



sdpl
EMERALD
3 BHK Flats

The Projects has been registered via Maha RERA Registration No. P50500045716 and is available on website <https://maharera.mahaonline.gov.in/> under registered projects.

FEW PREVIOUS 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.



Chitrakoot

Ward ho 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.



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



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.



Parijaat Apartments

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



Gulmohar Residential & Commercial

Completed in 1995, it is one of the most posh building od 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.



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.



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 the requirements of the middle class working population of the city keeping in mind their needs and watt with comfortable price budget for the buyers.



Palm Grove

This complex house 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.



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.



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.



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, well equipped Gymnasium & Swimming Pool etc.

FEW PREVIOUS PROJECTS



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 Aashray Dabha (Phase 1 - Completed)

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



SDPL Rowhouses (Phase 1 - 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



Shree Swaminarayan Enclave

A Luxury HOME in a gated township ensures single entry point, security and peaceful atmosphere for better living and comfort. The scheme consists of 2, 3, 4 BHK & Terrace Flats and now available are only 1 in each size.



SDPL Greens (Phase 1 - Completed)

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 Aashray Wanjara (Phase 1 - 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.



SDPL Paradise (Phase 1 - 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 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.

What is RERA?

RERA stands for Real Estate Regulatory Authority came into existence as per the Real Estate (Regulation and Development) Act, 2016 which aims to protect the home purchasers and boosts the real estate investments.

RERA has the following objectives:

- ◆ To protect the interest of the allottees and ensure their responsibility
- ◆ To maintain transparency and reduce the chances of fraud
- ◆ To implement Pan-India standardization and bring about professionalism
- ◆ To enhance the flow of correct information between the home buyers and the sellers
- ◆ To impose greater responsibilities on both the builders and the investors
- ◆ To enhance the reliability of the sector and thereby increase confidence amongst the investors.

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Located in Wanjara, Kamptee Road. Situated in township over an area of 8.75 acers land within city limits, its a 3 BHK Flats Scheme. **SDPL Emerald** boast of serene environment and ample open space combined with dream come true urban amenities that one longs for, while going for one's own home. 11,000 sq.ft. of shopping & commercial complex also available.

The township is located about 8.1 kms from zero mile, A 5.2 Km Four decker flyover from LIC square to Automotive Square along with metro rail connectivity will be ready soon. Once this is ready, the project will be a 10-12 mins drive from Civil Lines. Moreover, it will be easily accessible to Railway station & speedy connectivity to Airport via Wardha road flyovers.



Salient Features of Township :

- ◆ Club House With Multipurpose Play Court
- ◆ Equipped Gymnasium
- ◆ Large Community Hall
- ◆ Table Tennis, Carrom & Childrens Play Area
- ◆ Ample Water Supply and Parking
- ◆ Ample Light & Ventilation throughout the flat
- ◆ Entire flat vitrified flooring
- ◆ 2 Granite Ottas in Kitchen
- ◆ 2 Automatic Lifts with ARD facility
- ◆ Generator Back-up for Lifts & Common Areas.
- ◆ 3 Track Powder Quoted windows (with Mosquito Net)
- ◆ CCTV Cameras on all floors & common ares.
- ◆ 55000 sq.ft. Garden for Community Activities



RERA Registration No. P50500013707
RERA Registration No. P50500018042
RERA Registration No. P50500022603
RERA Registration No. P50500045716



Additional Features on Terrace of Emerald :

- ◆ AC Community Hall with open terrace
- ◆ AC Well Equipped Gymnasium
- ◆ AC 15-20 Seater Multi Media Room
- ◆ Solar electricity for common meter

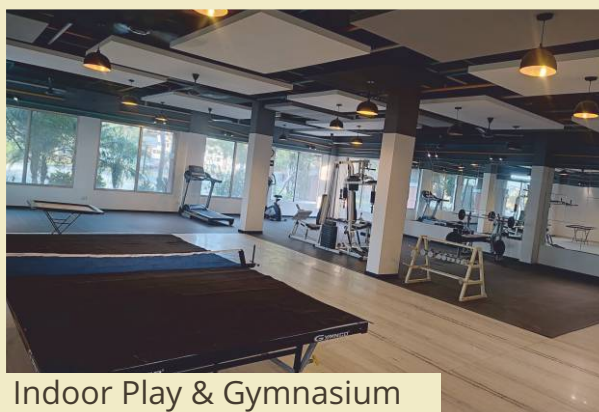
MODERN AMENITIES



Large Garden



Large Community Hall



Indoor Play & Gymnasium



Swimming Pool



2 BHK Guest House











TYPICAL FLOOR PLAN

Total Area 1685 sq.ft.



