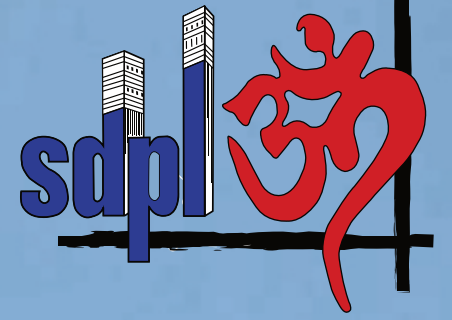


The Project has been registered via MahaRERA Registration No. P50500026827
and is available on the website <https://maharera.mahaonline.gov.in/> under registered projects.



P50500026827



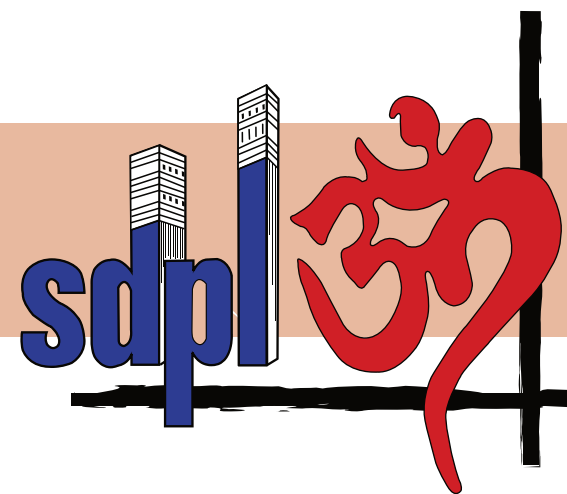
WING-1

WING-2

WING-3



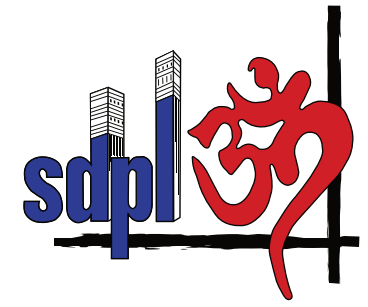
Salient Features Of



- G+10 Floors High Rise Apartments
- WING – 1 & WING – 2 Has 4 Flats Per Floor
- WING –3 Has 2 Flats Per Floor
- Separate Apartments Of 2 & 3 BHK Flats
- Spacious 2 & 3 BHK Flats.
- High Usable Areas
- Ample Light & Ventilation Throughout The Flat
- Entire Flat Vitrified Flooring
- 2 Granite Ottas In Kitchen
- Open & Covered Stack Car Parking (1st Time In East Nagpur)
- 2 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, Party Hall,
Indoor Kids Play Area, Gym & Swimming Pool.
- Security Guard Cabin at Main Gate
- Common Guest & Staff Toilets
- Ample Water Supply Through Bore well & Nagpur
Municipal Corporation Water.
- Vastu Compliant

SURROUND YOURSELF WITH ELEGANCE

Warm natural light floods the interiors, and breathes life into your living room with maximum ventilation. Widely spaced windows delightfully let the outdoors in and enhance the views. There's a palette of fine features and finishes proving that a true perfectionist was behind planning every amenity you see around you.

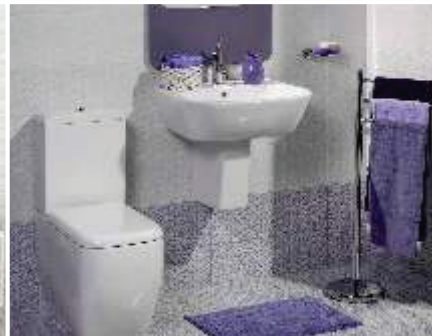
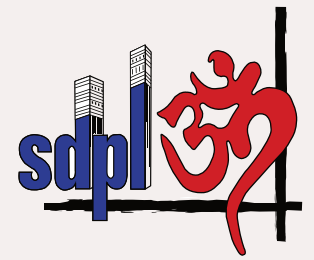




WING 1 - TYPICAL 1ST TO 10TH FLOOR AREAS							
FLAT NO	TYPE	CARPET AREA AS PER RERA	OPEN BALCONY	EXTERNAL WALL	PROP. COMMON AREA	TOTAL AREA (SQ.MT)	TOTAL AREA (SFT)
101, 201, 301, 401, 501 601, 701, 801, 901, 1001	3 BHK	87.18	9.41	5.88	30.38	132.85	1,430.00
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002	3 BHK	77.36	7.83	6.12	27.14	118.45	1,275.00
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003	3 BHK	87.18	9.41	5.88	30.38	132.85	1,430.00
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004	3 BHK	77.55	7.83	5.71	27.36	118.45	1,275.00



