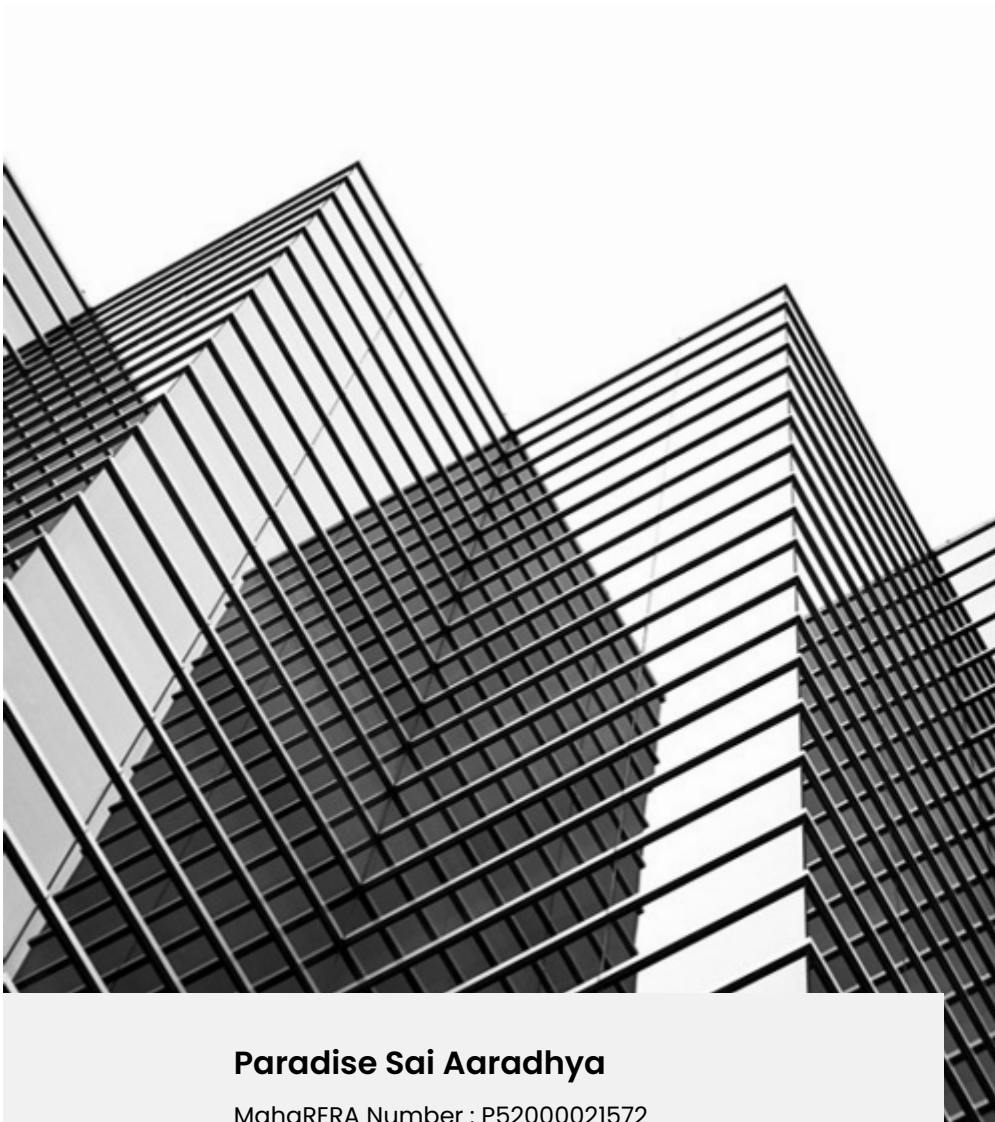


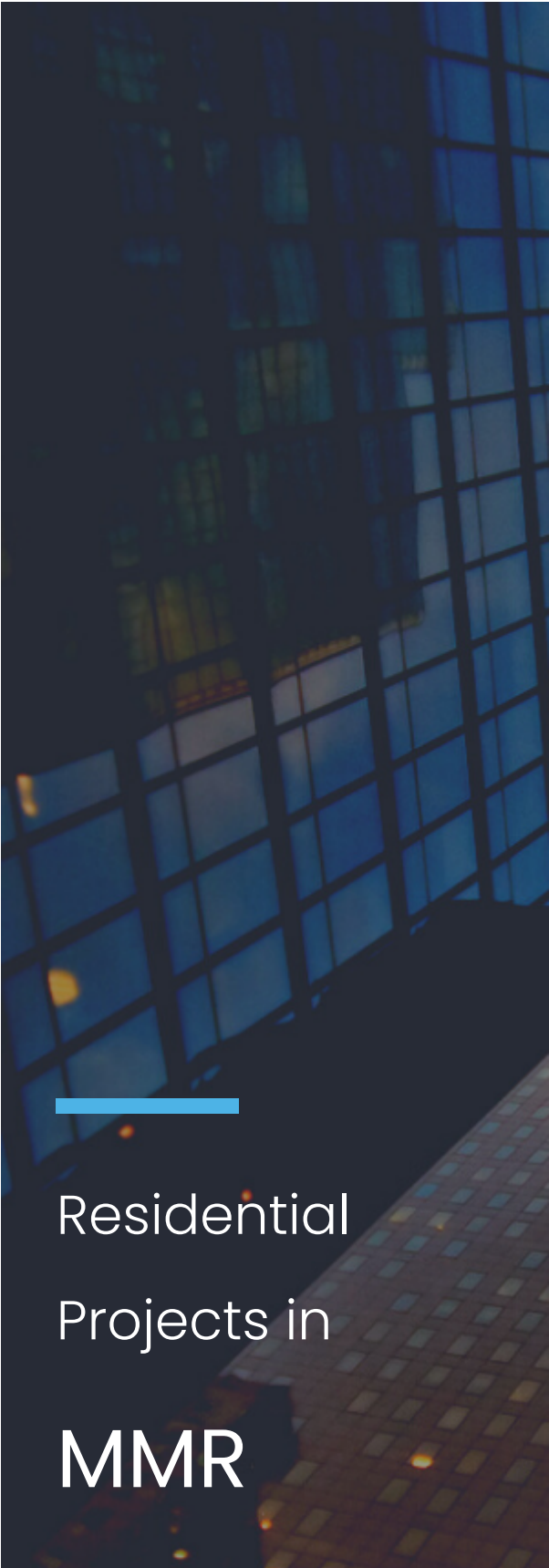
propscience.com

PROP REPORT



Paradise Sai Aaradhya

MahaRERA Number : P52000021572



Residential Projects in MMR

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 Kharghar. Kharghar is one of the nodes of Smart City Navi Mumbai and comes under Panvel Municipal Corporation. It is situated in the extreme north of the Raigad district. It was developed by City and Industrial Development Corporation (CIDCO). Kharghar is divided into sectors and has a total of 45 sectors. The place shares good road and rail connections via the Mumbai Expressway, Panvel Road (NH48), Kharghar Station and the NMMT bus network. For the safety of pedestrians and commuters, CIDCO has developed a 1.7-kilometer elevated walkway at Kharghar Node, which runs from the Kharghar railway station to various points in Kharghar. It is a well-planned developing area consisting mainly of multi-story apartments with easy access to various work centres.

Post Office	Police Station	Municipal Ward
Kharghar	NA	NA

Neighborhood & Surroundings

The locality is cosmopolitan with a healthy mix of people from different communities and professions. The locality is not prone to traffic jams. The air pollution levels are 76 AQI and the noise pollution is 0 to 50 dB .

Connectivity & Infrastructure

- Navi Mumbai International Airport **15.8 Km**
- Kendriya Suraksha Bal (C.I.S.F) **210 Mtrs**
- Pethpada Metro Station **1.8 Km**
- Kharghar Railway Station, **5.7 Km**
- Mumbai Pune Expressway **8.4 Km**
- Ornate Hospital **650 Mtrs**
- Emphyrean School **900 Mtrs**
- Little World Mall **5.5 Km**
- D Mart **3.9 Km**

PARADISE SAI AARADHYA

LAND & APPROVALS

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

PARADISE SAI AARADHYA

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 abreast 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
Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank,Standard Chartered Bank	NA	NA

PARADISE SAI AARADHYA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2024	5053 Sqmt	3 BHK

