

RERA Reg. No.:
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1 & 2 BHK BREEZY HOMES

@ VISHRANTWADI - ALANDI ROAD (NEAR SAI MANDIR)



GREEN IS THE NEW COLOUR OF LIFESTYLE

With a perfect blend of lush greenery, fresh environs along with happiness of easy connectivity and divinity, these 500+ homes spread over 8 acres, offer an unparalleled lifestyle that boasts of an obvious zest and a natural sense of peace.

If you have been only dreaming of it, it's time to see it being created in reality.

A GREEN LIFESTYLE WHERE...

YOU SEE GREEN SLOPES OF HILLS

THE BREEZE CARESSES GREEN MEADOWS

DIVINITY FEELS LIKE PEACEFUL GREEN WOODS

TRAVELLING IS AS EASY AS
DEW SLIDING OVER GREEN LEAF

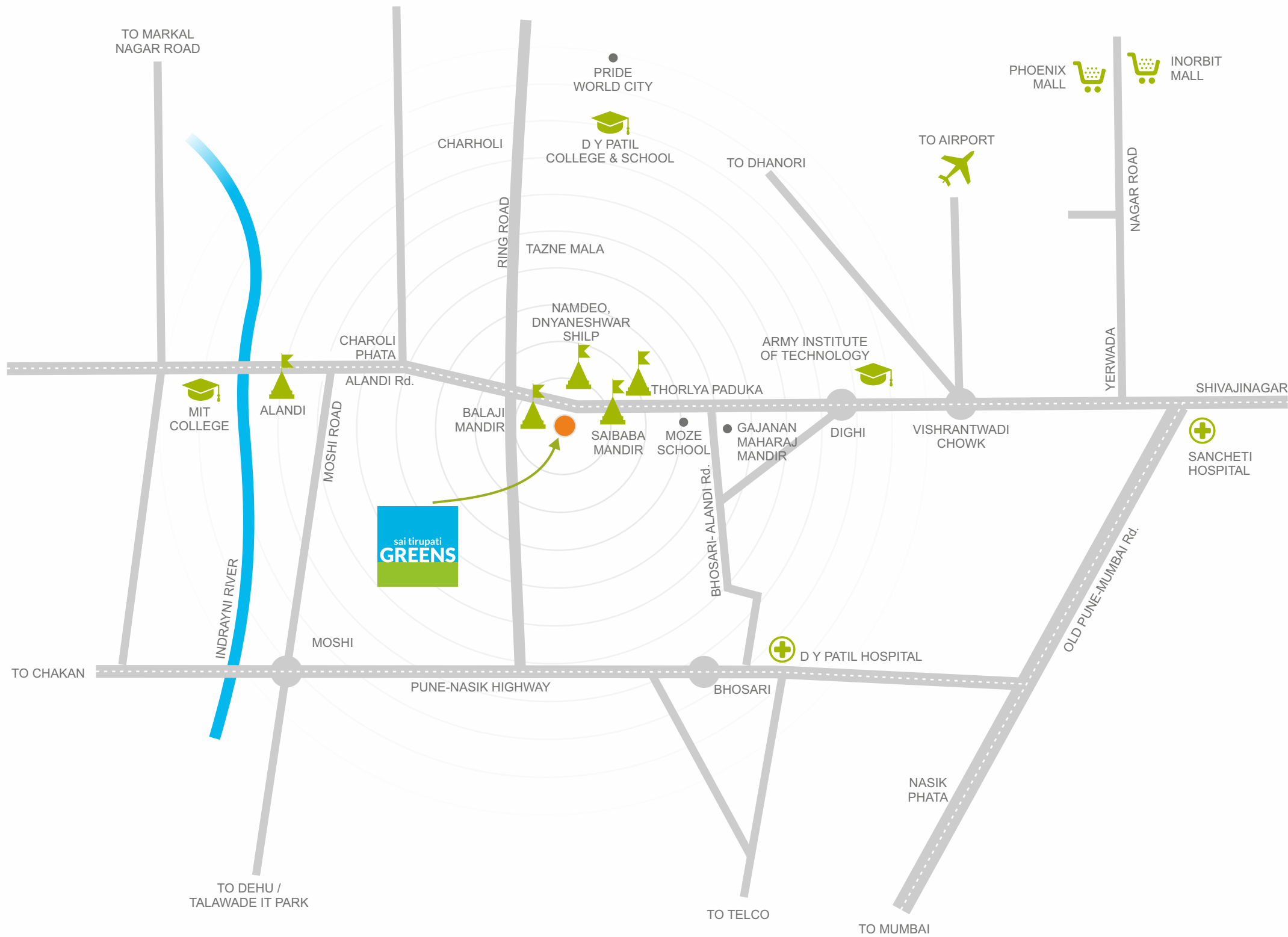
1 & 2 BHK BREEZY HOMES @
ALANDI Road, (Next to Sai Baba Mandir)



LIFE BLESSED WITH AN UNPARALLELED LOCATION...

