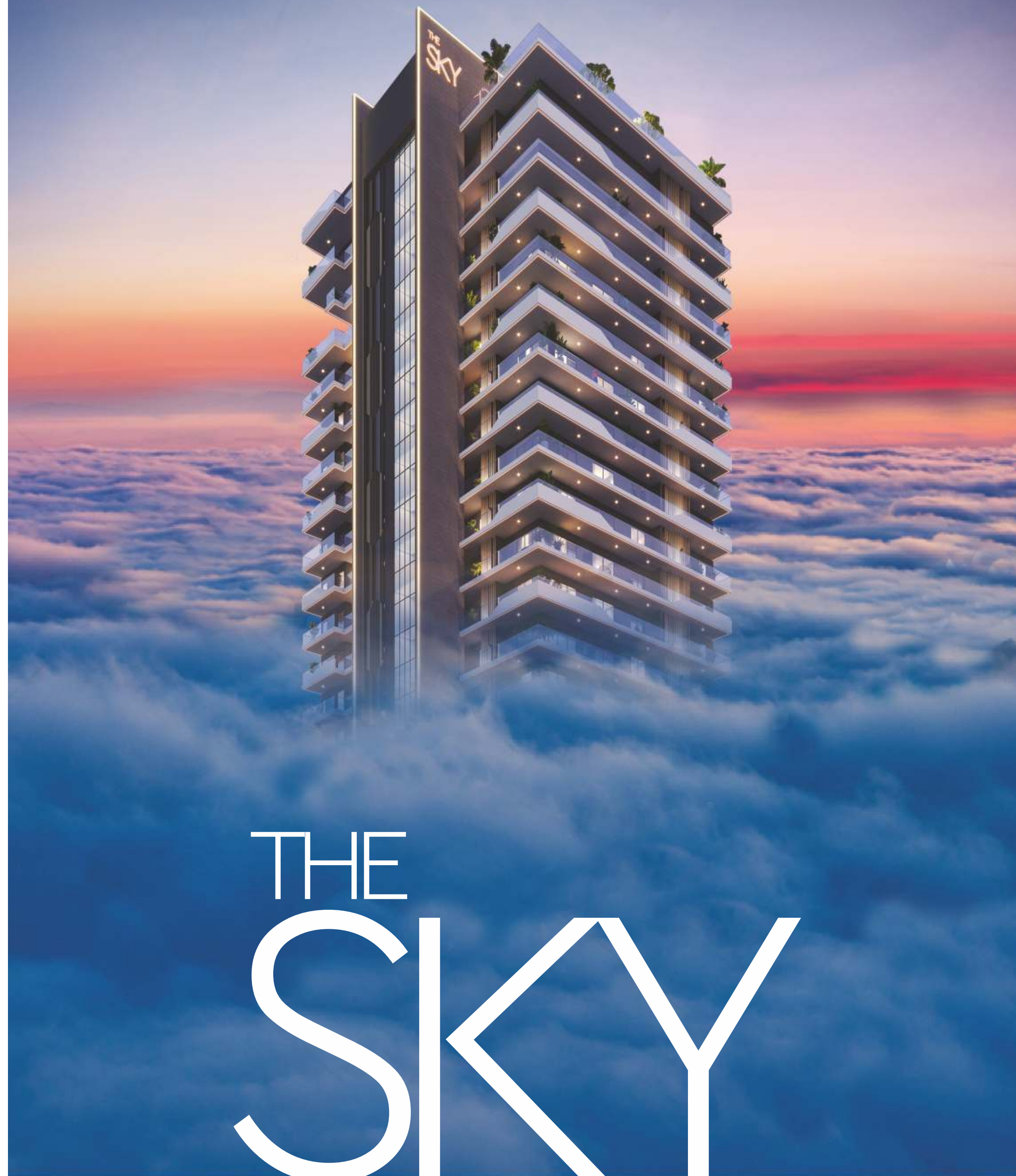


A B O V E O R D I N A R Y



THE SKY



Welcome to
"The SKY"
an extraordinary
realm where
luxury meets
the heavens,
and dreams soar
to new heights.

"THE SKY" represents an epitome of contemporary architecture, combining functionality and aesthetics in a structure that reaches for the sky & hence the name. This high-rise is envisioned to stand in a prominent location within the heart of the Nagpur, Ramdaspath serving as a landmark and testament to urban development. The building form emphasizes a sleek and elongated profile, characterized by a systematic grid layout. The exterior façade is designed to create a balance between the vertical and horizontal aesthetic, along with ensuring a seamless integration into the urban fabric. With its thoughtful blend of form and functionality, this towering icon promises to be a beacon of progress and a proud addition to the city's skyline.



R Sandesh Group

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, empowering 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 touchbearers 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.



