

The amenities redefine
Luxury
for a modern lifestyle

- Society Office
- Driver's Restroom
- Party Lawn
- Water Feature
- Designer Lobby
- Poolside BBQ
- Drop-off Zone
- CCTV Camera
- Jogging Track
- Senior Citizen Sitting



OFFICER'S ENCLAVE BELTARODI



RERA No: P50500047527
<https://maharera.mahaonline.gov.in> | Terms & Conditions Apply

NEARBY LANDMARKS

- International Airport
- Wardha Road
- Inner Ring Road
- Manish Nagar Flyover
- Manish Nagar Underpass
- Chhatrapati Square
- School of Scholars
- MKH Sancheti School
- D-Mart Supermarket
- Jio Mart & Miniplex
- KRIMS & Medipoint Hospital

NEARBY FACILITIES

- Hotels & Restaurants
- Supermarts & Retail Outlets
- Schools & Colleges
- Hospitals & Clinics
- Temples & Worship Places
- Parks & Play Grounds
- Police Station
- Banks & ATMs
- Metro Stations
- Petrol Pumps

STRUCTURE

Earthquake resistant - RCC framed structure
M30 concrete slab

WALLS

Internal: 115mm thick brick masonry
External: 150mm thick brick masonry

PLASTERS

Inner Walls: 12mm thick smooth finish plaster with 2 layers of base coat (putty)
Outer Walls: 15-20mm thick plaster

PAINTING

Common Area: Putty + Acrylic Emulsion paint[†]
Exterior: Waterproof acrylic paint

DOORS & WINDOWS

Entrance Door: Steel door of good quality
Internal Doors: Laminated flush doors
Toilets: Laminated doors
Windows: Powder coated aluminum sliding windows with MS safety grills

KITCHEN

Granite counter top with stainless steel sink
Glazed ceramic tiles up to lintel level
Power point for fridge, oven, chimney & water purifier

W.C. & TOILETS

Concealed plumbing with PVC pipes
Color Ceramic Dado tiles up to lintel level
Branded sanitaryware & bath fittings
Provision for geyser & exhaust

FLOORING

Hall/Dining & Bedroom: Vitrified tiles
Kitchen: Anti-skid vitrified tiles
Toilet & Balconies: Anti-skid tiles
Lobby/Stairs: Tiles with granite frame for lift

ELECTRICAL

Concealed copper wiring with adequate points & ISI standard modular switches
Provision for inverter wiring
AC points in hall & master bedroom
TV points in hall & master bedroom

LIFT

2 high speed Elevator of 10 to 13 passengers in each tower

WATER SUPPLY

Overhead water tank, underground water tank, borewell, corporation water supply

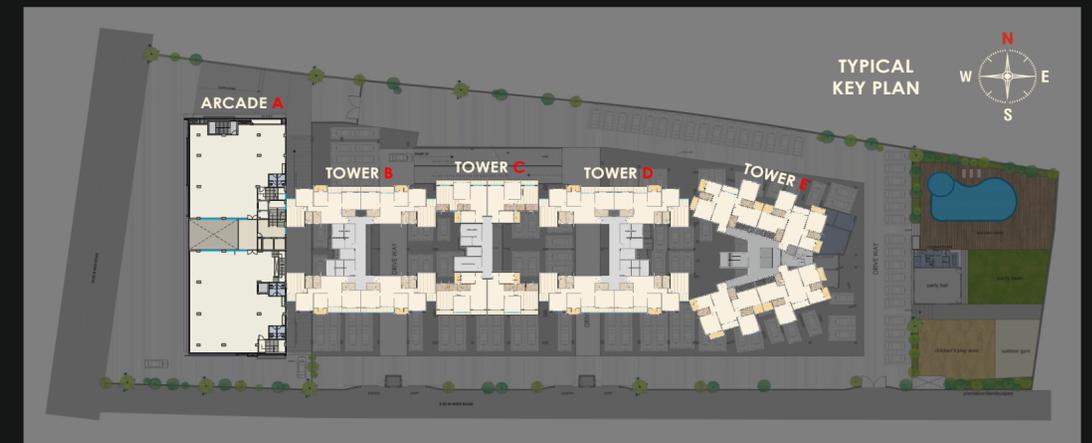
PARKING & COMMON AREAS

Dedicated car parking space for each flat
Paver Blocks in margin space

LIVE THE HIGH LIFE

R Sandesh Group, incorporated by two visionary brothers, Mr. Ramdeo Agrawal & Mr. Dilip Agrawal, is central India's leading conglomerate and real estate developer. It envisions to be an insignia of trust, innovation and quality that creates enduring goodwill for customers, partners and employees alike.

