



|| **इवा लान्ग्वावल** ||

2 & 3 BHK PRECIOUS FLATS
SPINE ROAD, PRADHIKARAN



CHOOSE BIGGER HOMES

#NoMoreAdjustment



|| ୟଁଁ ୡଁଁଁଁଁଁଁଁ ||

'Sai Mangalam' is more than simply a construction site; it may be your ideal house. Sai Mangalam provides its prospective homeowners with luxurious living in the prime regions of Spine Road, Pradhikaran.

It's a project that embodies style and beauty, with the motto, "Comfortable living made easy!" Be a part of the magnificent lavish housing and be pleased to own a house with us! 2 and 3 BHK beautiful flats designed to meet all of your demands.

|| **श्री लक्ष्मी** ||
PROJECT BY KRISHNATEJAS DEVELOPERS

SAI
MANGALAM

VANHEUSEN

ZARA

ARTISTIC VIEW





ARTISTIC VIEW

ATMOSPHERE THAT PLEASES YOUR SOUL



- 1** Jogging Track
- 2** Kids Play Area
- 3** Mini Badminton Court
- 4** Yoga Spaces
- 5** Bonfire Sitout
- 6** Amphitheater with Multipurpose Lawn
- 7** Life-Size Chess
- 8** Solar Panels
- 9** Semi Covered Gym Area
- 10** Senior Citizen Sit out
- 11** Front Gate
- 12** Back Gate

Proposed Phase II

ARTISTIC VIEW



ARTISTIC VIEW



AMENITIES THAT SUIT YOUR LIFESTYLE



Yoga Space



Semi-Covered
Gym



Jogging Track



Kids Play Area



Senior Citizen
Sitout



Amphitheatre



Mini Badminton
Court



Bonfire
Sitout



Multipurpose
Open Lawn

COMMON AREAS POWERED BY ENERGY SAVING SOLAR PANELS

The solar panels now power all of the common area lighting and lift power, saving a significant amount on yearly maintenance bills. We at Sai Mangalam value our clients and Mother Nature and thus choose to be eco-friendly and economical at the same time!
#nomoreadjustment

