

Project by
sdpl
Sandeep Dwellers Pvt. Ltd.

MAHA RERA REGISTRATION NO.
PP1190002501173

The Project has been registered via
Maha RERA registration No. PP1190002501173
and is available on website
<https://maharera.mahaonline.gov.in>
under registered projects.



Suvarnabhumi

PLOTS FOR VILLAS & BUNGALOWS

1st of its kind Residential Township on Amravati road
Near Outer Ring Road

For Visit / Details - Contact : **976 555 0608**



STEP INTO A LIFE OF
PROSPERITY WITH PREMIUM
PLOTS
FOR VILLA & BUNGALOWS

@ NEAR OUTER RING ROAD, AMRAVATI ROAD, NAGPUR

Commercial plots also available



21.5 Acres of Togetherness

thoughtfully planned with **WORLD-CLASS AMENITIES**
for All Age Groups, creating Harmony and
Lifelong Memories

Key Highlights:

- ◆ Prime Location – Near Outer Ring Road, Amravati Road, Nagpur
- ◆ Strategic Neighbourhood – Close to Hingna, Wadi, MIDC, Ordnance Factory & Logistic Parks
- ◆ High Growth Potential – Ideal for future residential development
- ◆ Affordable Investment – Higher ROI compared to urban areas
- ◆ Trusted Developer with Clear Title

Luxurious Amenities:

- ◆ Grand Gateway ◆ Mandir
- ◆ Kidtopia ◆ Celebration Hall ◆ Celebration Lawn
- ◆ Swimming Pool ◆ Serenity Garden
- ◆ Cement road with paver blocks
- ◆ Wonder Park ◆ Golden Years Park
- ◆ Yoga Space ◆ Hit-Box ◆ Yoga Space
- ◆ Badminton Court & Much More...





CLICK FOR LOCATION

Location Map





Grand Gateway



Grand Gateway



MAZE GARDEN

ECO GYM

KIDTOPIA

YOGA SPACE

MANDIR

HIT-ZONE (BOX CRICKET)

