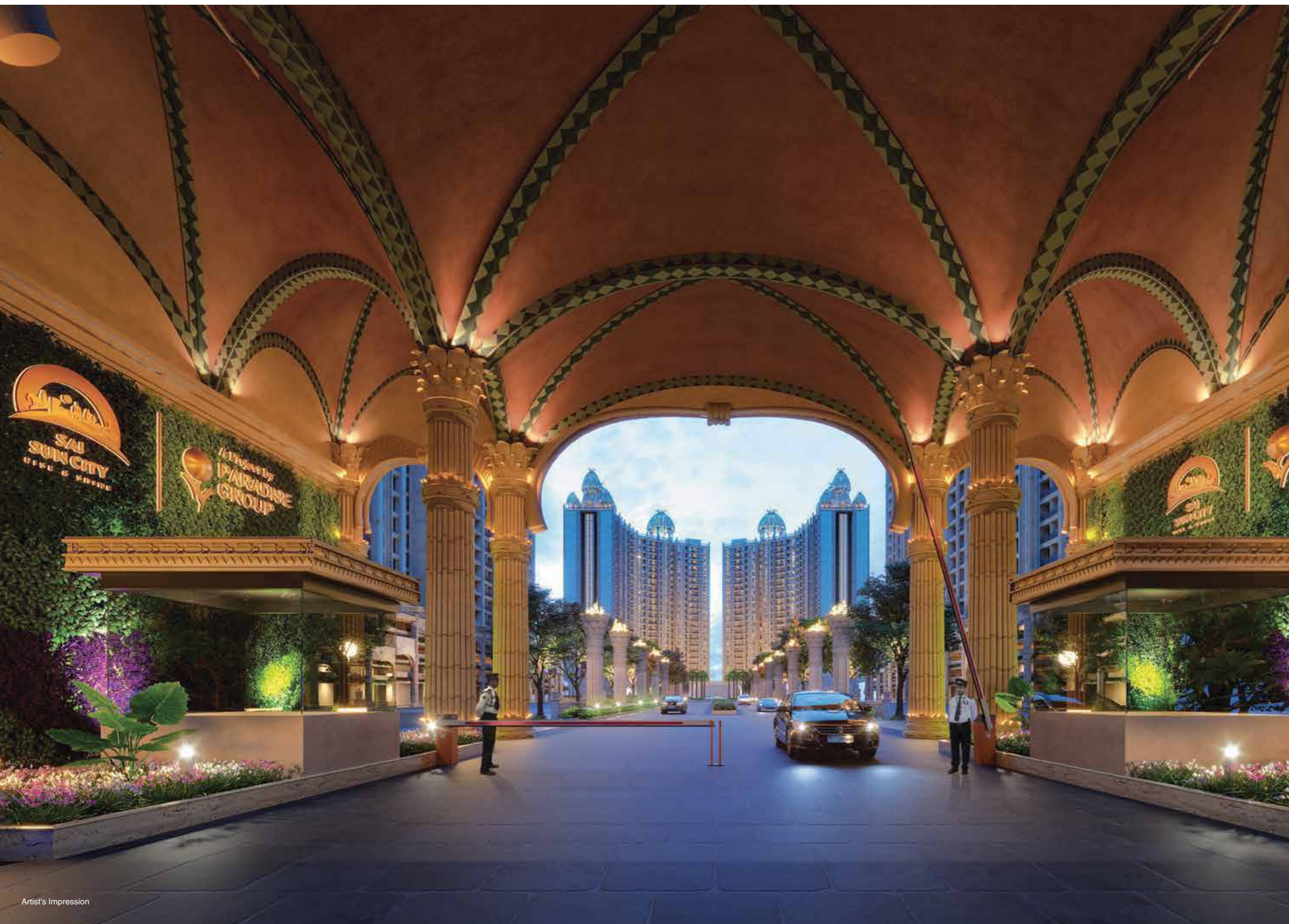


## AN ADDRESS TO RISE & SHINE



**SAI  
SUN CITY**  
UPPER KHARGHAR



**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

# UPPER KHARGHAR

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

## 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 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     |  |

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



