

CELEBRATING



AJMERA  
**LUGAANO**  
YELAHANKA, BENGALURU.  
1 & 2 BHK HOMES

≡ DISCOVER ≡

**North  
Bangalore,**

more than you think.

**CELEBRATING**



**GET READY FOR A YEAR LONG CELEBRATION**

**50 YEARS  
OF WINNING  
TRUST**

**DELIVERED  
25 MILLION  
SQ.FT  
OF SPACES**

**ANNOUNCING  
50 LACS SQ.FT  
OF NEW  
PROJECTS**

**50 WEEKS  
OF GRAND  
SAVINGS UPTO  
₹ 1.5 CR.\***

**50 SCHEMES  
TO SURPRISE  
YOU**

We've spent 50 years uniting generations, inspiring lives, chasing the extraordinary and creating memories for millions. It's your solid trust in our endeavours that has made us who we are today. We owe our success to you and celebrate this Golden Jubilee Year by promising a prosperous future for you.

# Dreams.

**More possible than you think.**

Everyone begins with a dream. The perfect ideal we all aspire to experience. But life gets in the way. Every day the world says no, it teaches us to lower our expectations, to think of what we can get, not what we should.

# When it comes to the best life for our family, we always want to give them more.

After all, we do not journey through life alone, but in the company of those we love most. They are our anchor in the storm, our lighthouse in the dark. Our inspiration to push higher and dream outside our limits.





North Bangalore,  
**the address  
a city wants.**

**NORTH BANGALORE**, green yet modern, is everything your family deserves, one of the most desired neighbourhoods for new homes.

Nothing less will do for the people you cherish above all else.

**But how much is within your reach?**



Rendered Image

# North Bangalore, more than you think!



## In Yelahanka, the heart of North Bangalore.

We at Ajmera have created a place and an opportunity to defy your expectations in every way. Here is where you remember what you want, what you thought was impossible. Here is where you live beyond what you think you can get, and experience the 'more'.

- 105 acre views
- Approx. 10.2 acres of land
- 7 wings & 3 buildings
- 911 units
- 1 & 2 BHK homes, starting from 666 sq.ft. SBA

AJMERA  
LUGAANO  
YELAHANKA, BENGALURU.  
1 & 2 BHK HOMES

North Bangalore,  
**More Rewarding  
 than you think.**

Ajmera Lugaano, an embellished oasis in Yelahanka, where life's desire is not just met but exceeded. Our stunning 1 & 2 bed residences are an exceptional blend of natural living and urban conveniences, in a neighbourhood where all your desires are at arm's length. At Ajmera Lugaano, life gives you more than you think.



**Master Plan**

- 1. Security Cabin
- 2. Surface Parking
- 3. 8m. Wide Driveway
- 4. Arrival Plaza
- 5. Seaing Court
- 6. Park and Open Spaces
- 7. Grass Pavers on Fire Lane
- 8. Pedestrain Entry to Block
- 9. Multipurpose Court
- 10. Futsal Court
- 11. Tree Plaza
- 12. Steps Leading to Podium with Cascading Water Feature
- 13. Gathering Lawn
- 14. Evening Plaza/Yoga Court
- 15. Swimming Pool 21.3m x 7.8m
- 16. Kids Pool 4.8m x 5.5m
- 17. Pool Deck
- 18. Changing Rooms
- 19. Open Shower
- 20. Semi-covered Seating
- 21. Children's Play Area
- 22. Play Lawn
- 23. Entry/Exit to Stilt Parking
- 24. Buffer Zone
- 25. Transformer Yard
- 26. Civic Amenities





# North Bangalore, **more close than you think**

To wherever you wish to go. The address of Ajmera Lugaano is strategically chosen to ensure you are never far from wherever you wish to go. From malls to theatres, schools to hospitals. Even the airport is within your reach.



# In Yelahanka.

A capital for many dynasties across history, Yelahanka emerges in North Bangalore to become the cutting edge of a city chasing the world. And Ajmera arrives on this stage with decades of experience in projects that change perspectives.



