

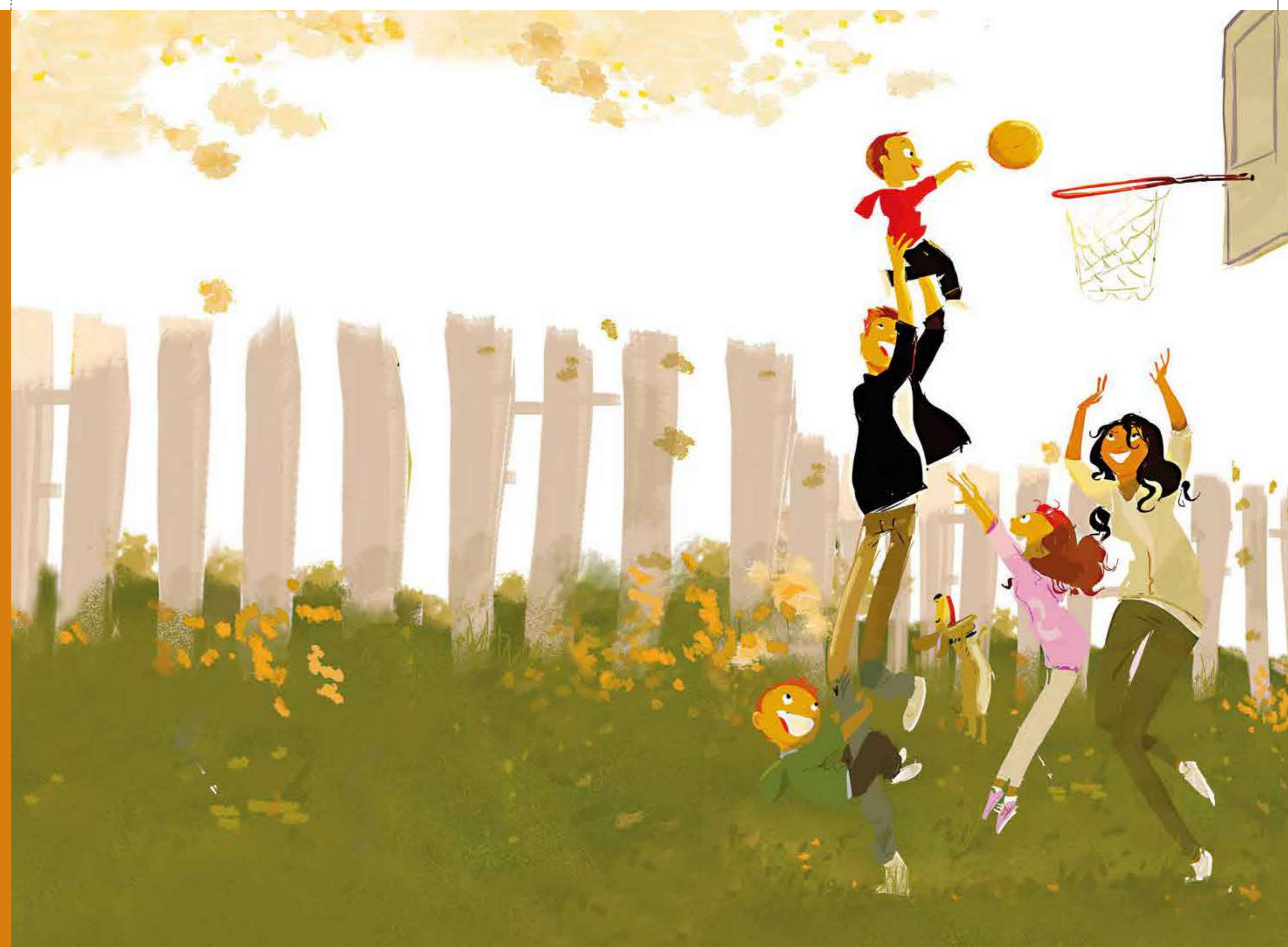
**WELCOME
TO A LIFE THAT'S
NOT LIVED
IN SQUARE FEET.**

Kustomjee
URBANIA
THANE (W)

**WELCOME
TO RUSTOMJEE
URBANIA**

REINVENTING MODERN CITY LIVING, ONE IDEA AT A TIME.

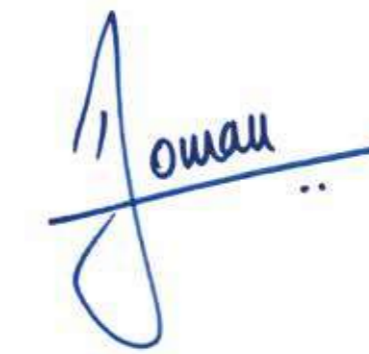
At Rustomjee, we believe ideas form the cornerstones of buildings. Bricks and mortar are merely the blocks that help in realizing them. Ideas transform houses into homes and offices into innovation centres. But what's an idea without planning and foresight? These are the thoughts that animate Rustomjee's design principles. The same principles that inspire the company to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies. Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence is converting 12.5 million square feet of Mumbai into premium townships, corporate parks, retail spaces and homes.



**“TOWNSHIPS AND
OPEN SPACES ARE
THE WAY FORWARD
TO ENSURE PLANNED
DEVELOPMENT.”**

Over the years, Thane has evolved into a prime commercial and residential hub. Owing to its strategic location, great connectivity and social amenities, it is among the most lucrative investment options today.

With TCS buying over 2 million square feet in Thane to build its biggest office, its infrastructural development will get a big boost. It is bound to see accelerated growth; attracting new developers, product offerings and innovations. Open spaces and townships are the way forward to ensure planned development. The upcoming metro will also widen growth prospects in terms of realty and retail markets in Thane.



