



SAI ADITI CONSTRUCTION



# SAI ADITI CONSTRUCTION

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COMPANY PROFILE



SAI ADITI CONSTRUCTION

# SAI ADITI CONSTRUCTION (OPC) PRIVATE LIMITED



As an early entrant in the field of construction, **Shri Anand T. Phondekar** started out as a Builder & Developer in 1989.

He established redevelopment residential projects and led from the front. The company is today a symbol of his ideals, his values and the integrity he brought to the business of construction.

Mr. Anand has a distinguished career having more than 25 years of enriched experience and has held various leadership positions during his long stint. He had a remarkable rise during his career, due to his business acumen, project management and leadership skills. He constructed his residential projects in Thane, Mulund, Dombivali, Karjat, Khopoli and Pune.

**Shri Anand T. Phondekar**  
Director



*We emerged in 2008 with an aim to help people live their dreams & make them real.*



We have been successful in fulfilling our commitments and since then there has been no looking back for us. We assure satisfaction by addressing the needs and requirements in a timely manner. We at Sai aditi Constructions know your true value and we value this relations.

A well built home with health and prosperity is a happy home, is what we truly believe in and hence we strive in providing that to you. Quality for a reasonable price is a dream we fulfill for people. We believe in building relationship along with our Business as key to all Business is relationship.

Today we have successfully completed over 20 projects in Mumbai and Thane. We have always ensured that we live up to our time lines committed to all our customers with no compromise on Quality.

Our objective is to see all our customers happy when they see their dream homes in our constructions. We take immense pleasure in making people happy by constructing their dream homes. However our most important value that has helped us all along to sustain is commitment. We always stay committed to the time we give.

## **Contact Us:-**

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# SAI ADITI CONSTRUCTION (OPC) PRIVATE LIMITED

## Vision

Our aim is to provide every person the basic requirement of shelter. We even aim to undertake redevelopment projects and slum development so that people will have a good and healthy surrounding and environment to stay in. Utmost important is we aim to provide people with peace of mind as they spend their earnings in buying the house of their dreams, hence they should enjoy it with serenity and happiness with no worries.

## Mission

Make dreams a reality by constructing dream homes for our customers and ensuring commitment to handover their dream home on time. We know the value for money and time and hence we always stay committed to the time frame provided to complete the tasks.

## Our Proud Moment

We have built our first project in Pune successfully. It is equipped with all the best in class amenities and also is situated in a very convenient location with bus station, railway station, airport, schools, markets, malls, etc. Also it is located in a Gram Panchayat Town Landing that makes it more special. In the same manner all our other projects are very well planned so that it is very convenient for you to get all your basic and daily essentials.



## Contact Us

**We welcome you if you feel like dropping in and meeting us in person.**

Shree Ganesh Darshan Co.Op.Hsg.Society, Ground floor, Office No.14 & 15, Near Ganesh Mandir, Besides Archana Hotel, Mulund Check Naka, Mulund West, Mumbai - 400080.

**Or if you would like to talk to us, we are just one call away.**

**Anand** : +91 9221441111 / 9987161111

**Archana** : +91 9029394444, **Landline** : 022 21645103

**To know more about "Sai Aditi Constructions", you can E-mail us.**

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**To know more about "Sai Aditi Constructions", you can visit our website.**

www.saiaditiconstructions.com

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आम्ही साकारतो काही नवीन  
... तुमच्यासाठी

## OUR PROJECTS

### Ongoing Projects



#### Atharva Residency

Start & Completion Year 2012 – 2013  
Chakan, Pune

Another example of modern intervention, Apartment is metaphor of luxury and comfort. Straight clean lines, Planned and an impressive layout is what falls before your eyes at ATHARVA Residency.

No of floors : Gr. + 6  
No of Flats : 48 flats  
Total FSI Sq. Ft. - 36,000

### Reva Residency

Start & Completion Year 2011 – 2012  
Bhise Gaon, Near Karjat Railway Station, Karjat

Reva Residency is carefully designed to execute natural air so that you can get refreshed easily at home. It's so specially created that enjoying the beauty inside the home with outside surroundings will be a real festivity for you and your family. Reva Residency is located at the foothills of the Matheran means at Karjat.

