



OFFICER'S
ENCLAVE

where prestige meets comfort

*“Live like an
Officer,
reside like a
Royalty”*



**OFFICER'S
ENCLAVE**
where prestige meets comfort

R Sandesh Group is proud to present its newly crafted luxury residential and commercial project, **Officers Enclave** and **R Sandesh Arcade** in Manish Nagar, at Beltarodi main road, Nagpur. It comprises of spacious **2 and 3 BHK** flats that reflect the beauty of realism and modern living. The project includes world-class amenities such as a poolside BBQ with a grand swimming pool, fully equipped gym, rooftop garden and lounge seating, jogging track, and many more. On the other hand, we have **R Sandesh Arcade**, a commercial premise that offers retail and office spaces. The location is well-connected to Wardha Road through an underpass and overbridge and boasts of nearby facilities such as D Mart, Reliance Fresh, Reliance Smart Bazar, Miniplex, Haldirams, School of Scholars, and a Police Station. So, own a luxury home now, an opportunity only a few can enjoy!





R SANDESH GROUP

BUILDING EXCELLENCE WITH PRIDE

Project Overview

01 Commercial Arcade

04 Grand Residential Towers

29 Premium Shops

20+ Amenities

42 Premium Office Suites

14 Storey Towers

210 Number of Units:
2 BHK, 3 BHK, 3 BHK+

Ground + First Floor
Parking for Residential
& Basement parking
for Commercial

R Sandesh Group is one of the top real estate developers in Central India, carrying forward an enduring legacy spanning over three decades of trust. Cofounded by the visionaries, Mr. Ramdeo Agrawal and Mr. Dilip Agrawal, our legacy is a tapestry of success, having empowered 2,500+ clients to fulfill their real estate dreams. Our achievements range from crafting residential and commercial marvels to birthing Central India's grandest medical haven - The Dawa Bazaar. As torchbearers of innovation and a pinnacle in real estate with over 300+ acres under development & upcoming 25+ residential projects. Our canvas spans beyond real estate encompassing realms of textile, media & philanthropy. With a focus on quality, reliability, and innovation, R Sandesh Group has become a name synonymous with excellence in the real estate industry.



“A Masterpiece in exterior design, where every angle tells a story of Refinement”



*“Where
Business,
grows beyond
Success”*



R SANDESH ARCADE

Roman Luna The View
Super Market

New Product
O'cean

LUXURY
JEWELLERY

Luxury Jewellery

SALE



COMMERCIAL
SHOPS & OFFICES



DOUBLE HEIGHT
ENTRANCE



DESIGNER
LOBBY



24 METER WIDE
ROAD



OFFICER'S ENCLAVE



*“The Grand entrance
where arrival becomes
a statement of Prestige”*



GRAND
ENTRY & EXIT GATES



MULTILEVEL
PARKING



WATER
FEATURE



3 LAYER
SECURITY



DROP OFF
ZONE



*“Explore the magic of a
Well-chosen location,
where every necessity is
just around the **Corner**”
Officers Enclave – a residence like no other*



GRAND
SWIMMING POOL



KIDS
POOL



POOL SIDE
BARBEQUE



MALE -FEMALE
CHANGING ROOMS



GAZEBO
SEATING



*“Float, Feast, Fun: Indulge in
poolside bliss with BBQ
delights and cozy gazebo seating”*

*“Elevate your living
experience with Rooftop
gardens, where nature
meets the sky”*



ROOF TOP
GARDEN



GAZEBO
LOUNGE SEATING



PARTY
AREA

*"Experience fitness excellence
at Indoor Gym,
designed for a dynamic
and energizing Workout"*



**Take it
& Make it**

TRAINING AREA

TRAINING AREA

A brightly lit toddler play area. The room features a large ball pit with a green slide, a wooden rocking horse, a white toy car, and various wooden toys like blocks and trains. The walls are decorated with a large green tree mural, a blue sky with clouds, and a window with white blinds. The ceiling has several cloud-shaped recessed lights. The floor is covered in a blue carpet with white road markings. On the left, there are wooden arches with colorful letters and numbers. A pink armchair and a green ottoman are also visible.

*“Even the littlest residents
Discover joy in our
thoughtfully designed
Toddlers' Play Area”*



“Our Multipurpose Hall is the perfect venue for a variety of events, from community gatherings to special Celebrations.”



