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

CELEBRATING 32 Years

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

**Site Address:** Sai Sun City, Survey No. 33,61,62/1, Village Ghot, Tal. Panvel, Dist. Raigad
**Corporate Office:** M/s. Chariot Properties LLP., 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai

**| www.paradisegroup.co.in**

MAHARERA REGISTRATION NO. P52000033880 | https://maharera.mahaonline.gov.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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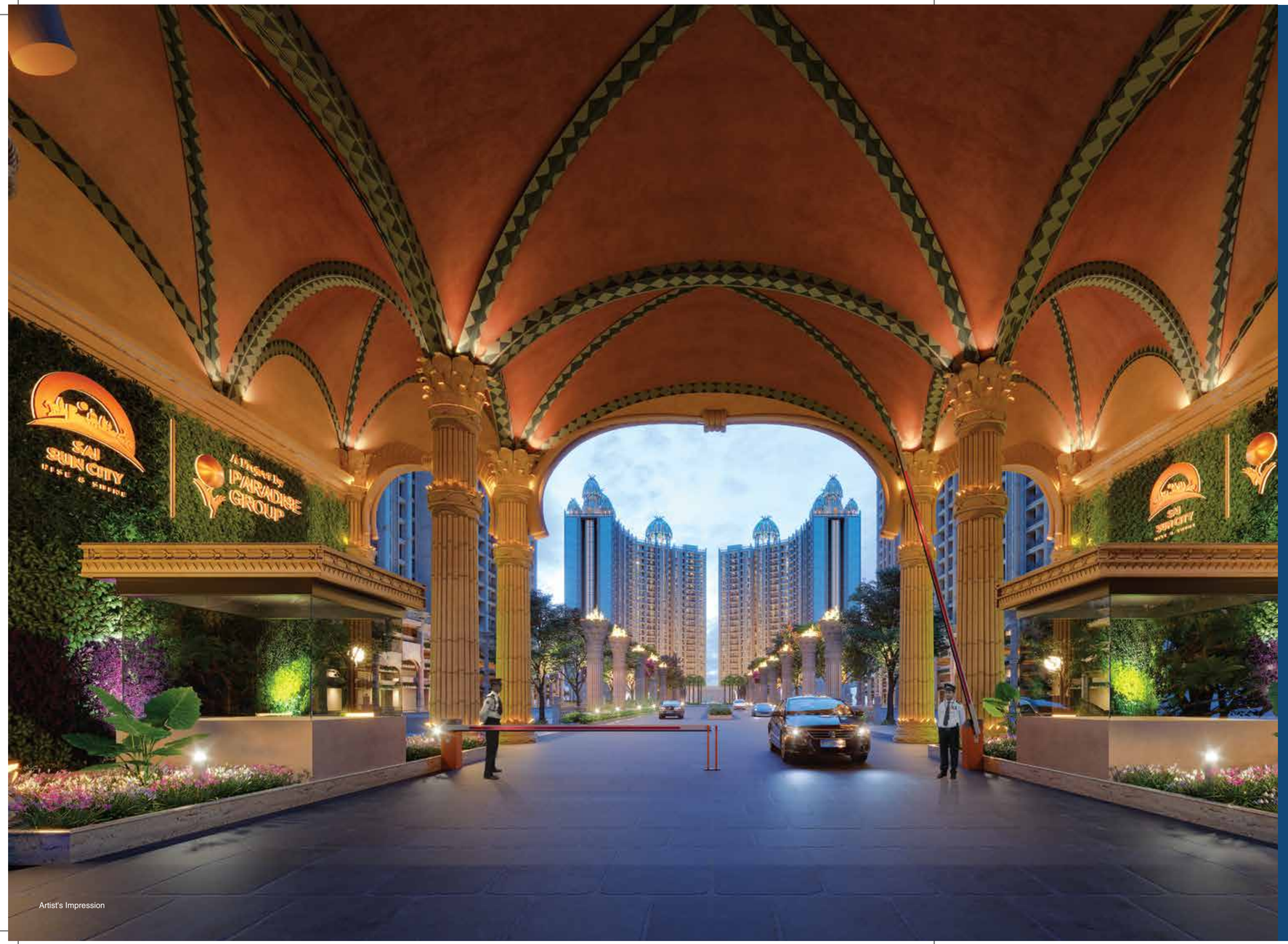
# AN ADDRESS TO RISE & SHINE



