

WHY INVEST HERE?



- Located on Wardha Road – MIHAN Corridor, just 7 mins from NH 44 (Wardha Road), one of Nagpur's fastest-growing infrastructure corridors.
- Strategically situated near the MIHAN SEZ, the area offers close proximity (10–20 minutes) to major employment hubs, including leading corporations such as TCS, Infosys, HCL, and Hexaware, along with aviation, logistics, and MRO facilities—driving strong rental and resale demand.
- Positioned in a high-growth corridor, the area benefits from proximity to the Outer Ring Road (10–12 minutes), along with upcoming metro connectivity and airport-driven development—fueling sustained long-term land value appreciation.
- Capitalize on early-stage pricing by investing in a location poised for growth, supported by strong government infrastructure initiatives and expanding corporate presence.



What Makes It Good

- **Ideal for Professionals**
Perfectly suited for working professionals—especially those in MIHAN, industrial, and IT sectors—thanks to excellent connectivity and proximity to key employment hubs.
- **Options for every Buyer**
A well-planned mix of residential plots, ranging from budget-friendly choices to expansive premium plots, catering to diverse investment and lifestyle needs.
- **Future-Ready Growth Corridor**
Anchored by large-scale infrastructure developments and expanding industrial ecosystems, this location is poised to emerge as a high-demand real estate destination.
- **Smart Investment Advantage**
Competitive pricing compared to major metros, presenting an excellent opportunity to invest early and benefit from significant appreciation potential.



LOCATION ADVANTAGE

- 🎓 **Educational**
04 minutes from Achiever School
15 minutes from IIM
- 🏥 **Medical**
15 minutes from AIIMS
10 minutes from Suretech Hospital
12 minutes from National Cancer Institute
- 🏟️ **Recreational**
10 minutes from Le Meridian Hotel
15 minutes from VCA (Vidarbha Cricket Association Stadium)
- 🏢 **Corporate**
15 minutes from TCS
15 minutes from Lupin
15 minutes from MIHAN
15 minutes from Infosys
- 🚗 **Connectivity**
15 minutes from Nagpur Airport
2 minutes from Samruddhi Mahamarg Extension
5 minutes from Wardha Road



Project By

RADHE SANDESH INFRASTRUCTURES

Office :
1st Floor, Plot No. 135, Mohata Nikunj, Opp. Shriram Bhavan, Canal Road Square, Ramdaspath, Nagpur- 440010.

Site Address :
Kh.no - 82/2 & 82/3, Mouza - Rui, P.h.no.-41, Tah. - Nagpur (gramin), Dist - Nagpur

www.sandeshgroup.com



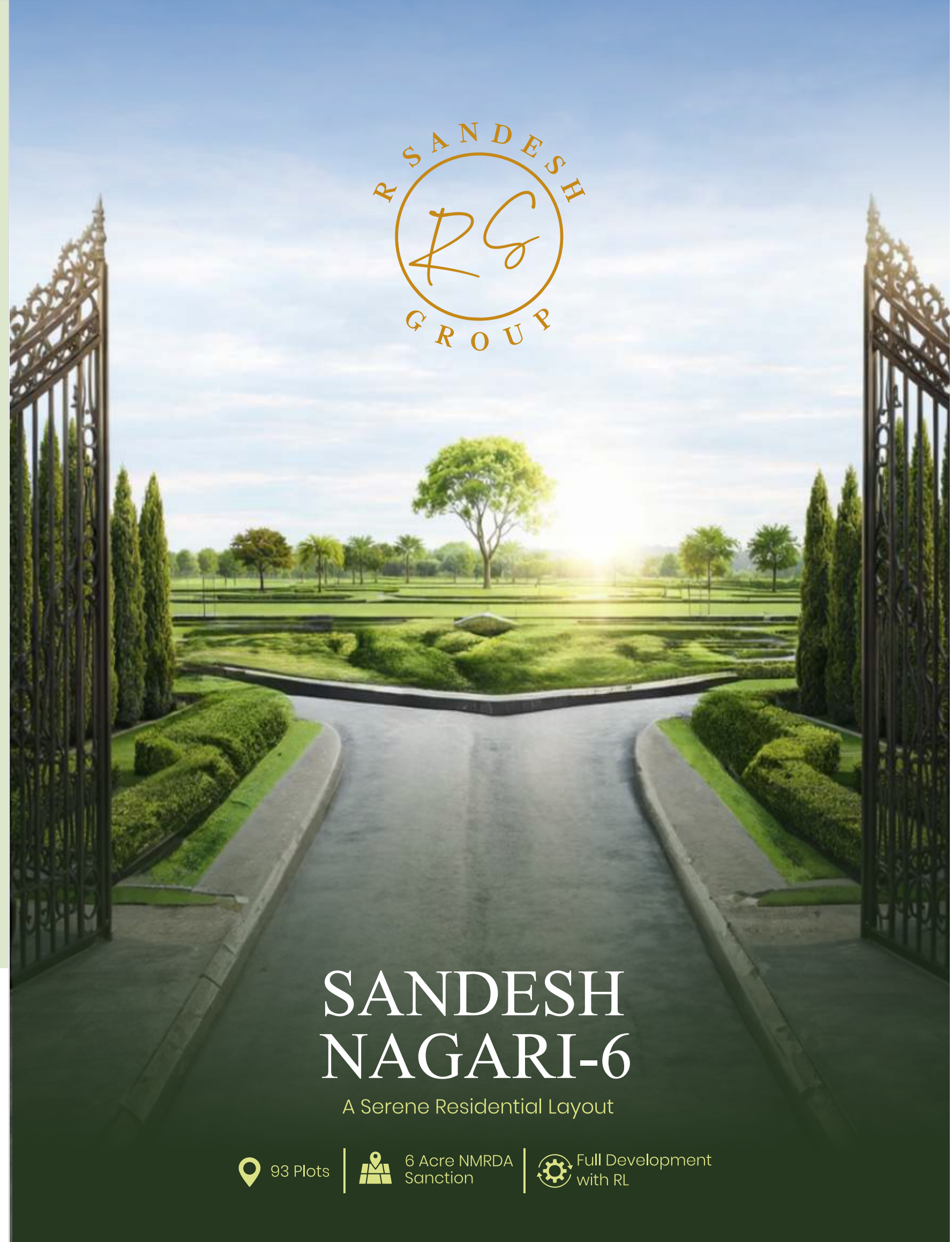
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<https://maharera.maharashtra.gov.in/>