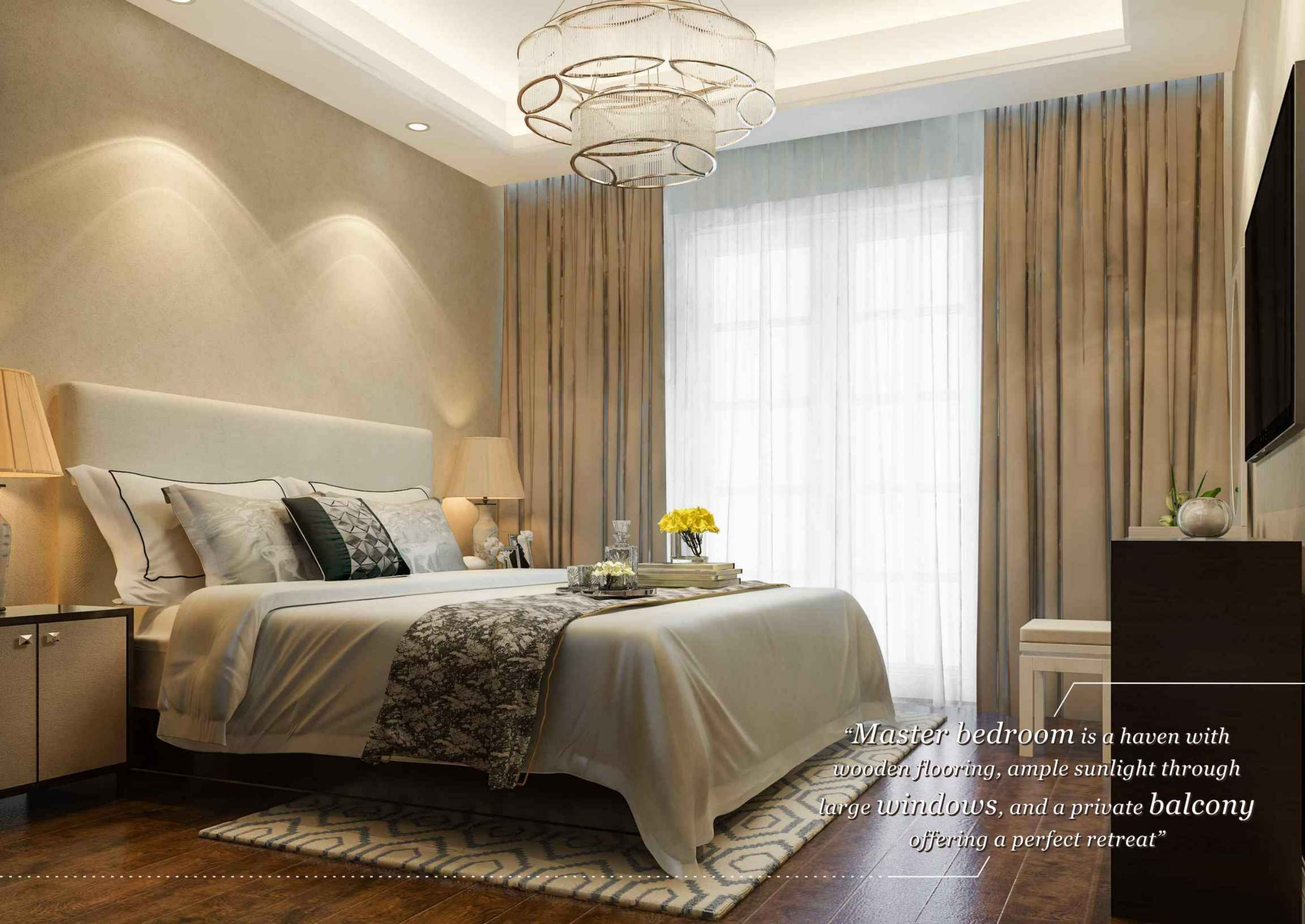
*“Your little ones can **Explore**,
play, and create unforgettable
Memories in a safe and
engaging environment.”*



*"Experience fitness freedom at our
Outdoor Gym, where you can
enjoy invigorating workouts
amidst the refreshing outdoors."*



*“Revel in living spaces that embrace abundant
Natural light, Spacious layouts, and
well-ventilated Areas”*



“Master bedroom is a haven with wooden flooring, ample sunlight through large windows, and a private balcony offering a perfect retreat”



Your exclusive culinary space, where every meal is a Masterpiece crafted in a kitchen designed for both Luxury and functionality.



GROUND FLOOR PLAN



*Parking slots shown is for visual purpose only.
*Amenities shown are subject to partial changes.



