

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 dark brown hat. Instead of a face, there is a large, bright white cloud. Several small black birds are flying around the cloud. The background is a clear blue sky with some light clouds. The text "EVERYBODY HAS A DREAM" is overlaid in white, bold, sans-serif font across the middle of the image.

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





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



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



THE DREAM OF WORLD CLASS RETAIL & WORK SPACES

**Integrated Development with Hight Street Plaza 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

Connectivity

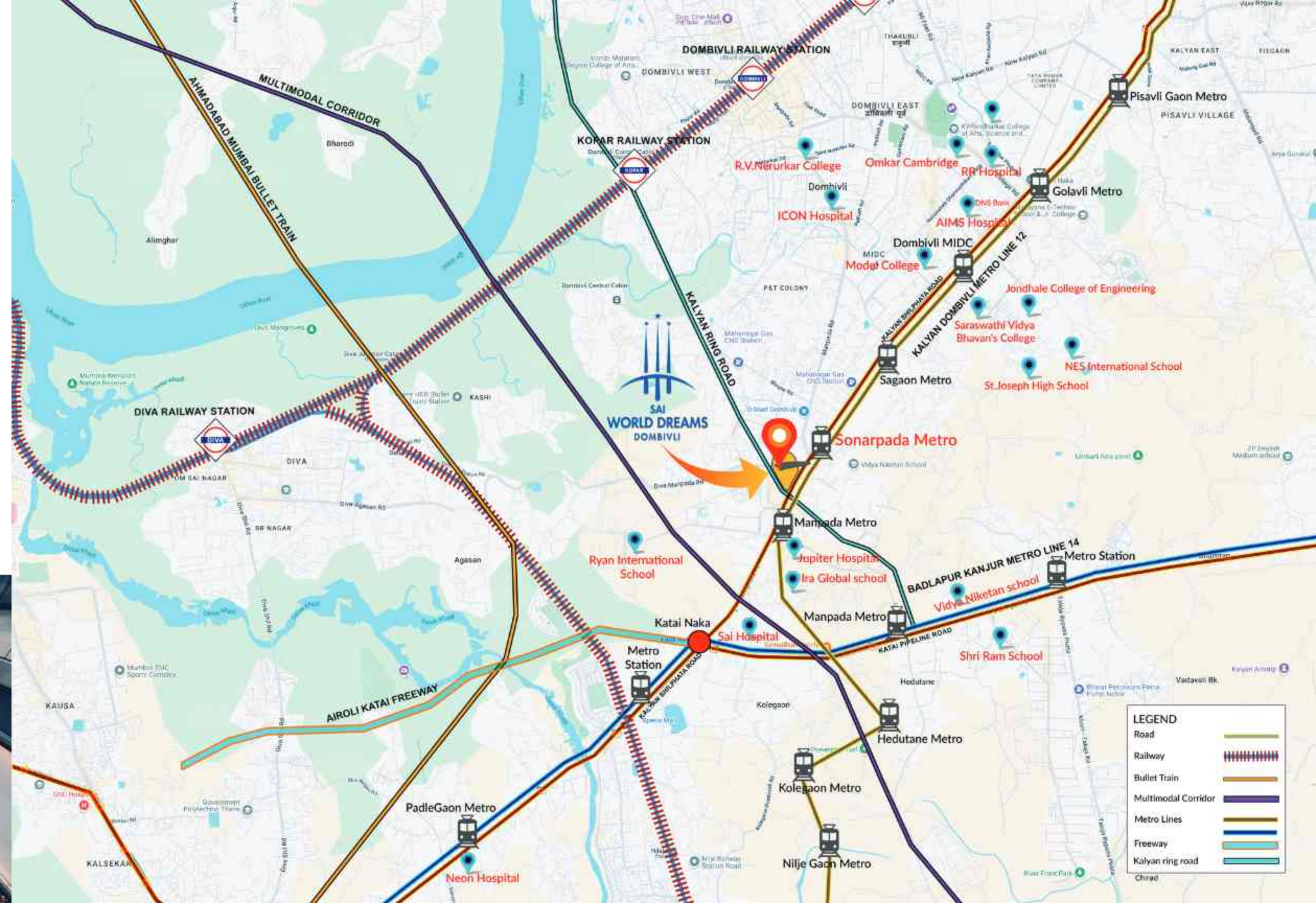
- Kalyan-Shil Road – 0 Min
- Multimodal Corridor – 5 Min
- Upcoming Kalyan-Taloja Metro – 2 Mins
- Airoli - Katai Naka Freeway – 3 Mins
- Mumbai - Ahmedabad Bullet Train Station – 7 Mins
- Dombivli Railway Station – 12 Mins
- Navi Mumbai International Airport – 30 Mins
- Samruddhi Highway – 30 Mins

