



NANDIVARDHAN™

TOWARDS TOMORROW

Exclusive newsletter for Nandivardhan Residents | Only for private circulation

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Happy New Year

A NEW YEAR, A NEW OPPORTUNITY
to invest in homes designed for
growth, comfort, and long-term value.

 **UPCOMING PROJECT**

•Thane •Dadar •Goregaon •Lower Parel •Charni road

Nikita Bhagwat's Journey with Imaginiketan and Nandivardhan

Residing in Thane's serene Aradia project by Nandivardhan, Nikita Milind Bhagwat embodies the spirit of a modern woman entrepreneur. As the founder of Imaginiketan, her journey is a compelling narrative of grit, artistic flair, and the seamless integration of professional ambition with strong family support. Nikita credits much of her success to the unconditional support of her family, ranging from her 92-year-old father-in-law to her 14-year-old son, who makes her challenging business journey stress-free.

An MBA graduate from Jalgaon, Nikita's professional roots began in media with All India Radio and Doordarshan. Her role as a scriptwriter and interviewer for the 'Asmita' channel allowed her literary talents to flourish. However, attending Pratibha Sangam, a literary festival by ABVP, was her true turning point, inspiring her to pursue writing professionally. Today, she is a celebrated author of the book 'Inspiring Aspirers' and the recipient of the 2023 Janakavi P. Savalaram Smruti Award and the Chhatrapati Maharashtra Entrepreneur Award. Beyond her 'Aksharban' series for Navarashtra, she engages audiences on Facebook with interpretations of Ovi Geeta and classics like Lokmanya, Shyamchi



Driven by the pillars of creativity, consistency, and integrity, Nikita treats every opportunity as a challenge to be conquered with dedication. Her story stands as a shining example for women striving to balance professional excellence with a fulfilling personal life.



Nikita Bhagwat



For the past eight years, the Bhagwat family has called Nandivardhan's Aradia project home. "The cross-ventilation and lush greenery bring a peace that is hard to find in a city," she recalls. "Nandivardhan delivered the 'dream home' we were looking for."

Aai and Shikshan Vichar.

Nikita's entrepreneurial spark was ignited by her paternal business family roots. She established Imaginiketan in 2019, a name suggested by her younger brother to signify a "house of creativity." Today, the firm is a powerhouse in media research, election management, and documentary filmmaking. A standout feature of her organisation is its 100% female workforce. Nikita acknowledges the vital contribution of her associates, Akshay Varape and Pramod Karad, who played a key role in the inception of the company and in bringing her business from a home setup to a professional office. A major driver of the firm's expansion is its creative, supportive, and enthusiastic young staff, whose ability to turn every challenge into an opportunity plays an important role in the growth of the business.

A Partnership Built on Trust: Joydeep Dutta

In real estate, trust is not built overnight. It is earned over years of doing the small things right. For Joydeep Dutta, a Channel Partner from Komal Dutta Real Estate who has been working with Nandivardhan Homes since 2019, this trust stems from consistency, transparency, and a very human approach to doing business.

Joydeep says what first stood out to him was the company's attention to detail. "They don't just build homes, they think through everything," he shares. From planning a project to selling a flat, every step is checked carefully. Nothing is rushed, and nothing is overlooked.

What really matters in this business is closure — and on that front, Joydeep has never faced an issue. There has never been any delay or confusion in bringing clients together or closing a deal. Everything happens with complete transparency, which builds confidence for everyone involved.

Timelines are also taken seriously. Possession of flats is handed over on time, and brokerage payments are released without delays. "If they commit to something, they deliver," Joydeep says, adding that this reliability is rare and valuable in today's market.



Another big plus, according to him, is the people. The staff at Nandivardhan Homes are reliable, humble and easy to work with. Whether it's clients, channel partners or local brokers, everyone is treated with respect. The professional yet friendly approach makes day-to-day work smoother and more comfortable.

Looking at projects across Lower Parel, Dadar and Thane, one thing remains common: great locations. Easy connectivity and accessibility are clear strengths across all their developments.

Legal matters and construction quality are equally strong. All legal parameters are clear, and the buildings stand the test of time. Joydeep points out that even 15-20 years after completion, there have been no major issues. Vastu also plays an important role, with every flat planned thoughtfully.

In an industry full of promises, Nandivardhan Homes quietly lets its work speak, and for those who have worked closely with them, that makes all the difference.

Amara Realty: A Trusted Gateway to Home Sweet Home

In today's evolving real estate environment, buyers are looking beyond advertisements and listings. They seek clarity, credibility and guidance that helps them make informed decisions. **Amara Realty** has emerged as a trusted real estate consultancy, aligning homebuyers and investors with thoughtfully planned residential and commercial developments across **Thane, Mulund & select micro-markets of Mumbai**.

