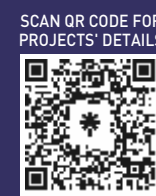


WORLD LANDMARKS — FAMOUS CITIES — ONE ADDRESS



DESIGN ARCHITECT Dimensions Arch. Pvt. Ltd.	RCC CONSULTANT Structural Concept Designs Pvt. Ltd.	INTERIOR CONSULTANT Vini & Associates	LANDSCAPE ARCHITECT Newarch Landscapes LLP	MEP CONSULTANT Anil Verma & Associates
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PHASE 1 - READY POSSESSION

Site Address: Sai World City, Palaspe Phata Junction, Panvel - 410 206.

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

Tel.: +91 98330 90000 | Email: enquiry@paradisegroup.co.in | www.paradisegroup.co.in

MahaRERA Reg. No. PHASE I - P52000006318, PHASE II - P52000022708 | PHASE III - P52000053727, <https://maharera.mahaonline.gov.in>



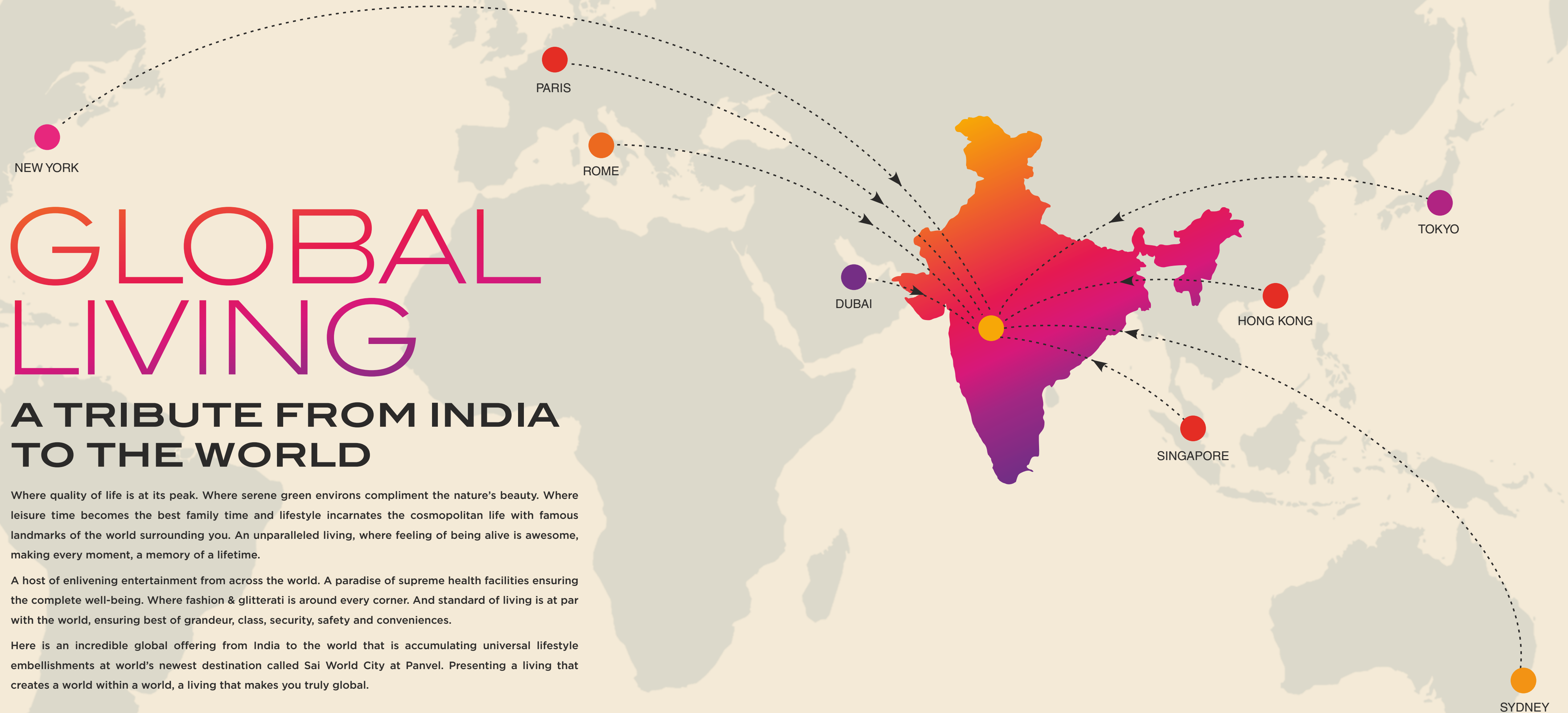
GLOBAL LIVING

A TRIBUTE FROM INDIA TO THE WORLD

Where quality of life is at its peak. Where serene green environs compliment the nature's beauty. Where leisure time becomes the best family time and lifestyle incarnates the cosmopolitan life with famous landmarks of the world surrounding you. An unparalleled living, where feeling of being alive is awesome, making every moment, a memory of a lifetime.

A host of enlivening entertainment from across the world. A paradise of supreme health facilities ensuring the complete well-being. Where fashion & glitterati is around every corner. And standard of living is at par with the world, ensuring best of grandeur, class, security, safety and conveniences.

Here is an incredible global offering from India to the world that is accumulating universal lifestyle embellishments at world's newest destination called Sai World City at Panvel. Presenting a living that creates a world within a world, a living that makes you truly global.



A CITY WITH EVERYTHING OUTSTANDING

A WORLD WITH EVERYTHING WITHIN

GREEN ABUNDANCE

Multi - aced open spaces & landscaped area

LEISURE ESCAPE

Ever-refreshing multiple colossal
swimming pools, spas, relaxation zones

HEALTH'S HEAVEN

World-class health clinics, fitness centres,
jogging tracks & much more

ENTERTAINMENT CENTRE

Most-entertaining clubhouses, party halls,
discotheques & virtual gaming arcades

SPORTS HUB

Energising sports activities including football,
squash, lawn tennis, indoor games & more

LUXURY'S ABODE

Home of best embellishments, well-designed
spaces, exotic luxuries & technology

FASHION EPICENTRE

Extravagant commercial spaces, brand stores,
fine-dine restaurants, cafés and fashion streets

BUSINESS PLATFORM

Advanced in-house business facilities like business
centre, conference rooms, lounges and more

SECURED WORLD

High-tech security & surveillance with control room,
car code scanners, biometric entry and CCTVs



PANVEL

THE CITY OF PHENOMENAL OPPORTUNITIES AND ENDLESS POSSIBILITIES

Significant Factors that Contribute in City's Progress & Growth



Unprecedented Infrastructure Growth

Panvel is witnessing an infrastructure revolution with the Navi Mumbai International Airport, Mumbai Trans Harbour Link, and Coastal Road boosting connectivity and accessibility



Seamless Connectivity All-around

Panvel connects easily to Mumbai, Pune, and beyond via expressways, suburban railways, MTHL, upcoming Blue metro line 2, Gold metro lines, Hyperloop and the upcoming CST-Panvel Elevated Corridor



Livability Index on the Rise

Enhanced healthcare, education, and recreational facilities make Panvel a modern, desirable living destination



A Nature's Paradise

Panvel's open spaces and reduced pollution levels offer a healthier, more peaceful lifestyle compared to urban chaos



Economic Development and Job Opportunities

With JNPT, Navi Mumbai SEZ, and MIDC hubs, Panvel promises a surge in employment and business prospects



Affordable Luxury Housing and Themed Projects

Panvel offers spacious, affordable homes with luxurious amenities as well as unique themed lifestyle projects, ideal for all the economic segments across all age groups



Gateway to Global Access

Proximity to the Navi Mumbai International Airport elevates Panvel's status as a future global gateway



Business Expansion Hub

Improved port logistics and connectivity boost trade, making Panvel a magnet for businesses and industries



High Return on Investment

Real estate in Panvel is on the rise, offering investors lucrative growth potential in both rental yield and property value



A Smart Investment Destination

Panvel's strategic location and evolving infrastructure make it a hotspot for visionary investors seeking long-term gains



LEGEND

RAILWAY LINE - - - - -

BLUE-1 METRO LINE - - - - -

GOLD METRO LINE - - - - -

COASTAL ROAD - - - - -

TUNNEL ROAD - - - - -

HIGHWAY - - - - -

INTERNAL ROAD - - - - -

BLUE-1 METRO LINE - - - - -
(PHASE-2)

