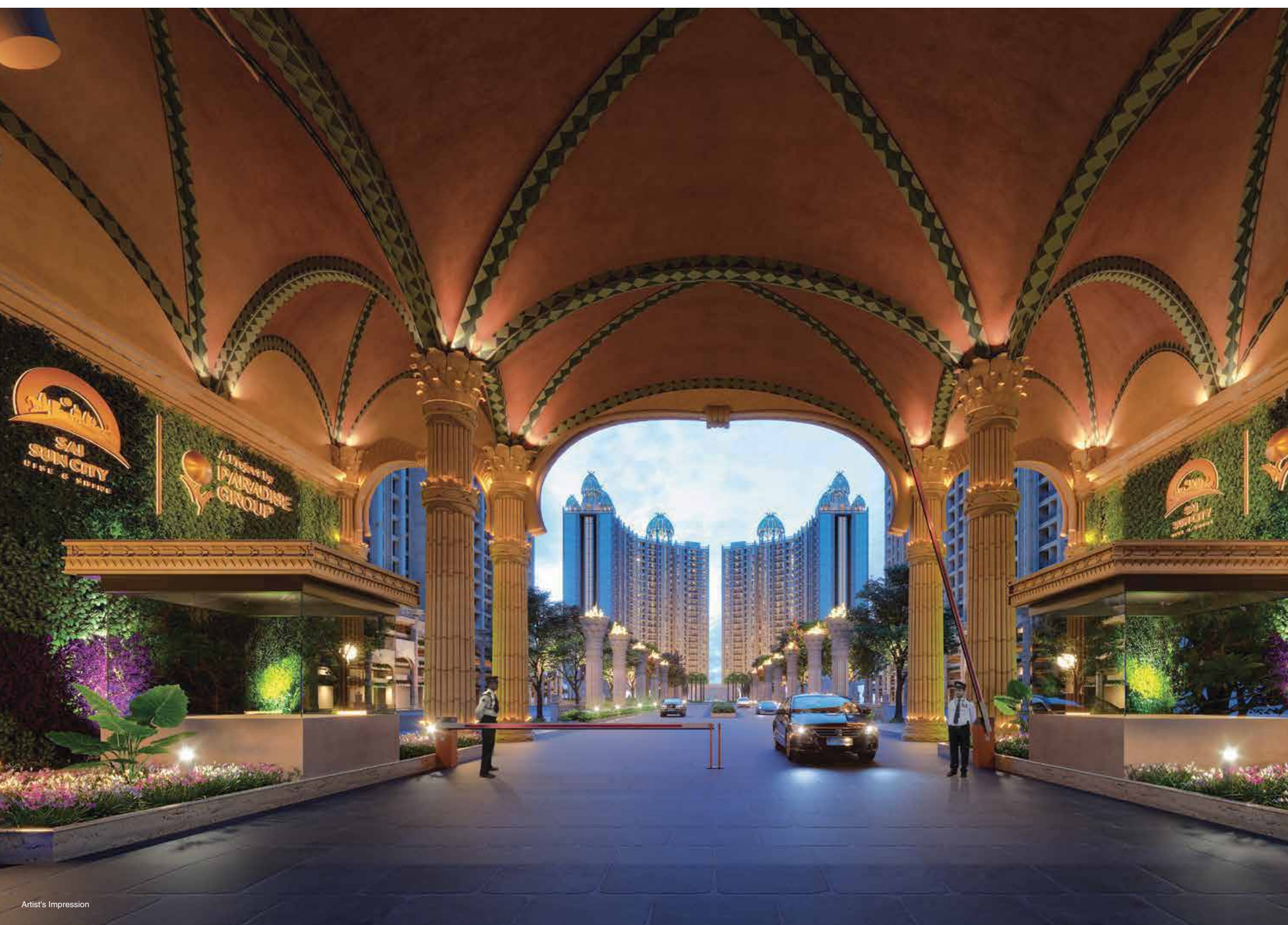


AN ADDRESS TO RISE & SHINE



**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

THE NEW LIFESTYLE ADDRESS WHERE SUN OF FUTURE DEVELOPMENTS IS RISING HIGH

The diagram illustrates the project's connectivity to the surrounding area. It features a central green circle representing the project site. Surrounding this central circle are six rectangular boxes, each containing an icon and text describing a nearby location and its distance from the project site. The locations are arranged in two columns of three. The top row includes Central Park, ISKCON Temple & Golf Course (15 Min), Taloja Railway Station & Pendhar Metro Station (10 Min), and the Mumbai Pune Expressway & Kalyan-Shilphata Road. The middle row includes Corporate Park (Next BKC) (15 Min) and Well-connected Nhava-Sheva Sea-link and JNPT. The bottom row includes Navi Mumbai International Airport (30 Min) and All Prime Facilities of Education, Entertainment & Healthcare in 3 Km Radius. The entire diagram is enclosed in a dashed rectangular border.

