

**SIDDHIVINAYAK
RESIDENTIAL - VI**



A PROJECT BY



Siddhivinayak
INFRASTRUCTURE



**KUNAL PADOLE
GROUP**



Siddhivinayak
BUILDERS & ASSOCIATES

**Site Address: Plot No 126, Ulhas Nagar, Manewada Cement Road, Nagpur.
(Backside of Shahu Garden School & Junior College)**

ABOUT

SIDDHIVINAYAK INFRASTRUCTURE

(A venture of Siddhivinayak Builders and Associates)

VISION:

Building affordable luxury

MISSION:

Your dream, Your budget, Your home

Siddhivinayak Builders & Associates has been an insignia of trust and transparency. We envision our every project with minute detailing to ensure that the customer experience is rewarding and investment friendly.

Innovation in our infrastructure combined with attention to modern architecture, strong project execution and quality construction have transformed us into a respected and reputed brand in Nagpur. Nagpur is rapidly developing to be the future No. 1 Smart City of India with several upcoming infrastructure projects. All our properties are strategically located to provide easy access to daily amenities.

SIDDHIVINAYAK RESIDENTIAL - VI

Siddhivinayak Builders & Associates launches SIDDHIVINAYAK Residential – VI in the most strategic and most demanded location Manewada, Cement road, Nagpur.

The apartments are crafted with sprawling 5 floors and with elegant elevation and aesthetics. The building is planned keeping in mind comfort of the home buyers.

Siddhivinayak Residential – VI gives you easy access for daily convenience, ease of travel to almost all parts of Nagpur, well connected by Banks, Hotels, Fuel station, Metro connectivity, Inner ring road, Railway station and Airport. A Home which will bless you and family with peace, comfort and joy of living.

Highlighting Features of SIDDHIVINAYAK RESIDENTIAL -VI

- » Building Crafted with 5 (Five) floors.
- » 2BHK Spacious homes with Large terrace.
- » Planned with 2 Spacious Toilets.
- » Corner plot with 2 side road access.
- » Privacy for each of the residence – One floor One flat.
- » Separate servant entry in kitchen utility area.
- » Apartments designed to provide Excellent Light and Ventilation.
- » Automated branded Lift with Automatic restoring device.
- » Provision of CCTV camera to ensure 24 X 7 Security.
- » False ceiling with LED lights for entire flat.
- » Apartment with Automatic Water controller Switch to ensure Uninterrupted water supply.
- » Spacious Roof top terrace for common activities.
- » Well planned parking area with 2 High compound gates for ease of parking.

WELL CRAFTED
2 BHK FLATS

FLOOR PLAN For 1st to 5th Floor

EYE OF EXCELLENCE

Homes with combination of Space, Comfort and Design!



3D VIEW



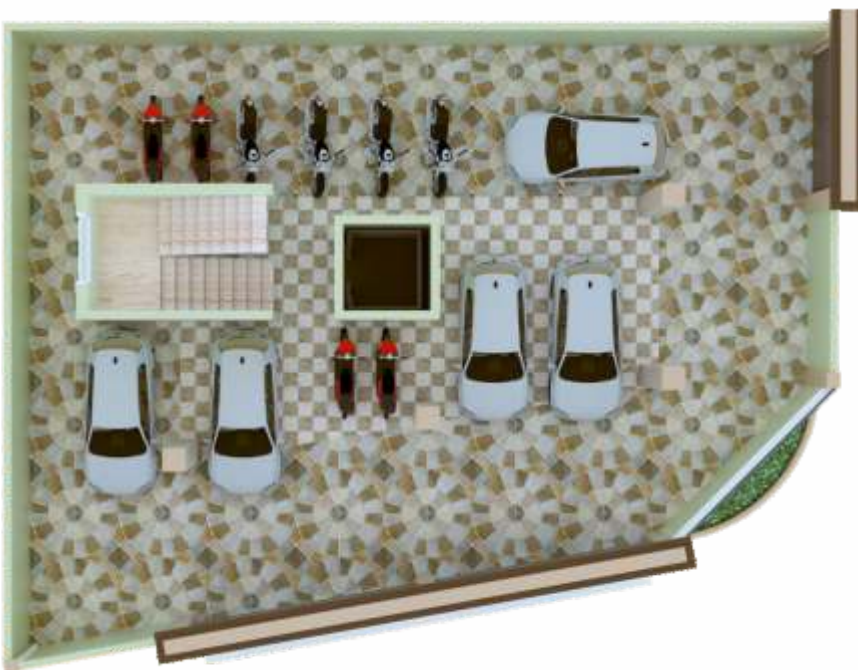
TOP VIEW

INCH BY INCH – Planned for Comfortable living

- » Provision of Hooks to place Torran on Main door.
- » Spacious planned living area.
- » Large size kitchen utility balcony with separate servant entry.
- » 3 Channel Windows with provision of mosquito mesh.
- » Spacious designed Washroom.
- » Full size Terrace accessible from living & bedroom.
- » Terrace provided with Coffee/Tea cups tops and charging points.
- » BAY Window seating inside living room and bedroom.
- » Full length Kitchen platform with service platform.



