



Rera No. : P52100026618

Shri Sai Park

1 & 2 BHK Value Plus Homes
Nighoje



SHRI SAMARTH GROUP
with the people.. for the people

Completed Projects



Shri Residency, Chikhali



Shri Heights, Chikhali



Shri Abhivishwa, Chikhali

Chairman

Mr. Sachin Khupse
CMD

A Businessman, Philanthropist, and Investor

Mr. Sachin Khupse is the Chairman and Managing director of **Rohan Associates** .one of the leading privately held land acquisition company in pune. An expert entrepreneur with over decades of experience in the real estate industry, Mr. Khupse plays a key role in shaping up the growth model for Rohan Associates. His wisdom and relationship has given Rohan Associates a strong foundation and his effective groundbreaking expertises are being leveraged in policy creation , process, administration and business development . Mr. Khupse leads the company's initiative to extend its presence in to strategic markets and its development plan.

Our Completed Project

- 1) Shri Residency
Gat no.1192,Durga nagar, Near Shine City,Sonawane Wasti Rd.Chikhali Pune - 412 114.
- 2) Shri Heights
CTS No.345, Near Bus Stop,Chikhali,Pune - 411 062.

Our On going Project

- 1) Shri Abhivishwa
Gat No.896, Mahadev Mandir Road, Kudalwadi, Chikhali,Pune - 411 062.
- 2) Shri Sai Park
Gat No. 330,331,Main chowk ,Nigoje ,MIDC area Chakan,
Tal - Khed, Dist - Pune - 410 501.

