



INTELLIGENT.
INTUITIVE.
IMAGINATION.



<p>Aeon MahaRERA Reg. No. P51800000789 Zeon MahaRERA Reg. No. P51800000779 Treon MahaRERA Reg. No. P51800000776</p>	<p>Available at website http://maharera.mahaonline.gov.in</p>
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Site: AJMERA i-LAND, Next to I-MAX Bhakti Park, WADALA (E). T: +91-89704 45500 | E: iland@ajmera.com | W: ajmerailandtreon.com

Disclaimer: All the specifications, designs, facilities, dimensions etc. are subject to the approval of the respective authorities. The developers reserve the right to change the specifications or features without any notice or any obligation.



BUILT ON TRUST. BUILT TO LAST.

These are not mere words, but a philosophy on which we have built our fifty year old legacy.
A legacy of creating megastructures that have become a benchmark in quality and a landmark in real estate.

With such an illustrious history behind us, we take a leap forward today.

With Ajmera I-Land.

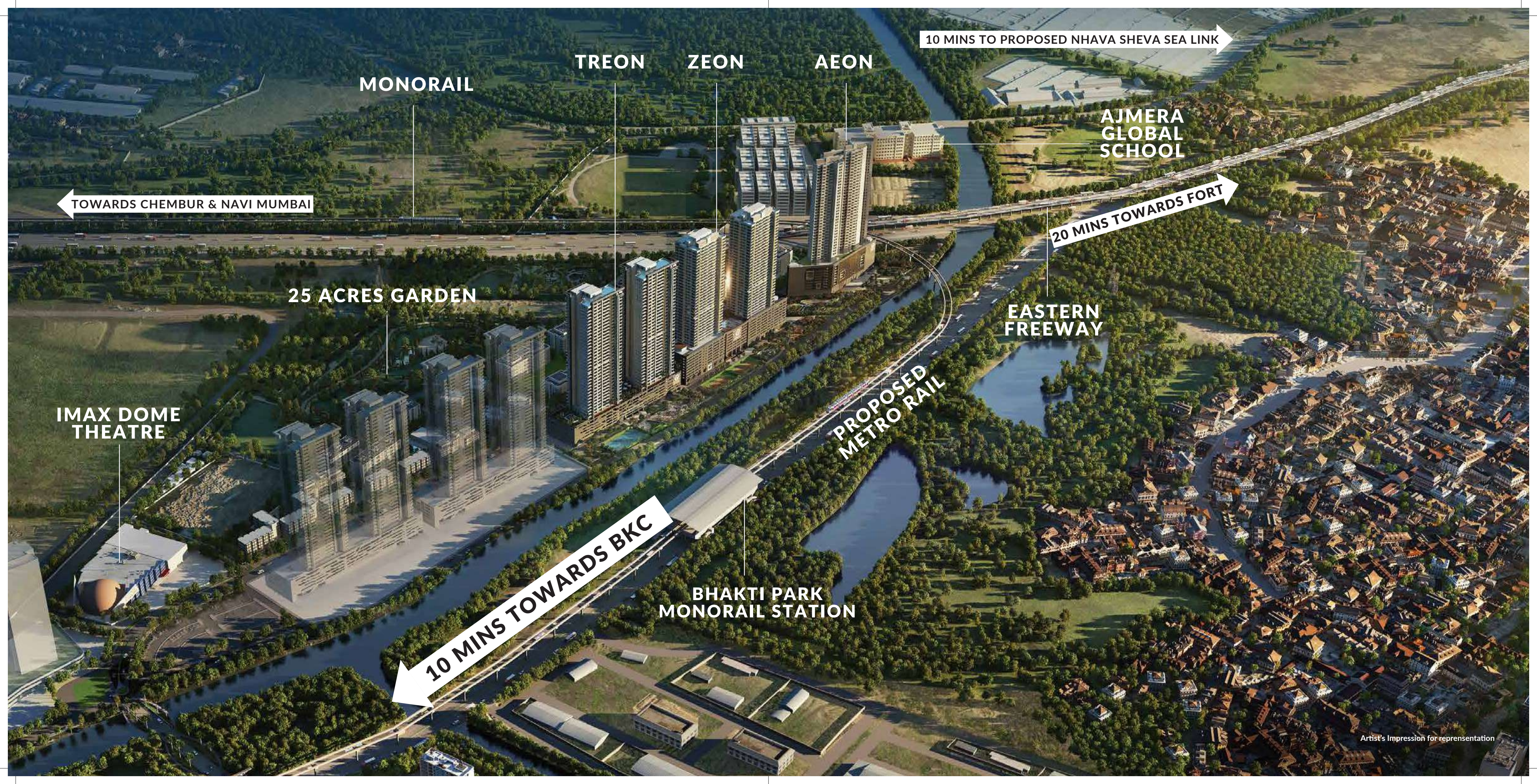


AJMERA
i-LAND
WHERE FUTURE LIVES
WADALA (E)

—*—
**A HERALD OF
THE FUTURE**
—*—

100 ACRES OF INTEGRATED TOWNSHIP

Mumbai's one and only interconnected township, Ajmera i-Land brings you the future, served on a golden platter of uber luxurious living. Here you will find countless world-class amenities set against the arresting backdrop of natural wonder. It boasts of nonpareil living spaces, education, leisure and healthcare amenities along with a sports academy, excitement zone and so much more. Mornings here come alive with people setting off to work without the worry of anything being too far off, thanks to amazing connectivity. While evenings bring the pleasure of watching the sun set into the Arabian Sea as the city's silhouette lights up. With the Monorail and the Eastern Freeway being a stone's throw away, Ajmera i-Land stands second to none.



MONORAIL

TREON

ZEON

AEON

10 MINS TO PROPOSED NHAVA SHEVA SEA LINK

AJMERA
GLOBAL
SCHOOL

TOWARDS CHEMBUR & NAVI MUMBAI

20 MINS TOWARDS FORT

25 ACRES GARDEN

EASTERN
FREEWAY

IMAX DOME
THEATRE

PROPOSED
METRO RAIL

10 MINS TOWARDS BKC

BHAKTI PARK
MONORAIL STATION

AJMERA
TREON

AJMERA
ZEON

AJMERA
AEON



AJMERA
TREON

AJMERA
ZEON

AJMERA
AEON



—*—

WADALA TAKES A GIANT LEAP INTO THE FUTURE AND THE WORLD WATCHES IN AWE.

