

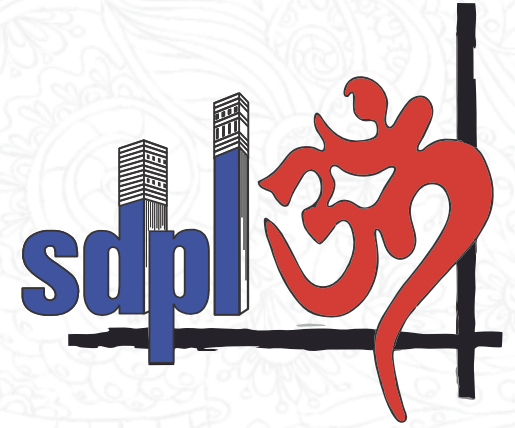
This Project has been registered via MahaRERA Registration No. P50500046033 and is available on website <https://maharera.mahaonline.gov.in/> under registration projects.



P50500046033



Salient Features

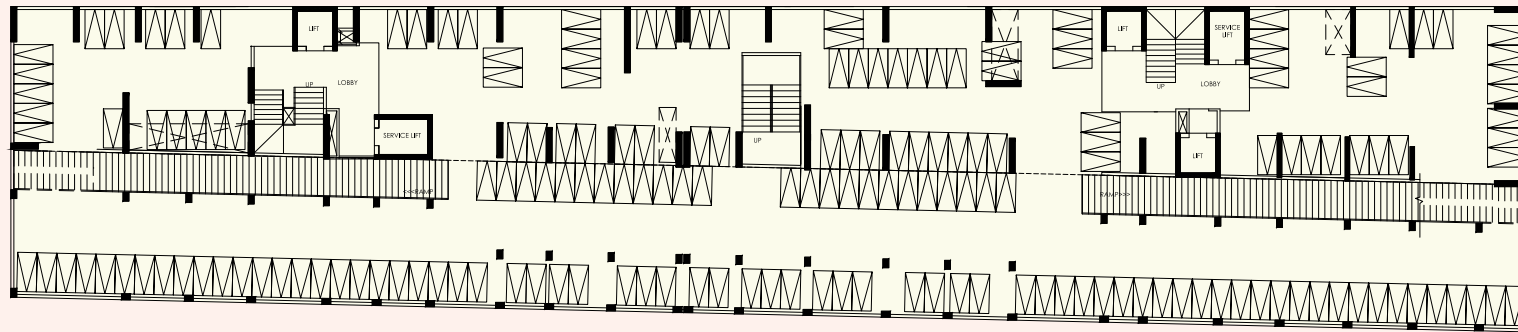


- ◆ B+G+15 Floors High Rise Apartments
- ◆ Wing 5 & Wing 6 Has 2 Flats Per Floor
- ◆ Spacious 3 & 4 BHK Flats
- ◆ High Useable Area
- ◆ Ample Light & Ventilation throughout the Flat
- ◆ Entire Flat Vitrified Flooring
- ◆ 2 Granite Ottas in Kitchen
- ◆ Open & Covered Stack Car Parking Spaces
- ◆ Automatic Lifts with ARD Facility (Safety Feature)
- ◆ Generator Back-Up for Lifts & Common Area
- ◆ 3 Track Powder Quoted Windows (with Mosquito Net) Window Grills & Marble Sill
- ◆ CCTV Cameras on All Floors & Common Area
- ◆ Separate Club House Building with Shops, Office Space, Party Hall,
Indoor Kids Play Area, Gym & Swimming Pool
- ◆ Ample Water Supply Through Bore Well & Nagpur Municipal Corporation
- ◆ Vastu Compliant