# SAI SUN CITY

UPPER KHARGHAR




Artist's Impression

SAI
SUN CITY
UPPER KHARGHAR

# FUN, ADVENTURE & GRANDNESS

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

### Hallmarks of Sai Sun City

- 27 Acre Global Lifestyle Themed Development
- Residential cum Commercial Township
- G+25 Storeyed Magnificent Towers
- 1 & 2 BHK Themed Luxury Homes
- 35,000 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

# GLOBAL LIFE ADDRESS

## AT KHARGHAR'S PRIME NEIGHBOURHOOD OFFERING BEST OF CONNECTIVITY & CONVENIENCES

### Location Advantages of Sai Sun City

- Central Park, ISKCON Temple & Golf Course - 15 Min
- Taloja Railway Station & Pendhar Metro Station - 10 Min
- Corporate Park (Next BKC) - 15 Min
- Well-connected to Nhava-Sheva Sea-link and JNPT
- Navi Mumbai International Airport - 30 Min
- All Prime Facilities of Education, Entertainment & Healthcare in 3 Km Radius
- Mumbai Pune Expressway & Kalyan-Shilphata Road Nearby
- New Parsik Tunnel Connecting Kharghar to Turbhe Station in proximity

### Location Map



# 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



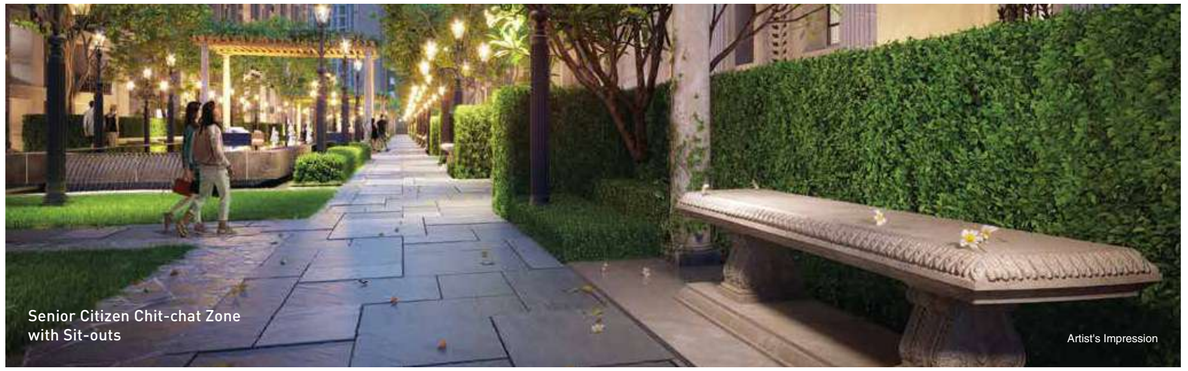
Leisure Pool with
Wooden Deck & Sunshades

