

The Most Luxurious Flat Scheme on Medical Square - South Nagpur



Siddhivinayak

## EMBASSY - IV

An Opportunity to own the Best Flats in Nagpur

A Luxurious 3BHK Flat Scheme

A PROJECT BY SIDDHIVINAYAK BUILDERS AND ASSOCIATES



FLAT NO.	SUPER BUILT UP AREA	TERRACE AREA
101	1340 Sq. Ft.	80 Sq. Ft.
301	1340 Sq. Ft.	80 Sq. Ft.

## ROOM SIZES

(1) Drawing + Dinning	11'.0" x 18'.6"
(2) Kitchen	10'.0" x 8'.3"
(3) Master Bedroom	13'.0" x 11'.0"
(4) Bedroom	11'.0" x 10'.0"
(5) Store / Pooja Room	6'.9" x 7'.9"
(6) Toilet Attached	6'.3" x 6'.0"
(7) Toilet Common	4'.0" x 6'.9"
(8) Balcony	4' wide
(9) Washing Area	4' wide
(10) Terrace Area	80 sq. ft.



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(7) Toilet Common	4'0" x 6'9"
(8) Balcony	4' wide
(9) Washing Area	4' wide
(10) Terrace Area	95 sq. ft.

## ROOM SIZES



FLAT NO.	SUPER BUILT UP AREA	TERRACE AREA
201	1355 Sq. Ft.	95 Sq. Ft.
401	1355 Sq. Ft.	95 Sq. Ft.



# SPECIFICATION

Structure	: RCC Frame
Wiring	: Fully concealed with branded wires such as polycab or equivalent.
Doors	: Main door designer & internal molded doors
Windows	: Powder coated aluminum windows with M.S. grills
Flooring	: Kajaria Vitrified tiles 2"X2" throughout the apartment, Kota / Stone tiles in staircase, Glass fittings in balconies
Kitchen	: Granite stone kitchen platform, Stainless steel sink, Designer tiles above kitchen otta. Provision for exhaust fan & water purifier, dry balcony with provision for washing machine.
Toilets	: Kerovit (Kajaria) fitting in all toilets, designer tiles upto height, power plugs for geysers.
Water Supply	: 24 hour water supply through water sump & overhead tanks.

## NOTE:

1. GST, Metro Cess, Stamp Duty, Registration Fees, MSEB Meter deposit, Electrical Meter charges, Transformer deposit, Water Meter & Connection charges deposits & Expenses at actual to be paid extra in advance or any such additional taxes will be charged extra. Changes in the specification & plan will cost extra on advance payment. Extra work shall be charged separately, Possession will be given by the builder after all clearance of dues before execution.

2. 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.

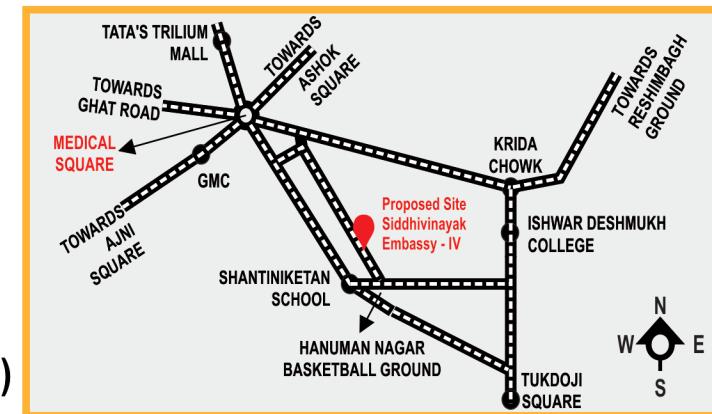
## PROJECT BY



**Site Address:** Plot No. 200, Near Basketball Ground, Hanuman Nagar, Medical Square, Nagpur-440024

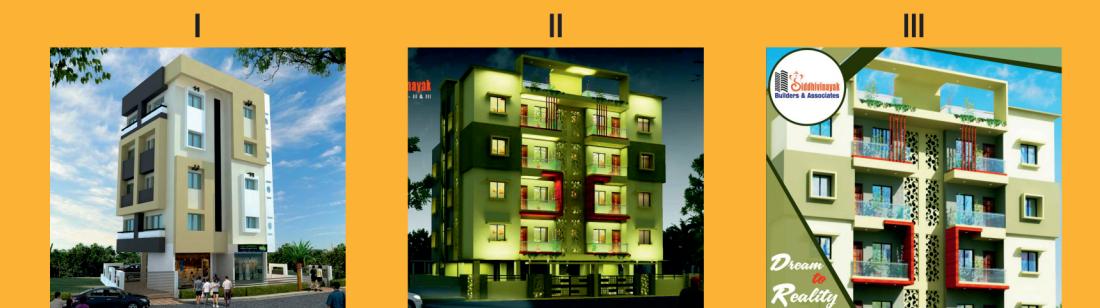
## Location Advantages

- # Medical Hospital
- # Super Speciality Hospital
- # Tukdoji Cancer Hospital
- # Railway / Metro Station (Ajani Station)
- # Airport
- # Bus Stand
- # Tata's Trillion Mall
- # Empress City
- # Godrej Anandam
- # Suresh Bhatt Sabhagruh
- # Colleges & Schools
- # Markets (Mahal, Bardi etc.)



## Completed Projects:

### Siddhivinayak Residential



## OFFICE ADDRESS

A) Plot No. 88B, Bajrang Nagar, Manewada Road, Nagpur-440027  
B) Plot NO. 88, Siddhivinayak Residential, Radhakrishna Nagar, Zingabai Takli, Nagpur-440013

## PROMOTERS

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Avanti Tekade

## LEGAL ADVISOR

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**PLANNING CONSULTANT**  
Nitin R.

## CONTACT FOR BOOKING

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