LIFE-SIZE CHESS



ARTISTIC VIEW

SEMI COVERED GYMNASIUM

ARTISTIC VIEW



MINI BADMINTON COURT



ARTISTIC VIEW

BONFIRE & KIDS PLAY



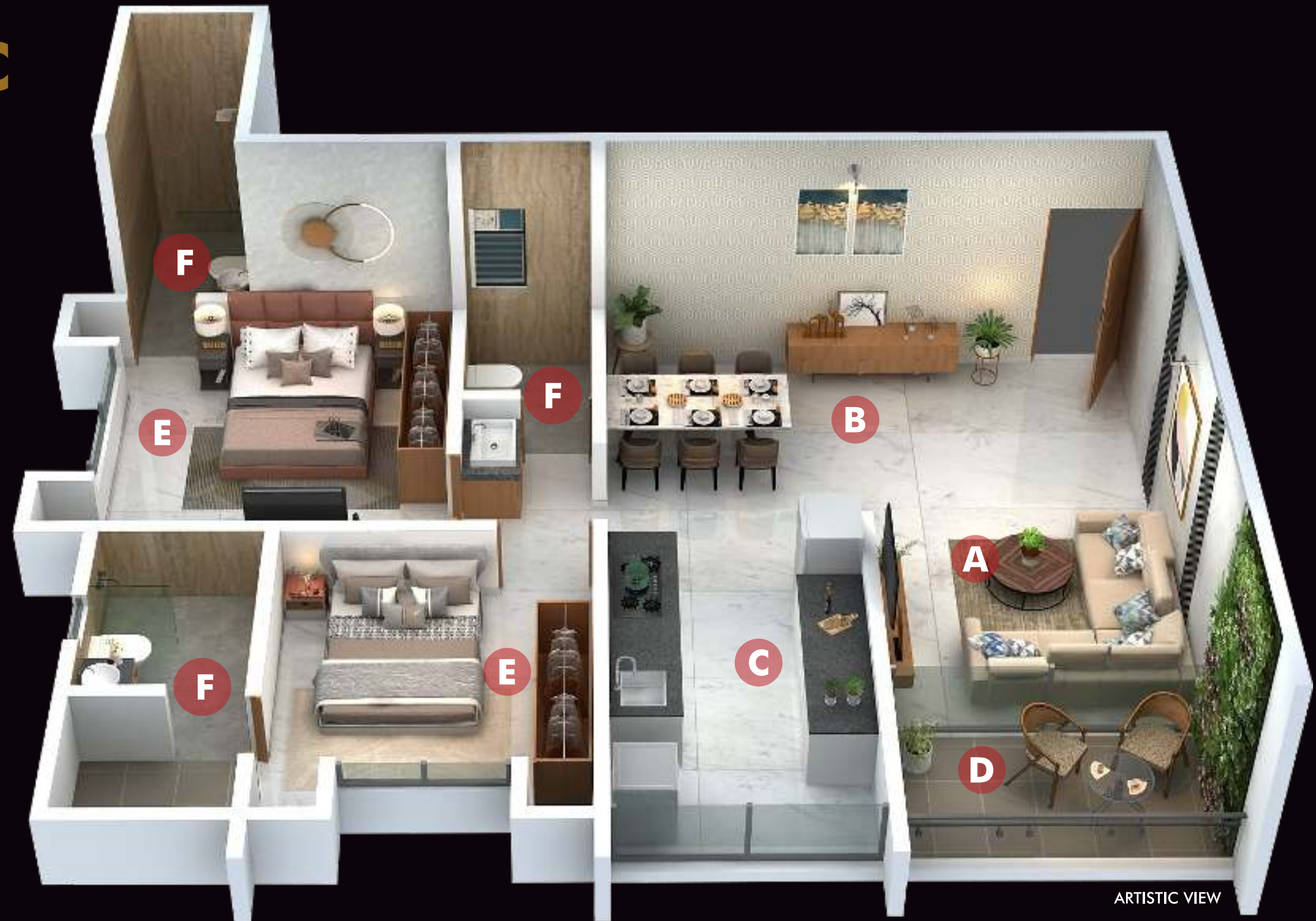
ARTISTIC VIEW

AMPHITHEATRE & MULTIPURPOSE LAWN



ARTISTIC VIEW

ISOMETRIC VIEW 2BHK



A - Living Room

B - Dining

C - Kitchen with Utility Area

D - Balcony

