



Ananda  
RESIDENCY  
Borivali (W)

A PROJECT BY



JOIN VENTURE WITH



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thoughtprints



**LIVE WHERE  
HAPPINESS IS A PROMISE**



Happiness is word that defines the feeling of fulfilment. It's a state of mind that homes positivity & contentment. Happiness is a destination where faces find smiles and hearts attain pleasures. And it becomes a promise when life celebrates all these emotions for a lifetime, coming to you on right time.

Welcome to Ananda Residency. A name synonymous to happiness.  
An address that enhances your views and connects you to conveniences.  
A destination of dreams promising sky-high pleasures as well as a big space for your well-being. A luxury home that ushers the most satisfying life to cherish forever & ever. It's time to live where happiness is a promise.  
It's time to experience Ananda.





EXPERIENCE THE  
GRANDEST WORLD OF  
HAPPINESS



**COME HOME TO THE  
ADDRESS OF GRANDEUR  
WITH SUPERLATIVE  
LUXURIES & SUPERIOR LIFE**



Nestled in the heart of ever-flourishing city with unobstructed views of landscaping & skyline till Pagoda, Ananda Residency is a heaven of peace, pleasures & convenience. With spaces redefining luxury and a lifestyle matching your class & status, your home here is perfect example of grandness at its best. Come, discover, experience.

**Project Hallmarks**

4 Magnificent Towers of 21 Storeys

Unobstructed View of Global Pagoda & City's Skyline

Fully Air-conditioned 2 BHK Residences

3 & 4 BHK Air-conditioned Touchpad Controlled Residences

Designer Façade with LED Lighting

2 Level Podium Lifestyle with 11,500 Sq. Ft. of Podium Amenities

Triple-height Lobby with Concierge Desk & Lounge

1 Acre Recreation Garden in Front of Premises

Advanced Security with 24x7 CCTV Surveillance



Artist's Impression



## BORIVALI

A VIBRANT SUBURB OF THE MAXIMUM CITY

A Home of Multi-cultural Community Formed Majorly by Gujaratis and Maharashtrians

A Well-developed Suburb Located on the North-West Section of Mumbai City

Popularly known as 'Suburb of the Gardens' it boasts Ample Landscaped Greenery

Surrounded by Lush Green Sanjay Gandhi National Park in East and Gorai Forest in the West