3 BHK Flats ♦ 4 Flats on each floor ♦ Ground + 10 Floors (total 40 Flats) ♦ 2 Car Parking Allotted (1 Covered + 1 Open) ♦ 70% Usable area

A quick look at the specification

 <p>Structural System Earth quake resistant R.C.C. frame structure</p>	 <p>Wall Finishing External Wall : 150mm thick with 20mm thick double coat cement plaster with weather proof paint with premium brand and approved colour. Internal Walls : 100 mm thick with 12mm thick smooth cement plaster</p>																																						
 <p>Floorings Hall/Living /Dining/Bed Rooms/Terrace/Kitchen Vitrified Tiles Toilet/Balcony: Anti-skid Ceramic Tiles.</p>	 <p>Door / Windows Main Door : Bsecure Door with brass/ SS hardware. Internal Doors : Laminated Flush Doors with branded hardware. Windows : Aluminum sliding window with M.S. Grills</p>																																						
 <p>Kitchen Granite platforms with stainless steel sink, ceramic Tiles dado up to 2' above platform.</p>	 <p>Electrical Work Concealed wiring with separate meter. PVC conduit pipes in walls with ISI fittings of standard quality. Modular Switches of Anchor / Indoarian / Equivalent. Cable TV / Telephone & AC point provisions in Bedroom.</p>																																						
 <p>Toilet Sanitary ware : Hindware / Cera / Equivalent. Fittings: Jaquar / Equivalent. Wall cladding: Designer ceramic Tiles.</p>	<h2>Manner of Payment</h2> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Due %</th> </tr> </thead> <tbody> <tr> <td>Booking Month</td> <td>15%</td> </tr> <tr> <td>On Start of Foundation</td> <td>12.5%</td> </tr> <tr> <td>On Completion of Plinth</td> <td>12.5%</td> </tr> <tr> <td>On Casting of 1st Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 2nd Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 3rd Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 4th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 5th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 6th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 7th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 8th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 9th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of 10th Floor Slab</td> <td>4%</td> </tr> <tr> <td>On Casting of Roof Slab</td> <td>4%</td> </tr> <tr> <td>On completion of Brick Work</td> <td>6%</td> </tr> <tr> <td>On Completion of Plaster and Finishing work</td> <td>6%</td> </tr> <tr> <td>At the time of Possession or Sale Deed</td> <td>4%</td> </tr> <tr> <td>Stamp Duty at the time of registration of agreement to sale or Sale deed, whichever is earlier</td> <td></td> </tr> </tbody> </table>	Particulars	Due %	Booking Month	15%	On Start of Foundation	12.5%	On Completion of Plinth	12.5%	On Casting of 1 st Floor Slab	4%	On Casting of 2 nd Floor Slab	4%	On Casting of 3 rd Floor Slab	4%	On Casting of 4 th Floor Slab	4%	On Casting of 5 th Floor Slab	4%	On Casting of 6 th Floor Slab	4%	On Casting of 7 th Floor Slab	4%	On Casting of 8 th Floor Slab	4%	On Casting of 9 th Floor Slab	4%	On Casting of 10 th Floor Slab	4%	On Casting of Roof Slab	4%	On completion of Brick Work	6%	On Completion of Plaster and Finishing work	6%	At the time of Possession or Sale Deed	4%	Stamp Duty at the time of registration of agreement to sale or Sale deed, whichever is earlier	
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 <p>Site M.S. Main gate, Compound wall complete with Bricks Masonary & cement concrete.</p>																																							
 <p>Lift Automatic lift having 8 person capacity with Automatic Rescue Device</p>																																							
 <p>Power Backup Generator Power backup for Common Areas, Lifts & Pumps</p>																																							

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.

