



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

**Corporate Office:** M/s. Out N Out Infotech India LLP., 1701, Satra Plaza, Plot No. 19 & 20, Sector - 19D, Vashi, Navi Mumbai.

**Tel.:** 022 2783 1000, 022 2783 9000 | **Email:** enquiry@paradisegroup.co.in | [www.paradisegroup.co.in](http://www.paradisegroup.co.in)

Architect	Liasoning Architect	Landscape Architect	Interior Consultant	RCC Consultant	MEP Consultant
Hiten Sethi Architects	Spaceage Consultants	Newarch Landscapes LLP	Vini & Asso.	Structural Concept Designs Pvt. Ltd.	Anil Verma & Asso.

MAHARERA REGISTRATION NO.: Phase I - P51700035191 | Phase II - P51700052710, <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 green fedora. Instead of a face, there is a large, white, fluffy cloud. Numerous small black birds are flying out of the cloud, scattered across the upper half of the frame. The background is a deep blue sky with wispy white 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

# THE DREAM OF AN ALL-INCLUSIVE FAMILY LIFE

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



**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

Representational Image







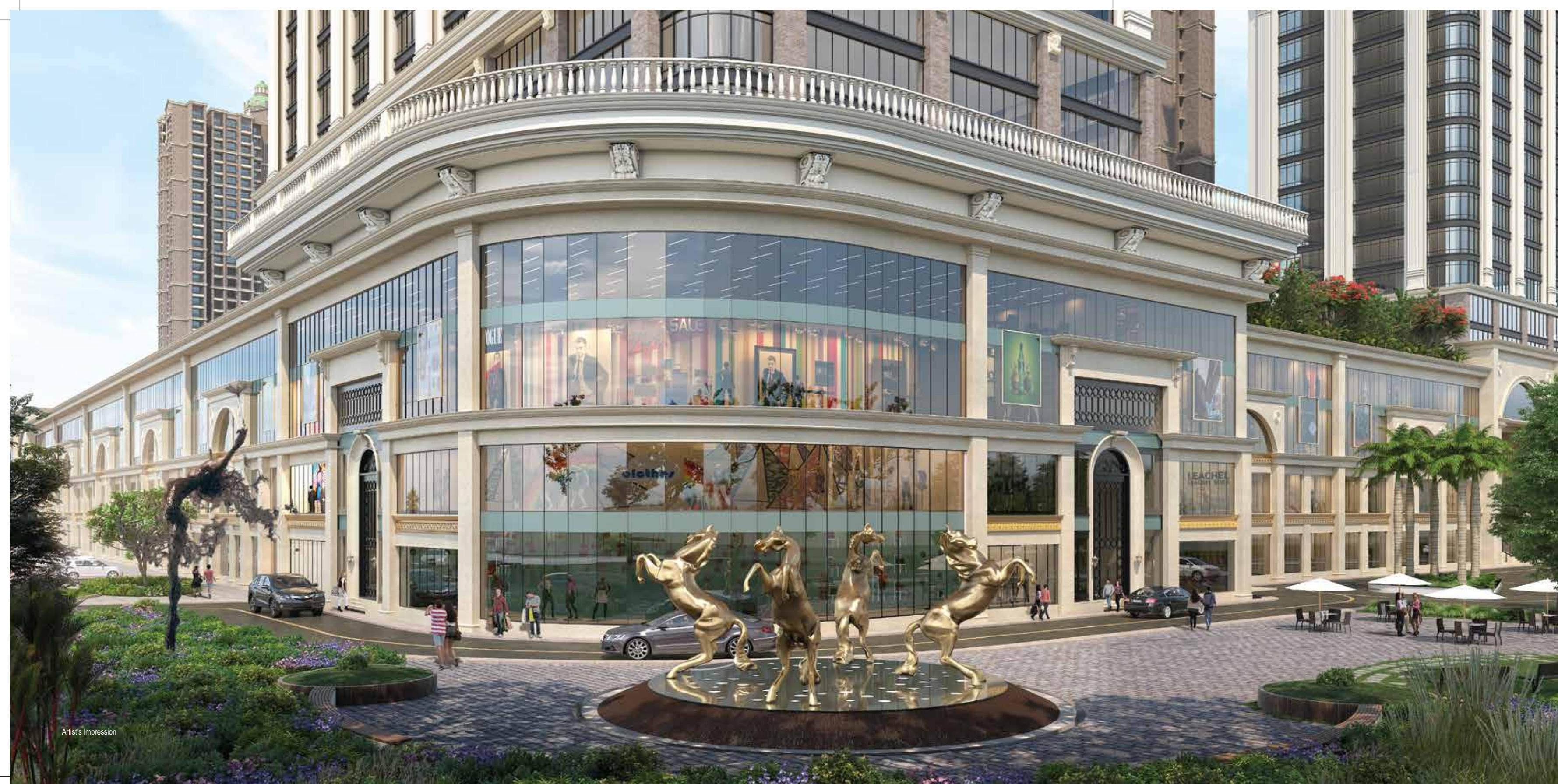
Artist's Impression

## 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



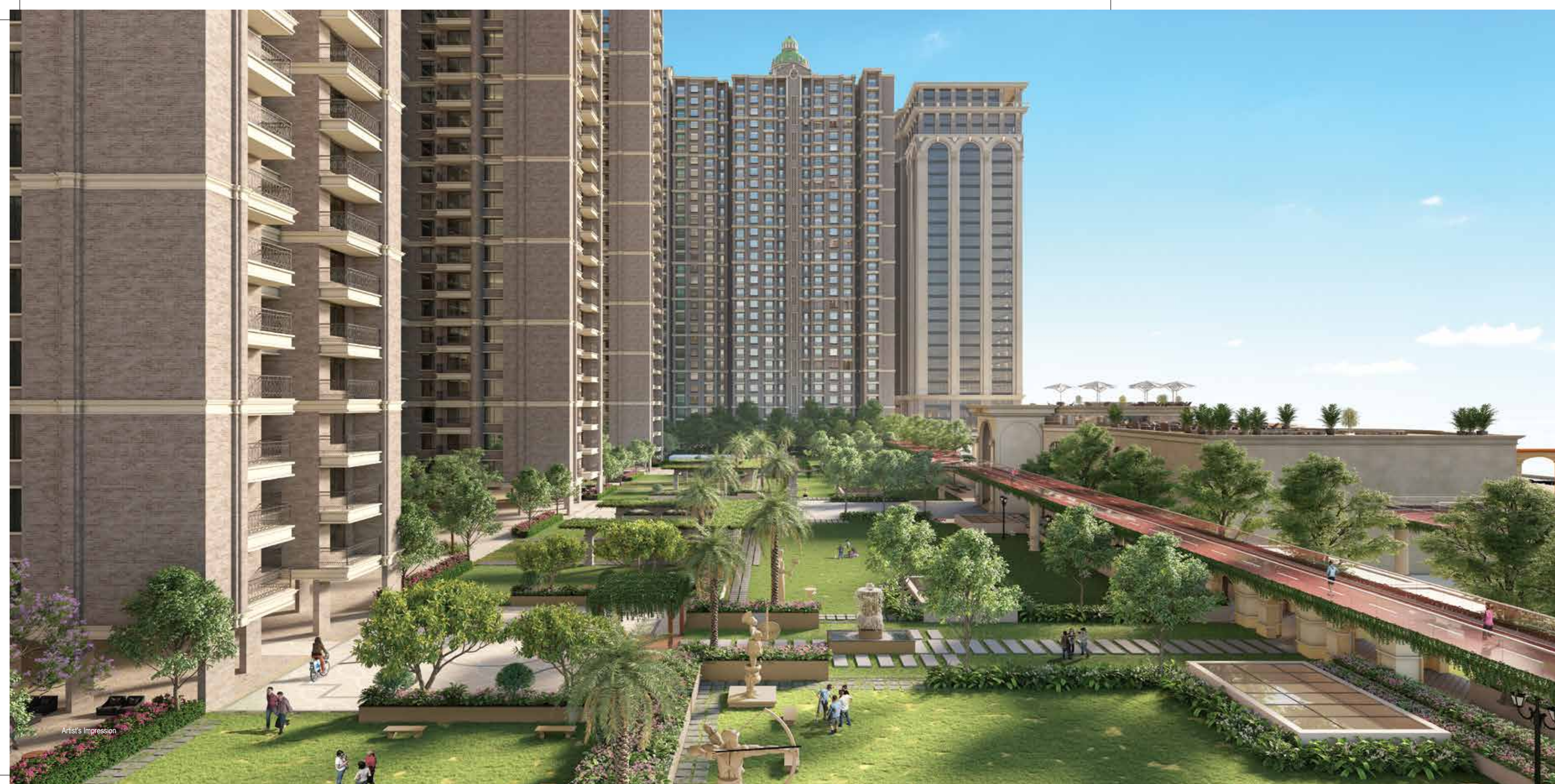


## THE DREAM HUB OF BEST HOSPITALITY AND WORKSPACES

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







Artist's Impression