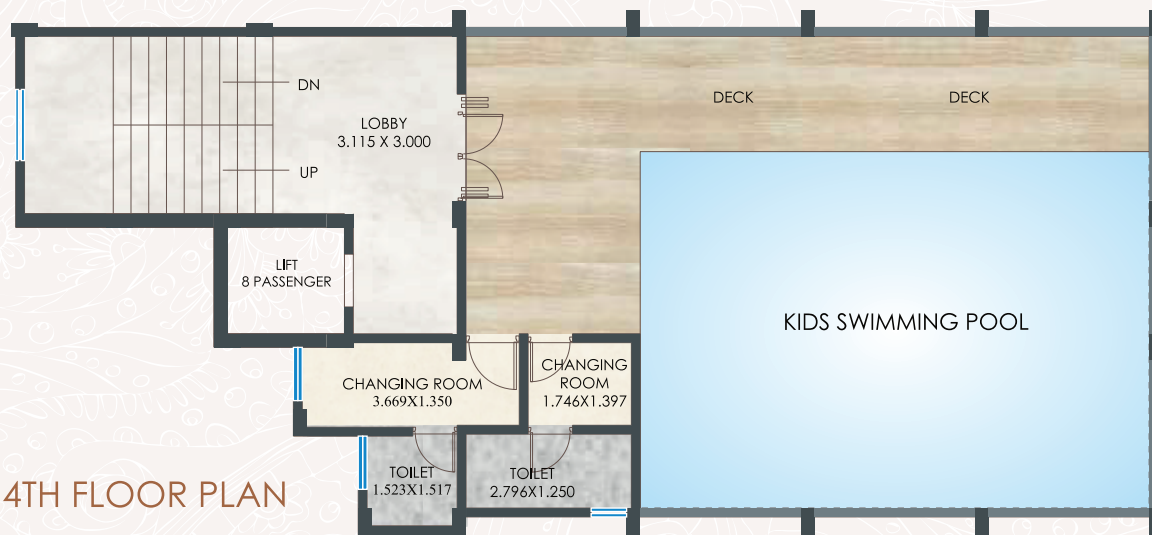
WING 2 - TYPICAL 1ST TO 10TH FLOOR AREAS							
FLAT NO	TYPE	CARPET AREA AS PER RERA	OPEN BALCONY	EXTERNAL WALL	PROP. COMMON	TOTAL AREA	TOTAL AREA (SFT)
101, 201, 301, 401, 501 601, 701, 801, 901, 1001	2 BHK	60.17	9.86	5.35	23.10	98.48	1,060.00
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002	2 BHK	60.92	10.08	4.76	22.72	98.48	1,060.00
103, 203, 303, 403, 503, 603, 703, 803, 903, 1003	2 BHK	61.15	10.07	5.38	23.27	99.87	1,075.00
104, 204, 304, 404, 504, 604, 704, 804, 904, 1004	2 BHK	59.96	9.85	4.71	23.03	97.55	1,050.00



