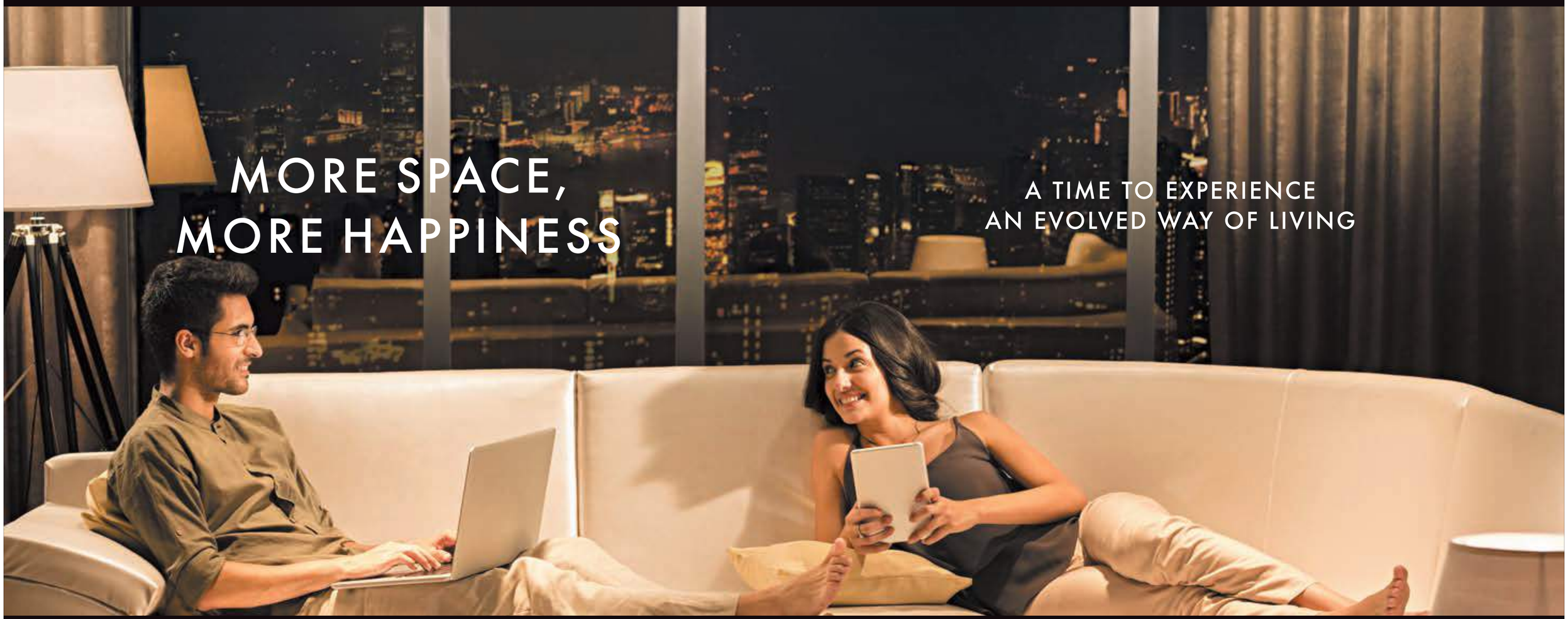
MORE OF LIFE.
MORE OF LIFESTYLE.