E - Master Bedroom

F - Bathroom/WC

ISOMETRIC VIEW 3BHK



A - Living Room

B - Dining

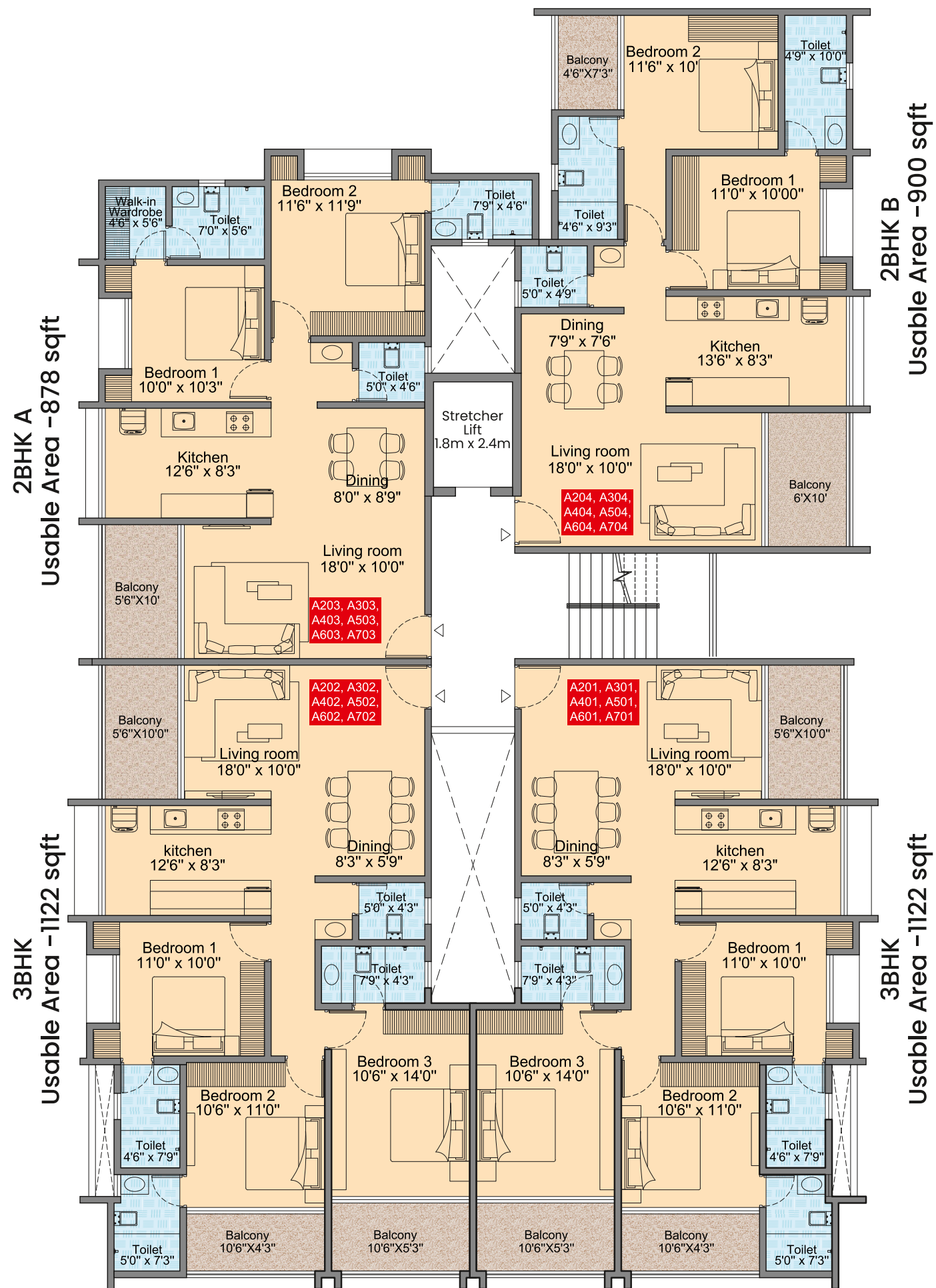
C - Kitchen with Utility Area

D - Balcony

E - Master Bedroom

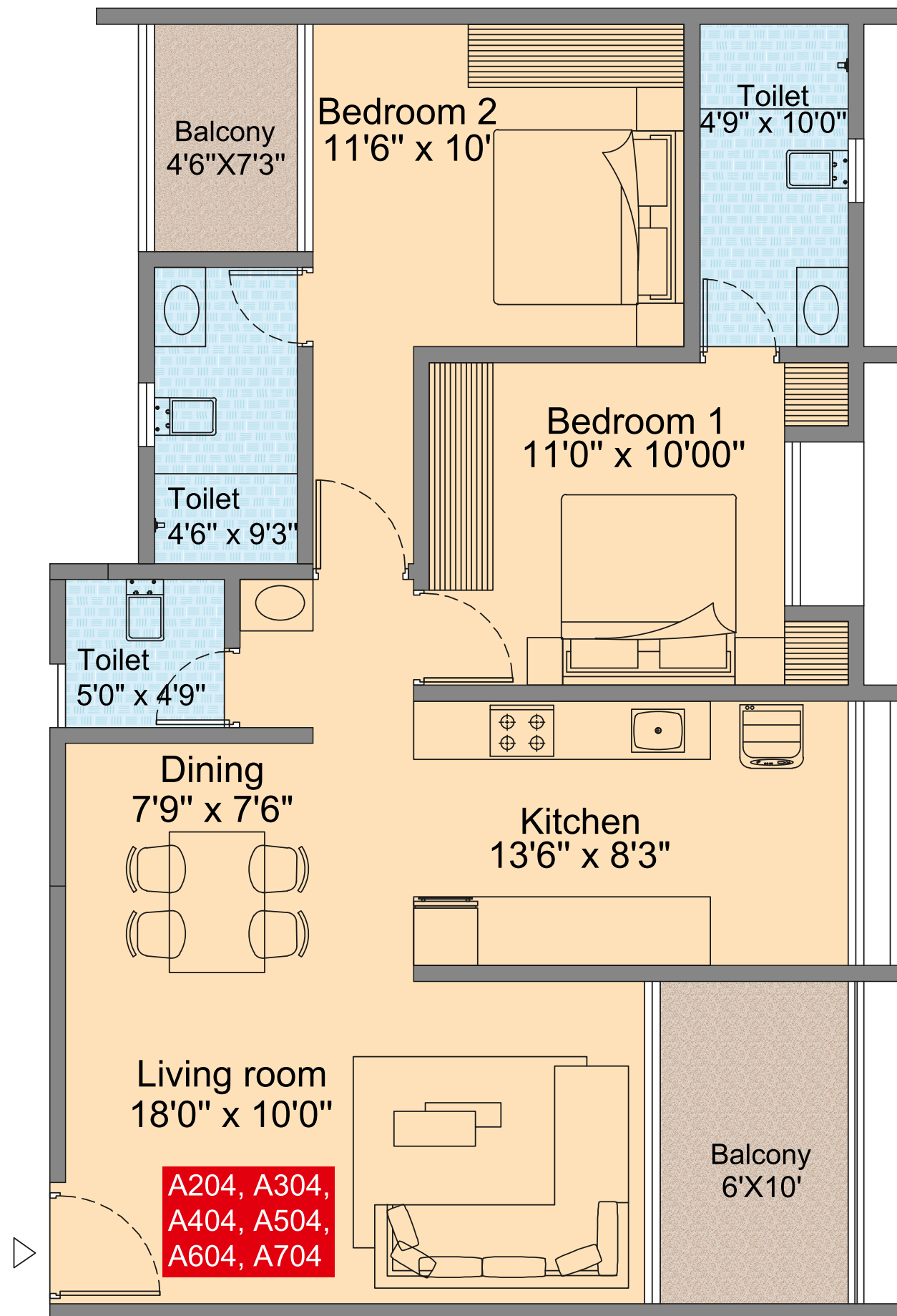
F - Bathroom/WC

TYPICAL 2ND TO 7TH FLOOR PLAN



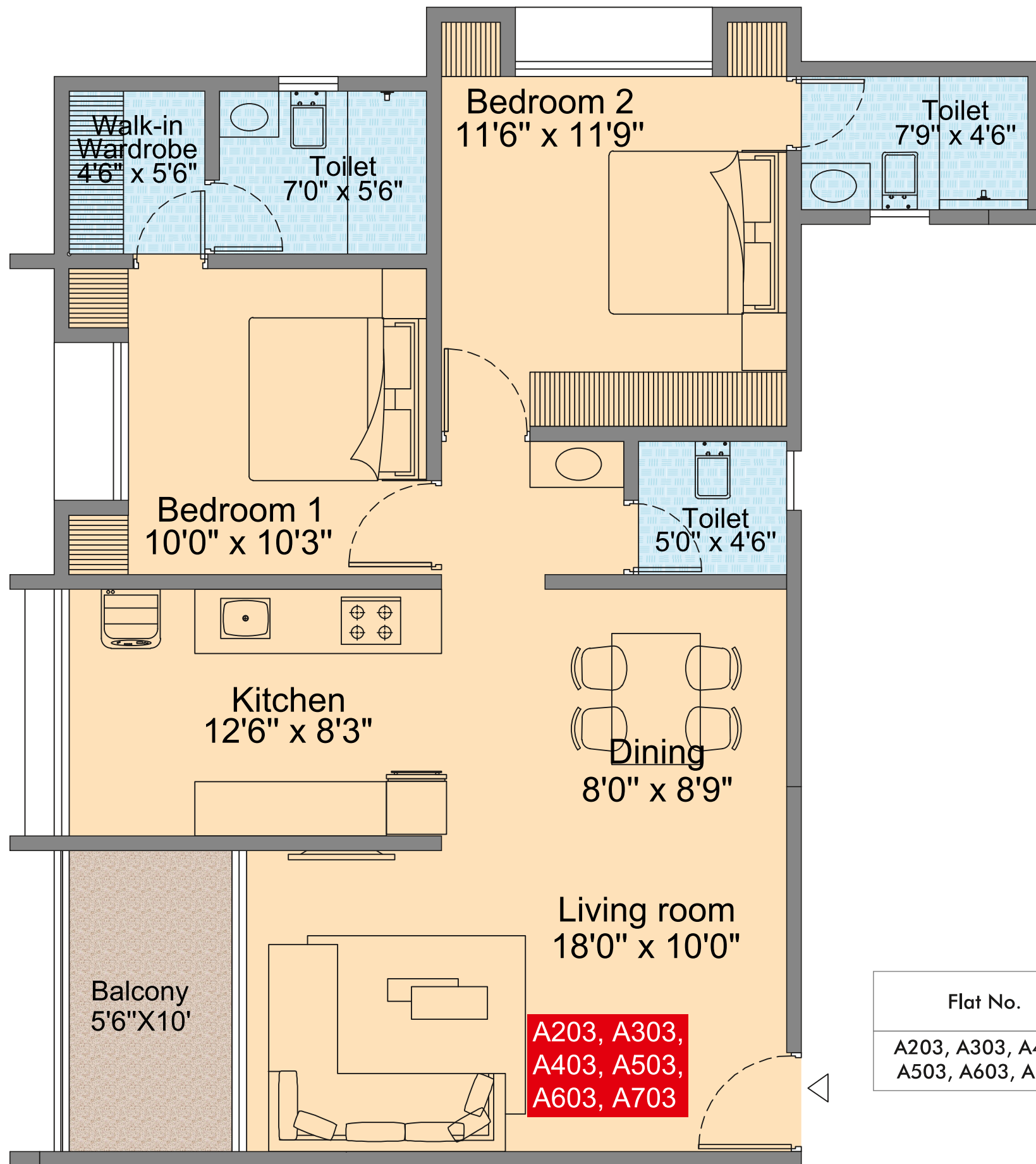
Flat No.	No. of Bed	Carpet Area		Open Balcony		Total Usable Area	
		Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.
A201, A301, A401, A501, A601, A701	3BHK	90	971	14	151	104	1122
A202, A302, A402, A502, A602, A702							
A203, A303, A403, A503, A603, A703	2BHK	76	823	5	54	81	878
A204, A304, A404, A504, A604, A704	2BHK	75	811	8	89	84	900