**04 Mins**

Ramanashree  
California Resort

**09 Mins**

Yelahanka  
Police Station

**17 Mins**

Jakkur  
Aerodrome

**23 Mins**

Hebbal

**28 Mins**

Manyata Tech Park

**29 Mins**

Yeshwanthpur

**34 Mins**

Peenya  
Industrial Area

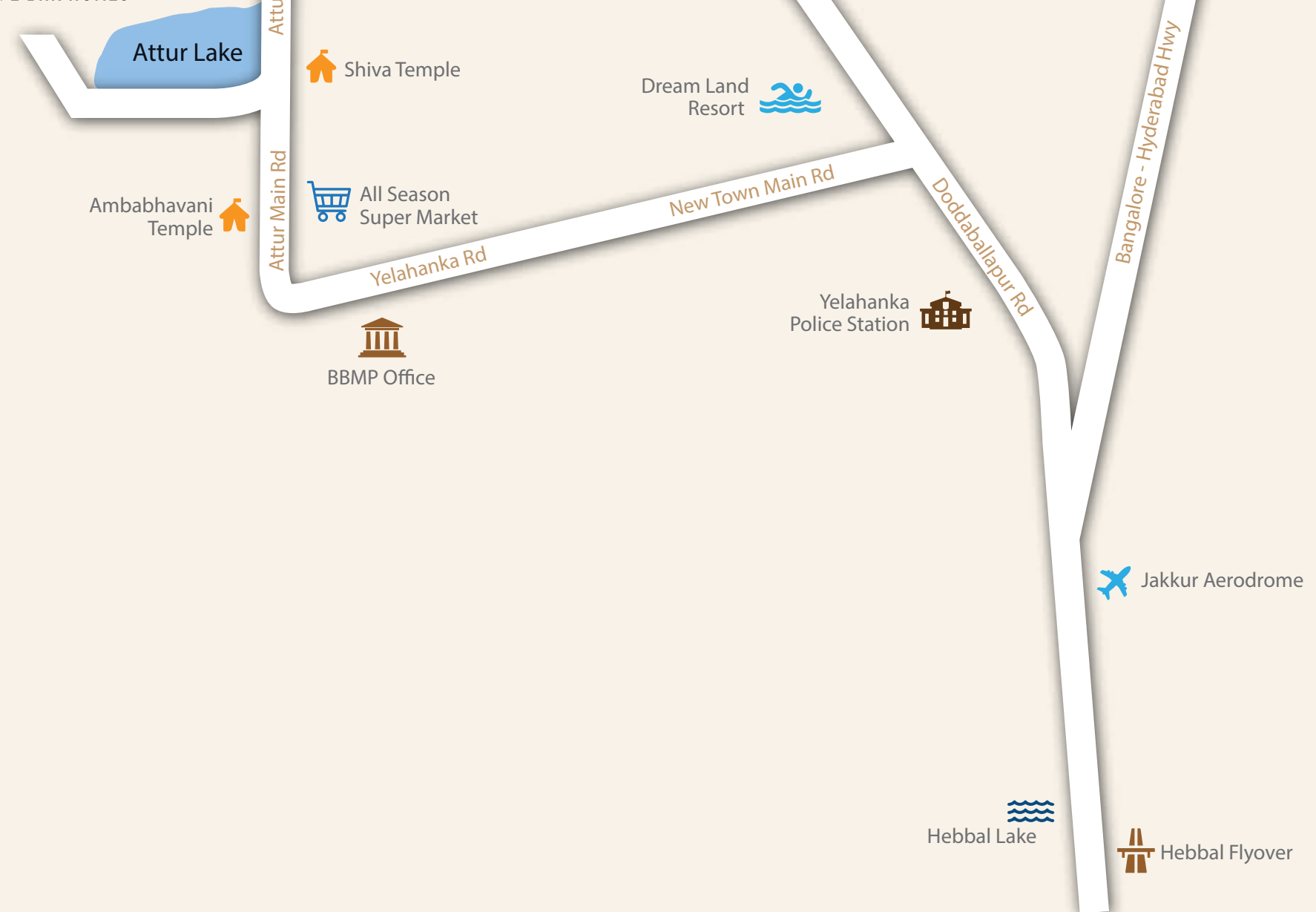
**38 Mins**

Kempegowda  
International Airport

**39 Mins**

Majestic

AJMERA  
**LUGAANO**  
YELAHANKA, BENGALURU.  
1 & 2 BHK HOMES





4

ACRES OF GREENERY

105

ACRE VIEWS  
NEXT TO ATTUR LAKE

## North Bangalore, **more green than you think**

**In Yelahanka.** As life moves into the fast paced city, one does not dare to imagine being surrounded by greenery. Except here, where you don't imagine, you see it for yourself. The project situated opposite, 105 acre greens allows unrestricted views with no development to obstruct the sight of such beautiful scenery. Here you can breathe free amidst forests and green spaces, yet at arm's length to urban conveniences.



# North Bangalore, more luxurious than you think

**In Yelahanka.** Disappointment and lowered expectations are no longer a part of your days. When you wake up, you know you will go to bed with every wish fulfilled. Every amenity a modern lifestyle demands is now just outside your doorstep.

