

PROJECT BY:



Sai Mangalam Group

Luxury at Affordable Price

Sai Samruddhi

2 BHK MODERN HOMES Residency



SITE ADDRESS: PLOT NO.23, 24, 25, 52, 53 & 54,
Meghe Town, Near School of Scholars, Hudkeshwar, Nagpur.

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MODERN AMENITIES

- CLEAN & GREEN LOCALITY
- WELL VENTILATED FLATS
- GARDEN AND PLAY AREA IN PROXIMITY
- WIDE ROADS WITH PLANTATION
- AMPLE PARKING
- POP IN HALL & BEDROOMS
- CCTV IN COMMON AREAS
- MODULAR KITCHEN
- SOLAR HOT WATER
- ON GRID SOLAR SYSTEM UPTO 5 Kw

VICINITY

- CBSE SCHOOL
- PARK
- MARKET

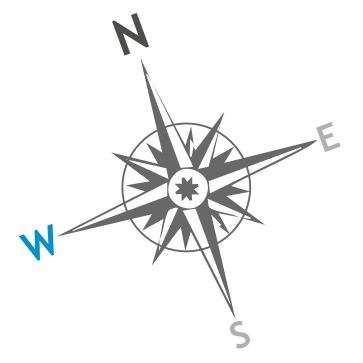


SAI SAMRUDDHI
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101, 201, 301
401, 501, 601 & 701
 S/Bu Area: **1033.36** Sq.ft

102, 202, 302
402, 502, 602 & 702
 S/Bu Area: **962.98** Sq.ft

103, 203, 303
403, 503, 603 & 703
 S/Bu Area: **977.01** Sq.ft



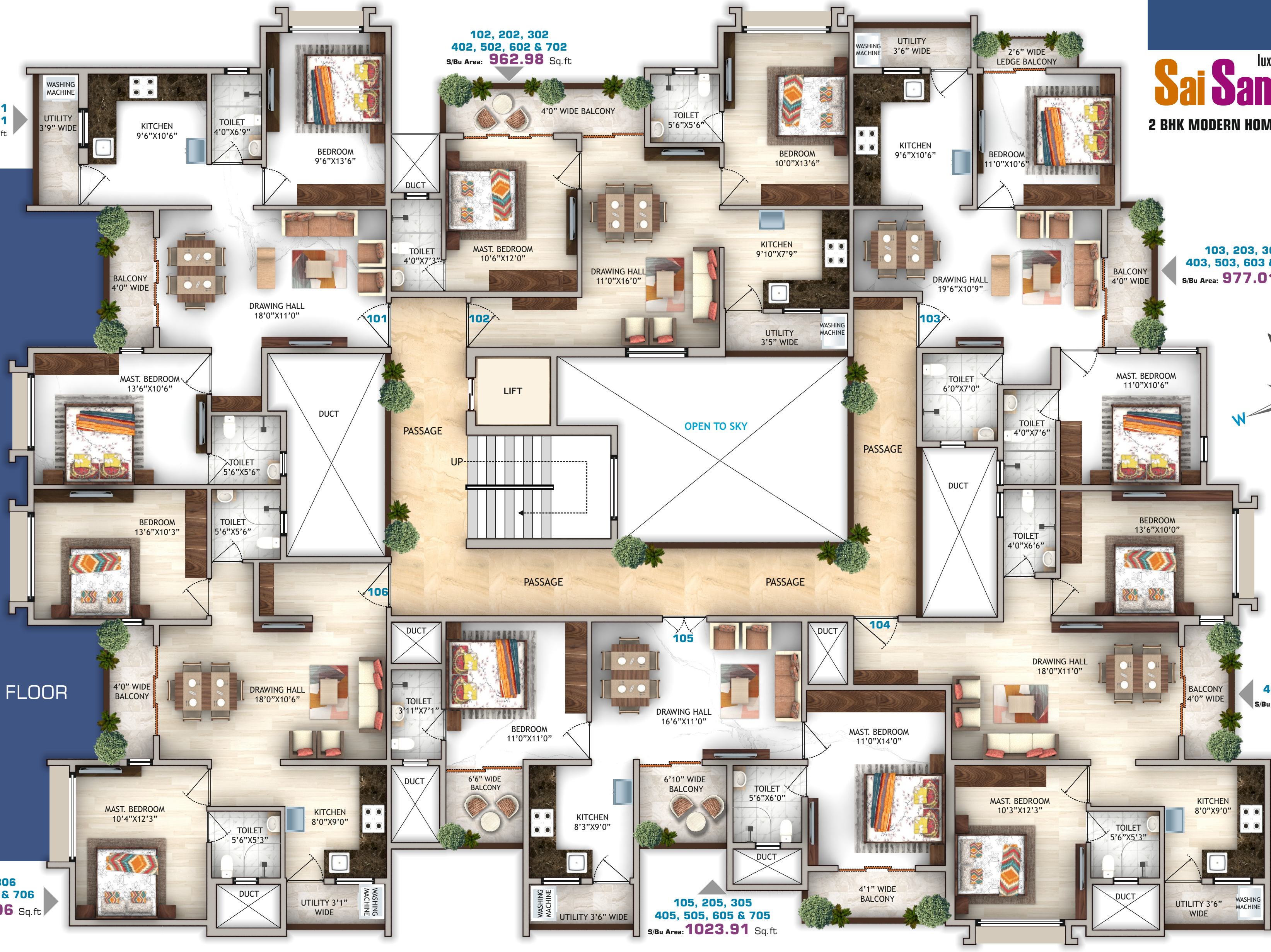
TYPICAL FLOOR PLAN

1ST TO 7TH FLOOR

106, 206, 306
406, 506, 606 & 706
 S/Bu Area: **1055.96** Sq.ft

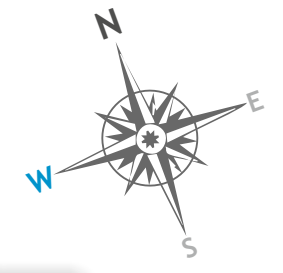
105, 205, 305
405, 505, 605 & 705
 S/Bu Area: **1023.91** Sq.ft

