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| Architect | Liasoning Architect | Landscape Architect | Interior Consultant | RCC Consultant | MEP Consultant |
|---|---|---|---|---|---|
| Hiten Sethi Architects | Spaceage Consultants | Newarch Landscapes LLP | Vini & Asso. | Structural Concept Designs Pv. Ltd. | Anil Verma & Asso. |

**Site Address:** Sai Sun City, Survey No. 33,61,62/1, Village Ghot, Tal. Panvel, Dist. Raigad

**Corporate Office:** 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai

**Tel.: 98330 90000 | Email: enquiry@paradisegroup.co.in | www.paradisegroup.co.in**

Disclaimer: All the specifcation, design, facilities, dimensions, etc. are subject to the approval of the respective authorities & developers and would be changed if necessary. The discretion remains with the developers.

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## AN ADDRESS TO RISE & SHINE



# SAI SUN CITY

UPPER KHARGHAR



SAI
SUN CITY
UPPER KHARGHAR

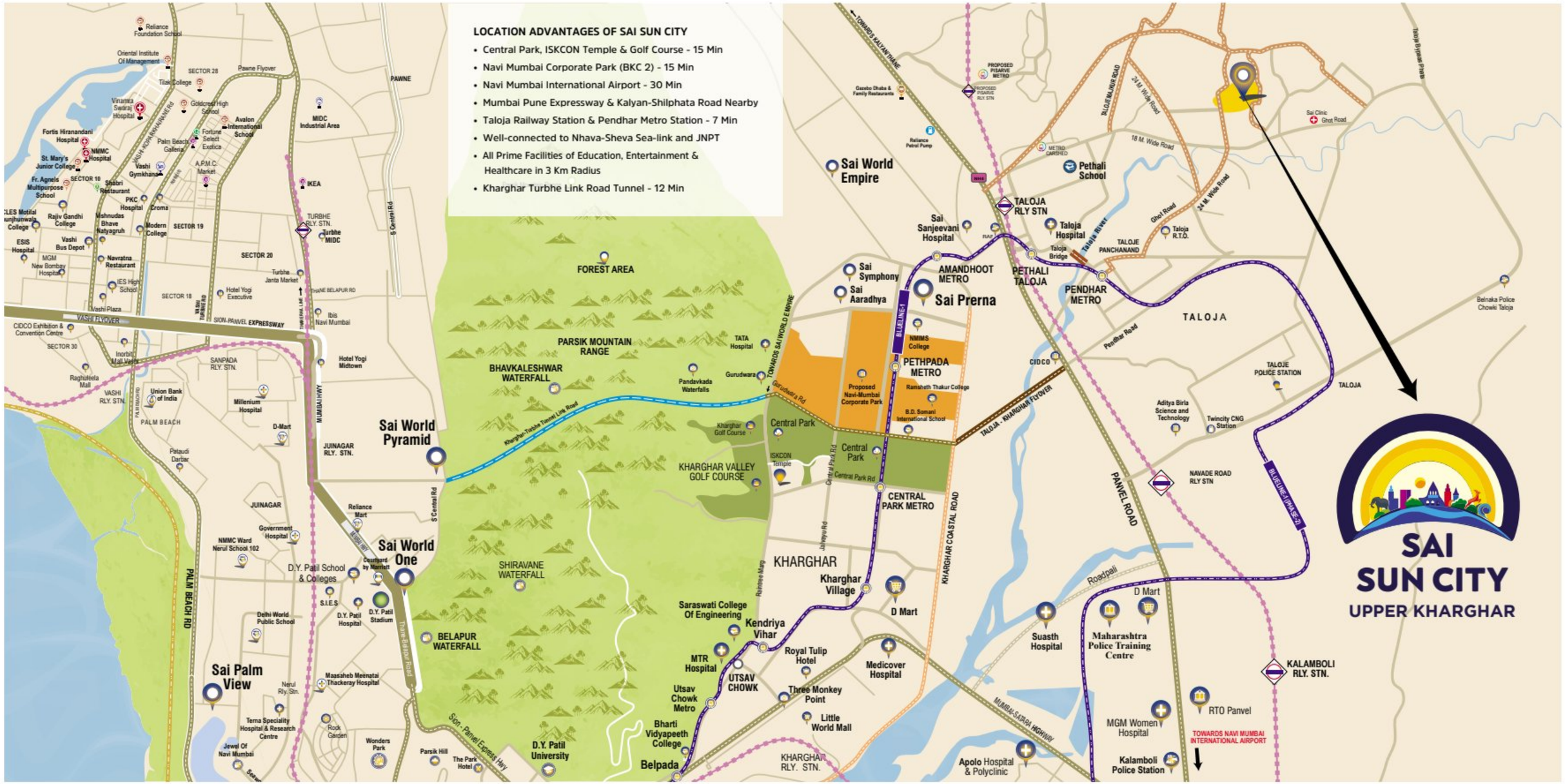
# FUN, ADVENTURE & GRANDNESS

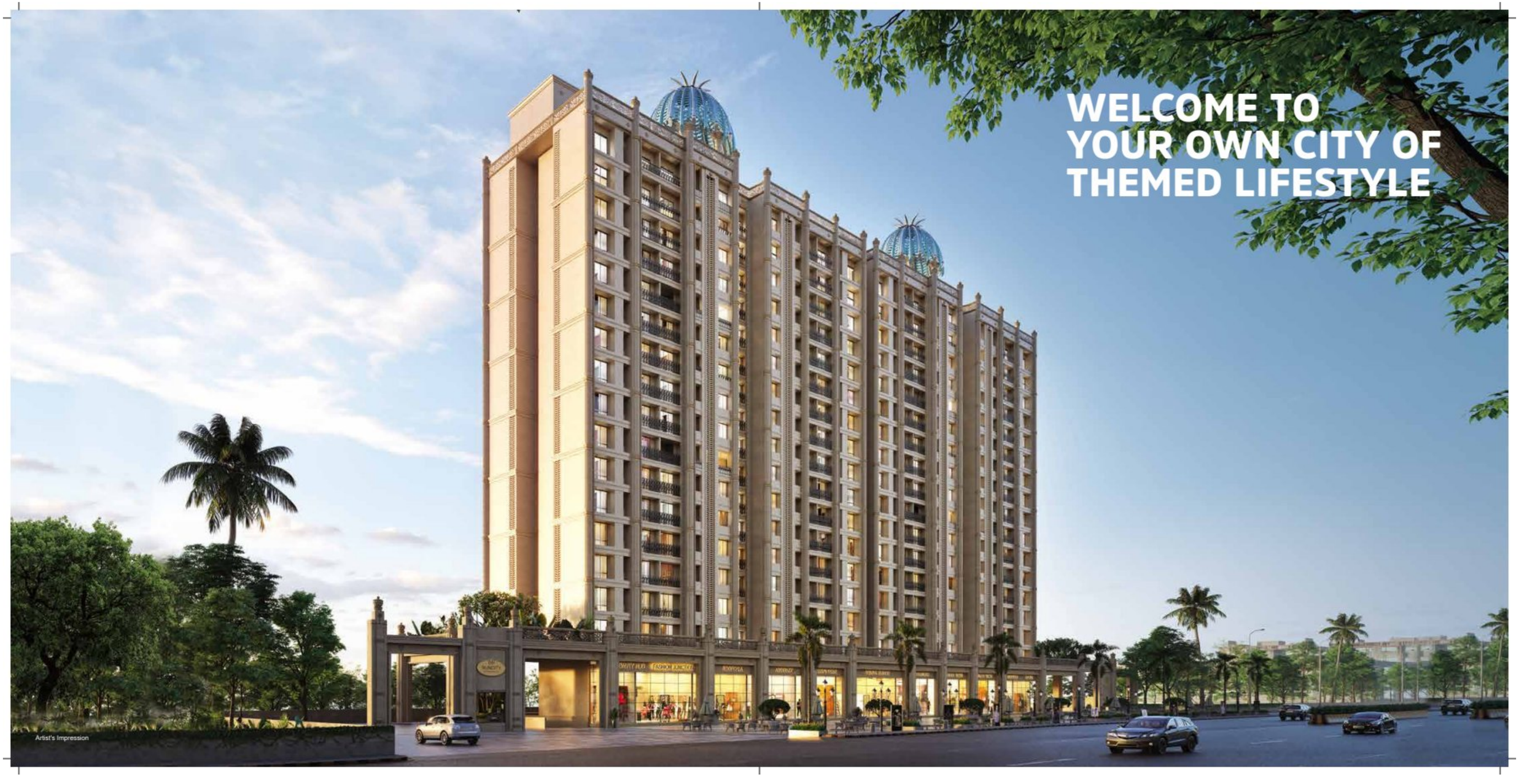
## OF SOUTH AFRICA'S FAMOUS LANDMARK AT UPPER KHARGHAR

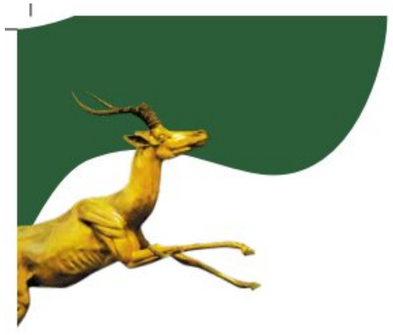
### Hallmarks of Sai Sun City

- 29 Acre Global Lifestyle Themed Development
- Residential cum Commercial Township
- G+32 Storeyed Magnificent Towers
- 1 & 2 BHK Themed Luxury Homes
- 55,000 Sq. Ft. of Lavish Club Life
- Lush Green Open Landscapes
- Themed Avenues for Health, Leisure and Recreation


