



2 BHK Premium Flats



P50500007483

This Project has been registered via Maha RERA Registration No. P50500007483 and is available on website <https://maharera.mahaonline.gov.in/> under registered projects.

Home

*is where your
Life Begins*

- ◆ Two automatic lifts in each Tower
- ◆ Club House with Multipurpose Play Court
- ◆ Equipped Gymnasium
- ◆ Community Hall
- ◆ Two Bedroom Guest House
- ◆ Table Tennis, Carrom & Children Play Area
- ◆ Ample Water Supply and Parking
- ◆ Staff Toilet on Ground Floor
- ◆ CCTV Surveillance
- ◆ 55000 sq.ft. Garden for Community Activities

Project Description

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

Only 10 mins drive from Civil Lines once the Flyover from LIC Square to Automotive Square is ready

Actual Photos

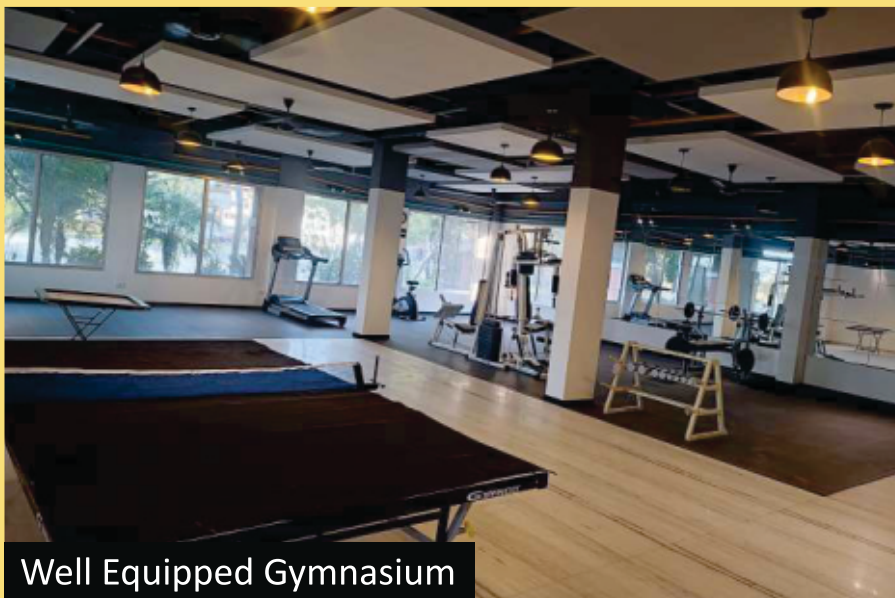


About Scheme



2 BHK Premium Flats

- Spread over an area of 8.75 acres of land within city limits, 'SDPL GREENS' is a Mini Township from SDPL. SDPL GREENS boasts of serene environment and ample open spaces combined with the dream come true urban amenities that one longs for, while going for one's own home. 2 BHK flats (945 – 1235 Sq.ft.) and approximately 11,000 Sq.ft. of Shopping & Commercial Complex available.



Well Equipped Gymnasium



Furnished 2 BHK Guest House



Large Community Hall



Commercial Complex

Actual Drone View



Night View



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

Actual Drone View



Wing 1

Wing E

Wing F

Wing D

Wing C

Wing A

Wing B

Club House

Gym

Commercial Complex

Wing 3

Row Houses

Row Houses (Proposed)