UNIT PLAN



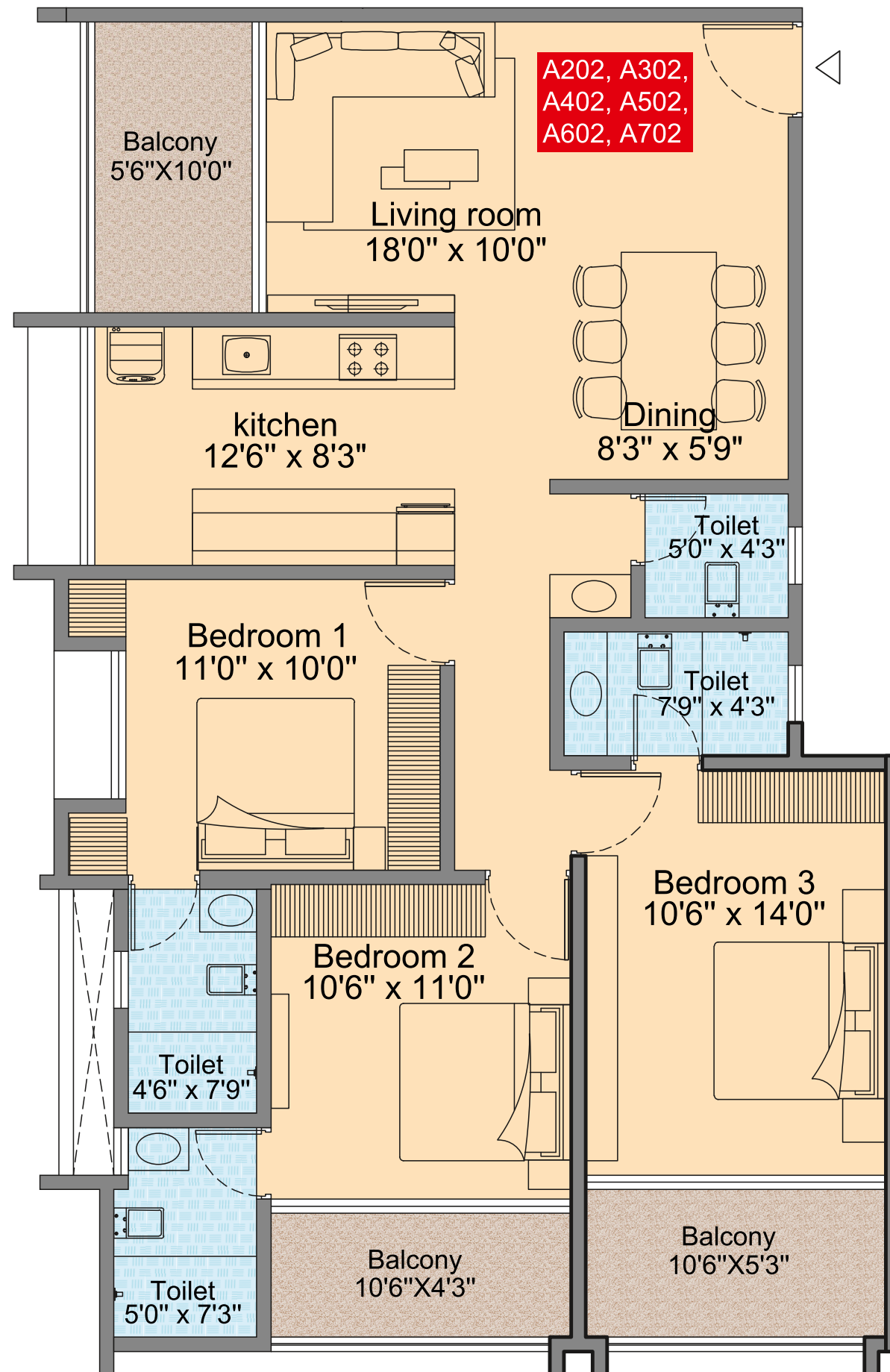
Flat No.	No. of Bed	Carpet Area		Open Balcony		Total Usable Area	
		Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.
A203, A303, A403, A503, A603, A703	2BHK	75	811	8	89	84	900

UNIT PLAN



Flat No.	No. of Bed	Carpet Area		Open Balcony		Total Usable Area	
		Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.
A203, A303, A403, A503, A603, A703	2BHK	76	823	5	54	81	878

UNIT PLAN



Flat No.	No. of Bed	Carpet Area		Open Balcony		Total Usable Area	
		Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.
A201, A301, A401, A501, A601, A701	3BHK	90	971	14	151	104	1122
A202, A302, A402, A502, A602, A702							



