



SEVEN SQUARE

CO - L I V I N G O A S I S

WAKAD, PUNE



SAI SPACECON INDIA P.LTD.
S H A P I N G T H E C I T Y
Formerly known as Sai Erectors



SEVEN SQUARE
CO-LIVING OASIS

WAKAD, PUNE



WHY PUNE?



Oxford of the East:

Second home for more than 10 lakh national and international students, with 1390 well-known colleges and 14+ universities.



Vibrant Business Hub:

Within the thriving economic epicentre, Pune contributes a whopping \$69 billion to the country's GDP.



One Of The Fastest Growing Cities of Asia Pacific

Amongst the evolving business centres with citation hosts, IT, and automotive companies, it ranks 9th among emerging cities of the world.



Most Liveable City

Most Liveable City - Pune, a sanctuary of refined living, ranks 2nd amongst the most liveable cities in India, according to the Ministry of Housing and Urban Affairs, Government of India.



IT/ITES Hub

Pune has 234+ IT companies that cover 94 services and industries.

WHY WAKAD?



Excellent Social Infrastructure

Wakad lies amidst the majestic embrace of world-class social infrastructure with 40+ prestigious educational institutions, 10+ hospitals, 2+ malls, several restaurants, and cafes, contributing to its higher growth potential.



Seamless Connectivity

Wakad's ethereal tapestry of connectivity to other parts of Pune through the Pune-Mumbai Bypass Road, Old Mumbai-Pune Highway, and the Pune-Bangalore Highway makes commuting to different parts of the city hassle-free



Seamless Excellence

Wakad continues to promise excellence in terms of connectivity, lifestyle, environment, and safety in the coming years



Proximity to IT Hubs

Wakad contributes to the city's technological marvels with its proximity to Hinjewadi IT Park.



High Property Appreciation

Wakad had a property price appreciation of around 7.6% and an average rental yield of 10% in 2022, making it the highest among other localities of the city

WHY CO-LIVING?



Rising Demand

Co-living spaces provide an attractive alternative to traditional housing options by offering affordable, flexible, and community-driven living arrangements.



Convenience

Wakad, with its infrastructural developments and proximity to major IT hubs and educational institutions, provides a convenient location for co-living spaces.



Modern and Well Designed Spaces

Co-living spaces are designed to cater to the needs of young professionals and students. They often feature fully furnished rooms, modern amenities, high-speed internet connectivity, and utilities included in the rent, ensuring a hassle-free living experience.



Vibrant Community

Co-living spaces foster a sense of community by bringing together like-minded individuals from diverse backgrounds.



Amenities

Residents can enjoy easy access to their workplaces, educational centers, shopping malls, and entertainment venues, enhancing their overall lifestyle.



Affordable Living

Co-living spaces offer cost-effective solutions compared to traditional rented apartments. By sharing common expenses, residents can enjoy affordable rents, allowing them to save money or allocate it to other aspects of their lives.

OUR JOURNEY

Year Of Inception - 2000 | Completed Projects - 9 | Total Sq. Ft. Completed - 3.6 Lac+
Ongoing Projects - 6

Sai Heritage Phase 1

Baner, Pune
2002

Sai Krishna Park

Thergaon, Pune
2003

Sai Capital

Senapati Bapat Road, Pune
2006

Jyoneesh

Aundh, Pune
2007

Bindu

Aundh, Pune
2007

Ataria

Baner, Pune
2009

Sai Canary

Balewadi, Pune
2012

Sai Ellouera

Wakad SY No.3, Pune
2018

Sai Arandhana

Mahalunge, Pune
2023

ABOUT
SAI SPACECON

ABOUT COVIE

For all those who prefer a lifestyle where they do not have to compromise between comfort and convenience, COVIE Liv will be an ideal choice. From new re-locating employees to digital nomads, entrepreneurs, creative thinkers or established explorers; COVIE LIV will undoubtedly be a comforting abode for all.