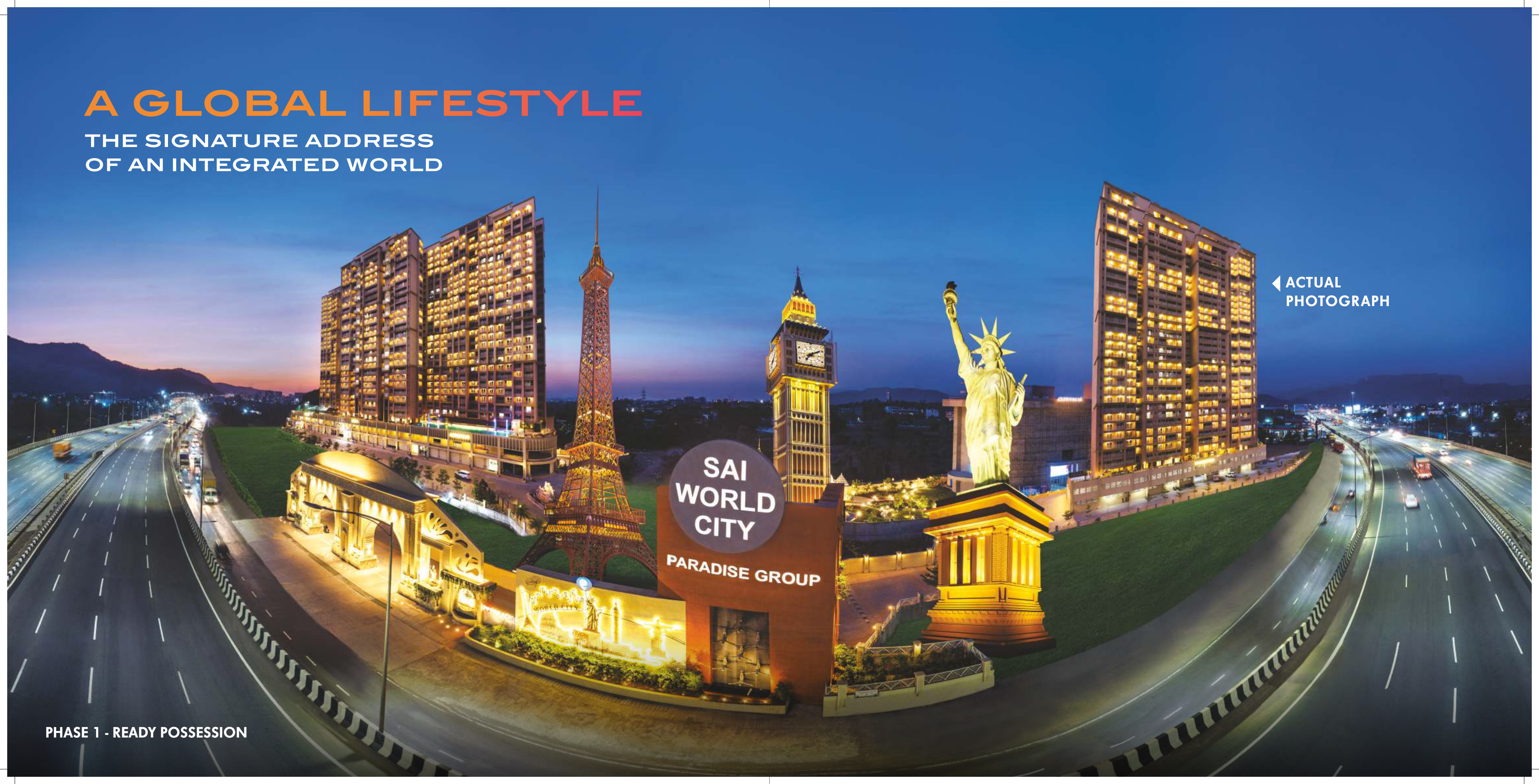


A GLOBAL LIFESTYLE

THE SIGNATURE ADDRESS
OF AN INTEGRATED WORLD

◀ ACTUAL
PHOTOGRAPH

PHASE 1 - READY POSSESSION



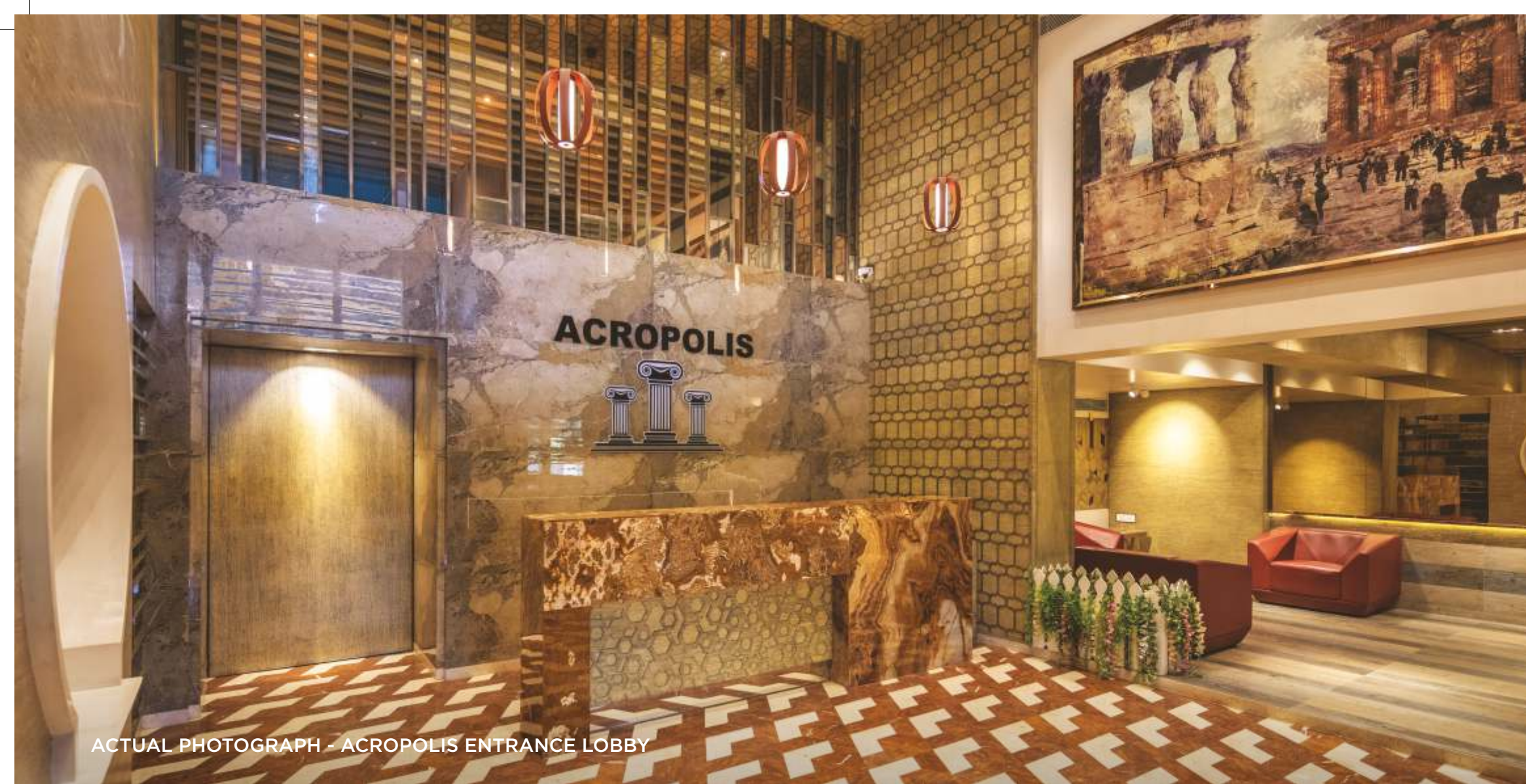
FEEL THE PRIDE OF
YOUR ARRIVAL
EVERY DAY