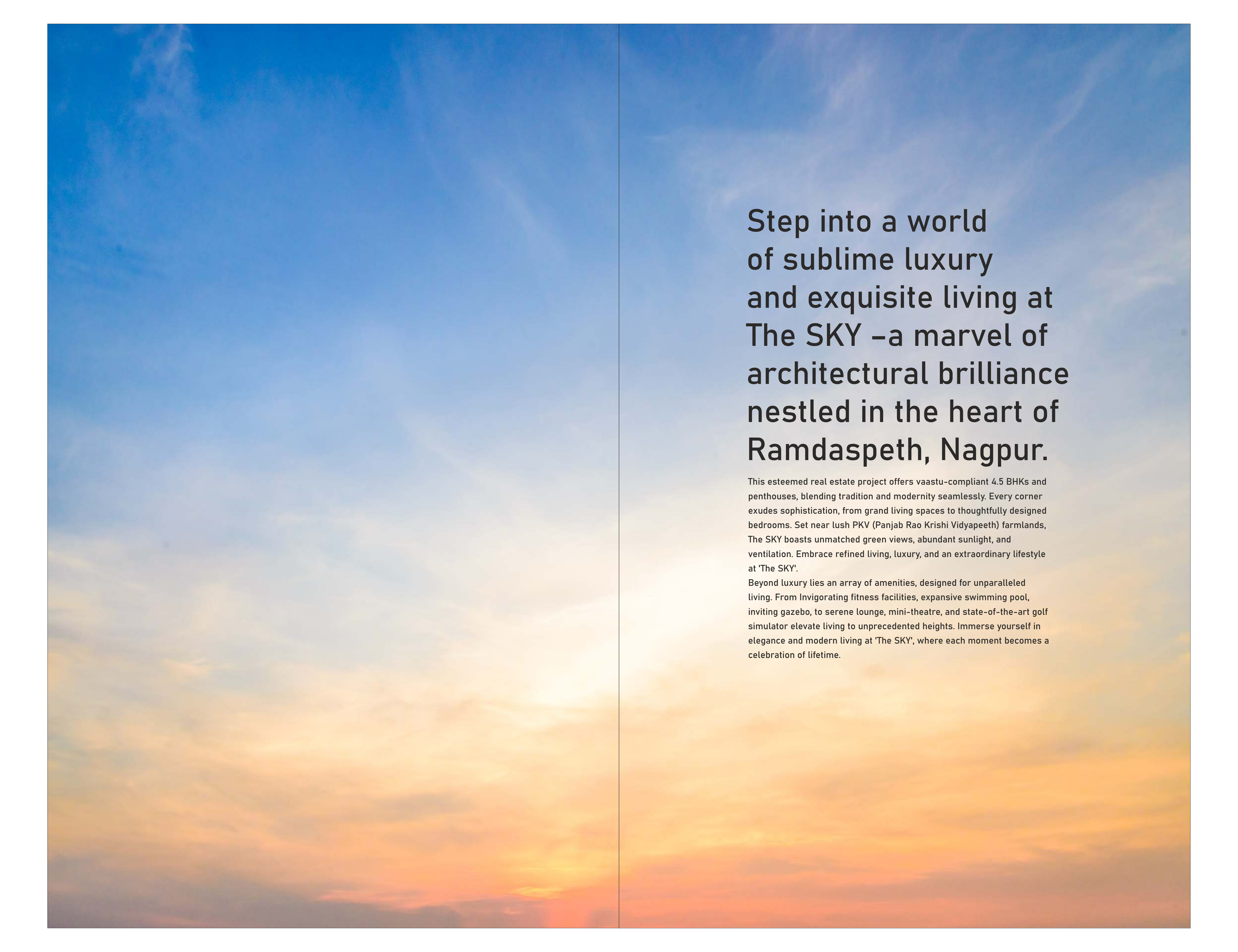
Leverage Group

Leverage Group, a dynamic real estate company. Founded by Late Shri Umesh Gupta, who had more than 40 years of experience in the real estate industry, along with Shri Gobind Prasad Agarwal, the group now stands as a beacon of excellence with a promising future and has rapidly earned a sterling reputation under the visionary leadership of Mr. Aditya Gupta and Mr. Vivek Agarwal. Their primary focus lies in the meticulous creation of exceptional residential properties. This dedication extends to their unwavering commitment to turning dreams into reality for over a thousand families, constantly pushing the boundaries of innovation in design and engineering to elevate living standards. With a track record of achievement, they have successfully completed 2 million sq. ft of construction and have more than 5 million sq. ft already under construction. Leverage Group's pursuit of excellence is unwavering, and they consistently surpass expectations by crafting landmark townships that offer a lifestyle synonymous with global luxury. The group's presence in Nagpur and Siliguri further solidifies their reach and impact.



