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Architect <b>Hiten Sethi Architects</b>	Liasoning Architect <b>Spaceage Consultants</b>	Landscape Architect <b>Newarch Landscapes LLP</b>	Interior Consultant <b>Vini &amp; Asso.</b>	RCC Consultant <b>Structural Concept Designs Pvt. Ltd.</b>	MEP Consultant <b>Anil Verma &amp; Asso.</b>
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MAHARERA REGISTRATION NO. P51700035191 | <https://maharera.mahaonline.gov.in> | Project Financed By: **IndusInd Bank**

Disclaimer: All the specification, design, facilities, dimensions, etc. are subject to the approval of the respective authorities & developers and would be changed if necessary. The discretion remains with the developers.

**LIVE THE DREAM**



**SAI**  
**WORLD DREAMS**  
—  
**DOMBIVLI**



A surreal image of a man from the chest up, wearing a brown button-down shirt and a brown fedora hat. Instead of a face, there is a large, white, fluffy cloud. Numerous small black birds are flying out of the cloud, scattered across the sky. The background is a clear, deep blue sky with some light, wispy clouds.

**EVERYBODY HAS A DREAM**

# DREAMS...

**YOUR DREAM**  
**OF A PROUD & HAPPY FAMILY**

**DREAM OF GRANDPARENTS**  
**TO WATCH THEIR GRAND CHILDREN GROW HAPPILY**

**DREAM OF A FATHER**  
**FOR PEACE & SOLITUDE**

**DREAM OF A MOTHER**  
**TO SEE THE FAMILY PROSPER**

**DREAM OF A DAUGHTER**  
**FOR A WORLD OF FUN**

**DREAM OF A SON**  
**TO LIVE IN A PLACE FULL OF FRIENDS & JOY RIDES**

**DREAM OF A WIFE**  
**FOR A GLOBAL LIFESTYLE**

**DREAM OF A FRIEND**  
**TO WATCH YOU SUCCEED IN LIFE**

**A FATHER'S  
DREAM**  
A HOME THAT IS  
CLOSER TO WORK

**A GRAND PARENT'S  
DREAM**  
A HOME THAT OFFERS  
SOLITUDE AND PEACE

**A MOTHER'S  
DREAM**  
A HOME THAT IS  
CLOSE TO CONVENIENCES

**A CHILD'S  
DREAM**  
A HOME WITH SPACE  
TO PLAY & ENJOY

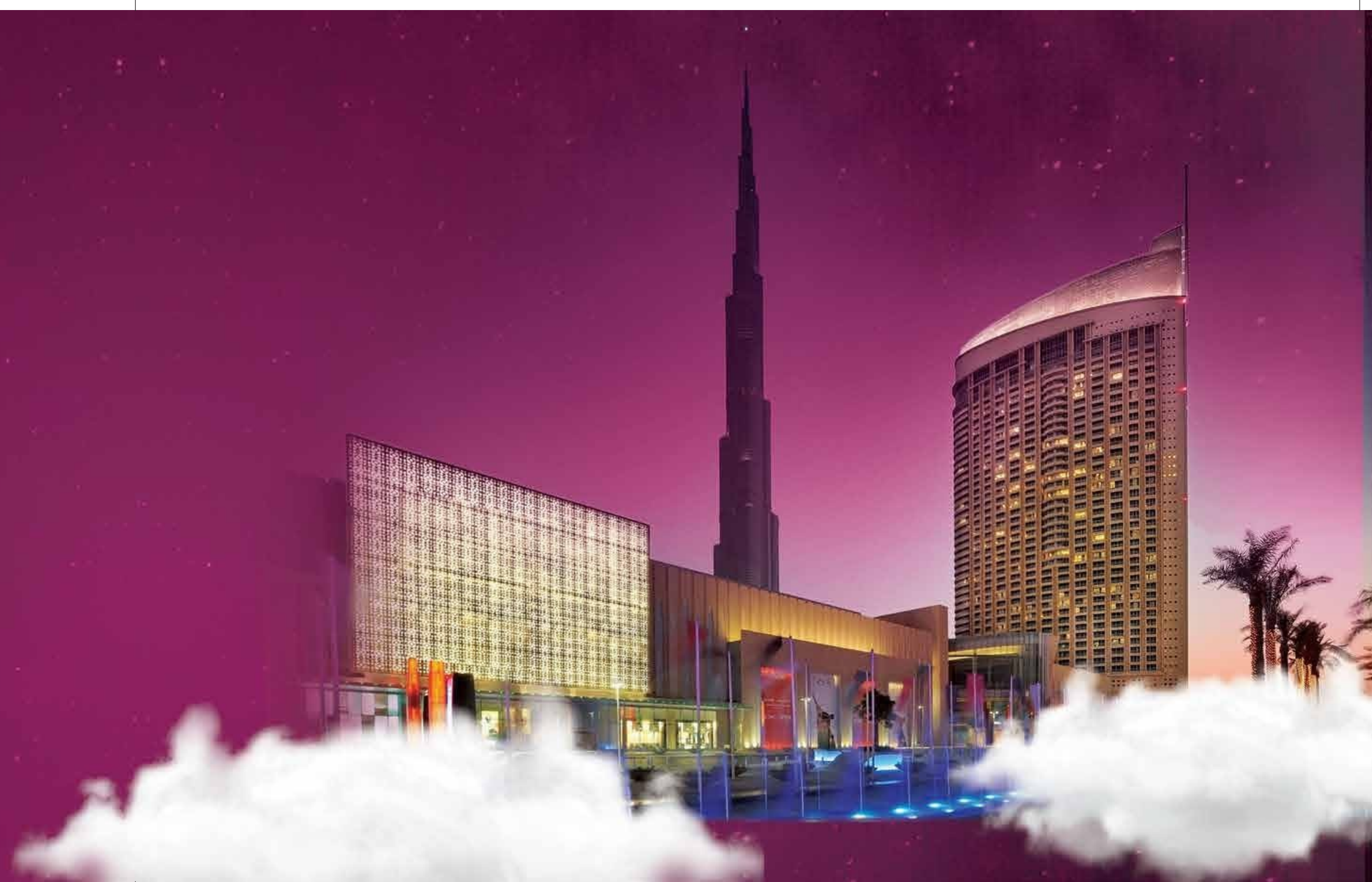
# THE DREAM OF AN ALL-INCLUSIVE FAMILY LIFE

**WHAT IF ALL  
THESE DREAMS  
ACTUALLY  
COME TRUE?**



# **DOMBIVLI'S FIRST MIXED-USE THEMED LUXURY WORLD INSPIRED BY DUBAI LIFESTYLE**

**CREATING ONE INTERNALLY CONNECTED ADDRESS OF LIVING AND  
LIFESTYLE EXPERIENCES ON THE LINES OF DUBAI MALL AND ADDRESS DOWNTOWN**





Artist's Impression

## AN 18 ACRE GLOBAL LIFESTYLE WORLD OF THE FAMILY

### Project Hallmarks

- An All-inclusive Global Community Life with Residential, Business & Retail Development
- 8 Magnificent G+35 Storey Residential Towers
- 1, 2, 2.5 & 3 BHK Global Luxury Homes
- Themed Landscaping Spread across 6 Acres
- Lavish Club Life Experiences
- High-street Shopping Boulevard
- G+33 Storey Business Complex with Office Spaces
- G+3 Storeyed High Street Plaza with Multiplex, Restaurants and Banquets inside the Premises
- G+23 Storey 5 Star Luxury Hotel