PARKING PLAN



- » Ample Car and 2-wheeler Parking - Each apartment provided with Allotted Car parking space.
- » Parking with combination of Paved blocks and Vitrified flooring.
- » Elevation and parking lights
- » Parking with provision of CCTV Camera.
- » Large size Main gate for easy parking.

SPECIFICATIONS

Structure:

- RCC framed structure
- External wall 150 MM thick and internal wall 115 MM thick

Plaster:

- 20MM thick smooth cement plaster to internal walls
- Sand faced plaster to external surface

Painting:

- Internal walls of the flat with OBD on putti finish surface
- External walls with cement-based water proof paint, ACE brand or equivalent to external side

Electrical:

- Fully concealed with branded wires (Polycab or equivalent), Electrical switches Modular switches of Anchor brand or equivalent. One ELCB for each unit and one MCB for each room.
- AC's power points in living, dining and all bedrooms

Doors:

- Main door full size 4X7 with wooden door frame & rest doors internal molded doors with granite door framing / wooden / RCC door frame

Windows:

- Aluminum white/grey powder coated windows with mosquito mesh and MS Grills

Flooring:

- Kajaria or equivalent vitrified tiles 2"X2" throughout the apartment, Kota/Stone tiles in staircase, Glass fitting in balconies

Kitchen:

- Granite black stone kitchen platform, Stainless steel washing Sink, Designer tiles above kitchen platform (Otta), Provision for exhaust fan, Water purifier, Refrigerator and microwave point, dry balcony with provision of washing machine and utensils washing platform

Toilets:

- Kerovit (Kajaria) fitting in all toilets, designer tiles up to 2.2Mtr height, Provision of power plug points for geysers in all washrooms, exhaust fan points inside toilet

Terrace balcony for flat:

- Coffee and tea table top and Charing points

Water supply:

- 24 Hours water supply through Water sump and overhead water tanks

Lift facility:

- 6 passengers branded with ARB device

Salient Features:

- CCTV camera for parking and each floor, Automatic water controller switch for overhead tank

AMENITIES

**FALSE CEILING
WITH LIGHTS**



**BAY
WINDOW**



**SPACIOUS
BALCONY**



**24 HRS CCTV
SECURITY**



**AMPLE PARKING
SPACE**



SITE LOCATION



Key destination and Landmark from Siddhivinayak Embassy – v

- »» Manewada cement road and Sahu garden school – 300 Mt
- »» ICICI bank – 650 Mt
- »» Manewada Square (Ring road) – 800 mt
- »» Dominos, Manewada, cement road – 2.4Km
- »» Tukdoji putla – 2.5Km
- »» Trilium Mall and Medical square – 3.9Km
- »» Radisson Blu hotel – 4.7Km
- »» Chatrapati squire – 4.7 Km
- »» Jaiprakash Nagar Metro Station – 4.9 Km
- »» Aureus Institute of Medical Sciences – 4.9Km
- »» Ajni railway station – 5.5Km
- »» C.P Berar school and college – 5.8Km
- »» Seven star hospital – 5.9 Km
- »» Regental central and convention hotel jagnade square – 6.4 Km
- »» Sitabuldi – 6.5Km
- »» Airport – 7.5 Km
- »» Zero mile stone – 8.2 KM
- »» MIHAN – 18 KM

COMPLETED / SOLD OUT PROJECTS



SIDDHIVINAYAK
RESIDENTIAL - I

SIDDHIVINAYAK
RESIDENTIAL - II

SIDDHIVINAYAK
RESIDENTIAL - III

SIDDHIVINAYAK
EMBASSY - IV

SIDDHIVINAYAK
EMBASSY - V

OFFICE ADDRESS

- A) Plot No. 88B, Bajrang Nagar, Manewada Road, Nagpur.
B) 1/3, Near Kamla Nehru College, Rajee Raghujji Nagar, Hanuman Nagar, Nagpur.

Marketed and Promoted Exclusively



Complete Real Estate Solutions...

Address: 256, 2nd floor, Anant Laxmi Apartment,
Next to SBI bank, Bajaj Nagar Nagpur – 440010

CONTACT FOR BOOKING

9284306060 | 9823260303 | 9032000305 |
9881330641 | 8830621058

PROMOTERS

Prof. Kunal G. Padole
Avanti Tekade
Siddharth Kulkarni
Dr. Sachin Choudhari

LEGAL ADVISOR

Adv. Mukund Murarka

PLANNING CONSULTANT

Nitin R.

NOTE

This brochure is not a legal document, it is only for concept. The promoter reserve the right to add, delete or alter the above specification and plans as deemed fit.