## Outdoor Amenities

[Children's Play Area](#)

[Tree Plaza](#)

[Swimming Pool with Toddler Pool](#)

[Futsal Court](#)

[Multipurpose Court](#)

[Landscaped Gardens](#)

[Hopscotch](#)

[Passive Court](#)

[Jogging Track](#)

[Seating Pavilions](#)

[Fabric covered Pool Deck](#)

[Party Lawn](#)

[Viewing Deck](#)

## Clubhouse Amenities

[Administration Office Place](#)

[Multipurpose Hall](#)

[Lounge](#)

[Shuttle Court](#)

[Kids' Zone](#)

[Gym](#)

[Yoga/Meditation Centre](#)

[Reading Room/Library](#)

[Home Theatre](#)

[Squash Court](#)

[Table Tennis](#)

# North Bangalore, more cozy than you think

1 & 2 BHK Apartments

**In Yelahanka.** Too much is a waste, but too little never satisfies. The perfect fit is what you need. Understanding your needs has led us to create a size and configuration that suits you and your family. Prepare to be surprised by apartments where your space finally matches your wants.

# North Bangalore, More Embellished Than You Think

**In Yelahanka.** Life is both grand on the outside and on the inside. A surreal blend of technology and construction techniques, found nowhere else, but at Ajmera Lugaano. Features crafted with great care and precision, to give you an experience where life is surrounded by 'more' of everything.

## General

- Seismic Zone II resistant RCC Shear Wall structure (MIVAN).
- Elegant ground floor entrance lobby.

## Painting

- Interiors: Acrylic Emulsion for ceiling & walls.
- Exterior: Weather proof exterior emulsion.

## Toilet : Fittings & Accessories:

- Hard wood door frames in toilets.
- Branded EWC and wash basin in all toilets.
- Designer ceramic tiles for flooring& walls
- Branded hot and cold water mixer unit for shower in all toilets.
- Branded CP fittings in all toilets.
- Large sized toilet ventilators made up colored & anodized Aluminum louvered glass with provision for exhaust fan.
- Syntax false ceiling.
- Provision for horizontal geyserabove false ceiling& exhaust fan in all toilets.

## Plastering

- All internal walls rendered with water proof putty/punning.
- All external walls coated with textured finish.

## Flooring

- Vitrified tiles for living, dining & bedrooms.
- Anti-skid tiles for utilities, balconies & terraces.

## DOORS & WINDOWS, GRILLS & RAILING

- Main door frame in seasoned hard wood.
- All other door frames in seasoned hard wood.
- Flushed main door shutters.
- Laminated Flush doors for bedroom, balcony, terraces& toilets.
- MS Railing in all balconies.
- MS grills in all windows.
- Living room provided with anodized Aluminum sliding French doors for balcony with provision of mosquito mesh.
- Anodized Aluminum sliding windows with 5mm float glass with provision of mosquito mesh.
- Openable casement anodized Aluminum door between kitchen &utility.

## Kitchen

- Granite Kitchen platform with stainless steel sink with single bowl.
- Granite platform with stainless steel sink with single bowl & single drain board in utility.
- Cladding with designer tiles up to 2ft height above kitchen platform.
- Provision for water purifier point above sink
- Provision for washing machine in utility area.
- Concealed piped gas connection having provision to place cylinder in utility area
- Provision for exhaust fan or chimney outlet.

## Lift

- One passenger & one service lift per tower with ARD (Automatic Rescue Device) / suitable to fire norms.
- 100% power backup from DG.

## Security Systems

- Access control Door systems in entrance lobbies at basement/ground level & for all amenities access.
- Boom barrier system with RFID at entry & exit points.
- CCTV coverage for security at main entrance, lift lobby at basement level & common areas where ever required.
- Individual Resident ID cards.
- Individual Car sticker for owned cars.

## WATER TREATMENT PLANT

- Treated soft water through an exclusive water treatment plant within the complex.
- STP treated water for flushing of toilets and for gardening purpose.

## Electrical

- TV points in the living room & master bedroom.
- Fire resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches.
- Earth Leakage Circuit Breaker (ELCB) for the flat.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- Telephone points in master bedroom & living provision for installing intercommunication facility within each apartment.
- A/C point for master bedroom and living room active.
- Each flat will be provided with adequate BESCO power i.e., 2 to 3 KW.
- Power back up to light circuits only through the DG.
- 100% power back up for lifts& common areas & all essential services
- Provision for broadband internet connection.
- Provision for DTH connection.