ARIANA
*Residency*
BORIVALI EAST

# MORE SPACE,
# MORE HAPPINESS

A TIME TO EXPERIENCE
AN EVOLVED WAY OF LIVING





Artist's Impression

# MORE IDEAS OF LIFE

## AN OPPORTUNITY THAT WAS UNTHINKABLE

PRESENTING

# ARIANA

*Residency*

BORIVALI EAST

EXPERIENCE A

# NEW SPACE

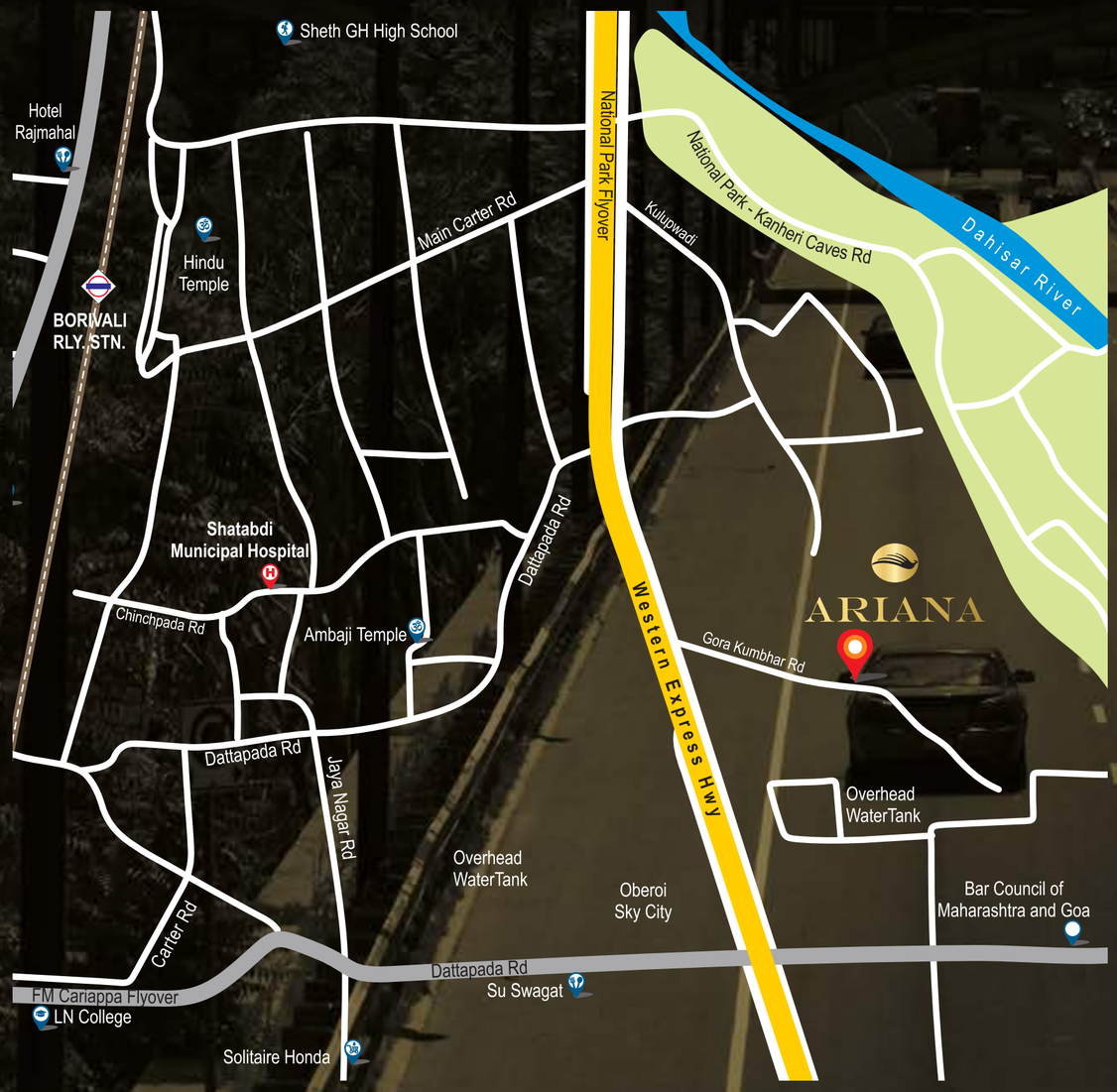
LIKE NEVER BEFORE

PROJECT HIGHLIGHTS:

- 1 & 2.5 BHK Luxury Apartments
- One Tower, 3 Wings of 23 Storeys
- Temple Adjoining complex
- Gated Community Living
- Utilitarian Design for Space Optimization
- Double Height Air-conditioned Lobby
- Expansive Clubhouse & Landscaped Podium
- Excellent Location & Connectivity

# BORIVALI,
# MORE CONNECTED TO CITY & LIFE THAN ANYWHERE ELSE

## LOCATION




### LOCATION STANDPOINTS:

- Unobstructed view of Sanjay Gandhi National Park
- Few minutes from Borivali (E) Rly Stn
- Well-connected to Central Suburbs through Ghodbunder Road
- Places of Entertainment Nearby

### DISTANCES & TIMELINES:

- Western Express Highway – 1 min
- Proposed National Park Metro Stn – 5 mins
- Sanjay Gandhi National Park – 5 mins
- Magathane Bus Depot – 5 mins
- Schools & Colleges – 10 mins
- Temple & Religious Centres – 15 mins
- Malls & Entertainment Places – 15 mins
- Domestic Airport – 30 mins



# MORE HAPPINESS IN A PERFECTLY SHAPED WORLD

LANDSCAPED PODIUM RECREATION

WITH A GRAND CLUB LIFE

# MORE OF JOY & HEALTH, MORE THAN YOU ALWAYS IMAGINED

1. MODERN GYMNASIUM
2. YOGA & MEDITATION ZONE
3. CHILDREN'S PLAY AREA
4. LANDSCAPED GARDEN WITH SIT-OUTS
5. GREEN WALKWAYS

