



Shree Saai Fortune

4, 3, 2 BHK'S & COMMERCIAL SPACES
AT MOSHI (PUNE-NASIK HIGHWAY)

For memories to cherish



EXPERIENCE UNRAVELLED ELEGANCE

Spacious 4, 3, 2 BHK homes and commercial spaces that exemplify elegance and convenience. Shree Sai Fortune will usher joy and excitement in your life - just as your first love did! Strategically located in the heart of the buzzing PCMC area. Life at Shree Sai Fortune will reignite memories as cherishable as your first job, your first salary, your first love! The swiftly growing destination of Moshi will connect you to Chakan, Nashik Highway, and Pune City facilitating easy commute for work as well as leisure trips.



70+
Amenities



Enviably
Connectivity



Contemporary
Architecture



SPECIAL HOMES, SPECIAL MOMENTS

Welcome to Shree Saai Forttune, an impeccable establishment to allure the bliss of quality living with enviable connectivity to almost commercial and lifestyle hotspots. This exciting new residential project is sanctioned under the name of "Mrunali Realty LLP " and developing under the supervision of Royal Group. It's not just a building, it's an emotion to deliver residents their dream homes with its magnificent elevation that will amaze you. Shree Saai Forttune is spread over more than 3.5 lakhs sq. ft. area to provide a contemporary living. So, unlimit yourself and get ready to make new memories at Shree Saai Forttune.





NIGHT VIEW | Artist Visualisation

DESIGNED THE WAY IT SHOULD BE

Designs are essential in defining the usage of allotted space. Well crafted spaces are highly significant for utilising it in the best possible way. Our contemporary designs extend the joy of everyday living through certain ways. Shree Saai Forttune understands the designing emotion and technicality to give its residents a good ambience that adds more peace, joy and well-being to your everyday living. One gets to experience life far better in a home which has good design values as compared to other homes which are just built to reside.





4, 3, 2 BHK
youthful homes



Best quality
construction



Spellbinding
location



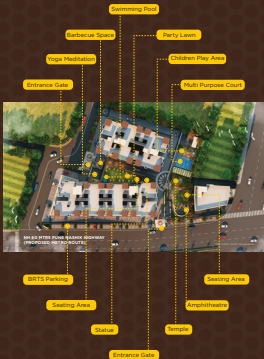
23 Commercial
units



Great
specifications



Close proximity
to important
destinations





EXPLORE THE MARKETPLACE

How would you feel, when everything is at a stone throw distance to your home? Amazing, right! Exactly the same feeling you'll get when you explore the neighbourhood near Shree Saai Forttune. Come out of your cocoon and meet the fantastic marketplace around to make your living more comfortable while exploring the Entertainment Hubs, Commercial Hotspots and Shopping centres in the proximity. Invest in the future with Saai Forttune and become the part of the business junction to attract maximum footfall and exponential growth over time.



Business
Junction



Higher
Footfall



Intelligent
Infrastructure



B WING VIEW | Artist Visualisation



ENTRANCE GATE VIEW | Artist Visualisation



STREET VIEW | Artist Visualisation



BIRD EYE VIEW | Artist Visualisation



TEMPLE VIEW | Artist Visualisation



INDULGE IN THE LIFESTYLE

Your new home at Shree Sai Forttune is where 70+ amenities complement your modern lifestyle, make your stay pleasant and entitle you to life-long picture-perfect views from home.

70+ AMENITIES TO AWESTRUCK YOU!
at Shree Sai Forttune Enough is Basic



Temple/
spiritual place



Jogging
track



Sand pit



Landscaped
garden



Senior citizen's
corner sit-out



Children's
play area



Gazebo



CLUBHOUSE LEVEL-I

- Indoor Party Area
- Outdoor Party Area
- Pantry Area
- Common Toilets
- Swimming Pool
- Baby Pool
- Pool Deck
- Changing Facilities

