CODENAME LIFE+
ADD MORE TO LIFE

SAI NILAY
HARIGRAM, PANVEL

Project By:

OM SAIRAM DEVELOPERS

Project Site:
S. No. 5/1/2/2, Village Harigram, Taluka Panvel,
District Raigad, Maharashtra 410206.

Marketing Partner:

SPACE INDIA
Space for every Dream

Space India, Shop No. 28 to 31,
Payal Complex, Sector 17, New Panvel (E),
Opposite Panvel Railway Station,
Behind Karnala Bank.

Architect:
SWAPNIL KALYANKAR ARCHITECTS

RCC Consultant:
Chaitali Pansare

Legal Advisor:
Mr. Prafulla V. Mhatre & Co.

7400 30 39 32

RERA QR CODE

MahaRERA Registration No.
PR1270002602134
Website: www.maharera.maharashtra.gov.in

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A BRIGHTER EVERYDAY BEGINS HERE.

Welcome to Sai Nilay,at Harigram, Panvel.

Thoughtfully planned 1 and 2 BHK homes, spaces to spend time together, and everyday conveniences come together in an address you can make your own.

Project Features

- G+10 Residential cum Commercial Building
- Exclusive 1 & 2 BHK Homes
- Clear Title CIDCO NAINA Transfer Plot
- CIDCO NAINA Approved Building Plans
- Earthquake Resistance RCC Structure
- Premium Quality Finish
- Decorative Entrance Gate
- High Speed Elevator
- Fire Extinguisher
- CCTV Surveillance
- EV Charging Station
- Generator Backup for Lifts & Common Areas
- Society Office
- Peaceful & Strategic Location

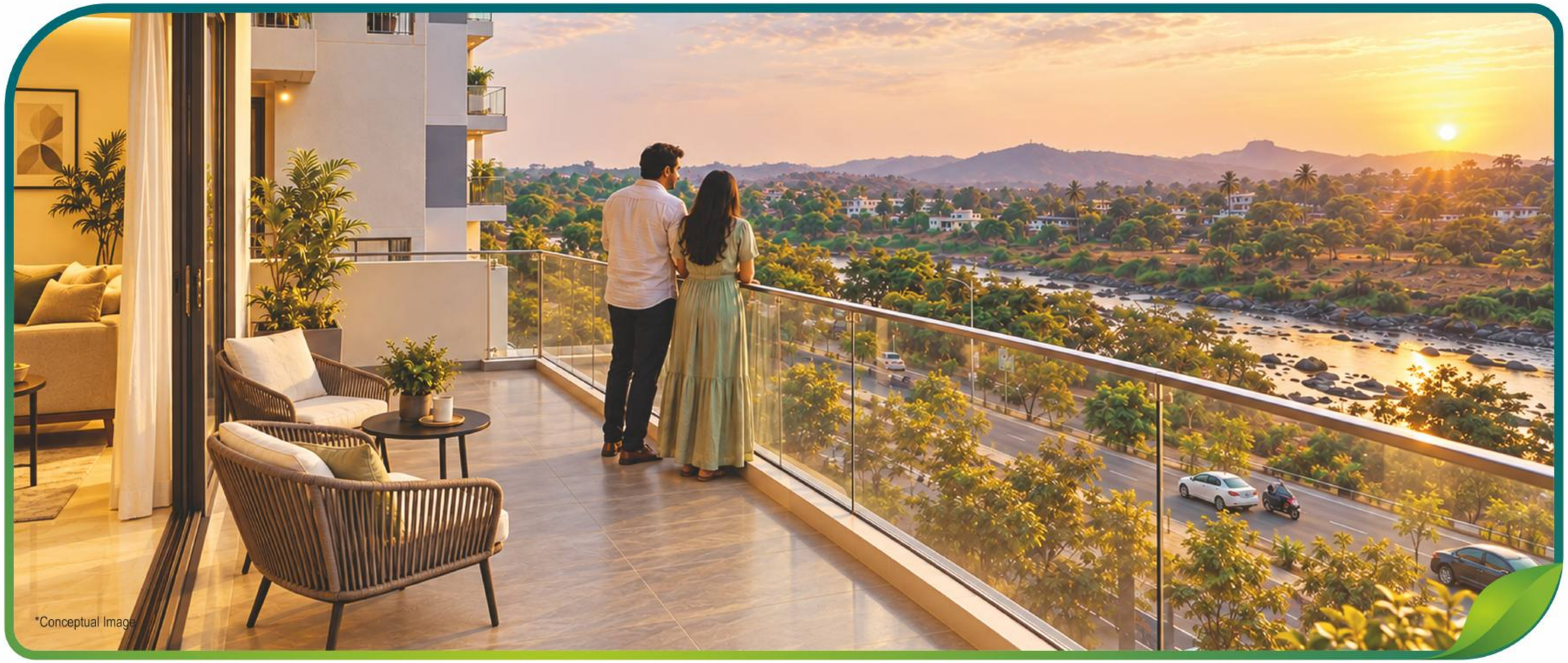
*Artistic Impressions

LESS RUSH.
MORE LIFE.

