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**Welcome to Sanjay Developers**

At Sanjay Developers, we are dedicated to enhancing lifestyles through a robust culture of values and collaboration. With a distinguished legacy in real estate over the last decade, we specialize in luxury residential and commercial properties, transforming aging structures into modern, thoughtfully designed spaces that elevate urban infrastructure. Our innate sense of balance enables us to create masterpieces that seamlessly blend engineering and aesthetics, fulfilling essential human needs.

Innovation is driven by our leadership, inspiring teams to achieve breakthroughs and design outstanding living spaces. We oversee each project with a comprehensive lock-and-key approach, ensuring smooth execution from inception to completion. Whether it’s affordable housing, premium developments, or commercial spaces, our steadfast commitment to quality ensures we consistently surpass expectations.

**Page 2 (About Us)**

At Sanjay Developers, our dedication to harmony has established a strong foundation for enduring relationships and a remarkable success story. Specializing in luxury residential, commercial, and redevelopment projects, we strive for excellence in every endeavour.

With a decade of experience, a diverse portfolio, and a fully transparent, legal business model, we place customer satisfaction and quality at the forefront of our operations. Our mission is to deliver cost-effective, holistic solutions while contributing to a sustainable and improved Pune.

**Our Mission**

At Sanjay Developers, our mission is to ensure complete customer satisfaction through trust, reliability, and environmental stewardship. We are committed to providing innovative and ambitious solutions across the real estate sector, including luxury residential, commercial, and redevelopment projects. Each endeavour showcases our dedication to quality and sustainable development.

**Our Vision**

Our vision is to broaden our footprint in Pune and beyond, fostering growth through our real estate and redevelopment initiatives. We strive to surpass the expectations of our investors, vendors, and customers by maintaining the highest standards of excellence and transparency.

**Core Values**

* **Transparency:** We prioritize complete openness in all our interactions, ensuring that every stakeholder feels informed and confident in our processes.
* **Integrity:** By upholding the highest ethical standards in every facet of our business, we cultivate trust through honesty and fairness.
* **Trust & Loyalty:** We cherish long-term relationships, nurturing trust and loyalty with our investors, customers, and partners.
* **Customer Focus:** Our customers are at the centre of all we do, and we aim to surpass their expectations with every project.

**Chairman’s Message**

With years of experience, Sanjay Developers is dedicated to building lasting customer relationships and integrating core values into our philosophy. Our customer-centric approach is the foundation of our commitment to excellence, quality, and reliability.

We maintain high service standards that guide us in delivering exceptional products and services. Our goal is to provide innovative luxury solutions, meeting our clients' needs from concept to implementation.

Our forward-thinking vision in real estate investments including redevelopment, plotting, and residential projects in Pune enables us to adapt to the changing market landscape. We focus on building strong partnerships, executing projects efficiently, and managing the entire process from conception to sales.

At Sanjay Developers, we are committed to exceeding the expectations of our clients and partners, with a relentless focus on quality and reliability in all our endeavours.

**Page 3 - Projects**

**Sanjay Developers: Crafting Excellence in Real Estate**

**Deccan Avenue (Near Z bridge Deccan Pune) - On-going**

Located conveniently near the Z Bridge, Deccan Avenue offers exceptional connectivity to key areas such as Shivaji Nagar, Peth, Prabhat Road, F.C. Road, J.M. Road, Tilak Road, and Sinhagad Road. With an upcoming metro station just 500 meters away and easy access to the Pune Municipal Corporation (PMC), this high-rise development encompasses 90,000 sq. ft., making it an ideal choice for businesses seeking a prestigious central address. Reflecting Sanjay Developers’ commitment to excellence, Deccan Avenue boasts cutting-edge design and state-of-the-art amenities, crafted as a lock-and-key project to meet the diverse needs of modern enterprises and foster a sophisticated environment that encourages growth and success.

**Sanjay Heights - (Tilekar Nagar Pune) – On-going**

Our latest project, Sanjay Heights, is a shining example of the principle "simple living, high thinking." This small but superb development consists of 8 meticulously crafted 1 BHK flats and 2 commercial shops. The project emphasizes simplicity in design while maintaining superior craftsmanship and quality, all delivered at an affordable cost. Located in the heart of Tilekar Nagar, Sanjay Heights offers a minimalistic yet thoughtful layout that reflects our commitment to excellence in every detail, providing a practical and elegant lifestyle for its residents.

**CasaRon Villa – (Panchgani Mahabaleshwar) – Completed and delivered**

**CasaRon Resort – (Panchgani Mahabaleshwar) – On-going**

Set against the picturesque backdrop of Panchgani, CasaRon stands as a testament to luxurious living and expert craftsmanship. This 67,000 sq. ft. project seamlessly blends opulence and comfort, featuring both a grand 6 BHK villa and a 29-room resort, with hugh 3000 sqft Auditoum constructed and delivered by our company within the committed timeline, the project reflects our dedication to meeting the client’s vision and requirements.