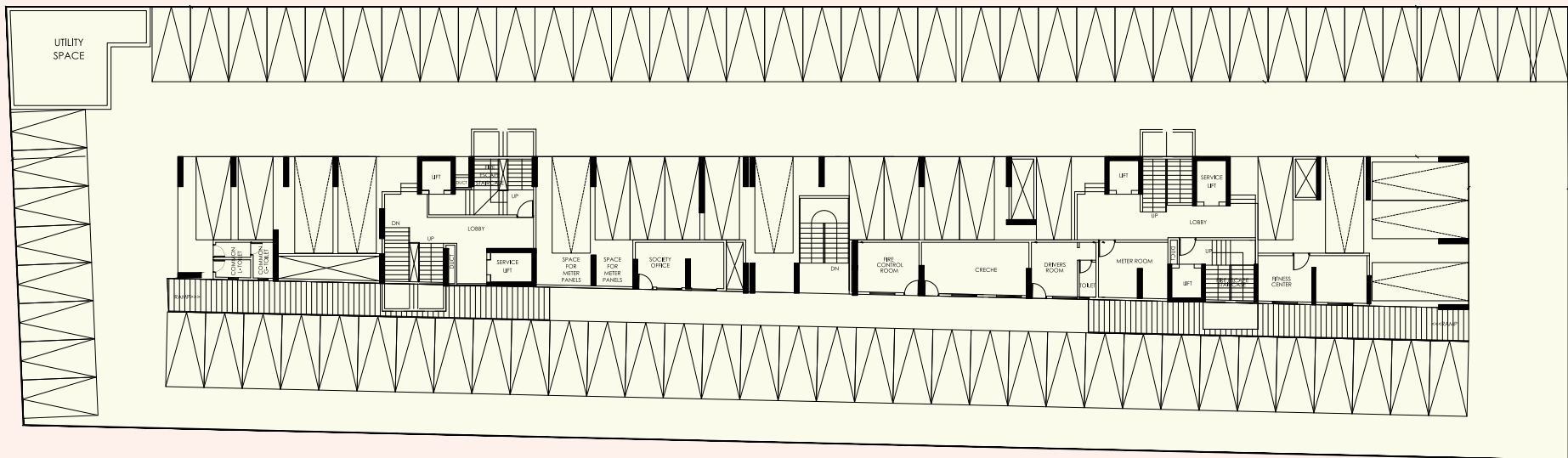
SURROUND YOURSELF WITH ELEGANCE

Our residential complex offers spacious 3 and 4 BHK flats designed to meet the modern lifestyle needs of our residents. Each flat boasts ample natural light and cross ventilation, creating a bright and welcoming living space. Our flats feature well-planned layout with carefully crafted interiors. Ensuring maximum space utilization and providing the resident comfort and luxury they desire.