CLUBHOUSE LEVEL-2

- Society Office
- Multifunction Hall
- Card Playing
- Carrom Joint
- Pool Table
- Dartgame Zone
- Chess Board
- Unisex Gymnasium
- Shower Areas
- Foosball
- Locker Facility in Gym

CLUBHOUSE LEVEL-3

- Children Tutition Room
- Guest Rooms-2
- Toddler Creche Room
- Multipurpose Sitout with Wash Room
- Library with Pergola
- Work from Home Cubicles
- Meeting Room
- Consulting Room
- Conference Room
- Playstation & Gaming Room
- Outdoor Meeting Area
- Café Area

CLUBHOUSE LEVEL-4

- Open Air Barbeque
- Accupressure Pathway
- Open Air Yoga & Meditation
- Dance Academy

LANDSCAPE

- Designer Driveways
- Date Palm Avenue
- Kids Play Park
- Multi-play Court
- Amphitheater
- Lawn
- Stage and Seating
- Flag Hoisting
- Outdoor Gym
- Sculpture Area
- Designer Pathways
- Orchard and Seating
- Fireplace
- Elder's Court
- Mandir
- Selfie Point
- Oxygen Emitting Plants
- Aromatic/ Fragrance Generating Plants
- Birds and Butterflies Attracting Plants

COMMON AMENITIES

- Grand Entrance
- Designer Entrance Lobby
- Automatic High Speed Elevators
- Branded Sanitaryware and Fixtures
- Convenient Shopping
- DG Power Backup for Common Areas
- Driver's Room with Toilet
- Toilet for Working Staff
- CCTV Surveillance in Common Areas
- Dedicated Sewage Treatment Plant
- Inbuilt Organic Waste Converter
- Garbage Chute
- Rainwater Harvesting
- Ventilation Shafts for Basements
- Solar Panel Water Heaters
- PV Cells for Energy Generation
- Choice of Ev Charging Facility in Parking Area
- Safety Symbols and Signages





SPECIFICATIONS

CONVENIENCES THAT MAKE A DIFFERENCE

STRUCTURE

- Roc Framed Structure - Earthquake Resistant
- 6 Inches Thick all Masonary Wall
- Pop Finishing for Ceiling
- Sand Faced Plaster Externally

PLUMBING

- Piping - Concealed UPVC and CPVC
- Provision for Washing Machine in Dry Balcony

FLOORING

- Quality Vitrified 2 X 2 Tiles
- Rustic Ceramic Tiles in Terrace Area Bathroom
- Designer Walls Tiles upto Lintel
- Non Slippery Ceramic Tiles for Flooring
- Concealed Plumbing with Premium Quality CP Fittings
- Quality Sanitary Ware
- Quality Sanitary Ware
- Provision for Geyser
- Granite Door Frames in Bathroom

ELECTRIFICATIONS

- Concealed Copper Wiring in Entire Flat
- Legrand or Equivalent Designer Switches and Sockets
- AC Points in all Bedrooms
- Provision for Inverter
- TV and Telephone Point in Living Room Paint
- External - Weather Shield Paint
- Internal - Emulsion Paint



OTHERS

- Video Door Phone
- Provision for DTH Service
- Automatic High Speed Elevators
- Internal Paved/Concrete Roads

KITCHEN

- Black Granite Kitchen Platform with SS Sink
- Dado Designer Tiles till Lintel Level
- Provision for Water Purifier and Exhaust Fan Doors And Windows
- Attractive Both Side Laminated Main Door with Good Quality Door Fittings
- Wooden Door Frames with Flush Doors in Internal Rooms
- Internal Doors Fitted with Cylindrical Locks
- Power Coated Aluminium Windows with Mosquito Net



2 BHK

CUT SECTION



A: Living Room | B: Terrac | C: Kitche | D: Dry Balcony
E: WC / Bath | F: Kids Bedroom | G: Master Bedroom



3 BHK

CUT SECTION

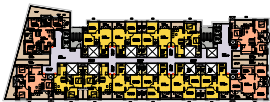


A: Living Room | B: Terrace | C: Kitchen
D: Dry Balcony | E: WC / Bath | F: Kids Bedroom
G: Master Bedroom | H: Guest Room

