

———— **102 DOWNTOWN** ————

BY

**PARADIGM | PROZONE**

———— A 10 ACRE TOWNSHIP ————

RESIDENCES • OFFICES • MALL

MUMBAI'S ONLY GLOBAL LIVING DESTINATION

THE GLOBAL DOWNTOWN EXPERIENCE  
IS COMING TO ONE ADDRESS.

THE SWANK FASHION OF **PARIS**

THE BON VIVANT VIBE OF **DUBAI**

THE MODISH ART & CULTURE SOHO OF THE **UK**

THE ELITE STREETS OF **NEWYORK**

THE SOUK.  
THE WALK.  
THE SKYSCRAPERS.  
TRUE EMBLEM OF  
IMPERIAL LIVING.

THE LEGACY OF TRANSFORMING  
**OSHIWARA** CONTINUES.

With the consummation of the township project of 102 Downtown Phase 1 - Antalya, Mumbai witnessed the scintillating rise of Oshiwara. After its momentous success, the legacy of bestowing you with an oasis of modern luxury at par with global standards continues. An absolute realm of aristocracy is coming up with Phase 2, right in the heart of 10 acres of township.

**102 DOWNTOWN**  
— A 10 ACRE TOWNSHIP —



SOURCE GOOGLE MAP : NOT TO SCALE

**OSHIWARA - MUMBAI'S MOST COVETED NEIGHBOURHOOD AT THE NERVE CENTER OF ALL THE THRILL.**

Discover a new, conjuring way of balancing your life at ease. Be at the most sought-after location that connects you with your desires and conveniences in minimal time.

**COMMERCIAL LANDMARKS**

- NESCO Business Expo Centre
- Malad Mindspace Business Hub
- Goregaon Infinite Business Park
- Andheri Link Road Business Hub (Laxmi Industrial Estate)
- Andheri East Business Hub (Marol / Chakala)
- BKC

**HOTELS**

- Westin - Goregaon
- JW Marriott - Juhu
- Courtyard Marriott - Andheri East

**HOSPITALS**

- Kokilaben Dhirubhai Ambani Hospital
- SRV Hospital Goregaon
- City Hospital

**RECREATIONAL HUBS**

- Infiniti Mall - Andheri Link Road
- Oberoi Mall - Goregaon
- Inorbit Mall - Malad
- The proposed Oshiwara District Center is all set to become Mumbai's next premier business hub.

**CLOSE TO MAJOR HIGHWAYS:**

SV Road | Link Road | Western Express Highway | Proposed Bandra Versova Sea Link | Proposed Metro Station - Link Road

**CLOSE TO KEY 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

**NEAREST STATIONS: 10 MINS AWAY FROM:**

DN Nagar Metro Station | Andheri Station | Ram Mandir Railway Station

**NEAREST AIRPORTS: 20 MINS AWAY FROM:**

Chhatrapati Shivaji International Airport | Domestic Airport

Oshiwara's crown will be embellished with additional jewels in the form of magnificent movements. Projects such as Oshiwara District Centre and the metro facility are on the horizon. It is anticipated that ODC will be home to about 20,000 families in its residential development.



# 102 DOWNTOWN

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## EVOLVING MUMBAI ON THE GLOBAL PODIUM OF GLORY

To create Mumbai's finest business centre that also offers the choicest haven for residents, 102

Downtown is destined to be the new limelight of Mumbai.

The 1 & 2 Bed premium residences with Jodi apartments, suffused with 30+ lifestyle amenities in the ergonomically planned township that guarantees unparalleled comfort, growth, and magnificence.

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## THE DISTINCT ELEMENTS OF A RESILIENT DOWNTOWN:

- A 10 Acre Township
- 1 & 2 Bed Premium Residences
- A blend of serenity and luxury
- Located in the prime neighbourhood of Oshiwara
- 30+ Luxurious lifestyle amenities
- Downtown-inspired lifestyle
- Expansive spaces designed for the utmost comfort

A woman wearing a large, wide-brimmed straw hat and sunglasses is smiling and looking upwards. She is holding a clear glass filled with a light-colored beverage, garnished with a white paper bird. The background is a bright blue swimming pool with ripples in the water. The scene is set outdoors on a sunny day.