Artist's Impression

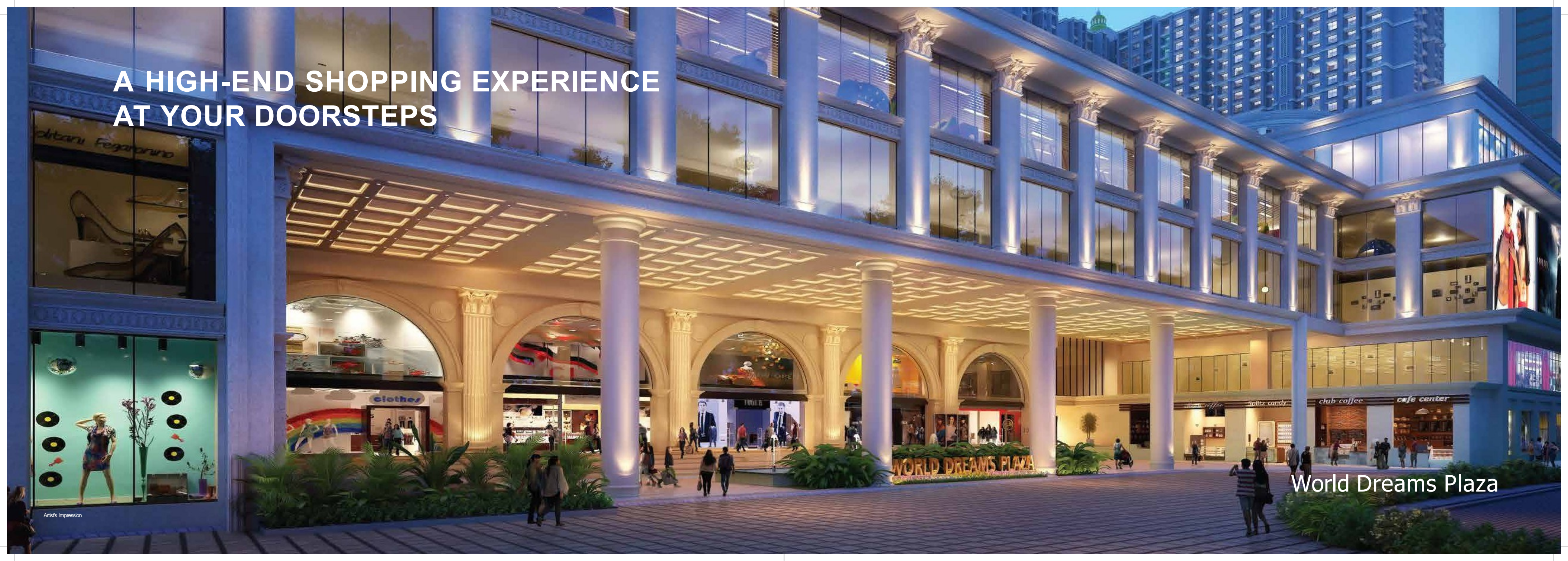


## THE DREAM DESTINATION OF WORLD-CLASS RETAIL & SHOPPING

G+3 Storeyed High Street Plaza with Multiplex,  
Restaurants and Banquets inside the Premises