Healthcare

- Jupiter Hospital – 0 Min
- Sai Hospital – 2 Mins
- AIMS Hospital – 3 Mins
- RR Hospital – 4 Mins
- Icon Hospital – 4 Mins
- Neon Hospital – 10 Mins

Schools & Colleges

- Ira Global School - 2 Mins
- Vidya Niketan School - 3 Mins
- Shree Ram School - 4 Mins
- Ryan International School - 5 Mins
- Omkar Cambridge International School - 8 Mins
- Penderkar College - Mins
- Model College - Mins
- RV Nerurkar Junior College - 6 Mins
- St Joseph High School - 5 Mins
- Saraswathi Vidya Bhavan's College - 7 Mins
- Jondhale College of Engineering - 6 Mins
- NES International School - 8 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

Artist's Impression



FUTSAL COURT WITH FLOOD LIGHTS

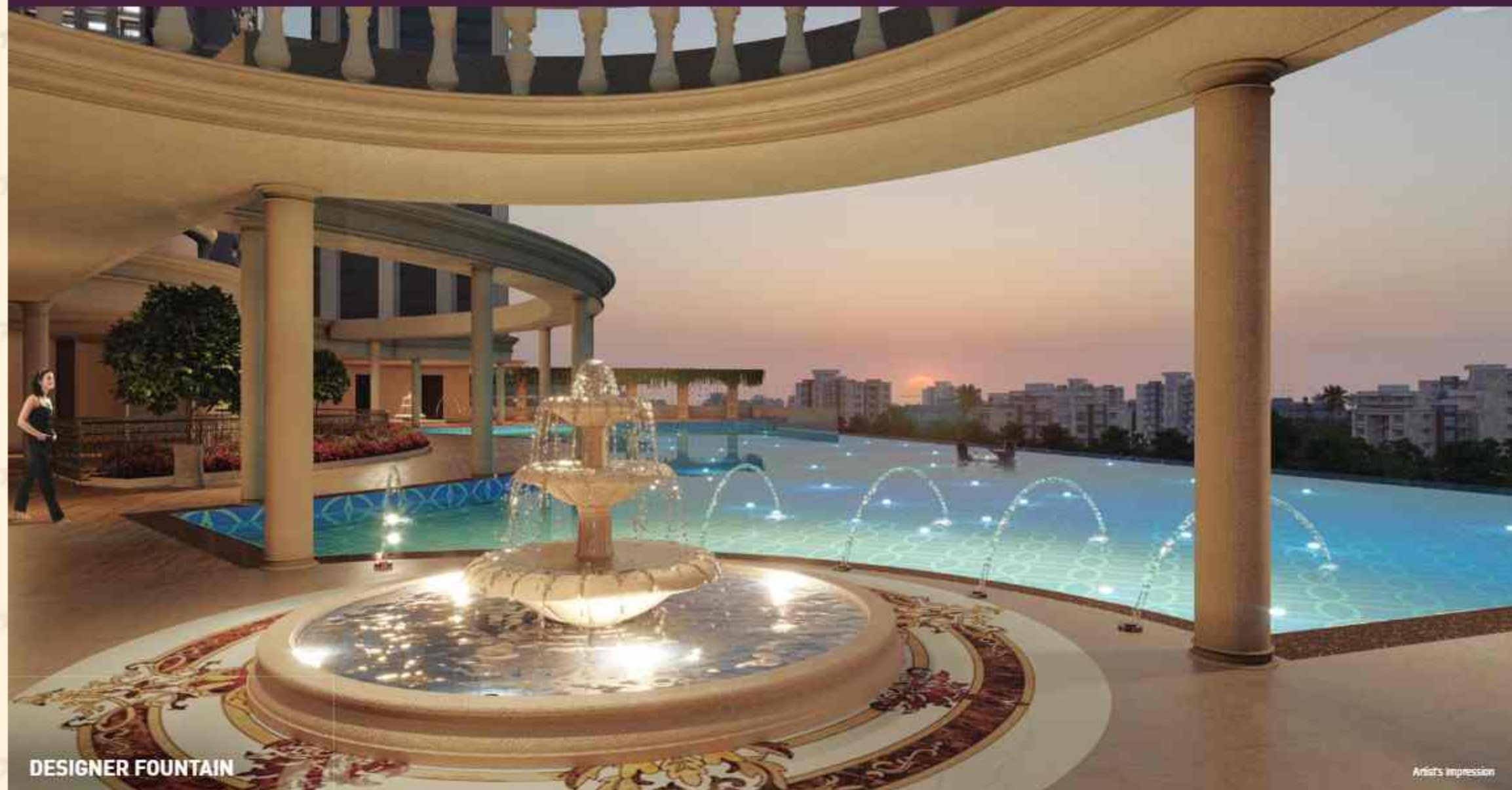
Artist's Impression

YOUR DREAM COMFORT

For Eternal Peace amidst Greens



Zen World
The Address of Peace & Harmony



DESIGNER FOUNTAIN

Artist's Impression



YOGA LAWN

Artist's Impression



DESIGNER PERGOLAS AND GAZEBOS FOR RELAXATION

Artist's Impression



PETS PARK WITH PLAY EQUIPMENT

Artist's Impression



BARBEQUE PAVILION

Artist's Impression



YOUR DREAM ENTERTAINMENT

Multiplying Your Joys Manifolds



Euphoria World
The Place of Entertainment & Social Life



AMPHITHEATRE WITH PERFORMANCE STAGE

Artist's Impression



Artist's Impression

WELL-EQUIPPED KIDS PLAY AREA WITH RUBBER FLOORING



SKATING RINK

Artist's Impression



Artist's Impression

MUSICAL PAVILION



OPEN AIR JACUZZI

Artist's Impression



Artist's Impression

SAI BABA & LORD GANESHA TEMPLE



KIDS SPLASH PAD WITH WATER PLAY STATION

Artist's Impression



3 LEVEL CLUBHOUSE WITH OPEN-AIR CAFETERIA

Artist's Impression

YOUR DREAM CLUB-LIFE

For a Posh Community Lifestyle Experience



La Dreams Club
The High-society Clubhouse



LA DREAMS CLUBHOUSE

Artist's Impression



BANQUET HALL FOR CELEBRATIONS

Artist's Impression



PRIVATE THEATRE WITH DTH



INDOOR GAMES ARENA

Artist's Impression



HEALTH ZONE FOR ZUMBA & AEROBICS



AIR-CONDITIONED SQUASH COURT



WELL-STOCKED LIBRARY & READING ZONE

Images for representation purpose only





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



**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
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- 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

