



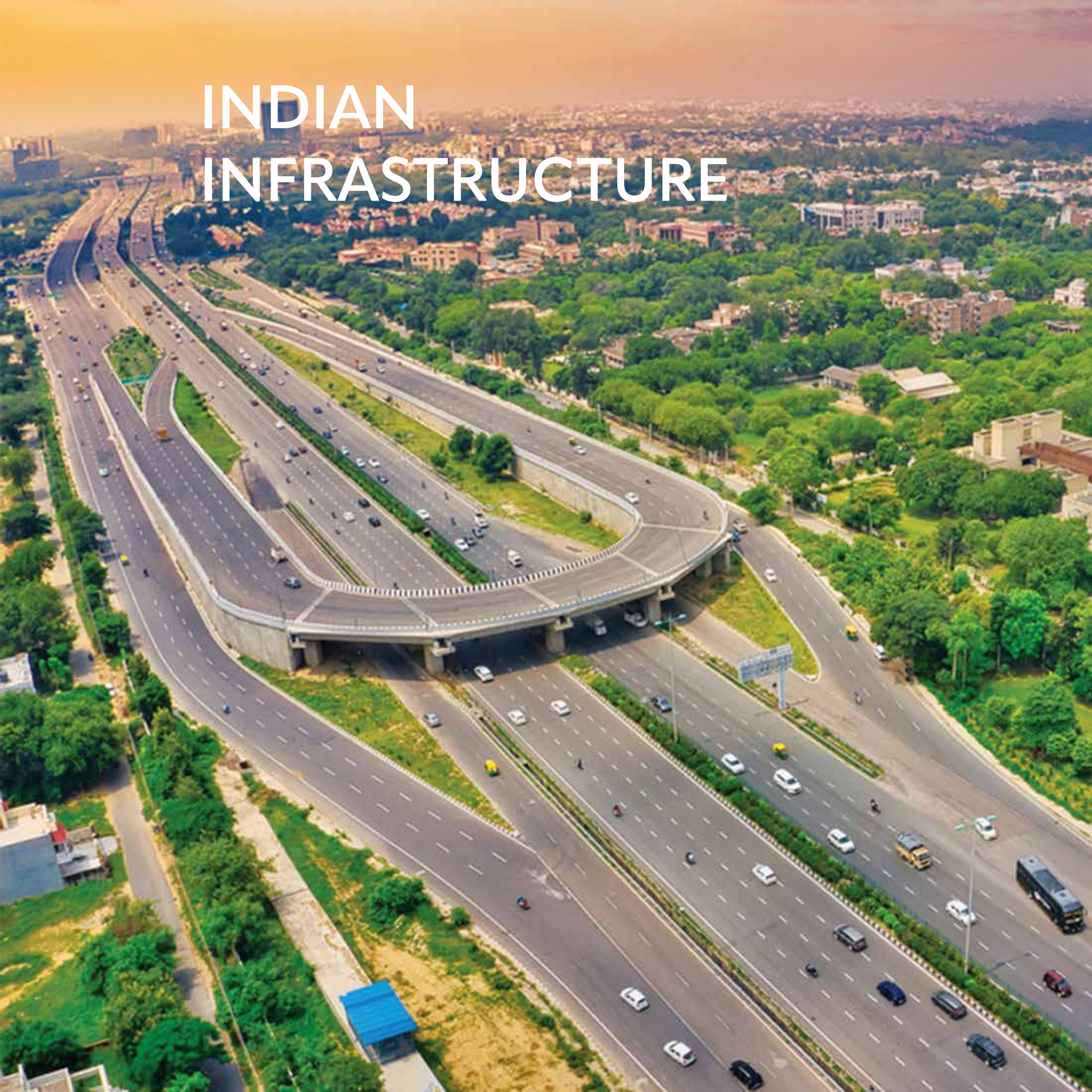
WHISPERS OF THE WILD

Surrender to Nature



SANAS GROUP

Generations Of Reliability



# INDIAN INFRASTRUCTURE



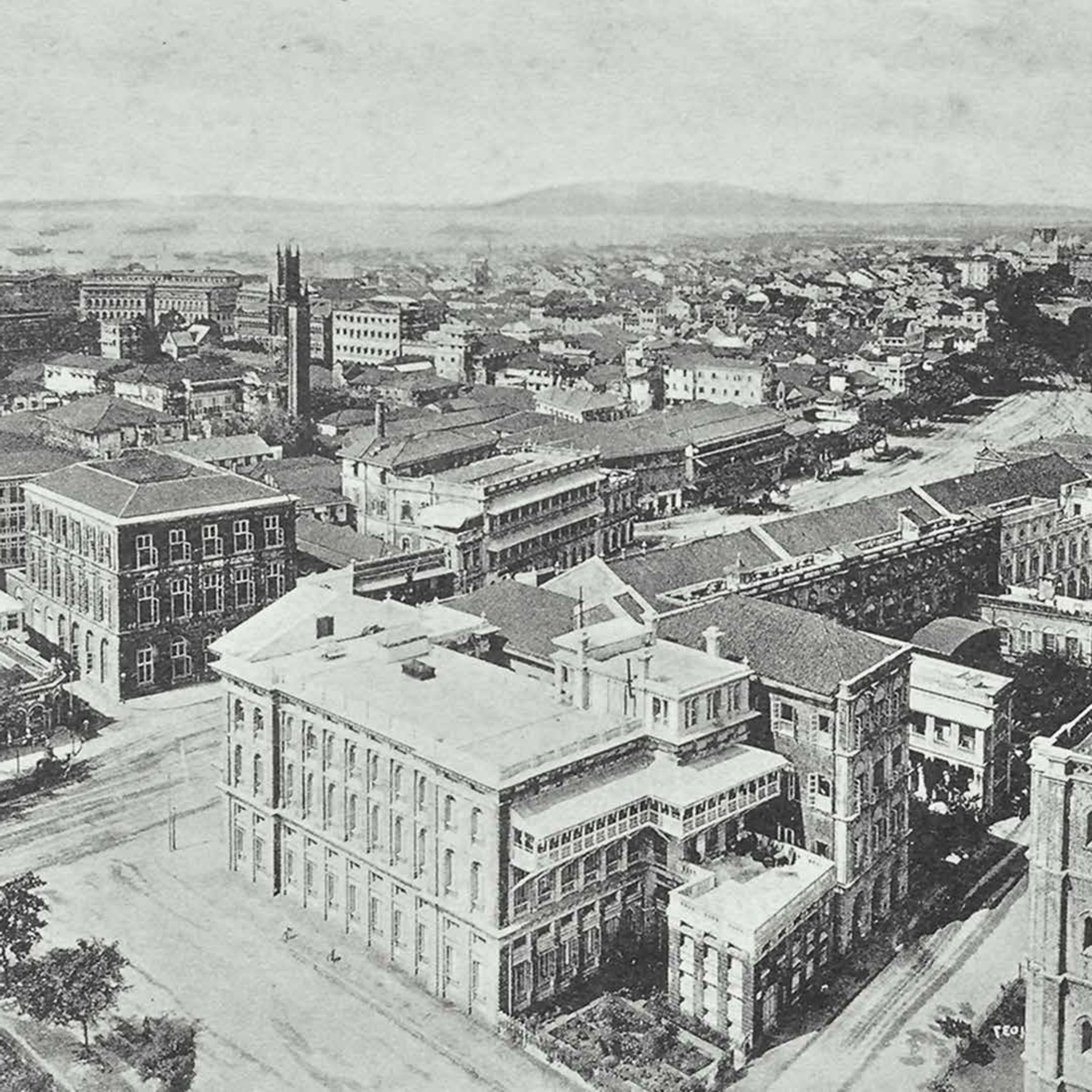
# RISE OF THE REAL ESTATE SECTOR IN INDIA

Indian



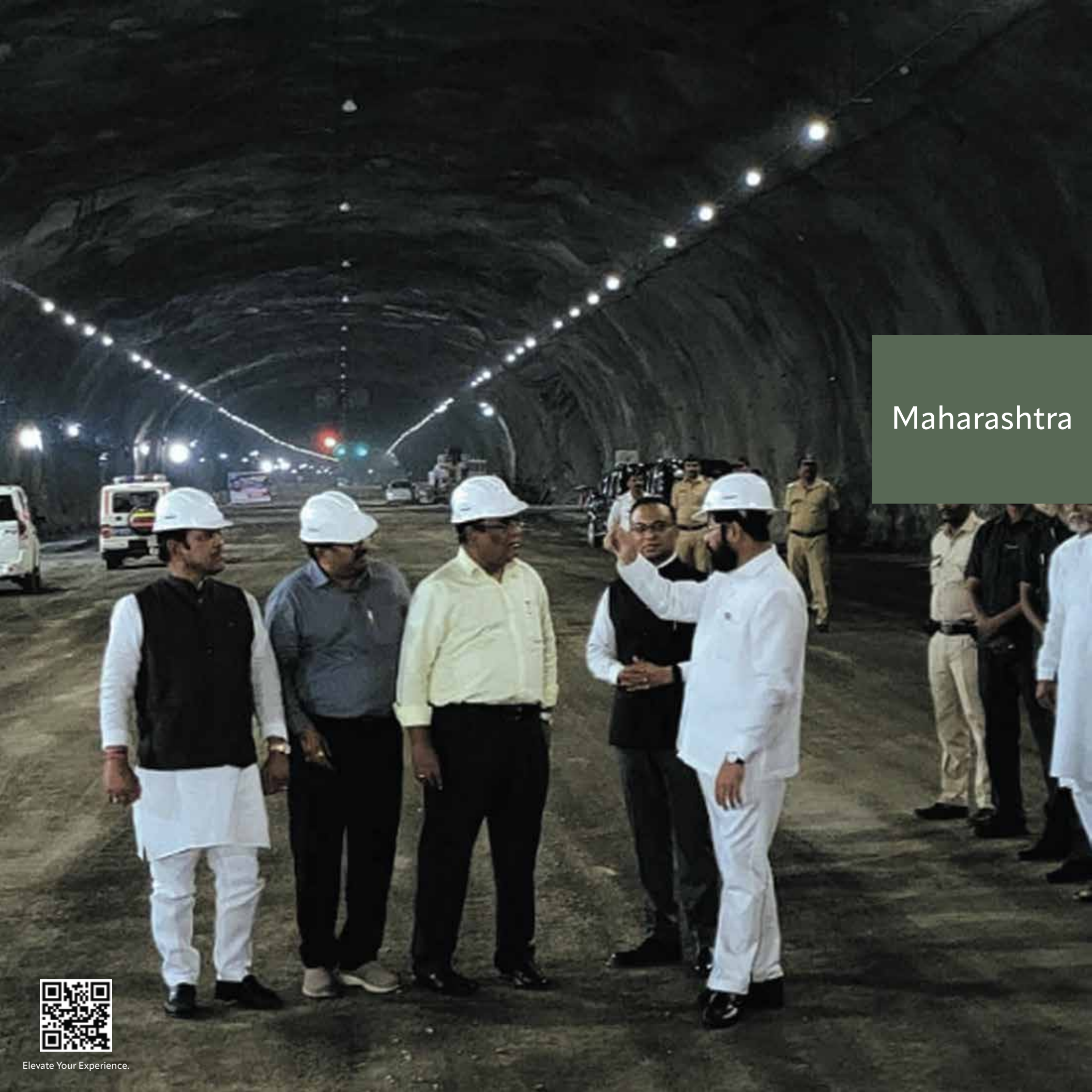
Keeping up with the times, homes have evolved. As population rose, need for homes went up and the real estate industry flourished. If the scenario in India is concerned, we are the most populous country in the world after China with more than 1.3 billion people. Owing to growth in the last decade, GDP has seen a significant rise year on year.

