



CODENAME  
**BIG BOOM**

Site Address: Ariisto Heaven Sales Gallery, off LBS Marg, Swapna Nagari, Near Veena Nagar, Mulund West, Mumbai - 400 080

MUMBAI'S HAPPIEST  
**REAL ESTATE BOOM**

=

**LOCATION**  
PRIMED FOR A BOOM

+

**22<sup>ND</sup> CENTURY**  
LIFESTYLE BOOM

+

**BOOMTIME**  
FOR MULUND

+

BOOMING PRE-LAUNCH  
**OPPORTUNITY**

---

MUMBAI'S HAPPIEST REAL ESTATE BOOM BEGINS.  
22<sup>ND</sup> CENTURY 2 & 3 BED LUXURY HOMES IN THE MOST DESIRED SUBURB - MULUND.  
AT IRRESISTIBLE PRE-LAUNCH PRICES.

---



## MULUND'S BEST KEPT SECRET – THE LOCATION PRIMED FOR A BOOM

- Mulund is the only suburb which is situated at the hub of MMR – between Thane, Navi Mumbai and SoBo.
- With the advantages of a green neighbourhood and a ready social infrastructure, Mulund is the most desired neighbourhood in the Central Suburbs contributing to 42% of demand therein.\*
- Enjoys highest appreciation of 9.5% as compared to the market average of 7.1%.\*
- Across the world, rare locations around natural surroundings appreciate almost twice as much as homes elsewhere in the vicinity – providing an astounding ROI.
- Malabar Hill in South Mumbai, Five Gardens in Central Mumbai and Pirojshanagar in Vikhroli are naturally-blessed residential destinations, commanding up to 55% premium over their immediate vicinity.\*
- Now presenting the rarest location in the city, offering hillside living in Mumbai, set to be the newest destination in the making.

Green living commands a higher ROI	% Uplift in ROI against vicinity*
Malabar Hill vs Tardeo	20%
Five Gardens vs Dadar-Matunga	41%
S. G. National Park vs Kandivali East	55%
Aarey region vs Goregaon East	23%
Mangroves vs Vikhroli East	15%

\*Source: PropEquity



## UNIQUE 22<sup>ND</sup> CENTURY HOMES FOR A LIFESTYLE BOOM

- Rare 22<sup>nd</sup> century living concept which will generate huge value for early movers, both end-users and investors alike.
- Thematic developments with a unique offering provide 20% higher rental yields and command up to 15% higher value as compared to their immediate vicinity.\*
- With an added advantage of rubbing shoulders with like-minded gentry, who are connoisseurs of fine living.
- Future-ready developments set to redefine Mumbai's real estate landscape, making an indelible impact for decades to come.

*\*Source: PropEquity*



## IT'S BOOMTIME FOR MULUND - THE HAPPIEST EVER TIME TO PURCHASE YOUR HOME

- Mulund's biggest land-parcel in the most desired location is set to drive the next big real estate consumption in Mumbai.
- Now is the most opportune time for acquiring a home in Mumbai, with the lowest interest rates of the decade, which are expected to further move down.\*
- Make the most of the first mega pre-launch in the risk-free RERA phase – with all the advantages of a pre-launch and none of the usual risks associated with an under-construction offering.

Source: Firstpost, 3 August, 2017 - 'RBI slashes repo rate to 6%, lowest since Nov 2010'



## A BOOMING PRE-LAUNCH OPPORTUNITY THAT YOU CANNOT AFFORD TO MISS

- Luxurious 2 & 3 bed residences in the serene setting of Yogi Hills at irresistible pre-launch prices.
- A once-in-a-lifetime real estate opportunity which is set to witness the largest ever participation from MMR.
- The first pre-launch of the most prized section of the larger 33-acre neighbourhood will ensure the maximum returns for the first movers.
- A limited period pre-launch to buy a home in Mumbai at the most opportune time in the city's real estate scenario.