—*—

From the incredible Monorail to the expansive Eastern Freeway,
the list of Wadala's triumphs are endless.
As this hotbed of development thrives with energy and drives progress ahead,
we can easily title Wadala the headquarters of future living.



DESTINATION WADALA

THE ECONOMIC TIMES, MUMBAI, FRIDAY, MAY 11, 2018

CONSUMER CONNECT INITIATIVE

pg 7

Your next office location?

Here's how mixed-use development will facilitate connectivity to drive commercial and real estate prospects of this once quiet suburb in the city

AnnabelDsouza@timesgroup.com

The vibrancy of any city's economic activity can be gauged from the quality of its Central Business Districts (CBDs) and the case for Mumbai as a financial hub is no different. From earlier commercial areas like Nariman Point and Andheri to the well-planned and connected Bandra Kurla Complex (BKC), Mumbai's CBDs have indeed come a long way. However, with the city's population likely to peak at 12.79 million by 2021 from 12.44 million in 2011, as projected by authorities, Mumbai needs to expand its capacity for economic activity and job creation. While the MMRDA along with private developers continue to innovate with regard to efficient land use in BKC, experts believe that there is only 20 hectares of land left in BKC for fresh development.

Bearing this in mind, the MMRDA has been working towards creating a masterplan for a 64-hectare large

patch of land that is currently known as Wadala Truck Terminal (WTT). Following the smart-city planning guide, this area will accommodate both residential and commercial projects, with special focus on transport. Manju Yagnik, vice president, NAREDCO says, "BKC provides excellent connectivity to entire Mumbai suburban areas and it is much closer to residential catchment areas also. Wadala is considered the new CBD according to the latest masterplan by MMRDA; it also has excellent connectivity to surrounding areas due to the upcoming monorail. Wadala also offers commuters easy access to the Eastern



PHOTO: MOHIT KUMAR AND ANURAG DEVA

Freeway. Wadala once considered a central suburb is now within Mumbai city limits. It has Dadar to the west, Malunga to the northwest and Sewri to the south."

INFRA-LED GROWTH

When it comes to CBDs of global standards, there are two main criteria that determine its long-term growth prospects, believes Rajesh Prasad, executive director, CBRE South Asia. "Connectivity to arterial roads, airports and other commercial areas as well as planned ecosystem of social infra such as retail malls, F&B outlets and hotels

drive the success of any CBD. While BKC has managed to achieve all these, it will be interesting to see developments in the proposed CBD at Wadala Truck Terminal. Well-planned transport systems such as the Eastern Freeway connecting South Mumbai to central suburbs, the monorail extension upto Mahalaxmi and the proposed elevated corridor connecting BKC to Eastern Express highway have certainly improved connectivity to this location. With the success of many large-scale residential projects, it will be interesting to see how Wadala evolves as a commercial district."

MIXED-USE DEVELOPMENT

While BKC was originally developed as a purely business location, it has seen a sudden spurt in hotels and restaurants in recent years, with the area getting its first retail mall and a mixed-use convention centre soon. If planned intelligently around proposed modes of transport, Wadala can pioneer the walk-to-work concept in the country, believes Yagnik. "Good transport is the primary requirement that drives business and creates jobs. We are positive about the Government's decision to

develop Wadala as the city's next CBD. With integrated development with residential and commercial projects, walk-to-work will become a reality for a larger number of people." With mixed-use land development becoming integral to smart cities all over the world, what do early investors have to gain? "The growing trend of mixed-use development follows from the understanding that commercial, residential and retail projects in one area complement one another and drive valuations. It's also a great way for developers to diversify and promote the location," says Prasad.

PROJECTS IN THE PIPELINE:

- Extended Monorail from Chembur to Jacob's Circle;
- Elevated corridor connecting BKC to Eastern Express highway;
- Metro Line 4 connecting Wadala-Ghatkopar-Thane-Kasarwadavli.

Wadala to become city's newest commercial hub?

HT Correspondent

MUMBAI: The dwindling land resources of Bandra-Kurla Complex have forced the Mumbai Metropolitan Region Development Authority (MMRDA) to look at new avenues for creating business hubs in the city, and the answer seems to lie in Wadala.

Four global consultancy firms and eight Indian companies have shown interest in the project to transform Wadala into an international finance and business centre. These include global giant Sodhi Associates, which helped design the Olympic village in Beijing, and New York-based Parsons Brinckerhoff, along with Indian companies such as JCPillai Architects and AECOM India.

The MMRDA has 100 hectares of land in Wadala, of which only 16 hectares have been marked for commercial activities and 12 hectares have been set aside for a truck terminus and an inter-state bus terminus. "A masterplan will help develop up the area better," said a senior MMRDA official. MMRDA officials are hoping that they will be allowed by the state to open the bus and truck stations outside and commercially exploit



by next month and hopes to get a clear picture of the masterplan in six months. The MMRDA has launched a slew of projects to improve connectivity in Wadala over the next two decades. The consultants will help plan the development of the region such that it attracts investors to build in BKC, that can be commercially exploited.

INFRASTRUCTURE BEING BOOSTED

Possible extension of the Chhatrapati Shivaji Maharaj metro line to Wadala.

YRTI erect four-lane eastern bypass that will run from south Mumbai to Ghatkopar.

On starting that project, the MMRDA has also approved the extension of the Eastern Express Highway (EEH) to the area.

