nagpur's prominent educational institutions, commercial centers, healthcare facilities, transport hubs, and recreational spots, ensuring a convenient lifestyle for all residents.

## Education



St. Vincent Pallotti College  
(20 Min)



IIIT Nagpur  
(3 Min)



Maharashtra National Law University  
(3 Min)

## Commercial Institutions



MIDC Butibori  
(10 Min)



Patanjali  
(30 Min)



Airport  
(30 Min)



National Highway  
(1 Min)



CIDCO Metro Station, Buttibori  
(Phase II) (6 Min)

## Healthcare



NCI Hospital  
(18 Min)



AIIMS Hospital  
(22 Min)



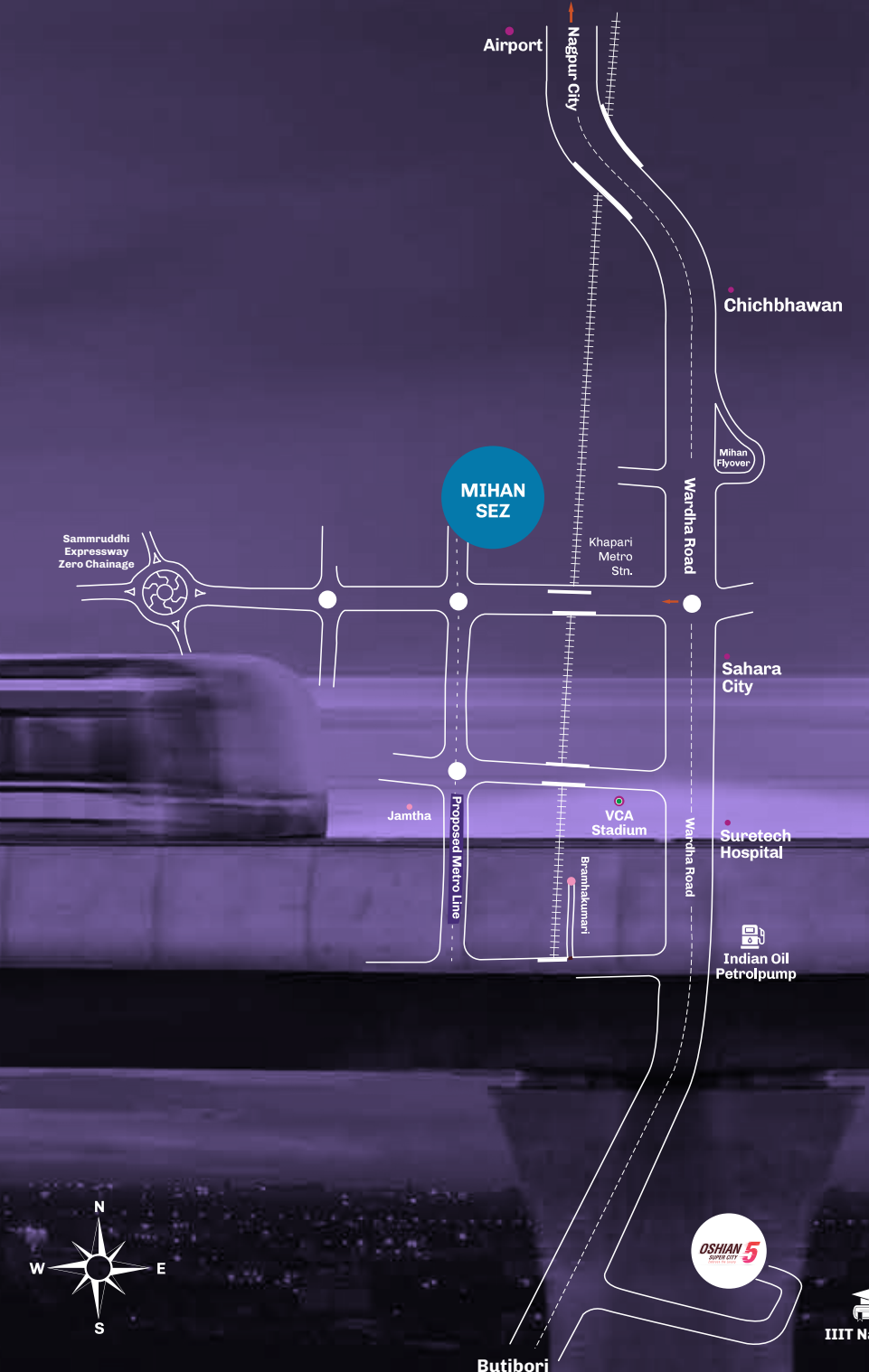
VCA Stadium, Jamtha  
(18 Min)

## Modes of transport

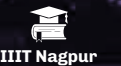


# Location

One of the city's largest townships, meticulously designed with state-of-the-art amenities, situated in a prime location that offers connectivity and convenience.



Scan for Location



## About



We, at Oshian Realtors are known for creating residential landmarks all over Maharashtra and have been a trusted member of CREDAI. Our 70+ projects exemplify a functional relationship between luxury, fine aesthetics and redefined peaceful living.

With our to-the-point understanding of consumer and market needs and years of experience, we are leading the real estate development industry in Maharashtra.

In the last two decades of being active in the industry, we have delivered immense value to our patrons and stakeholders. Our wide and versatile portfolio of residential and commercial projects testify to our capabilities of building spirited communities and growing workspaces as well.

Our patron's happiness, comfort and peace of mind are the badges of honour that we wear with pride. We aim to lead the revolution in the real estate space by embodying the dreams, aspirations and lifestyles of the new and ever-evolving India.

Ever-evolving living options for the ever-evolving India.



## Projects

### Nagpur



### Chhatrapati Sambhaji Nagar