**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

Image for representation purpose only

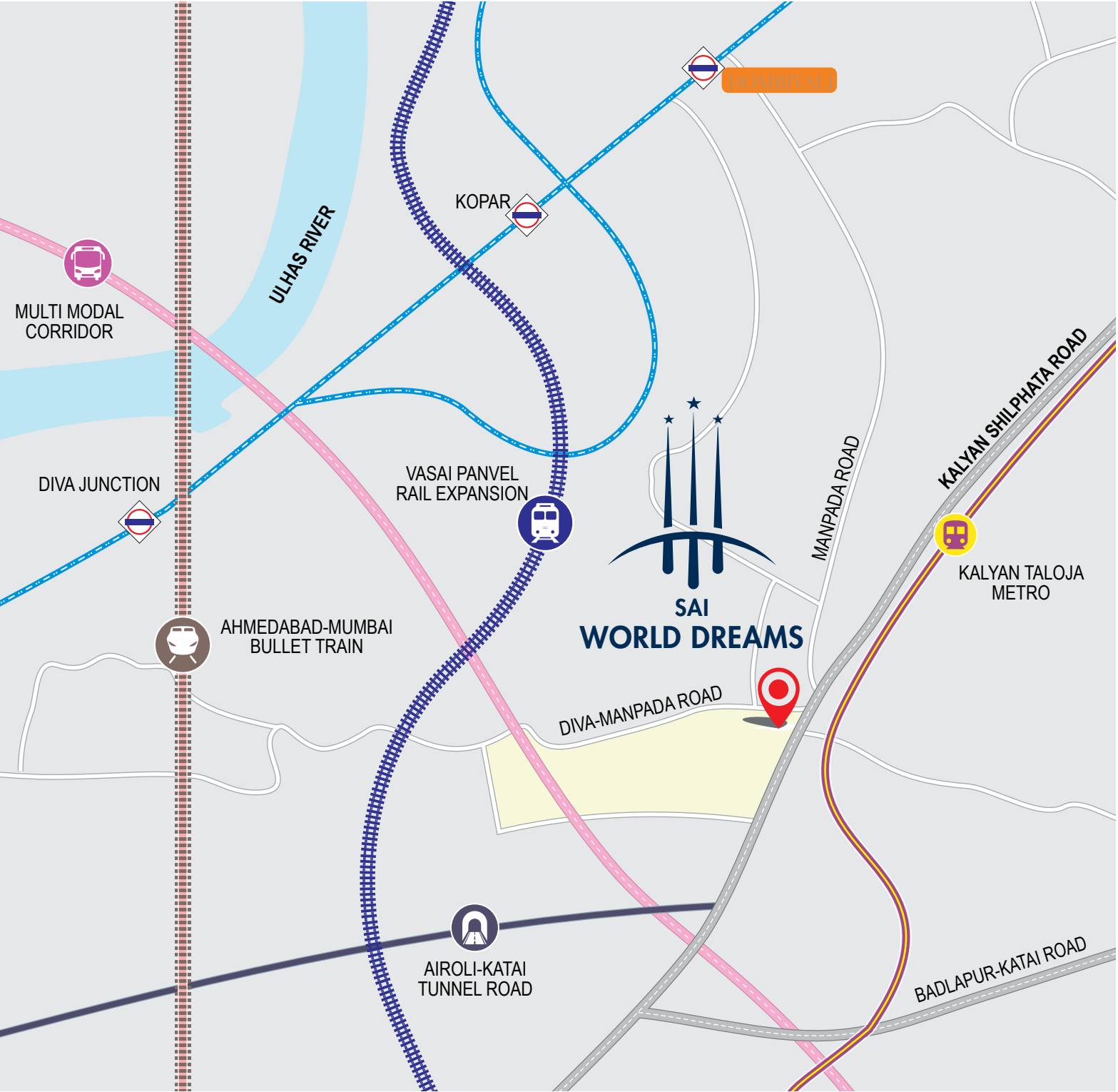




EXPERIENCE AN ADDRESS OF  
EXCELLENT CONNECTIVITY,  
EXTRAORDINARY CONVENIENCES  
& EXCLUSIVE LIFESTYLE



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

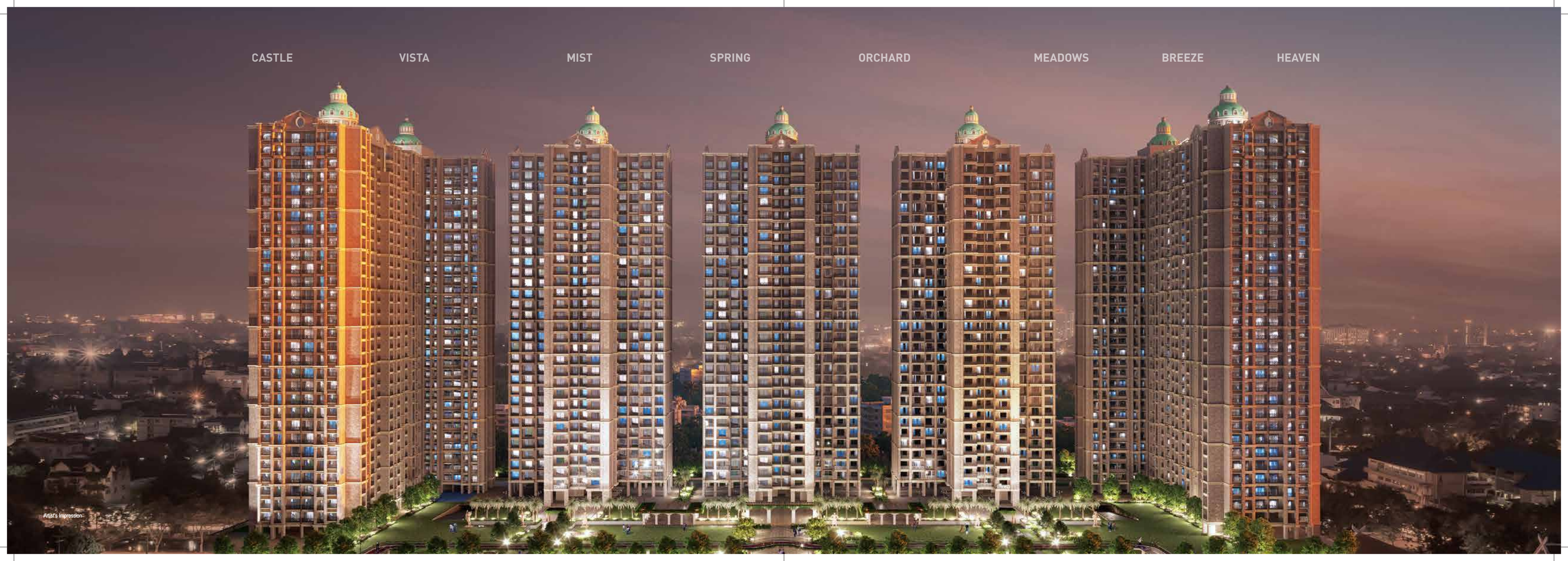
SPRING

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



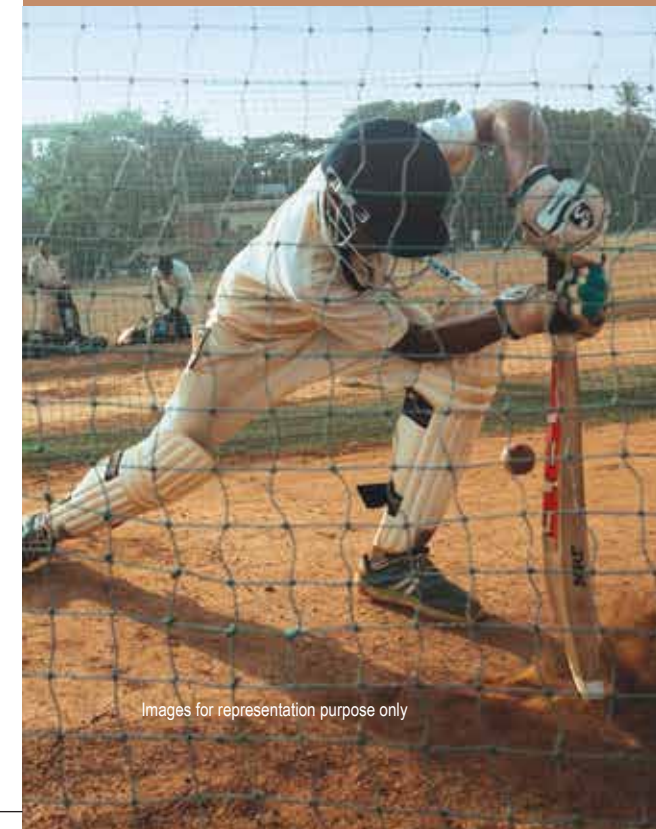
## Euphoria World Entertainment & Social Life Zones