WONDER PARK

SERENITY GARDEN

CELEBRATION LAWN

SWIMMING POOL

CLUB HOUSE

CELEBRATION HALL

BADMINTON COURT

GOLDEN YEARS PARK

GRAND GATEWAY



GOLDEN YEARS PARK

GRAND GATEWAY

MANDIR

SERENITY GARDEN

CELEBRATION HALL

BADMINTON COURT

YOGA SPACE

CELEBRATION LAWN

CLUB HOUSE

SWIMMING POOL

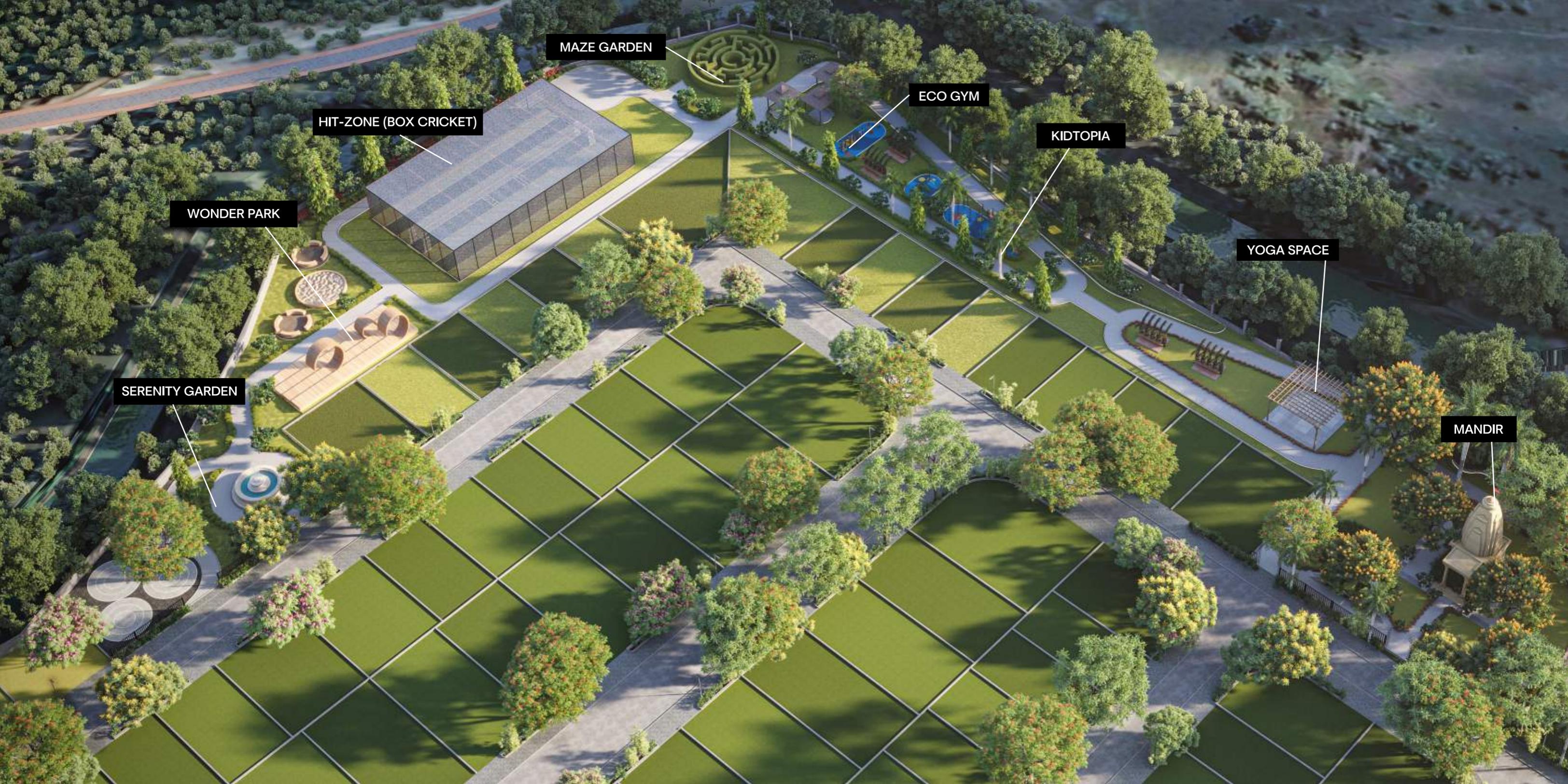
KIDTOPIA

WONDER PARK

HIT-ZONE (BOX CRICKET)

ECO GYM

MAZE GARDEN



MAZE GARDEN

ECO GYM

KIDTOPIA

YOGA SPACE

MANDIR

HIT-ZONE (BOX CRICKET)