SAI
SUN CITY
UPPER KHARGHAR
Artist's impression


LOCATION ADVANTAGES OF SAI SUN CITY
• Central Park, ISKCON Temple & Golf Course - 15 Min
• Navi Mumbai Corporate Park (BKC 2) - 15 Min
• Navi Mumbai International Airport - 30 Min
• Mumbai Pune Expressway & Kalyan-Shilphata Road Nearby
• Taloja Railway Station & Pendhar Metro Station - 7 Min
• Well-connected to Nhava-Sheva Sea-link and JNPT
• All Prime Facilities of Education, Entertainment & Healthcare in 3 Km Radius
• Kharghar Turbhe Link Road Tunnel - 12 Min
Sai World Empire
Sai World Pyramid
Sai World One
Sai Palm View
Sai Symphony
Sai Aaradhya
Sai Prerna
Sai Sanjeevani Hospital
AMANDHOOT METRO
PETHALI TALOJA
PENDHAR METRO
PETHPADA METRO
CENTRAL PARK METRO
Central Park
Proposed Navi-Mumbai Corporate Park
NMIMS College
Ramsheth Thakur College
B.D. Somani International School
ISKCON Temple
Kharghar Golf Course
KHARGHAR VALLEY GOLF COURSE
FOREST AREA
PARSIK MOUNTAIN RANGE
BHAVKALESHWAR WATERFALL
SHIRAVANE WATERFALL
BELAPUR WATERFALL
Pandavkada Waterfalls
TATA Hospital
Gurudwara
KHARGHAR
Kharghar Village
Saraswati College Of Engineering
Kendriya Vihar
MTR Hospital
UTSAV CHOWK
Utsav Chowk Metro
Bharti Vidyapeeth College
Belpada
D.Y. Patil University
Royal Tulip Hotel
Three Monkey Point
Little World Mall
Medicover Hospital
KHARGHAR RLY. STN.
TALOJA
TALOJA RLY STN
Taloja Hospital
Taloja R.T.O.
TALOJE PANCHANAND
TALOJE POLICE STATION
Pethali School
Aditya Birla Science and Technology
Twincity CNG Station
NAVADE ROAD RLY STN
Suasth Hospital
Maharashtra Police Training Centre
D Mart
Roadpali
KALAMBOLI RLY. STN.
RTO Panvel
MGM Women Hospital
Kalamboli Police Station
Apolo Hospital & Polyclinic
TOWARDS NAVI MUMBAI INTERNATIONAL AIRPORT
TOWARDS KALYAN/THANE
TOWARDS SAI WORLD EMPIRE
Gurudwara Rd
Central Park Rd
Jaiwanj Rd
Ramtekdi Marg
Taloja Bridge
Taloja River
Ghot Road
Pendhar Road
24 M. Wide Road
18 M. Wide Road
TALOJA - KHARGHAR FLYOVER
KHARGHAR COASTAL ROAD
PANVEL ROAD
BLUELINE-1
BLUELINE-1 (PHASE-2)
Taloja Bypass Flyover
Belnaka Police Chowki Taloja
Sai Clinic
Ghot Road
Reliance Petrol Pump
Gazebo Dhaba & Family Restaurants
PROPOSED PISARVE METRO
PROPOSED PISARVE METRO RLY STN
METRO CARSHED
NH48
TALOJE MAJKUR ROAD
SAI SUN CITY
UPPER KHARGHAR
Reliance Foundation School
Oriental Institute Of Management
Tilak College
SECTOR 28
Pawne Flyover
PAWNE
Vinamra Swaraj Hospital
Goldcrest High School
Avalon International School
MIDC Industrial Area
Fortis Hiranandani Hospital
NMMC Hospital
St. Mary's Junior College
SECTOR 10
Palm Beach Gallaria
Fortune Select Exotica
A.P.M.C. Market
Vashi Gymkhana
Shabri Restaurant
PKC Hospital
Croma
Fr. Agnels Multipurpose School
IKEA
TURBHE RLY. STN.
Turbhe MIDC
S Central Rd
Rajiv Gandhi College
Vishnudas Bhave Natyagruh
Modern College
SECTOR 19
Vashi Bus Depot
Navratna Restaurant
SECTOR 20
Turbhe Janta Market
THANE BELAPUR RD
IES High School
SECTOR 18
Hotel Yogi Executive
Vashi Plaza
Ibis Navi Mumbai
VASHI FLYOVER
SION-PANVEL EXPRESSWAY
CIDCO Exhibition & Convention Centre
SECTOR 30
Inorbit Mall Vashi
SANPADA RLY. STN.
Hotel Yogi Midtown
Raghuleela Mall
VASHI RLY. STN.
Union Bank of India
Millenium Hospital
PALM BEACH
D-Mart
MUMBAI HWY
JUINAGAR RLY. STN.
Patzudi Darbar
JUINAGAR
Reliance Mart
Government Hospital
NMMC Ward Nerul School 102
Courtyard by Marriott
D.Y. Patil School & Colleges
S.I.E.S
D.Y. Patil Hospital
D.Y. Patil Stadium
Delhi World Public School
PALM BEACH RD
Thane Belapur Road
Maasaheb Meenatai Thackeray Hospital
Nerul Rly. Stn.
Terna Speciality Hospital & Research Centre
Rock Garden
Wonders Park
Parsik Hill
The Park Hotel
Jewel Of Navi Mumbai
Sion - Panvel Express Hwy
MUMBAI-SATARA HIGHWAY


WELCOME TO
YOUR OWN CITY OF
THEMED LIFESTYLE
Artist's Impression



# UNIQUE LIFESTYLE EXPERIENCES

## INSPIRED BY SUN CITY OF SOUTH AFRICA



### The Bridge of Time
A Grand Entrance aligned with Palm Treeline, Themed Sculptures, Designer Plantations, Water Bodies and Central Roundabout

