



Saraswati Group
presents an opportunity to own and invest in property at Palghar.

Project Name : **Shyam Paradise**
Project Location : Mahim Road,Palghar-(W),Thane.
Tentative Possession : December 2015 onwards

Project Details :

Project Accessibility : 4 km from Palghar- Station in West
: 2 km from Mahim Beach
: 6 km from Kelwe Beach
: 2 kms from HP Petrol Pump.
: 0.5 km from Sundaram Central School

Property Type : 1 BHK
Saleable Area : 620 sq.ft

Property Type : 2 BHK
Saleable Area : 860 sq.ft.

Property Type : Commercial Shops
Saleable Area : 225,255,355,405 sq ft.

Home Loan Funding :

This project is a pre-launch & hence not yet approved for funding by Bank rest all projects are approved by all National & Private banks,Finance Companies and this will also be the same.We are on verge of taking 20:80 Loan Funding Scheme for this project,in which the customer has to pay only 20% on Booking and rest amount after Possesion

Project Approvals :

Project Sanction Plan are sanctioned from Palghar Nagar parishad and Belapur Konkan Vighag and as FSI are on verge of increasing from 0.75 to 0.90 we will be most probably getting sanctions for stilt + 6 Floors. with beautiful and technically well proof and sound elevation.

Builder Profile :

Saraswati Group is headed by Mr. Bedprakash Pandey, managed by his son Mr. Vikas Pandey, Physics Honours, and MBA in Finance established in the year 1989. and company has diversified business from Finance, Insurance, Education, Real Estate. The Real Estate wing of the Group was established in 2007 since then, we have constructed and delivered more than 15 Lakh Sq Ft of real estate, and is currently developing 9 Lakh sq.ft. of real estate in Palghar, Boisar and Umbergaon. We have a presence our Registered address at Goregaon-(E), Mumbai.

Project Features and Amenities :

Total Layout has been Designed keeping Vastu Compliance
Both 1 BHK and 2 BHK are with Master Bedroom.
Johnson Flooring and Bathroom tiles
St Gobain Glasses and Gypsum.
Asian Paints both in interior and exterior of the building.
Attractive Main Door, with Marine Ply wood
Corner POP Design Ceiling in Living Room
Granite Platform in Kitchen with ample storage space through Lofts
Seiko Bathroom Fittings
Concealed Ploycab wires and Modular switches and wall boards
T.V and Telephone Points in Hall and Both Master and Common Bedroom.
Silt +3, Silt +4 Elevations with Lift Facility.
Well Planned internal Roads & Street Lights,
10000 sq ft Club house with Swimming Pool,
GYM and open Restaurant.
International School and College just in front of complex,
Pollution Free (O zone) complex with Lush Green Surroundings.
Gayatri Temple in complex.
Vehicle free landscaped garden,
Zicom Video Door Phone

Designer Railing in Balcony and Staircase
Air conditioned Gymnasium, Swimming pool, Jogging track, Yoga aerobic hall with party terrace,
Rain Water Harvesting

Pre-Launch Offer for all Customers: 2751/- per sq.ft. for flats

.and 7000/- for Commercial Shops.

Tentative budget:

1 BHK: 17.05 Lakhs.

2 BHK: 23.65 Lakhs.

Booking amount: 20% of the agreement value, balance as per schedule / payment term

Budget includes only Basic Cost of the property

All government / statutory charges will be additional

Attached is Some of our group of Completed Projects in Palghar and Boisar.