*Artist's Impression

# THE FINEST SPACE TO REBUILD YOURSELF

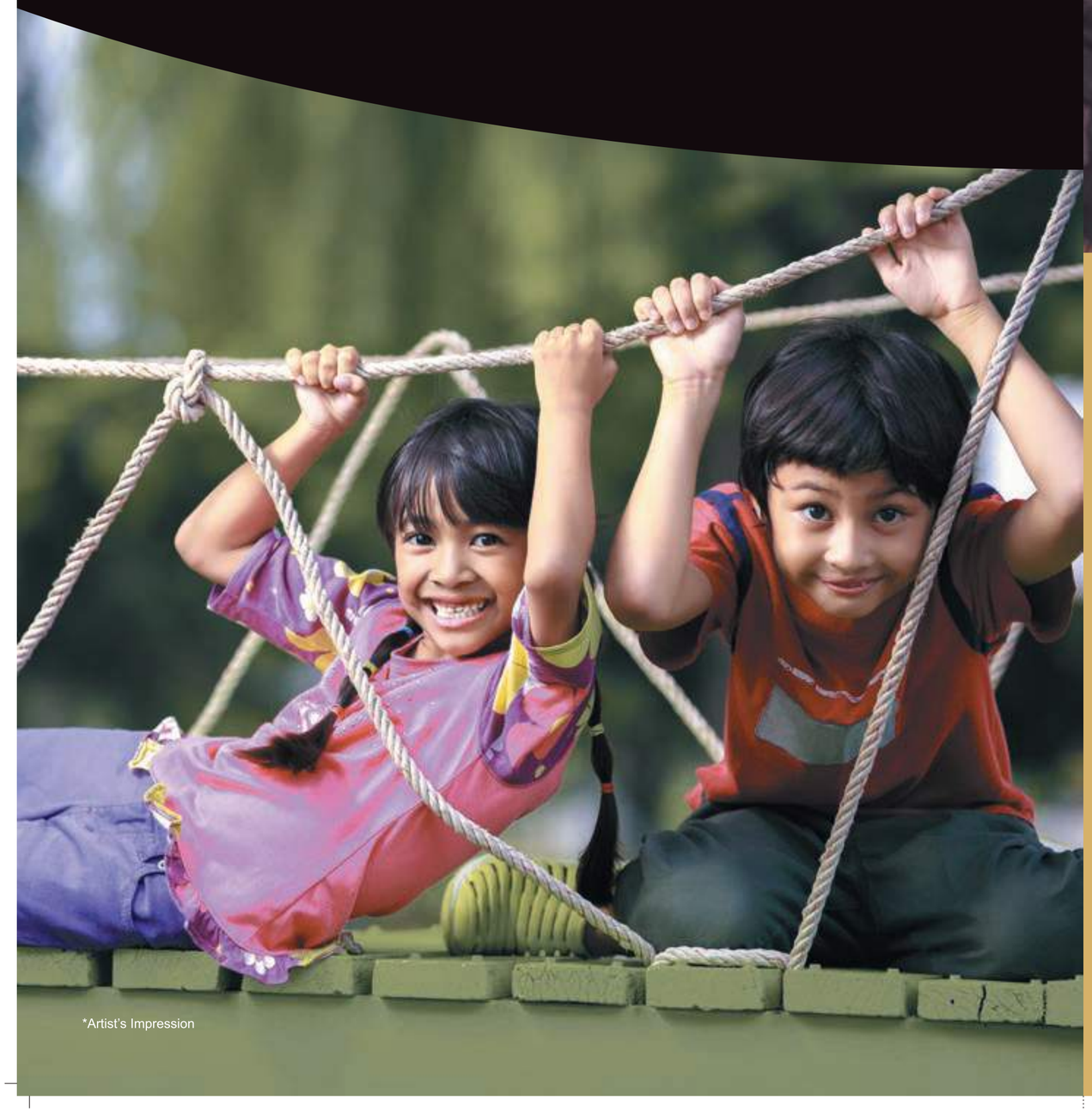
MODERN GYMNASIUM OVERLOOKING
LANDSCAPED GARDEN & GREEN WALKWAYS