ENTER INTO  
A WORLD WHERE  
**NATURE MEETS  
THE FUTURE**





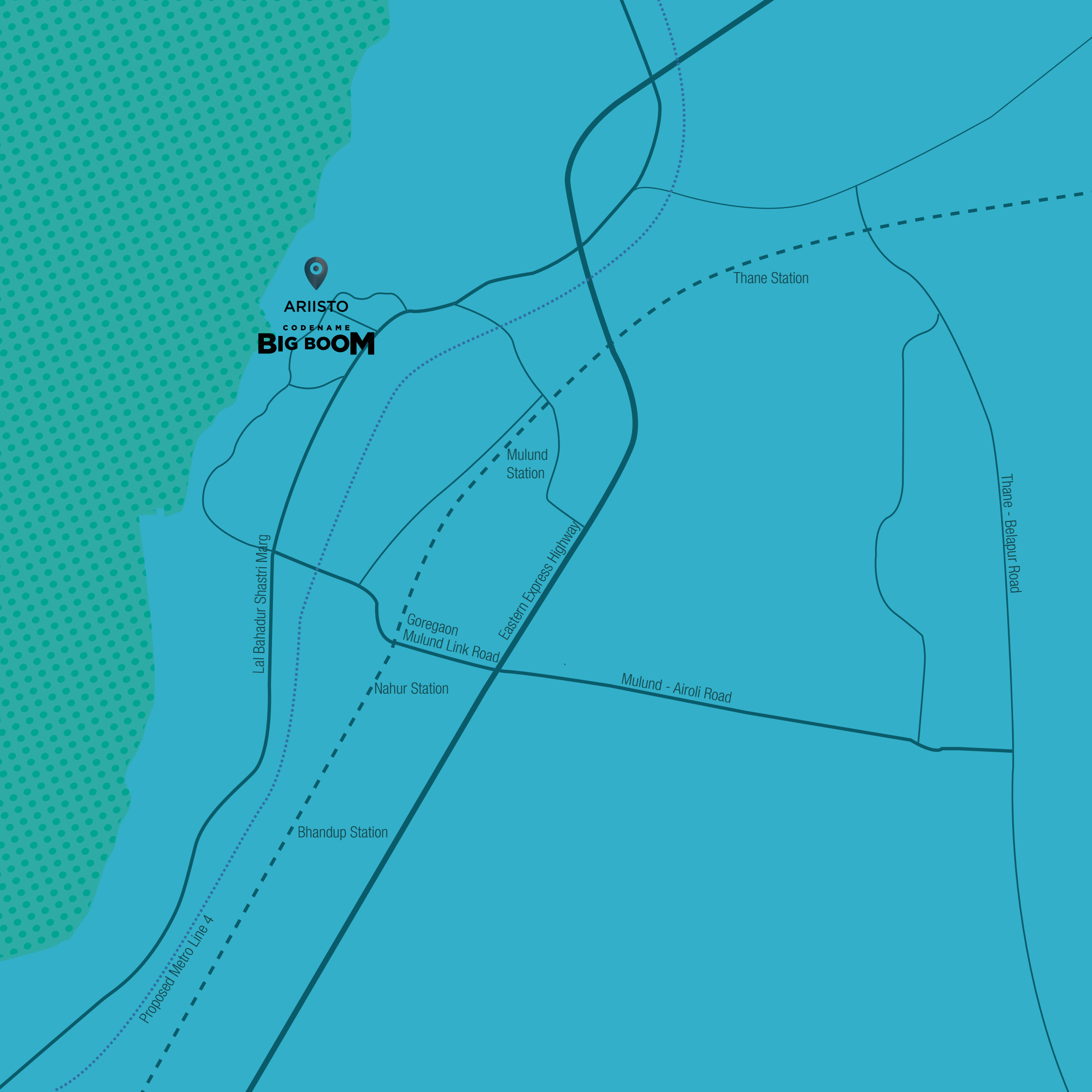
The background consists of a repeating pattern of triangles. On the left side, there are large, overlapping triangles in various shades of green, creating a textured, crystalline effect. On the right side, the background is a solid dark grey or black, also composed of a repeating triangular pattern, which is less prominent than the green section.

**A LOCATION  
BLESSED**  
BY NATURE



## MULUND: GENEROUSLY BLESSED BY NATURE. ENJOYED BY MANKIND.

- With the Yogi Hills as its backdrop, Sanjay Gandhi National Park and pristine hills at its boundary, living in Mulund is a daily encounter with sheer natural beauty.
- The most enviable precinct within this beautiful suburb, is a prized neighbourhood, right at the foothills of the Yogi Hills.
- Offering you an opportunity to live at an altitude 50 feet higher than the rest of Mulund, with the finest hill views and the best air quality index in Mumbai.
- 5 minutes from the popular Cyprus-Yogi Hills trekking path.
- Live a life that's healthier, happier and more privileged than anyone else in Mumbai.
- Live at Codename Big Boom, Mulund.



## CONNECTED TO EVERY PART OF THE CITY. BUT AWAY FROM ITS DIN.

Strategically located at the junction of South Mumbai, Thane and Vashi, Mulund is just 30 minutes away from these city centres. And seamlessly connected to every part of Mumbai via rail, road and the upcoming Metro Line 4.

- LBS Marg: 2 mins away
- Eastern Express Highway: 8 minutes away
- Mulund railway station: 10 minutes away
- Mulund-Airoli Bridge: 15 minutes away
- Easy access to public transport
- Proposed Goregaon-Mulund Link Road, expected to be completed within 3 years: 10 minutes away
- Proposed Metro Line 4 from Wadala to Kasarvadavali (Thane), passing through Mulund via LBS Marg, expected to be operational by 2020: 5 minutes away\*

\*Source: [www.mmrda.maharashtra.gov.in](http://www.mmrda.maharashtra.gov.in)



# MOVE INTO THE NEIGHBOURHOOD. YOU'LL NEVER HAVE TO MOVE OUT.

You can take a short ride to work, at one of the global corporate offices in the vicinity, catch a play in the evening and wind up with a relaxed dinner out, all without leaving the neighbourhood. Corporate offices, schools, sports facilities, cultural venues, leisure hubs – Mulund's excellent social infrastructure has it all.