WE'VE GONE GREAT DISTANCES
SO THAT YOU WON'T HAVE TO





SURROUND YOURSELF WITH..



DIVINITY

Being surrounded by all the spiritual places is certainly one of the rarest pleasures today. Sai Tirupati Greens gives you this priceless opportunity by creating a lifestyle, which is in touch with the divinity.

- SAIBABA TEMPLE
- THORLYA PADUKA
- BALAJI TEMPLE
- SERENE LANDMARK
(With huge group sculpture of Sant Dnyaneshwar & Sant Namdeo)
- SHRI SHRI RAVISHANKAR AASHRAM
- VIPASANA CENTER



CONNECTIVITY

Most of the times a residence offers a great connectivity by being in the city or it offers a pollution free, peaceful environment, away from the city. Well, here are the residences that offer you both by its strategic location.

- RING ROAD
- AIRPORT
- B R T S



INTELLECTUALITY

The lifestyle at Sai Tirupati Greens offers a worry-free education options by having some of the best schools and colleges in the vicinity. Now forget about choosing the right school as they come right at your door.

- D Y PATIL UNIVERSITY
- D Y PATIL SCHOOL
- VIKHE PATIL SCHOOL
- MIT COLLEGE



PROSPERITY

With all the key industrial areas as well as IT parks connected to these abodes, your office will always feel nearby. With an abundance of industries nearby, you are sure to enter the fast lane of progress.

- MIDC- BHOSARI, PCMC, CHAKAN, MARKAL
- IT- TATA COMMUNICATIONS (VSNL), COMMERZONE, TALWADE IT PARK



SERENITY

The strategic location of these homes not just ensures great connectivity but also makes certain that you don't have to suffer from the noisy environment of the city. Experience the tranquillity like never before.

- BHIMA, BHAMA & INDRAYANI TRIVENI SANGAM AT Tulapur

PROXIMITIES

- BALAJI MANDIR: Next to the site
- SAI MANDIR: Walking distance 1 Min.
- PROPOSED 300 FT. RING ROAD: 2 Min.
- 200 FT. BRT ROAD: In front of site
- MIT COL. OF ENGINEERING: 5 Min.
- PUNE- NASIK HIGHWAY: 7 Min.
- DNYANESHWAR HOSPITAL: 10 Min.
- VISHRANTWADI & BHOSARI: 10 Min.
- SHARAD PAWAR INTERNATIONAL SCHOOL & D Y PATIL COLLEGE, CHAROLI : 15 Min.
- INTERNATIONAL AIRPORT: 20 Min.
- D. Y. PATIL HOSPITAL: 20 Min.
- TALAWADE IT PARK: 25 Min.
- CHAKAN MIDC: 30 Min.
- HINJAWADI IT PARK: 40 Min.

HERE'S A GRAND
GESTURE OF A
WARM WELCOME.

THE MAJESTIC ENTRANCE BRINGS
YOU INTO A WORLD FILLED WITH A
CLASS APART LUXE.



SAI
TIRUPATI

Greens

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ENTRANCE GATE

CONVENIENCE RIGHT AT YOUR DOORSTEP..

SHOPPING BECOMES FREE FROM
THE HASSLES AS THE SHOPS YOU
NEED GET CLOSER THAN EVER



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PERFECTLY PLANNED URBAN LIFESTYLE..

THE MODERN SENSE OF AESTHETICS EXUDES FROM EACH AND EVERY OBJECT YOU FIND HERE.

