



A PROJECT BY



In Association with



# PARADIGM ANTALYA

## 102 DOWNTOWN

— A 10 ACRE TOWNSHIP —

[WWW.102DOWNTOWN.COM](http://WWW.102DOWNTOWN.COM)

Site Address: 102 DOWNTOWN, Relief Road, Off S.V. Road, Oshiwara, Mumbai - 400 102.

RESIDENTIAL • COMMERCIAL • HIGH STREET MALL

ⓘ The project has been registered under the name 'Paradigm Antalya' via MahaRERA registration number: P51800020208 & is available on the website <https://maharera.mahaonline.gov.in> under registered projects. This advertisement/printed material does not constitute an offer or contract of any nature whatsoever between the promoters and the recipient. All transactions in this development shall be subject to and governed by the terms & conditions of the agreement for sale to be entered into between the parties. All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-)3% in actual carpet areas may occur on account of site conditions /columns /finishes etc. In toilets, the carpet areas are inclusive of ledge walls ( if any). Conversion: 1 sq. mtr. = 10.764 sq. ft. \*T&C Apply. Government taxes and other charges will be charged extra. \* Agreement Value.

*Welcome to*

**MUMBAI'S MOST  
CENTRALLY LOCATED**

*township*

*Introducing*  
**102 DOWNTOWN**





### **102 Downtown**

Experience life in a residential township flanked by the best high street retail and renowned commercial spaces. The best of Mumbai's lifestyle offerings coalesce at 102 Downtown, Oshiwara's newest landmark. Located minutes away from both airports and well connected to major transport hubs, shopping malls and business districts,

**it offers the luxury of time in a city that never pauses.**

### **Property Highlights**

- 10+ acre township comprising residential, business, commercial developments & retail mall
- Centrally located in prime neighbourhood of Oshiwara

# Experience

LIFE CLOSE TO A  
STATE-OF-THE-ART BUSINESS HUB –  
LOKHANDWALA, OSHIWARA.

One of Mumbai's most coveted neighbourhoods and the heart of the entertainment industry. With the proposed Oshiwara District Centre set to become Mumbai's next premier business address and the close proximity to world-class business hubs, shopping malls, schools, entertainment complexes and more – **experience living in the new heart of Mumbai.**





Welcome to  
**PARADIGM  
ANTALYA**

**102 DOWNTOWN**

— A 10 ACRE TOWNSHIP —

PREMIUM 1 & 2 BED RESIDENCES  
IN THE HEART OF LOKHANDWALA, OSHIWARA



Artist's impression

Artist's impression

SPEND MORE TIME

*enjoying*

THE BEST OF MUMBAI AND  
LESS TIME GETTING THERE.

MINUTES AWAY FROM MAJOR BUSINESS HUBS.

CLOSE TO BOTH AIRPORTS.

EASY CONNECTIVITY TO MAJOR HIGHWAYS.

- 25-minute drive to Chhatrapati Shivaji International & Domestic Airports
- Easy access to Goregaon & Ram Mandir Stations
- 2-minute drive to Mrinal Tai Gore Flyover
- 3-minute drive to JVLR
- Close proximity to Metro Line 7
- 15-minute drive to Infiniti and Inorbit Malls
- Proposed Oshiwara District Centre



#### KEY LOCATION LANDMARKS FOR ANTALYA

##### ▲ SOCIAL INFRA DEVELOPMENT LANDMARKS

SV Road | Link Road | Western Express Highway | Proposed Bandra Versova Sea Link | Proposed Metro Station - Link Road | DN Nagar Metro Station | Andheri Station | International & Domestic Airport | Ram Mandir Railway Station

##### ▲ BUSINESS HUBS

NESCO Business Expo Center | Malad Mindspace Business Hub | Goregaon Infinite Business Park | Seepz IT Park | Andheri Link Road Business Hub (Laxmi Industrial Estate) | Andheri East Business Hub (Marol / Chakala) | BKC

##### ▲ KEY LANDMARK LOCATIONS

Bandra | Juhu | Lokhandwala Circle | Versova | Powai | Iskcon Temple | Christ the King Church | Suni Madina Masjid & Masjid E Farhan | Shree Ram Mandir Temple | Oshiwara Ganpati Mandir

##### ▲ SCHOOLS

City International School | Oberoi International School | Vibgyor High School | Ryan International School | JCBN International School

##### ▲ HOTELS

Westin - Goregaon | JW Marriott - Juhu | Coutyard Marriott - Andheri East

##### ▲ HOSPITALS

Kokilaben Dhirubhai Ambani Hospital | SRV Hospital Goregaon | City Hospital | Seven Hills Hospital | Lifeline Medicare Hospital

##### ▲ MALLS

Infiniti Mall - Andheri Link Road | Oberoi Mall - Goregaon | Inorbit Mall - Malad

LUXURIOUSLY DESIGNED  
FOR LIFE AT ITS

*Finest*



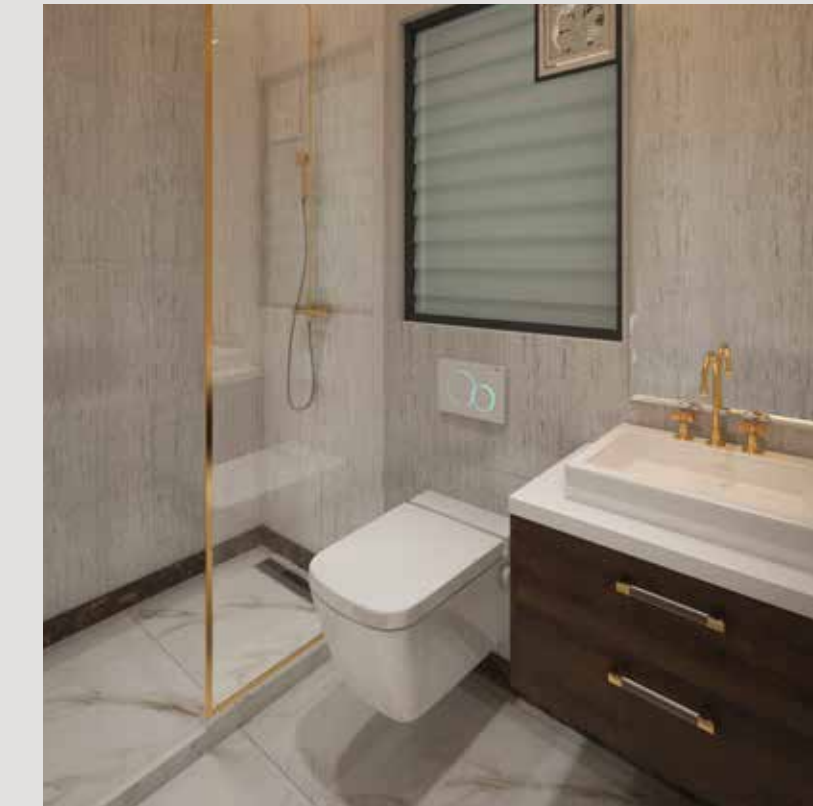




- Premium 1 & 2 BHK Residences with Lifestyle Amenities at Podium & Rooftop.
- Ground + 2 Podium + Entertainment Deck + 35 Habitable Floors.
- Well Designed Lift Lobbies & High Speed Elevators.
- 1st Habitable Floor starts from 4th Floor.
- Designer Entrance Lobby.
- Ample Car Parking.
- Premium Fittings and Fixtures in every Apartment.



LIVING ROOM



WASHROOM



KITCHEN

**Apartment Features:**

- Premium large size vitrified tiles flooring and skirting for living, dining, kitchen and all bedrooms
- Anti-skid vitrified/ceramic tiles for bathroom flooring and dado
- Granite / Marble wash basin counters
- Granite kitchen platform with stainless steel sink
- Vitrified/ceramic tiles dado 2 feet high above kitchen platform
- Full height anodized aluminium windows
- Concealed plumbing in all toilet
- Branded sanitary wares & fittings
- Concealed copper wiring and circuit breakers
- Branded electrical switches
- Video door phone
- Television points in all rooms
- Electrical light and fans provision in entire apartment
- Intercom connection in all flats
- Air Conditioner provision in all rooms
- POP finish on walls in entire apartment
- Premium quality paint
- Laminated flush door
- Safety door provision on entrance of flat





*Calm*

OPEN SPACES  
IN THE HEART OF THE CITY

Rooftop Garden On 39<sup>th</sup> floor



Stock Image

DIVE INTO A STATE OF BLISS.



Artist's Impression



MORE SPACE TO EXPLORE, LAUGH AND PLAY

Kid's play area at E-Deck



Stock Image

**MEET YOUR FITNESS GOALS, RIGHT AT HOME.**

*Fitness centre on 2<sup>nd</sup> level*



Artist's Impression



## 30+ WORLD-CLASS LIFESTYLE AMENITIES AND RECREATIONAL SPACES.

Experience a world of amenities designed to provide a relaxing escape, right in the heart of the city.

### Highlights:

- Picturesque Landscaped Garden
- Strolling Lawn
- Blooming Deck
- Outdoor Pavilion
- Children's Play Area with Modern Equipment
- Children's Rock climbing
- Observation Deck
- Club House
- Fitness Centre
- Yoga Deck
- Multi-purpose Hall
- Indoor Games
- Senior Citizen Area
- Swimming Pool
- Kids' Pool
- Pool Deck
- Reflexology Path
- Party Lawn with Bar Counter
- Semi Open Projection Screen
- Swing Cover
- EPDM Mounds
- Double Height Grand Entrance Lobby
- Exquisite Designed Lift Lobby on Each Floor
- High Speed Elevators
- CCTV Surveillance In Common Areas
- Advanced Security
- Ample Multi-level Parking
- Back-up Generator for Emergency Power
- Water Conservation
- Landscaped Gardens





TAKE IN THE BEST OF THE CITY,  
WITHOUT LEAVING HOME.



