

# Shree Sai Nirman DREAM CITY

1 & 2 BHK FLATS & SHOPS

Site : Shree Machhindra Kote, Wagh Vasti,  
Behind 1000 Rooms ( Sai Ashram ) Shirdi,  
Tal. Rahata, Dist. Ahmednagar - 423 109.



Mail : shreesainirmanrealty@gmail.com

Builders & Developers



**Shree Buildcon Realty**

आपलं घर.. आपली माणसं

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Bytco Point, Nashik Road - 422 101. Ph.: 0253 - 2465458.  
mail : sbrmarketing5458@gmail.com | visit us : www.shreebuildcon.net

Contact : Marketing Team  
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maharera.mahaonline.gov.in  
MahaRERA No. P52200023379

## C R E D I T S

TECHNICAL	LEGAL	FINANCIAL	ACCOUNTS	RERA
Architect : <b>Ar. Pankaj Jadhav</b> R. C. C. Designer : <b>Er. Sanjeev Patel</b> Sr. Engr. : <b>Arun Gondal</b> Project Engr. : <b>Sainath Somwanshi</b>	Adv. <b>Vidyulata Tated</b> Adv. <b>Urmila Pardeshi</b> Legal Asst. <b>Suraj Rakh</b>	ADVISOR <b>Suprabha Joshi</b> <b>Harishbhai Majethia</b> <b>Dr. Amol Sangle</b>	<b>CA - Neha Mandore</b> <b>Jignesh Majithia</b>	<b>Rupali Gunjal</b> <b>Hardeep K</b>



हे आपले पहिलेच घर असल्यास व EWS या स्कीम साठी आपण पात्र असल्यास शासनामार्फत ची सबसीडी ₹२.५० लाख,  
स्टॅम्प ड्युटी फी मात्र ₹१०००, रजिस्ट्रेशन फी फक्त १% लागेल. तसेच LIG साठी पात्र असल्यास ₹२.६७ लाख कर्जांमध्ये सबसीडी.

Note : Whilst every care has been taken in the preparation of this brochure the promoters reserve every right to make additions, alterations, amendments that may be necessitated from time to time.

॥श्री साई॥



Shree Sai Nirman  
DREAM CITY  
1 & 2 BHK FLATS & SHOPS

A spiritual home in a spiritual campus...

Project By  
**Shree Sai**  
Nirman Realty



॥ श्री गणेशाय नमः ॥



॥ श्री साई ॥



## सुखद् निवारा.. आयुष्यभराचा !

A team of Dedicated professionals, Who believe success is not about being ahead in the race, but about creating a new league altogether. Established in the year 2002 the company has successfully completed 28+ residential projects across Nashik with 1700+ Happy Families accommodating these residences. The company is a member of CREDAI INDIA & has been awarded an NSIC CRISIL Rating of SE3B.

The innovative legends Mr Harishbhai Majethia (Jijaji), Mr. Amarsingh B. Patil & Mr. Sandeep M. Thakur have created not only a reputation for excellence in quality construction but also admirers for the homes that defined the meaning of 'A Happy Home'

The success of big group housing projects 'Shree Ganesha Valley' & 'Shree Gajanan Park' has given organization the strength and ability to become a market leader and they owe a lot of their success to Shree Buildcon Parivar and all the members associated with them.



श्री. संदिप ठाकूर



श्री. हरिषभाई मजेठीया



श्री. अमरसिंग पाटील



श्री. विजुभाऊ तुळशीराम कोते पा.  
(अध्यक्ष - श्री साई निर्माण ग्रूप, शिर्डी)

With the blessings of Shri Sai Baba & Guidance of Shri. Radhakrishna Vikhe Patil we set up Shri Sai Nirman Group along with Shri. Pankaj Lodha, Shri. Ashok Gondkar, Shri. Macchindra Kote, Munnabhai Shah and others. In the field of Internal Education of this Group Arts, Commerce, Science, Jr. College, Upadhey Classes, IIT, JEE, NEET, MHCET, KVPY classes are conducted to guide the educated youth in Govt. Jobs "Shree Sai Nirman Career Academy" has been Established.