◀ ACTUAL
PHOTOGRAPH

SAI
WORLD
CITY

PARADISE GROUP

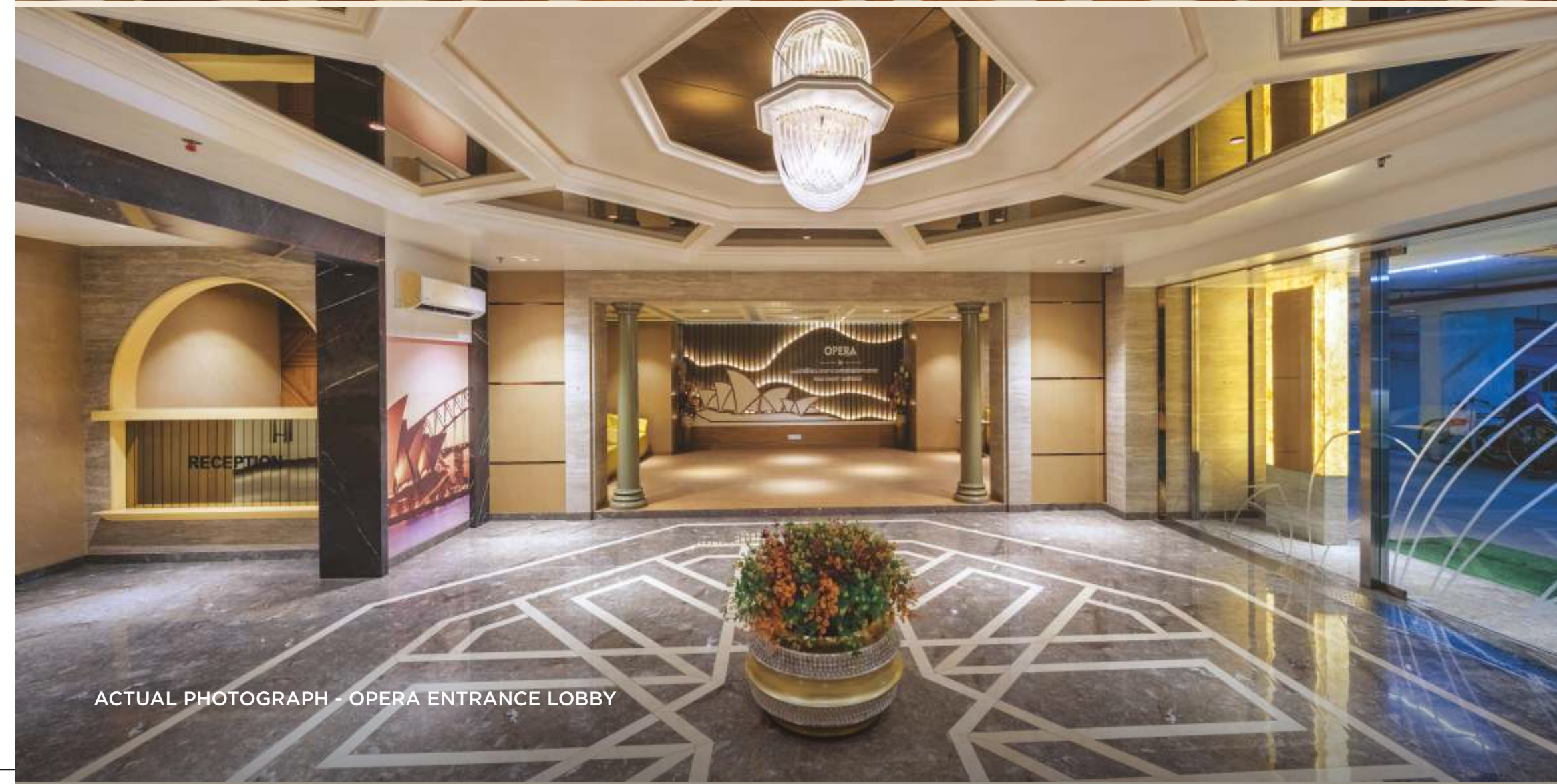
PHASE 1 - READY POSSESSION



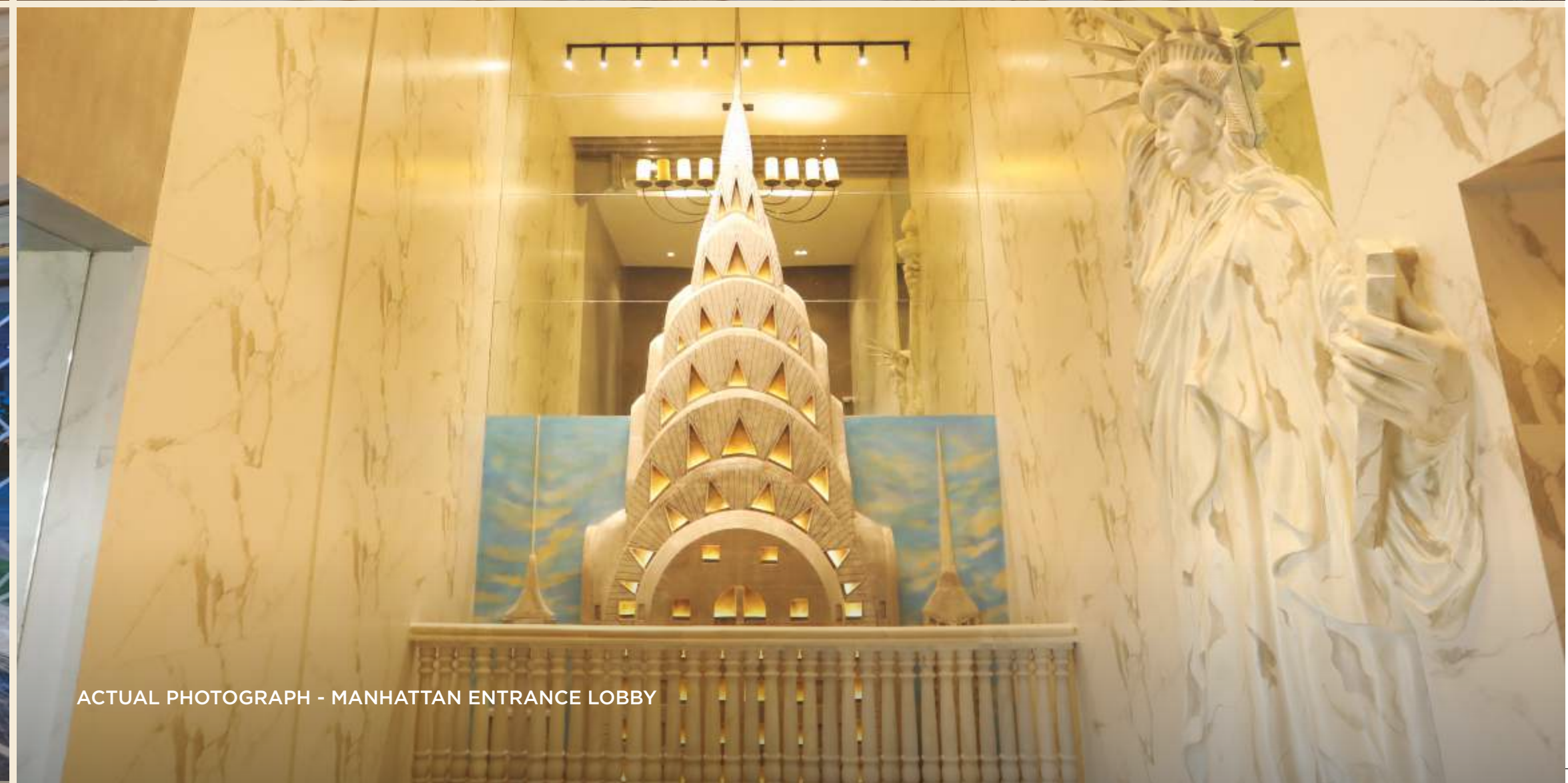
ACTUAL PHOTOGRAPH - ACROPOLIS ENTRANCE LOBBY



ACTUAL PHOTOGRAPH - MARINA ENTRANCE LOBBY



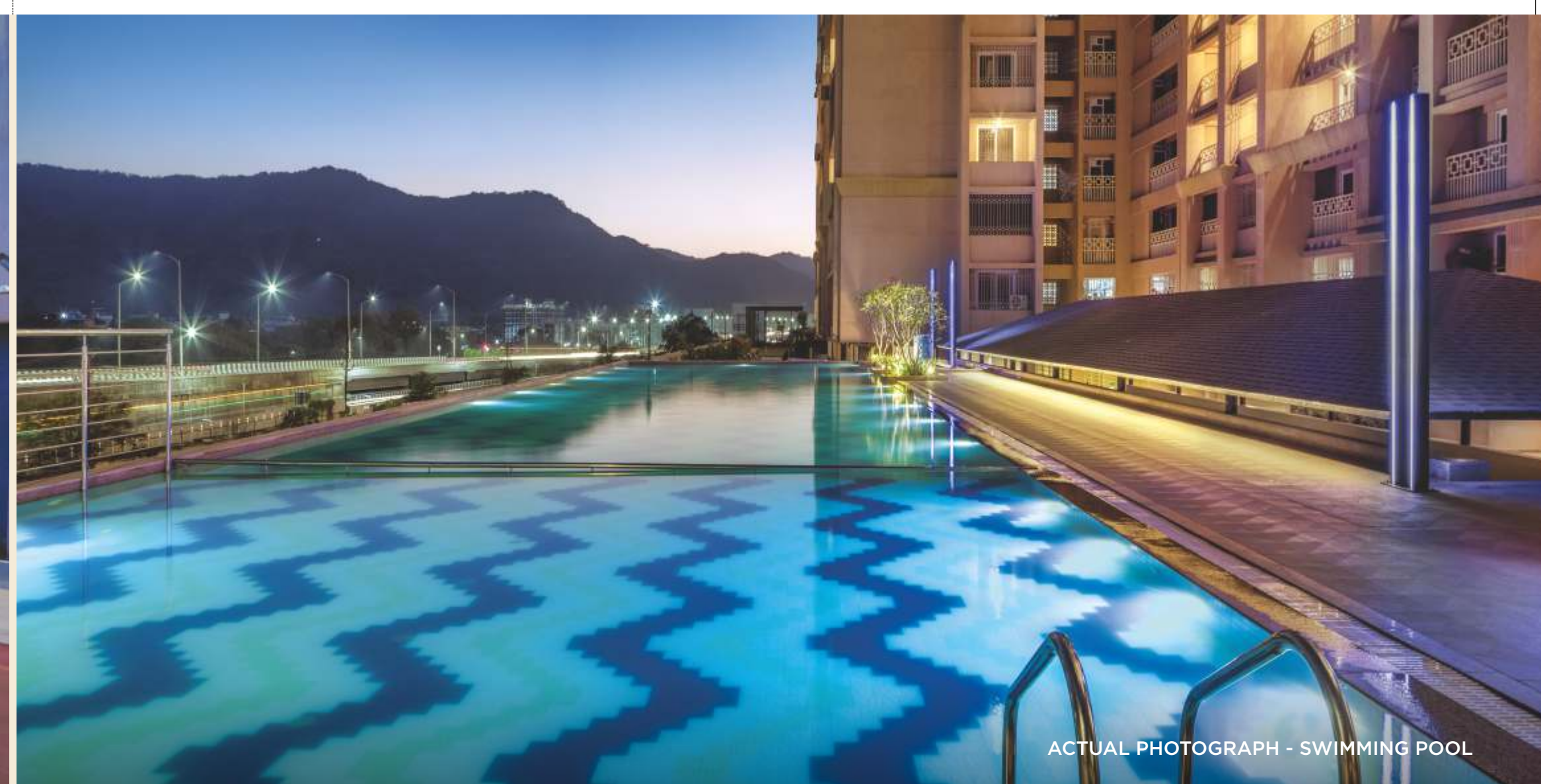
ACTUAL PHOTOGRAPH - OPERA ENTRANCE LOBBY



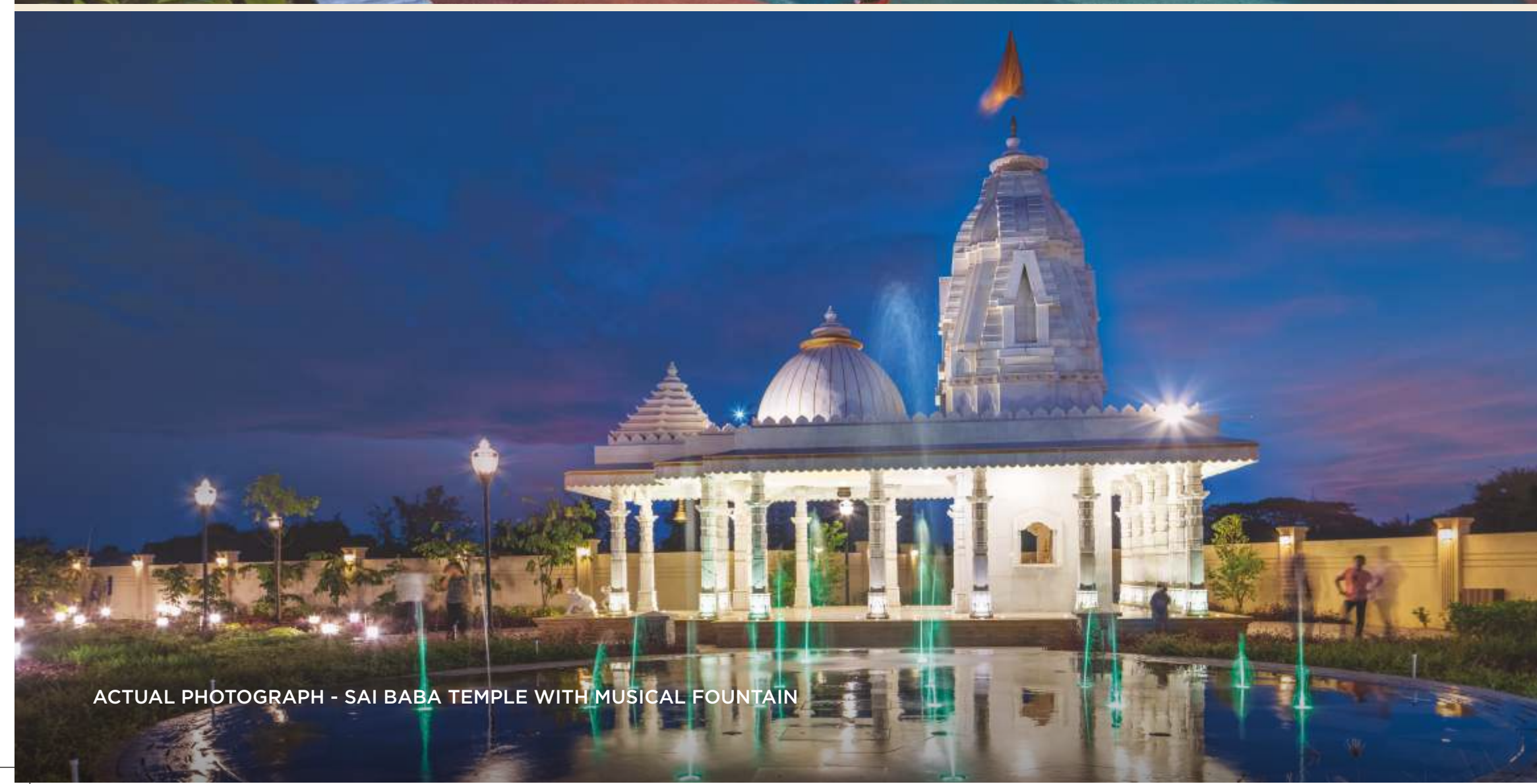
ACTUAL PHOTOGRAPH - MANHATTAN ENTRANCE LOBBY