The CasaRon Villa, a lavish 12,000 sq. ft. retreat, offers six spacious bedrooms, a versatile living room that can double as a celebration hall, and a sprawling 3,000 sq. ft. terrace perfect for gatherings. Adjacent to the villa, CasaRon Resort spans 55,000 sq. ft. and features 29 exquisitely designed Sweet rooms, along with a refreshing swimming pool, lawns and other amenities crafted for comfort and leisure.

**Vrundavan Phase I (Purandar farmhouse project) – Completed and sold-out**

**Vrundavan Phase II (Purandar farmhouse project) - Upcoming**

Vrundavan is an exquisite farmhouse development with 40 plots across 5 acres in serene Amble village. This peaceful retreat offers a connection to nature on a scenic plateau, just 45 minutes from Pune. With the upcoming **Purandar International Airport** and a nearby railway station just 10 minutes away, Vrundavan ensures convenient access. It perfectly balances tranquillity and accessibility, making it an ideal choice for those seeking a nature escape close to urban amenities.

**Sanjay Primus (Shivaji Nagar Pune) –** (**Upcoming Redevelopment Project)**

Introducing Sanjay Primus, a new benchmark in commercial real estate that redefines excellence. Featuring over 20 sophisticated office spaces, Sanjay Primus exemplifies our commitment to leadership, quality, and reliability. Strategically located in Shivaji Nagar, it offers exceptional connectivity to key Pune landmarks, including the Pune Municipal Corporation, F.C. Road, Pune District Court Building, Corporation Bus Station, and Shivaji Nagar Railway Station. Designed to meet the dynamic needs of modern businesses, Sanjay Primus seamlessly blends functionality with elegance, creating an ideal environment for growth and success.

**Sanjay Plaza (Keshavnagar) – Completed and sold-out**

Our latest project exemplifies the principle of "simple living, high thinking," showcasing the beauty of thoughtful and efficient design. Emphasizing simplicity without sacrificing quality, it features a meticulously crafted layout that reflects our commitment to excellence. Located in Keshavnagar, this development offers superior craftsmanship at an affordable price, with a selection of thoughtfully designed 1 BHK, 1.5 BHK, and 2 BHK apartments, promising to elevate your lifestyle through a blend of elegance, practicality, and value.

**Page 4 - Infrastructure**

**JJ Construction**, an integral part of Sanjay Developers, has emerged as a leader in civil works across Pune and its surrounding districts for over 15 years. We have continually embraced industry advancements and innovative technologies, specializing in water supply systems, drainage solutions, effluent disposal, WBM roads, pumping machinery, and reservoirs. Our extensive expertise has built a strong client base in Public and Private sectors, driving sustained growth through effective management and a skilled workforce. We offer comprehensive construction solutions for residential, commercial, and industrial projects, employing a meticulous approach that ensures competitive pricing and timely, high-quality execution. Committed to excellence, we handle everything from simple renovations to complex undertakings, always valuing client feedback and maintaining our high standards.

**Our Services**

We are a dedicated provider of construction services, specializing in high-quality civil engineering projects. Our extensive experience encompasses a wide variety of sectors, including institutional, infrastructure, industrial development, fabrications, MEP (Mechanical, Electrical, and Plumbing) services, and government contracting.

* Road construction
* Landscaping and Hardscaping
* Drainage and Water systems
* MEP Work (Mechanical, Electrical, and Plumbing)
* Substation work

**Our Prestigious Clients**

We are proud to have collaborated with some of the most esteemed organizations in the industry, including:

* Larsen & Toubro Ltd (L&T)
* GVPR Engineers Limited HYdrada
* Pune Municipal Corporation (PMC)
* Public Works Department (PWD)
* GHV Power India Private Limited
* Pimpri Chinchwad Municipal Corporation (PCMC)
* Laxmi Engineering, Kolhapur and Pune
* Maharashtra Industrial Development Corporation (MIDC)
* Shivratna Constructions, Akluj
* Pragati Construction, Latur
* Umesh Sharad Sheth Company
* MM Holambe and Company
* Tilak Maharashtra Vidyapeeth (TMV)
* Enviro Control Private Limited

These partnerships reflect our commitment to delivering exceptional quality and service across a wide range of projects.

**Page 5 - Hospitality**

**Casaron Villa – Panchgani**

Nestled in the scenic beauty of Panchgani, Casaron Villa presents a luxurious and serene getaway. This exquisite 6 BHK property boasts six spacious bedrooms, a versatile living room that can serve as a celebration hall, and an expansive 3000 sq. ft. open terrace ideal for gatherings. The second-floor recreation area features indoor games, while the private swimming pool and lush gardens create an inviting space for relaxation. With ample amenities, including parking for eight cars and dedicated accommodations for drivers, Casaron Villa is the perfect destination for families and groups seeking a rejuvenating escape in nature.

