

**SIDDHIVINAYAK
EMBASSY - VII**



A PROJECT BY



Siddhivinayak
INFRASTRUCTURE



**KUNAL PADOLE
GROUP**



Siddhivinayak
BUILDERS & ASSOCIATES

**Site Address: Plot no. M 45, Bank Colony, Durga Nagar, Behind Wairagade Hospital,
Manewada Cement Road, Nagpur.**

ABOUT

SIDDHIVINAYAK INFRASTRUCTURE

(A venture of Siddhivinayak Builders and Associates)

VISION:

Building affordable luxury

MISSION:

Your dream, Your budget, Your home

Siddhivinayak Infrastructure (A venture of 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 EMBASSY - VII

Siddhivinayak Infrastructure (A venture of Siddhivinayak Builders & Associates) launches SIDDHIVINAYAK Embassy – VII in the most strategic and most demanded location Manewada, Cement road, Nagpur. The location is close to Hotel Venu Corner, Manewada.

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 Embassy – VII 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 EMBASSY -VII

- » Building Crafted with **5 (Five) floors**.
 - » **3BHK Spacious** homes with **Large terrace**.
 - » **Vastu Compliant Homes**.
 - » Planned with **3 Spacious Toilets**.
 - » **Privacy** for each of the residence – **One floor One flat**.
 - » 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**.
 - » 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
3 BHK FLATS

FLOOR PLAN For 1st to 5th Floor

EYE OF EXCELLENCE

Homes with combination of Space, Comfort and Design!