INDOOR GYM



KID'S ACTIVITY ROOM



SOCIETY OFFICE



DRIVER'S RESTROOM



GRAND SWIMMING POOL



KIDS POOL



PARTY LAWN



OUTDOOR GYM



MULTIPURPOSE HALL



CHILDREN'S PLAY AREA



FIRST FLOOR PLAN

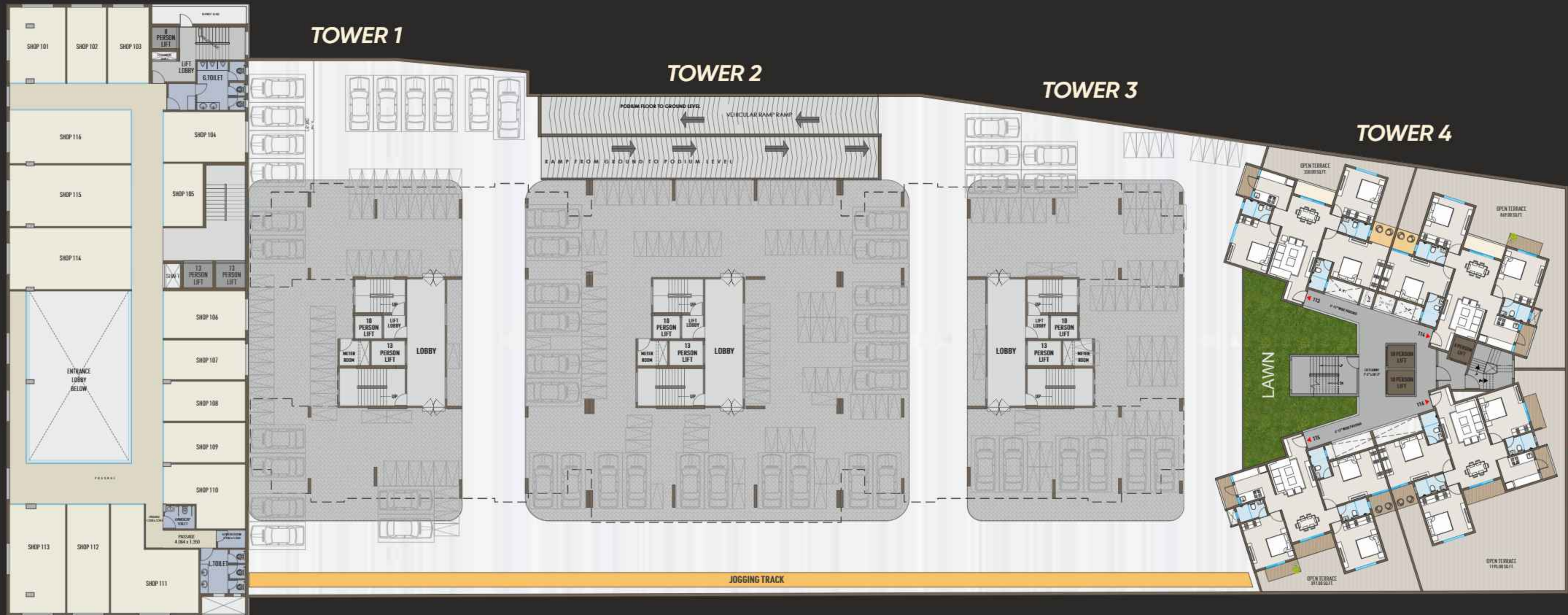
ARCADE

TOWER 1

TOWER 2

TOWER 3

TOWER 4



- 
DESIGNER LOBBY
- 
WAITING LOUNGE
- 
SENIOR CITIZEN SEATING
- 
70MTR. LONG JOGGING TRACK
- 
9 HIGH SPEED LIFTS
- 
LAWN WITH WATER FEATURE

FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	OPEN TERRACE	S/BUILT UP AREA (SQ.FT.)
4-113	Premium 3 BHK	1206.33	185.56	215.27	350	1957
4-114	Premium 3 BHK	1206.33	185.56	215.27	869	2476
4-115	Premium 3 BHK	1206.33	185.56	215.27	397	2004
4-116	Premium 3 BHK	1206.33	185.56	215.27	1193	2800

*All areas in SQ.FT.



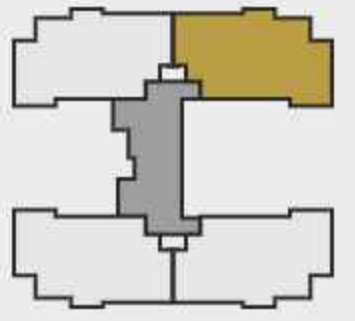
*For internal flat measurements refer to Tower - floor plan pages



TOWER 1
2ND TO 14TH FLOOR



TOWER 1
3 BHK TYPICAL UNIT



FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
1-201 to 701, 901 to 1301, 1-203 to 703, 903 to 1303 1-202 to 702, 902 to 1302, 1-204 to 704, 904 to 1304	3 BHK	1014.80	222.05	215.27	1451.63

*All areas in SQ.FT.

