

## AN ADDRESS TO RISE & SHINE



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.

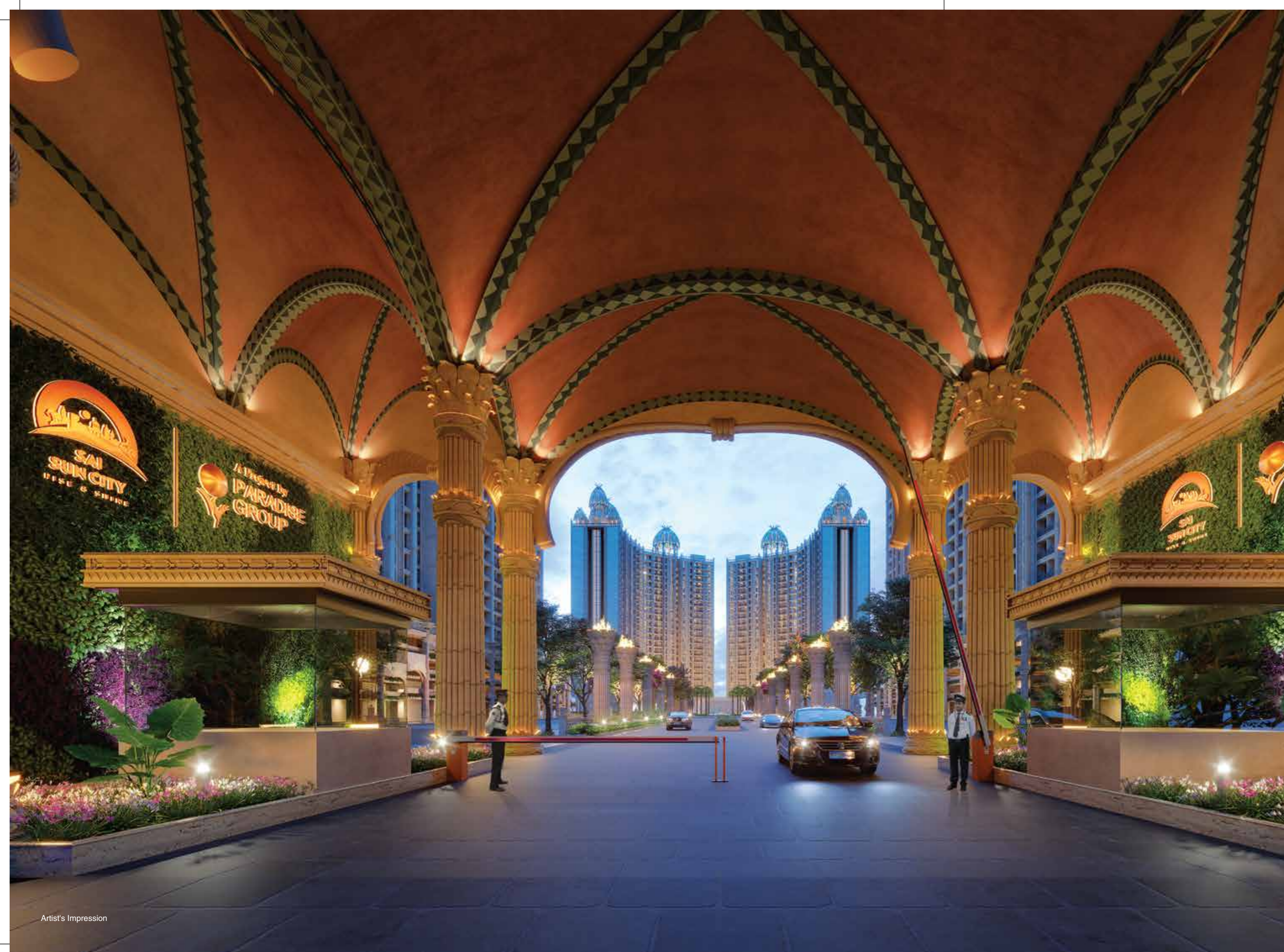
Site Address: Sai Sun City, Survey No. 33,61,62/1, Village Ghot, Tal. Panvel, Dist. Raigad  
Corporate Office: M/s. Chariot Properties LLP., 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai

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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.

