TheHeadline

SINCE 2024

“CREATING UNTOLD STORIES”

R SANDESH GROUP

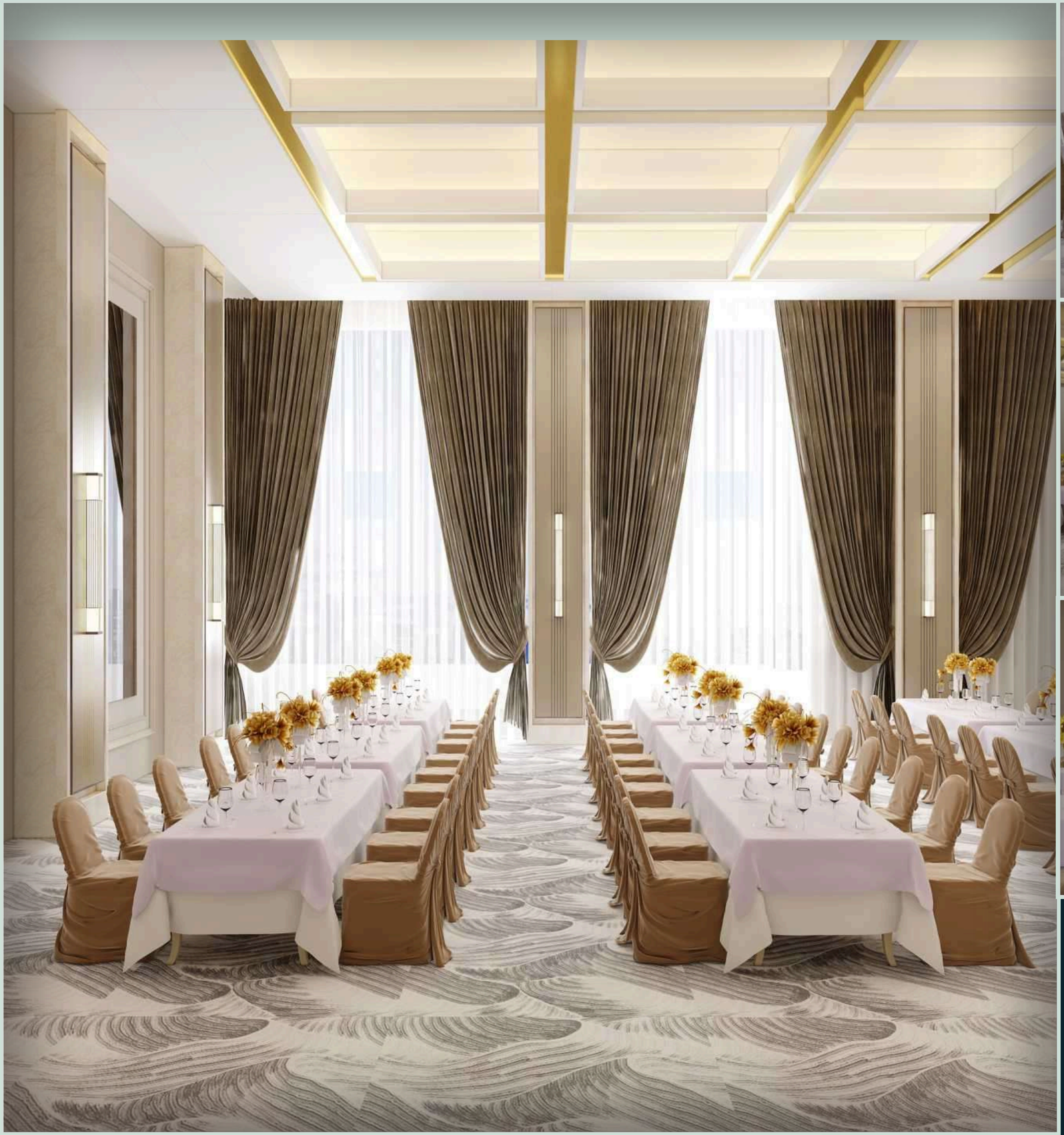
TheHeadline

SINCE 2024

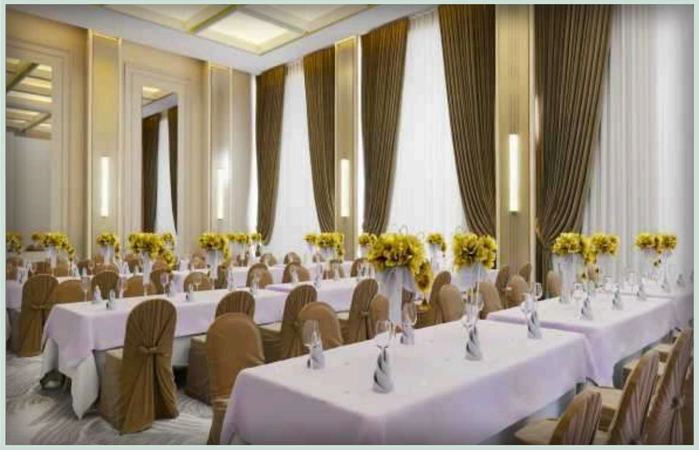
“WRITE THE STORY OF YOUR LIFE”

Boasting 4 separate wings with 234 units, “The Headline” comprises of ultra luxury apartments in 4 BHK and 3 BHK configuration. With a dedicated amenity floor of 26,000+ sq.ft. with world-class facilities, “The Headline” offers an unparalled lifestyle for curious minds, looking to make the headlines. Situated in Civil Lines right next to Mahraj Bagh Zoo , “The Headline” promises to be the most sought after development right in the heart of Nagpur, a location that makes the project a cut above the rest.

TheHeadline
SINCE 2024









EVERLASTING CELEBRATIONS

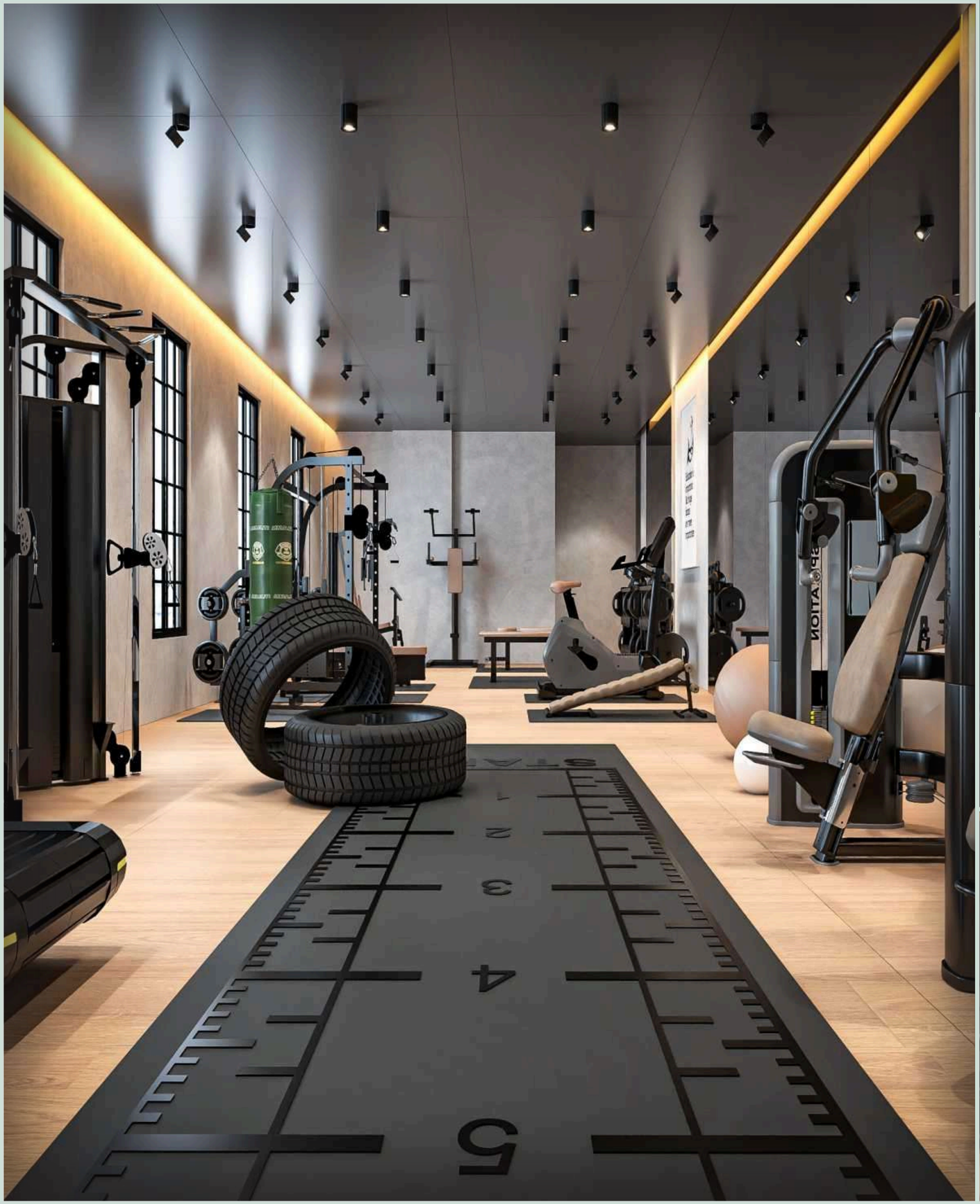
Happiness is celebrating life's precious moments with loved ones. Make those moments unforgettable at our grandeur banquet hall, designed to help you make core memories to last a eternity.

