



**PARADISE GROUP**  
Your World. Our Vision.  
ISO - 9001: 2015 Certified Organization

CELEBRATING  
**35**  
Years



**SAI  
WORLD LEGEND**  
KALYAN NX

— ONE LIFE. —  
**LIVE IT LIKE A LEGEND**



G + 40 STOREYED TOWER

8 ACRES LIFESTYLE  
COMMUNITY

PHASE 1 - READY POSSESSION



SAI  
WORLD LEGEND  
KALYAN NX

## WORLD OF LUXURIES LIFESTYLE OF LEGENDS

### Highlights of Legendary Lifestyle

- A Magnificent G + 40 Storeyed Tower with G + 2 Commercial Premises
- Luxurious 2, 3 & 4 BHK Apartments Starting from 3rd floor
- Lavish Approx. 1,30,000 Sq. Ft. Podium and Recreational Amenities
- Grand Air - Conditioned Double Height Entrance Lobby in each Building
- A/C Common Areas in Commercial Building
- Four High-Speed branded Elevators including 1 Stretcher
- Ample Parking Spaces
- Dedicated Car Parking Spaces for commercial premises
- 24 X 7 Security & CCTV Surveillance
- 24 X 7 Power Backup for Lifts & Common Amenities

## Location Map



## Location Advantages



- Situated at Ulhasnagar-I, Adjoining 30 Meter Kalyan-Murbad Highway
- Mumbai-Agra National Highway - 5 Mins Drive



- Located Opposite to Shahad Railway Station Kalyan Railway Station - 5 Mins Drive
- Vithalwadi & Ulhasnagar Railway Station - 10 Mins Drive



- Birla School & College - 2 Kms
- Sacred Heart School - 2.5 Kms
- Podar International School - 3.5 Kms

## Proposed Infrastructure Developments at Kalyan NX



- Very Close to Proposed KDMT Bus Depot
- Proposed Multi-nodal Bus Rapid Transport System (BRTS) & Mass Rapid Transport System (MRTS)



- Proposed Four-lane Expressway Between Virar-Vasai-Diva Bhiwandi-Kalyan-Panvel to Alibaug
- Proposed Metro Line Connecting Kalyan & Navi Mumbai