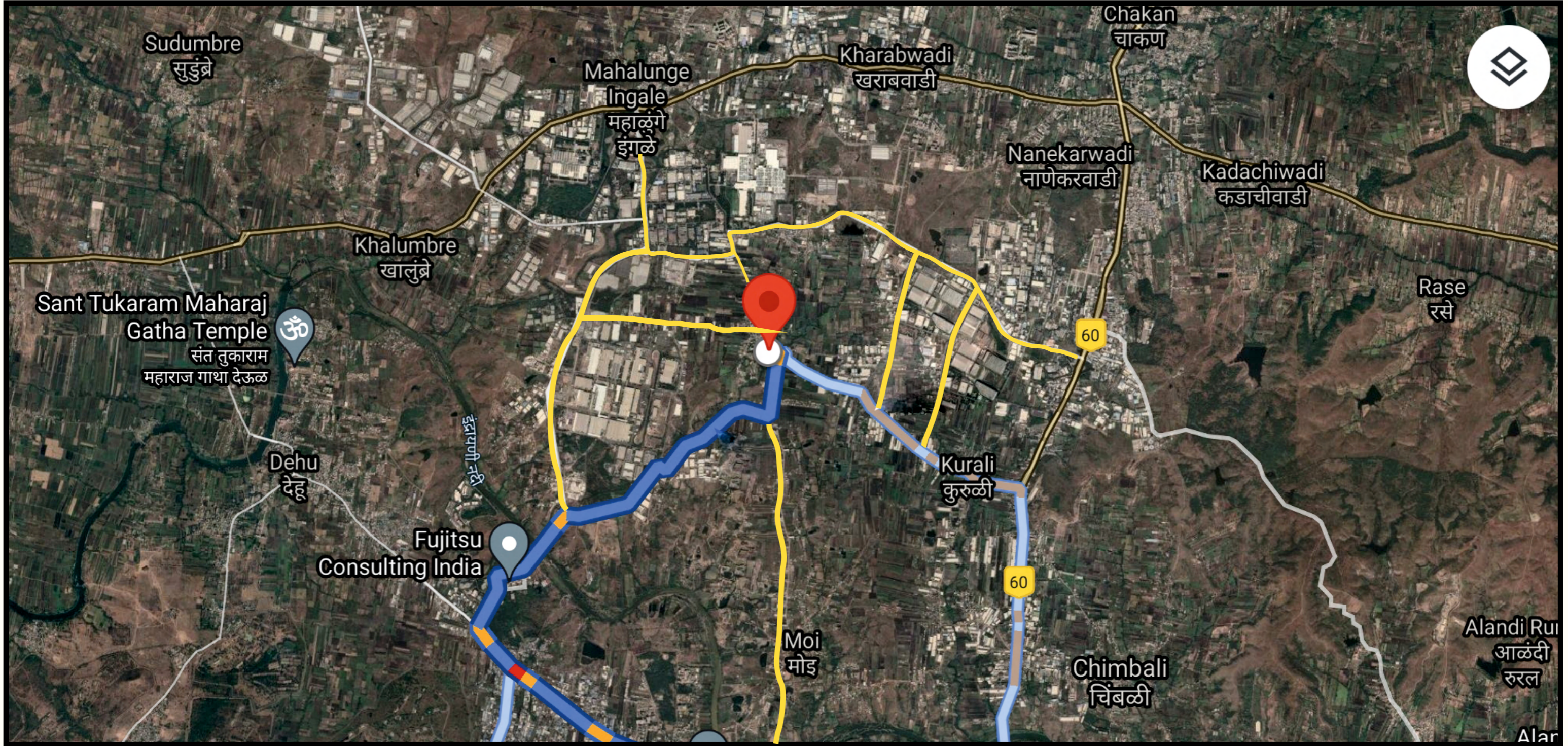
CREADITS

ARCHITECTS
MJ Associates

R.C.C.
SD Structural Consultant

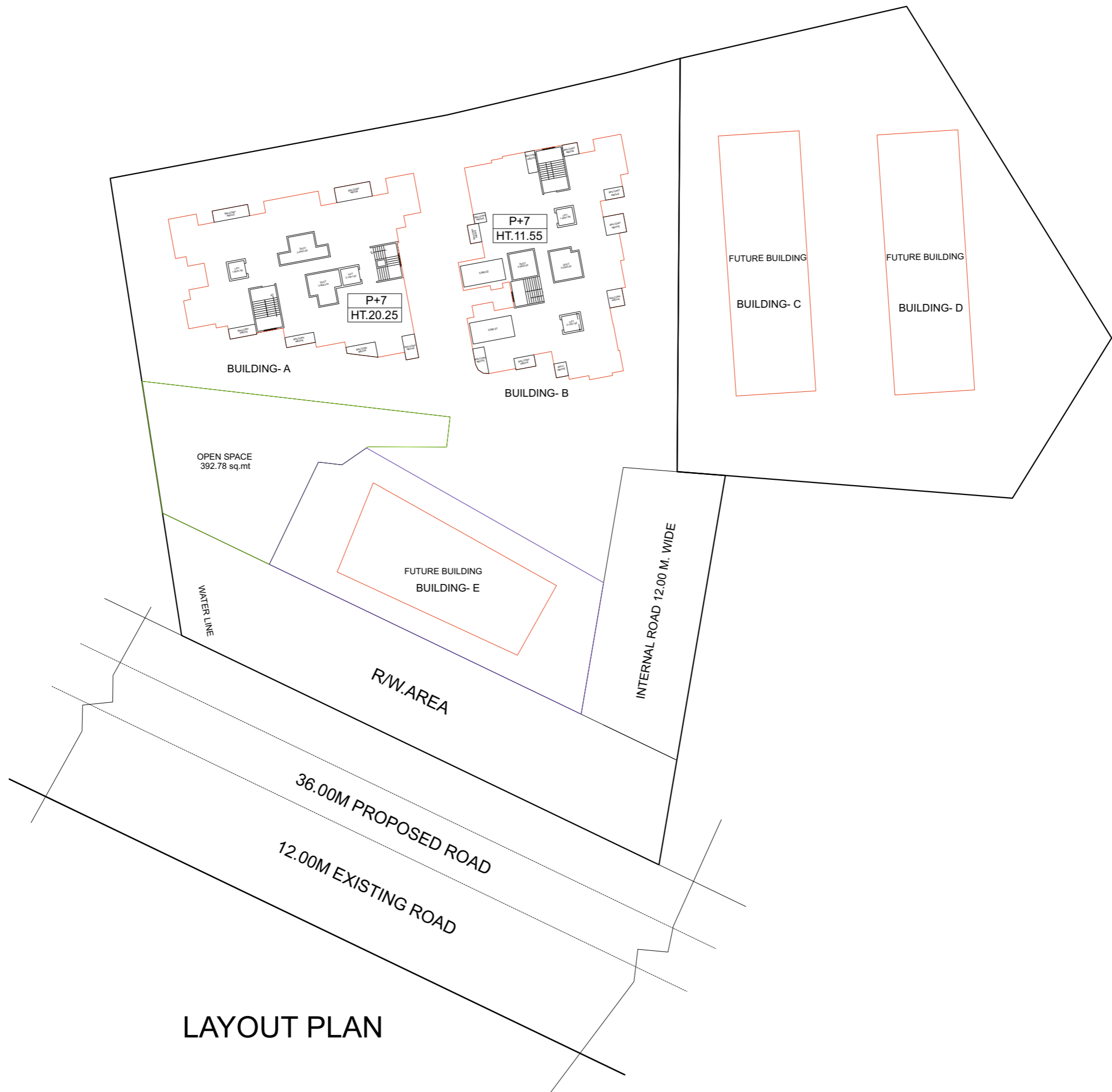
LEGAL
Adv. Nilesh B Kamthe

Location Map

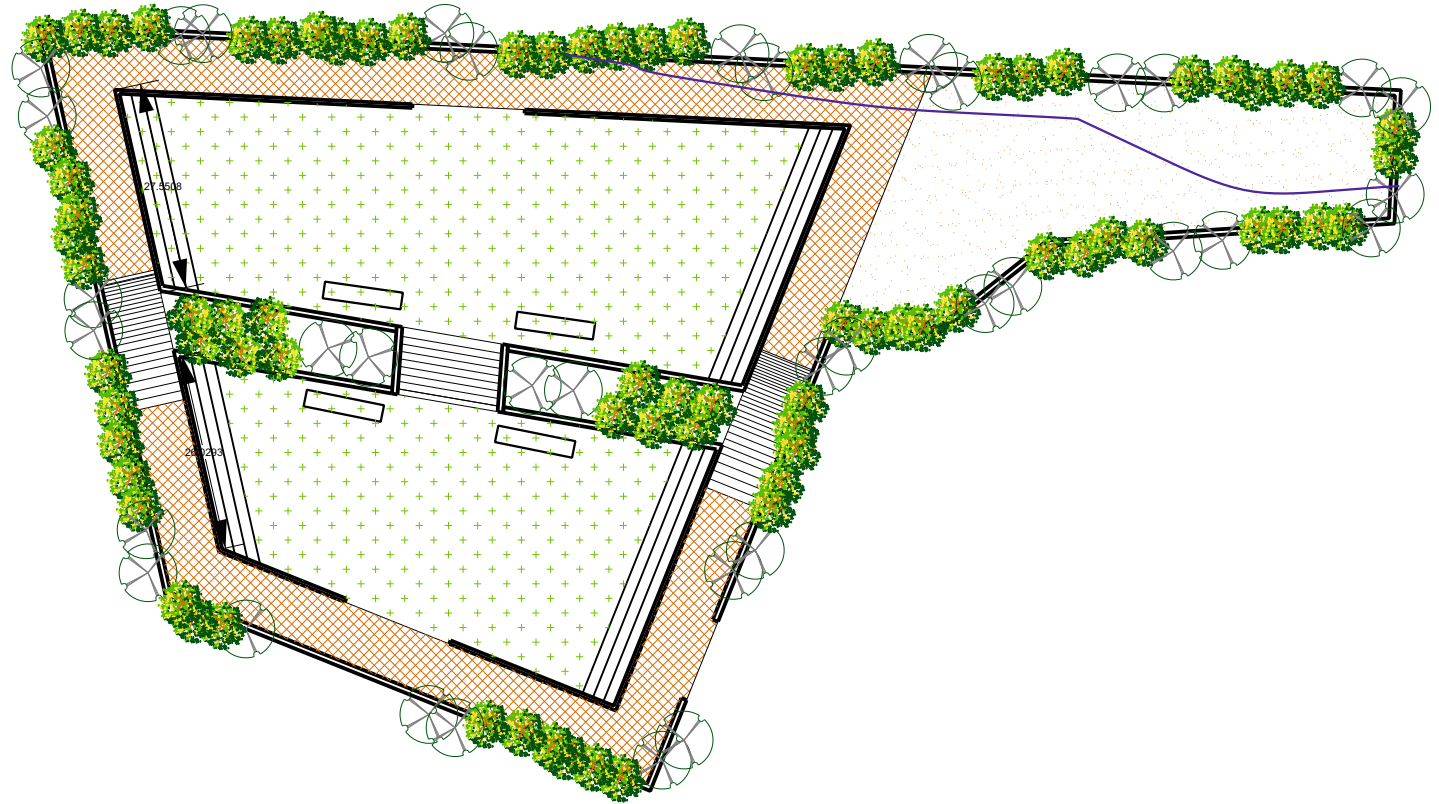


Key distances

Tata Motars	:	01 min
Mahindra & Mahindra	:	05 min
Bajaj Auto Chakan	:	05 min
Volkswagen, Mercedes-Benz	:	10 min
KSB Chowk	:	15 min
Pune-Mumbai Road	:	20 min
Talawade IT Park	:	05 min
Chakan	:	07 min



