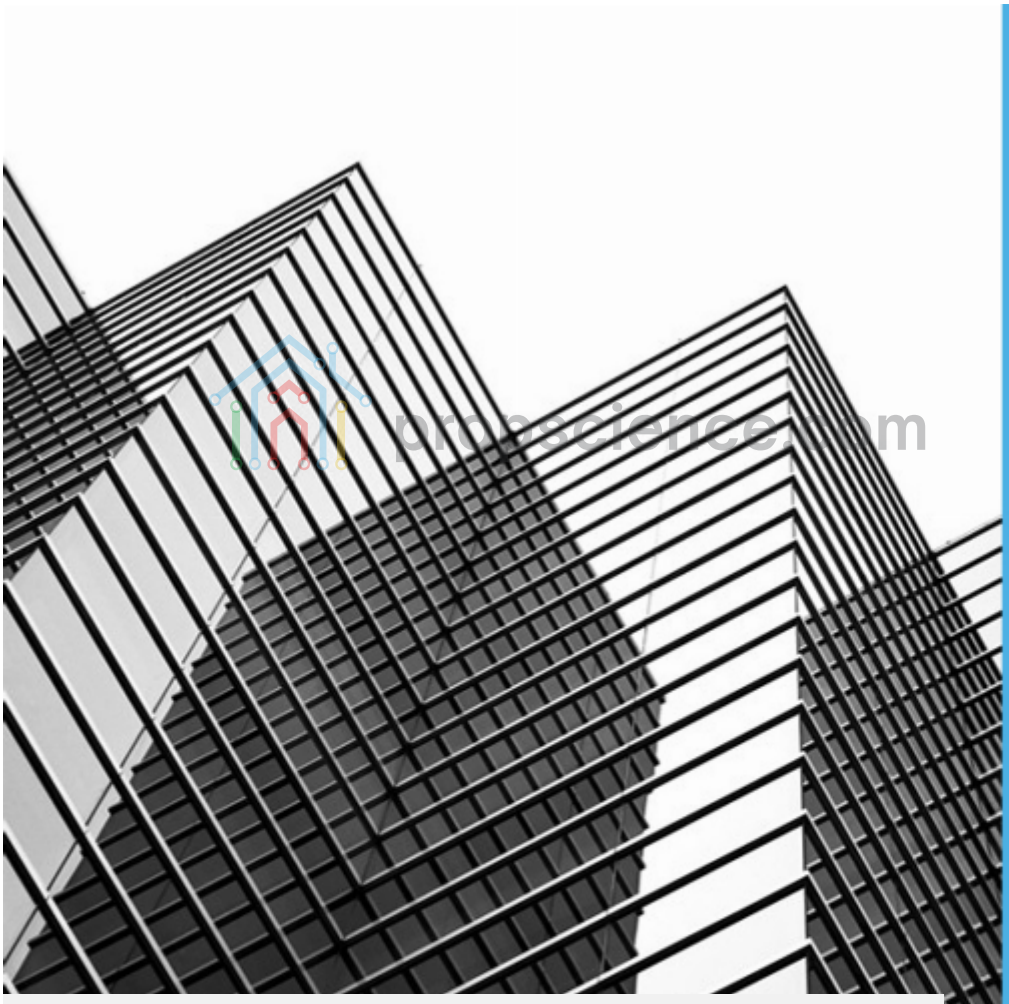
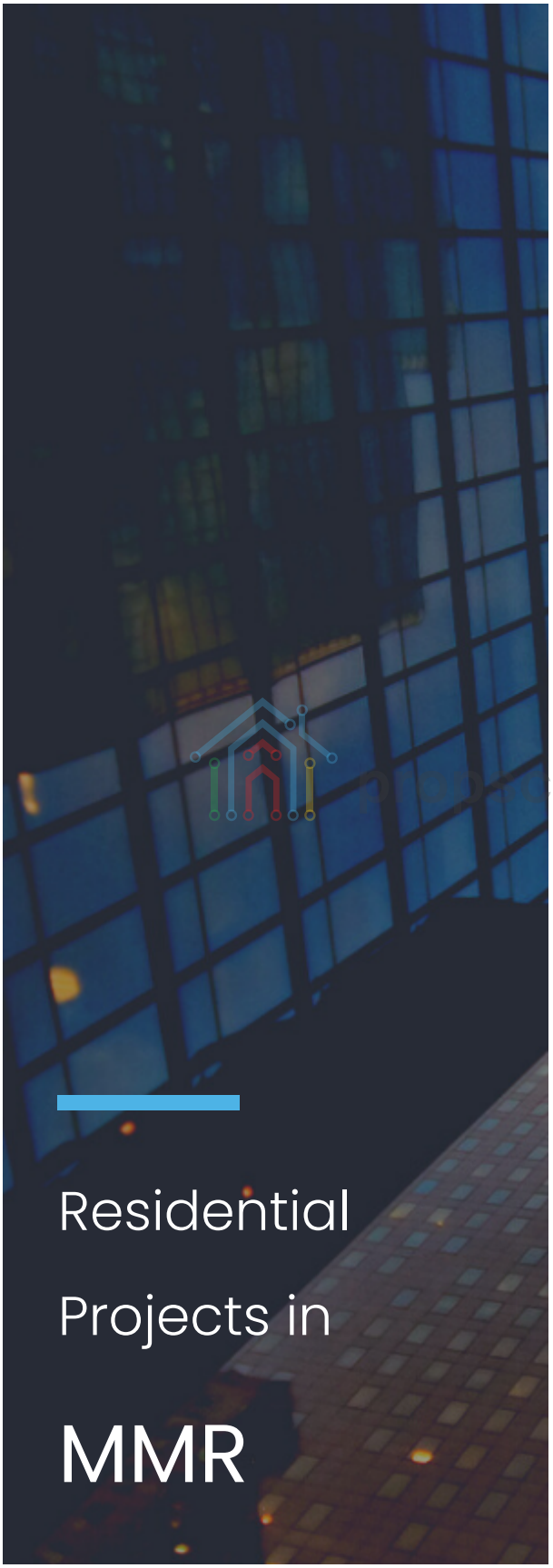
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PROP REPORT