## COMMERCIAL HUBS:

- Leading corporates Johnson & Johnson, GlaxoSmithKline, ACC, Nomura, Godrej, HDFC, Accenture, L&T and TCS in the vicinity
- Easy access to business hubs like LBS Marg, MIDC, SEEPZ, Powai and BKC



## EDUCATIONAL INSTITUTIONS:

- J.J. Academy
- Mulund College of Commerce
- V.G. Vaze College of Arts, Science and Commerce
- DAV International School
- St. George High School



## MEDICAL CARE:

- Fortis Hospital
- Jupiter Hospital
- Navjivan Hospital
- Panchsheel Hospital



## LEISURE, ENTERTAINMENT AND FITNESS

- Viviana Mall
- Kalidas Auditorium
- Mulund Centre of Performing Arts (MCPA)
- Mulund Gymkhana
- Priyadarshini Indira Gandhi Sports Complex



LIVING  
IN THE  
22<sup>ND</sup> CENTURY



## THE RARITY OF A CENTRAL PARK OR HYDE PARK ADDRESS. NOW YOURS IN MUMBAI.

- Two of the world's most sought-after addresses are Central Park, New York, and Hyde Park, London.
- Residences located around these stunningly beautiful, historic parks have a unique prestige that simply could not be acquired anywhere else. Until now.
- With its singularly beautiful setting at the foothills of the Yogi Hills and boundary of Sanjay Gandhi National Park, Codename Big Boom offers you the priceless advantage of a unique location, with an ultra-modern luxury lifestyle.
- An address that will command a huge premium in the years to come, and will remain a rare living experience forever.



This image is for representation purpose only except the dimensions which are at actual.

## **CODENAME BIG BOOM. IT'S LUXURIOUS. IT'S STATE-OF-THE-ART. AND FOR THE TRULY FORTUNATE, IT'S HOME.**

- Driving through the magnificent gates of Codename Big Boom, an extraordinary vision unfolds before you.
- 4 ultra-modern proposed 40-storey towers rise from a beautifully landscaped 50,000 sq.ft. podium, situated 85 feet above the ground.
- Within this stunning architectural statement, you find 2 and 3 bed 'techno-luxury' residences, an uber-sophisticated clubhouse offering global lifestyle facilities, and a wealth of leisure experiences, all wrapped in lush natural beauty.



## A 22<sup>ND</sup> CENTURY LIVING CONCEPT, IN THE LAP OF NATURE.

- Codename Big Boom is shaped by the idea that a luxury living experience should have it all: the joy of untouched natural beauty, with the effortless ease and comfort of ultra-modern urban living.
- Which is why every aspect of your life, from your residence to the lifestyle facilities to the tower amenities, incorporates the most sophisticated systems and technology.
- Doors that slide open without the need for a key; Wi-Fi enabled hotspots in the landscape; temperature-controlled sports courts that help you keep your cool even when the game gets strenuous: whenever you find life flowing more smoothly than you could have imagined, you know it's cutting-edge technology at work in Codename Big Boom.





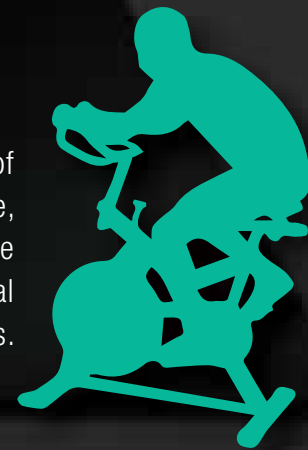
Rooftop relaxation and fun, under the sky, against the spectacular backdrop of the Yogi Hills.



Stay on top of your game, with top-notch sports facilities at your disposal.



Revive your mind, body and soul in the dedicated wellness zones, with centrally-controlled sound and lighting enhancing the landscape.



Enjoy the many privileges of a magnificent clubhouse, spread over 3 levels. With the added sophistication of central sound and temperature controls.

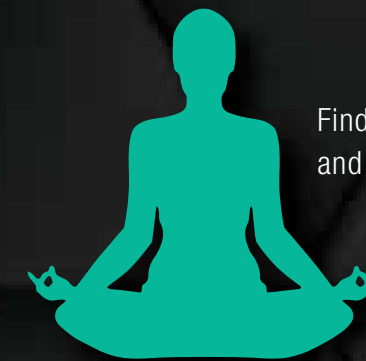


Inner and outer beauty are yours, at the wellness spa and salon.

# LIFE. UNLIMITED.



Exercise your right to a varied fitness routine – choose from a range of 5 swimming pools, a walking track and more.



Find inner harmony on a yoga lawn and or reflexology path.