Day - Actual View



Evening - Actual View

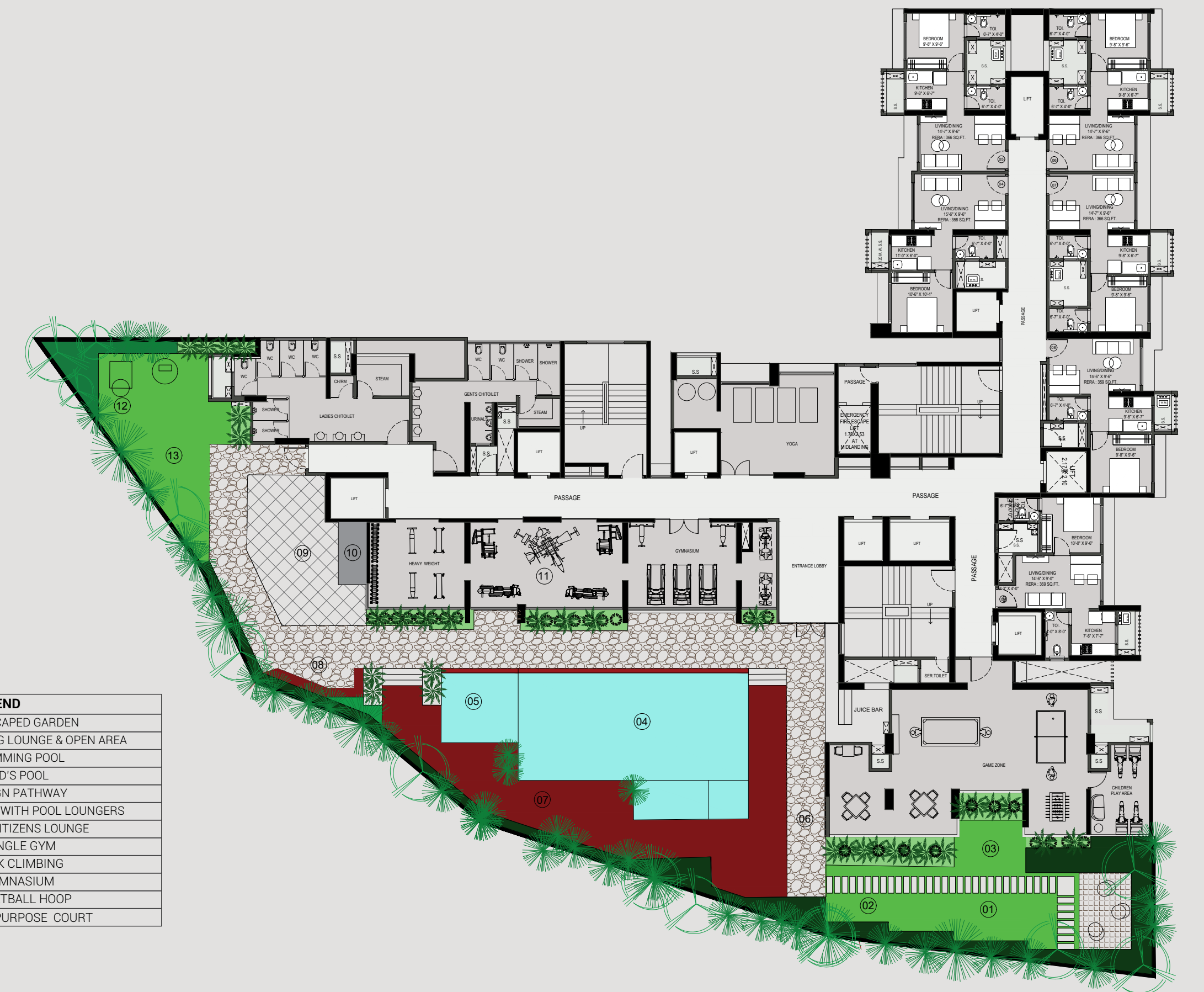
# MASTER LAYOUT PLAN



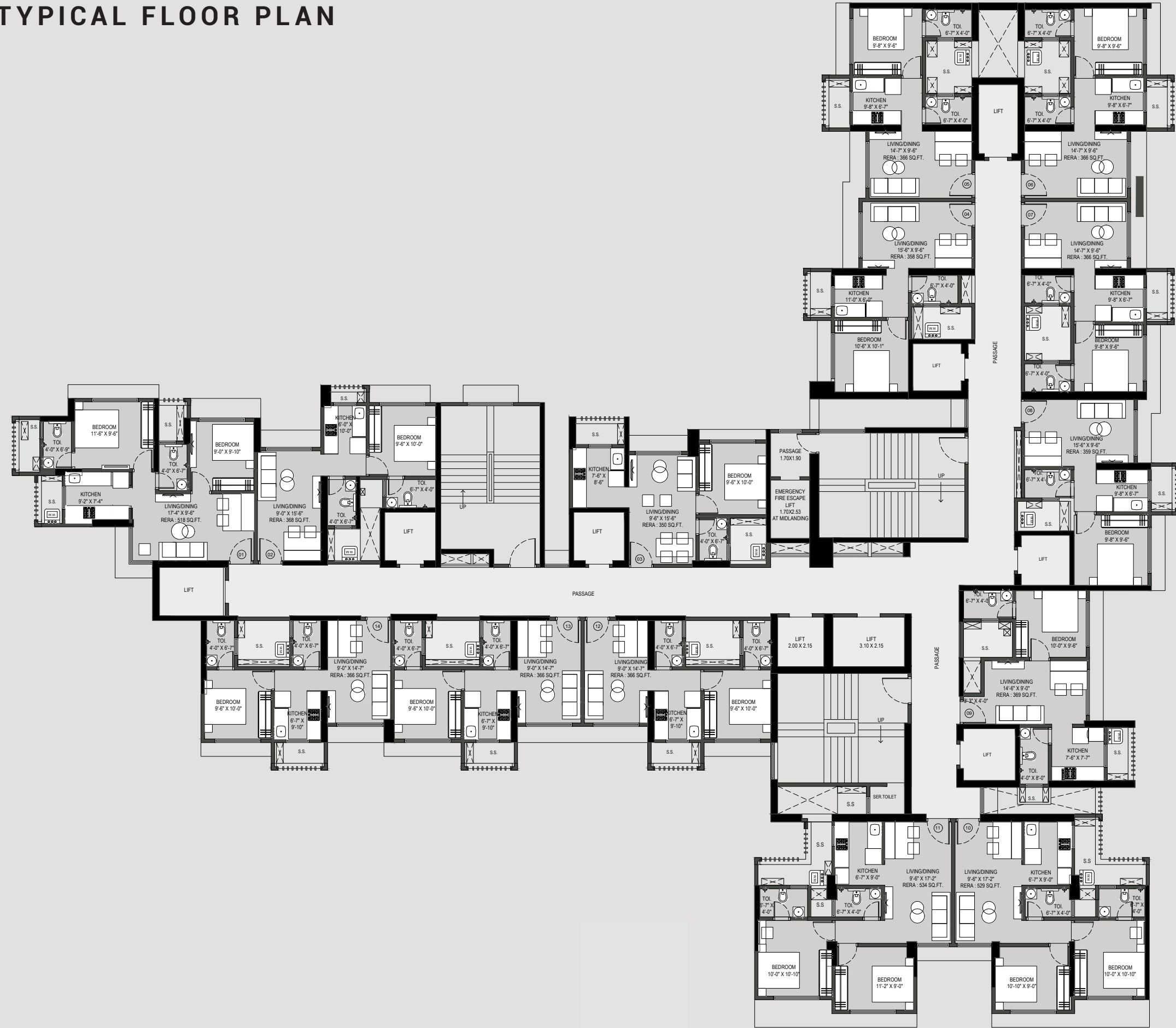
# E-DECK FLOOR PLAN

**LEGEND**

|       |                                    |
|-------|------------------------------------|
| 1     | LANDSCAPED GARDEN                  |
| 2 & 3 | RELAXED SITTING LOUNGE & OPEN AREA |
| 4     | SWIMMING POOL                      |
| 5     | KID'S POOL                         |
| 6     | DESIGN PATHWAY                     |
| 7     | RELAXING AREA WITH POOL LOUNGERS   |
| 8     | SENIOR CITIZENS LOUNGE             |
| 9     | JUNGLE GYM                         |
| 10    | ROCK CLIMBING                      |
| 11    | GYMNASIUM                          |
| 12    | BASKETBALL HOOP                    |
| 13    | MULTI - PURPOSE COURT              |