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



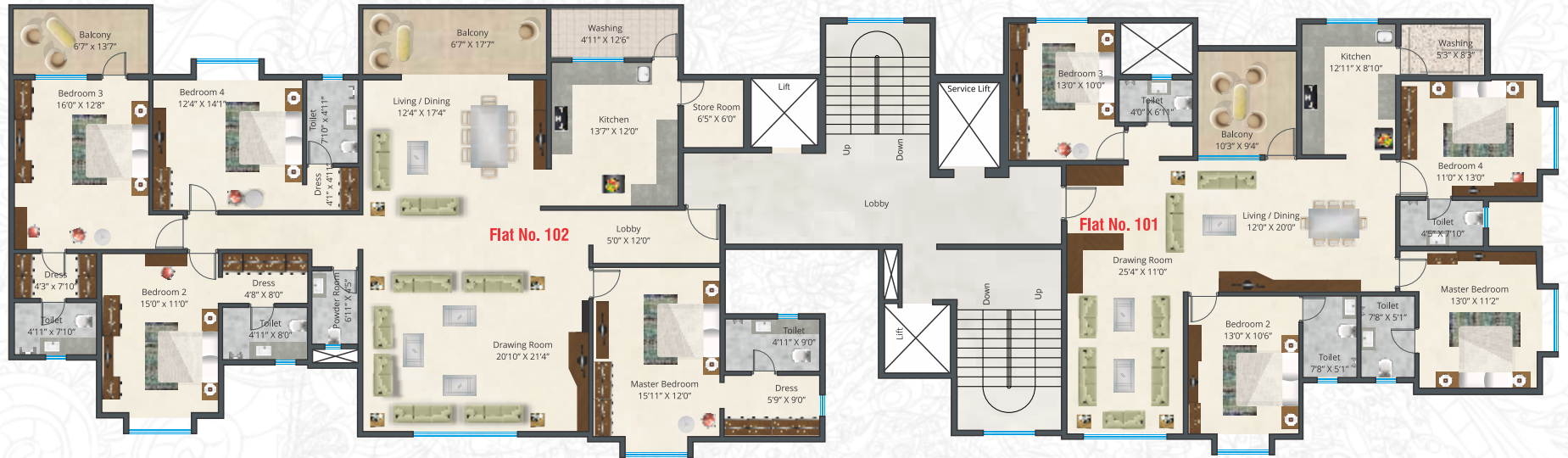
WING 6

WING 5

18M WIDE ROAD



WING 5



WING 6



WING 5 & 6 - Typical 1st to 15th Floor Area

Wing	Flat No.	Type	Carpet Area As Per Rera (Sq.Mt.)	Open Balcony (Sq.Mt.)	Ext. Wall (Sq.Mt.)	Prop. Common Area (Sq.Mt.)	Total Area (Sq.Mt.)	Total Area (Sq.ft.)
5	101	4 BHK	130.534	13.436	9.909	78.377	232.256	2,500
5	102	4 BHK	199.505	24.927	11.601	112.351	348.348	3,750
6	103	3 BHK	97.164	16.198	6.568	57.049	176.979	1,905
6	104	4 BHK	109.903	9.270	8.072	60.882	188.127	2,025



WING 5

Flat No. 101-
4 BHK (2500 sq.ft.)



Flat No. 102 -
Big 4 BHK (3750 sq.ft.)



WING 6

Flat No. 103 -
3 BHK (1905 sq.ft.)

Entrance

Living / Dining
24'2" x 10'10"

Balcony
6'7" x 11'2"

Washing
8'8" x 4'11"

Kitchen
11'0" x 7'10"

Toilet
7'10" x 4'5"

Toilet
7'10" x 4'5"

BEDROOM 2
11'9" x 10'0"

Bedroom 3
13'0" x 12'0"

Master Bedroom
14'0" x 11'0"

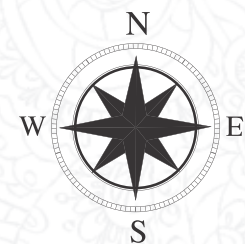
Open
Balcony
4'11" X 11'10"

