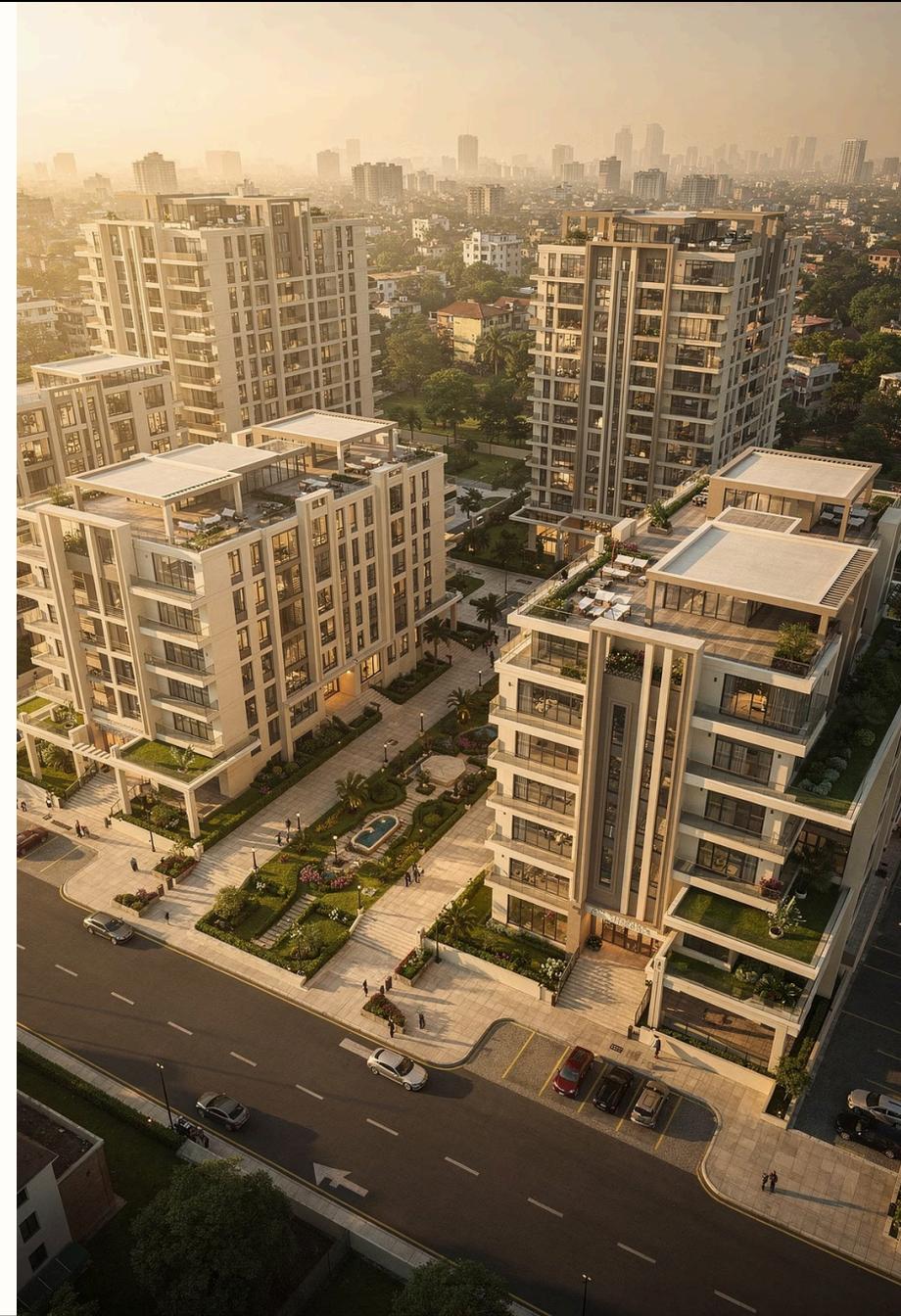


Tanishi Infraventures Pvt Ltd

Building Tomorrow's India — One Landmark at a Time

INCORPORATED NOVEMBER 2024

NAGPUR, MAHARASHTRA



Who We Are

A New Force in Indian Real Estate & Infrastructure

Tanishi Infraventures Private Limited (TIPL) is a Private Limited Indian Non-Government Company, incorporated on 19 November 2024, with its registered office in Nagpur, Maharashtra. Though newly established as a corporate entity, TIPL is backed by nearly two decades of proven expertise in real estate and construction.