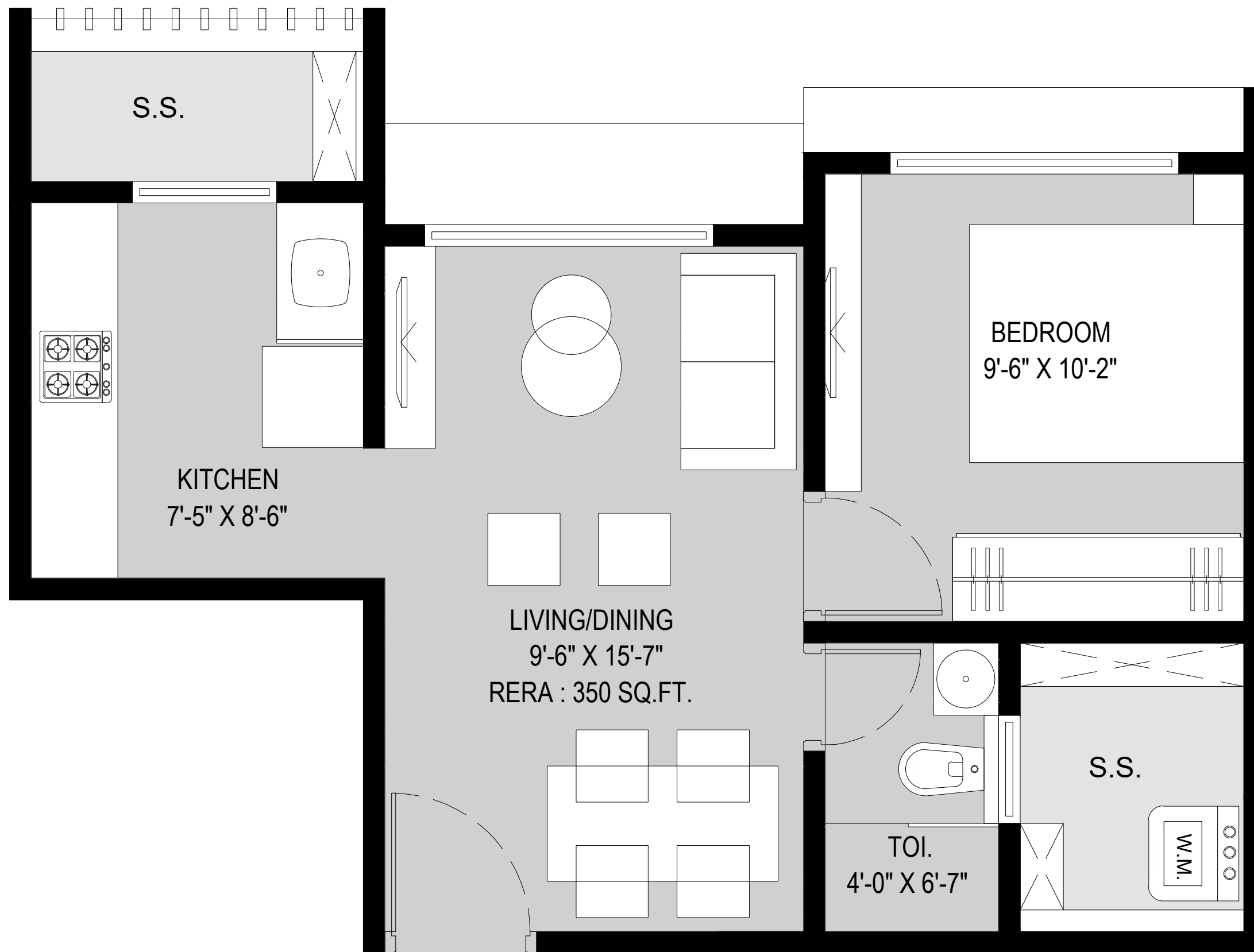


TYPICAL FLOOR PLAN



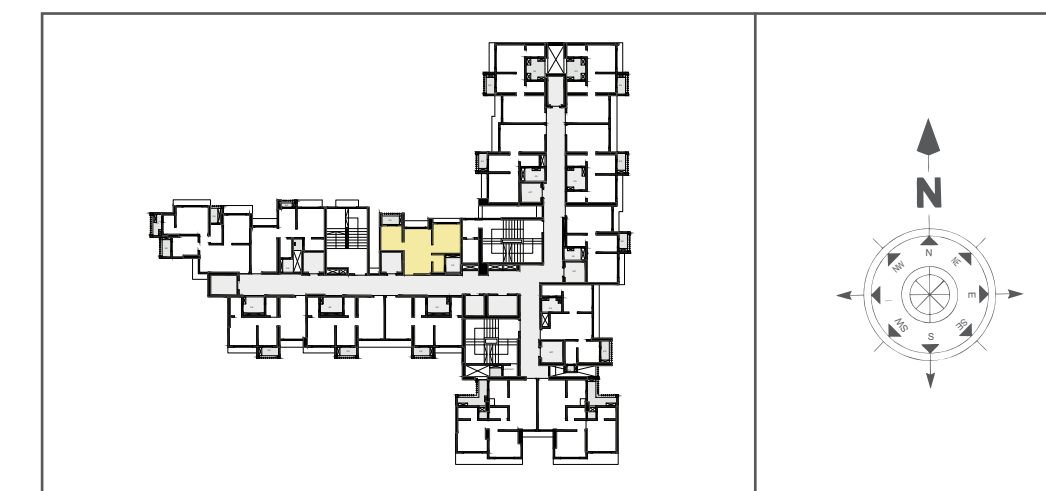
TYPICAL JODI FLOOR PLAN





**1BHK - RERA-350 sq.ft.  
(Unit No.03)**

| Particular           | Dimensions     |
|----------------------|----------------|
| Living / Dining Area | 9'-6" X 15'-7" |
| Kitchen              | 7'-5" X 8'-6"  |
| Bedroom              | 9'-6" X 10'-2" |
| Toilet               | 4'-0" X 6'-1"  |