# ULTRA-MODERN DESIGN



This image is for representation purpose only except the dimensions which are at actual.

## 4 ULTRA-MODERN TOWERS: ARCHITECTURE, TECHNOLOGY, AND A VISION OF LUXURY THAT COMBINES BOTH.

- Set within a beautifully landscaped podium, the 4 ultra-modern proposed 40-storey towers of Codename Big Boom soar over 500 feet high, forming a landmark that will define Mulund's skyline for all time.
- Sleek and contemporary in design, the towers incorporate centrally-controlled sound and lighting features in the entrance, elevator and podium lobbies coupled with the very best multi-tier security for your loved ones, thereby redefining urban living in Mumbai.



## ELEGANT DESIGN AND EFFICIENT SYSTEMS IN EVERY TOWER

From the magnificent entrance, to the systems that make your daily routine smooth and effortless, every detail of your tower at Codename Big Boom has been meticulously planned.

- Magnificent air-conditioned double-height entrance lobby
- Elegantly designed elevator lobby on each level
- 4 international brand high-speed elevators & 2 stretcher/service elevators
- Best-in-class fire-fighting system including fire alarm system/sprinklers/hooters for common area and 2 fire staircases per tower
- Alternate power supply backup for common area lighting, elevators and water supply system
- Bathroom for domestic staff on staircase landing
- Earthquake-resistant structure
- Multi-level podium parking
- Garbage disposal chute

# THE MOST ADVANCED TECHNOLOGY. FOR THE HIGHEST LEVEL OF PROTECTION.

Within the gates of Codename Big Boom, the best security systems monitor visitors and vehicles, guaranteeing you and your family complete peace of mind.

- Multi-tier security to give your loved ones the very best protection
- Central system to monitor security for the entire development
- Automatic recognition for vehicles at the main entrance
- CCTV surveillance and monitoring of common areas
- IP-based camera for real-time tracking
- 24x7 security by trained personnel
- Video door phone
- Visitor registration and gated entry





**A LANDSCAPE  
INTERWOVEN**  
WITH TECHNOLOGY



This image is for representation purpose only except the dimensions which are at actual.



## DISCOVER A WEEKEND GETAWAY VERY CLOSE TO HOME. YOUR STATE-OF-THE-ART LANDSCAPED PODIUM.

- Take an elevator ride down to your podium, and swim, read, party and indulge yourself to the hilt.
- Within 50,000 sq.ft. of themed, landscaped beauty, 85 feet above ground, you'll find an astounding range of privileges to enjoy, centered around the theme of lights, sound, water and greens.
- The landscape is dotted with exclusive swimming pools and Wi-Fi hotspots to add a whole new layer of bliss to your evening walk.





## POOLS FOR EVERY MEMBER OF THE FAMILY. AND A CAFÉ TO GET TOGETHER LATER.

Gentle exercise for the elderly and aqua aerobics for the kids – with 5 different pools, everyone at Codename Big Boom can have a whale of a time.

- 5 swimming pools – pool for adults, separate pool for ladies, senior citizens' pool, kids' pool and an open-air Jacuzzi
- Poolside café and juice bar – at the center of it all



## **INFINITE LUXURY EXPERIENCES. EVERYTHING YOU NEED FOR A GREAT WEEKEND.**

Spend your leisure the way you want to – with a host of lifestyle amenities at your disposal to help you make the most of it.

- Open-air gymnasium
- Multi-purpose sports court
- Yoga lawn
- Walking track
- Reflexology path
- Children's play zone
- Quiet seating alcoves for the elderly
- Alfresco party enclosure and barbeque facilities along with open-air amphitheatre

# ENJOY THE RARE EXPERIENCE OF A 22<sup>ND</sup> CENTURY LANDSCAPE

Unique technological marvels enhance the lush green of Codename Big Boom, offering you an experience unlike any other.

- Wellness-themed landscape with integrated elements of technology to create experiential delight
- Automated lighting elements throughout the landscape
- Central music and sound controls for landscape, clubhouse and common areas
- Wi-Fi hotspots for connectivity





**A LIFESTYLE  
THAT SETS**  
A NEW BENCHMARK  
IN LUXURY LIVING



**A 21,000 SQ.FT.  
STATE-OF-THE-ART  
CLUBHOUSE  
SPREAD OVER 3 LEVELS,  
WITH A WEALTH OF  
LIFESTYLE FACILITIES.**

- You know you're living a charmed life when you have world-class facilities at your command, in your own luxury Wi-Fi-enabled clubhouse.
- A wealth of trend-setting experiences is at your fingertips, through a clubhouse manager application that you can conveniently access on your mobile phone.



## LIVING ACTIVE

Bring back the adrenaline rush of an exhilarating game of badminton or squash without breaking a sweat in the temperature-controlled sports facilities, or push your fitness up a notch at the world-class gym. While a quiet studio offers you space for a session of yoga or aerobics.