Shree Sai Nirman Nagari Sahakari Patsanstha is in operation to make Home Loan facility available to the people at the least interest Rates & to fulfil the dreams of Common man & to get the benefits of MHADA under the PM Housing Scheme. We are constructing the scheme said Project "Shree Sai Nirman Dream City" under the joint venture of Shree Sai Nirman Realty and Shree Sai Nirman Group.

॥ शिर्डीस ज्याचे लागतील पाय । टळती अपाय सर्व त्याचे ॥  
॥ माझ्या समाधीची पायरी चढेल । दुख ही हरेल सर्व त्याचे ॥

A house is not merely the roof over your Head. A true home is a place where affection, love & prosperity dwell. To fulfil the dream of your home... we are the right answer for you.

Sanctified by Shri. Sai Baba's footprints, we have launched a new project in the city of Shirdi, which will have 406 Flats & 29 shops along with a Temple, children Play area, Garden, Green Gym and Many More...

Your Home here is truly a pleasant shelter for a life time...



Shree Sai Nirman  
**DREAM CITY**

1 & 2 BHK FLATS & SHOPS  
Behind 1000 Rooms, Shirdi

80 Kms from Nashik, 125 Kms from Aurangabad & about less than 236 Kms away from Mumbai, Shirdi is known as a Secular Place. Seeing the image of Sai Baba's Footsteps in shirdi, one can feel the presence of Sai Baba's here... Appropriate Transportation Facilities such as International Airport, Bus, Railway & Highway Facility are available here. This is why millions of devotees from all over india an abroad regularly visit Shirdi. In his city of Shirdi, The Shri. Sai Sai Nirman Goup has come up with a grand project "Shree Sai Nirman Dream City" to have your own Home with a safe and pleasant campus.