## MAKE WAY FOR THE NEW PARADIGM OF FLAMBOYANCE!

Indulging in recreational activities is an experience everyone rejoices! At 102 downtown, it is also a relaxing process. Whether you want to look after your fitness, spend time with your kids or take a swim to revivify your day, the soothing Podium Amenities have got you covered.

EXPEDITE YOUR WAY TO AN EXTRAVAGANT LIVING FINDING ALL YOUR COVETED DESIRES UNDER ONE ROOF



ARTISTIC IMPRESSION

## PODIUM AMENITIES

01. GYMNASIUM

02. LAP POOL

03. KIDS POOL

04. POOL LOUNGERS

05. POOL DECK

06. POOL SIDE CAFE & JUICE BAR

07. READING LOUNGE

08. ZUMBA STUDIO

09. BUSINESS CENTRE

10. FORMAL / INFORMAL WORKSTATION

11. GAMES ZONE + BOARD GAMES ROOM

12. TODDLERS PLAY AREA

13. SALON

14. YOGA / MEDITATION ROOM

15. SPA

16. FOOT REFLEXOLOGY

17. DAY CARE CENTRE

18. EXERCISE LAWN

19. SWING DECK

20. STRETCHING LAWN

21. LOUNGE SEATING

22. PARTY LAWN

23. SENIOR CITIZEN AREA

24. STROLLING WALKWAY

# FITNESS IS BETTER PURSUED WHEN IT'S EASY



WELL-EQUIPPED GYMNASIUM

ARTISTIC IMPRESSION

When it is concerned with your health and peace of mind, and you cannot compromise on your daily efforts, the Gymnasium and Yoga/Meditation room at 102 downtown get you to the platform! Break yourself loose at the Zumba studio or do your routine exercise on the Exercise Lawn to maintain perfect coordination between your mind and body! To alleviate stress and relax even further, take your relaxing sessions at Foot Reflexology to the next level.



YOGA/MEDITATION ROOM

ARTISTIC IMPRESSION





CAFE

## TRUE SOLACE RESIDES WITH THE FAMILY

A Plethora of pools at 102 Downtown welcomes you to meet your fitness goals and your recreational time. Dive into the lap pool to make your fitness goals more measurable than ever. We know it is important for your kids to have fun and create joyous memories at the same time. The kid's pool ensures that you and your family never miss a smile. If you wish to sip on your favourite, refreshing juices near the pool area, A pool deck with a Juice bar has got you covered. Also, a plush cafe awaits you to relish your favourite delicacies and world class brews.