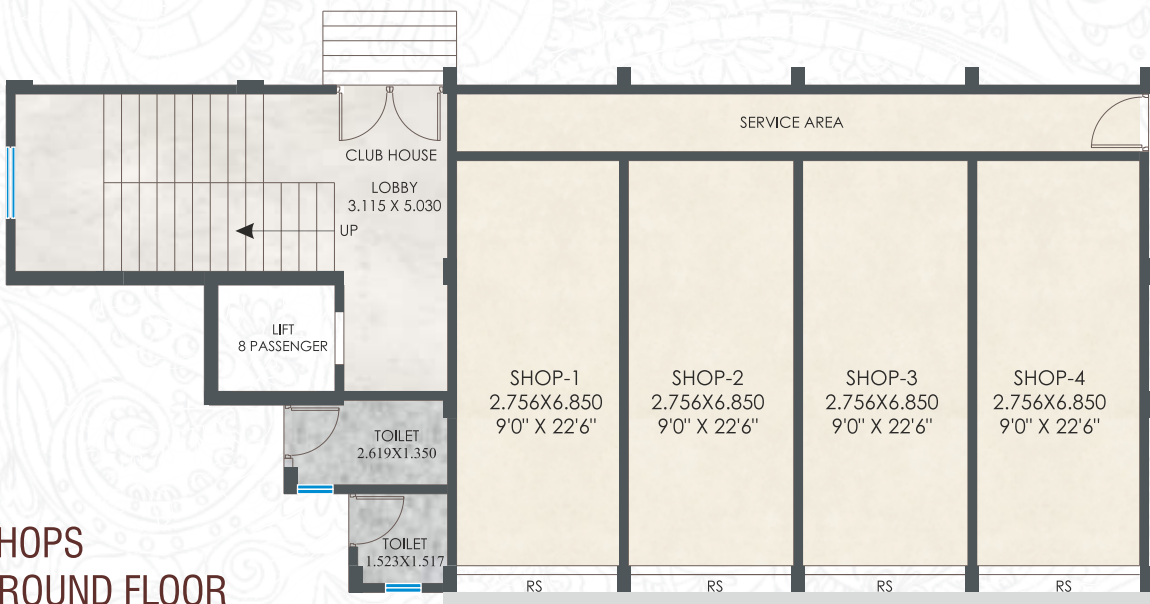
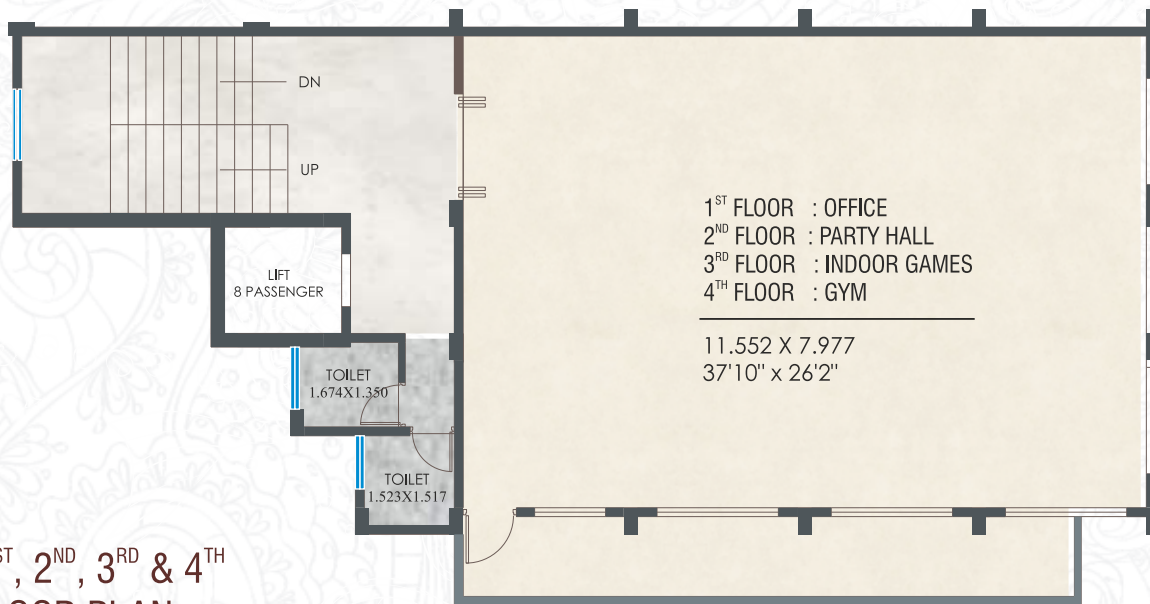
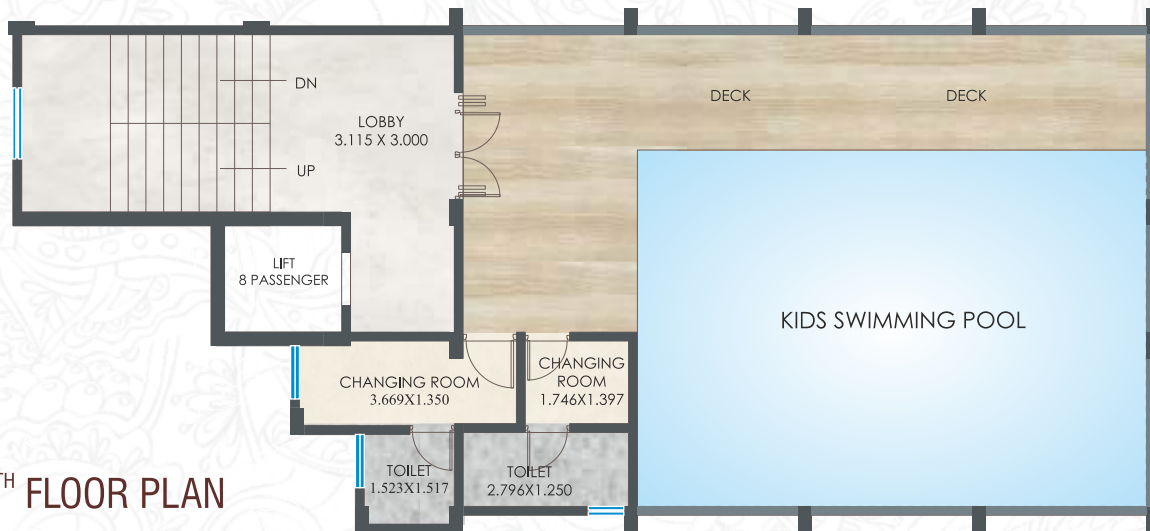
Dress
4'11" x 7'8"