WONDER PARK

SERENITY GARDEN



Mandir



Mandir Complex



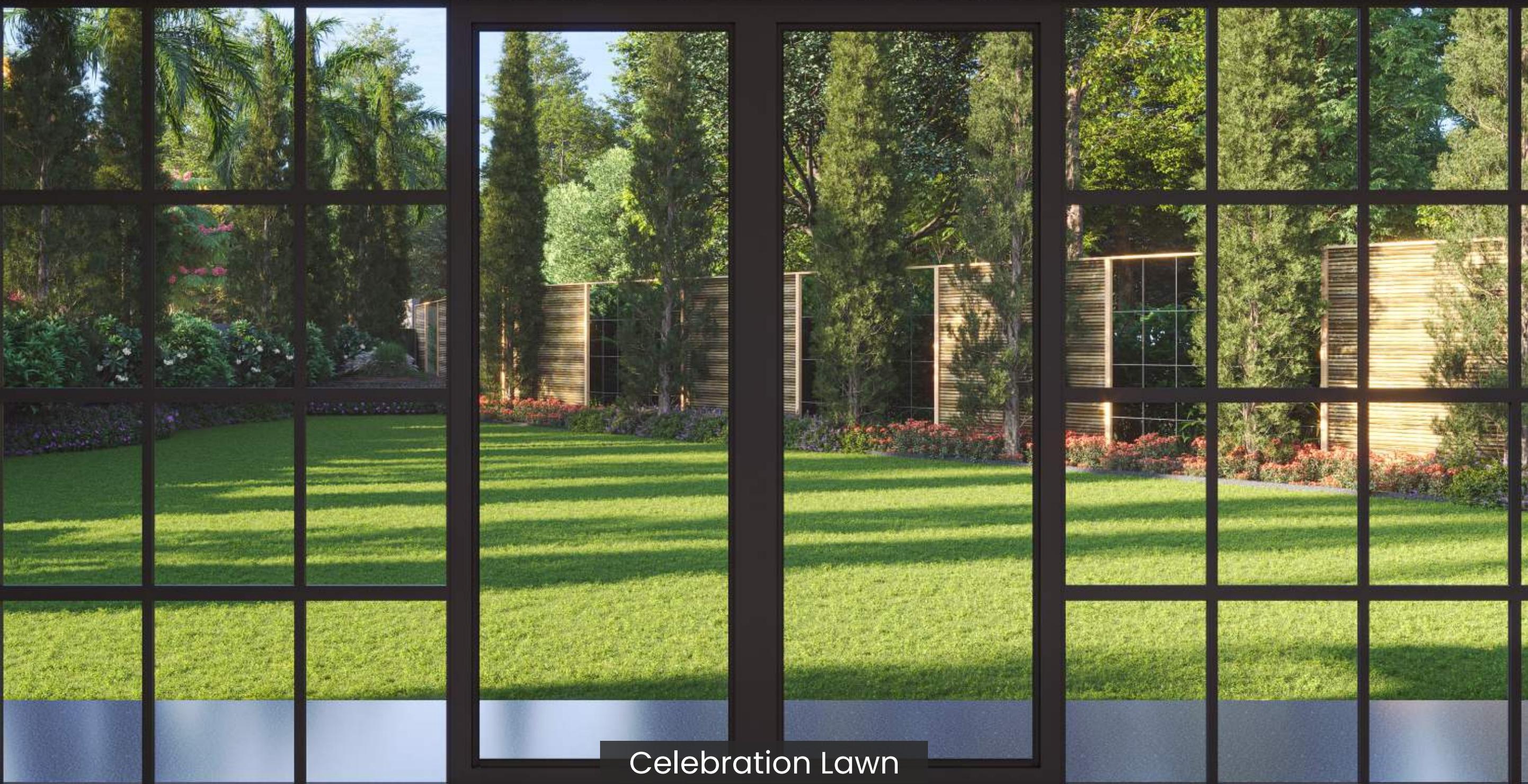
Kidtopia



Celebration Hall



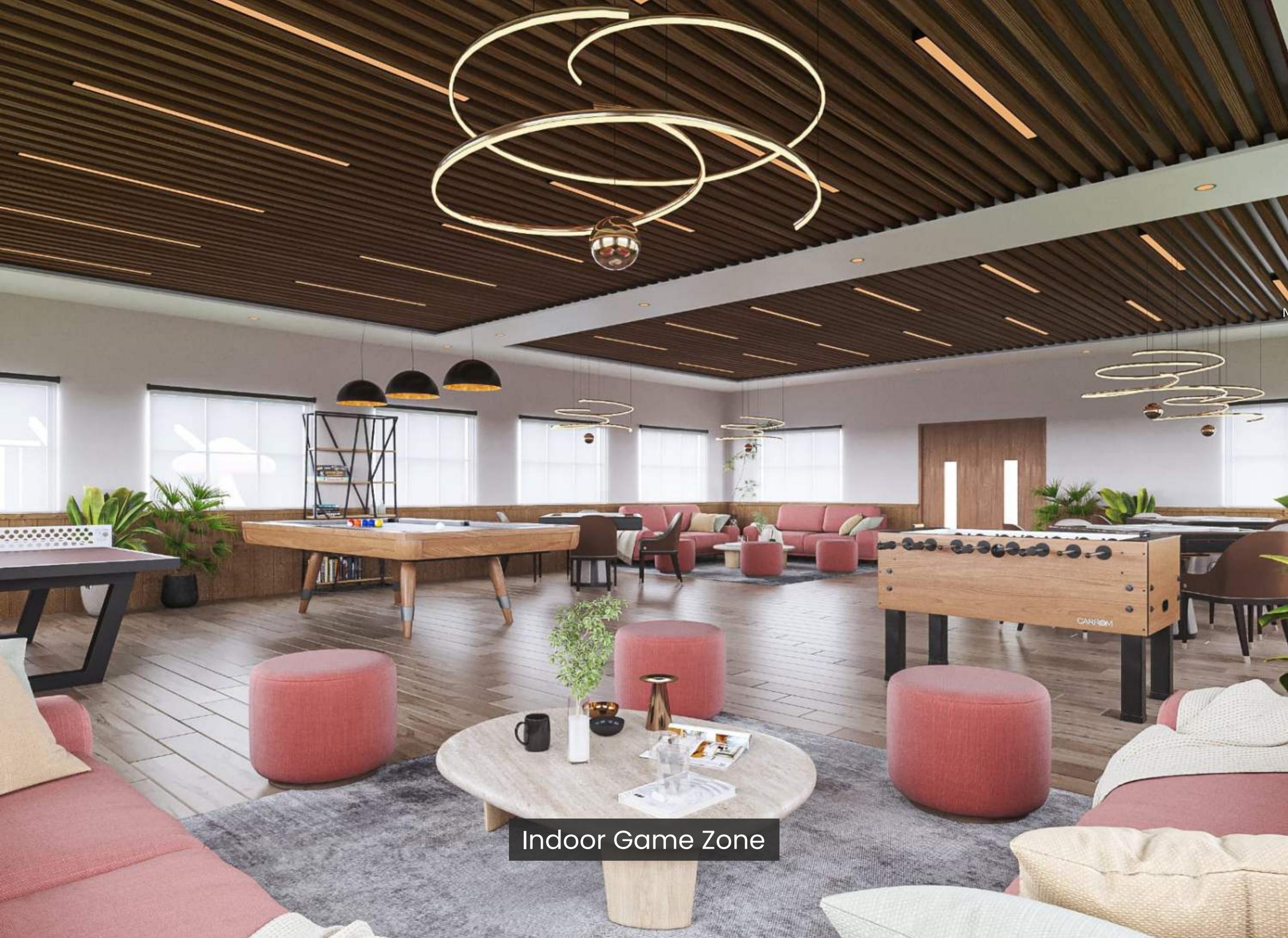
Celebration Lawn



Celebration Lawn



Active Arena



Indoor Game Zone



Aqua Zone



Swimming Pool (Night View)



Cement road with paver blocks



Serenity Garden





Typical Road



Typical Road (Evening View)



Wonder Park