- 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



Images for representation purpose only



# YOUR DREAM HEALTH

Finds a Perfect Destination



Nirvana World  
The Health & Fitness Zones



LEISURE POOL AND LAP POOL WITH SUNKEN POOL BAR



OPEN AIR GYMNASIUM



NET CRICKET



LAWN TENNIS COURT WITH FLOOD LIGHTS



BASKETBALL COURT





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



Artist's Impression

DESIGNER PERGOLAS AND GAZEBOS FOR RELAXATION



PETS PARK WITH PLAY EQUIPMENT

Artist's Impression



Artist's Impression

BARBEQUE PAVILION



# YOUR DREAM ENTERTAINMENT

Multiplying Your Joys Manifolds



Euphoria World  
The Place of Entertainment & Social Life



AMPHITHEATRE WITH PERFORMANCE STAGE

Artist's Impression



SKATING RINK

Artist's Impression



MUSICAL PAVILION

Artist's Impression



WELL-EQUIPPED KIDS PLAY AREA WITH RUBBER FLOORING

Artist's Impression



OPEN AIR JACUZZI

Artist's Impression



SAI BABA & LORD GANESHA TEMPLE

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









Artist's Impression

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





## 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
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- 3 Level Clubhouse with Open-air Cafeteria

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- Well-equipped Fitness Centre
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- 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 Store

### 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

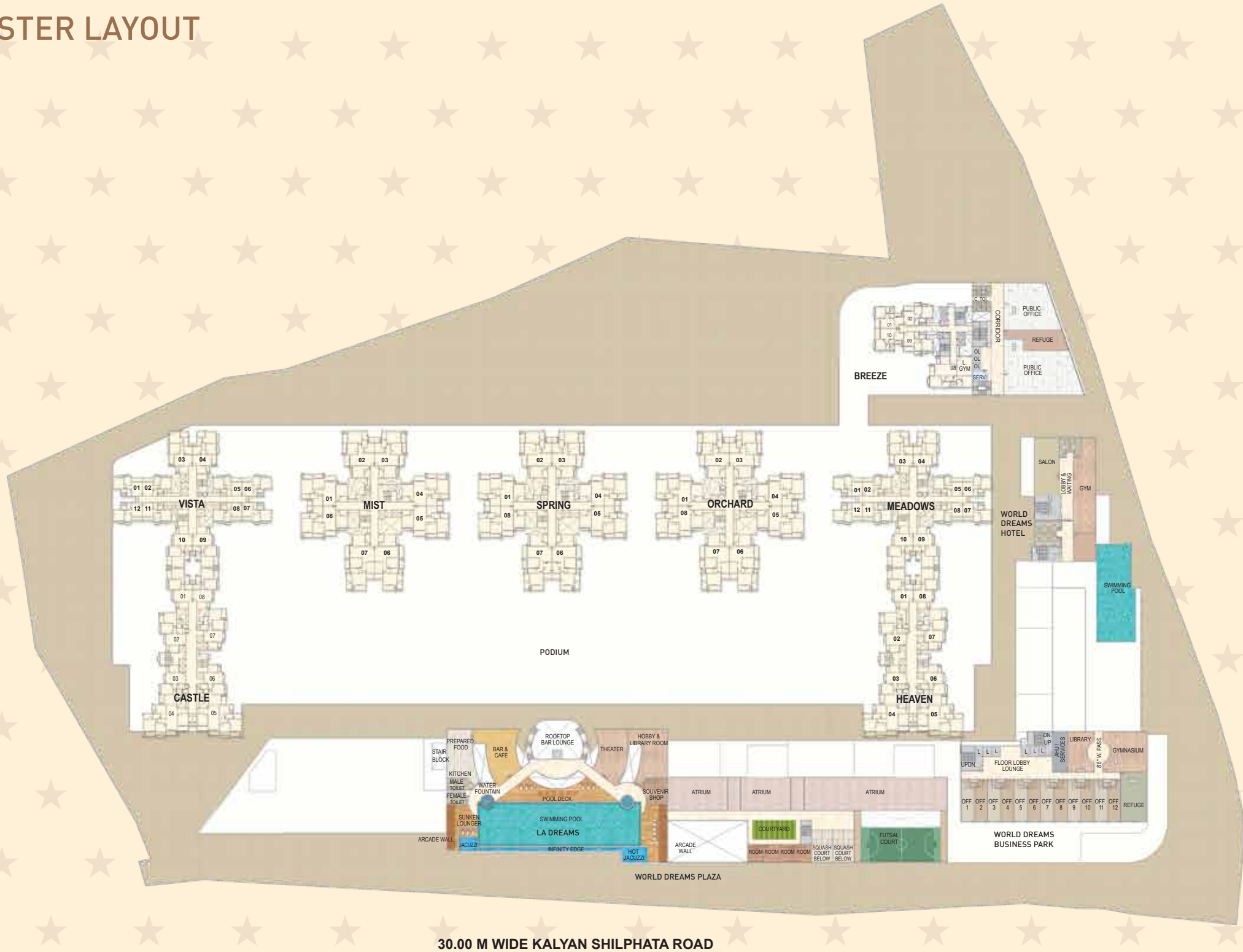


# LEGENDS

- |                           |                                     |                                    |
|---------------------------|-------------------------------------|------------------------------------|
| 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               |