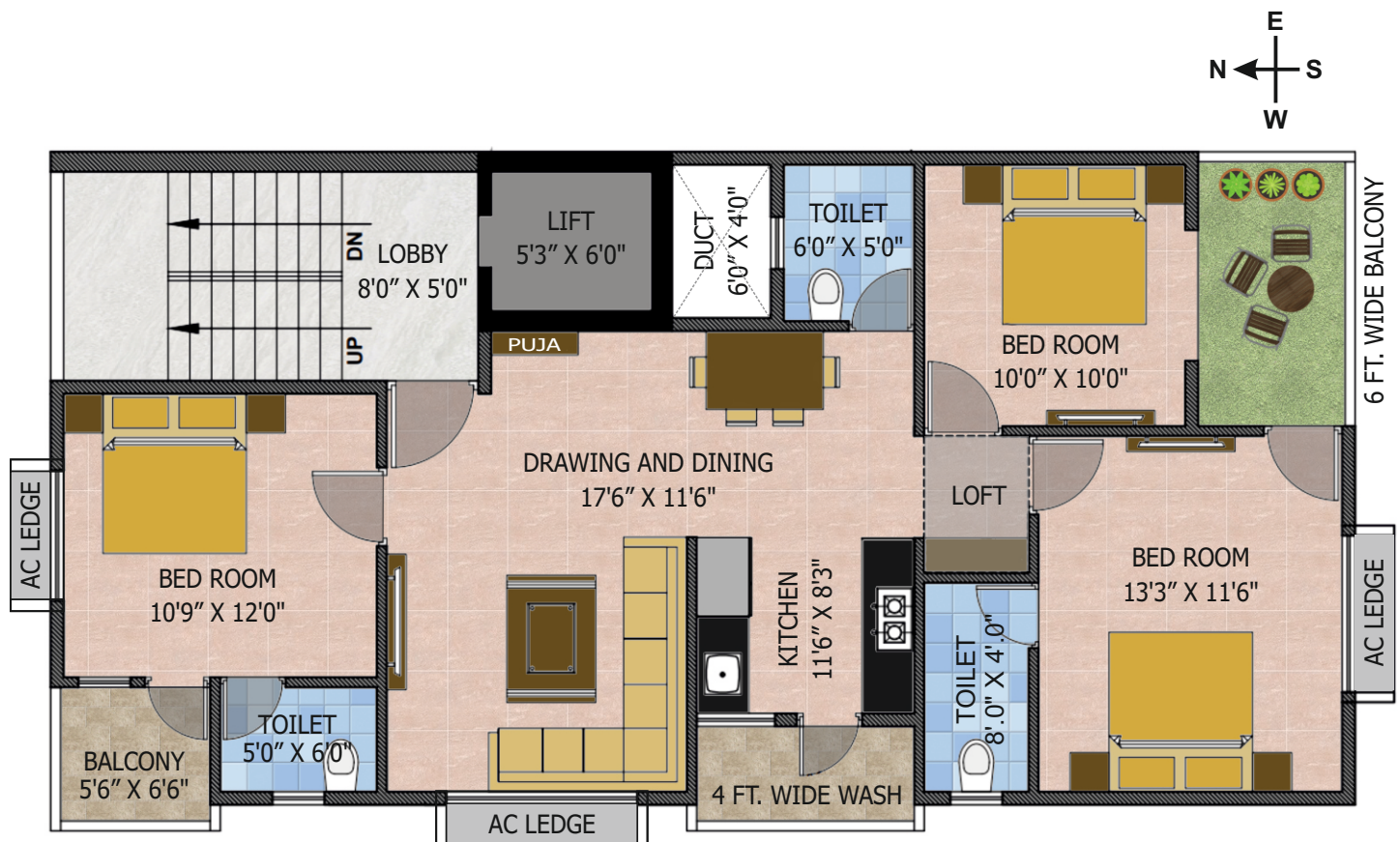
3D VIEW



TOP VIEW

INCH BY INCH – Planned for Comfortable living

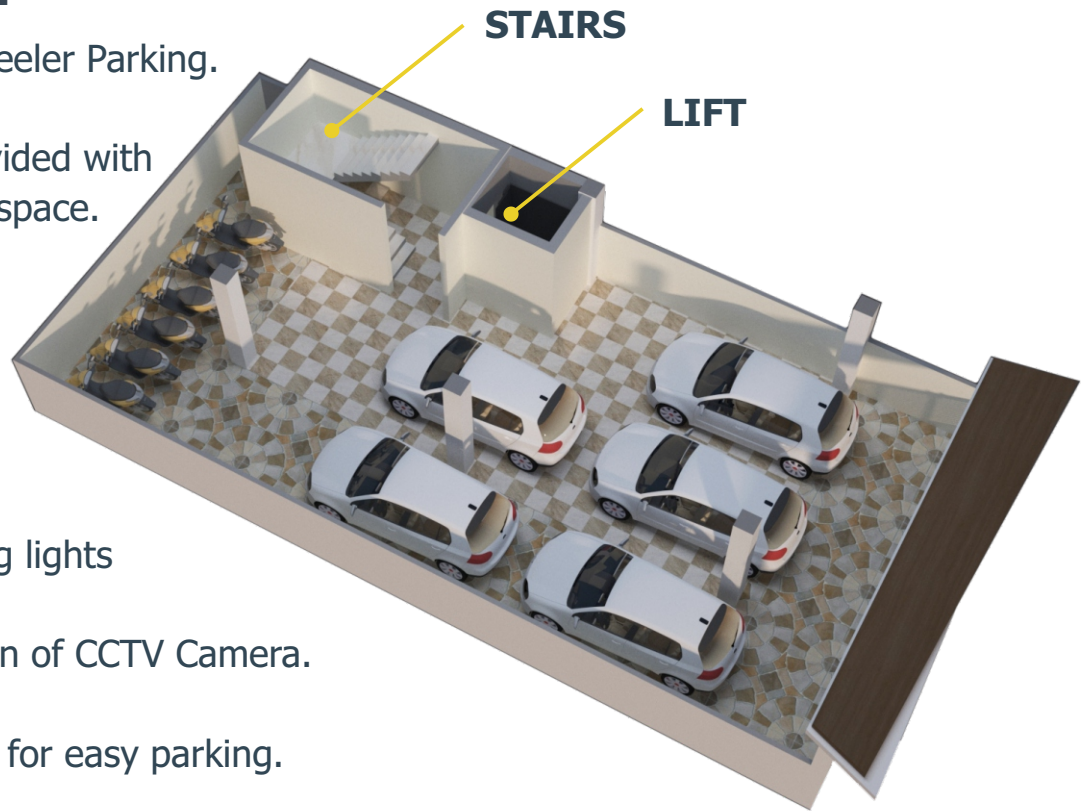
- » Provision of Hooks to place Torran on Main door.
- » Spacious planned living area.
- » 3 Channel Windows with provision of mosquito mesh.
- » Spacious designed Washroom.
- » Terrace provided with Coffee/Tea cups tops and charging points.
- » Loft for extra storage inside apartment.
- » BAY Window seating inside living room and bedroom.
- » Full length Kitchen platform with service platform.



AREA - 1342 Sq. Ft.

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.



TERRACE PLAN

- » Spacious terrace for common activities.