### 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

## CLUB ATLANTIS

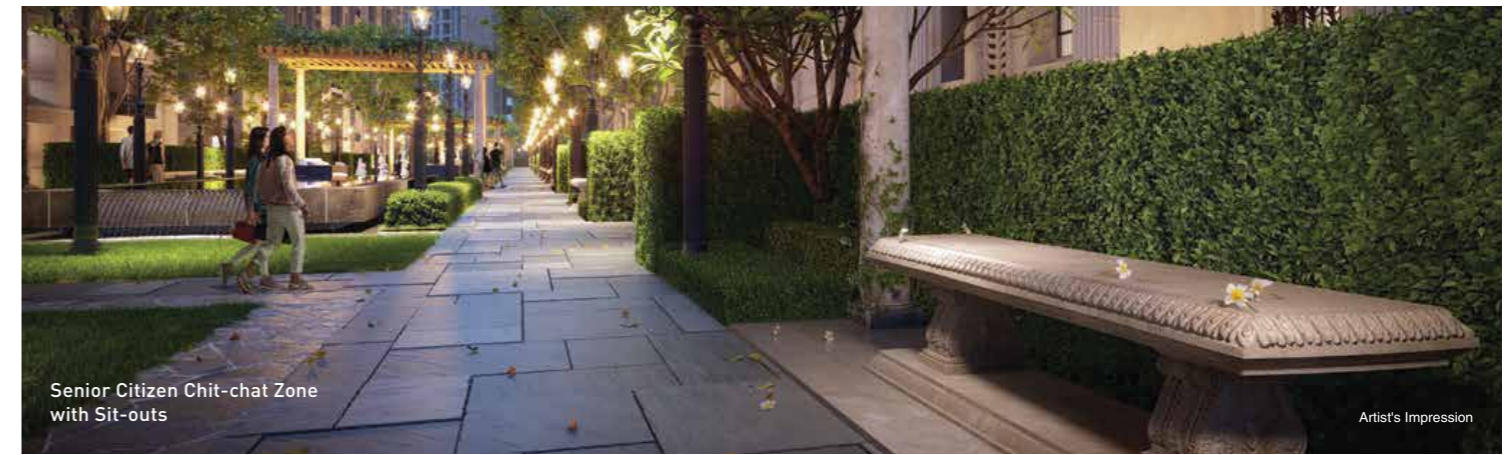


Leisure Pool with  
Wooden Deck & Sunshades



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

Artist's Impression



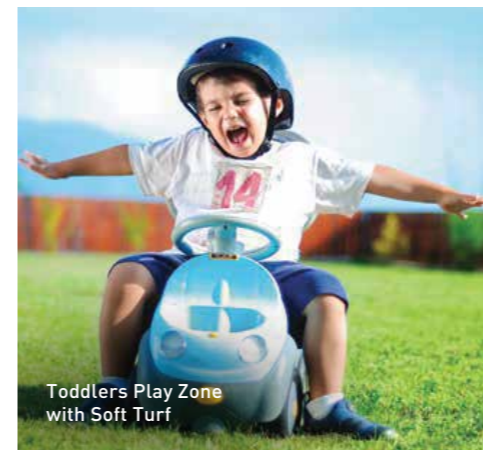
Multipurpose Court for  
Basketball, Tennis & Futsal

