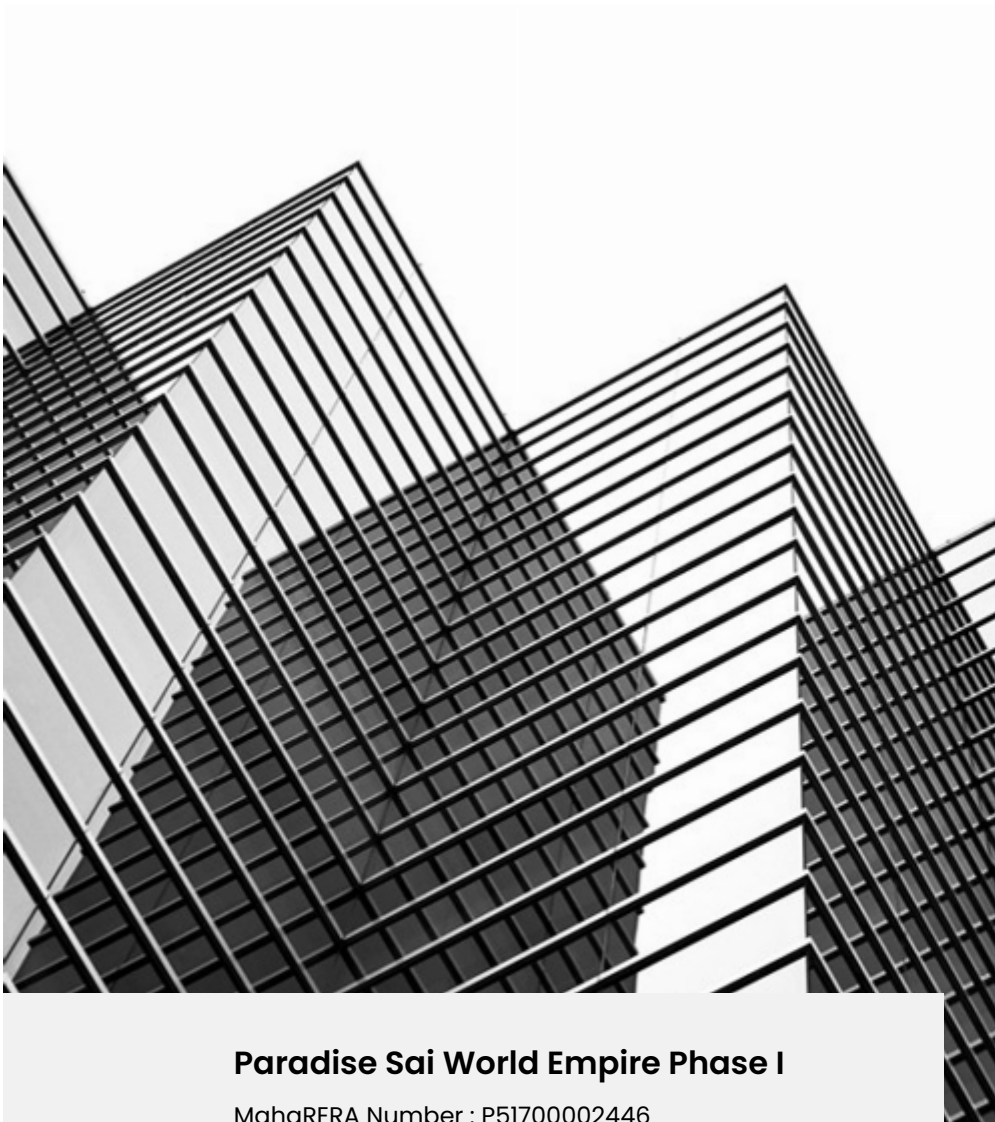


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PROP REPORT



Paradise Sai World Empire Phase I

MahaRERA Number : P51700002446



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

- Domestic Airport Terminal 1-B **42.5 Km**
- Navi Mumbai International Airport **16.6 Km**
- Kharghar Valley Shilp Sec. 36 **190 Mtrs**
- Sector 35, Metro station **1.9 Km**
- Kharghar Railway Station **7.6 Km**
- Mumbai Pune Expressway **9.4 Km**
- Ornate Hospitals **2.7 Km**
- Emphyrean School **2.5 Km**
- Glomax Mall **6.7 Km**
- D-Mart **5.5 Km**

PARADISE SAI WORLD
EMPIRE PHASE I

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
October 2021	1	1

PARADISE SAI WORLD
EMPIRE 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

PARADISE SAI WORLD
EMPIRE PHASE I

PROJECT & AMENITIES

Time Line	Size	Typography
Completed on 31st October, 2023	18 Acre	2 BHK,2.5 BHK,3 BHK,3.5 BHK,4 BHK

Project Amenities

Sports	Badminton Court,Basketball Court,Cricket Pitch,Multipurpose Court,Squash Court,Tennis Court,Putting Green,Football Field,Swimming Pool,Jogging Track,Kids Play Area,Kids Pool,Gymnasium,Indoor Games Area
Leisure	Amphitheatre,Mini Theatre,Open Stage Theatre,Yoga Room / Zone,Steam Room,Sauna,Spa,Library / Reading Room,Senior Citizen Zone,Pet Friendly,Sit-out Area
Business & Hospitality	Banquet Hall,Conference / Meeting Room,Visitor's Room,Barbeque Pit,ATM / Bank Attached,Clubhouse,Community Hall,Multipurpose Hall
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens,Water Storage

PARADISE SAI WORLD

EMPIRE PHASE I

BUILDING LAYOUT

Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
Ceaser	4	40	7	2 BHK,3 BHK,4 BHK	280

Alexandar	4	40	8	2 BHK,3 BHK	320
Napolean	4	40	7	2 BHK,3 BHK,4 BHK	280
First Habitable Floor					4th

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

PARADISE SAI WORLD
EMPIRE PHASE I

FLAT INTERIORS

Configuration	RERA Carpet Range
2 BHK	868 sqft
3 BHK	1150 – 1373 sqft
4 BHK	2042 sqft

2 BHK	790 – 868 sqft
3 BHK	1150 – 1255 sqft
2 BHK	868 sqft
3 BHK	1150 – 1373 sqft
4 BHK	2042 sqft

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

Flooring	Wooden Flooring,Vitrified Tiles,Anti Skid 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
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PARADISE SAI WORLD EMPIRE PHASE I	
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COMMERCIALS



Configuration	Rate Per Sqft	Agreement Value	Box Price
2 BHK	INR 18025	INR 14239750	INR 15806122 to 17993100
3 BHK	INR 18200.84	INR 21155750	INR 23482882 to 27738622
4 BHK	INR 17919.56	INR 36591750	INR 40616842

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

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,SBI Bank

Transaction History

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

PARADISE SAI WORLD
EMPIRE 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	55
Connectivity	65

Infrastructure	58
Local Environment	100
Land & Approvals	54
Project	73
People	55
Amenities	92
Building	67
Layout	71
Interiors	73
Pricing	40
Total	67/100

PARADISE SAI WORLD
EMPIRE PHASE I

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