

KHAR'S BEST KEPT SECRET
NOW UNVEILS FOR YOU



LET YOUR EYES WIDE OPEN
AND YOUR IMAGINATION
GO WIDER

Let a memorable journey to luxury begin
Where scenic view of Pali Hill opens up at your window
Where a grand home reflects your distinguished class
Where big spaces talk about your success
Where indulgences make you lose everything
Where life will become a celebration of a lifetime

**WELCOME TO NIVAN,
A GRAND WORLD OF LUXURY AT KHAR
WHICH IS NOT A SECRET ANYMORE...**

PRESENTING
PALATIAL HOMES WITH
LIFE ABOVE THE ORDINARY
RESERVED FOR
THE KINGS OF MUMBAI



**2, 3, 4 & 6 BHK EXTRA-SPACIOUS
SIGNATURE RESIDENCES**

Enter into the world of Nivan and discover the quintessence of luxury amidst the extraordinary spaces, rare to find in Khar. From the mesmerising views of the city and nature to extravagant lifestyle on the podium & rooftop levels, homes here unveil sheer grandeur and splendour you have always imagined in your dreams. Come let your desires meet a place of serenity, sophistication and superlative lifestyle, that too in the heart of Khar.

PROJECT FEATURES

13 Storeyed Magnificent Tower

Stunning Views of Pali Hill and Greenery

Posh Community with Excellent Connectivity

Air-conditioned Residences with Home Automation

4,000 Sq. Ft. of Extravagant Podium Indulgences

2,500 Sq. Ft. of Lavish Rooftop Lifestyle

World-class Flooring & Fitments

Advanced Security & CCTV Surveillance

Ample Parking Spaces



Artist's impression

BKC VIEW - FROM YOUR APARTMENT



A WORLD WITH A SPLENDID VIEW
AS FAR AS YOUR EYES CAN SEE



PANORAMIC VIEW OF PALI HILL & BKC



PALI HILL VIEW - FROM YOUR APARTMENT



KHAR -
A PRIVILEGED ADDRESS OF
THE RICH & FAMOUS
FOR THE FEW LIKE YOU



KEY FEATURES OF KHAR



One of the Exclusive and
High-Rated Areas of Mumbai



Celebrated Address of Many Bollywood
Celebrities & Business Barons



Well-developed Locality with 5 Star Hotels,
Restaurants, Gardens & Shopping Avenues