The Murarka Group

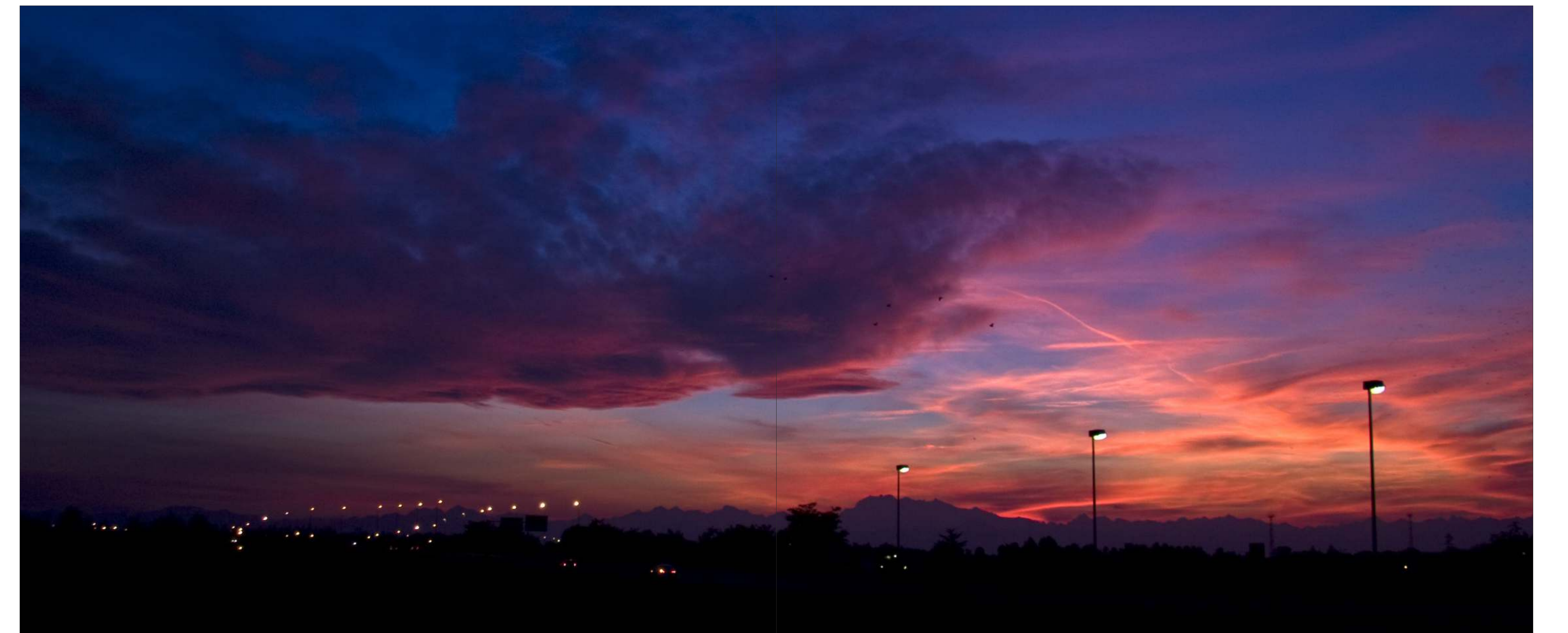
The Murarka Group is a visionary company with over three and half decades of market leadership in the printing and real estate industries. Founded by Late Shri. Murlidharji Murarka and Late Shri. Ramkisanji Murarka, and now being led by Mr. Shankar Murarka, Mr. Kishore Murarka and Mr. Brajesh Murarka, the Murarka Group has emerged as the prestigious name in Nagpur's Real Estate Landscape. The Group stands at the forefront of the real estate industry, introducing opulent residential and commercial spaces and redefining Nagpur's luxury living. Their remarkable portfolio boasts a multitude of exceptional projects in and around the city. Setting a high standard of Quality, commitment and timely delivery, with a strong commitment to customer satisfaction, the group believes in providing exceptional client service and fulfilling their expectations.



Step into a world of sublime luxury and exquisite living at The SKY –a marvel of architectural brilliance nestled in the heart of Ramdaspeth, Nagpur.

This esteemed real estate project offers vastu-compliant 4.5 BHKs and penthouses, blending tradition and modernity seamlessly. Every corner exudes sophistication, from grand living spaces to thoughtfully designed bedrooms. Set near lush PKV (Panjab Rao Krishi Vidyapeeth) farmlands, The SKY boasts unmatched green views, abundant sunlight, and ventilation. Embrace refined living, luxury, and an extraordinary lifestyle at 'The SKY'.

Beyond luxury lies an array of amenities, designed for unparalleled living. From invigorating fitness facilities, expansive swimming pool, inviting gazebo, to serene lounge, mini-theatre, and state-of-the-art golf simulator elevate living to unprecedented heights. Immerse yourself in elegance and modern living at 'The SKY', where each moment becomes a celebration of lifetime.





Skybound Elegance,
Unmatched Views.

