



Samaira

Exceptional. Extraordinary. Exquisite.



Adi Group holds a legacy of accomplished projects that exhibit top-notch quality and timely possession. Practicing a 6-point brand philosophy of Commitment, Aesthetics, Compliance, Unique Luxury, Intelligent Architecture and Location, every project offers built-to-last living spaces that perfectly complement your lifestyle and create a cocoon of comfort.

Completed projects:

- Skyline at Wakad
 - Horizons at Wakad, Phase-I
 - The Address, Wakad
 - Adi Regency, Kalewadi
 - Adi Paradise, Kalewadi
 - Adi Aventura, Ravet
 - The Address Commercial, Wakad
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Ongoing projects:

- Wbiz, Wakad
- W57, Wakad
- Horizons at Wakad, Phase-II
- Elementis, Pradhikaran

Upcoming projects:

- Punawale
- Ravet
- Baner
- Fibonacci (Grade-A offices), Baner



siddhashila



Siddhashila Group, one of the most prime real estate developers in Pune, is a brand that is synonymous to quality, on-time delivery and meticulous construction. Intelligent design and efficient execution are the foundation on which every Siddhashila project is based on. With the emergence of each development, the group is putting itself on the map. These projects are landmarks, which ornament Pune's skyline and symbolise the promise of a better lifestyle. With over 10 years of expertise, the group transcends its counterparts in terms of designing multi-phase gated communities, redevelopment projects and commercial hubs, replete with economical ticket size, top-notch amenities and comforts that match every need.

Completed projects:

- Siddhashila Eela, Punawale
- Siddhashila Eira, Punawale
- Siddhashila Aabha, Aundh
- Iris, Bavdhan
- Rainbow Plaza, Wakad
- S9, S. B. Road
- Manik Signia, S. B. Road
- Theia Business Park, Punawale

Ongoing projects:

- Wbiz, Wakad
- W57, Wakad
- Trishala, Mukund Nagar
- Samaira, Bibwewadi
- Madhusagar, Model Colony

Upcoming projects:

- Punawale
- Wakad
- Baner
- Bibwewadi
- Prabhat Road
- Kalas



Samaira

Artist's Impression



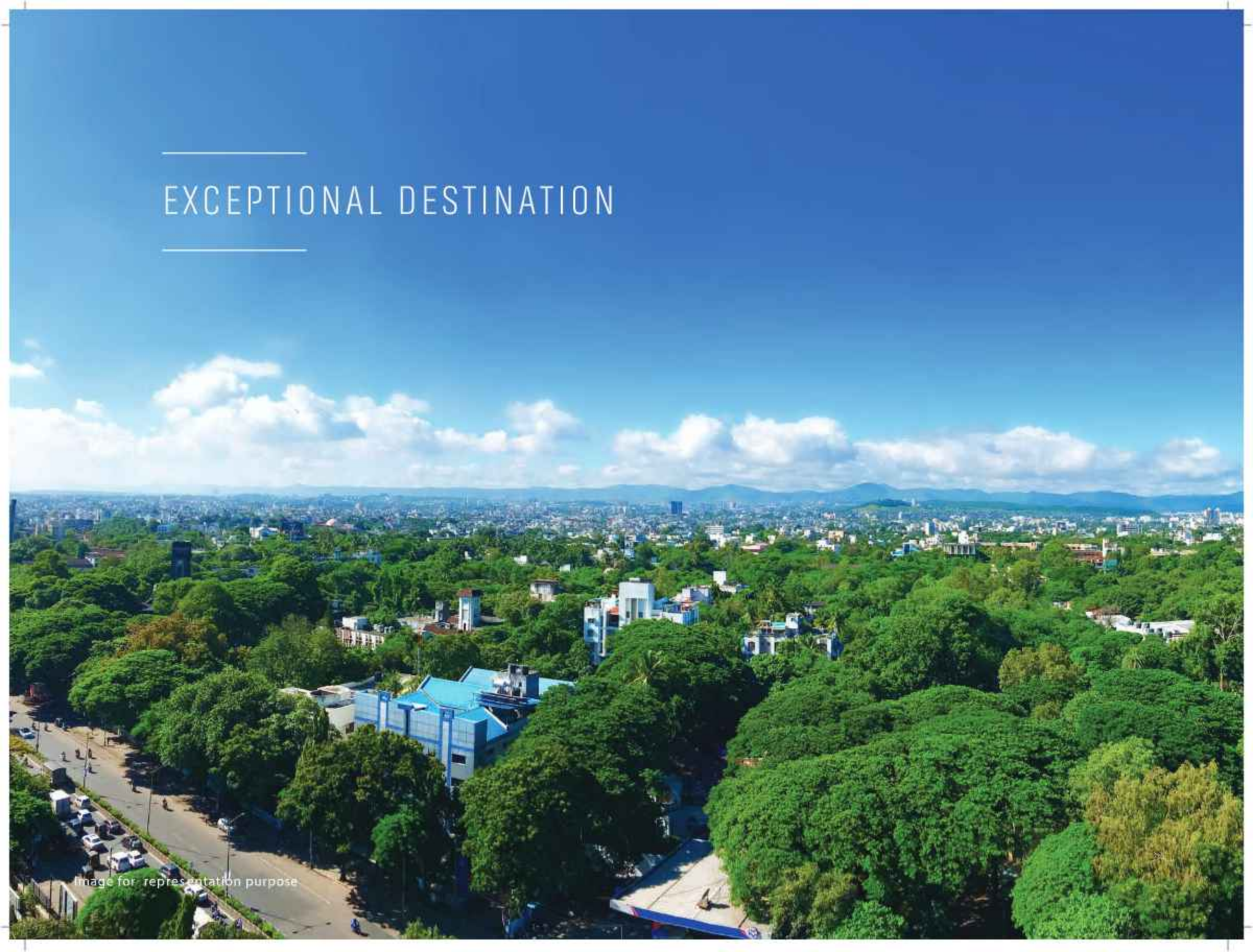
Samaira is your address of stated and enchanting luxury, with palatial interiors and a charming outlook. The moment you step through the gates into the captivating magnificence, a whiff of refinement surrounds you.