MASTER LAYOUT



Artist's Impression



TOWER 1 - CASTLE  
TYPICAL FLOOR PLAN



TOWER 1 - CASTLE  
TYPICAL REFUGE FLOOR PLAN





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

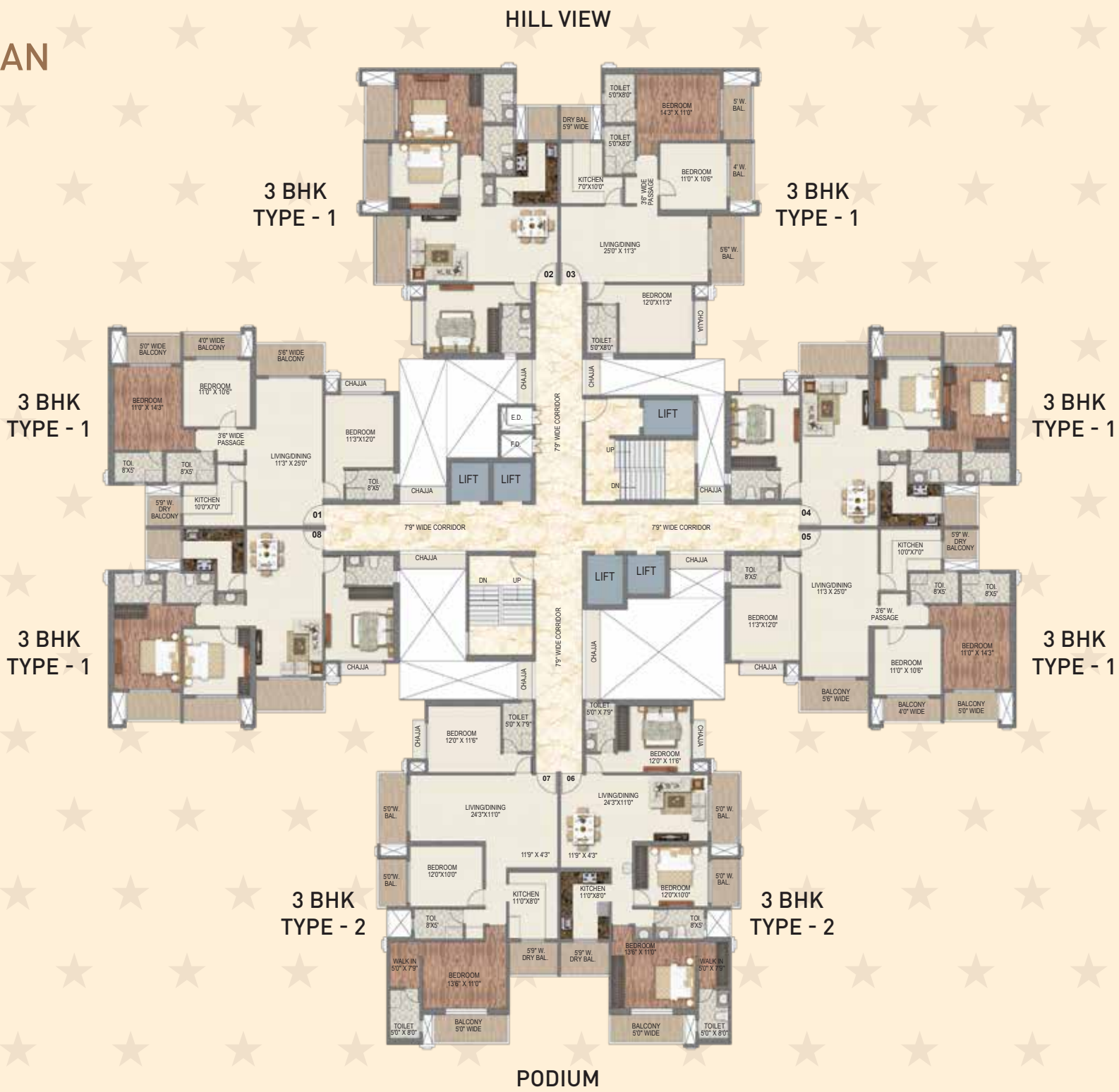


TOWER 2 - VISTA  
2.5 BHK UNIT PLAN





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

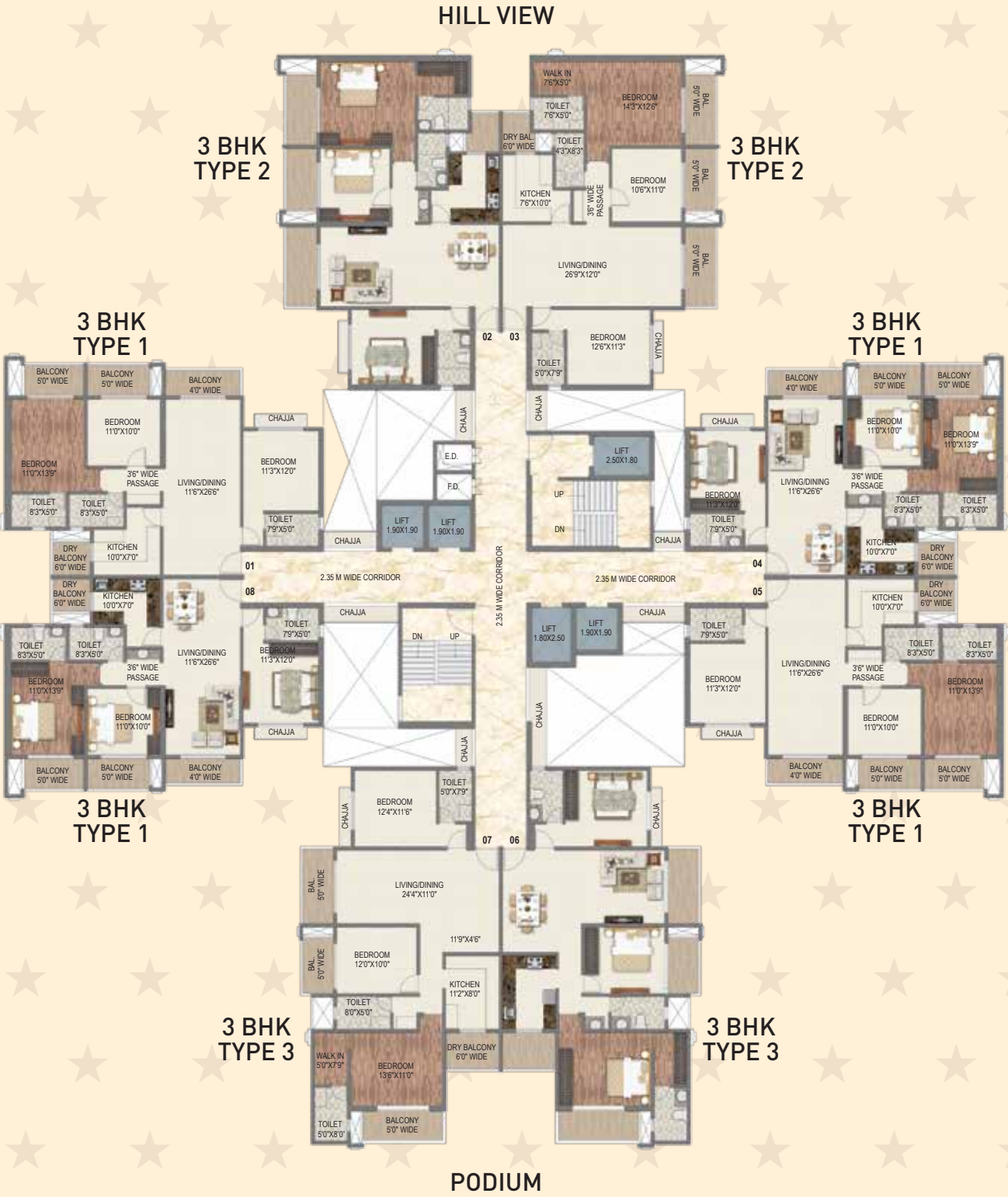


TOWER 3 - MIST  
3 BHK UNIT PLAN

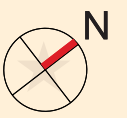




TOWER 4 - SPRING  
TYPICAL FLOOR PLAN



TOWER 4 - SPRING  
TYPICAL REFUGE FLOOR PLAN





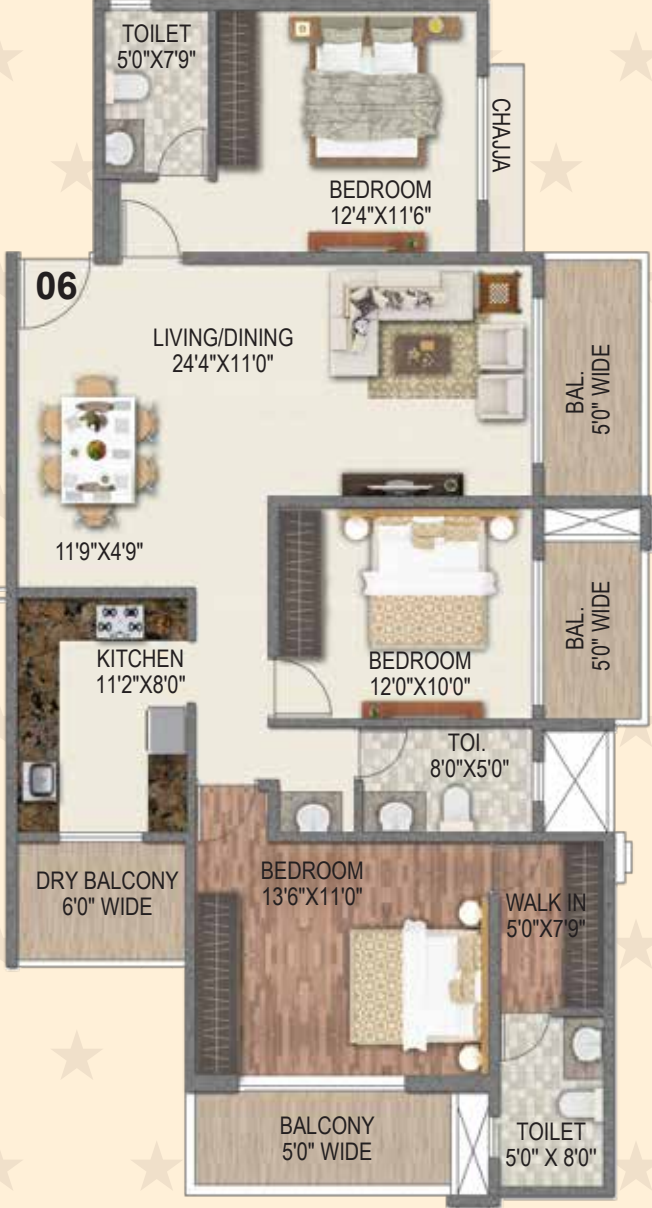
TOWER 4 - SPRING  
3 BHK UNIT PLAN



TOWER 4 - SPRING  