In recent years the real estate sector in India has become organised with regulatory authorities in place that ensure transparency and protection of home buyers interests.



# EVOLVING INFRASTRUCTURE OF MAHARASHTRA





## Maharashtra



After 2021, the change has been apparent in the perception of life. Earlier, people were more engaged in the pursuit of materialistic possessions. Eventually, the idea and the approach both became shallow and were replaced by the idea of sustainable living. In addition to affordable housing, there has been a growing demand for residential properties that offer more space, better ventilation, and access to green areas like villas and farmhouses. The people living in urban settings are moving toward the outskirts in search of peace, space, and tranquillity.

In recent years, the real estate market of Maharashtra has witnessed a moderate rise in real estate prices, particularly in the residential sector. This trend is driven by factors such as urbanization, the growth of the middle-class population, and the increasing demand for affordable housing.





# INFRASTRUCTURAL PROGRESS OF PUNE CITY





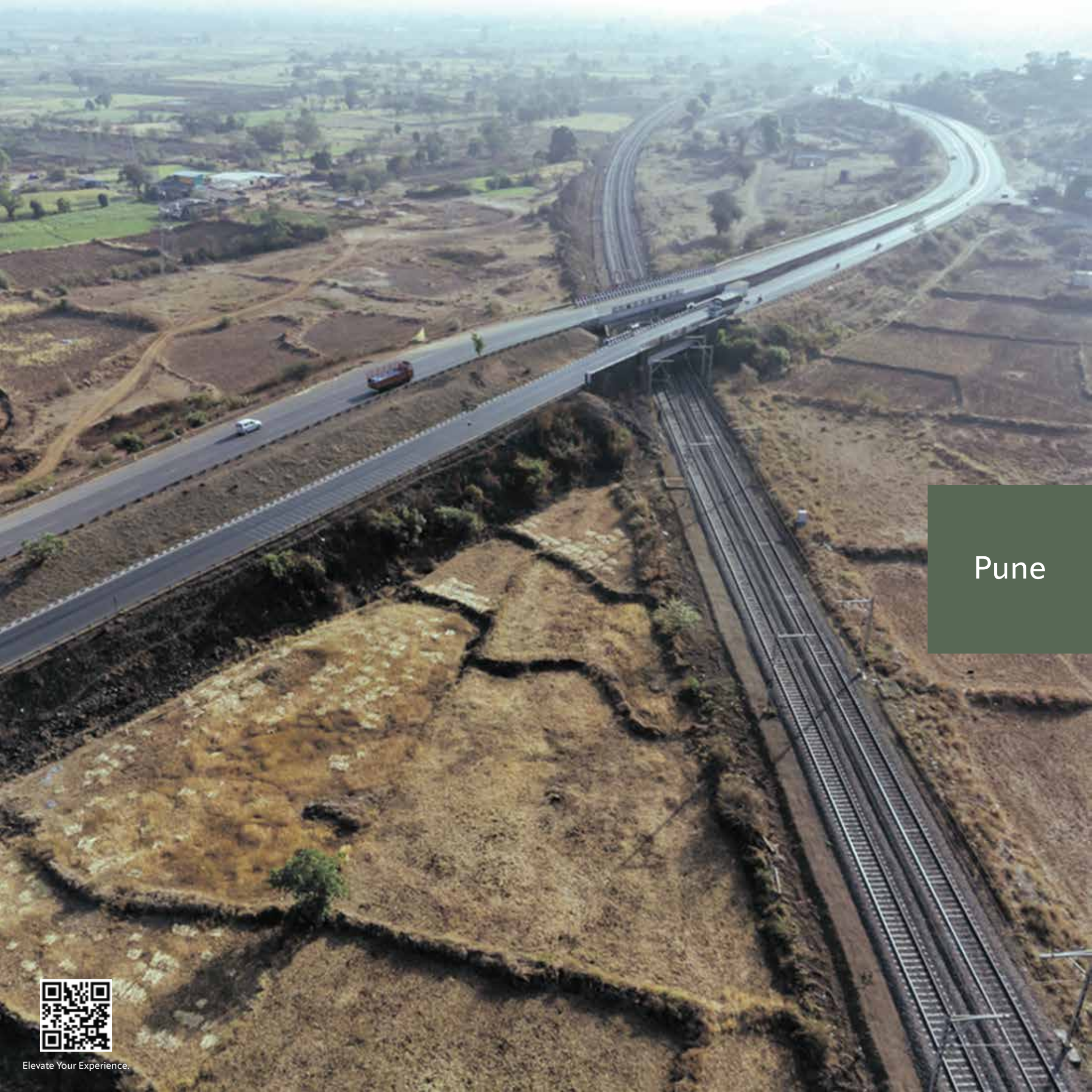
# THE GROWTH POTENTIAL

Pune



Pune is a rapidly growing city in Maharashtra, with a population of over 3 million people. Over the years, the city has made significant progress in developing its infrastructure to keep up with its growing population and economic development.





# NETWORK AND CONNECTIVITY

Pune



One area where Pune has made progress is transportation infrastructure. The city has a well-developed road network, including several national highways that connect it to other major cities in India. Pune is also developing a metro rail system, which is expected to improve transportation and reduce traffic congestion in the city.