With state of the art architecture, the twin towers with 14 storeys each, present you with a lifestyle that bestows all the pleasures of life. They are replete with unique architecture, lavish living spaces, grand lifestyle and supreme location, all of which culminate into exquisite rooftop indulgences. These top-notch luxuries are the inspiration in establishing the two towers' identity as 'Crown' and 'Crest', a flag bearer for premium and quality living.

Samaira isn't just a destination, it's the epitome of comfort blended with splendour and a dash of fascination.

EXCEPTIONAL DESTINATION

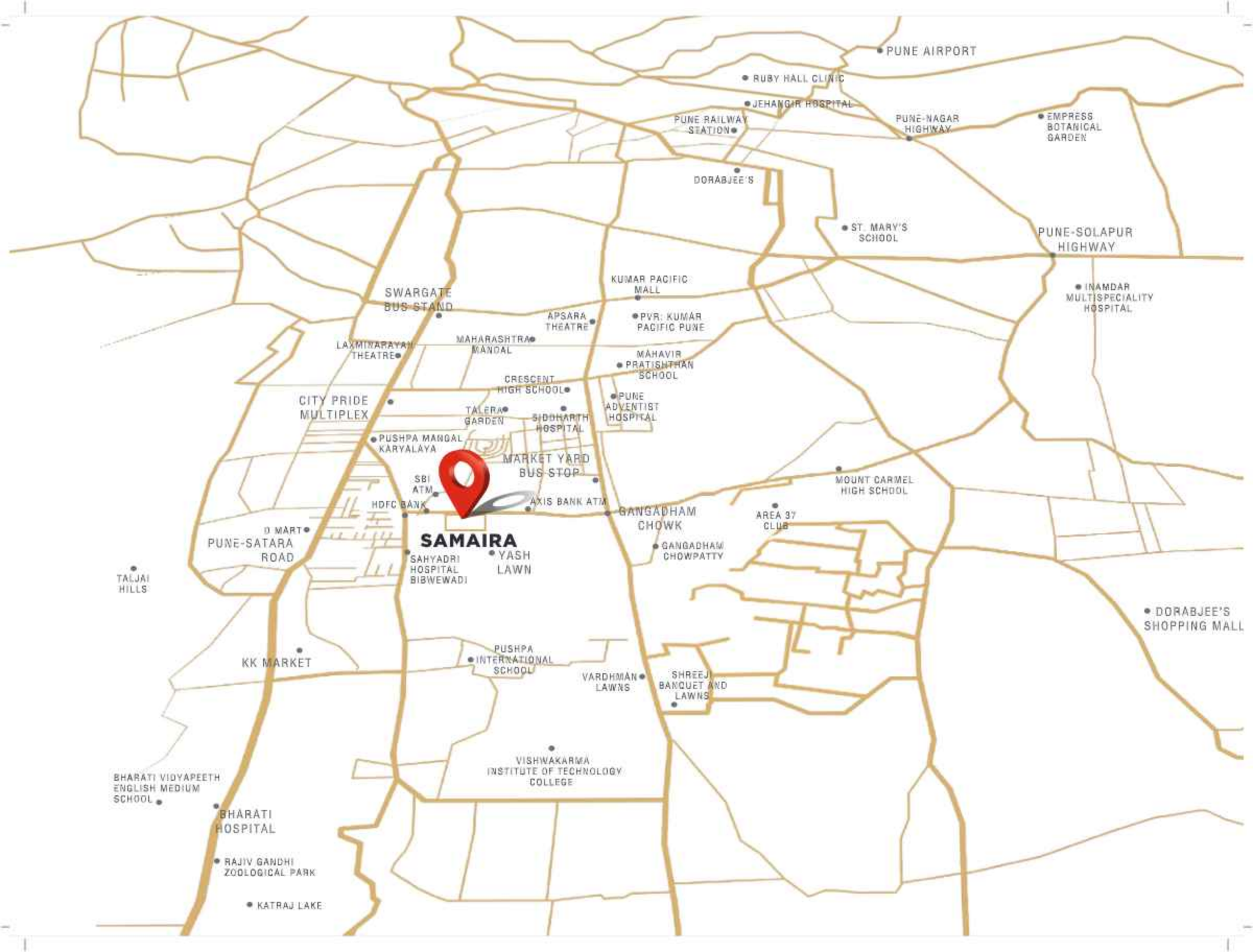
Image for representation purpose





Sited in Bibwewadi, a sought-after residential neighbourhood in the south of Pune, Samaira is conveniently located from Pune's city centre. Along with excellent connectivity, Bibwewadi comprises lush green landscapes, multiple social amenities and plenty of noteworthy housing projects.

Samaira, situated on the Bibwewadi Kondhwa Road, allows quick access to various conveniences; Pune-Satara Road, market yard, banks, hospitals, parks, temples and more. With such enhanced proximity to comforts, you are sure to experience a life of ease every day.



