

Site : House No. 1144/B, Khasra No. 164/5, Ward No. 68,  
Near Centre Point School, Dabha, Nagpur



P50500051527

<https://maharera.maharashtra.gov.in>

LOCATION MAP



PROXIMITY

Centre Point School	0.0 Mtr.	The CDS School	2.7 Km.
Katol Bypass Road	150 Mtr.	Hajari Pahad	2.9 Km.
Sandipani School	800 Mtr.	Friends Colony	4.4 Km.
Petrol Pump	800 Mtr.	Amravati Road	4.9 Km.
Dr. Panjabrao Deshmukh International Exhibition & Convention Center	1.2 Km.	Futala Lake	4.9 Km.
Super Care Medical	1.3 Km.	Gorewada Zoo	5.0 Km.
Kamla Sahaniwas	1.3 Km.	Wadi	5.2 Km.
Hotel Highway Treat	1.5 Km.	Seminary Hills	5.7 Km.
Dabha	1.9 Km.	Ramdeobaba Engg. College	5.7 Km.
Vayusena Nagar	2.0 Km.	Kalmeshwar -Katol Highway Road	7.6 Km.

A PROJECT BY

**Gandhi BUILDERS & DEVELOPERS**

OFFICE :  
3378 / 1 / A, Behind MSEB Bill Collection Center, Orange City Hospital Square,  
Ring Road, Nagpur, Maharashtra - 440 022  
E-mail : [tulsisahaniwas@gmail.com](mailto:tulsisahaniwas@gmail.com)

FOR BOOKING CONTACT

8888820901, 9595277211, 9175939907  
8888820902, 7666883935, 9175899907  
8956342605, 8956342606, 9607938243  
8956958349

Financial Consultant  
D.T. Rathi & Co.

Structural Consultant  
Vijay Vishwakarma

Legal Adviser  
Adv. Vaibhav Heda

RKGS 9922103769

DISCLAIMER : The advertisement is purely conceptual. Pictures, Images are for representative purposes only. The designs, dimensions, cost, facilities, plans, specification, furniture and images are only indicative in nature and for the purpose of illustration, including a possible layout. The areas, prices, elevation and specifications in the Sale Agreement signed between you and S. N. Enterprises shall be final and binding. This advertisement does not constitute any form of offer; the purchaser is governed by T & C of the sale agreement. Booking is subject to confirmation and acceptance of T & Cs.

"Affordability  
MEETS QUALITY"

**Tulsi Sahaniwas**  
(WING-A)

AFFORDABLE APARTMENTS



(WING-A) 1ST FLOOR PLAN



(WING-A) TYPICAL 2ND TO 7TH FLOOR PLAN



1 BHK + STUDIO  
AFFORDABLE APARTMENTS

A Whole  
NEW WORLD  
of Harmony





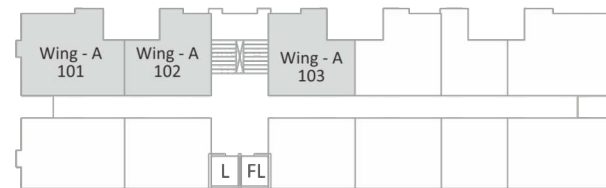
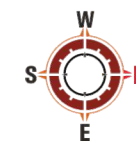
First Floor Plan A -101 (520+23)



First Floor Plan A -102 (405+38)



First Floor Plan A -103 (415+30)



Position as per Key Plan

INDIVIDUAL  
*Flat with position*



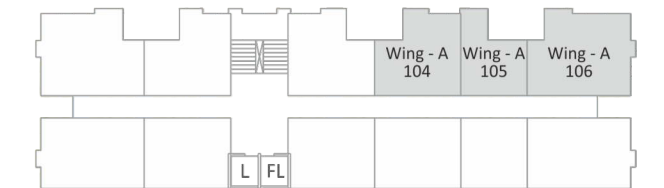
First Floor Plan A -104 (420+30)



First Floor Plan A -105 (295+42)