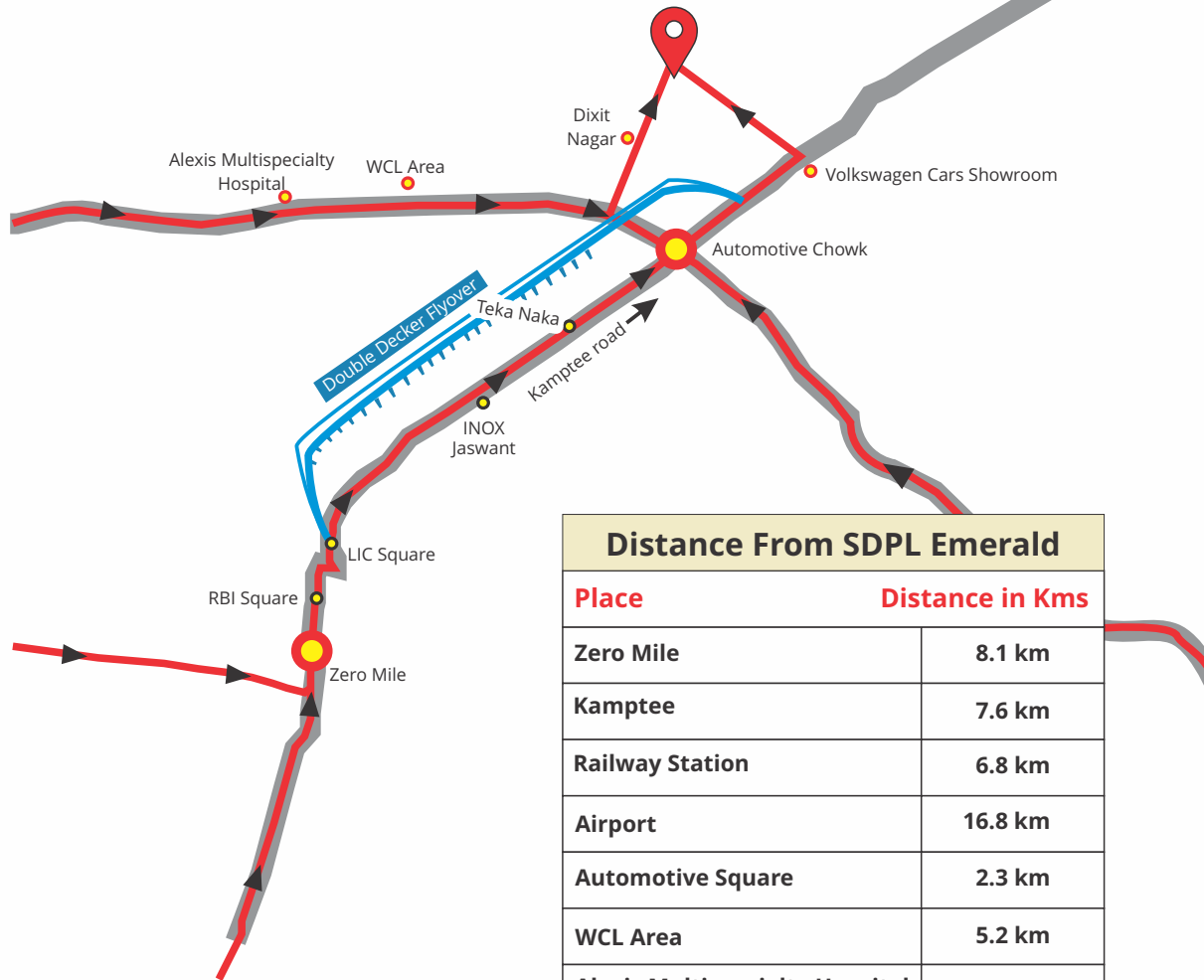
Note

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.

Location Map

SDPL EMERALD



WHY SDPL ?

- ◆ We are into Residential and Commercial real estate for the past 35 years in Nagpur, providing homes to 2000+ families, having end use of either residence or investment.
- ◆ 100% record of timely construction and possession of flats as per our commitment irrespective of any obstacles.
- ◆ All our Projects have proper sanction by NMC / NIT / NMRDA / MHADA as the case may be and are also RERA compliant. Very critical from buyers perspective.

A MEMBER OF
CREDAI



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& AAJ Engineers

Finance: B.C. Bhartia &
Paresh Tank