As the day slows down, make a little time for yourself.
A conversation on the balcony.

A quiet cup of tea. A few moments watching the evening light.

At Sai Nilay, the pleasures of coming home can be beautifully simple.



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*Conceptual Image

LIFE HAS ROOM FOR MORE.

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More mornings together.
More conversations without watching the clock.
More room to play, unwind, and simply be yourself.

At Sai Nilay, home is where these everyday moments find their place.

Because a little more comfort, connection, and time for yourself can make a real difference to how you live.

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WHAT IF HOME COULD ADD MORE TO LIFE?

A home holds much more than your belongings.
It holds family dinners, quiet mornings,
growing dreams, and familiar routines.

Sai Nilay brings these moments together
with spaces that make everyday living feel a little fuller.

FAMILY+



NATURE+



LEISURE+





CONNECTIVITY+

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MORE WAYS TO SWITCH OFF.
MORE REASONS TO COME TOGETHER

A swim after a long day.
A game with neighbours.

A weekend that leaves you feeling refreshed.

At Sai Nilay, recreation has a place in your everyday routine.





A LITTLE MORE MOVEMENT.
A LITTLE MORE YOU.

AMENITIES

Active Living

- Jogging Track
- Gymnasium
- Pickleball Court
- Net Cricket

Family & Children

- Swimming Pool
- Children's Play Area
- Multi-function Open Lawn
- Landscaped Garden

Senior Citizen Friendly

- Dedicated Senior Citizens' Open Lawn
- Landscaped green spaces
- Walking/jogging areas

Social & Recreation

- Clubhouse
- Indoor Games: Carrom, Chess & Table Tennis
- Multi-function Lawn









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MORE NATURE. MORE ROOM TO BREATHE.

Take a quiet moment before the day begins. Sometimes, the best part of coming home is having the space to slow down.

Sai Nilay brings these moments together

*Artistic Impressions

THOUGHTFUL IN EVERY DETAIL.

SPECIFICATIONS

Living / Dining:

Final flooring and finish specifications to be confirmed.

Kitchen:

Vitrified flooring, a granite platform with a stainless-steel sink, and glazed dado tiles above the platform. Provision for a water purifier.

Bedroom:

Vitrified flooring in the master and additional bedrooms, with an AC point in the master bedroom.

Doors:

Decorative laminate-finished main and bedroom doors with wooden frames. FRP doors for toilets and bathrooms.

Windows:

Powder-coated aluminium sliding windows with marble or granite frames.

Toilets:

Designer dado tiles up to beam level, anti-skid ceramic flooring, concealed plumbing with branded fittings, and geyser provision.









Electrical:

Concealed copper wiring with modular switches from a reputed brand.

Painting:

Acrylic paint on internal walls and 100% acrylic paint on external walls.

Water:

Underground and overhead water tanks.

Entrance:

Elegant entrance lobby.

Lifts:

Automatic lift of reputed make.