PERKS OF COVIE



FULLY-FURNISHED
ROOM



HIGH SPEED
INTERNET



PROFESSIONAL
HOUSEKEEPING



24X7
SECURITY



NUTRITIOUS
MEALS



EVENTS &
WORKSHOPS



HEALTHCARE
SERVICES



COVIE COMMUNITY
APP



KITCHENETTE



LIBRARY



LIKE-MINDED
COMMUNITY



HEALTH &
WELLNESS



EV CHARGING

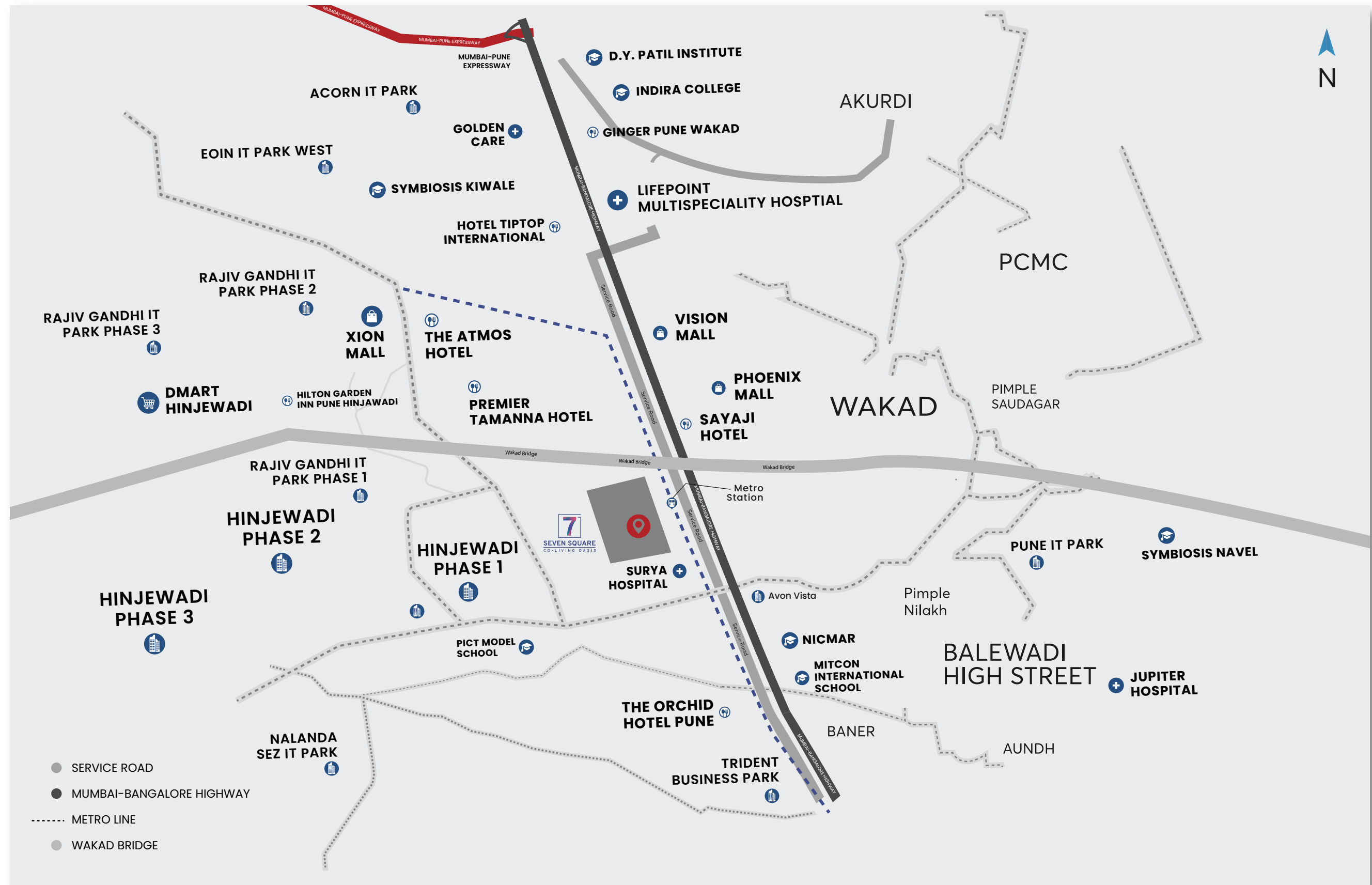


WORK STATION

ONE COVIE

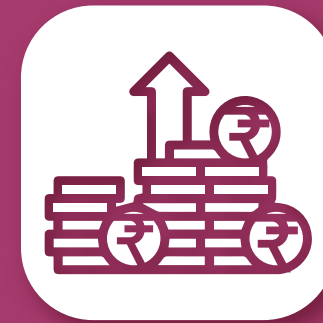
PUNE | MUMBAI | DELHI | GURUGRAM | BENGALORE