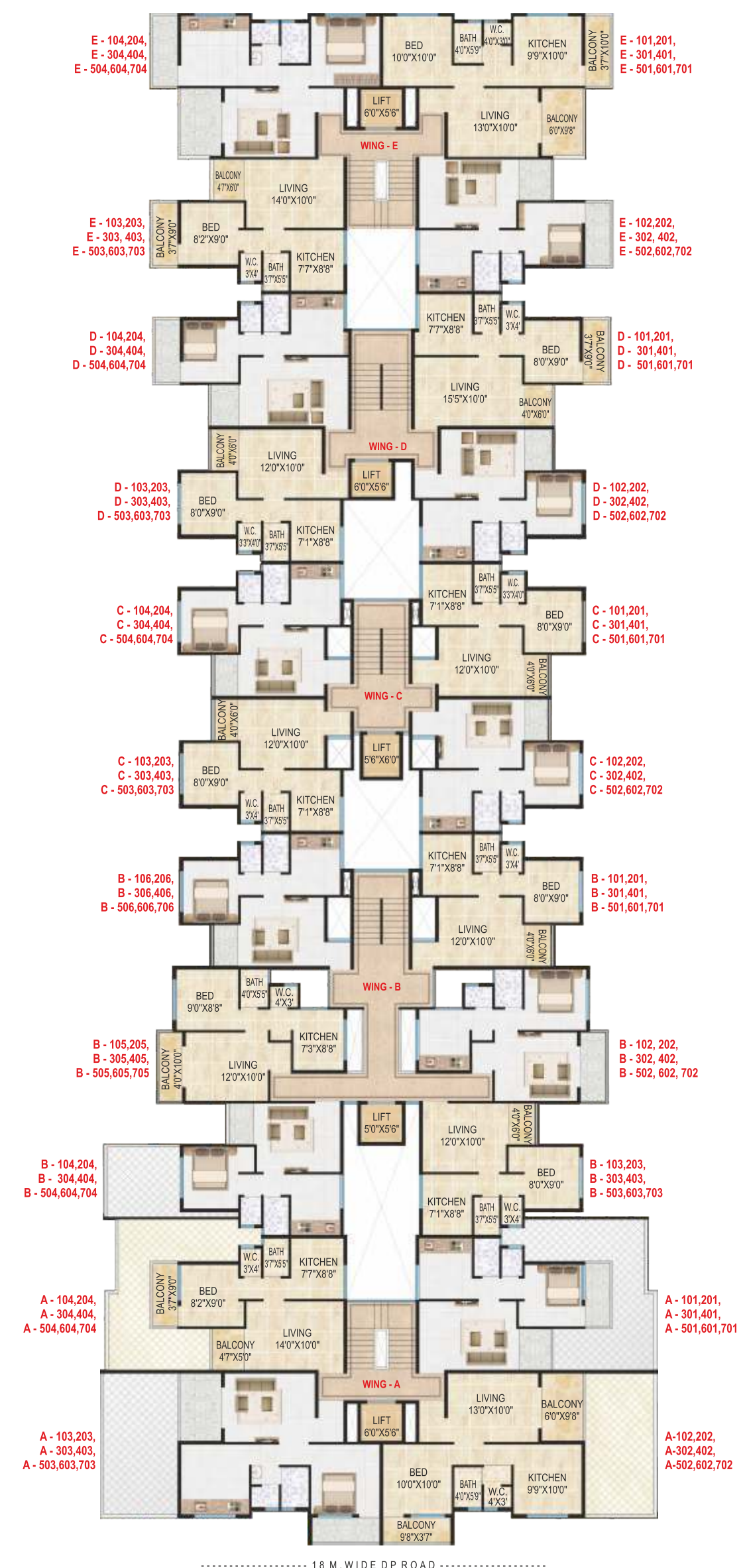
# Layout Plan/ Ground Floor Plan

ALL WINGS



1 & 2 BHK FLATS & SHOPS

## Typical Floor Plan Wing - A, B, C, D, E





**Typical Floor Plan  
Wing - F, G, H, I**



**E.W.S.  
UNIT PLAN  
1 BHK Flats.**

Carpet area up to  
= 30 sqm

