



Wardha Road, Nagpur.

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.

Plam 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 VAASTU, 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.



Nilgiri

Kamptee Road A Residential Scheme on Kamptee Road, approx. 3.8 km from Kadbi Chowk, is designed to provide bigger sized flats with SDPL's standard quality & specifications 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 an ideal home for one and all.



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 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 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 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.



Opp Khapri Police Station, Chinchbhuvan, Wardha Road, Nagpur.

(Project within NMC Limits. Ready Possession – Occupancy Certificate received)

The scheme which is laid far from the city-traffic crowds & yet within Nagpur Municipal Corporation Limits is located just 700 metres off Wardha road and is 4.4 kms from Nagpur Airport. Narayan Vidyalaya, Montfort school and Mothers-pet Kindergarten are some of the well-established schools in the vicinity. It is very well connected to MIHAN, and Butibori Industrial Area also. SDPL Classic is in the proximity with 2 METRO Station giving the residents enhanced connectivity with Nagpur. SDPL Classic is also offering the owners for Pre-leased options with excellent rental on monthly basis & for more details you can contact the concern.

SDPL Classic have:

Large Sized 2 BHK Flat- Sizes: 1360 Sq.ft. to 1827 Sq.ft.

Large Sized 3 BHK Flat- Sizes: 1945 Sq.ft. to 2045 Sq.ft.

Large Sized 4 BHK Flats / Penthouses - Sizes: 2835 Sq.ft. to 4100 Sq.ft.

2, 3 & 4 BHK Flats and Penthouse

Occupancy
Certificate Received



- ◆ Entire Flat Marble Flooring
- ◆ Three Track Powder Coated Windows with marble windows sill
- ◆ 2 Automatic Lifts with 24 hrs. generator backup
- ◆ CCTV Surveillance
- ◆ Markets, School, Hospitals in close vicinity
- ◆ Common Toilet for Staff at Ground Level