FUTURE LAND AREA
RISE BUILDING PROJECT

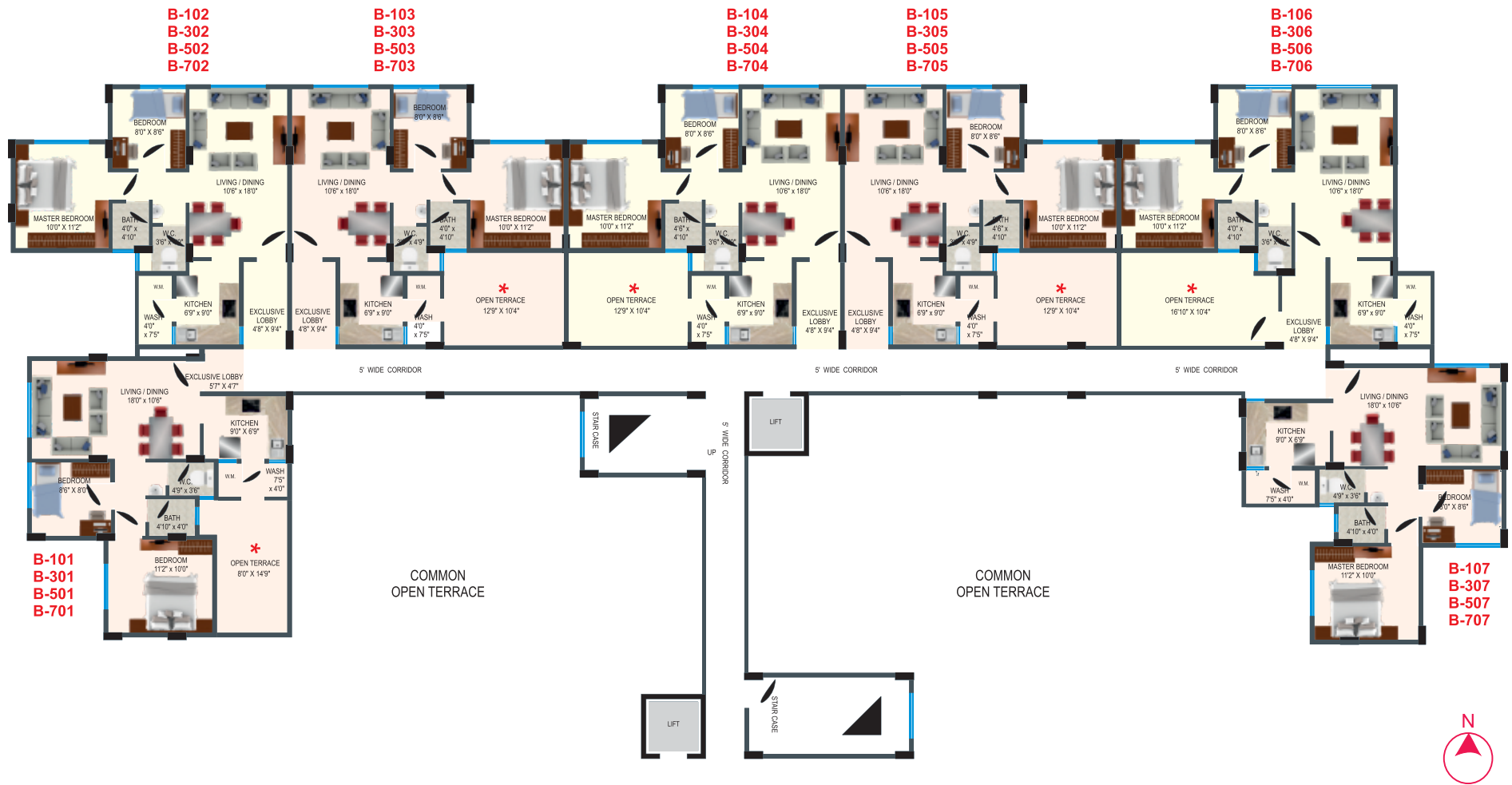
FUTURE
RISE

Day View



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

Typical Floor Plan - Wing B



WING	FLAT NO	TYPE	CARPET AREA (Sq. Mt.)	OPEN BALCONY (Sq. Mt.)	EXCL. LOBBY (Sq. Mt.)	EXTERNAL WALL (Sq. Mt.)	PROP. COMMON AREA (Sq. Mt.)	TOTAL AREA (Sq.Mt.)	TOTAL AREA (Sq.Ft.)	USABLE AREA (Sq.Ft.)
B	701	2 BHK	49.09	2.88	1.77	5.41	31.43	90.58	975.00	636.65
B	702	2 BHK	52.05	-	4.28	4.86	33.57	94.76	1020.00	658.64
B	303/703	2 BHK	51.19	-	4.28	4.82	32.61	92.90	1000.00	648.94
B	704	2 BHK	51.19	-	4.28	4.82	32.61	92.90	1000.00	648.94
B	305/705	2 BHK	51.19	-	4.28	4.55	32.89	92.90	1000.00	645.95
B	306	2 BHK	50.16	3.06	3.97	5.15	32.43	94.76	1020.00	670.96
B	707	2 BHK	48.38	2.88	-	5.34	31.19	87.79	945.00	609.24

Typical Floor Plan - Wing B



WING	FLAT NO	TYPE	CARPET AREA (Sq. Mt.)	OPEN BALCONY (Sq. Mt.)	EXCL. LOBBY (Sq. Mt.)	DOUBLE HEIGHT TERRACE (Sq. Mt.)	EXTERNAL WALL (Sq. Mt.)	PROP. COMMON AREA (Sq. Mt.)	TOTAL AREA (Sq.Mt.)	TOTAL AREA (Sq.Ft.)	USABLE AREA (Sq.Ft.)
B	203/603	2 BHK	51.19	-	4.28	7.73	4.82	32.79	100.80	1085.00	732.09
B	204	2 BHK	51.19	-	4.28	7.73	4.82	32.79	100.80	1085.00	732.09
B	607	2 BHK	48.38	2.88	-	7.92	5.34	31.17	95.69	1030.00	694.49