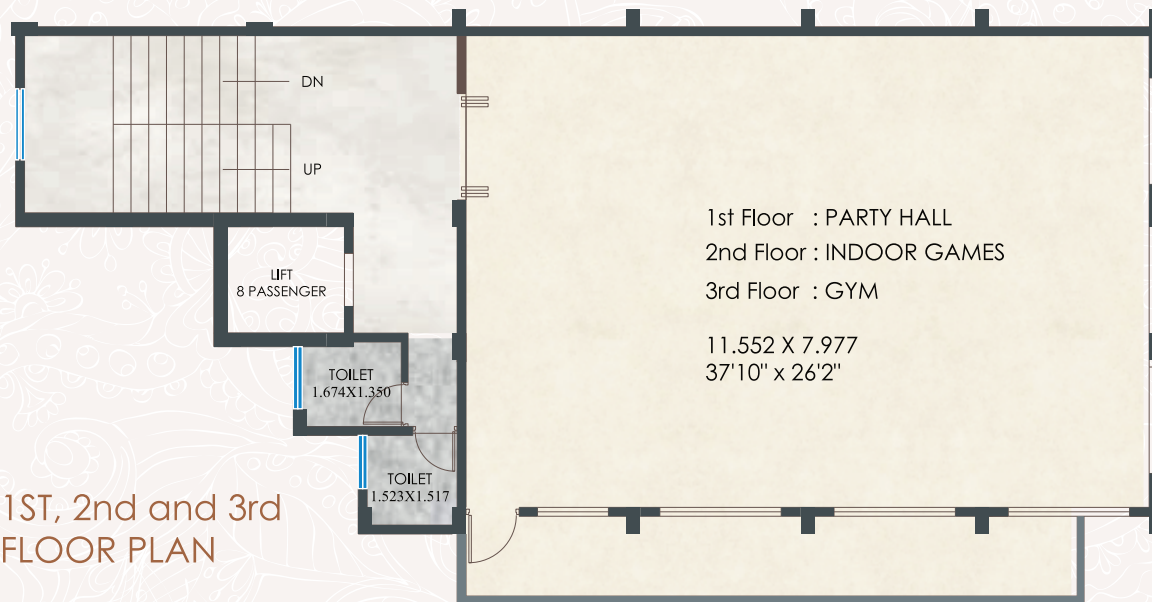
WING 3



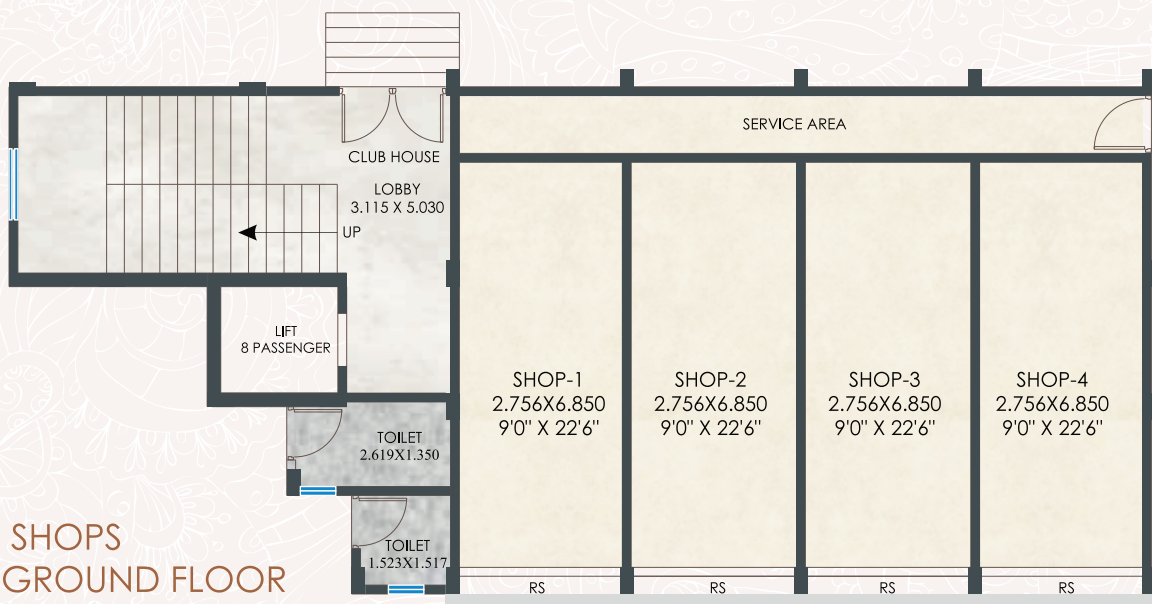
WING 3 - TYPICAL 1ST TO 10TH FLOOR AREAS							
FLAT NO	TYPE	CARPET AREA AS PER RERA	OPEN BALCONY	EXTERNAL WALL	PROP. COMMON	TOTAL AREA	TOTAL AREA (SFT)
101, 201, 301, 401, 501 601, 701, 801, 901, 1001	3 BHK	89.28	17.15	7.30	37.24	150.97	1,625.00
102, 202, 302, 402, 502, 602, 702, 802, 902, 1002	3 BHK	89.77	16.83	7.22	37.14	150.97	1,625.00



4TH FLOOR PLAN



1ST, 2nd and 3rd FLOOR PLAN



SHOPS GROUND FLOOR



WING 4 - GROUND FLOOR SHOPS						
SHOP NO	TYPE	CARPET AREA AS PER RERA	EXTERNAL WALL	PROP. COMMON AREA	TOTAL AREA (SQ.MT)	TOTAL AREA (SFT)
SHOP 1, SHOP 4	SH(A)	18.88	2.44	6.56	27.87	300.00
SHOP 2, SHOP 3	SH(A)	19.15	1.91	6.81	27.87	300.00



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

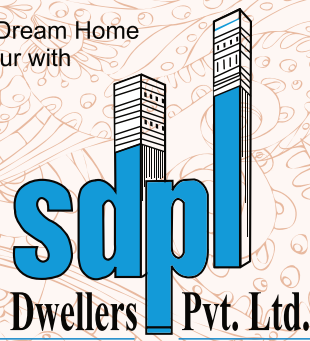
Particulars	Due %
Booking Month	15%
On Start of Foundation	12.5%
On Completion of Plinth	12.5%
On Casting of 1 st Floor Slab	4%
On Casting of 2 nd Floor Slab	4%
On Casting of 3 rd Floor Slab	4%
On Casting of 4 th Floor Slab	4%
On Casting of 5 th Floor Slab	4%
On Casting of 6 th Floor Slab	4%
On Casting 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	

LOCATION MAP



CREDAI
A MEMBER OF CREDAI

Choose Your Dream Home
in Nagpur with



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

CONTACT

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Email : info@sandeepdwellers.com

Website : www.sandeepdwellers.com

Architect : Anand Sarda

Legal Advisor: Ashish Mehadia

Structural: Prasanna Kulkarni

Finance : B.C.Bhartia / Paresh Tank

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