The group is proud to present its newly crafted bespoke project, Officer's Enclave & R Sandesh Arcade. It comprises one commercial building and four grand residential towers with 210 apartments in 2 & 3 BHK formats. Its immaculate design, modern architecture and world-class amenities aims to provide a new paradigm of urban living.



Floor	TOWER B				TOWER C				TOWER D				TOWER E				MODIFIED FLATS	
	3 BHK - 1452 SQFT Super Built-up	2 BHK - 1249 SQFT Super Built-up	3 BHK - 1452 SQFT Super Built-up	3 BHK* - 1607 SQFT Super Built-up	3 BHK - 1452 SQFT Super Built-up	2 BHK - 1249 SQFT Super Built-up	3 BHK - 1452 SQFT Super Built-up	3 BHK* - 1607 SQFT Super Built-up	3 BHK - 1452 SQFT Super Built-up	2 BHK - 1249 SQFT Super Built-up	3 BHK - 1452 SQFT Super Built-up	3 BHK* - 1607 SQFT Super Built-up	3 BHK - 1452 SQFT Super Built-up	2 BHK - 1249 SQFT Super Built-up	Flats	Total		
14	1401	1402	1403	1404	1405	1406	1407	Refuge	1409	1410	1411	1412	1413	1414	1415	1416		
13	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316		
12	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216		
11	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116		
10	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016		
9	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916		
8	801	802	803	804	805	806	807	Refuge	809	810	811	812	813	814	815	816		
7	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716		
6	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616		
5	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516		
4	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416		
3	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316		
2	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216		
1	Parking	Parking	Parking	Parking	Parking	Parking	Parking	Parking	Parking	Parking	Parking	Parking	113	114	115	116		

CORPORATE OFFICE

25, Jayanti Nagari-4 Manish Nagar,
Nagpur - 440015
Mob. 7709494370

SITE ADDRESS

Officers Enclave, KH-36/2,
Manish Nagar, Main Road,
Nagpur - 441108

STRUCTURE DESIGN

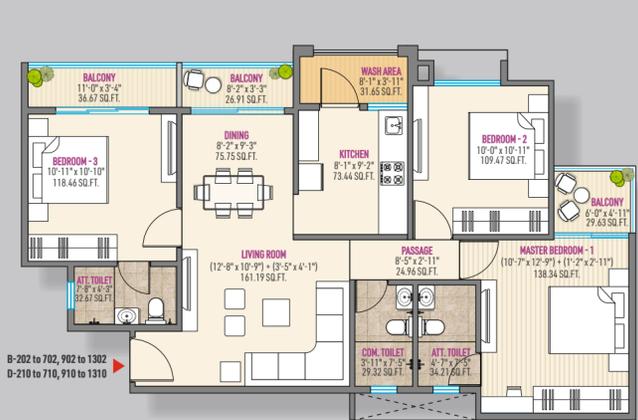
Arun Uttarwar & Associates
9552452844
www.primepropertiesnagpur.in

DISCLAIMER: All plans, drawings, amenities, facilities, etc. shown in this brochure are subject to approval from the respective authorities and subject to change if necessary at the discretion of the developers. All rendering and maps are artist's conception and not actual depiction of the buildings, walls or driveway. Developers reserve the rights to make changes at anytime, without notice or obligation, to the information contained in this brochure including and without limitation to the area, amenities and specifications. Developers do not warrant any legal liabilities or responsibility for the accuracy, completeness or usefulness of any information disclosed in the brochure which does not form part of an offer or contract. Cost of the flats & shops does not include Stamp Duty, Registration fees, GST, government levy or any other legal dues as may be applicable and will be borne by the buyer. Also costs towards electric / water connection shall be charged extra. Developer will require payments in advance for any additional work to be done. Possession to be given only after full clearance of all dues. No external changes will be permitted in the elevation.