• PUNE AIRPORT

• RUBY HALL CLINIC

• JEHANGIR HOSPITAL

PUNE RAILWAY STATION

PUNE-NAGAR HIGHWAY

• EMPRESS BOTANICAL GARDEN

DORABJEE'S

• ST. MARY'S SCHOOL

PUNE-SOLAPUR HIGHWAY

• INAMDAR MULTISPECIALITY HOSPITAL

SWARGATE BUS STAND

KUMAR PACIFIC MALL

APSARA THEATRE

• PVR: KUMAR PACIFIC PUNE

LAXMINARAYAN THEATRE

MAHARASHTRA MANDAL

MAHAVIR PRATISHTHAN SCHOOL

CRESCENT HIGH SCHOOL

PUNE ADVENTIST HOSPITAL

CITY PRIDE MULTIPLEX

TALERA GARDEN

SIDDHARTH HOSPITAL

PUSHPA MANGAL KARYALAYA

MARKET YARD BUS STOP

MOUNT CARMEL HIGH SCHOOL

SBI ATM

HDFC BANK

AXIS BANK ATM

AREA 37 CLUB

D MART PUNE-SATARA ROAD

SAMAIRA

SAHYADRI HOSPITAL BIBIEWADI

YASH LAWN

GANGADHAM CHOWK

GANGADHAM CHOWPATTY

TALJAI HILLS

• DORABJEE'S SHOPPING MALL

KK MARKET

PUSHPA INTERNATIONAL SCHOOL

VARDHMAN LAWNS

SHREEJ BANQUET AND LAWNS

BHARATI VIDYAPEETH ENGLISH MEDIUM SCHOOL

VISHWAKARMA INSTITUTE OF TECHNOLOGY COLLEGE

BHARATI HOSPITAL

RAJIV GANDHI ZOOLOGICAL PARK

• KATRAJ LAKE



Nearby landmarks and accessibility

Hotels and Restaurants

Gangadham Chowpatty	1.7 km
The Corinthians Resort Pune	8.0 km

Banks and ATMs

HDFC Bank	0.3 km
State Bank of India	1.5 km
Axis Bank	1.6 km

Retail Hubs

MTM	0.5 km
DMart	1.0 km
KK Market	2.0 km
Dorabjee's	5.0 km

Sports and Recreation

Area37 Club	3.1 km
Maharashtra Mandal	3.5 km

Educational Institutions

VIT College	2.4 km
Pushpa International School	2.5 km
Crescent High School	3.0 km
Mahavir Pratisthan School	3.0 km
Mount Carmel High School	3.7 km
Bharati Vidyapeeth School	6.1 km
St. Mary's School	6.5 km

Hospitals

Sahyadri Hospital Bibwewadi	0.5 km
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Siddharth Hospital	2.0 km
Pune Adventist Hospital	2.8 km
Bharati Hospital	3.6 km
Ruby Hall Clinic	5.7 km
Inamdar Multispeciality Hospital	5.9 km
Jehangir Hospital	8.2 km

Rail and Bus Stations

Market Yard Bus Stop	1.8 km
Swargate Bus Stand	3.5 km
Pune Railway Station	8.3 km

Theatres

City Pride	1.9 km
Laxminarayan Theatre	2.0 km
Apsara Theatre	3.1 km
PVR	4.7 km
Inox	5.5 km

Airport

Pune Airport	15.7 km
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Leisure and Parks

Taljai Hills	2.9 km
Katraj Zoo	3.6 km
Katraj Lake	5.0 km
Empress Botanical Garden	6.7 km

Party Venues

Yash Lawn	0.75 km
Talera Garden	2.1 km
Vardhman Lawns	2.9 km
Shreeji Banquet and Lawns	3.0 km

Highway Connections

Pune-Satara Highway	0.5 km
Pune-Solapur Highway	3.5 km
Mumbai-Pune Highway	3.5 km
Pune-Nagar Highway	9.0 km



Image for representation purpose



EXTRAORDINARY LIFESTYLE



INVITING ROOFTOP INDULGENCES

At Samaira, every experience is galore for your senses. As you step in, the gently flowing breeze and the rattling sound of the tall trees leave you enraptured.

The exotically designed rooftop amenities space is a never-before-seen spectacle in the vicinity. While you indulge yourself with multiple recreational experiences, you'll find yourself enveloped in the sheer beauty of the space and joyful moments of leisure. This is how Samaira takes enjoyment and amazement to new heights.





Artist's Impression



Kids' play area



Party lawn





Swimming pool



Image for representation purpose

Gymnasium



Image for representation purpose



THE S CLUB

The crown jewel of the two enchanting towers is Samaira's very own clubhouse, The S Club. Within it reside various avenues of bounteous entertainment. It is a confluence of vivacity and opulence, inviting you into a gratifying paradise.

Whether you want to enjoy a refreshing dip in the swimming pool, achieve fitness goals in the well-equipped gym, lose the stress in the spa room or simply amuse yourself playing in the indoor games room, The S Club has everything delightful in store for you.