Artist's Impression



Landscape Garden with
Plantations & Water Bodies

Artist's Impression



Senior Citizen Chit-chat Zone
with Sit-outs

Artist's Impression



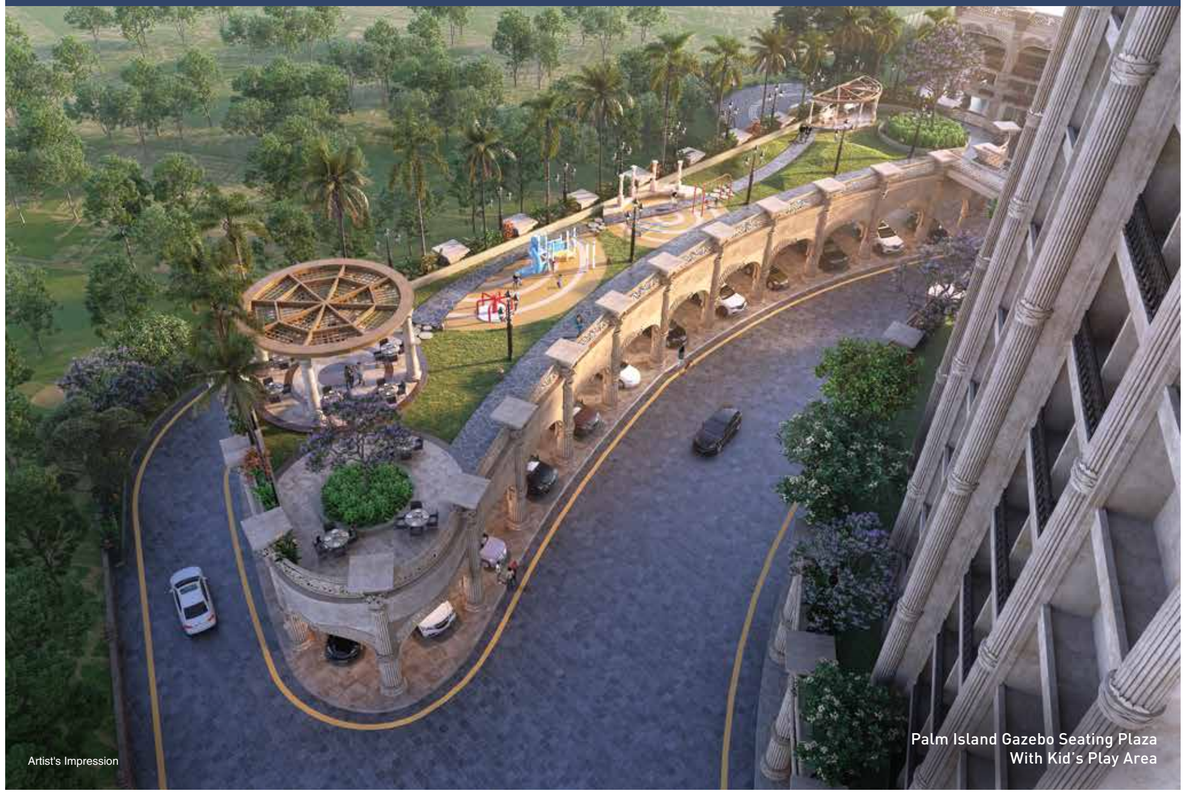
Designer Gazebos
for Relaxation

Artist's Impression

AN ALL-INCLUSIVE DESTINATION WHERE

# HEALTH RISES & HAPPINESS SHINES

Exclusive Landscaped Fun and Play Zones




Palm Island Gazebo Seating Plaza
With Kid's Play Area




Multipurpose Court for
Basketball, Tennis & Futsal




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



Toddlers Play Zone
with Soft Turf



Box Cricket with
Practice Net



Life Sized Chess Board
& Ludo Game

Artist's Impression

Images for representation purpose only

LIVE A LAVISH LIFE EXPERIENCE WHERE

# OPULENCE RISES & LIFESTYLE SHINES

State-of-the-art Themed Club Lifestyle Indulgences





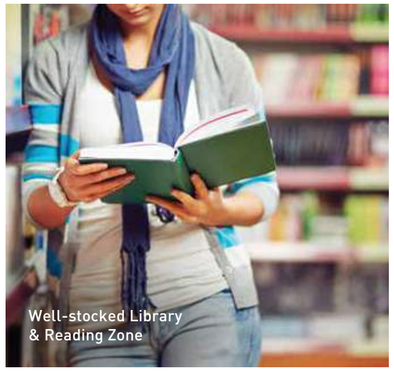






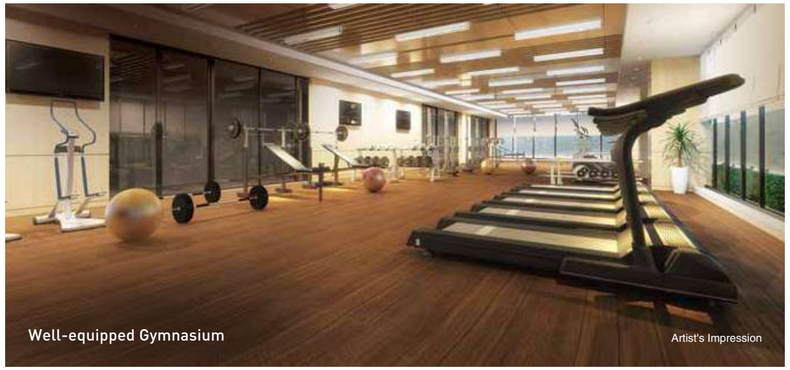








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LIVE AN EXTRAVAGANT COMMUNITY LIFE WHERE