- New Metro Line from Thane to Kalyan via Bhiwandi

# HEIGHTS OF PRIVILEGES RISE OF HAPPINESS



LEGENDARY SKY LIFESTYLE AVENUES ON ROOFTOPS OF ALL TOWERS

## SKY LIFESTYLE FEATURES



ONE-OF-ITS-KIND ROOFTOP AVENUES

Artist's Impression



SENIOR CITIZEN AREA WITH COVE



SKY OBSERVATORY DECK WITH TELESCOPE



SWING LAWN



TERRACE SEATING DECK



LAWN SEATING WITH WALKWAY

ALL IMAGES ARE ACTUAL PHOTOGRAPHS



PODIUM AND ROOFTOP LIFESTYLE AMENITIES

ACTUAL PHOTOGRAPH

# LAND OF PLEASURES GATEWAY TO PEACE



THOUGHTFUL DESIGNING AND LANDSCAPING FOR LEISURE & ENTERTAINMENT

## LEISURE & ENTERTAINMENT FEATURES



POOL LOUNGE WITH SIT-OUTS

Artist's Impression



MULTIPURPOSE LAWNS WITH SEATING

Artist's Impression



KIDS FUN POOL

ACTUAL PHOTOGRAPH



RAIN DANCE

Artist's Impression



GAZEBO

ACTUAL PHOTOGRAPH



PERGOLA SEATING

Artist's Impression



POOLSIDE LOUNGERS WITH WATER CURTAIN WALL

ACTUAL PHOTOGRAPH

# AVENUES OF HEALTH LEAGUE OF ACHIEVERS



EXTRAORDINARY HEALTH, WELLNESS & ADVENTURE ZONES

## HEALTH & ADVENTURE FEATURES



LUSH GREEN FUTSAL COURT



PICKLEBALL COURTS



SAI BABA, MAHADEV & JHULELAL TEMPLE



OPEN GYMNASIUM



KIDS PLAY AREA WITH RUBBER FLOORING



WORLD-CLASS LAP POOL



NET CRICKET PITCH



YOGA PLAZA



JOGGING TRACK WITH PAVED PATHWAY



CLUB LORDS



ULTRAMODERN CLUB LORDS  
WITH LAVISH LIFESTYLE AVENUES

ACTUAL PHOTOGRAPH



GRAND ENTRANCE LOBBY

# INDULGENCES OF NOBLES COMMUNITY OF PRIVILEGED



ELITE-CLASS CLUBHOUSE INDULGENCES & FEATURES

## CLUBHOUSE FEATURES



ROCK CLIMBING



UNISEX SPA



YOGA & MEDITATION



SQUASH COURT

ALL IMAGES ARE ACTUAL PHOTOGRAPHS



BANQUET HALL WITH PRE-FUNCTION AREA



INDOOR GAMES ARENA WITH SNOOKER, POOL TABLE, CARROM, TABLE TENNIS & FOOSBALL



LIBRARY



ART ROOM



WELL-EQUIPPED GYMNASIUM



UNISEX SALON



YOGA & ZUMBA



GAME ARCADE



DJ & KARAOKE STUDIO



INDOOR BADMINTON COURT



YOGA PLAZA



PRE-FUNCTION AREA

ALL IMAGES ARE ACTUAL PHOTOGRAPHS

# DESTINATION OF DISTINGUISHED HOME OF ELEGANCE



ULTRA-LUXURIOUS AMENITIES & FACILITIES

APARTMENT AND TOWER FEATURES



BIG-SIZE VITRIFIED / MARBONITE FLOORING IN ALL ROOMS



WOODEN FLOORING IN MASTER BEDROOM



GRAND DOUBLE HEIGHT ENTRANCE LOBBY IN EACH BUILDING



DESIGNER KITCHEN WITH EXHAUST CHIMNEY, GAS HOB & BRANDED SINK



DESIGNER BATHROOMS WITH BRANDED SANITARY WARE & FIXTURES



DINING AREA



BAR COUNTER

ALL IMAGES ARE ACTUAL PHOTOGRAPHS

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# BRANDS OF THE WORLD COME TO YOUR DOORSTEPS