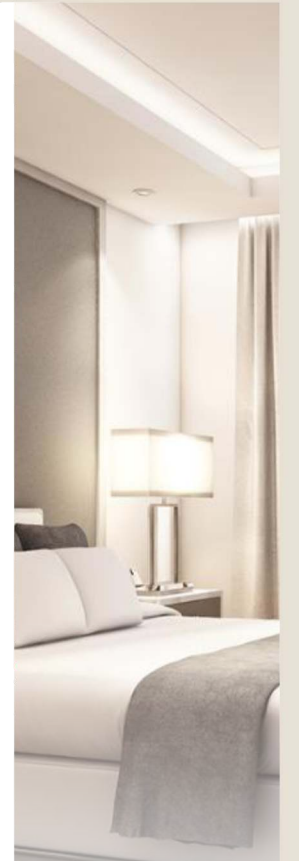


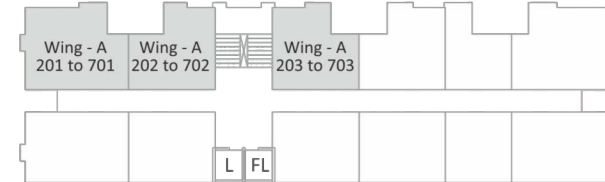
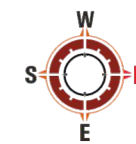
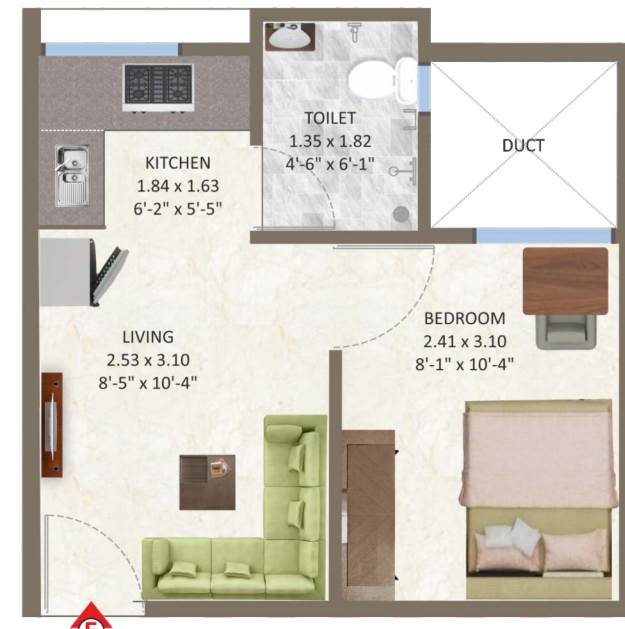
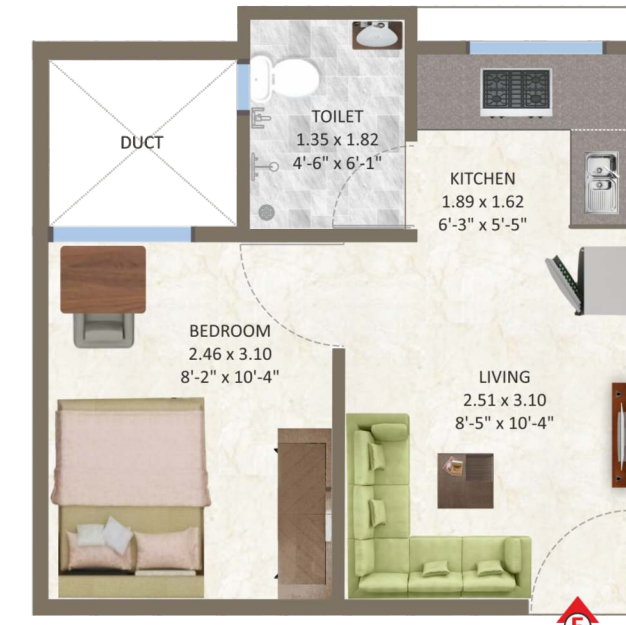
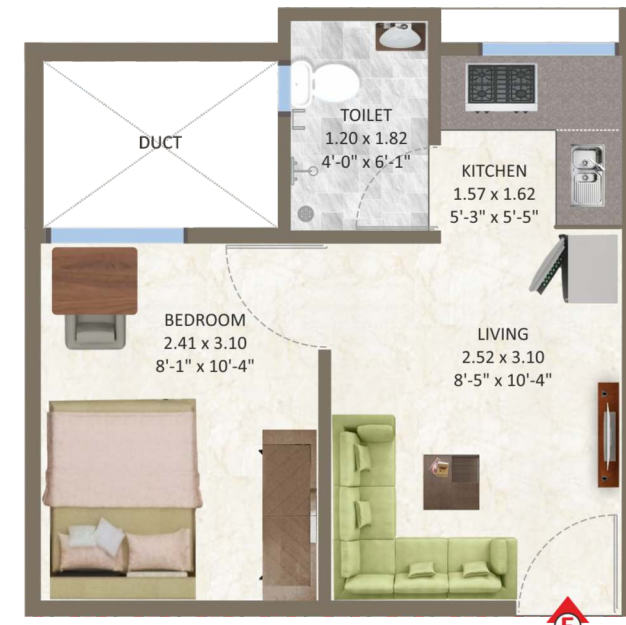
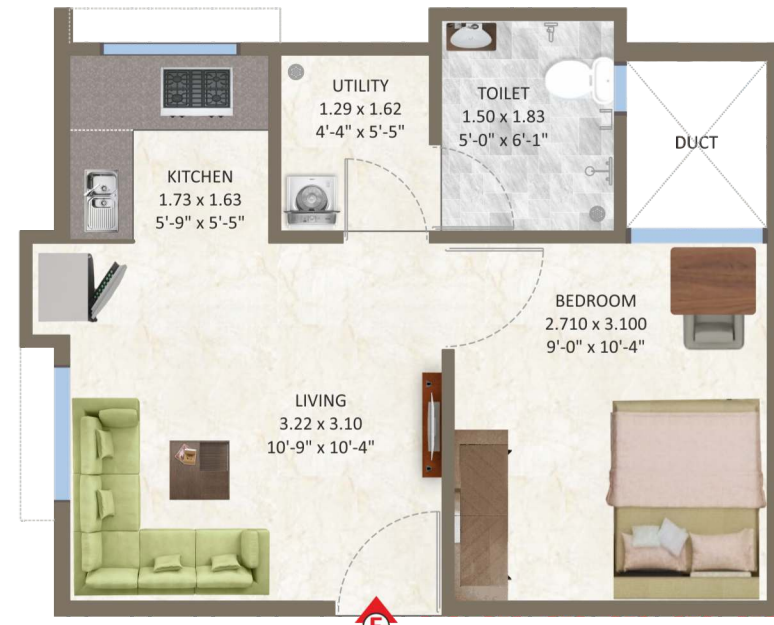
First Floor Plan A -106 (530+19)