**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



# GLOBAL LIFE ADDRESS

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

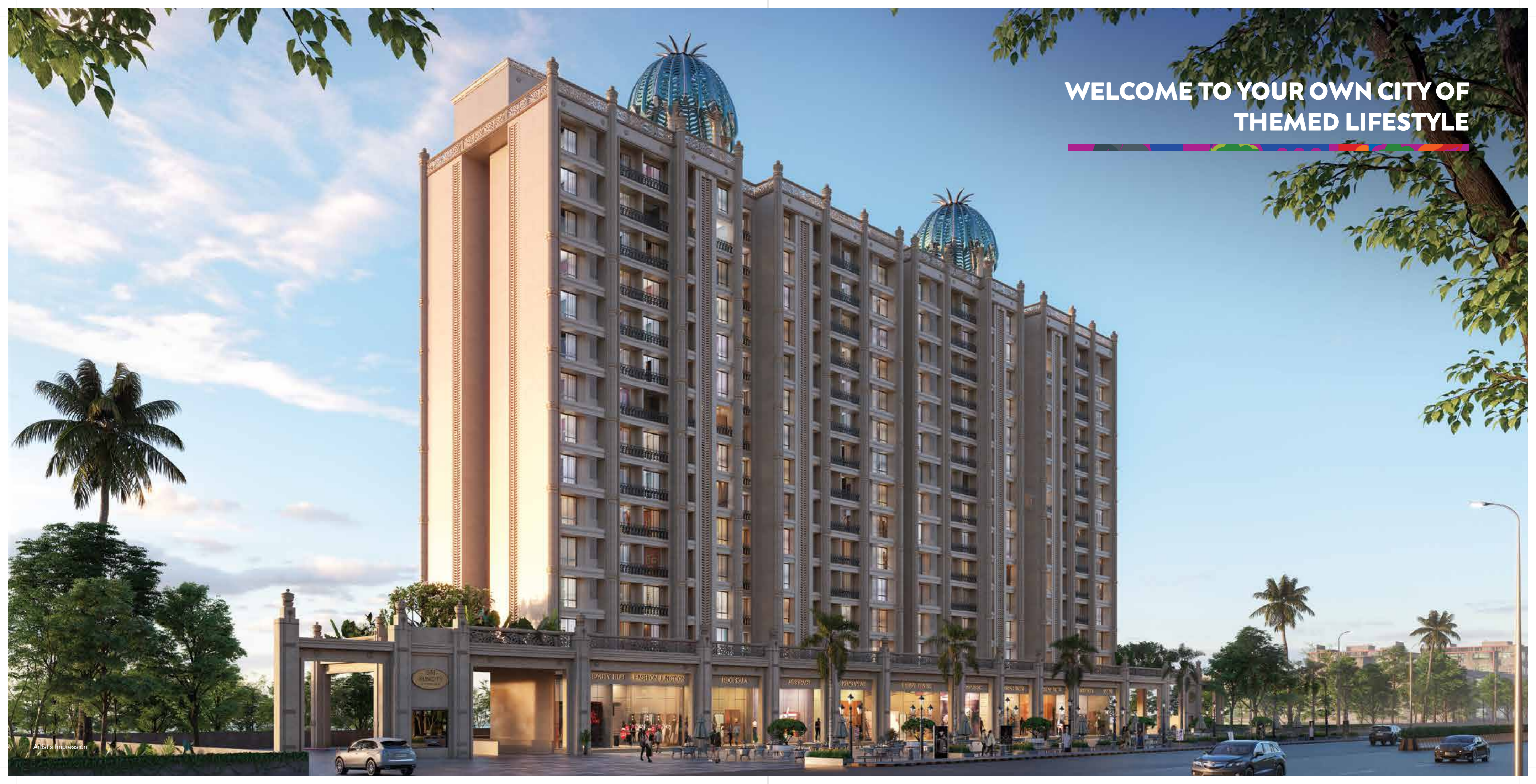
## Location Advantages of Sai Sun City

- |   |  |
|---|--|
|  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**



# 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

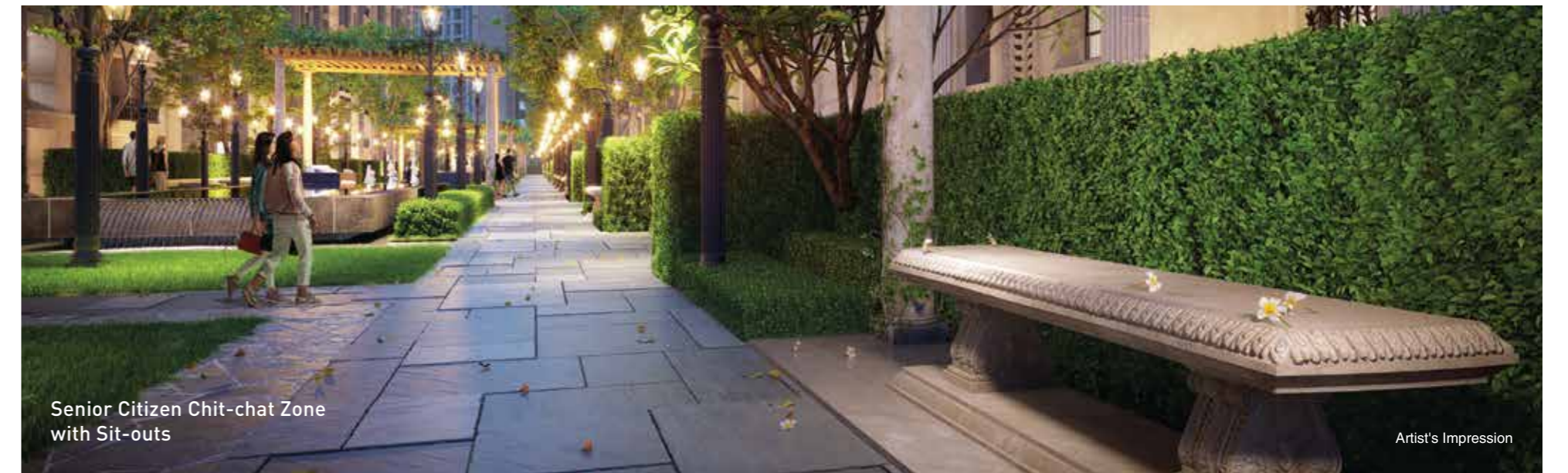


Leisure Pool with  
Wooden Deck & Sunshades