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ROAD-FACING COMMERCIAL CENTRE WITH SHOPPING PLAZA



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**BE REMEMBERED FOR  
YOUR LEGENDARY LIFESTYLE**

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PHASE 1 - READY POSSESSION

ACTUAL SHOT OF LOCATION



## GROUND FLOOR PLAN

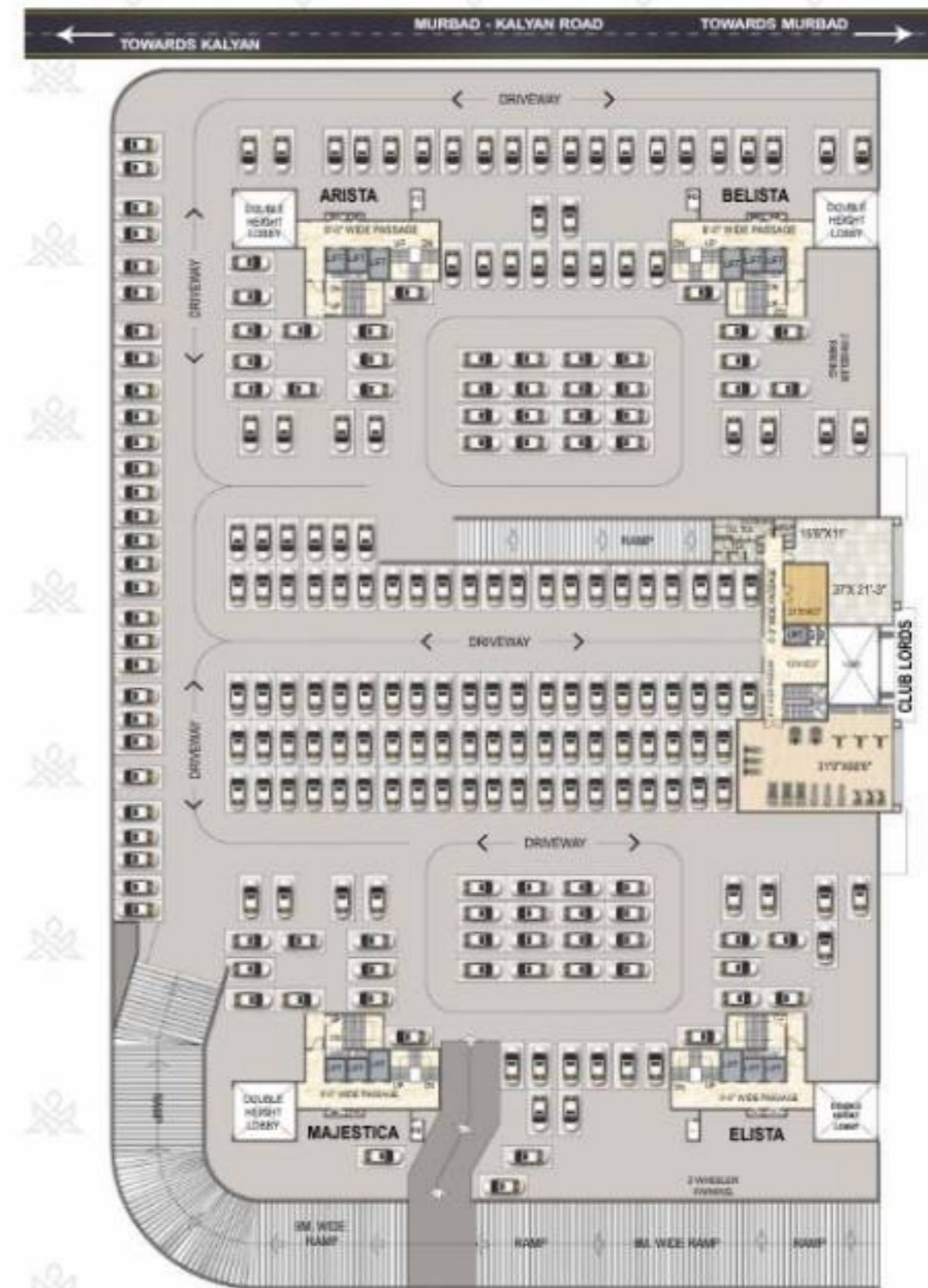


### GROUND LEGEND

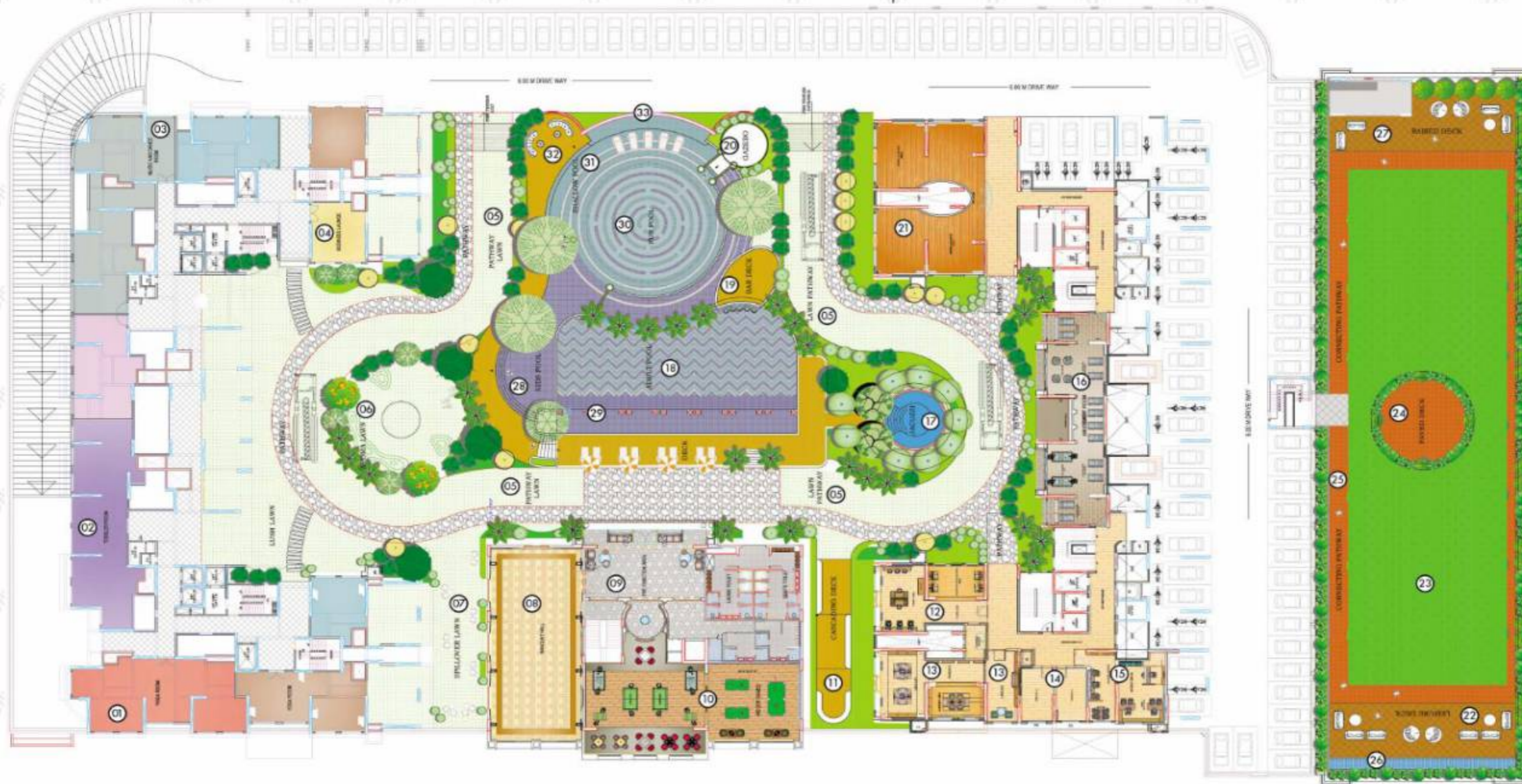
- |                          |                      |                        |                      |
|--------------------------|----------------------|------------------------|----------------------|
| 01 TEMPLE                | 06 MEDITATION DECK   | 11 PETS PARK           | 16 PICKLEBALL COURTS |
| 02 PERIPHERAL PLANTATION | 07 YOGA LAWN         | 12 NET CRICKET AREA    | 17 SKATING PLAZA     |
| 03 MULTI-USE LAWN        | 08 KIDS PLAY AREA    | 13 OUTDOOR GYM         | 18 TEMPLE GARDEN     |
| 04 EXPERIENTIAL WALKWAY  | 09 POTTED PLANTATION | 14 MULTI PURPOSE COURT | 19 SEATING COVE      |
| 05 TRELLIS               | 10 ROUND-ABOUT PLAZA | 15 SPECTATORS SITOUT   |                      |



