

**REFINED BY  
NATURE'S OPULENCE**



UP RERA No : UPRERAPRJ923469



**SHREE SAI CITY**

— *Life of wellness* —  
VARANASI



# O U R T E A M



**Mr. Ram Gopal Singh**

(Managing Director)

Mr. Ram Gopal Singh, the Managing Director of SSB Group is dynamic and visionary. He has been in the real-estate market for over two decades and is known for his exceptional and extensive industry knowledge and the much-needed first-hand experience that enables him to effortlessly weigh out all the trade pros and cons. He invariably clinches to create an inclusive environment, which embraces and derives value from diversity. It was at the point when he discovered Pradhanmantri Yojna he decided to kick off with this organization to layout solutions for the real estate market in Varanasi to make practical, appropriate, and great homes for people, offering them the feeling of world-class infrastructure, while balancing it out with the feel of being surrounded by the serenity of nature that they would call their own. He saw a bright and promising future for the real estate market in Varanasi, and the rest is history.



**Mr. Jitender Kumar Singh**

(Director)

Mr. Jitender Kumar Singh, the director of SSB Group is young, energetic and a go-getter with great organizational and leadership skills. He has demonstrable experience in the real estate market in Varanasi. Mr. Jitender Kumar Singh is instrumental in preparing and implementing comprehensive business plans to facilitate operations and market development activities. He is an expeditious decision maker and aims to ensure the company is constantly moving towards fulfilling its short term and long-term objectives.

**Mr. Satish Kumar Singh**

(Director)

**Mr. Anuraag Balwant Singh**

(Director)

**Mr. Nishant Shekhar**

(Architect)



## *Building Values, Making a Difference*

Shree Sai Baba Infra Projects Pvt. Ltd. is one of the leading real estate organizations of North India, majorly involved in acquiring, planning and developing Residential and Commercial projects in eastern UP. Driven by quality, innovation and professionalism, the group believes in developing projects that are true epitome of excellence.

Being a pioneer in the real estate business, we have always kept our values ahead of our success. Led by a dynamic team of visionary professionals, we go the extra mile to deliver superior value to our customers, business associates, stakeholders and society as a whole. The essence of our growth lies in our commitment to offer 100% customer delight.

## *Our Objective*

“हमारी दृढ़ता आपके सपनों को पूरा करने की प्रतिबद्धता खोखले वादों से दूर,  
आपके एक-एक पैसे की भरपूर लाभ देने की वचनबद्धता”



An architectural rendering of a residential complex entrance. The scene features two ornate, light-colored stone pillars with red-tiled pyramidal roofs flanking a central area. In the center, a multi-tiered fountain with cascading water sits on a stone base. A dark blue sedan is parked on the left, and a couple is walking on the right. The background shows a tall, modern apartment building with balconies, palm trees, and a clear blue sky with birds.

## *Adobe of pride*

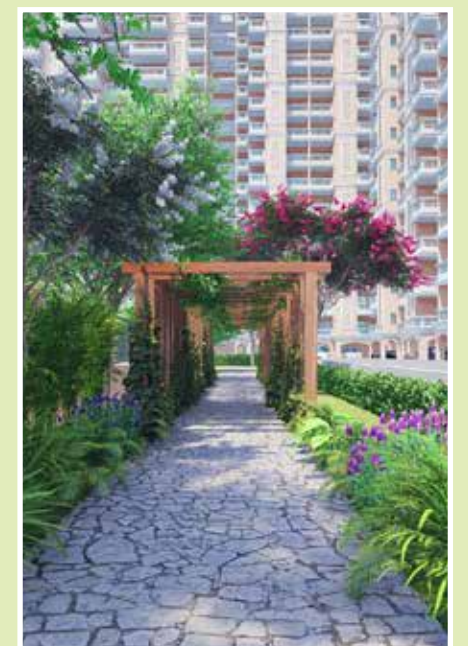
It will accommodate top tier conveniences, for example, The Club House, Tennis Court, and advancements like an absolutely free Sewage treatment plan, power supply reinforcement and water siphoning stations. The grandeur of this splendid property will leave you feeling honored in the surrounding of your own sumptuous space.



## *Surrounded by soothing shades of green*

A mix of evergreen palms, bushes and lush ground covers planted at the edge of the streets and in open spaces adding an aesthetic element to your surrounding.

Landscaping arrangement is a significant component in adjusting the microclimate of a spot. Legitimate landscaping arrangements lessen direct sun from striking the structures and warming up building surfaces. It forestalls mirrored light conveying heat into surfaces. Shade made by trees and the impact of grass and bushes lessens air temperature connecting the structure and evaporative cooling.





## Open doors to a beautiful life

The insides are efficaciously intended to provide a startling open feel to spaces. Providing Vastu-friendly plans, all-around ventilated formats, and invigorating indoor-outdoor harmony. Relish the excellence of the outside from the comfort of your home. Come and praise life more than ever.