S K Y L O U N G E

Vibrant hues, almost like a canvas,
an exquisite backdrop to life itself

THE
SKY



Intimate Gatherings
& Glamorous Parties

THE
SKY



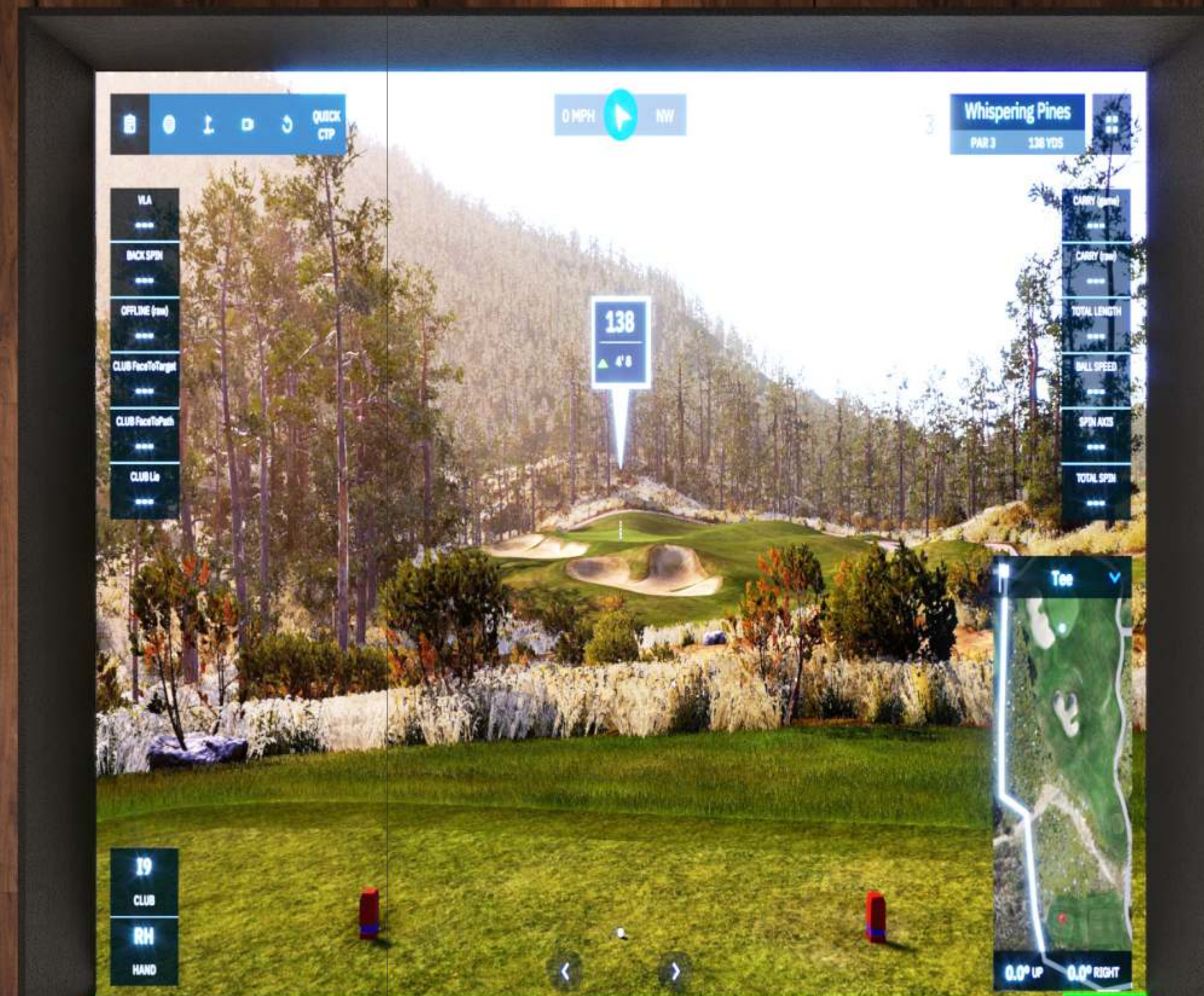


Celebrate the Zenith
of Refinement with
Cinematic Excellence

THE SKY

LUXURIOUS AMENITIES

Nagpur's first top-tier golf simulator,
Make every shot count!



THE
S
Y



Stay Sculpted with
the perfect Gym for
Your Fitness Desires

THERE IS
NO FINISH
LINE

BE THE
BEST VERSION
OF YOU

YOUR
BODY
CAN DO IT
CONVINCE
YOUR
MIND

FINISH WHAT
YOU START

FITNESS

THE
SKY

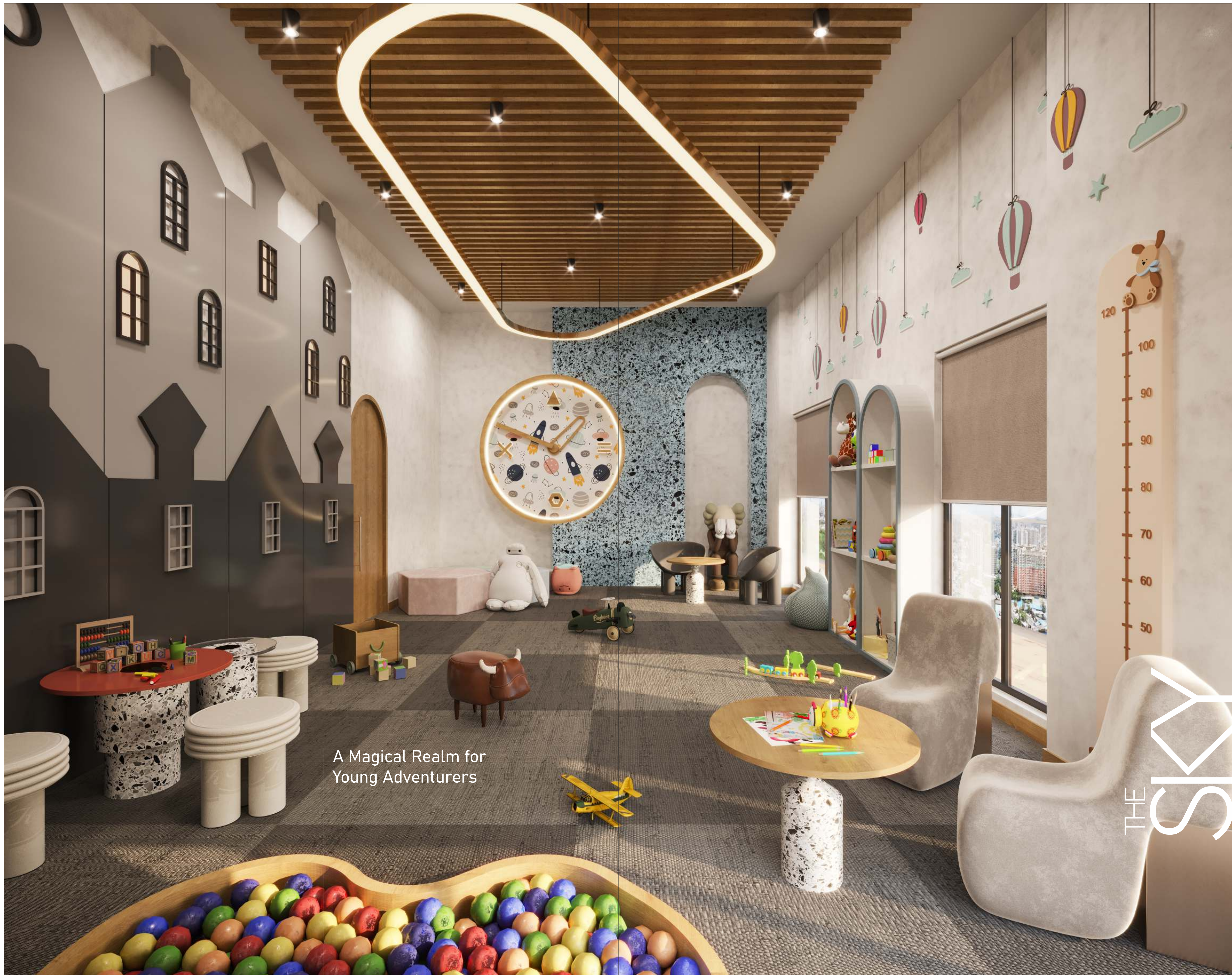
Crafted to Ignite
Professional Engagements