In Proximity to Renowned Schools, Banks
Colleges, Hospitals & Multiplexes

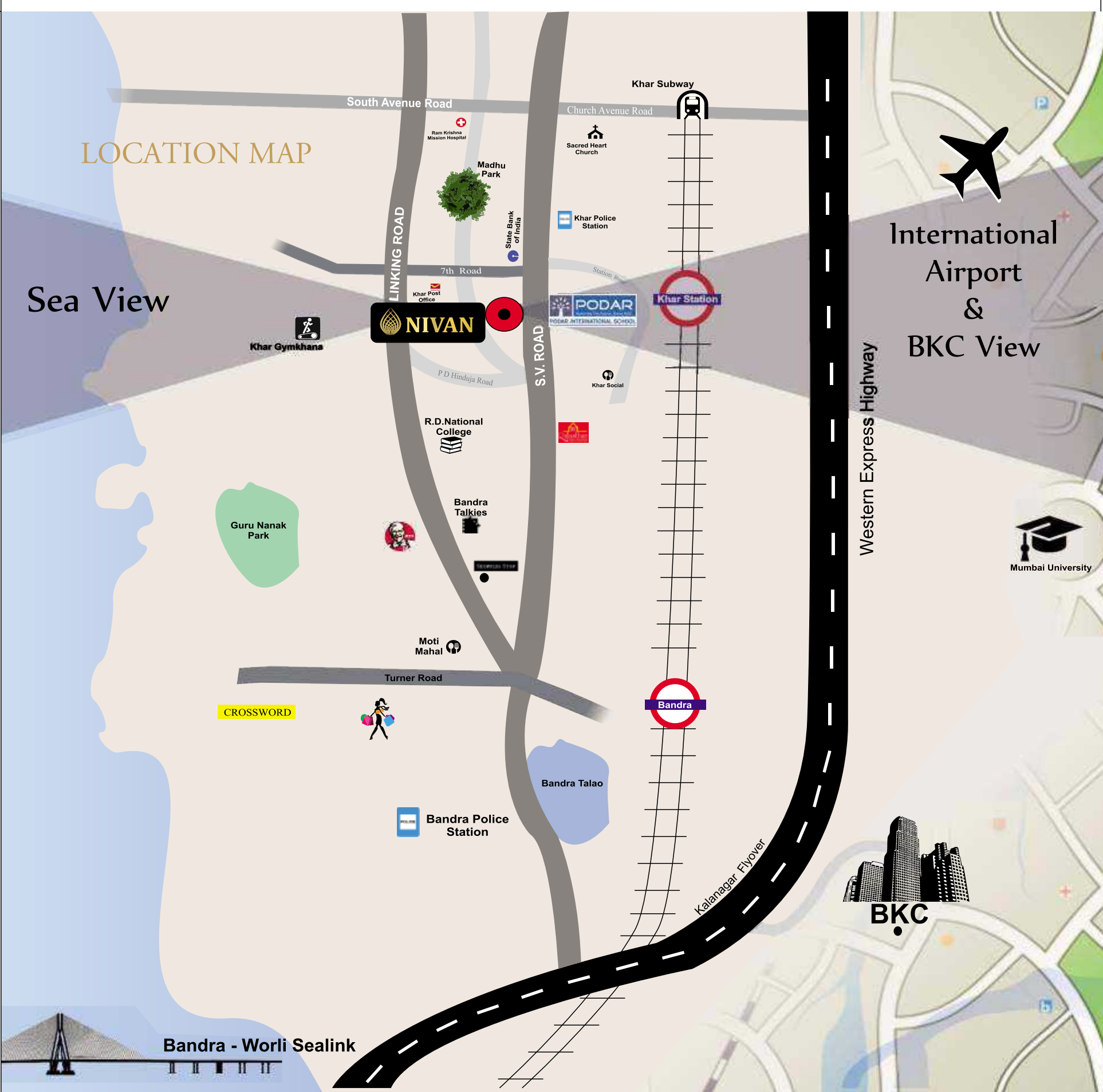


Excellently Connected with
Mumbai & its Suburbs



Best Maintained Infrastructure
Facilities & Civic Services

LOCATION MAP



SUPREME CONNECTIVITY & CONVENIENCES



- Podar International School - 0.6 Minute



- State Bank of India - 1 Minute



- Indian Post Office - 2 Minutes



- Khar Police Station - 2 Minutes



- Khar Railway Station - 2 Minutes



- Jain Derasar - 3 Minutes



- Ghanteshwar Temple - 3 Minutes



- Khar Gymkhana - 4 Minutes



- Sacred Hearts Church - 4 Minutes



- Ram Krishna Mission Hospital - 4 Minutes



- Bandra Railway Station- 5 Minutes



- Bandra-Kurla Complex- 10 Minutes



- International Airport - 12 Minutes



- Bandra-Worli Sealink - 15 Minutes

A LIFE TAGGED BY WORLD’S BEST
OFFERING LUXURIES LIKE NEVER BEFORE



SUPER SPACIOUS HOMES EMBELLISHED WITH
WORLD-CLASS BRANDS



ITALIAN MARBLE
FLOORING



SPLIT AIR-CONDITIONING
- BY HITACHI



5 FIXTURE BATH FITTINGS & SANITARY WARE
- BY TOTO, JAPAN



SWITCHES & ELECTRICALS
- BY LEGRAND & POLYCAB or EQUIVALENT MAKE



SOUNDPROOF WINDOWS
- BY ARCCON



PREMIUM CP FITTINGS
- BY GROHE



ENERGY EFFICIENT SENSOR LIGHTING
- BY VIVINT SMARTHOME



GYPSUM & CEMENT
- BY SAINT GOBAIN GYPROC & AMBUJA



A WORLD WITH LAVISH SPACE
FOR LUXURY
A HOME WITH LUXURY OF SPACE



EXTRA-SPACIOUS APARTMENT LUXURIES
AND EMBELLISHMENTS



ACTUAL PHOTOGRAPH

SPACES AS BIG AS YOUR DREAMS
WITH OPULENCE
BEYOND IMAGINATION



AIR-CONDITIONED LIVING & DINING SPACES
WITH ITALIAN MARBLE FLOORING

WHEN LUXURY & COMFORT
RAISE ITS BAR
ELEGANCE IS WHAT YOU EXPERIENCE



LAVISH BEDROOMS WITH WOODEN FLOORING &
SOUND-PROOF WINDOWS



ACTUAL PHOTOGRAPH

THE FINESSE FROM JAPAN
NOW ADORNS YOUR PLACE
OF FRESHNESS



DESIGNER BATH SPACES WITH JAPANESE
5 FIXTURE FITTINGS



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH

THE HEART OF YOUR LUXURIOUS HOME
COOKING MEALS
& MEMORIES FOR YOU



ELEGANT KITCHEN LAYOUT
WITH GRANITE PLATFORM & SS SINK

DISCOVER THE INDULGENCE OF A LIFETIME
AMIDST A WORLD OF HEALTH & RECREATION



4,000 SQ. FT. PODIUM LUXURIES WITH EXTRAVAGANT CLUBHOUSE





CELEBRATE A LAVISH CLUB LIFE
WHILE YOU CELEBRATE GOOD HEALTH



WELL-APPOINTED CLUBHOUSE
WITH HI-TECH FITNESS CENTRE

A PLACE TO WIN HEARTS
BEFORE YOU WIN THE GAME



INDOOR GAMES ROOM WITH SNOOKER,
TABLE TENNIS, CHESS, CARROM ETC.



SOAK UP YOUR BODIES IN WATER
UNWIND FRESHNESS OF LIFE FOREVER



REFRESHING SWIMMING POOL WITH CABANAS

