

A Scheme of
Affordable
1 & 2 BHK
Flats & Shops

Choose Your Dream Home
in Nagpur with

sdpl
Sandeep Dwellers Pvt. Ltd.
www.sandeepdwellers.com
(A premium construction company since 1987)



The Project has been registered via Maha RERA Regd. No. P50500053748 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



BELTARODI
II



Architect : **Rahul Agarwala**

Legal Advisor : **Ashish Mehadia**

Structural Designer : **AAJ Engineers And
Consultants Pvt. Ltd.**

Finance : **B.C. Bhartia / Paresh Tank**

LOCATION MAP



WHY BELTARODI ?



Quick connectivity :

This project is just 1.2 Km from Wardha Road, 3.0 Km from Airport metro station , 10 Km from Zero miles and 12 Km from Railway station.



Enriched Neighbourhood :

Beltarodi, being considered as New Manish Nagar, is 5 minutes' drive to Manish Nagar, Besa and Within 15 minutes' drive to Ramdaspath, Dhantoli.



Educational Hub :

Bhavans School, Narayana Vidyalaya, SOS, Poddar International School, DPS and some Engineering Colleges are the nearby education centre.



Finest Healthcare :

Easy access to numerous state of the art multispecialty hospitals. AIIMS is one of them. Nagpur Healthcare Hub (Dhantoli and Ramdaspath is nearby).



Urban Privileges :

All essential Shops, Shopping Mall, Banking Services, 3 star and 5 star Hotels, Restaurants and other basic provisions are just nearby from your home.



Future Ready :

Your property is at liveable location with immediate effect, having urban population nearby



Assured Rental :

Beltarodi is becoming one of the hottest spot of nagpur with high demand for rental home among workforce of Airport, MIHAN, and Other Pvt Offices etc.



Employment Opportunity Centre :

MIDC Butibori, MIHAN, Airport are employment hub of city, nearby of the project.