# COMFORT RISES & MAGNIFICENCE SHINES

Thoughtfully Planned Tower Amenities




Artist's Impression

Grand Entrance &
High-street Lifestyle Avenues



Artist's Impression

Grand Lobbies with
Themed Décor in Each Tower



Business Centre with
Conference Facility

Artist's Impression



24X7 Security
& CCTV Surveillance




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

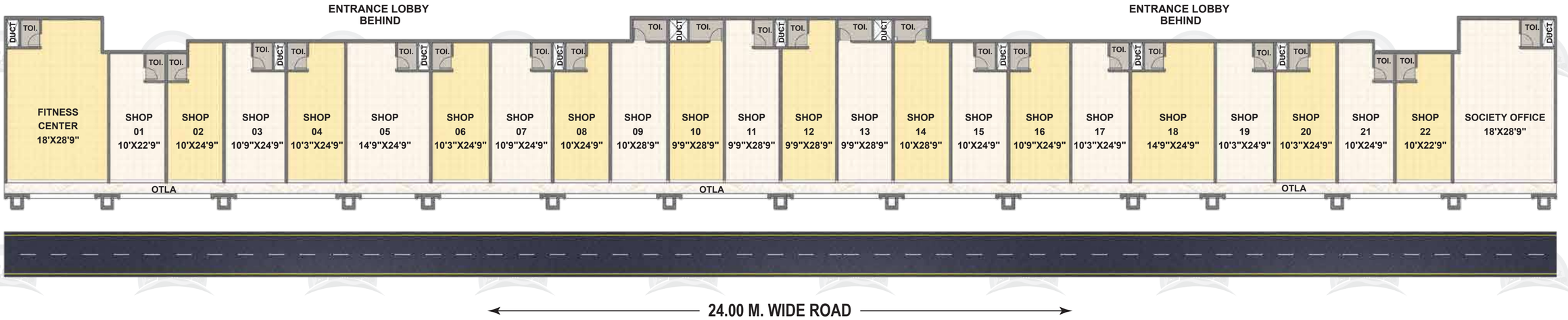
1. PAVED WALKWAY
2. THEMED WELCOMING SCULPTURE
3. AMPHITHEATER
4. LEISURE LAWN
5. YOGA LAWN
6. GROUP SEATING
7. HALF BASKETBALL COURT
8. SKATING AREA
9. DECORATIVE ENTRANCE LOBBY
10. SPILLOVER LAWN PLAZA
11. CENTRAL PLAZA
12. SEATING PAVILION
13. LIVE SCALE CHESS BOARD
14. LIVE SCALE LUDO BOARD
15. MEDITATION LAWN
16. WATER FEATURES
17. JOGGING TRACK
18. OUTDOOR GAME PLAZA
19. FOCAL SCULPTURE
20. TUSK BAR + TRELLIS
21. GATHERING PLAZA (WITH CAFE SEATS)
22. SEATING PLAZA
23. TODDLERS PLAY AREA
24. KIDS PLAY AREA
25. SENIORS PAVILION
26. PARENTS SEATING
27. SWINGS
28. PERIPHERAL PLANTATION
29. TENNIS COURT
30. VOLLEY BALL COURT
31. TABLE TENNIS AREA
32. CRICKET NET
33. FUTSAL COURT
34. SWIMMING POOL
35. KIDS POOL
36. DRY FOUNTAIN PLAZA
37. PARTY CABANA
38. CELEBRATION LAWN