## 1<sup>ST</sup> FLOOR PODIUM PLAN



## 2<sup>ND</sup> FLOOR PODIUM & COMMERCIAL TERRACE PLAN



### PODIUM LEGEND

- 01 YOGA ROOM
- 02 TODDLER ROOM
- 03 MUSIC & DANCE ROOM
- 04 BUSINESS LOUNGE
- 05 PATHWAY LAWN
- 06 AROMA LAWN
- 07 SPILLOVER LAWN
- 08 BANQUET HALL
- 09 PRE FUNCTION AREA
- 10 INDOOR GAME AREA
- 11 CASCADING DECK
- 12 ART & CRAFT AREA
- 13 LIBRARY
- 14 TUITION ROOM
- 15 SOCIETY OFFICE
- 16 AMUSMENT ROOM
- 17 JACUZZI
- 18 SWIMMING POOL
- 19 SUNKEN BAR
- 20 GAZEBO
- 21 DANCE & ZUMBA AREA
- 22 LEISURE DECK
- 23 LA EMPERIA - PARTY LAWN
- 24 PAVED DECK
- 25 CONNECTING PATHWAY
- 26 WATER FOUNTAIN
- 27 RAISED DECK
- 28 KIDS POOL
- 29 WATER CURTAIN WALL
- 30 FUN POOL
- 31 SHALLOW POOL
- 32 SITTING DECK
- 33 RAIN DANCE



# TERRACE PLAN



## TERRACE LEGEND

- 01 ENTRY LOBBY
- 02 CONNECTING DECK
- 03 LEISURE LAWN
- 04 SEATING DECK
- 05 SENIOR CITIZEN DECK
- 06 PARTY PAVILION
- 07 PARTY PAVILION



# GROUND FLOOR COMMERCIAL PLAN



# 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR COMMERCIAL PLAN



# TYPICAL FLOOR PLAN

(3<sup>rd</sup> to 36<sup>th</sup>)