Very well ventilated for breeze and natural light | Soothing indoor-outside harmony |  
Efficient and adequate management of space | Modern details and plan





## *Green Contruction technology. Building a better tomorrow.*

SSB Infra Projects are the very first in Varanasi to incorporate the Aluminum Formwork System into their sphere, which is currently the most advanced and versatile technology of construction with proven durability.

This system provides Aluminum Formwork for RCC load-bearing or RCC framed multi-storied buildings and enables the walls and slabs to be poured in the same operation. This not only increases efficiency but also produces an extraordinarily strong structure with an excellent concrete finish. It is unique as all the components in a building including walls, columns, beams, etc. are concrete and there is no need for masonry. This system has numerous benefits such as the reduced possibility of water hazards and seepage, resistance to earthquake tremors, low noise transmission, and many more.









*Beautiful place to relax,  
recharge and stay fit*



**SHREE SAI CITY**

*— Life of wellness —*



AERIAL VIEW





## Experience a new level of convenience

The task site is very well connected with Panchkosi Road, which is attached to the site's internal alley. Net new water necessity for homegrown reasons for existing is 316.687 KLD. It is assessed that the reusing of water will recuperate about 80% of water. A proposal has been made to treat the homegrown sewage logically through an appropriately arranged sewage treatment plant. The rainwater removal framework for the premises will act adequately to dodge any assortment/stagnation and water flooding. Suitable arrangements will be made for vehicles leaving the venture site. There will likewise be adequate halt arrangements for guests not to upset the traffic and permit smooth development at the site. No undesirable entry; every visitor's passage will be made carefully by the inhabitant's endorsement. A community school in the municipality has been proposed as well. Two-fold power and electricity accessibility source and nearby planetary group in the Township will be there. The entire Township will be watched by the boundary wall, safety officers, and CCTV cameras. 24x7 electricity supply as well!



BANK



MALL



SCHOOL



HOSPITAL



AIRPORT



RAILWAY STATION





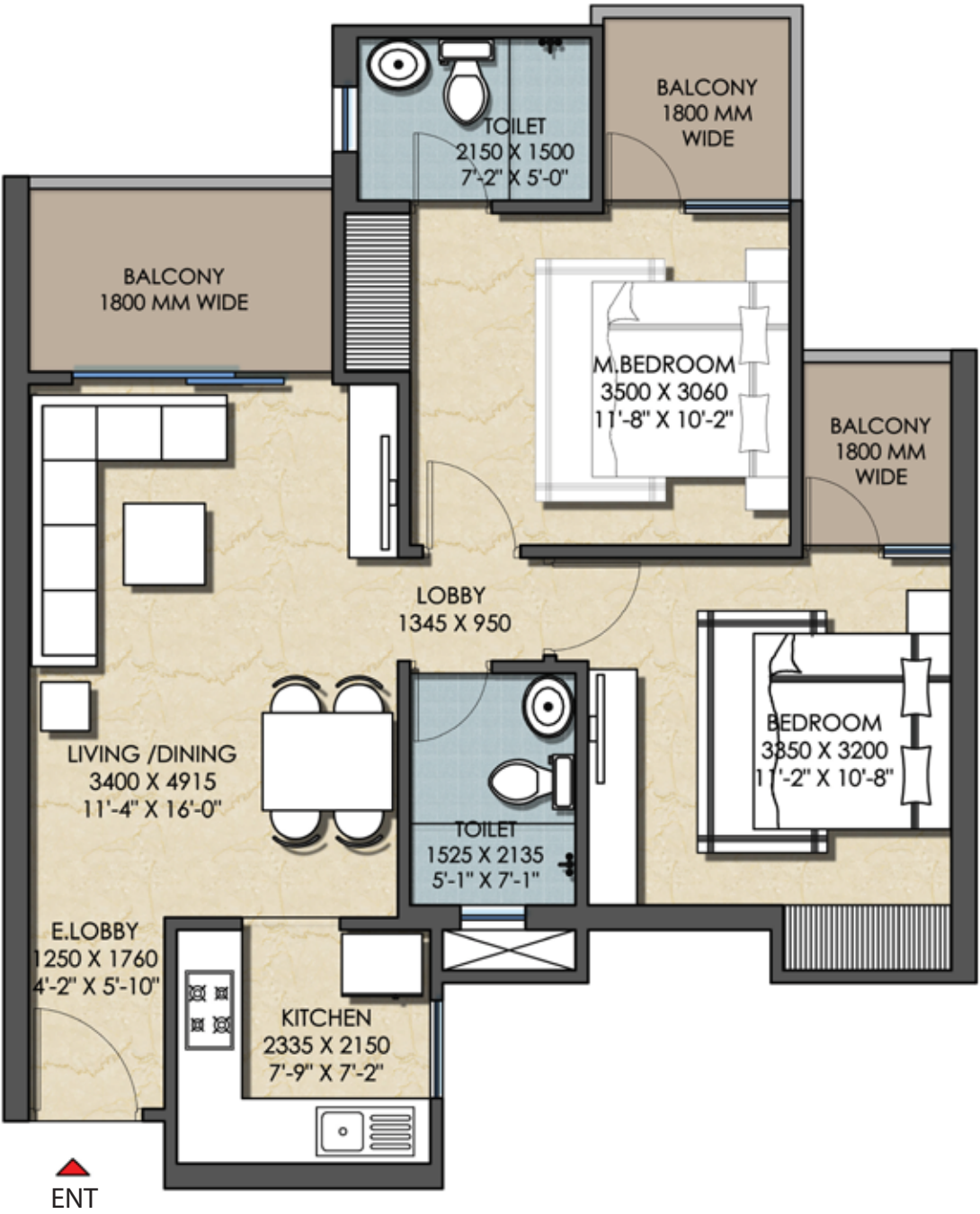
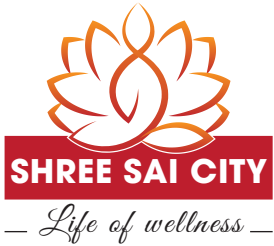
# Site Plan