*Refer above table for the super built-up areas of specially designated flats marked in Red. Their sizes have been modified due to addition of Refuge / Terrace area.

TOWER B & D

2nd to 14th Floor
3 BHK TYPICAL UNIT

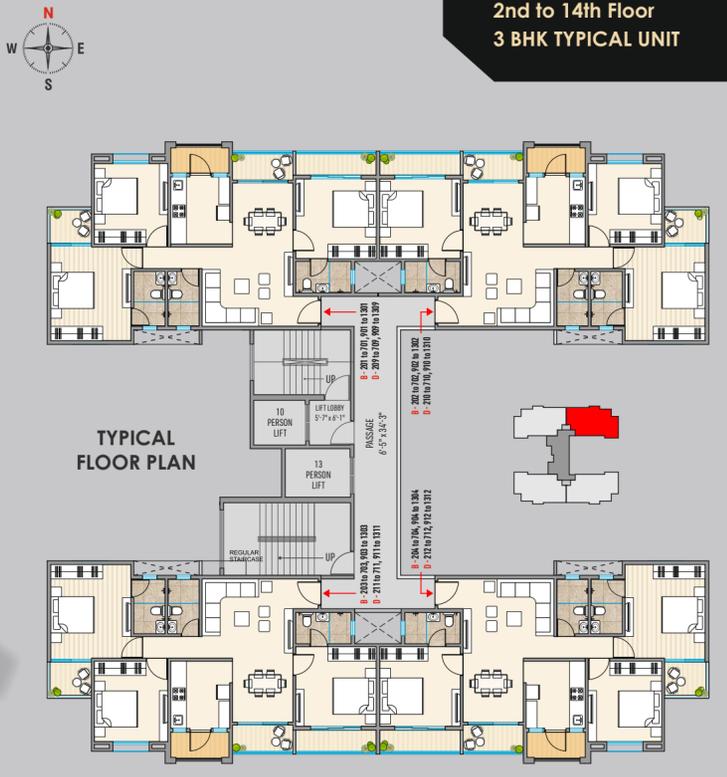


B-202 to 702, 902 to 1302
D-210 to 710, 910 to 1310

3 BHK ISOMETRIC VIEW



B - 202 to 702, 902 to 1302
D - 210 to 710, 910 to 1310



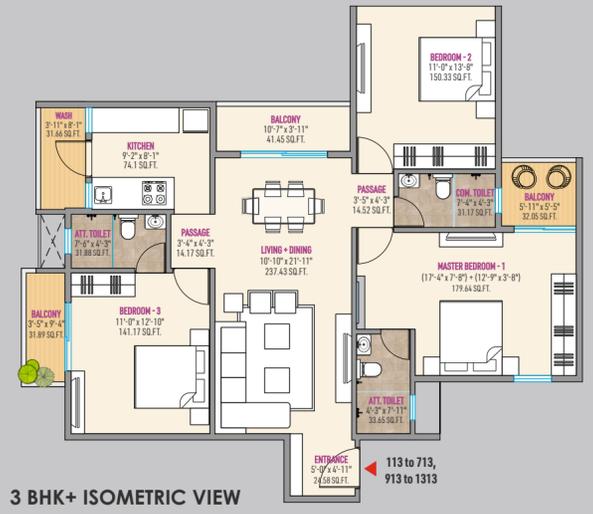
TYPICAL FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
B - 201 to 701, 901 to 1301, B - 203 to 703, 903 to 1303 B - 202 to 702, 902 to 1302, B - 204 to 704, 904 to 1304	3 BHK	787.18	885.20	129.10	222.05	215.27	1451.61	134.86
D - 209 to 709, 909 to 1309, D - 211 to 711, 911 to 1311 D - 210 to 710, 910 to 1310, D - 212 to 712, 912 to 1312	3 BHK	787.18	885.20	129.10	222.05	215.27	1451.61	134.86

*All areas in SQ.FT.