Position as per Key Plan

INDIVIDUAL  
*Flat with position*

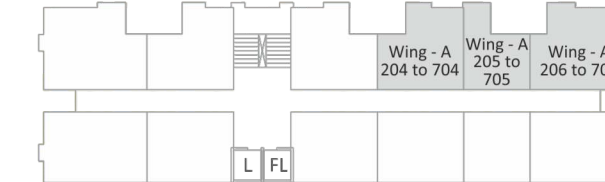




Position as per Key Plan

INDIVIDUAL  
*Flat with position*

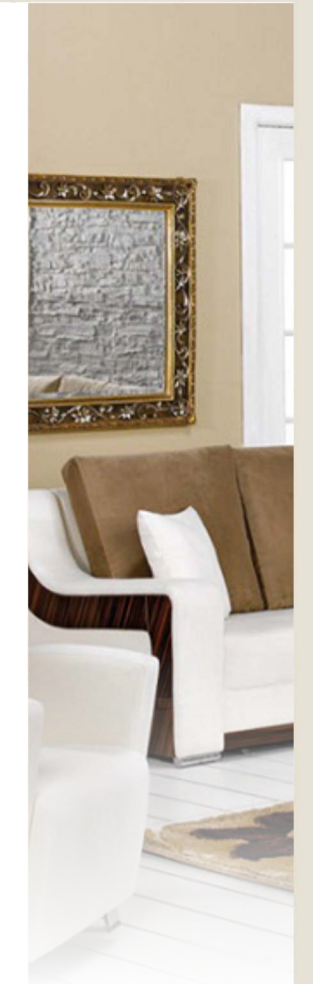
Typical Floor Plan A -203 to 703 (415)