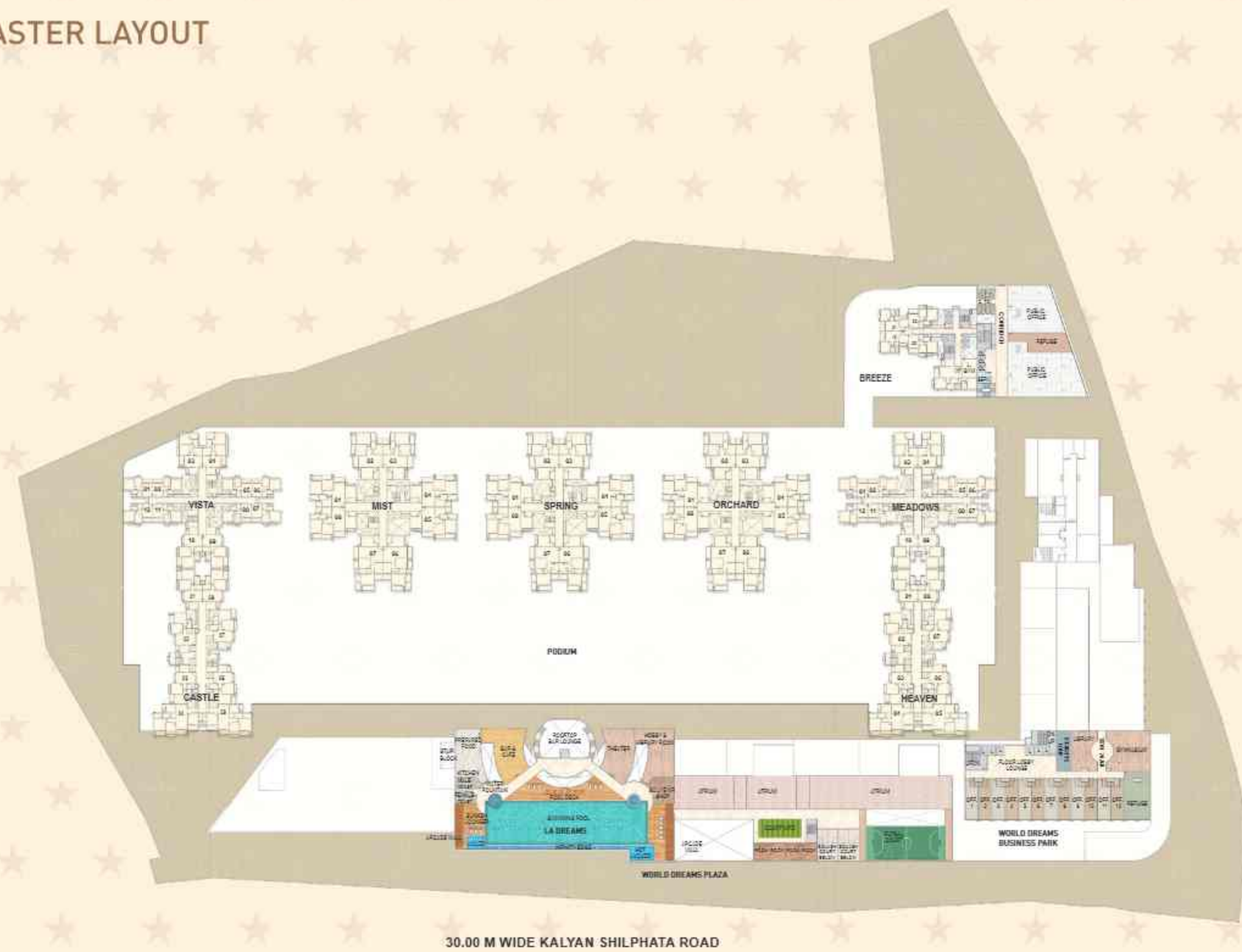
MASTER PLAN



LEGENDS

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

MASTER LAYOUT



TOWER 1 - CASTLE
TYPICAL FLOOR PLAN



TOWER 1 - CASTLE
REFUGE FLOOR PLAN



TOWER 1 - CASTLE & TOWER 7 - HEAVEN
2 BHK UNIT PLAN



TOWER 1 - CASTLE & TOWER 7 - HEAVEN
3 BHK UNIT PLAN



TOWER 1 - CASTLE & TOWER 7 - HEAVEN
2 BHK UNIT PLAN



**TOWER 2 - VISTA
TYPICAL FLOOR PLAN**



**TOWER 2 - VISTA
REFUGE FLOOR PLAN**



TOWER 2 - VISTA & TOWER 6 - MEADOWS
1 BHK UNIT PLAN



TOWER 2 - VISTA & TOWER 6 - MEADOWS
2 BHK UNIT PLAN



TOWER 2 - VISTA & TOWER 6 - MEADOWS
2.5 BHK UNIT PLAN



TOWER 3 - MIST
TYPICAL FLOOR PLAN



TOWER 3 - MIST
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
TYPICAL FLOOR PLAN



TOWER 4 - SPRING
REFUGE FLOOR PLAN



TOWER 4 - SPRING
3 BHK UNIT PLAN



TOWER 4 - SPRING
3 BHK UNIT PLAN



TOWER 4 - SPRING
3 BHK UNIT PLAN



**TOWER 6 - MEADOWS
TYPICAL FLOOR PLAN**



**TOWER 6 - MEADOWS
REFUGE FLOOR PLAN**



TOWER 7 - HEAVEN
TYPICAL FLOOR PLAN



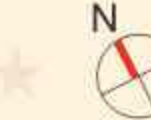
KALYAN SHIL ROAD



TOWER 7 - HEAVEN
REFUGE FLOOR PLAN



KALYAN SHIL ROAD



TOWER 8 - BREEZE
TYPICAL FLOOR PLAN - 6TH TO 10TH FLOOR (RESIDENTIAL)



TOWER 8 - BREEZE
REFUGE FLOOR PLAN - 7TH FLOOR (RESIDENTIAL)



