

Choose Your Dream Home  
in Nagpur with



**Sandeep Dwellers Pvt. Ltd.**

3C, Gulmohar, Temple Road, Civil Lines, Nagpur - 440001

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Email : [info@sandeepdwellers.com](mailto:info@sandeepdwellers.com) | Website : [www.sandeepdwellers.com](http://www.sandeepdwellers.com)

Architect: Anand Sarda &  
Rahul Agarwala

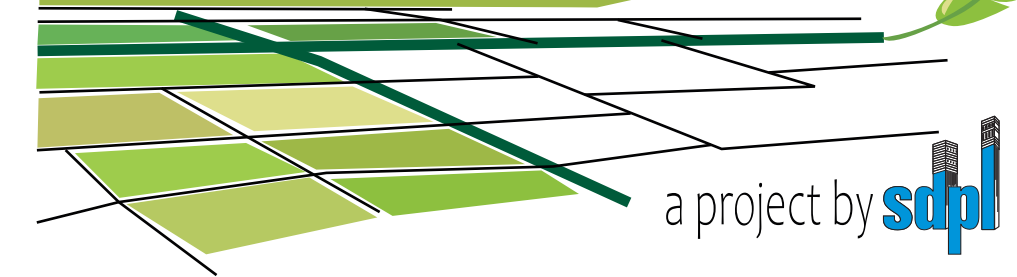
Legal Advisor: Ashish Mehadia &  
Sandeep Shastri

