

# TIMES REDEVELOPMENT

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# Navi Mumbai's Redevelopment

## The New Era of Transformation Begins

### Paradise Group Envisions Rebuilding the City with World-class Luxury Experiences

Navi Mumbai is currently entering one of the most significant phases of its evolution. As new developments continue to shape the city's future, its ageing neighbourhoods too must become part of this transformation through redevelopment.

Recognizing this shift, Paradise Group, one of Navi Mumbai's leading developers and the makers of its themed luxury landmarks, has committed to playing an active role in

transforming these established neighbourhoods through redevelopment. For the Group, redevelopment is not merely another vertical, but a long-term responsibility towards the city and its communities. Building on a legacy of over three decades, 125+ successful projects, more than 88 lakh sq. ft. of completed construction, over 2.20 crore sq. ft. under construction and another 2.40 crore sq. ft. planned for the future, Paradise Group approaches redevelopment with the same vision and commitment to quality that have defined its landmark developments across Navi Mumbai. Paradise Group's legacy of luxury is reflected in landmark developments such as Sai World Empire in Kharghar, inspired by the grandeur and architectural elegance of the world's greatest kingdoms, and Sai World City in Panvel, a themed township inspired by the famous landmarks across the world. More than residential developments, these projects embody Paradise Group's philosophy of creating themed luxury landmarks where architecture, planning, lifestyle

and experiences come together. It is this vision that now guides the Group's approach to redevelopment. Present across Ghansoli, Nerul, Panvel, Kharghar, Upper Kharghar, Dombivli, Kalyan NX and Lonavala, Paradise Group has now expanded into the redevelopment segment, adding multiple projects at Vashi, Nerul and Sanpada to its growing presence and carrying forward the same legacy of themed luxury landmarks, thoughtfully planned communities and uncompromising quality.

The vision is to extend the experience of luxury living and elevated lifestyles beyond new developments, enabling families to embrace a new way of living without leaving the neighbourhoods they proudly call home, while creating communities that nurture happier families for generations to come.



For us at Paradise Group, every home is a responsibility, every family a relationship and every project, a commitment to elevate the lifestyle of our customers. Whether it is a new development or a redevelopment, our vision remains unchanged. We create innovative lifestyle landmarks that offer themed luxury experiences, bringing lasting happiness and earning the enduring trust of every customer we serve.

- Manish Bathija, Managing Director

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#### WHY REDEVELOPMENT?

Homes built decades ago no longer reflect the way families live today. Larger homes, modern safety systems, better ventilation, dedicated parking and lifestyle amenities have become essential expectations.

Many early-built societies are also experiencing structural ageing. While repairs can extend a building's life, they cannot permanently address ageing utilities, outdated construction and evolving regulations.

As Navi Mumbai's infrastructure continues to evolve through transformative projects such as the Navi Mumbai International Airport, the Mumbai Trans Harbour Link (Atal Setu), the Kharghar -Turbhe Link Road, the upcoming Navi Mumbai Coastal Road and expanding metro connectivity, the value of its established neighbourhoods is expected to grow even further. For residents, redevelopment presents the opportunity to enjoy modern homes, improved quality of life and contemporary lifestyles without giving up the locations, connectivity and communities they have cherished for decades.

It is this responsibility that Paradise Group is embracing, drawing on a legacy of creating themed luxury landmarks and thoughtfully planned communities across Navi Mumbai. Backed by decades of construction excellence, the Group is applying the same philosophy, uncompromising quality and long-term vision to redevelopment, ensuring that established neighbourhoods receive the same level of care as its landmark developments.

#### THE PARADISE-EDGE

Constructing a building and redeveloping an occupied society are fundamentally different responsibilities. Every redevelopment project begins with trust. Families place not only their homes but years of memories and expectations in the hands of a developer. That responsibility demands financial strength, engineering capability, legal expertise and disciplined execution.

Paradise Group has built its rede-



Club Vegas - 75,000 sq.ft. At Sai World City, Panvel

velopment approach around these fundamentals. The group follows transparent construction practices through stage-wise inspections, certified quality testing, real-time progress updates, predefined delivery schedules and complete operational transparency. Supporting this is an integrated ecosystem comprising advanced Mivan construction technology, an in-house RMC plant, material testing laboratories and dedicated legal, liaison and construction teams. These capabilities now form the backbone of Paradise Group's redevelopment journey.