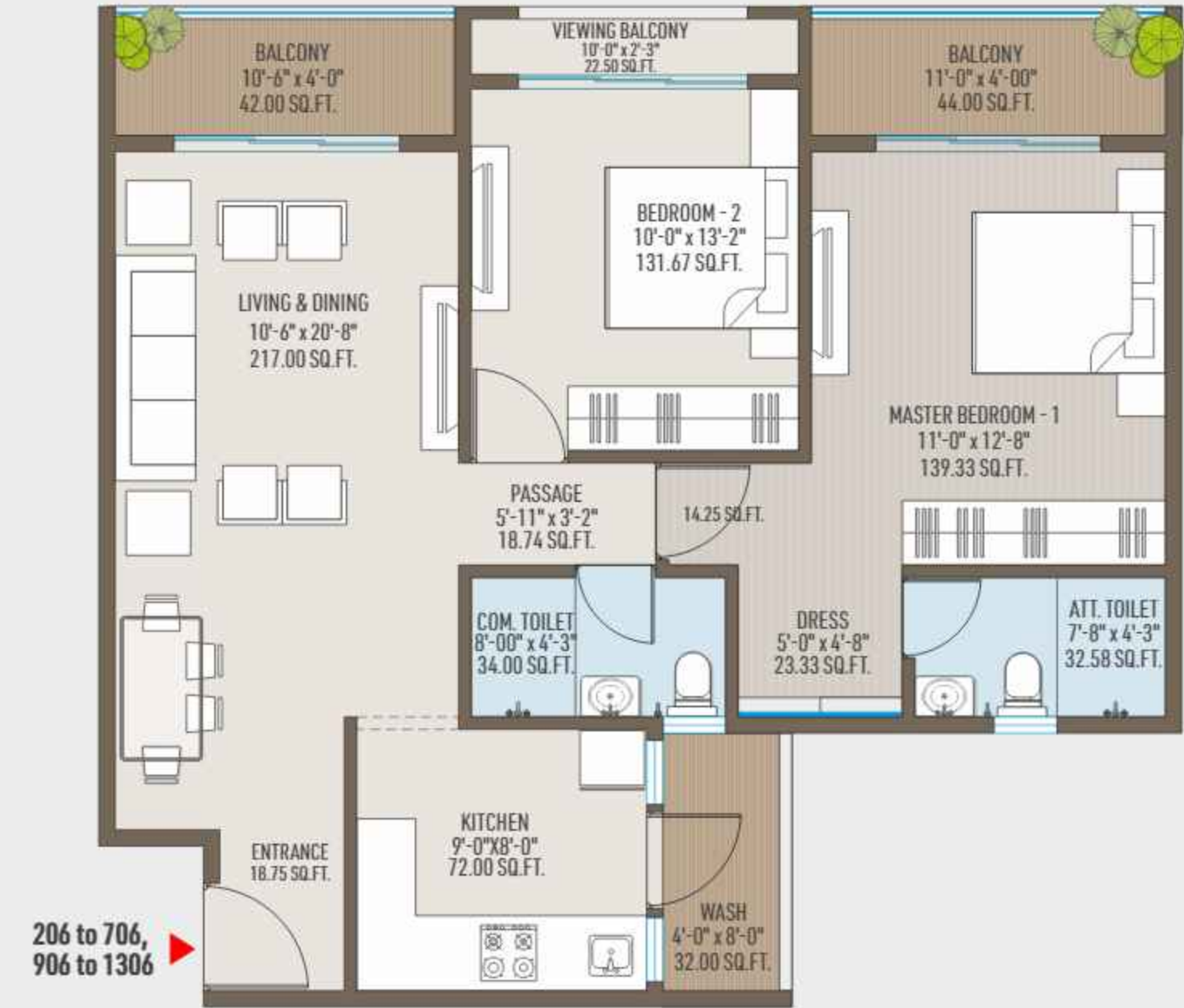
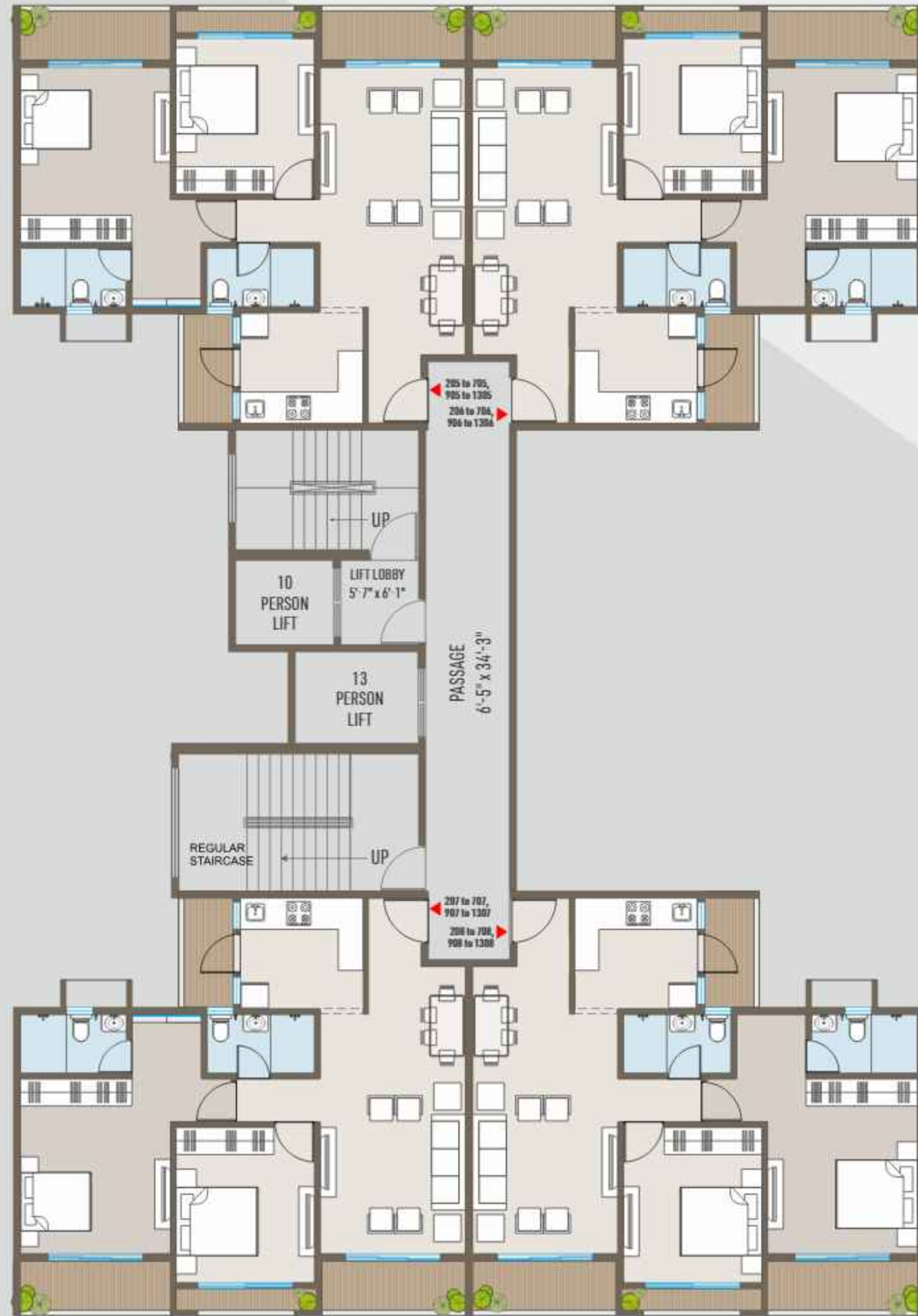
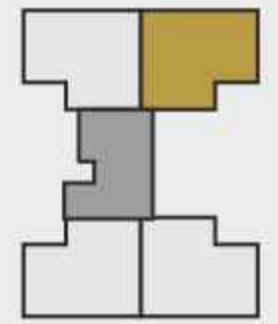




TOWER 2
2ND TO 14TH FLOOR



TOWER 2
2 BHK TYPICAL UNIT



FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
2 - 205 to 705, 905 to 1305, 2 - 207 to 707, 907 to 1307	2 BHK	888.64	199.34	161.45	1249.42
2 - 206 to 706, 906 to 1306, 2 - 208 to 708, 908 to 1308					

*All areas in SQ.FT.

