

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

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

SITE ADDRESS: URBANIA (W), MUMBAI - 400 052

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

Disclaimer: All plans, specifications, designs, elevations, features, amenities, facilities and services mentioned are indicative of the kind of development proposed and its finality is subject to the approval of the respective authorities or as required by the Promoter / Developer in the interest of continuing improvement, without prior notice or obligation.

Tolerance of +/- 3% is possible in unit areas on account of design and construction variances.

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INTRODUCING
THE NEWEST TOWER
IN URBANIA.

CAN YOU HEAR
THE OPPORTUNITY
KNOCKING?

ZRICKS PROPT.

Rustomjee[®]
URBANIA
THANE (W)

www.Zricks.com

REINVENTING THE CONCRETE JUNGLE, 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 20 million square feet of Mumbai into premium townships, corporate parks, retail spaces and homes.



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An illustration of a young boy with brown hair, wearing a yellow shirt and green pants, sitting on a grassy field. A brown dog is running towards him. The background shows a bright, sunny sky with green trees and a fence in the distance.

SWIMMING POOLS, SKATING RINKS, AND A CHILDHOOD UNLIKE ANY OTHER. JUST SOME OF THE PERKS OF LIVING IN A 127-ACRE TOWNSHIP.

Something strange starts to happen after you move into Rustomjee Urbania. You realise that everything you need is within arm's reach. You spend less time in traffic and more time reading bedtime stories to the kids. Family time doesn't get postponed to weekend. Romantic walks don't need to be carefully scheduled. And the kids put down their gadgets and run to the playground faster than you can say 'football'. That's the kind of thing that happens when you build a township inspired by the needs of people.

26 residential towers + future development | International school
Retail & Commercial spaces | Entertainment complex | 9 unique
zones | Police station | Healthcare facilities | Leon's World

ZRI



**WELCOME TO INDIA'S MOST
AWARDED TOWNSHIP.**



**Rustomjee Urbania - Integrated Township
of the Year Award (West Zone)**



**Rustomjee Urbania - Best Township in Thane
(West India Edition)**



**Rustomjee Urbania - Best township
of the year (under 200 acres) - Regional**



**Integrated Township of the year below 350 acres
Rustomjee Urbania (Regional)**



**Rustomjee Urbania - Integrated
township of the year (Regional)**



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



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**INTRODUCING
THE NEWEST TOWER
IN URBANIA.**

**ALONG WITH
A LIFE STRAIGHT OUT
OF A FAIRY TALE.**

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We are pleased to announce the launch of our newest tower. Featuring 2 BHK homes with world-class amenities like a rooftop swimming pool, stargazing decks, sky lounges and much more. It's your opportunity to choose a life not limited by square feet.

Offer Highlights:

- Most awaited launch of 2016-17
- 2 BHK Homes
- Rooftop amenities
- All approvals in place
- Township has witnessed 330% appreciation
- Best investment opportunity in Thane
- Best choice inventories

**ON THE 30TH FLOOR:
THE GYM, A PARTY HALL
AND A GAMES ROOM.**

**ON THE SKY LEVEL:
AN INFINITY POOL,
A STARGAZING DECK, AND
AN ALFRESCO LOUNGE.**

**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. The newest tower in Urbania has everything you ever dreamed of, and more. The only thing it doesn't have? Well, dull moments.

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SWIMMING POOL



STARGAZING DECK



GYMNASIUM



KIDS' PLAY AREA

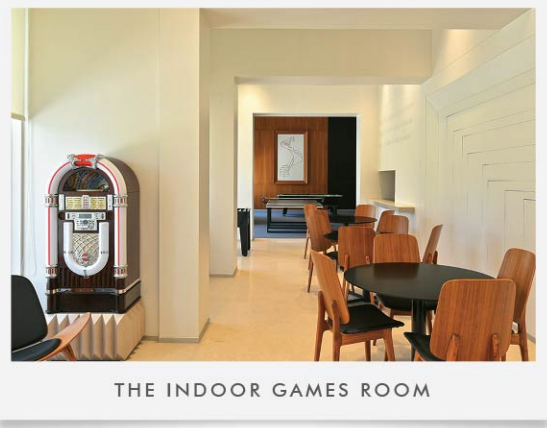
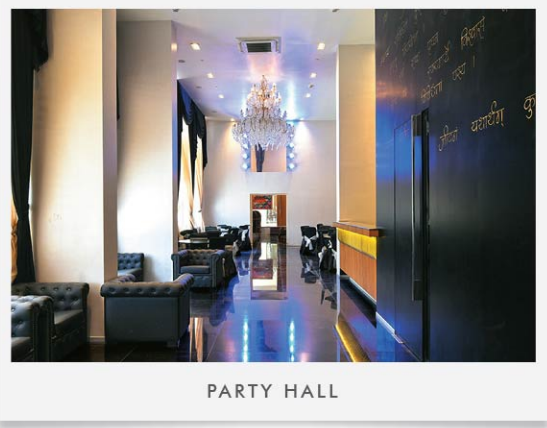


PARTY HALL



SENIOR CITIZENS' ZONE

AMENITIES AT URBANIA (AZZIANO)



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



LIVE BAND



BUNGEE JUMPING



POTTERY MAKING



JAY'S SLIDE



PAINTBALL



TYPOGRAPHY WORKSHOP



OBSTACLE COURSE



SANDPIT PLAY AREA



MILKING THE COW



FRESH FARM COOKING



GROUP DANCE



QUAD BIKING

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BETTER ROADS, CLEAN WATER, GREEN SPACES. FOR SOME, A WISH LIST. IN THANE, A WAY OF LIFE.

