



@ Wadmukhwadi, Moshi

# सेलिब्रेशन

प्रत्येक क्षणाचं,  
परिपूर्ण आयुष्याचं!



**Dream house,**  
Remember the courtyard!



# SATISFACTION IS MANIFESTED THROUGH TRUST





### Mr. Dipak Bappu Bhosale

ERH07 | 1572 sq.ft.  
Sanction: 2672 sq.ft.  
**4 BHK**

Sai Angan helped me realize my dream. I had first thought that owning a bungalow would be a lot of hassles. But it was a very smooth process here right from the step 1.

The bungalow has brought us a great deal of joy and satisfaction. Thanks to the team

### Mr. Dilipkumar Tiwari

CRH18 | 1152 sq.ft.  
Sanction: 1800 sq.ft.  
**4 BHK**

We had visited quite a few plots but couldn't finalize one because something or the other was lacking.

However, at Sai Angan we could tick all the boxes. Be it location, architecture, open space and features. We couldn't have asked for more.



### Mrs. Abhilasha Karadi

ERH20 | 1688 sq.ft.  
Sanction: 2600 sq.ft.  
**5 BHK**

Sai Angan was exactly what I wished for. A bungalow of my own with courtyard and private parking. It all got materialized because of Sai Angan and people behind it. I give 10 on 10 for their Transparent process, handholding all through and clear documentation.



### Mr. Shivaji Pawar

FRH13 | 1348 sq.ft.  
Sanction: 2000 sq.ft.  
**5 BHK**

After fulfilling our basic needs and settling down in thr career, I set out for the dream of my family - Our own bungalow. As our good luck had it, we got to know about Sai Angan at Moshi and visited the site. And it was love at first sight!

It scored 10 on the scale on the Location, amenities and the design.



# WHY MOSHI IS THE BEST LOCATION TO BUY A PLOT?

Ring road, one of the major infrastructure projects, that is just a few minutes from the Pune Airport. Moshi is pitched to be the most rapidly growing area in the city. This strategic location is in the center of the larger Pune Metropolitan Area and is poised to be the best suburb of future Pune. It is around 15 km from Pune railway station and 21 km from Pune International Airport and is close to the city's IT Hub, Kalyani Nagar, which is 17.5km away. Moshi makes for an attractive destination due to its location advantage as it is very close to the Pune Airport in Lohegaon and has swift connectivity to the IT and residential hubs of Karadi, Hinjewadi, Alandi, Moshi, Charholi, Viman Nagar and Wagholi. Moshi will be one of the first regions to get the benefits of the Ring Road as well as other proposed development projects all of which will uplift the property values of the locality in coming times.

## WHY INVEST IN LAND?



A plot offers you the freedom to build your home the way you want and when you want