LOCATION MAP



THE FUTURE OF REAL ESTATE INVESTMENT WITH HIGH RENTAL YIELD

OUTSTANDING
MONEY
GROWTH



High Return



Modern Investment
& Money Growth



No Hidden Costs



Assured Rent &
Appreciation



On-time Monthly
Rental Payments



No Furnishing
Cost



Prime Property



Secured &
Reliable Investment



No Maintenance
Charges

PROJECT SYNOPSIS :

Rented to
**Fastest Growing
Co-Living Brand**

Average ROI
6.28 %

Fully Furnished
Unit

Minimum Rent
14 K/Month

Minimum
Investment
₹ 32 Lakhs*
all inc.

lock in period
**(5+5)-10
year**

Leasing period
10 years

ESCALATION

3rd & 4th YEAR

7.14%

5th YEAR ONWARDS

10% (EVERY TWO YEARS)

RENTAL SCHEME :

Total ROI%: **6.28*** | Base Investment (In Lakhs): **₹ 32,00,000*** | Total 10 year's Rental: **₹ 20,20,000***

YEAR- Y1, Y2

Monthly Rental First 6 Months: **₹ 7,000**

Monthly Rental for next 18 months: **₹ 14,000**

Total Rental: 2,94,000

YEAR- Y5, Y6

Monthly Rental: **₹ 16,500**

Total Rental: 3,96,000

YEAR- Y9, Y10

Monthly Rental: **₹ 19,965**

Total Rental: 4,79,160

YEAR- Y3, Y4

Monthly Rental: **₹ 15,000**

Total Rental: 3,60,000

YEAR- Y7, Y8

Monthly Rental: **₹ 18,150**

Total Rental: 4,35,600

PROJECT BENEFITS :

GST

STAMP DUTY

MAINTAINANCE

**REGISTRATION
CHARGES**

**FURNITURE &
FURNISHING COST**

0

TYPICAL-2ND, 3RD, 4TH & 5TH FLOOR PLAN



TYPICAL - 2ND, 3RD, 4TH & 5TH FLOOR PLAN

Area Statement- S.No.7_Wakad, Pune. (7 Square)			
Typical Floor Area Statement (2nd, 3rd, 4th & 5th)			
Sr.No.	Room Number	Total Carpet Area in Sq.Mt	Total Carpet Area in Sq.Ft
1	01, 02, 03, 04, 05, 06, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25	17.81	192
2	26, 27, 28, 29	20.44	220
3	7	31.35	337