A HIGH-END SHOPPING EXPERIENCE  
AT YOUR DOORSTEPS



World Dreams Plaza

Artist's Impression



**WORLD  
DREAMS  
BUSINESS  
PARK**

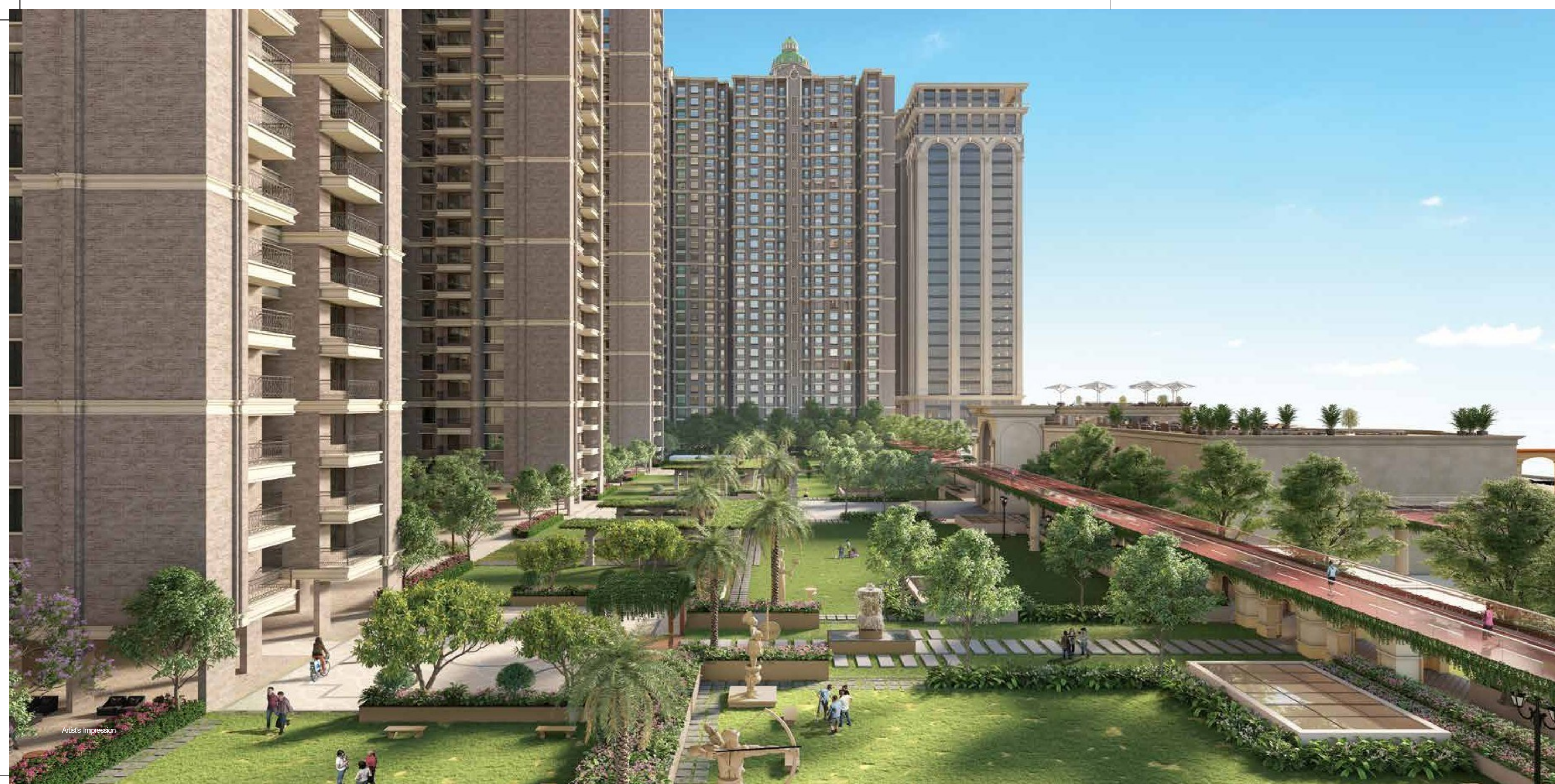


**WORLD  
DREAMS  
HOTEL**

## **THE DREAM HUB OF BEST HOSPITALITY AND WORKSPACES**

**Integrated Development with 5 Star  
World Dreams Hotel and World Dreams Business Park**





**DESIGNER PODIUM  
INDULGENCES  
SPREAD ACROSS  
6 ACRES**

## **DOMBIVLI - A SIGNIFICANT SUBURB OF MUMBAI, A WELL-CONNECTED DREAM OF MILLIONS**

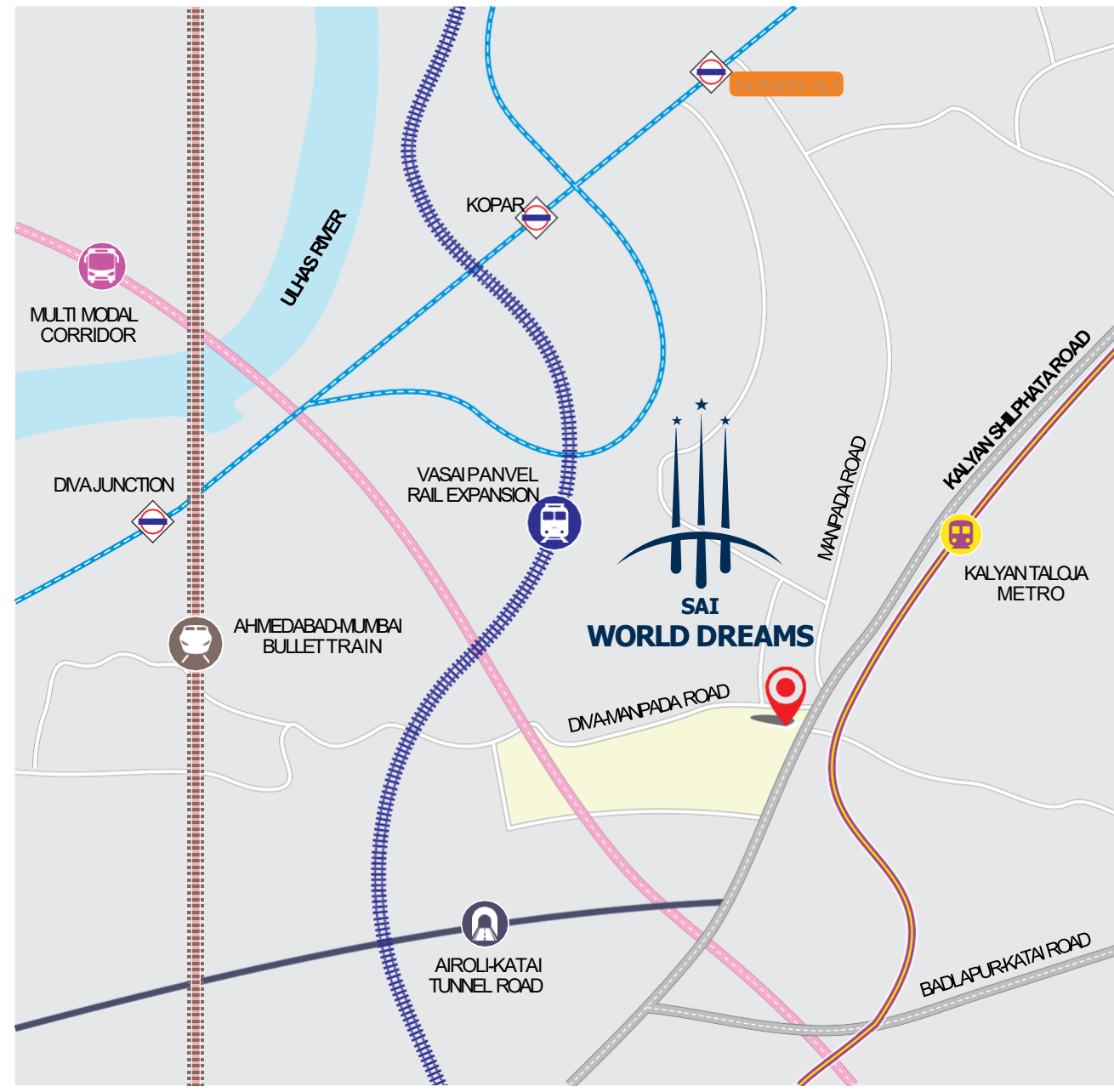
- A historic city with favourable climate & air-quality
- It is one of the prominent social centres of Thane & Mumbai
- Excellently connected with Thane, Kalyan, Navi Mumbai & Mumbai
- One of the first fully literate towns of entire Maharashtra
- A home of mix-culture cosmopolitan population
- It's a part of Dombivli-Kalyan Municipal Corporation
- Situated very close to its twin city Kalyan
- Excellent rail & road infrastructure across the city
- Maharashtra Industrial Development Corporation in proximity
- It is also a hub of computer software Institutes and training centres



# EXPERIENCE AN ADDRESS OF EXCELLENT CONNECTIVITY, EXTRAORDINARY CONVENIENCES & EXCLUSIVE LIFESTYLE



Images for representation purpose only



## Location Advantages

### Connectivity

- Kalyan-Shil Road – 0 Min
- Multimodal Corridor – 5 Min
- Upcoming Kalyan-Taloja Metro – 2 Mins
- Dombivli Railway Station – 12 Mins
- Navi Mumbai Airport – 30 Mins

### Schools

- Ira Global School – 2 mins
- Vidya Niketan School – 3 mins
- Sriram School – 4 mins
- Ryan International School – 5 mins
- Omkar Cambridge International School – 8 Mins

### Hospitals

- Sai Hospital – 2 Mins
- AIMS Hospital – 3 Mins
- RR Hospital – 4 Mins
- Icon Hospital – 4 Mins
- Neon Hospital – 10 Mins

