



**NIKUNJ CITY**

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







Where  
Everyday  
Life Feels  
Effortlessly  
Peaceful



# MAP AND LOCATION DETAILS



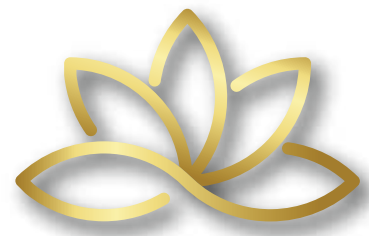
## LOCATION

- 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 Amrik Shukdev Dhaba
- 2 Km From Neelkanth Star
- 4 KM from ESIC Medical College & Hospital
- 6 KM from KMP Expressway



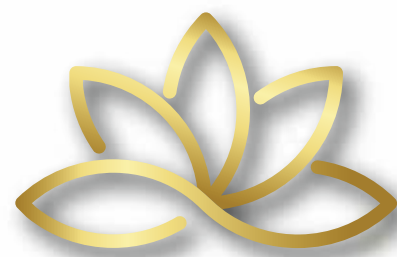
DISCLAIMER:

LOCATION MAP IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE. DISTANCES, ROUTES, LANDMARKS, AND SURROUNDING DEVELOPMENTS ARE SUBJECT TO CHANGE. PLEASE VERIFY ALL DETAILS INDEPENDENTLY



## LOCATION ADVANTAGES

Located strategically in Sector 91, Sonipat, Haryana, Nikunj city 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!



# 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

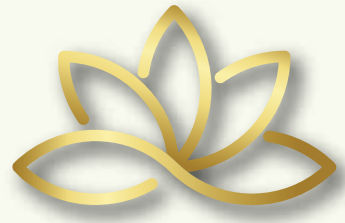
Nature helps lower anxiety & boosts mood.



## Physical Activity

Parks & trails promote walking, running & Cycling.





**NIKUNJ CITY**  
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# A Master Plan Crafted for Modern Living

Spread across 5.619 acres in Sector-91, Sonipat, Nikunj City is a meticulously planned plotted township featuring 85 premium residential plots in sizes ranging from approx. 89 Sq. Yds. to 167 Sq. Yds., thoughtfully designed for modern family living. The master layout features wide internal roads, landscaped green spaces, dedicated community areas, and SCO provisions — creating a balanced environment of comfort, convenience, and community living.

Developed under the DDJAY policy with RERA approval granted, Nikunj City offers a well-planned residential address with organised infrastructure, seamless connectivity, and the perfect foundation to build your dream home. connectivity, and the perfect foundation to build your dream home.



PLOT NO	PLOT DIMENSIONS (MTS.)		PLOT AREA		NO. OF PLOTS
	W	L	SQ.MTR.	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	653.70	



**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



# NIKUNJ CITY

SEC-91, SONIPAT, HARYANA

## Green Living Thoughtfully Integrated

At Nikunj City, green living is more than open spaces - it is a way of life designed around peace, wellness, and everyday comfort. Surrounded by landscaped greens, tree-lined avenues, and serene community spaces, the township creates a refreshing environment where families can relax, connect, and thrive.

Thoughtfully planned to encourage a balanced lifestyle, Nikunj City brings together nature, modern infrastructure, and community living in perfect harmony. From morning walks amidst greenery to open spaces for recreation and leisure, every element is designed to offer a healthier, calmer, and more fulfilling living experience for today and generations to come.





Our Projects

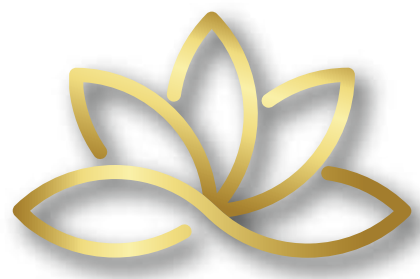
commercial

Residential

Villas

Builder Floor

SCO Plots

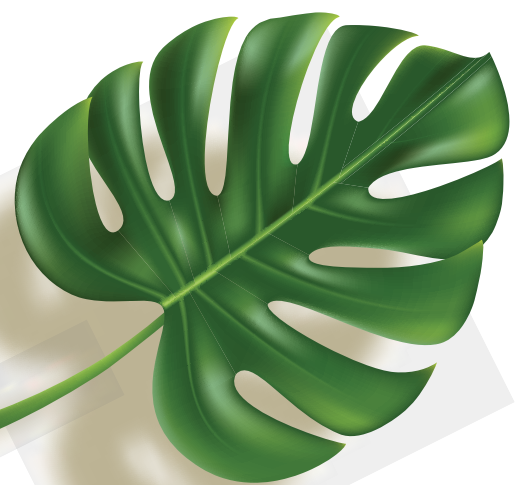


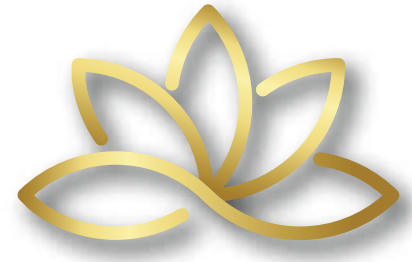
**NIKUNJ CITY**

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SEC-91, SONIPAT, HARYANA

# Residential Plots

A Smart Investment  
in Better Living





# NIKUNJ CITY



Sec - 91 Sonipat , Hariyana

## Villas

Own your dream villa and enjoy the privacy, space, and luxury you deserve.  
A personal sanctuary where every corner reflects your unique lifestyle & taste.