Today's investment will transform into tomorrow's family heirloom



Non-volatile, unlike other asset classes



High appreciation potential



Secure and tangible investment

## WHY INVEST WITH



@ Wadmukhwadi, Moshi

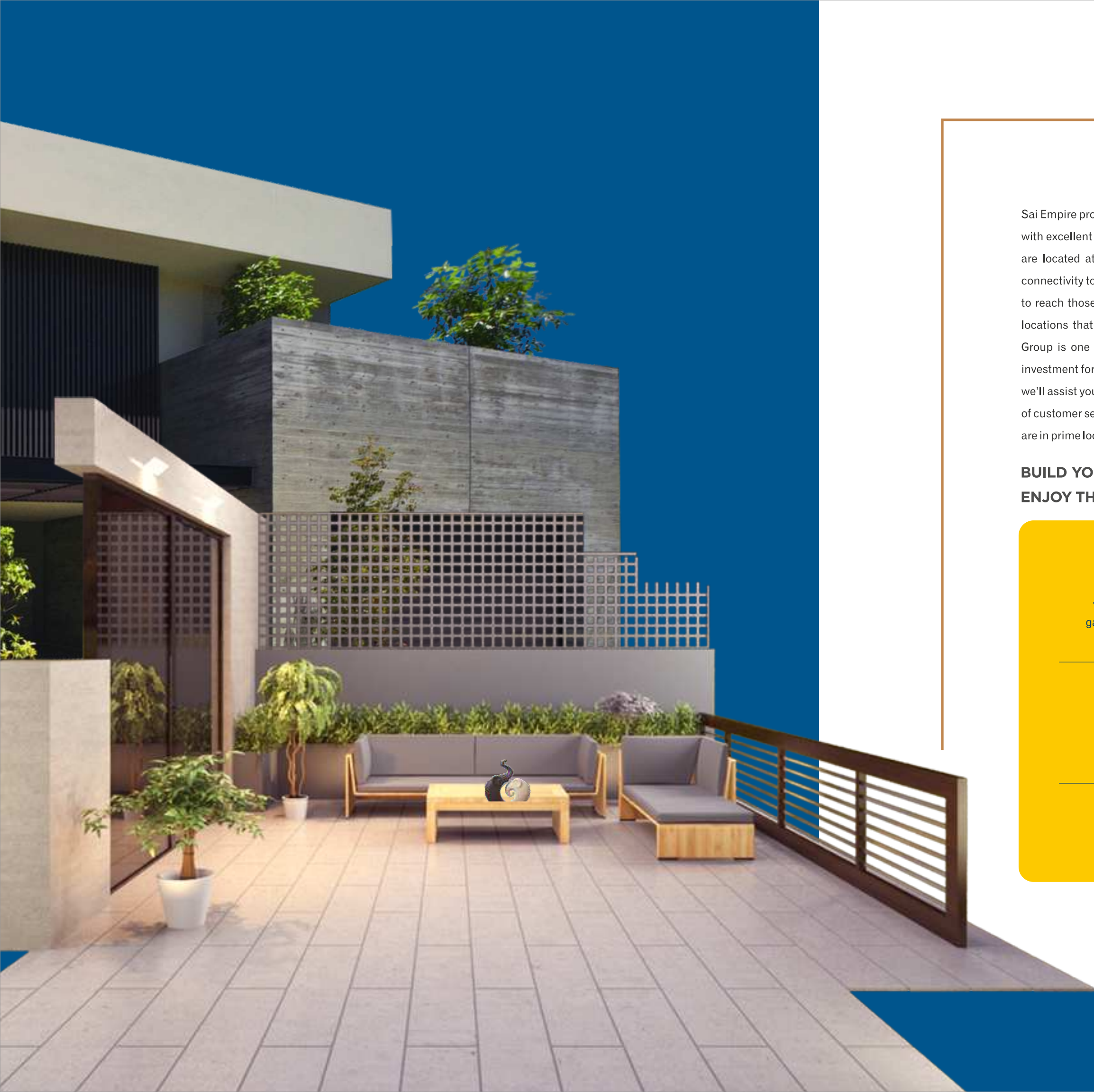
Hassle-free documentation and clear titles

Trust committed to you

Quality that is built to last

Risk-free investment with good capital appreciation





**@ Wadmukhwadi, Moshi**

Sai Empire provides the best in class premium and NA open bungalow plots, with excellent amenities. Our residential project of NA bungalow open plots are located at prime locations of the city. You'll live in a place of smart connectivity to major places and landmarks in the city, which will enable you to reach those destinations in a short period of time. We offer NA plots at locations that enhance your work-life balance. Saitiru Properties & Royal Group is one of the leading land developers in Pune. You'll make a safe investment for your dream bungalow NA plot. Our deals are transparent and we'll assist you throughout the documentation process. We provide 365 days of customer services for you to lead a stress-free life. Our residential projects are in prime locations and investing in NA plot can result in high returns.

**BUILD YOUR OWN BUNGALOW AND  
ENJOY THE LIFE IN GOLDEN BYGONE ERA, TODAY!**



**10 ACRES**  
gated community



**CONNECTIVITY**  
to ring road



**STATE OF ART INFRA**  
with well planned network of roads  
and underground wiring



**LOCATED IN**  
high growth development corridor  
of pune east





@ Wadmukhwadi, Moshi

*An elite gated community*

## TO COMPLEMENT YOUR FINE LIFESTYLE



*It's crafted for*  
**YOUR LIFESTYLE TODAY,  
TO GROW AS AN INVESTMENT**  
*Tomorrow.*

### AN ECO-FRIENDLY

*project with self-sustaining features.*

### A MAGNIFICENT ENTRANCE GATEWAY

*with an asphalted 40 ft wide road,  
paved pedestrian paths with trees/shrubs on both sides*

### LED STREETLIGHTS

*and other facilities like electricity line,  
water connection, sewage connection,  
and much more*