MR. BOMAN IRANI | CMD, RUSTOMJEE

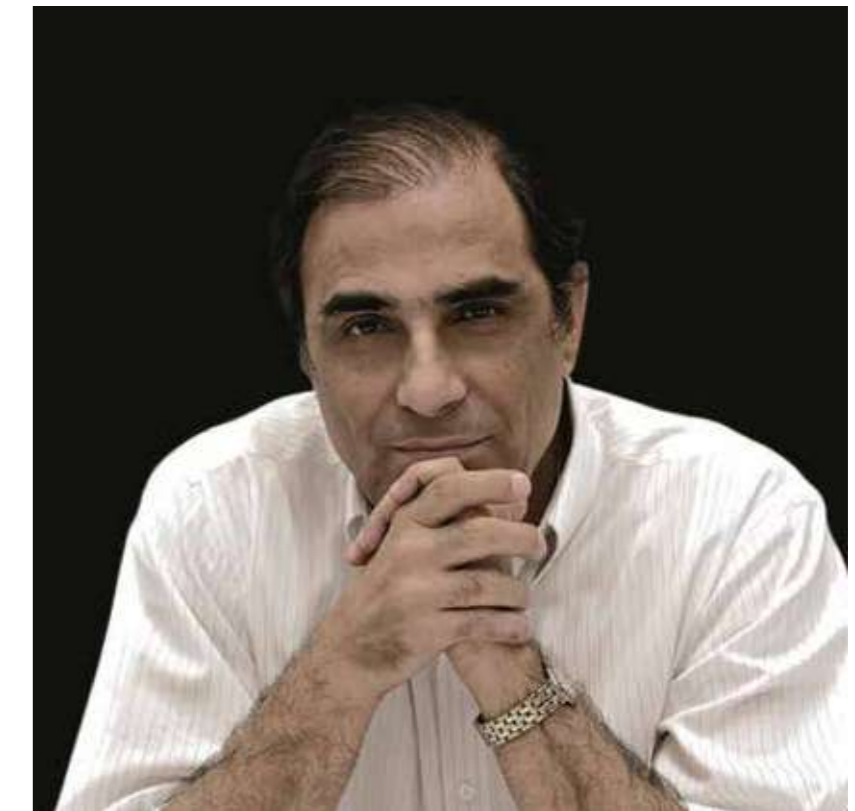


**“I BELIEVE
RUSTOMJEE URBANIA
IS ONE OF MY
FINEST CREATIONS.”**

Hafeez Contractor is one of India's most prominent and well-known architects. He started his firm in 1963 with just two people and now runs a successful practice with over 500 people. The firm has designed some of India's most iconic landmarks, townships and many more prestigious projects.

In addition to this, Mr. Hafeez Contractor has also designed Rustomjee Urbania- A premium township in Thane (W). Considered one of his most thoughtfully designed projects in real estate, he spent a considerable amount of his time in drawing out the blueprint of this child-centric property. And keeping in mind the varied profile of customers Thane attracts. Rustomjee Urbania is one of the most interactive layouts designed by him so far, something he has always desired to do.

MR. HAFEEZ CONTRACTOR



DESIGN PHILOSOPHY

Form follows function in the design of all Rustomjee properties. We believe that for the design of any building to be successful, it needs to go from being an independent structure to being an extension of its environment. And perhaps the only way to achieve this is by preceding design with thought. Which is why, across all our projects, you'll find one thing in common - the attempt to create better living spaces that help people spend quality time with their families. With amenities that cater to everyone, from children to the elderly, and stringent safety and security measures, these spaces are designed to be havens of comfort that people love returning to. Our homes are specifically designed to cater to the needs of 21st century lifestyles and incorporate futuristic technologies with classic design sensibilities. But most importantly, they remain sensitive to the needs of the environment, which is just another extension of the signature thoughtfulness of Rustomjee.



WELCOME TO RUSTOMJEE. ONE OF INDIA'S MOST AWARDED DEVELOPERS.



REALTY PLUS EXCELLENCE AWARDS 2012
Rustomjee Urbania - Integrated Township of the Year Award (West Zone)

ESTATE AWARDS 2013 ORGANISED BY FRANCHISE INDIA WEST INDIA EDITION
Rustomjee Urbania - Best Township in Thane (West India Edition)

NDTV PROPERTY AWARDS 2014
Rustomjee Urbania - Best township of the year (under 200 acres) - Regional

REALTY PLUS EXCELLENCE AWARDS (WEST) 2015
Super Luxury Project of the Year - Rustomjee Oriana

CSR Initiative of the Year - Rustomjee Group
Integrated Township of the Year below 350 acres - Rustomjee Urbania (Regional)

Realty Plus 'Scroll of Honour' Award - Mr. Boman R. Irani, CMD, Rustomjee Group

10TH CONSTRUCTION WORLD ARCHITECT AND BUILDERS AWARDS OF EXCELLENCE
Past winners were honoured and a decade of excellence was celebrated in 2015

CONSTRUCTION WEEK INDIA AWARDS 2015
Editor's Choice Award - Enterprising Developer of the Year - Mr. Boman R. Irani, CMD, Rustomjee Group

ET BEST REALTY BRANDS AWARD 2015
Celebrating Brand Excellence

ACETECH ALPHA AWARDS 2015
Outstanding quality of construction and use of space for recreational living

DNA PRESENTS REAL ESTATE & INFRASTRUCTURE AWARDS 2015
Rustomjee Urbania - Integrated Township of the Year (Regional)

ESTATE AWARDS 2015 ORGANIZED BY FRANCHISE INDIA
Developer of the Year (West) Rustomjee Developers

CSR Initiative of the Year - Rustomjee Developers

MCHI - CREDAI PROPERTY 2015 AWARDS
Excellence in Customer Information and Responsiveness

TIMES REALTY ICONS AWARDS 2016
Township Project of the year - Rustomjee Urbania

CONSTRUCTION WEEK INDIA AWARDS 2016
CSR Initiative of the Year - Rustomjee Group

DNA PRESENTS REAL ESTATE AND INFRASTRUCTURE AWARDS 2016

REALTY PLUS EXCELLENCE AWARDS 2016
Integrated Township of the Year below 350 acres - Rustomjee Urbania

Super Luxury Project of the Year - Rustomjee Seasons

Luxury Project of the Year - Rustomjee Oriana

GOLDEN BRICK AWARDS 2016
Luxury Project of the Year (Regional) - Rustomjee Elements

Best Township Project of the Year within 200 acres (Regional) - Rustomjee Urbania

CONSTRUCTION TIMES BUILDERS AWARD 2016
Best Developer of the year 2016 - Rustomjee Group

Best CEO of the year 2016 - Mr. Boman R. Irani

CONSTRUCTION WORLD ARCHITECT AND BUILDER AWARDS 2016
One among India's Top Builders - Rustomjee Group

ET TRENDS REALTY TITANS AWARD FOR EXCELLENCE
Rustomjee Elements - Design Innovation (Western Suburbs)

Rustomjee Oriana - Project Amenities (Central Suburbs)

Rustomjee Paramount - Family Focus (Western Suburbs)

CIA WORLD BUILDERS & INFRA AWARD 2017
Best Township Project of the Year (Large Category) - Rustomjee Urbania

CONSTRUCTION WEEK INDIA AWARDS 2017
Real Estate Company of the Year - Rustomjee Group

Real Estate Person of the Year - Boman R. Irani

GOLDEN BRICK AWARDS 2017
Integrated township of the year within 200 acres

MID DAY REAL ESTATE ICONS (THANE & NAVI MUMBAI)
Iconic Township Project (Thane) - Rustomjee Urbania 2017

DISCOVER THE JOYS OF A PREMIUM TOWNSHIP.