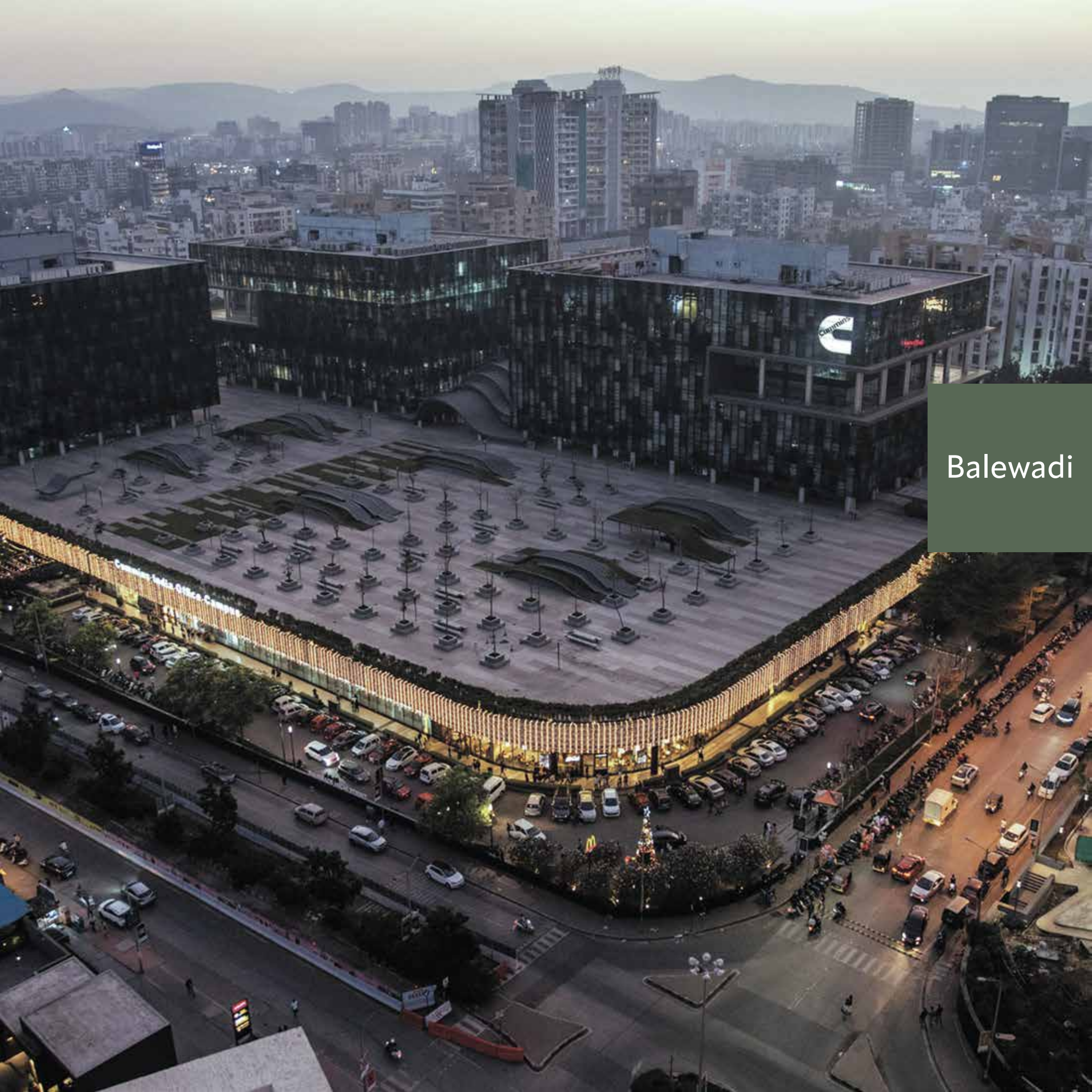
Pune

# DREAMS FLYING HIGH



Pune has also invested in developing its airport infrastructure. There are plans for a new airport to be built in Pune, Maharashtra, India, as the existing Pune International Airport is reaching its maximum capacity. The proposed new airport is expected to be located in Purandar, which is about 25 kilometres from the city centre.

The new airport, which is expected to be named Chhatrapati Sambhaji Raje International Airport, will be built on a site spanning over 2,400 hectares. The original site falls across six villages in the Tehsil, including Munjwadi, Khanavadi, Udachiwadi, Wanpuri, Kumbharwalan, and Pargaon. It is being developed as a greenfield project and will have the capacity to handle up to 50 million passengers annually, making it one of the largest airports in India.



Balewadi

# THE NEW CULTURAL SCAPE



Balewadi High Street is a popular and vibrant commercial area in Pune, offering a wide range of options for shopping, dining, and entertainment. It is a must-visit destination for anyone looking to explore the city's vibrant culture and lifestyle.

The high street has changed the image of Pune. It comprises a wide range of shops, restaurants, cafes, and entertainment venues. It is a popular destination for residents of the nearby areas as well as for visitors to Pune. It is home to many popular eateries, serving a variety of cuisines such as Indian, Chinese, Italian, and Continental. Some of the popular restaurants in the area include Flying Saucer Sky Bar, Effingut Brewerkz, Raasta Cafe, and Cafe Arabia. The Balewadi High Street is adding a new cultural landscape to the ancient city.



Pune

# THE IT CITY



In addition to transportation infrastructure, Pune has also made progress in developing its digital infrastructure. The city has a well-established IT industry, and the government has been working to provide high-speed internet connectivity and e-governance services to residents and businesses. This has helped to attract more investment in the city's IT sector and supported the growth of startups and small businesses. It is home to major national and international IT companies such as Infosys, Wipro, Tata Consultancy Services (TCS), Tech Mahindra, Capgemini, IBM, and Cognizant.