**E.W.S. Scheme**

**Conditions for Beneficiary**

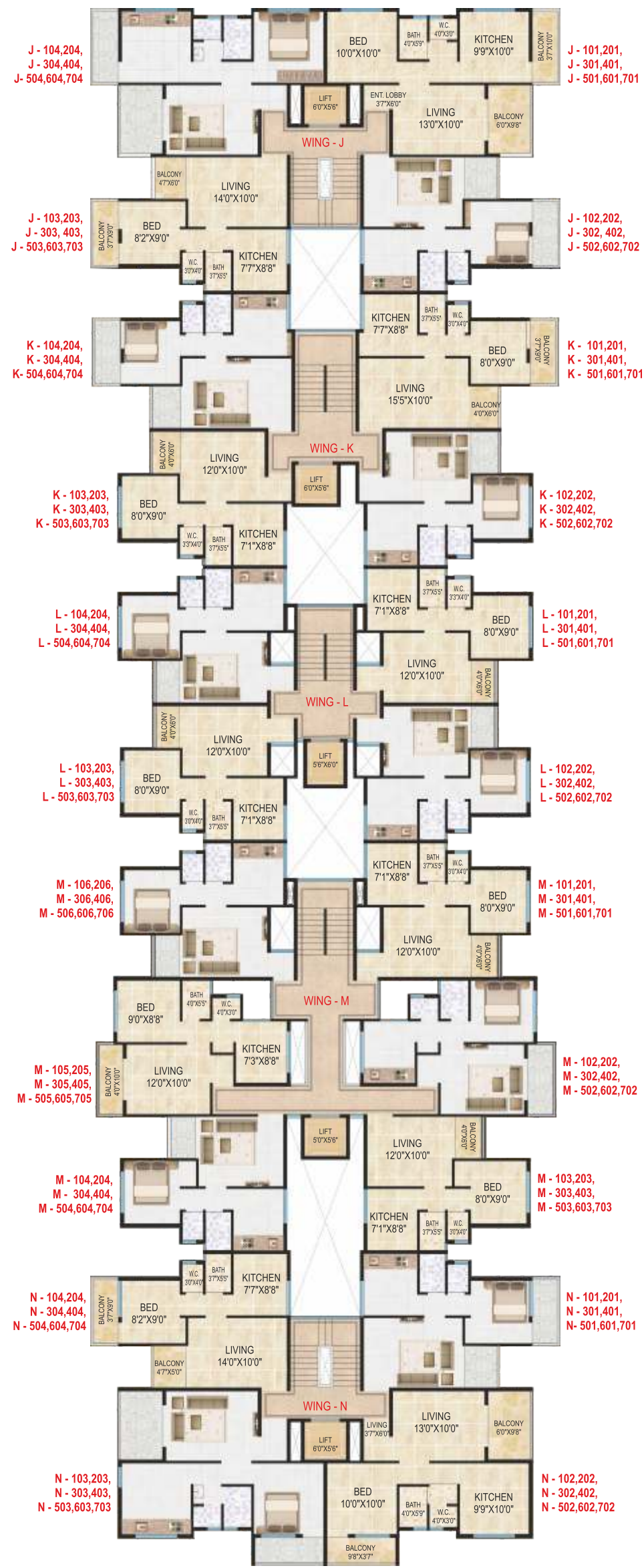
- 1) Beneficiary should not have any solid (Pakkaghar) in India.
- 2) One should not have taken any Subsidy from Govt. in any housing scheme.
- 3) Beneficiary yearly income should be upto 3 lakhs
- 4) Carpet Area of the sold unit should be upto 30 sqmtrs.