Welcome to the land of trees and gardens, morning cycle rides, evening jogs and never-ending games of hop-scotch, tag and hide-n-seek. A place where the top-notch IGCSE school is right next door. Where over 2500 families get together on weekends, kids have more friends than they can count, neighbours are more than just a door number, and growing up isn't half as important as being a child.



IN THE TOWNSHIP: THE RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL.

TRANSLATION: SCHOOL BUS OUT, DAD'S SHOULDERS IN.

The Rustomjee Cambridge International School is a renowned IGCSE school, with facilities that encourage academic, athletic and cultural development of kids and is ranked among the top 10 schools in Maharashtra and top 18 in India. Focusing on a skills-based learning program and with emphasis on creative and practical approach, it features among the top 3 when it comes to highest world toppers and India toppers. The school houses 78 classrooms, a grand amphitheatre, a library, dance and music rooms, well-equipped laboratories, six large multipurpose halls, and a canteen facility for students and staff members. It's safe to say that with school this close by, forgotten notebooks are little cause of panic, and PTA meetings, no excuse to skip work.



CAFÉS, SALONS AND SUPERMARKETS ARE A SHORT WALK AWAY. GOOD LUCK FINDING A REASON TO TAKE YOUR CAR OUT.

We call it the most happening township for a reason. Adding to the charm of Urbania's bustling township, the exciting new Retail space hosts a range of facilities with something for everybody. With the likes of personal care and beauty service franchise, VLCC and kindergarten and day care establishment, The Nest, now just around the corner, Urbania's Retail portfolio only continues to grow. Also in town, is Javed Habib's beauty salon, Edens supermarket, Juice-Chat snacks corner, White & Black laundry and Mahalaxmi chemist. With tree-lined avenues dotted with open-air cafes, fine dining restaurants, quiet little bookstores, and a whole bunch of stores just down the internal road, the only problem will be finding a use for your car.

COFFEE SHOPS | FINE DINING RESTAURANTS | SUPERMARKETS
SALONS | BANKS | FOOD COURTS | CLINICS | PHARMACIES | BOOK SHOP



ARTIST'S IMPRESSION/CGI

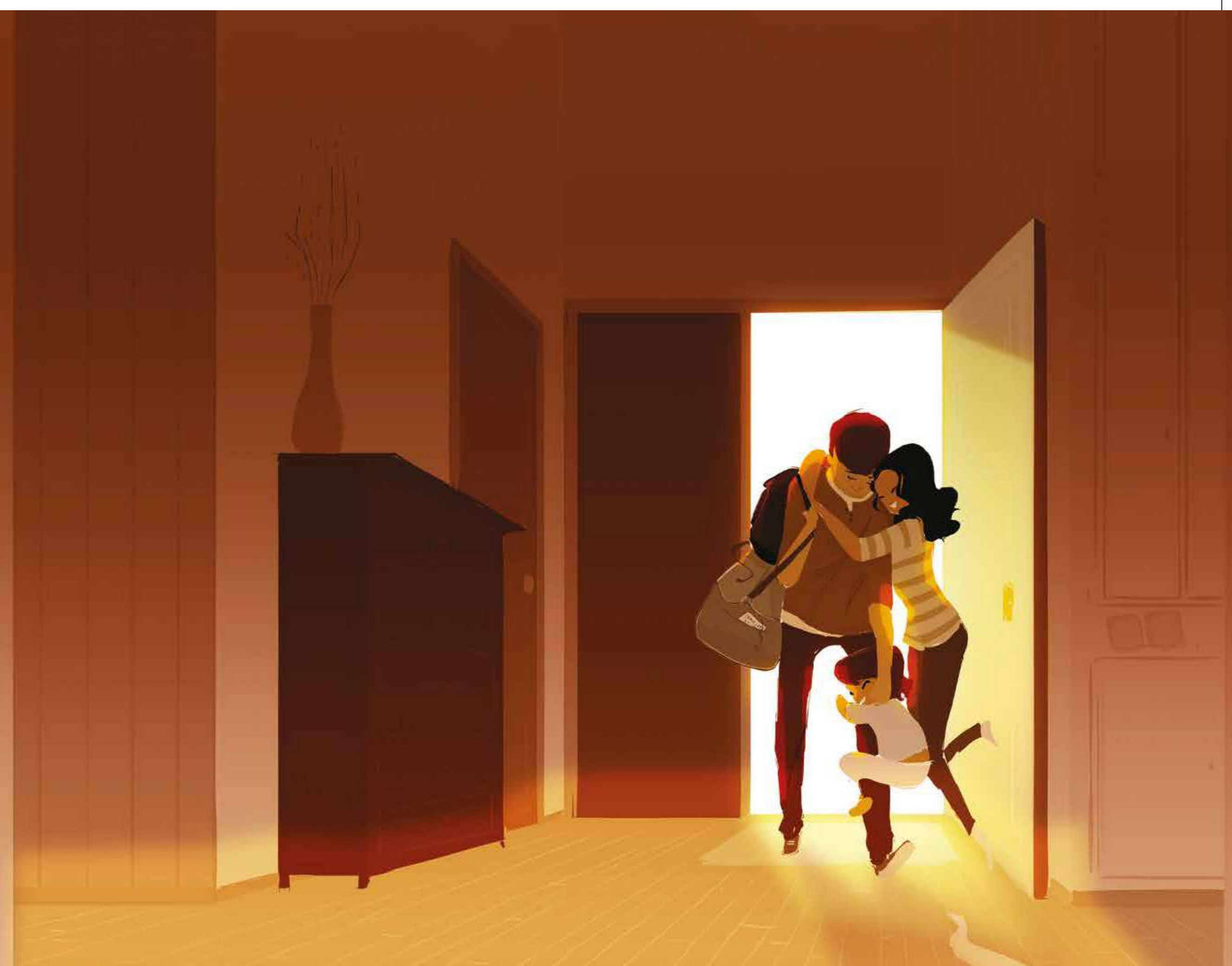
PERHAPS THE MOST IMPORTANT AMENITY YOU CAN ENJOY HERE IS A GOOD NIGHT'S SLEEP.

Apart from the host of amenities that this premium township has to offer, arguably the most important one is peace of mind. With well-lit streets, 24/7 security and a brand new fire-station on the block- all ready to operate at full capacity, help is never too far away.



WHY WE'RE A FAMILY-FAVOURITE.