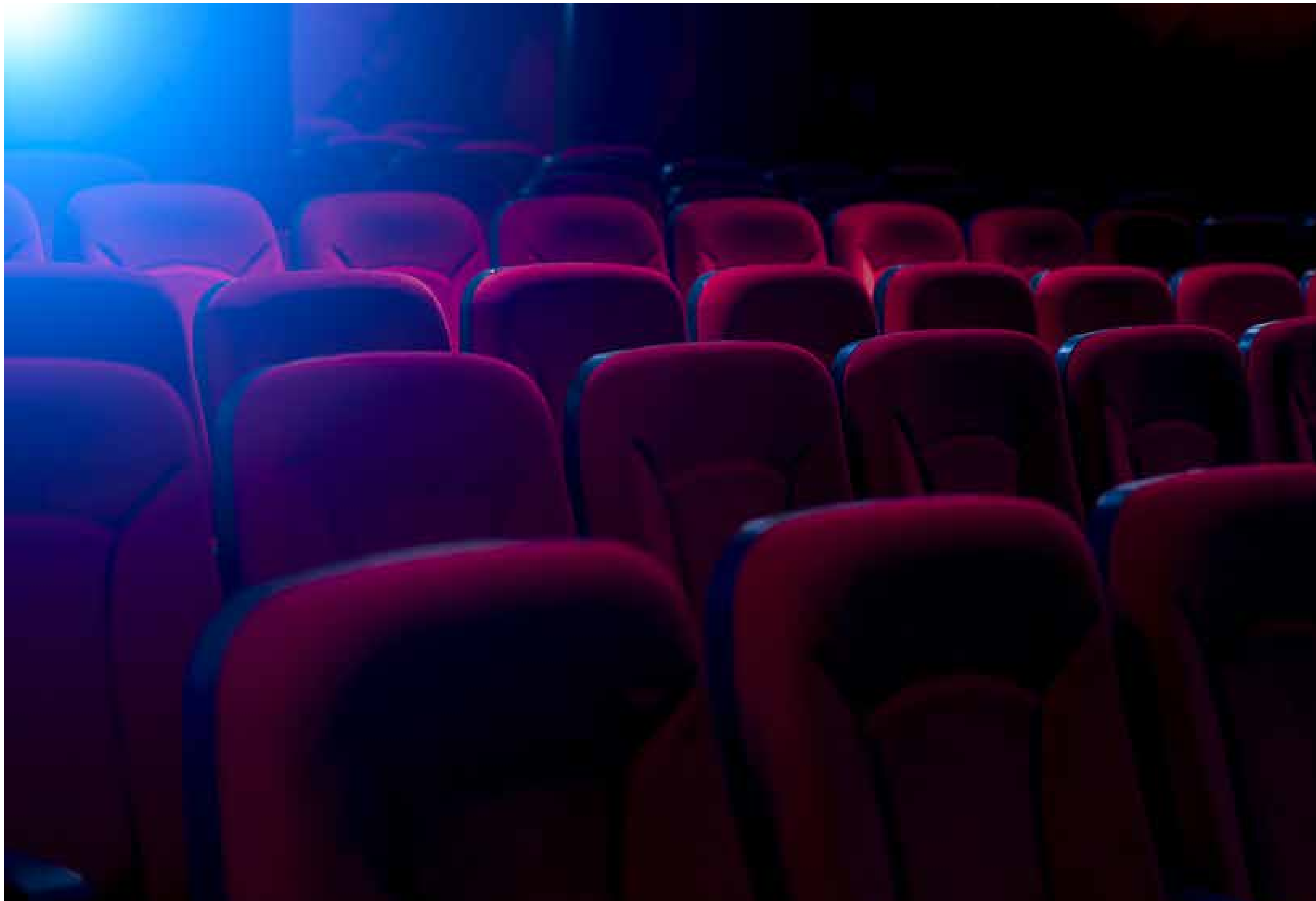
- Top-notch gymnasium
- Indoor games room with table tennis, carrom, snooker/billiards and chess
- Badminton court
- Squash court
- Multi-purpose studio for yoga/dance/aerobics



## LIVING REJUVENATED

Surrender to healing hands at the spa, then let the experts at the salon keep you looking your best. Wind up a relaxed day with a quiet read in the well-stocked library.

- Wellness spa and salon
- Library and business center
- Convenience store
- Concierge desk/Medical help desk



## LIVING VIBRANT

Get the gang together for the latest blockbuster in the private theatre. End a great evening partying the night away, in the clubhouse's elegant party venue.

- Elegant designer reception lobbies for a grand welcome
- Private theatre (70-seater)
- Spacious party venue with dry kitchen



# AT WORK OR PLAY, HAVE TECHNOLOGY AT YOUR FINGERTIPS.

Sophistication reaches its peak, with advanced technology heightening every experience at Codename Big Boom.

