



You Achieve



A Project by Paradise Group

Architect
Dimensions

Interior Design
Vini & Asso.

Landscape Architect
Newarch Designs

RCC Consultant
Dr. B.L. Agarwal

Legal Advisor
Jeetendra Sachdev

OM SAI CONSTRUCTION

Corp Off: B-501 & 516, Persipolis Plot No.74, Sector -17, Vashi, Navi Mumbai 400 705.
Tel: 022 2766 5800 / 5900 / 0100, 2780 7000 / 9000 | Fax: 2789 6800 | Email: info@paradisegroup.co.in

thoughttrains.com

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.
The pictures used in this promotional material are entirely the impression of an artist's imagination and must not be misconstrued as real examples.



Who is an achiever?

Everyone knows the name

Sachin Tendulkar.

Born on April 24, 1973, a little boy with big dreams wished to be the best cricketer at a very early age of his life. As a young boy, he would practice for hours at the net, and was driven hard by his coach Ramakant Achrekar. Just like the rising sun, soon his extraordinary batting skills got noticed by the sports fraternity and people felt that the young boy had the potential to become a great cricketer. At the start of his career, in one of the inter school matches, he had an unbroken 664-run partnership with his friend and team mate Vinod Kambli. With his phenomenal skill and untiring efforts, success followed him abundantly and made Sachin the most popular name in cricket of all times. Soon the boy full of wishes became a man of records as he became the first and the only player in Test Cricket history to score fifty centuries, and the first to score fifty centuries in all of international cricket combined. On 8th of Nov 2011, Sachin Tendulkar became the first batsman to score 15,000 runs in Test Cricket. He also holds the world record for playing highest number of Test and ODI matches. Recently, he scored his 100th century in ODI's & Test cricket and this world record has made him the greatest cricketer of our times.

And how did Sachin Tendulkar achieve all of this?

By wishing.



There is
an achiever
in everybody

Think of the world of achievement
and one name springs to mind-

Sunita Williams.

Sunita Williams was born on 19th September 1965 at Euclid-Ohio in America. She is the second woman of Indian origin to have been selected by NASA for a space mission. Since her childhood, she always wished to be a person who would create a difference in her as well as others' lives. A sincere student with a calm personality, Sunita chased her dreams with a strong will to realise them. Taking her wish towards success, she took steady steps and achieved distinctions in all the endeavours of her career. With a great career in the U. S. Navy, Sunita Williams was selected in June 1998 to take her dreams into space and achieve everything in the universe. After rigorous training, she shot to fame and holds three records for female space travelers: longest spaceflight (195 days), number of spacewalks (four), and total time spent on spacewalks (29 hours and 17 minutes).

So how did Sunita Williams reach such phenomenal heights?

Yes of course...by wishing.

The achiever's address

KHARGHAR

Actual Photograph





Conveniently and
strategically located

for the
achiever
in you



- Located amidst the green and serene environs
- Close to the proposed international airport
- Well-connected to the Sion-Panvel Highway
- International Golf Course and Central Park nearby
- Walkable distance from the Satya Sai Hospital
- Close to proposed bus terminus and fire station
- Close to Apeejay School, Ryan School, DAV School and Sanjeevani School
- NIFT College, Saraswati Engineering College, ITM College nearby
- Close to proposed metro station
- Close to ISKCON Temple