 Central Park, ISKCON Temple & Golf Course - 15 Min	 Taloja Railway Station & Pendhar Metro Station - 10 Min
 Corporate Park (Next BKC) - 15 Min	 Well-connected Nhava-Sheva Sea-link and JNPT
 Navi Mumbai International Airport - 30 Min	 All Prime Facilities of Education, Entertainment & Healthcare in 3 Km Radius

The map illustrates the location of SAI SUN CITY, a residential project, in relation to the National Highway 4 (NH4) and surrounding infrastructure. The project is situated in the PISARVE area, near the TALOJA RLY STN and TALOJA PHASE I METRO. Key landmarks include the CIDCO Valley Ship, SAI WORLD EMPIRE, SAI PEARLS, SAI JEWELS, SAI SOLITAIRE, SAI SPRINGS, SAI MIRACLE, SAI MANNAT, PETHPADA METRO, and the CIDCO. The map also shows the TALOJA RIVER, TALOJA MAJKUR, GHOT, KOYNAVELE, and PONDHAR. The SAI SUN CITY logo is prominently displayed at the top right, featuring a stylized sun and cityscape. The map includes various road labels such as 15 M. Wide Road, 24 M. Wide Road, and Ghot Road. The NH4 is shown as a major thoroughfare running diagonally across the map. The map also indicates the direction towards PANVEL / TOWARDS MUMBAI INTERNATIONAL AIRPORT and TOWARDS KALYAN/DHANE.



