



**Saraswati Group**  
presents an opportunity to own and invest in property at Palghar.

Project Name : **Sai Enclave**  
Project Location : Shirgaon, Satpati Road, Palghar-(W), Thane.  
Tentative Possession : June 2014 onwards

#### Project Details :

Project Accessibility : 4 km from Palghar- Station in West  
: 0.5 km from Shirgaon Beach  
:  
: 10 km from Kelwe Beach  
:  
: 2 kms from HP Petrol Pump.

Property Type : 1 BHK (Type-1)  
Saleable Area : 425,490,520 sq.ft

Property Type : 2 BHK (Type-2)  
Saleable Area : 670 sq.ft.

Property Type : Terrace Flats  
Saleable Area : 735,1005 Sq ft.

#### Home Loan Funding :

This project is approved for funding by all leading Nationalised and Private Banks and Finance Companies such as HDFC, OBC, Bank Of Maharashtra, Dena Bank, Bank of India, DHFL, Indiabulls, Saraswat Bank, Gramin Maharashtra Bank.

#### Project Approvals :

Project Sanction Plan are sanctioned from Shirgaon Grampanchayat, Nagarparishad and all relevant and mandatory authorities.

#### Builder Profile :

Saraswati Group is headed by Mr. Bedprakash Pandey, managed by his son Mr. Vikas Pandey, Physics Honours, and MBA in Finance established in the year 1989. and company has diversified business from Finance, Insurance, Education, Real Estate. The Real Estate wing of the Group was established in 2007 since then, we have constructed and delivered more than 15. Lakh Sq Ft of real estate, and is currently developing 9 Lakh sq.ft. of real estate in Palghar, Boisar and Umbergaon. We have a presence our Registered address at Goregaon-(E), Mumbai.

### Project Features and Amenities :

Surrounded by all beautiful Nature and premium Colonies  
Total Layout has been Designed keeping Vastu Compliance  
Johnson Flooring and Bathroom tiles  
St Gobain Glasses and Gypsum.  
Asian Paints both in interior and exterior of the building.  
Attractive Main Door, with Marine Ply wood  
Corner POP Design Ceiling in Living Room  
Granite Platform in Kitchen with ample storage space through Lofts  
Seiko Bathroom Fittings  
Concealed Ploycab wires and Modular switches and wall boards  
T.V and Telephone Points in Hall and Bedroom.  
Slit+3 RCC Elevations .  
Well Planned internal Roads & Street Lights,

International School, Government School, and College in near vicinity of complex,  
Pollution Free (O zone) complex with Lush Green Surroundings.

Vehicle free landscaped garden,  
Zicom Video Door Phone  
Designer Railing in Balcony and Staircase

Gudi-Padwa Offer for all Customers: 2651/- per sq.ft. for flats

#### Tentative budget:

425 Sq ft. 1 BHK:	11.26 Lakhs.
490 Sq ft. 1 BHK:	12.98 Lakhs.
520 Sq ft. 1 BHK:	13.78 Lakhs
670 Sq ft. 2 BHK:	17.76 Lakhs
Terrace Flat 735 Sq ft. 1 BHK:	19.48 Lakhs
Terrace Flat 1005 Sq ft. 2 BHK:	26.64 Lakhs

Booking amount: 20% of the agreement value, balance as per schedule / payment term  
Budget includes only Basic Cost of the property  
All government / statutory charges will be additional