Toilet
4'11" x 7'8"



Flat No. 104 -
4 BHK (2025 sq.ft.)





WING 4 - GROUND FLOOR SHOPS						
SHOP NO	CARPET AREA AS PER RERA (SQ.MT.)	BALCONY (SQ.MT.)	EXTERNAL WALL (SQ.MT.)	PROP. COMMON AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
SHOP 1, SHOP 4	18.88	0.0	2.44	6.56	27.87	300.00
SHOP 2, SHOP 3	19.15	0.0	1.91	6.81	27.87	300.00
OFFICE	92.15	13.60	5.95	27.66	139.35	1500.00



A quick look at the specification



Structural System

Earth quake resistant R.C.C. frame structure



Floorings

Hall/Living /Dining/Bed Rooms/Terrace/Kitchen

Vitrified Tiles

Toilet/Balcony: Anti-skid Ceramic Tiles.

Kitchen

Two Granite platforms with stainless steel sink, ceramic Tiles dado up to 2' above platform.

Toilet

Sanitary ware : Hindware / Cera / Equivalent.

Fittings: Jaquar / Equivalent.

Wall cladding: Designer ceramic Tiles.



Site

M.S. Main gate, Compound wall complete with Bricks Masonary & cement concrete.

Terms & Conditions

Extra charges for M.S.E.B. Network, Meter, Transformer. Meter Deposit Charges before Possession. Stamp Dutty & 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.

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



Door / Windows

Main Door : Bsecure Door with brass/ SS hardware.

Internal Doors : Laminated Flush Doors with branded hardware.

Windows : Three track aluminum powder coated sliding window with M.S. Grills and mosquito net.

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.

Manner of Payment

Particulars	Due %
Booking Month	15%
On Start of Foundation	12.5%
On Completion of Plinth	12.5%
On Casting of 1 st Floor Slab	3%
On Casting of 2 nd Floor Slab	3%
On Casting of 3 rd Floor Slab	3%
On Casting of 4 th Floor Slab	3%
On Casting of 5 th Floor Slab	3%
On Casting of 6 th Floor Slab	3%
On Casting of 7 th Floor Slab	3%
On Casting of 8 th Floor Slab	3%
On Casting of 9 th Floor Slab	3%
On Casting of 10 th Floor Slab	3%
On Casting of 11 th Floor Slab	3%
On Casting of 12 th Floor Slab	3%
On Casting of 13 th Floor Slab	3%
On Casting of 14 th Floor Slab	3%
On Casting of 15 th Floor Slab	3%
On Casting of Roof Slab	3%
On completion of Brick Work	4%
On Completion of Plaster and Finishing work	4%
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	

LOCATION MAP



Click to get Location



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

Some of our Past Projects



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

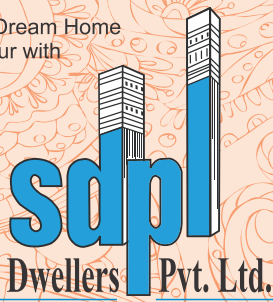


SDPL Aashray Wanjara (Phase I)
Kamptee Road

& Many More

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Legal Advisor: Ashish Mehadia

Structural: Prasanna Kulkarni

Finance: B.C. Bhartia & Paresh Tank

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