The company was founded by directors **Abhishek Ghosh** and **Lalita Gain**, combining entrepreneurial vision with deep-rooted technical experience to deliver landmark projects across central India and beyond.

TIPL operates at the intersection of construction, real estate development, interior design, and investment advisory — offering end-to-end solutions for clients, investors, and partners.

Company Snapshot

Founded: 19 November 2024

Type: Private Limited (Non-Government)

HQ: Nagpur, Maharashtra

Directors: Abhishek Ghosh & Lalita Gain

Sectors: Real Estate, Construction, Investment

The Visionary Behind TIPL

Abhishek Ghosh — Founder & Director

Abhishek Ghosh began his journey in 2005 as a freelance real estate agent — a career that would evolve into nearly two decades of building, developing, and delivering complex projects across Maharashtra and beyond.

2005

Started as a freelance real estate agent; began building custom residential homes for individual clients.

Mid Career

Established **A T Construction and Realtors**, expanding into government contracts and large-scale infrastructure projects.

2024

Founded **Tanishi Infraventures Pvt Ltd** — a bold new leap towards integrated real estate development and investment advisory.



Legacy of Excellence

Notable Projects by A T Construction and Realtors

Before founding TIPL, Abhishek Ghosh's firm successfully delivered prestigious government-contracted infrastructure works across Maharashtra, establishing credibility and technical depth that now powers Tanishi Infraventures.



Sitaburdi Metro Station

A flagship metro infrastructure project in the heart of Nagpur, contributing to the city's urban transit transformation.



Hingna Metro Depot

A critical operational depot facility for Nagpur Metro, executed under government contract with precision and scale.



Warora-Chimur State Highway

A key road infrastructure project in Chandrapur district, enhancing regional connectivity across Vidarbha.

Active Portfolio — Building Across India

Tanishi Infraventures currently has five active real estate projects spanning residential layouts, high-rise towers, and mixed-use developments across Nagpur, Mumbai, and Raipur.

Residential Layout — Jamtha, Nagpur

Project value: **₹33 Crores**. A premium residential layout development with plots ready for sale. Strategically located near Nagpur's growing MIHAN corridor.

Residential Layout — Kondhali, Nagpur

Project value: **₹13 Crores**. A sought-after residential layout in Kondhali, currently ready for sale and attracting strong buyer interest.

Golden Castle – World City, MIHAN

A landmark **Commercial and Residential High-Rise Tower** in MIHAN, Nagpur. Maps approved. Construction commences **December 2026**.

High-Rise Tower — Khapoli (Mumbai)

A prestigious **Residential High-Rise Tower** in Khapoli, developed in association with **Indiabulls** — one of India's most recognised real estate brands.

Avinash One — Raipur

A **Residential and Commercial High-Rise Tower** in Raipur, expanding TIPL's footprint into Chhattisgarh's growing capital city.