CASTLE

VISTA

MIST

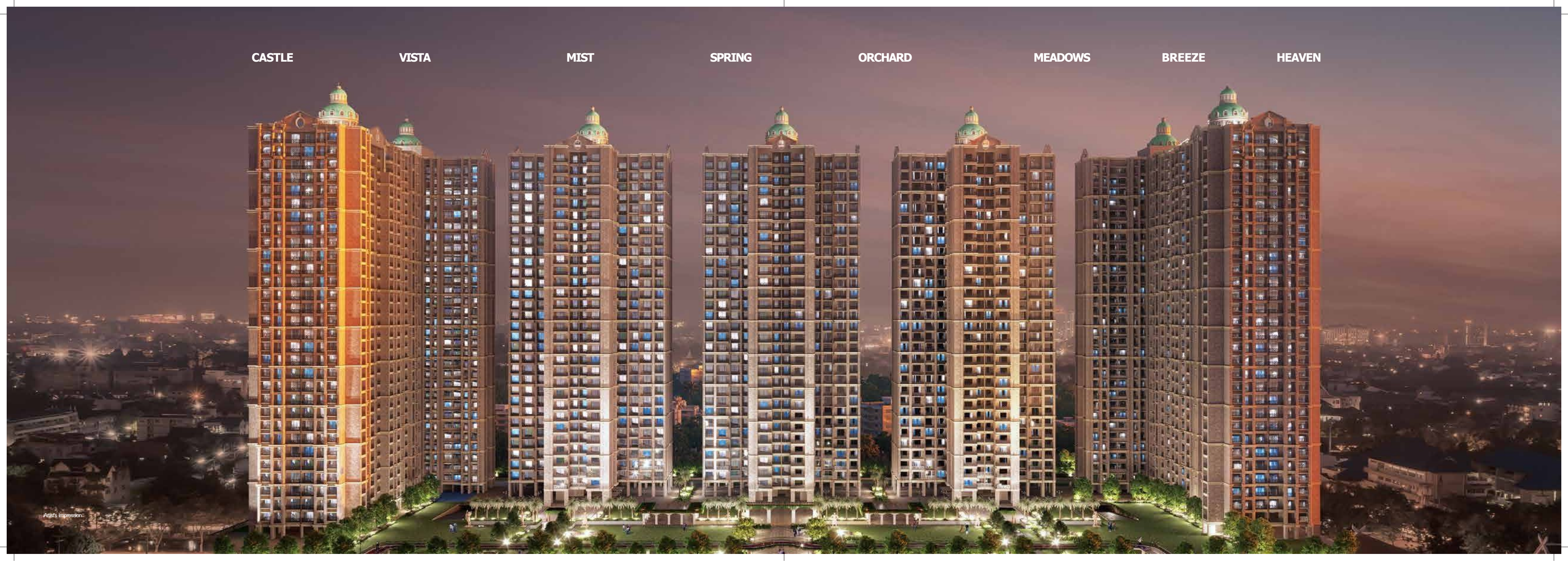
SPRING

ORCHARD

MEADOWS

BREEZE

HEAVEN



# EXPERIENCE THE DREAM WORLD OF COMFORTS, HAPPINESS & PEACE FOR YOUR ENTIRE FAMILY



## Nirvana World Health & Fitness Zones

- Open Air Gymnasium
- Yoga Plaza & Sitting
- Futsal Court with Flood Lights
- Leisure Pool & Lap Pool with Sunken Pool Bar
- Basketball Court
- Cricket Practice Pitch
- Lawn Tennis Court with Flood Lights
- 600 Mtr. Long Elevated Jogging Track & Pathway



## Zen World Landscape & Leisure Zones

- Designer Fountain
- Landscaped Garden with Water Bodies
- Exclusive Open-air Chess Play Area
- Designer Pergolas and Gazebos for Relaxation
- Senior Citizen Chit-chat Zone with Sit-outs
- Pets Park with Play Equipment
- Miyawaki Forest



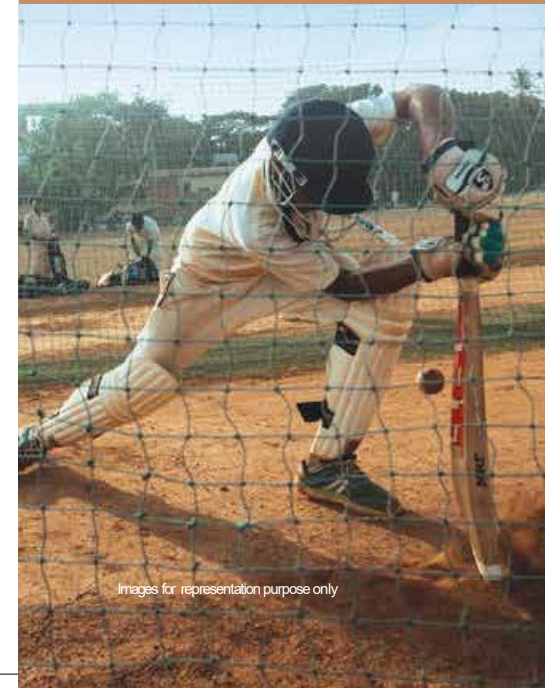
## Euphoria World Entertainment & Social Life Zones

- Kids Splash Pad with Water Play Station
- Open-air Celebration Lawn
- Amphitheatre with Performance Stage
- Well-equipped Kids Play Area with Rubber Flooring
- Peaceful Saibaba & Lord Ganesha Temple
- Skating Rink
- Musical Pavilion
- 3 Level Clubhouse with Open-air Cafeteria



## La Dreams Club Exquisite Clubhouse

- Well-equipped Fitness Centre
- Big Banquet Hall for Celebrations
- Indoor Games Arena
- Private Theatre for Movies and Live Sports
- Spa with Steam, Sauna & Jacuzzi
- Indoor Badminton Court
- Air-conditioned Squash Court
- Well-equipped Karaoke Studio
- Simulator Golf Play Zone
- Health Zone for Zumba & Aerobics
- Well-stocked Library & Reading Zone