### Spring Plaza
The Central Plaza with Musical Fountains, Art Installations and Statues

### Tusk Bar & Lounge
The Legendary Lifestyle with Luxury Lounges, Café, Leisure Zone and more

### The Valley of Waves
A World of Recreation with Waterfalls, Swimming Pool and Lagoons

### Palace of the Lost City – CLUB ATLANTIS
Opulent Club Life with Best-in-class Health & Entertainment Avenues

### Camp Kwena
Kids Play Area with Themed Rides, Swings and Sports Activities

THE MOST PLEASURABLE PLACE WHERE

# GREENERY RISES & SERENITY SHINES

ONE-OF-ITS-KIND LANDSCAPED LIFESTYLE AVENUES

## CLUB ATLANTIS



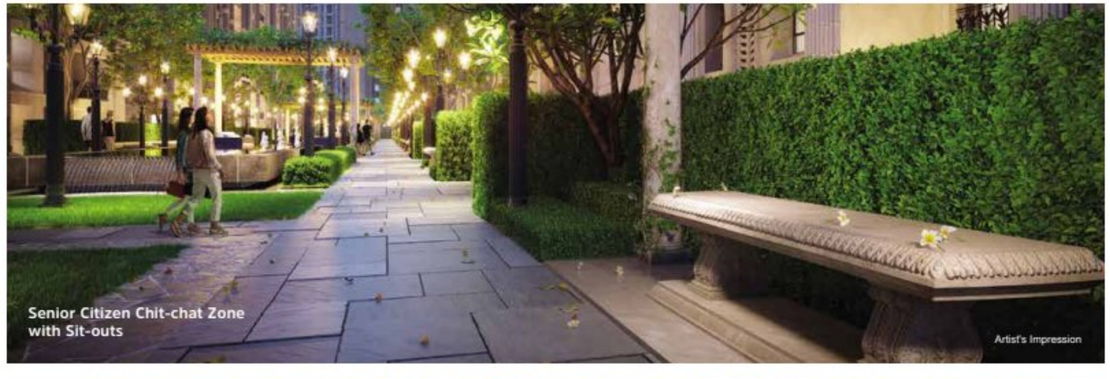
Leisure Pool with
Wooden Deck & Sunshades

Artist's Impression



Landscape Garden with
Plantations & Water Bodies

Artist's Impression



Senior Citizen Chit-chat Zone
with Sit-outs

Artist's Impression



Designer Gazebos
for Relaxation

Artist's Impression

AN ALL-INCLUSIVE DESTINATION WHERE

# HEALTH RISES & HAPPINESS SHINES

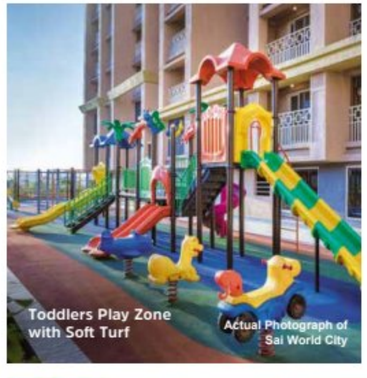
EXCLUSIVE LANDSCAPED FUN AND PLAY ZONES




Multipurpose Sports Area with Road Facing High Street Stores

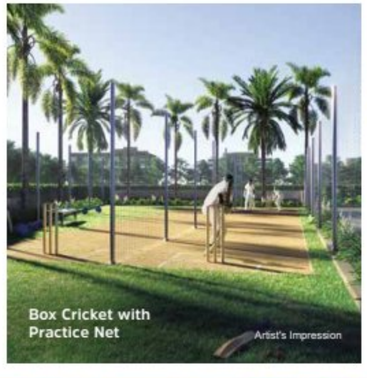



Multipurpose Court for Basketball, Tennis & Futsal



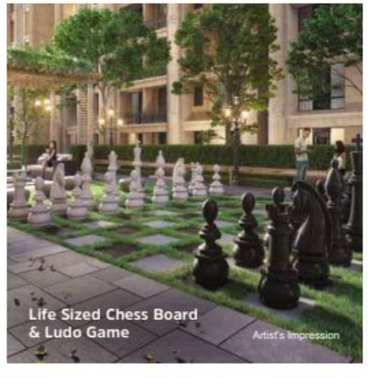
Toddlers Play Zone with Soft Turf

Actual Photograph of Sai World City



Box Cricket with Practice Net

Artist's Impression



Life Sized Chess Board & Ludo Game

Artist's Impression




Jungle Themed Kid's Play Area with Ultra-Modern Equipment

Images for representation purpose only

LIVE A LAVISH LIFE EXPERIENCE WHERE

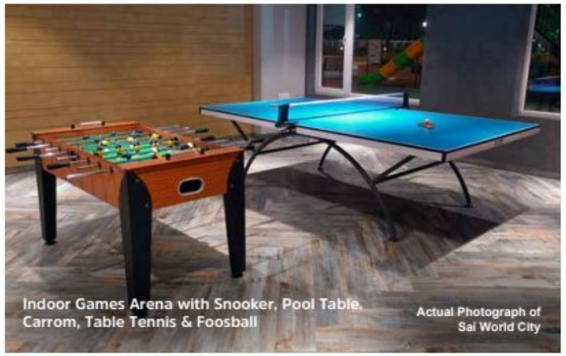
# OPULENCE RISES & LIFESTYLE SHINES

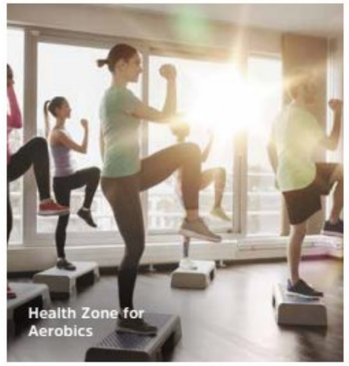
STATE-OF-THE-ART THEMED CLUB LIFESTYLE INDULGENCES