TOWER E

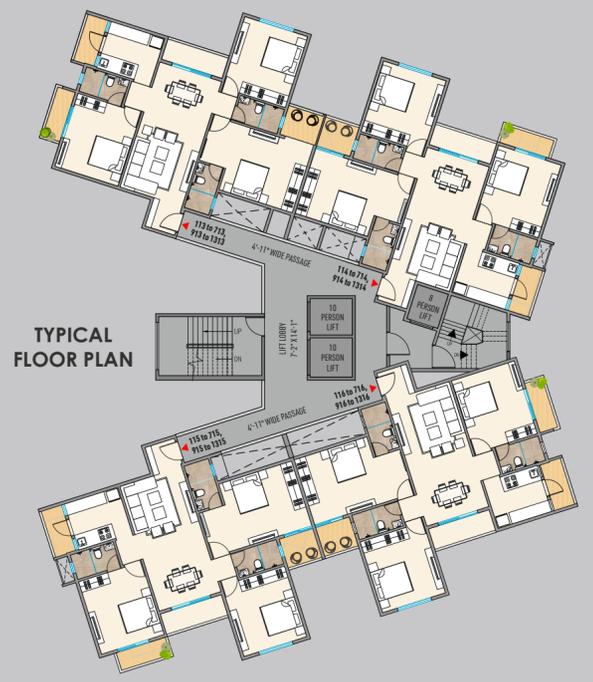
1st to 14th Floor
3 BHK+ TYPICAL UNIT



3 BHK+ ISOMETRIC VIEW



113 to 713, 913 to 1313



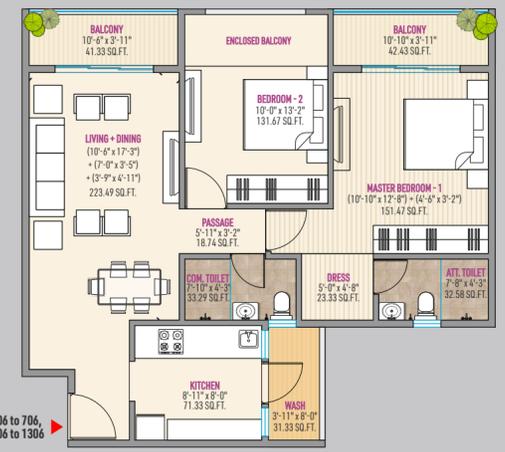
TYPICAL FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
E - 113 to 713, 913 to 1313 E - 116 to 716, 916 to 1316	3 BHK+	970.60	1108.68	97.65	185.56	215.27	1607.212	149.314

*All areas in SQ.FT.

