



NILGIRI

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PAST PROJECTS

Ganga Kaveri Apartment

Completed in 1990, this building was one of the first in Nagpur to have flats of 1500 sq.ft. The fact that we laid a 1.5 km sewerage line at our own cost for this building speak of our commitment to provide proper facilities.



Gulmohar Residential & Commercial

Completed in 1995, it is one of the most posh building of this time, and was the first in Nagpur to offer 3, 4 & 5 bedroom 'Duplex' apartment with terrace. Our head office is also located here.

Parijaat Apartments

Our first attempt with middle class segment was an over whelming success. It altered the general belief that luxury and comfort was preserve of elite



Nishigandha Apartments

This is a Residential cum Commercial Projects, continuing the tradition of high standards set up by us at Parijaat, we designed Nishigandha with even better facilities and open spaces.

Palm Grove

This complex houses only 6 flats - 1 flat on each floor, giving all privacy & luxury a bungalow can provide with the obvious benefits extended by a residential housing complex. Facilities include flats 100% as per VASTU , Automatic Lift with Generator Backup, 2000W to each Flats also.



Mansarover Terrace

This complex was one of the first with additional amenities provided like Swimming Pool, Club House with beautifully landscaped garden of about 8000 sq.ft. 2 lifts with Generator Backup, 500W to each Flat from Generator

Chitrakoot

Ward ha road Our re-entry into middle class housing is highlighted with this project.The extra amenities provided in this scheme includes garden, 2 lifts with generator backup, recreational area,etc.



Silver Oak

This project was designed to cater to the needs of the higher and upper middle income group, especially for those who want the luxuries of both bungalow as well as flats. This scheme had 3, 4 and 5 bedroom apartments.

Lake View Enclave

Nagpur was talking about 'TOWNSHIPS'. We decided that it was time to actually start. We were really delighted when we found this wonderful location so close to the city. This Project has 2 BHK, 3 BHK, 4 BHK, limited Row Houses, Shops with the separate Entrance. There is a well planned Club house with party hall, 2 Bed Guest House, Equipped Gymnasium & Swimming Pool etc.



Omkar Gaurav Enclave

The scheme is designed to cater to the requirements of families wanting bigger sized flats. The location Seminary Hills, was chosen so that we could fit the bigger sized flats in a comfortable price budget for the buyers. We have tried and maintained privacy to all flats by having only 3 disjointed units on 1 floor.

PAST PROJECTS

Ashoka Enclave

A Three Tower scheme at Dhaba, it is approx. 1.6 km from Vayusena Nagar and a 10 minutes drive from Law College Square. This scheme is designed to cater to the requirements of the middle class working population of the city keeping in mind their needs and wants with comfortable price budget for the buyers.



Ashoka Elite

A scheme of 3 Residential Towers having bigger sized 3 BHK Flats, at Dhaba. Designed to cater to the requirements of the people requiring bigger sized flats and the privacy of an Independent Bungalow, its 3 Towers have just 4 Flats each, 1 on each floor, with upgraded specifications, providing privacy of a Bungalow as well as the benefits of living in a society.



Shree Swaminarayan Enclave

A Luxury HOME in a gated township ensures single entry point, security and peaceful atmosphere for better living and comfort. Modern amenities are provided like Swimming pool, Well equipped Gym, Lush Green Garden, Basket ball court, Cricket pitch, Bigger Parking space etc. The scheme consists of 2, 3, 4 BHK & Terrace Flats and now available are only 1 in each size.



SDPL Greens (Phase 1st Completed)

SDPL Greens – located in Wanjara, Kamptee Road. The township is located about 8.1 kms from Zero mile, just about 500 meters off Kamptee Road opposite Star Motors and is also accessible from nearby College's, Hospital, Super Market etc.



SDPL Arihant I & II

3 & 4 BHK Luxury Bigger Flats with 100% Vastu Complaint, only 2 Flats on each floor, with 2 Lift, AC lobby 3 Car parking space with full of amenities at most preferred location in East Nagpur.



SDPL Classic

'SDPL Classic' at Chinchbhuvan. The scheme has been specially designed catering to the needs of the new Nagpur development, and increasing enquires in that area. Significant development on Wardha Road with MIHAN in Information Technology (IT), Industrial, Hospitality, Health and Education Sector there is a huge demand for housing in the vicinity.



SDPL Paradise (Phase 1st Completed)

A gated township project having 2 BHK ready and under construction flats available. This project is 5.9 kms from Ravi Nagar square within NMC limits located at Dabha, Near Water Tank, Dabha Chowk, Nagpur. The scheme consist of Modern Amenities like Gym, Swimming Pool, Guest House, Community Hall, Garden etc.



SDPL Rowhouses (Phase 1st Completed)

3-BHKD Spacious Row Houses Within 9 Acre Gated Township. Less Than 10-min From Zero-Mile Stone (8.1 kms) On Kamptee Road, Within NMC Limits. The Township consist Modern Amenities like Large Garden, Swimming Pool, Club House, Gym etc.