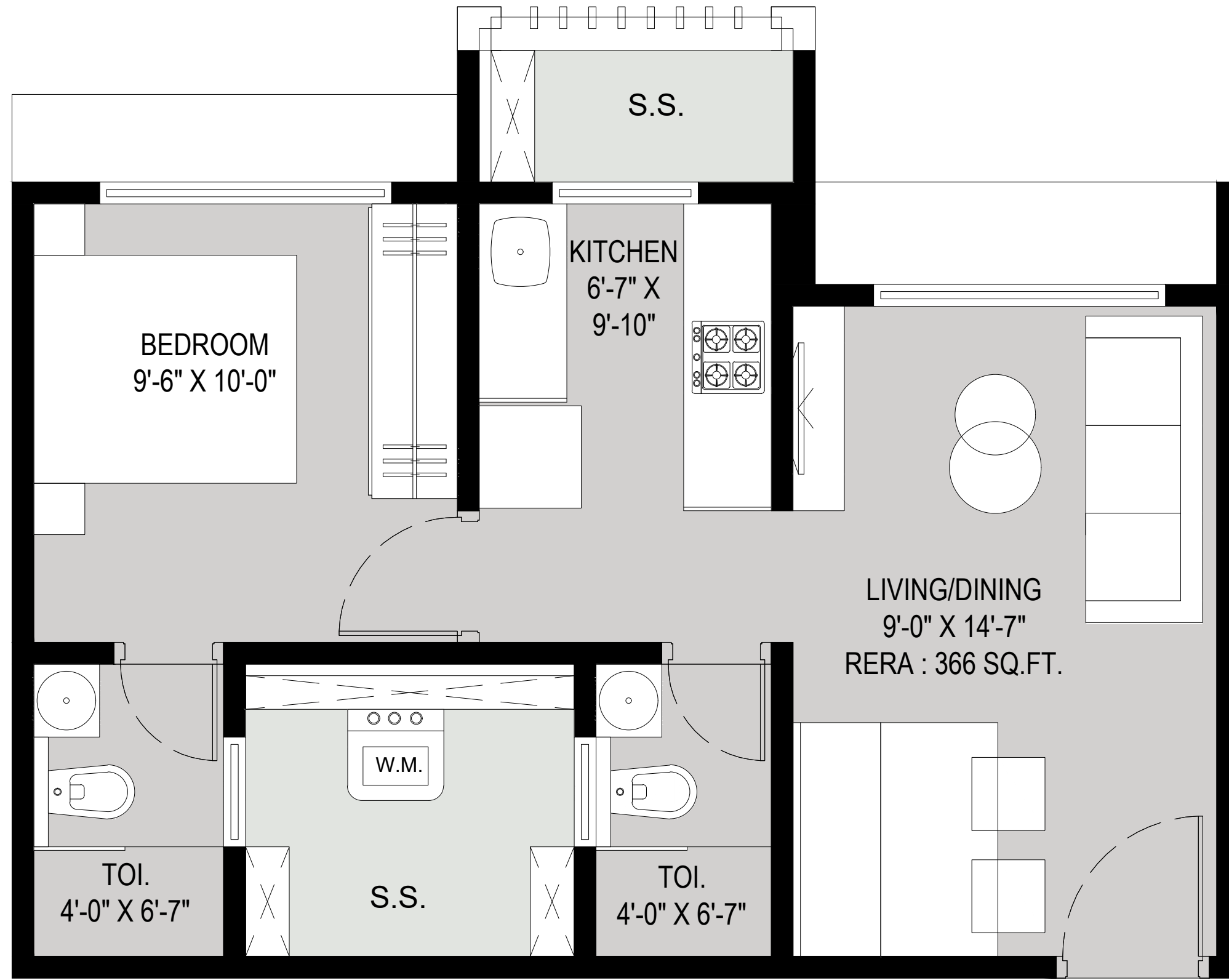
**Key plan**

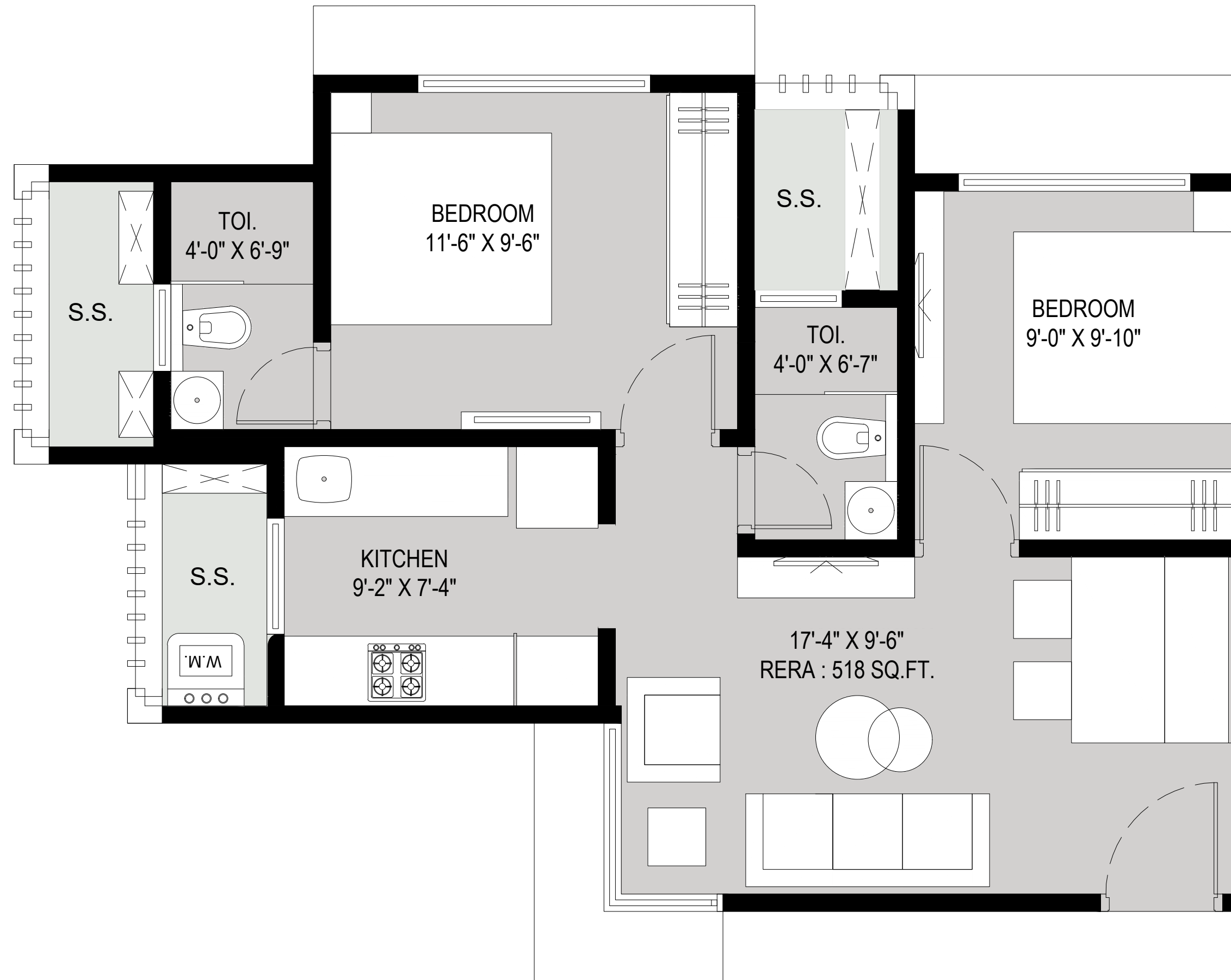
**1BHK - RERA-366 sq.ft.**  
**(Unit no. 05,06,07,12,13&14)**

| Particular            | Dimensions     |
|-----------------------|----------------|
| Living / Dinning Area | 9'-0" X 14'-7" |
| Kitchen               | 6'-7" X 9'-10" |
| C. Toilet             | 4'-0" X 6'-7"  |
| M. Bedroom            | 9'-6" X 10'-0" |
| M. Toilet             | 4'-0" X 6'-7"  |



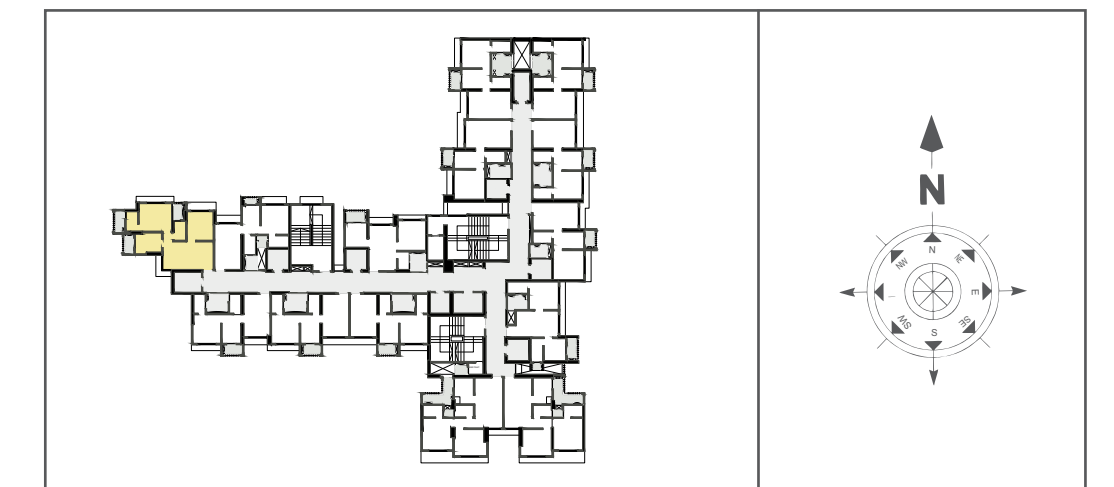
Key plan





**2BHK - RERA-518 sq.ft.  
(Unit no.01)**

| Particular           | Dimensions     |
|----------------------|----------------|
| Living / Dining Area | 17'-4" X 9'-6" |
| Kitchen              | 9'-2" X 7'-4"  |
| Master Bedroom       | 11'-6" X 9'-6" |
| M. Toilet            | 4'-0" X 6'-9"  |
| Common Bedroom       | 9'-0" X 9'-10" |
| Common Toilet        | 4'-0" X 6'-7"  |

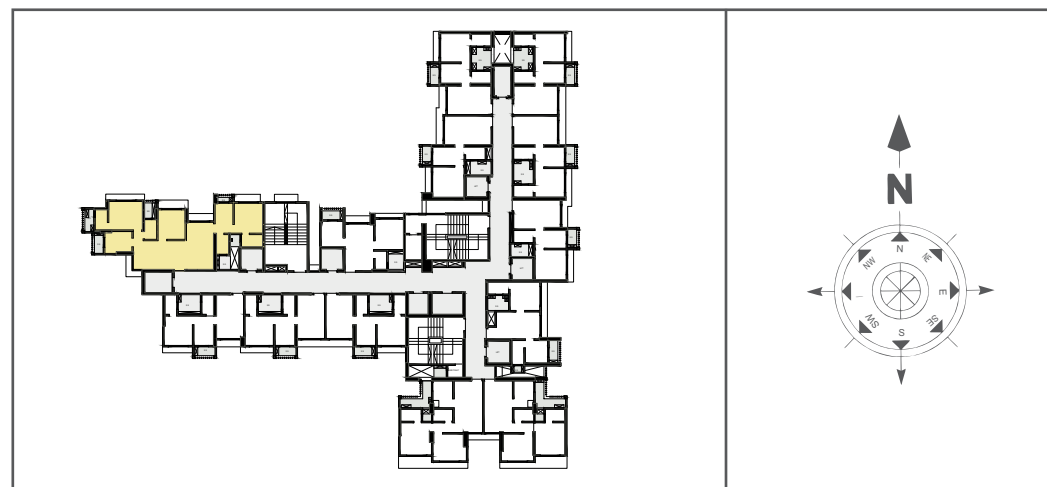
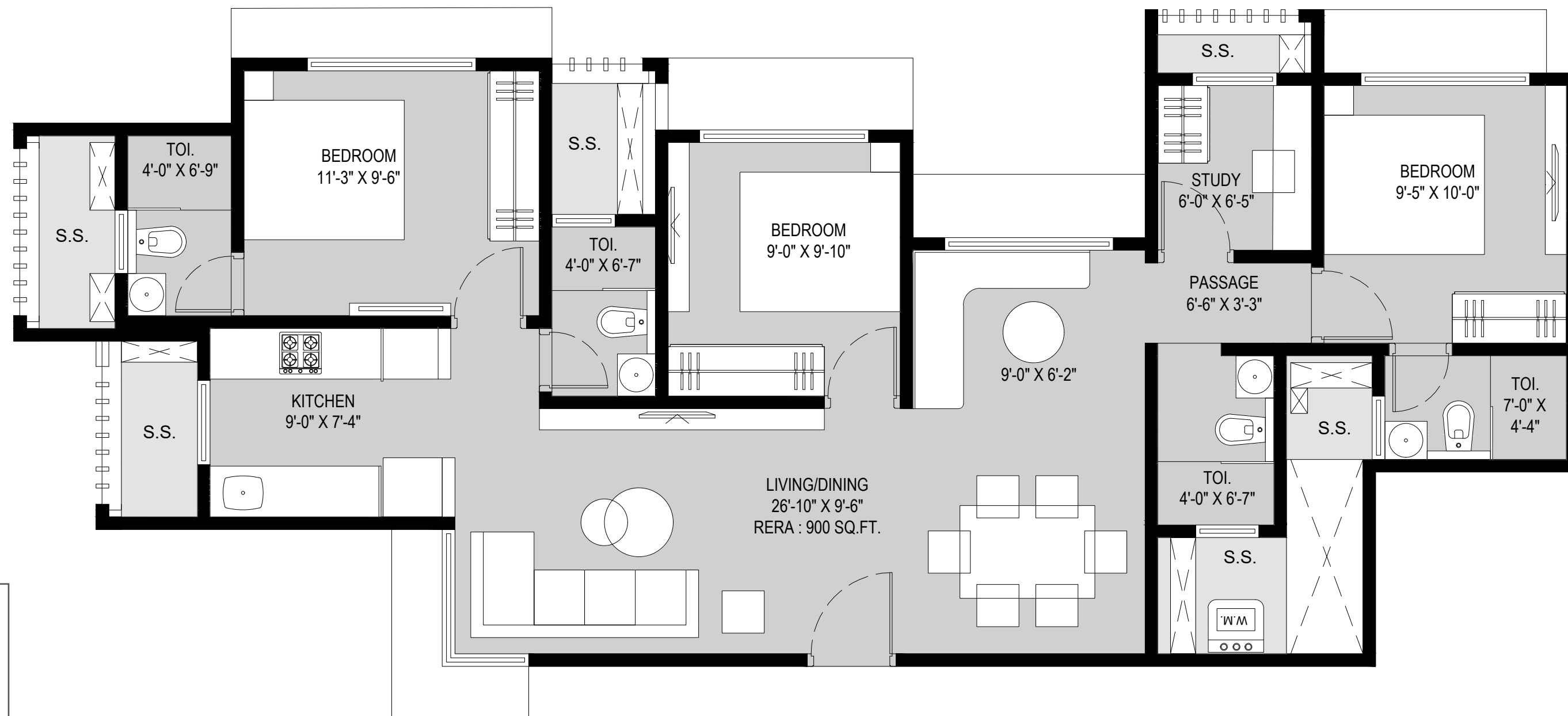