Landscape Garden with  
Plantations & Water Bodies

Artist's Impression



Senior Citizen Chit-chat Zone  
with Sit-outs

Artist's Impression



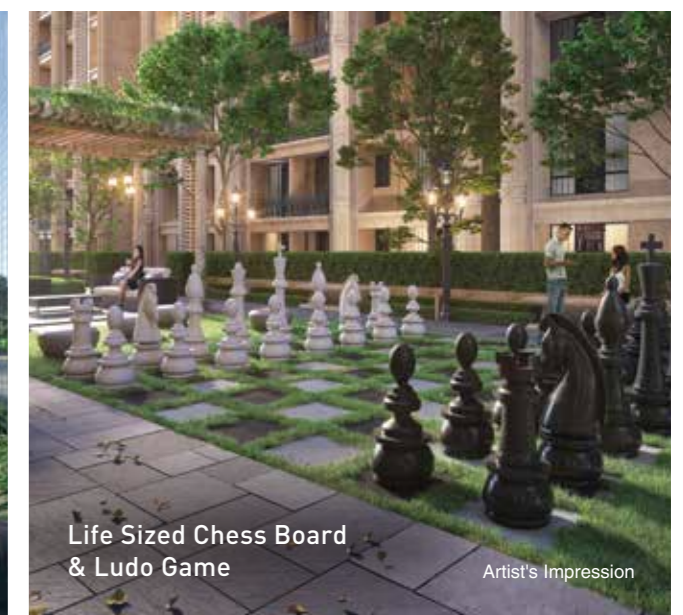
Designer Gazebos  
for Relaxation

Artist's Impression

AN ALL-INCLUSIVE DESTINATION WHERE

# HEALTH RISES & HAPPINESS SHINES

Exclusive Landscaped Fun and Play Zones



LIVE A LAVISH LIFE EXPERIENCE WHERE

# OPULENCE RISES & LIFESTYLE SHINES

State-of-the-art Themed Club Lifestyle Indulgences