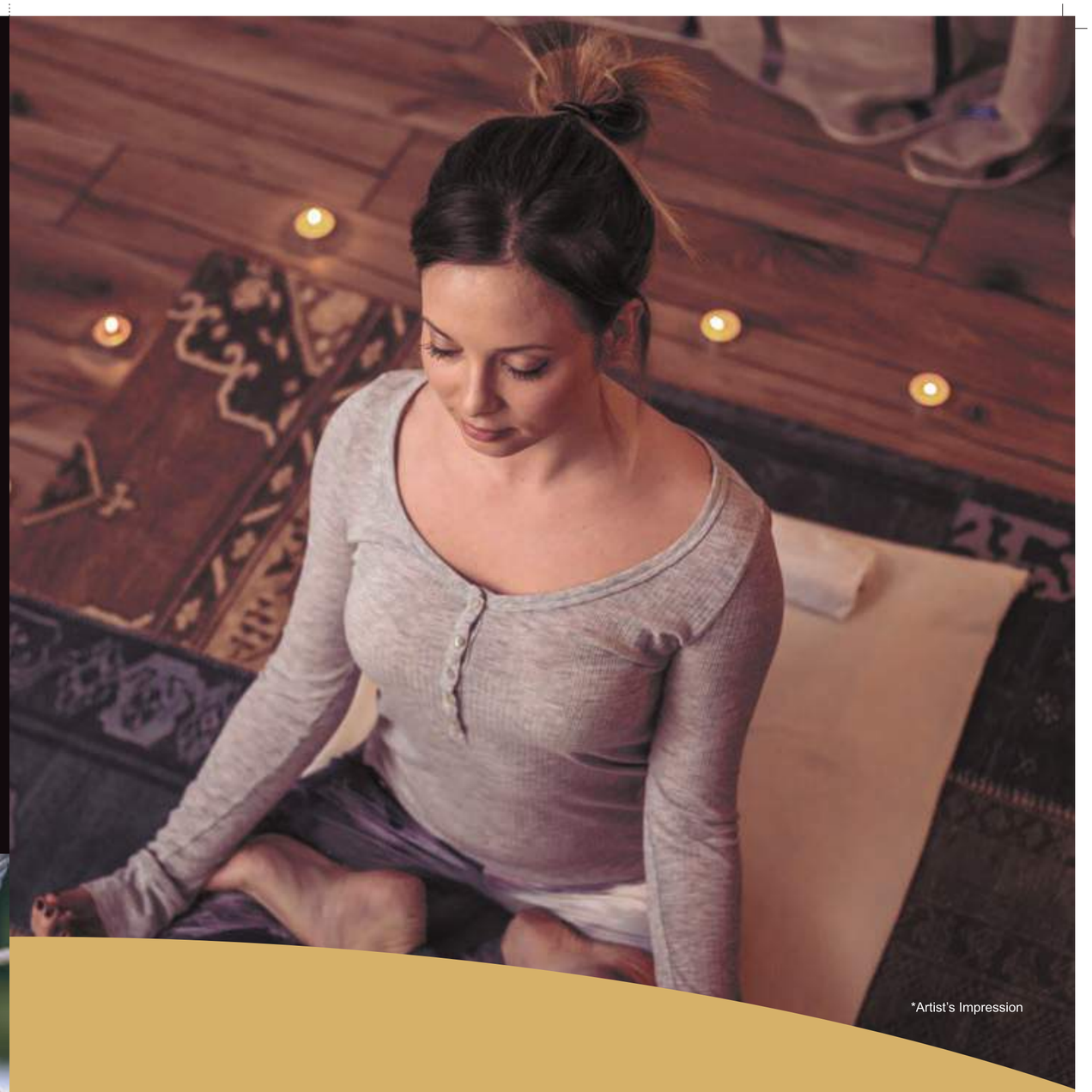
*Artist's Impression

# SPACES FOR THE YOUNG GUNS TO PLAY BIG

KID'S PLAY AREA



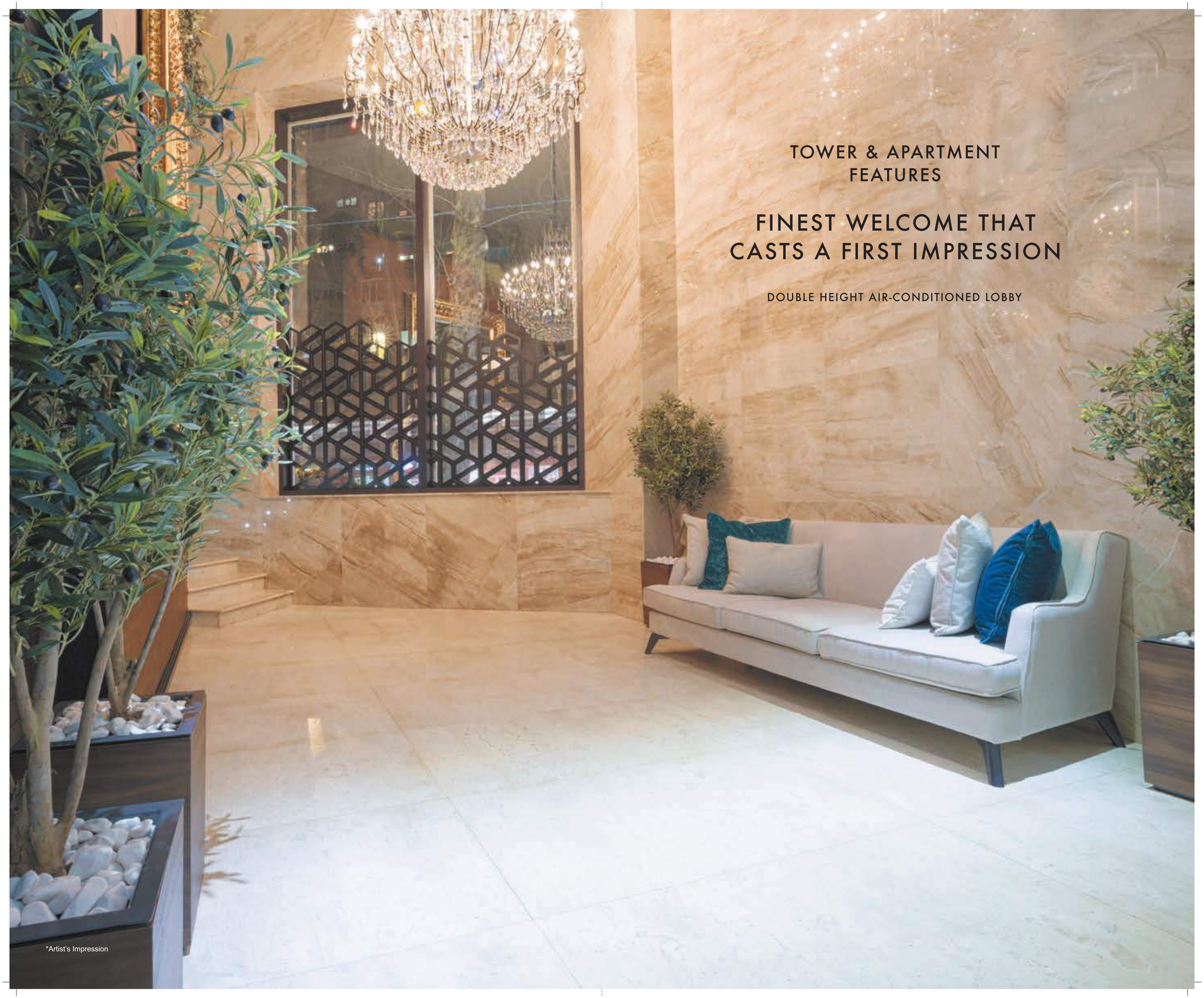
*Artist's Impression



*Artist's Impression