Ease of Travel through Bus Network, Local Railways, Auto Rickshaws & Taxis

Located near to Western Expressway (NH8) and Well-connected with Airport

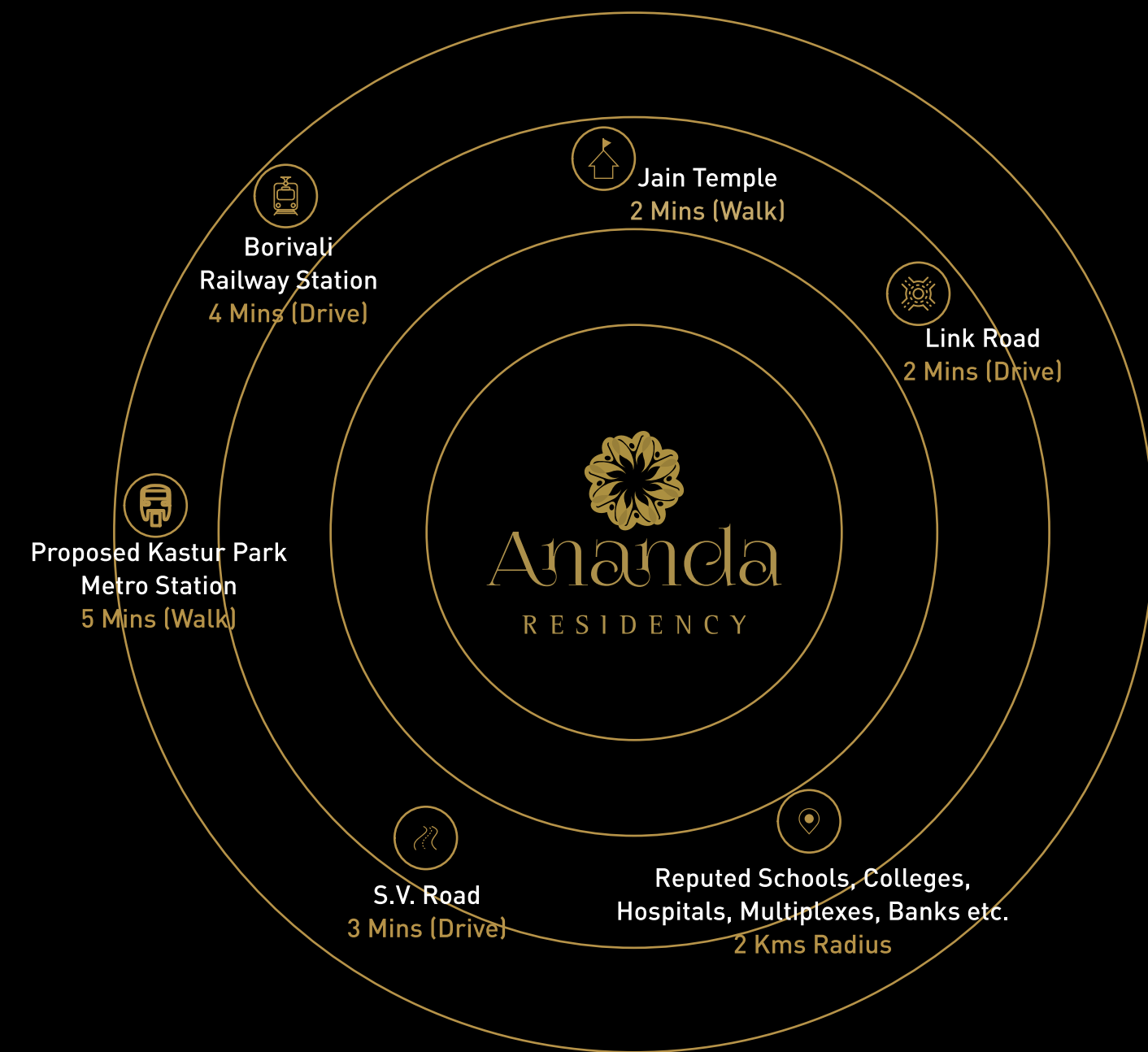
Prabodhankar Thackrey Auditorium, Essel World, The Global Pogada are Major Attractions near to Borivali