# MASTER LAYOUT

# COMMERCIAL FLOOR PLAN

## TOWER CARINA & VEGA

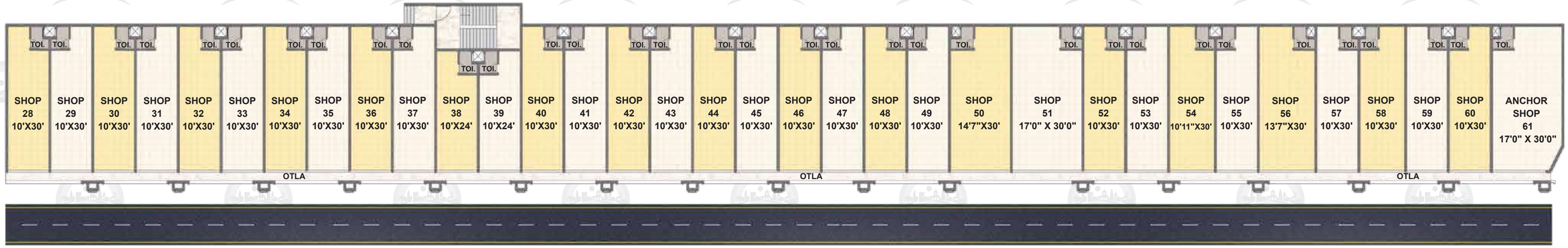


# COMMERCIAL FLOOR PLAN




ENTRANCE GATE

24.00 M. WIDE ROAD




24.00 M. WIDE ROAD

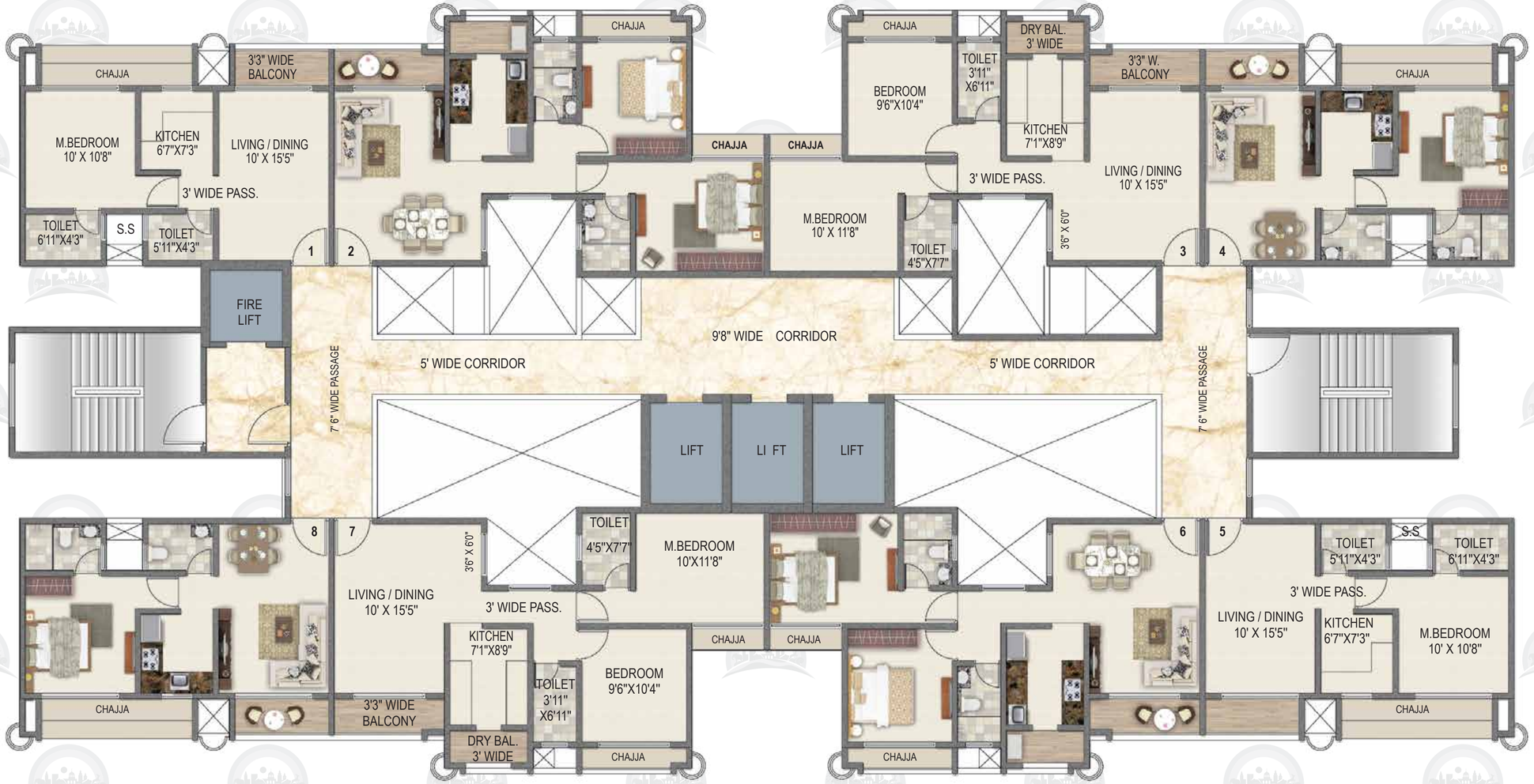
# TYPICAL FLOOR PLAN

## TOWER CARINA & VEGA



# TYPICAL FLOOR PLAN

## TOWER ALTAIR, ORION, ATRIA & CALLISTO



# TYPICAL FLOOR PLAN

## TOWER AVIOR & NOVA





Artist's Impression

SAI SUN CITY

UPPER KHARGHAR

# AT A GLANCE

## HALLMARKS OF SAI SUN CITY

- 27 Acre Global Lifestyle Themed Development
- Residential cum Commercial Township
- G+25 Storeyed Magnificent Towers
- 1 & 2 BHK Themed Luxury Homes
- 35,000 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 – 35,000 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

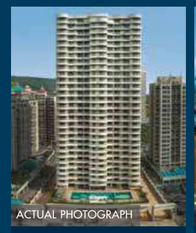
- Vitrified Tiles Flooring in All the Rooms
- Granite Kitchen Platform with Stainless Steel Sink
- Designer Tiles up to Door Level or Beam Bottom Level in Kitchen and Toilets
- Hot and Cold-Water Mixture System in Bathroom
- Designer Bathroom with Branded Sanitary Ware & Fixtures
- Concealed Plumbing 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



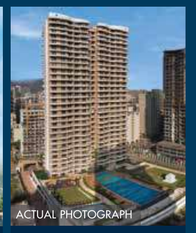

### SAI WONDER
KHARGHAR

G+18 Storeyed Tower




### SAI MOKSH
KHARGHAR

G+22 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



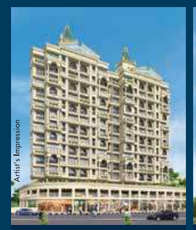

### SAI RIVERDALE
TALOJA

G+19 Storeyed Tower with 2 Wings




### SAI PEARLS
KHARGHAR

G+15 Storeyed 2 Towers




### SAI FORTUNE
ULWE

G+13 Storeyed Tower




### SAI SAHIL
ULWE

G+12 Storeyed Tower




### SAI GANGA
ULWE

G+13 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 DREAMS
DOMBIVLI