- 2 & 3 BHK HOMES
- IGBC GOLD CERTIFICATION
- RUSTOMJEE CAMBRIDGE SCHOOL
- RETAIL SPACES
- COMMERCIAL SPACES
- FIRE STATION
- POLICE STATION
- KIDS' PLAY AREA
- FRUIT PICKING
- OPEN AIR GYM & OUTDOOR FITNESS AREA
- FESTIVAL PLAZA & MULTIPURPOSE PLAYGROUND
- MULTI SPORTS ARENA
- INFORMAL PLAY AREA / GARDEN
- INFORMAL SEATING AREA
- CENTRAL ISLAND
- URBAN FARMING
- TREE SURFING & YOGA PAVILION



PLAYING WITH THE XBOX ALL WEEKEND? LET'S CALL THAT PLAN B.

Leon's World is a world like no other. A world of fun and learning. And a world where a child's imagination isn't restricted by boundaries. There are a host of activities throughout the year that your kids can indulge in. Right from picking up new hobbies to playing life-size board games at Summer Fest to simply helping the kids understand the importance of healthy living at Farm Fest. Out here, there will always be something to look forward to.



ARTIST'S IMPRESSION/CGI

RAVAN DAHAN

Probably the only time Dusshera celebrations involved bursting balloons filled with flowers, DIY crafts and a whole lot of colours. Clearly, there are way more than a thousand and one ways of making new friends here.



ACTUAL IMAGES FROM THE EVENT

THE OPEN MIC SESSION

Or as we like to call it- our little portal in time., One that gives us glimpses of the soon-to-be dancers, singers, writers and comedians.



ACTUAL IMAGES FROM THE EVENT

THE WIZARD FROM FAR WEST

Unseen tricks, untouched phones, uninterrupted bonding. The Wizard From Far West really did have us believing in magic.



ACTUAL IMAGES FROM THE EVENT

WELCOMING THE GREEN GANESHA THIS FESTIVE SEASON

At Leon's World, we're always looking for ways to make ideas, places and events eco-friendly. And we won't be stopping any time soon.



ACTUAL IMAGES FROM THE EVENT

WELCOME TO RUSTOMJEE AZZIANO.

Whether it's a high-stakes game of mini golf, a midnight swim in the pool, or an evening cuppa at a café that you seek, you'll have to go no further than Rustomjee Azziano. If everything from hour-long spas to Sunday brunches to afternoon movie marathons had an address, this would be it.



ACTUAL IMAGE

Perfect for anything from a family reunion to a weekly dumb charades show-down, this party hall can host up to 150 people.



PARTY HALL

ARTIST'S IMPRESSION/CGI

Kids shouldn't be bored, even on a rainy day. That's why this air-conditioned space features indoor games like pool, table tennis, board games like chess & carrom.



INDOOR GAMES ROOM / ZONE

ARTIST'S IMPRESSION/CGI

With all the right equipment for cardio & strength training, along with mat flooring & a rest room facility, you'll be giving unlimited piggy back rides in no time.



GYMNASIUM

ARTIST'S IMPRESSION/CGI

Right next to the café and open to the sky is a dining experience, offering hard floors and a tempting excuse to throw an impromptu party for friends.



ALFRESCO DINING

ARTIST'S IMPRESSION/CGI

A Flood Lit Tennis Court with an artificial turf/acrylic surface for recreational-level matches. In other words, the designated venue for settling scores.



TENNIS COURT

ARTIST'S IMPRESSION/CGI

Day or night, any time is good for a dip in this swimming pool with underwater lights.



SWIMMING POOL

ARTIST'S IMPRESSION/CGI

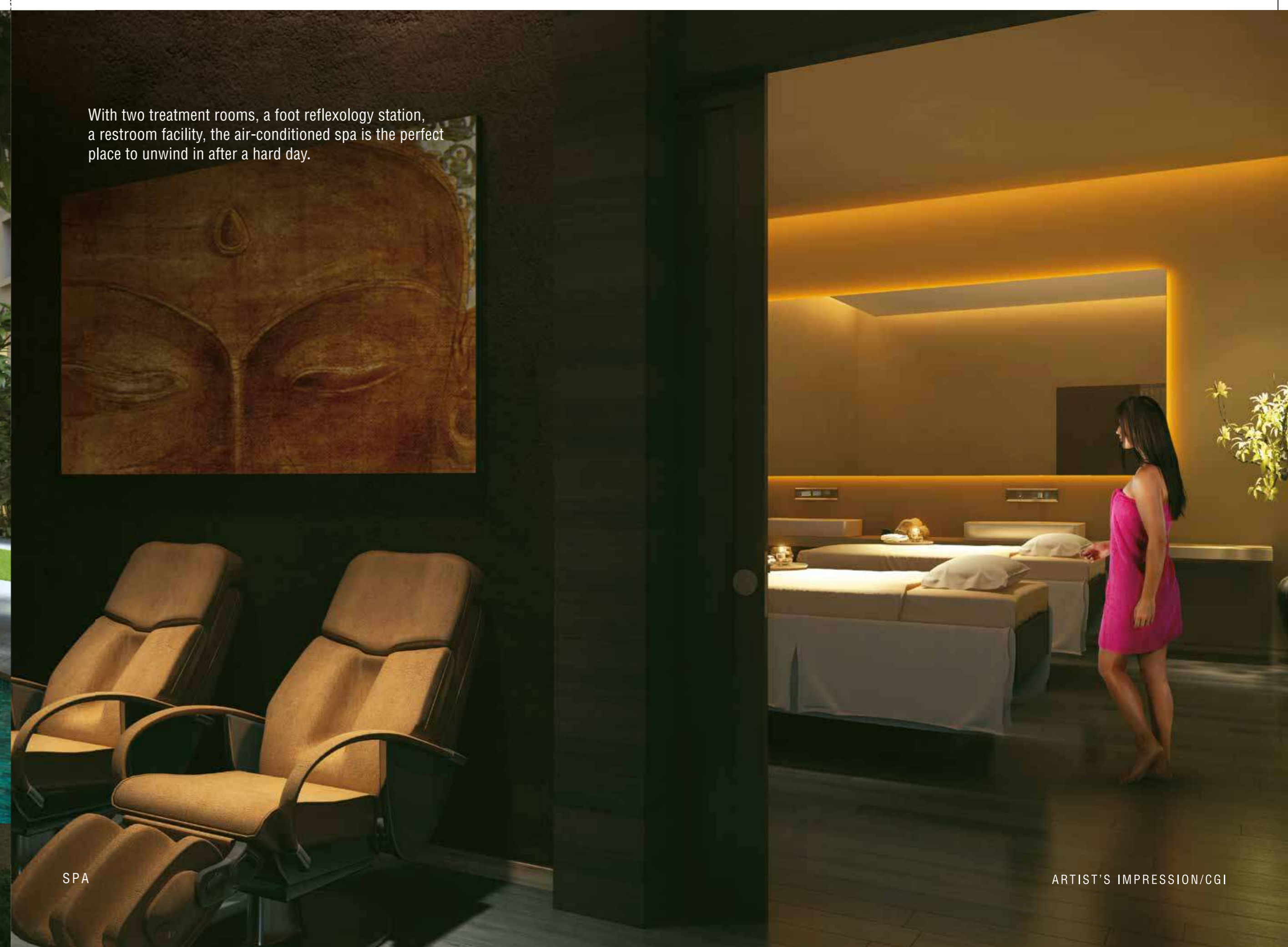
Day or night, any time is good for a dip in this swimming pool with underwater lights.