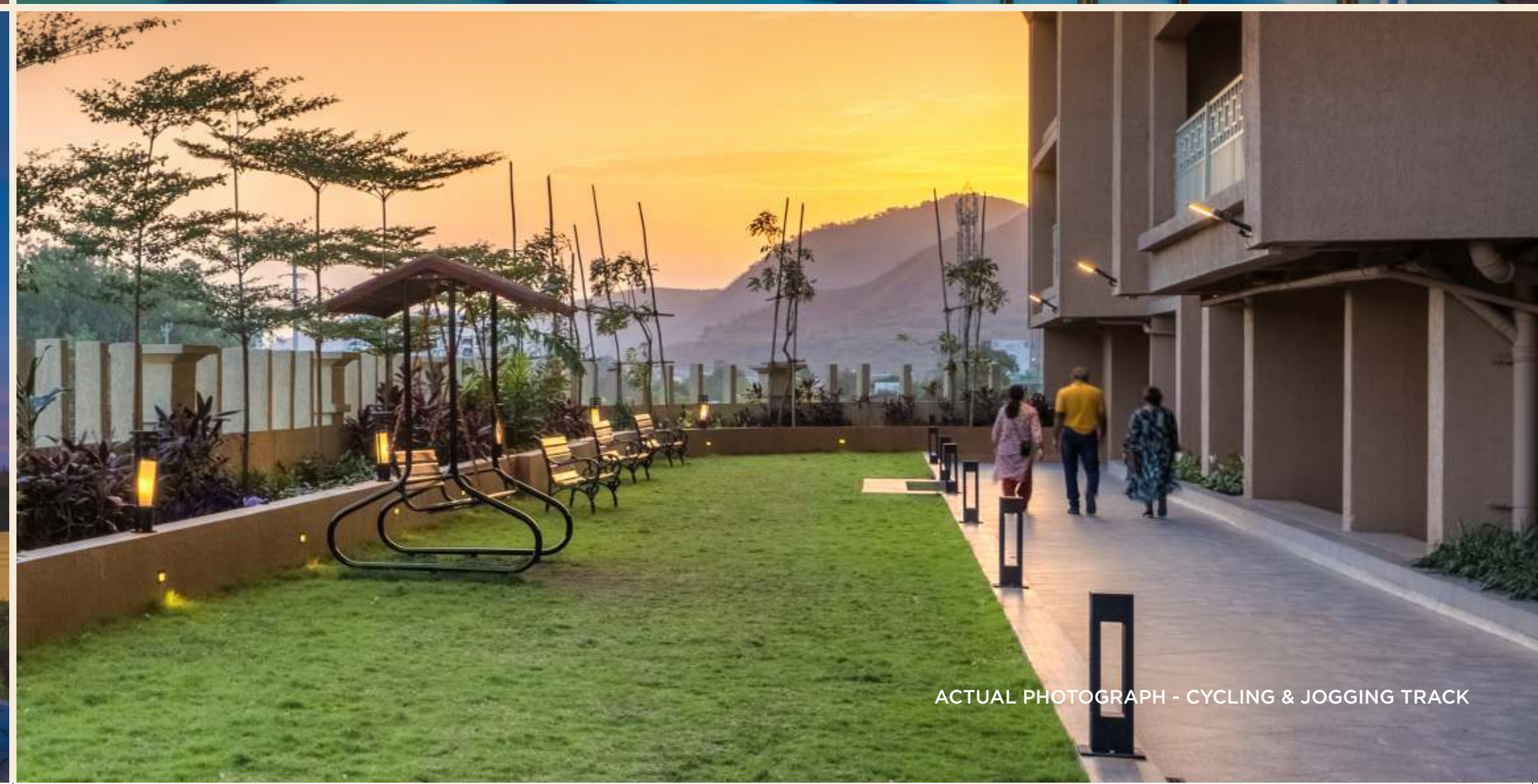
ACTUAL PHOTOGRAPH - KIDS PLAY ZONE



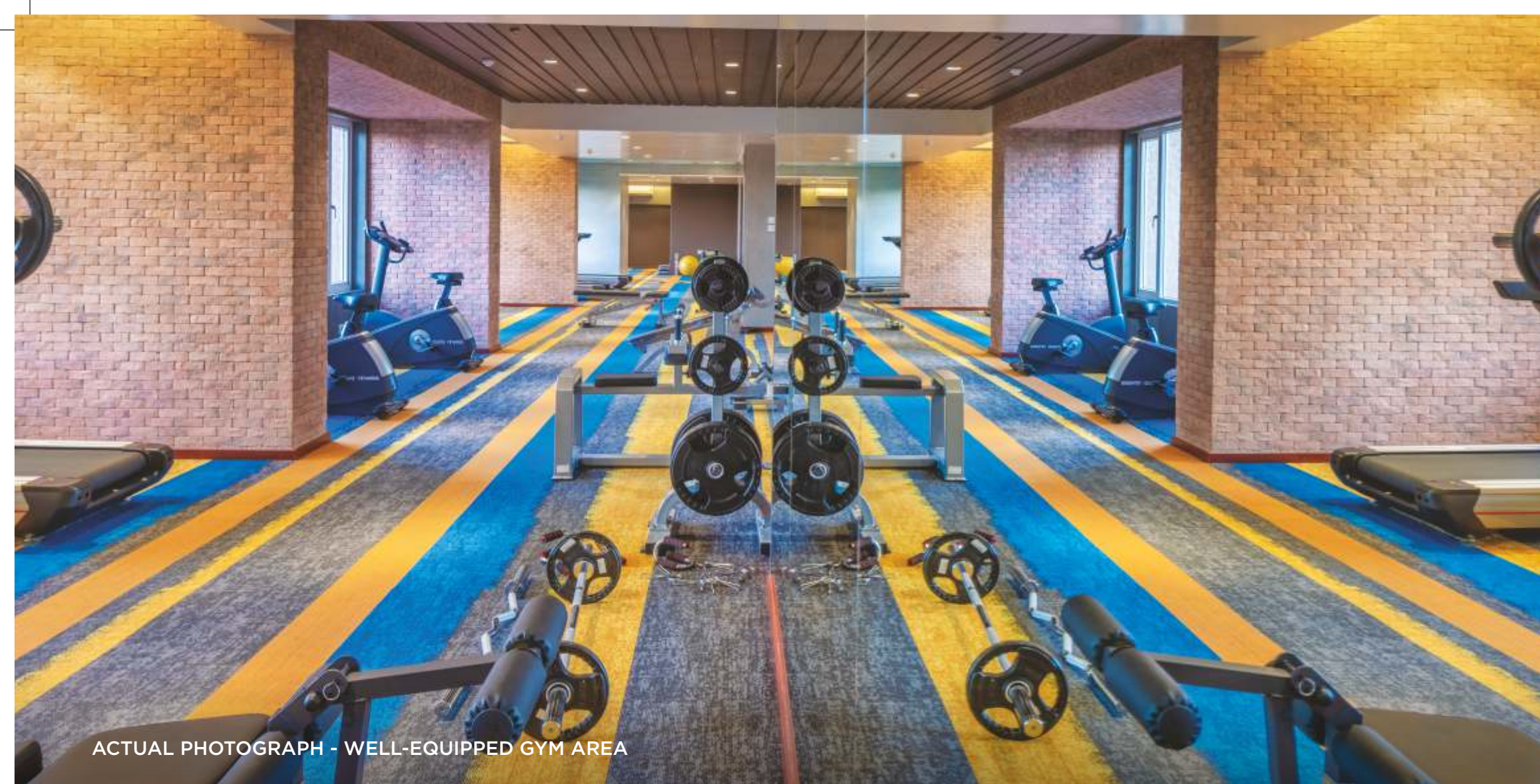
ACTUAL PHOTOGRAPH - SWIMMING POOL



ACTUAL PHOTOGRAPH - SAI BABA TEMPLE WITH MUSICAL FOUNTAIN



ACTUAL PHOTOGRAPH - CYCLING & JOGGING TRACK



ACTUAL PHOTOGRAPH - WELL-EQUIPPED GYM AREA



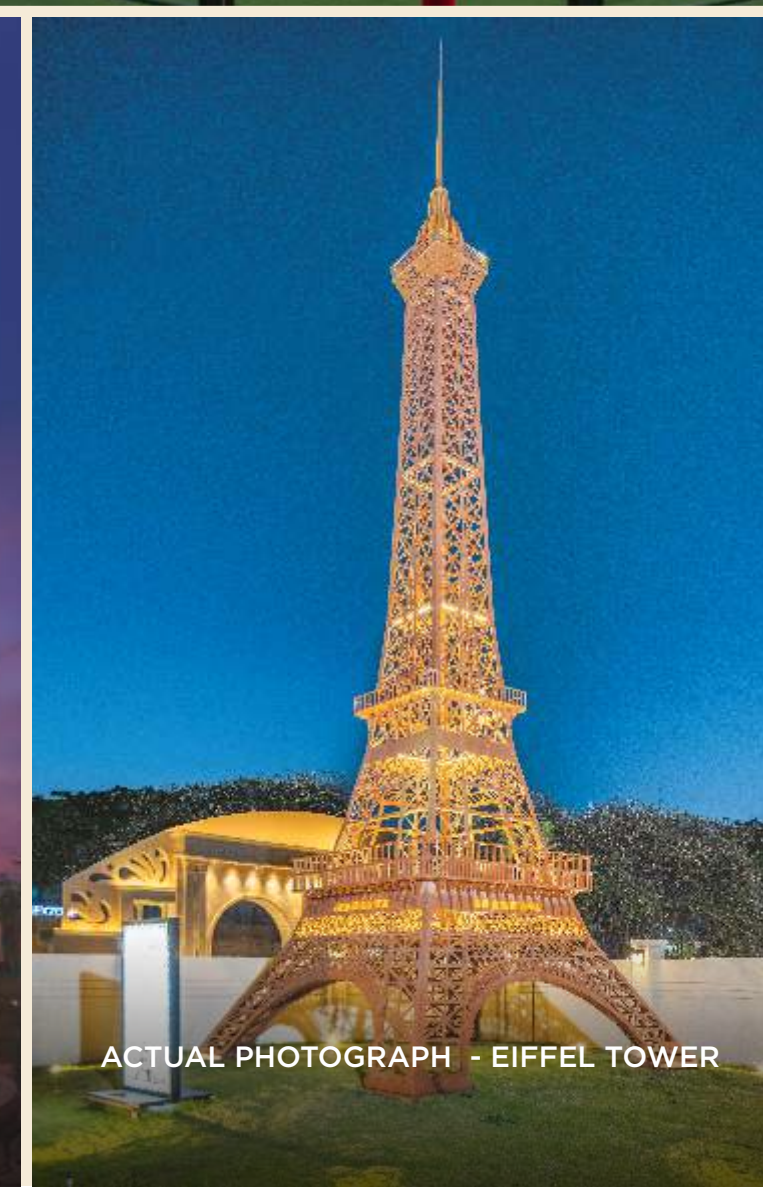
ACTUAL PHOTOGRAPH - FLOOD LIT MULTIPURPOSE ASTRO TURF



ACTUAL PHOTOGRAPH - INDOOR GAMES ARCADE



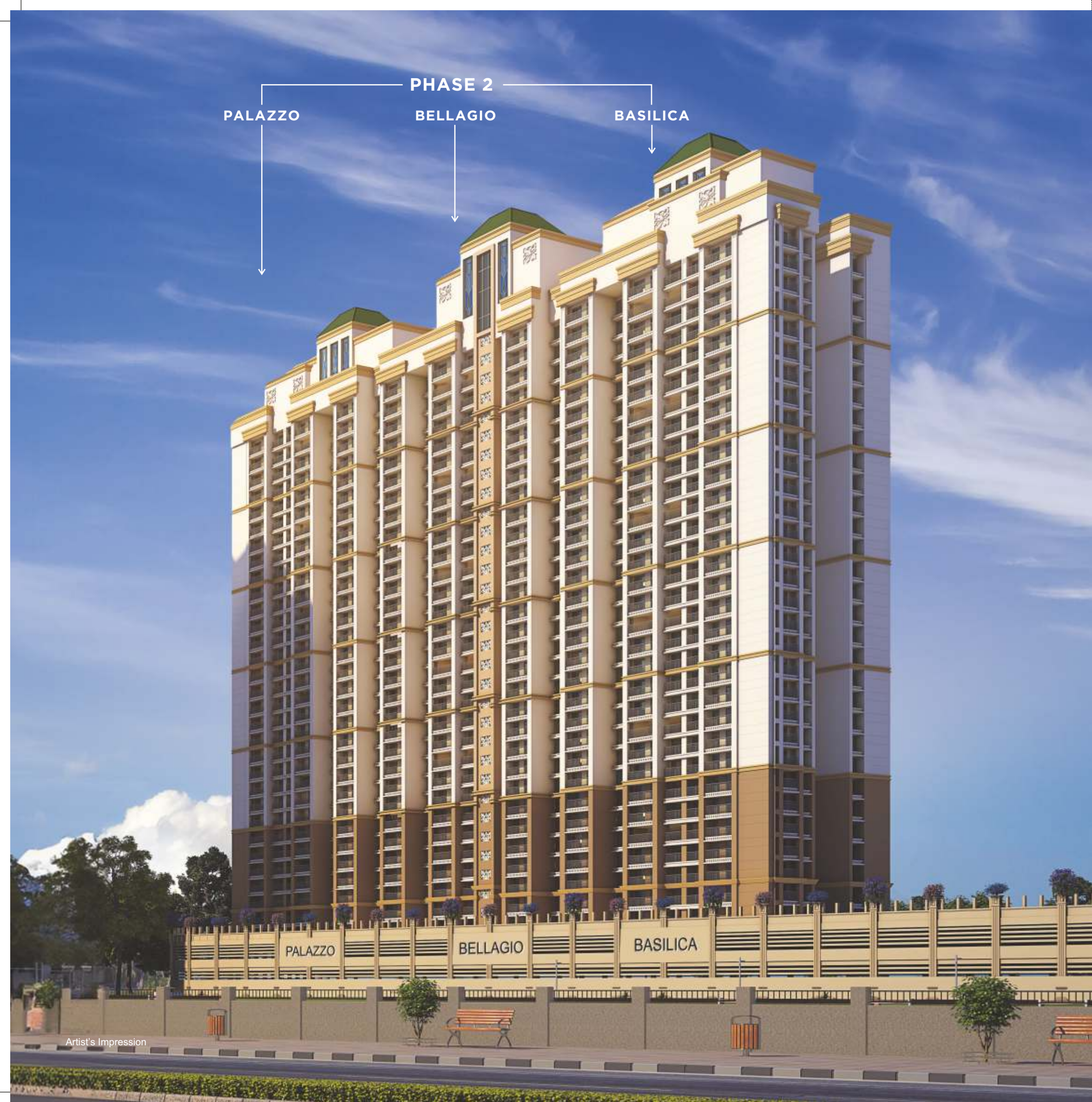
ACTUAL PHOTOGRAPH - STATUE OF LIBERTY



ACTUAL PHOTOGRAPH - EIFFEL TOWER



ACTUAL PHOTOGRAPH - BIG BEN CLOCK TOWER



SAI WORLD CITY