# BE THE ACTIVE, SUPPLE & PEACEFUL YOU

YOGA & MEDITATION ZONE



TOWER & APARTMENT
FEATURES

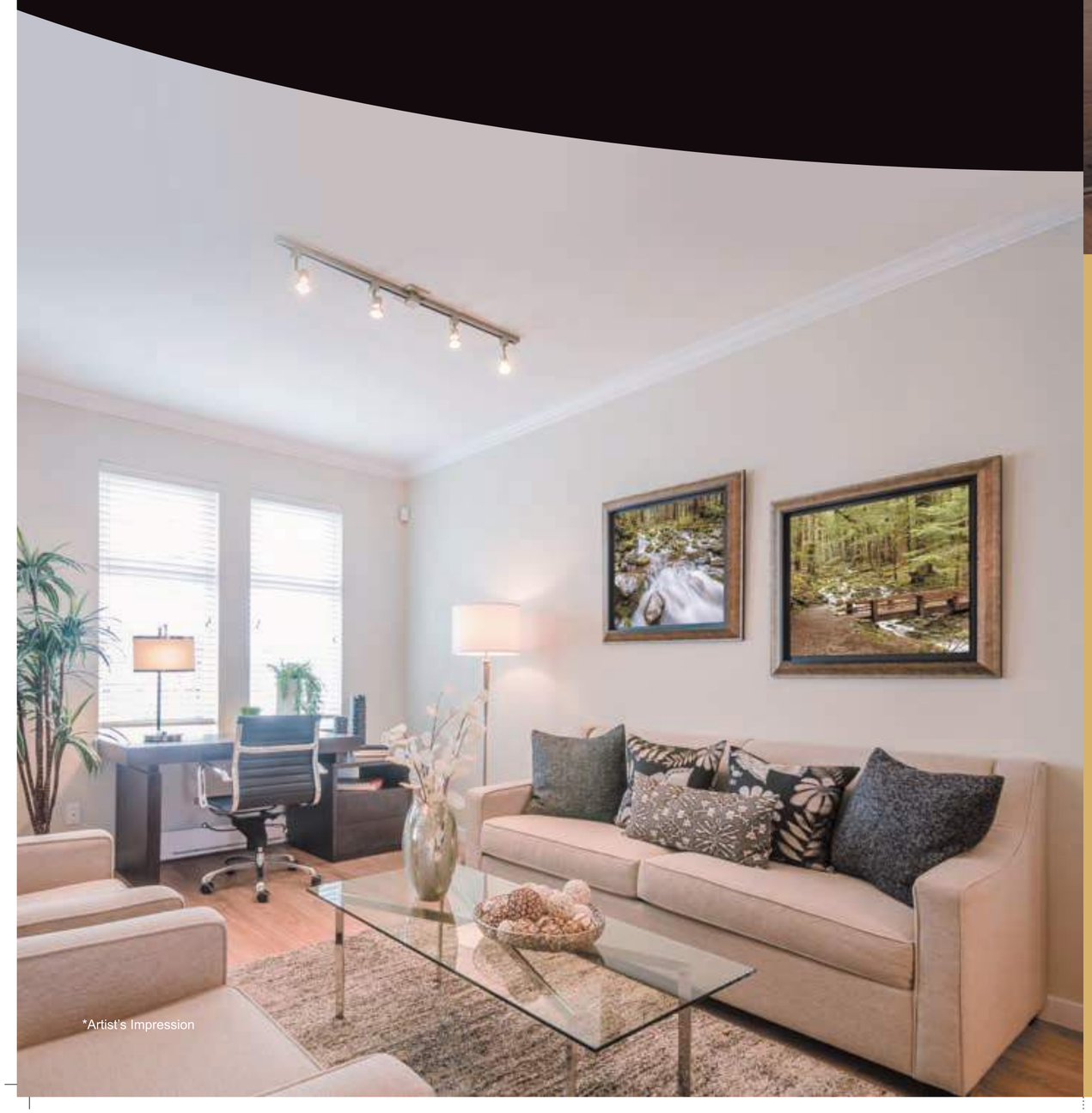
# FINEST WELCOME THAT CASTS A FIRST IMPRESSION