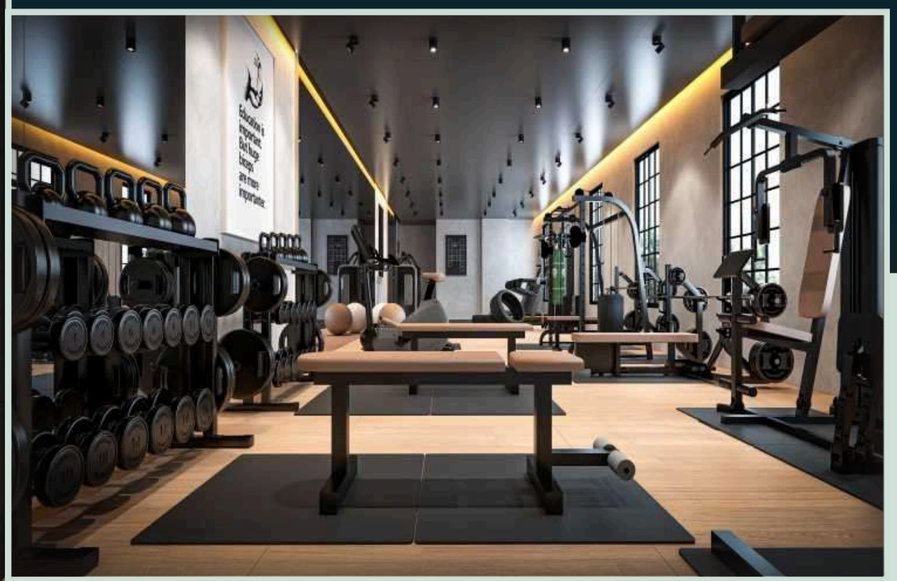
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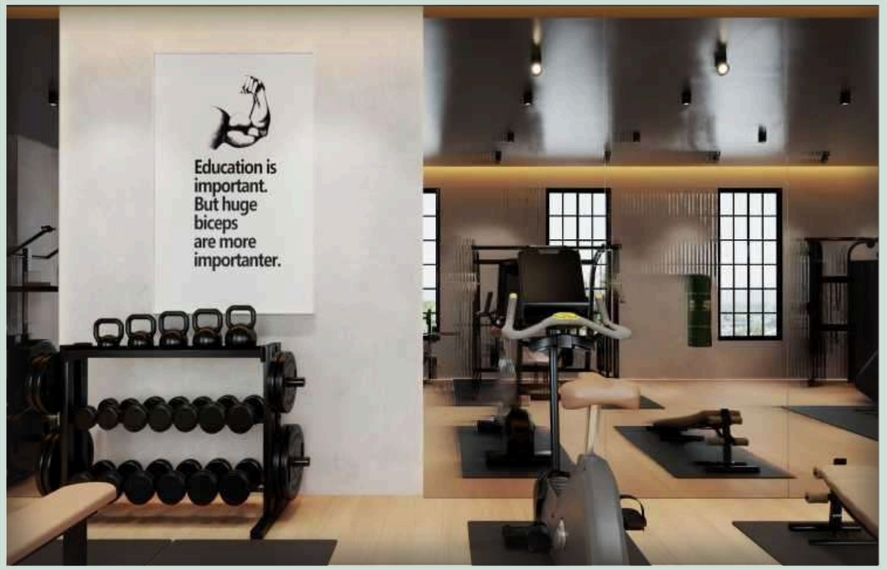
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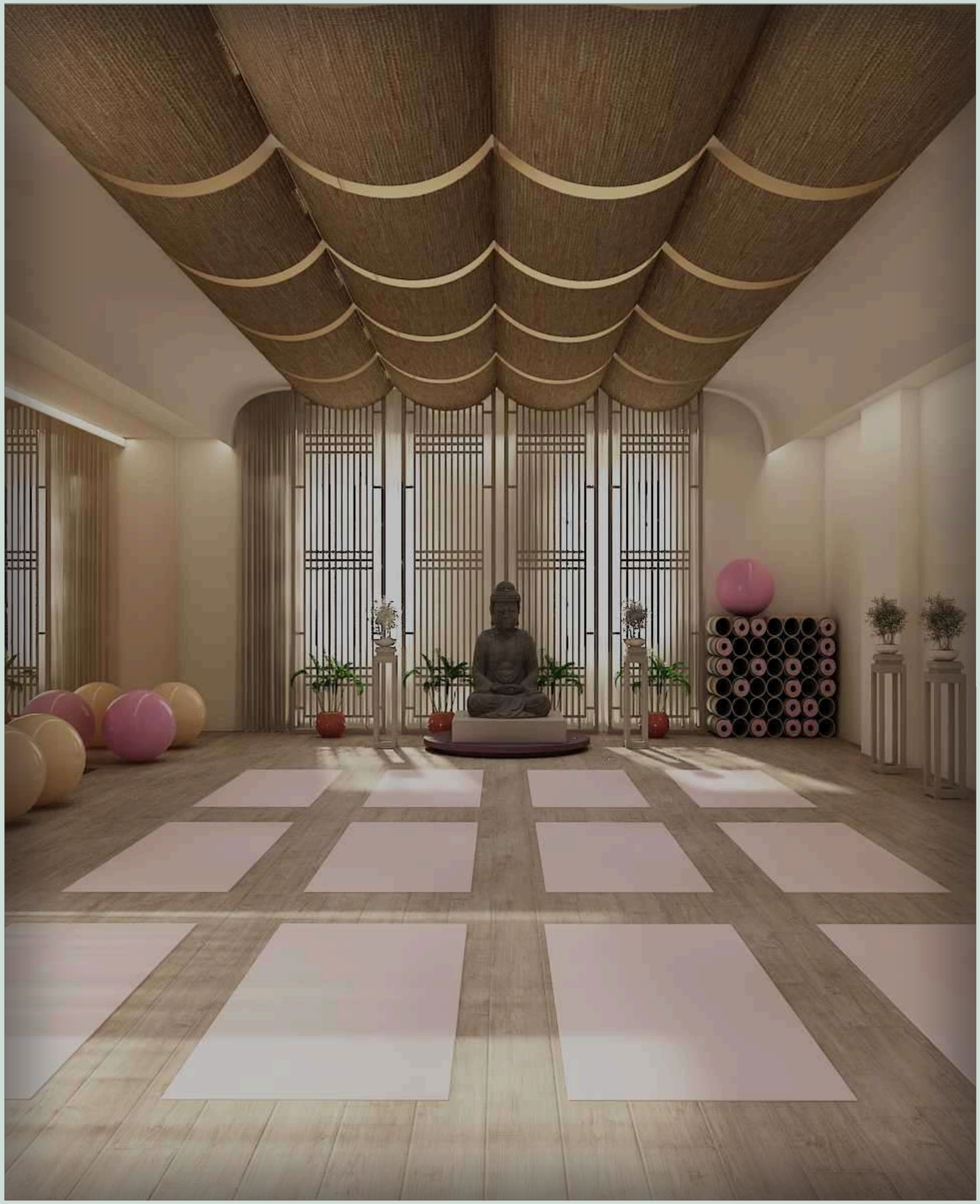
ELEVATE WELLNESS, REDEFINE LIMITS