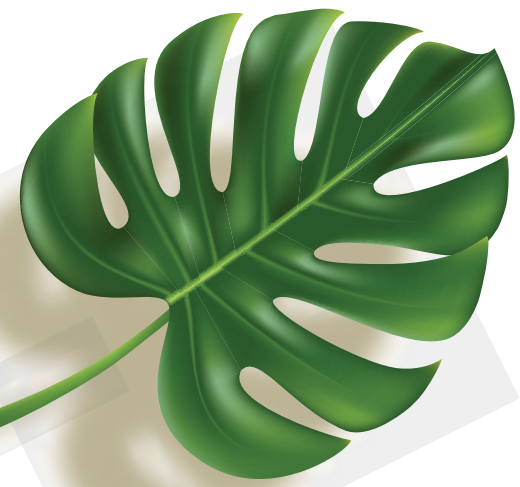


**NIKUNJ CITY**

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# Outdoor Gym Area

Open-air fitness for a healthy lifestyle

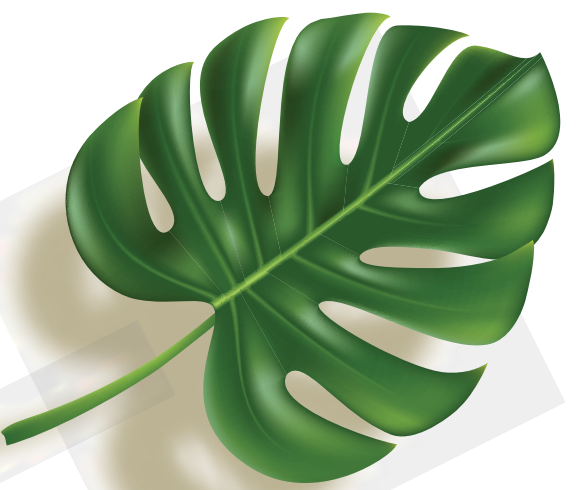




# NIKUNJ CITY

SEC-91, SONIPAT, HARYANA

## Outdoor Games Area





# 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



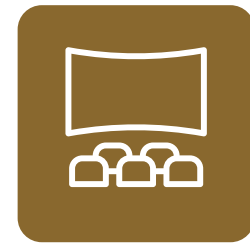
SAFE & SECURE



CONNECTED NEIGHBOURHOOD



RELIGIOUS CENTRE



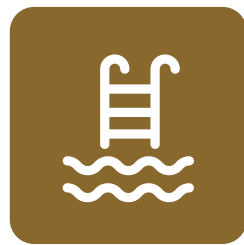
OPEN AMPHITHEATRE



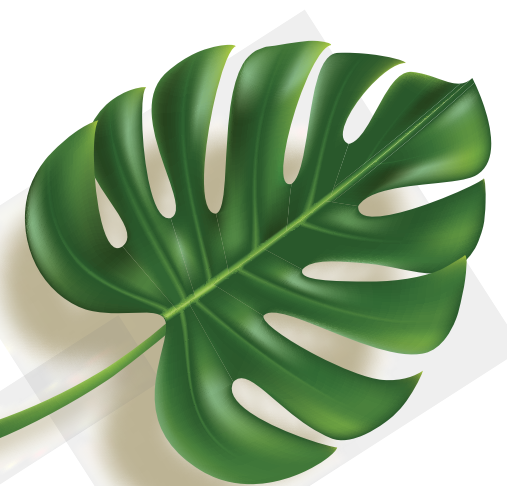
HEALTHY LIVING



BADMINTON COURT



UNIQUE AMENITIES

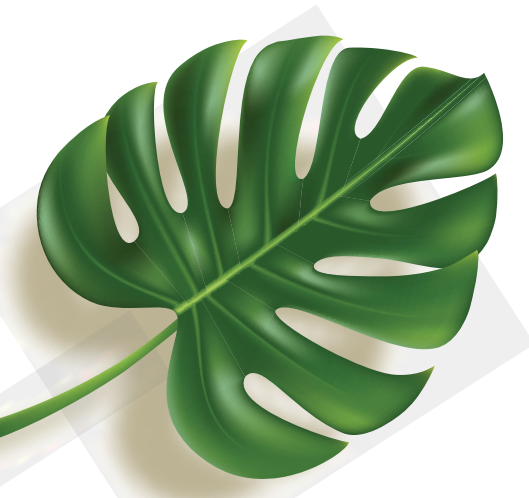


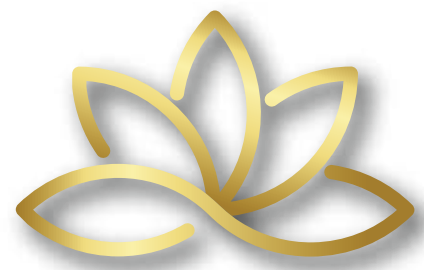


**NIKUNJ CITY**  
SEC-91, SONIPAT, HARYANA



Designed  
with Many  
Features  
and Refined  
Luxuries





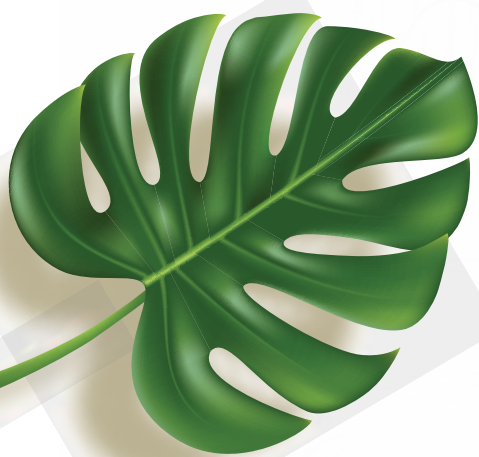
**NIKUNJ CITY**

SEC-91, SONIPAT, HARYANA

A Kids' Zone

**Slide**

into the joys of life





**NIKUNJ CITY**

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SEC-91, SONIPAT, HARYANA



Golden years  
**Deserve**

Golden moments —————





**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



**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

# Projects

# Ongoing Projects



**Nirvana Home (Phase 1)**  
Residential | Sector-22, kaithal, Haryana



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



**Silver County**  
Residential | Sector-95A, Gurugram, Haryana



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



**Nirvana City (Phase 1)**  
Residential | Sector-3, G.T. Road, Shahbad, Kurukshtra



**Nirvana City (Phase 2)**  
Residential | Sector-3, G.T. Road, Shahbad (Kurukshtra) DDJAY

# Upcoming Projects



<p><b>Silver County</b> Sector-95a, Gurugram , Haryana-126102 <a href="http://www.silvercounty.in">www.silvercounty.in</a> ☎ 8929-310-350</p>	<p><b>Nirvana Homes</b> Sector-29, Near MDN Gobal School, Kaithal, Haryana-136027 <a href="http://www.nirvanahome.in">www.nirvanahome.in</a> ☎ 8882-0604-427</p>	<p><b>Nirvana City</b> Sector-03, G.T road sahabad, Kurukshetra Haryana-136135 <a href="http://www.nirvanacity.in">www.nirvanacity.in</a> ☎ 9870-536-537</p>