ISOMETRICS

1 BHK

ISOMETRICS VIEW



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2 BHK

ISOMETRICS VIEW



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2.5 BHK

ISOMETRICS VIEW



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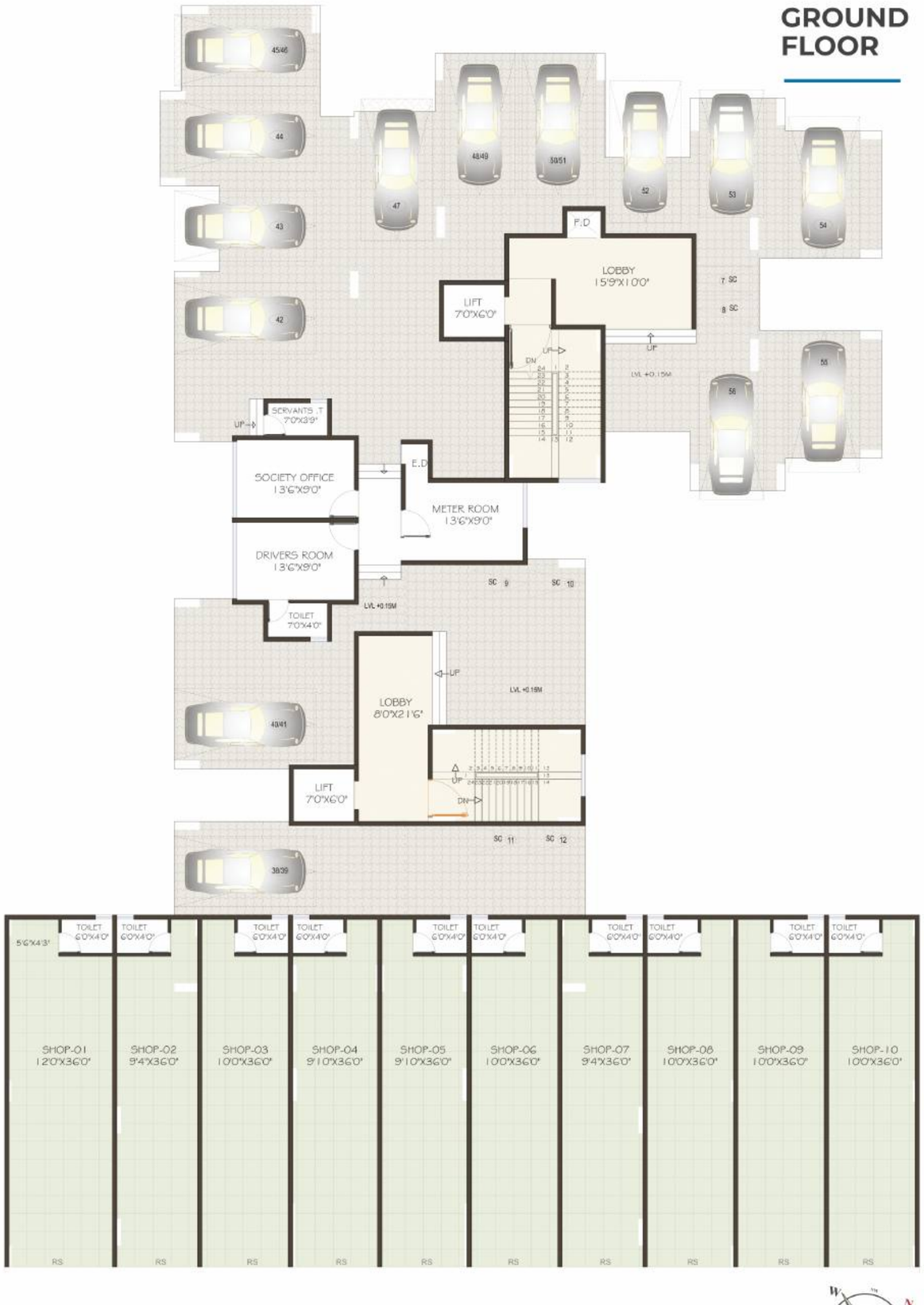
MASTER LAYOUT



GROUND FLOOR



FIRST FLOOR



SECOND TO SEVENTH & NINTH FLOOR



EIGHT FLOOR



TENTH FLOOR



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CONNECTED TO EVERYTHING.

Sai Nilay brings together a quieter residential setting and connectivity across Mumbai, Navi Mumbai and Pune.

LOCATIONAL ADVANTAGE

- Navi Mumbai International Airport - **20 mins away**
- MTHL (ATAL SETU) - **25 mins away**
- Proposed Virar-Alibaug Corridor - **10 min**
- Mumbai-Pune Expressway - **10 min**
- Old Mumbai-Pune Highway - **10 min**
- Panvel Railway Station - **10 min**
- MIDC, JNPT Ports & SEZs - 20 min