Image for representation purpose

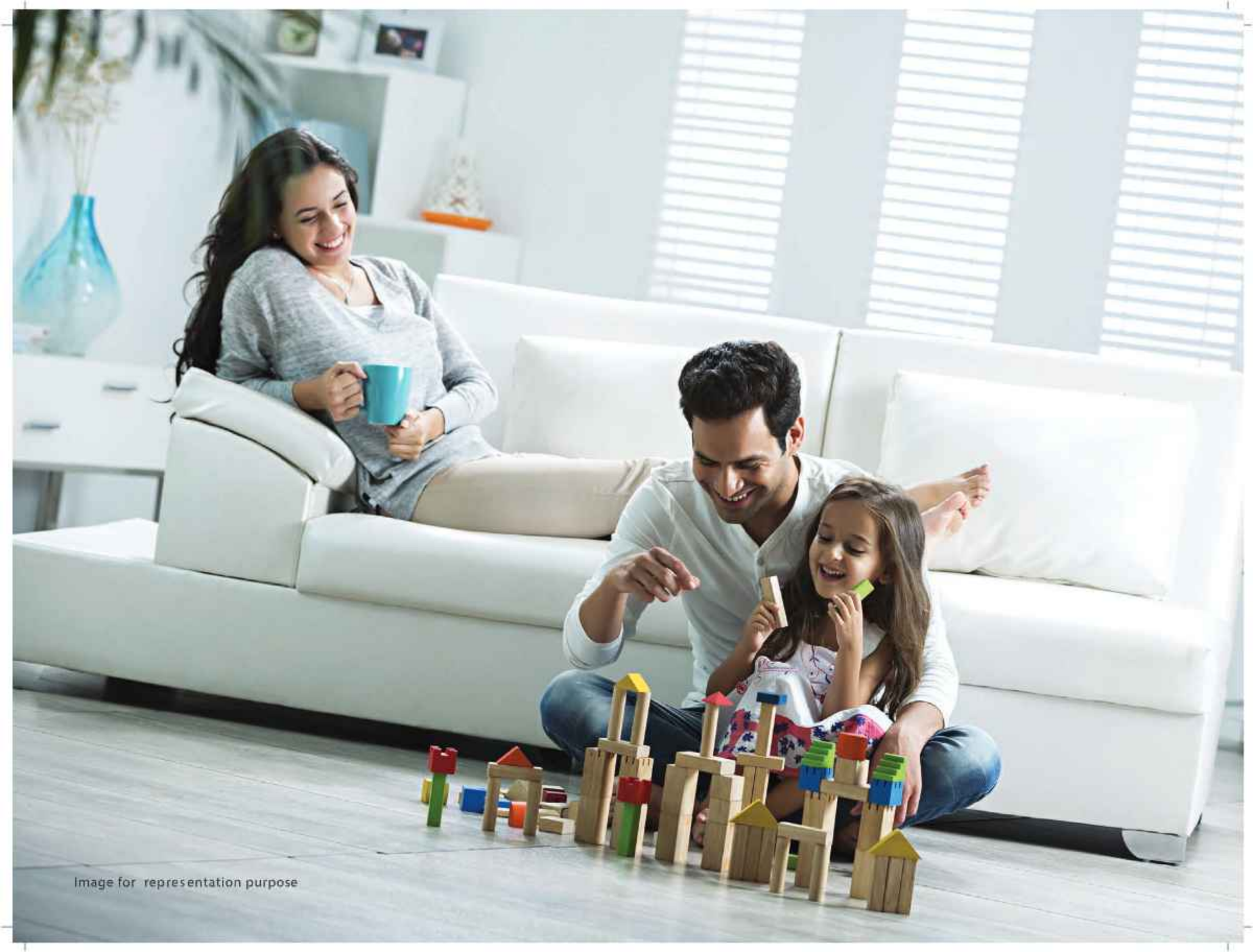


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EXQUISITE SPACES



Artist's Impression



STYLE. SOPHISTICATION. SPLENDOUR.

Residences at Samaira are a flawless blend of artistry and functionality. These 2, 3 and 4 RHK abodes boast luxe fittings and premium provisions that match the elegance of the space and your discerning taste.



Artist's Impression



KITCHEN

The heart of each home is created with utmost care and diligence, for the master chef in you.

- Granite platform with kadappa base
 - Stainless steel sink of Nirali or equivalent make
 - Dado tiles – 2 feet above platform
 - Provision for water purifier
 - Electric supply for refrigerator, oven and exhaust fan
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UTILITY AREA/DRY BALCONY

At Samaira even the little details leave a great impact, as they are crafted to provide all aspects for a convenient lifestyle.

- Electric and Water supply with drain line for washing machine
-



Artist's impression



WALL FINISH & PAINTING

A feast for the eyes and solace for the senses, Samaira prides itself in the thought and effort put behind the walls that will house your loved ones.

- External wall with sand-faced plaster and external-grade paint of Nerolac or equivalent make
- Internal wall with gypsum plaster and oil-bound distemper

FLOORING

The floors are designed and curated for ultimate comfort and convenience. The foundation of every home is what binds it all together.

- Vitrified tiles of 800 mm x 800 mm for living/dining area, kitchen and bedroom
- Anti-skid tiles of 300 mm x 600 mm or 600 mm x 600 mm for bathrooms
- Anti-skid tiles of 400 mm x 400 mm for balcony/terrace



Artist's impression



DOORS & WINDOWS

The doors and windows of each residence are carefully constructed, keeping in mind that they are one of the first and last things you'll see every day.

- Main entrance door with nameplate and door fittings
- Flush door with a laminate finish for main door, bedrooms and bathrooms
- 3 track powder coated aluminium sliding windows with mosquito mesh
- Fabricated MS grills for all room windows
- Granite architrave with sill for windows

ELECTRICAL

Modern and superior quality electrical supplies that are low on energy consumption and high on style, a perfect combination of craftsmanship and functionality.

- Concealed wiring
- Modular switches of Schneider or equivalent make
- Distribution board of Schneider or equivalent make
- Electric point for AC in all bedrooms, living/dining area
- Video door phone
- Earth leakage circuit breaker



Artist's Impression



BATHROOM/TOILET

Facilitates easy unwinding and relaxation through premium fittings and a posh outlook that soothes the mind.