Structural: Prasanna Kulkarni  
& AAJ Engineers

Finance: B.C. Bhartia &  
Paresh Tank

A MEMBER OF  
**CREDAI**

# AARANYAM

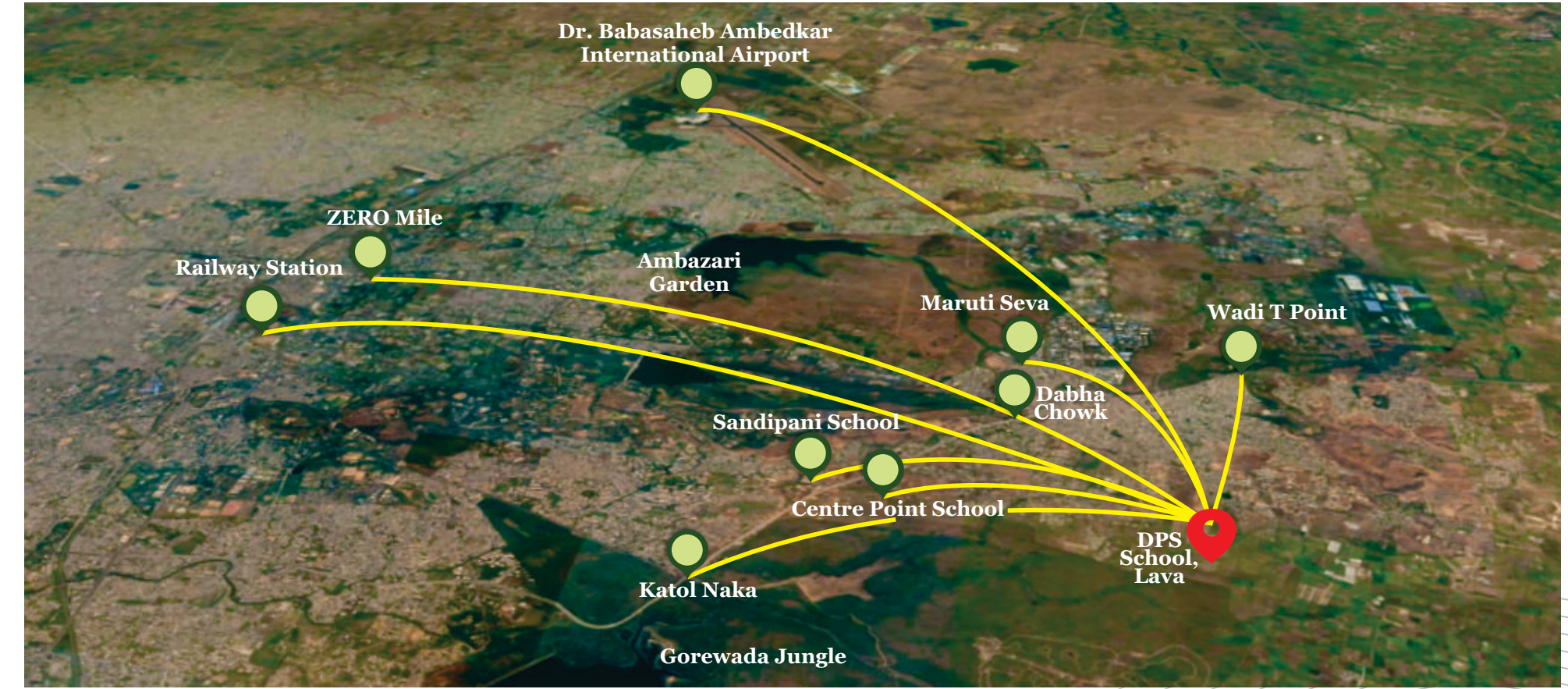


a project by **sapl**

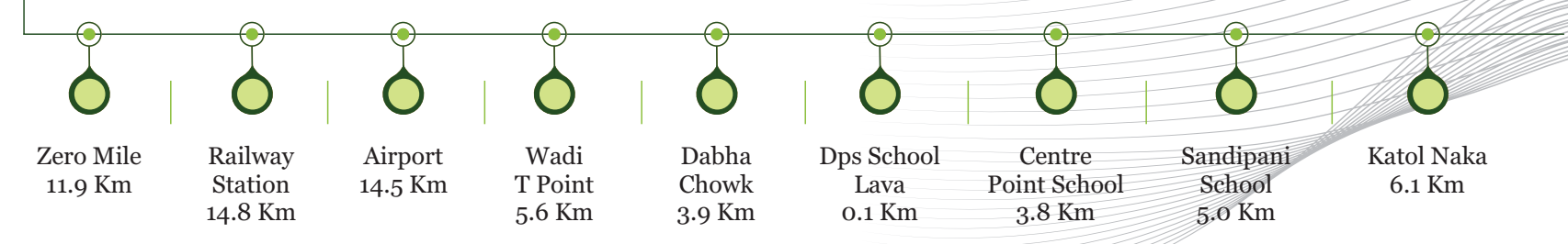
# Location Map



# Location Advantages



Distance from AARANYAM a project by SDPL

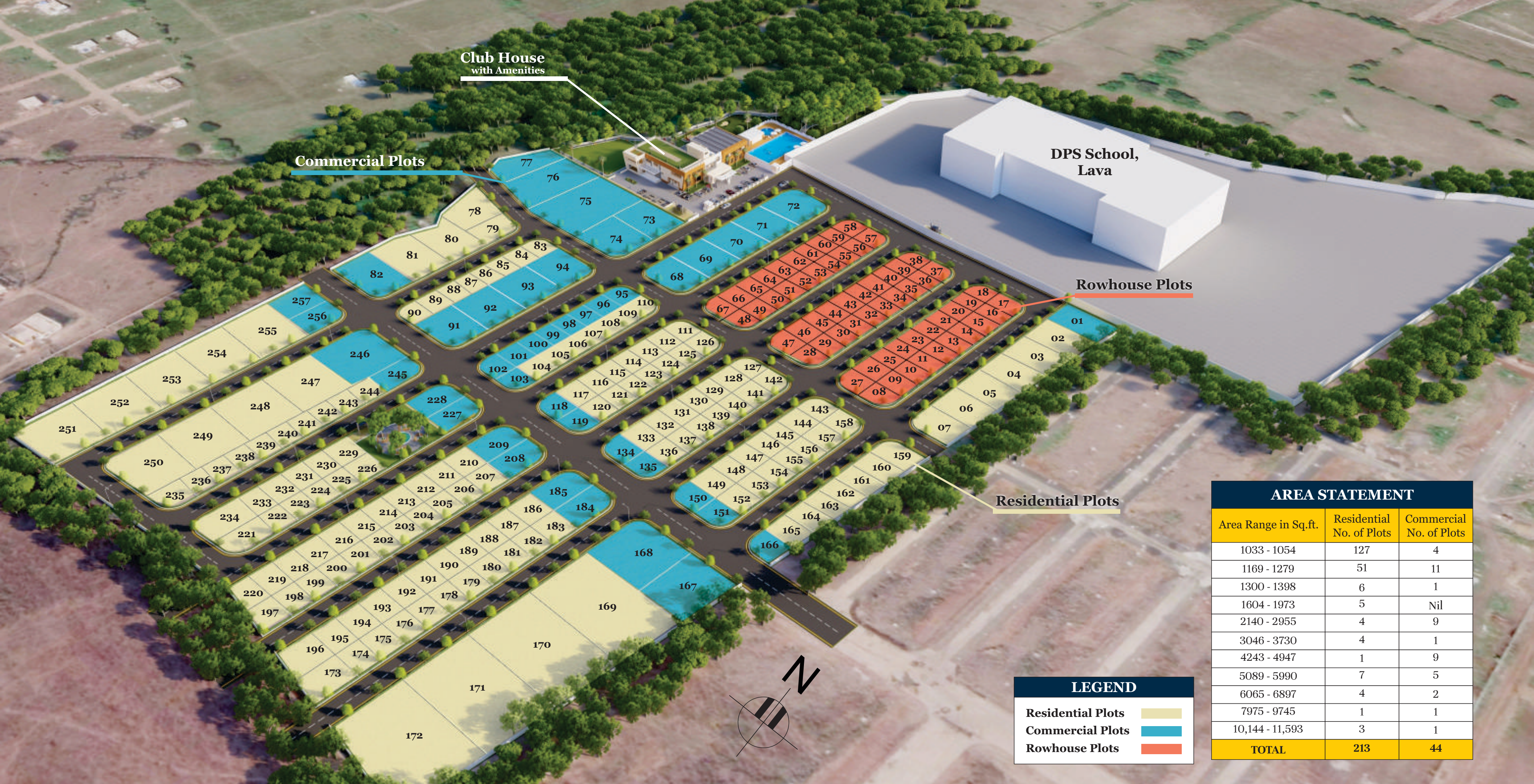


**Quick Connectivity :**  
AARANYAM a project by SDPL is located touching the NMC limits. It has good road connectivity from Wadi, Dabha, Katol Ring Road express highway and Khadgaon Road.

**Educational Excellence :**  
Major schools and colleges available in the vicinity- Delhi Public School, Centre Point School, Sandipani, CDS, St. Joseph school Fetri, Jawaharlal Nehru Arts Commerce & Science College Wadi, etc.

**Enriched Neighbourhood :**  
It is very close to MIDC Industrial area, Khadgaon Road, Ordnance Factory, Dattawadi, Kalmeshwar and close to Amravati Road and Katol Road.

**Finest Healthcare :**  
Easy access to numerous state of the art multispecialty hospitals.



Club House  
with Amenities

Commercial Plots

DPS School,  
Lava

Rowhouse Plots

Residential Plots

**AREA STATEMENT**

Area Range in Sq.ft.	Residential No. of Plots	Commercial No. of Plots
1033 - 1054	127	4
1169 - 1279	51	11
1300 - 1398	6	1
1604 - 1973	5	Nil
2140 - 2955	4	9
3046 - 3730	4	1
4243 - 4947	1	9
5089 - 5990	7	5
6065 - 6897	4	2
7975 - 9745	1	1
10,144 - 11,593	3	1
<b>TOTAL</b>	<b>213</b>	<b>44</b>