# YOUR DREAM HEALTH

Finds a Perfect Destination



**Nirvana World**  
The Health & Fitness Zones



LEISURE POOL AND LAP POOL WITH SUNKEN POOL BAR

Artist's Impression



OPEN AIR GYMNASIUM

Artist's Impression



NET CRICKET

Artist's Impression



LAWN TENNIS COURT WITH FLOOD LIGHTS

Artist's Impression



BASKETBALL COURT

Artist's Impression





600 MTR. LONG ELEVATED JOGGING TRACK & PATHWAY

Artists Impression



FUTSAL COURT WITH FLOOD LIGHTS

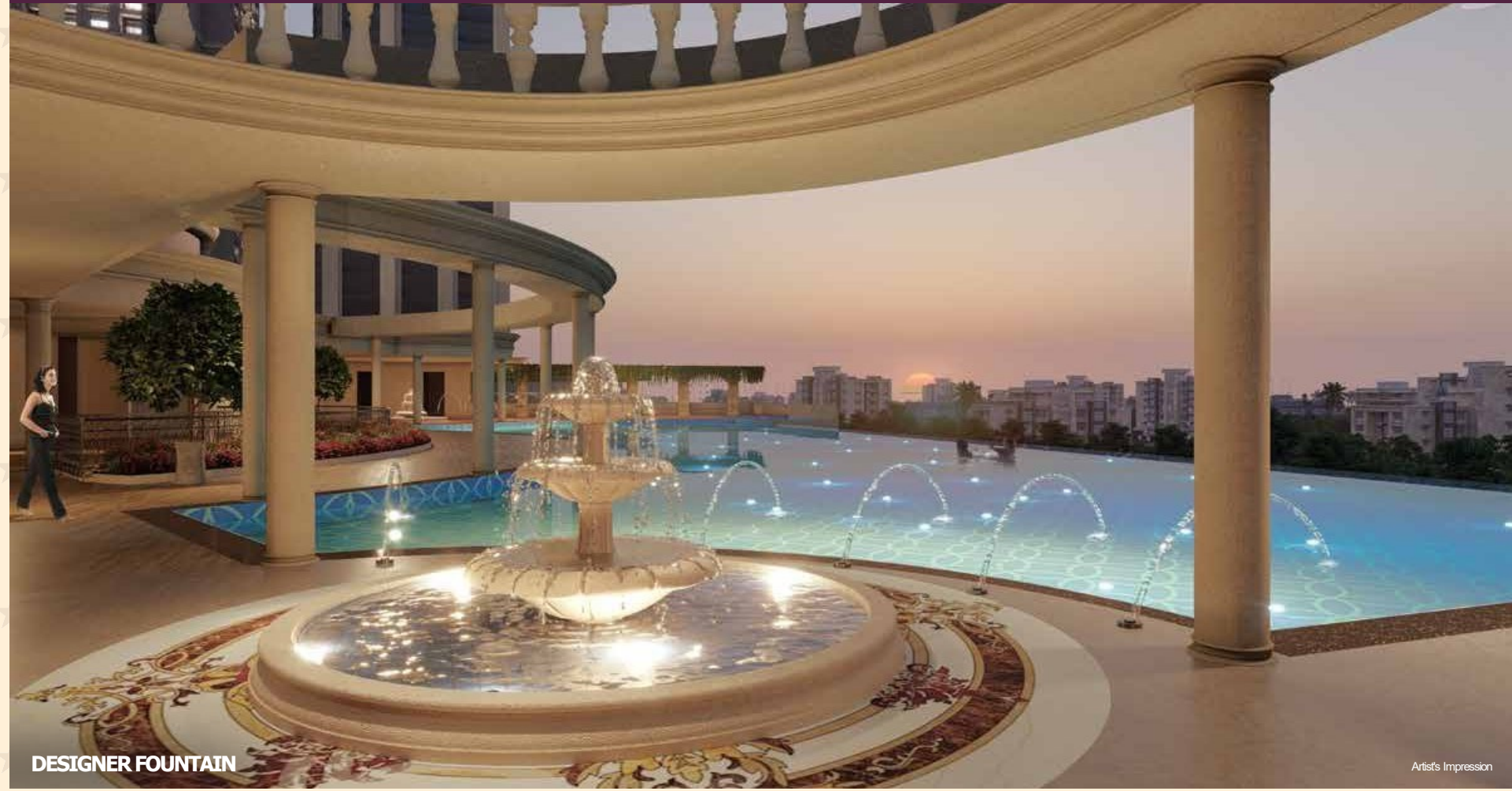
Artists Impression

# YOUR DREAM COMFORT

For Eternal Peace amidst Greens



**Zen World**  
The Address of Peace & Harmony



DESIGNER FOUNTAIN

Artists Impression



YOGA LAWN

Artists Impression



DESIGNER PERGOLAS AND GAZEBOS FOR RELAXATION

Artists Impression



PETS PARK WITH PLAY EQUIPMENT

Artists Impression



BARBEQUE PAVILION

Artists Impression

# YOUR DREAM ENTERTAINMENT

Multiplying Your Joys Manifolds



**Euphoria World**  
The Place of Entertainment & Social Life



**AMPHITHEATRE WITH PERFORMANCE STAGE**

Artist's Impression



**WELL-EQUIPPED KIDS PLAY AREA WITH RUBBER FLOORING**

Artist's Impression



**SKATING RINK**

Artist's Impression



**MUSICAL PAVILION**

Artist's Impression



**OPEN AIR JACUZZI**

Artist's Impression



**SAI BABA & LORD GANESHA TEMPLE**

Artist's Impression



KIDS SPLASH PAD WITH WATER PLAY STATION

Artists Impression



3 LEVEL CLUBHOUSE WITH OPEN-AIR CAFETERIA

Artists Impression

# YOUR DREAM CLUB-LIFE

For a Posh Community Lifestyle Experience



**La Dreams Club**  
The High-society Clubhouse



LA DREAMS CLUBHOUSE

Artists Impression



BANQUET HALL FOR CELEBRATIONS

Artists Impression



PRIVATE THEATRE WITH DTH



INDOOR GAMES ARENA

Artists Impression



HEALTH ZONE FOR ZUMBA & AEROBICS



AIR-CONDITIONED SQUASH COURT



WELL-STOCKED LIBRARY & READING ZONE

Images for representation purpose only



PODIUM VIEW - LA DREAMS CLUB

Artist's Impression



LA DREAMS CLUB

Artist's Impression



CAFETERIA

Artist's Impression



ROOFTOP - LA DREAMS CLUB

Artist's Impression



**A MAGNIFICENT TOWNSHIP  
OF INTERNATIONAL STANDARDS  
TO FULFILL YOUR  
FAMILY'S DREAM**



Artist's Impression



**SAI  
WORLD DREAMS**  
—  
**DOMBIVLI**

**AT A GLANCE**

**Nirvana World  
The Health & Fitness Zones**

- Open Air Gymnasium
- Yoga Plaza & Sitting
- Futsal Court with Flood Lights
- Leisure Pool & Lap Pool with Sunken Pool Bar
- Basketball Court
- Cricket Practice Pitch
- Lawn Tennis Court with Flood Lights
- 600 Mtr. Long Elevated Jogging Track & Pathway

**Zen World  
The Address of Peace & Harmony**

- Designer Fountain
- Landscaped Garden with Water Bodies
- Exclusive Open-air Chess Play Area
- Designer Pergolas and Gazebos for Relaxation
- Senior Citizen Chit-chat Zone with Sit-outs
- Pets Park with Play Equipment
- Miyawaki Forest

**Euphoria World  
The Place of Entertainment & Social Life**

- Kids Splash Pad with Water Play Station
- Open-air Celebration Lawn
- Amphitheatre with Performance Stage
- Well-equipped Kids Play Area with Rubber Flooring
- Peaceful Saibaba & Lord Ganesha Temple
- Skating Rink
- Musical Pavilion
- 3 Level Clubhouse with Open-air Cafeteria

**La Dreams Club  
The High Society Clubhouse**

- Well-equipped Fitness Centre
- Big Banquet Hall for Celebrations
- Indoor Games Arena
- Private Theatre for Movies and Live Sports
- Spa with Steam, Sauna & Jacuzzi
- Indoor Badminton Court
- Air-conditioned Squash Court
- Well-equipped Karaoke Studio
- Simulator Golf Play Zone
- Health Zone for Zumba & Aerobics
- Well-stocked Library & Reading Zone

**Extraordinary Tower Features**

- Double-height Entrance Lobbies
- Air-conditioned Lounge & Art Gallery
- 24x7 Security & CCTV Surveillance
- Designer Floor Lobbies
- High-speed Lifts & Generator Backup
- Intercom System
- Shopping Centre with Famous Brand Stores