PROJECT HALLMARKS



38 Acre
Mega Township



G+33
Storeyed Towers



2, 2.5, 3 & 4 BHK
Luxury Homes



Themed
Landscaping



50,000 Sq.Ft.
Club Vegas



World-class
Amenities



Cosmo-luxury
Lifestyle



PHASE 3

MIAMI

ATLANTIS

LLOYDS

PHASE 3

SENTOSA

MIAMI

ATLANTIS

LLOYDS

SENTOSA

All Images are Artist's Impression



A MAGNIFICENT
RESIDENTIAL TOWNSHIP
OF 38 ACRES WITH
WORLD-CLASS LIFESTYLE



THEMED ENTERTAINMENT,
SPORTS AND FASHION
EMBELLISHMENTS
INSPIRED BY
THE FAMOUS CITIES
OF THE WORLD



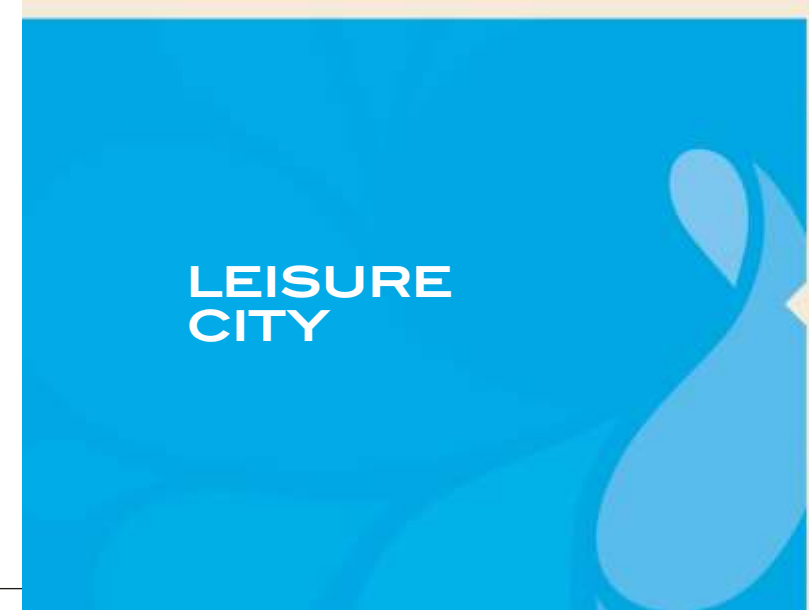
MULTI-ACRED OPEN
GREEN SPACES
WITH 50,000 SQ.FT.
OF CLUB LIFE