**LEGEND**

- Residential Plots
- Commercial Plots
- Rowhouse Plots



# Club House (Day View)



15,000 sq.ft.  
Garden

Box Cricket

Children's Play Area

Solar Electricity

Swimming Pool

- ◆ Total Constructed Area 8000 sq.ft. Ground Floor & 4000 sq.ft. First Floor + 4000 sq.ft. Terrace on First Floor
- ◆ Box Cricket on Second Level
- ◆ Multipurpose Community Hall
- ◆ Swimming Pool - Half Olympic Size
- ◆ Fully Equipped Gym
- ◆ Indoor Sports
- ◆ Children's Play Area
- ◆ 1 Automatic 13 Pax lift
- ◆ Solar Electricity
- ◆ Coffee Shop
- ◆ Restaurant
- ◆ Generator Backup
- ◆ CCTV Surveillance

# Club House (Night View)



Box Cricket

Children's Play Area

Solar Electricity

Swimming Pool

15,000 sq.ft.  
Garden

AARANYAM

## Standout Amenities



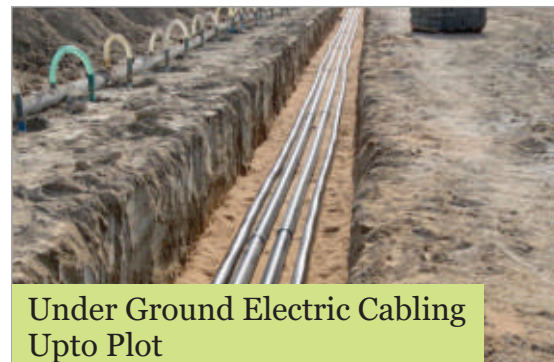
Concrete Road



Drainage System with STP



Pipeline For Water Supply



Under Ground Electric Cabling Upto Plot



Storm Water Drainage



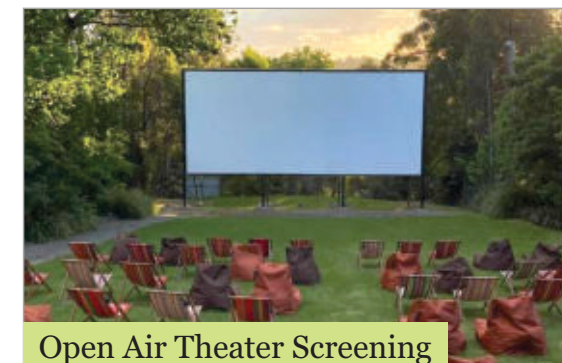
Street Lighting



15,000 sq.ft. Garden



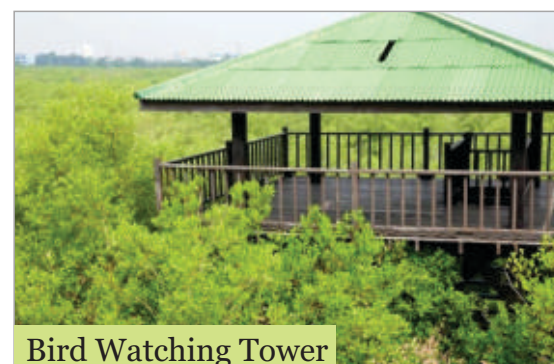
200+ Species of Trees & Plants Oak



Open Air Theater Screening



Jogging Trail of 1000 ft



Bird Watching Tower



Miyawaki Forest Adjoining Seasonal Stream

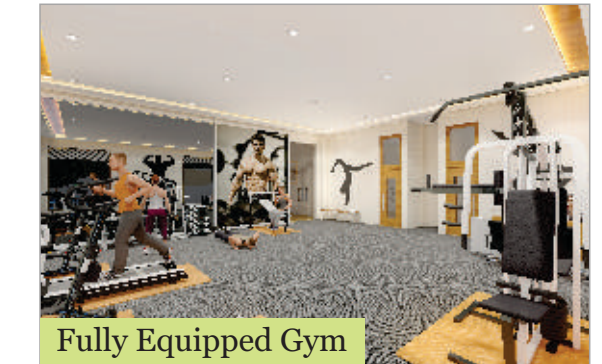
## Club House Amenities



Box Cricket (2nd Level)