Over the years, Amara Realty has grown consistently under **Chinmay Ganpatye's leadership**, backed by on-ground industry exposure, hands-on market experience and strong developer relationships—helping **hundreds of homebuyers and investors** navigate their real estate journey with confidence.

A Consultancy Built on Trust and Experience

Amara Realty follows a client-first approach, recognising that every property decision carries both emotional and financial importance. Having worked closely with several reputed developers, the consultancy brings practical market understanding to every client interaction.

Whether assisting a first-time buyer or an experienced investor, the emphasis remains on **understanding individual requirements and offering relevant, well-researched options based on real project knowledge rather than sales-driven recommendations**.

Supporting First-Time Buyers with Clarity

For many first-time buyers, entering the property market can feel overwhelming. Questions around developer credentials, approvals, project status, payment structures, timelines and future appreciation often create uncertainty.

Amara Realty simplifies this journey by guiding clients responsibly, safeguarding their interests and sharing clear information in line with **MahaRERA rules and regulations**, allowing first-time buyers to move forward with confidence and peace of mind.



Chinmay Ganpatye – Authorised Sales Partner & Real Estate Influencer

A Reliable Partner for Property Investors

Investors generally approach real estate with a long-term mindset, giving importance to premium locations supported by infrastructure developments such as **Metro (lines 4 & 5) connectivity, Thane Integral Ring Metro, the Thane-Borivali tunnel, Thane Coastal Road (Balkum-Gaimukh)** and future growth prospects.

Drawing from years of market exposure and developer interaction, Amara Realty helps investors evaluate opportunities with a balanced and realistic perspective, while working closely with developers to help clients **negotiate effectively and secure the best possible deals**.

Strong Association with Nandivardhan Group

Amara Realty is associated with the **Nandivardhan Group, a developer recognised for its quality construction, timely execution, and thoughtfully**

planned projects in Thane.

Developments such as **MIRAYA** - a new township project offering lavish 2 & 3 BHK residences with decks, an icon of elegance and grandeur in Thane (behind Hiranandani Meadows with upcoming Kapurbawdi metro connectivity) and **Bliss View**, a standalone tower offering 2 & 3 BHK residences along with office spaces at the premium location, i.e. Panchpakhadi near TMC, reflect the group's emphasis on well-chosen locations and thoughtfully planned lifestyles.

Completed projects like **Maansarovar** - an epitome of luxury and **Mount Casa** further highlight the developer's credibility and execution strength.

Through this association, Amara Realty continues to guide clients towards homes that combine comfort, connectivity, long-term value and attractive opportunities.

Premium Living shaped by Thoughtful Choices

The projects represented by Amara Realty are selected with attention to everyday liveability - efficient layouts, premium locations, established neighbourhoods, modern amenities and strong connectivity. This thoughtful selection naturally appeals to buyers seeking better living standards while supporting sound investment decisions.

A Growing Digital Presence as a Real Estate Influencer

Alongside on-ground consultancy, **Chinmay Ganpatye** has built a growing presence as a **real estate influencer**, sharing project walkthroughs, market insights and updates across digital platforms. This engagement helps buyers stay informed and make decisions with greater awareness.

Follow Amara Realty on:

Instagram & Facebook: @theamararealty

For enquiries and personalised assistance:

Chinmay Ganpatye : 91361 75657 / 79778 77341

Amara Realty, Authorised Sales Partner

Where Our Dream Home Came to Life



Living in the Aradia building, crafted by Nandivardhan Builders, has been an absolute joy. From day one, we were impressed by the strong, high-quality construction and the beautiful architectural design that make every corner feel elegant and welcoming.

"Moving into our home has truly been a dream come true."

This home has given our family the space and comfort we always wished for. One of the standout features is the spacious living room, which allows us to host family gatherings with ease.

Another feature we absolutely love is the large balcony, which feels like a cosy café of our own. Its generous size makes it perfect for small parties, family functions, and casual celebrations. This balcony has truly become an extension of our living space.



Pranali Sawant
Resident, Aradia



Happy Customer



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Artistic Impression

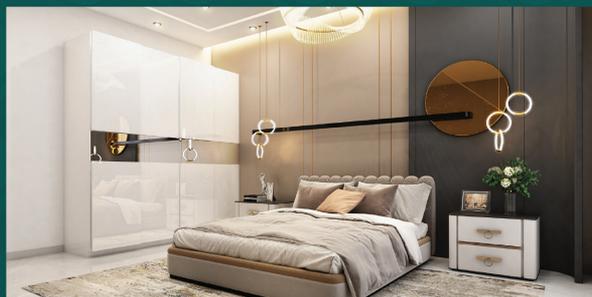
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Site Address : Monopoli, Dr.B.A. Road,
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