All Work and No Play?
Relax, Realign, Restart!

THE SKY





A Magical Realm for Young Adventurers

THE KIDS

Unparalleled Comfort and
Grandeur, where Luxury &
Style meet the Warmth of Home



THE
SKY
S

ENTER THE HOME

Escape monotony & embrace cozy entertainment with a stunning balcony view



THE K S

Lavishly Decorated
to Redefine your Comfort



THE K S

Elegantly adorned bedrooms
that exude opulence



THE SKY

A Haven of dreams,
where nights weave
their tales

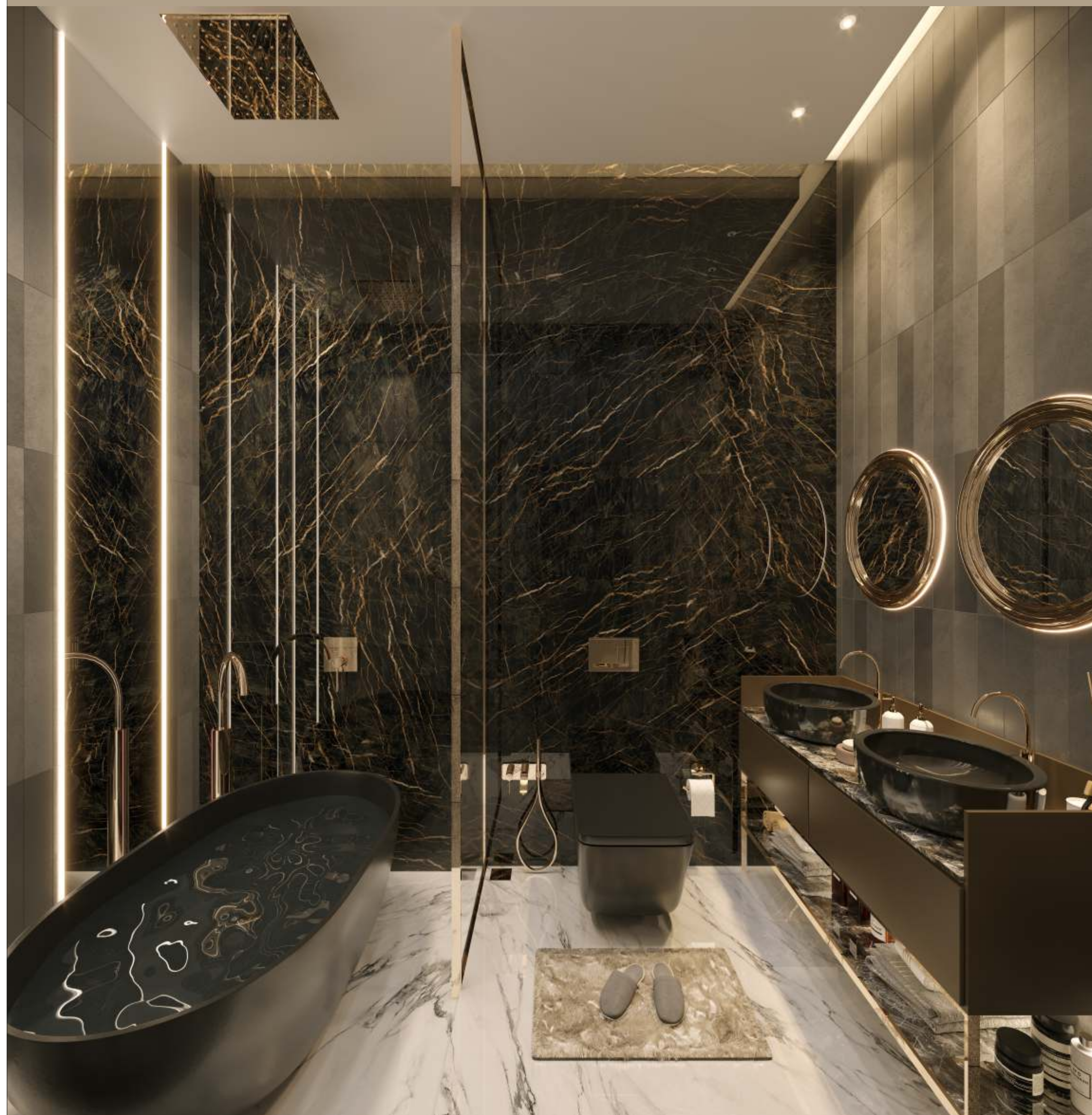
THE SKY



Step into your
own glamorous world



Bathe in Style & Bask in the
Essence of Tranquility & Rejuvenation



THE
SKY

Meticulously crafted to
inspire the most ambitious
culinary endeavours



THE
SKY



A Lasting Impression
that Embodies the
True Essence of Luxury

THE
SKY

THE LOBBY

Location

Welcome to our exclusive residential project, prominently nestled on the VIP Road, Ramdaspath a prime and highly desirable neighbourhood.

THE SKY

Kind of project & Types of Flats

Embrace the perfect blend of convenience and luxury as you step into our majestic high-rise tower with our exquisite 4.5 BHK luxurious flats and two lavish penthouses.

From the 2nd floor to the 17th floor, you will discover 32 flawlessly designed flats. These thoughtfully crafted living spaces epitomize comfort and elegance, ensuring every minute spent here is a bit more than extraordinary.

For those seeking the pinnacle of luxury, our 18th and 19th floors showcase two prestigious penthouses, encompassing sprawling floor plans. These penthouses redefine urban living, offering breathtaking views and unparalleled exclusivity.

Join us in embracing a life of grandeur and sophistication, where each day unfolds in sheer elegance. Don't miss the chance to be part of this remarkable address that exudes luxury and offers an exceptional living experience.



GROUND FLOOR PLAN



SKY FLOOR PLAN

THE SKY



TYPICAL FLOOR PLAN

SKY PENTHOUSES

SKY PENTHOUSES

THE SKY



18th DUPLEX FLOOR PLAN



19th DUPLEX FLOOR PLAN

SKY LOUNGE PLAN



AMENITY FLOOR PLAN

THE SKY



A M E N I T I E S



Golf Simulation room



Fully Equipped Fitness Centre



Mini Theatre



Indoor gaming lounge



Co-working Space



Crèche



Rooftop open lounge



Rooftop swimming pool



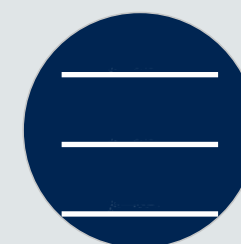
Rooftop gazebo and casual lounge