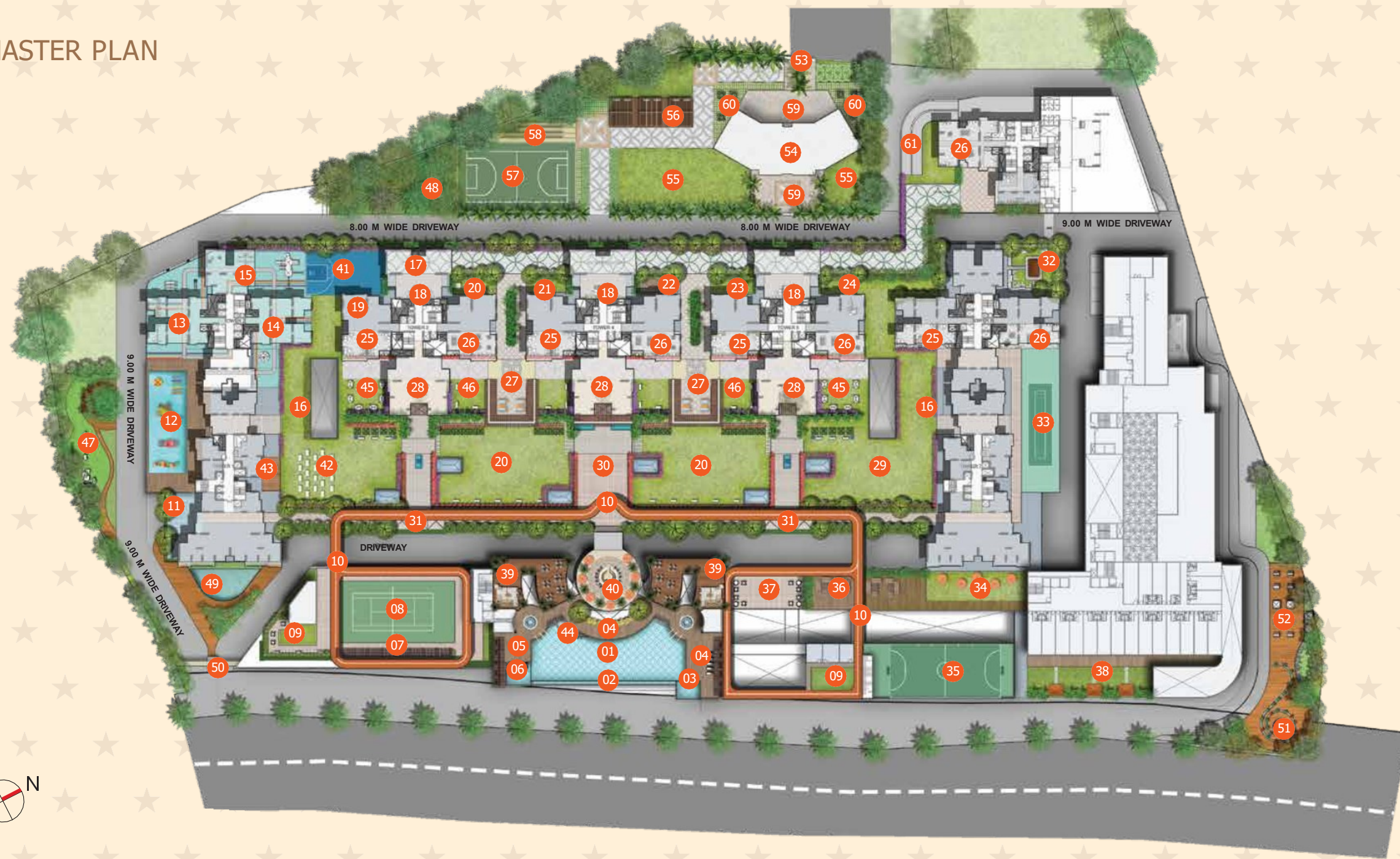
**Luxury Apartment Specifications**

- Big Size Vitrified Tiles in Living, Dining and Passage Area
- Vitrified Tiles in Kitchen and Common Bedroom
- European Wooden Flooring in Master Bed Room
- Granite Kitchen Platform with Service Platform

- 4 / 3 Burner Gas Hob, Exhaust Chimney
- Water Purifier & Geyser for Hot Water at Kitchen Sink
- Exhaust Fan in Kitchen Window
- Shower Panel in Master Bedrooms
- Branded Geyser in Bathrooms
- Designer Bathroom with Branded Sanitary Ware & Fixtures
- T. V., Telephone & Internet Points in All Rooms
- Concealed Plumbing with Premium Quality C. P. Fitting
- Branded Concealed Copper Wiring with MCB / ELCB
- Attractive Main Door with Elegant Big Handles & Night Latch
- Premium Quality Plastic Paints on Interior Walls
- Ample Electrical Points & Modular Switches
- Marble & Granite Window Sill with Half Round Moulding / Polished
- Gypsum Finished Internal Walls
- Video Door Security Systems in Each Flat with Cameras