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



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



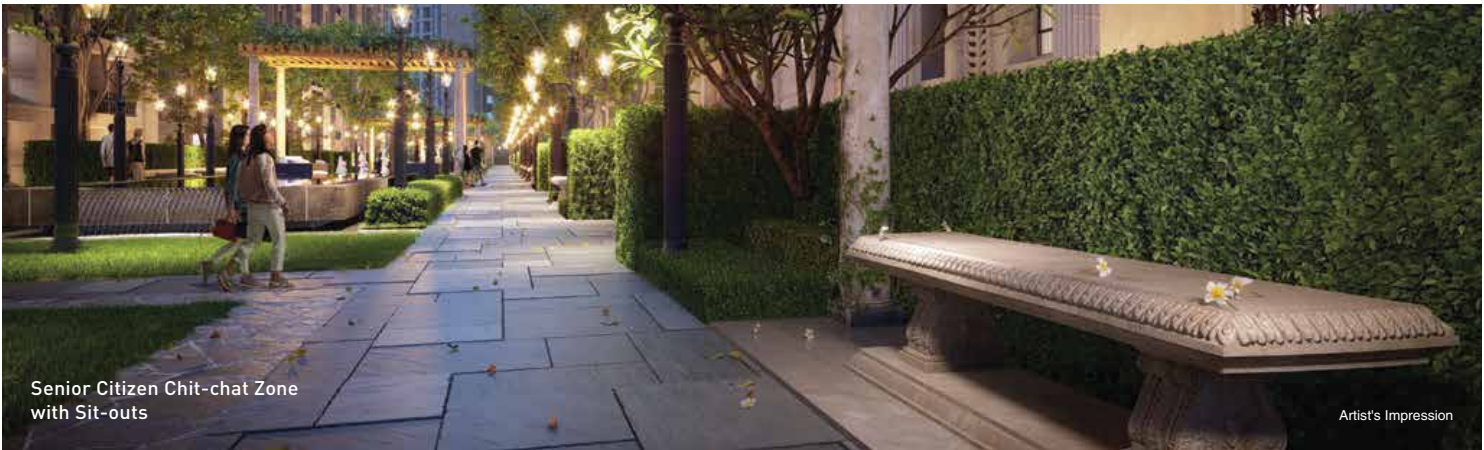
Tusk Bar & Lounge

The Legendary Lifestyle with Luxury Lounges,
Café, Leisure Zone and more

THE MOST PLEASURABLE PLACE WHERE

GREENERY RISES & SERENITY SHINES

One-of-its-kind Landscaped Lifestyle Avenues



AN ALL-INCLUSIVE DESTINATION WHERE

HEALTH RISES & HAPPINESS SHINES

Exclusive Landscaped Fun and Play Zones

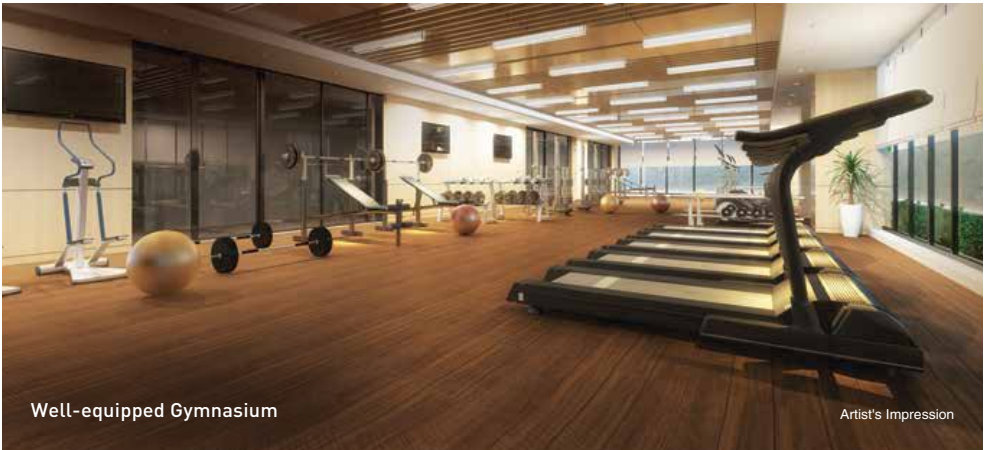


Images for representation purpose only

LIVE A LAVISH LIFE EXPERIENCE WHERE

OPULENCE RISES & LIFESTYLE SHINES

State-of-the-art Themed Club Lifestyle Indulgences

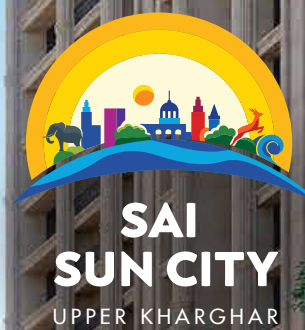


LIVE AN EXTRAVAGANT COMMUNITY LIFE WHERE

COMFORT RISES & MAGNIFICENCE SHINES

Thoughtfully Planned Tower Amenities





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

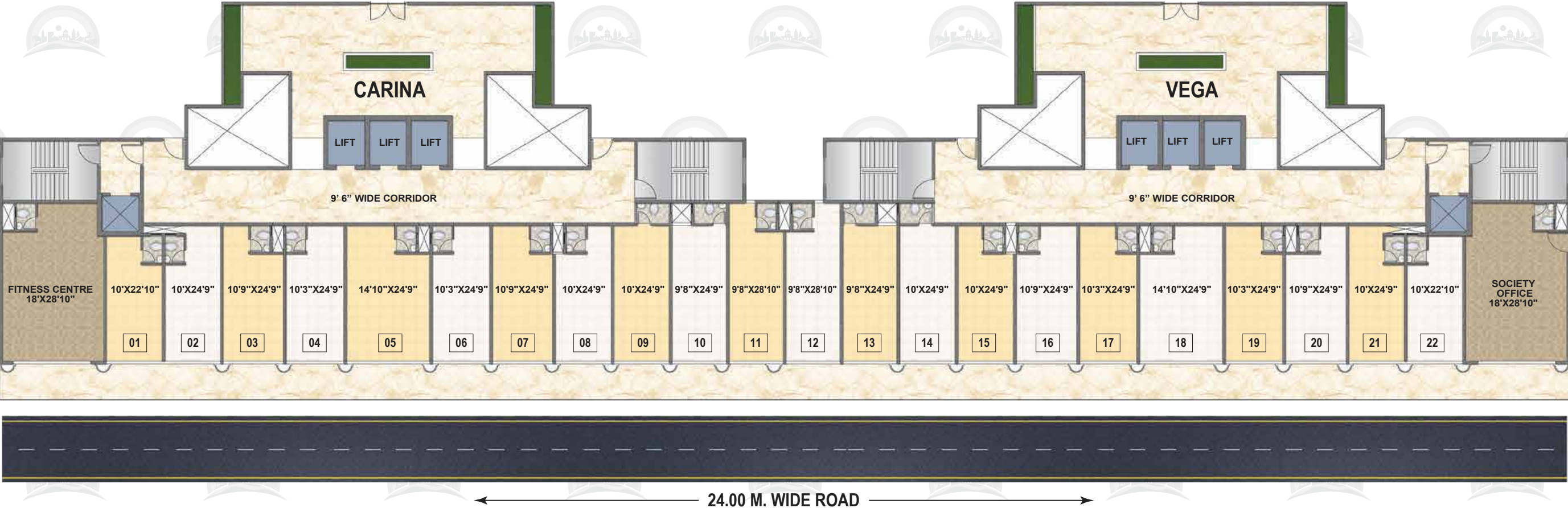
CELEBRATION LAWN



MASTER LAYOUT

COMMERCIAL FLOOR PLAN

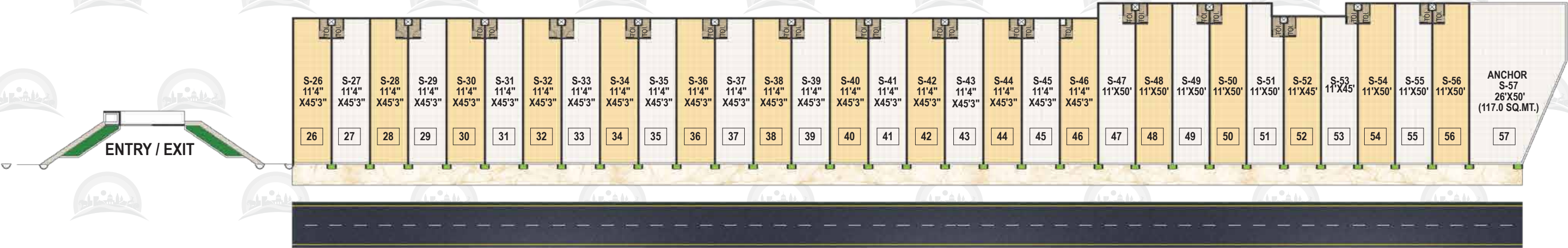
TOWER CARINA & VEGA



COMMERCIAL FLOOR PLAN



← 24.00 M. WIDE ROAD →



← 24.00 M. WIDE ROAD →

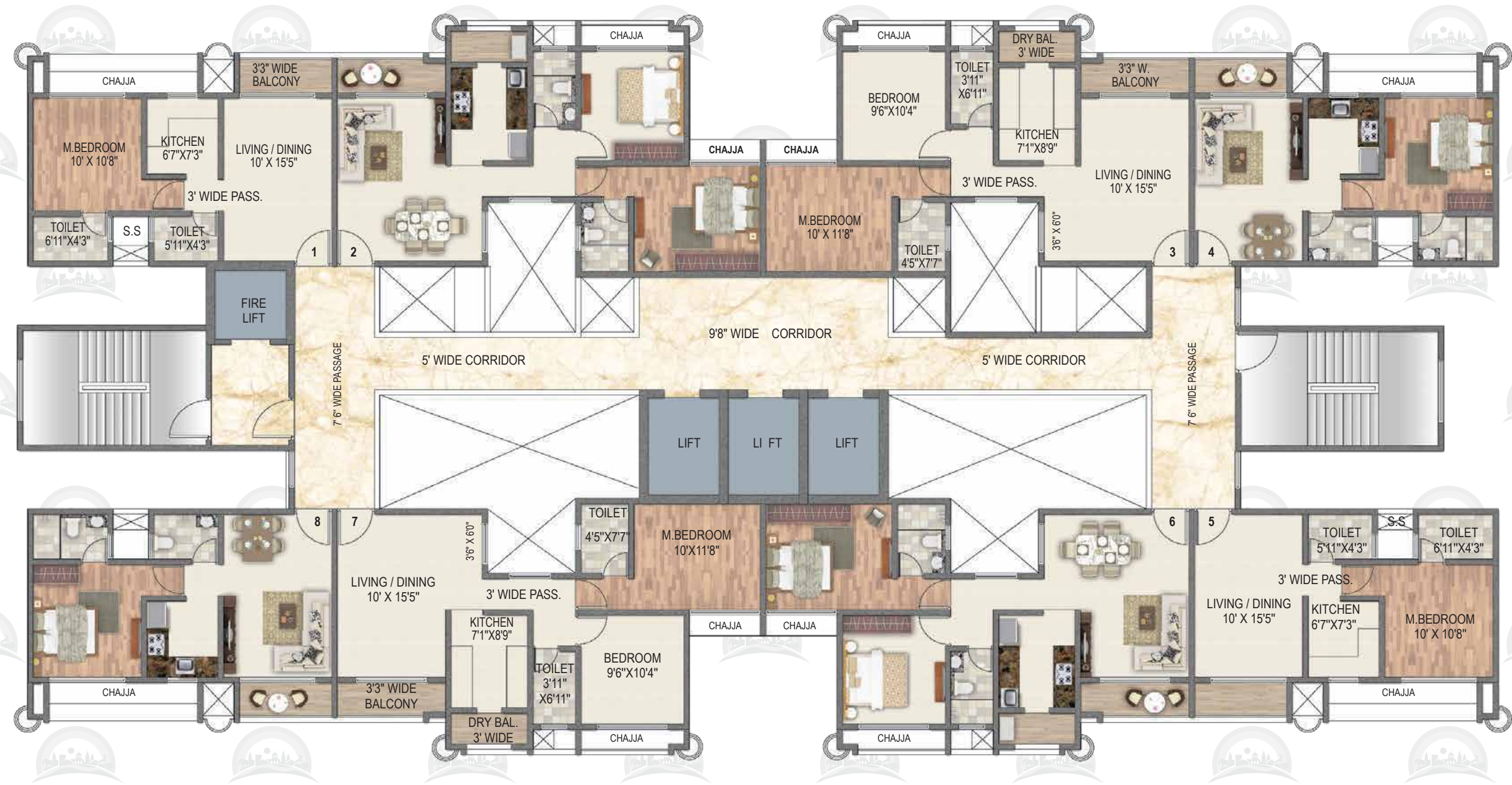
TYPICAL FLOOR PLAN