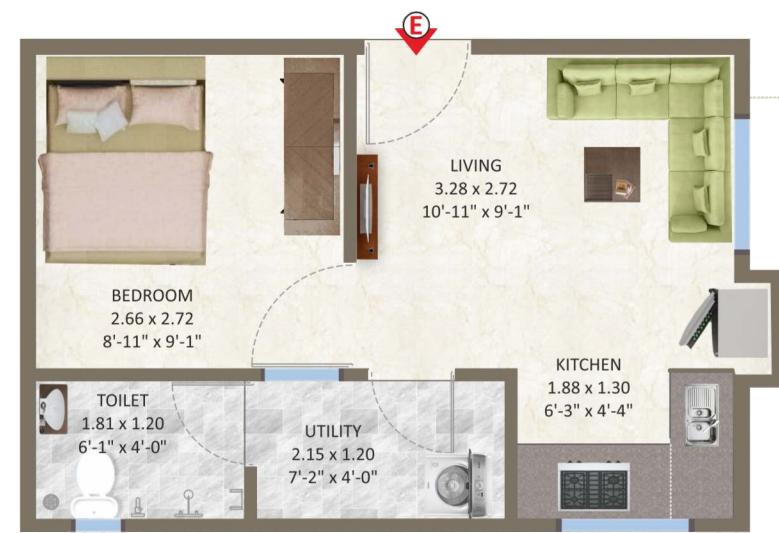


Position as per Key Plan

INDIVIDUAL  
*Flat with position*

Typical Floor Plan A -206 to 706 (530)





Typical Floor Plan A -107 to 707 (480)



Typical Floor Plan A -108 to 708 (315)



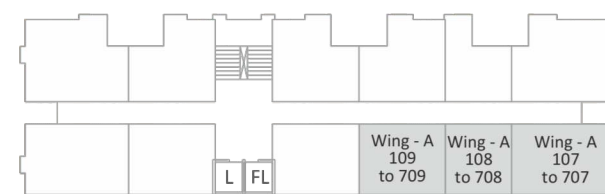
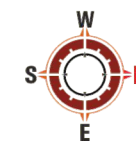
Typical Floor Plan A -110 to 710 (400)



Typical Floor Plan A -111 to 711 (400)



Typical Floor Plan A -109 to 709 (405)

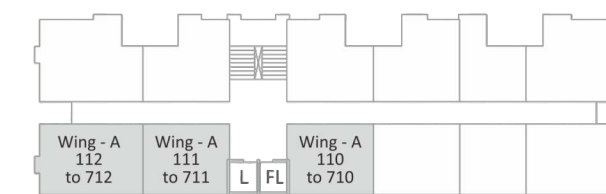


Position as per Key Plan

INDIVIDUAL  
*Flat with position*

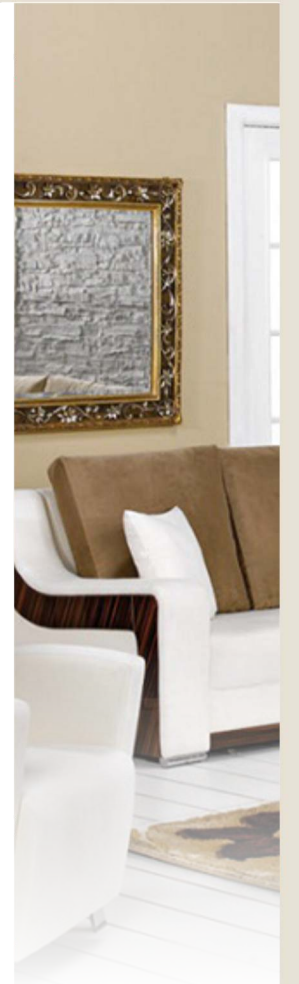


Typical Floor Plan A -112 to 712 (480)



Position as per Key Plan

INDIVIDUAL  
*Flat with position*





## SPECIAL Amenities

### HEALTH & APPEALS

- Children's Play Area at Ground Floor
- Landscaping & Sit Out Area at Ground Floor
- Aesthetic elevation to building
- Walk Track at Terrace
- Green Gym at Terrace
- Yoga Area at Terrace
- Party Area at Terrace
- Guest Rooms
- Society Office Cum Multipurpose Hall at Upper Parking Floor