Paradise Sai Suncity

MahaRERA Number : P52000033880



WE HELP YOU MAKE THE INVESTMENT

Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Taloja. Taloja is a locality which is situated in the northeastern part of Navi Mumbai. To decongest the main areas and fulfill the need for affordable housing, Taloja has emerged as a locality with great new residential projects and prospects. As it is a developing area, most of the important social infrastructure is available in the nearby areas like Kharghar and Kalamboli. Basic amenities such as schools, hospitals, markets, and other retail stores are present in the locality to cater to the daily needs of the local population. The industrial hub of Taloja has many small, medium, and large-scale industries. Taloja is located around 12 kms away from the CBD Belapur by the Mumbai-Pune Expressway. Taloja has great connectivity to other parts of Navi Mumbai like Kharghar, Kalamboli and Vashi.

Post Office	Police Station	Municipal Ward
Taloja	Taloja Police Station	NA

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Neighborhood & Surroundings

The locality is not cosmopolitan, it is dominated by people of similar communities and professions. The locality is prone to traffic jams during rush hour. The air pollution levels are 41 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Chhatrapati Shivaji Maharaj International Airport **42.2 Km**
- Ghot bus stop **1 Km**
- Kharghar Railway Station, **12.5 Km**
- AH47 **4.6 Km**
- Apex Multispeciality Hospital **3.1 Km**
- The Elite Public School **3.2 Km**
- Orion Mall **12.2 Km**
- Gopal Kirana Store **1.4 Km**

PARADISE SAI SUNCITY

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
March 2022	NA	1

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PARADISE SAI SUNCITY

BUILDER & CONSULTANTS

Paradise Group was launched over twenty years ago by Shri Madhu B Bathija with the goal of providing decent and attractive affordable housing options in Navi Mumbai. Today, after having successfully delivered over hundred projects, the name Paradise Group has become synonymous with excellence and quality construction. The company has projects in Kharghar, Panvel, Taloja, Ulwe, Dronagiri, Kalyan, Chembur, Dombivli and Lonavala. By keeping abrest of and implementing the latest technologies and world-class techniques, houses by Paradise Group are not only wonders of luxurious design, but also a perfect specimen of beauty with quality.

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PARADISE SAI SUNCITY

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2026	2.04 Acre	1 BHK,2 BHK

Project Amenities

Sports	Basketball Court,Swimming Pool,Jogging Track,Kids Play Area,Outdoor Gym,Indoor Games Area
Leisure	Amphitheatre,Yoga Room / Zone,Steam Room,Library / Reading Room,Senior Citizen Zone,Sit-out Area
Business & Hospitality	Clubhouse,Community Hall
Eco Friendly Features	Rain Water Harvesting,Landscaped Gardens

PARADISE SAI SUNCITY

BUILDING LAYOUT

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Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
VEGA	3	25	8	1 BHK,2 BHK	200
CARINA	3	25	8	1 BHK,2 BHK	200

First Habitable Floor	1st Floor

Services & Safety

- **Security :** Security System / CCTV,Intercom Facility,Video Door Phone,MyGate / Security Apps
- **Fire Safety :** CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators

PARADISE SAI SUNCITY

FLAT INTERIORS

Configuration	RERA Carpet Range
1 BHK	430 - 473 sqft
2 BHK	654 - 716 sqft
1 BHK	430 - 473 sqft
2 BHK	654 - 716 sqft

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Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Open Grounds / Landscape / Project Amenities

Flooring	Marble Flooring,Wooden Flooring,Vitrified Tiles,Anti Skid Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Electrical Sockets / Switch Boards
Finishing	Anodized Aluminum / UPVC Window Frames,False Ceiling,Laminated flush doors
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	Modular Kitchen

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COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
1 BHK	--	--	INR 3600000 to 3900000
2 BHK	--	--	INR 5500000 to 5800000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
5%	5%	INR 30000
Floor Rise	**Parking Charges**	**Other Charges**
NA	INR 0	INR 0

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,Bank of India,DHFL Bank,HDFC Bank,ICICI Bank,IDBI Bank,IIFL Bank,Kotak Bank,SBI Bank

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Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

PARADISE SAI SUNCITY

PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at Propscores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project Propscore is given. The

purpose of the Propscore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
Place	53
Connectivity	55
Infrastructure	70
Local Environment	90
Land & Approvals	50
Project	74
People	46
Amenities	64
Building	53
Layout	56
Interiors	73
Pricing	40

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Total	**60/100**

PARADISE SAI SUNCITY

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