SWIMMING POOL

ARTIST'S IMPRESSION/CGI

With two treatment rooms, a foot reflexology station, a restroom facility, the air-conditioned spa is the perfect place to unwind in after a hard day.



SPA

ARTIST'S IMPRESSION/CGI

A comfy air conditioned preview theatre designed to seat 16 brats with a Disney film festival on their minds.



MINI THEATRE

ARTIST'S IMPRESSION/CGI

A cosy little spot to chat with the neighbours, the air-conditioned café can seat up to 25 people.



CAFÉ

ARTIST'S IMPRESSION/CGI

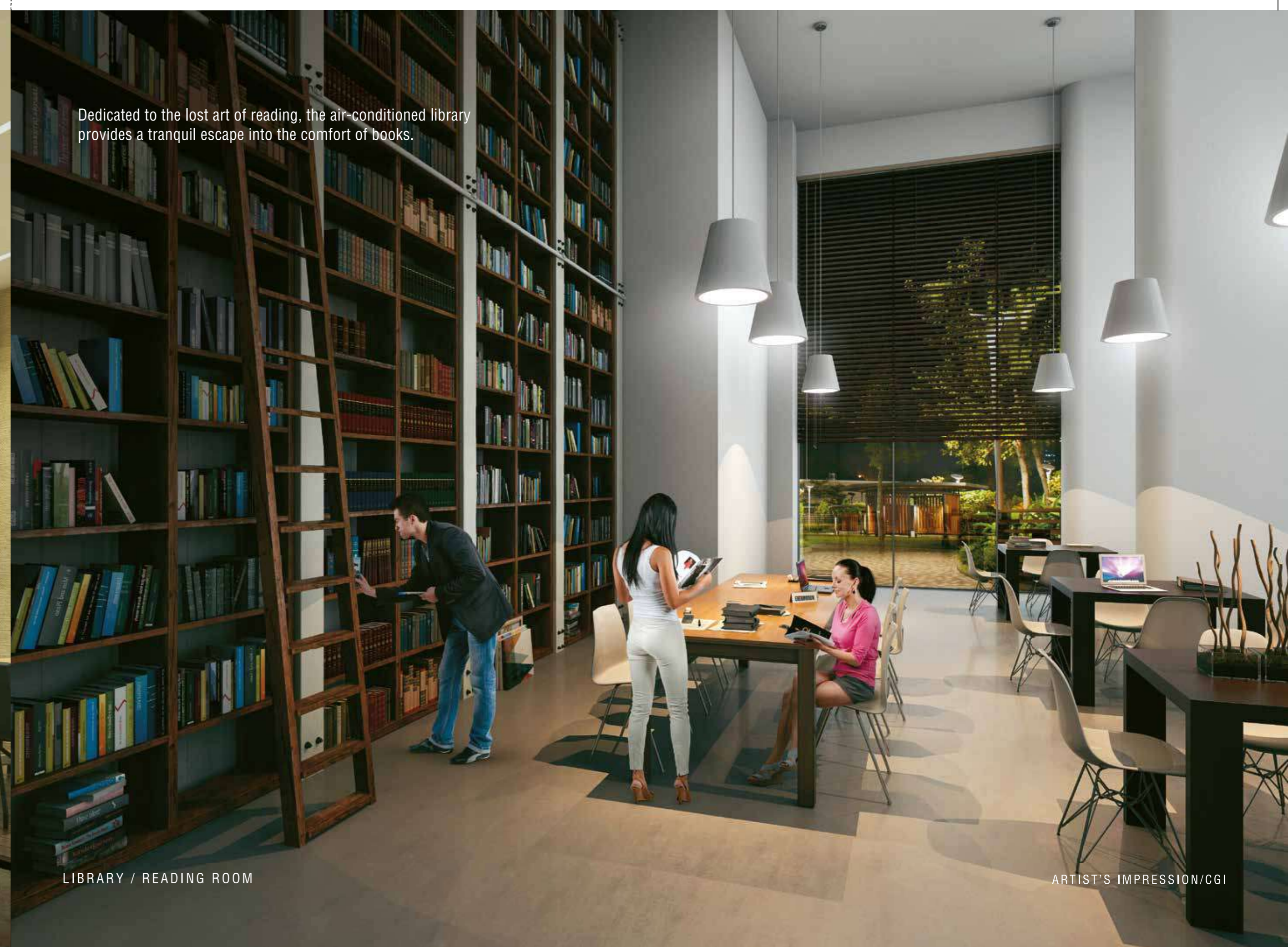
This entirely air-conditioned business center, housing two well-furnished meeting rooms is set to make you rethink the idea of bringing work home.



BUSINESS CENTRE / MEETING ROOMS

ARTIST'S IMPRESSION/CGI

Dedicated to the lost art of reading, the air-conditioned library provides a tranquil escape into the comfort of books.



LIBRARY / READING ROOM

ARTIST'S IMPRESSION/CGI

LIFE IN AZZIANO

GYMNASIUM

MINI GOLF

INDOOR GAMES ROOM / ZONE

CHANGING ROOMS

SPA

CAFÉ

MINI THEATRE

SENIOR CITIZENS' RELAXATION AREA

PREFUNCTION AREA

LEON'S WORLD

KIDS' PLAY AREA

SWIMMING POOL

KID'S POOL

PARTY HALL

PARTY SPILL OUT AREA

RESTING CABANAS

ALFRESCO DINING

DRY FOUNTAIN

COOLING MIST POD

BUSINESS CENTER / MEETING ROOMS

TENNIS COURT

LIBRARY / READING ROOM

BASKET BALL / BOX CRICKET



WELCOME TO RUSTOMJEE AURELIA

Featuring 2 BHK homes with world- class amenities like a rooftop swimming pool with a deck, party terrace, stargazing deck and much more, at Aurelia everything you'll ever need is no more than an elevator ride away. It's your opportunity to choose a life not limited by square feet. A life where kids make new friends counting stars, chasing birds and keeping score of laps in the pool.