LAYOUT PLAN



GARDEN

Shri Sai Park

1 & 2 BHK Value Plus Homes



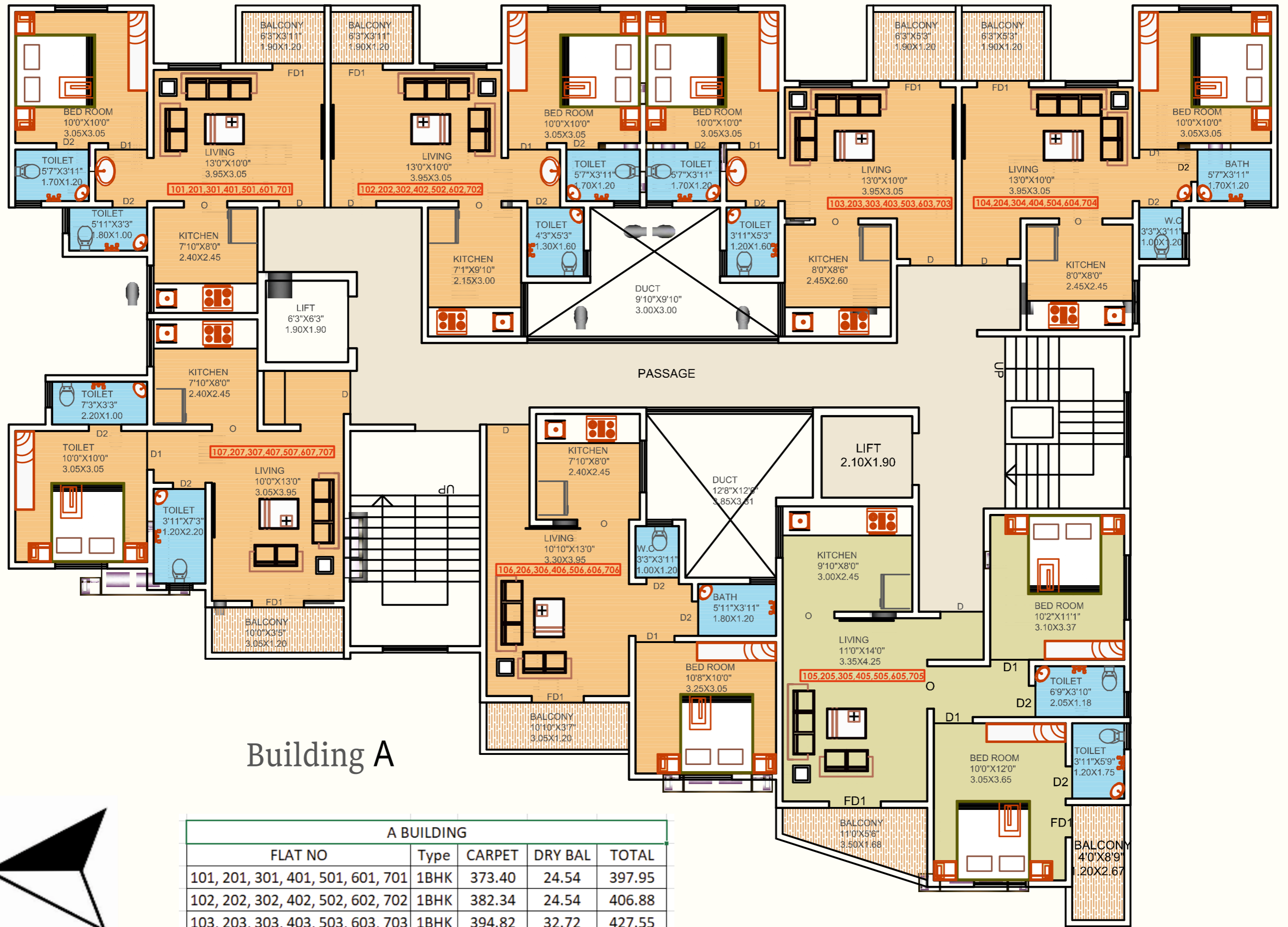
Key Features

- Project At Main Chowk, Nighoje
- Near Ring Road
- 120.ft Road Touch
- First Project Closest To PCMC In Nighoje

DREAMS Don't *Work*
Unless YOU Do...