Golden Castle — World City

TIPL's Flagship Landmark Development in MIHAN,
Nagpur

Location

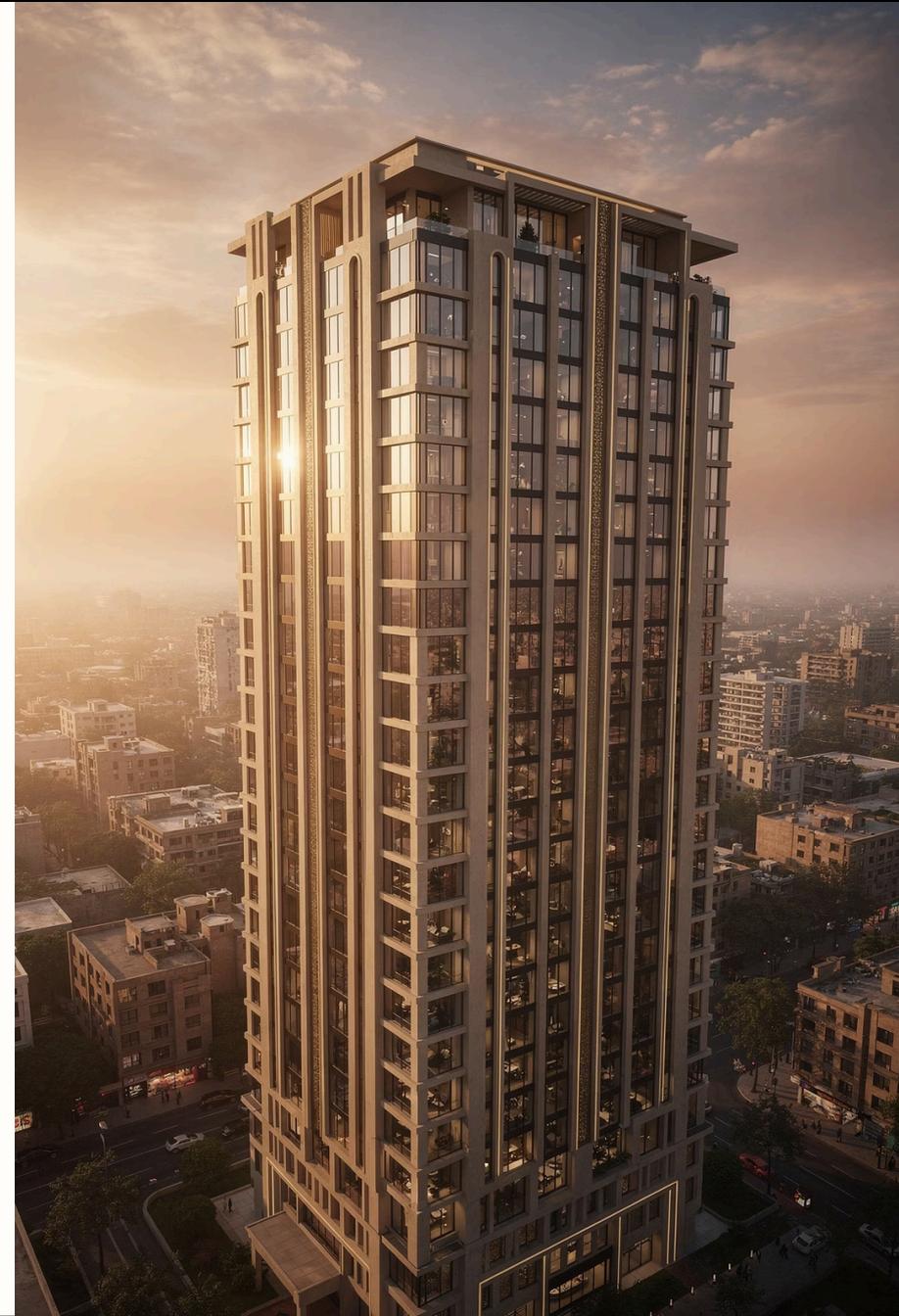
MIHAN, Nagpur —
one of India's most
strategically
positioned Special
Economic Zones.

Type

Mixed-use
Commercial &
Residential High-Rise
Tower with world-
class amenities.

Status

Maps approved.
Construction
commencement
scheduled for
December 2026.



COMING SOON

Upcoming Projects — Pipeline of Growth

TIPL's upcoming project pipeline reflects its expanding ambitions — from urban redevelopment in Nagpur's Vidarbha region to a large-scale duplex township in Raipur.



Vidarbha Premier Redevelopment — Somalwada

A landmark redevelopment initiative in Somalwada, Nagpur, aimed at transforming older residential zones into modern, premium living communities under the Vidarbha Premier brand.



150 Duplex Units — Avinash Upvan, Raipur

An ambitious residential duplex township comprising 150 units in Avinash Upvan, Raipur — catering to the rising demand for spacious, independent living in Chhattisgarh's capital.



And More to Come

TIPL continues to evaluate and acquire new project opportunities across Maharashtra, Chhattisgarh, and beyond — with an ever-expanding pipeline of residential and commercial ventures.

