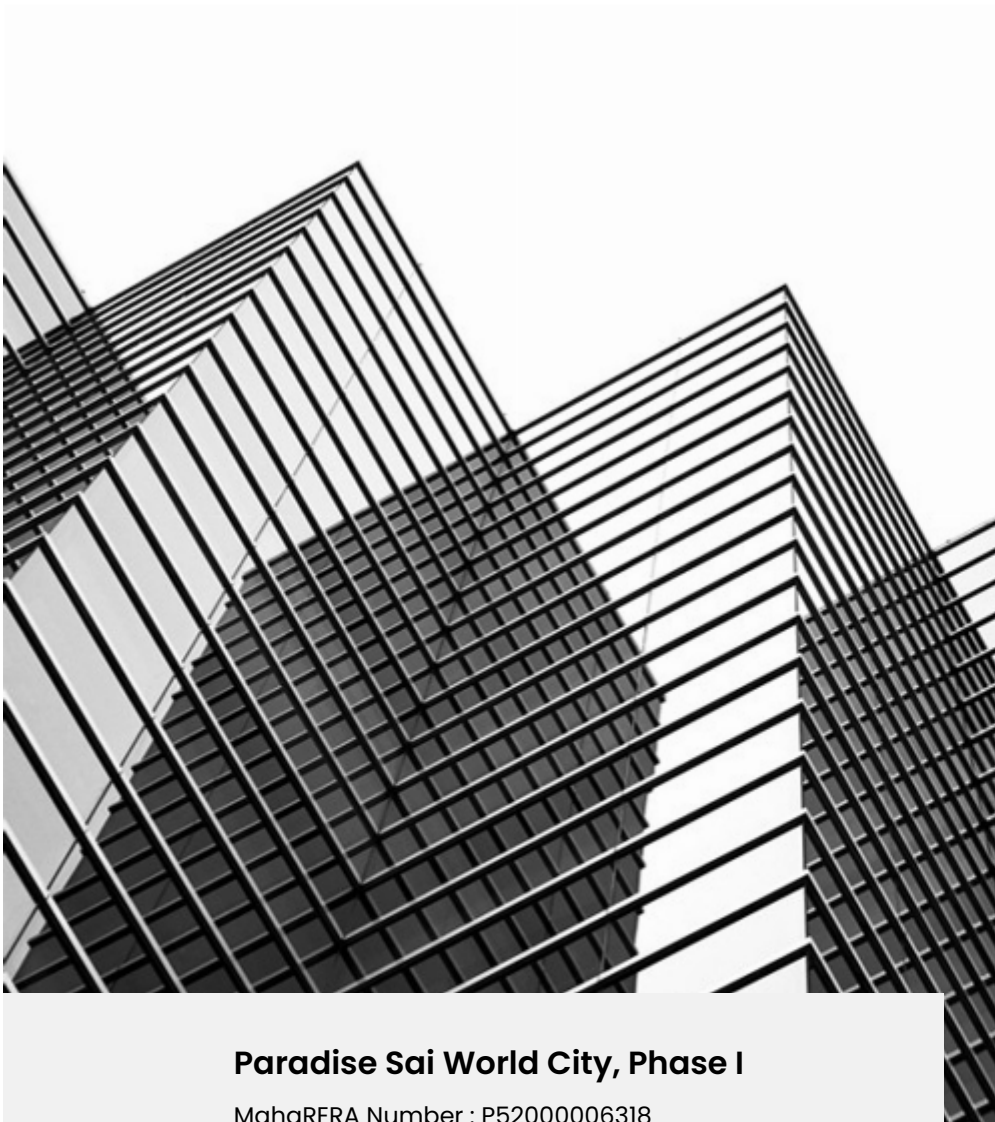


propscience.com

PROP REPORT



Paradise Sai World City, Phase I

MahaRERA Number : P52000006318



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

Post Office	Police Station	Municipal Ward
Palaspe	NA	NA

Neighborhood & Surroundings

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

- Domestic Airport Terminal I-B, **51 Km**
- Navi Mumbai International Airport **8.7 Km**
- Panvel Depot **4 Km**
- Panvel Railway Station **4.4 Km**
- Mumbai Goa Highway **400 Km**
- ONGC Hospital **1.5 Km**
- Kendriya Vidyalaya ONGC, Panvel **1.7 Km**
- Orion Mall **4.1 Km**
- D Mart **800 Mtrs**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
January 2023	NA	1

PARADISE SAI WORLD CITY,
PHASE I

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
HDFC Bank,ICICI Bank,LIC Housing Finance Ltd,SBI Bank	NA	NA

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st December, 2022	32 Acre	2 BHK,3 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Yoga Room / Zone,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Temple,Sit-out Area
Business & Hospitality	Banquet Hall,Barbeque Pit,Clubhouse,Community Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Phase-1- Marina	5	31	7	2 BHK,3 BHK	217
Phase-1- Opera	5	31	7	2 BHK,3 BHK	217
Phase-1- Acropolis	5	31	7	2 BHK,3 BHK	217
Phase-1- Manhattan	5	27	7	2 BHK,3 BHK,4 BHK	189
First Habitable Floor				3rd Floor	

Services & Safety

- **Security :** Society Office,Maintenance Staff,Security System / CCTV,Intercom Facility,Security Staff,Earthquake Resistant Design
- **Fire Safety :** Sprinkler System,Fire cylinders,CNG / LPG Gas Leak Detector
- **Sanitation :** The surrounding area is clean. No presence of nalas /slums /gutters /sewers
- **Vertical Transportation :** High Speed Elevators,Stretchor Lift,Goods Lift

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	870 – 886 sqft
3 BHK	1178 – 1193 sqft
2 BHK	870 – 886 sqft
3 BHK	1178 – 1193 sqft
2 BHK	870 – 886 sqft
3 BHK	1178 – 1193 sqft
3 BHK	1178 sqft
4 BHK	1900 sqft

Floor To Ceiling Height	Between 9 and 10 feet
Views Available	Water Body / City Skyline

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 WORLD CITY,
PHASE I

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 14762.98	INR 12873750	INR 14289862 to 14518800

3 BHK	INR 14505.45	INR 17098750	INR 18979612 to 19208550
4 BHK	INR 14153.95	INR 26892500	INR 29850675

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 700000	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,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 WORLD CITY,
PHASE I

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	63
Connectivity	45
Infrastructure	78
Local Environment	100
Land & Approvals	50
Project	81
People	55
Amenities	84

Building	68
Layout	80
Interiors	73
Pricing	40
Total	68/100

PARADISE SAI WORLD CITY,
PHASE I

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