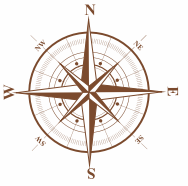


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With effect from 15th April 2017, the location of the swimming pool has been changed to better suitable location & basket ball practice court has been shifted inside the multipurpose court



- ENTRANCE
- JOGGING TRACK
- PARTY LAWN
- CLUB HOUSE
- GAZEBO
- KIDS PLAY AREA
- SIT-OUT
- ACTIVITY AREA
- PLAY GROUND
- VIEWERS' GALLERY
- MEDITATION AREA
- SWIMMING POOL
- KIDS POOL
- POOLSIDE DECK
- BASKETBALL COURT
- SKATING RING
- MULTI PURPOSE PLAY COURT



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BIRD'S EYE VIEW

A PARADISE OF RELAXATION & RECREATION..

ALL THE WORLD CLASS
FACILITIES MAKE WORKOUT
AN UNPARALLELED JOY.

SWIMMING POOL

GYM & YOGA

MULTIPURPOSE HALL

KIDS PLAY AREA

INDOOR GAMES

MULTIPURPOSE COURT

PARTY LAWN

SITTING AREA

JOGGING TRACK



The plethora modern amenities create endless lifestyle possibilities for a healthy lifestyle. The environs charged with freshness and energy are sure to give a boost to your zest.

WHERE NATURE IS YOUR PLAYMATE..

THE GREEN BLADES TICKLE YOUR FEET &
LET YOU FORGET ALL ABOUT BEING A GROWN UP





BASKETBALL COURT

With effect from 15th April 2017, the location of the swimming pool has been changed to better suitable location & basket ball practice court has been shifted inside the multipurpose court

A thoughtfully planned plethora of activities for people of every age.



MAZE

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A distinctive symbol of leisures as well as fun and entertainment



LANDSCAPE

The marvellous landscapes spread throughout these homes create a breathtaking view beyond imagination. Sai Tirupati Greens offers a unique pleasure of witnessing the beauty of every season, as it passes.



SWIMMING POOL

With effect from 15th April 2017, the location of the swimming pool has been changed to better suitable location & basket ball practice court has been shifted inside the multipurpose court

The limitless options for finding innumerable pleasures are an obvious leisure in these residences. May it be floating among the blissful waves or chatting with your friends beside beautiful landscapes, it's all here.



CLUB HOUSE

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1 BHK APARTMENT

LEGEND

- | | | |
|-------------------------|----------------------|----------------------|
| A ENTRANCE LOBBY | B LIVING AREA | C DINING AREA |
| D KITCHEN | E DRY TERRACE | F BEDROOM |
| G BATH | H TOILET | I TERRACE |



2 BHK APARTMENT

LEGEND

- A** ENTRANCE LOBBY
- B** LIVING AREA
- C** DINING AREA
- D** KITCHEN
- E** DRY TERRACE
- F** CHILDREN BEDROOM
- G** M. BEDROOM
- H** M. BATH
- I** BATH
- J** TERRACE

A close-up photograph of several green corn leaves, showing their characteristic parallel veins. The leaves are arranged in a diagonal pattern, creating a strong sense of movement and texture. The color is a vibrant, slightly yellowish-green.

LIFESTYLE FEATURES..

PROPOSED SPECIFICATIONS

- STRUCTURE**
 - Earthquake resistant R.C.C. structure
- BRICK WORK**
 - All walls 6" thick fly ash / CLC / AAC burn bricks
- PLASTER**
 - External - Sand faced plaster
 - Internal - Gypsum plaster
 - Ceiling - 3-4mm Gypsum finish
- FLOORING**
 - Good quality 800mm X 800mm vitrified flooring in all rooms
 - Anti-skid ceramic tiles for all bathrooms and terrace
- KITCHEN**
 - Granite top kitchen platform with stainless steel sink
 - Designer glazed tiles dado up to lintel level & 2' dado for service platform
 - Attached dry terrace with provision for washing machine
 - 3 Track powder coated aluminium sliding door for terraces
- WINDOWS**
 - 3 track powder coated aluminium windows with mosquito net
 - Marble / Granite sills for all windows
 - M.S. safety grills for all windows
- DOORS**
 - Laminated main door with security night latch and good quality fittings
 - Laminated flush doors for all bedrooms
 - Laminated flush doors for toilets with granite frames
 - 3 Track powder coated aluminium sliding door for terraces
- TOILET**
 - Designer dado tiles upto Lintel level
 - Designer acrylic ceiling for bathrooms
 - Good quality C.P. fittings with single lever diverter for Hot and Cold water
 - Good quality wall mounted EWC in master and common toilet
 - Designer counter wash basin
- PAINTING**
 - Superior wall finish with emulsion paint for internal walls
 - Superior quality, Apex paint for external walls
 - ACE paint for duct walls
- ELECTRICAL**
 - Concealed copper wiring with circuit breakers
 - Ample no. of points with good quality modular switches in all rooms
 - Cable and Telephone points in living and master bedroom
- LIFT**
 - High end branded lift in each wing with genset backup