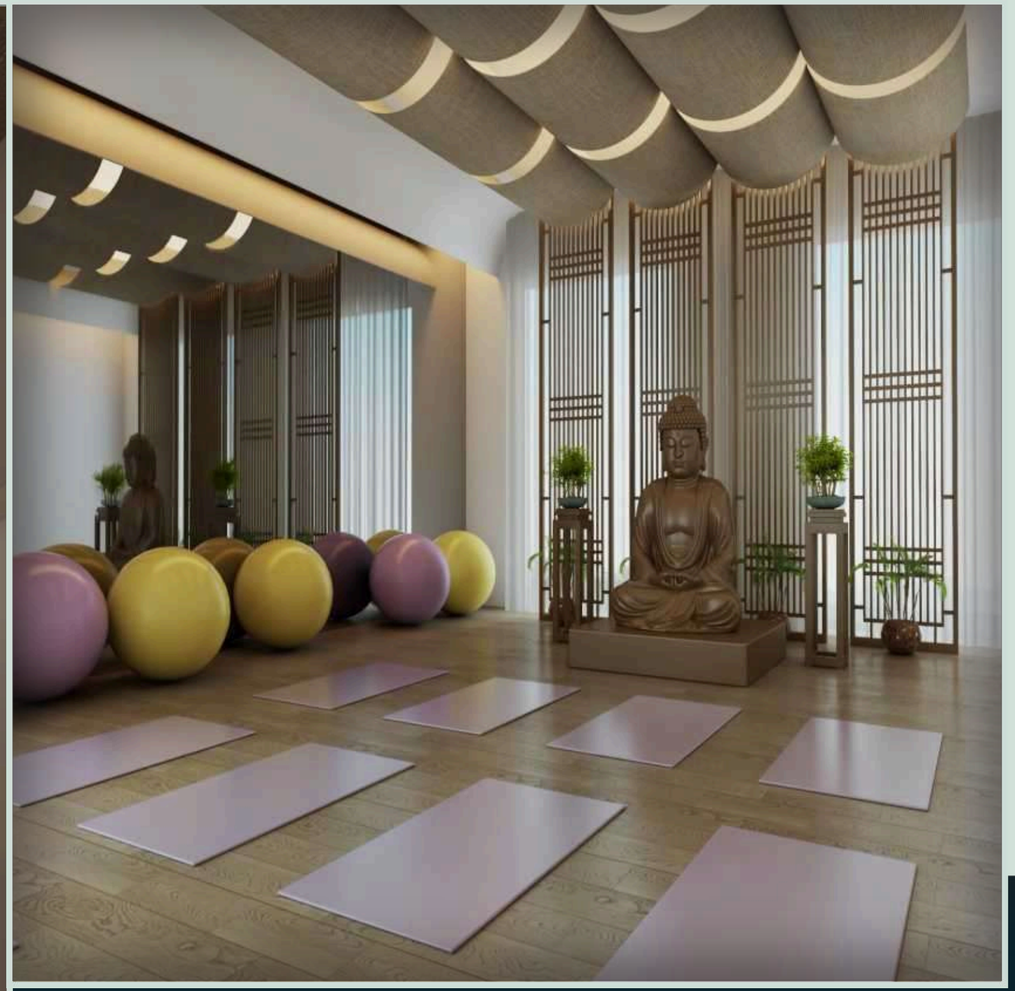
Push your boundaries in a gym designed for peak performance, where state-of-the-art equipment meets an atmosphere of pure motivation and luxury - because wellness should be as elevated as your lifestyle.











MEDITATE, MOVE & GROW, A SPACE FOR MINDFULNESS & HARMONY

Step into a tranquil space designed for movement, mindfulness and rejuvenation - whether you are flowing through yoga, meditating in peace or engaging in a wellness pursuit of your choice. All leading a healthier body and a calmer mind.

TheHeadline
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TheHeadline
SINCE 2024





GAME ON, IN GRAND STYLE

Challenge your friends & family, sharpen your skill and unwind in the thrill of the game - a space where luxury meets leisure. This space is more than a game room; an ultimate retreat for play and prestige.











DECISIONS THAT MAKE HEADLINES

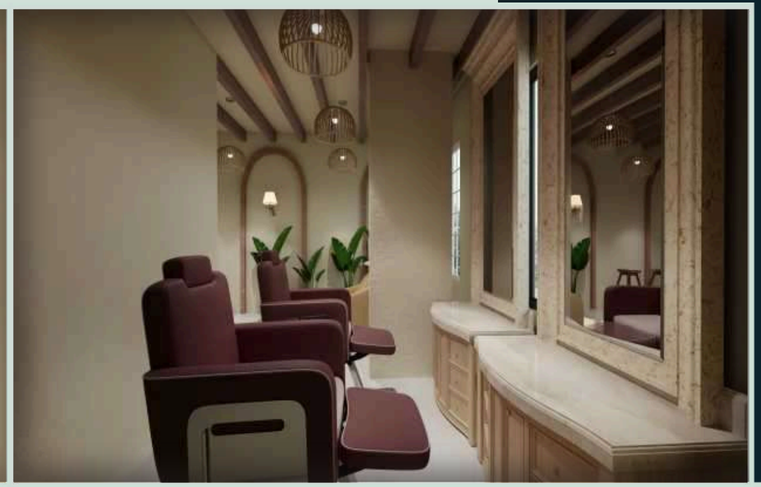
Whether you are hosting meetings, brainstorming a new project or closing a deal; our elegantly designed, fully equipped conference can be where those headlines are born.

TheHeadline

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TheHeadline
SINCE 2024





REJUVENATION STARTS HERE, YOUR PERSONAL HAVEN FOR WELLNESS AND BEAUTY

Indulge in a world of pure relaxation, from spa treatments to salon appointments, all an elevator ride away - because your well-being takes center stage.









TONS OF FUN, FOR YOUR LITTLE ONES

Let your trailbrazing children explore, laugh and learn in a vibrant space designed for endless joy and safe but epic adventures - because a child's imagination deserves a special place to foster curiosity.