EXPANSIVE LAP POOL

ARTISTIC IMPRESSION

# A GOOD EXERCISE FOR YOUR COGNITIVE SKILLS

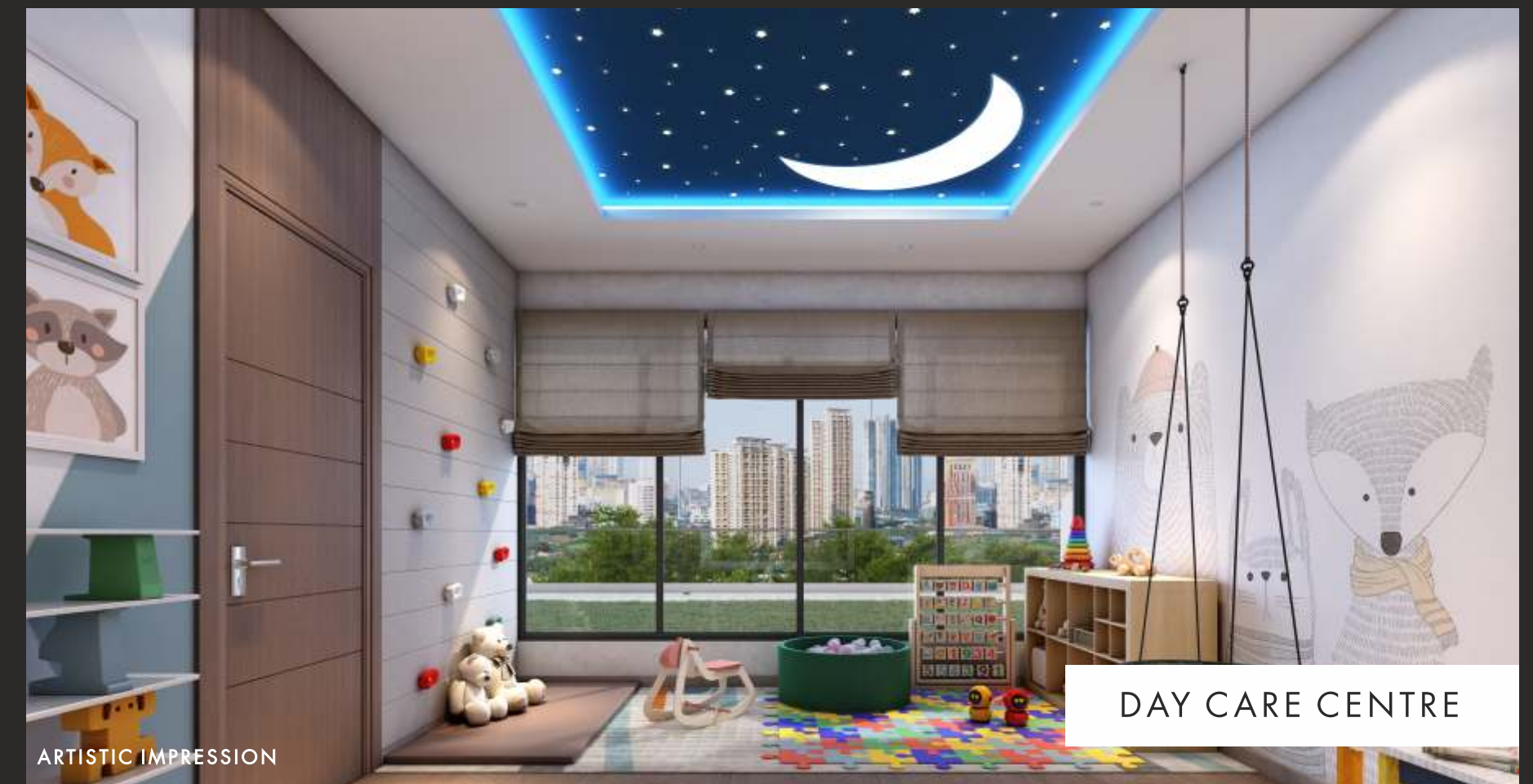


BUSINESS LOUNGE

We understand if you are a bookworm and want to spend your favourite reading time in silence. For this, a sheen reading lounge at 102 Downtown is designed for zero disturbance. When you need to take your essential business decisions or complete your tasks, the plush Business Centre and a Formal Informal Workstation are waiting to welcome you with elegance. Along with your work, it is important to have fun and reinvent your productivity. At 102 Downtown, a Game Zone and Board Games room is designed for ultimate fun.