Project Amenities

Sports	Swimming Pool,Kids Play Area,Gymnasium,Indoor Games Area
Leisure	Sit-out Area
Business & Hospitality	Party Lawn,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

PARADISE SAI AARADHYA

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Sai Aaradhya	2	21	4	3 BHK	84
First Habitable Floor				2nd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Video Door Phone,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders

- **Sanitation :** The surrounding area is clean. No presence of nallas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretcher Lift

PARADISE SAI AARADHYA

FLAT INTERIORS

Configuration	RERA Carpet Range
3 BHK	1175 – 1350 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Road View / No View

Flooring	Wooden Flooring,Vitrified Tiles
Joinery, Fittings & Fixtures	Sanitary Fittings,Kitchen Platform,Light Fittings,Stainless Steel Sink,Brass Joinery,Concealed copper wiring,Electrical Sockets / Switch Boards

Finishing	Luster Finish Paint,Anodized Aluminum / UPVC Window Frames,Laminated flush doors,Double glazed glass windows
HVAC Service	Split / Box A/C Provision
Technology	NA
White Goods	NA

PARADISE SAI AARADHYA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
3 BHK	INR 15181.3	INR 18157250	INR 20154557 to 22749172

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

GST	Stamp Duty	Registration
5%	6%	INR 38000
Floor Rise	Parking Charges	Other Charges

NA	INR 600000	INR 0
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Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	Construction Linked Payment
Bank Approved Loans	Axis Bank,HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank

Transaction History

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

PARADISE SAI AARADHYA

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	55

Connectivity	65
Infrastructure	64
Local Environment	100
Land & Approvals	58
Project	78
People	55
Amenities	62
Building	65
Layout	63
Interiors	73
Pricing	40
Total	65/100

PARADISE SAI AARADHYA

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