Comprising 1 & 2 BHK residences, Shri Sai Park is all set to transform the way you buy your dream home - without compromise, without extending your budget, and without any worries ! Instead, Shri Sai Park welcomes you to experience a meticulously planned and well-designed home that enriches your lifestyle with comfort, convenience, and celebration !



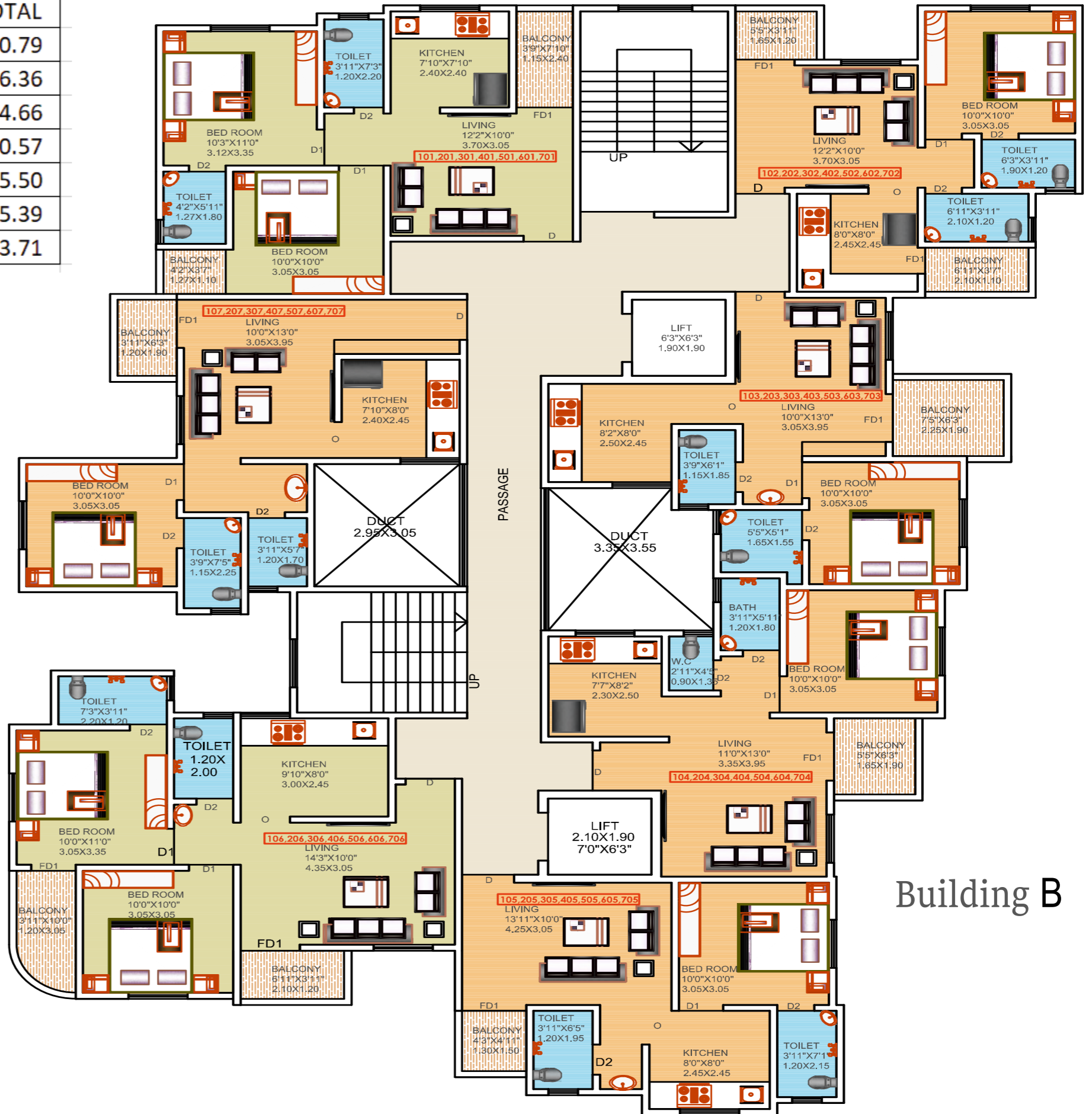
Building A



A BUILDING				
FLAT NO	Type	CARPET	DRY BAL	TOTAL
101, 201, 301, 401, 501, 601, 701	1BHK	373.40	24.54	397.95
102, 202, 302, 402, 502, 602, 702	1BHK	382.34	24.54	406.88
103, 203, 303, 403, 503, 603, 703	1BHK	394.82	32.72	427.55
104, 204, 304, 404, 504, 604, 704	1BHK	382.12	32.72	414.84
105, 205, 305, 405, 505, 605, 705	2BHK	599.23	75.89	675.12
106, 206, 306, 406, 506, 606, 706	1BHK	417.32	39.07	456.39
107, 207, 307, 407, 507, 607, 707	1BHK	417.64	34.44	452.09

B BUILDING

FLAT NO	Type	CARPET	DRY BAL	TOTAL
101, 201, 301, 401, 501, 601, 701	2BHK	506.02	44.78	550.79
102, 202, 302, 402, 502, 602, 702	1BHK	380.18	46.18	426.36
103, 203, 303, 403, 503, 603, 703	1BHK	398.59	46.07	444.66
104, 204, 304, 404, 504, 604, 704	1BHK	406.88	33.69	440.57
105, 205, 305, 405, 505, 605, 705	1BHK	404.40	21.10	425.50
106, 206, 306, 406, 506, 606, 706	2BHK	562.20	63.18	625.39
107, 207, 307, 407, 507, 607, 707	1BHK	439.17	24.54	463.71



Building B



AMENITIES

- Party Lawn With Performance Stage
- Kids Play Park
- Elder Sitting Area
- Outdoor Yoga
- Outdoor Exercise Station
- School Bus & Cab Pickup Point

SPECIAL FEATURES OF HOMES

- Value for money homes
- Liveable homes in affordable budget
- A dedicated entrance lobby
- Living room with dining area & terrance
- Spacious bedrooms

SPECIAL FEATURES OF PROJECT

- Exceptional security with CCTV Cameras for Common Areas
- Well-connected to business hubs, entertainment centres, education and daily needs