CHERISH THE TIMES OF TOGETHERNESS
CREATE MEMORIES FOR A LIFETIME



POOLSIDE LUXURY LOUNGES WITH WOODEN DECK



*Representational Image



A GREEN CARPET AMIDST THE FLORAL HUES,
A GARDEN OF RELAXATION, FINDS YOUR HOME



CURATED LANDSCAPED GARDEN
WITH SCULPTURES & PLANTATION

REDISCOVER THE CHILD IN YOU,
AT A PLACE WHERE YOUR KIDS PLAY



WELL-EQUIPPED CHILDREN'S PLAY AREA



*Representational Image

A HEAVENLY LIFESTYLE IN THE SKY
AT A PLACE NOTHING LESS THAN HEAVEN



2,500 SQ. FT. OF SKY LIFESTYLE AMENITIES ON ROOFTOP



*Representational Image



*Representational Image

REJOICE, REKINDLE, REWIND JOYS
WHILE YOU SIT BACK & RELAX IN SKY



THAI STYLED GAZEBOS & LUXURY SIT-OUTS

RELISH THE PANORAMIC VIEW OF THE CITY
CHERISH YOUR MEET WITH COSMIC FRIENDS



SKY OBSERVATORY WITH HI-END TELESCOPE



*Representational Image



SENIORS OF HOME DESERVE A HIGH PLACE
LET'S GIFT THEM THE WHOLE SKY



SENIOR CITIZEN'S SKY RELAXATION LOUNGE

*Representational Image

WALK THE PATH IN THE SKY
SHOWING YOU THE BEST WAY TO HEALTH



SKY ACUPRESSURE PATHWAY & WALKWAY



*Representational Image



*Representational Image

EXPERIENCE THE MAGNIFICENT
LANDMARK OF LUXURY
PLANNED TO GIVE YOU A SAFE,
SECURED & LAVISH LIFESTYLE



STATE-OF-THE-ART TOWER FEATURES
& UTILITIES



*Representational Image

THE FIRST IMPRESSION OF LUXURY LIVING
STARTS FROM HERE



TRIPLE HEIGHT ENTRANCE LOBBY WITH CONCIERGE DESK

LIVE SAFEST IN THE WORLD
AT YOUR WELL SECURED HOME



24X7 MANNED SECURITY & CCTV SURVEILLANCE



*Representational Image



*Representational Image

COME HOME TO AN ELEVATED LIFESTYLE
EVERY DAY, ANYTIME



HIGH-SPEED BRANDED LIFTS & DESIGNER LIFT LOBBIES

STEER YOUR PROUD POSSESSIONS
TOWARDS THEIR WELL-SPACED HOME



ADVANCED VEHICLE PARKING SPACES



*Representational Image

NIVAN AT A GLANCE

PROJECT FEATURES

- 13 Storeyed Magnificent Tower
- Stunning Views of Pali Hill and Greenery
- Posh Community with Excellent Connectivity
- Air-conditioned Residences with Home Automation
- 4,000 Sq. Ft. of Extravagant Podium Indulgences
- 2,500 Sq. Ft. of Lavish Rooftop Lifestyle
- World-class Flooring & Fitments
- Advanced Security & CCTV Surveillance
- Ample Parking Spaces

EXTRA-SPACIOUS APARTMENT LUXURIES AND EMBELLISHMENTS

- Air-conditioned Living & Dining Spaces with Italian Marble Flooring
- Lavish Bedrooms with Wooden Flooring & Sound-proof Windows
- Designer Bath Spaces with Japanese 5 Fixture Fittings
- Elegant Kitchen Layout with Granite Platform & SS Sink