THIRD FLOOR - WING A

FIRST RESIDENTIAL FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT
S. NO. 49, 50, MOSHI, PUNE FOR ROYAL GROUP



THIRD FLOOR - RESIDENTIAL						
FLAT TYPE	FLAT NO.	CARPET SQM	COVERED SQM	TERRACE SQM	TOTAL SQM	NO. OF BHK
2BHK	301	75.95	12.25	44.57	132.77	2+1
2BHK	302	50.70	6.07	1.70	58.47	2+1
2BHK	303	50.70	6.07	1.60	58.37	2+1
2BHK	304	50.70	6.07	1.60	58.37	2+1
2BHK	305	50.70	6.07	1.60	58.37	2+1
2BHK	306	75.72	8.32	23.77	107.81	2+1
2BHK	307	75.70	8.32	23.77	107.79	2+1
2BHK	308	51.94	5.40	1.60	58.94	2+1
2BHK	309	51.80	5.40	1.60	58.80	2+1
2BHK	310	51.80	5.40	1.60	58.80	2+1
2BHK	311	51.80	5.40	1.60	58.80	2+1
2BHK	312	51.80	5.40	1.60	58.80	2+1
2BHK	313	51.94	5.40	1.60	58.94	2+1
2BHK	314	75.72	8.32	24.00	108.04	2+1



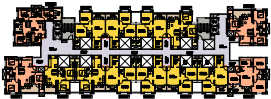
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DATE : 08-08-2023

TYPICAL FLOOR - WING A

TYPICAL 4,5,7,8,9,10,12TH FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT
S. NO. 49, 50, MOSHI, PUNE FOR ROYAL GROUP



TYPICAL - RESIDENTIAL 4,5,7,8,9,10,12					
FLAT TYPE	FLAT NOS.	CARPET SQM	BALCONY SQM	TOTAL	
2BHK	401,501,701,801,901,1001,1201	71.52	11.46	82.98	898.89
2BHK	402,502,702,802,902,1002,1202	70.55	4.54	75.09	794.87
2BHK	403,503,703,803,903,1003,1203	70.55	4.54	75.09	794.87
2BHK	404,504,704,804,904,1004,1204	70.55	4.54	75.09	794.87
2BHK	405,505,705,805,905,1005,1205	70.55	4.54	75.09	794.87
2BHK	406,506,706,806,906,1006,1206	71.52	8.52	79.99	859.94
2BHK	407,507,707,807,907,1007,1207	71.55	8.52	79.91	860.05
2BHK	408,508,708,808,908,1008,1208	71.70	5.48	77.18	815.49
2BHK	409,509,709,809,909,1009,1209	71.56	4.02	75.58	798.26
2BHK	410,510,710,810,910,1010,1210	71.56	4.02	75.58	798.26
2BHK	411,511,711,811,911,1011,1211	71.56	4.02	75.58	798.26
2BHK	412,512,712,812,912,1012,1212	71.56	4.02	75.58	798.26
2BHK	413,513,713,813,913,1013,1213	71.70	5.48	77.18	815.49
2BHK	414,514,714,814,914,1014,1214	71.21	8.52	79.91	859.28



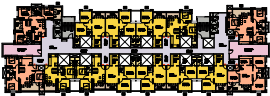
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DATE : 06-06-2023