Artist's Impression



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

Artist's Impression



Toddlers Play Zone  
with Soft Turf



Box Cricket with  
Practice Net



Life Sized Chess Board  
& Ludo Game

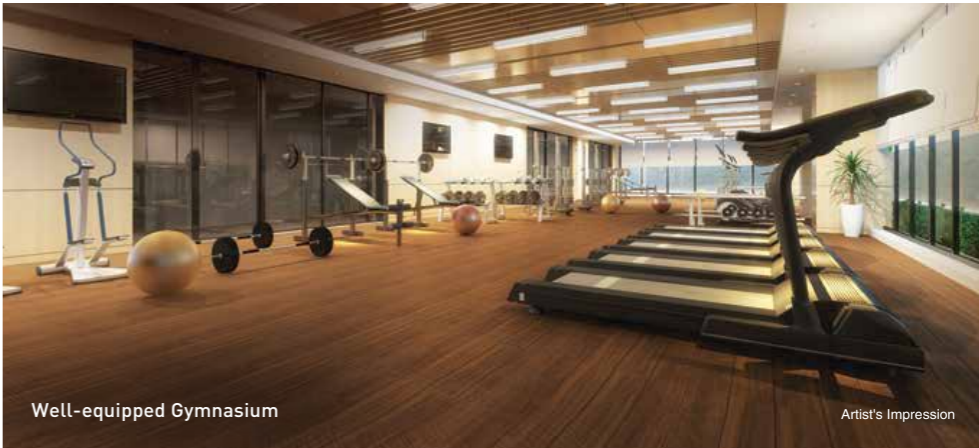
Artist's Impression

Images for representation purpose only

LIVE A LAVISH LIFE EXPERIENCE WHERE

# OPULENCE RISES & LIFESTYLE SHINES

State-of-the-art Themed Club Lifestyle Indulgences

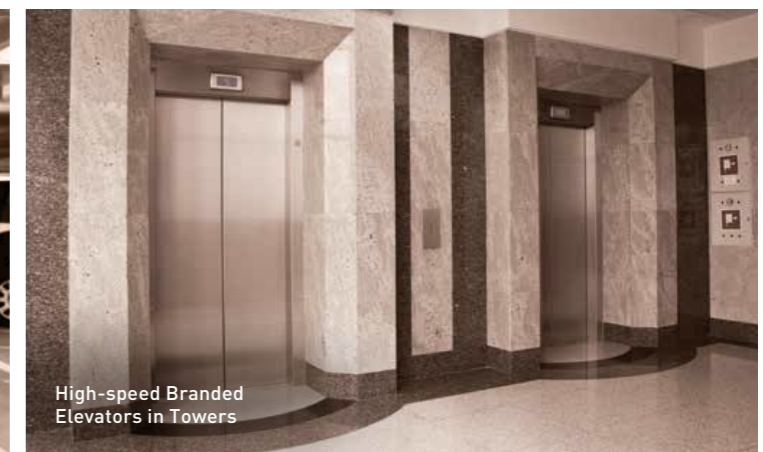


Images for representation purpose only

LIVE AN EXTRAVAGANT COMMUNITY LIFE WHERE

# COMFORT RISES & MAGNIFICENCE SHINES

Thoughtfully Planned Tower Amenities





**SAI  
SUN CITY**  
UPPER KHARGHAR

Artist's Impression

## AMENITIES

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



# COMMERCIAL FLOOR PLAN

## TOWER CARINA & VEGA



# COMMERCIAL FLOOR PLAN



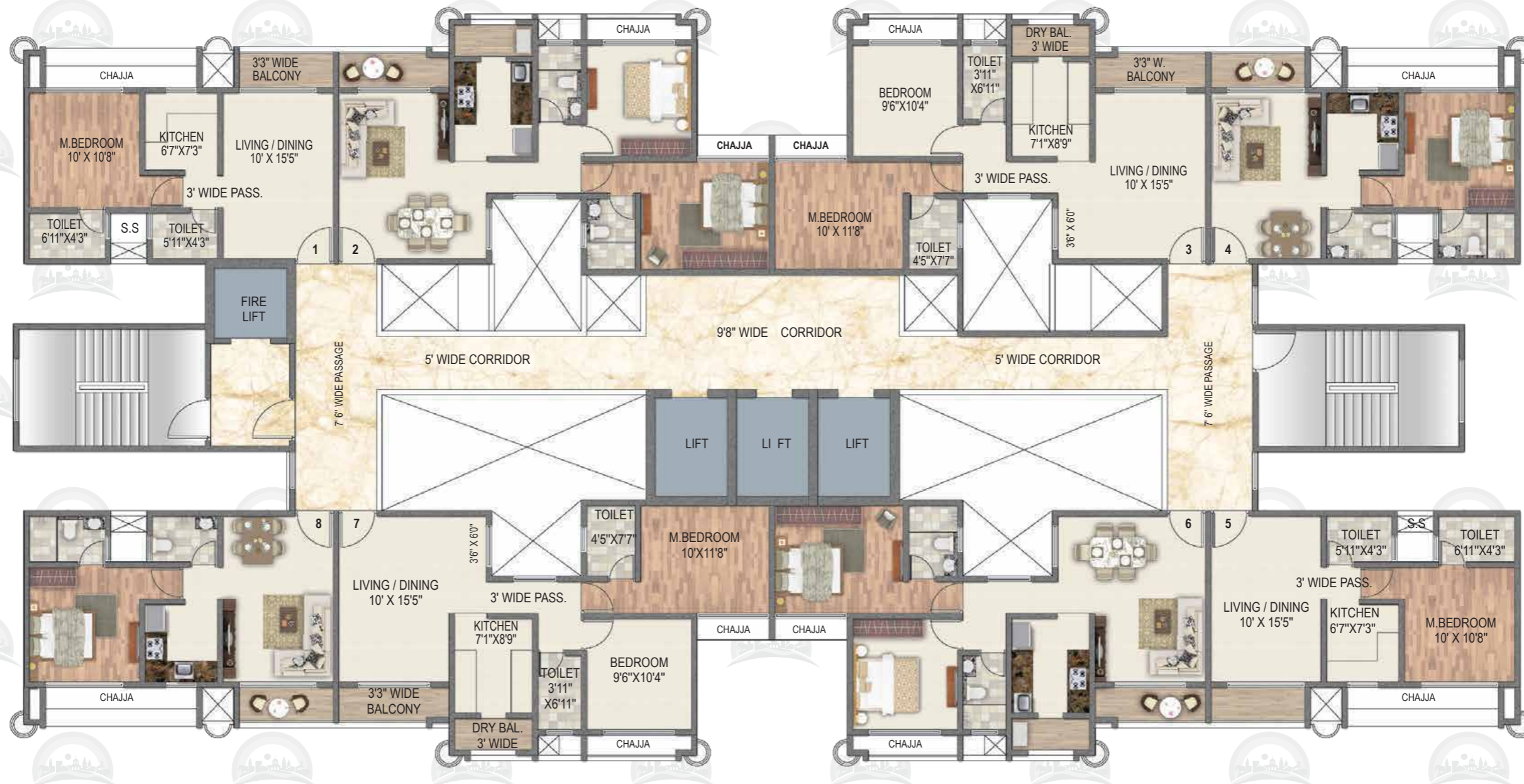
# TYPICAL FLOOR PLAN

## 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 <b>SAI SPRING</b> KHARGHAR G+29 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI CRYSTALS</b> KHARGHAR G+30 Storeyed Tower with 2 Wings	 ACTUAL PHOTOGRAPH <b>SAI SOLITAIRE</b> KHARGHAR G+30 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI WONDER</b> KHARGHAR G+18 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI MOKSH</b> KHARGHAR G+22 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI MIRACLE</b> KHARGHAR G+30 Storeyed Tower with 2 Wings
 ACTUAL PHOTOGRAPH <b>SAI JEWEL</b> KHARGHAR G+18 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI MANNAT</b> KHARGHAR G+26 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI RIVERDALE</b> TALOJA G+19 Storeyed Tower with 2 Wings	 ACTUAL PHOTOGRAPH <b>SAI PEARLS</b> KHARGHAR G+15 Storeyed 2 Towers		
 ACTUAL PHOTOGRAPH <b>SAI FORTUNE</b> ULWE G+13 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI SAHIL</b> ULWE G+12 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI GANGA</b> ULWE G+13 Storeyed Tower	 ACTUAL PHOTOGRAPH <b>SAI SAPPHIRE</b> ULWE G+7 Storeyed 2 Towers with four wings	 ACTUAL PHOTOGRAPH <b>SAI HARMONY</b> ULWE G+7 Storeyed Tower with 4 Wings	

# ONGOING PROJECTS

LANDMARKS POISED TO BECOME BENCHMARKS

 <b>SAI WORLD DREAMS</b> DOMBIVLI 25 Acre Luxury Township	 <b>SAI WORLD CITY</b> PANVEL 32 Acre Mega Township	 <b>PARADISE MALL</b> KHARGHAR Commercial Mall with G+2 Storeys
 <b>SAI WORLD EMPIRE</b> KHARGHAR 18 Acre Kingdom	 <b>SAI WORLD LEGEND</b> ULHASNAGAR A Magnificent High-rise Tower	 <b>SAI WORLD RETREAT</b> LONAVALA Exclusive 3 BHK Duplex Villas
 <b>SAI SYMPHONY</b> KHARGHAR G+23 Storeyed Tower	 <b>SAI AARADHYA</b> KHARGHAR G+21 Storeyed Tower	 <b>SAI ICON</b> 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, Talaja, 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.