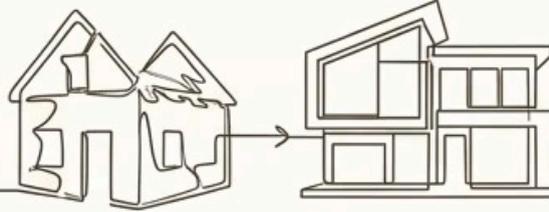
Six Pillars of Excellence

Tanishi Infraventures delivers a comprehensive suite of real estate and construction services — from ground-up project development to investment advisory — all under one trusted roof.



CONSTRUCTION CONSULTANCY

Expert Planning & Design



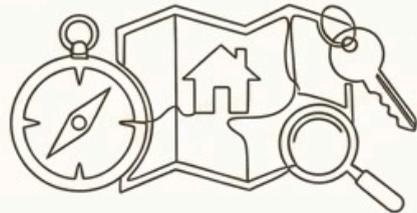
HOUSE RENOVATION

Transforming properties into modern spaces



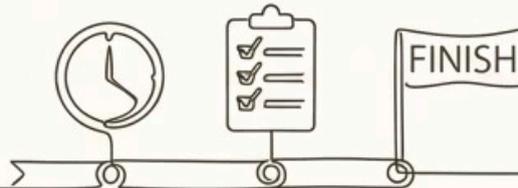
INTERIOR DESIGN

Stylish residential and commercial interiors



PROPERTY PURCHASE ASSISTANCE

Guided real estate buying



PROJECT MANAGEMENT

On-time & on-budget delivery



REAL ESTATE INVESTMENT ASSISTANCE

Monthly & timely strategies



Service 01

Construction Consultancy

Tanishi Infraventures Pvt Ltd is a reputable construction consultancy firm offering professional guidance across all aspects of the construction lifecycle. With a team of experienced consultants, TIPL navigates the complexities of large and small-scale construction projects with equal expertise.

From **project planning and design** to **budgeting, scheduling, and quality control**, TIPL collaborates closely with clients to ensure efficient and successful project delivery.

→ Project Planning & Design

Structured roadmaps tailored to your project scope and objectives.

→ Budgeting & Scheduling

Precise cost management and timeline control from day one.

→ Quality Control

Rigorous oversight to ensure every output meets industry standards.



Service 02

House Renovation

Tanishi Infraventures is a leading provider of house renovation services, transforming existing properties into modern, functional, and aesthetically pleasing spaces. Whether you wish to update a single room or renovate your entire home, TIPL's skilled professionals deliver seamless, end-to-end renovation solutions.

Concept Development

Collaborative ideation and design planning aligned with your vision and budget.

Construction & Execution

Expert craftsmanship and project coordination from demolition to final build.

Finishing & Handover

Meticulous attention to finishing details — delivering spaces that exceed expectations.

Service 03

Interior Design

Spaces That Inspire

TIPL's interior design team combines creative vision with functional expertise to transform residential homes, offices, retail spaces, and commercial properties into environments that reflect personality, purpose, and style.

Every design journey begins with listening — understanding the client's taste, lifestyle, and aspirations — and ends with a space that is uniquely theirs.

01

Concept & Space Planning

Understanding your vision and translating it into spatial layouts and design concepts.

02

Material & Furniture Selection

Curating finishes, furniture, and decor that align with your aesthetic and budget.

03

Execution & Styling

Overseeing implementation and adding the final touches that make a space truly come alive.

Service 04

Property Purchase Assistance

Buying property is one of the most significant decisions of a lifetime. Tanishi Infraventures provides comprehensive, personalised guidance throughout the property acquisition process — ensuring that every client — whether a first-time homebuyer, a seasoned investor, or a family seeking their dream home — feels confident and informed at every step.

1

Property Search & Shortlisting

Identifying properties that match your needs, preferences, and investment goals.

2

Site Visits & Evaluation

Arranging viewings and conducting thorough due diligence on shortlisted properties.

3

Negotiation & Closure

Skilled negotiation and seamless facilitation of the purchase transaction.



Project Management

TIPL excels in delivering top-notch project management services — ensuring that every construction initiative is completed **on time, within budget, and to the highest quality standards**. With experienced project managers and a proven track record, TIPL takes a hands-on, collaborative approach from inception to handover.