TheHeadline
SINCE 2024

TheHeadline
SINCE 2024

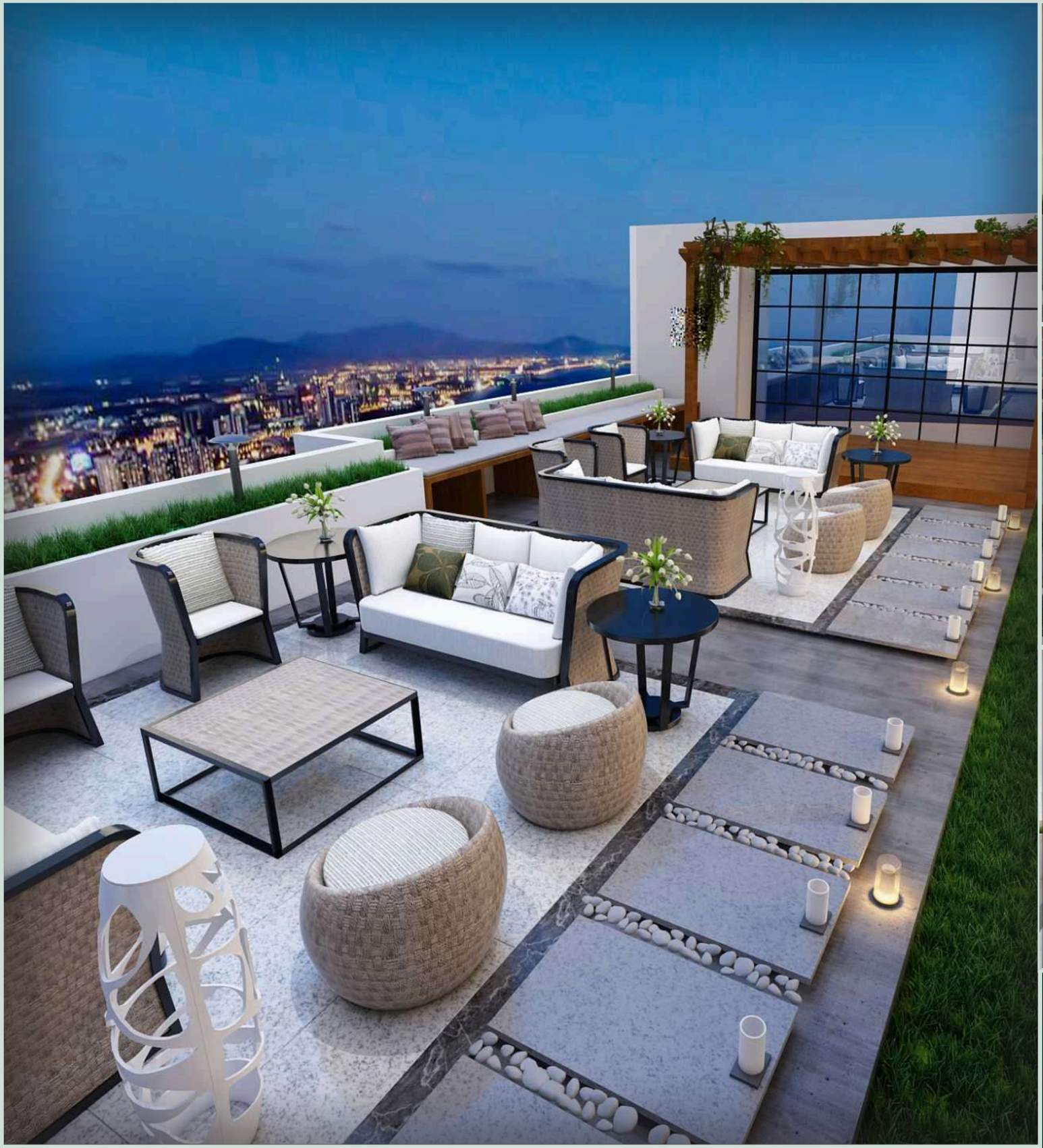




FOR FAMILIES - CREATING COMFORTING CONNECTIONS

Snuggle in, settle down, stay awhile. Where every seat feels like the best one and every memory is forever etched, step into the fully equipped family lounge to watch a movie in state-of-the-art surround sound or the cricket world cup final with your neighbors.











TOP OF THE HEADLINE, WHERE YOU BELONG

Unwind under the open sky in an exclusive rooftop retreat, feel every breeze and let loose in a serene space where every sunset paints a masterpiece and every moment feels news worth.

TheHeadline
SINCE 2024

TheHeadline
SINCE 2024

ENTERTAINING NIGHTS, WITH ALL AND MORE

Experience a state of the art home theater with Dolby Atmos Sound and seats that make you want to fall asleep. Because you are blockbuster movie.



TheHeadline
SINCE 2024





TAKE A DIP, WASH AWAY YOUR STRESS

Relax by taking a swim in an exclusive rooftop indoor pool and let loose after in a heated Jacuzzi. While your kids are safe in a pool designed for them, every single day.



TheHeadline

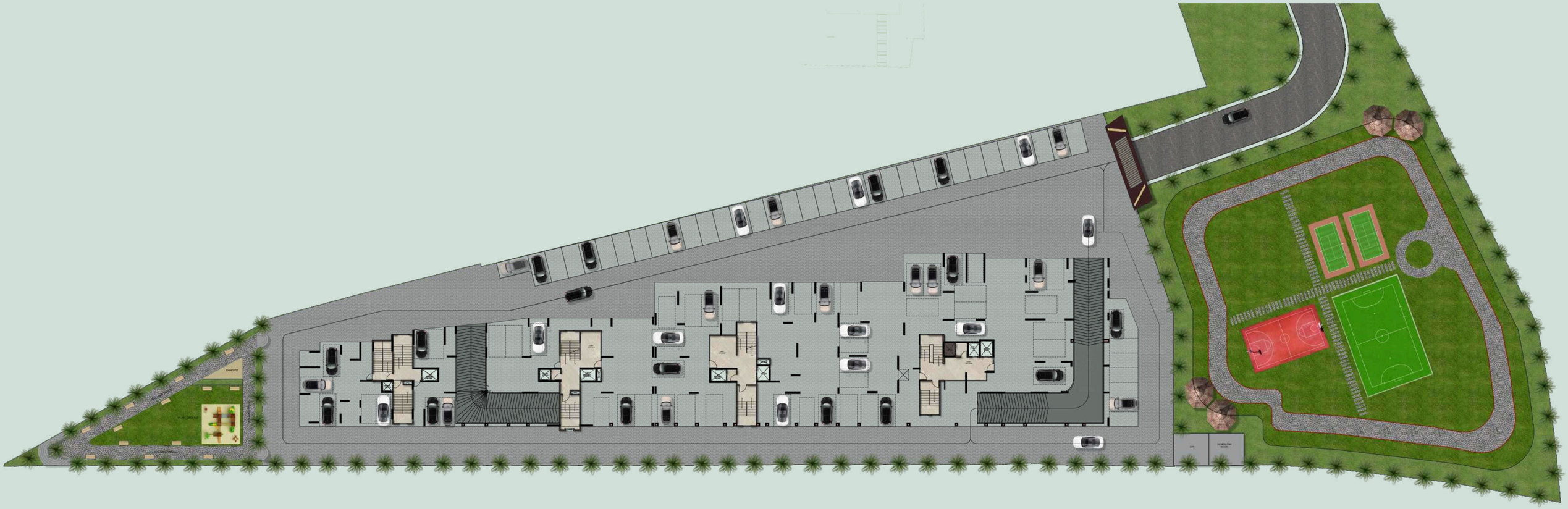
SINCE 2024

“THE INSIDE STORY”