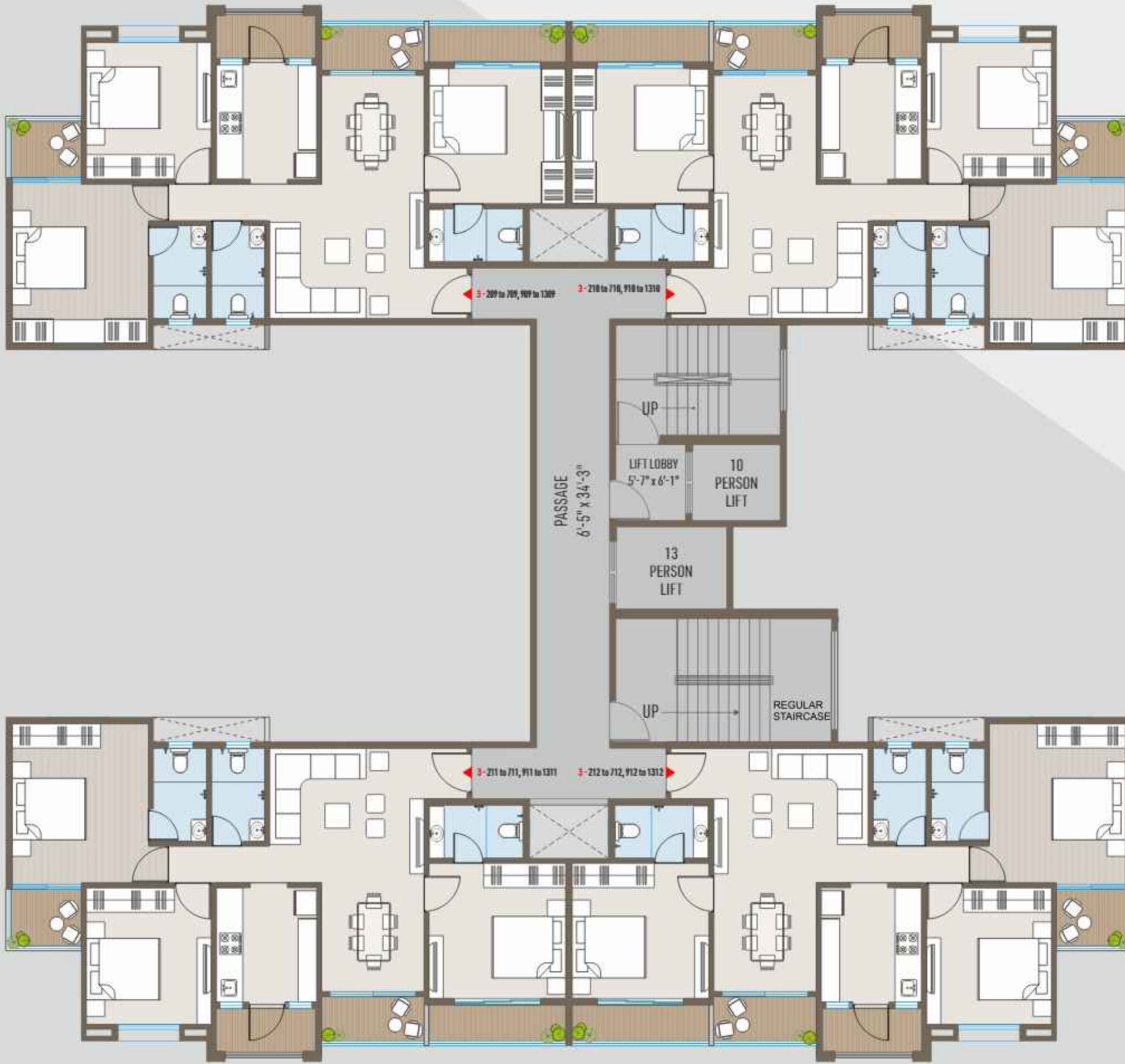
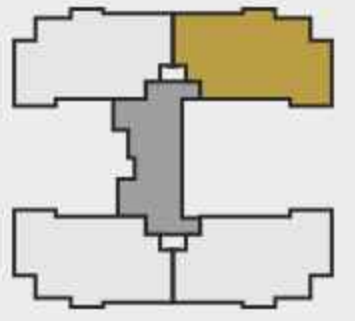




TOWER 3
2ND TO 14TH FLOOR



TOWER 3
3 BHK TYPICAL UNIT



FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
3-209 to 709, 909 to 1309, 3-211 to 711, 911 to 1311	3 BHK	1014.80	222.05	215.27	1451.63
3-210 to 710, 910 to 1310, 3-212 to 712, 912 to 1312					

*All areas in SQ.FT.