Community Hall



Fully Equipped Gym



Children's Play Area



Restaurant



Indoor Sports Area



Coffee Shop



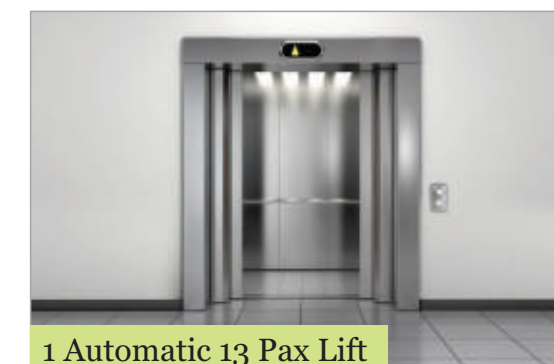
Swimming Pool



Solar Electricity



CCTV Surveillance



1 Automatic 13 Pax Lift



Generator Backup

# 3 BHKD Rowhouses

## Introducing 3 BHKD Spacious Rowhouses

- ◆ 1,750 sq. ft. Super build-up area on the plot of 1,054.87 sq.ft.
- ◆ Club House & Community Hall
- ◆ 2 Granite Ottas in Kitchen
- ◆ Individual Terrace & Car Parking
- ◆ Swimming Pool
- ◆ 3 Track Powder Coated Windows and Marble Sil
- ◆ Water Storage Tank
- ◆ Full Equipped Gymnasium
- ◆ Ample Water Supply



## Floor Plan

Ground Floor



First Floor



# About The Group

We introduce ourselves as Builders and Developers who take pride in creating Residential and Commercial spaces with not only structural elegance but also offer a warm and cosy ambience. We have constructed homes ranging from duplex apartments of 4 and 5 Bedrooms to 1, 2, 3 and 4 Bedroom Flats totalling to more than 15 Lacs sq.ft. area of construction. We build Homes and not mere Houses. Here, we play an important role. Our buildings herald 'Value for Money'.

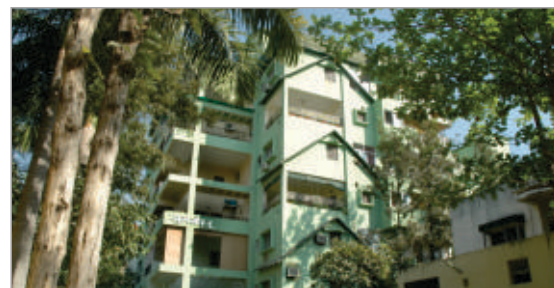
“ **To Provide Quality, Sophistication & Luxury at Affordable Price** ”

Our Group was founded by late Shri Subhas Agarwala a well-known industrialist known for his commitment to business ethics, a highly respected social figure and an accomplished sportsman of international fame. The group Companies include SDPL: Sandeep Dwellers Pvt. Ltd., VIL: Vidarbha Industries Ltd., Arpana Enterprises, Exotic Hospitality (Nagpur) Pvt. Ltd., RND: Architectural and Interior Design Studio & Tathastu. Sandeep Dwellers Pvt. Ltd. is our main construction company, which is now headed by Mr. Ashok Agarwala, Mr. Anil Agarwala, Mr. Harish K. Dass, Mr. Gaurav Agarwala, Mr. Rahul Agarwala, Mr. Ravi Loiya & other management personnels.

## Some of our Past Projects



**Ganga Kaveri Apartment**  
Raj Nagar



**Gulmohar Residential & Commercial**  
Civil Lines



**Parijaat Apartments**  
Wardha Road



**Nishigandha Apartments**  
Wardha Road



**Palm Grove**  
Wardha Road



**Mansarover Terrace**  
Byramji Town



**Chitrakoot**  
Wardha Road



**Silver Oak**  
Raj Nagar



**Lake View Enclave**  
Wadi



**Omkar Gaurav Enclave**  
Seminary Hills



**Ashoka Enclave**  
Dabha



**Ashoka Elite**  
Dabha



**Nilgiri**  
Kamptee Road



**Shree Swaminarayan Enclave**  
Wathoda



**SDPL Arihant I & II**  
Wathoda



**SDPL Aashray Dabha (Phase I)**  
Dabha



**SDPL Greens**  
Kamptee Road



**SDPL Aashray Wanjara (Phase I)**  
Kamptee Road

& Many More