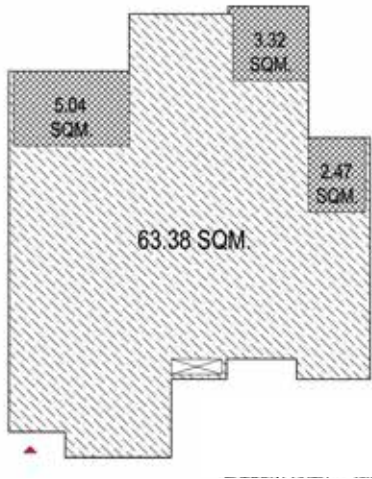


FLOOR PLAN

2 BHK  
UNIT PLAN



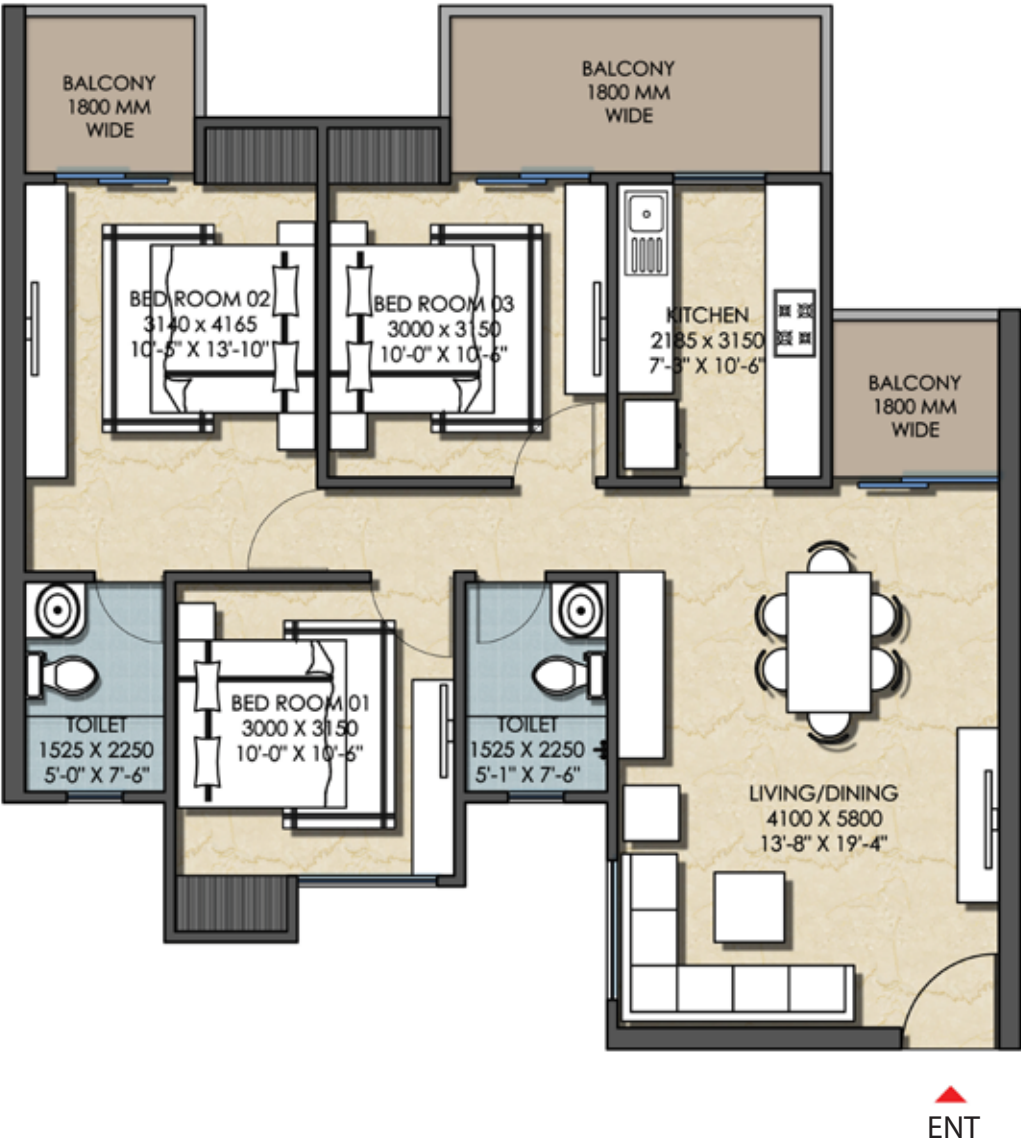
|                      |                                    |
|----------------------|------------------------------------|
| CARPET AREA          | 56.26 SQM. (605.58 SQFT.)          |
| COVERED AREA         | 63.38 SQM. (682.22 SQFT.)          |
| BALCONY AREA         | 10.84 SQM. (116.68 SQFT.)          |
| COMMON AREA          | 15.82 SQM. (170.28 SQFT.)          |
| AREA UNDER SERVICES  | 10.0 SQM. (170.64 SQFT.)           |
| AREA UNDER UTILITIES | 2.16 SQM. (23.25 SQFT.)            |
| <b>TOTAL AREA</b>    | <b>102.20 SQM. / 1100.08 SQFT.</b> |



