



NIKUNJ CITY

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SEC-91, SONIPAT, HARYANA



Exclusivity
YOU TRULY DESERVE



Welcome to

Nikunj City, Where Serenity Meets Modern Living.
Nestled in the Fast-growing Corridor of Sonipat,
Experience the Charm of Thoughtfully Planned Green Spaces,
Secure Community Living, and Seamless Connectivity.
Each Plot Offers the Perfect Foundation
to Build Your Dream Home in a Setting that Blends
Comfort, Elegance, and Long-term Value.





Where
Everyday
Life Feels
Effortlessly
Peaceful



MAP AND LOCATION DETAILS



LOCATION

- 6 Km from O.P. Jindal Global University
- 10 Km from Rajiv Gandhi Education City
- 10 Km from Sonipat Railway Station
- 1.9 Km From Park Nidaan Hospital
- 4.2 Km From Amrik Shukdev Dhaba
- 3.6 Km From Neelkanth Star
- 12 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





**SMOOTH ROAD
CONNECTIVITY**



**SMART
NEIGHBOURHOODS**



**NEARBY
HOSPITALS**



**ECO-FRIENDLY
TERRAIN**



**NEARBY
SCHOOLS**



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!



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

SEC-91, SONIPAT, HARYANA

Green Living Thoughtfully Integrated

Discover a community where nature and modern living exist in perfect harmony. At Nikunj City, landscaped greens, serene pathways, and inviting open spaces create an environment that nurtures wellness, leisure, and meaningful connections, offering a balanced lifestyle for every generation.





Our Projects



Commercial

Residential

Villas

Builder Floor

SCO Plots



NIKUNJ CITY
SEC-91, SONIPAT, HARYANA

Residential Plots

A Smart Investment
in Better Living







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. 155 Sq. Yds. to 180 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.



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 REGULA-
TORY FRAMEWORK IN FORCE.

NOTE: SITE IS NOT TO SCALE



NIKUNJ CITY

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SEC-91, SONIPAT, HARYANA

Villas

Own your dream villa and enjoy the privacy, space, and luxury you deserve.