CONCEPTUAL IMAGES



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AC SYSTEM



WI-FI PROVISION



WELL FURNISHED ROOMS



EV CHARGING STATION



3 TIER SECURITY



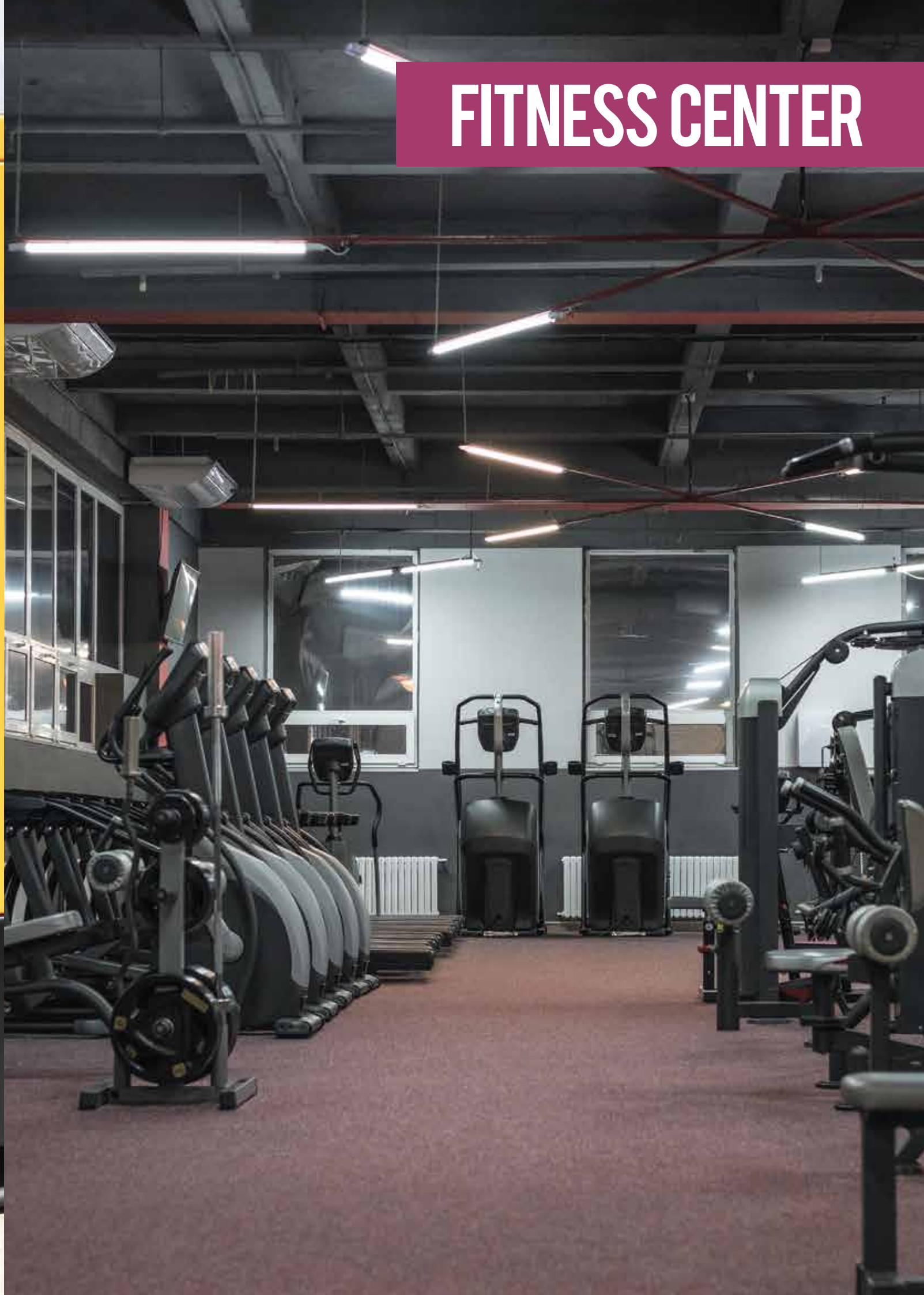
24X7 HOT WATER



D.G. BACKUP



FITNESS CENTER



BANK RTGS / NEFT DETAILS :

COLLECTION ACCOUNT DETAILS	
BENEFICIARY NAME	SAI SPACECON INDIA PRIVATE LIMITED 7 SQUARE
ACCOUNT NUMBER	777705052611
BANK NAME	ICICI BANK
IFSC CODE	ICIC0000424
BRANCH	SENAPATI BAPAT ROAD, PUNE

GST / STAMP DUTY REGISTRATION ACCOUNTS DETAILS	
BENEFICIARY NAME	SAI SPACECON INDIA PRIVATE LIMITED
ACCOUNT NUMBER	045104524726716101
BANK NAME	CSB BANK
IFSC CODE	CSBK0000451
BRANCH	MARKET YARD, PUNE

ALLOTMENT TYPE :

Platinum Pass	₹ 1,08,000* /-
Gold Pass	₹ 45,000* /-
Silver Pass	₹ 27,000* /-

*T&C Apply.



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Formerly known as Sai Erectors



SEVEN SQUARE
CO - L I V I N G O A S I S

Site Address:

Near Surya Hospital, Bhujbal Vasti, Wakad, Pune.

Corporate Office Address:

Sai Capital, 11TH Floor, Opp. ICC Trade Centre, SB Road, Pune.