Pune

# A MELTING POT OF MODERNITY AND TRANQUILLITY



## THE METRO SERVICE

Pune Metro is a rapid transit system under construction in Pune. It will consist of three lines and cover a total distance of 54.5 kilometres. The first phase of the project, covering a distance of 16 km, is expected to be operational by 2023.



## RING ROAD

A new ring road is being developed in Pune to ease traffic congestion in the city. The ring road will cover a distance of 128 km and will connect major highways and suburbs around the city.



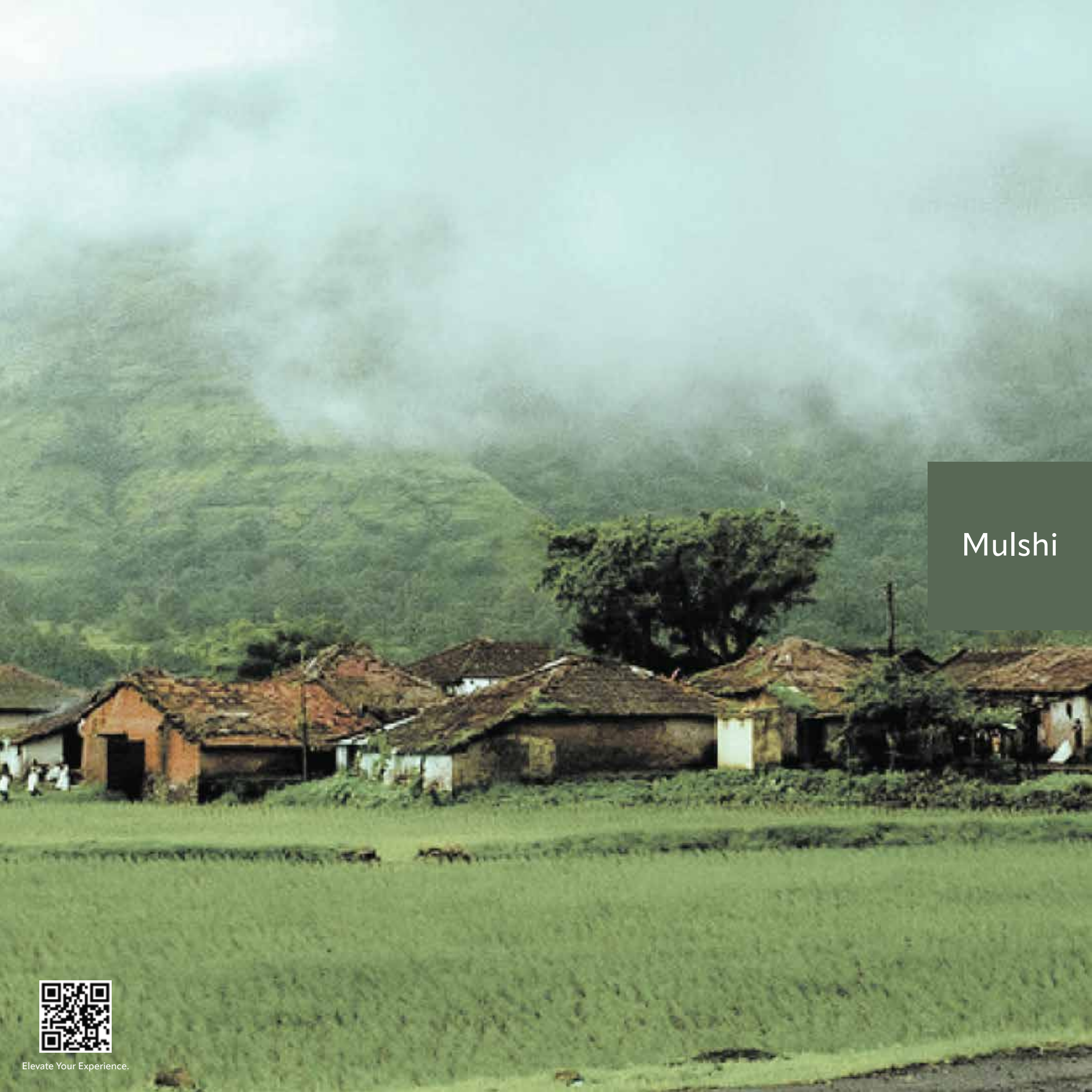
## SMART CITY MISSION

Pune is one of the cities selected under the Smart Cities Mission of the Government of India. The initiative aims to develop cities that are sustainable, inclusive, and technologically enabled.



# MULSHI THE PARADISE ON EARTH





Mulshi

## THE LAND OF WARRIORS AND NATURE WORSHIPPERS



Mulshi is a scenic region famous for its natural beauty, especially its picturesque landscapes, rolling hills, and sparkling water bodies. Mulshi mountain village resides in the lap of green and historical Sahyadri mountain range. Our forefathers battled bravely with invaders using this area as an effective tool of war strategy. The native people of Mulshi mountain village are famously known as a nature lovers and worshippers. They are the magicians who preserved Mulshi to be a green heartland of western Maharashtra.





Mulshi

## A SERENDIPITOUS SURPRISE



One of the most prominent features of Mulshi is Mulshi Lake, which is a man-made reservoir that offers breathtaking views of the surrounding mountains and forests. The lake is an excellent spot for water sports like boating and kayaking, and it is surrounded by lush greenery and scenic hiking trails. In addition to the lake, Mulshi also boasts several waterfalls, such as the Tamhini Falls and the Khandi Waterfall. These waterfalls are especially beautiful during the monsoon season when they are in full flow and surrounded by verdant vegetation.