*7.5 mtr. Internal Road*

*9 mtr. Main Road*

*Concrete Road*

*PCMC Water Connection*

*Electricity Line Connection*

*CCTV Security*

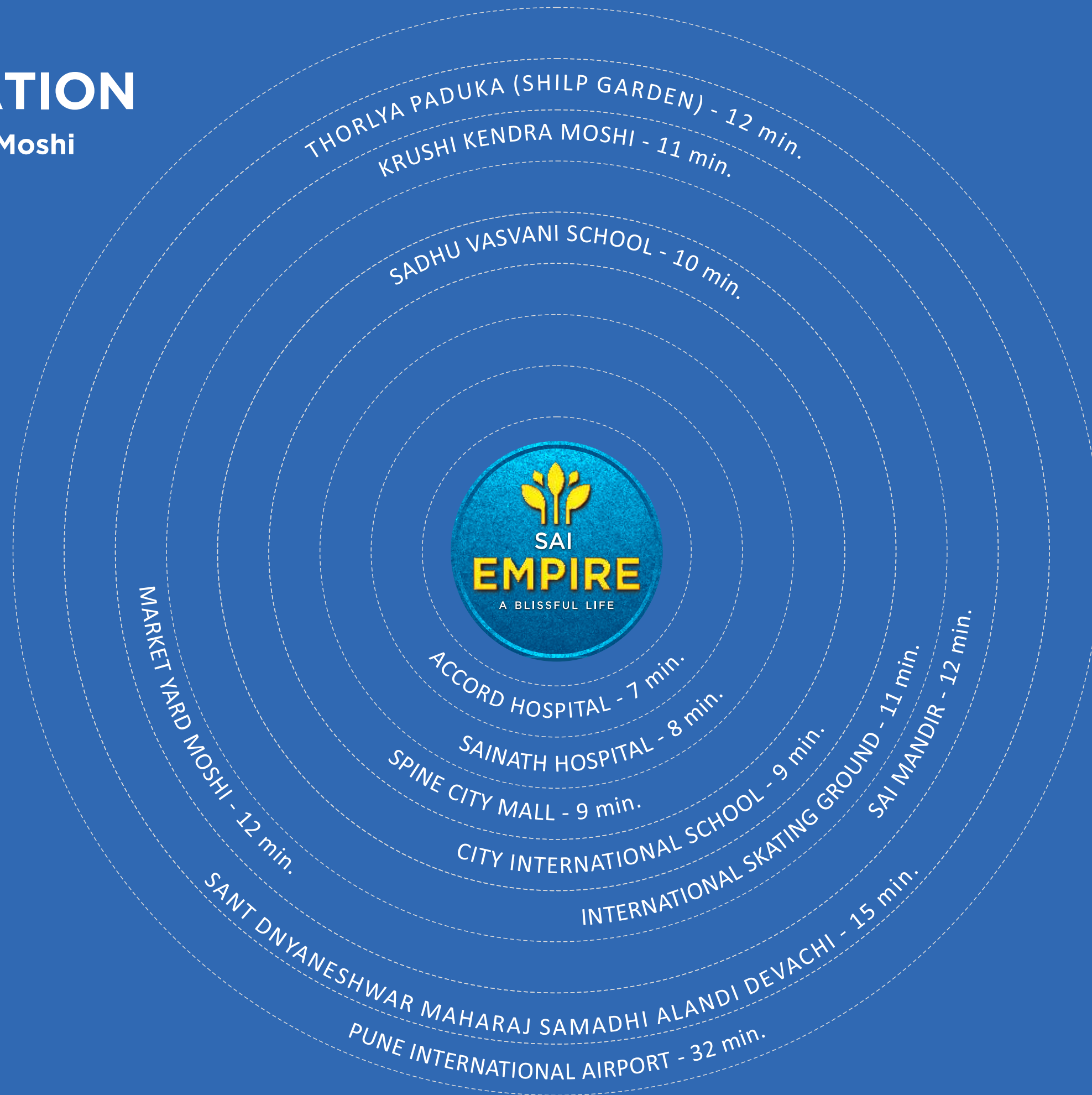
*Compound Wall*

*Entrance Gate*

It's all about

# THE LOCATION

@ Wadmukhwadi, Moshi



School / Collage



Hospital



Shopping



Hotels



Leisure Gateway



Highway



Airport



डॉ. प्रसाद हॉस्पिटल (ENT)  
 एंजल क्लिनिक - स्त्रीरोगतज्ज्ञ  
 नोबेल हॉस्पिटल  
 तेजस स्किनकेअर  
 देशपांडे हॉस्पिटल  
 कृष्णा डेंटल हॉस्पिटल  
 इनसाईट डॉक्टरांचे क्लिनिक  
 अपर्णा क्लासिक - होमियोपॅथी  
 आहिर क्लिनिक जनरल