**Key plan**

**3.5BHK - RERA-900 sq.ft.**

**(Unit no. 1&2)**

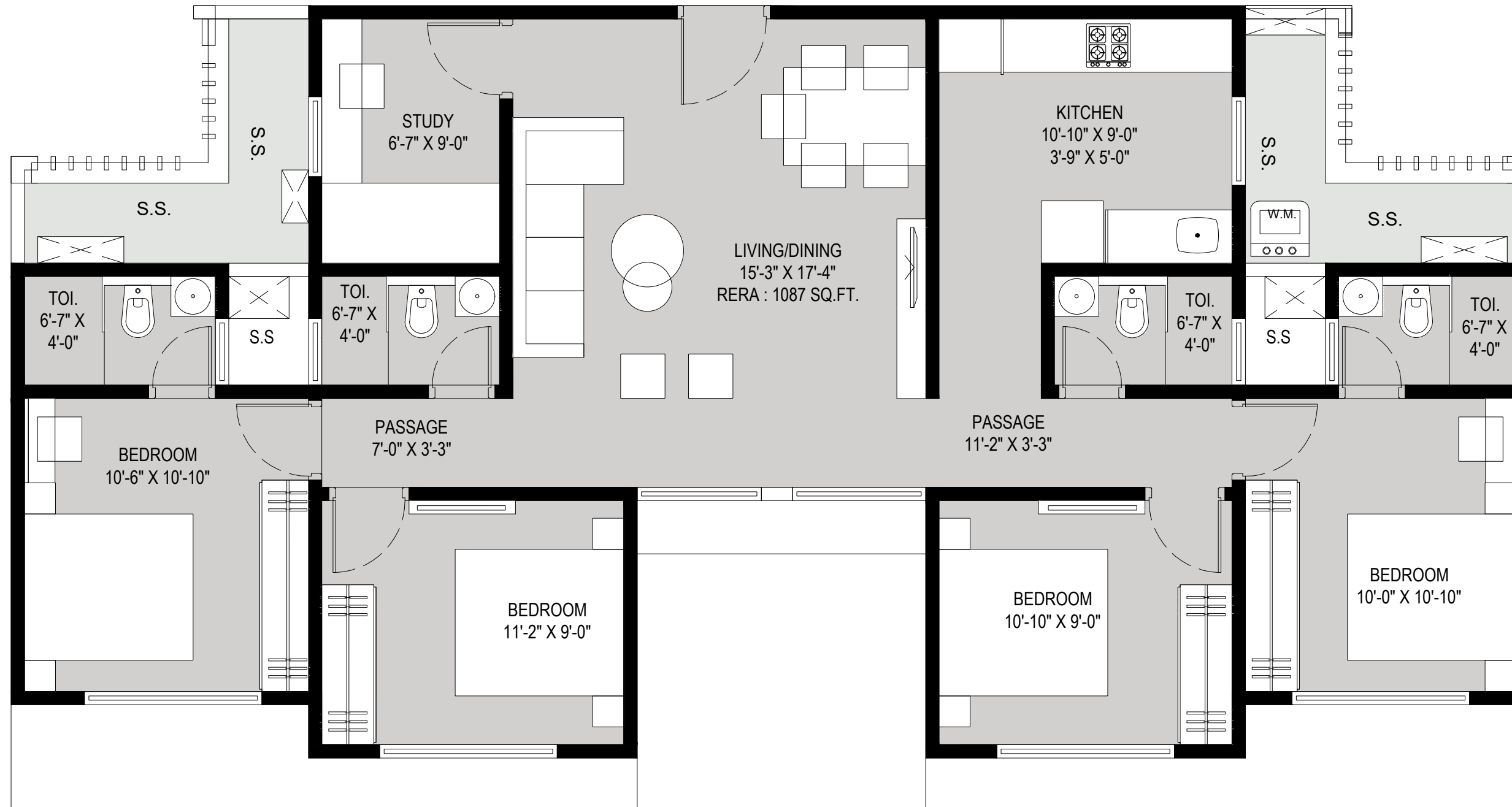
| Particular          | Dimensions                       |
|---------------------|----------------------------------|
| Living/Dinning Area | 26'-10" X 9'-6"<br>9'-0" X 6'-2" |
| Kitchen             | 9'-0" X 7'-4"                    |
| Bedroom-01          | 9'-0" X 9'-10"                   |
| C. Toilet           | 4'-0" X 6'-7"                    |
| Passage             | 3'-3" X 3'-0"                    |
| M.Bedroom -02       | 11'-3" X 9'-6"                   |
| M.Toilet            | 4'-0" X 6'-9"                    |
| Study               | 6'-0" X 6'-5"                    |
| C. Toilet           | 4'-0" X 6'-7"                    |
| Passage             | 3'-3" X 6'-6"                    |
| M.Bedroom -02       | 9'-5" X 10'-0"                   |
| M.Toilet            | 7'-0" X 4'-4"                    |



**Key plan**

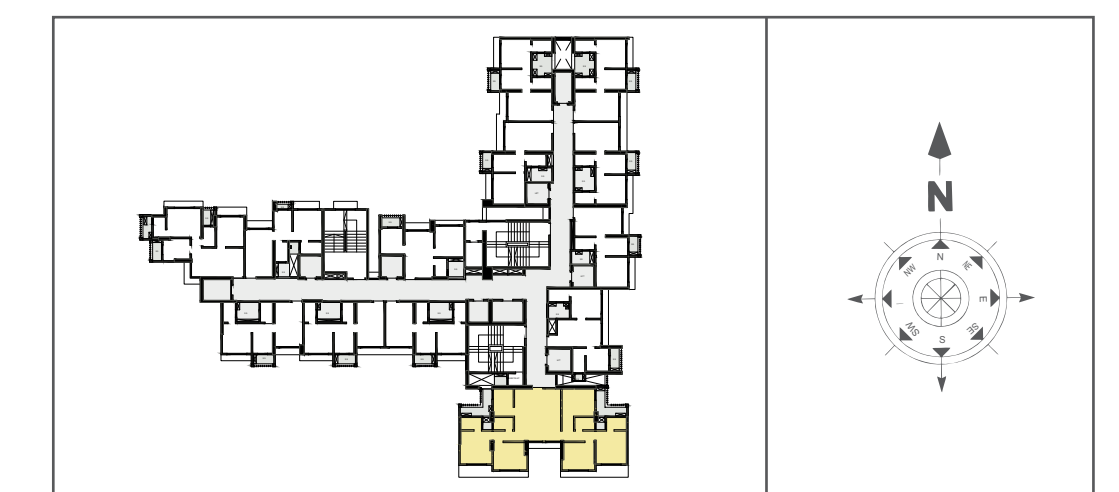






**4.5BHK - RERA-1087 sq.ft.**  
**(Unit No. 10&11)**

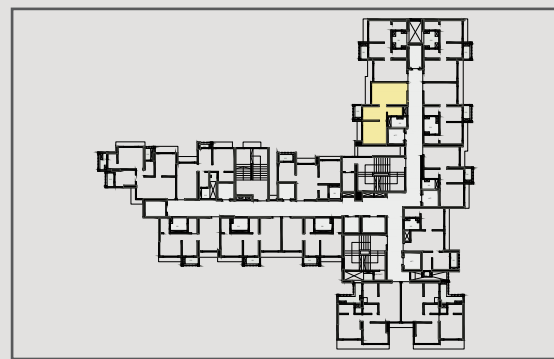
| Particular          | Dimensions                      |
|---------------------|---------------------------------|
| Living/Dinning Area | 15'-3" X 17'-4"                 |
| Study               | 6'-7" X 9'-0"                   |
| Kitchen             | 10'-10" X 9'-0" / 3'-9" X 5'-0" |
| Bedroom-01          | 10'-10" X 9'-0"                 |
| C. Toilet           | 6'-7" X 4'-0"                   |
| Passage             | 11'-2" x 3'-3"                  |
| M.Bedroom -02       | 10'-0" X 10'-10"                |
| M.Toilet            | 6'-7" X 4'-0"                   |
| Bedroom-03          | 11'-2" X 9'-0"                  |
| C. Toilet           | 6'-7" X 4'-0"                   |
| Passage             | 7'-0" X 3'-3"                   |
| M.Bedroom -04       | 10'-6" X 10'-10"                |
| M.Toilet            | 6'-10" X 4'-0"                  |



