



Site Address : " Orion ", Sangam Colony, Behind Pawar Mama Bajar, Near Krishna Hospital, Karad – Dhebewadi Road, Aagashivnagar, Malkapur, Karad 415 539.

Office Address : 1) CTS 502, At Post Shenoli, Tal. Karad, Dis. Satara.

2) Sai – Prestige Apartment, Flat No. 202, Near Storika Building, Aagashivnagar, Malkapur, Karad.

3) Sai – Plaza, Shop No. 13/14, Opposite Koyana Bank, Near Jethmalani Hospital, Market Yard, Gate No. 5, Shaniwar Peth, Karad.

Email Address : saishardadevelopers@gmail.com

For More Information Call :

7575985050 / 9595777777 / 8888269977



RERA APPLIED

Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on us. The developers reserve the right to amend the layout, plans, dimension, elevation, color scheme, specifications and amenities etc. While every care has been taken in providing this information the owner or the agent cannot be held responsible for any inaccuracies.

A GOLDEN SUNRISE



**1, 2 BHK Luxurious Flats,
2 & 3 BHK Penthouses | Shops & Office Spaces**

@ AAGASHIVNAGAR, MALKAPUR, KARAD



Here, every day has a happy beginning!



Welcome to the world of "Sai-Sharda Developers" a dynamic entrant into Karad's real estate scene. With a fresh perspective and a strong commitment to innovation, we are dedicated to transforming spaces into thriving homes. Our passion lies in creating living environments that reflect the dreams and needs of our clients.

Our approach centers on design ingenuity, quality craftsmanship, and customer satisfaction. Every project is a canvas where we blend modern aesthetics with functional designs, crafting homes that resonate with the essence of contemporary living.

Innovation is the cornerstone of our projects. We integrate modern technologies and sustainable practices to create energy-efficient, eco-friendly homes. With a focus on minimizing our ecological impact, we ensure that your home is not just comfortable, but also environmentally responsible.

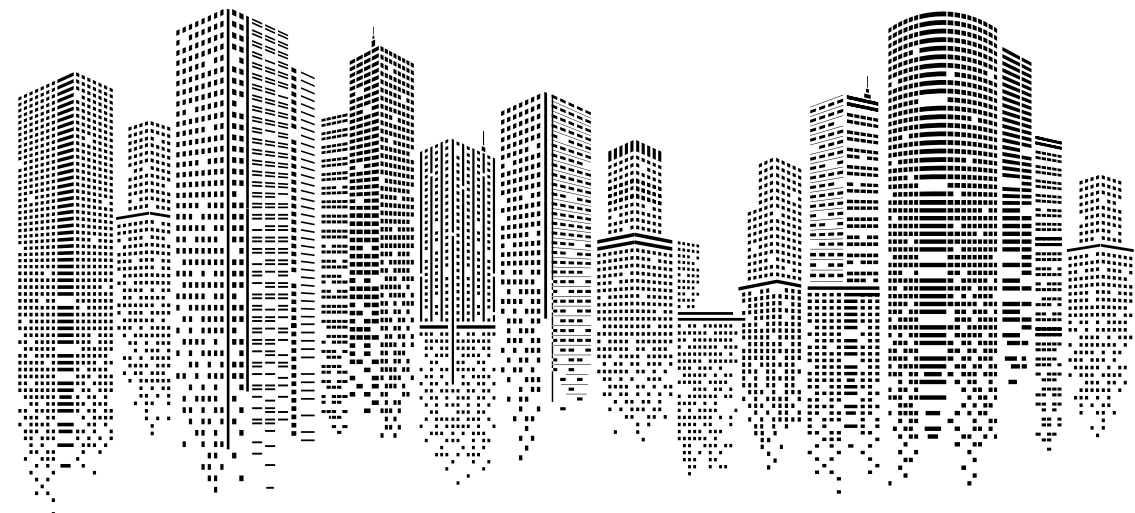
Mr. Vaibhav Ramesh Mane

Mr. Sandeep Jaywantrao Kshirsagar

Mr. Umesh Ramchandra Chandwani

Mr. Rohit Sambhaji Patil

Mr. Vijay Khashaba patil



*Artistic Rendition



ORION

1, 2 BHK Luxurious Flats,
2 & 3 BHK Penthouses | Shops & Office Spaces

@ AAGASHIVNAGAR, MALKAPUR, KARAD

A NEW
BEGINNING OF
WONDERFUL
LIFE.