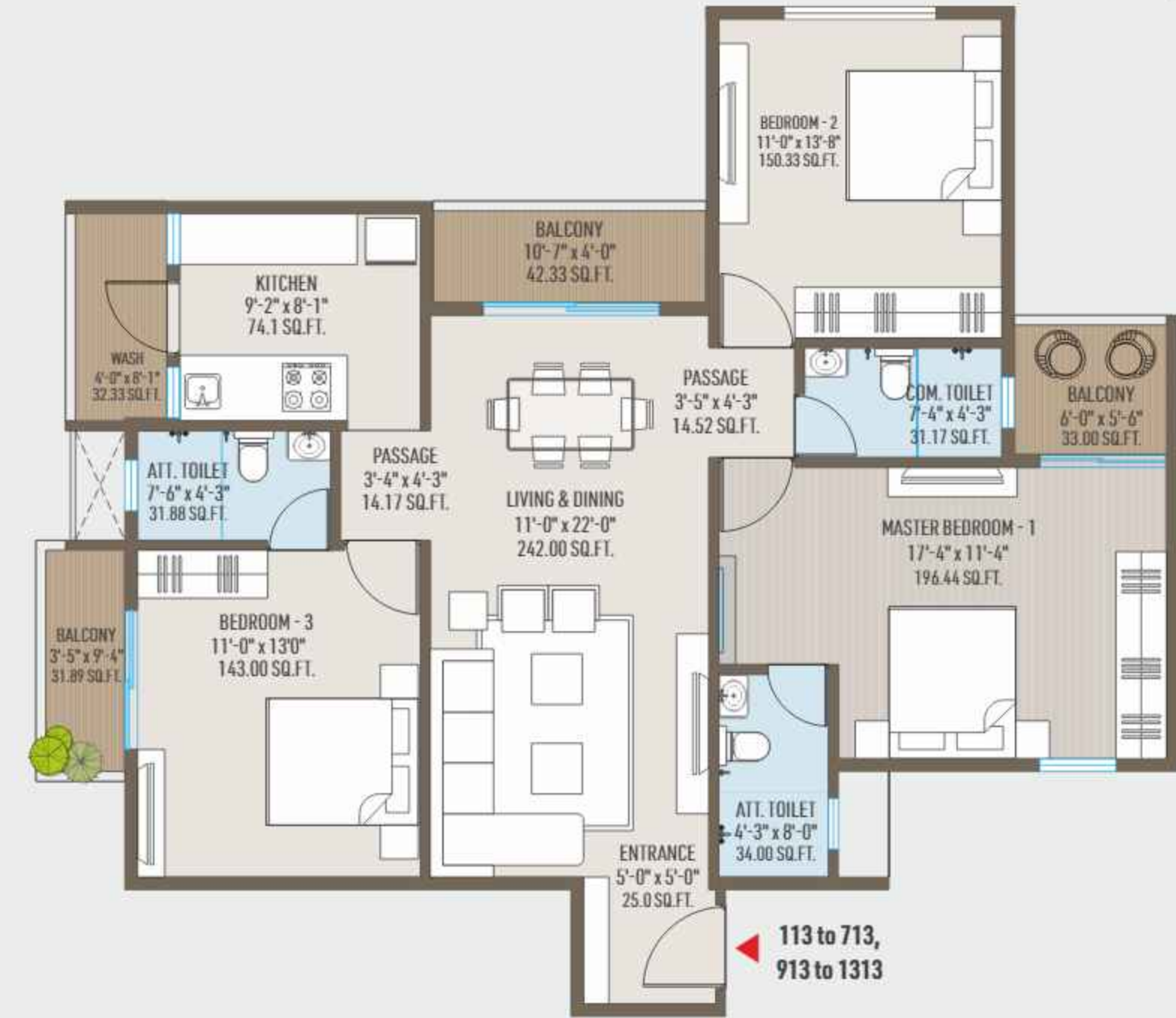
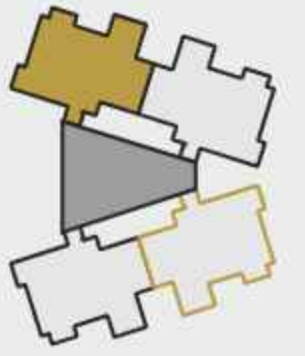




TOWER 4
1st TO 14TH FLOOR



TOWER 4
3 BHK+ TYPICAL UNIT



FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
4 - 113 to 713, 913 to 1313	3 BHK+	1206.33	185.56	215.27	1607.212
4 - 116 to 716, 916 to 1316					

*All areas in SQ.FT.

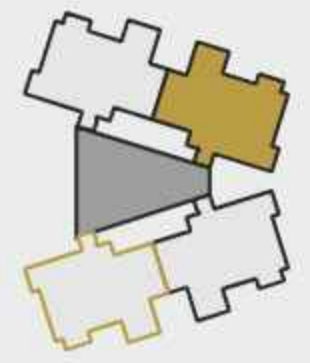




TOWER 4
1st TO 14TH FLOOR



TOWER 4
3 BHK+ TYPICAL UNIT



FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
E - 114 to 714, 914 to 1314	3 BHK+	1206.33	185.56	215.27	1607.212
E - 115 to 715, 915 to 1315					

*All areas in SQ.FT.