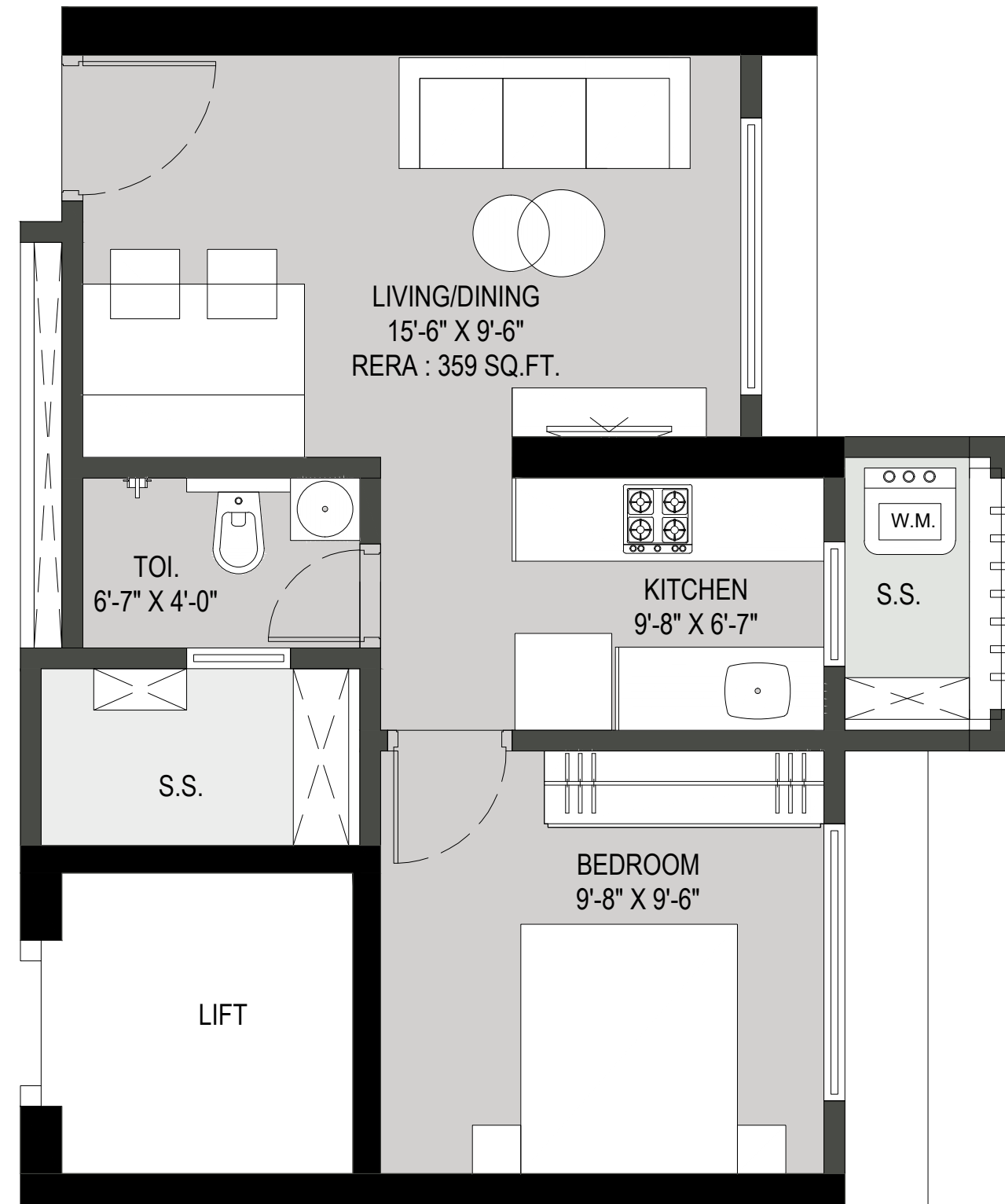
**Key plan**



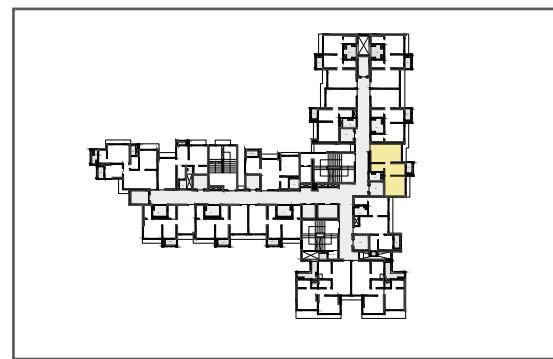
1BHK - RERA-358 sq.ft.  
(Unit no. 04)



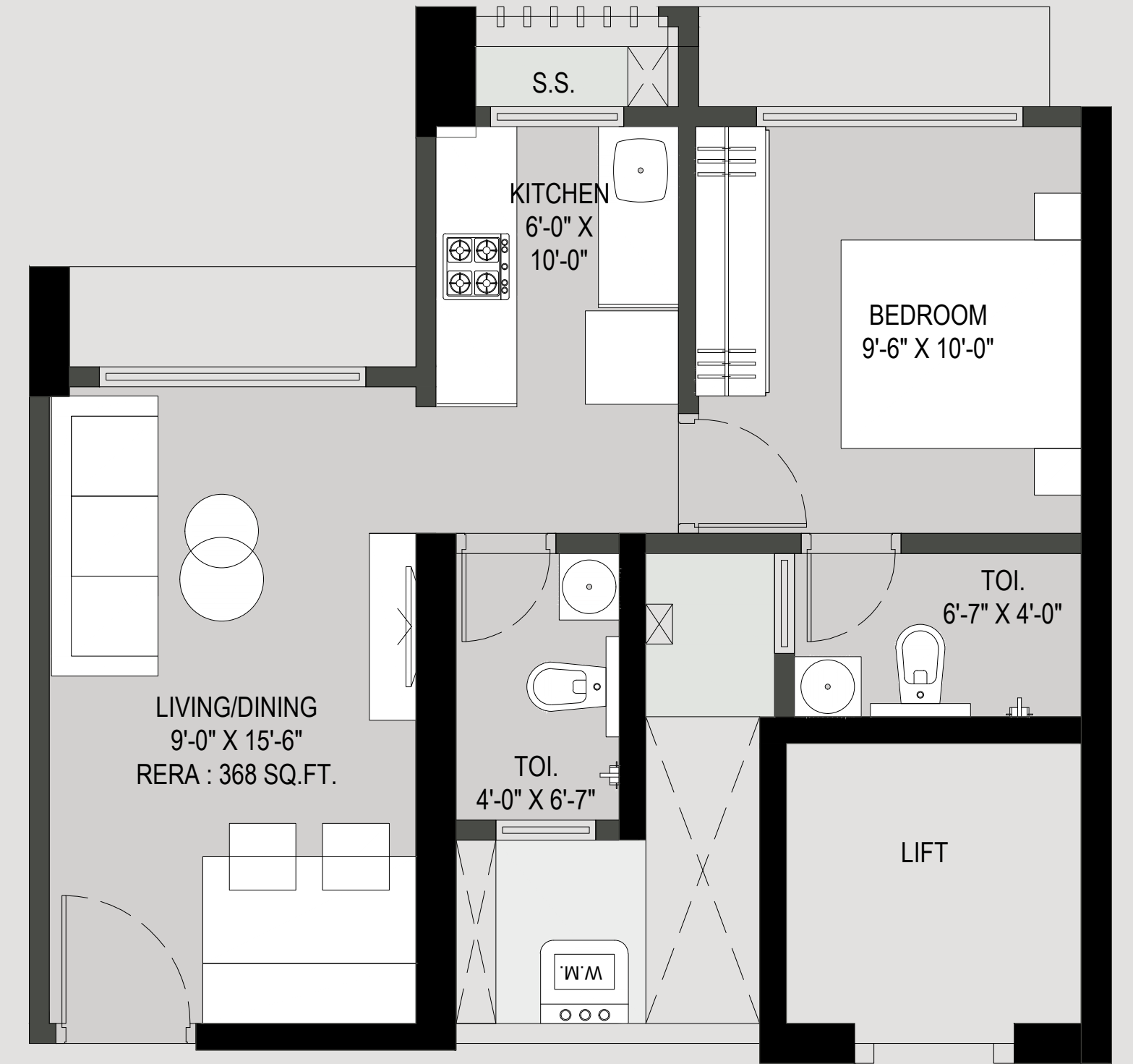
Key plan



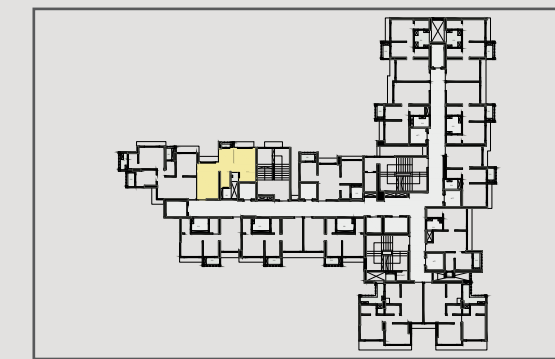
1BHK - RERA-359 sq.ft.  
(Unit no. 08)