Rooftop Multipurpose hall with dedicated pantry



Dedicated shower and changing rooms



Multi-level parking with ample space



Provision for EV Charging



CCTV Surveillance on all floors (Common areas)



DG Power backup for common areas

S P E C I A L I T I E S

- Vaastu compliant
- Central location
- New technology for unparalleled design and speed
- Grand Double height entrance with drop off zone
- Designer lobby with posh seating lounge

S P E C I F I C A T I O N S

Structure

- High-quality RCC Frame Structure designed per the National Building Code (NBC) for earthquake-resistant safety and stability.

Doors

- Grand Designer Entrance Door made of Teak Wood, featuring a video doorbell and advanced security locks, providing both security and elegance.
- All room doors to be exquisite Wooden Flush Doors with Veneer and or laminate finish on both sides, adding a touch of sophistication to the interiors.

Windows

- Elegant French Windows with framing and jamming on all sides, adorned with artificial stone for a luxurious appearance.
- All windows are to be crafted using heavy premium-grade Aluminium Sections, combining durability and style.

Floor Finish

- Luxurious Premium Italian Finish Tiles for a sleek and contemporary ambience.
- Safety-focused Anti-Skid Vitrified Floor Tiles in Bathrooms, Balconies, & Terraces for slip resistance and durability.
- Stunning Designer Dado Tile in Toilets up to full height for visual charm and easy maintenance.

Kitchen Area

- Exquisite Quartz or Granite Kitchen Platform with designer tile dado up to 8 Ft, combining style and functionality.
- Matte-finished Stainless-Steel Sink with Drain Board, offering durability and ease of use.
- Exclusive Utility Area for Washing Machine and Dishwasher, ensuring convenience in daily chores.

Balcony

- Stylish Toughened Glass Railing in Balconies and Terraces
- Uninterrupted Views
- Modern Aesthetic

Lobby

- Ultra-luxurious Lift Lobby designed to impress.
- Spacious fire lobby with access to the fire lobby at each level, ensuring safety and compliance with fire safety regulations.
- Premium Italian Finish Tiles on the floor, complementing the lobby's opulent ambience.
- Well-appointed Meeting room within the Ground Floor lobby area, facilitating day-to-day meetings in a stylish environment.