FRISKY INDOOR PLAYROOM



DAY CARE CENTRE

LUXURIES  
TO INDULGE IN



LIBRARY & READING ROOM



GRAND LOBBY

ELEGANCE RADIATING  
FROM EVERY CORNER



ARTISTIC IMPRESSION



## REVEL IN LEISURE AND UNWIND YOURSELF

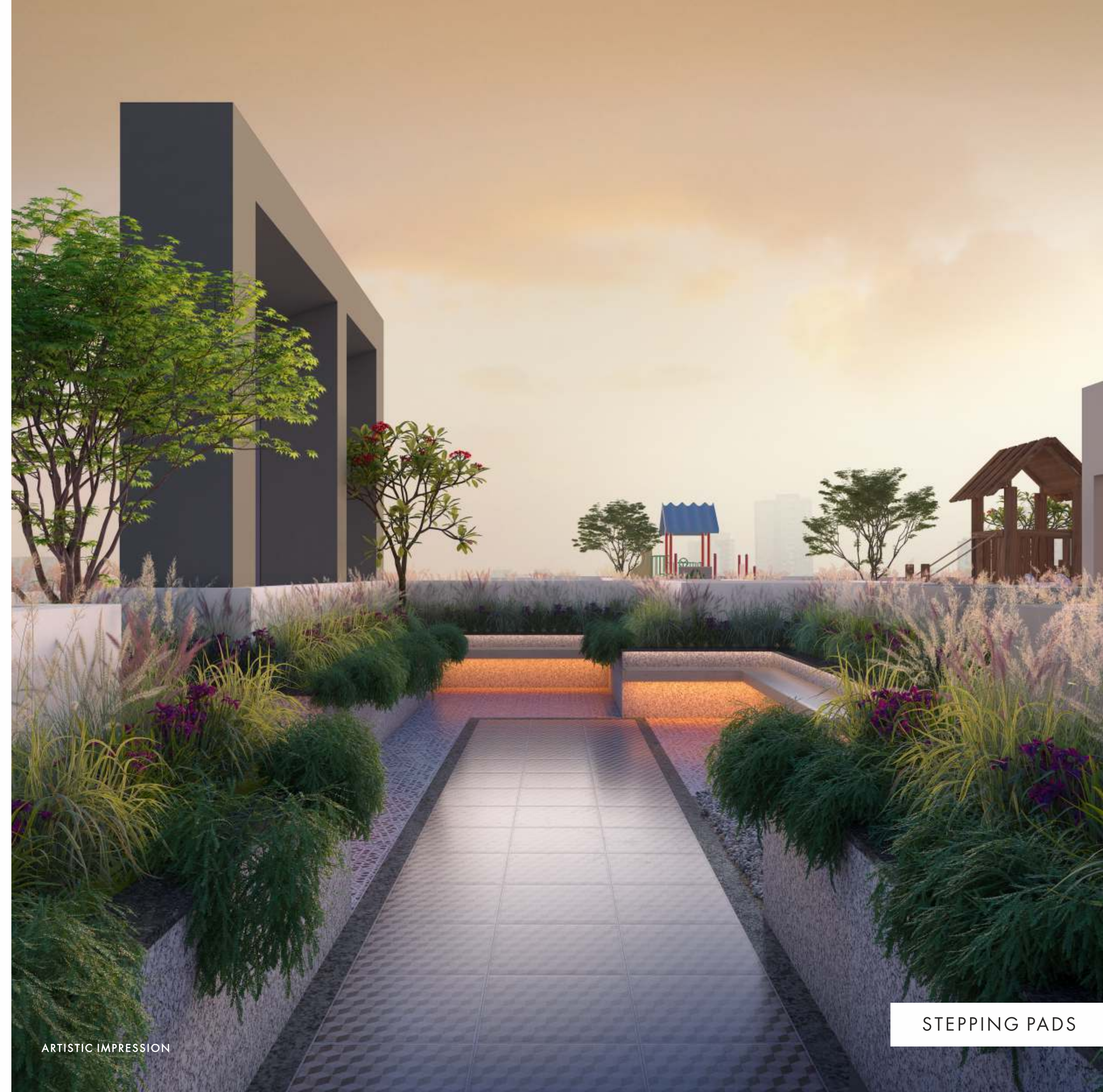
Taking an evening stroll or a break for sipping your favourite juice, is now a refreshing and a rather rejuvenating experience with the beautiful panoramic vistas of the sky.



ARTISTIC IMPRESSION

WALKWAY AREA

At 102 downtown, your pampering needs are taken utmost care. We understand that along with pampering yourself, it is important for you to dive deep into your thoughts and self reflect. Make your Me time even more refreshing at the Strolling Walkway. You always want to share your best achievements with your closed ones. And when it's the time to celebrate them, or your birthdays or Anniversaries with your friends and family and create a memorable experience, the Party Lawn welcomes you with grace. A swing deck embraces you on a swing to recreate your childhood memories.