Choose your
Dream Home
With **SDPL**



Master Bedroom



Modern Kitchen



Washroom & Bathroom

2 BHK Flat (103/303/503)

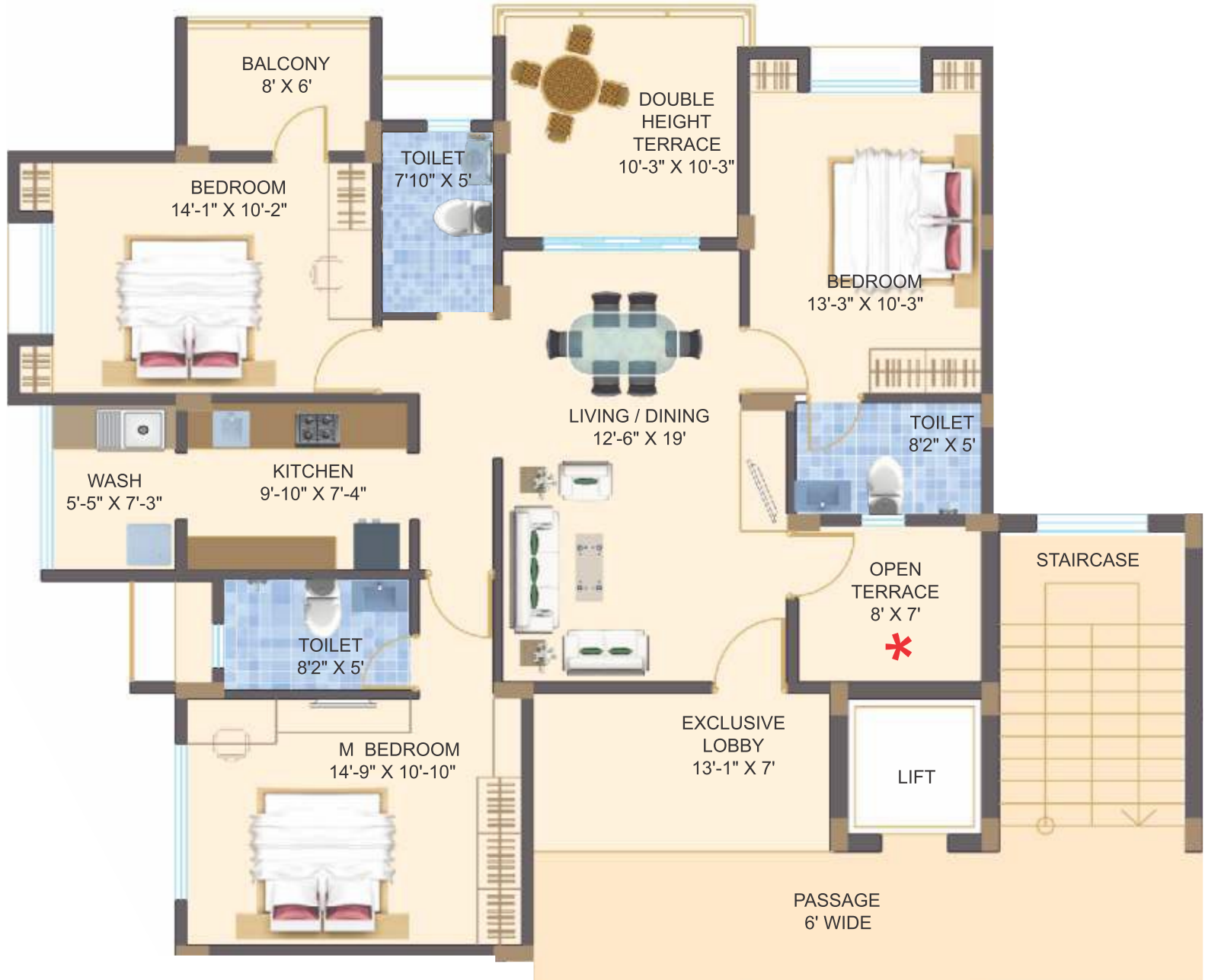


additional open terrace on 1st floor

2 BHK Flat (207/407)



3 BHK Flat (102/302/502)



additional open terrace on 1st floor

4 BHK Flat (405/605)



4 BHK Flat (601/701)



First / Third / Fifth Floor Plan



FLAT NO	TYPE	CARPET AREA	BALCONY (OPEN+ ENCLOSED)	EXCL. LOBBY	DOUBLE HEIGHT TERRACE	EXTERNAL WALL	OPEN TERRACE	PROP. COMMON AREA	TOTAL AREA (Sq.mt.)	TOTAL AREA (Sq.ft.)	USABLE AREA
102	3 BHK	93.45	21.47	8.47	10.15	10.79	5.18	40.48	189.99	2,045.00	1,609.24
103	2 BHK	69.23	3.40	5.94	12.03	7.64	23.97	47.53	169.73	1,827.00	1,315.43
104	2 BHK	76.77	9.35	2.10	8.53	9.16	11.35	36.96	154.22	1,660.00	1,262.18
106	2 BHK	68.50	5.98	4.54	9.85	6.87	11.35	37.38	144.46	1,555.00	1,152.68
107	2 BHK	68.45	5.98	5.67	10.81	7.00	11.35	38.46	147.71	1,590.00	1,176.03
101 / 301 / 501	2 BHK	71.39	13.66	5.82	10.81	7.09	-	31.97	140.75	1,515.00	1,170.82
302 / 502	3 BHK	93.45	21.47	8.47	10.15	10.79	-	38.23	182.55	1,965.00	1,553.53
303 / 503	2 BHK	69.23	3.40	5.94	12.03	7.64	-	37.40	135.64	1,460.00	1,057.46
304 / 504	2 BHK	76.77	9.35	2.10	8.53	9.16	-	32.05	137.96	1,485.00	1,140.00
105 / 305 / 505	2 BHK	68.77	13.27	5.32	9.85	7.14	-	30.36	134.71	1,450.00	1,123.21
306 / 506	2 BHK	68.50	5.98	4.54	9.85	6.87	-	32.47	128.21	1,380.00	1,030.51
307 / 507	2 BHK	68.45	5.98	5.67	10.81	7.00	-	33.55	131.46	1,415.00	1,053.86

All sizes are in square feet (sq.ft.)

* Open terrace only on 1st floor

Second / Fourth Floor Plan



FLAT NO	TYPE	CARPET AREA	BALCONY (OPEN+ ENCLOSED)	EXCL. LOBBY	DOUBLE HEIGHT TERRACE	EXTERNAL WALL	OPEN TERRACE	PROP. COMMON AREA	TOTAL AREA (Sq.mt.)	TOTAL AREA (Sq.ft.)	USABLE AREA
201 / 401	2 BHK	71.39	13.66	5.82	8.31	7.09	-	30.75	137.03	1,475.00	1,143.95
202 / 402	3 BHK	93.45	21.47	8.47	8.81	10.79	-	37.70	180.69	1,945.00	1,539.14
203 / 403	2 BHK	69.23	3.40	5.94	8.34	7.64	-	35.97	130.53	1,405.00	1,017.77
204 / 404	2 BHK	76.77	9.35	2.10	8.34	9.16	-	32.24	137.96	1,485.00	1,137.99
205	2 BHK	68.77	13.27	5.32	8.51	7.14	-	29.84	132.85	1,430.00	1,108.76
206	2 BHK	68.50	5.98	4.54	8.35	6.87	-	32.12	126.35	1,360.00	1,014.31
207 / 407	2 BHK	68.45	5.98	5.67	8.35	7.00	-	32.30	127.74	1,375.00	1,027.29

All sizes are in square feet (sq.ft.)