Golden Years Park



Golden Years Park



Yoga Space



Badminton Court



Hit-Zone (Box Cricket)



Gateway Oasis



ECO GYM

KIDTOPIA

MAZE GARDEN

YOGA SPACE

MANDIR

HIT-ZONE

PHASE II

WONDER PARK

SERENITY GARDEN

GOLDEN YEARS PARK

CELEBRATION LAWN

CELEBRATION HALL

PHASE II

SWIMMING POOL

CLUB HOUSE

BADMINTON COURT

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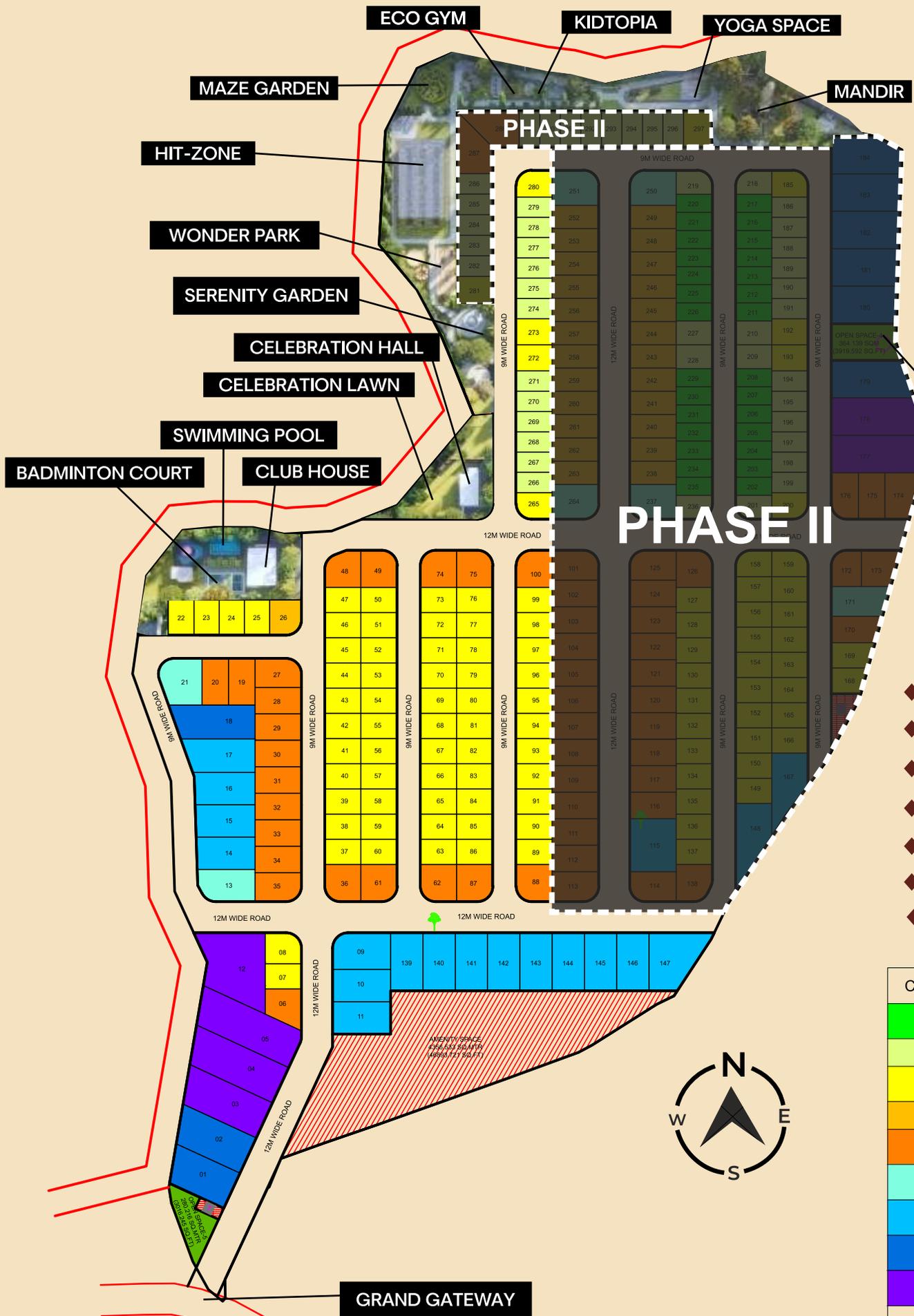
03