TOWER 1

SPECIALLY DESIGNATED
FLATS FOR REFUGE AREA
8TH & 14TH FLOOR



*For internal flat measurements refer to
Tower 1 floor plan page

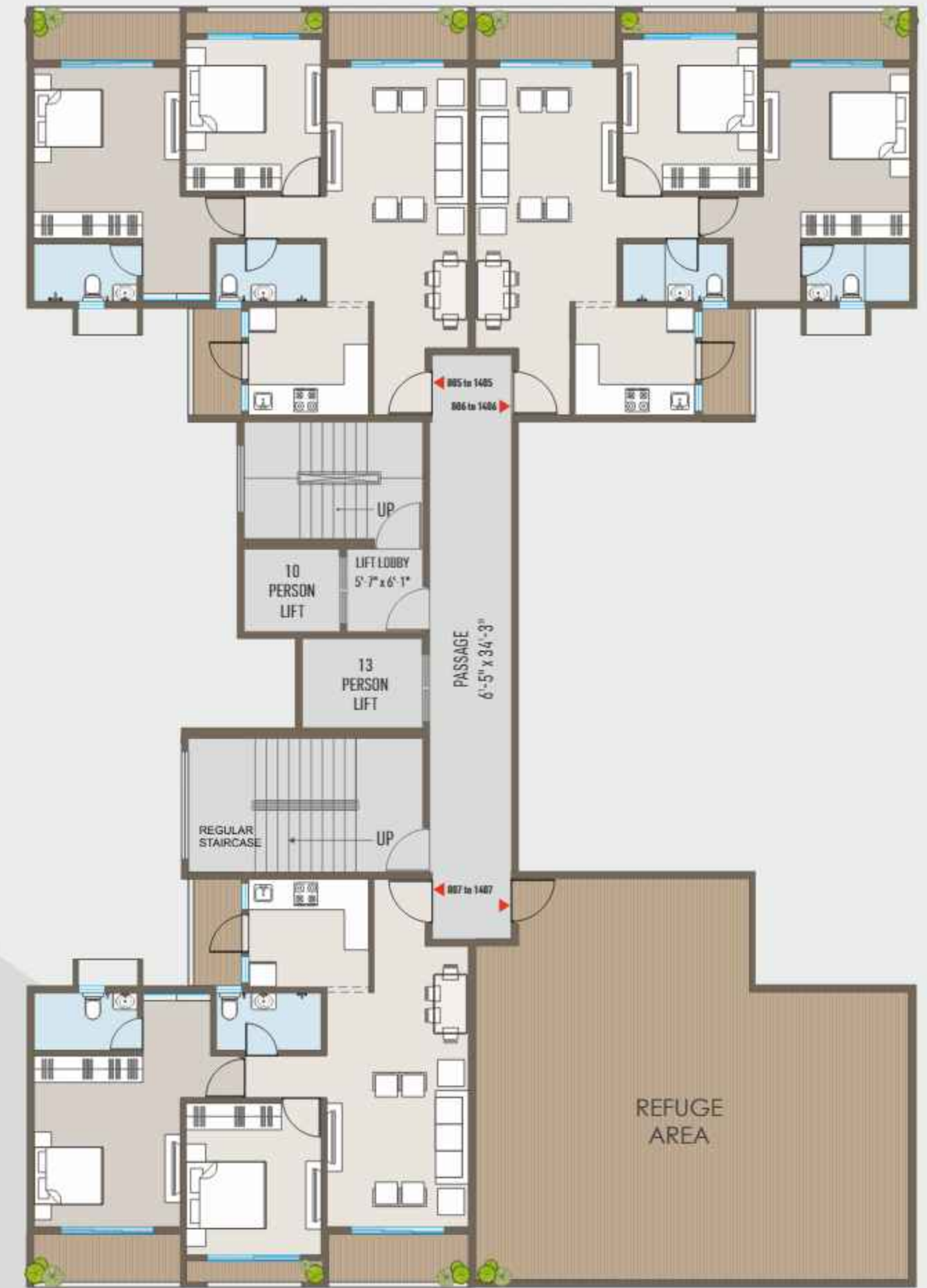
FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
1-803,1403	2 BHK	809.00	177.81	161.45	1148.26

*All areas in SQ.FT.



TOWER 2

SPECIALLY DESIGNATED
FLATS FOR REFUGE AREA
8TH & 14TH FLOOR



*For internal flat measurements refer to
Tower C floor plan page

FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
2-805,806,807,1405,1406,1407	2 BHK	888.64	199.34	161.45	1249.42

*All areas in SQ.FT.



TOWER 3

SPECIALLY DESIGNATED
FLATS FOR REFUGE AREA
8TH & 14TH FLOOR



*For internal flat measurements refer to
Tower 3 floor plan page

FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
3-812,1412	2 BHK	809.00	177.81	161.45	1148.26

*All areas in SQ.FT.



TOWER 4

SPECIALLY DESIGNATED
FLATS FOR REFUGE AREA
8TH & 14TH FLOOR



*For internal flat measurements refer to
Tower 4 floor plan pages

FLAT NO.	TYPE	USABLE CARPET (P LINE)	COMMON AREA	PARKING AREA	S/BUILT UP AREA (SQ.FT.)
C-815,1415	3 BHK	1100.45	166.30	161.46	1428.21

*All areas in SQ.FT.



SPECIFICATIONS

Build to last a lifetime

STRUCTURAL FEATURES

RCC frame structure designed for earthquake resistance conforming to NBC norms.

WALLS & PLASTERS

Internal: 115mm thick with 12mm smooth plaster.
External: 150mm thick with 15-20mm plaster.

PAINTING (ASIAN PAINTS OR EQUIVALENT)

Internal: Acrylic Emulsion paint with 2 layers of putty and 1 layer of base coat paint.
External: Weather proof Acrylic paint.