**Benifits**

- 1) 2.5 lakhs Subsidy from Govt.
- 2) Stamp duty fee - Rs. 1000/-
- 3) Registration fee - 1%



**Typical Floor Plan**  
Wing - J, K, L, M, N



**Our Special Campus Amenities**



**Special Amenities**

- Shree Sai Ganesh temple • Multipurpose hall • Play area • Landscaped garden • Fire fighting system
- Security cabin • CCTV camera at entrance & ground floor only • Common parking space



Shree Ganesh & Sai Baba Mandir



Club House



Children Play Area



Security



Landscaped Garden & Party Lawn



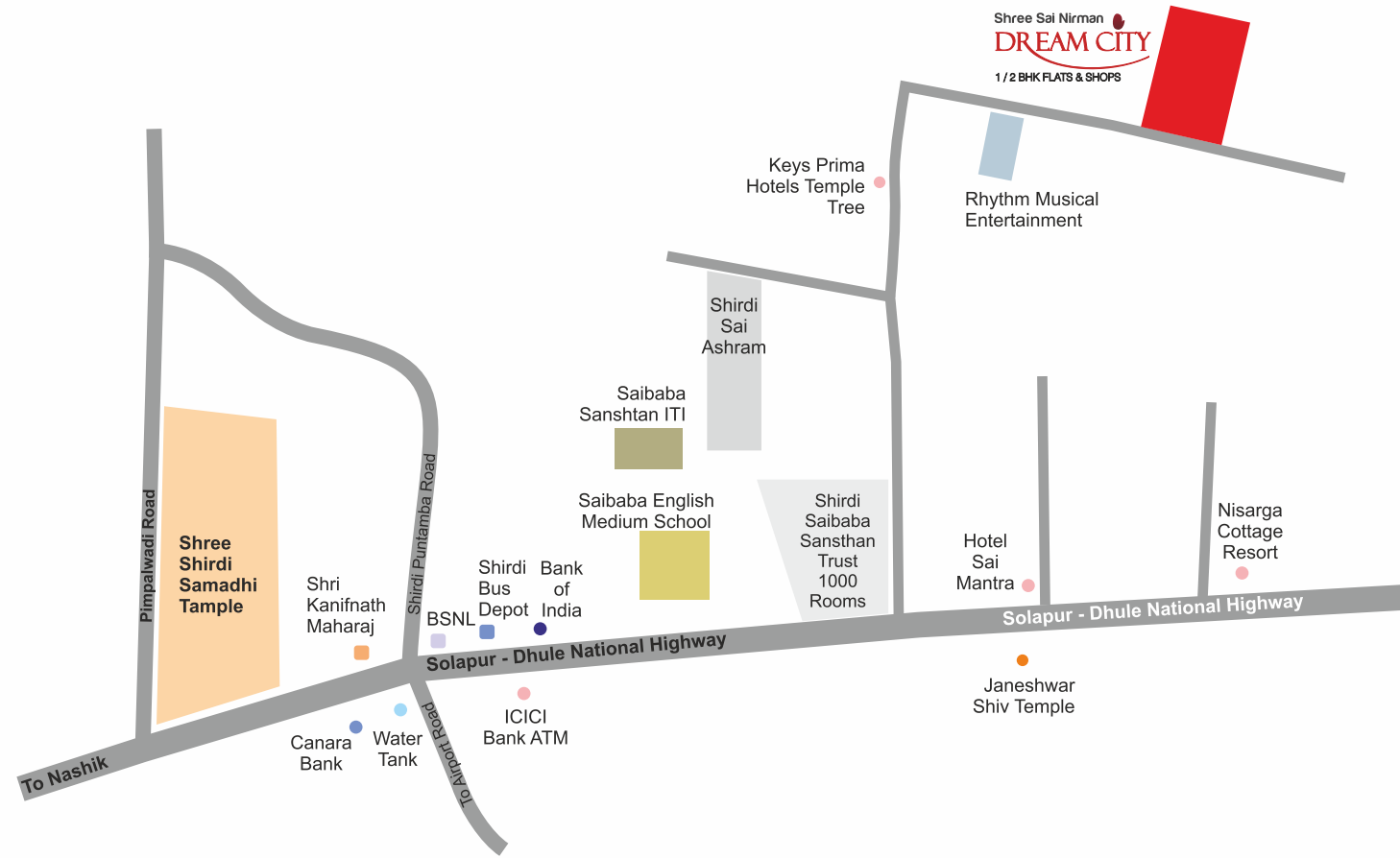
Green Gym

**Specifications**

- WALLS** : 6" External and 4" internal block walls with external double coat sand face & internal neeru plaster.
- FLOORING** : Lush 2'x 2' Vitrified flooring in all rooms, designer pattern for bath & anti-skid tiles for terrace.
- KITCHEN** : Granite Kitchen platform with stainless steel sink with glazed tile dado upto lintel level above kitchen platform.
- DOORS** : Attractive main entrance door with good fittings and internal waterproof flush doors with oil paint.
- WINDOWS** : Three track powder coated aluminum sliding window with mosquito net and designer safety grill.
- ELECTRICAL** : • Concealed electrical wiring with quality fitting and sufficient electrical points.  
• Provision for inverters.
- SANITARY & PLUMBING** : Concealed plumbing with hot & cold mixer & shower arrangement in bath & sanitary fittings.
- PAINT** : Waterproof exterior acrylic paint and oil bond distemper for internal walls.



## Location Plan



## Distance From Shree Sai Nirman Dream City

Sai Ashram (1000 Room) .....	1 km
Bus Stand .....	1.5 km
Railway Station .....	3 km
Super Speciality Hospital .....	2 km
High School .....	1 km
Nagar Parishad .....	2.2 km
Market .....	2.2 km
Shree Saibaba Mandir .....	2 km
Sai Nirman College .....	3 km
Water Park .....	3.5 km
Airport .....	12 km



Shirdi Temple



Shirdi International Airport



Shirdi Railway Station



Shirdi Bus Stand

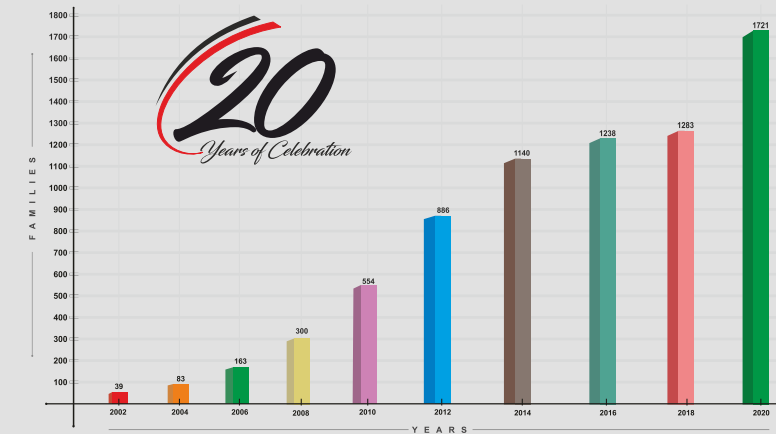


Shirdi Water Park

### Project Approval By



## COMPLETED 28+ PROJECTS



*Great things in business are never done by one person. They are done by a team of people.*