SDPL Aashray Dabha (Phase 1st Completed)

SDPL Aashray Dabha is the first Affordable quality Scheme by SDPL. 1 BHK & 2 BHK flats in with Modern Amenities at Affordable Price.



SDPL Aashray Wanjara (Phase 1st Completed)

SDPL Aashray Wanjara is 2nd Affordable Scheme by SDPL. 1 & 2 BHK Flats with Gated Township, Good and Safe Neighborhood with 24x7 security service. 2nd Phase Construction almost completed.



GROUP PROFILE

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 totaling 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

OUR MOTTO :

"To provide Quality, Sophistication and 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 & The other management personnel.



SDPL's Foray in to North Nagpur - Nilgiri, a residential scheme on a plot of approx 35,000 sq.ft. Nilgiri is 3.8 km from Kadbi Chowk on Kamptee Road. The Scheme is designed to provide bigger sized flats with SDPL's Standard Quality & Specification at affordable prices to people who want to live in North Nagpur. The Ring Road nearby provides good accessibility to other parts of the city. With Schools, Hospitals and Markets in close vicinity, NILGIRI is ideal home for all sectors of the Society. All flats in the Scheme have a double height terrace to ensure openness in the flats.

The scheme has 2 BHK, 2 ½ BHK and 3 BHK Flats to fit in all types of requirements. There is ample ground space for parking, garden and play area.

You have to only see the completed projects of SDPL, where much beauty has been achieved in small spaces and you will understand the possibilities of what we can do here. Do you have a vision? Do you recognize a good thing when you see one? We invite you to be a part of this dream & become a proud owner of an affordable HOME, close to the city.

 **NILGIRI**



Home
is where your
Life Begins



GROUND LEVEL PLAN



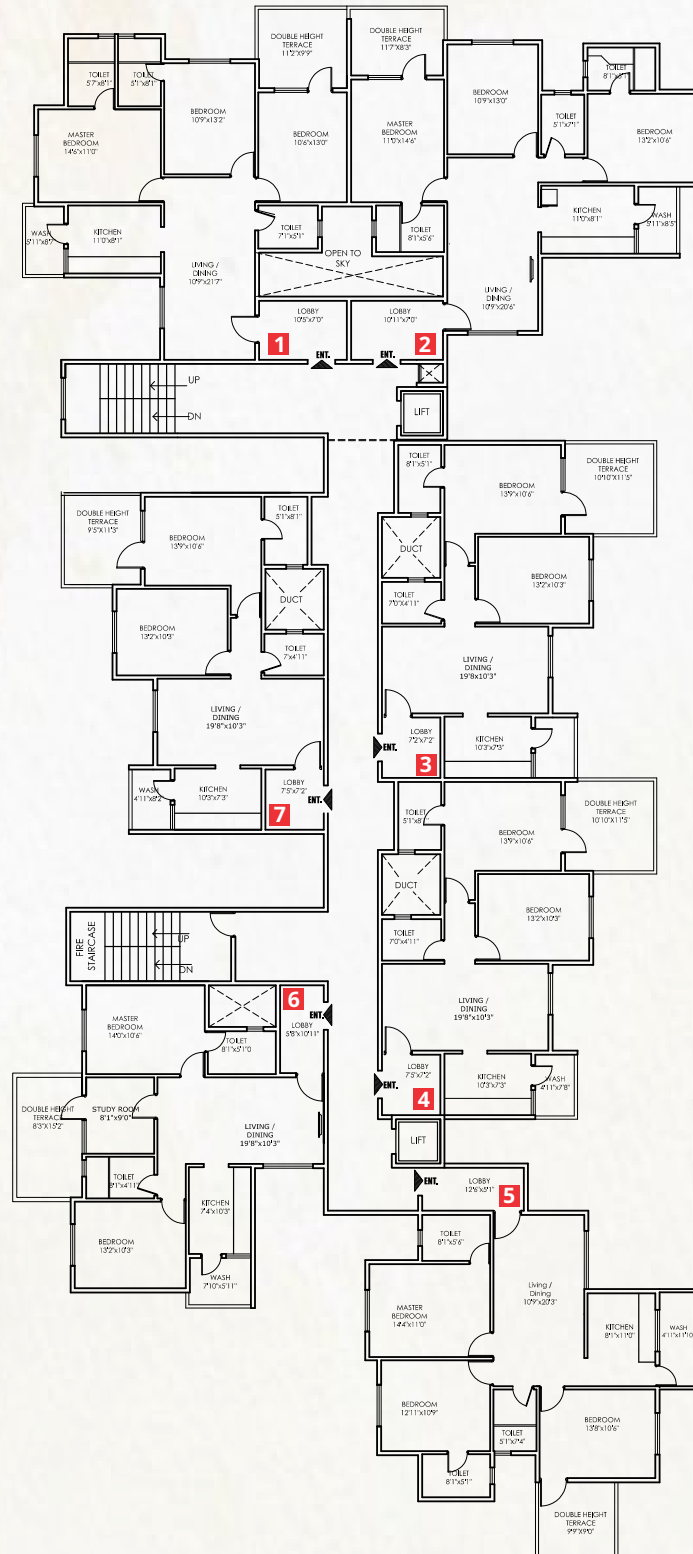
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Travel will be Easy with 5.2 km long Multi Decker Flyover Opening Soon on Kamptee Road

TYPICAL FLOOR PLAN



**Flat No. 1, 2 & 5
are 3 BHK Flats**

**Flat No. 3, 4 & 7
are 2 BHK Flats**

**Flat No. 6
is 2 ½ BHK Flat**



3 BHK Flat (202)



3 BHK Penthouse (801+802)



A quick look at the specification



Structural System

R.C.C Structure with Fly Ash / Red Brick masonry.