- Meticulously planned to ensure maximum utilization of space
- Solar water heating system for common bathroom
- Exceptional safety with fire fighting system
- Rain water harvesting
- DG backup for common areas
- Automatic elevators

Specifications

STRUCTURE

- 1 Earthquake resistant RCC framed structure with 5 inch fly ash bricks / AAC block

PLASTER

- 1 External sand faced plaster
- 2 Internal gypsum / POP plaster

WINDOWS

- 1 3 track powder coated alumium sliding
- 2 windows with mosquito net

PAINTING

- 1 Internal walls in oil bond distemper
- 2 External walls in acrylic paint

TOILET

- 1 Decorative glazed tiles of size 300 x 450mm
- 2 C.P. Fitting of Jaguar or equivalent brand
- 3 Sanitarywares of Hindware or equivalent brand
- 4 Provsion for exhaust fan & geyser

KITCHEN

- 1 Granite platform with SS sink
- 2 Dado tiles upto lintel level above platform
- 3 Provision for water purifier, Exhaust fan etc.
- 4 Provision for washing machine in dry balcony

ELECTRICAL

- 1 Concealed fire resistant copper wiring of Polycab or equivalent brand
- 2 Modular switches of Legrand or equivalent brand
- 3 Provision for AC in master bedroom
- 4 Provision for Inverter
- 5 Provision for TV point, Telephone in living room

FLOORING

- 1 2' x 2' Vitrified tiles in all rooms
- 2 Anti skid tiles for bathrooms, dry balcony & terraces

DOORS

- 1 Main Door - Good quality laminated flush door with safety & necessary fitting
- 2 Other Doors - good quality doors with necessary fitting



SHRI SAMARTH GROUP

AN ISO 9001:2008 CERTIFIED

**JV
PROJECT BY**

ROHAN ASSOCIATES
Developers , Promoters & Builders

SITE ADDRESS : Gat No. 330 & 331, Main Chowk Nighoje, MIDC Area Chakan, Tal. Khed, PMRDA, Pune - 410 501

OFFICE ADDRESS: Shop No. 4,5,6, Shri Heights, CTS No. 345, Near Ambedkar Bhavan, Dehu Alandi Road, Chikhali, PCMC , Pune - 412 114.

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