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Trans Harbour Link gets green, CRZ nods

I Will Take First Ride On Corridor In 2019: Fadnis

Mumbai Metro

WHAT PROJECT MEANS FOR YOU

Length of the corridor: 22km

Width: 27m

Number of lanes: 6 (3+3)

Estimated construction period: 4 years

Cost: ₹1,000 crore

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Wadala revamp gets a boost

MORE LAND: State panel allows shifting of bus and truck terminus out of Wadala; MMRDA now has 116 hectares to exploit commercially

State Panel

PLANNING MUMBAI

The MMRDA has been granted 116 hectares of land in Wadala for commercial development. The state panel has approved the plan to shift the bus and truck terminus out of Wadala to a new location near the Eastern Express Highway.

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Sneak peek into city's gleaming monorail

Yagnik, Nalk

around 80 journalists and camerapersons took a trip on the monorail on Saturday, accompanied by state chief secretary J K Santhia and senior MMRDA officials. The group covered the distance between Wadala and Chembur in just 15 minutes, which is nothing short of a miracle in the congested city like ours.

Phase I of the monorail, which is the Wadala-Chembur route, is scheduled to start in August this year and Saturday's test drive is a huge step forward.

The monorail, which is India's first, is being built at a cost of ₹2,700 crore. The 19.54 km monorail corridor is the world's second longest monorail corridor after Japan's Osaka corridor, which is 23.8 km.

Six rakes will be pressed into service for Phase I. Once they are operational, the trains will run every nine minutes between Wadala and Chembur. Phase II will connect Jacob's Circle to Wadala.

The seven stations on the 8.80-km long Phase I are: Chembur, V N Puray, RC Marg Junction, Fertilizer Township, Bharat Petroleum, Mysore Colony, Bhakti Park and Wadala Depot.

The monorail has been commissioned under the Indian Tramways Act. It will flaunt three colours: green, pink and sky blue.

"The Metro and monorails will share the burden of the suburban railway and will help provide a more comfortable journey within the city. The monorail will provide connectivity to

MMRDA plans elevated road to decongest island city traffic

Chitranjan Tembhekar | TNN

Mumbai: In the absence of the controversial coastal road between Worli and Cuffe Parade and the Pedder Road flyover, there is relief in sight for peak hour suburban traffic headed to and coming from South Mumbai via the congested Marine Drive and Pedder Road.

The Mumbai Metropolitan Region Development Authority (MMRDA) has decided to appoint a developer by the year-end to build a 4.5km elevated road from Sewri to Worli, near the end of the sea link, at a cost of about ₹800 crore.

The road will be attached to the upcoming eastern freeway between Princes Dock (towards Colaba) and Chembur and will eventually be connected to the Eastern Express Highway in Ghatkopar and Manikdurg on the Sion-Parel highway.

Similarly, the elevated road will have connectivity with the proposed sea link between Sewri and Nansa, also known as the Mumbai Trans Harbour Link (MTHL). Connectivity will be provided through a rotary or cloverleaf structure, offering entry and exit towards all four ends: Worli, Chembur, Navi Mumbai and Colaba.

While the Pedder Road flyover is being opposed by South Mumbai residents and is yet to be approved by the Ministry of Environment & Forests (MoEF), the coastal road will require amendments in the Environment Act itself. Permission for both is expected to take two to three years. In the meantime, MMRDA officials said they can

build the elevated road. "Instead of taking the traditional Marine Drive-Pedder Road route, traffic on the western corridor, over probably three years, will be signal-free between Worli and Princes Dock through this connector," said MMRDA commissioner Rajul Asthana.

Although railway permission is not yet in to build a bridge above Elphinstone bridge, work will start by January 2013 to avoid delay. The bridge portion will be built only when permission is given," said another MMRDA official. "The project will decongest Pedder Road in the absence of the 6km flyover and nearly 10km coastal road between Worli and Cuffe Parade," said a senior MMRDA technocrat. While the eastern freeway too will decongest De Ambekar Road, Eastern Express highway and Sion-Parel road, the sea link will bring Navi Mumbai closer to South Mumbai.



Work likely to start by Jan 2013

Total cost ₹200 Cr

By year-end, developer could be in place

Will be attached to eastern freeway between Princes Dock to Chembur and Nansa-Sewri sea link with clover-leaf

Railway permission to build 27-metre high bridge above Elphinstone bridge awaited but work will start early

Expected to decongest Marine Drive and Pedder Road traffic as people may prefer signal-free Princes Dock-Freeway-Sewri-Worli route

Can serve purpose till coastal road from Worli to Cuffe Parade and Pedder Road flyover is a reality

Eastern freeway is expected to start by Jan 13

WADALA

THE ADDRESS OF THE FUTURE

From the first ever planned suburb to becoming one of the most prime real estate in Mumbai, Wadala has come a long way. Over the years it has become the city's heartbeat, with all major infrastructure and lifestyle amenities gravitating to it. With the city's major transport routes like the Eastern freeway, Mumbai-Pune Expressway, Monorail and several others running right through it, Wadala is transformed into one of the best platforms for a bright future to unfold.



Every essential is close at hand



Artist's Impression of Ajmera Global School



RESTAURANTS | SHOPPING | CINEMA | SCHOOL | HOSPITAL | AIRPORT



AJMERA
Treon

at Wadala (East)



THE LAND WHERE FUTURE RESIDES.



Treon, the third tower at Ajmera i-Land is the emblem of a tomorrow that you've always envisioned.