- Fully Wi-Fi-enabled clubhouse
- Temperature-controlled sports facilities
- Video conferencing facilities at the business center
- Clubhouse manager mobile phone application for facilities and booking management





**LUXURY  
LIVING**  
AT ITS PEAK

# WELCOME TO CLUB O<sub>2</sub>

- Ascend 514 feet above the ground, and enter a unique world of open-air experiences – the rooftop.
- Within charming landscaped gardens extending over 30,000 sq.ft., discover spaces to relax, reflect, mingle with friends or simply gaze at the world from the lofty height of Club O<sub>2</sub>.



## THE FIRST-OF-ITS-KIND ROOFTOP WELLNESS ZONE FOR A REFRESHING START TO THE DAY.

Meditation gets a whole new meaning when you can do it on the rooftop against the stunning green backdrop of the Yogi Hills.

- Landscaped gardens over 30,000 sq.ft.
- Yoga and meditation deck
- Dedicated spaces to read and reflect



## A UNIQUE CELEBRATION OF LIFE, 514 FEET UP IN THE SKY.

While delightful cabanas, pavilions and a beautifully-designed party enclosure allow you to entertain guests with unmatched style and flair.

- Cabanas and gazebos
- Garden pavilions and sit-outs
- Stylish party area
- Astronomy deck



**TECHNO-LUXURY**  
RESIDENCES



This image is for representation purpose only except the dimensions which are at actual.



## THE PINNACLE OF 22<sup>ND</sup> CENTURY LIVING: YOUR RESIDENCE

- Every residence in Codename Big Boom is tailor-made for the connoisseurs of 'techno-luxury' convenient living.
- Stay connected to your network with high-speed Internet access, and keep an eye on your young ones from the comfort of your home even as they play outdoors with the aid of electronic surveillance.
- While select residences provide you savvy keyless entry and an elegant air-conditioned ambience, graced with Italian marble, laminated wooden flooring and the finest international washroom fittings.
- Each room is planned to optimize space efficiency, and finished with the finest fittings.
- While effortless technology ensures that every part of your stylish residence play functions smoothly.





## STUNNING HILLSIDE VIEWS OUTSIDE. WORLD-CLASS LUXURY INSIDE.

- There is no such thing as an ordinary day when you're living at Codename Big Boom.
- You wake up to an awe-inspiring view of misty hills, in a residence designed to perfection.
- Savour the finest living experience in the city, with your windows framing unmatched views of the Yogi Hills\*, and every corner of your residence exuding elegance and style.

*\*Select residences only*



## ELEGANCE, COMFORT AND IMPECCABLE DESIGN. IN RESIDENCES BEYOND COMPARE.

Every day is a joy at Codename Big Boom, with thoughtful planning, style and fine international brands enhancing a beautiful residence.

- Air-conditioned residences with split A/C units\*
- Italian marble flooring in the living and dining room and passage\*
- Laminated wooden flooring in master bedroom\*
- Bathrooms with international sanitary ware and CP fittings-Toto, Kohler or equivalent and premium designer tiling with dado up to 8'0"
- Ample light and cross-ventilation
- Spacious, airy residences with 10'0" clear height, 8'0" door height and 7'0" French windows
- Premium kitchen with high quality granite counter top, stainless steel sink and designer tiles
- Stylish bathrooms with international branded CP fittings and sanitary ware with fine designer tiles
- Provision for piped gas
- Sprinkler in kitchen
- Provision for storage geysers
- Provision for water purifier
- Adequate wardrobe area in each bedroom for the best space utilisation
- Provision for telephone and TV connectivity

*\*Select residences only*

## SYSTEMS THAT HELP EACH DAY FLOW WITH EFFORTLESS EASE

Technology is at hand, whenever you need it, to ensure that your household routine always flows smoothly and peacefully.

### Technology for a life of ease:

- Keyless entry/Remote-controlled main door digital lock\*
- Fibre-optic connectivity providing high-speed internet access
- Video door phone
- Electronic surveillance, so you can monitor your children as they play outdoors

*\*Select residences only*





**PLANS**  
& LAYOUTS

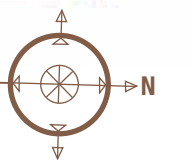
# PODIUM LANDSCAPE PLAN

## LEGEND

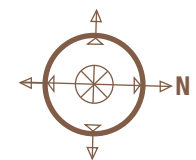
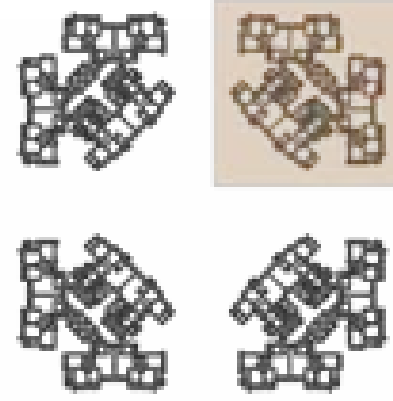
1. RESTAURANT
2. CLUBHOUSE
3. KITCHEN
4. CHANGE ROOM
5. ADULT SWIMMING POOL
6. LADIES POOL
7. KID'S POOL
8. SENIOR CITIZEN POOL
9. JACUZZI
10. POOL DECK
11. KID'S PLAY AREA
12. PARTY LAWN
13. OUTDOOR GYM
14. MULTIPURPOSE SPORTS COURT
15. WALKWAY / JOGGING TRACK
16. ENTRANCE PLAZA
17. MEDITATION PERGOLA
18. DROP OFF
19. DRIVEWAY
20. ENTRY/EXIT