REFUGE FLOOR - WING A

TYPICAL 6TH & 11TH FLOOR PLAN

PROPOSED RESIDENTIAL DEVELOPMENT AT
S. NO. 49, 50, MOSHI, PUNE FOR ROYAL GROUP



6, 11TH - RESIDENTIAL (REFUGE FLOOR)					
FLAT TYPE	FLAT NO.	CARPET	BALCONY	TOTAL	
		SQM	SQM	SQM	SQFT
2BHK	601, 1101	71.12	12.46	83.58	898.89
2BHK	602, 1102	58.55	4.64	63.19	679.07
2BHK	603, 1103	58.55	4.64	63.19	679.07
2BHK	604, 1104	58.55	4.64	63.19	679.07
2BHK	605, 1105	58.55	4.64	63.19	679.07
2BHK	606, 1106	71.57	8.32	79.89	858.94
2BHK	607, 1107	71.58	8.32	79.91	859.15
2BHK	608, 1108	51.75	5.48	57.23	615.49
2BHK	609, 1109	51.56	4.02	55.58	598.26
2BHK	610, 1110	51.56	4.02	55.58	598.26
2BHK	611, 1111	51.56	4.02	55.58	598.26
2BHK	612, 1112	51.56	4.02	55.58	598.26
2BHK	613, 1113	51.75	5.48	57.23	615.49
2BHK	614, 1114	71.28	8.32	79.60	854.28



SCALE : HTS

DATE : 06-06-2023

CONVENIENCE OF GREAT CONNECTIVITY

HIGHWAYS

- Pune - Nashik Highway : 00 mins
- Mumbai - Pune Highway : 14 mins
- Pune - Mumbai Expressway : 19 mins
- Pune - Nagar Highway : 24 mins

INDUSTRIAL AREAS

- Bhosari MIDC : 08 mins
- Chakan MIDC : 10 mins
- Anandli Marol MIDC : 13 mins
- Talwade IT Park : 19 mins
- Hinjewadi IT Park : 13 mins

BANKS

- SBI Bank : 06 mins
- ICICI Bank : 08 mins
- HDFC Bank : 08 mins
- Axis Bank : 06 mins

ENTERTAINMENT

- PCMC Auditorium : 06 mins
- E Square : 11 mins
- Big Cinemas : 09 mins

MALLS AND RETAIL SHOPS

- D Mart on premise : 03 mins
- Star Bazaar : 11 mins



HOSPITALS

- Sant Dnyaneshwar Hospital : 03 mins
- Y.M.C Hospital : 12 mins
- D. Y. Patil : 12 mins
- Sahyadri Hospital Bopodi : 15 mins
- Nirmay Hospital : 12 mins
- Lokmanya Hospital : 12 mins
- Ruby Hospital : 12 mins
- Aditya Birla Hospital : 13 mins
- Jehangir Hospital : 24 mins

EDUCATIONAL INSTITUTES

- Priyadarshni School : 04 mins
- Modern College of Pharmacy : 23 mins
- Poddar International : 09 mins
- City International School : 9.5 mins
- D. Y . Patil College : 12 mins

SPORTS AND RECREATION

- Pune International Exhibition & Convention Center : 03 mins
- Annasaheb Magar Stadium : 08 mins
- PCMC Main Bldg. : 11 mins
- PCNTDA : 12 mins



ABOUT DEVELOPER

The foundation of Royal Group was put back in 2013 to deliver Innovation, Elevation, and Celebration to all residents. Since then Royal Group has developed creatively crafted homes in more than 5 lakh sq. ft. and around 10 lakh sq. ft. land parcel development in the pipeline. With our establishments we are bringing fortune to you, where you can attain sheer happiness, tranquillity, soothness, along with new perspectives and arenas for businesses too.

LOCATION MAP



Site Address

Sr. No. 50, Along Pune Nashik Highway,
Near Toll Plaza, Shivaji Wadi, Moshi,
Pune - 412105.

Contact +91 91563 33557

Website: www.royalgrouppune.com

Email: sales@royalgrouppune.com



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Credits

Architect: Madas Architects

Sanctioning: Tanishqa Architects & Planners

Landscape: Designterra Landscape Consultants

Structural Design: P.S. Kulkarni & Associates

Brand Consultant: Curious Design Pvt. Ltd.

Disclaimer:

All plans, layout, drawing, amenities, specifications,
facilities, mentioned in the brochure may be subject
to change at the sole discretion of the developers.

The constructions shall be as per prevalent rules
and regulations, subject to necessary approvals.

Project By



ROYAL

— G R O U P —

Royal Living

MRUNALI REALTY LLP