LAYOUT KEY
FLOOR PLAN

TheHeadline
SINCE 2024



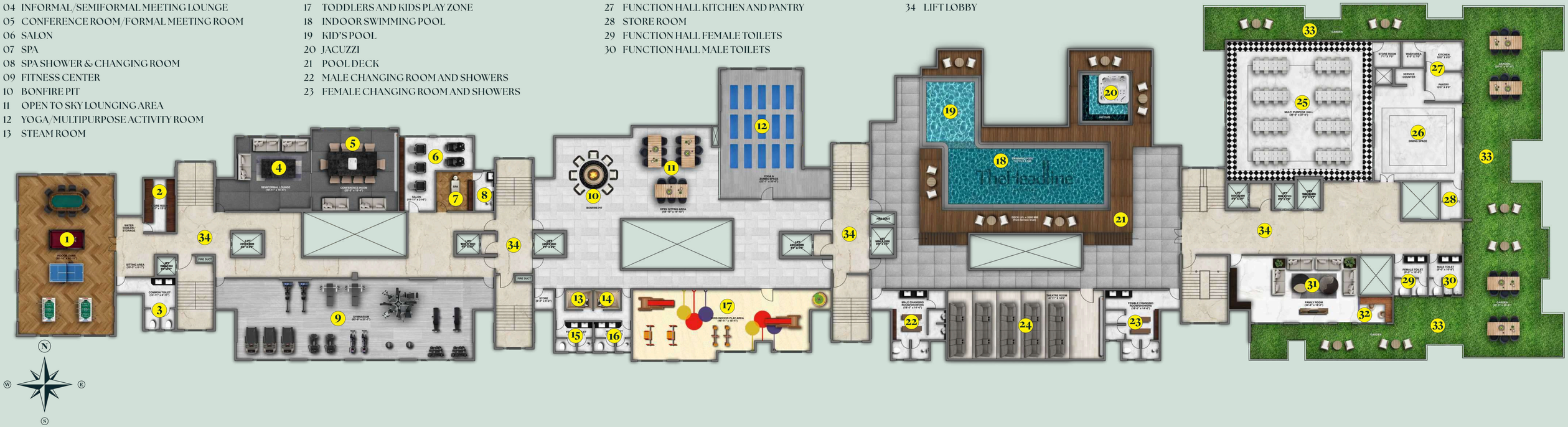


RECREATIONAL
FLOOR PLAN

TheHeadline
SINCE 2024

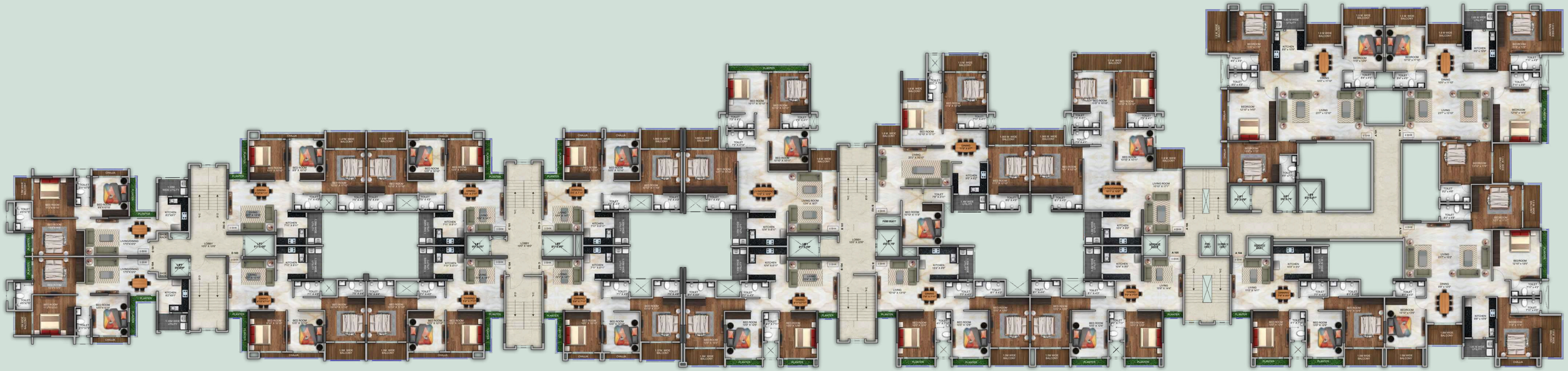
LEGEND

01 INDOOR GAME HAVEN
02 STORE ROOM
03 COMMON UNISEX TOILET
04 INFORMAL/SEMIFORMAL MEETING LOUNGE
05 CONFERENCE ROOM/FORMAL MEETING ROOM
06 SALON
07 SPA
08 SPA SHOWER & CHANGING ROOM
09 FITNESS CENTER
10 BONFIRE PIT
11 OPEN TO SKY LOUNGING AREA
12 YOGA/MULTIPURPOSE ACTIVITY ROOM
13 STEAM ROOM
14 SAUNA ROOM
15 FEMALE SHOWER & CHANGING ROOM
16 MALE SHOWER & CHANGING ROOM
17 TODDLERS AND KIDS PLAY ZONE
18 INDOOR SWIMMING POOL
19 KID'S POOL
20 JACUZZI
21 POOL DECK
22 MALE CHANGING ROOM AND SHOWERS
23 FEMALE CHANGING ROOM AND SHOWERS
24 HOME THEATER
25 MULTIPURPOSE FUNCTION BANQUET HALL
26 FUNCTION HALL DINING AREA
27 FUNCTION HALL KITCHEN AND PANTRY
28 STORE ROOM
29 FUNCTION HALL FEMALE TOILETS
30 FUNCTION HALL MALE TOILETS
31 FAMILY LOUNGE/MOVIE ROOM
32 STUDY AREA
33 OUTDOOR GARDEN & GAZEBO SEATING
34 LIFT LOBBY



TYPICAL
FLOOR PLAN

TheHeadline
SINCE 2024



WING A



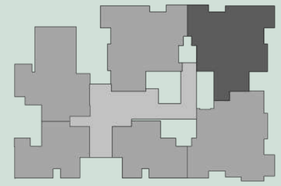
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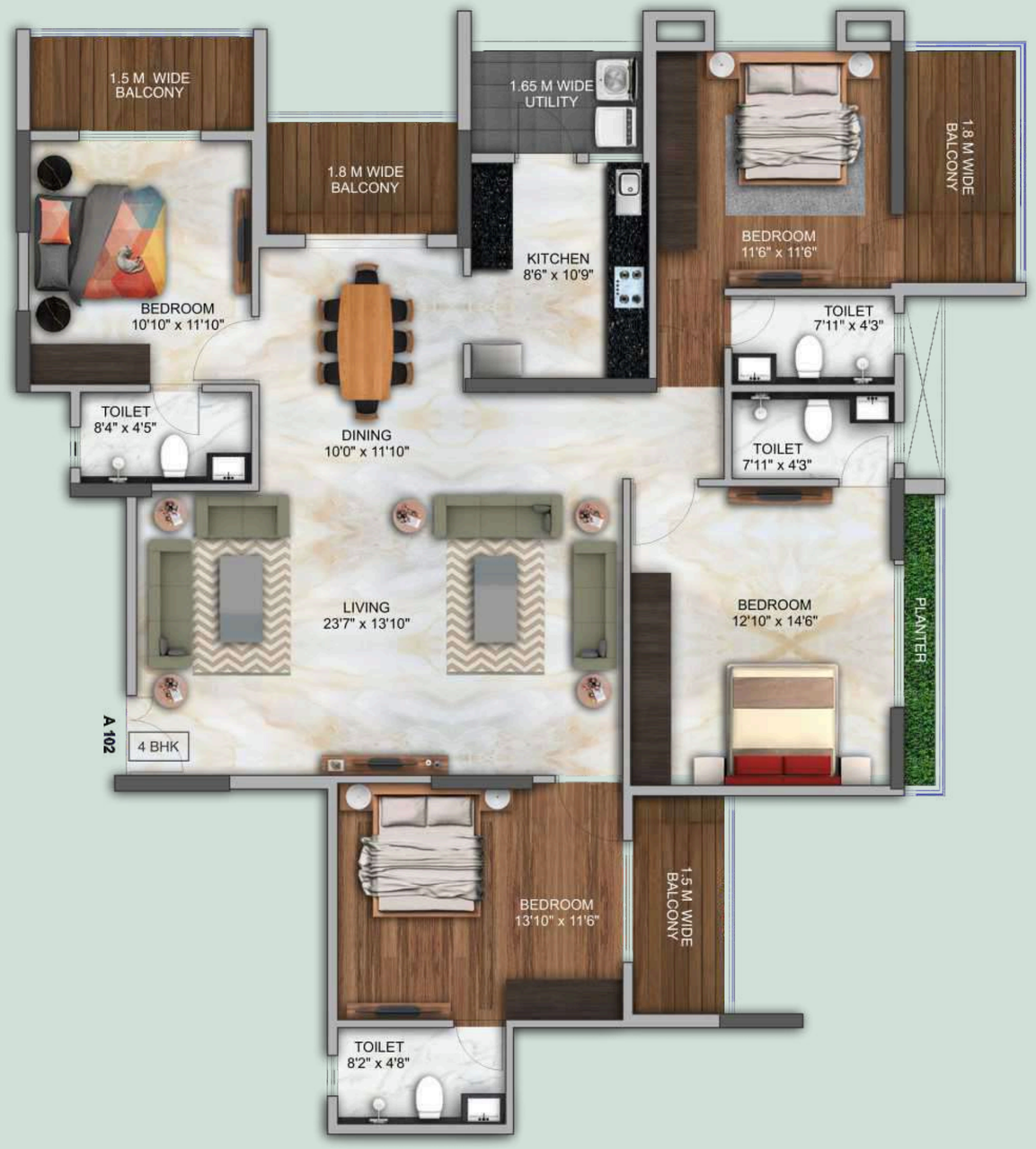
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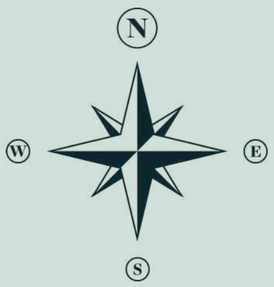