TOWER C

2nd to 14th Floor
2 BHK TYPICAL UNIT

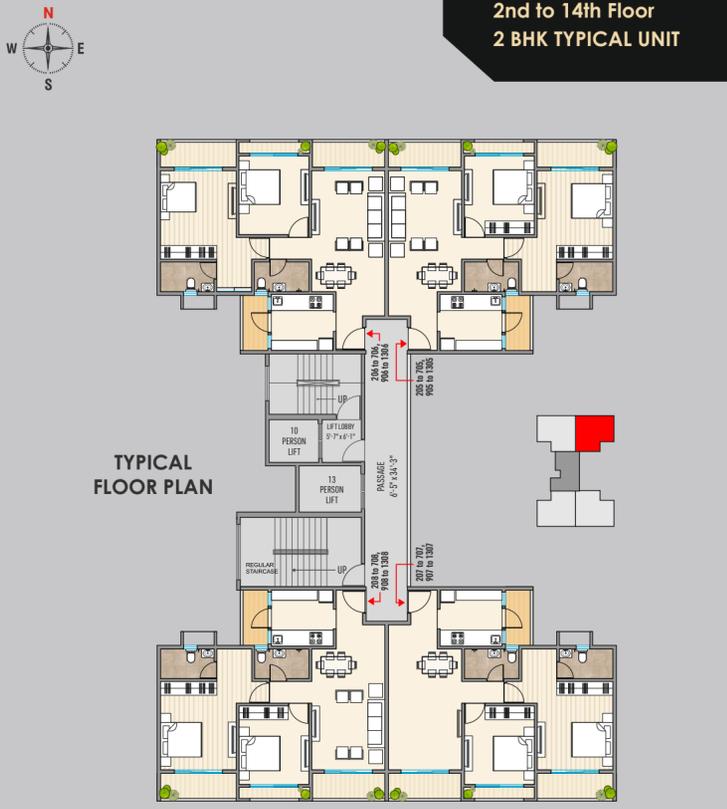


206 to 706, 906 to 1306

2 BHK ISOMETRIC VIEW



206 to 706, 906 to 1306



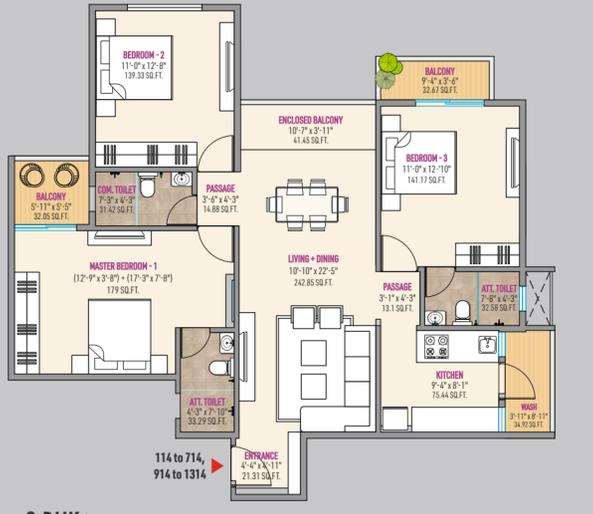
TYPICAL FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
C - 206 to 706, 906 to 1306, C - 207 to 707, 907 to 1307 C - 204 to 704, 904 to 1304, C - 208 to 708, 908 to 1308	2 BHK	687.66	768.97	119.67	199.34	161.45	1249.42	116.07

*All areas in SQ.FT.

TOWER E

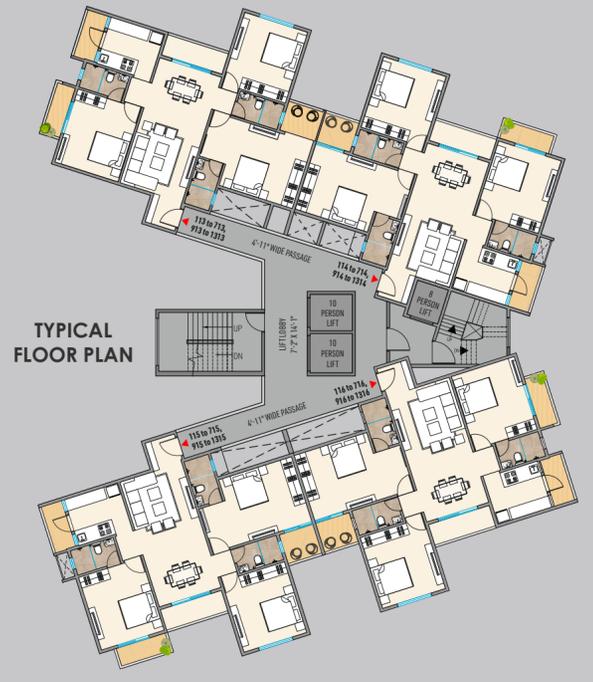
1st to 14th Floor
3 BHK+ TYPICAL UNIT



3 BHK+ ISOMETRIC VIEW



114 to 714, 914 to 1314



TYPICAL FLOOR PLAN

FLAT NO.	TYPE	CARPET AREA AS PER RERA	BUILT UP AREA	OPEN BALCONY	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)	S/BUILT UP AREA (SQ.M.)
E - 114 to 714, 914 to 1314 E - 115 to 715, 915 to 1315	3 BHK+	970.60	1108.68	97.65	185.56	215.27	1607.212	149.314

*All areas in SQ.FT.