3 BHK UNIT PLAN



TOWER 4 - SPRING  
3 BHK UNIT PLAN





TOWER 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  
2 BHK UNIT PLAN



TOWER 8 - BREEZE  
2 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



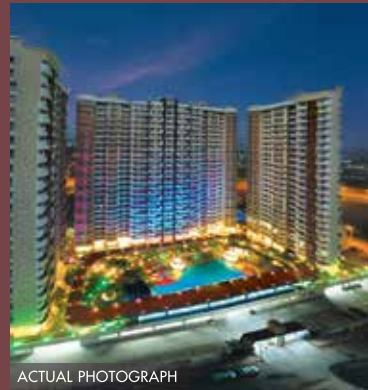
**SAI MOKSH**  
KHARGHAR  
G+22 Storeyed Tower



**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**  
TALOJA  
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 GANGA**  
ULWE  
G+13 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

27 Acre Global Lifestyle Themed Development



**SAI WORLD CITY**  
PANVEL

32 Acre Mega Township



**SAI PLATINUM**  
KHARGHAR

A Magnificent G+33 Storey Tower



**SAI WORLD EMPIRE**  
KHARGHAR

18 Acre Kingdom



**SAI WORLD LEGEND**  
KALYAN NX

A Magnificent High-rise Tower



**SAI WORLD RETREAT**  
LONAVALA

Exclusive 3 BHK Duplex Villas



**SAI SYMPHONY**  
KHARGHAR

G+27 Storeyed Tower



**SAI AARADHYA**  
KHARGHAR

G+22 Storeyed Tower



**SAI ICON**  
KHARGHAR

G+14 Storeyed Tower



# PARADISE GROUP

PERFECT PAST, PRESTIGIOUS PRESENT, PROGRESSIVE FUTURE



## OUR PRESENCE

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 33 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, 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.