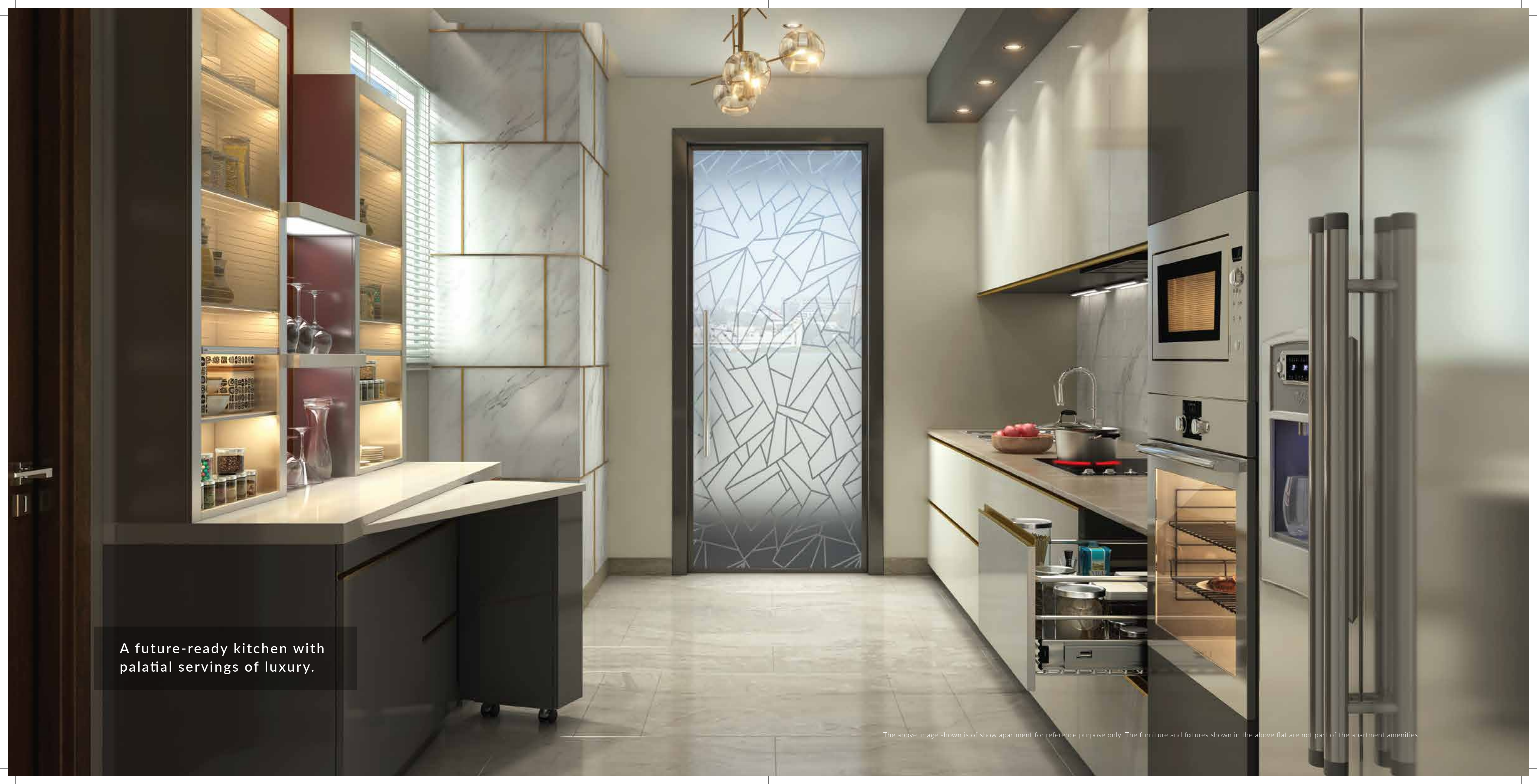
As it rises above the ground, the daily drudgery of hectic city life dissolves away into the background, and instead, a harmonious future takes centerstage.

Its 2, 3 and 4 BHK apartments combine luxury, comfort, and convenience with an international finesse. With 5 levels of parking, 2 wings - 4 apartments per floor, and the entire gamut of world-class amenities designed to smooth away life's creases, the iconic Ajmera Treon promises to be way ahead of its time.



A living room that looks like a beautiful dream come true.

The above image shown is of show apartment for reference purpose only. The artistic image of the furniture and fixtures shown in the above flat are not part of the apartment amenities.