## ANANDA RESIDENCY

A WELL-CONNECTED WORLD OF CONVENIENCES

Location Advantages





**UNINTERRUPTED VIEW,  
UNPARALLELED PLEASURES,  
UNFORGETTABLE EXPERIENCES**

**WELCOME TO AN  
UNBELIEVABLE WORLD  
IN THE SKY**

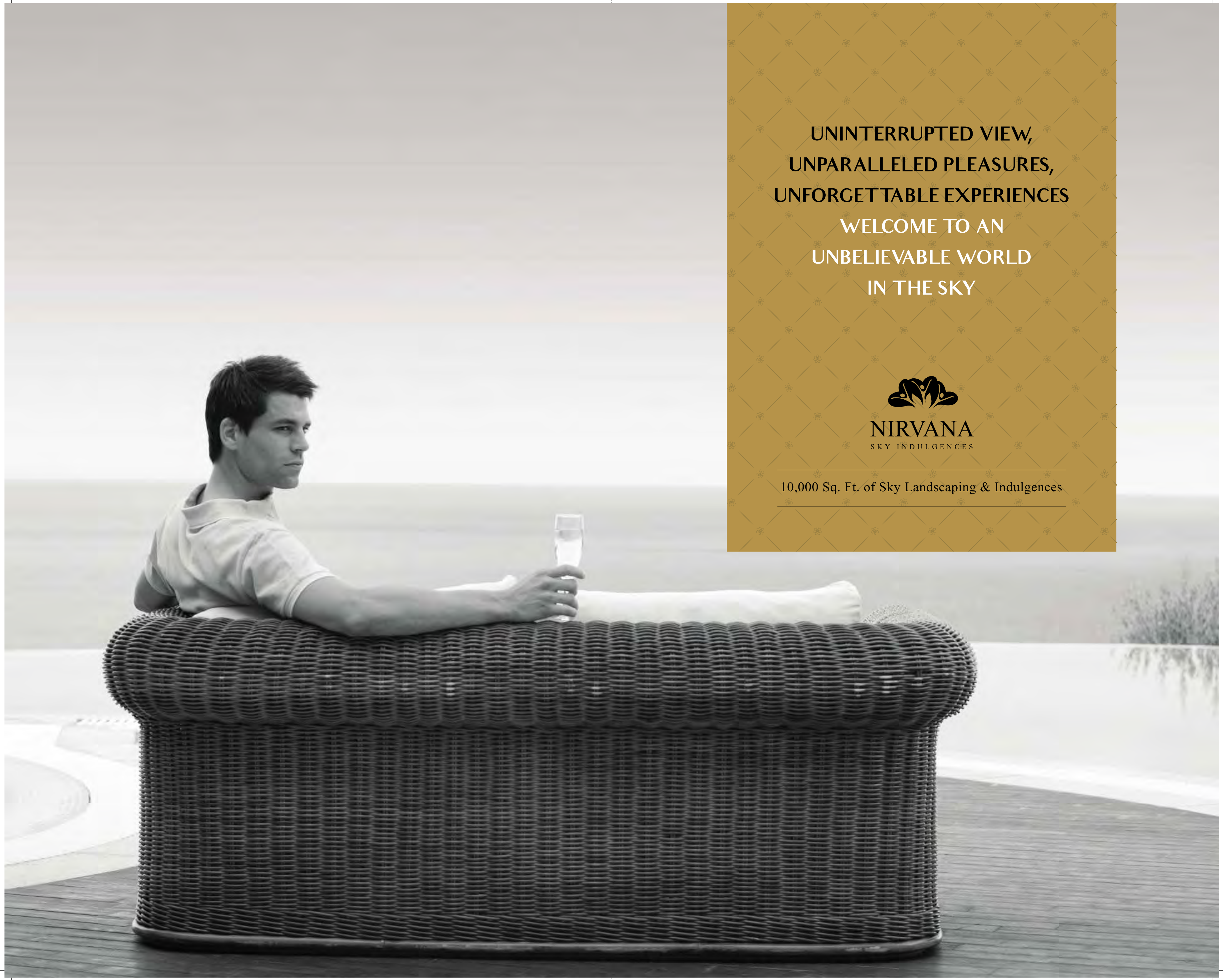


**NIRVANA**  
SKY INDULGENCES

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10,000 Sq. Ft. of Sky Landscaping & Indulgences

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**CELEBRATE YOUR LIFE  
AT THE HIGHEST LEVEL  
OF HAPPINESS**

Artist's Impression



EXPLORE SKY INDULGENCES  
SPRAWLED ACROSS THE ROOFTOP



NIRVANA  
SKY INDULGENCES

10,000 Sq. Ft. of  
Sky Landscaping & Indulgences

1. Party Lawns
2. Yoga Pods
3. Sky Lounge
4. Cabana Cafe
5. Astro Deck
6. Sky Walkway
7. Herbal Garden
8. Open Chess
9. Landscape Garden