DOORS & WINDOWS

Entrance Door: Stylish steel door of premium quality.
Internal Doors: Laminated flush doors.
Windows: Powder-coated windows with premium-grade aluminium sections.

KITCHEN

Granite counter top with stainless steel sink.
Glazed ceramic tiles up to lintel level.
Additional electric points for fridge, oven, chimney and water purifier.

LIFT & PARKING

2 high-speed lifts in each tower - KONE/Johnson or equivalent.
Dedicated parking for each flat, 1 car & 2 bikes.

W.C. & TOILETS

Sanitary Ware: Jaquar or equivalent.
Concealed plumbing with PVC pipes of Astral/Supreme/Birla HIL.
Provision for geyser and exhaust.
Solar heater provision for each flat.

FLOOR FINISH

Wooden finish flooring in Master Bedroom.
Premium quality vitrified tiles in all rooms & kitchen(2'x4')
Antiskid tiles in washrooms (2'x2')
Lobby/Stairs: Premium quality vitrified tiles.
Bathrooms : Wall - 4'x2' vitrified tiles upto 7ft. height & 2'x2' vitrified tile on floor.

ELECTRIFICATION

Concealed wiring of Polycab/KEL/Anchor/HPL/Paraflex.
Modular switches of Shynora, Anchor or equivalent.
Provision for AC & TV points in the hall & master bedroom.

SECURITY

Video doorbell and intercom facility at the main entrance.

FIRE STAIRCASE & FIRE LIFT

Comprehensive Fire Fighting System with Sprinklers, Smoke Detectors,
Fire Alarm & Hooter in all common area.

BALCONY

MS Powder coated railings.



R SANDESH GROUP

A SPECTRUM OF LANDMARKS

ONGOING PROJECTS



The Sky
Ramdaspath, Nagpur



The View
Ramdaspath, Nagpur



The Iconic Sudama
Dharampath, Nagpur



81 RSG
Ganeshpath, Nagpur



The Empire
Lashkari Bagh, Nagpur



The Rhythm
Shivaji Nagar, Nagpur



The Rise
Ganeshpath, Nagpur



Silver Valley
Koradi Road, Nagpur

COMPLETED PROJECTS



Wadhvani Bliss
Byramji Town, Nagpur



DAWA BAZAAR-2
Gandhibagh, Nagpur



DAWA BAZAAR
Gandhibagh, Nagpur



SANDESH CITY
Jamtha, Nagpur

D mart	1Min	State Bank of India	1Min
Purushottam Super Bazar	2Mins	ICICI Bank	2Mins
Purti Super Bazar	2Mins	Karnataka Bank	2Mins
Reliance Smart Bazar	4Mins	Bank of Baroda	4Mins
		Punjab National Bank	6Mins
		Union Bank of India	7Mins

School of Scholars	1 Min	Lenskart	2Mins
The Achievers Preschool	1 Min	Vision Express	2Mins
EuroKids Pre-School	2 Mins	AM Cinemas	4Mins
Era International School	4 Mins	Tanishq	4Mins
Modern Preschool	3 Mins	Zudio	8Mins
Little Millennium	3 Mins	Croma	8Mins

Krims Hospital	2 Mins	Ramkrishna Veg	1Min
Medipoint Hospital	2 Mins	Domino's Pizza	2Mins
		Haldiram's	4Mins
		& Many More	



OFFICER'S ENCLAVE

where prestige meets comfort

					
PETROL PUMPS 5 MINS	METRO STATION 5 MINS	NATIONAL HIGHWAY 5MINS	AIRPORT 10MINS	HOSPITALS 2MINS	BANKS & ATM'S 1MIN

Officers Enclave : Connected to Everywhere

Officers Enclave offers residents strategic advantages, providing easy access to major highways and transportation hubs for convenient city connectivity. The location is well-equipped with essential services, schools and shopping centers, ensuring a lifestyle of convenience amidst a green and tranquil environment. Professionals benefit from a short commute to business centers, while cultural venues, parks and recreational facilities enhance the overall quality of life. The enclave prioritizes safety, proximity to reputable schools, and healthcare facilities, fostering a sense of community with well-developed infrastructure. Positioned for future development, Officers Enclave promises not only present amenities but high property value appreciation over time.

Nearby Landmarks

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

Nearby Facilities

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

LOCATION MAP

Everything is near



SITE ADDRESS

Officers Enclave, Manish Nagar, Opp. School of Scholars, Beltarodi Main Road, Nagpur - 441108



Google Map
Scan for Location

THE ASSOCIATES

CONSULTING ARCHITECT



STRUCTURAL CONSULTANT



BRANDING & DESIGN



The plans, specifications, images and other details herein are indicative and the developer reserves the right to change any or all of these in the interest of the development. All brands mentioned herein maybe replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and/or contract of any type between the Developers/Owners and the recipient. Any sales/lease of any unit in this development shall be solely governed by the terms of the agreement for sale/lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/or areas stated in the plans are measured on the basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further variance of +/- 2% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances.



www.rsandeshgroupinfra.com



RSANDESH
INFRASTRUCTURES PVT. LTD.

Sales Office: 1st Floor, House No. 143/A, Plot No. 135, Mohata Nikunj, Opp Shriram Bhawan, Ramdaspath, Nagpur- 440010

Site Address: Officers Enclave, Manish Nagar, Opp. School of Scholars, Beltarodi Main Road, Nagpur - 441108

Email: mail@rsandeshgroupinfra.com

MAHA RERA Number - P50500047527

RERA Website - <https://maharera.mahaonline.gov.in/>