ARTISTIC IMPRESSION

STEPPING PADS

# DOWNTOWN, AN INFINITE REALM OF ABSOLUTE BLISS



# A TOUCH OF ROYALTY IN EVERY ARRANGEMENT

## LIVING & DINING:

- Double charge polished Vitrified large format tiles
- High quality aluminium anodized window systems with high performance glass
- Provision for AC units
- Concealed wiring and cabling of Fire Retardant ISI make
- Power saving LED lights
- Branded electrical switches and sockets

## BEDROOMS:

- Double charge polished Vitrified large format tiles
- High quality aluminium anodized window systems with high performance glass
- Provision for AC units
- Power saving LED lights

## BATHROOMS:

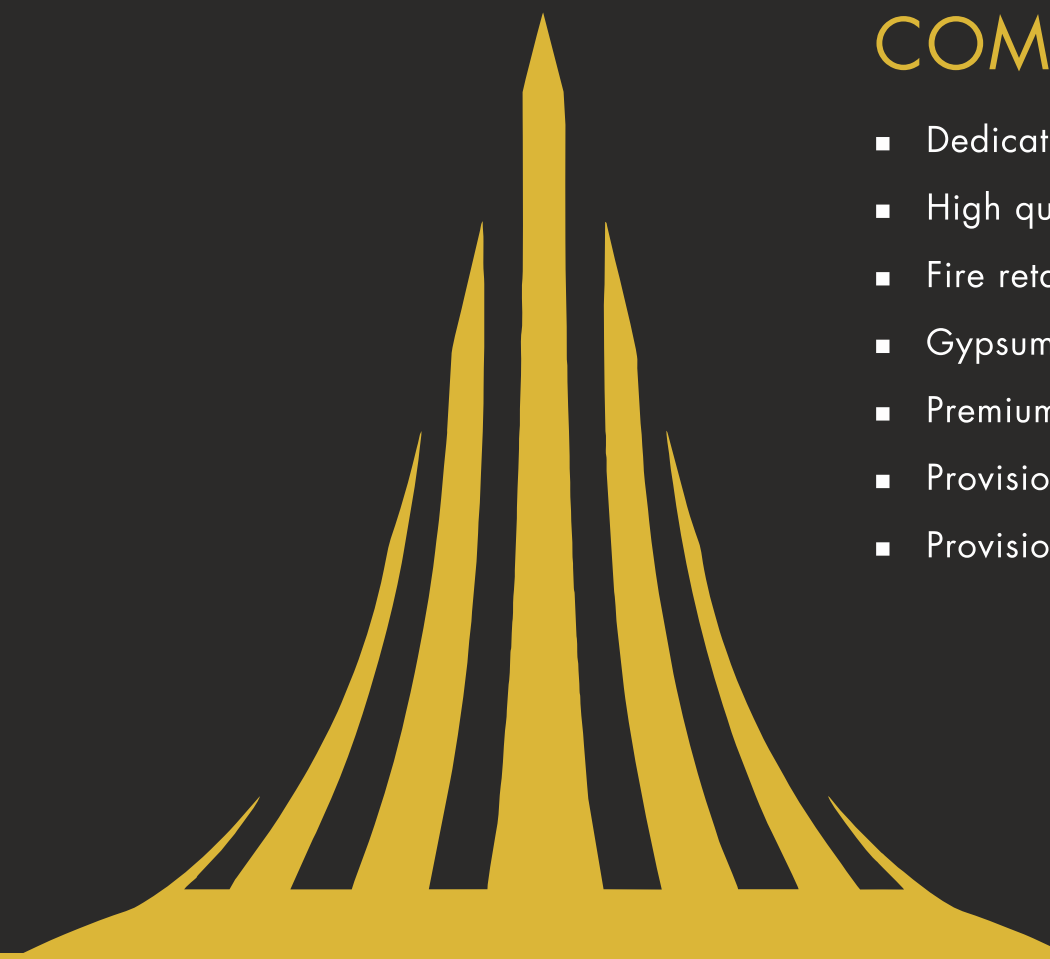
- Fully finished bathrooms with best-in-class sanitary fittings
- Provision for water heater, exhaust fan, accessories
- Rimless antibacterial finish WC fittings
- Power saving LED lights