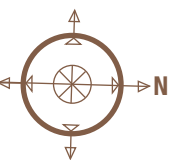
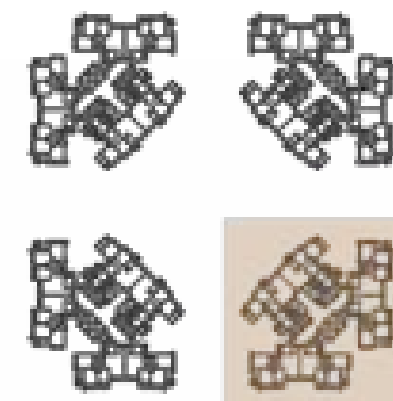
2 BED RESIDENCES
  3 BED RESIDENCES
  3 BED RESIDENCES (L)



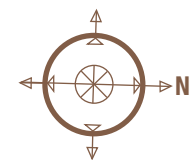
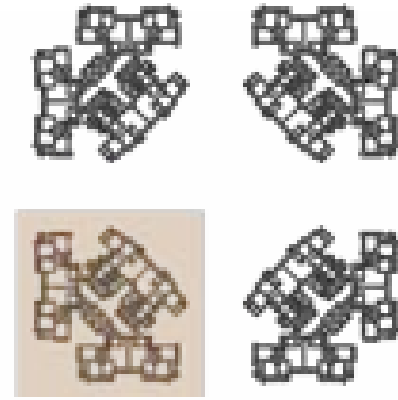
TYPICAL FLOOR PLAN  
TOWER A



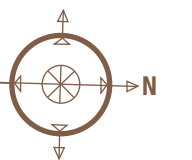
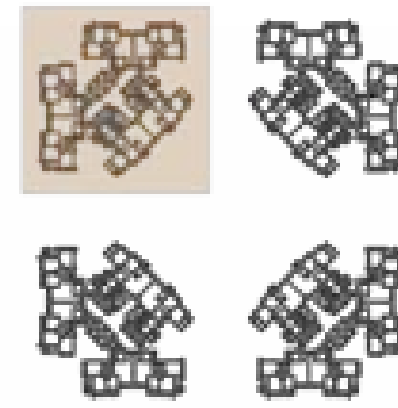
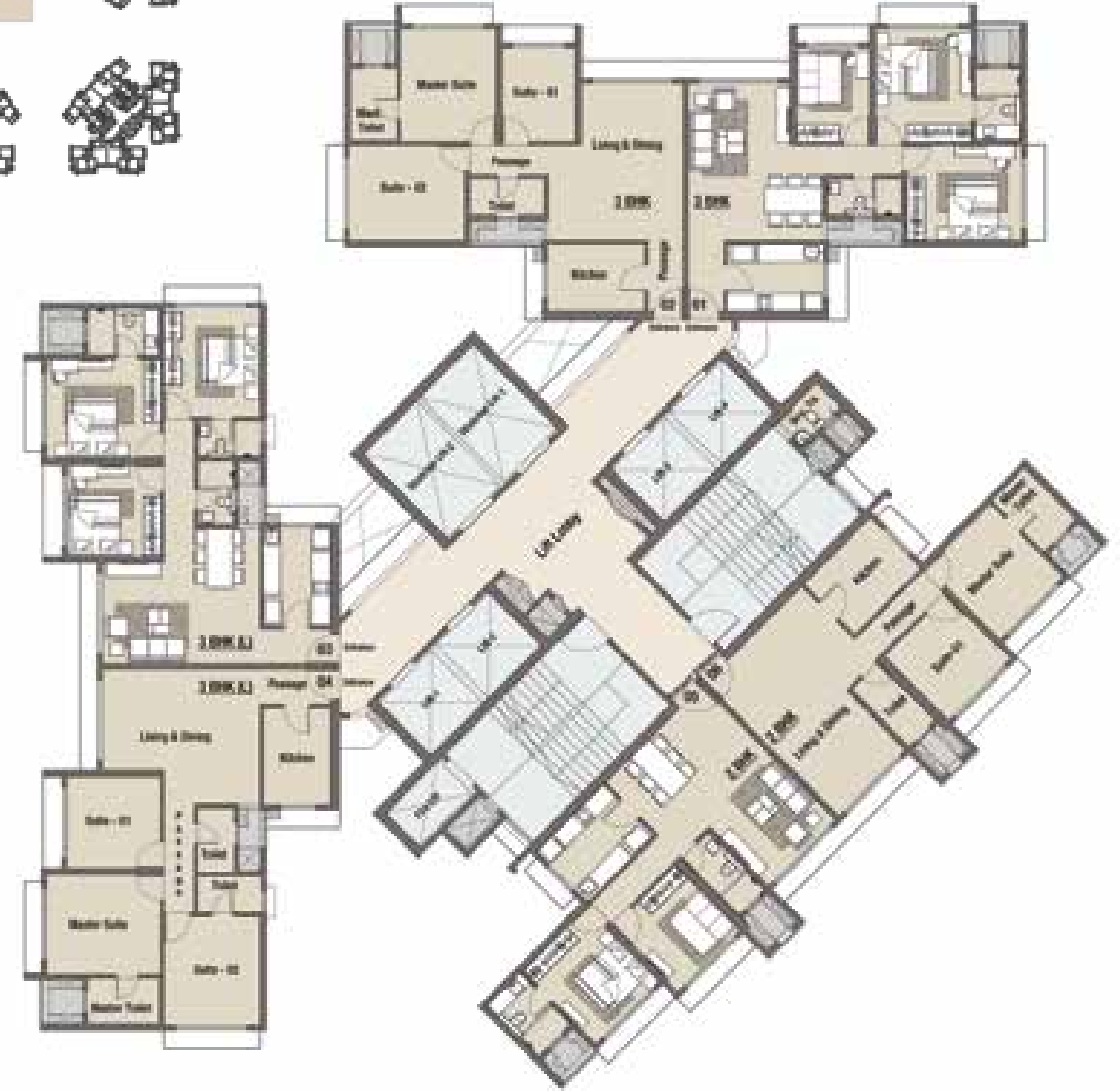
TYPICAL FLOOR PLAN  
TOWER B