Typical Floor Plan - Wing D



WING	FLAT NO	TYPE	CARPET AREA (Sq. Mt.)	OPEN BALCONY (Sq. Mt.)	EXCL. LOBBY (Sq. Mt.)	EXTERNAL WALL (Sq. Mt.)	PROP. COMMON AREA (Sq. Mt.)	TOTAL AREA (Sq.Mt.)	TOTAL AREA (Sq.Ft.)	USABLE AREA (Sq.Ft.)
D	301/501/701	2 BHK	48.82	2.88	3.95	5.54	30.78	91.97	990.00	658.65
D	502/702	2 BHK	56.18	-	4.62	5.44	35.03	101.26	1090.00	712.98
D	303/503/703	2 BHK	55.69	-	4.62	5.17	35.32	100.80	1085.00	704.79
D	704	2 BHK	55.69	-	4.62	5.61	34.89	100.80	1085.00	709.48
D	505/705	2 BHK	55.69	-	4.62	5.61	34.89	100.80	1085.00	709.48
D	506/706	2 BHK	52.77	3.43	4.20	5.59	33.42	99.41	1070.00	710.26

Typical Floor Plan - Wing D



WING	FLAT NO	TYPE	CARPET AREA (Sq. Mt.)	OPEN BALCONY (Sq. Mt.)	EXCL. LOBBY (Sq. Mt.)	DOUBLE HEIGHT TERRACE (Sq. Mt.)	EXTERNAL WALL (Sq. Mt.)	PROP. COMMON AREA (Sq. Mt.)	TOTAL AREA (Sq.Mt.)	TOTAL AREA (Sq.Ft)	USABLE AREA (Sq.Ft.)
D	401/601	2 BHK	48.82	2.88	3.95	7.92	5.54	30.76	99.87	1075.00	743.90

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

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.



Lift

Automatic lift having 8 person capacity
with Automatic Rescue Device



Power Backup

Generator Power backup for Common Areas,
Lifts & Pumps



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 : Aluminum sliding window with M.S. Grills



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	15 %
On Completion of Plinth Slab	15 %
On casting of 1st Floor Slab	5 %
On casting of 2nd Floor Slab	5 %
On casting of 3 rd Floor Slab	5 %
On casting of 4 th Floor Slab	5 %
On casting of 5 th Floor Slab	5 %
On casting of 6 th Floor Slab	5 %
On casting of 7 th Floor Slab	5 %
On casting of Roof Slab	5 %
On Completion of Brick Work	10 %
At the time of Possession or Sale Deed	5 %
Stamp Duty at the time of registration of agreement to Sale or Sale deed, Whichever is earlier	

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 GREENS



 **Google Map Location**

Distance From SDPL Greens	
Place	Distance in Km.
Zero Mile	8.1 Km
Kamptee	7.6 Km
Railway Station	6.8 Km
Airport	16.8 Km
Automotive Square	2.3 Km
INOX Jaswant	4.4 Km
Nilgiri	2.0 Km

Our Few Testimonials



Praveen Chowdary
(Sr. Project Manager at
Valethi Technologies LLP)

“Sandeep Dwellers Pvt. Ltd. (SDPL) is Nagpur's most reputable real estate developer. I purchased two properties, one in Nilgiri and the other in SDPL Greens. We've been in Nilgiri for four years and I'm very pleased with the design and the quality of construction. So I've decided to purchase another flat at SDPL Greens because the amenities in the property are too good.”



Hemant Tekade
(MIS Co-ordinator at
Zilla Parishad)

“They were very professional and helpful in suggesting a good Flat for us according to our requirements, Mr Gaurav Agarwala along with Mr Rahul Agarwala understood our needs and helps with the documentation. They are the best.”

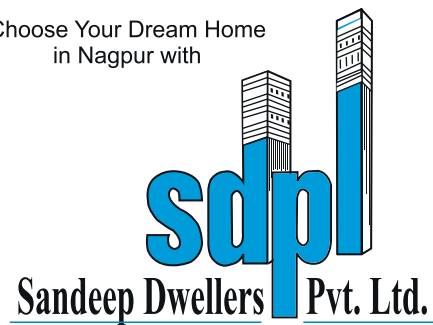


Sagheer Hasan
(DPM at Maha Metro
Rail Project Ltd.)

“From start to finish everything was taken care of professionally by Mr Gaurav Agarwala and the whole process seemed easier without any stress.”



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

CONTACT

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Rahul Agarwala

Legal Advisor: Ashish Mehadia &
Sandeep Shastri

Structural: Prasanna Kulkarni
& AAJ Engineers

Finance: B.C. Bhartia &
Paresh Tank