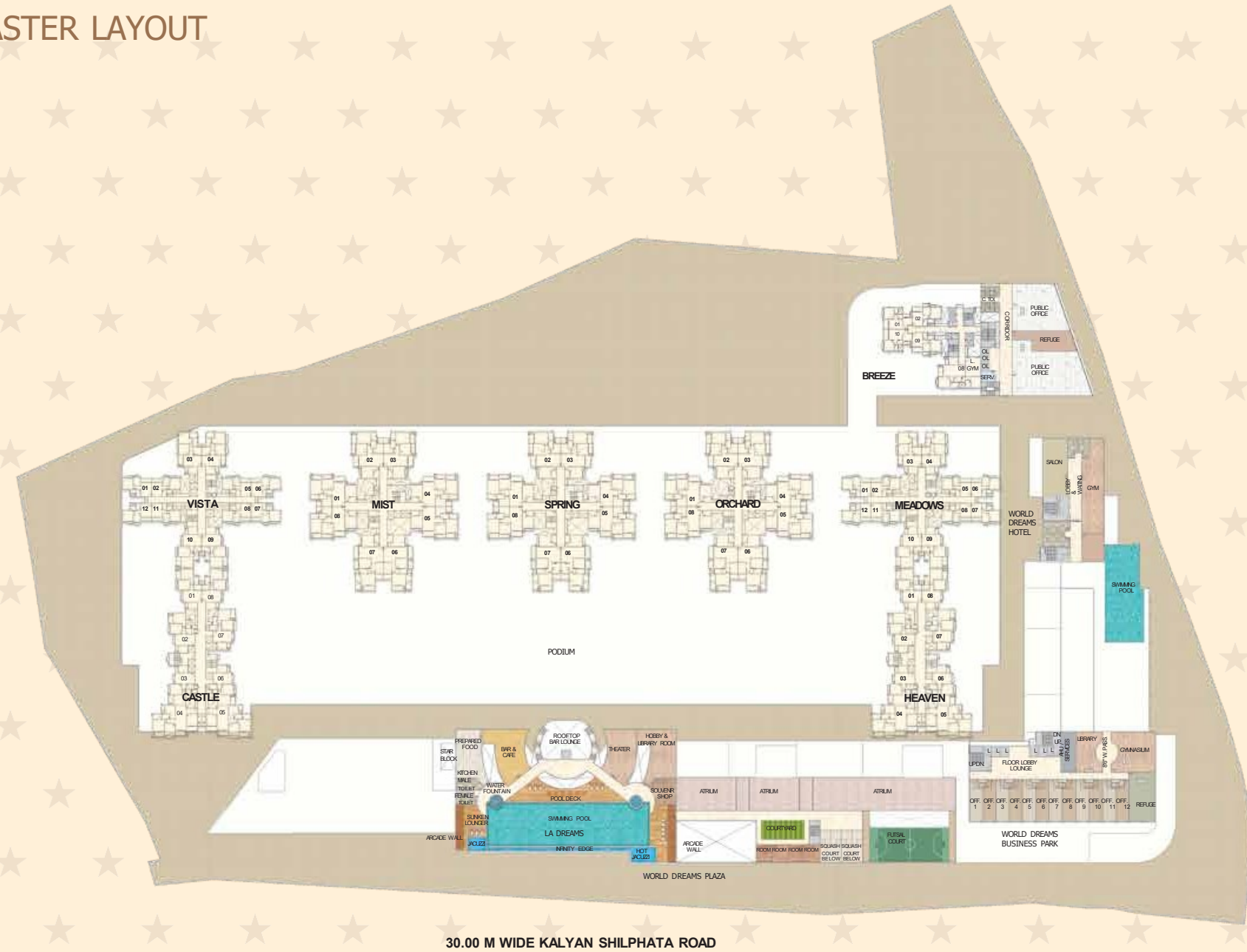
# MASTER PLAN



# LEGENDS

- 01 Lap Pool
- 02 Infinity Edge
- 03 Hot Jacuzzi
- 04 Pool Deck
- 05 Sunken Lounger
- 06 Jacuzzi
- 07 Bleachers
- 08 Tennis Court
- 09 Leisure Lawn
- 10 Elevated Jogging track
- 11 Skating Rink
- 12 Splash Pad
- 13 Young Kids Play Zone
- 14 Adult Kids Play Zone
- 15 Toddlers Play Zone
- 16 Green Plaza
- 17 Pathway
- 18 Entry Plaza
- 19 Swing Yard
- 20 Festival Lawn
- 21 Yoga Lawn
- 22 Yoga Deck
- 23 Senior's Gym
- 24 Open gym
- 25 Seating Pod
- 26 Game Zone
- 27 Paved Plaza
- 28 Trellis Plaza
- 29 Gathering Lawn
- 30 Connecting Plaza
- 31 Seating Pavilion
- 32 Temple
- 33 Net Cricket
- 34 Party Lawn
- 35 Futsal Court
- 36 Party Deck
- 37 Informal Plaza
- 38 Outdoor Working Pods
- 39 Evening Lounge (On Club Rooftop)
- 40 Bar Lounge (On Club Rooftop)
- 41 Half-Basketball Court
- 42 Outdoor Movie Screening Seating
- 43 Stage Structure
- 44 Pool Bar
- 45 Family Swing Lawn
- 46 Herb Garden
- 47 Pet Park
- 48 Miyawaki Forest
- 49 Entry Water Feature
- 50 Entry Gate
- 51 Fountain Plaza
- 52 Food Kiosk Plaza
- 53 Entry Gate for P.G.
- 54 Club House in P.G.
- 55 Spill over Lawn
- 56 Pavilion
- 57 Play Court
- 58 Bleachers
- 59 Decorative Plaza
- 60 Outdoor Sit-out
- 61 Barbeque Pavilion