TOWER 8 - BREEZE
TYPICAL FLOOR PLAN - 11TH TO 16TH, 18TH TO 21ST, 23RD TO 26TH, 28TH TO 31ST, 33RD TO 35TH FLOOR



TOWER 8 - BREEZE
REFUGE FLOOR PLAN - 12TH, 17TH, 22ND, 27TH & 32ND FLOOR



**TOWER 8 - BREEZE
1 BHK UNIT PLAN**



**TOWER 8 - BREEZE
1 BHK UNIT PLAN**



**TOWER 8 - BREEZE
2 BHK UNIT PLAN**



**TOWER 8 - BREEZE
2 BHK UNIT PLAN**



**TOWER 8 - BREEZE
3 BHK UNIT PLAN**



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 SAHIL
ULWE
G+12 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
TALOJA
G+19 Storeyed Tower with 2 Wings

SAI PEARLS
KHARGHAR
G+15 Storeyed 2 Towers



SAI SYMPHONY
KHARGHAR
G+27 Storeyed Tower

SAI AARADHYA
KHARGHAR
G+22 Storeyed Tower

SAI ICON
KHARGHAR
G+14 Storeyed Tower

SAI SAPPHIRE
ULWE
G+7 Storeyed 2 Towers with four wings

SAI HARMONY
ULWE
G+7 Storeyed Tower with 4 Wings

ONGOING PROJECTS

LANDMARKS POISED TO BECOME BENCHMARKS



SAI SUN CITY
UPPER KHARGHAR

29 Acre Global Lifestyle Themed Development



SAI WORLD CITY
PANVEL

38 Acre Mega Township



SAI PLATINUM
KHARGHAR

A Magnificent G+33 Storey Tower



SAI WORLD EMPIRE
KHARGHAR

18 Acre Kingdom



SAI WORLD LEGEND
KALYAN Nxt

A Magnificent High-rise Tower



SAI WORLD RETREAT
LONAVALA

Exclusive 3 BHK Duplex Villas



SAI WORLD PYRAMID
NERUL

2 Acre Mixed-use Development



SAI PALM VIEW
NERUL

G+44 Storey Tower



SAI WORLD ONE
NERUL

6 Acre Mixed-use Development

PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



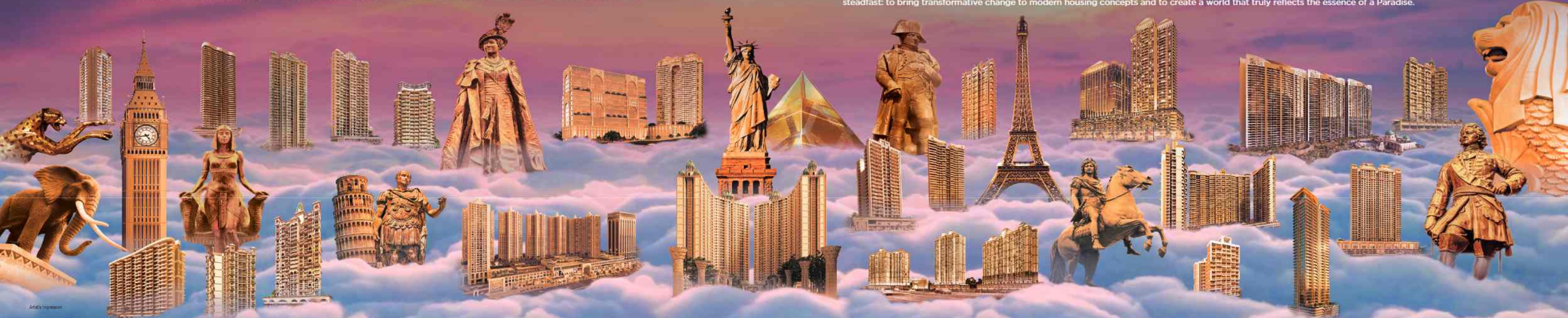
OUR PRESENCE

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.





MAHARERA NO.
PHASE I - P51700035191,
Available on maharera.maharashtra.gov.in



MAHARERA NO.
PHASE II - P51700052710,
Available on maharera.maharashtra.gov.in



MAHARERA NO.
PHASE III - P51700080658,
Available on maharera.maharashtra.gov.in

Site Address: Sai World Dreams, Kalyan Shil Road, Dombivli.

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

Tel.: +91 98330 90000 | Email: enquiry@paradisegroup.co.in | www.paradisegroup.co.in

Architect

Hiten Sethi Architects

Liasoning Architect

Spaceage Consultants

Landscape Architect

Newarch Landscapes LLP

Interior Consultant

Vini & Asso.

RCC Consultant

Structural Concept Designs Pvt. Ltd.

MEP Consultant

Anil Verma & Asso.

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.