- Dado tiles – 300 mm x 600 mm or 600 mm x 600 mm up to lintel level
 - Concealed plumbing with CP and sanitary fittings
 - CP fittings shall be of Jaguar or equivalent make
 - Sanitary ware shall be of TOTO or equivalent make
 - Electrical provision for exhaust fan in all bathrooms
 - Solar water supply in master bedroom toilet
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Image for representation purpose



Image for representation purpose



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UNCOMPROMISED FEATURES AND SAFETY MEASURES

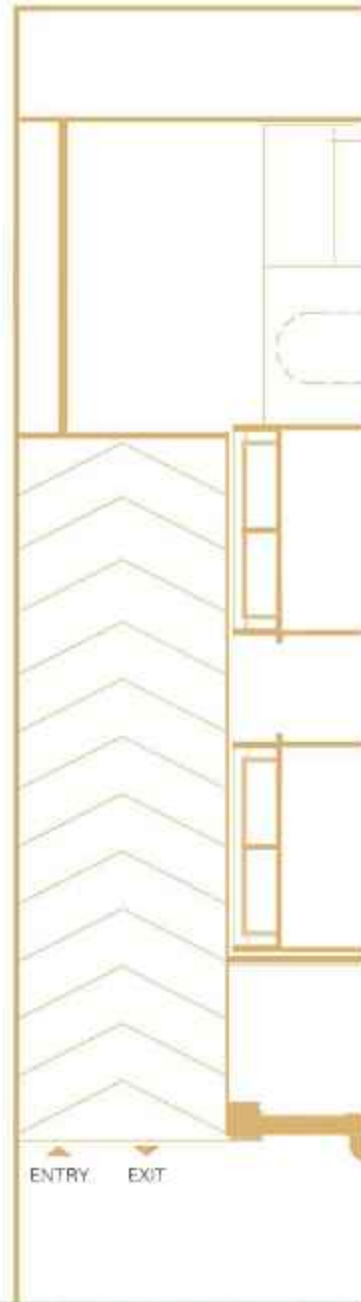
With a balance for beauty and safety, Samaira possesses a range of superior features that will pique your aesthetic sense and appease your need for security

- Elegant entrance lobby
- DG backup for lifts and common areas
- Adequate two-wheeler and four-wheeler parking space
- LED street lights
- Society office
- Provision for electric vehicle charging point
- Fire fighting sprinkler system in apartments and common areas
- Access controlled doors at main entrance lobby
- CCTV with video recording facility
- Lift with CCTV camera



MASTER LAYOUT

Samaira is situated at the intersection of nature, leisure and convenience. Enjoy luxurious living in the spacious 2, 3 and 4 RHK homes with indulgent rooftop delights that are a perfect diversion from the bustle of the city. These cocoons of comfort expand beyond four walls to encompass the entire city. The numerous recreational amenities within Samaira, blend flawlessly with the finest educational, dining and shopping experiences in the vicinity. As a result, you savour more than just living here.



CROWN

CREST

A

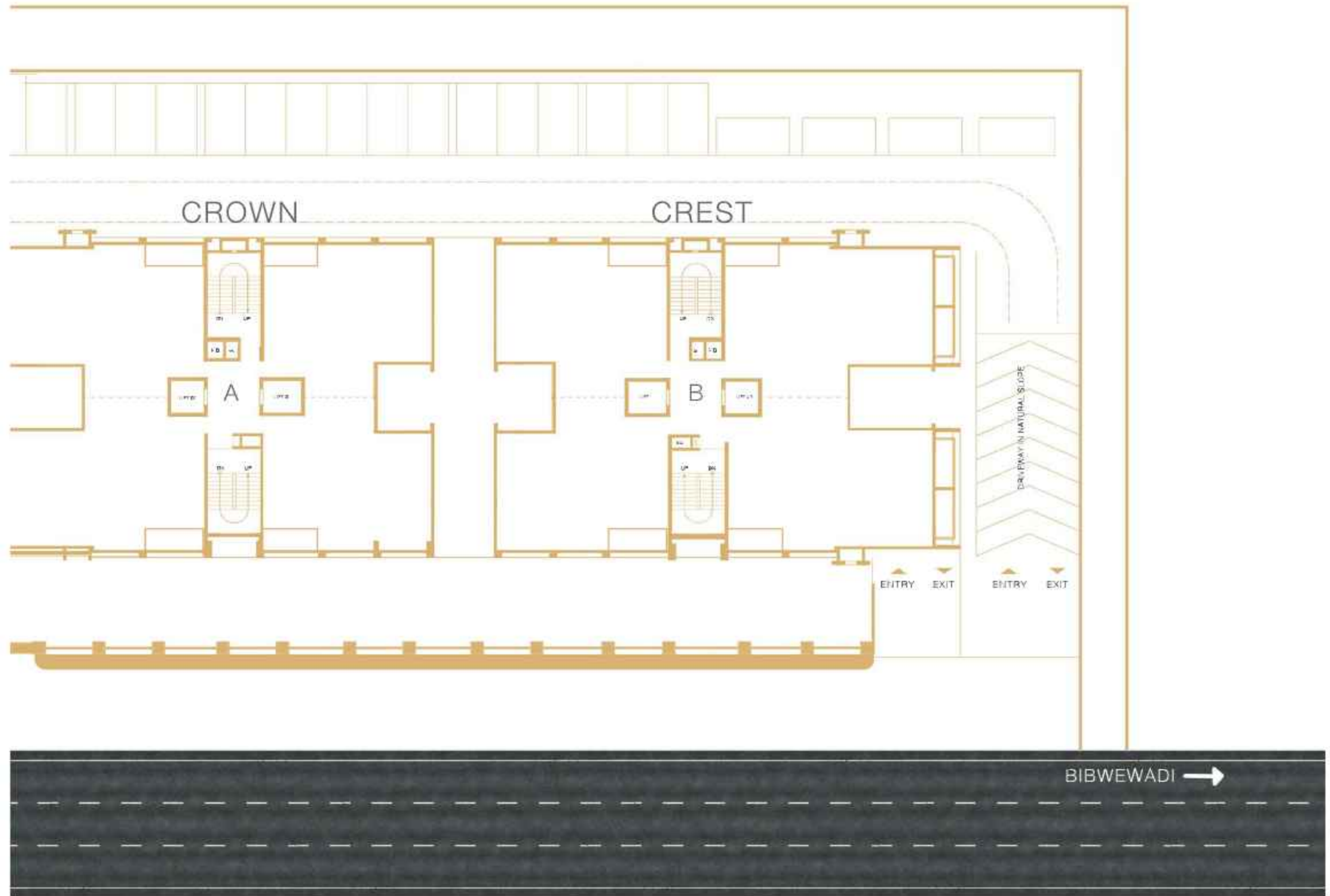
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DRIVEWAY IN NATURAL SLOPE