TOWER CARINA & VEGA



TYPICAL FLOOR PLAN

TOWER CORAL, EMERALD, JADE & IVORY



TYPICAL FLOOR PLAN

TOWER OPAL & RUBY





**SAI
SUN CITY**
UPPER KHARGHAR

Artist's Impression

COMPLETED PROJECTS

LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION



ACTUAL PHOTOGRAPH

SAI SPRING
KHARGHAR

G+29 Storeyed Tower



ACTUAL PHOTOGRAPH

SAI CRYSTALS
KHARGHAR

G+30 Storeyed Tower with 2 Wings



ACTUAL PHOTOGRAPH

SAI SOLITAIRE
KHARGHAR

G+30 Storeyed Tower



ACTUAL PHOTOGRAPH

SAI WONDER
KHARGHAR

G+18 Storeyed Tower



ACTUAL PHOTOGRAPH

SAI MOKSH
KHARGHAR

G+22 Storeyed Tower



ACTUAL PHOTOGRAPH

SAI MIRACLE
KHARGHAR

G+30 Storeyed Tower with 2 Wings



Artist's Impression

SAI JEWEL
KHARGHAR

G+18 Storeyed Tower



ACTUAL PHOTOGRAPH

SAI MANNAT
KHARGHAR

G+26 Storeyed Tower



ACTUAL PHOTOGRAPH

SAI RIVERDALE
TALOJA

G+19 Storeyed Tower with 2 Wings



Artist's Impression

SAI PEARLS
KHARGHAR

G+15 Storeyed 2 Towers



Artist's Impression

SAI FORTUNE
ULWE

G+13 Storeyed Tower



Artist's Impression

SAI SAHIL
ULWE

G+12 Storeyed Tower



Artist's Impression

SAI GANGA
ULWE

G+13 Storeyed Tower



Artist's Impression

SAI SAPPHIRE
ULWE

G+7 Storeyed 2 Towers with four wings