## KITCHEN:

- Double charge polished Vitrified large format tiles
- Granite kitchen counter with stainless steel sink
- Designer vitrified tile wall dado above kitchen counter
- Provision for piped gas

## COMMON SPECS:

- Dedicated space Provision for AC Outdoor Unit
- High quality aluminium anodized window systems with high performance glass
- Fire retardant laminated flush door for main entrance and laminated flush door for bedroom and toilet
- Gypsum finish walls
- Premium quality walls and ceiling paints
- Provision for DTH
- Provision for fibre-to-home high speed internet





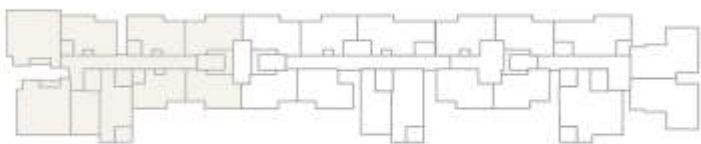
# WING A

THE LANDMARK  
OF GRANDEUR



WING A

| Wing A | Carpet Area(sq.ft.) |
|--------|---------------------|
| Unit 1 | 600.63              |
| Unit 2 | 600.63              |
| Unit 3 | 402.92              |
| Unit 4 | 408.45              |
| Unit 5 | 406.22              |
| Unit 6 | 381.06              |
| Unit 7 | 378.32              |



KEY PLAN

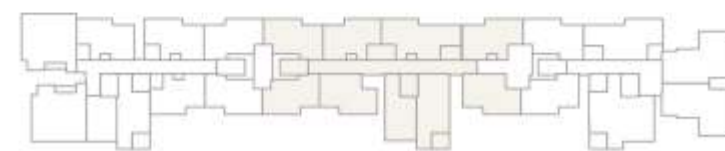


All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

# WING B



WING B



KEY PLAN



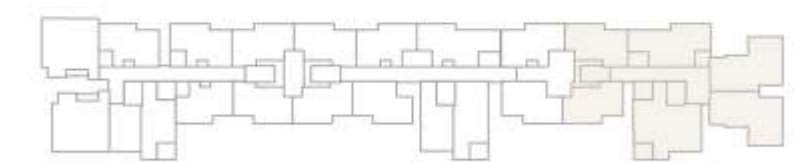
| Wing B | Carpet Area(sq.ft.) |
|--------|---------------------|
| Unit 1 | 383.86              |
| Unit 2 | 381.06              |
| Unit 3 | 406.22              |
| Unit 4 | 404.76              |
| Unit 5 | 493.56              |
| Unit 6 | 409.25              |
| Unit 7 | 377.67              |

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# WING C



WING C



KEY PLAN

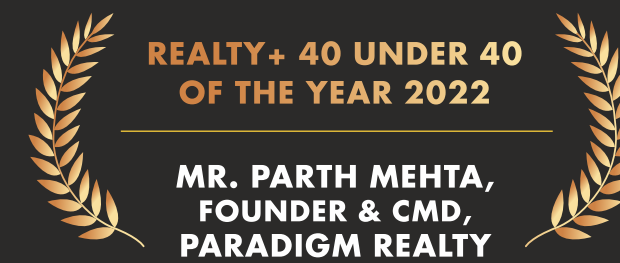


| Wing C | Carpet Area(sq.ft.) |
|--------|---------------------|
| Unit 1 | 382.23              |
| Unit 2 | 412.3               |
| Unit 3 | 494.24              |
| Unit 4 | 588.5               |
| Unit 5 | 588.5               |

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Since its inception in 2015, Paradigm Realty has been embellishing the skyline of Mumbai with its resplendent landmarks. To add more value and a sense of swank to every Mumbaikar's lifestyle, Paradigm Realty has been committed to providing the best to its stakeholders. Every Paradigm project reflects the vision it stands for, creating a new paradigm of excellence with every project. The brand epitomizes magnificence, quality, elegance, and timely delivery. It strives to provide an integrated living experience with a better community and a superlative lifestyle.