Investment Service 01

Proper Monthly Real Estate Investment Assistance

TIPL offers a unique investment model — **Proper Monthly Real Estate Investment** — that allows individuals to invest in real estate on a structured monthly instalment basis. This approach enables investors to gradually build a diversified real estate portfolio without committing large lump-sum capital upfront.

By allocating a fixed monthly amount towards carefully selected properties, investors benefit from potential **rental income, property appreciation, and long-term wealth creation** — with returns that can surpass traditional financial institutions.



Monthly SIP-Style Investment

Invest systematically each month into real estate assets.



Diversified Portfolio

Spread risk across multiple properties and locations.



Superior Returns

Potentially outperform traditional FDs and savings instruments.

Investment Service 02

Proper Timely Real Estate Investment Assistance

Market timing is everything in real estate. TIPL's **Proper Timely Real Estate Investment** service helps clients identify and act on lucrative investment opportunities at precisely the right moment — whether the goal is passive rental income, portfolio diversification, or long-term wealth creation.

1

Market Analysis

In-depth analysis of real estate market dynamics, trends, and property valuations.

2

Opportunity Identification

Pinpointing high-growth properties and localities at the optimal investment window.

3

Due Diligence

Thorough legal, financial, and site-level checks before any recommendation is made.

4

Investment Execution

End-to-end support through documentation, negotiation, and final investment closure.

Our Footprint

Presence Across Central India & Growing

Nagpur, Maharashtra

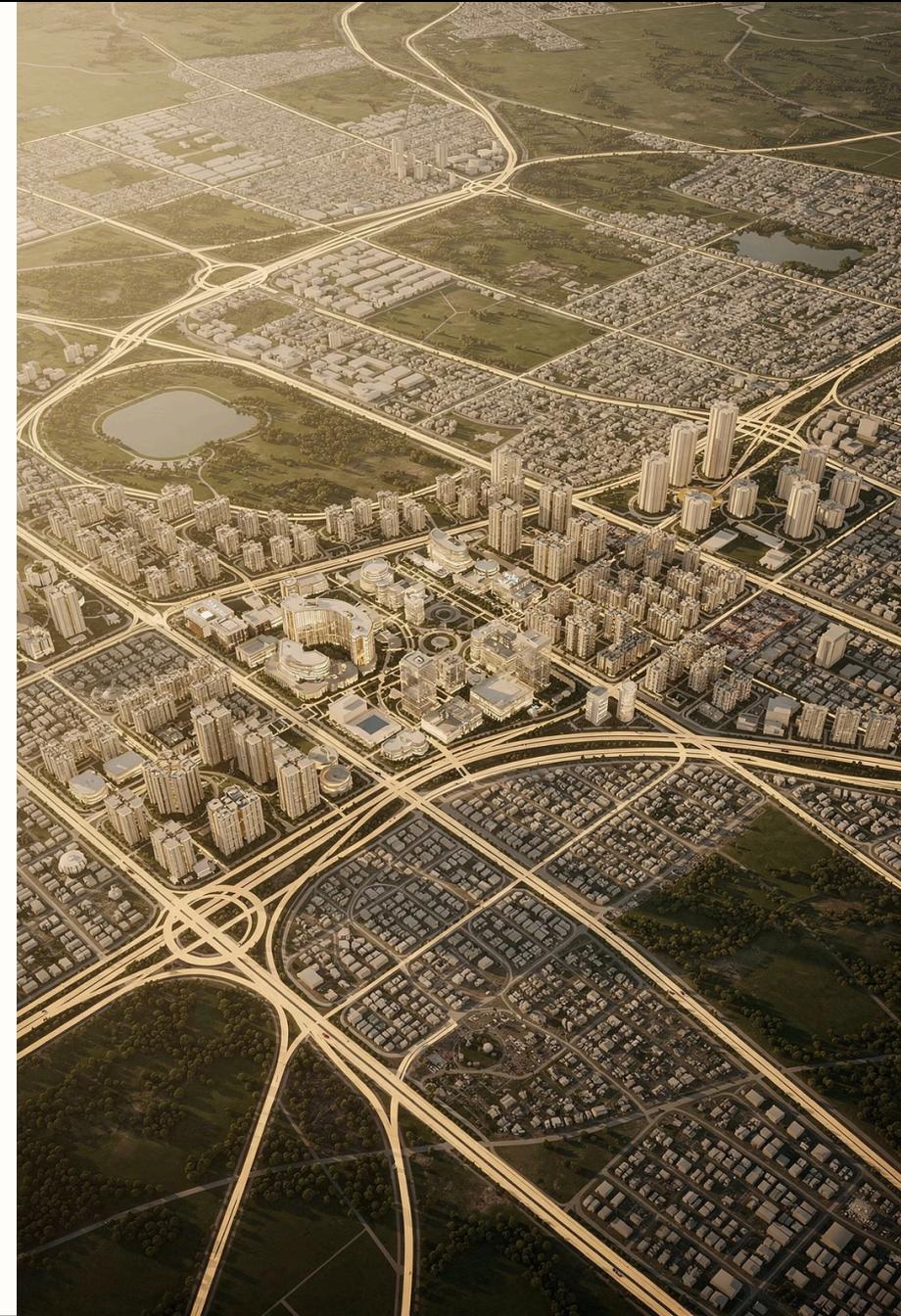
Headquarters and primary development hub — with projects in Jamtha, Kondhali, MIHAN, and Somalwada.