## CLUB ATLANTIS

Opulent Club Life with Best-in-class Health & Entertainment Avenues



Banquet Hall for Celebrations

Artist's Impression



Indoor Games Arena with Snooker, Pool Table, Carrom, Table Tennis & Foosball

Artist's Impression



Artist's Impression

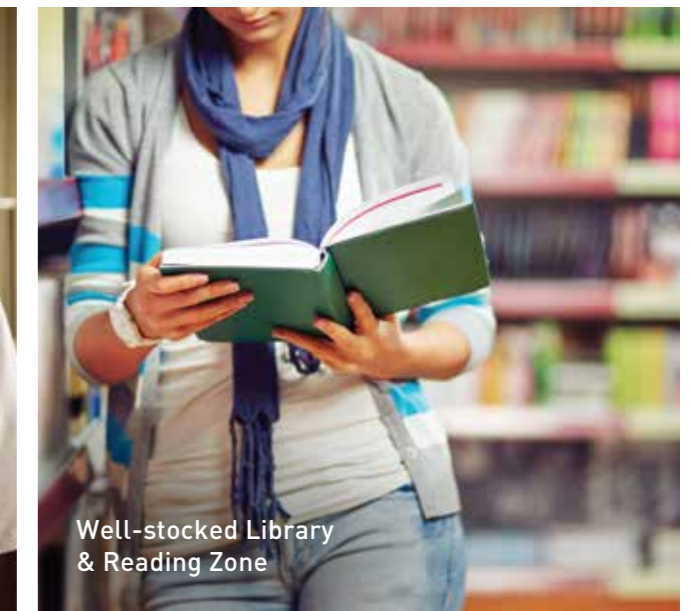
Artist's Impression



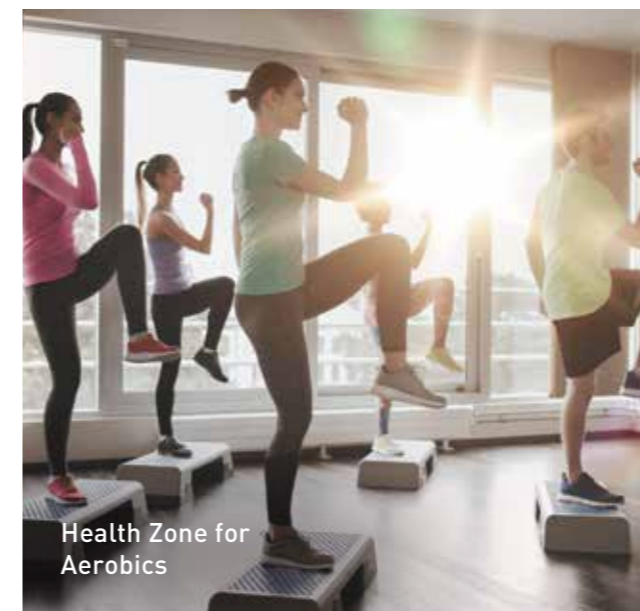
Private Theatre for Movie & Live Sports Screening



