



- ✦ A scheme of **Quality Affordable 1 BHK** Flats & Few Shops
- ✦ After the success of **SDPL Aashray** at Dabha, Wanjara, Beltarodi & Hazaripahad now at **GODHANI**

Architect: **Anand Sarda / Rahul Agarwala**

Legal Advisor : **Ashish Mehadia**

Structural Designer: **Prasanna Kulkarni**

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

The Project has been registered via Maha RERA Registration No. P50500030259 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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for more details contact:
976 555 0608

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LOCATION MAP



WHY GODHANI ?

- ◆ Affordable flat Means "SDPL AASHRAY"
- ◆ It is within the heart of Godhani residential area which comes under Nagpur Gramin.
- ◆ Just 800 meters away from Cement Main Road (from Sanjeevani Hospital)
- ◆ It is close to Koradi Thermal Power Station, Mahalaxmi Temple, Saoner with good road connectivity & flyover.
- ◆ Regular city bus services are available from Main Cement Road
- ◆ Nearby Markets, Shops, Hospitals, Medical shops, Schools and Colleges are within the vicinity of the township.
- ◆ Appreciation in SDPL properties is always beneficial for future security.

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%
	Total	100%

GROUND FLOOR



Cement Road

AREA STATEMENT OF SHOP		
PARTICULARS	AREA	
	SQM	SFT
1, 2, 3, 4, 7, 8, 9, 10	27.87	300
5, 6	25.55	275



TYPICAL FLOOR



← Cement Road →



AREA STATEMENTS OF 1 BHK FLATS

**A WING
&
B WING**

AREA

SQM

SFT

48.77

525

1 BHK DESIGN



AREA STATEMENT OF 1 BHK FLAT

PARTICULARS	AREA	
	SQM	SFT
TOTAL AREA OF FLAT (incl. proportionate share)	48.77	525

2 BHK COMFORT DESIGN



AREA STATEMENT OF 2 BHK COMFORT

PARTICULARS	AREA	
	SQM	SFT
TOTAL AREA OF FLAT (incl. proportionate share)	97.54	1050

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, landings, staircase – Kota Stone/Ceramic Tiles.



Toilets –

- Tiles-
 - Ceramic Tiles on floor.
 - Glazed tiles on wall up to lintel level.
- Sanitary – WC with Cistern.
- Basin – Wall Hung Basin.
- Water – Provision for hot and cold in bathing. Only cold in basin.



Kitchen –

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



Windows –

- Two Track Aluminium sliding with 3.5 mm clear glass with M.S. Grill.



Doors

- Doors - RCC frame and laminated flush shutters fitted with Standard Stainless Steel fixtures.



Wall Finish

- Internal walls finished with White Cement /Gypsum base Synthetic putty and painted.
- External walls to be finished with Acrylic Based Paint.



Electrical

- General: Single phase electric supply to each Flat.
- Bedroom: 3½ Light/Fan points, 2 Plug Points (One on each side of Bed).
- Drawing cum Dining Room: 3½ Light/Fan points, 1 power points, 1 T.V. cable point with 2 plug points.
- Kitchen: 1½ Light/Fan points, 1 point provision for Fridge, 1 power point, 1 point provision for Water Filter, 1 point for exhaust.
- Bath: 1½ Light/Fan points, 1 point for exhaust, 1 power point for geyser.
- Toilet: 1½ Light/Fan points, 1 point for exhaust.
- Balconies: 2½ 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 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 and Children play area of about 1,050 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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www.sdplaashray.com
email: info@sdplaashray.com