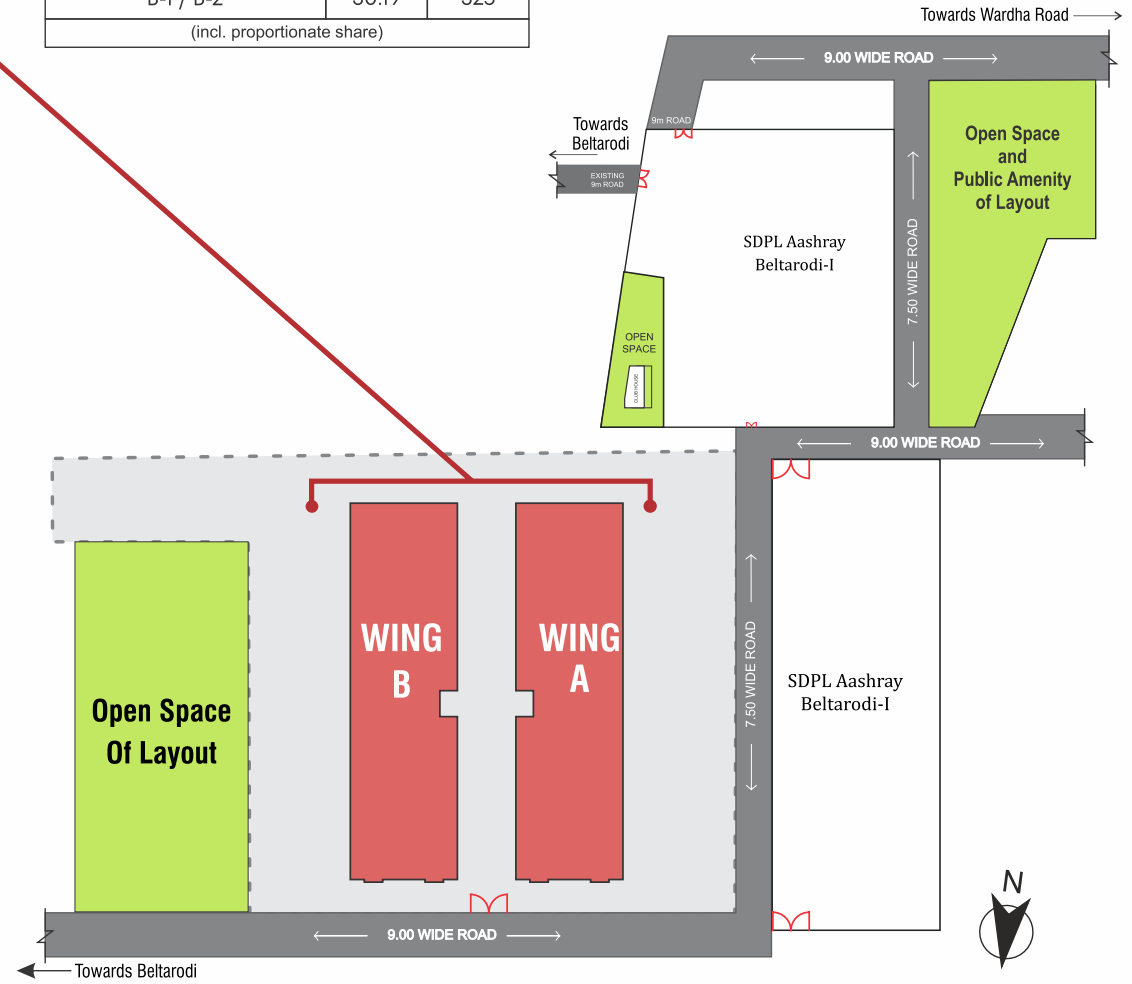
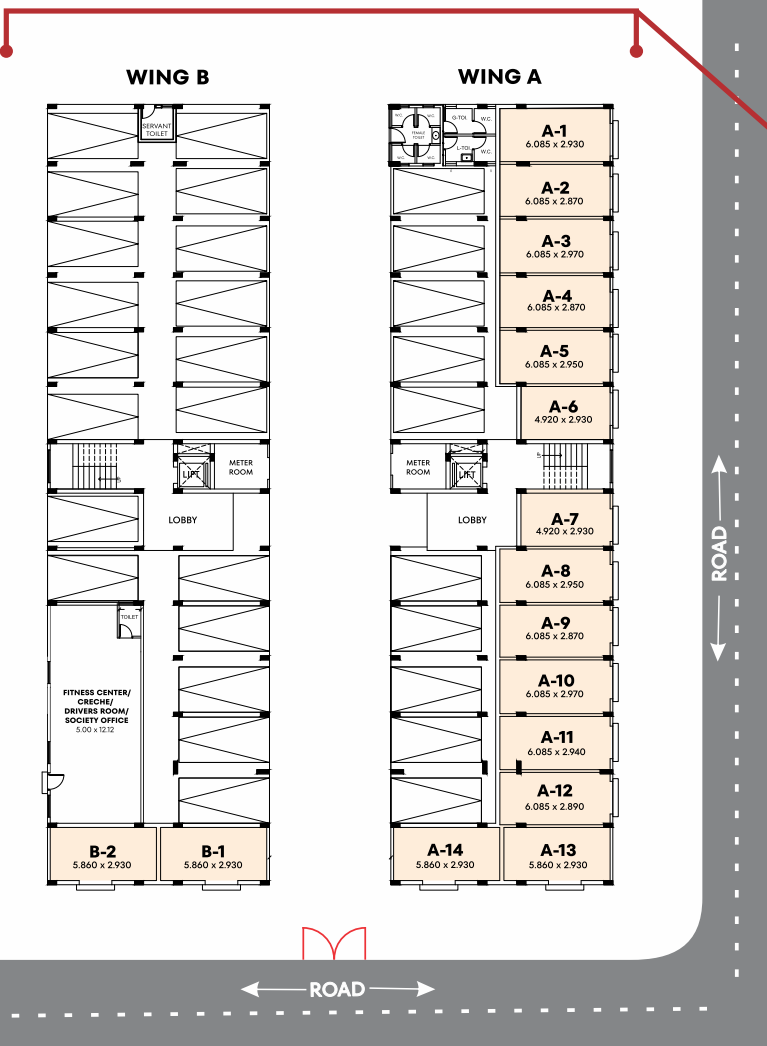
Maximum Appreciation :