पारले क्लिनिक - चाईल्ड  
 पाटील डेंटल क्लिनिक  
 पाटील आय क्लिनिक  
 आल्हाट क्लिनिक - डायबेटिक  
 श्रीगणेश डायग्नोस्टिक - सोनोग्राफी  
 खैरनार चाईल्ड क्लिनिक  
 चव्हाण क्लिनिक न्युरो-फिजिओ थेरपी  
 पाटसकर हॉस्पिटल  
 ओम पॅथालॉजि  
 स्माईल क्राफ्ट डेंटल क्लिनिक  
 साई क्लिनिक  
 निर्विकार आयुर्वेदिक हॉस्पिटल

सर्व सुखसुविधांनी सज्ज असा परिसर  
 आणि तिथून अगदी हाकेच्या अंतरावर  
**तुम्ही साकारू शकता**  
**तुमच्या मनातलं घर!**

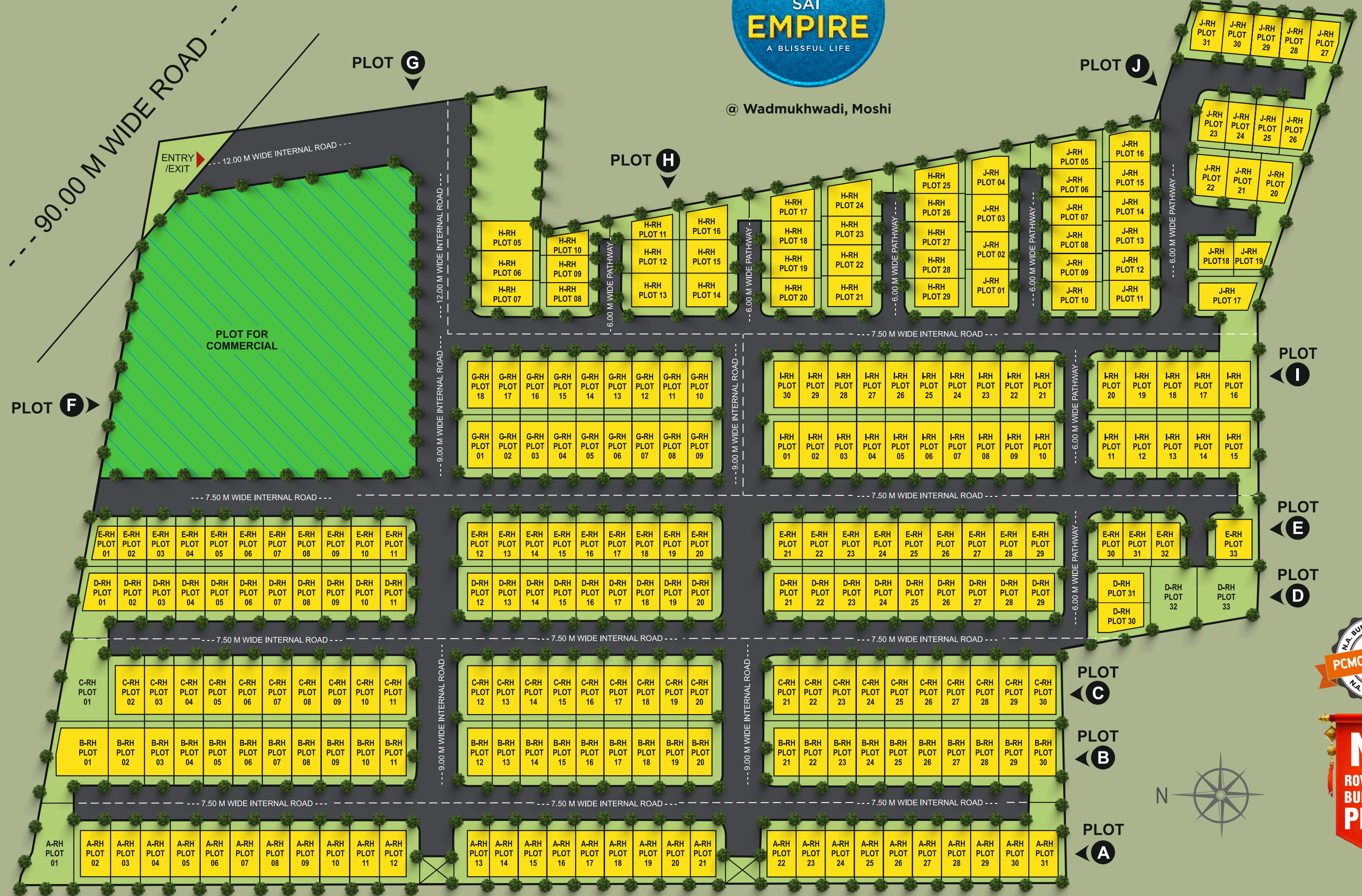


 Indoor Party Area	 Outdoor Party Area	 Party Area	 Common Toilet	 Swimming Pool	 Baby Pool	 Pool Deck	 Changing Facilities	 Society Office	<p>Project by</p> 	
 Card Playing	 Carrom	 Pool Table	 Dartgame Zone	 ChessBoard	 Ganesh & Sai Mandir	 Unisex Gymnasium	 Shower Areas	 Locker facility in Gym	 Children Tuition Room	
 Kids Play Area			 Toddler Creche Room	<h2>50+ आधुनिक सुविधांसह परिपूर्ण प्रकल्प</h2>  <p>@ Wadmukhwadi, Moshi</p> <h1>सेलिब्रेशन</h1> <p>प्रत्येक क्षणाचं, परिपूर्ण आयुष्याचं!</p>			 Work from home Cubicles	 Lawn	 Meeting Rooms	
 Multiplay Court			 Library				 Date Palm Avenue	 Concrete Roads	 Outdoor Meeting Area	
 Open Air Barbeque	 Acupressure Pathway	 Open Air Yoga & Meditation					 Amphitheater	 Café area	 Playstation & Gaming Room	
 Stage & Seating	 Flag Hoisting	 Elders Court	 Selfie Point	 Grand Entrance Gate	 Convenient Shopping	 Power Backup for Common Area	 CCTV Surveillance	 Gazebo	 Street Lights	

# MASTER LAYOUT PLAN



@ Wadmukhwadi, Moshi



**NA**  
ROW HOUSE  
BUNGALOW  
PLOTS



@ Wadmukhwadi, Moshi

Sai Empire is located at Wadmukhwadi, Next to Moshi truly a sunrise area of Pune that is growing rapidly. It enjoys nature's bounty and easy connectivity as well. The best part is its accessibility from both Pune & PCMC. It won't be an exaggeration to call it the center point of these two cities.