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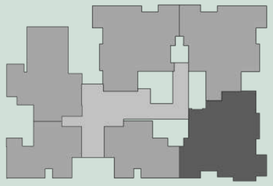






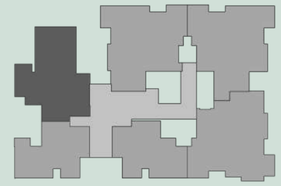
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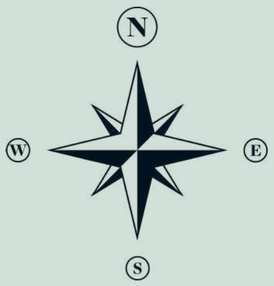




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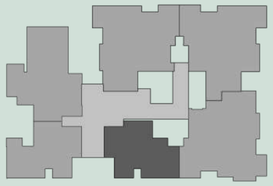






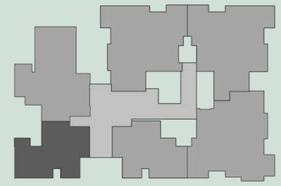
TheHeadline
SINCE 2024

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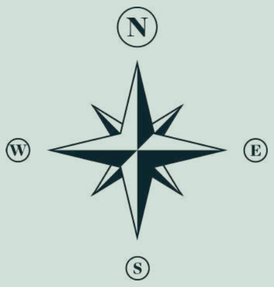




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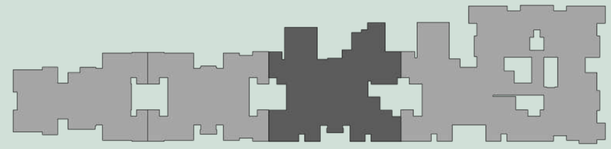




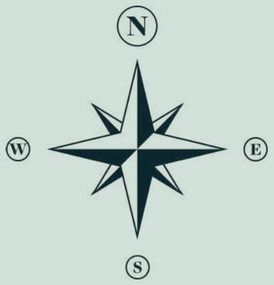


TheHeadline
SINCE 2024

WING B

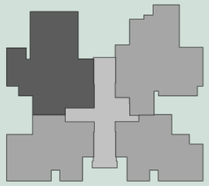






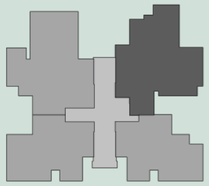
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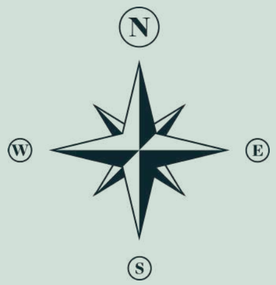




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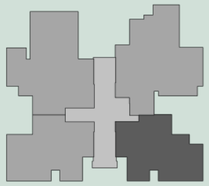






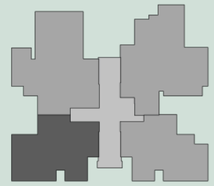
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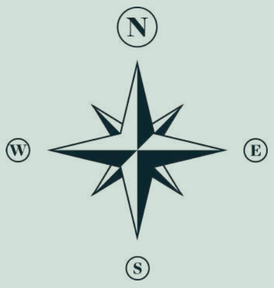




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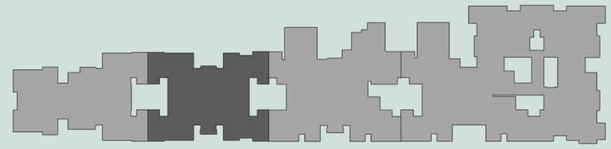






TheHeadline
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WING C

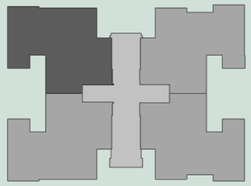






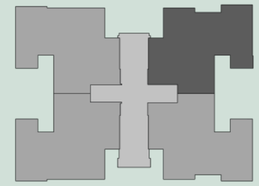
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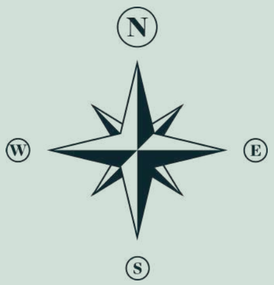




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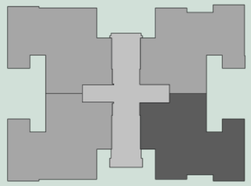






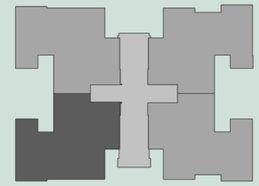
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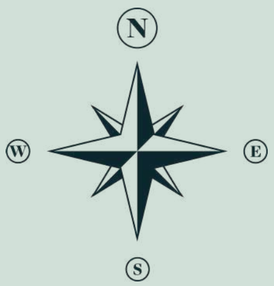




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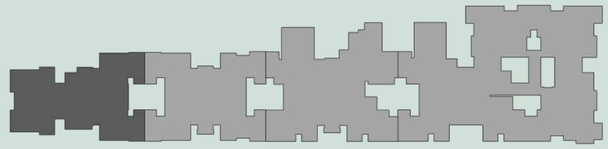




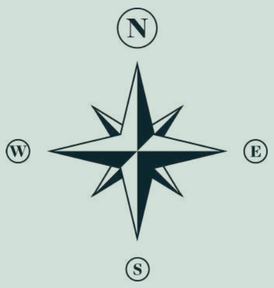


TheHeadline
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WING D

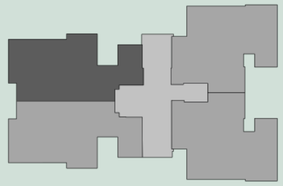






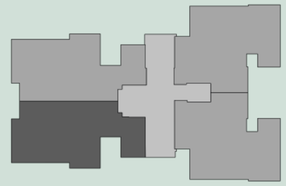
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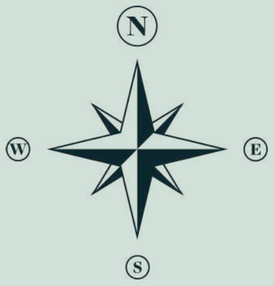




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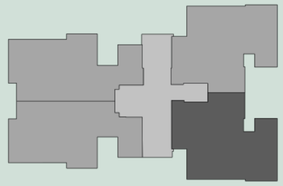






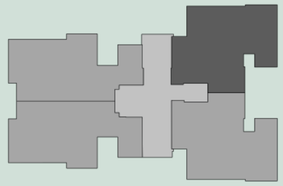
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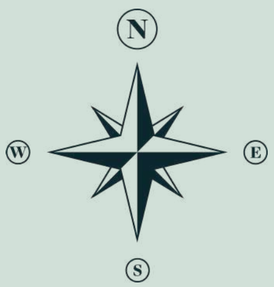




3 BHK
TYPE : 2B
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TheHeadline
SINCE 2024

TheHeadline
SINCE 2024

A GRAND SETTING FOR LIFE'S BEST MOMENTS

Envision a living and dining space where elegance meets comfort, designed to host unforgettable moments with loved ones in an atmosphere of pure sophistication. From intimate family dinners to grand celebrations, this is where your dream home takes shape - waiting for your personal touch to bring it to life.