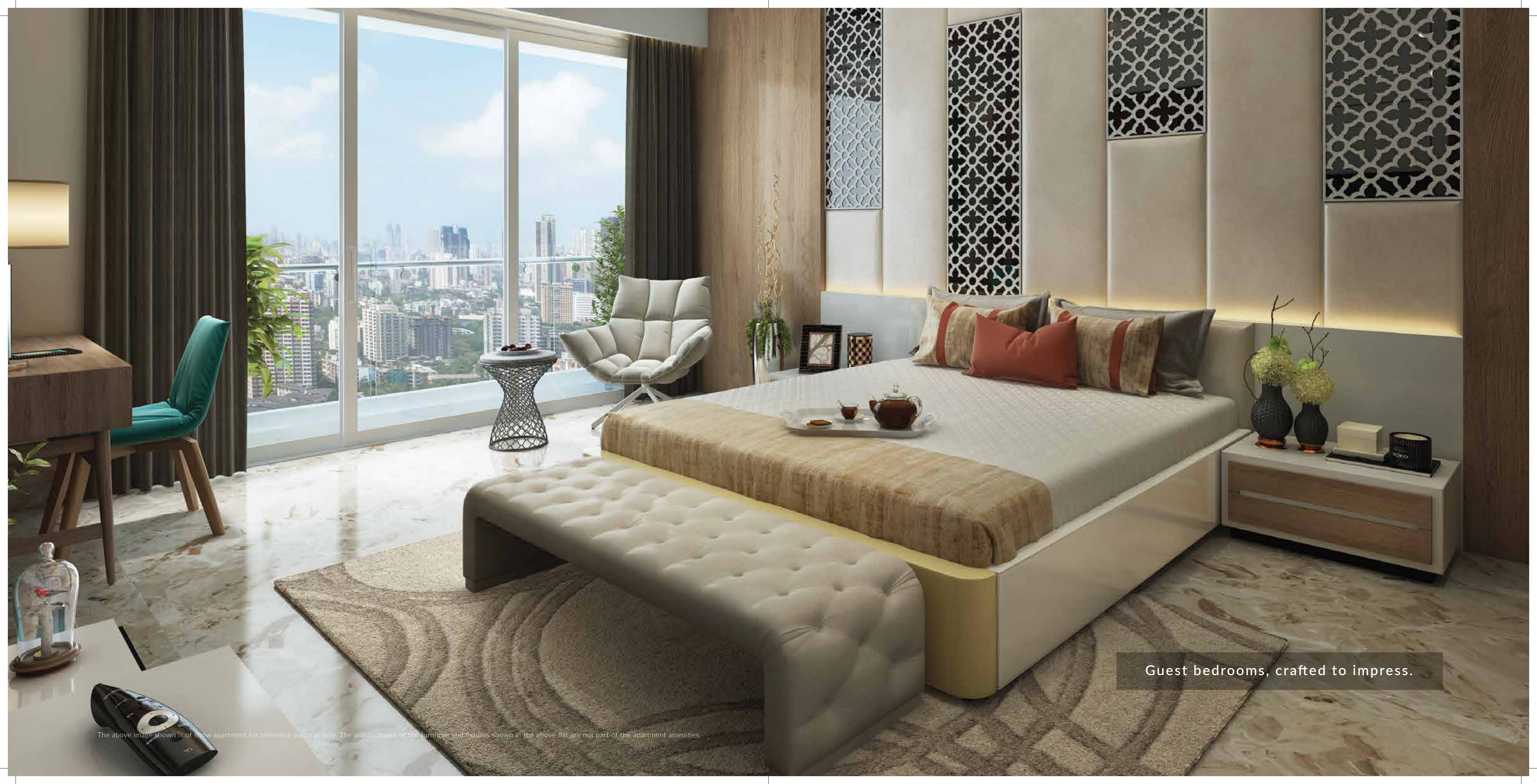


A future-ready kitchen with palatial servings of luxury.

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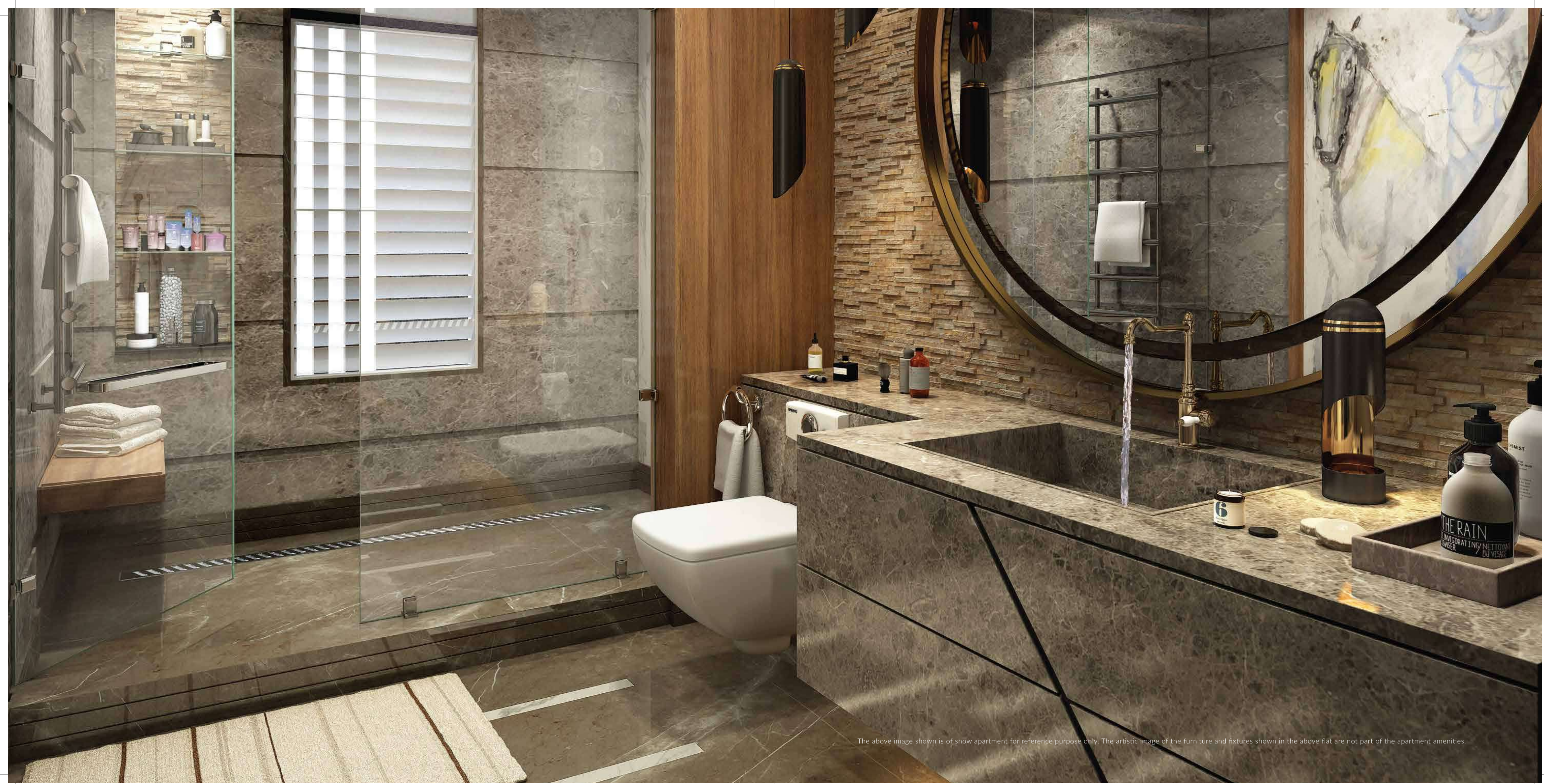
A collision of comfort and luxury,
the master bedroom couldn't be more perfect.