Central Park, Kharghar



Kharghar Station



D.Y. Patil Stadium, Nerul



Metro Rail



Utsav Chowk, Kharghar - Night View



Shilp Chowk, Kharghar - Night View



Proposed International Airport, Navi Mumbai



Proposed ISKCON Temple



Golf Course, Kharghar

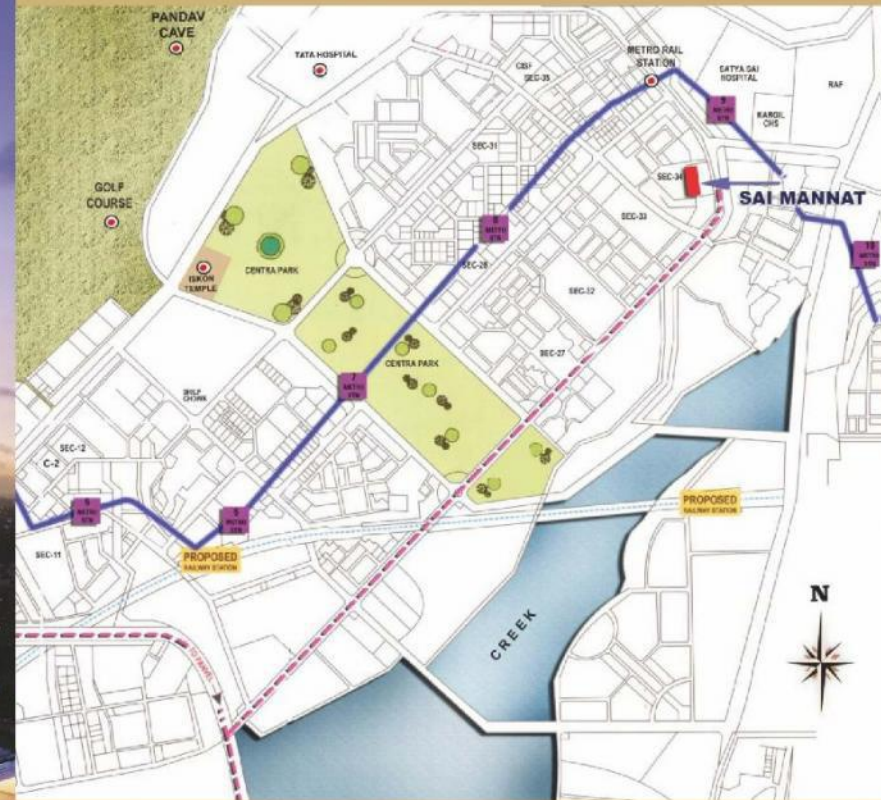
Kharghar

Location Advantages

- Proposed Fun City of approx. Rs. 8700 crores, (Approved by Govt.) styled like Disneyland and Singapore's Sentosa Park
- 217 acres of Central Park (Designed like London's Hyde Park and New York's Central Park)
- Metro Rail
- ISKCON Temple
- TATA Cancer Hospital
- Entertainment centres like 'Utsav Chowk' and 'Shilp Chowk'
- Reputed educational institutes
- Golf Course
- 5 kms. (approx.) from the proposed International Airport and D.Y. Patil Stadium
- Connected with the Mumbai-Pune Highway
- Market areas and other conveniences like Malls, Multiplexes, Kharghar Railway Station, etc. at a short distance
- The Morbe Dam undertaking of Navi Mumbai Municipal Corporation ensures 24 hours water supply throughout Kharghar
- Having purchased 101 Mega Watt electric power, now, Kharghar complements with uninterrupted 24 hours electricity, exempting it from the regular power-cuts
- Proposed 14 track road connecting Sion-Panvel will soon enable commuters to reach Kharghar within 20 minutes from Sion



Location Map



SAI MANNAT

Site Address : Plot No. 1, Sector 34-A, Kharghar, Navi Mumbai.

What
an achiever
desires
the achiever
gets

You wished for a home that is avant-garde in style.

You wished for a home that is welcoming.

You wished for a home that has it all.

Presenting



SAI MANNAT

2, 3, 4 BHK ULTRA-LUXURY HOMES

an answer to every achiever's wish.



Artist's Impression



Towers that await the achiever with luxury features

2, 3, 4 BHK Ultra Luxury Homes, G+27 Storied 5 Towers

- Double height designer main entrance lobby
- Air conditioned lounge with art gallery
- Designer floor lobby on every floor landing
- High speed lifts
- On call concierge
- 24 x 7 Generator backup for lift and common areas
- Stretcher lift in each tower
- Intercom system
- Modern fire extinguishing system

Actual Photograph
of Paradise Project

Grand Entrance Lobby

- Air-conditioned lounge with Art Gallery
- Double-height Designer Main Entrance Lobby
- Designer Floor Lobby on every floor landing
- High speed lifts



Service for Comfort

- On-call Concierge
- 24 x 7 Generator backup for lift and common areas
- Stretcher lift in each tower
- Intercom system



Artist's Impression



This, an achiever's world has interior finishes beyond imagination

What waits for you in the interiors are:

- Luxury
- Beauty
- Safety
- Convenience



This is how
it looks

Luxury

- R.A.K Dubai morbonite flooring or equivalent
- European wooden flooring in master bedroom
- Plush spacious bedrooms
- UPVC sound proof french windows



Beauty

- Classy and automated shower panel in master bathroom
- Private spanish sun-deck
- Designer bathroom with branded sanitary ware & fixtures
- Imported marble counter top with wash basin and front mirror
- Premium quality velvet paints on interior walls
- Designer wall paper on one wall of every room





Convenience

- Designer kitchen with branded steel sink
- Chimney & hob
- Water purifier & geyser in kitchen
- Geyser in all bathrooms
- Beautiful mix of anti-skid vitrified tiles, glazed tiles and agglomerate italian-styled marble in all bathrooms
- Mirror partition in all bathrooms for dry & wet areas

Safety

- Solid-wood intricately carved door
- Anti-skid tiles on attached terraces & balconies
- 3 tier security system
- Modern fire extinguishing system



Artist's Impression

Air conditioned Club House (Front view)



Give the achiever in you a world of facilities

Facilities that are perfectly tuned to your sense of style.