YOUR GREEN CARPET WELCOME,  
NOW ARRANGED IN THE SKY



Sky Garden with Designer Plantations

ENJOY THE BREATHTAKING VIEW,  
SITTING BESIDES YOUR LOVED ONES



Sky Lounge with Luxury Seatings



SHARE UNFORGETTABLE MEMORIES,  
AMIDST THE SUN, THE MOON & THE STARS



Sky Gazebos & Cabanas



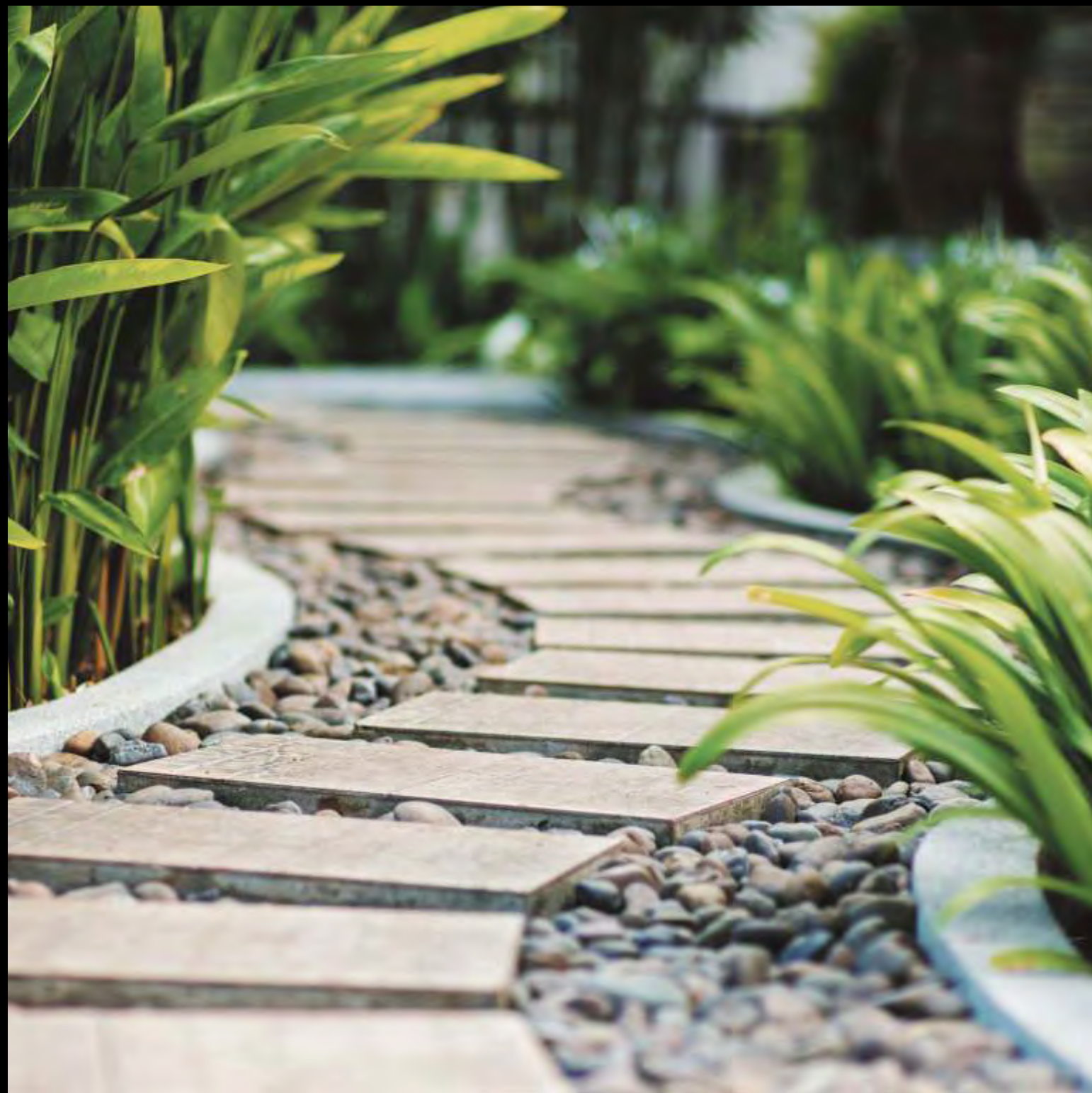




EXPERIENCE LIFE'S BEST  
INDULGENCES UNDER THE  
AZURE SKY

Artist's Impression





WALK WITH THE SKY,  
ON THE PATH OF HEALTH



Sky Walkway & Acupressure Path

HOT COFFEE AND CONVERSATIONS,  
DISCOVER A PLACE IN SKY



Sky Cabana Café





DESIGNER LANDSCAPING,  
HOLISTIC HEALTH,  
EXTRAORDINARY ENTERTAINMENT,  
DISCOVER YOUR REASON  
TO STAY HAPPY FOREVER



**ALHAAD**  
RECREATION & WELLNESS

---

11,500 Sq. Ft. of Podium Recreation & Wellness

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A HEAVEN OF HEALTH &  
RECREATION  
NOW COMES HOME



Artist's Impression



# UNWIND YOURSELF IN A WORLD OF WELLNESS & RECREATION ON PODIUM



11,500 Sq. Ft. of  
Podium Recreation & Wellness

- Vehicle-free  
Landscaped Podium Garden
- 1. Swimming Pool
- 2. Yoga and Meditation Gazebos
- 3. Poolside Party Deck
- 4. Kids Play Area
- 5. Well-designed Jogging Track
- 6. Designer Amphitheatre
- 7. Gymnasium