SAI
WORLD CITY
PANVEL

MANY CITIES
ONE WORLD



LARGEST INTEGRATED
RESIDENTIAL TOWNSHIP
OF PANVEL WITH
GLOBAL STANDARD
BUSINESS, SECURITY &
SAFETY FEATURES



ENTER INTO A REALM OF
GLOBAL LIFESTYLE

EXCLUSIVELY CRAFTED FOR
A LUXURIOUS THEMED LIVING



MEDITATION AREA



SKATING RINK

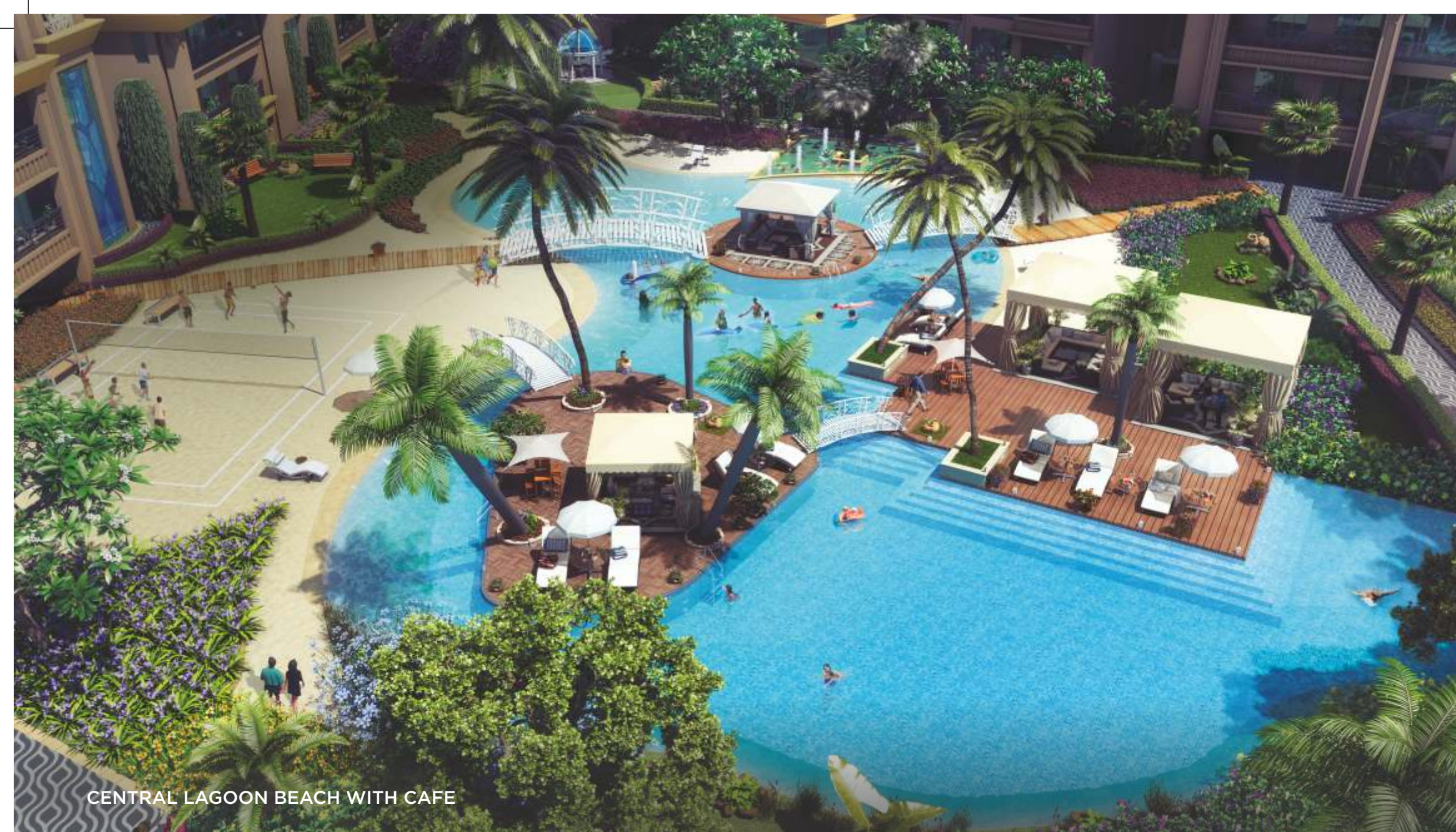


DESIGNER COURTYARD

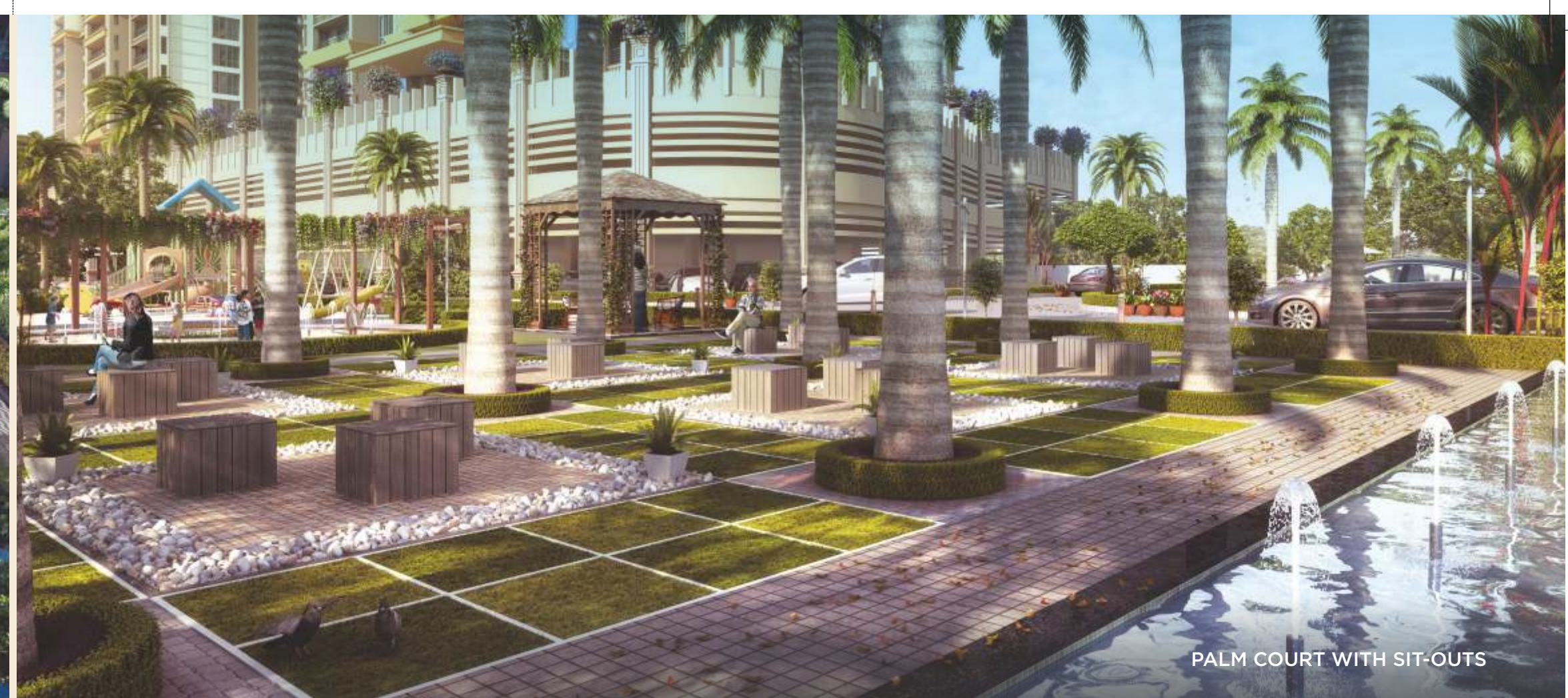


VOLLEYBALL COURT

All Images are Artist's Impression



CENTRAL LAGOON BEACH WITH CAFE



PALM COURT WITH SIT-OUTS



WATER SLIDES & CHILDREN'S PLAY AREA WITH PLAY EQUIPMENT



PERFORMANCE STAGE

All Images are Artist's Impression

WORLD'S NEW
LIFESTYLE AVENUE
FEATURING A HOST OF
UNPARALLELED AMENITIES

— Club — VEGAS

LUXURIOUS, G+5 STOREYED CLUBHOUSE

- THEMED SCULPTURES LIKE
STATUE OF LIBERTY, BIG BEN CLOCK TOWER,
EIFFEL TOWER & MERLION
- EXTRAVAGANT PARTY LAWN ATTACHED TO BANQUET AREA
- MERLION SKY DECK WITH INFINITY POOL
- LAVISH BANQUET HALL
- SAI BABA MANDIR





MERLION SKY DECK WITH INFINITY POOL



DJ & KARAOKE ROOM



MINI THEATRE

Stock Image



MAGNIFICENT BANQUET HALL

Artist's Impression

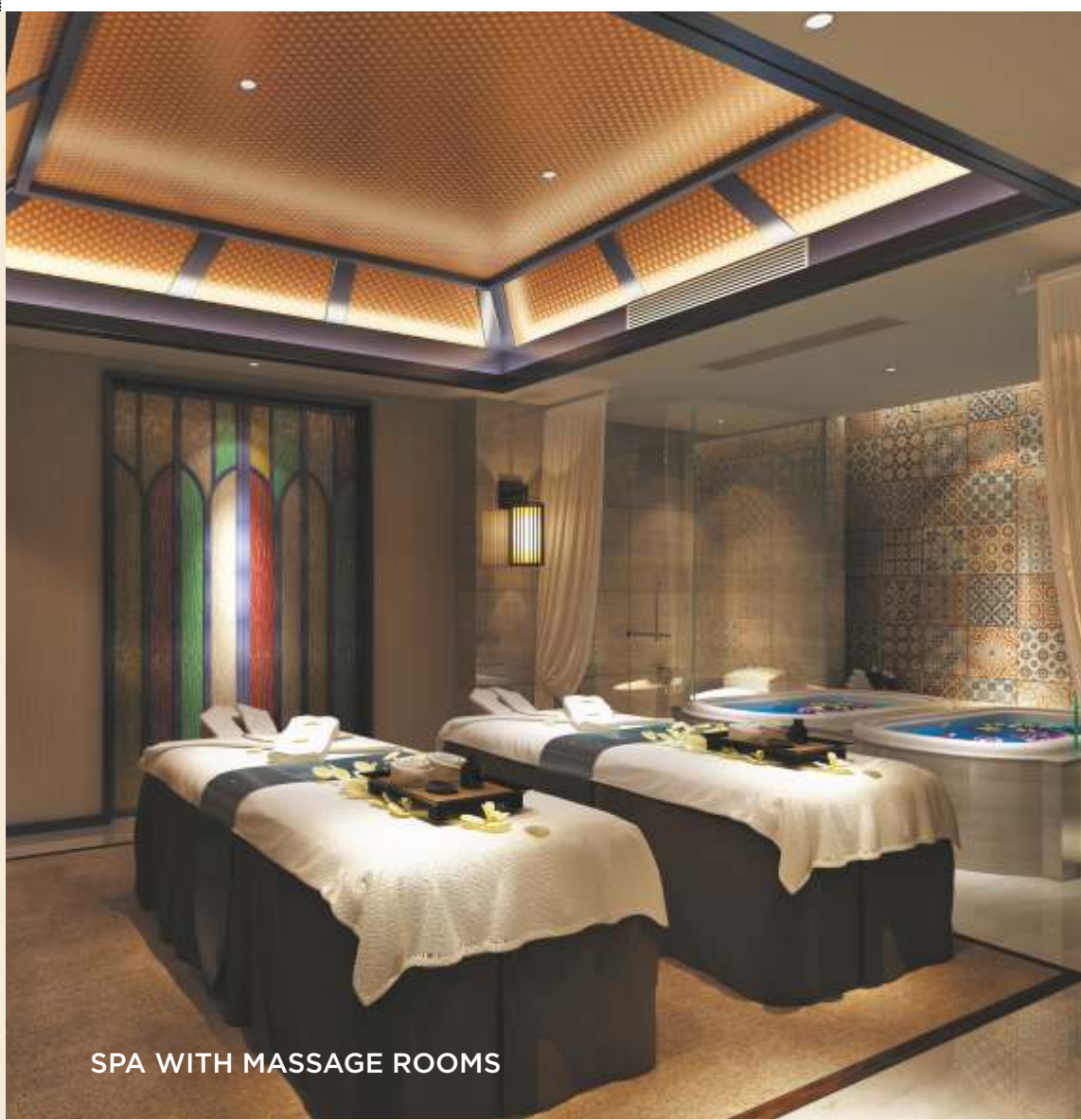


Artist's Impression

PRE-FUNCTION PARTY AREA



FULLY-EQUIPPED AIR-CON GYMNASIUM WITH TRAINERS



SPA WITH MASSAGE ROOMS



INDOOR GAMES ARCADE



CHILDREN'S CRECHE



WELL-STOCKED LIBRARY



FOOD COURT & CAFÉ



MUSIC AND DANCE STUDIO

A woman in a pink shirt and black pants is walking on a balcony. The balcony has a wooden floor and a glass railing. On the left, there is a vertical garden wall with various green and purple plants. Two wicker chairs with white cushions and a small table with a vase of flowers are on the balcony. A large potted plant is in the foreground. The background shows a cityscape with buildings and mountains under a blue sky with clouds.