No of floors : Gr. +3  
No of Flats : 14 flats  
Total FSI Sq. Ft. - 13,500



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## Aditi Arcade

Start Year & Completion Year : 2021 onwards

*Lauji, Khopoli*

No Of Floors : Basement + Ground + 4

No Of Flats + Shops + Commercial Offices :  
26 + 20 + 12

Total FSI Sq. Ft. : 36,000

## Upcoming Projects

### Anand Residency

Start Year & Completion Year : 2023 Onwards

*(S.R.A.), B. R. Road, Mulund West – 80*

No Of Floors : As per Approval

No Of Flats & Shops : As per Approval

Total FSI Sq. Ft. : 38,000



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## Past Projects

### Om Shakti Anand

Wing A & Wing B

Start Year & Completion Year : 1992 - 1993

*Vir Savarkar Nagar, Panchpakhadi, Thane*

No Of Floors : Gr.+ 4

No Of Flats & Shops : 86 Flats + 10 Shops

Total FSI Sq. Ft. : 35,000



### Shiv Anand

Start Year & Completion Year: 1993 -1994

*Vir Savarkar Nagar, Thane*

No Of Floors – Ground + 5

No of Flats & Shops – 40 + 04

Total FSI Sq Ft – 22,000

### Anand Darshan

Start Year & Completion Year : 1994 -1995

*Vir Savarkar Nagar, Panchpakhadi, Thane*

No Of Floors : Gr.+ 5

No Of Flats & Shops : 32 Flats + 07 Shops

Total FSI Sq. Ft. : 20,000



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## Anand Palace

Start Year & Completion Year : 1996- 1997

*Near Thane Municipal Corporation Office,  
Panchpakhadi, Thane*

No Of Floors : Gr.+ 4

No Of Flats & Shops : 22 Flats + 03 Shops

Total FSI Sq. Ft. : 15,000



## Shiv Sai

Wing – A, B & C

Start Year & Completion Year : 1998-1999

*Near Municipal Corporation Office, Pach Pakhadi,  
Thane*

No.Of Floors – Ground + 5

No Of Flats & Shops – 56 + 16

Total FSI Sq Ft – 56,000

## Janki Anand

Start Year & Completion Year : 2003- 2004

*Khopat, Thane*

No Of Floors : Gr.+ 4

No Of Flats & Shops : 27 Flats

Total FSI Sq. Ft. : 22,000



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## Anand Manzil

Start Year & Completion Year : 2005 – 2006

*Padwal Nagar, Thane*

No Of Floors : Gr.+ 4

No Of Flats & Shops : 10 Flats + 02 Shops

Total FSI Sq. Ft. : 12,000

## Sai Anand

Start Year & Completion Year : 2007 – 2008

*Khopat, Kolbad, Thane*

No Of Floors : Gr.+ 6

No Of Flats & Shops : 36 Flats + 08 Shops

Total FSI Sq. Ft. : 28,000



## Sunita Co. Op. Hsg. Society

Start Year & Completion Year : 2009- 2010

*Balrajeshwar Road, Mulund West*

No Of Floors : Gr.+ 6

No Of Flats & Shops : 42 Flats + 06 Shops

Total FSI Sq. Ft. : 20,000



## Sunita Anand Palace

Start Year & Completion Year : 2010-2011

*Balrajeshwar Road, Mulund West*

No Of Floors : Gr.+ 7

No Of Flats & Shops : 27 Flats + 10 Shops

Total FSI Sq. Ft. : 36,000



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# SAI ADITI CONSTRUCTION (OPC) PRIVATE LIMITED

## Difference between good design and great design is intelligence.

- ★ Layout
- ★ Architecture
- ★ Landscaping - Hard & Soft
- ★ Interiors
- ★ Statutory Submissions
- ★ 3D Models
- ★ Walk through / Panoramic Views
- ★ Proof Checking
- ★ Rain Water Harvestingv Master Planning &

## WHY CHOOSE US

- Conceptual Design
- We conceptualize & execute distinctive projects that are creative, functional, and highly personalized.
- Uniqueniess in each Element
- We also aim to recognize the charm & unique character of each home or commercial space & develop it into a complimentary interior aesthetic!
- Our believe
- We believe that just like our clients, their living spaces should also have its' own personality.
- Our Endeavour
- We Endeavour to find the understated luxury in each environment and bring it to life with a design that balances minimalism & eclecticism.

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## OPERATIONAL FLEXIBILITY

Our operations team has flexibility to absorb big projects which arrive on a tight schedule like none else. They adapt to the client needs and display immense team work in delivering the project on time.

## COST DIFFERENTIAL

Availability of a large pool of technical talent helps us keep our costs low so that we can deliver excellent quality, while we maintaining the cost differential.

## SOLUTION BASED APPROACH

SAI ADITI prepares an in depth detailed project report which serves as a common guideline for all personnel and facilitates smooth coordination between teams.

## STRONG TEAM

The SAI ADITI team has always worked as a strong cohesive unit to build strength and coordination which reflects in our projects.

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*"YOU DREAM IT, WE BUILD IT-As structural engineers, we transform the vision of the Architect. We like difficult and challenging projects that push the engineering complexity further. In short, we understand and build the dream of the architect into reality"*

- Civil and Structural design
- Proof checking / peer review of design
- Seismic Engineering
- Mechanical-HVAC design
- Fire Fighting & Fire Protection
- Plumbing & Sanitary
- Perimeter Protection design - Fencing, Security Wall, Gate, Pillars
- External Water Supply including Pump House & Sewage Drainage(WTP / STP)

We successfully collaborate with developers, owners, architect, contractors and others structural engineers to developer's effective and optimized structural solution. We view our clients and others team as collaborators working towards a same goal of project success. Our particular interest is to find innovative and optimized solution to structurally challenging projects while being client oriented, responsive and collaborative.

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## Project Management Consultant

- PMC with any or all the four responsibilities for Target Control (Quality, Cost, Time Lines, Corporate Brand & Posterity)
- Project Planning
- Project Scheduling
- Detailed Project Report's
- Value Engineering
- On Site / Off Site Management
- Quality Audit & Quality Check
- Vendor & Material Management
- Other Controls – Safety, Health, Environment
- Approvals from Various Bodies – from Start to Handing Over (Statutory Appraisals)
- Tendering Cost Estimates, Bid Process, Agreements with Vendors (Vendor Registrations)
- Quantity Survey, BOQ's, Rate Analysis, Material Specification
- As Built Documentation, Cost Variance Analysis, Bills Certification, Close Out Report



SAI ADITI has proven results for setting exceptional standards in planning design and Interior design. We have experience that gives us a competitive advantage over others in our field.

We have a huge customer base support in central & state government authorities, Corporate Majors, IT Companies, Housing & Real Estate Developers, Industrial, Hotels, Educational Institutions, Mall cum Multiplex Developers and Public Sector Undertakings.

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