Appreciation in Property happen every year. Wardha Road is the best place to get appreciation for your property.



AREA STATEMENT OF SHOP		
PARTICULARS	AREA	
	SQ.MTS.	SQ.FT.
A-1/A-14	30.19	325
A-2/A-4/A-9/A-12	28.80	310
A-3/A-5/A-8/A-10/A-11/A-13	29.26	315
A-6/A-7	26.48	285
B-1 / B-2	30.19	325
(incl. proportionate share)		

GROUND FLOOR PLAN

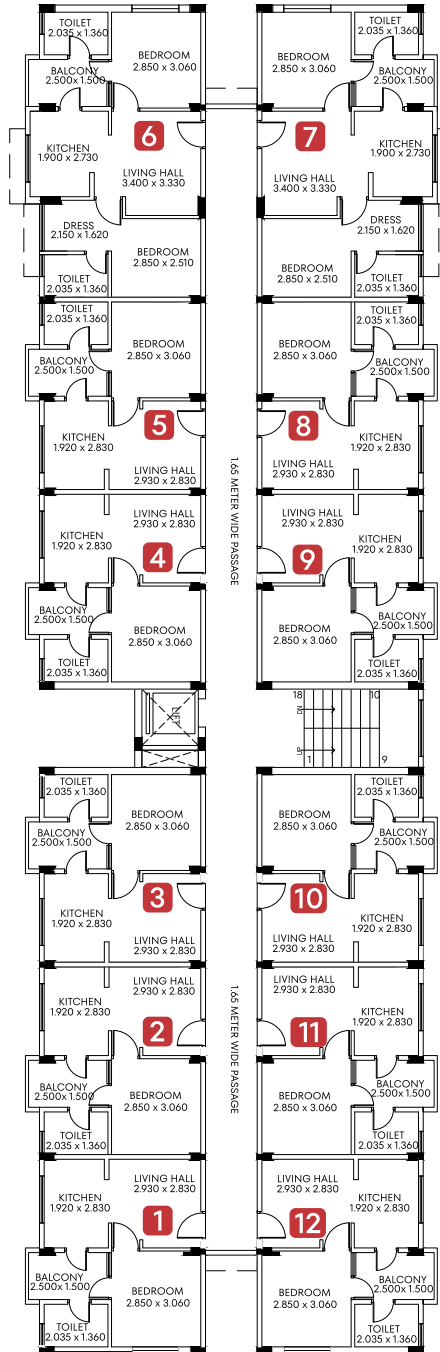


TYPICAL FLOOR PLAN

WING A & B

Flat No. 6 & 7
are 2 BHK Flats

Flat No. 1, 2, 3, 4,
5, 8, 9, 10, 11 & 12
are 1 BHK Flats



PAYMENT SCHEDULE		
Sr.No.	Stage of construction	% of Payment Due
1.	Booking Month	10.00%
2.	Start of Foundation	15.00%
3.	Completion of Plinth Level	7.50%
4.	Completion of Ground Floor Slab	7.50%
5.	Completion of 1 st Floor Slab	7.50%
6.	Completion of 2 nd Floor Slab	7.50%
7.	Completion of 4 th Floor Slab	7.50%
8.	Completion of 6 th Floor Slab	7.50%
9.	Completion of 7 th Floor Slab	7.50%
10.	Completion of Bricks work	7.50%
11.	Completion of inner / outer plaster	5.00%
12.	Fixing of Tiles and Painting	5.00%
13.	At the time of possession	5.00%
	Total	100%