ENTRY EXIT

ENTRY EXIT

BIBWEWADI →





LUXURIOUS SHOPPING EXPERIENCES

Samaira's very own retail wing has been crafted to serve future shoppers with moments of fascination and shop owners a space to prosper.

No matter what the needs of the stores, Samaira is equipped with the finest provisions and amenities that conveniently enable every outlet to drive business the way it wants.

INVITING AESTHETICS. MAGNIFICENT IMPRESSIONS.

This shopper's paradise comes with a facade that makes heads turn. The artistic pattern and glass displays have the flair to entice passersby with their enchanting aura.






Samaira

Artist's Impression



COMMERCIAL SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure

MASONRY

- AAC block/fly ash bricks

WALL FINISH & PAINTING

- External wall with sand faced plaster & external grade paint by Nerolac or equivalent make
- Internal wall with gypsum plaster finished with oil-bound distemper
- Retail shops with full height facade and toughened glass

FLOORING

- Ground & mezzanine - Vitrified tiles of 800 x 800 mm
- Toilet - Anti-skid tiles of 300 x 600 mm or 600 x 600 mm

TOILET

- Dado tiles - 300 mm x 600 mm or 600 mm x 600 mm, up to lintel level
- Concealed plumbing for water supply with CP & sanitary fittings
- CP fittings shall be of Jaguar or equivalent make
- Sanitary ware shall be of TOTO or equivalent make
- Electrical provision for exhaust fan

DOORS

- Main entrance door shall be of treated toughened glass
- Toilet door shall be a flush door with cylindrical lock

ELECTRICAL

- Wires & cables - Concealed wiring shall be done
- Switch boards - Modular switches shall be of Schneider or equivalent make
- Distribution board - Shall be of Schneider or equivalent make
- Earth leakage circuit breaker

AMENITIES AND PROVISIONS

- DG backup for lifts and common areas
- Covered four wheeler parking
- Fire fighting sprinkler system in common lobby & shops
- CCTV with video recording facility in common areas
- Lift with CCTV
- LED street lights

COMMON AREA FACILITIES

- Directory board
- Letter box
- 2hr. fire rated door for fire staircase
- Domestic water, drainage & storm water drainage line
- Underground & overhead water tanks
- Garbage room
- Rainwater harvesting
- Meter room
- False ceiling in lift lobbies
- Provision of sleeves in structural beams for connecting AC routes to outdoor units
- Space for placing AC outdoor units
- Common area light points shall be backed with a diesel generator
- Mechanical ventilation system for basement parking
- Sewage treatment plant/grey water treatment plant
- Architecturally designed facade treatment

Samaira



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PHOTO SHOP FASHION L. JEWELRY EXP. STORES SHOE ACCESS. FASHION PAU. BIKINI PARADE. ARTWORK STAIRS CORRE. CASINO PARADISE