Sixth Floor Plan



FLAT NO	TYPE	CARPET AREA	BALCONY (OPEN+ ENCLOSED)	EXCL. LOBBY	DOUBLE HEIGHT TERRACE	EXTERNAL WALL	OPEN TERRACE	PROP. COMMON AREA	TOTAL AREA (Sq.mt.)	TOTAL AREA (Sq.ft.)	USABLE AREA
601	4 BHK	146.44	19.64	5.82	16.66	13.22	-	63.46	265.24	2,855.00	2,171.93
602	3 BHK	93.45	21.47	8.47	8.81	10.79	-	37.70	180.69	1,945.00	1,539.14
405	4 BHK	143.00	19.25	5.32	16.85	13.07	-	70.04	267.53	2,880.00	2,125.79
605	4 BHK	143.00	19.25	5.32	16.85	13.07	-	70.04	267.53	2,880.00	2,125.79

All sizes are in square feet (sq.ft.)

Seventh Floor Plan



FLAT NO	TYPE	CARPET AREA	BALCONY (OPEN+ ENCLOSED)	EXCL. LOBBY	DOUBLE HEIGHT TERRACE	EXTERNAL WALL	OPEN TERRACE	PROP. COMMON AREA	TOTAL AREA (Sq.mt.)	TOTAL AREA (Sq.ft.)	USABLE AREA
701	4 BHK	146.44	19.64	5.82	21.62	13.22	-	65.46	272.20	2,930.00	2,225.38
702	3 BHK	93.45	21.47	8.47	10.15	10.79	-	38.23	182.55	1,965.00	1,553.53
703	4 BHK	146.02	6.88	3.76	20.37	15.08	94.57	72.85	359.53	3,870.00	3,085.88
704	4 BHK	152.07	18.70	6.06	16.87	16.97	105.91	64.32	380.90	4,100.00	3,407.67
705	4 BHK	143.00	19.25	5.32	19.70	13.07	-	63.04	263.38	2,835.00	2,156.45

All sizes are in square feet (sq.ft.)

* Open terrace only on 8th floor

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.

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.

Choose Your Dream Home
in Nagpur with



Sandeep Dwellers Pvt. Ltd.

www.sandeepdwellers.com

(A premium construction company since 1987)

Flats ranging from ₹15 Lacs to ₹ 1.50 Cr

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

Location Map



Airport

The Pride Hotel



Metro Station Rail CPM-1

D-Mart

SDPL Aashray Beltarodi

Narayan Vidyalayam

TCS Consultancy

HCL Technologies

Khapri Police Station

SDPL Classic

FSC-MDC

Mihan

Kapri

HPCL LPG Plant

National Cancer Institute

Jamtha Stadium

Wardha Road

Wardha Road

800 m

Click to get Location



Google Map Location

Distance from SDPL Classic

Place	Distance in Km.
Chatrapati Square	7.10 Kms
Mihan	3.50 Kms
Zero Mile	11.0 Kms
Narayan Vidyalyaya	1.70 Kms
Airport	4.40 Kms
Butibori	15.00 Kms

Our Few Testimonials

Finding a good real estate builder in Nagpur area can be notoriously difficult, but we had a great experience at SDPL. That's why I referred SDPL to my brother to also purchase a 2 BHK flat with SDPL.

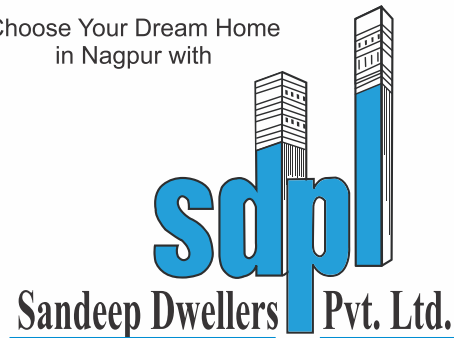
Dr. Dilip Vaidya (Director- ICAD Study Center)

We have long association with SDPL since Parijaat Apartment. Quality construction, 100% legal clearance, timely possession and customers' satisfaction are SDPL's prime concern. SDPL Classic is situated in a prime location. The project is not exactly on main road and also not so far from main road, so there will be no pollution, no noise and it will be an ideal place to live. We also visited SDPL Paradise and it is also a very good project with superb construction quality and already developed amenities.

Mr. Sukhinder Singh (Retired Vice President, Coal Consultancy Company)

A MEMBER OF
CREDAI

Choose Your Dream Home
in Nagpur with



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

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Rahul Agarwala

Legal Advisor: Ashish Mehadia &
Sandeep Shastri

Structural: Prasanna Kulkarni
& AAJ Engineers

Finance: B.C. Bhartia &
Paresh Tank