ORION

1, 2 BHK Luxurious Flats,
2 & 3 BHK Penthouses | Shops & Office Spaces

@ AAGASHIVNAGAR, MALKAPUR, KARAD

A new beginning of
**COMFORTABLE
LIFE,
CONVENIENT
LIFESTYLE**



*Artistic Rendition

Artistic Rendition



ORION

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@ AAGASHIVNAGAR, MALKAPUR, KARAD

PERFECT
HOME FOR
YOUR FAMILY





Artistic Rendition



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@ AAGASHIVNAGAR, MALKAPUR, KARAD

**SINK INTO
SERENITY
IN THIS COZY
CORNER OF
COMFORT.**



SPECIFICATION

RESIDENTIAL

- FLOOR** : 600 mm X 1200 mm Vitrified Tiles.
- KITCHEN PLATFORM** : Regular size kitchen platform & 18" Service Platform.
- DADO** : 7' height dado tiles (Kitchen, Bathroom & Toilet)
- DOORS** : 8' X 3'6" Main Door with 1mm Laminate.
Artificial Marble for inside Door frame.
- WINDOWS** : Anodised window frame with Mosquito Net.
French Doors with grill.
- WALL FINISH** : 2 to 4 mm size Gypsum Pop Inside walls.
- PAINT** : Exterior – Weatherproof paint with texture.
Interior – Inside Walls Satine finish water base color.
- TERRACE** : Toughened Glass railings.
- CP & SANITARY FITTINGS** : Branded company's CP & Sanitary ware (Wash Basin, Commode)
- ELECTRICAL** : Concealed Branded company's wiring, Hall & master Bedroom TV Point, Branded company's switches, Tube, Bulb (LED)



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2 & 3 BHK Penthouses | Shops & Office Spaces

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AMENITIES



Color Video Door Phone



Branded Lift With Backup

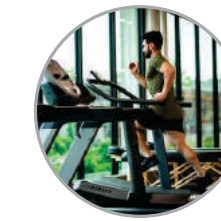
Lift Access Only For Residential



Intercom System



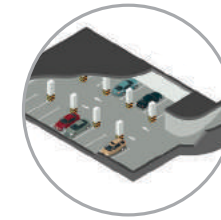
Net Cat 6 Lan Cable



Gym



Vaastu Compliant



Basement Parking With In & Out Ramp



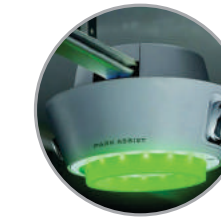
Courtyard On Residential Floor



Multi Purpose Hall



Common Area CCTV



Parking Sensor Light



Fire Fighting Unit



24x7 Water Supply



Speaker in Passage & Courtyard Area



Flat Main Door - 8' Height.



Basement Only For Residential Car Parking.



24x7 Security (Society Maintained)



Artistic Rendering

ORION

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@ AAGASHIVNAGAR, MALKAPUR, KARAD

BEAUTIFUL VIEWS
WITH FRESH AIR



*Artistic Rendition

SPECIFICATION



COMMERCIAL

Ground floor 12' slab height.
1st floor 11' slab height.

- FLOOR FINISHES** : 600 mm X 1200 mm Vitrified Tiles.
- ELECTRICAL** : Concealed Branded company's wiring, Branded company's switches, Tube, Bulb (LED)
- DADO** : 7' height dado tiles (Common Bathroom & Toilet)
- WALL FINISH** : 2 to 4 mm size Gypsum Pop Inside walls.
- PAINT** : Exterior – Weather proof paint with texture.
Interior – Inside Walls Satine finish water base color.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FOURTH FLOOR



THIRD FLOOR



PARKING FLOOR





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@ AAGASHVAGAR, MALKAPUR, KARAD

**ELEVATE YOUR
LIVING EXPERIENCE.**





KEY DISTANCES

SARITA BAZAR	- 2 MIN.
KRISHNA INSTITUTE & HOSPITAL	- 3 MIN.
KRISHNA SCHOOL	- 5 MIN.
BACHPAN SCHOOL	- 5 MIN.
D - MART	- 5 MIN.
BHARATI VIDYAPEETH	
INSTITUTE OF MANAGEMENT	- 7 MIN.
BHARTI LAW COLLEGE	- 7 MIN.
S T STAND	- 15 MIN.
KARAD AIRPORT	- 15 MIN.

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