### OUR ICONIC LANDMARKS THAT BRING MUMBAI ITS GLORY

#### 6 COMPLETED PROJECTS

- Nivan
- Vogue
- Ananda Residency
- Casa Pallazo
- El Signora
- Ariana Residency

#### 7 ONGOING PROJECTS

- Prime Vista
- Seasons
- Premiere Residences
- Zenith
- Paradigm Antalya
- 71 Midtown
- Paradigm Arteza

#### UPCOMING PROJECTS

- Codename Reserve, Borivali West
- Spreading the area of opulence
- Kandivali | Chembur | Borivali & many more to come.



Actual Image



Actual Image



Prozone Intu has been set up to create, develop and manage world-class regional shopping centers and associated mixed-use developments pan-India.

Prozone Intu has 15.54 mn sq. ft. of fully paid-up land bank in prime locations with 2.02 mn developed till date and more than 13.5 mn sq. ft. being developed in different phases.





We are an ISO 9001-2015 certified company. From 1996 onwards, Gajanan Builders built landmarks and broke new grounds with every edifice. Every edifice we build is distinctive, individual, and iconic.

The quality of our products and services is at par with international standards and we are well-known in Mumbai and Pune for meeting the needs of thousands of customers.

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## OUR STRENGTH THAT KEEPS US GOING!

### DESIGN ARCHITECTS - **ARK REZA KABUL ARCHITECTS**

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ARK is a comprehensive global design studio with three decades of proven expertise in project design and delivery ranging from master plans and townships, to industrial, hospitality, commercial, institutional, educational and residential segments. Founded in 1988 by Reza Kabul; ARK Reza Kabul Architects headquartered in Mumbai (India) with offices ARK Studio Pune (Pune, India) and ARK Studio Inc (California, USA); is a full-service architectural, interiors, landscape design and planning company.

### RCC CONSULTANTS - **JW CONSULTANTS**

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JW Consultants LLP is a well-known name in structural consultancy, over the years they have been working with reputed construction companies across India as well as foreign countries like Sri Lanka, Nepal, Bhutan, Tanzania and Russia. While continually maintaining the superior quality standards in their work, JW Consultants LLP has also endeavored to bring in the advantage of innovation into numerous projects. JW Consultants LLP has been recognized as India's first organization to use Post Tensioning Technology for Building Structures.

### LANDSCAPE ARCHITECTS - **EP + LA**

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EP+LA are renowned landscape architects that provide comprehensive urban design and environmental solutions. With imaginative design gestures and immaculate planning, they have delivered many innovative projects across residential and commercial sectors.

### MEP ENGINEERS - **MEP CONSULTING ENGINEERS**

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MEP Consulting Engineers is an engineering firm based in Mumbai, India, established in 2001. MEP is a leading services provider in the field of mechanical, electrical and plumbing design. MEP specialises in these services for Green field and Redevelopment projects in a wide range of commercial, residential, hospitality, retail, data centers and institutional buildings by providing sustainable energy saving design solutions. MEP Consulting Engineers provide services in Electrical, Mechanical, Plumbing, Fire Fighting and High & Low Voltage Utilities for Hotels, Office Buildings, various Engineering Industries, Shopping Complexes, Computer and Research Establishments, Apartments, Banks etc in India and Abroad.

### LIASONING ARCHITECTS - **POINT TO POINT**

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We are pleased to introduce ourselves as a consulting & liasoning firm in the name of m/s POINT TO POINT Consultants. We have formed this partnership firm having partners as Ar. Tushar S. Sali (Architect) & Er. Prakash Kadam (Engineer) in the year 2011. We are a company having individual partner's experience of more than 15 years in the field of architecture & construction. We provide liasoning Services as a consulting Architectural firm for SRA Projects as well as redevelopment scheme & open plots. We believe in using the latest updated construction Technologies & Design at the same time to ensure safety.

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**PARADIGM | PROZONE**

A 10 ACRE TOWNSHIP

RESIDENCES • OFFICES • MALL

Site Address : 102 Downtown, Relief Road, Off Link Road, Oshiwara, Mumbai - 400102

The Project has been Registered with Maha RERA under Registration No. - P51800020208 available on <https://maharera.mahaonline.gov.in>

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PROJECT FUNDED BY