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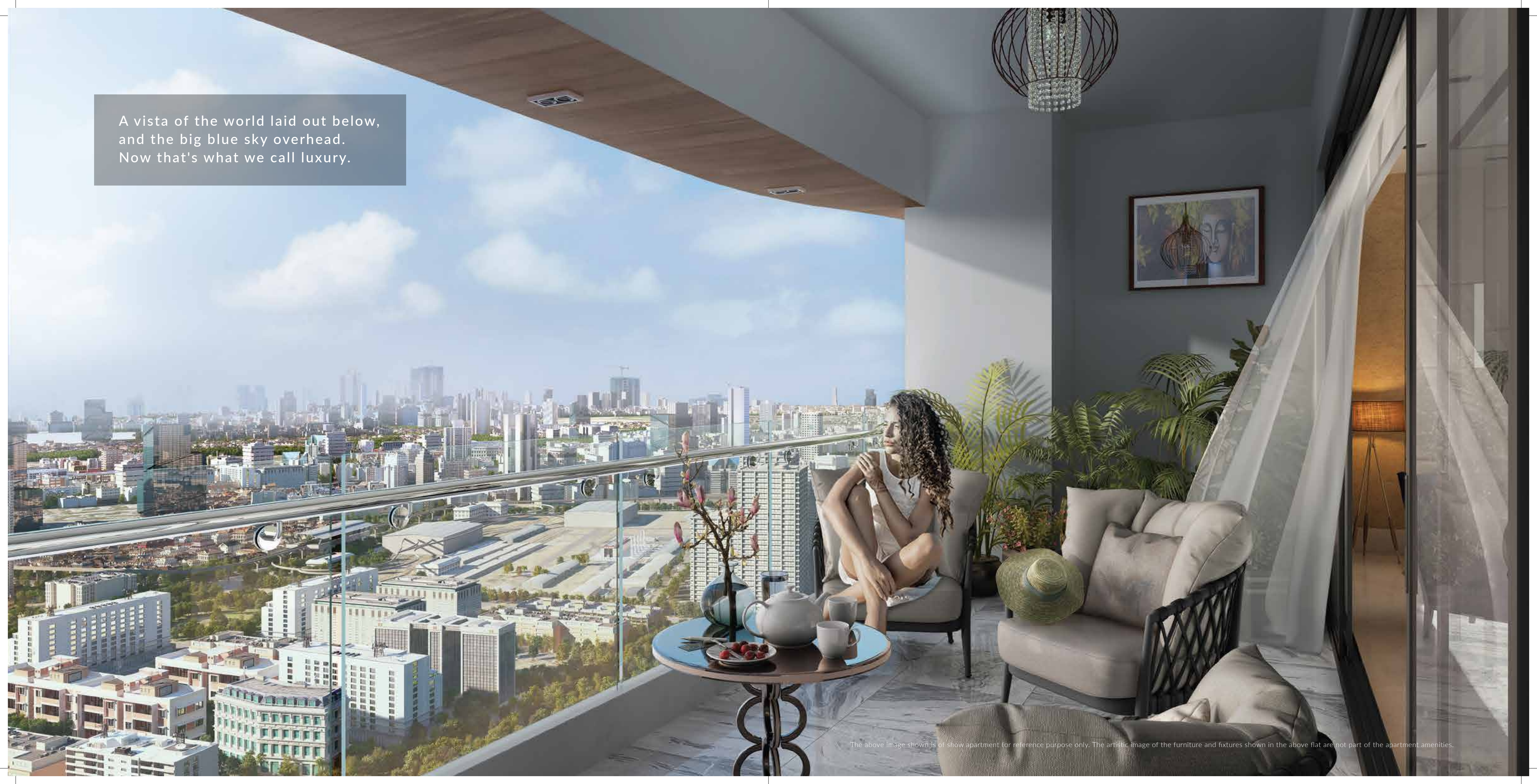
Guest bedrooms, crafted to impress.

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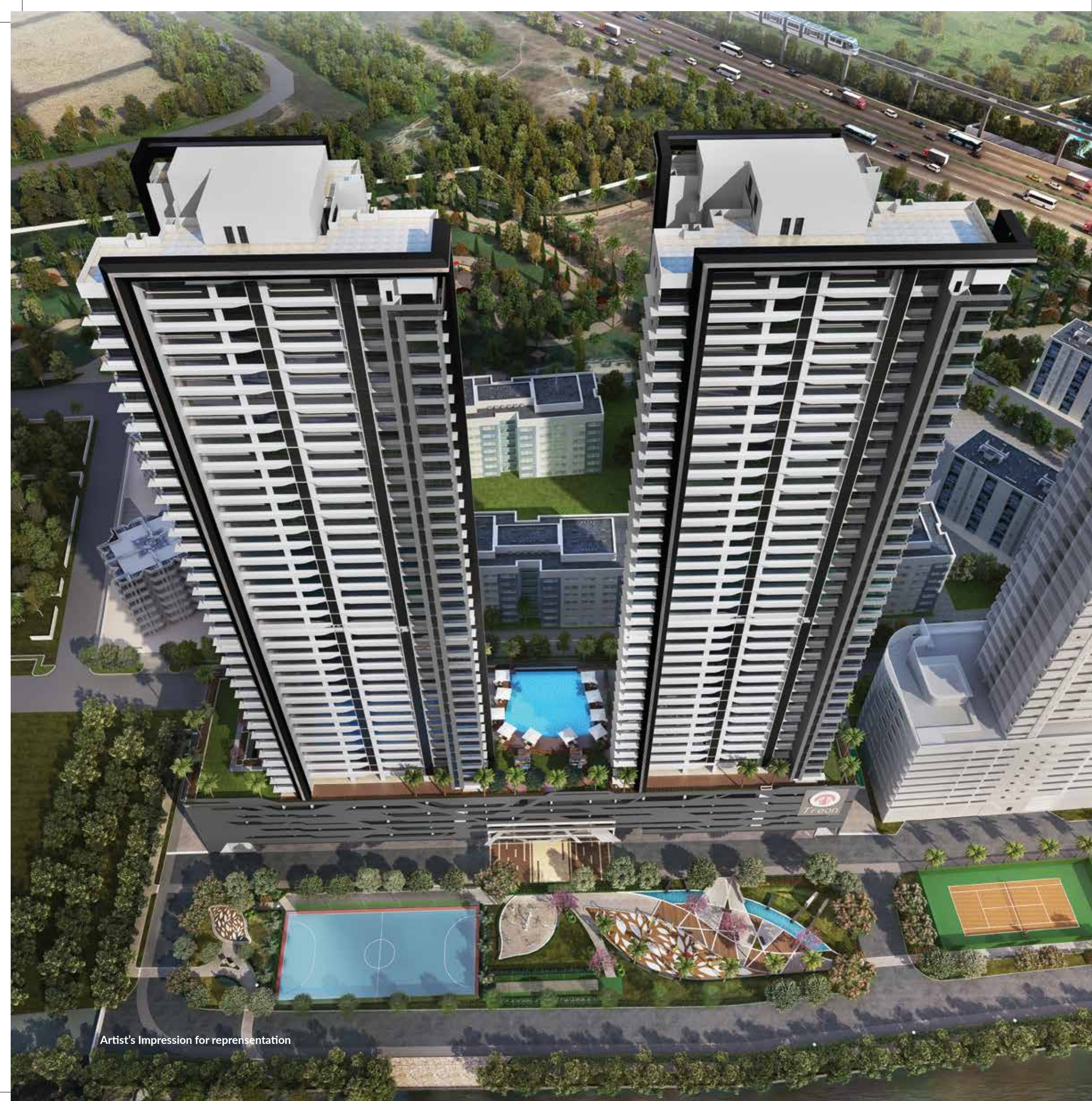