PROPOSED AMENITIES

- LEISURE ACTIVITIES**
 - A/C Club house with well equipped gym
 - Infinity swimming pool
 - Yoga / Meditation area
 - Jogging and Walking track
 - Party lawn
 - Gazebos
 - Children's play area
 - Multi-purpose / Basketball practice court
 - Ample seating and conversation areas
- ECO-FRIENDLY AMENITIES**
 - Sewage treatment plant
 - Rain water harvesting
 - Solar water heating system
 - Energy efficient light fittings
- CONVENIENCE AND COMFORT**
 - Grand entrance gate
 - Generator / Power backup for common areas, lifts & pumps
 - 2 automatic elevators / Wing
 - Common toilets for drivers and domestics
 - Provision for inverter & A/C
 - Dry terrace for each flat
- HEALTH AND SAFETY**
 - 24 hr. CCTV surveillance
 - Colour video door phone in every apartment
 - Fire-fighting system
 - Intercom facility throughout campus

OUR LEGACY..

TIRUPATI GROUP was established in 1992 to provide prime residential and commercial accommodation and meet the demands arising from a vibrant economy. In 24 years, we have evolved matching Pune's growth, into one of Pune's leading real estate group.

We have completed 20 projects and built more than 1500 homes and commercial spaces. We have accomplished milestones under the commendable attention of our directors Mr. Suresh V. Patil and Mr. Rammurthy V. Ghate.

Our TIRUPATI CAMPUS is now a synonym for prestigious living, with over 600 flats. We have grown and so have our projects. We have recently completed 2 highly appreciated projects, VASANTAM and KASHIGANGA. These benchmark projects, located at prime location in Dhanori, consist of more than 400 flats and 25 shops.

TIRUPATI GROUP is ISO certified under ISO 9001:2008, ISO 14001:2004 and ISO 18001:2007. It enjoys great reputation for quality assurance, timely possession and after sales service.

We do our best to provide you with reliable and important information, maximal opportunity of a choice and duly acceptance of a correct decision. Our major priorities are - building up of trustworthy, long-term and strong relationships with our clients, maintenance of full confidentiality of projects in the pipeline and transparency of all the transactions.

Our target is to legitimate customer's expectations and become a reliable name in real estate fraternity!

-A PROJECT BY-



Tirupati Group

We concrete the relationship

An ISO 9001 : 2015/14001 : 2015/18001 : 2007
CERTIFIED COMPANY

RECENTLY COMPLETED...



TIRUPATI KASHIGANGA @ DHANORI



TIRUPATI VASANTAM @ DHANORI

COMPLETED PROJECTS...

- TIRUPATI CAMPUS, Tingrenagar
- TIRUPATI COMPLEX, Vishrantwadi
- TIRUPATI PARK, Tingrenagar
- TIRUPATI PARADISE, Dhanori
- TIRUPATI PLAZA, Dhanori
- TIRUPATI ANGAN, Dhanori
- TIRUPATI RESIDENCY, Dhanori
- TIRUPATI TOWNSHIP, Dhanori
- TIRUPATI ENCLAVE, Dhanori
- TIRUPATI SUGANDH, Vishrantwadi
- TIRUPATI TRIVENI, Dhanori
- GAGAN AKASH, Dhanori
- MANIK APARTMENT, Dhanori
- BALAJI PARK, Tingrenagar
- GEETA COMPLEX, Vishrantwadi
- VITHAI PARK, Dhanori
- GAGANGIRI COMPLEX, Vishrantwadi
- SUMAN KUNJ, Dhanori

-A PROJECT BY-



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CERTIFIED COMPANY

C R E D I T S

Architect
KIMAYA ASSOCIATES, PIMPRI, PUNE
AUM ARCHITECTS, MUMBAI

Elevation Designer
CUBIX ARCHITECTS

Interior Designing & Planning
SPACECRAFTS ASSOCIATES

RCC Consultant
NILESH DIGHE

Legal
Adv. R. C. BANSAL

Landscape
MAHESH CHINCHALKAR

Architectural Visualisation, Graphics & Media
SQUARE ONE

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