TYPICAL FLOOR PLAN  
TOWER C



TYPICAL FLOOR PLAN  
TOWER D





**UNIT PLAN  
2 BED RESIDENCE**

1<sup>st</sup> Floor - 9<sup>th</sup> Floor

RERA Carpet Area

64.94 sq.mt.	699.06 sq.ft.
--------------	---------------



**UNIT PLAN  
2 BED RESIDENCE**

10<sup>th</sup> Floor - 40<sup>th</sup> Floor

RERA Carpet Area

65.39 sq.mt.	703.88 sq.ft.
--------------	---------------





**UNIT PLAN  
3 BED RESIDENCE**

1<sup>st</sup> Floor - 9<sup>th</sup> Floor

RERA Carpet Area

76.38 sq.mt.	822.17 sq.ft.
--------------	---------------



**UNIT PLAN  
3 BED RESIDENCE**

10<sup>th</sup> Floor - 40<sup>th</sup> Floor

RERA Carpet Area

76.99 sq.mt.	828.69 sq.ft.
--------------	---------------



**UNIT PLAN  
3 BED RESIDENCE (L)**

1<sup>st</sup> Floor - 9<sup>th</sup> Floor

RERA Carpet Area	
81.76 sq.mt.	880.11 sq.ft.



**UNIT PLAN  
3 BED RESIDENCE (L)**

10<sup>th</sup> Floor - 40<sup>th</sup> Floor

RERA Carpet Area	
82.36 sq.mt.	886.51 sq.ft.



## THE REAL ESTATE STAR SET TO BOOM

With established expertise in boutique developments, Ariisto Realtors has acquired an enviable reputation in Mumbai's real estate industry. With plans for luxury developments that are a class apart, hand-picked

land parcels across Mumbai and well over four decades of experience, Ariisto is set to emerge as Mumbai's foremost real estate developer.



- More than 2.5 million sq.ft. of developments under construction and over 35 million sq.ft. in the pipeline, with hand-picked land parcels across 14 locations in Mumbai
- 45 years of real estate experience
- The biggest generators of TDR (Transferable Development Rights) segment within real estate in Mumbai
- The Group is ISO 9001:2008, ISO 14001:2004, OHSAS 18001:2007 certified
- Recently delivered projects: Ariisto Sapphire, Santacruz (W); Ariisto Cloud, Vile Parle (W); Ariisto Ria, Santacruz (W)
- Ready to unveil the most sought-after offering within the group's decorated portfolio

Disclaimer: This printed material does not constitute an offer or contract of any nature whatsoever between the Promoters/Developers and the recipient. This project by Ariisto is an 'Ongoing Project' and is registered under project registration No. P51800002847 with Maharashtra Real Estate Regulatory Authority. All transactions shall be subject to the terms and conditions of the agreement for sale to be entered into between the promoter and the recipient. All rendered visuals, images and maps are artist's conception and for illustration purposes only unless otherwise mentioned. Developer does not warrant or assume any legal liability for the accuracy, completeness or usefulness of any information disclosed. All colours, furniture, fixtures shown are for aesthetic representation purpose only and are not part of the flat offered for sale.