The above image shown is of show apartment for reference purpose only. The artistic image of the furniture and fixtures shown in the above flat are not part of the apartment amenities.

A vista of the world laid out below,
and the big blue sky overhead.
Now that's what we call luxury.



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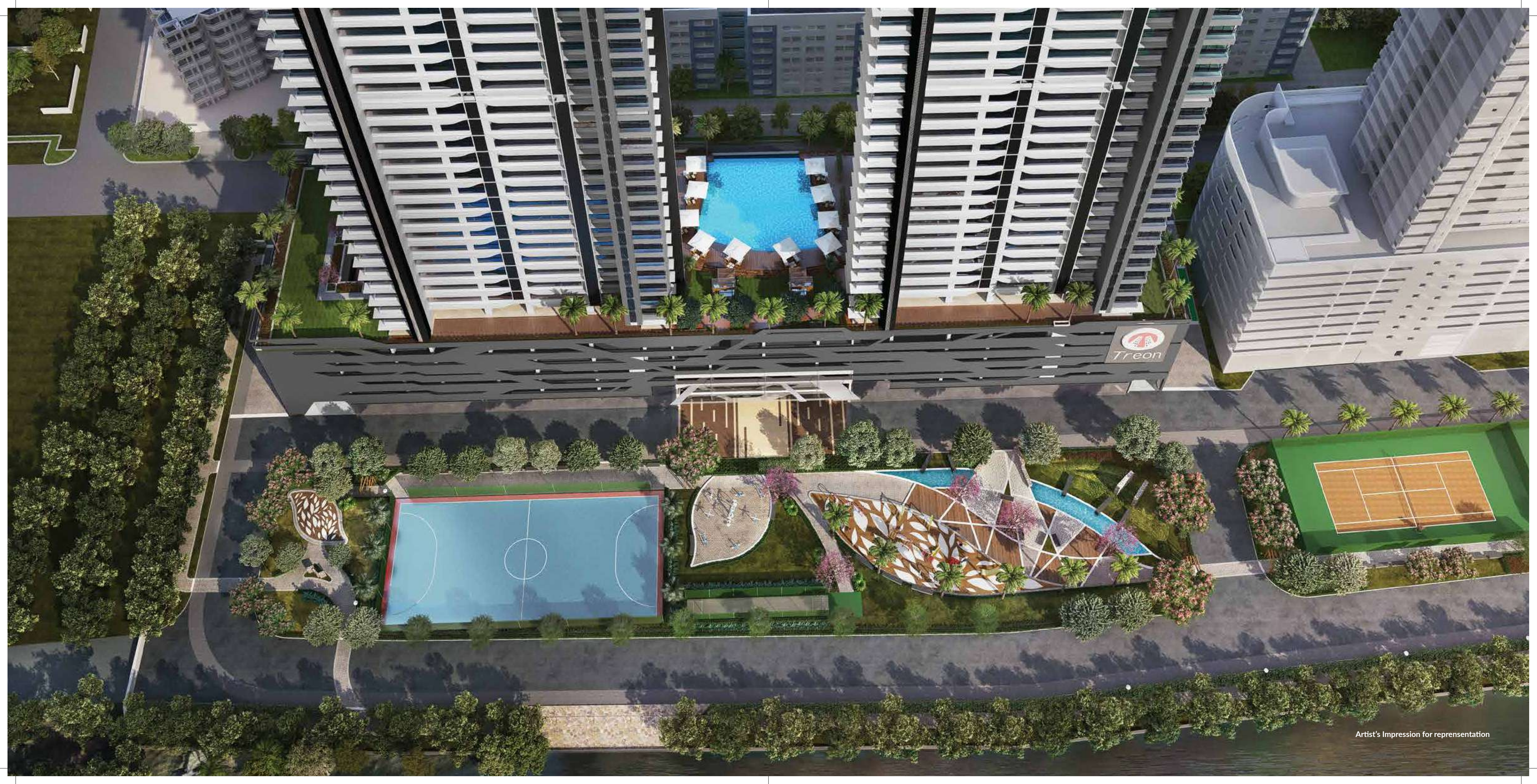



Artist's Impression for representation

—*—
**GREAT
AMENITIES
FOR A GREATER
TOMORROW**
—*—



Be it a poolside soirée or simply splashing about on a sunny day,
the possibilities are endless...