# A TREASURE OF RARITY

Mulshi



Mulshi is also home to several scenic villages and hill stations, including Tamhini Ghat, which is a popular spot for trekking and camping. The region is also known for its wildlife, and visitors can spot rare natural creatures like leopards, deer, and foxes in the surrounding forests. It is also home to rare birds, animals, and plants.





## BIRDS



Diospyros Melanoxylon



Malabar Grey Hornbill



Yellow-footed Green Pigeon

## RARE TREES



Elaeocarpus serratus



Garcinia morella



Emblica officinalis

Mulshi

## ANIMALS



Indian Giant Squirrel



Indian Pangolin



Indian Civet

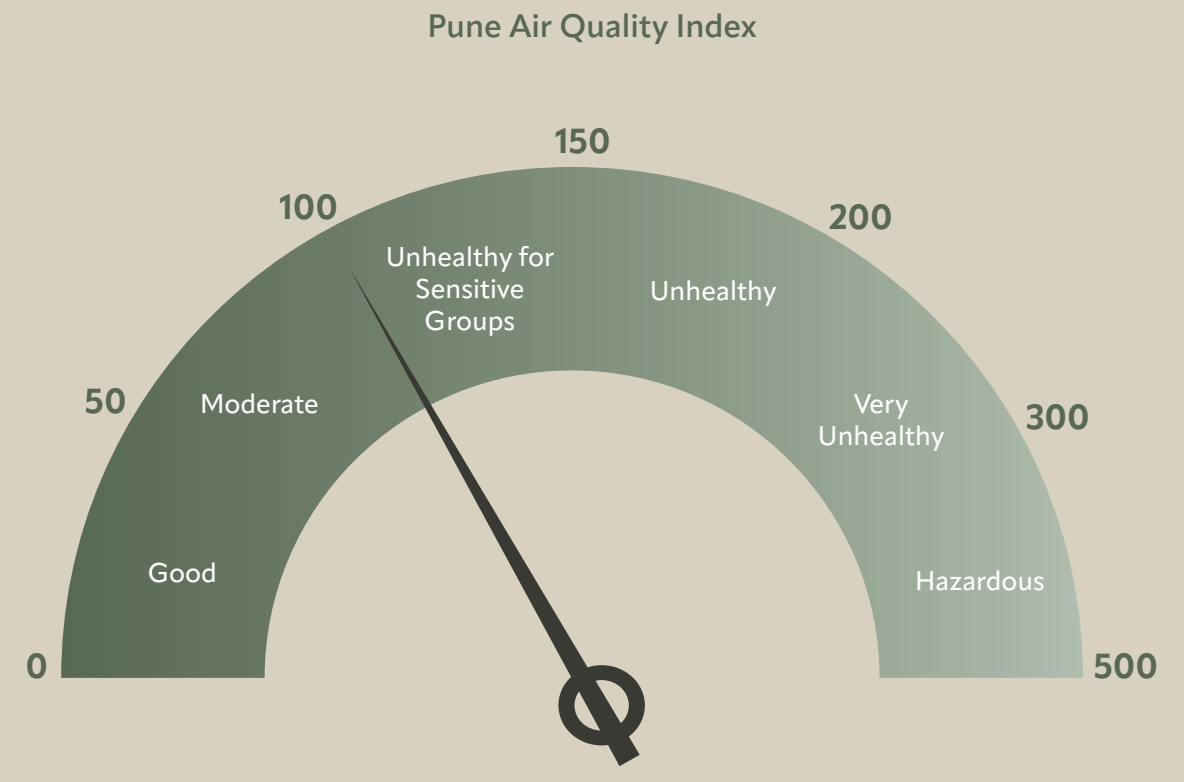


Semecarpus anacardium



Diospyros melanoxylon





### Mulshi Air Quality Index

US AQI

29

LIVE AQI INDEX

Good

OVERVIEW

What is the current quality near Mulshi Lake, Pune?

Air pollution level	Air quality index	Main pollutant
Good	29 US SQU	PM2.5

Pollutants



# THE PURE AIR OF MULSHI

## Mulshi



The air quality of Mulshi is generally considered to be good, with the region benefiting from its proximity to the western ghats mountain range and the surrounding forests. According to the Central Pollution Control Board (CPCB) of India, Mulshi has an average air quality index (AQI) of around 60, which falls under the "satisfactory" category.





# LIFE IN THE WOODS

Mulshi



In ancient times, civilizations were deeply connected with nature. The woods, birds, animals, and natural lakes were core parts of human life. But modern lifestyles broke this holy connection, resulting in misery. Once again, humankind is embarking on a journey to establish that lost connection with nature.

Life in the woods is more serene and peaceful compared to chaotic cities. In the woods, you can intimately engage in the natural events happening around you. It includes taking a morning stroll in the deep, misty woods, gazing at birds and animals, and touching pure water flowing in the natural streams. Overall, being in the woods helps you slow down and become a deep observer of life.

People living in the woods tend to have a slower, more relaxed lifestyle, while urban dwellers are often busy and constantly on the go. The natural environment in the woods is very different from the built-up environment of the city. The woods offer fresh air, trees, wildlife, and natural beauty, while the city is often polluted, noisy, and crowded.



## ALL ABOUT THE 'WOW'



Sanas Group's ambitious project, 'WOW, is a courageous and masterly attempt to create luxurious homes residing in the lap of nature at Mulshi. It has been driven by the idea of living in a place situated in the heart of nature. Where gushing natural streams will flow nearby your house, the beautiful birds will chirp sitting on your windows, and the fresh morning air coming out of the enigmatic core of the forests will touch your body gently. The place where you can lay back and experience that the time has stopped still for a while.