DOUBLE HEIGHT AIR-CONDITIONED LOBBY

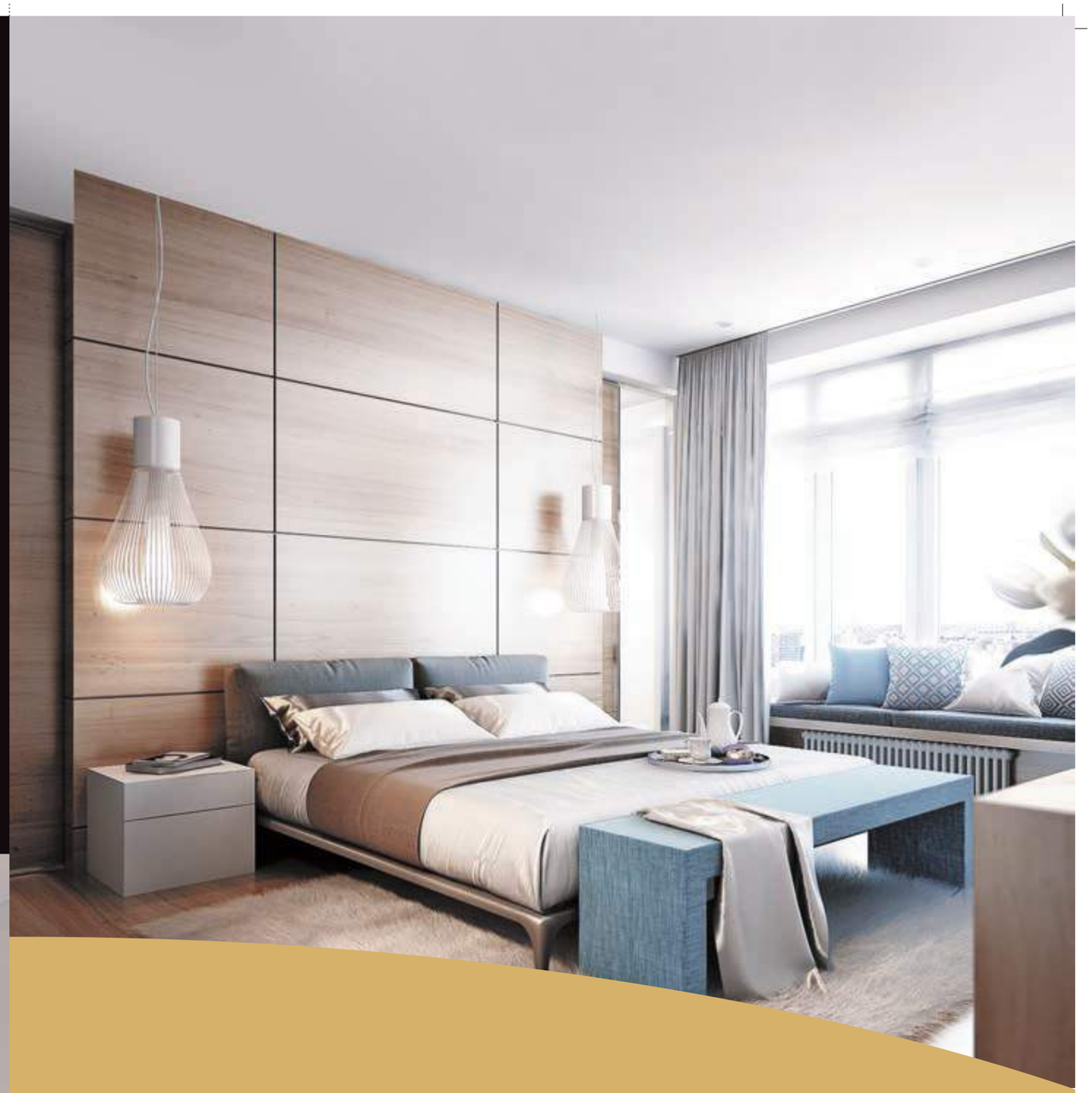
*Artist's Impression

# AVENUES OF FUN, FAMILY & TOGETHERNESS

SPACIOUS VASTU COMPLIANT LIVING SPACES



*Artist's Impression



# COMFORTS & WARMTH COME TOGETHER FOR LIFE

MASTER BEDROOM



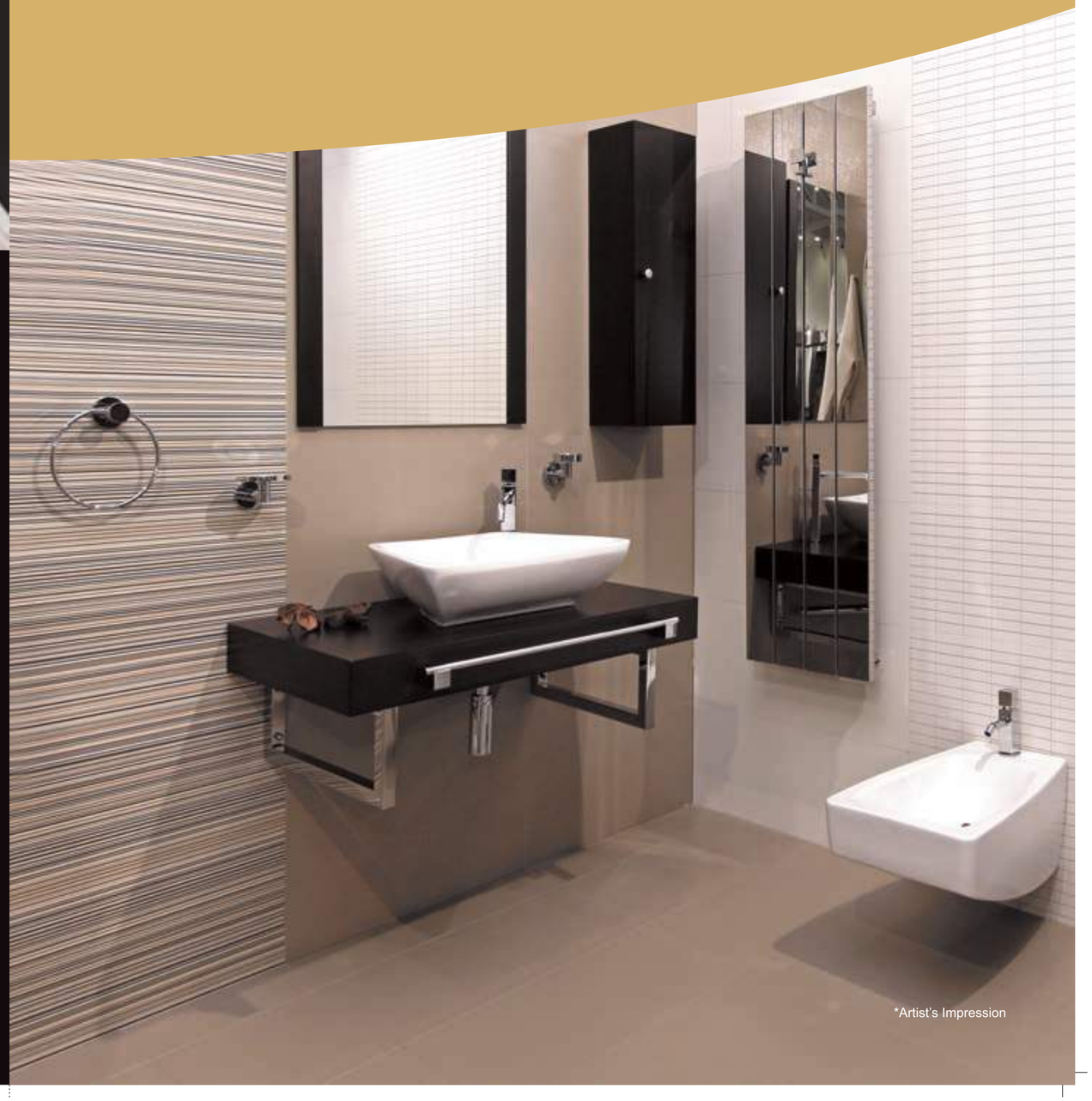
*Artist's Impression

# AS GRAND AS THE DELIGHT OF A PERFECT RECIPE

MODERN KITCHEN LAYOUT

# WASH OFF THE STRESS FOR JUMP START OF THE DAY

ARTISTIC BATH CONCEPTS



*Artist's Impression

# A TRUE COMPANION WHEN IT COMES TO COMPLETE SAFETY

VIDEO DOOR PHONE



*Artist's Impression



*Artist's Impression

# HIGHEST LEVEL OF RELIEF IS REACHING FASTER TO YOUR FAMILY

HIGH-SPEED ELEVATORS



# SPACE WHERE WORRIES TAKE A U-TURN

SPACIOUS PARKING SYSTEM

# ALL ABOUT YOU, ANY DAY, ANY HOUR

24x7 SECURED GATED COMMUNITY