<p><b>Nirvana County</b> Sector-22, Jind-Hansi Highway Jalalpur Khurd, Jind, Haryana-126102 <a href="http://www.nirvanacounty.in">www.nirvanacounty.in</a> ☎ 9310-688-028</p>	<p><b>Showcase Gallery</b> Kamal Kiku Dhaba (Nh9) Hisar-Sirsa Highway, Fatehabad, Haryana-125050 ☎ 9217-329-636</p>	<p><b>Nikunj City</b> Sector-91, Sonipat, Haryana-136128 <a href="http://www.nikunjcity.in">www.nikunjcity.in</a> ☎ 9217-340-310</p>

Disclaimer: This brochure is for knowledge and informational purposes only and not for sale or purchase. All details are for general reference and may change without notice. Images are for reference only and may differ from actual representations. The upcoming projects are not for sale and are strictly for informational purposes only. They do not constitute any offer for sale, booking, or purchase.



Nee Group: Crafting exquisite luxury townships  
with the esteemed legacy of  
“Shree Vardhman Group”



SITE LOCATION



CHECK RERA REGISTRATION



FOR ENQUIRY

☎ 9217-340-310

🌐 [www.shreevardhmangroup.in](http://www.shreevardhmangroup.in)

✉ [info@shreevardhmangroup.in](mailto:info@shreevardhmangroup.in)



**CORPRATE OFFICE:**

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

☎ 0124-6985360 (30 Lines)

**GST NO.** 06AAWFM1128QZL **PAN NO.** AAWFM1128Q

**SITE OFFICE:**

Nikunj City  
Sector-91, Sonipat,  
Haryana-136128

☎ 9217-340-310

🌐 [www.nikunjcity.in](http://www.nikunjcity.in)



**GROUP HOUSING**

**TOWNSHIPS**

**COMMERCIAL**

**SCHOOL**

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SVSJ BUILDPROP LLP, RERA NO. 892 OF 2026 DATED 23.04.2026 | DCP LICENCE NO. 07 OF 2026 DATED 12.01.2026 AND LAND AREA 5.619 ACRES | PLOT SIZE 130.219 SQ. MTR. TO 149.955 SQ. MTR. & TOTAL NUMBERS OF PLOTS - 85(1 SQ. MTR. X 1.196 = SQ. YARDS)