Artist's Impression

SAI HARMONY
ULWE

G+7 Storeyed Tower with 4 Wings

ONGOING PROJECTS

LANDMARKS POISED TO BECOME BENCHMARKS



Artist's Impression

SAI WORLD DREAMS
DOMBIVLI

25 Acre Luxury Township



Artist's Impression

SAI WORLD CITY
PANVEL

32 Acre Mega Township



Artist's Impression

PARADISE MALL
KHARGHAR

Commercial Mall with G+2 Storeys



Artist's Impression

SAI WORLD EMPIRE
KHARGHAR

18 Acre Kingdom



Artist's Impression

SAI WORLD LEGEND
ULHASNAGAR

A Magnificent High-rise Tower



Artist's Impression

SAI WORLD RETREAT
LONAVALA

Exclusive 3 BHK Duplex Villas



Artist's Impression

SAI SYMPHONY
KHARGHAR

G+23 Storeyed Tower



Artist's Impression

SAI AARADHYA
KHARGHAR

G+21 Storeyed Tower



Artist's Impression

SAI ICON
KHARGHAR

G+12 Storeyed Tower

PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



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 31 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, 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.



MAHARERA REGISTRATION NO. P52000033880 | <https://maharera.mahaonline.gov.in>

Disclaimer: All the specification, 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.