Nestled between the Sahyadris, the Parsik hill and the Yeoor hills, Thane is one of the fastest growing residential destinations around Mumbai. And simply put, it has a long list of pros in its favour. Lakes, check. Gardens, check. Great infrastructure, check. Great connectivity, check. It's close to the business hubs of Powai, Vikhroli and Airoli as well as to weekend getaways like Karjat and Khopoli, and is dotted with a whole bunch of entertainment options from amazing restaurants to slick multiplexes. So perhaps the question to ask isn't why should you buy a home in Thane. It's, why shouldn't you.

Thane highlights:

Among the top 3 investment hotspots in India | 4th largest centre for generating employment | Upcoming TCS Park | Proposed Wadala to GB road via Kapurbawdi Metro line | Planned business hub to come up | Upcoming Metro, Monorail, HCMTR flyovers, and the Thane-Borivali tunnel



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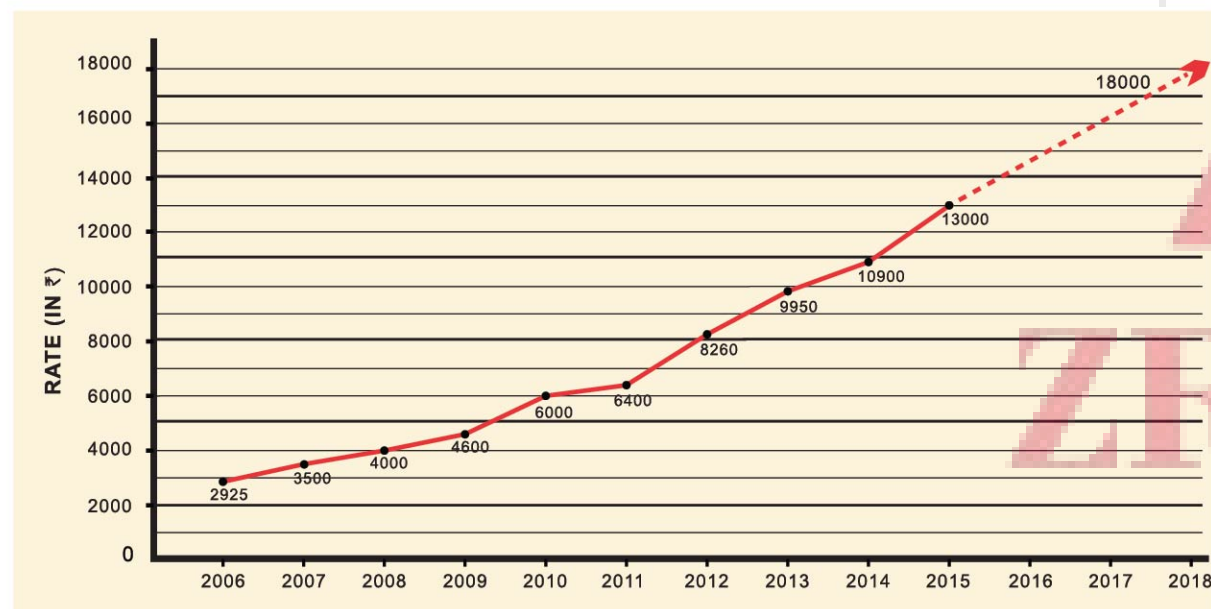
Location Advantages

- Just off the Eastern Express Highway
- 10 mins from Thane station
- 15 mins from Airoli
- 25 mins from Powai
- 30 mins from the BKC

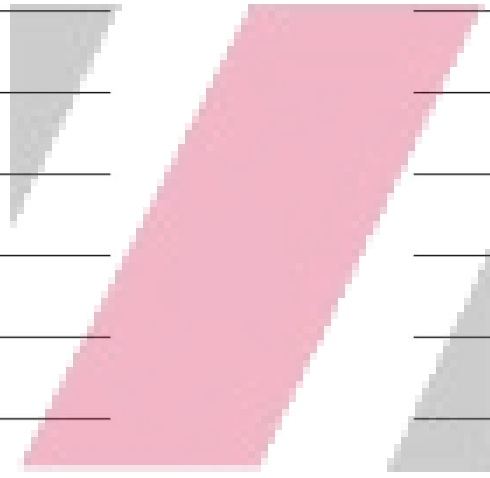


THE BUILDINGS APART, HERE'S SOMETHING ELSE THAT'S TOUCHING THE SKIES AT URBANIA: THE RATE OF APPRECIATION.

THE APPRECIATION RATE OVER THE YEARS



NOTES: _____



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