- Entertainment & Recreation
- Health & Fitness
- Landscape & Beauty
- Rejuvenation & Relaxation
- Children's Activities
- Peace & Devotion
- Sports Arenas



Artist's Impression



Entertainment & Recreation

- Air conditioned mini theatre with more than 50 sitting capacity
- Air conditioned community hall for parties & get-together
- Air conditioned billiards & snooker room
- Air conditioned card room
- Amphitheatre
- Cafeteria



Artist's Impression
(approx. 1500 sq. ft.)

Health & Fitness

- Air conditioned gymnasium with personal trainer
- Swimming pool, infinity pool & lap pool
- Personal nutritionist with salad bar concept
- Air conditioned virtual golf course
- Air conditioned aerobics centre with personal trainer
- Additional covered swimming pool with temperature control system in club house
- Elevated jogging track (skywalk)





Landscape & Beauty

- Landscaped garden with acupressure pathways
- Rock fountains with water fall
- Pergola/Gazebo
- Zodiac & herbal gardens
- Well-designed, calming water bodies
- Dancing fountain with color LED lights



Rejuvenation & Relaxation

- Therapeutic spa
- Air conditioned meditation hall
- 2 Jacuzzis with temperature control systems
- Rejuvenating eucalyptus plantation



Artist's Impression



Artist's Impression

Children's Activities

- Children's play area with disney park theme
- Children's activity centre with fish aquarium
- Gaming zone & fun library in play area
- Kids pool with water slides
- Music training room with guitars, piano saxophones and many more
- Music room with dance floor for dance training
- Video game parlour
- Children's & toddler's park with rubber court
- Drawing & painting room (fully equipped)
- Air conditioned two tuition rooms for their studies



Artist's Impression

Peace & Devotion

- Sai Baba temple with meditation lawn
- Flag hoisting & social gathering area
- Senior citizen sit-outs
- Aroma pool
- Bhakti sangeet & pravachan courtyard

Air conditioned Club House (Back view)
G+1 Storey

Additional facilities offered

- Covered swimming pool
- Therapeutic Spa
- Fully equipped gymnasium
- Community hall
- Aerobic centre
- Mini theatre
- Nutrition consultant room
- Virtual golf course
- 2 squash courts
- Badminton court
- Billiards, snooker & table tennis
- Air hockey & table football
- Video game parlor
- Double height entrance lobby
- Skating rink
- Juice & salad bar

Artist's Impression





Sports Arenas

- Air conditioned indoor badminton court
- 2 Air conditioned squash courts
- Air conditioned simulated golf course
- Indoor games room with carrom & table tennis in every tower
- Skating rink
- Basketball court
- Volley ball court
- Net cricket practice
- Free play area for cricket, football etc.





Artist's Impression

Sai Mannat, at a glance...

Tower Facilities:

- Double height designer main entrance lobby
- Air conditioned lounge with art gallery
- Designer floor lobby on every floor landing
- High speed lifts
- On call concierge
- 24 x 7 Generator backup for lift and common areas
- Stretcher lift in each tower
- Intercom system

Apartment Facilities:

Luxury

- R.A.K Dubai morbonite flooring or equivalent
- European wooden flooring in master bedroom
- Plush spacious bedrooms
- UPVC sound proof french windows

Convenience

- Designer kitchen with branded steel sink
- Chimney & hob
- Water purifier & geyser in kitchen
- Geyser in all bathrooms
- Beautiful mix of anti-skid vitrified tiles, glazed tiles and agglomerate italian-styled marble in all bathrooms
- Mirror partition in all bathrooms for dry & wet areas

Beauty

- Classy and automated shower panel in master bathroom
- Private spanish sun-deck
- Designer bathroom with branded sanitary ware & fixtures
- Imported marble counter top with wash basin and front mirror
- Premium quality velvet paints on interior walls
- Designer wall paper on one wall of every room

Safety

- Solid-wood intricately carved door
- Anti-skid tiles on attached terraces & balconies
- 3 tier security system
- Modern fire extinguishing system

World-class Facilities:

Health & Fitness

- Swimming pool, infinity pool & lap pool
- Air conditioned aerobics centre with personal trainer
- Personal nutritionist with salad bar concept
- Air conditioned virtual golf course
- Additional covered swimming pool with temperature control system in club house
- Elevated jogging track (skywalk)

Landscape & Beauty

- Landscaped garden with acupressure pathways
- Rock fountains with water fall
- Pergola/Gazebo
- Zodiac & herbal gardens
- Well-designed, calming water bodies
- Dancing fountain with color LED lights

Entertainment & Recreation

- Amphitheatre
- Air conditioned community hall for parties & get-together
- Air conditioned card room
- Air conditioned mini theatre with more than 50 sitting capacity
- Air conditioned billiards & snooker room
- Cafeteria

Rejuvenation & Relaxation

- Therapeutic spa
- Air conditioned meditation hall
- 2 Jacuzzis with temperature control systems
- Rejuvenating eucalyptus trees

Children's Activities

- Children's play area with disney park theme
- Children's activity centre with fish aquarium
- Gaming zone & fun library in play area
- Kids pool with water slides

- Music training room with guitars, piano saxophones and many more
- Music room with dance floor for dance training
- Video game parlour
- Children's & toddler's park with rubber court
- Drawing & painting room (fully equipped)
- Air conditioned two tuition rooms for their studies

Peace & Devotion

- Sai Baba temple with meditation lawn
- Flag hoisting & social gathering area
- Senior citizen sit-outs
- Aroma pool
- Bhakti sangeet & pravachan courtyard

Sports Arenas

- Air conditioned indoor badminton court
- 2 Air conditioned squash courts
- Air conditioned simulated golf course
- Indoor games room with carrom & table tennis in every tower
- Skating rink
- Basketball court
- Volley ball court
- Net cricket practice
- Free play area for cricket, football etc.





Artist's Impression

The achiever's reward

Luxury awaits the achiever...

Towering into the skies, Sai Mannat is an ultra-luxury address.

Looking over 1,00,000 sq. ft. of the serene stretches of sylvan Kharghar, the five impressive 27 storeyed skyscrapers are perfect abodes of peace and calm. Well-planned and styled contemporarily, these architectural wonders have interconnected wings.

Overlooking an exotic landscaped garden, Sai Mannat is embellished with high end finishes and materials, serving top-of-the-line world-class facilities for every resident.

Sai Mannat is just what achievers like you have been wishing for.



Artist's Impression



Artist's Impression

Level Plan

Upper Ground Floor



Parking on 2 Levels (Lower & Upper Ground Floor)

First Floor Plan (Podium)



Recreation Floor - Podium (1st Floor)

- 19 Open parking
- 20 Meditation room
- 21 Covered parking
- 22 Jacuzzi
- 23 Pool bar
- 24 Security cabin
- 25 Entry
- 26 Elevated jogging track
- 27 Swimming pool
- 28 Water slides

- 29 Kids pool
- 30 Deck
- 31 Landscaped garden
- 32 Changing rooms (Ladies & Gents)
- 33 Multipurpose play area
- 34 Lap pool
- 35 Amphi theatre
- 36 Electronic gaming zone

- | | | | |
|----|-------------------------|----|-------------------------------|
| 1 | Indoor games | 11 | Business lounge |
| 2 | Children's play area | 12 | Painting room |
| 3 | Senior citizen's corner | 13 | Dancing & music learning room |
| 4 | Sai baba temple | 14 | Sit outs |
| 5 | Disney theme park | 15 | Cafeteria |
| 6 | Library | 16 | Net cricket |
| 7 | Study room | 17 | Society office |
| 8 | Basket ball | 18 | Air conditioned club G + 1 |
| 9 | Fish aquarium | | |
| 10 | Nursery play area | | |

Wing “A” & “E” (Isometric unit plan)

2 BHK - Even



3 BHK - Even



Wing “A”

Typical Floor Plan (Even)



(2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor)

Typical Floor Plan (Odd)



(3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th Floor)



Wing “E”

Typical Floor Plan (Even)



(2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor)

Typical Floor Plan (Odd)



(3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th Floor)



Wing “B” & “D” (Isometric unit plan)

2 BHK - Even



3 BHK - Even



Wing “B” & “D”

Typical Floor Plan (Even)



(2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor)

Typical Floor Plan (Odd)



(3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th Floor)



Wing “C” (Isometric unit plan)

4 BHK - Even



4 BHK - Odd



Wing “C”

Typical Floor Plan (Even)



4 BHK

(2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, 22nd, 24th & 26th Floor)

Typical Floor Plan (Odd)



4 BHK

(3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th, 21st, 23rd, 25th & 27th Floor)

