



an abode of harmony & happiness



Thoughtfully planned community Aesthetically designed residences

These residences are the most unique addition to the prestigious township, providing a choice of apartments. Boasting beautiful panoramic views, cozy indoors and amazing amenities, each of them is lavishly designed to elevate your lifestyle.



Affordable 1, 2 & 3 BHK apartments

Earthquake resistant structure

Well-ventilated & vastu-friendly layouts

Beautiful wide roads (40 feet & 30 feet)

Located Babatpur Airport Road, Varanasi



Indoors where comfort & class coexist

The indoors are efficiently designed to lend a surprisingly open feel to spaces. Look out for the vastu-amicable and well-ventilated layouts, rich design and refreshing indoor-outdoor harmony. Relish the beauty of outdoors from the comfort of your home. Come and celebrate life like never before.

Well ventilated for breeze & natural light | Soothing indoor-outdoor harmony

Efficient space management | Modern specifications & design





Fully safe atmosphere & modern amenities

Sai Gaon is planned to feature a plenty of amenities that will cater to your safety and lifestyle needs. It is equipped to the highest of standards, while allowing the residents escape the daily grind for a truly worry-free living experience.

Hi-tech CCTV enabled security | Ample parking area | 24 hr. water supply
24x7 power back-up | Firefighting system | Professional estate management





*Planned to
set new benchmarks*

Site Plan

Elegant layouts





Type - 1 (1BHK)

Covered Area - 45.57 Sqm. (490.51 Sq. Ft.)

Balcony Area - 6.25 Sqm. (67.27 Sq. Ft.)

Saleable Area - 708.26 Sq. Ft.



Type - 2 (2BHK)
Covered Area - 46.36 Sqm. (499.01 Sq. Ft.)
Balcony Area - 6.29 Sqm. (67.70 Sq. Ft.)
Saleable Area - 718.28 Sq. Ft.



Type - 3 (2BHK)

Covered Area - 50.52 Sqm. (543.79 Sq. Ft.)

Balcony Area - 7.67 Sqm. (82.55 Sq. Ft.)

Saleable Area - 765.75 Sq. Ft.





Type - 4 (2BHK)
Covered Area - 62.89 Sqm. (676.94 Sq. Ft.)
Balcony Area - 4.63 Sqm. (49.83 Sq. Ft.)
Saleable Area - 857.67 Sq. Ft.



Type - 5 (3BHK)

Covered Area - 74.53 Sqm. (802.24 Sq. Ft.)

Balcony Area - 8.17 Sqm. (87.94 Sq. Ft.)

Saleable Area - 1030.97 Sq. Ft.

Specifications

STRUCTURE

TOILET AND BATHROOM

ROOMS

COMMON AREA

Kitchen

STAIRCASE

DOOR/WINDOW

ELECTRICAL

PLUMBING

FINISHING

INTERIOR SANITARY WORK

Earthquake Resistance R.C.C. Frame Structure

Flooring - Anti-skid Ceramic Tiles

Wall - Ceramic Tiles up to Height of 7'-0".

Flooring - Vitrified Tiles

Flooring - Ceramic Tiles

Flooring - Ceramic Tiles (Anti-skid)

Counter - Green Marble/Granite

Wall - Ceramic Tiles Up To 2'-0" HT above the Counter and Oil Bound Distemper in Balance Area

Flooring - Kota Stone

Anodised Aluminium Section for Outdoor Windows

Internal Wooden Door Frames of Marandi Wood

Window Shutter with Plain Glass

Flush Door Shutter

Fittings- ISI Marked Standard with Laminate Fittings & Lock

Fire Resist ISI Mark Copper Wiring

Modular Switches and Sockets as per ISI Standard

All Materials as per ISI Standard

PVC/ CPVC Pipe for Plumbing Piping Works

C.P. Fittings

Stainless Steel Sink in Kitchen

Weather Coat Finishing on Outside Walls

Oil Bound Distemper Inside

Low Level PVC Cistern with European Toilet Seat Pan in First Toilet

Low Level PVC Cistern with European Toilet Seat







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”



Dreams & Foundations

Committed to Enrich Lifestyles

Aarani Developers is a dynamic and fast emerging real estate player. The group has successfully carved out a niche for itself in a short span of time. Driven by exemplary leadership, pioneering team efforts and professional work culture, the group is known for delivering high-quality real estate solutions at the best possible pricing.

The group believes in a philosophy that aims at building relations with customers and developing the best-in-class projects. Aarani always strives for enriching residents' lifestyles by maintaining the highest norms of quality, innovation and integrity.

LOCATION MAP

NOT TO SCALE



Shree Sai Baba Infra Projects Pvt. Ltd.

20/51-5 and 20/52-4, Sridas Foundation Building, Union Bank of India,
Mall Road (Near Radisson Hotel), Varanasi Cantt - 221002 | Tel.: +91-0542-2500657
Toll Free No.: 1800330008255 | 9696148255, 7080201752, 9453785608
E-mail : info@ssbinfraproject.com | www.ssbinfraproject.com
UP RERA No : UPRERAPRJ13751

A Joint Venture of



Dreams & Foundations

Aarini Developers Pvt. Ltd.

D 58/2 MS Plaza, Second Floor,
Above HDFC Bank Rathyatra, Varanasi – 221010
Ph.: +91 7238052371, 7523003476
UP RERA NO. UPRERAPRM31635

Disclaimer: Visual representations shown in this brochure are purely conceptual. Building plans, specifications, layout plans etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.