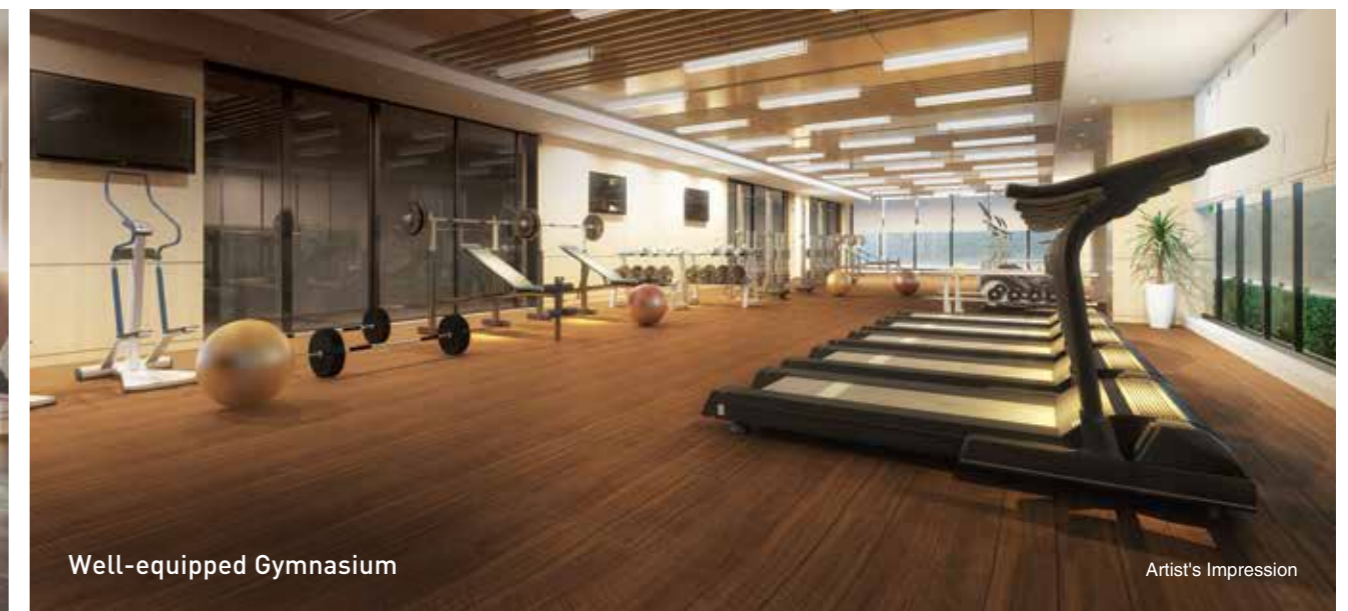
Air-conditioned Indoor Badminton Court



Well-stocked Library & Reading Zone



Health Zone for Aerobics



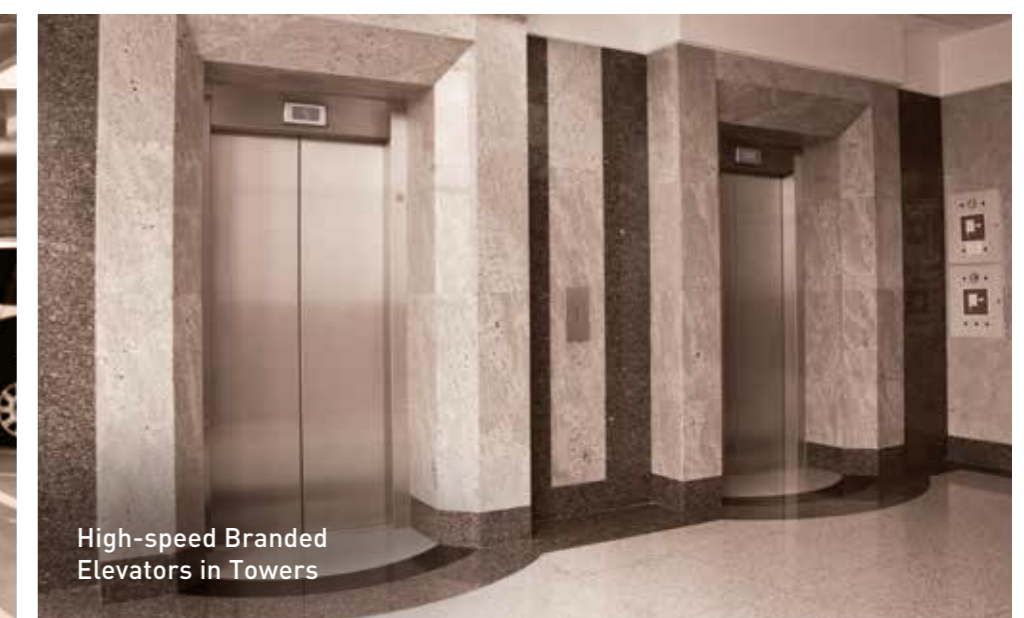
Well-equipped Gymnasium

Artist's Impression

LIVE AN EXTRAVAGANT COMMUNITY LIFE WHERE

# COMFORT RISES & MAGNIFICENCE SHINES

Thoughtfully Planned Tower Amenities





**SAI  
SUN CITY**  
UPPER KHARGHAR