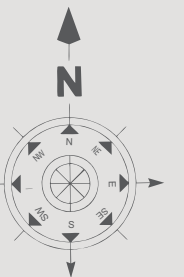
Key plan



1BHK - RERA-368 sq.ft.  
(Unit no. 02)

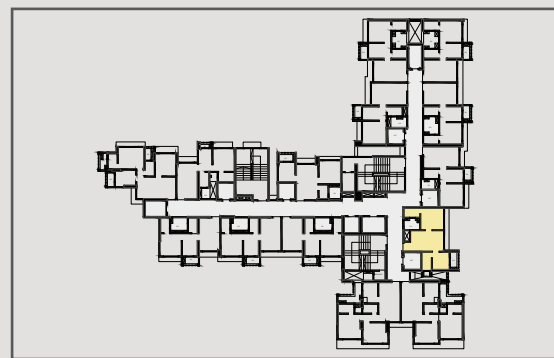


Key plan

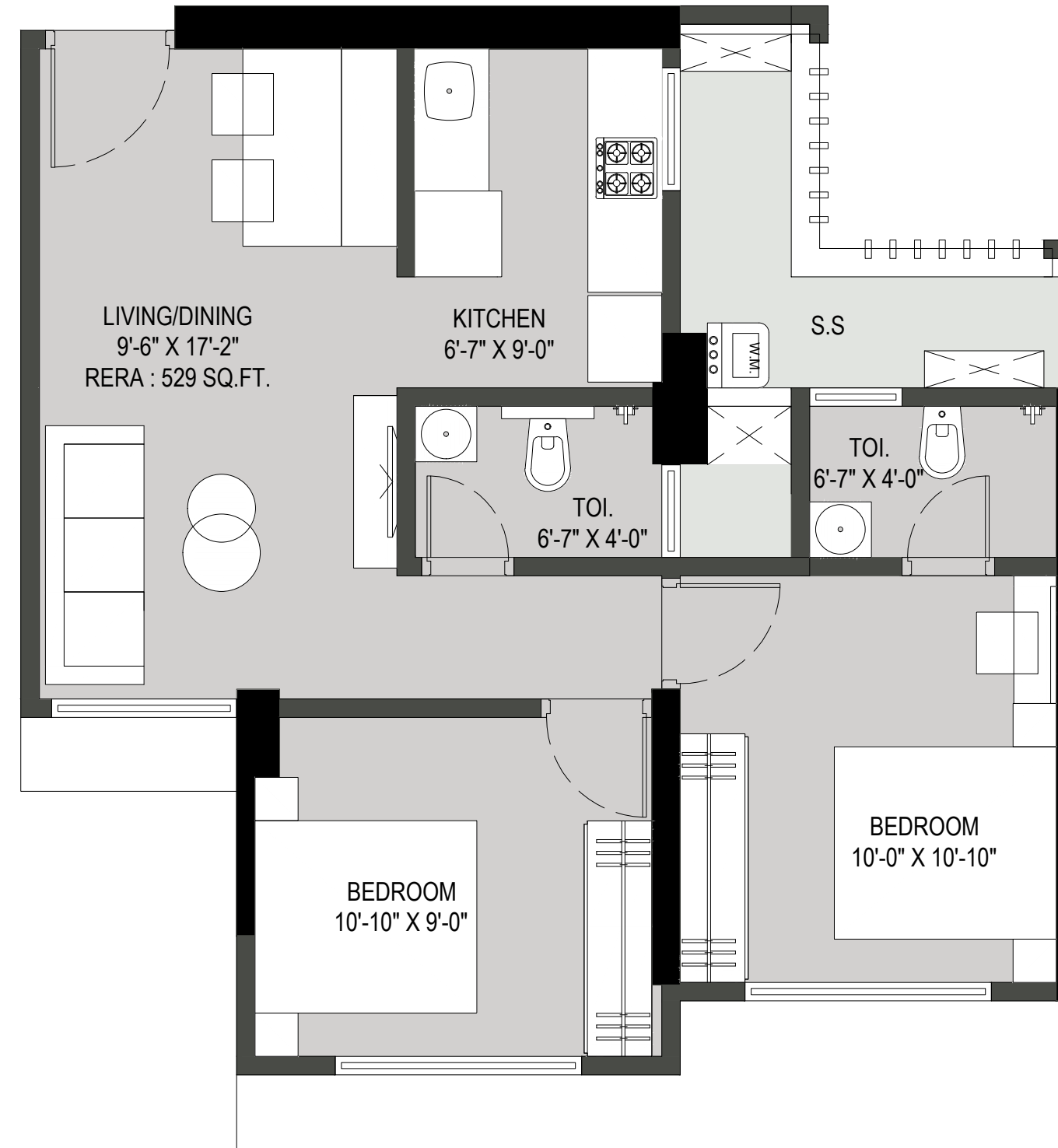




**1BHK - RERA-369 sq.ft.**  
**(Unit no. 09)**



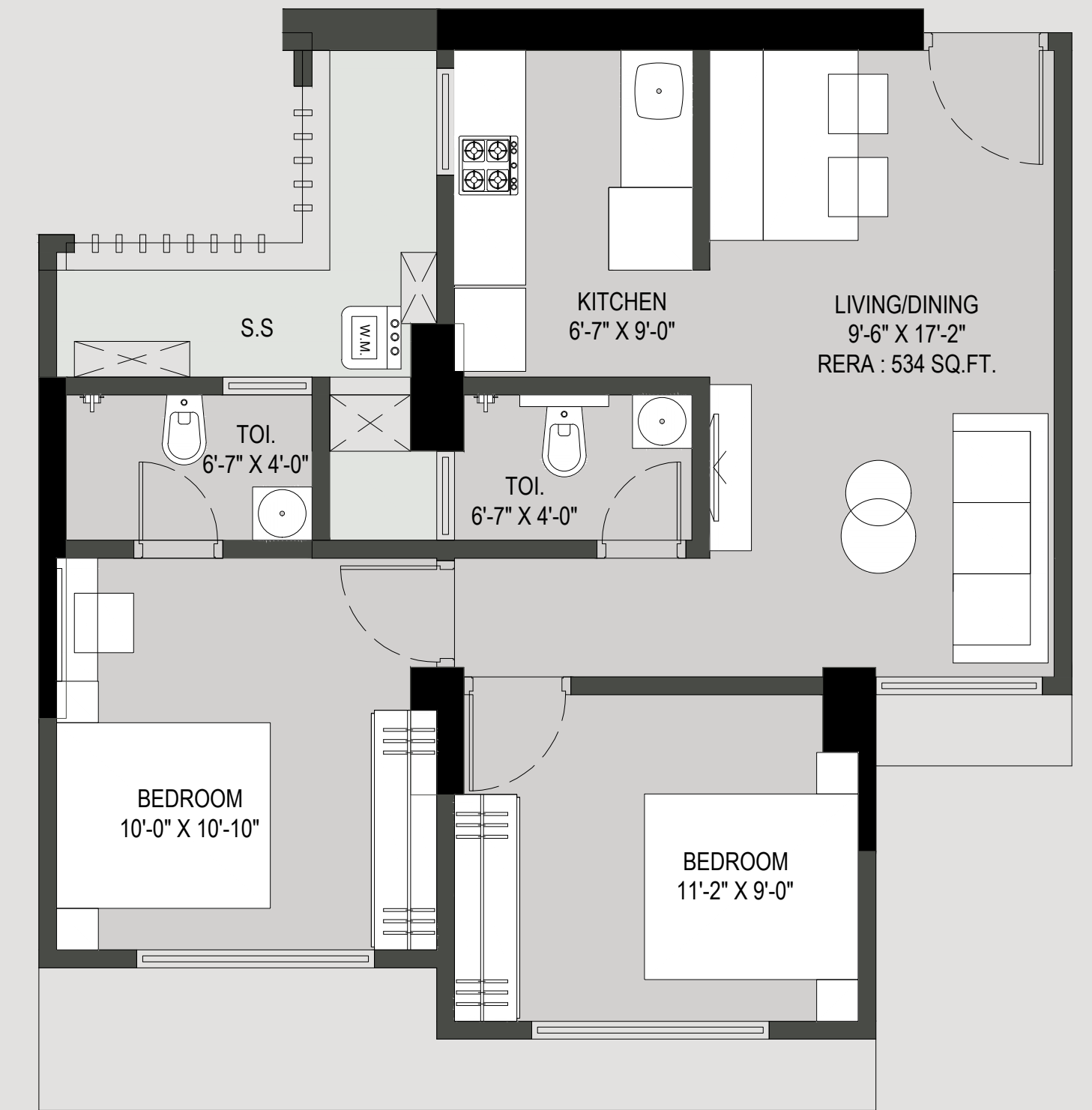
**Key plan**



**2BHK - RERA-529 sq.ft.**  
**(Unit no. 10)**



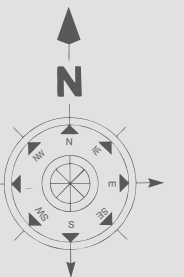
**Key plan**



**2BHK - RERA-534 sq.ft.**  
**(Unit No. 11)**



**Key plan**





### About Us

Paradigm Realty brings years of credible experience, delivering cutting edge real-estate by employing global contemporary techniques, which ensure quality standards and timely delivery. We are known as the leading developer of "Quality Affordable Luxury" homes in the Western Suburbs of Mumbai. Our portfolio of properties include 4 completed projects, 2 nearing completion projects and 4 ongoing under-development projects across Mumbai city.