FINEST LUXURY SPACES INTERNATIONAL LIFESTYLE EXPERIENCES

World-class Apartment Features with Premium Fitments



LAVISH LIVING ROOM - ACTUAL PHOTOGRAPH



DESIGNER BATHROOM WITH BRANDED
SANITARY WARE & FIXTURES - - ACTUAL PHOTOGRAPH



DESIGNER BEDROOM - ACTUAL PHOTOGRAPH

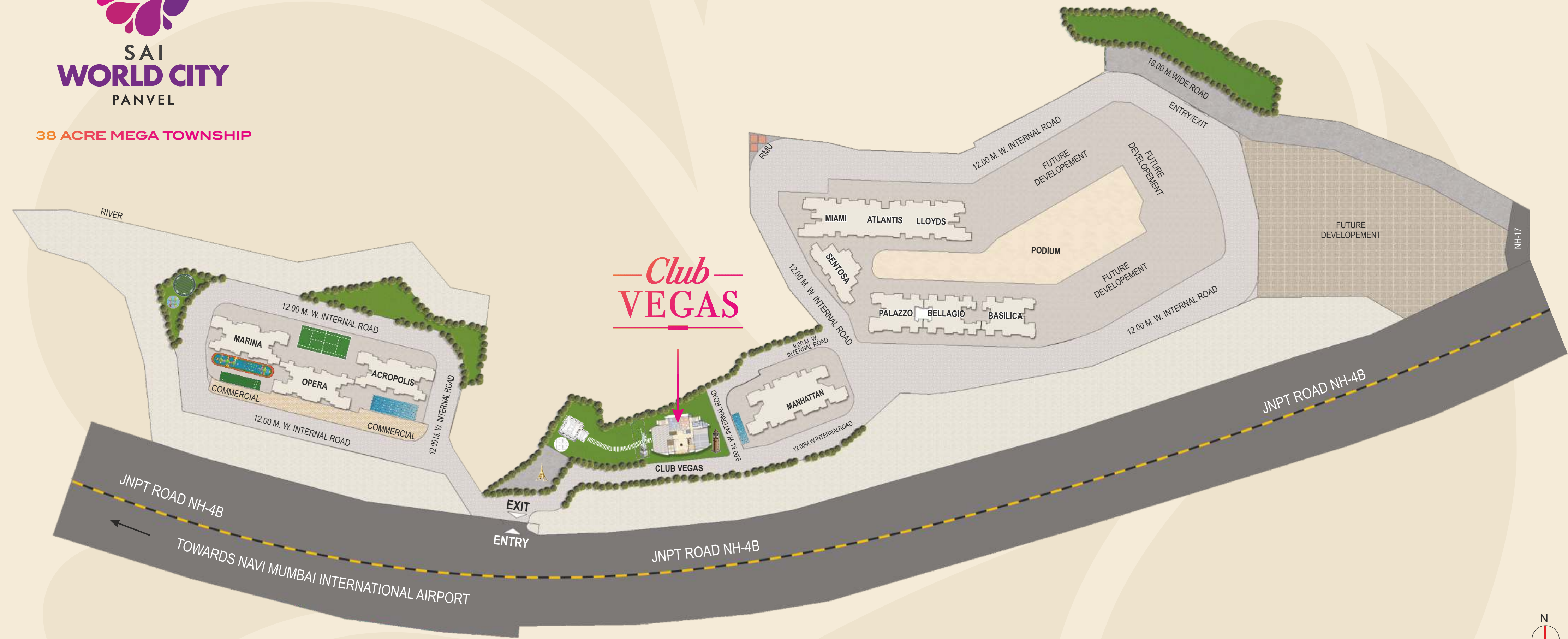


DINING AREA - ACTUAL PHOTOGRAPH



38 ACRE MEGA TOWNSHIP

Club
VEGAS







RIVER VIEW





TYPICAL FLOOR PLAN (PHASE 2) - PALAZZO

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND, 27TH & 32ND FLOOR - UNIT NO - 2



TYPICAL FLOOR PLAN (PHASE 2) - BELLAGIO

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND, 27TH & 32ND FLOOR - UNIT NO - 2





TYPICAL FLOOR PLAN (PHASE 2) - BASILICA

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND, 27TH & 32ND FLOOR - UNIT NO - 2



TYPICAL FLOOR PLAN (PHASE 3) - SENTOSA

3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 2





TYPICAL FLOOR PLAN (PHASE 3) - MIAMI
3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 2

RIVER / ROAD VIEW

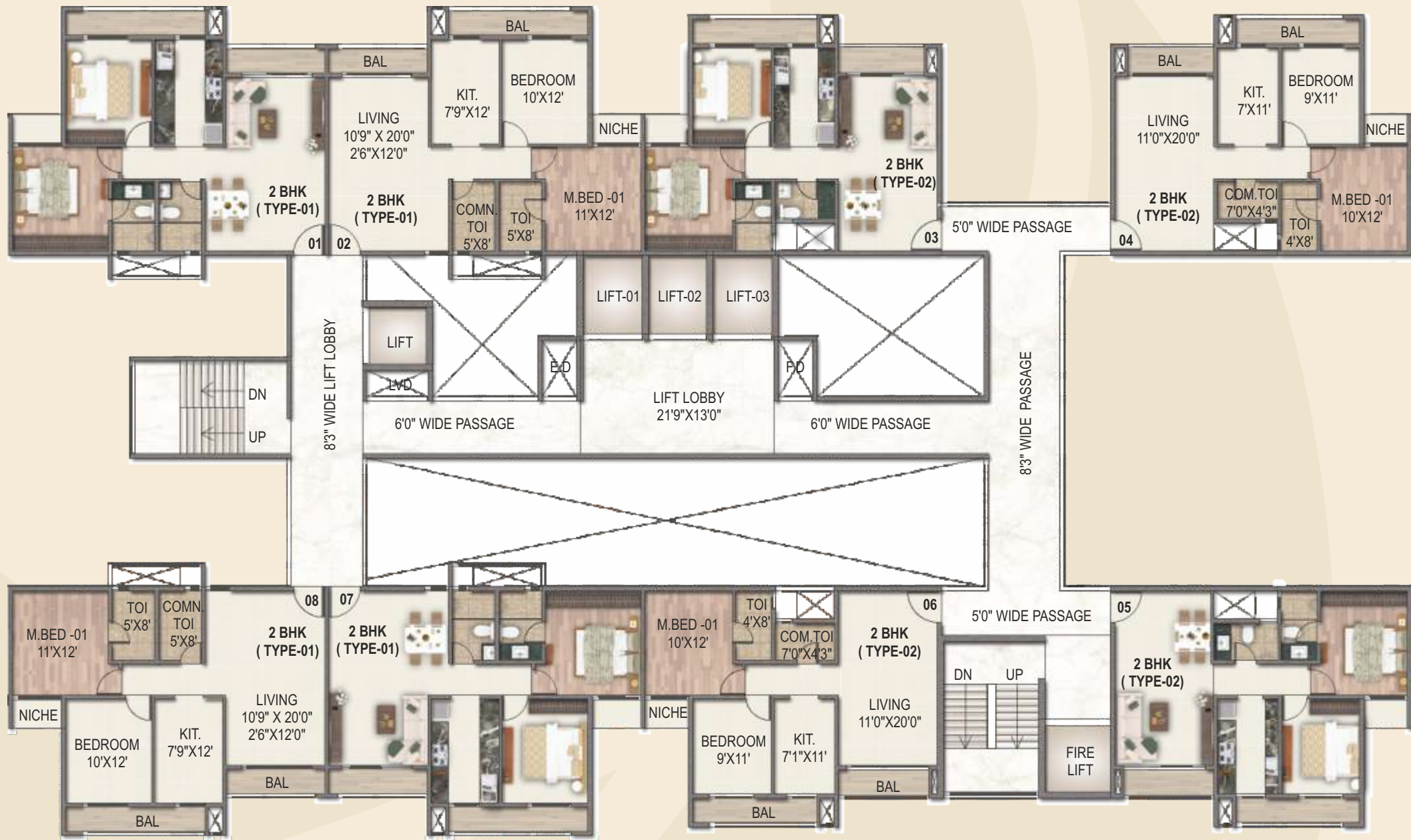


PODIUM VIEW



TYPICAL FLOOR PLAN (PHASE 3) - ATLANTIS
3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 1

RIVER / ROAD VIEW



PODIUM VIEW





TYPICAL FLOOR PLAN (PHASE 3) - LLOYDS
3RD TO 6TH, 8TH TO 11TH, 13TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH & 28TH TO 31ST FLOOR
REFUGE FLOOR PLAN - 7TH, 12TH, 17TH, 22ND & 27TH FLOOR - UNIT NO - 4