# MODERN DAY AMENITIES BLENDED WITH NATURAL SERENITY



The project WOW has been offering 1-acre plots with 3500+ sq. ft. uber-luxury villas. It contains a gated community with 24/7 CCTV monitoring, electricity back-up, internal walkways and pathways, eco-sensitive design, beautiful landscapes, and internal roadways and driveways. The spacious homes of the project are blended with high ceilings, glass facades, an open dining area, a spacious modular kitchen, attached bedrooms with open decks, and an outdoor shower area inspired by Balinese design.



# ENTIRELY CAREFREE LIVING



The villas of the ambitious project WOW will be entirely service villas. The responsibility for the lifetime maintenance of villas will be taken care of by the Sanas Group itself. It includes services like housekeeping, a personalized cook, and on-call doctor availability. You don't need to worry about cleaning, arrangements, or other household chores. You just have to enjoy your stay and get involved in the miracles of nature. A fair maintenance amount will be charged for the above-mentioned services.

The lifestyle we are offering at WOW is creatively crafted to give you the extreme joy of life. As the demand for sustainable living grows, the prices of projects that provide it will rise in the future. So don't miss the chance to take advantage of current prices.



## PROJECT HIGHLIGHTS

1 Acre Plots with  
3500+ sq.ft. Uber  
Luxury Villas



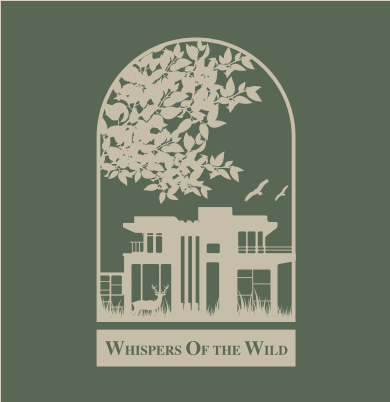
CHANDIVALI PLOTTING AREA	
PLOT NO	PLOT AREA (SQ.FT.)
1	4064.52 SQ.FT.
2	451785 SQ.FT.
3	4084.44 SQ.FT.
4	4019.80 SQ.FT.
5	4092.59 SQ.FT.
6	4726.20 SQ.FT.
7	4735.91 SQ.FT.
8	4858.11 SQ.FT.
9	4446.09 SQ.FT.
10	4182.61 SQ.FT.
11	4235.37 SQ.FT.
12	431901 SQ.FT.
13	4094.78 SQ.FT.
14	4068.21 SQ.FT.
TOTAL	60445.49 SQ.FT.
ROAD	681199 SQ.FT.



# BREATHTAKING VIEWS



Natural Water Streams



Internal Walkways & Pathways  
ECO Sensitive Design  
Beautiful Landscapes  
Internal Roads & Driveways







GROUND FLOOR PLAN

### Conceptual Elevation Visuals



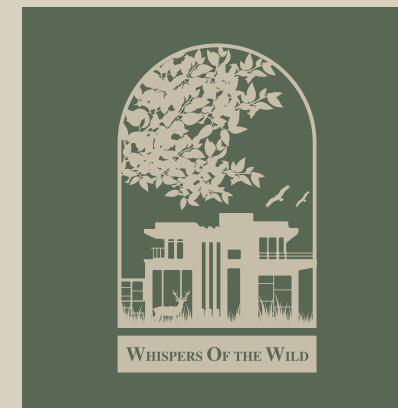
### Living Room Visuals High Ceilings, Glass Facades