ARTIST'S IMPRESSION/CGI

**ON THE SKY LEVEL:
SWIMMING POOL WITH A DECK
STARGAZING DECK
PARTY TERRACE.**

**ON THE 30TH FLOOR :
GYMNASIUM
PARTY / MULTIPURPOSE HALL.**

**AT YOUR DOORSTEP:
THE GOOD LIFE.**

A stargazing deck so you can introduce the little one to the Big Dipper. A park right outside your home for a quick game of 5-a-side futsal. And a rooftop swimming pool to practice the butterfly stroke. This tower in Urbania has everything you ever dreamed of, and more.

Look no further than the party terrace for a chance to party under the glittering night sky.



PARTY TERRACE

ARTIST'S IMPRESSION/CGI

With all the right equipment for cardio & strength training, along with mat flooring & a rest room facility, you'll be giving unlimited piggy back rides in no time.



GYMNASIUM

ARTIST'S IMPRESSION/CGI

Slides and swings, a roundabout and a climbing frame. The play area features everything kids love and one thing that parents will: a padded floor.



KIDS' PLAY AREA

ARTIST'S IMPRESSION/CGI

A rooftop pool with a deck that will have the kids wanting to learn how to swim.



SWIMMING POOL WITH DECK

ARTIST'S IMPRESSION/CGI

Benches and recliners in a sun-sheltered space, anti-skid flooring and potted plants. This exclusive area has a strict dress code: silver hair mandatory.



SENIOR CITIZENS' AREA

ARTIST'S IMPRESSION/CGI

Perfect for anything from a family reunion to a weekly dumb charades show-down, here is a place that truly understands the phrase 'the more the merrier'. This hall can host up to 150 people.



PARTY / MULTIPURPOSE HALL

ARTIST'S IMPRESSION/CGI

The Stargazing Deck will leave everyone wishing to conquer all of space.



STARGAZING DECK

ARTIST'S IMPRESSION/CGI

FINALLY A LIFESTYLE THAT CAN KEEP UP WITH YOU.