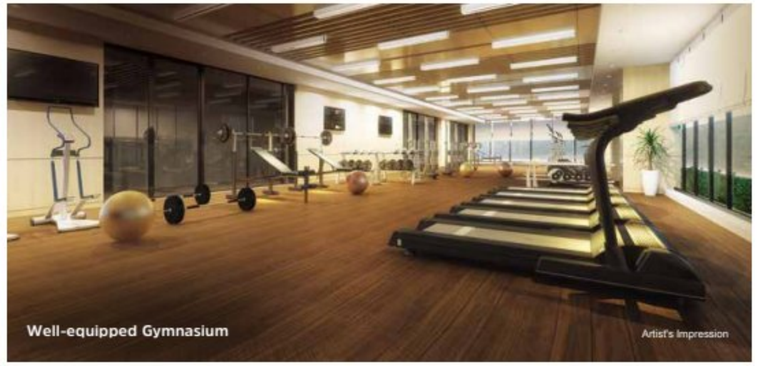


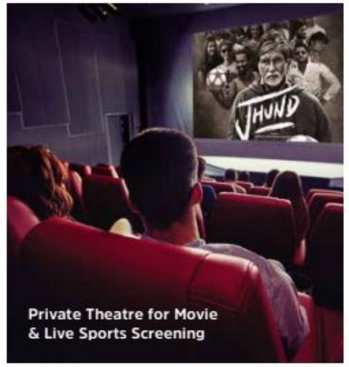






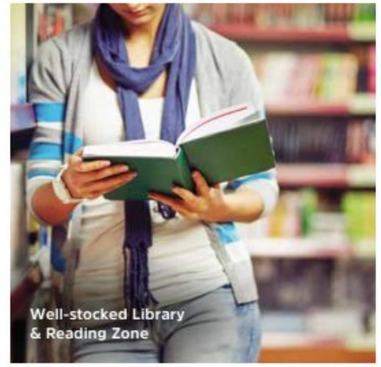










Images for representation purpose only

LIVE AN EXTRAVAGANT COMMUNITY LIFE WHERE

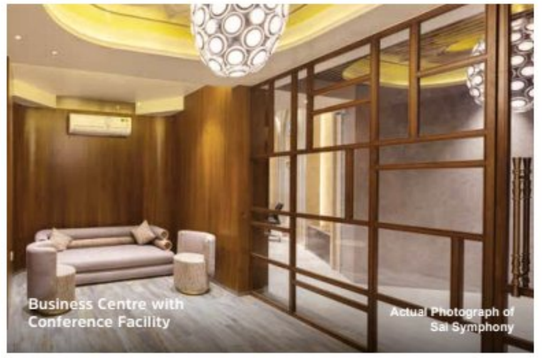
# COMFORT RISES & MAGNIFICENCE SHINES

THOUGHTFULLY PLANNED TOWER AMENITIES




Artist's Impression

Grand Entrance &
High-street Lifestyle Avenues



Business Centre with
Conference Facility

Actual Photograph of
Sai Symphony



24X7 Security
& CCTV Surveillance

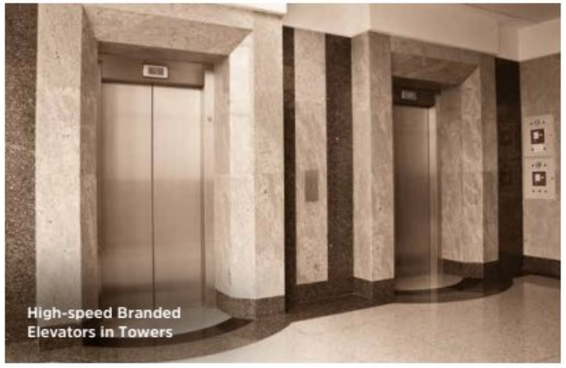


Artist's Impression

Grand Lobbies with
Themed Décor in Each Tower




Well-Planned Parking Spaces
in the Entire Township



High-speed Branded
Elevators in Towers

Images for representation purpose only


SAI
SUN CITY
UPPER KHARGHAR
Artist's Impression

## AMENITIES

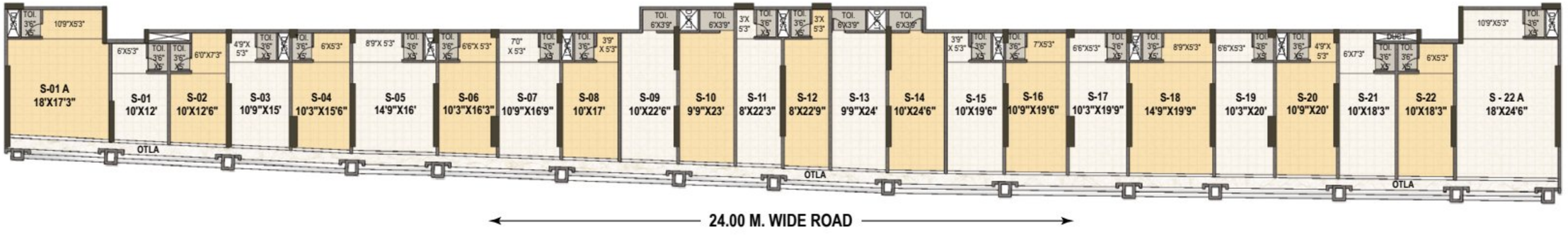
1. Decorative Entrance Lobby
2. Pathway
3. Pattern Lawn
4. Leisure Lawn
5. Aesthetical Garden
6. Yoga Lawn
7. Patterned Driveway
8. Paved Walkway