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SANDESH NAGARI-6

A Serene Residential Layout

- 📍 93 Plots
- 🏠 6 Acre NMRDA Sanction
- ⚙️ Full Development with RL



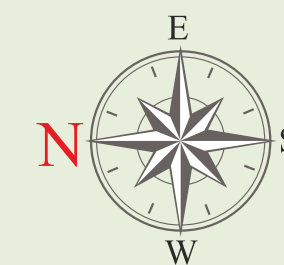
ADJ.KH.NO-79

Waste Water Treatment & Recycling Plant
Electric Sub-Station



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO - 82/2 & 82/3, MOUZA - RUI, P.H.NO.-41, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR

Plot No.	Size (M)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.Ft.)
1	1/2*(10.50+10.47)*24.83		2802.33
2	1/2*(21.50+21.46)*12.00		2774.53
3	1/2*(21.46+21.95)*12.00		2803.59
4	1/2*(21.95+22.21)*3.86 + 1/2*(22.26+22.21)*3.43 + 1/2*(22.26+22.57)*1.88 + 1/2*(22.57+22.76)*2.74		2860.39
5	1/2*(22.76+23.98)*12.00		3018.66
6	1/2*(23.98+25.22)*11.50		3045.14
7	1/2*(16.30+16.45)*2.74+ 1/2*(16.45+17.17)*13.14	15.19	2697.04
8	9.10*15.88		1555.48
9, 30,31,52, 53	10.75*15.00	7.72	1652.60
10 TO 18 21 TO 29 32 TO 40 43 TO 51 54 TO 62	7.50*15.00		1210.95
19	1/2*(9.04+9.13)*15.00		1466.86
20	1/2*(8.99+8.90)*15.00		1444.26
41	1/2*(8.81+8.90)*15.00		1429.73
42	1/2*(8.68+8.76)*15.00		1407.93
63	1/2*(8.59+8.68)*15.00		1394.21
64	1/2*(8.54+8.45)*15.92		1455.73
65 TO 73	7.50*15.92		1285.22
74	10.75*15.92	7.72	1759.05
75	1/2*(8.08+10.94)*20.53		2101.57
76	1/2*(16.23+17.02)*10.20		1825.31
77	1/2*(17.02+17.78)*9.75 + 0.45*17.78		1912.24
78	1/2*(17.78+17.89)*10.20		1958.15
79	1/2*(17.89+18.00)*10.20		1970.23
80	1/2*(18.00+18.11)*10.20		1982.31
81	1/2*(18.11+18.22)*10.20		1994.39
82	1/2*(18.22+18.33)*10.20		2006.46
83	1/2*(18.33+18.43)*10.20		2017.99
84	1/2*(18.43+18.54)*10.20		2029.52
85	1/2*(18.54+18.62)*6.93+ 1/2*(18.36+18.62)*6.77	7.72	2650.28
86	1/2*(18.02+17.64)*10.00	7.72	1836.12
87	1/2*(17.64+17.30)*9.00		1692.42
88	1/2*(17.30+16.96)*9.00		1659.49
89	1/2*(16.96+16.62)*9.00		1626.55
90	1/2*(16.62+16.28)*9.00		1593.61
91	1/2*(16.28+15.94)*9.00		1560.67
92	1/2*(15.94+15.61)*9.00		1528.22
93	1/2*(11.54+11.47)*23.03	14.73	2693.48



LAYOUT PLAN
SCALE 1:1000

WORLD CLASS AMENITIES



Grand Entrance Gate



Wide Road



Street Light



Drainage line



Sewage Treatment Plant



Storm Line



Green Gym



Kids Play Area



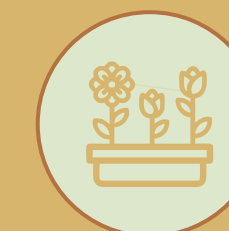
Sandpit



Gazebo



Walking Track



Garden