RIVER / ROAD VIEW



PODIUM VIEW



GROUND FLOOR PLAN

Club
VEGAS





FIRST FLOOR PLAN

Club VEGAS



SECOND FLOOR PLAN

Club VEGAS





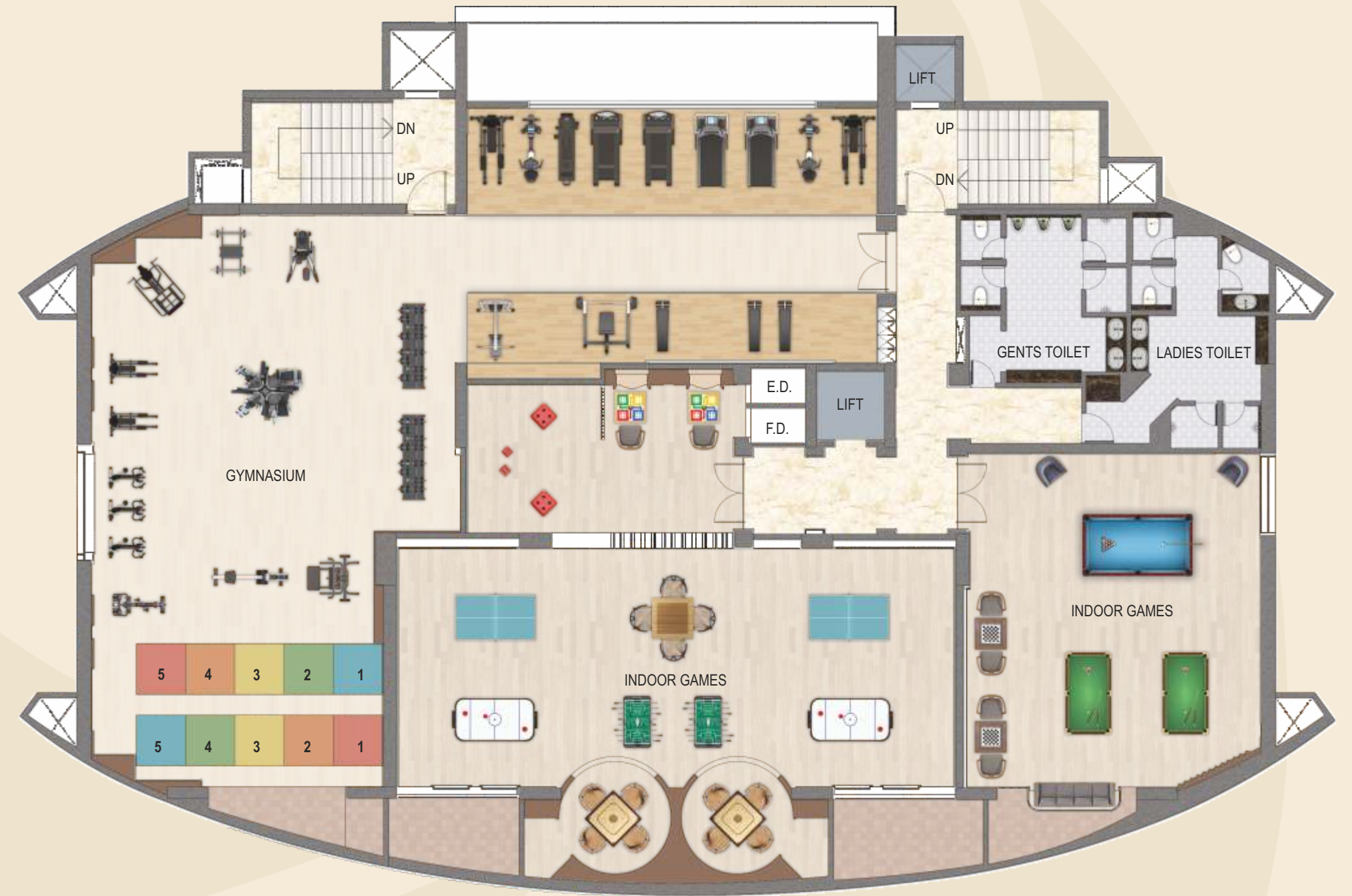
THIRD FLOOR PLAN

—Club— VEGAS



FOURTH FLOOR PLAN

—Club— VEGAS





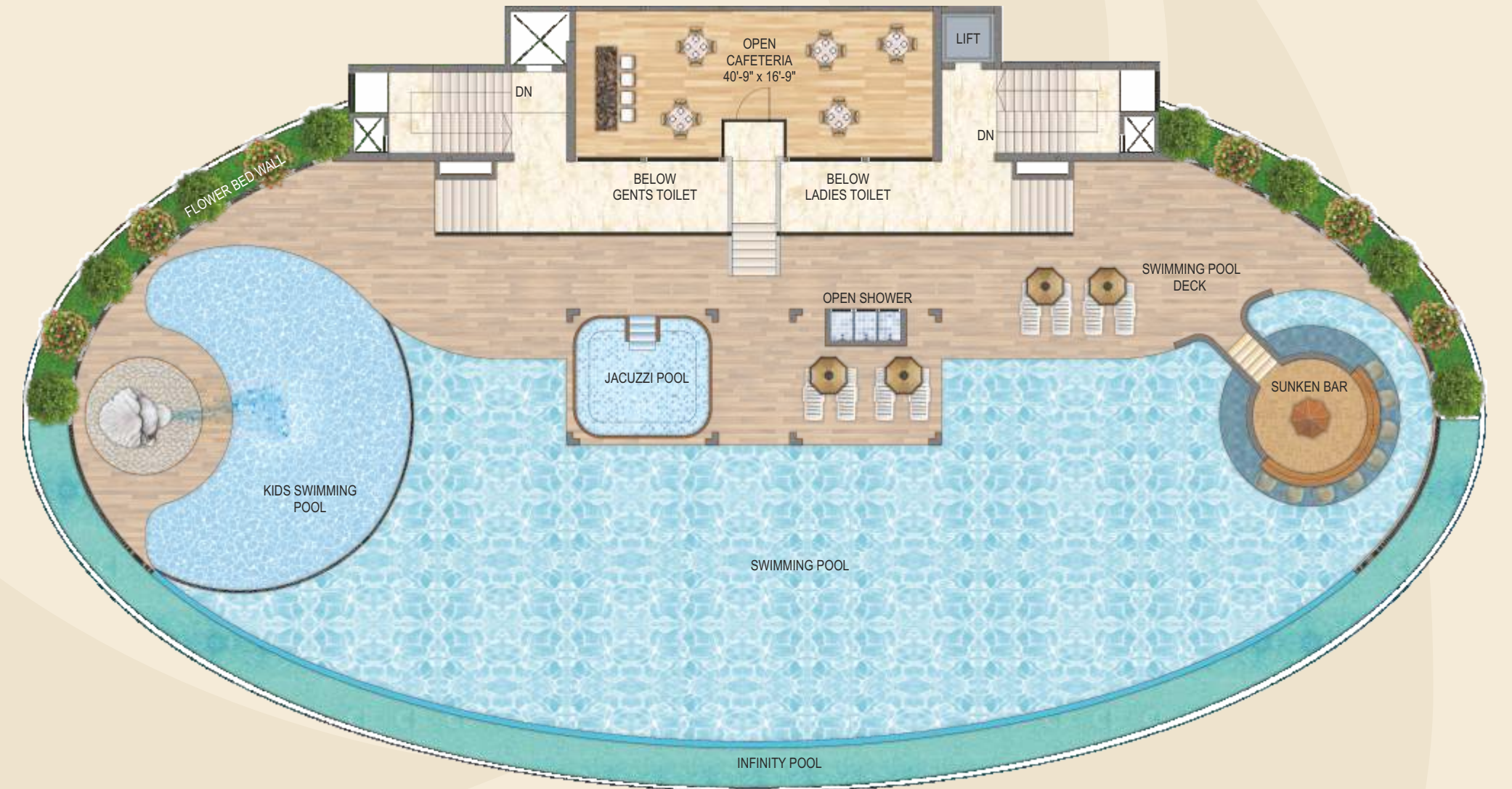
FIFTH FLOOR PLAN

Club VEGAS



TERRACE FLOOR PLAN

Club VEGAS



SAI WORLD CITY

PROJECT AT A GLANCE

PROJECT HALLMARKS

- Mega Township Spread Across Acres
- A Magnificent Architecture of High-Rise Towers
- Offering Cosmo-Luxury Lifestyle and Experiences
- An Address of World-class Amenities
- 2, 2.5, 3 & 4 BHK Homes

PODIUM LIFESTYLE AMENITIES

- Swimming Pool with Party Deck
- Designer Courtyard
- Meditation Area
- Podium Sky Lounge
- Kids Play Zone
- Cycling & Jogging Track
- Sai Baba Temple with Musical Fountain
- Multi-Acre Open Spaces
- Performance Stage
- Water Slides & Children's Play Area with Play Equipment
- Palm Court with Sit-Outs

CLUB VEGAS FEATURES

- Themed Sculptures Like Statue of Liberty, Big Ben Clock Tower, Eiffel Tower & Merlion
- Extravagant Party Lawn Attached To Banquet Area
- Merlion Sky Deck with Swimming Pool
- Pre-Function Party Area
- Magnificent Banquet Hall

- Mini Theatre
- DJ & Karaoke Room
- Fully-Equipped Air-Con Gymnasium with Trainers
- Spa with Massage Rooms
- Indoor Games Arcade
- Children's Crèche
- Well-Stocked Library
- Music and Dance Studio
- Food Court & Café

APARTMENT FEATURES

- Lavish Living Room
- Dining Area
- Designer Bedroom
- Designer Bathroom with Branded Sanitary Ware & Fixtures

TOWER FEATURES

- Grand Entrance with Designer Fountains and Sculptures
- Double-Height Designer Lobby in Each Tower
- 24X7 Manned Security & CCTV Surveillance
- Special Guest Suites in the Clubhouse
- Housekeeping Services for laundry and on-call grocery shopping
- Drivers Lounge with attached Car Wash facility
- Community Office Space
- High-speed Lifts in every tower



ACTUAL PHOTOGRAPH

PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT,
PROGRESSIVE FUTURE



OUR PRESENCE

KHARGHAR | UPPER KHARGHAR | PANVEL
NERUL | 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 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 8 Million Sq. Ft. of land area that gave our customers best places to live an enhanced life. At present we are developing over 15 Million Sq. Ft. of land area across prime locations of Navi Mumbai and Mumbai like Kharghar, Nerul, Panvel, 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 15 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