Hospitals

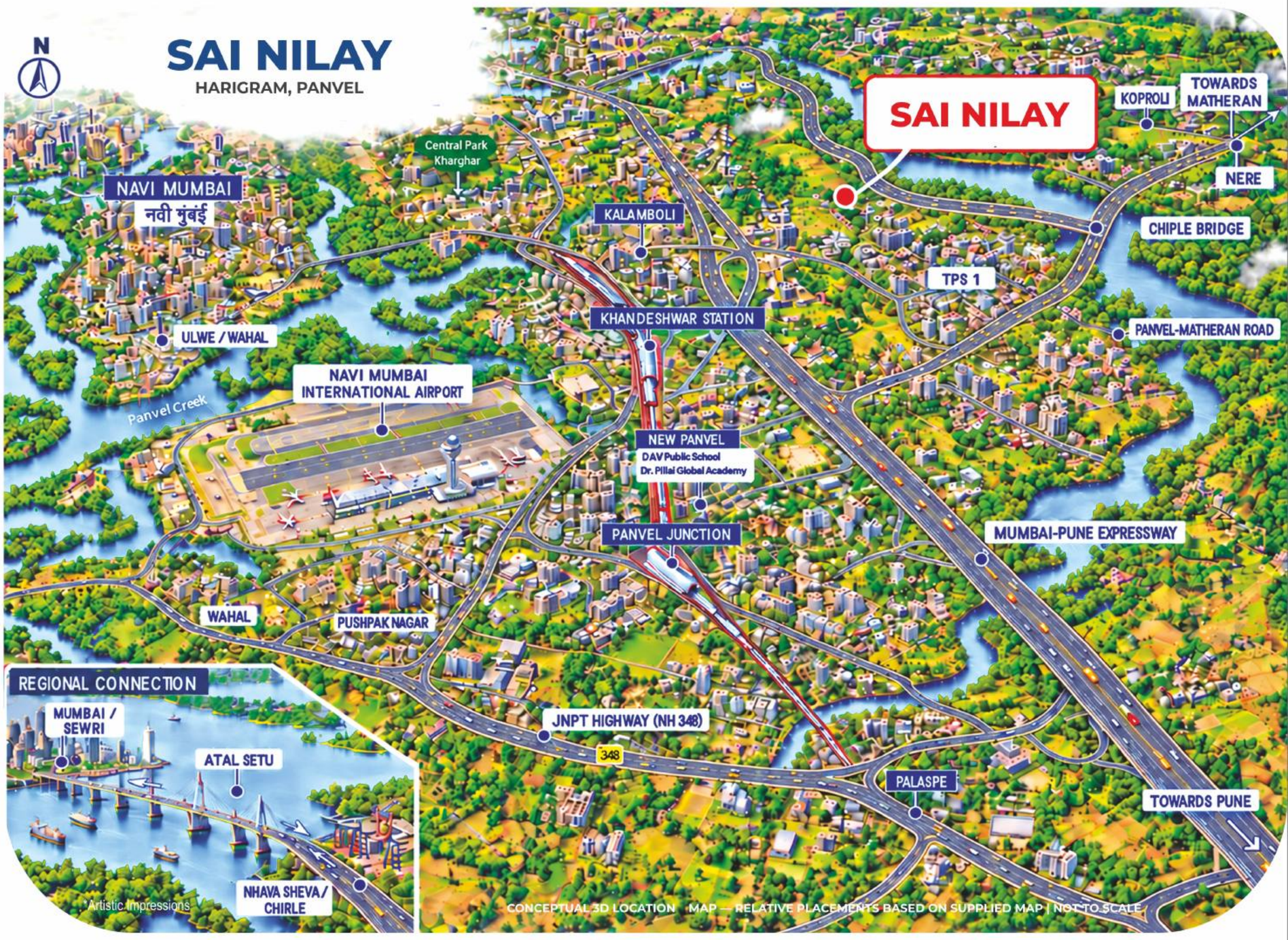
- MGM, Lifeline, Gandhi Hospital - **10 min**

Malls & Fun

- D Mart, Orion Mall - **10 to 20 min**

Education

- DPS, DAV, Pillai Collegs - **10 min**





*Artistic Impressions



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LIVE TODAY. INVEST IN TOMORROW.

Choose a home for the life you want to live today,
in a region that continues to evolve.
Panvel brings together established connections,
access to employment hubs and the potential
of future infrastructure growth.

At Sai Nilay, a peaceful residential setting and a complete lifestyle give you reasons to enjoy the present while looking ahead.



OM SAIRAM
DEVELOPERS

A VISION FOR BETTER EVERYDAY LIVING.

At Om Sai Ram Developers, our vision begins with
the people who will call our spaces home.
Places to come together. Corners to find quiet.
Homes that support everyday routines and
leave room for what comes next.

PEOPLE FIRST
Homes planned around everyday needs.

THOUGHTFUL SPACES
Attention to the way people live.

LOOKING AHEAD
Room for life's next chapter.

Built around the life you imagine.