Artist's impression



2 RHK FLOOR PLAN

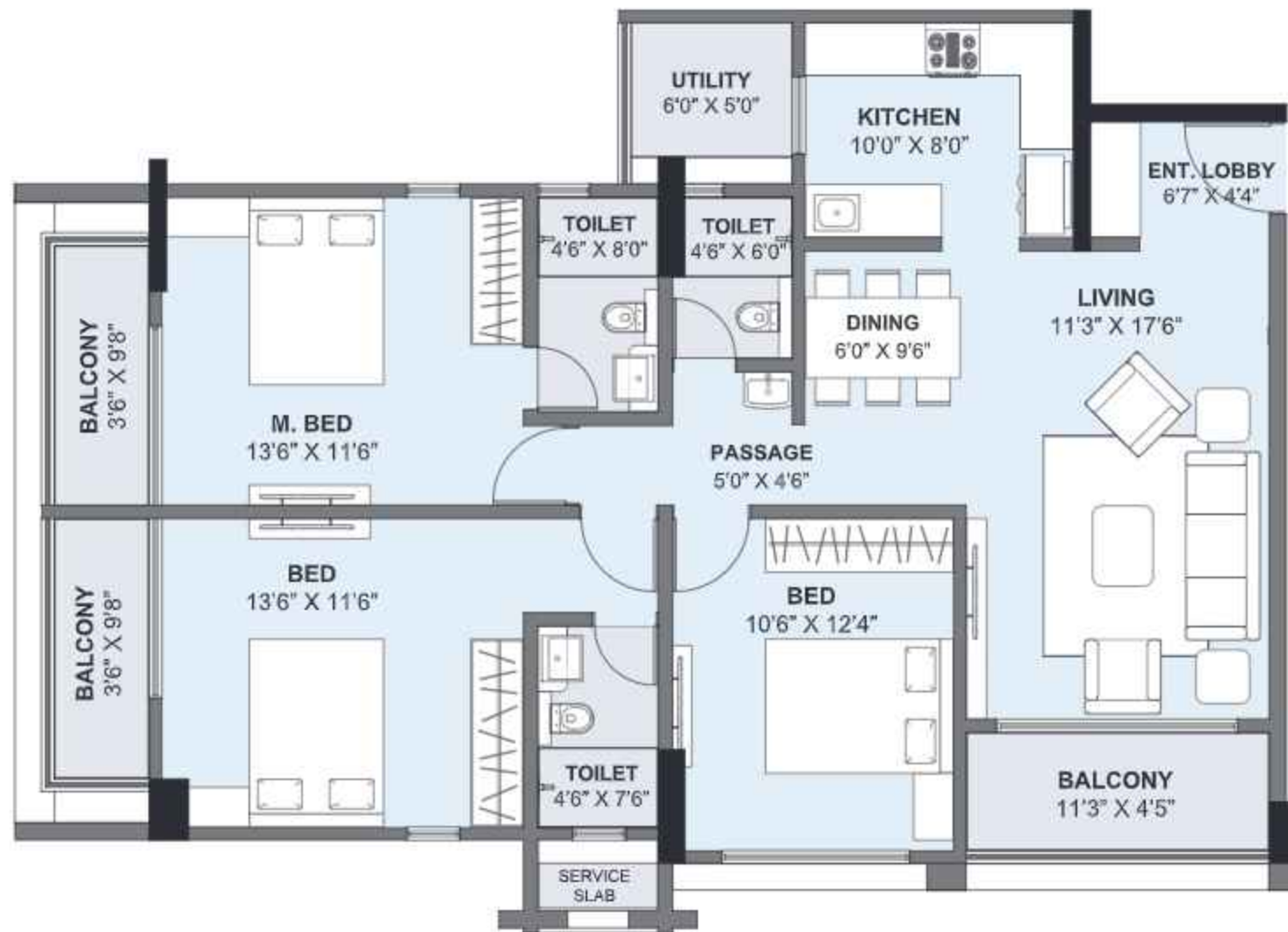


Flat Type	Rera Carpet Area		Open Balcony		Total Useable Area	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2RHK	72.35	779	10.33	111	82.68	890



NTS

3 RHK FLOOR PLAN



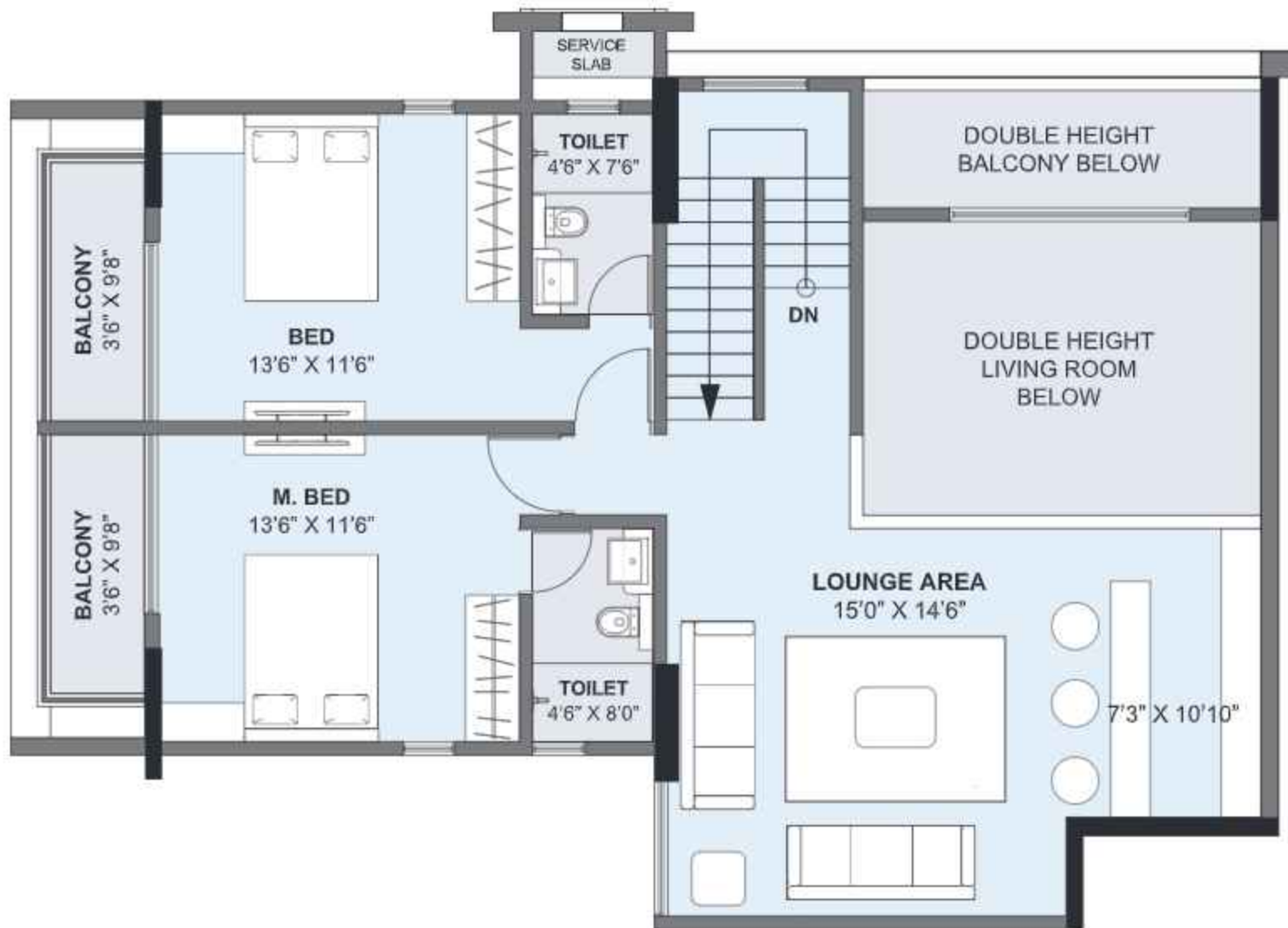
Flat Type	Rera Carpet Area		Open Balcony		Total Useable Area	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
3RHK	96.8	1042	13.85	149	110.65	1191