ON THE SKY LEVEL

SWIMMING POOL WITH A DECK

STARGAZING DECK

PARTY TERRACE

ON THE 30TH FLOOR

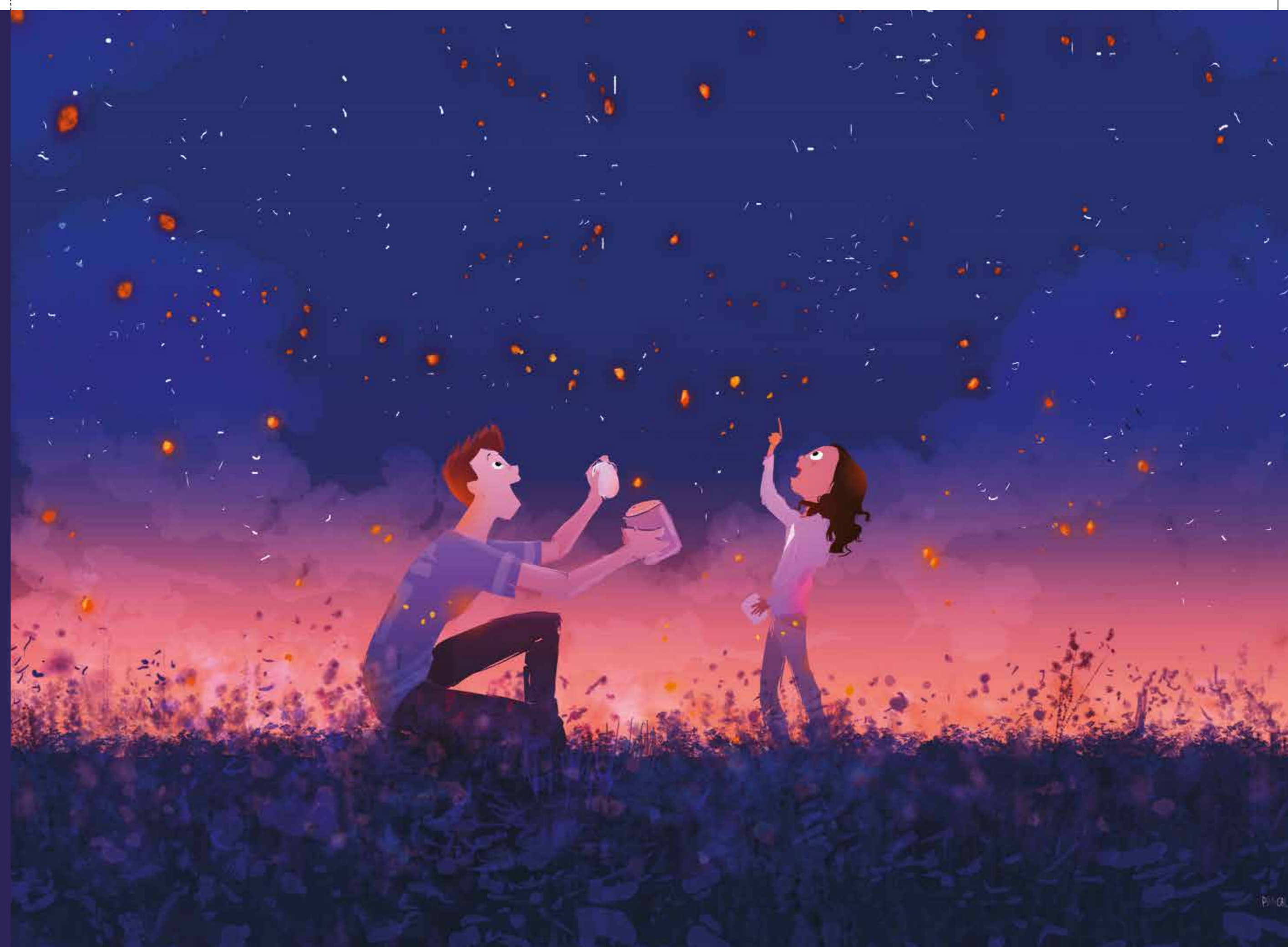
GYMNASIUM

PARTY / MULTIPURPOSE HALL

ON THE GROUND FLOOR

KIDS' PLAY AREA

SENIOR CITIZENS' AREA



LOCATION ADVANTAGES*

JUST OFF THE EASTERN EXPRESS HIGHWAY

10 MINS FROM THANE STATION

20 MINS FROM AIROLI

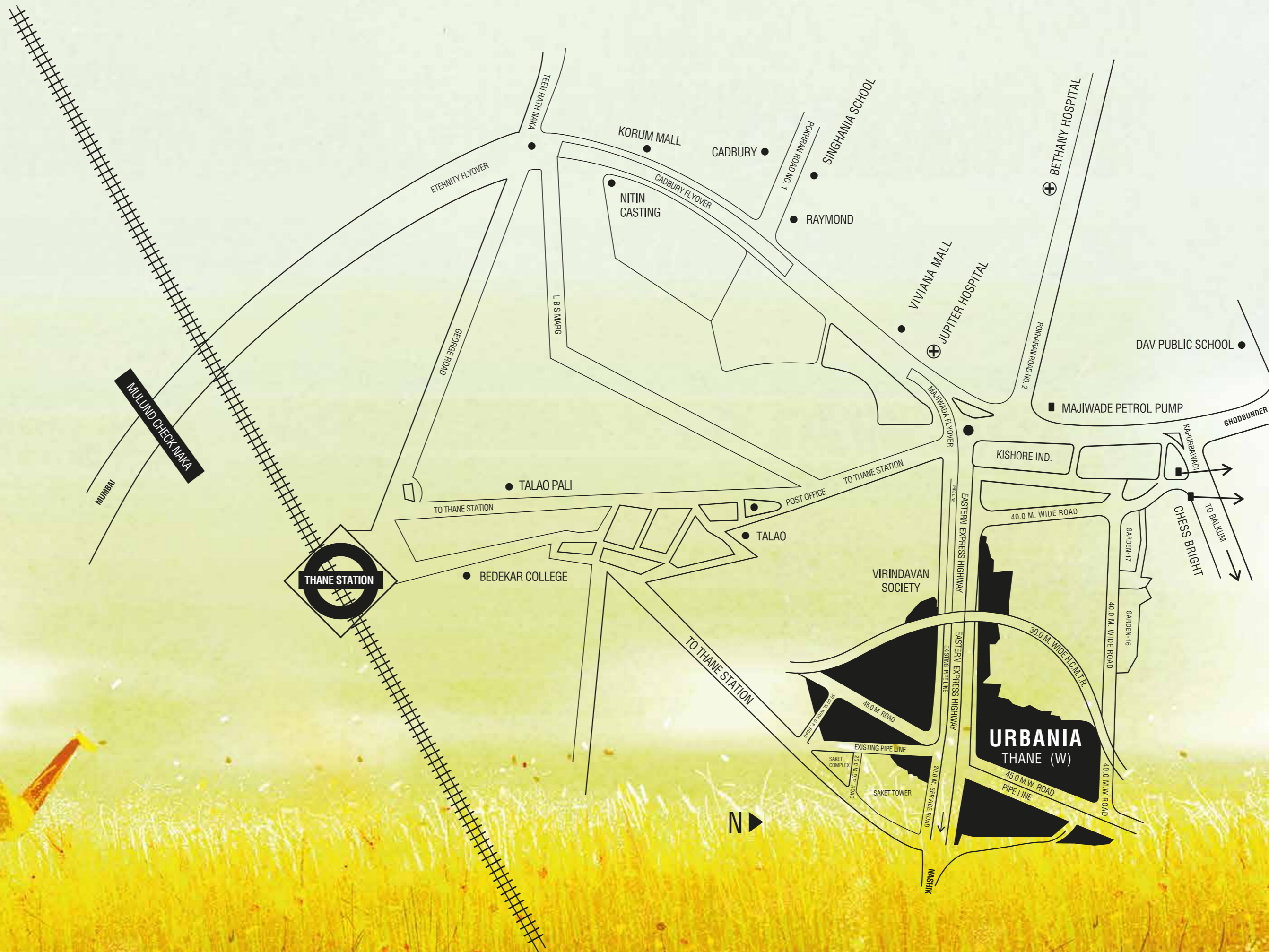
30 MINS FROM POWAI

40 MINS FROM DADAR

50 MINS FROM BKC

55 MINS FROM NARIMAN POINT

60 MINS FROM ANDHERI WEST



*TIME TAKEN FROM GOOGLE MAPS

COMPLETED PROJECTS OF RUSTOMJEE URBANIA TOWNSHIP



ACURA | 2 BHK | 550 + FAMILIES



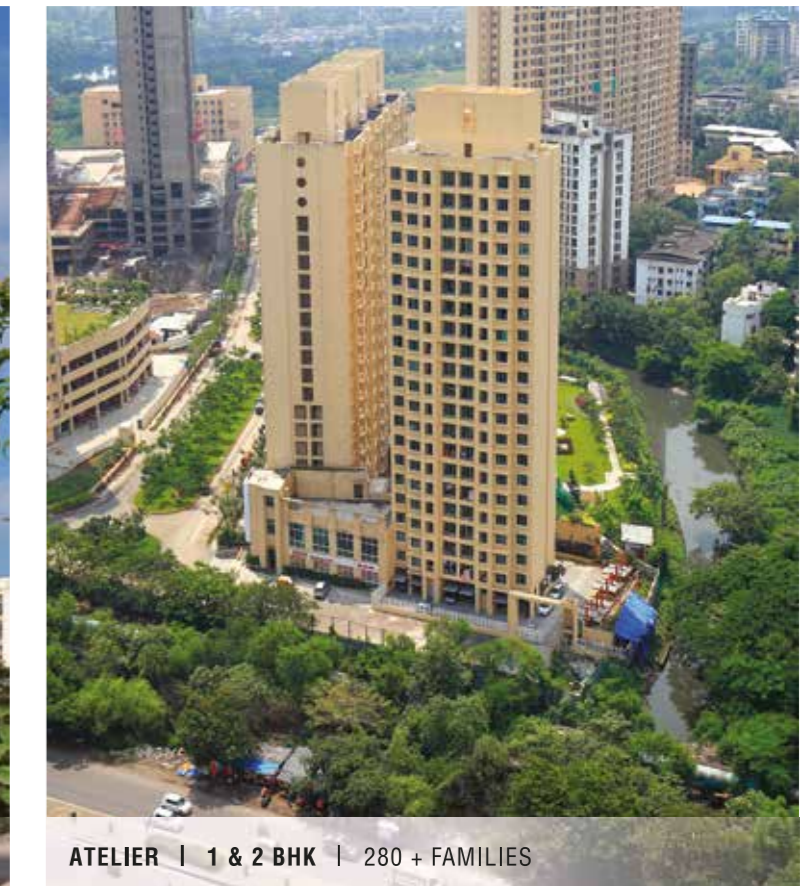
AZZIANO | 2 & 3 BHK | 410 + FAMILIES



ASTRAEA | 2 & 2.5 BHK | 100 + FAMILIES



ATHENA | 2, 2.5 & 3 BHK | 400 + FAMILIES



ATELIER | 1 & 2 BHK | 280 + FAMILIES

FEW OF OUR ACTUAL RUSTOMJEE PROJECTS' PHOTOGRAPHS



YAZOO PARK | VIRAR (W)