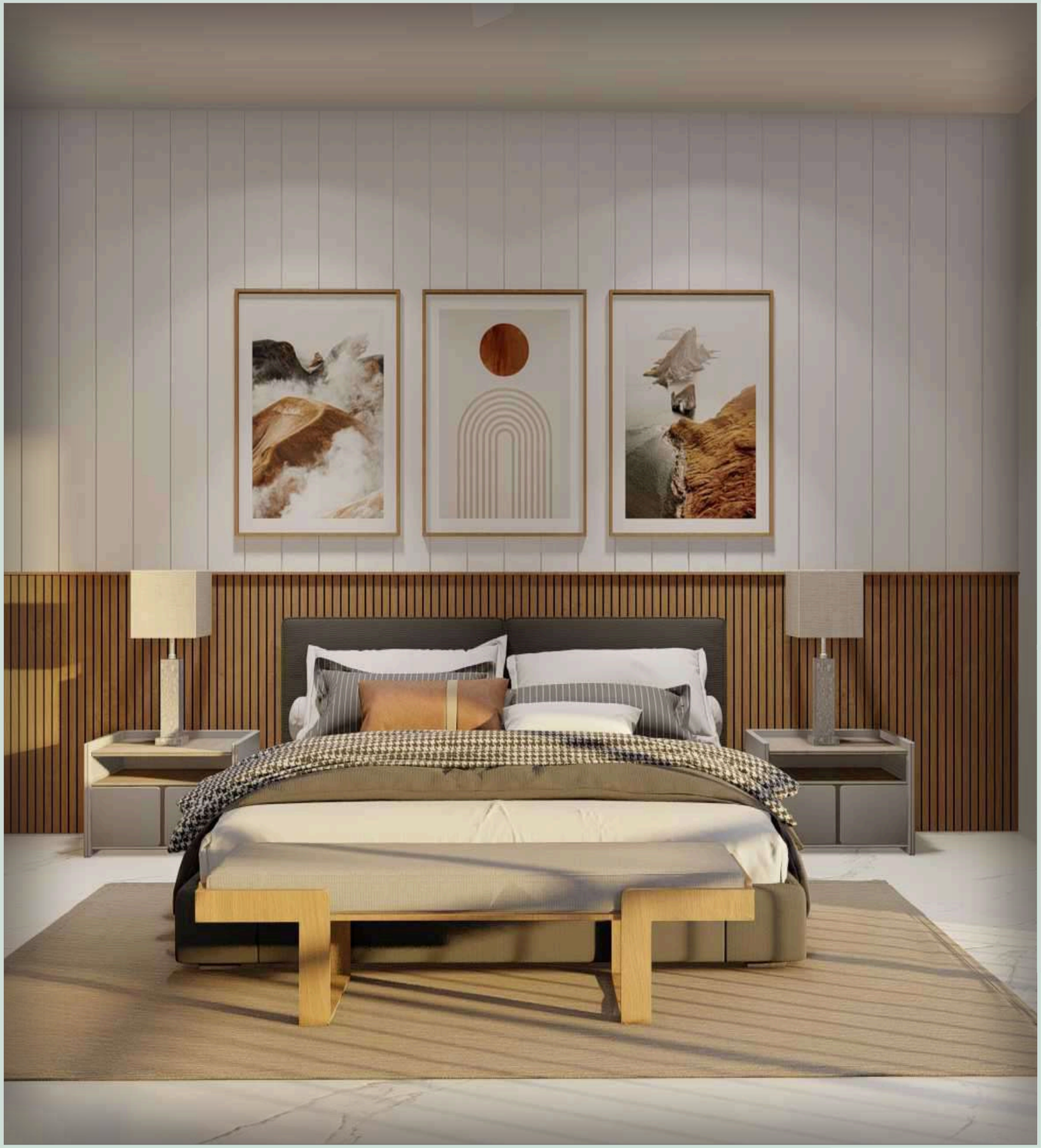


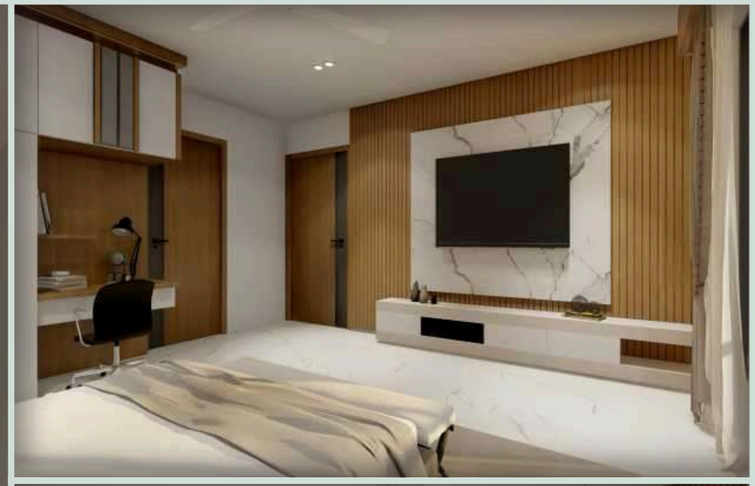
















THE DREAM BEDROOM

Step into a space where elegance meets comfort, designed to be your personal retreat from the world -because your dream bedroom should be as spacious as your lifestyle.

TheHeadline
SINCE 2024

TheHeadline
SINCE 2024





YOUR GOURMET SPACE FOR INSPIRED COOKING

Imagine a kitchen where sleek design meets effortless functionality, a space crafted to inspire every meal and elevate your culinary experiences. From gourmet creations to cozy family dinners, this is where your dream kitchen takes shape—designed for style, built for possibility.




The Headline
VIZ PEOP

SCAN NOW

TheHeadline
SINCE 2024
WALKTHROUGH

LIFESTYLE AMENITIES

HOME THEATRE	JACUZZI POOL	SWIMMING POOL	KID'S POOL	SOCIETY OFFICE
SEMI-FORMAL LOUNGE	CONFERENCE ROOM	FAMILY LOUNGE/ MULTIMEDIA ROOM	TODDLER'S DEN	GAME HAVEN
SPA ROOM WITH SHOWER	FULLY EQUIPPED SALON	STEAM & SAUNA	BONFIRE & BARBECUE	SKY GARDEN
GRAND DROP OFF AREA	ALLOTTED PARKING	CCTV SURVEILLANCE	SECURITY CABIN	SENIOR CITIZEN AREA
FITNESS CETER	YOGA ROOM	BANQUET HALL	BANQUET DINING	SKY LOUNGE
DOUBLE HEIGHT LOBBY	SIT-OUT GAZEBOS	HIGH SPEED ELEVATORS	VISITOR PARKING	AND SO MANY MORE

INTERNAL SPECIFICATIONS

Flooring & Finish
- Opulent Flooring : Luxurious Italian Finish Tiles for a sleek and contemporary ambience.
- Enhanced Safety : Anti-skid vitrified tiles in bathrooms, balconies & terraces for superior grip and durability.
- Designer Wall Cladding : Stunning full-height designer dado tiles in bathrooms, offering a blend of elegance and easy maintenance.