VOGUE  
SANTACRUZ (W)

(DELIVERED WITH OC IN 1.5 YEARS)

CASA PALAZZO  
BORIVALI (E)

(DELIVERED WITH OC IN 2.5 YEARS)

ANANDA RESIDENCY,  
BORIVALI (W)

(DELIVERED WITH OC IN 3.5 YEARS)

NIVAN,  
KHAR (W)

(DELIVERED WITH OC IN 2 YEARS)

PARADIGM EL SIGNORA,  
NEAR LOKHANDWALA - OSHIWARA

(NEARING COMPLETION)

ARIANA RESIDENCY,  
BORIVALI (E)

(NEARING COMPLETION)

HUBTOWN SEASONS,  
CHEMBUR (W)

(UNDER CONSTRUCTION)

PREMIERE RESIDENCES,  
VERSOVA, ANDHERI (W)

(UNDER CONSTRUCTION)

ZENITH,  
THANE (W)

(UNDER CONSTRUCTION)

PRIME VISTA,  
GHATKOPAR (E)

(UNDER CONSTRUCTION)



**5+**

YEARS OF  
EXPERIENCE.

**150+**

TEAM  
MEMBERS.

**1.0**

MILLION SQ. FT.  
PROJECTS COMPLETED  
/ NEARING COMPLETION.

**1.8**

MILLION SQ. FT.  
UNDER  
DEVELOPMENT.

**5.0**

MILLION SQ. FT.  
UPCOMING  
DEVELOPMENT.

**1300+**

HAPPY FAMILIES  
HAVE FOUND  
THEIR HOME.



### Our Legacy

With over 10 Residential Projects across Mumbai city within the past 5 years, Paradigm Realty offers award-winning homes with matchless aesthetics, quality and design.



BEST  
DEVELOPER  
OF THE YEAR

ECONOMIC TIMES  
BUSINESS LEADERS 2019



MOST TRUSTED  
BRAND -  
AFFORDABLE  
LUXURY IN 2019

REAL ESTATE & BUSINESS  
EXCELLENCE AWARD



EXCELLENCE IN  
REAL ESTATE 2019  
(MR. PARTH MEHTA)

MARKETING  
MAVERICK AWARD



YOUNG ACHIEVER'S  
AWARD 2019  
(MR. PARTH MEHTA)

ET NOW



EXCELLENCE IN  
DELIVERY 2019  
(ANANDA  
RESIDENCY)

ET NOW



EMERGING  
BRAND - 2018

ET NOW



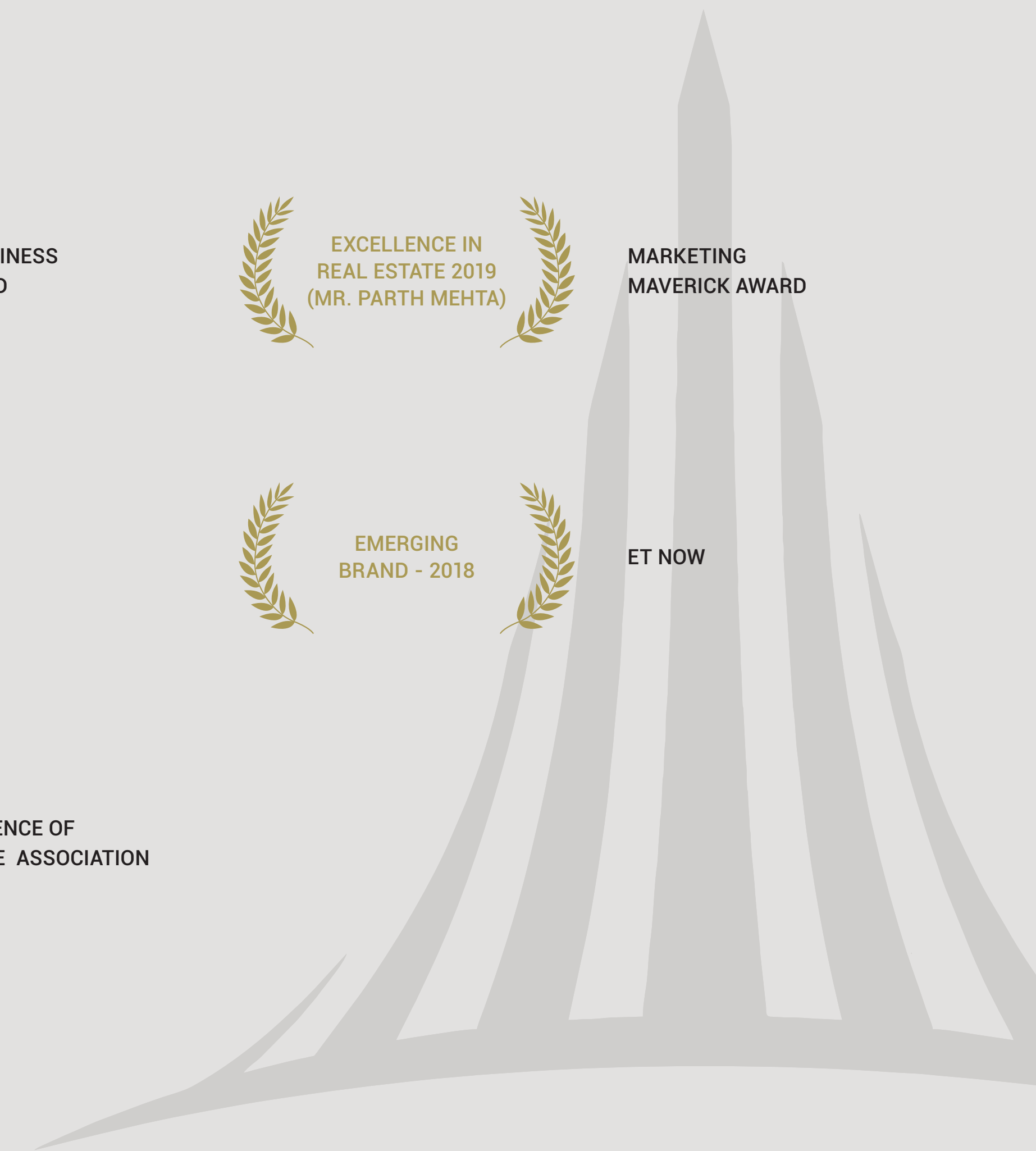
EMERGING  
DEVELOPER OF  
THE YEAR - 2017

REALTY PLUS



MOST PROMISING  
UPCOMING DYNAMIC  
ENTREPRENEUR IN  
REAL ESTATE - 2017

NATIONAL CONFERENCE OF  
RESIDENT WELFARE ASSOCIATION





## PROZONE INTU PROPERTIES LTD

Prozone has been established to develop, design and manage India's most successful shopping centers and to be a leader in the introduction of new retail concepts designed for the contemporary Indian consumer.

Prozone's strategy is to develop dominant regional shopping centre and leisure destination with international standard design having G+1 horizontal model & racetrack circulation supported by large parking spaces and planning to cater for future growth.

Prozone Centre has well planned tenant mix of International & National retailers with category focus to aggregate consumption. Brand partners at our centers include H&M, M&S, Shoppers Stop, Croma, Lifestyle, Pantaloon, Big Bazaar, Reliance Trendz, Hamleys, Inox, Zudio, Westside, McDonalds, KFC, Taco Bell, Dominos, Pizza Hut, Burger King, One Plus, Park Avenue, Miniso, Levis, Louis Philippe, Gini & Jony, Tommy Hilfiger, Being Human, Raymond, Ethnicity, Titan, Woodland, Adidas, amongst others.

The existing strong association with leading national and international brands helps the Company to continue to develop retail centres in the future. Prozone has large land parcel located in Aurangabad, Coimbatore, Nagpur, Indore, Jaipur, Mysore & Mumbai.



**18.0**

MN SQ. FT. OF LAND  
BANK IN PRIME LOCATIONS  
ACROSS INDIA.

**3.0**

MN SQ. FT.  
PROJECTS DEVELOPED

**2.5**

MN SQ. FT. IN  
PROJECTS UNDER  
DEVELOPMENT



IMAGES MOST ADMIRABLE  
SHOPPING CENTRE LAUNCH  
OF THE YEAR

PROZONE MALL,  
COIMBATORE, APRIL 2018



ET GLOBAL AWARD FOR  
RETAIL EXCELLENCE

PROZONE MALL,  
AURANGABAD, FEB 2019



ET GLOBAL AWARD FOR  
RETAIL EXCELLENCE

PROZONE MALL,  
COIMBATORE, FEB 2019



PRIDE OF COIMBATORE  
AWARDS

BEST ROUND THE YEAR  
MARKETING, MAY 2019



PRIDE OF COIMBATORE  
AWARDS

SHOPPING CENTRE OF  
THE YEAR, MAY 2019





In Association with



## ABOUT US

An ISO 9001-2015 company. In the year 1996 Gajanan Builders started building fresh landmarks and breaking new grounds, every edifice by us are special, unique in style & identity. Gajanan Builders not only construct buildings, but also build trust. With thousands of Sq.ft. area covered and quite a few landmark projects, Gajanan Builders has become one of the leading firm, delivering quality and perfection. We are prominent in Mumbai and Pune ensuring customer satisfaction and good will for our thousands of customers. Providing product and services at par with international standards.

Customer's care, satisfaction and relation are our core focus. They form very essence of the business. Over the years, Gajanan Builders have gained gigantic expertise in real estate development, meticulous planning, effective execution and timely completion, which are our vital element.