4 RHK FLOOR PLAN

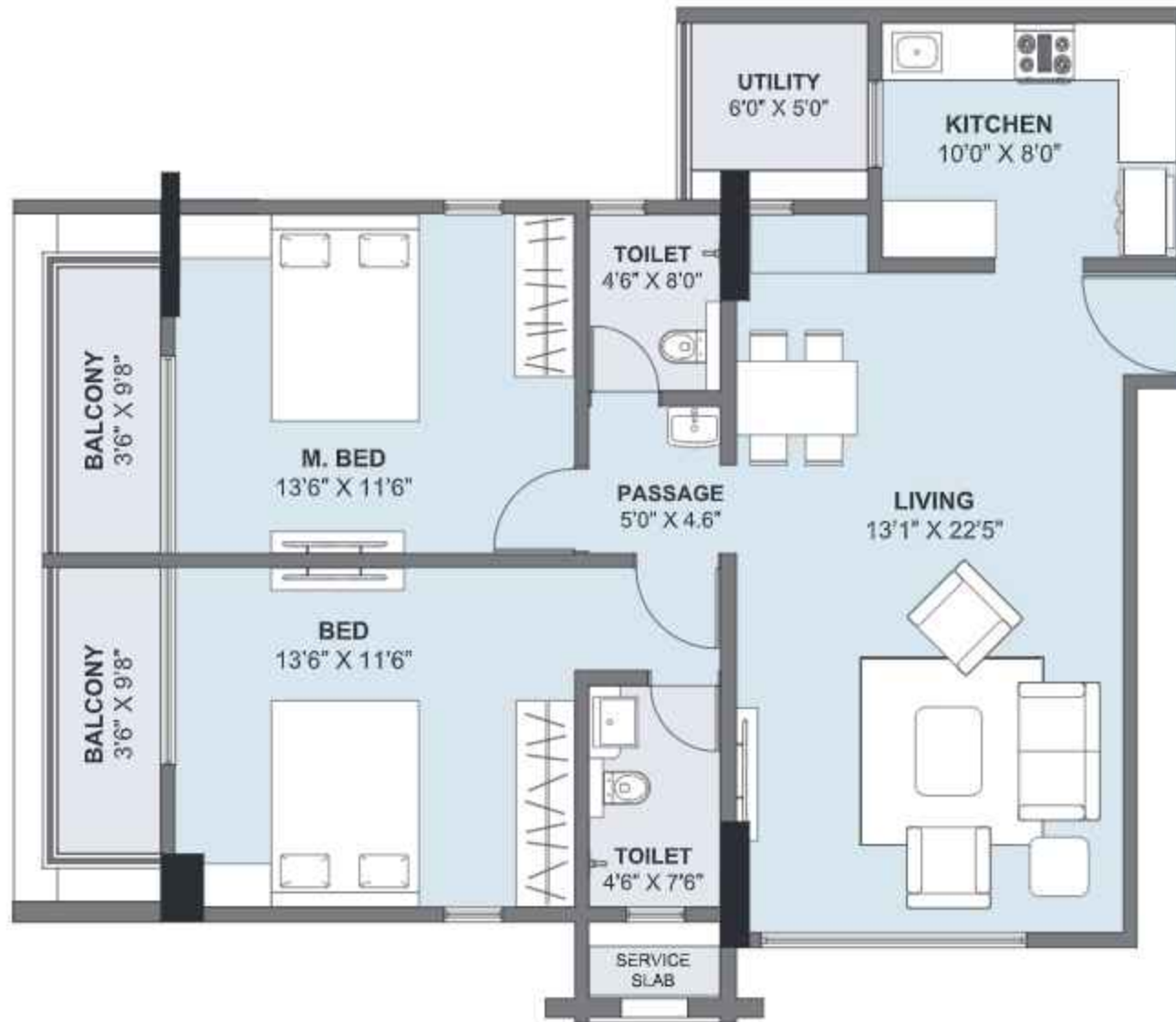


Flat Type	Rera Carpet Area		Open Balcony		Total Useable Area	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
4RHK	176.53	1900	21.81	235	198.34	2135



NTS

REFUGEE FLOOR - 2RHK



Flat Type	Rera Carpet Area		Open Balcony		Total Useable Area	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
2RHK	79.83	859	9.26	100	89.09	959



NTS

TEAM DETAILS

PRINCIPAL ARCHITECT	: ABHIKALPAN ARCHITECTS & PLANNERS
LIASONING ARCHITECT	: CRYSTAL ARCH ASSOCIATES
LANDSCAPE ARCHITECT	: ABHIKALPAN ARCHITECTS & PLANNERS
ELECTRICAL CONSULTANT	: SIDDHIVINAYAK ELECTRICAL CONSULTANTS
PLUMBING CONSULTANT	: MEP SYSTEM SOLUTIONS PVT. LTD.
LEGAL CONSULTANT	: ADV. ANAND AKUT
RCC CONSULTANT	: G.A.BHILARE CONSULTANTS PVT. LTD.
MEDIA & MARKETING CONSULTANT	: 4AM WORLDWIDE



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 **ADI GROUP**

STRATEGIC PARTNER

WINWIN
PROP.TECH

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