Walls & Finish
- Premium Wall Construction : High-strength ACC blockwork as per design for durability.
- Smooth Interiors : Gypsum plaster finish for a refined and seamless look.

Exquisite Bathrooms
- Thoughtfully Designed Spaces : Separate wet and dry areas with advanced 7-layer PU coat waterproofing.
- Luxurious Bath Fittings : Kohler, Jaguar Premium, Toto, Grohe or equivalent fittings, ensuring timeless elegance.
- Marble-Inspired Elegance : Mirror-finish, anti-skid vitrified tiles for flooring and wall cladding.
- Smart Bath Amenities : Geyser and exhaust provision for added convenience.

Doors & Windows
- Grand Entrance : 8 ft high flush pine doors with teak wood frames, finished with double-side laminate.
- Sophisticated Internal Doors : Matching 8 ft flush pine doors with premium laminate finish.
- Expansive Windows : Full-height aluminum windows designed for fire, UV, heat & sound resistance.
- Sleek Safety Railings : Approx. 4 ft high fabricated balcony and window railings for an open yet secure feel.

Balconies & Utility Areas
- Waterproofing Excellence : 7-layer PU coat ensures durability in balconies and utility areas.
- Illuminated Spaces : Ceiling-mounted lighting with concealed wiring for a refined finish.
- Sleek Soffit Ceiling : Enhancing aesthetics and maintaining uniformity across all units.

Gourmet Kitchens
- Elegant Countertops : Exquisite Quartz or Granite Kitchen Platform with designer tile dado up to 8 Ft, combining style and functionality.
- Smart Utility : Plumbing provision for washing machines & stainless steel sink with high-quality tap fixtures.

Advanced Electrical & Technology
- Power Packed : 3-phase power supply for uninterrupted efficiency.
- Fire-Safe Wiring : High-quality internal copper wiring ensuring safety and longevity.
- Smart Connectivity : CAT-6 wiring for cameras, IP intercom, and high-speed internet.
- Premium Switches : Modular switches from Legrand, Goldmetal, or equivalent brands.

Fire & Safety Features
- Intelligent Protection : Fire sprinklers, sensors, and smoke detectors in every room.
- Seamless Communication : Integrated PA system for instant alerts and emergency responses.

Smart Security & Communication
- Video Door Phone (VDP) : Smart VDP integrated with an IP intercom for seamless building-wide communication.
- Intercom : Integrated IP Intercom for communication within the building.

EXTERNAL SPECIFICATIONS

Architectural & Structural Excellence
- Earthquake-Resistant Structure : Engineered RCC frame as per National Building Code (NBC), ensuring structural stability and safety.
- Wind-Resistant Design : Built to withstand wind and seismic loads, adhering to the highest industry standards.

Sophisticated Exterior Finishing
- Premium Texture & Paint : Single coat texture, white primer, and double coat emulsion paint for a long-lasting and elegant finish.

Comprehensive Fire & Safety Infrastructure
- Multi-Level Fire Safety : Fire sprinklers, emergency activation buttons, alarms & a public address system covering the entire building.
- Fire-Protected Towers : Enclosed fire towers with fire-rated doors, emergency elevators & fire stairs.
- Hydrant & Sprinkler Systems : Installed across all areas, including common spaces and basements.
- Dedicated Refuge Area : Designed per NMC and fire department safety regulations.

Premium Elevators
- Spacious High-Speed Elevators : Schindler, Toshiba, or Otis make, ensuring smooth and efficient movement.
- Smart Lift Features : IP intercom, surveillance cameras & rescue device with V3F for energy efficiency.
- Access-Controlled Elevators : Multiple authentication levels for restricted access and enhanced security.

Uncompromising Security
- 24/7 Surveillance : CCTV cameras in all shared areas (except private spaces like bathrooms, spa, salon & yoga room).
- Automated Access Control : Magnetic locks for restricted amenities, ensuring privacy and exclusivity.
- Secure Entry System : Number plate recognition & video intercom for safe and seamless access.

Grand Lobby & Stairs
- Spacious Fire Lobby : Thoughtfully designed for compliance and easy access on every level.
- Opulent Floor Finishes : Premium Italian finish tiles enhancing the lobby's luxurious ambience.
- Sophisticated Meeting Room : Elegantly appointed meeting space in the ground-floor lobby for professional interactions.
- Durable Staircase : Granite/tile-clad staircases with stylish MS railings.

Water Supply & Sewage Management
- Advanced Water Treatment : Water purification and softening systems for high-quality water supply.
- Municipal Water Supply : Secure connection to the municipal water network via UGWT.

Reliable Power & Backup
- Uninterrupted Electricity : 100% DG set backup for all common areas.
- Seamless Lighting : High-quality electrical fixtures for common areas, lobbies, basements & amenities.

Integrated Networking & Smart Services
- Seamless Connectivity : Common & restricted internet access points for building-wide WiFi, security systems & smart controls.

Premium Parking Facilities
- Designated Car Wash Zone : Conveniently placed for easy vehicle maintenance.
- Allotted Parking Spaces : Organized allocation via a transparent lottery system.
- Efficient Stack Parking : Space-optimized parking solutions as per the latest design.

R SANDESH GROUP

A LEGACY OF TRUST

R Sandesh Group, founded in 2006, is a premier real estate company in India dedicated to delivering exceptional services to clients in property transactions. Established by Ramdeo Agrawal and Dilip Agrawal, the company has a proven track record of success, offering diverse options for residential and commercial properties tailored to clients' needs and budgets.

With Shraddha Agrawal and Sandesh Agrawal also at the helm, R Sandesh Group continues its commitment to excellence, building lasting client relationships through service, transparency, and integrity. Renowned for quality, reliability, and innovation, the company prioritizes customer satisfaction and trust above all.

Whether you're a first-time homebuyer, seasoned investor, or property seller, R Sandesh Group provides expertise, experience, and resources to achieve your goals. Contact us today to explore our services and optimize your real estate investments.

R Sandesh Group has over 50 projects pan India with over 5000 satisfied clients/partners. Their diverse portfolio spans residential, commercial, and mixed-use developments, textile manufacturing, film production, RMC, Crusher Ore Extraction and philanthropy all tackled with a commitment to quality, honesty and innovation.

With a focus on sustainable and eco-friendly practices, R Sandesh Group continues to set benchmarks in the industry, ensuring that each venture not only meets but exceeds the expectations. Their team of dedicated professionals works tirelessly to bring visionary ideas to life, creating stories that inspire and enhance the lives of everyone. As they look to the future, R Sandesh Group remains committed to their core values of integrity, excellence, and customer satisfaction, driving their continued success and growth in the years to come.

VISION STATEMENT

To be a pioneering force in a developing world, driving progress through excellence in real estate, infrastructure, manufacturing, and creative industries. We aspire to create world-class developments, foster industrial innovation, and uplift communities through sustainable, ethical, and forward-thinking practices.

MISSION STATEMENT

To establish a strong pan-India presence while exploring global opportunities in construction, infrastructure, and allied industries, contributing to a more developed and connected world. While upholding ethical business practices across all sectors, fostering long-lasting relationships with clients, partners, and communities.

LANDMARK PROJECTS
BY R SANDESH GROUP



Wadhwani Bliss
Byramji Town, Nagpur



The Sky
Ramdaspeth, Nagpur



The View
Ramdaspeth, Nagpur



Iconic Sudama
Dharampeth, Nagpur



The Rhythm
Shivaji Nagar, Nagpur



The Rise
Ganeshpeth, Nagpur



RSG Royal Wadhwani Palms
Naya Jaripatka (Nara), Nagpur



The Nest
Smart City, Bhopal



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PROJECT BY
R SANDESH GROUP

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CONSULTING ARCHITECT

STRUCTURAL & MEP CONSULTANT

BRANDING & DESIGN

MAHARERA NUMBER: UNDER PROCESS
https://www.maharera.mahaonline.gov.in/

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