Open Dining Area



Spacious Modular Kitchen

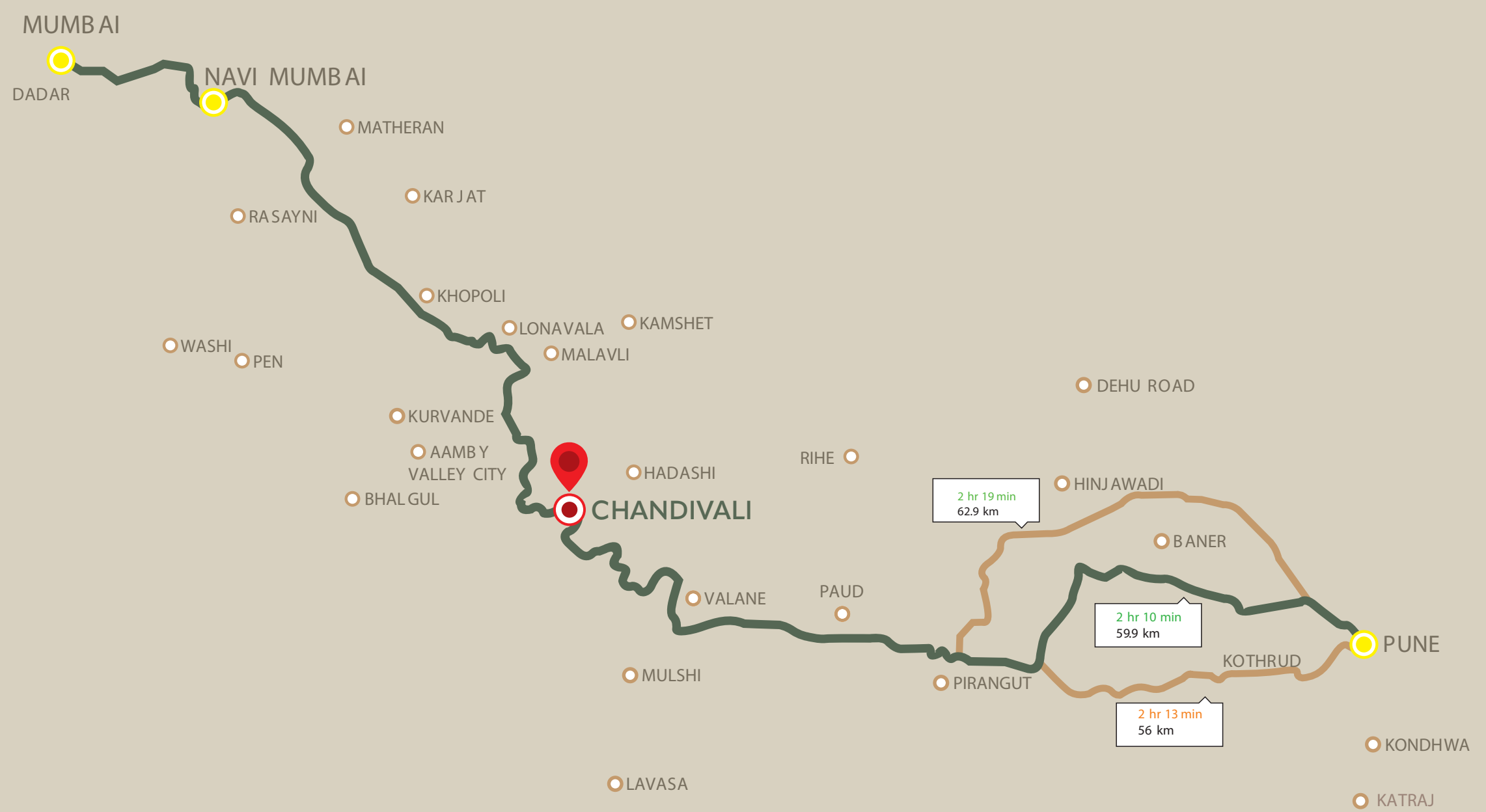


All bedrooms attached with open decks



Outdoor shower Area Balinese Inspired Design





**BALANCE OF GREAT CONNECTIVITY**

35min drive from Aamby Valley City

---

1hr 10min drive from Lonavala

---

3hr drive from Mumbai

---

2hr 10min drive fom Pune



## Mr. Baburao Sanas

Mr. Baburao Sanas was the first mayor of Pune city after India gained independence from British colonial rule. He served as mayor from 1950 to 1951.

Baburao Sanas was a prominent social worker and political leader from Maharashtra, India. He was actively involved in the Indian independence movement and was a member of the Indian National Congress. He also played an important role in the development of the cooperative movement in Maharashtra.

During his tenure as the mayor of Pune, Baburao Sanas focused on improving the city's infrastructure, particularly its roads and transportation system. He also worked to improve public health and sanitation and initiated several public welfare programs.

Baburao Sanas passed away on June 24, 1965, at the age of 64. He is remembered for his contributions to the development of Pune and for his service to the people of Maharashtra.

Young, dynamic, and visionary minds will be the pillars of the future. So, having faith and belief in their innovative ideas will lead us to a better tomorrow. Sanas Group is making tremendous progress under the very young leadership of our respective director, Mr. Siddhant Sanas.



## ABOUT THE DEVELOPER

The 40 glorious years of being in the real estate industry have established Sanas Group as a well-known brand. We are proud to create luxurious spaces in the eminent suburbs of Pune City like Camp, Boat Club Road, Kalyani Nagar, and NIBM Road. We represent a multitude of organisations within the SRS Group that have constructed and developed over 15 million square feet in and around Pune City. Now, SRS Group is in the process of developing 12 million square feet. The project includes numerous residential and commercial buildings.

**15 million +**

Square Feet of immaculate craftsmanship delivered.



Timely delivery and quality that is second to none.



Combine creativity and experience to develop spaces that are tailor-made for you!

**25 +**

Beautiful projects delivered





# MISSION



Our mission is to showcase a new outlook on life that emphasizes proper environmental control, good living standards, and state-of-the-art working conditions, all in a secure environment. We develop homes with an effort to provide good quality and value-based living to our customers while helping the environment, society, and nation at the same time.



# VISION



**Mr. Surendra R. Sanas**  
Chairman



**Mr. Sudhir Kulkarni**  
C.E.O.



**Mr. Siddhanth S. Sanas**  
Director

Quality, "customer satisfaction," commitment, and "excellence" are not words we throw around lightly—we live them every day. Sanas Group combines creativity and experience, and it aims to build homes, not just a brand.

## Team

Our team comprises impeccable industry experts and technicians. Mr. Surendra R. Sanas leads us as chairman with his vast 40 years of experience in the real estate sector. Mr. Sudhir Kulkarni is our beloved C.E.O., who puts his engineering expertise to work making our work a niche in the real estate market. And last but not least, Mr. Siddhanth S. Sanas is our young, dynamic, and creative Director, who holds a promising vision for the development of our company.



# WORK PROFILE



## Regent Heights

Uday Baug, Pune | 2017



## Eastwoods

NIBM, Pune | 2018



## Landmark Garden Phase-2

Kalyani Nagar, Pune | 2011

Our recent work profile includes luxurious projects like Eastwood (NIBM), Kondhwa, Regent Heights (Uday Baug), and the ongoing premium project YOU57 at Hinjawadi Phase 3. The company is in the process of spreading its projects across localities like Hinjewadi, Balewadi, Vadgaon Kh., Kondhwa Kh., etc.





# THANK YOU NOTE

We would like to thank you all for believing in us and appreciating our passion for creation. The journey of life is long, and we want you all by our side to make it interesting. Cheers to this partnership of creativity, hope, comfort, and luxury.



UNTOUCHED... SERENE... NESTLED IN THE HEART OF NATURE...



SANAS GROUP  
Generations Of Reliability

For more details

Contact Mr. Siddhanth Sanas +91 1800 7383635

[www.sanas.group](http://www.sanas.group)

\*All above images are for concept purpose only. Actual designs may vary