9. Green Edged Palm Avenue
10. Themed Sculpture
11. Central Median
12. Central Round About
13. Experiential Walkway
14. Tennis Court
15. Volleyball Court
16. Table Tennis Court
17. Cricket Net
18. Futsal Court
19. Skating Area
20. Half Basketball Court
21. Building Green Edge
22. Connecting Steps
23. Spillover Lawn Plaza
24. Central Plaza
25. Seating Pavilion
26. Live Scale Chessboard
27. Live Scale Ludo
28. Arrival Plaza
29. Dry Fountain Plaza
30. Blooming Deck
31. Pavilion
32. Swimming Pool
33. Pool Deck
34. Kids Pool
35. Layered Plantation
36. Focal Sculpture
37. Central Water Feature
38. Central Gathering Plaza
39. Patterned Entrance Plaza
40. Tusk Bar & Trellis
41. Gathering Plaza With Cafe Seats
42. Shallow Water Body
43. Kids Play Area
44. Toddlers Play Area
45. Free Play Area
46. Play Wall
47. Swing Plaza
48. Multi-Functional Lawn
49. Seating Cove
50. Peripheral Plantation

## MASTER LAYOUT

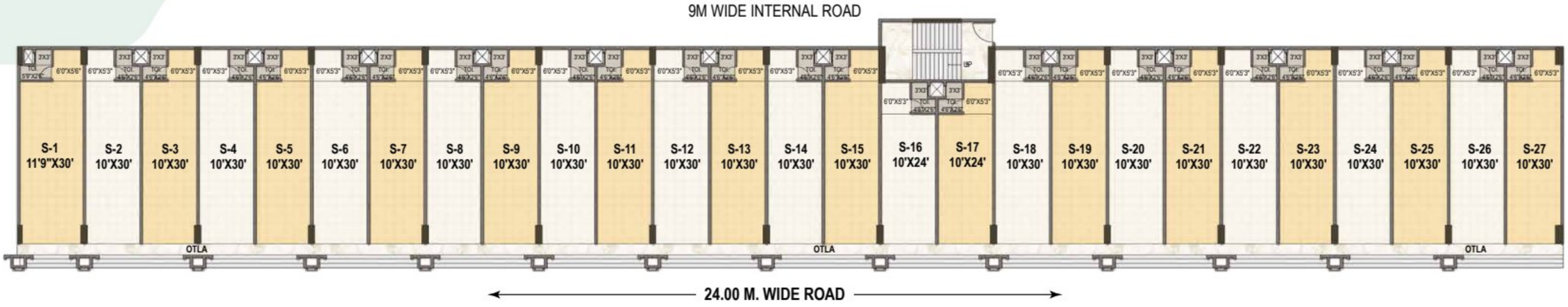


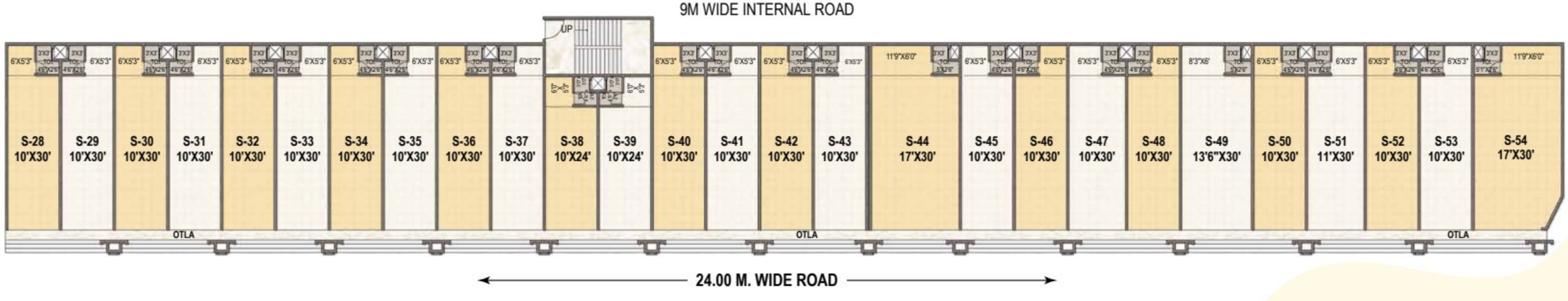
# COMMERCIAL FLOOR PLAN
## TOWER CARINA & VEGA