104, 204, 304
404, 504, 604 & 704
 S/Bu Area: **1026.61** Sq.ft



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GROUND FLOOR PLAN



7.5 MTR WIDE ROAD

GATE

STILT PARKING

LIFT

GATE

7.5 MTR WIDE ROAD

GATE

9.0 MTR WIDE ROAD

STRUCTURE

- a). RCC Framed structure with premium quality construction.
- b). External walls 150 mm thick and Internal walls 100 mm thick.

PLASTERING

- a). Internal:- Single coat plaster in cement mortar
- b). External:- Double coat plaster in cement mortar.

FLOORING

- a). Parking:- Interlocking blocks on parking
- b). Flooring:- Vitrified flooring of standard brand in entire flat.
- c). Toilet:- Antiskid vitrified tiles.
- d). Dadoing:- Designer tiles up to lintel level in toilets and kitchen counter.
- e). Utility and Balconies:- Antiskid vitrified.

ELECTRICALS

- a). Concealed copper wiring in conduits for lights, fans and power plug points wherever necessary of standard brand.
- b). Power outlets for air conditioners in all bedrooms & drawing rooms.
- c). Power plug points for washing machine in utility, refrigerator, mixer and grinder in kitchen.
- d). Plug points for chimney in kitchen and water purifier point in utility/kitchen.
- e). Plug points for TV wherever necessary.
- g). Miniature circuit breakers (MCB) and ELCB for each with distribution board of standard make.
- h). Modular switches and sockets of standard make.
- i). Circuit as per provision for installation of inverter.

WINDOWS

- a). All windows will be of Aluminium sliding type with tinted/ reflective glass.

DOORS

- a). Main Door frames:- Teakwood frames and panel type shutters with brass/ SS, along with standard hardware.
- b). Internal Door frames:- RCC frames with membrane finish flush doors/ shutters.

RAILINGS

- a). M.S. railing as per elevation design on balconies and staircase.

TOILETS, Plumbing & Sanitary Fixtures

- a). CPVC pipe fittings in standard make.
- b). All CP fittings & sanitary fixtures of standard make.
- c). EWC with Health faucet. Hot and cold mixture with shower.
- e). Provision for geyser and exhaust fan.
- f). Provision for drinking water purifier point in Kitchen / Utility,
- g). Washing machine point and tap for manual wash.
- h). Automatic water level sensor for overhead connection.

KITCHEN

- a). **MODULAR KITCHEN** with Granite cooking platform & stainless steel sink of standard make.

PAINTING FINISHES

- a). External:-Asian Apex ultima or equivalent over a base coat of primer / putty.
- b). Internal:-Plastic emulsion paint on putty finish surface over base coat of primer.
- c). M.S Grills:- Enamel paint.

ELEVATOR

- a). Standard Elevators with auto rescue device and backup.

PARKING

- a). Provision of minimum Columns in parking for easy maneuvering of cars.

OTHERS:

- a). 24 hour water supply from over head tank & underground sump.
- b).Borewell connection with pump for domestic purpose.
- c). Rainwater Harvesting. Terms & Conditions
 - a). No external changes are permitted in Elevation.
 - b). Outside balcony enclosure are not permitted either by grills or any other ways.
 - c). No internal & civil changes are permitted in the interior spaces of apartment without prior permission.

SALIENT FEATURES

- a). Calm and Posh Locality.
- b). Natural light & cross ventilation.
- c). Garden and Play area in near proximity.
- d). CBSE school in near proximity.
- e). POP false ceiling in drawing and bed rooms.
- f). CCTV camera in common area
- g). Semi-modular Kitchen in all flats.

ADDITIONAL CHARGES

- a). Registration, Stamp Duty charges & Documents preparation charges.
- b). MSEB Meter & Water Charges.
- c). Extra work to be done with extra payment in advance.
- d). All legal dues of Govt. like GST will be borne by purchaser.

NOTE.

- a). All dimensions indicated are excluding finishes plastering columns and walls subject to minor changes based on structural design.
- b). Furniture shown are indicative only and do not form the part of contract.
- c). Architectural features shown are indicative and subject to change.
- d).Elevational changes not allowed.
- e).Possession of the flat should be given by the builder after clearance of all dues.

LOCATION NOT TO SCALE

PROJECT BY:



Sai Mangalam Group

Office: Flat No. 203, Second Floor, Gulab Apartment,
Above Registrar office, Kotwal Nagar, Ring Road, Nagpur-22

CONTACT FOR BOOKING

ARCHITECT
SYED MOBIN ARCHITECTS
www.syedmubin.com

STRUCTURAL CONSULTANT
R & G ASSOCIATES

LEGAL ADVISOR
ADV. RITESH MAHENDRA





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