## Cable Tv

- An exclusive satellite TV network will be provided (users to pay monthly charges)

## Backup Generator

- 1KW D. G. power backup for each apartment for lighting points only, with automatic changeover switches.
- 100% power back up through DG for lighting in common areas, lifts and pumps.

# 50 years of Landmarks

50 years of meticulously creating landmark one after another. Our presence of fifty years, finds us now in India's major cities, such as, Mumbai, Ahmedabad, Surat, Pune & Bangalore. Our ideology built on the constant factor of trust with both our customers and within our ranks has led us to this moment. Here are our previous projects.



Ajmera i-Land, Mumbai



Ajmera Aria, Pune



Ajmera Pristine, Mumbai



New Era, Kalyan



Ajmera Heritage City, Khardi



Enigma, Ahmedabad



Casa Vyoma, Ahmedabad

**Ajmera Aeon** -  
MAHARERA REG NO.  
P51800000789 OC Received

**Ajmera Zeon** -  
MAHARERA REG NO.  
P51800000779 OC Received

**Ajmera Treon** -  
MAHARERA REG NO.  
P51800000776

**Ajmera Pristine** -  
OC Received

Available at <https://maharera.mahaonline.gov.in/>

**Ajmera Heritage City** -  
MAHARERA REG NO. P51700011840

**Ajmera Aria** - OC Received

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

**Ajmera Exotica** -  
MAHARERA REG NO. 52100015618

**Ajmera Annex** -  
RERA NO.: Residential - PRM/KA/RERA/1251/310/PR/171014/000288  
RERA NO.: Commercial - PRM/KA/RERA/1251/310/PR/171014/000302

**Enigma - A JV of Ajmera & Sheetal Infra** - OC Received

**Casa Vyoma - 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

**Ajmera Avenue** - OC Received, **Ajmera Infinity** - OC Received,  
**Ajmera Villows** - OC Received

**Ajmera Stone Park** - OC Received



Ajmera Annex, Bangalore

Presenting smart spaces in the heart of Bangalore's growing IT hub, where compromise is a thing of the past. Smart spaces made just for you, brought to you sooner than you expected.

- An edge to edge Infinity Pool
- Modern Smart Homes
- Safe & Secure Homes
- Homes closer to your workplace
- Rooftop clubhouse with indoor games
- A serene terrace Landscape garden
- Enhanced connectivity

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



Ajmera Villows, Bangalore

Presenting smart spaces in the heart of Bangalore's growing IT hub, where compromise is a thing of the past. Smart spaces made just for you, brought to youA soonAer than you expected.

- Library
- Hospital
- Lounge and garden terrace
- The Fitness and Spa Centre
- Swimming pool
- Clubhouse
- Supermarket
- Laundry
- Jogging track
- Mini golf
- Cricket pitch
- Tennis court
- Basketball court

OC Received



Ajmera Stone Park, Bangalore

Ajmera Stone Park is an ultimate living abode for those looking for living a king sized life replete with all the features and amenities that adds to a blissful living. The house will not dig a hole in the pocket of its owners and provide them with a stress-free life.

- Club House
- Gymnasium
- Schools
- Lift
- Garden
- Internal Roads
- Security
- Jogging Track
- Play Area
- Power Backup

OC Received



Ajmera Infinity, Bangalore

Ajmera Infinity Bangalore, premium 1, 2, 3 & 4 BHK apartments a total of 1268 units in all. Spreading over 18 acres of space. Well connected to places like Mico Layout, Bommanahalli, HSR Layout, Bilekahalli and Kammanhalli among others.

- Well-equipped Gymnasium
- Playing Areas For Kids
- Landscaped Gardens
- Supermarket
- Swimming Pool
- Squash Court
- Indoor Game Facilities
- Badminton Court
- Tennis Court.

OC Received





AJMERA  
**LUGAANO**  
YELAHANKA, BENGALURU.  
**1 & 2 BHK HOMES**

RERA No: PRM/KA/RERA/XXXX/XXX/PR/XXXX/XXXX

Site Address: Ajmera Lugaano, Sy.7/1, 7/2, 7/3, 9/1, 9/2, 10; Kempanahalli Village,  
Yelahanka Hobli, Bengaluru, North Taluk, Karnataka 560 064.

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Disclaimer: Information in this brochure, about project are of very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be, at the time of completion and presently they are as illustrations and demonstration of the concept of the development. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the Company's sales team prior to concluding any decision for buying in Ajmera Lugaano. The content of this brochure should not be treated as any kind of an offer by the Company.