# COMMERCIAL FLOOR PLAN



# TYPICAL FLOOR PLAN
## TOWER CARINA & VEGA




24.00 M. WIDE ROAD



# TYPICAL FLOOR PLAN

## CORAL, EMERALD, IVORY, JADE, ALTAIR, ATRI, CALLISTO, ORION & GALAXY



# TYPICAL FLOOR PLAN

## OPAL, RUBY, AVOIR, NOVA & POLARIS







SAI SUN CITY

UPPER KHARGHAR

# AT A GLANCE

## HALLMARKS OF SAI SUN CITY

- 29 Acre Global Lifestyle Themed Development
- Residential cum Commercial Township
- G+32 Storeyed Magnificent Towers
- 1 & 2 BHK Themed Luxury Homes
- 55,000 Sq. Ft. Lavish Club Life
- Lush Green Open Landscapes
- Themed Avenues for Health, Leisure and Recreation

## LANDSCAPED LIFESTYLE AVENUES

- Landscape Garden with Plantations & Water Bodies
- Leisure Pool with Wooden Deck & Sunshades
- Designer Gazebos for Relaxation
- Senior Citizen Chit-chat Zone with Sit-outs
- Exotic Lagoon with Planters

## EXCLUSIVE LANDSCAPED FUN & PLAY ZONES

- Kids Play Area with Themed Rides, Swings & Sports Activities
- World-class Swimming Pool
- Multipurpose Court for Basketball, Skating and Futsal
- Toddlers Play Zone with Soft Turf
- Open-air Life-size Chess Play Area
- Box Cricket with Practice Net
- Palm Island Gazebo Seating Plaza and Kids Play Area
- Sports Arena for Lawn Tennis, Basketball, Table Tennis with Cricket Pitch

## STATE-OF-THE-ART THEMED CLUB INDULGENCES

- Club Atlantis – 55,000 Sq. Ft. Clubhouse
- Well-equipped Gymnasium
- Banquet Hall for Celebrations
- Indoor Games Arena with Snooker, Pool table, Carrom, Table Tennis & Foosball
- Private Theatre for Movie & Live Sports Screening
- Spa with Steam, Sauna & Jacuzzi
- Air-conditioned Indoor Badminton Court
- Air-conditioned Squash Court
- Health Zone for Aerobics & Zumba
- Well-stocked Library & Reading Zone

## APARTMENT SPECIFICATIONS

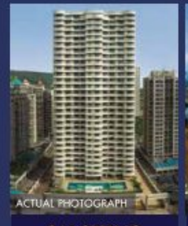
- Vitrified Tiles Flooring in All the Rooms
- Granite Kitchen Platform with Stainless Steel Sink
- Designer Tiles up to Door Level or Beam Bottom Level in Kitchen and Toilets
- Hot and Cold-Water Mixture System in Bathroom
- Designer Bathroom with Branded Sanitary Ware & Fixtures
- Concealed Plumbing with Premium Quality C. P. Fittings
- Branded Concealed Copper Wiring with MCB / ELCB
- Attractive Main Door with Elegant Big Handles & Night Latch
- Premium Quality Plastic Paints on Interior Walls
- Ample Electrical Points with Modular Switches
- Marble & Granite Window Sill with Half Round Moulding / Polished
- Gypsum Finished Internal Walls
- Aluminium Power Coated Sliding Windows with Mosquito Net

## THOUGHTFULLY PLANNED TOWER AMENITIES

- Grand Entrance with Advanced Security
- High-street Lifestyle Avenues with Top Brands
- Grand Lobbies with Themed Décor in Each Tower
- 24x7 CCTV Surveillance
- Well-planned Parking Spaces in the Entire Township
- Business Centre with Conference Facility
- High-speed Branded Elevators in Towers
- Fire Fighting System
- DG Backup for Lifts, Lighting and Common Area
- Earthquake Resistant RCC Structure