Lift

- Two High-Speed MRL (Machine Room-Less) Elevators from a reputable brand, ensuring smooth and efficient vertical transportation
- Automatic Rescue Device for enhanced safety during emergencies.
- Spacious Service Elevator for convenient movement of goods and equipment.

Fire Staircase & Fire Lift

- Comprehensive Fire Fighting System with Sprinklers, Smoke Detectors, Fire Alarm & Hooter in all common areas.
- Fire sprinklers with smoke detectors in all flats, providing additional protection.

Sanitary Ware

- Stylish Counter-Top Washbasin
- Water-Efficient Sanitary ware from renowned brands such as TOTO, Kohler, Jaguar, or equivalent.
- Premium Bath Fittings from TOTO, Kohler, Jaguar, or equivalent.
- Glass Cubicles in the Master Toilet, provide a luxurious bathing experience.

Paint and Finishes

- Smooth and flawless interior walls, creating a clean and sophisticated look.
- Weather Coat Paint on the exterior, ensuring overall protection.

Electrification

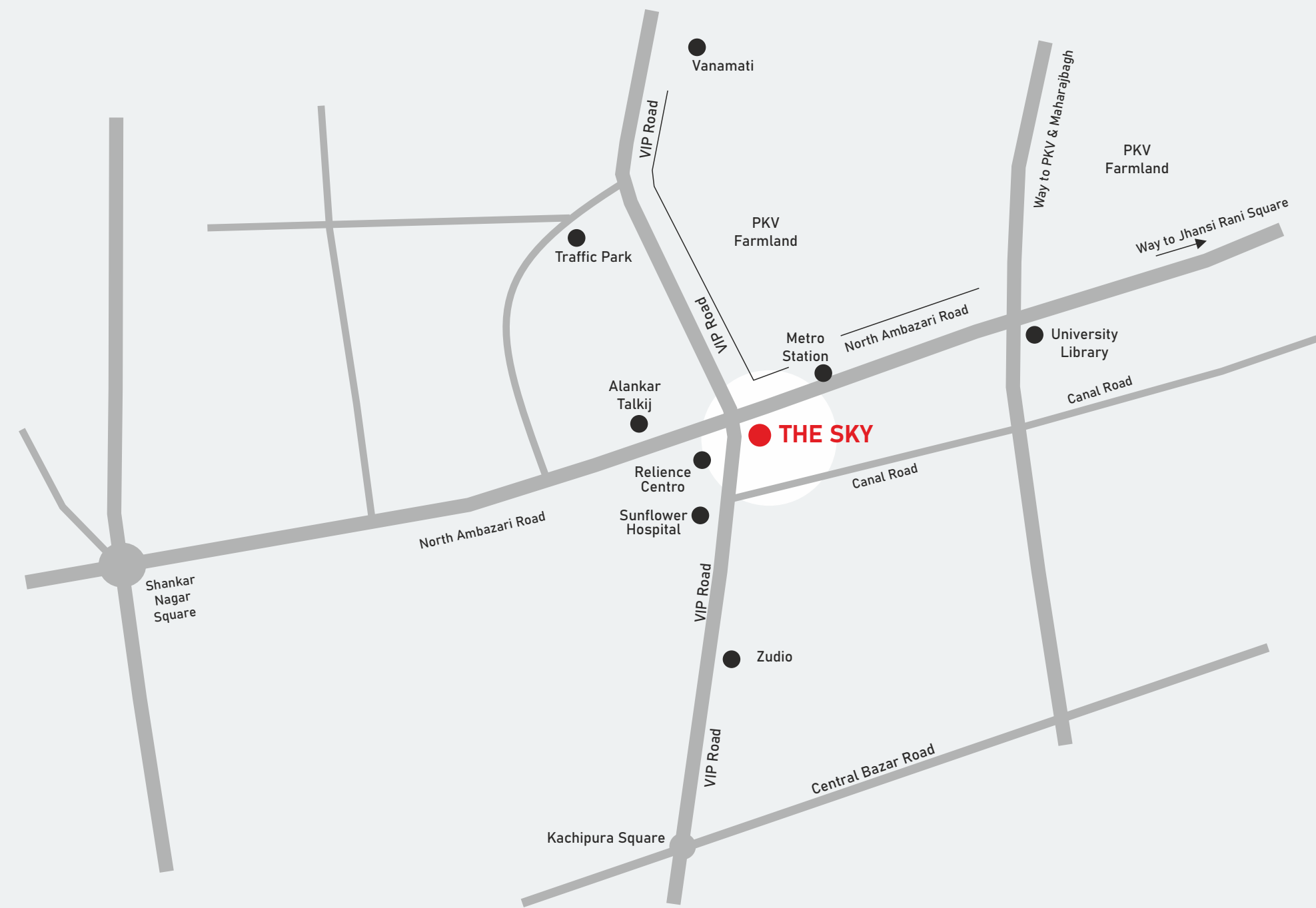
- Modern Video doorbell and Phone system
- Provision for the router and internet cable
- Well-planned Electrical and TV Cabling
- Concealed Copper Wiring with Switches from Legrand or equivalent
- Well-designed Air Conditioning Units
- Sensor lighting in common areas

Others

- Three designated floors as Parking Floors with a combination of stack and standalone parking facilities, providing ample parking space for all users.
- DG Power Backup for common areas, ensuring uninterrupted power supply during outages.