RAISING THE
BENCHMARK OF
FINE LIVING

Grand Entrance Lobby



**Amenities at Club level
(Podium top)**

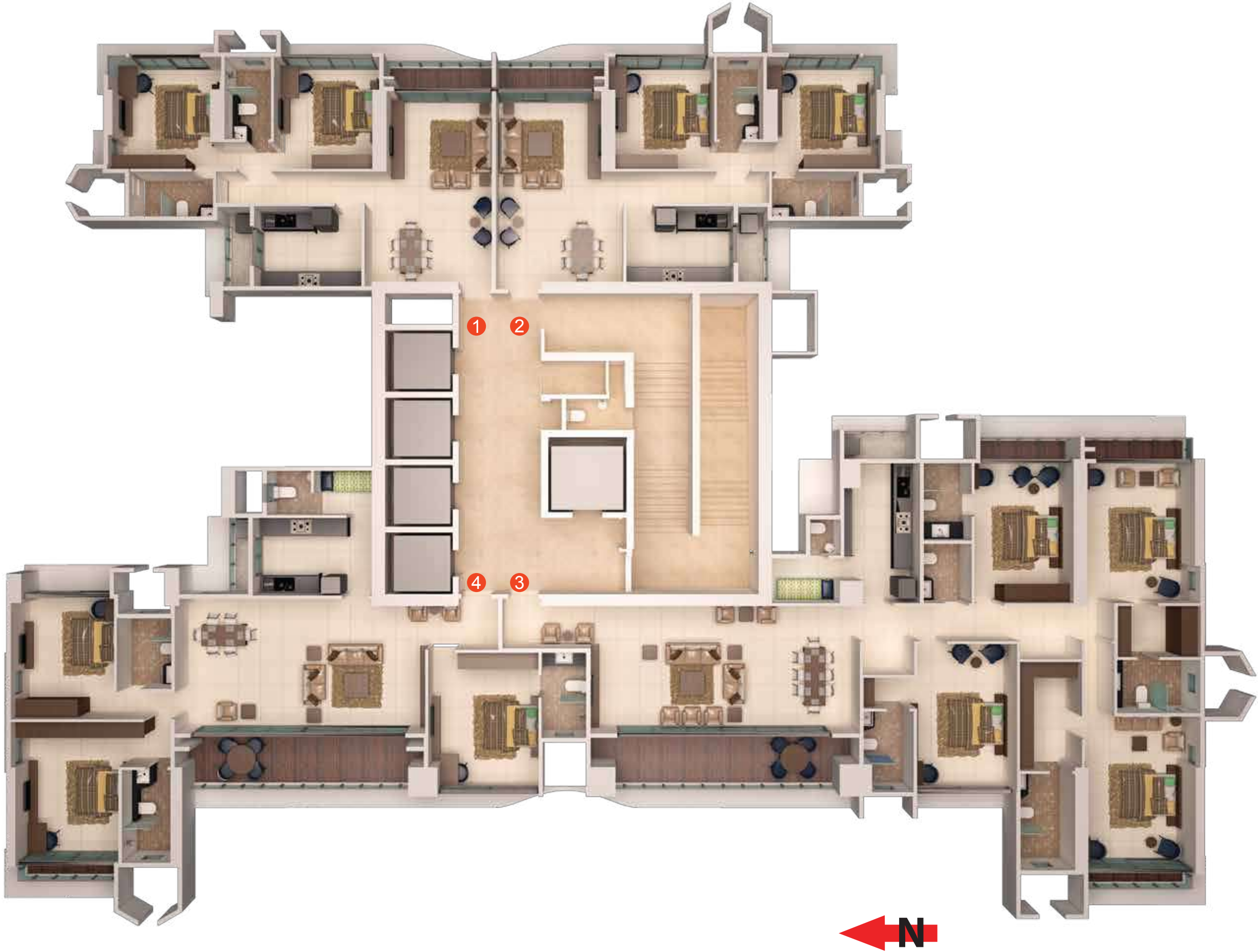
- Swimming Pool
- Well-equipped Gymnasium
- Steam and Sauna & Jacuzzi Health Spa
- Caffetaria
- Library
- Table Tennis
- Squash Court
- Jogging Track

Amenities at Ground level

- Multiple game court, basketball, dedicated children play area
- Reflexology Path
- Football Field
- Yoga Deck
- Lawn Tennis Court
- i-Safe .. Locker facility
- Pet Park

Vegetable farming zone
(available in between
Ajmera Aeon and Ajmera Zeon)

TYPICAL FLOOR PLAN



Efficiency 93.3% per floor

4 BHK UNIT PLAN



Efficiency 93.3% per floor

3 BHK UNIT PLAN



Efficiency 93.3% per floor

2 BHK UNIT PLAN



Efficiency 93.3% per floor



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YEARS OF CREATING LANDMARKS

—*—

Mumbai | Pune | Ahmedabad | Bangalore | Bahrain | London

MASTERPIECES CRAFTED TO PERFECTION

NEW ERA, KALYAN - MUMBAI

A JV of Ajmera & Mehta Group
Tower A & B - OC Received
Tower C- MAHARERA REG NO. P51700014365

AJMERA HERITAGE CITY, KHARDI - MUMBAI

MAHARERA REG NO. P51700011840

AJMERA ANNEX - BANGALORE

Ajmera Annex Residential -
PRM/KA/RERA/1251/310/PR/171014/000288
Ajmera Annex Commercial -
PRM/KA/RERA/1251/310/PR/171014/000302

AJMERA INFINITY - BANGALORE

OC Received

AJMERA LUGAANO - BANGALORE

MAHARERA No: PRM/KA/RERA/1251/309/PR/180728/001945

AJMERA NUCLEUS - BANGALORE

MAHARERA No. : PRM/KA/RERA/1251/310/PR/181210/002207

AJMERA ARIA - PUNE

OC Received

AJMERA EXOTICA - WAGHOLI, PUNE

MAHARERA REG NO. P52100015618

CASA VYOMA, AHMEDABAD

A JV of Ajmera & Sheetal Infra -
PHASE 1 - PR/GJ/ AHMEDABAD/AHMADABAD
CITY/ AUDA / RAA00022/ 290817

PHASE 2 - PR/GJ/ AHMEDABAD/AHMADABAD
CITY/ AUDA / RAA00015/ 280817

GOLDEN GATE, BAHRAIN

Highest Residential 2 towers, Bahrain

746 luxury apartments

The joint venture between Ajmera, Mayfair & with Kooheji Golden Gate (KGG) brings you the finest of living at Bahrain Bay



New Era



Ajmera Annex



Ajmera Exotica



Casa Vyoma



Ajmera Lugaano



Ajmera Aria



Ajmera Heritage City



Ajmera Infinity



Golden Gate



Ajmera Nucleus