# FLOOR PLAN - GROUND FLOOR




Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# TYPICAL FLOOR PLAN - 2ND to 7TH, 9TH to 14TH, 16TH to 17TH




Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# TYPICAL FLOOR PLAN - 20ND to 23TH FLOOR




Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# JODI FLOOR PLAN - 1ST to 17TH FLOOR FLAT




Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

# JODI FLOOR PLAN - 18TH to 23TH FLOOR FLAT




Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

## TYPICAL FLOOR PLAN - Wing A




## TYPICAL FLOOR PLAN - Wing B

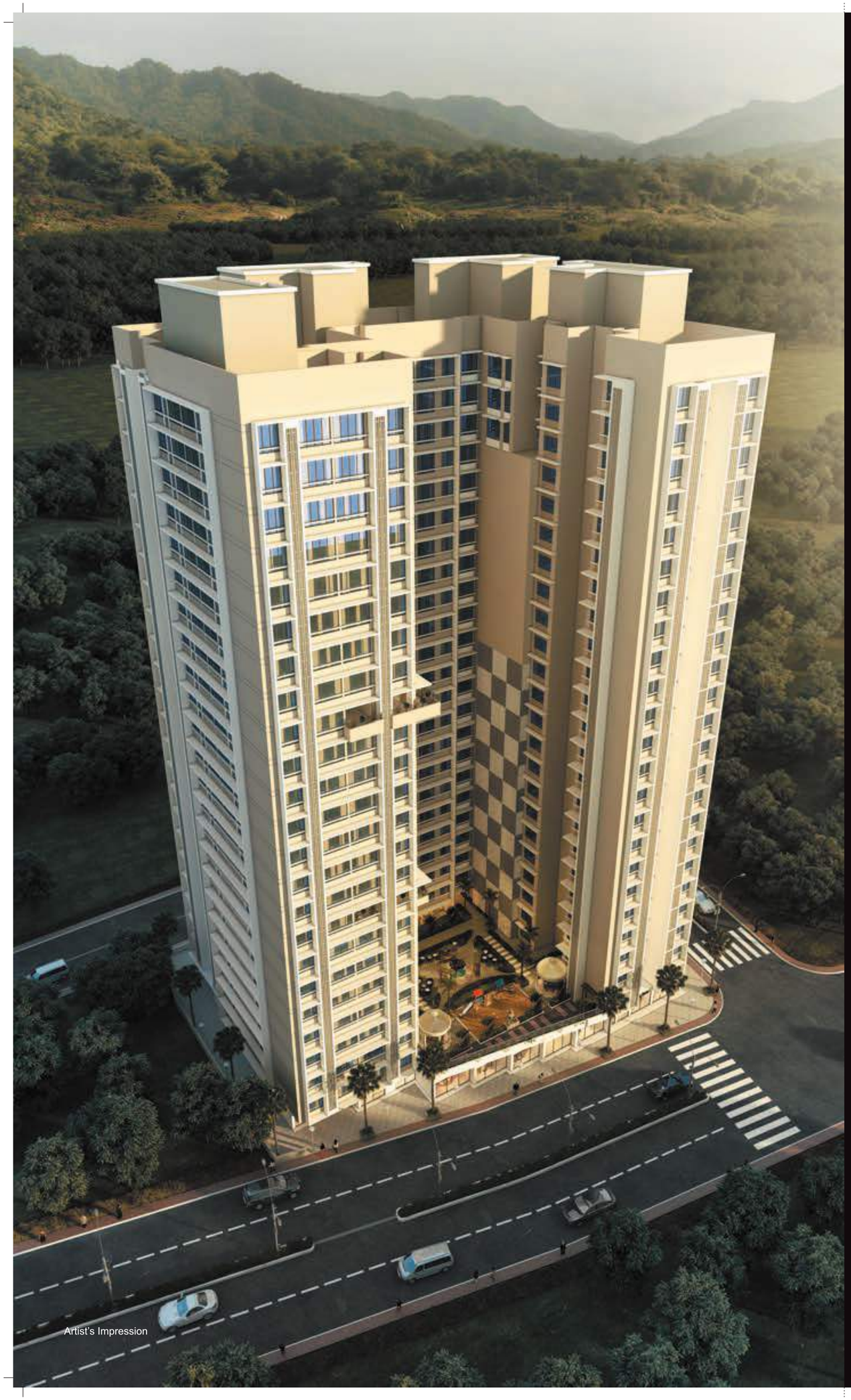



## TYPICAL FLOOR PLAN - Wing C




Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Disclaimer: Floor Plan measurements are approximate and are for illustrative purpose only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