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

**AUTOMATED
LIFT**



**BAY
WINDOW**



**SPACIOUS
TERRACE**



**24 HRS CCTV
SECURITY**



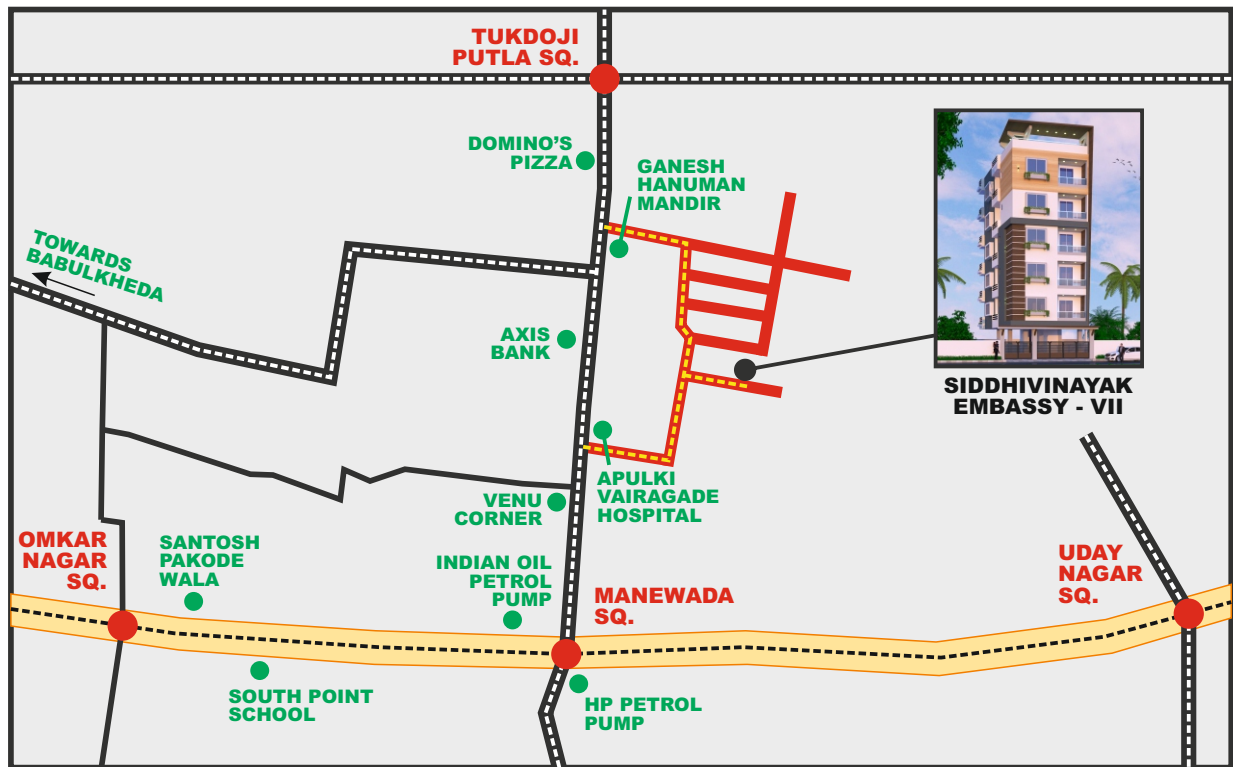
**AMPLE PARKING
SPACE**



**VASTU
COMPLIANT**



SITE LOCATION:



Key destination and Landmark from Siddhivinayak Embassy – VII

»» Apulki Vairgade Hospital	200 Mt
»» Manewada cement road	200 Mt
»» Venu Corner	300 Mt
»» Axis Bank	400 Mt
»» Manewada Square (Ring road)	850 Mt
»» Dominos, Manewada, cement road	850 Mt
»» ICICI bank	1.0 Km
»» Tukdoji putla	1.5 Km
»» Trilium Mall and Medical square	3.1 Km
»» C.P Berar school and college	3.6 Km
»» Aureus Institute of Medical Sciences	3.8 Km
»» Seven star hospital	4.6 Km
»» Regental central and convention hotel jagnade square	4.6 Km
»» Radisson Blu hotel	4.8 Km
»» Chatrapati square	4.8 Km
»» Ajni railway station	4.8 Km
»» Jaiprakash Nagar Metro Station	5.0 Km
»» Sitabuldi	5.0 Km
»» Zero mile stone	6.9 Km
»» Airport	7.9 Km
»» MIHAN	18.3 Km



**SIDDHIVINAYAK
RESIDENTIAL - I
(Zingabai Takli)**



**SIDDHIVINAYAK
RESIDENTIAL - II
(Prasad Nagar)**



**SIDDHIVINAYAK
RESIDENTIAL - III
(Prasad Nagar)**



**SIDDHIVINAYAK
EMBASSY - IV
(Hanuman Nagar)**



**SIDDHIVINAYAK
EMBASSY - V
(Suyog Nagar)**



**SIDDHIVINAYAK
RESIDENTIAL - VI
(Ulhas Nagar)**

OFFICE ADDRESS

- A) Plot No. 88B, Bajrang Nagar, Manewada Road, Nagpur - 440027
- B) 1/3, Near Kamla Nehru College, Raje Raghuji Nagar, Hanuman Nagar, Nagpur - 440009

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

9823260303 | 9284306060
9881330641 | 8830621058

PROMOTERS

Prof. Kunal G. Padole
Avanti Tekade
Dr. Sachin Choudhari
Mrs. Monika Jain

LEGAL ADVISOR

Adv. Mahesh Wagh

ARCHITECT

Nitin Ramteke

STRUCTURAL CONSULTANT

Deepak Sahu

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.