## ARISTA

## BELISTA



### 2 BHK - TYPE 1

(Flat No. 1)



### 2 BHK - TYPE 2

(Flat No. 2 & 3)



### 3 BHK - TYPE 1

(Flat No. 4)



### 3 BHK - TYPE 2

(Flat No. 5 & 6)



**4 BHK TYPE**

(Flat No. 5 & 6)



PHASE II  
G+42 STOREYED



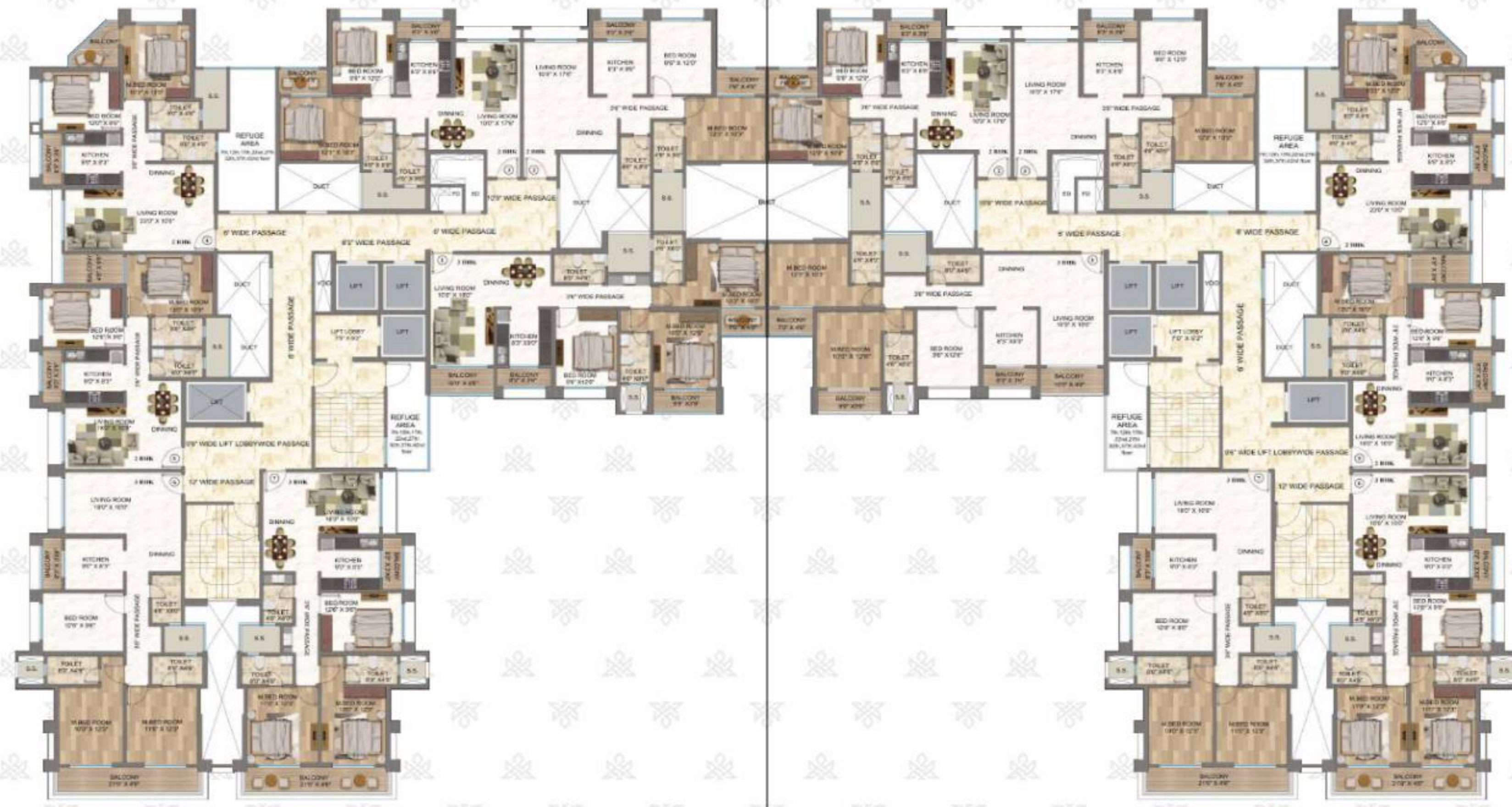
SAI  
WORLD LEGEND  
KALYAN NX



TYPICAL FLOOR PLAN

ELISTA

MAJESTICA



**FLAT 01 - 3 BHK**



**FLAT 02/03 - 2 BHK**



**FLAT 04 - 2 BHK**



**FLAT 05 - 2 BHK**



**FLAT 06 - 3 BHK**



**FLAT 07 - 3 BHK**



## COMPLETED PROJECTS

LIFESTYLES THAT STAND AS ELOQUENT TESTIMONIALS TO PERFECTION



SAI SPRING  
KHARGHAR  
G+29 Storeyed Tower



SAI CRYSTALS  
KHARGHAR  
G+30 Storeyed Tower with 2 Wings



SAI SOLITAIRE  
KHARGHAR  
G+30 Storeyed Tower



SAI WONDER  
KHARGHAR  
G+18 Storeyed Tower



SAI MOKSH  
KHARGHAR  
G+22 Storeyed Tower



SAI MIRACLE  
KHARGHAR  
G+30 Storeyed Tower with 2 Wings



SAI JEWEL  
KHARGHAR  
G+18 Storeyed Tower



SAI MANNAT  
KHARGHAR  
G+26 Storeyed Tower



SAI RIVERDALE  
TALAJA  
G+19 Storeyed Tower with 2 Wings



SAI PEARLS  
KHARGHAR  
G+15 Storeyed 2 Towers



SAI FORTUNE  
ULWE  
G+13 Storeyed Tower



SAI SAHIL  
ULWE  
G+12 Storeyed Tower



SAI ICON  
KHARGHAR  
G+14 Storeyed Tower



SAI SYMPHONY  
KHARGHAR  
G+27 Storeyed Tower



SAI AARADHYA  
KHARGHAR  
G+22 Storeyed Tower

## ONGOING PROJECT

LANDMARKS POISED TO BECOME BENCHMARKS



SAI WORLD DREAMS  
DOMBIVLI  
18 Acre Residential & Commercial Township



SAI WORLD CITY  
PANVEL  
38 Acre Mega Township



SAI SUN CITY  
UPPER KHARGHAR  
27 Acre Township



SAI PLATINUM  
KHARGHAR  
G+33 Storeyed Tower



SAI WORLD EMPIRE  
KHARGHAR  
18 Acre Township



SAI WORLD RETREAT  
LONAVALA  
Exclusive 3 BHK Duplex Villas



SAI WORLD PYRAMID  
NERUL  
2 Acre Mixed-use Development



SAI PALM VIEW  
NERUL  
Breathtaking View of Arabian Sea



SAI WORLD ONE  
NERUL  
6 Acre Mixed-use Development

## PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



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### OUR PRESENCE

