

A Scheme of  
**1 & 2 BHK Smart  
Affordable Flats**

FEW SHOPS AVAILABLE

**PUNJAB  
MACHINE TOOLS**  
In Joint Venture with

Choose Your Dream Home  
in Nagpur with

**sdpl**  
**Sandeep Dwellers Pvt. Ltd.**

[www.sandeepdwellers.com](http://www.sandeepdwellers.com)

(A premium construction company since 1987)

Flats ranging from 16 Lacs to 1.50 Cr



Hazaripahad

Architect: **Rahul Agarwala**

Legal Advisor : **Ashish Mehadia**

Structural Designer: **Prassana Kulkarni**

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

The Project has been registered via Maha RERA Regd. No. P50500026715 / P50500034209 / P50500034184 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.





RERA Registration No. P50500026715  
 RERA Registration No. P50500034209  
 RERA Registration No. P50500034184



**Wing-4**

**Wing-1**  
ALL SOLD OUT

**Wing-3**

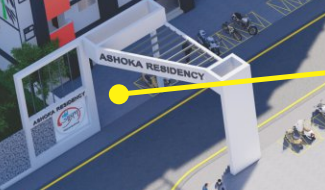
**Wing-2**

**Wing-5**

**Wing-7**  
PROPOSED

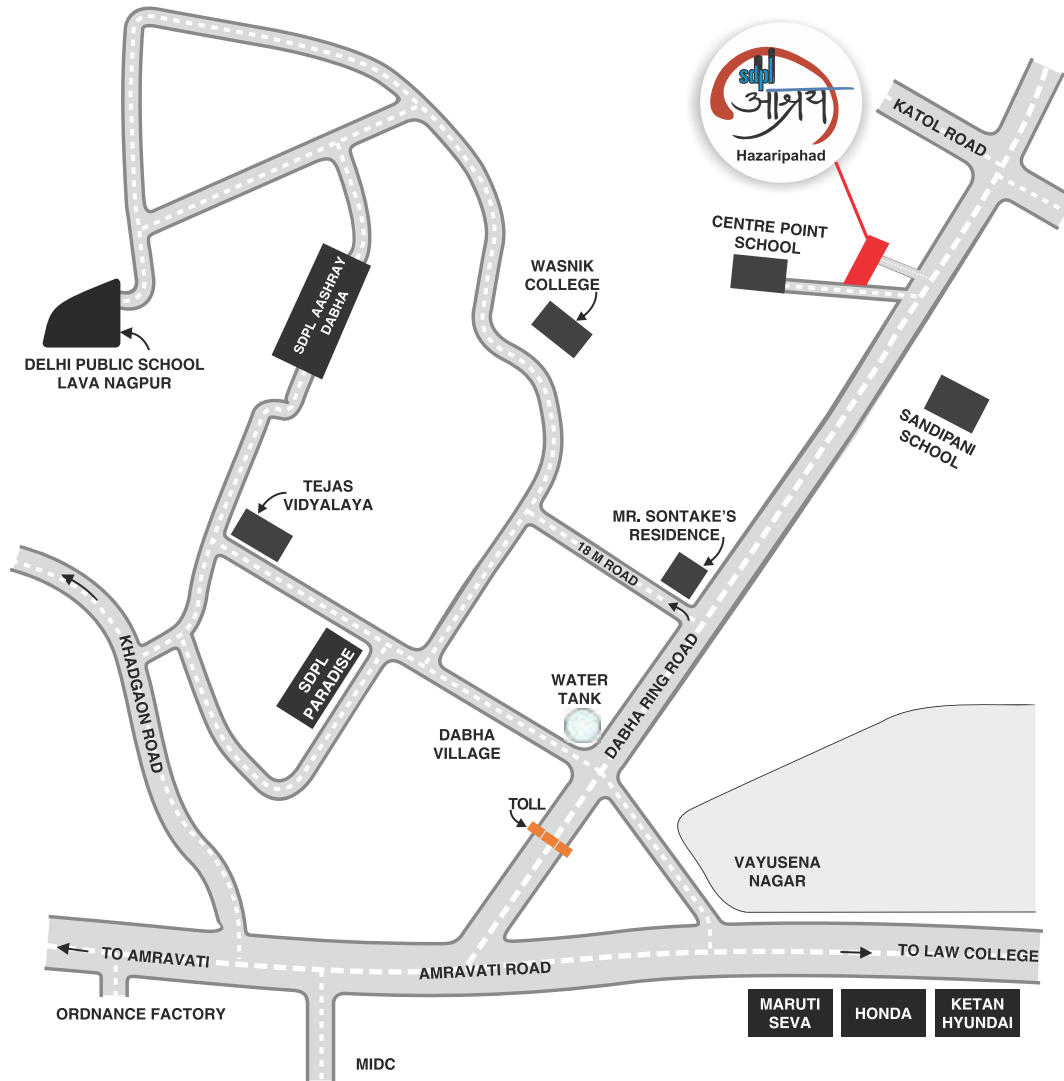
**Wing-6**

**Wing-8**  
PROPOSED





# Why Hazaripahad?



## LOCATION MAP



### Quick Connectivity :

Just 200m from 150 Ft. Main Ring Road | Zero mile 8.9 km | Railway Station 10.8 km | Airport 14.4 km | Wadi 5 km | Dharampeth Market 8.2 km | Gittikhadan Market 5.3 km.



### Educational Excellence:

Center Point School | Sandipani School | CDS School | Delhi Public School Lava | Tejas Vidyalaya.



### Enriched Neighbourhood:

Within 10 Mins Drive to Dharampeth, Gokulpeth, Gittikhadan Market & Good Connectivity for Friends Colony, Gorewada Zoo, Wadi, Katol & Kalmeshwar Road.



### Finest Healthcare:

Easy access to numerous state of the art Multispecialty Hospitals in just 10-15 mins drive.



### Urban Privileges:

Shops & Services, Hotel, Restaurant are just walk away from your home.



### Future Ready:

Within NMC Limits & adjacent to 150 ft. Ring Road with NMC water supply.



### Serene Surroundings:

Feel lush green nature around yourself as we have Gorewada Zoo in our neighborhood.



### Rental Possibility:

High demand for rented homes among the work force of Government & Private Company Employees.