ATHENA | THANE (W)



ORIANA | BKC ANNEXE



NATRAJ | ANDHERI (E)



ELANZA | MALAD (W)



MERIDIAN | KANDIVALI (W)



LA SOLITA | BANDRA (W)



ELANZA | MALAD (W)



OZONE | GOREGAON (W)



ELITA | UPPER JUHU



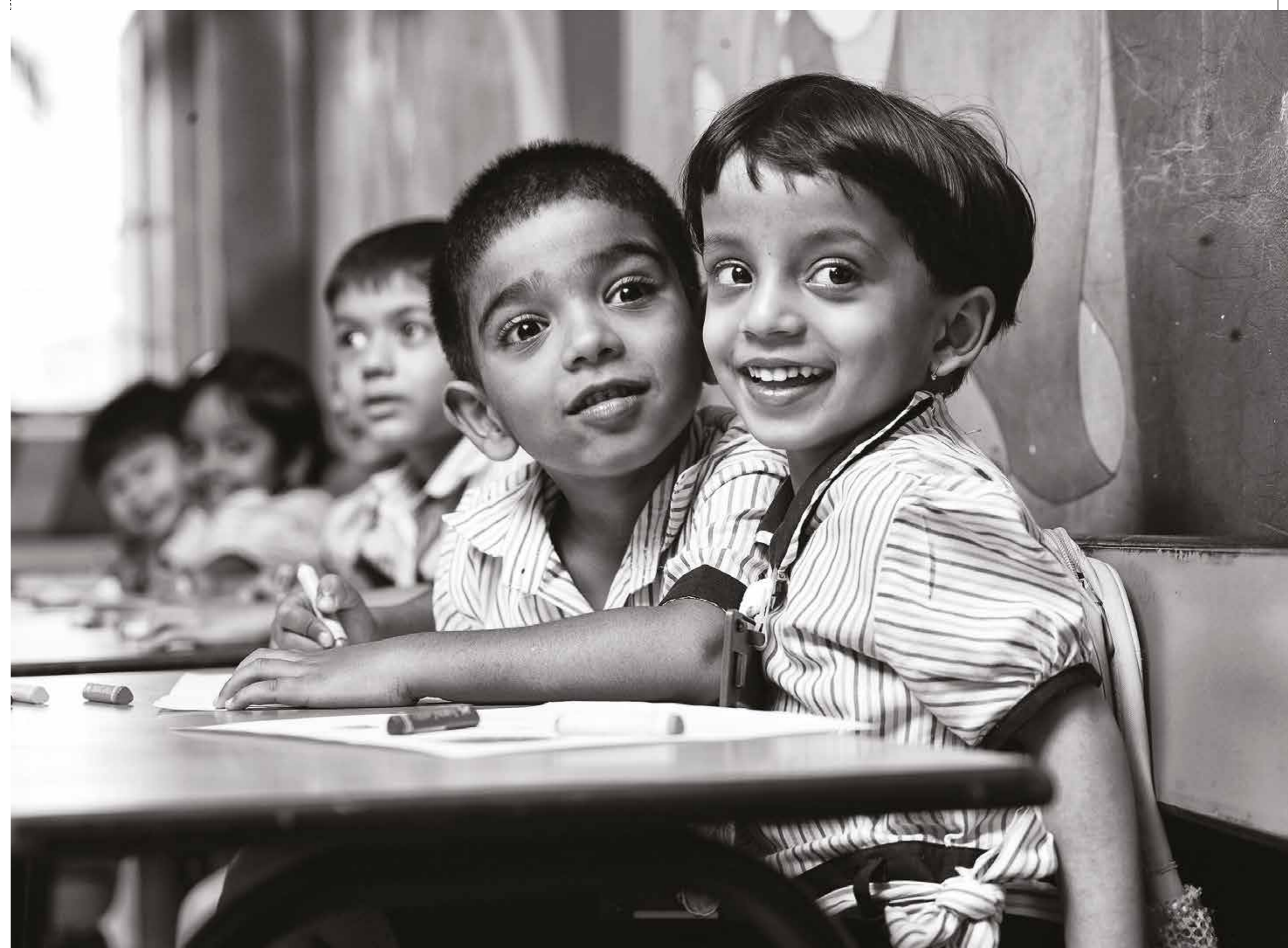
GLOBAL CITY | VIRAR (W)



GLOBAL CITY | VIRAR (W)

THE RUSTOMJEE EDUCATE A CHILD INITIATIVE

Rustomjee believes in giving back to the society and our education initiatives are one of the many steps we have taken in this direction. By identifying potential, giving everyone equal opportunities and nurturing talent, we're helping create the next generation of leaders.



IT'S THOUGHTFUL. IT'S **Rustomjee**[®]

CALL: **6111 6111** | SMS: 'HOMES' TO **566778** | WWW.RUSTOMJEE.COM

SITE ADDRESS: RUSTOMJEE URBANIA,
OFF EASTERN EXPRESS HIGHWAY, NEAR MAJIWADA JUNCTION, THANE (W) - 400 601

CORPORATE OFFICE: 702 NATRAJ,
M.V. ROAD JUNCTION, WESTERN EXPRESS HIGHWAY, ANDHERI (E), MUMBAI - 400 069

Disclaimer: All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment types and brands mentioned are indicative of the kind of development proposed in this Project and its finality is subject to the approval of the respective authorities or as required by the Promoter/Developer in the interest of continuous improvement, without prior notice or obligation. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections. The pictures/images and perspective views of the premises/building/layout are an artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser. All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser. The property is mortgaged with IDBI Trusteeship Services Limited on behalf of Piramal Finance Limited. The No Objection Certificate/permission of the mortgagee bank/institution would be provided to the Purchaser for the sale of flats/units, if required.

MahaRERA registration no: Azziano - Wing F - P51700001021, Wing G - P51700001060, Wing H - P51700001453, Wing I - P51700001093,
Wing J - P51700000950, Wing K - P51700013649 | Aurelia1 - P51700001516. Available at website: <https://maharera.mahaonline.gov.in/>