# COMPLETED PROJECTS

## LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION




### SAI SPRING
KHARGHAR

G+29 Storeyed Tower




### SAI CRYSTALS
KHARGHAR

G+30 Storeyed Tower with 2 Wings




### SAI SOLITAIRE
KHARGHAR

G+30 Storeyed Tower



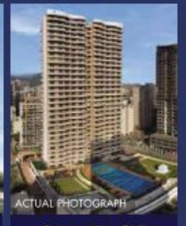

### SAI WONDER
KHARGHAR

G+18 Storeyed Tower



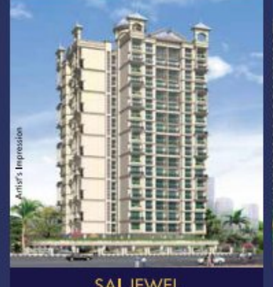

### SAI GANGA
ULWE

G+13 Storeyed Tower



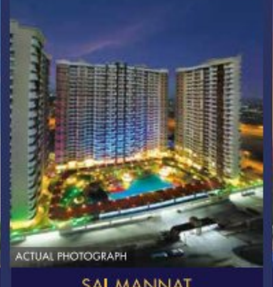

### SAI MIRACLE
KHARGHAR

G+30 Storeyed Tower with 2 Wings




### SAI JEWEL
KHARGHAR

G+18 Storeyed Tower



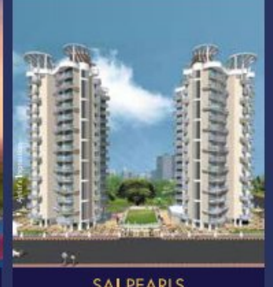

### SAI MANNAT
KHARGHAR

G+26 Storeyed Tower




### SAI RIVERDALE
TALOJA

G+19 Storeyed Tower with 2 Wings




### SAI PEARLS
KHARGHAR

G+15 Storeyed 2 Towers




### SAI SYMPHONY
KHARGHAR

G+27 Storeyed Tower




### SAI AARADHYA
KHARGHAR

G+22 Storeyed Tower



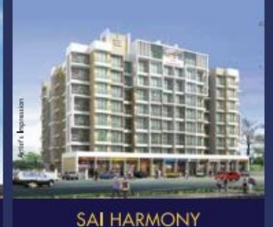

### SAI ICON
KHARGHAR

G+14 Storeyed Tower




### SAI SAPPHIRE
ULWE

G+7 Storeyed 2 Towers with four wings

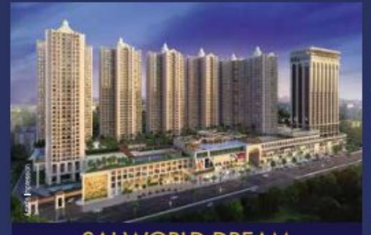



### SAI HARMONY
ULWE

G+7 Storeyed Tower with 4 Wings

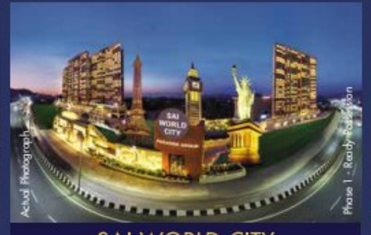
# ONGOING PROJECTS

## LANDMARKS POISED TO BECOME BENCHMARKS




### SAI WORLD DREAM
DOMBIVLI

18 Acre Residential & Commercial Township



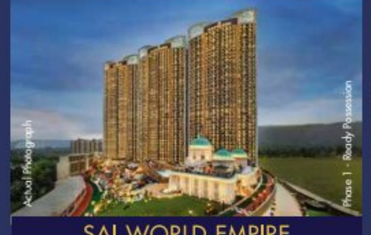

### SAI WORLD CITY
PANVEL

38 Acre Mega Township



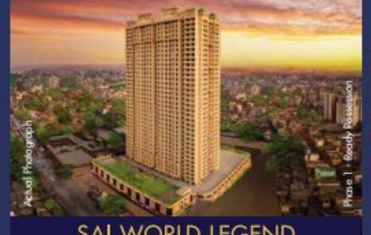

### SAI PLATINUM
KHARGHAR

A Magnificent G+33 Storey Tower



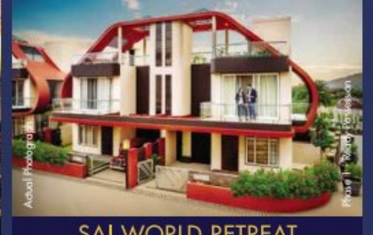

### SAI WORLD EMPIRE
KHARGHAR

18 Acre Kingdom




### SAI WORLD LEGEND
KALYAN NX

A Magnificent High-rise Tower



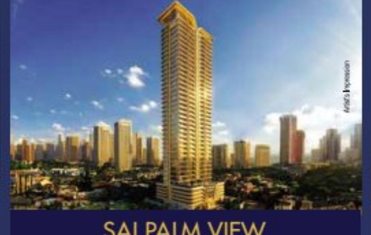

### SAI WORLD RETREAT
LONAVALA

Exclusive 3 BHK Duplex Villas



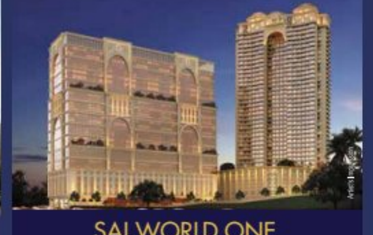

### SAI WORLD PYRAMID
NERUL

2 Acre Mixed-use Development




### SAI PALM VIEW
NERUL

Breathtaking View of Arabian Sea




### SAI WORLD ONE
NERUL

6 Acre Mixed-use Development

## PARADISE GROUP

**PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE**

PARADISE® GROUP
Your World. Our Vision.
ISO - 9001: 2015 Certified Organization

CELEBRATING 35 Years

### OUR PRESENCE

NERUL | KHARGHAR | UPPER KHARGHAR
PANVEL | DOMBIVLI | KALYAN NX | LONAVALA

It's been a long yet fruitful journey for Paradise Group. We began more than three decades ago with a clear aim of providing lavish and appealing spaces for all to dwell. We have come a long way after constructing more than 125 successful projects across Navi Mumbai as of today's date. This rendezvous of more than 3 decades has made us a team of highly experienced construction experts. Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxuriously designed marvels, but also perfect specimens of 'beauty with quality'.

With structures that beautifully blend high-end luxuries, modern amenities, and an elegant touch of culture, we have always aimed to make the world a better place to live in. Today, our vision has evolved into an even more ambitious reality with 20,000 themed luxury residences in the making, each crafted to offer an elevated and enriched lifestyle. We are currently developing 2.2 crore sq. ft. of Luxury landmark projects across prime locations of Navi Mumbai and MMR—including Nerul, Kharghar, Panvel, Kalyan NX, Upper Kharghar, Dombivli, and Lonavala—delivering highly innovative, state-of-the-art construction designed for both the classes and the masses.

With a progressive outlook and a robust land bank that will further fuel our growth, we continue to forge ahead toward a bright future. Our commitment remains steadfast: to bring transformative change to modern housing concepts and to create a world that truly reflects the essence of a Paradise.



Artist's Impression