Paradise Group's strength lies in its 650-member in-house team across departments including Architecture, Liaison, Engineering, Purchase, Sales, CRM, Marketing, Accounts, HR and other key functions. Working as one integrated ecosystem, every department collaborates seamlessly to ensure Paradise standards are consistently maintained across all interdepartmental functions, with the same commitment reflected in the final product. Together as a team it proudly forms the Paradise Parivar, a unified force driven by one shared vision, one standard of quality and one commitment to excellence. This integrated approach is one of the key

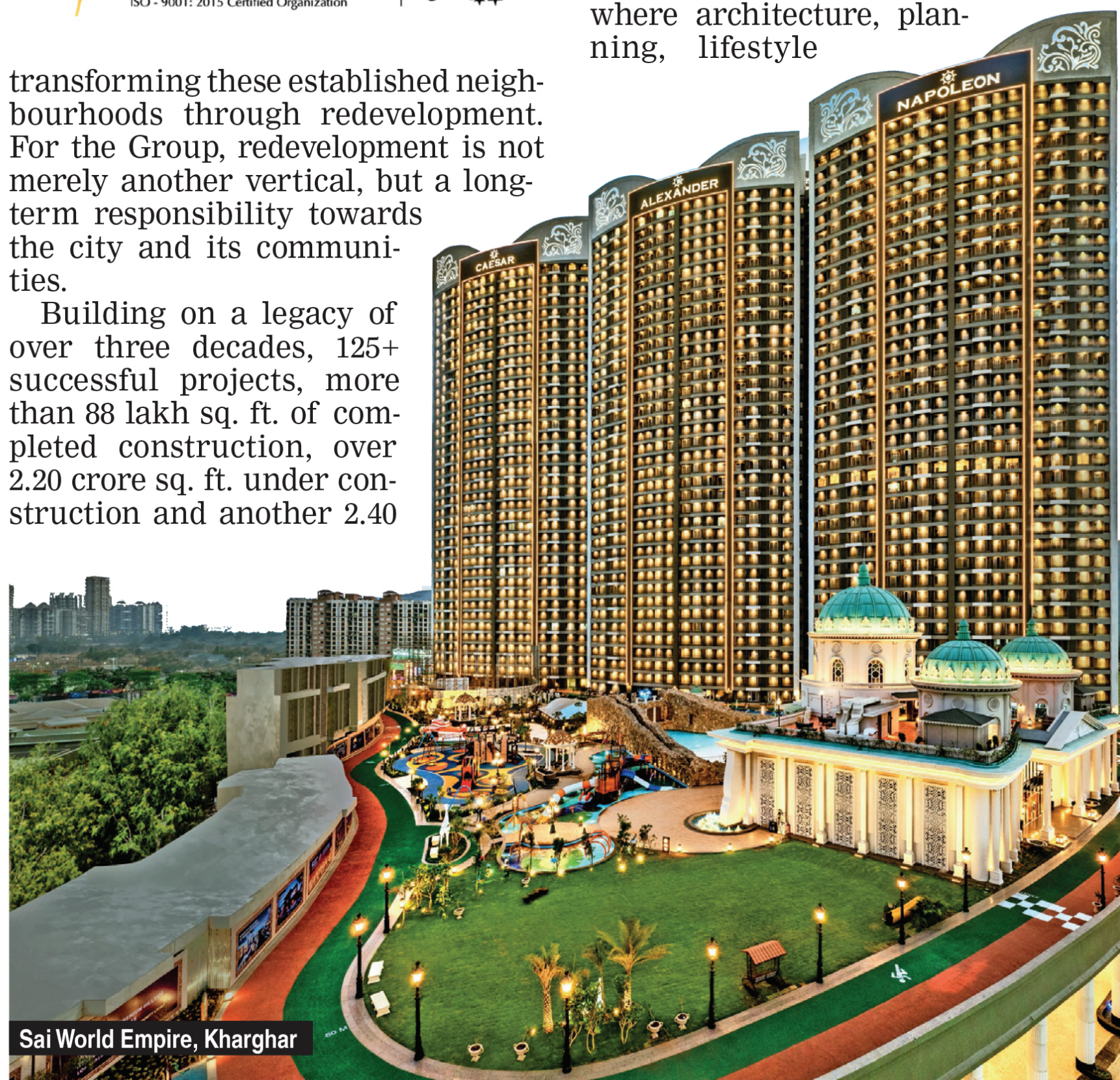
reasons why over 25,000+ happy customers today enjoy the Paradise Lifestyle across Navi Mumbai and the Mumbai Metropolitan Region.

#### THE FINAL CHAPTER

Every great city eventually reaches a point where preserving its future becomes more important than preserving its past. For Navi Mumbai, that moment has arrived. Redevelopment is no longer simply about replacing ageing buildings. It is about protecting established neighbourhoods, improving urban infrastructure and preparing the city for a new generation.

For Paradise Group, redevelopment is a natural extension of the legacy it has built over the years. The group's legacy is now ready to shape its redevelopment approach. As Navi Mumbai enters its next chapter of growth, that experience now extends into creating future-ready communities that respect the legacy of the neighbourhoods they transform.

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Sai World Empire, Kharghar

ACTUAL PHOTOGRAPH