1 BHK UNIT

AREA STATEMENT OF TYPICAL UNIT		
PARTICULARS	AREA	
	SQ.MTS.	SQ.FT.
TOTAL AREA OF FLAT (incl. proportionate share)	48.77	525



2 BHK SMART UNIT

AREA STATEMENT OF TYPICAL UNIT

PARTICULARS	AREA	
	SQ.MTS.	SQ.FT.
TOTAL AREA OF FLAT (incl. proportionate share)	74.79	805

SPECIFICATIONS



Building Frame :

R.C.C Structure with Brick masonry of Outer 6" and Inner 4" & Plaster



Flooring :

General Flat - Vitrified tiles of size 2' x 2'. Common passages, landing, staircase - Kota Stone.



Toilets :

Tiles, Ceramic tiles on floor, Glazed tiles on wall up to 3' level in WC
Glazed tiles on wall to lintel level in Bath. Sanitary - WC with Cistern.
Basin - Provision for hot (from Solar) and cold in bathing.
Only cold in basin.



Kitchen :

Platform - 2' width of granite with 2 ft. Dado of tile
Sink - One single-bowl stainless steel sink.



Windows :

Two Track Aluminum sliding window door with 3.5 mm clear glass with M.S. Grill.



Doors :

RCC frame and laminated flush shutters fitted with Standard Stainless Steel Fixtures.



Wall Finish :

Internal walls finished with White cement base / synthetic putty and painted.
External walls to be finished with Acrylic Based Paint.



Electrical :

General : Single phase electrical meter supply to each flat.
Bedroom : 3 ½ Light/Fan points, 2 Plug Points (One on each side of bed.)
Drawing cum Dinning Room : 3 ½ Light/Fan points, 1 power point, 1 T.V. cable point with 2 Plug points.
Kitchen : 1 ½ Light/Fan points, 1 point provision for Fridge, 1 power point, 1 point provision for water filter, 1 points for exhaust.
Bath : 1 ½ Light/Fan points, 1 point for exhaust, 1 power point for geyser
Toilet : 1 ½ Light/Fan points, 1 point for exhaust.
Balconies : 2 ½ Light/Fan points.
Flat Entrance : 1 Light point outside the front door and 1 Door bell point.

GENERAL AMENITIES



Lifts :

Automatic 8 passenger capacity Lift.



Power BackUp :

Generator Backup for Lift, pump and lights in common areas.



Water :

Adequate water supply from Well/Bore well with ample underground and overhead storage & separate arrangement for corporation water in kitchen will be provided.



Parking :

Ample covered and open parking space.



Common Areas :

Well designed entrance lobby and good landscaping at ground level. Paved / Concrete flooring for Garages and the Drive



Lawn & Play Area :

Lawn area of about 1850 Sq.ft. and children play area of about 1375 Sq.ft.



Security :

Compound wall with gate.



MSEB Requirements :

Transformer / Meter room as per MSEB



Fire Fighting :

Arrangements as per statutory requirements

OUR FEW TESTIMONIALS



"SDPL Name is enough, very reputed & established builders of Nagpur"

- **Vinay Kumar Singh**

SDPL AASHRAY BELTARODI-I : 2A-101



"There is always a Trust about SDPL they deliver exactly, what they say."

- **Mansi Rai**

SDPL AASHRAY BELTARODI-I : 2A-412



"Location is the main factor for my buying decision. It is exactly the same what I wanted."

- **Vilas Choudhary**

SDPL AASHRAY BELTARODI-I : 3A-105 & 106



"SDPL is know for their Quality and same goes for their Affordable Homes also."

- **Sonika Chokraborty**

SDPL AASHRAY BELTARODI-I : 2A-206

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(A premium construction company since 1987)

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