18 Acre Residential & Commercial Township




### SAI WORLD CITY
PANVEL

32 Acre Mega Township




### PARADISE MALL
KHARGHAR

Commercial Mall with G+2 Storeys




### 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 SYMPHONY
KHARGHAR

G+23 Storeyed Tower




### SAI AARADHYA
KHARGHAR

G+21 Storeyed Tower




### SAI ICON
KHARGHAR

G+12 Storeyed Tower

# PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE

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

CELEBRATING 32 Years

**OUR PRESENCE**

KHARGHAR | UPPER KHARGHAR | PANVEL | ULWE | TALOJA
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 32 years 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 are a beautiful mix of high-end luxuries and modern amenities and pose an elegant touch of culture, we have attempted to make this world a better place to live in. Our past has been glorious and made us proud in constructing 5 Million Sq. Ft. of land area that gave our customers best places to live an enhanced life. At present we are developing over 12.5 Million Sq. Ft. of land area across prime locations of Navi Mumbai and Mumbai like Kharghar, Panvel, Taloja, Ulwe, Kalyan NX, Upper Kharghar, Dombivli and Lonavala providing highly innovative, state-of-the-art construction for the classes as well as the masses. With an extremely progressive attitude, today we are forging ahead towards a bright future with a massive land bank of another 12.5 Million Sq. Ft. of through which we are committed to bring in a big change in present housing concepts. We are sure that our sincere efforts towards making this world a 'Paradise' will definitely become a pleasant reality in the near future.



Artist's Impression