Flooring

General Flat and Entrance Lobby - Vitrified Tiles of size 2' x 2'.
Kitchen and Wash Ceramic Tiles 1' X 1'.
Washing Area - Kota Stone.
Common passages, landings, staircase, Entrance lobby - Kota Stone.



Kitchen

- Platform- 2' width of Black Granite with length equal to one length of the kitchen.
- Sink - One single-bowl stainless steel sink.
- Dado - 2 ft. above platform of Glazed tiles.
- Doors - No door towards dining/passage.
- Other - Exhaust fan.



Toilet

- Tiles- Ceramic Tiles on floor & Glazed tiles on wall up to lintel level (6'6").
- Sanitary EWC with Cistern in White. Cera or equivalent.
- Basin Marble counter top in Master Bed Room with under counter
- Basin and regular Wash Basin in other bathroom.
- Fittings - Bathing area Jaguar (Continental Range) or equivalent. Pillar
- Cock in Basin. Other C.P. fittings Gaylord or equivalent range.
- Water Provision for hot and cold in bathing. Only cold in basin.
- Pipelines All pipe lines will be GI/ PVC and will be concealed.
- Other Mirror above basin and exhaust fan in every bathroom. No tiles behind mirror.



Wall Finish

Internal walls not painted only finished with synthetic putty, ivory color. External walls to be finished with Acrylic Based Paint.



Doors / Windows

Two Track Aluminium sliding with 4mm clear glass with M.S. Grill.
Main door - Teak Wood frame and Teak ply panelled shutter.
It will be spirit polished & fitted with standard brass fixtures.
Other doors - RCC frame and laminated flush shutters fitted with standard brass fixtures.



Electrical

Provisions will be as detailed below and as may be applicable to each flat:

- General: Three phase electric supply to each flat with MCB type Distribution Board.
- Master Bedroom: 4½ Light/Fan points, 1 power point for AC, 1 telephone point with plug point near Bed, 1 T.V. cable point with plug point.
- Other Bed Rooms: 4½ Light/Fan points and 1 power point.
- Drawing cum Dining Room: 6½ Light/Fan points, 2 power points, 1 telephone point with plug point, T.V. cable point with plug point.
- Kitchen: 3½ Light/Fan points, 1 point provision for Fridge, 1 power point, point provision for Aqua Guard, 1 point for exhaust.
- Toilets: 3½ Light/Fan points (including 1 point for exhaust), 1 power point for geyser.
- Verandas/Covered Terrace /Balconies: 2½ Light/Fan points in each.
- Wash Balcony: 2½ Light/Fan points, 1 power point for Washing machine.
- Flat Entrance: 2½ light/fan points outside Main door & 1 Door bell point.
Landings & Common areas: 1 Light point in each.

Terms & Conditions

Extra charges for M.S.E.B. Network, Meter, Transformer. Meter Deposit Charges before Possession. Stamp Duty & Registration Charges as per Govt. Rules. Documentation & Legal Charges. Extra Item work Charges to be paid in Advance.

Note

GST & Any Other Taxes Imposed by the Government will be Payable (Borne) by the Purchaser (if applicable)

This is Conceptual brochure not a Legal Offering, Builder Reserves his Rights to Modify the Planning, Designs, Elevation, Specification etc. as needed.

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LOCATION MAP

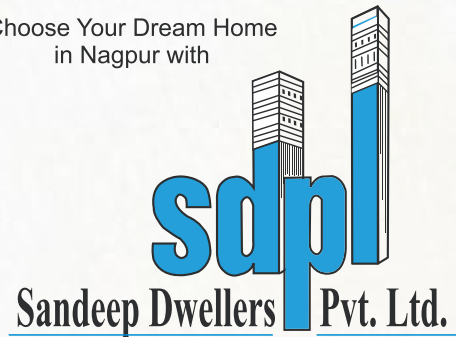
Travel will be Easy with 5.2 km long Multi Decker Flyover Opening Soon on Kamptee Road



Distance From Nilgiri	
Place	Distance in Km.
Zero Mile	6.8 kms
Kamptee	3.6 kms
Railway Station	6.9 kms
Airport	15 kms
Automotive Square Metro Station	100 mts
INOX Jaswant	2.7 kms



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in Nagpur with



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

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& AAJ Engineers

Finance: B.C. Bhartia &
Paresh Tank