### Maximum Appreciations:

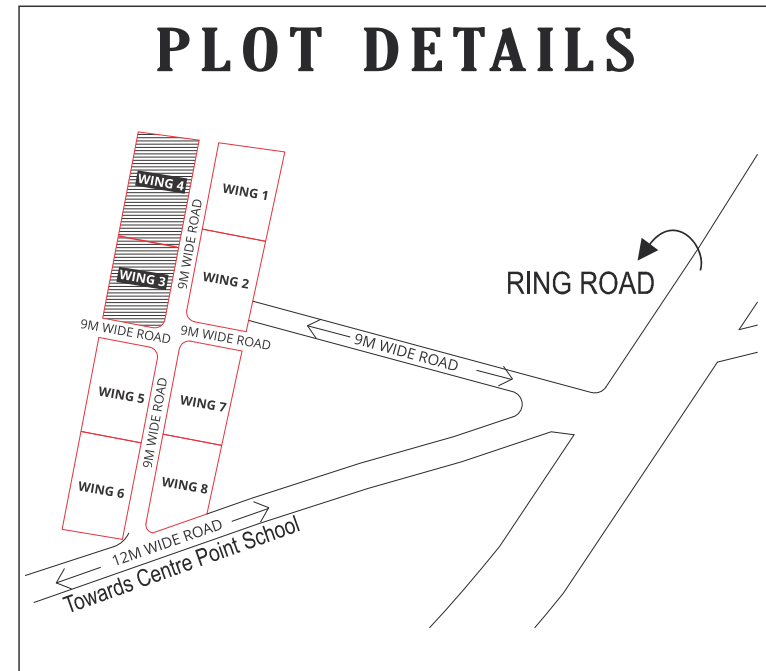
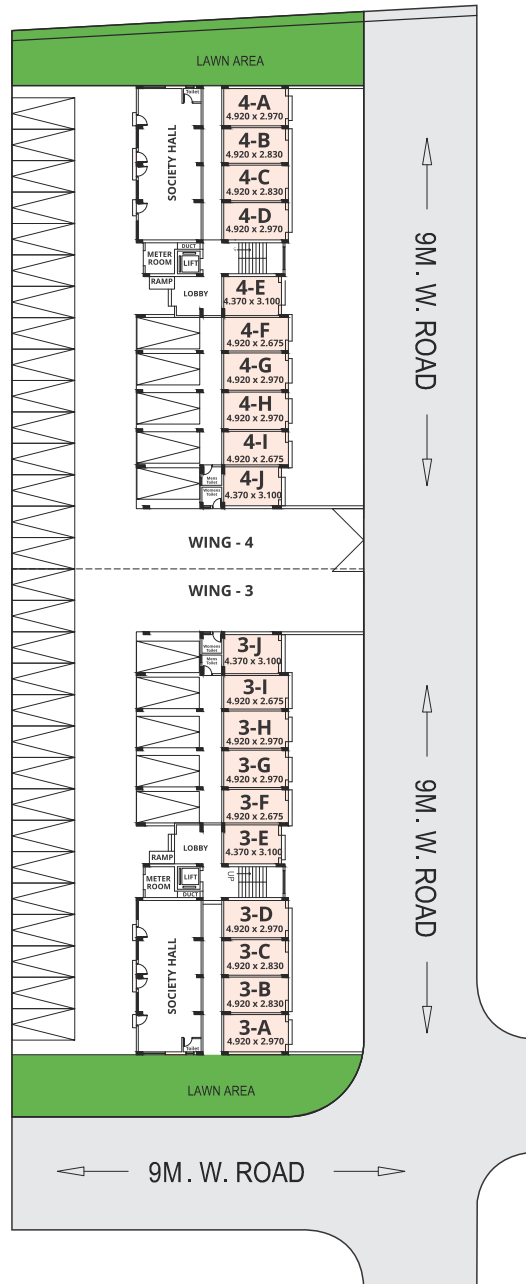
Appreciation in property price every year. (Few years ago plot was available at Rs. 300 per sq.ft. only, now it has scale upto 2350-2500 per sq.ft.) In coming years Dabha & Hazaripahad area will be the next talk of the town..



### Employment Opportunities:

MIDC Hingna / Ordnance Factory / Vayu Sena / Kalmeshwar MIDC.