Artist's Impression

# PROJECT AT A GLANCE

## PROJECT HIGHLIGHTS:

- 1 & 2.5 BHK Luxury Apartments
- One Tower, 3 Wings of 23 Storeys
- Temple Adjoining complex
- Gated Community Living
- Utilitarian Design for Space Optimization
- Double Height Air-conditioned Lobby
- Expansive Clubhouse & Landscaped Podium
- Excellent Location & Connectivity

## CLUBHOUSE & PODIUM RECREATION:

- Modern Gymnasium
- Jogging Track
- Yoga & Meditation Zones
- Kid's Play Area
- Landscaped Gardens
- Senior Citizen Sit-outs

## INTERNAL SPECIFICATIONS

### Structural Advantages

- Earthquake Resistant Structure
- Environment-friendly Construction
- Efficient Construction Technique

### Flooring:

- Vitrified Tiles in all rooms

### Doors & Windows:

- Moulded Shutter Main Door with Polish/Enamel Paint
- Flush/Moulded Doors with Enamel Paint
- Powder-coated Aluminium Windows

### Kitchen:

- Polished Granite Platform with Dado Tiles up to full height
- Stainless Steel Sink

### Bath & Sanitary Fittings:

- Anti-skid Ceramic Tiles for flooring
- Glazed ceramic tiles dado up to full height in shower area
- Concealed Plumbing with Hot and Cold water Mixer
- 'A' Class Sanitary Fittings
- High Quality Sanitaryware with Wash Basin
- Elegant Water Closet

### Electrical & Lighting:

- Branded ISI mark Modular Switches
- MCB and Phase Changers
- Concealed Wiring in Copper Conductor
- Adequate Lighting of common areas
- Generator Back-up for lifts & common areas

### Paints & Exterior:

- Smooth Plaster Finish Internal Walls with oil bound distemper
- Sand-faced Plaster Finish External Walls with good quality cement / acrylic paint

## A NAME SYNONYMOUS TO AESTHETICS, STRENGTH & COMMITMENT

PARADIGM
REALTY
AESTHETICS · STRENGTH · COMMITMENT

Paradigm named erstwhile to represent the ethos of company focused to create marvels which become benchmarks & landmarks. Paradigm Realty group is a syndicate with over a decade of delivery in Mumbai real estate spearheaded by credible veterans. The group is an eclectic mix of diversified yet aligned individuals focused to create marvels, which are based on utilitarian concepts. The design interplay of curvilinear detailing & straightline architecture, our designs are discerning and filled with perspective. Instead of following cliché, we believe in setting trends. The group believes in the application of global contemporary techniques, which are keys to quality as well as timely delivery of product.

### Paradigm Realty Group's Hallmarks

Credible Experience of Over a Decade in Mumbai's Real Estate

Approx. 1.5 million Sq. Ft. of Proposed Development

Approx. 1.5 million Sq. Ft. of Ongoing Development with Syndicate Partners

A Syndicate Formed Out of Doyens of Real Estate Fraternity

## A JOURNEY OF COMMITMENT & EXCELLENCE

DOTOM
REALTY
BUILDING HOMES, NOT HOPES

DOTOM Realty, the cynosures of the Real Estate Industry needs no introduction as it has carved a niche for itself offering finest living experiences in the city of Mumbai and beyond since merely two decades.The journey of passion for excellence and quality workmanship was initiated when two architectural veterans Ar. Manoj Vishwakarma and Ar. Ketan Musale joined forces to change the skyline of the city under their renowned architecture firm- DOT Architects incepted in the year of 1998. The company has planned and designed architectural marvels that still stand high and above as their testimony to their precise craftsmanship and a vision to provide lifestyle matching international standards staying true to their brand motto of 'Building Homes Not Hopes'.

Backed by the expertise of rich knowledge about each and every intricacy of the Real Estate industry, Architecture Servicing has been successfully rendered to over 200 projects spread across villas, commercial and residential developments ensuring delivery within the stipulated time frames. Carrying forward the rich and unraveled legacy, DOTOM Realty is a wellspring of inspiration from DOT Architects with the vision to offer state-of-the-art lifestyle. The morality of meticulous planning and unparalleled creativity has made the realty major pave new dimensions in the hearts of its patrons.

NIVAN, KHAR (W)
2 & 3 BHK Fully Air-conditioned
Lavish Apartments

CASA PALAZZO, BORIVALI (E)
1 & 2 BHK
Luxurious Apartments

ANANDA, BORIVALI (W)
2, 3 & 4 BHK
Fully Air-conditioned Residences

VOGUE, SANTACRUZ (W)
3 BHK Luxurious
Sea Facing Apartments



Artist's Impression