NERUL | KHARGHAR | UPPER KHARGHAR  
PANVEL | 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 3 decades 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 beautifully blend high-end luxuries, modern amenities, and an elegant touch of culture, we have always aimed to make the world a better place to live in. Today, our vision has evolved into an even more ambitious reality with 20,000 themed luxury residences in the making, each crafted to offer an elevated and enriched lifestyle. We are currently developing 2.2 crore sq. ft. of Luxury landmark projects across prime locations of Navi Mumbai and MMR—including Nerul, Kharghar, Panvel, Kalyan NX, Upper Kharghar, Dombivli, and Lonavala—delivering highly innovative, state-of-the-art construction designed for both the classes and the masses.

With a progressive outlook and a robust land bank that will further fuel our growth, we continue to forge ahead toward a bright future. Our commitment remains steadfast: to bring transformative change to modern housing concepts and to create a world that truly reflects the essence of a Paradise.





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P51700025002  
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**Design Architect & Interiors**  
Vini & Associates

**Liasoning Architect**  
Prime Consultant

**RCC Consultant**  
Structural Concept Designs Pvt. Ltd.

**Landscape Architect**  
Newarch Landscapes LLP

**Legal Advisor**  
Bhojraj Jeswani

**MEP Consultant**  
Anil Verma & Asso.

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### PARADISE LIFESTYLES PRIVATE LIMITED

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Kalyan Murbad Road, Near Shahad Station, Ulhasnagar - 421 001

Corporate Office: 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai - 400 705

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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.