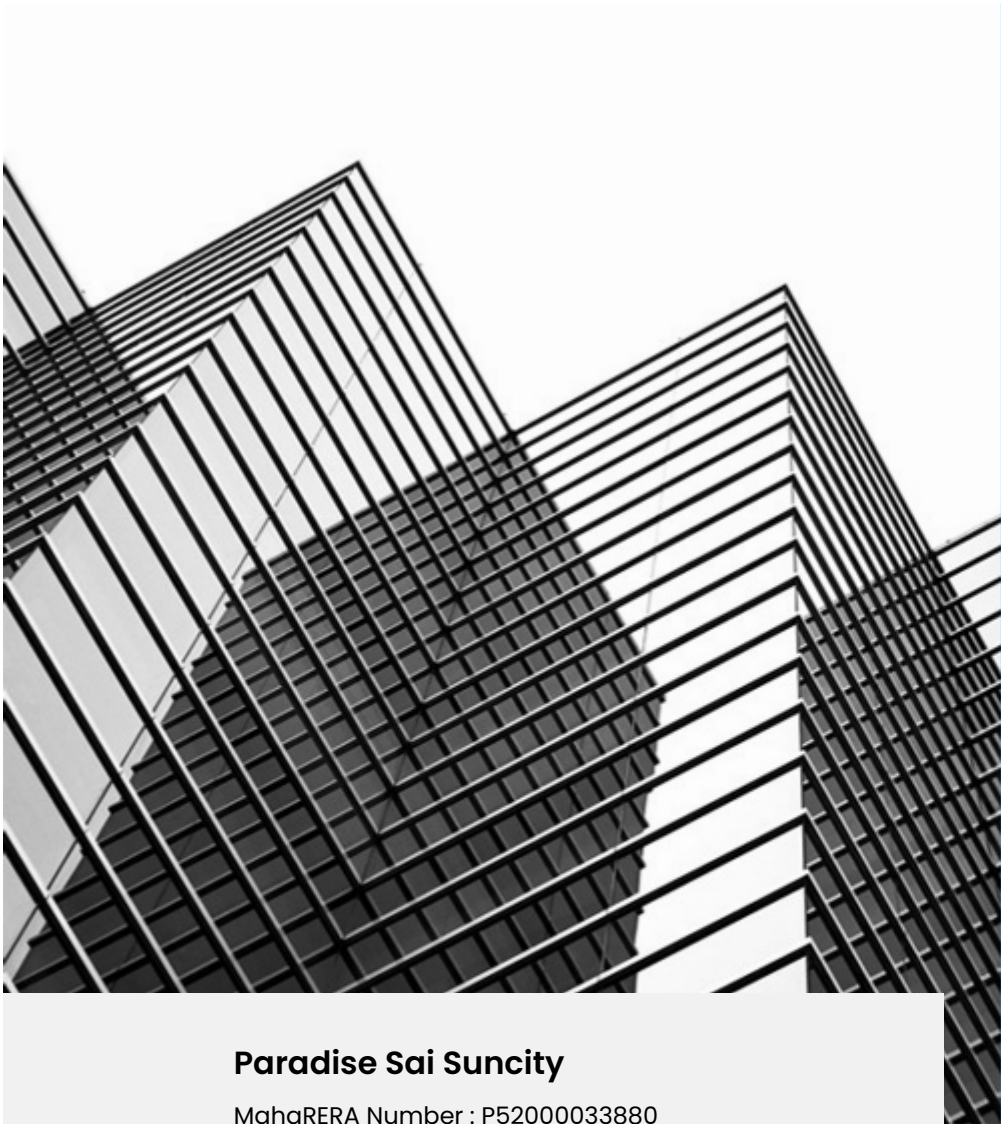


propscience.com

# PROP REPORT



**Paradise Sai Suncity**

MahaRERA Number : P52000033880



# 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 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             |

### 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**

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PARADISE SAI SUNCITY

## LAND & APPROVALS

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| 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 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 |
|-------------------|-----------|------------------|
| NA                | NA        | NA               |

PARADISE SAI SUNCITY

# PROJECT & AMENITIES

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

## Project Amenities

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

PARADISE SAI SUNCITY

# BUILDING LAYOUT



| 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 nallas /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    |

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

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

PARADISE SAI SUNCITY

# 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 |

### 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    |

**Total**

**60/100**

PARADISE SAI SUNCITY

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