02

01

PLOT A

GRAND GATEWAY



Luxurious Amenities:

- ◆ Grand Gateway ◆ Mandir
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COLOR	RANGE	NOs	Area SQM	Area SFT
Green	1000 -1200 sft	28	2,744.00	29,536.42
Light Green	1200 -1450 sft	45	5,089.59	54,784.38
Yellow	1450 -1750 sft	102	14,013.91	150,845.74
Orange	1750 -1950 sft	25	4,053.47	43,631.56
Light Blue	1950 - 2400 sft	56	10,626.90	114,387.91
Light Cyan	2400 - 3000 sft	7	1,727.29	18,592.55
Blue	3000 - 3750 sft	19	5,750.75	61,901.06
Dark Blue	3750 - 5000 sft	9	3,543.30	38,140.04
Purple	above 5000 sft	6	3,342.72	35,981.04
TOTAL		297	50,891.93	547,800.69



RTGS DETAILS

NAME OF THE BANK	IFSC CODE	BANK ACCOUNT NAME	BANK ACCOUNT NUMBER
ICICI Bank	ICIC0000059	Sandeep Dwellers Pvt. Ltd.	777705114990

MANNER OF PAYMENT

PARTICULAR	DUE
BOOKING AMOUNT	1 LACS
IN BOOKING MONTH	25%
WITHIN 1 MONTH OR AFTER GETTING RL WHICHEVER IS EARLIER	75%

RERA CERTIFICATE



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

PP1190002501173

- Project **SDPL Suvarnabhumi**
- Plot Bearing / CTS / Survey / Final Plot No.: **KH.NO. 450/1, 450/2, PH.NO. 24, Mouza Gondkheri, at Gondkhairi, Kalameshwar, Nagpur, 440023**
- **SANDEEP DWELLERS PVT. LTD.** having its registered office / principal place of business at **Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440001**
- Additional project details are provided as an annexure

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from **10/10/2025** and ending with **30/09/2032** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 10/10/2025

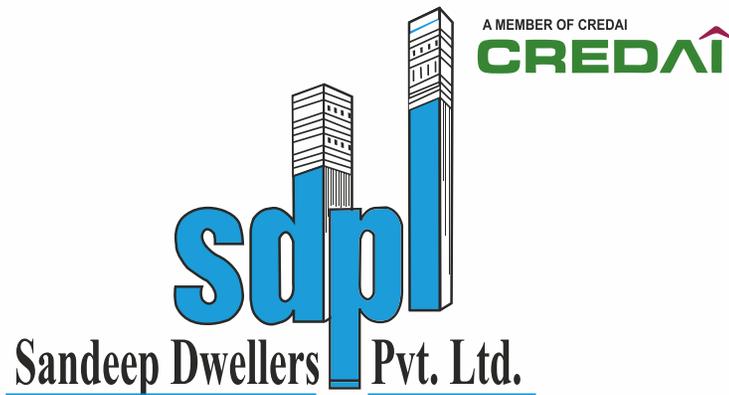
Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

For further details of this project please visit: <https://maharera.maharashtra.gov.in/>

Suvarnabhumi

PLOTS FOR VILLAS & BUNGALOWS



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

CONTACT

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Architectural Consultant
Ar. Rahul Agarwala

Legal Consultant
Adv. Ashish Mehadia

Structural Consultant
North Grid Consultants LLP

Finance Consultant
CA. B.C. Bhartia & CA. Paresh Tank