LOCATION MAP



COMPLETED PROJECTS



R Sandesh Dawa Bazar 1 & 2
Redefining the medical market in Central India



Leverage Greens
Constructed around 11 acres



Sandesh City
Township spread across 90 acres

ONGOING PROJECTS



Wadhvani Bliss



The Empire



Silver Valley



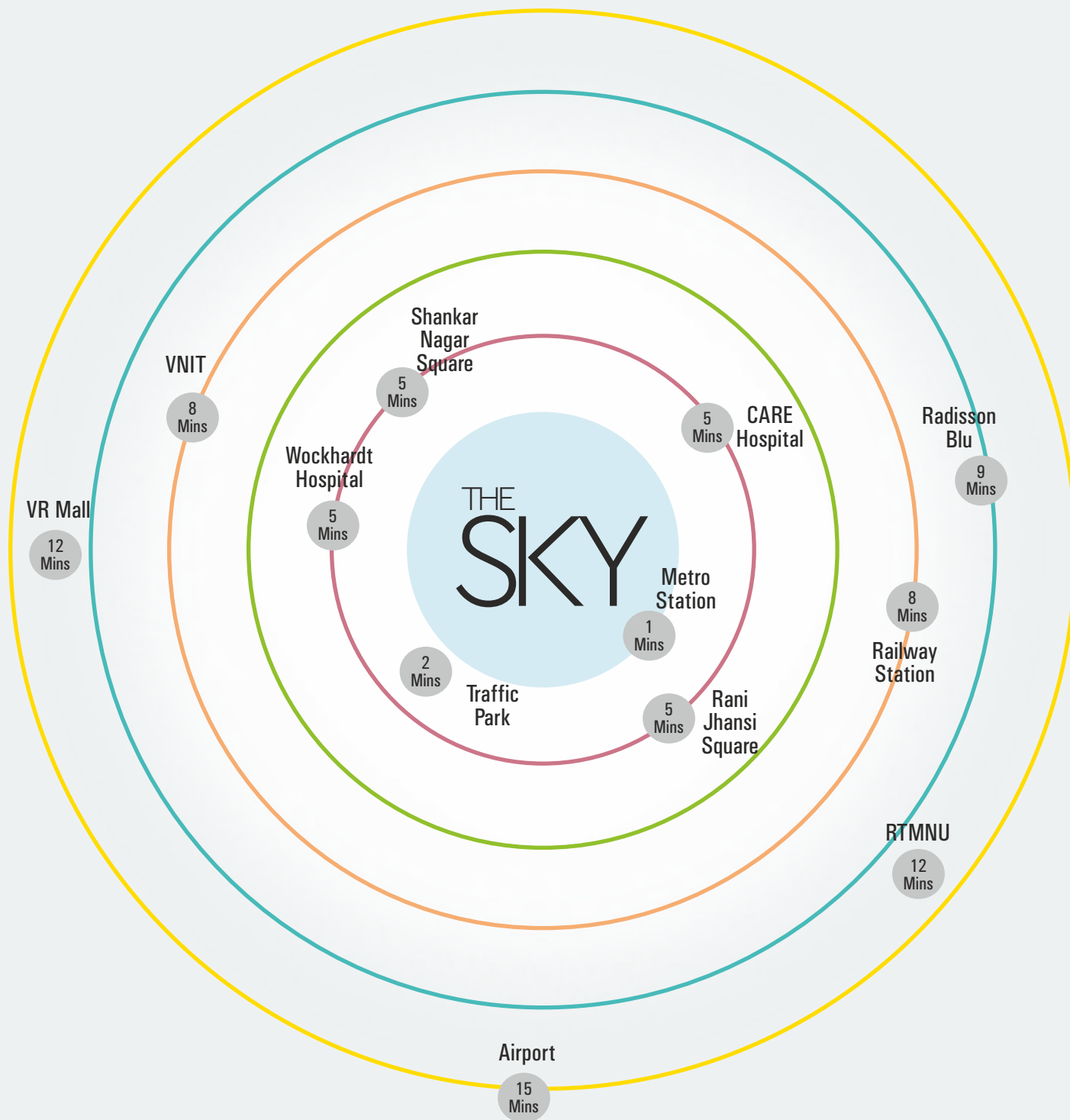
Officer's Enclave



Lake Serenity



Leverage Harmony



CREDITS



Design Architect
Mandviwala Qutub & Associates (MQA)
Ar Qutub Mandviwala



Project Architect
Emanate Design
Ar Lokesh Kadu



**Structural Consultant &
MEP Consultant**
STS



3D Visualisation
3ViZ Media



Legal Consultants
Adv. Sandeep Shastri



Branding & Design
Shells Advertising Inc.

Disclaimer : This brochure is purely a conceptual presentation and not a legal offering. Pictorial depiction and details of buildings, layouts, specifications, design, dimension etc. as shown in this brochure are tentative, indicative and subject to amendment, variation and modification by the company at its sole discretion and without any notice.



MAHA RERA No : **P50500050882**

Available on maharera.mahaonline.gov.in



Scan for RERA