SAI
MANGALAM

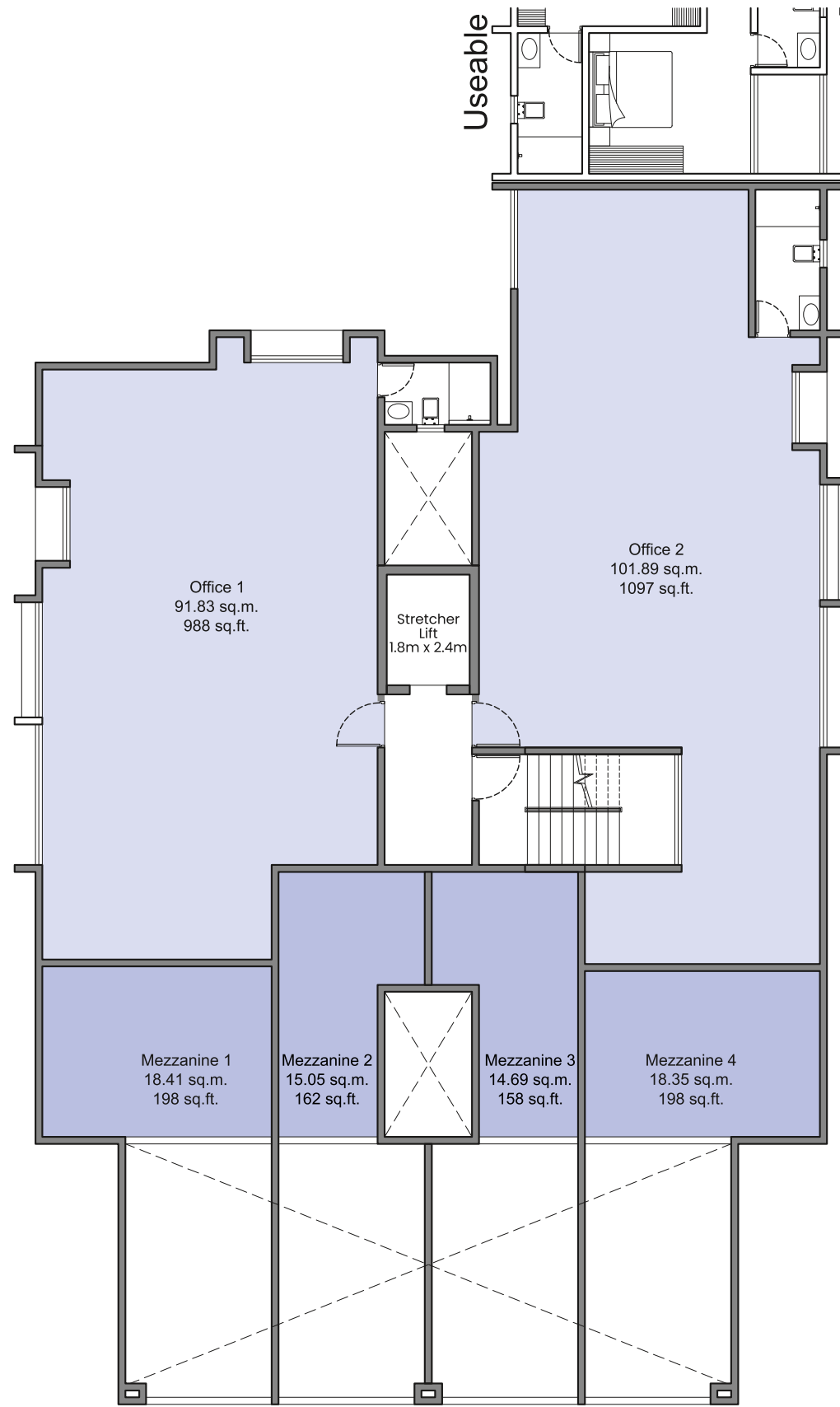
VAN HEUSEN

ZARA

SAI
MANGALAM

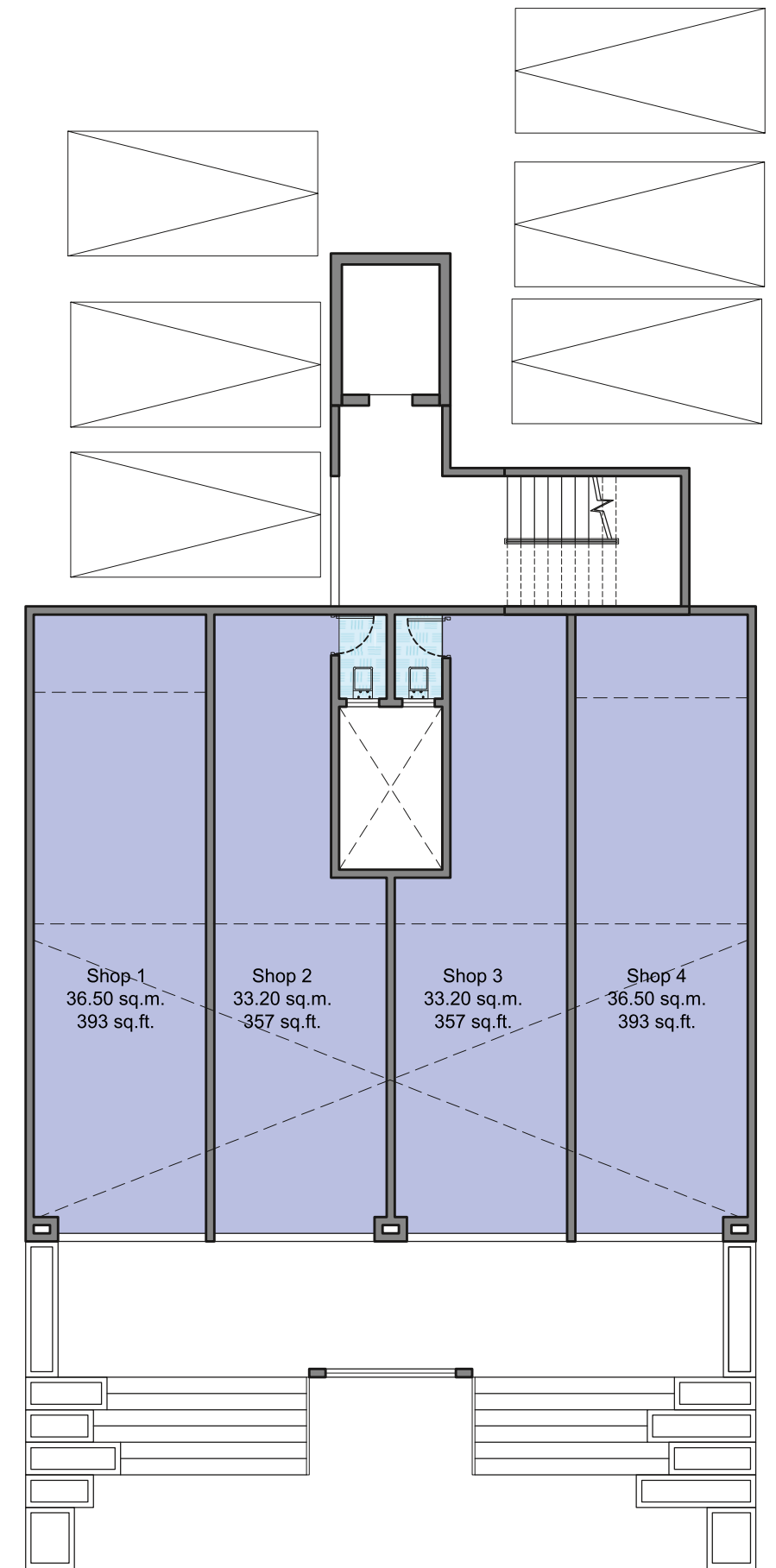
SAI
MANGALAM

ARTISTIC VIEW



1ST FLOOR PLAN (MEZZANINE)

Office Nos.	Carpet Area	
	Sq.Mtr.	Sq.Ft.
Office 1	92	988
Office 2	102	1097



UPPER GROUND FLOOR PLAN

Shop Nos.	Carpet Area		Mezzanine		Total Usable Area	
	Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.	Sq.Mtr.	Sq.Ft.
Shop 1	36.50	392.89	18.41	198.17	54.91	591.05
Shop 2	33.20	357.36	15.05	162.00	48.25	519.36
Shop 3	33.20	357.36	14.69	158.12	47.89	515.49
Shop 4	36.50	392.89	18.41	197.52	54.85	590.41



DON'T COMPROMISE ON SPECIFICATIONS



STRUCTURE:

EARTHQUAKE RESISTANT RCC FRAMED STRUCTURE.
BRICKWORK FOR INTERNAL & EXTERNAL WALL WILL BE 6" THICK, INTERNAL WALL WILL BE 4" THICK SAND FACE EXTERNAL PLASTER AND SANLA/ POP FINISHED INTERNAL PLASTER



DOORS:

- ATTRACTIVE BOTH-SIDE LAMINATED WOODEN DOORS & FRAMES WITH ATTRACTIVE HANDLES
- WATERPROOF WOODEN DOORS FOR WASHROOMS



WINDOWS:

- 3 TRACK ALUMINIUM SLIDING DOOR
- POWDER-COATED 3 TRACK SLIDING ALUMINIUM WINDOWS WITH MOSQUITO MESH AND SAFETY GRILLS



KITCHEN:

- GRANITE TOP WITH SS SINK FOR KITCHEN PLATFORM
- PROVISION FOR WATER PURIFIER / REFRIGERATOR / MICROWAVE / CHIMNEY
- 2FT 600 MM X 600 MM DESIGNER DADO TILES ABOVE KITCHEN PLATFORM



FLOORING:

- PARKING TILES 300 MM X 300 MM ANTI-SKID
- MARBLE PRINT DESIGNER FLOORING GVT TILE 600 MM X 1200 MM
- WOODEN PATTERN ANTI-SKID TILES 600 MM X 600 MM FOR TERRACES / BALCONY



WALL FINISHES & PAINT:

- EXTERNAL WALL: 100% ACRYLIC EXTERIOR PAINT
- INTERNAL WALL: EMULSION FOR INTERIOR FINISH



TOILETS:

- BATHROOM WALL TILE 450 MM X 600 MM AND FLOORING 300 MM X 300 MM ANTI-SKID
- TOILET SANITARY AND CP FITTINGS: JAQUAR / HINDWARE OR EQUIVALENT PREMIUM FITTINGS



ELECTRICAL:

- MODULAR ELECTRIC SWITCHES OF GOLD MEDAL / GM /ANCHOR OR EQUIVALENT
- CONCEALED COPPER WIRING OF POLYCAB / FINOLEX OR EQUIVALENT
- PROVISION FOR A/C POINT IN ALL BEDROOMS AND LIVING



STAIRCASE & RAILING:

- GLASS FACADE FOR ALL TERRACES / BALCONY

SPECIAL FEATURES:

- INVERTER BATTERY BACKUP FOR ELEVATOR & SELECT POINTS
- VIDEO DOOR PHONE
- ELECTRIC VEHICLE CHARGING POINT IN EACH PARKING
- ATTRACTIVE COMMON ENTRANCE GATE WITH COMPOUND WALL
- 24 X 7 CCTV SURVEILLANCE FOR SELECT COMMON AREAS
- DESIGNER NAME PLATE & LETTER BOX

KEY DISTANCES

05 mins from Spine City Mall
 09 mins from D mart
 01 min from Jaguar Land Rover

07 mins from Shri Ravishankar Vidya Mandir
 06 mins from Sadhu Waswani International School
 06 mins from Moshi High street

08 mins from COEP
 06 mins from Market Yard
 06 mins from PIEC
 08 mins from RTO



ABOUT US



KRISHNA RAMA GROUP - is a leading Service Provider of Construction service of commercial, residential buildings in Pune, Maharashtra, India. Since 2002 the Krishna Rama Group is established, and working extraordinarily to take the standards to another level, with high morality.

With an adaptable vision To be a one - stop supplier of all housing needs to customers from each segment, he guarantees compelling control and checking of strategies to fit in with norms of conveyance, time and quality.

We will always strive to make living a delightful experience for our customers and go that extra mile to meet out customer's needs.

ONGOING PROJECTS

Janki Crystal
A magnificent life

SHOPS
2 BHK | 3 BHK
@ KIWALE



Sai dwarka

1 & 2 BHK BLESSED HOMES
@ KIWALE



Om ParadiseNX
elegance lifestyle

1 & 2, 3 BHK HOMES
@ KIWALE



SAI DWARKA 18
PARADISE
@ KIWALE



UPCOMING PROJECTS

Rishna Rama
PROPERTIES
Blessed Homes

SHOPS, OFFICES, 2 / 3 / 4 BHK
@ RAVET



PRIME ROSE PARK

2 & 3 BHK FLATS
@ KIWALE, PCMC



COMPLETED PROJECTS



OM PARADISE
1 & 2 BHK HOMES
@ KIWALE



Sai Kanjal
1 & 2 BHK HOMES
@ KIWALE



NUSARG
1 & 2 BHK HOMES
@ TALEGAON DABHADE



VRUNDAVAN
1 & 2 BHK HOMES
@ KIWALE



YASH SQUARE
1 & 2 BHK
EXCLUSIVE RESIDENCES
@ KIWALE



INDARA
1 & 2 BHK HOMES
@ KIWALE

CREDITS

Architect
Studio Integrate

Advocate
Legal Realty

Media 3D
Square One

Rcc consultant
Mahesh Yadav

MEP
AES

Media Partner
Being Addictive



Blessed Homes

📍 Plot no 104, Sector no - 13, Spine - Road, Opp Jaquar Land Rover, PCNTDA, Pune.

✉️ saimangalampune@gmail.com | 📞 +91 7743 811 812 | +91 7744 811 812

 MahaRERA Reg No.: **P52100033019**
<https://maharera.mahaonline.gov.in>

MEMBER
CREDAI
PUNE METRO