# MASTER LAYOUT



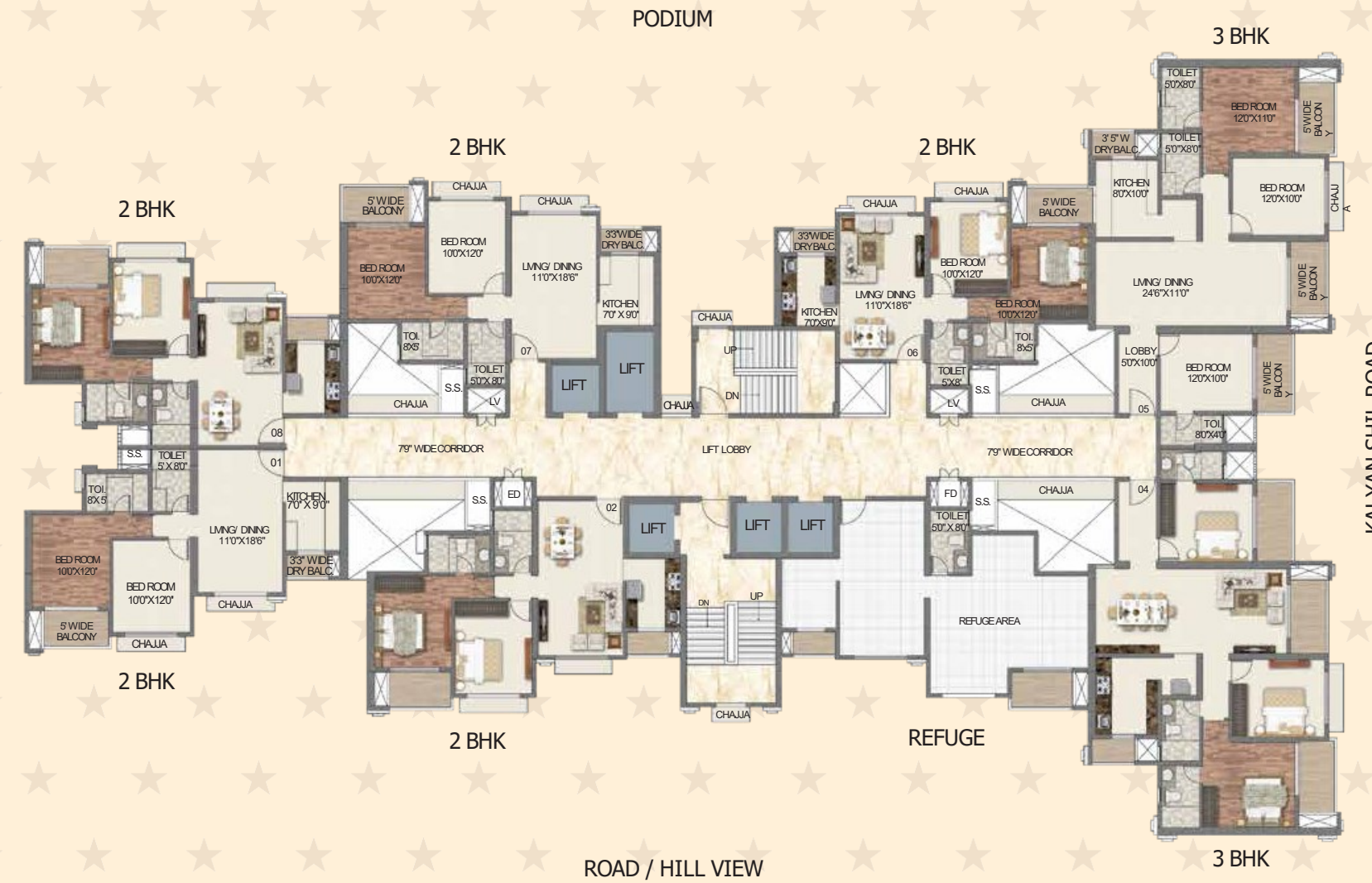
TOWER 1 - CASTLE  
TYPICAL FLOOR PLAN



KALYAN SHIL ROAD



TOWER 1 - CASTLE  
TYPICAL REFUGE FLOOR PLAN



KALYAN SHIL ROAD



TOWER 1 - CASTLE  
2 BHK UNIT PLAN



TOWER 1 - CASTLE  
3 BHK UNIT PLAN



TOWER 1 - CASTLE  
2 BHK UNIT PLAN



# TOWER 2 - VISTA TYPICAL FLOOR PLAN



# TOWER 2 - VISTA TYPICAL REFUGE FLOOR PLAN



TOWER 2 - VISTA  
1 BHK UNIT PLAN



TOWER 2 - VISTA  
2 BHK UNIT PLAN



TOWER 2 - VISTA  
2.5 BHK UNIT PLAN



# TOWER 3 - MIST TYPICAL FLOOR PLAN



# TOWER 3 - MIST TYPICAL REFUGE FLOOR PLAN



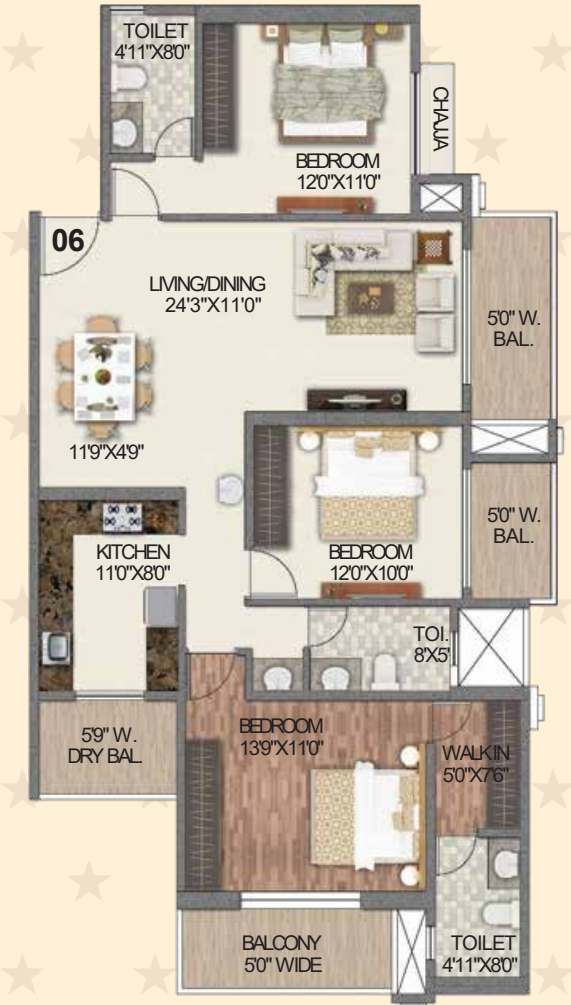
TOWER 3 - MIST  
3 BHK UNIT PLAN



TOWER 3 - MIST  
3 BHK UNIT PLAN



TOWER 3 - MIST  
3 BHK UNIT PLAN







TOWER 4 - SPRING  
3 BHK UNIT PLAN



TOWER 4 - SPRING  
3 BHK UNIT PLAN



TOWER 4 - SPRING  
3 BHK UNIT PLAN



TOWER 8 - BREEZE  
TYPICAL FLOOR PLAN



TOWER 8 - BREEZE  
TYPICAL REFUGE FLOOR PLAN



TOWER 8 - BREEZE  
1 BHK UNIT PLAN



TOWER 8 - BREEZE  
1 BHK UNIT PLAN



TOWER 8 - BREEZE  
1.5 BHK UNIT PLAN



TOWER 8 - BREEZE  
2 BHK UNIT PLAN



# COMPLETED PROJECTS

LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION

 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI SPRING</b> KHARGHAR</p> <p>G+29 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI CRYSTALS</b> KHARGHAR</p> <p>G+30 Storeyed Tower with 2 Wings</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI SOLITAIRE</b> KHARGHAR</p> <p>G+30 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI WONDER</b> KHARGHAR</p> <p>G+18 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI MOKSH</b> KHARGHAR</p> <p>G+22 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI MIRACLE</b> KHARGHAR</p> <p>G+30 Storeyed Tower with 2 Wings</p>
 <p>Artistic Impression</p> <p><b>SAI JEWEL</b> KHARGHAR</p> <p>G+18 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI MANNAT</b> KHARGHAR</p> <p>G+26 Storeyed Tower</p>	 <p>ACTUAL PHOTOGRAPH</p> <p><b>SAI RIVERDALE</b> TALOJA</p> <p>G+19 Storeyed Tower with 2 Wings</p>	 <p>Artistic Impression</p> <p><b>SAI PEARLS</b> KHARGHAR</p> <p>G+15 Storeyed 2 Towers</p>		
 <p>Artistic Impression</p> <p><b>SAI FORTUNE</b> ULWE</p> <p>G+13 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI SAHIL</b> ULWE</p> <p>G+12 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI GANGA</b> ULWE</p> <p>G+13 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI SAPPHIRE</b> ULWE</p> <p>G+7 Storeyed 2 Towers with four wings</p>	 <p>Artistic Impression</p> <p><b>SAI HARMONY</b> ULWE</p> <p>G+7 Storeyed Tower with 4 Wings</p>	

# ONGOING PROJECTS

LANDMARKS POISED TO BECOME BENCHMARKS

 <p>Artistic Impression</p> <p><b>SAI SUN CITY</b> UPPER KHARGHAR</p> <p>27 Acre Global Lifestyle Themed Development</p>	 <p>Artistic Impression</p> <p><b>SAI WORLD CITY</b> PANVEL</p> <p>32 Acre Mega Township</p>	 <p>Artistic Impression</p> <p><b>PARADISE MALL</b> KHARGHAR</p> <p>Commercial Mall with G+2 Storeys</p>
 <p>Artistic Impression</p> <p><b>SAI WORLD EMPIRE</b> KHARGHAR</p> <p>18 Acre Kingdom</p>	 <p>Artistic Impression</p> <p><b>SAI WORLD LEGEND</b> KALYAN NX</p> <p>A Magnificent High-rise Tower</p>	 <p>Artistic Impression</p> <p><b>SAI WORLD RETREAT</b> LONAVALA</p> <p>Exclusive 3 BHK Duplex Villas</p>
 <p>Artistic Impression</p> <p><b>SAI SYMPHONY</b> KHARGHAR</p> <p>G+23 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI AARADHYA</b> KHARGHAR</p> <p>G+21 Storeyed Tower</p>	 <p>Artistic Impression</p> <p><b>SAI ICON</b> KHARGHAR</p> <p>G+12 Storeyed Tower</p>

# PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



## OUR PRESENCE

KHARGHAR | UPPER KHARGHAR | PANVEL | ULWE | TALOJA  
DOMBIVLI | KALYAN NX | LONAVALA

It's been a long yet fruitful journey for Paradise Group. We began more than three decades ago with a clear aim of providing lavish and appealing spaces for all to dwell. We have come a long way after constructing more than 125 successful projects across Navi Mumbai as of today's date. This rendezvous of more than 32 years has made us a team of highly experienced construction experts. Keeping abreast with the latest technology and implementation of world-class techniques are the reasons why our structures are not just luxuriously designed marvels, but also perfect specimens of 'beauty with quality'.

With structures that are a beautiful mix of high-end luxuries and modern amenities and pose an elegant touch of culture, we have attempted to make this world a better place to live in. Our past has been glorious and made us proud in constructing 5 Million Sq. Ft. of land area that gave our customers best places to live an enhanced life. At present we are developing over 12.5 Million Sq. Ft. of land area across prime locations of Navi Mumbai and Mumbai like Kharghar, Panvel, Taloja, Ulwe, Kalyan NX, Upper Kharghar, Dombivli and Lonavala providing highly innovative, state-of-the-art construction for the classes as well as the masses. With an extremely progressive attitude, today we are forging ahead towards a bright future with a massive land bank of another 12.5 Million Sq. Ft. of through which we are committed to bring in a big change in present housing concepts. We are sure that our sincere efforts towards making this world a 'Paradise' will definitely become a pleasant reality in the near future.