BEAUTIFUL LUSH GREENERY,  
A TREAT TO YOUR EYES



Vehicle-free Landscaped Podium Garden

FUN HAS NO LIMITS  
FOR THE LITTLE ONES TO ENJOY



Ultramodern Kids Play Area





TAKE A REJUVENATING DIP,  
REFRESH MIND, BODY & SOUL



Refreshing Swimming Pool



Artist's Impression



WHEN MUSCLES DO THE TALKING,  
GREAT HEALTH FOLLOWS



Fully-equipped Hi-tech Gymnasium



PLAY YOUR BEST GAME,  
AT A GROUND OF YOUR CHOICE



Multipurpose Play Court



TALENT HUNT BEGINS HERE,  
PERFORMERS ARE INVITED



Designer Amphitheatre





A RACE FOR HEALTH,  
NOW BECOMES A ROUTINE



Well-designed Jogging Track



CONNECT WITH PEACE & BLISS  
WHILE YOU DISCONNECT WITH WORLD



Yoga & Meditation Gazebos





**ELEGANT SPACES,  
EXCLUSIVE LIFESTYLE,  
EXQUISITE EXPERIENCE  
COME HOME TO A CLASS  
YOU'VE ALWAYS  
DREAMT ABOUT**

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Unique Luxury Spaces with  
International Standard Amenities and  
Well-planned Tower Features

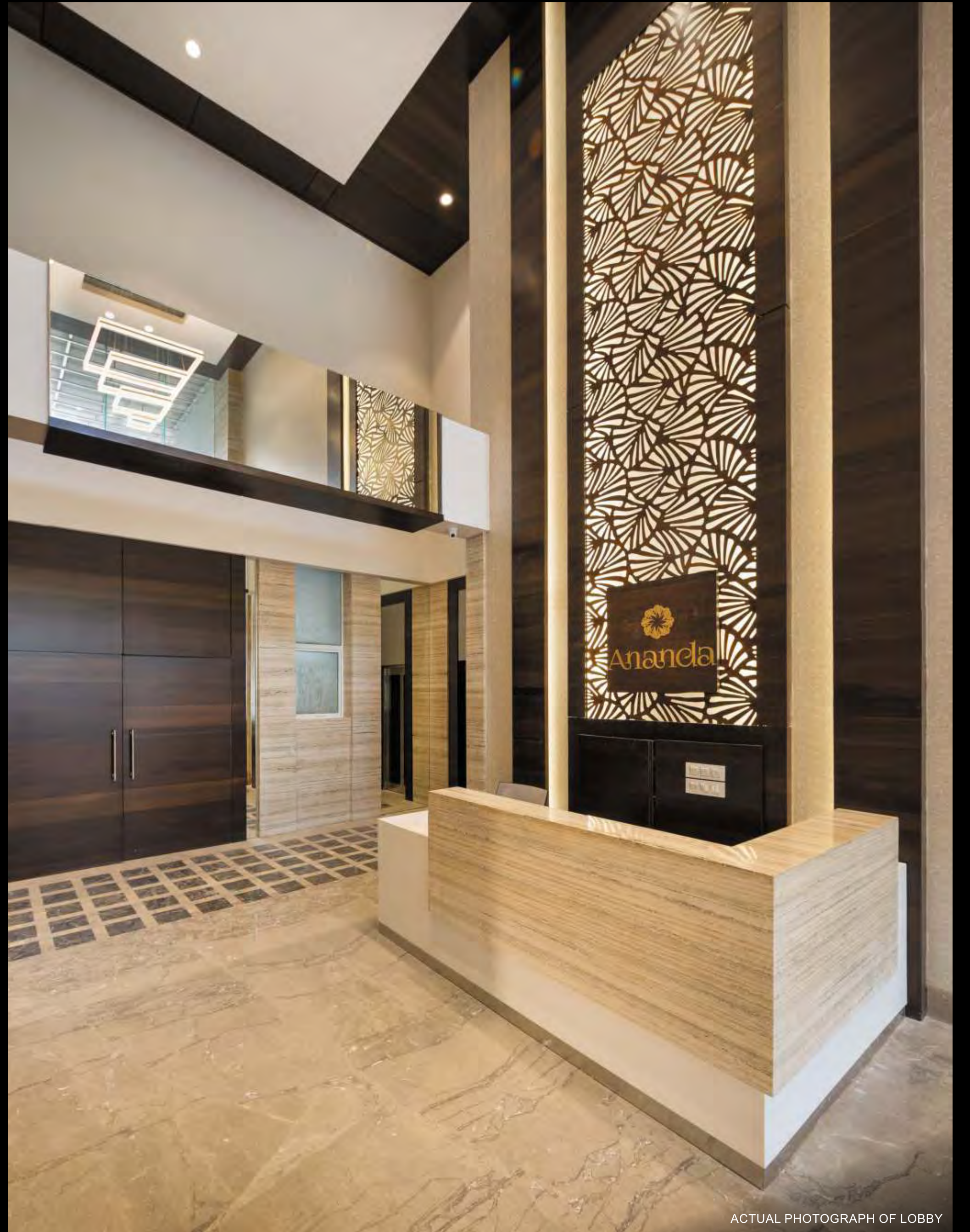
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YOUR ARRIVAL AT LUXURIOUS ADDRESS  
DESERVES A GRAND WELCOME