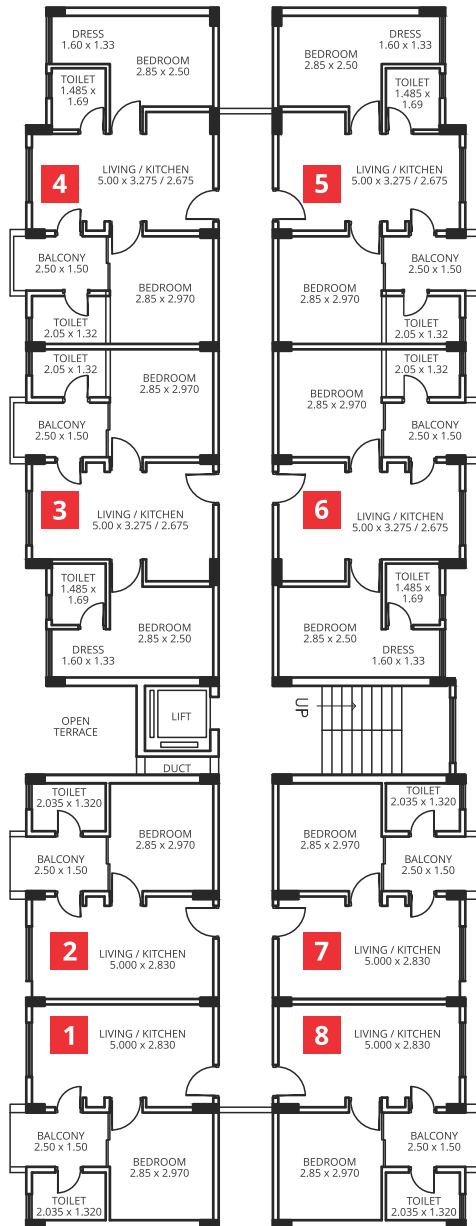
# GROUND FLOOR PLAN



AREA STATEMENT OF SHOP			
PARTICULARS		AREA	
SHOPS		SQ.MTS	SQ.FT.
3-A / 3-D	4-A / 4-D	23.23	250
3-B / 3-C	4-B / 4-C	22.30	240
3-E / 3-J	4-E / 4-J	22.30	240
3-G / 3-H	4-G / 4-H	23.23	250
3-F / 3-I	4-F / 4-I	21.37	230
(incl. proportionate share)			

# TYPICAL FLOOR PLAN

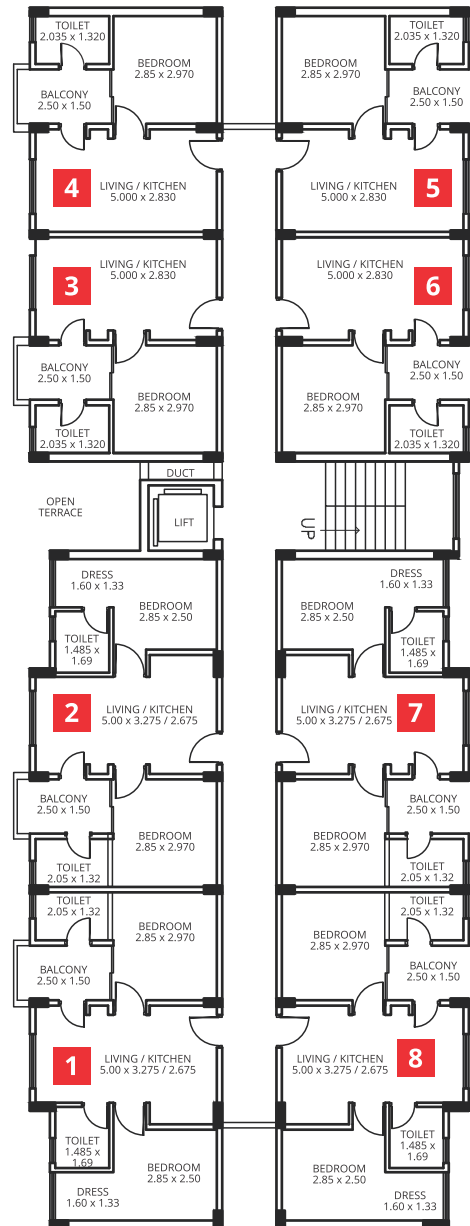
## WING - 3



Flat No. 3, 4, 5 & 6  
are 2 BHK Smart Flats

Flat No. 1, 2, 7 & 8  
are 1 BHK Flats

## WING - 4



Flat No. 3, 4, 5 & 6  
are 1 BHK Flats

Flat No. 1, 2, 7 & 8  
are 2 BHK Smart 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 1st Floor Slab	7.50%
6	Completion of 2nd Floor Slab	7.50%
7	Completion of 4th Floor Slab	7.50%
8	Completion of 6th Floor Slab	7.50%
9	Completion of 7th 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%
	<b>Total</b>	<b>100%</b>



# 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.
<b>TOTAL AREA OF FLAT</b> (incl. proportionate share)	<b>73.16</b>	<b>787.50</b>





## 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 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 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 supply to each flat.

Bedroom : 3 ½ Light / Fan points, 2 Plug Points (One on each side of bed.)

Drawing cum Dining 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 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 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

for more details contact :

**976 555 0608**

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