Khapoli, Mumbai

Residential high-rise development in association with Indiabulls, targeting Mumbai's premium suburban market.

Raipur, Chhattisgarh

Dual presence in Avinash One (high-rise) and Avinash Upvan (150 duplex units) — capturing Raipur's growth momentum.



Why Choose TIPL

Our Competitive Advantage



Nearly Two Decades of Experience

Backed by Abhishek Ghosh's 19-year journey from freelance agent to government contractor to real estate developer — TIPL brings rare, battle-tested expertise to every project.



Proven Government-Grade Execution

A legacy of successfully delivering high-complexity government infrastructure contracts — including metro stations and state highways — demonstrates TIPL's ability to execute at scale.



End-to-End Service Ecosystem

From land acquisition and construction to interior design, property purchase, and investment advisory — TIPL is a single-window partner for every real estate need.



Transparency & Integrity at the Core

Every client engagement is governed by principles of honesty, accountability, and clear communication — building long-term relationships built on trust and results.

Investor & Partner Opportunity

Why Partner With Tanishi Infraventures?

Tanishi Infraventures Pvt Ltd represents a rare combination of a young, agile corporate entity powered by decades of on-ground experience. With an active project portfolio exceeding **₹46 Crores** and a robust pipeline of upcoming developments, TIPL offers compelling opportunities for investors, joint venture partners, and channel partners.

- Established track record via A T Construction and Realtors
- Active projects in Nagpur, Mumbai, and Raipur
- Strategic presence in India's fastest-growing real estate corridors
- Unique monthly and timely investment models for wealth creation
- Strong leadership with deep regulatory and market knowledge

₹46Cr+

Active Portfolio Value

Jamtha (₹33Cr) and Kondhali (₹13Cr) layouts alone — both ready for sale.

5

Active Projects

Spanning Nagpur, Mumbai, and Raipur.

19

Years of Experience

Director Abhishek Ghosh's industry journey since 2005.

6

Specialised Services

From consultancy to investment — all under one roof.



Our Vision

To be the most trusted name in integrated real estate development and investment advisory across central India — delivering landmark projects, empowering investors, and transforming communities through innovation, integrity, and excellence.

At Tanishi Infraventures, we do not merely build structures — we create **environments where people live better, work smarter, and invest with confidence**. Our mission is to be the partner of choice for every real estate aspiration in India's growing heartland.

Get in Touch

Let's Build Something Great Together

Whether you are a homebuyer, an investor, a government agency, or a corporate partner — Tanishi Infraventures Pvt Ltd has the expertise, the portfolio, and the commitment to deliver extraordinary outcomes for you.

Connect with us today to explore ongoing projects, investment opportunities, or partnership models. Our team is ready to provide personalised guidance and turn your real estate vision into reality.



Registered Office

Nagpur, Maharashtra, India



Directors

Abhishek Ghosh & Lalita Gain

Explore Our Services

- Construction Consultancy
- House Renovation
- Interior Design
- Property Purchase Assistance
- Project Management
- Monthly & Timely Real Estate Investment

Tanishi Infraventures Pvt Ltd — Building Futures. Creating Legacies.