# 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 + TRELIS
- 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

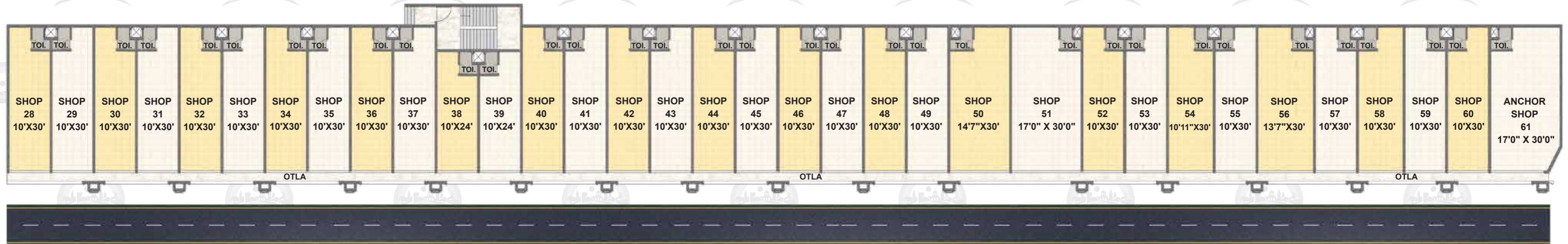


← 24.00 M. WIDE ROAD →

# COMMERCIAL FLOOR PLAN



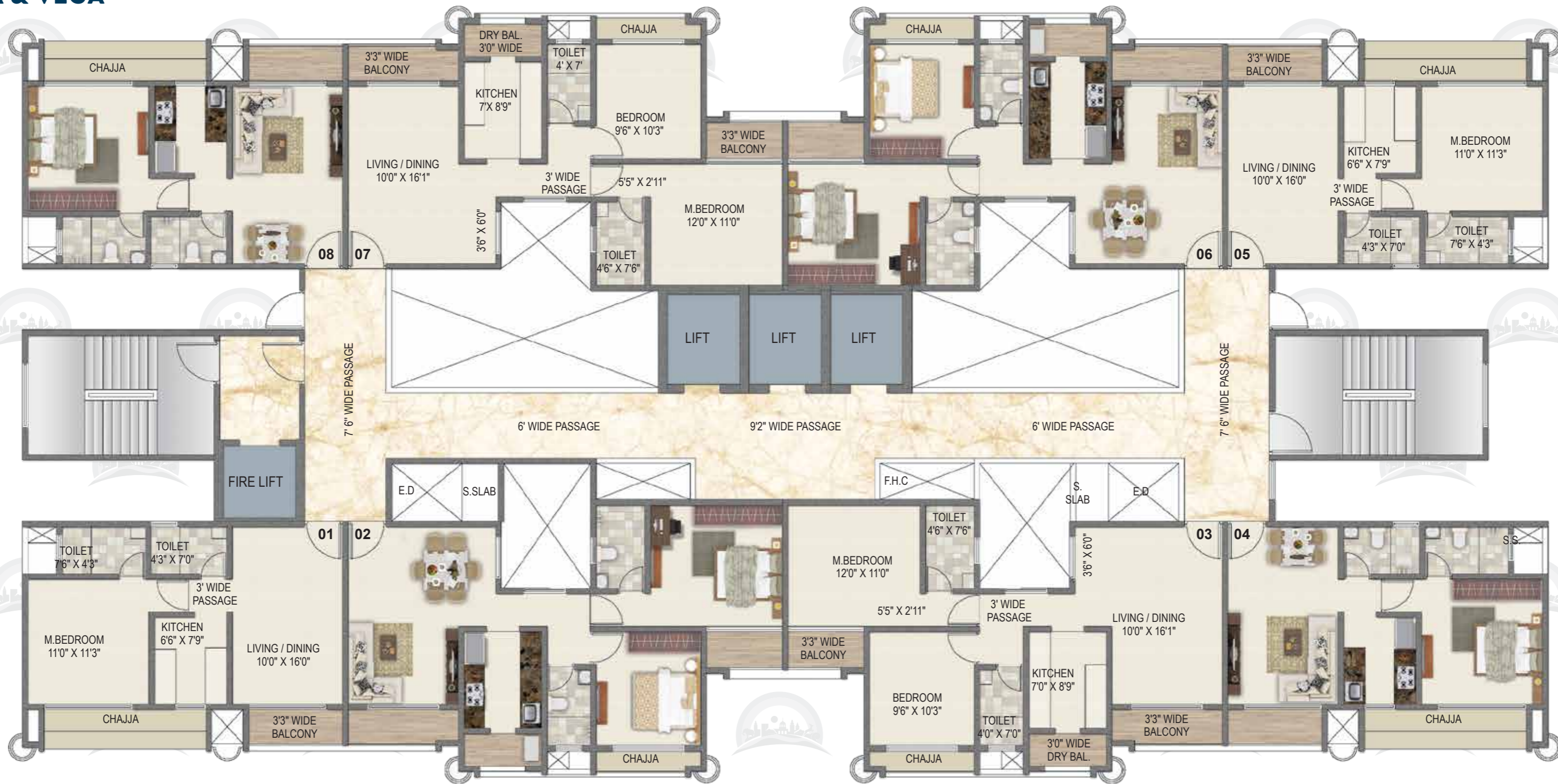
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← 24.00 M. WIDE ROAD →

# 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

## 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

## AT A GLANCE

### 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



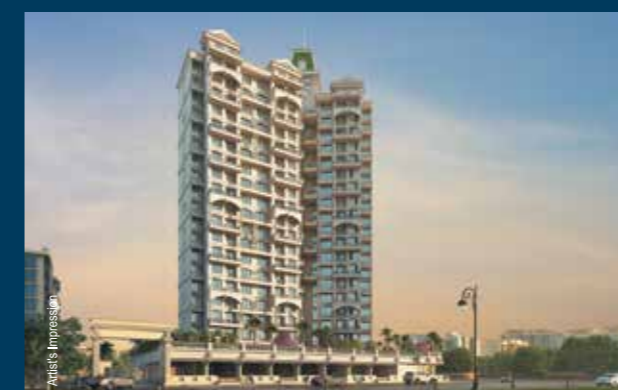
**SAI WORLD EMPIRE**  
KHARGHAR  
18 Acre Kingdom



**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



### 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, Talaja, 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.