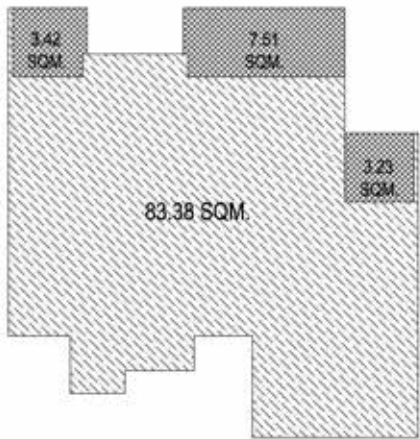


FLOOR PLAN

3 BHK  
UNIT PLAN



|                      |                                     |
|----------------------|-------------------------------------|
| CARPET AREA          | 75.79 SQM. (815.80 SQFT.)           |
| COVERED AREA         | 83.38 SQM. (897.50 SQFT.)           |
| BALCONY AREA         | 14.18 SQM. (152.63 SQFT.)           |
| COMMON AREA          | 15.82 SQM. (107.28 SQFT.)           |
| AREA UNDER SERVICES  | 10.0 SQM. (170.64 SQFT.)            |
| AREA UNDER UTILITIES | 2.16 SQM. (23.25 SQFT.)             |
| <b>TOTAL AREA</b>    | <b>125.54 SQM. / 1351.31 SQFT.)</b> |







# Specification



|                        |                  |  |
|------------------------|------------------|--|
| Structure              |                  | Earthquake Resistance R.C.C. Frame Structure   |
| Rooms                  | Flooring         | Vitrified Tiles  |
| Kitchen                | Flooring<br>Wall | Ceramic Tiles<br>Ceramic Tiles up-to 2'0"HT, above the Counter and Oil Bound Distemper in Balance Area   |
| Toilet & Bathroom      | Flooring<br>Wall | Anti skid ceramic tiles<br>Ceramic tiles up to 7'-0" HT  |
| Common Area            | Flooring         | Cermic Tiles   |
| Staircase              | Flooring         | Granitie / Vitrified Tiles<br>External UPVC Door and window with 5mm Toughened Glass<br>Internal door frames of marandi wood<br>Flush door shutter with laminate |
| Door/ Window           | Fitting          | ISI marked standard fitting & locks  |
| Plumbing               |                  | PVC/CPVC pipe for plumbing piping works<br>C.P fittings<br>Stainless steel sink in ktichen   |
| Interior Sanitary Work |                  | Low level PVC Cistern with Euroean toilet seat   |
| Electrical             |                  | Fire Resistant I.S.I Mark wiring<br>Moduler Switches and Socket as per ISI Standard<br>All materials as per ISI standard   |
| Finishing              |                  | Weather coat texture pain on outside walls<br>Oil bound distemper inside   |







*Proposed SSB Amusement Park  
with a Luxury Resort*



Location Map

NOT TO SCALE



STAY BLESSED

Shree Sai Baba Infra Projects Pvt. Ltd.

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