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SEC-91, SONIPAT, HARYANA

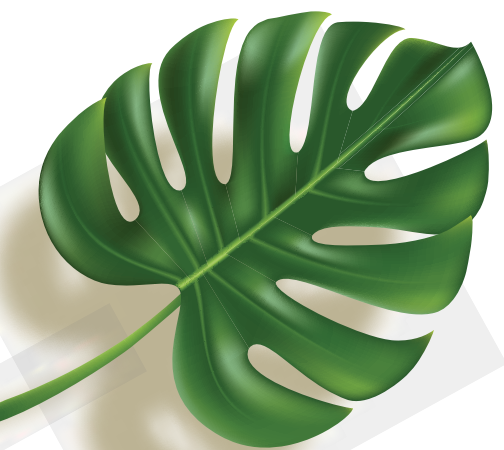
Outdoor Gym Area

Open-air fitness for a healthy lifestyle





Outdoor Games Area

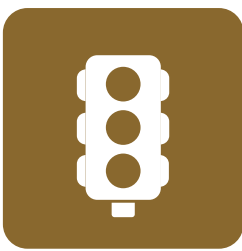


Core

Aspects
of Living an Integrated Life



CITYWALK-SHOPPING
STREET



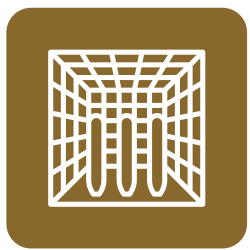
TRAFFIC FLOW
PLANNING



WELL ORGANIZED
AND PLANNED TOWNSHIP



PLANNED
GREENS



CRICKET NETS



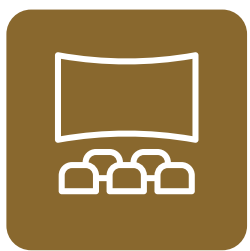
SAFE &
SECURE



CONNECTED
NEIGHBOURHOOD



RELIGIOUS
CENTRE



OPEN AMPHITHEATRE



HEALTHY
LIVING



BADMINTON COURT



UNIQUE
AMENITIES





Designed
with Many
Features
and Refined
Luxuries



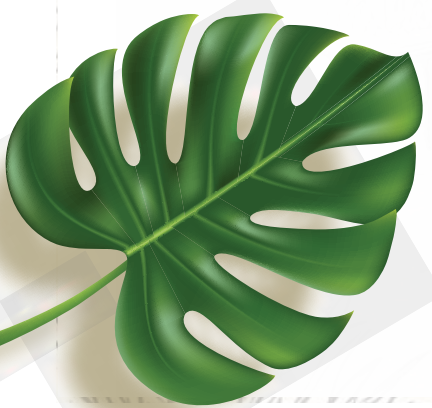


NIKUNJ CITY

SEC-91, SONIPAT, HARYANA

A Kids' Zone

Slide
into the joys of life

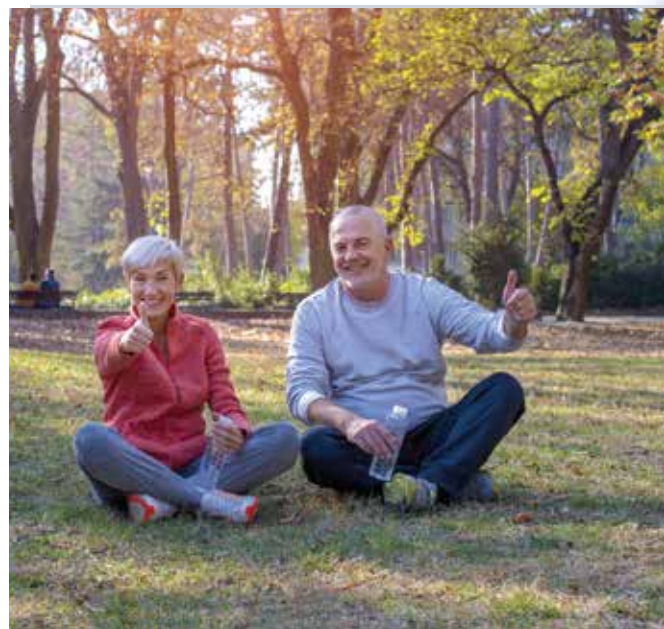




NIKUNJ CITY

SEC-91, SONIPAT, HARYANA

Golden years
Deserve
Golden moments



Completed



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



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



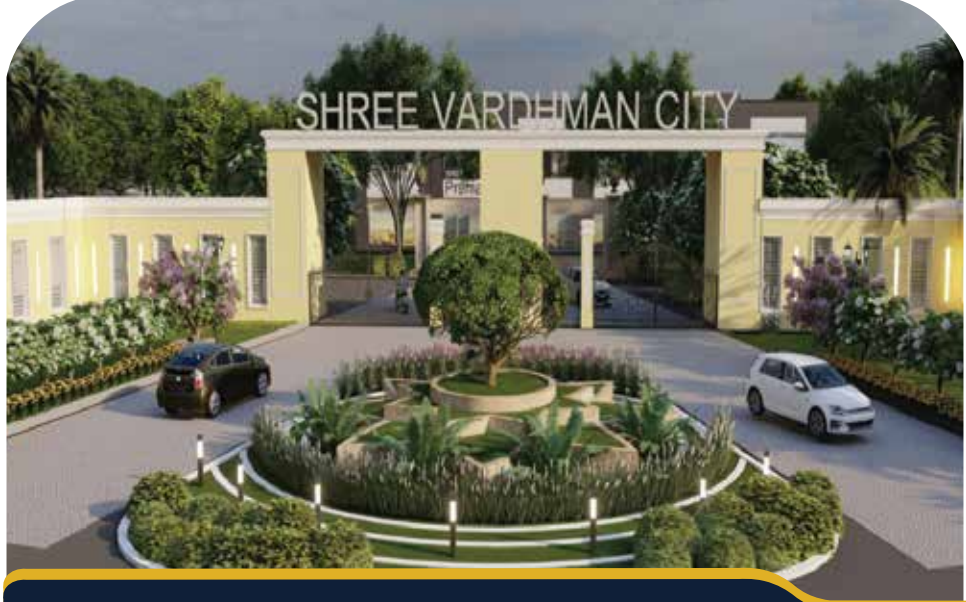
SHREE VARDHMAN VICTORIA
10.96 Acres, Premium Group Housing, Sector-70, Gurugram



SHREE VARDHMAN CITY
50.125 Acres, Premium Group Housing, Sector-70, Gurugram



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



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



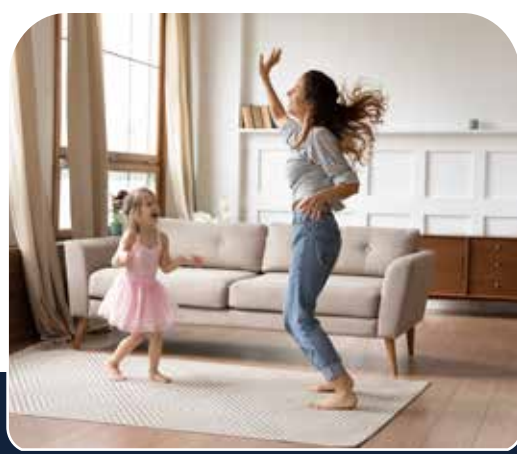
Silver County
Residential | Sector-95A, Gurugram,Haryana



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*



Silver County

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

Nirvana Homes

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

Nirvana City

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

Nirvana County

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

Showcase Gallery

Opposite civil hospital, Near Raymond showroom,
Main civil hospital Road, Hisar, Haryana- 125001
☎ 9217-329-636

Nikunj City

Sector-91, Sonipat,
Haryana-136128
www.nikunjcity.com
☎ 9217-340-310

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.

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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

✉ info@shreevardhmangroup.in



CORPRATE OFFICE:

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Sec-54, Golf Course Road, Gurugram, Haryana

☎ 0124-6985360 (30 Lines) 🌐 www.theneegroup.com

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

SITE OFFICE:

Nikunj City
Sector-91, Sonipat,
Haryana-136128

☎ 9217-340-310

🌐 www.nikunjcity.com



GROUP HOUSING

TOWNSHIPS

COMMERCIAL

SCHOOL

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TAKEN IN RELIANCE UPON THIS BROCHURE, WHICH DOES NOT FORM PART OF ANY LEGALLY BINDING AGREEMENT OR OBLIGATION

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