Triple-height Lobby with Concierge Desk & Lounge



ACTUAL PHOTOGRAPH OF LOBBY



A HOME THAT FOLLOWS  
YOUR COMMAND



3 & 4 BHK Touchpad Controlled Homes







ACTUAL PHOTOGRAPH OF LIVING CUM DINNING AREA

**SPACES DESIGNED WITH  
HANDPICKED LUXURIES,  
LIFE DESIGNED FOR  
ULTIMATE HAPPINESS**



Best-in-class Internal Amenities & Features

Internal Amenities for

**3 & 4 BHK Apartments**

- Air-conditioned Homes
- Apartment Laid out with Full-bodied Marbonite High-end Tiles
- Home Automation with I-Pad
- LED Light Fittings for Power Saving
- POP Designer Ceiling
- Video Door Phone Connecting Main Entrance to the Building Lobby
- Video Door Phone Intercom Facility
- Laminated Wooden Flooring in Master Bedroom
- Powder Coated Aluminium Windows

Kitchen

- Granite Platform with Nirali or Equivalent Make Sink
- Water Purifier in Kitchen
- Provision for Hot Water in Kitchen Sink
- Provision for gas connection

Bathroom

- Roca / Toto Sanitary Fittings or Similar Make
- Grohe C.P. Fittings or Similar Make
- Mirrors in All Bathrooms
- Geysers in Bathrooms
- Glass Partition Between Wet and Dry Area

Internal Amenities for

**2 BHK Apartments**

- 4X4 Vitrified Tiles
- Air-conditioned Homes
- Powder Coated Aluminium Windows
- Clothes Drying Rack
- LED Light Fittings for Power Saving
- Video Door Phone Intercom Facility

Kitchen

- Granite Platform with Nirali or Equivalent Make Sink
- Provision for Water Purifier in Kitchen
- Provision for gas connection

Bathroom

- Roca / Toto Sanitary Fittings or Similar Make
- Grohe C.P. Fittings or Similar Make
- Mirrors in All Bathrooms

NOTE: - The amenities are subject to revision as per sole discretion of the Developer.



A SPACE OF GRANDEUR & ELEGANCE,  
CELEBRATING YOUR LAVISH BEING



Air-conditioned Touchpad Controlled Living Spaces with  
High-end Marbonite Flooring (1000 mm x 1000 mm)



ACTUAL PHOTOGRAPH OF LIVING ROOM





ACTUAL PHOTOGRAPH OF BEDROOM

CHERISH YOUR MORNINGS & EVENINGS,  
AT THE MOST COMFORTABLE SPACE OF HOME



Spacious Master Bedroom with Laminated Wooden Flooring



**A LUXURIOUS WAY TO FRESHNESS,  
NOW FINDS A RELEVANT PLACE**



Stylish Bath Spaces with Roca/Toto (Or Similar)  
Sanitary Ware & Grohe C.P. Fittings