**Location** - Plot No 15, Shahunagar, Khingar Road, Near Shardha Arogya Dham, Panchgani Mahabaleshwar, Satara, Panchgani (MCI) 412805.

**Google Maps**: -<https://g.co/kgs/hwezJTi>

**Web site** - <https://casaron.in/>

**Resort – Panchgani (Upcoming)**

Adjacent to CasaRon Villa, CasaRon Resort covers 40,000 sq. ft. and offers 40 beautifully appointed rooms. Guests can unwind in a refreshing swimming pool and enjoy a variety of amenities designed for their comfort and relaxation. As the contracting agency for this project, we have successfully completed the project according to the client’s requirements, ensuring all coordination with the architect and other agencies was managed effectively.

**Page 6 – Redevelopment**

**Overview**

## Redevelopment transforms aging sites by demolishing old structures and constructing new, modern infrastructures, breathing new life into areas that have fallen into disrepair. Through this process, residents enjoy enhanced living spaces, state-of-the-art amenities, and larger homes, all at no cost, with additional benefits like improved safety and increased property value.

## At Sanjay Developers, we approach redevelopment with deep respect for the character and history of each project. Our mission goes beyond simply replacing old buildings; we aim to rejuvenate them while honouring the legacy of the families who have lived there. By blending historical significance with contemporary design, we create residences that celebrate the past while embracing the future. We are dedicated to preserving cherished traditions while fostering new opportunities for community connection and growth.

## Societies with weakened structures, particularly those consisting of two to three-story buildings with sufficient open space, are ideal candidates for redevelopment. The redevelopment process allows residents to receive new homes in the same location, outfitted with modern conveniences and high-tech security systems, ensuring their comfort and peace of mind. Government support for private participation encourages the revitalization of older properties, resulting in modern, multi-storied buildings that enhance the overall quality of life for residents.

## Documents required for Feasibility in Redevelopment

* Latest Property card
* Latest Extract of 7/12
* Copy of old PMC approved plans
* List of members with their respective carpet areas.

## Documents required in Redevelopment Agreement

* List of Registered Owners Name Address, PAN card Copy, Latest photograph.
* Conveyance Deed/Sale Deed/Deed of Declaration
* Society Registration Certificate.
* Building Completion Certificate
* Layout Copy
* Copy of Resolution by society members for redevelopment
* Copy of Resolution by society members for redevelopment Committee
* Copy of Resolution by society members Finalizing Developer
* Documents/Deeds/Agreements etc. whatsoever in nature related to the society’s plot
* Title Search Report of the Property and Title Certificate
* Index II
* N. A. Order
* Commencement Certificate
* Completion Certificate
* Demarcation Certificate
* Site Plan
* D.P Remark

## Individual Documents from Members before Development Agreement

* Purchase Agreement from Builder / previous Owner copy.
* Flat Mortgage details if any with Documents.
* Latest MSEB Bill Copy
* Latest Municipal Tax Receipt
* Share Certificate copy

## OUR PROCESS

## Stage 1 - Decision & Evaluation

Once the society residents decide to redevelop the building or complex, a Society General Body Meeting is called upon to obtain consent from all the society members. A docket is created which once ready, the committee then approaches developers of their choice appropriate offer for the redevelopment. For evaluation of the proposal and then makes an appropriate offer for the redevelopment.

## Stage 2 - Feasibility Report

Once the docket is studied by the developer(s), they prepare a feasibility report, which includes the dynamics of property and the permissions and sanctions that can be procured. The developer verifies whether a clear and marketable title and the ownership are free of any litigation society has a clear and marketable title and the ownership is free of any litigation.

## Stage 3 - Offer, Terms & Conditions

Once the developer prepares the feasibility report, they get into a stage of discussions with the committee. On the basis of the discussions, the two parties arrive at consensus on the terms and conditions. The developer then prepares and submits a final written offer to the committee, A Memorandum of Understanding is executed between the developer and the society and the deal is mentioned in it.

## Stage 4 - Design

Subsequent to the decision on the areas available and those required by the society member/residents, the developer commences the design process of the redevelopment. During this process, the society members are expected to submit certain necessary documents.

## Stage 5 - Design Presentation and Selection

This is the stage where the committee is presented with layouts and plans by the developer and its architect. The Architect prepares layouts, taking into consideration the expectations and suggestion of flat holders. Once the layout of the building and the units to be allotted there in are finalized, the lawyers of the developer and the committee together finalize the draft of the binding redevelopment agreement.

## Stage 6 - Agreement

As soon as the agreement is signed, the Architect proceeds with the process of procuring sanction from the municipal corporation for the layout that is finalized. As a parallel process the developer assists the society member/residents for sourcing rental accommodation during the period of the construction.

## Stage 7 - Work begins

This is the stage where the developer starts the work on the promise to confirm a new home for the members. The developer generally allows tenure of 30 to 45 days for vacating the property so that they can commence with the process of demolition. Subsequent to that as tradition follows, a "Bhoomi Pujan" is organized on an auspicious day.

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