4,000 SQ. FT. PODIUM LUXURIES WITH EXTRAVAGANT CLUBHOUSE

- Well-appointed Clubhouse with Hi-tech Fitness Centre
- Indoor Games Room with Snooker, Table Tennis, Chess, etc.
- Refreshing Swimming Pool with Cabanas
- Poolside Luxury Lounges with Wooden Deck
- Curated Landscaped Garden with Sculptures & Plantation
- Well-equipped Children's Play Area

2,500 SQ. FT. OF SKY LIFESTYLE AMENITIES ON ROOFTOP

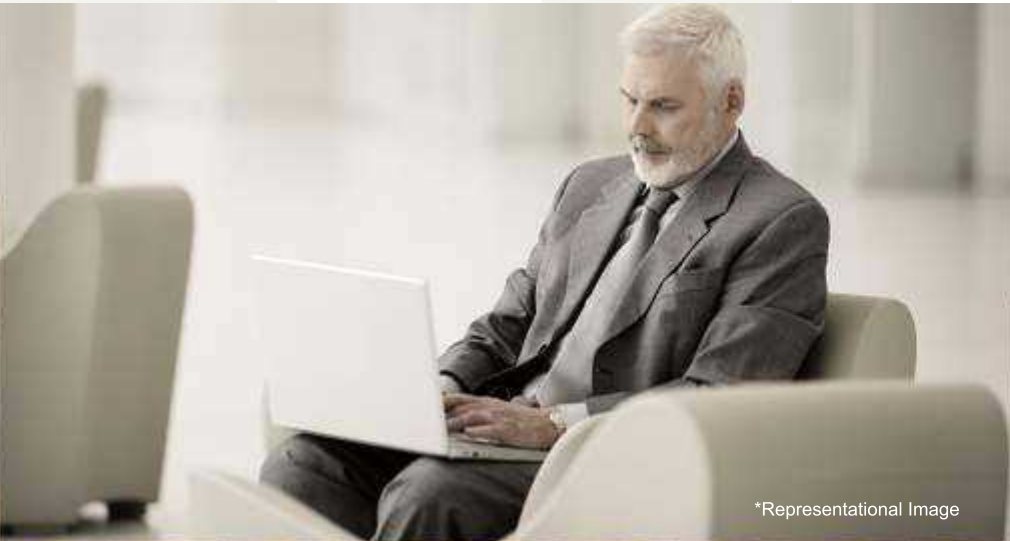
- Thai Styled Gazebos & Luxury Sit-outs
- Sky Observatory with Hi-end Telescope
- Senior Citizen's Sky Relaxation Lounge
- Sky Acupressure Pathway & Walkway
- Sky Golf Putting
- Sky Garden with Designer Flowerbeds

STATE-OF-THE-ART TOWER FEATURES & UTILITIES

- Triple Height Entrance Lobby with Concierge Desk
- 24x7 Manned Security & CCTV Surveillance
- Advanced Vehicle Parking Spaces
- High-speed Branded Lifts & Designer Lift Lobbies

COMMON FACILITIES & SPECIFICATIONS

- Wi-Fi Enabled Common Area
- Intelligent Campus Lighting
- Designer False Ceiling in all Apartments
- LED Light Fittings & Fans in all Apartments (Except Bathroom)
- POP Finish on Walls of all Apartment
- Provision for Piped Gas Connection
- Supreme Quality Internal Wall Finish with Plastic Paint Emulsion
- Concealed Copper Wiring with Circuit Breakers
- Adequate Electrical Point along with Premium Quality Modular Switches
- Glass Partition between Dry & Wet Area with Exhaust Fans in Bathrooms
- Geysers of Reputed Make for all Bathrooms



GROUND LEVEL FLOOR PLAN



PODIUM LEVEL FLOOR PLAN



TYPICAL FLOOR PLAN



5TH, 6TH, 8TH, 9TH, 10TH, 11TH & 12TH Floor



TYPICAL FLOOR PLAN



13TH & 14TH Floor



TYPICAL FLOOR PLAN



15TH Floor



JODI FLOOR PLAN



2 BHK + 2 BHK JODI FLATS
3 BHK + 2.5 BHK JODI FLATS



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 & 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. 5.0 million Sq. Ft. of Proposed Development

Approx. 3.5 million Sq. Ft. of Ongoing Development

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.



Call: 022 3329 2235 | www.paradigmrealty.co.in



MahaRERA No. P51800011423
www.maharera.mahaonline.gov.in

Site Add.: Nivan, Opp. Podar International School, S.V. Road, Khar (W), Mumbai - 400 052

Corp. Add.: Paradigm Realty, G52, 2nd Floor, Roop Mangal Corner of 16th Road, Main Avenue, Santacruz (W), Mumbai - 400 054

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