ACTUAL PHOTOGRAPH OF BATHROOM



ACTUAL PHOTOGRAPH OF KITCHEN

**COOK YOUR HAPPY MOMENTS & MEAL,  
AT YOUR FAVOURITE FOOD DESTINATION**



Lavish Kitchen Layout with Granite Platform of Nirali or Equivalent Make Sink





LIVING SECURED, FEELING SAFE,  
A TRUE EXPERIENCE OF HAPPINESS



24x7 Manned Security & CCTV Surveillance

INNOVATION ADDS BEAUTY IN LIFE  
HOLD HEADS HIGH TO DISCOVER



Designer Façade with LED Lighting



Artist's Impression



  
**Ananda**  
RESIDENCY

## AT A GLANCE

### Project Hallmarks

- Magnificent Temple in Premises
- 4 Magnificent Towers of 21 Storeys
- Unobstructed View of Global Pagoda & City's Skyline
- Fully Air-conditioned 2 BHK Residences
- 3 & 4 BHK Air-conditioned Touchpad Controlled Residences
- Designer Façade with LED Lighting
- 2 Level Podium Lifestyle with 11,500 Sq. Ft. of Podium Amenities
- Triple-height Lobby with Concierge Desk & Lounge
- 1 Acre Recreation Garden in Front of Premises
- Advanced Security with 24x7 CCTV Surveillance
- Feng Shui Vastu Compliant Homes

### Nirvana- 10,000 Sq. Ft. of Sky Landscaping & Indulgences

- Sky Garden with Designer Plantations
- Sky Lounge with Luxury Sit-outs
- Sky Gazebos & Cabanas
- Sky Walkways and Acupressure Path
- Sky Cabana Café

### Alhaad- 11,500 Sq. Ft. of Podium Recreation & Wellness

- Vehicle-free Landscaped Podium Garden
- Ultramodern Kids Play Area
- Refreshing Swimming Pool
- Fully-equipped Hi-tech Gymnasium
- Designer Amphitheatre
- Multipurpose Play Court
- Well-designed Jogging Track
- Yoga & Meditation Gazebos

### Luxury Spaces & Amenities

- Air-conditioned Touchpad Controlled Living Spaces with High-end Marbonite Flooring (1000 mm x 1000 mm)
- Spacious Master Bedroom with Laminated Wooden Flooring
- Stylish Bath Spaces with Roca/Toto (Or Similar) Sanitary Ware & Grohe C.P. Fittings
- Lavish Kitchen Layout with Granite Platform of Nirali or Equivalent Make sink

### Well-planned Tower Features & Facilities

- Designer Façade with LED Lighting
- Triple-height Lobby with Concierge Desk & Lounge
- 24x7 Manned Security & CCTV Surveillance
- 2 Level Vehicle Parking Space

### Common Amenities & Specifications

- Wi-Fi Enabled Common Area
- Well-designed Lift Lobbies & High-speed Elevators
- 24 Hours Power Backup for Common Areas
- Provision for Piped Gas Connection
- Premium Fittings & Fixtures in Every Apartment
- Superior Quality Paints on External & Internal Walls
- Branded C.P. Fittings by Grohe





Site layout





Typical Floor Furniture Layout



Typical Floor Plan (Tower - A)





Typical Floor Plan (Tower - B)



Typical Floor Plan (Tower - C)





Typical Floor Plan (Tower - D)



Typical Floor Plan (Tower - C Jodi Flat)





A NAME SYNONYMOUS TO 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 & straight-line 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 the keys to quality as well as timely delivery of their 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, 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 inception 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

Project Commencement - April, 2016  
Current Status - 13<sup>th</sup> Slab Completed  
Project Possession - December, 2017

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

Project Commencement - April, 2016  
Current Status - Plinth Completed  
Project Possession - December, 2018

**ARIANA, BORIVALI (E)**  
1 & 2.5 BHK  
Budget Luxury Homes

Project Commencement - February, 2017  
Current Status - Plinth Completed  
Project Possession - December, 2018

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

Project Commencement - August, 2015  
Project Possession - Handed Over March, 2017