### LIVING GREEN

- Solar Water Heater (Hot Water Supply to all Bathrooms)
- Net/Gross Metering Roof Top Solar Power System for Common Electric Usage (Lifts/Water Pumps/Common Lighting etc.) for each Wing
- Rainwater Harvesting System
- Auto Level Control for all Pumps
- Plants & Trees

### CONVENIENCE

- 2 Lifts (8 Passenger, Automatic, SS Finish Cabin, ARD) of ThyssenKrupp or equivalent make in each wing
- Access to Terrace by One Lift & Stairs in each Wing
- 2 Level Parking
- Diesel Generator Backup for Common Area
- Fire Fighting System (as applicable)
- Paved Periphery at Ground Floor
- Common Toilet at Upper Parking Floor
- Common Toilet & Utility Area at Terrace

### SECURITY

- Secured Compound Wall to entire Building with Single Gated Entry
- 24x7 security
- Security Cabin at Entrance Gate
- Video Camera Surveillance System for Common Area like Main Entrance to Building, Lift Cabins, Lobbies, Parking & Terrace Area
- Dedicated Area for Monitoring & Controlling of CCTV Surveillance system using multiple display screens
- Building Maintenance App for management & inter-society communication



## SPECIFICATIONS

### SUPER STRUCTURE

- RCC Frame Structure
- Blockwork using AAC Blocks
- Internal Walls with Single Coat Plaster
- External Walls with Plain/Sand face Double Coat Plaster
- Heavy Duty RCC Door Frames

### LOBBY & STAIRCASE

- Designer Tiles on Lift Door Wall
- Rustic Tile Flooring in the Lobby & Passage
- Vitrified Step Tiles in Staircase
- Stainless Steel Railing in Staircase

### FLOORING

- Digital/Double Charged Vitrified tiles in Hall, Bedroom & Kitchen with 3" Skirting
- Matt finish Ceramic tiles in Balcony/Utility

### KITCHEN

- Granite Platform with Single Bowl Stainless Steel Sink
- Ceramic tiles Dado above Kitchen Platform up to Lintel Level
- Provision for exhaust fan
- Provision for Water Purifier

### UTILITY

- Matt Finish Floor Tiles
- Ceramic tiles on Wall up to Parapet level
- Provision for Washing Machine (Where ever Possible)

### BATHROOMS

- Concealed CPVC Piping of Astral or equivalent make
- Jaquar or equivalent CP Fittings to Bathroom, Kitchen & Utility
- Wall Hung Commode & Wash basin of Sona / Equivalent Make
- Designer tiles up to lintel level
- Provision for Electric Geyser
- Powder Coated Aluminium Louvers with Provision for Exhaust Fan

### DOORS

- Laminated Flush Door Panels with SS Aldrop
- PVC door panel for Toilet

### PAINT

- Internal Walls - 2 Coats of Putty
- External Walls - 1 Coat of Primer and 2 Coats of Apex Ultima Protek of Asian or equivalent grade Paint

### WINDOWS

- Powder Coated Aluminium Windows with Safety MS Grill
- Granite Sills to Windows

### ELECTRICAL

- Single Phase Connection to all Flats
- Concealed Copper wiring
- Modular electrical switches with adequate electrical points in flat
- TV Point in Living Room
- AC Point in Bedroom

### WATER SUPPLY

- Adequate storage of Drinking Water Supplied by Corporation
- Adequate Usable Water Supply using Bore wells & OH Tanks

### DRAINAGE

- Underground PVC Drainage System of Supreme or equivalent make

### NOTE (Extra Charges)

- Extra Work Charges paid by the purchaser (in advance)
- GST, Stamp Duty & registration charges and any other applicable taxes as per Govt. rules
- Documentation & legal charges.
- M.S.E.B. network/ transformer, out right contribution/security and meter deposit charges before possession.
- Water meter deposit.
- Possession after full and final payment.
- Mutations & Change of Name on electric meter shall be done by Flat owner.