ACCORD HOSPITAL	7 min.
SAINATH HOSPITAL	8 min.
SPINE CITY MALL	9 min.
CITY INTERNATIONAL SCHOOL	9 min.
SADHU VASVANI SCHOOL	10 min.
INTERNATIONAL SKATING GROUND	11 min.
KRUSHI KENDRA MOSHI	11 min.
MARKET YARD MOSHI	12 min.
SAI MANDIR	12 min.
THORLYA PADUKA (SHILP GARDEN)	12 min.
SANT DNYANESHWAR MAHARAJ SAMADHI ALANDI DEVACHI	15 min.
PUNE INTERNATIONAL AIRPORT	32 min.

## It's all about THE LEGACY



It's reflected in every single thing we undertake. Our development, architecture, spaces, and our commitment. For 12 years, Saitiru properties & Royal group has delivered exceptional properties that offer the best of comfort and the finest of facilities. Across generations, old and new Pune-kars have come to love us for the fulfilling lifestyle our spaces provide, and for the one promise we never fail to uphold.



12 years of experience



10+ project completed



1000+ Happy Customers



1+ Million sq.ft. Transformed



@ Wadmukhwadi, Moshi

Project by



**SAITIRU**  
PROPERTIES



**ROYAL**  
GROUP  
Royal Living



**NB**  
PROPERTY'S  
BEST SOLUTION AND INVESTMENT

Site: Sai Empire, Alankapuram Road, Wadmukhwadi, Next to Moshi,  
Pune - 412 105, Maharashtra.  
Call: 95 566 685 99 | Email: sales.saiangan@gmail.com  
[www.saiangan.in](http://www.saiangan.in)

Architect : Patil & Bugade Associates  
Legal Advisor : Legal Reality, Adv. Janak Lunkad, Nigadi Pradhikaran



**PROJECT :**  
 PROPOSED PLOT LAYOUT AT SR NO.178, WADMUHKWADI , PUNE.  
 OWNER NAME :- M/S. SAI EMPIRE LLP.

**TITLE**  
 MASTER LAYOUT

**DATE**  
 08.02.23

**PATIL & BUGADE ASSOCIATES**  
 ARCHITECT - INTERIOR DESIGNER  
 Plot No. PAP-5, D-3 Block Kalbhor, Nager, Next to St. Andrews School, M.I.D.C., Chinchwad, Pune 411 017  
 archpb2008@gmail.com  
 982 350 4590 | 902 870 2749