

**EXPERTS SAY YOU DON'T HAVE TO BE
THE BIGGEST KID ON THE FOOTBALL FIELD
IF YOU KNOW THIS TRICK:
LOOK YOUR OPPONENTS IN THE EYE.**

#HAPPYPARENTING

**LAUNCHING THE TALLEST TOWER IN URBANIA.
STARTING AT ₹ 1.02 CR + TAXES*.**



URBANIA | THANE (W)

CHILDHOODS AVAILABLE

IT'S THOUGHTFUL. IT'S *Kustomjee*®

LAUNCHING URBANIA'S TALLEST TOWER WITH 32 ALTERNATIVES TO VIDEO GAMES.

AZZIANO AMENITIES: SQUASH COURT | TENNIS COURT | MINI THEATRE
SWIMMING POOL | ALFRESCO DINING | CAFÉ | GYMNASIUM | MINI GOLF
INDOOR GAMES ROOM/ZONE | CHANGING ROOMS | SPA | KIDS' PLAY
AREA | SENIOR CITIZENS' RELAXATION AREA | PRE-FUNCTION AREA
LEON'S WORLD | KIDS' POOL | PARTY HALL | PARTY SPILL OUT AREA
RESTING CABANAS | DRY FOUNTAIN | BUSINESS CENTRE/MEETING
ROOMS | LIBRARY/READING ROOM | BASKETBALL/BOX CRICKET | YOGA
HALL/DECK | GUEST ROOMS | MEDITATION POD | CLIMBING WALL

TOWNSHIP AMENITIES: RUSTOMJEE CAMBRIDGE INTERNATIONAL
SCHOOL | OPEN AIR GYM & OUTDOOR FITNESS AREA
FESTIVAL PLAZA & MULTIPURPOSE PLAYGROUND | MULTI SPORTS
ARENA | INFORMAL PLAY AREA/GARDEN | INFORMAL SEATING AREA
URBAN FARMING | TREE SURFING & YOGA PAVILION



PROPERTY HIGHLIGHTS

AN INCREDIBLE INVESTMENT OPPORTUNITY | 2 BHK HOMES IN AZZIANO'S L-TOWER | 4 LEVEL CAR PARK PODIUM WITH MULTIPLE LIFESTYLE AMENITIES + 41 FLOORS | SCENIC VIEWS OF YEOOR HILLS AND THANE CITY
2.5% SAVINGS ON STAMP DUTY AS PER SPECIAL APPROVALS FROM THANE MUNICIPAL AUTHORITIES
ALL APPROVALS IN PLACE FOR AZZIANO L-TOWER, RUSTOMJEE URBANIA



FLOOR PLAN

01 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.68	599.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.59	114.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.77	611.00

02 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.54	598.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.66	115.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.68	610.00

03 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.64	599.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.66	115.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.77	611.00

04 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.57	598.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.59	114.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.68	610.00



08 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.68	599.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.59	114.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.77	611.00

07 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.54	598.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.66	115.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.68	610.00

06 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.64	599.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.66	115.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.77	611.00

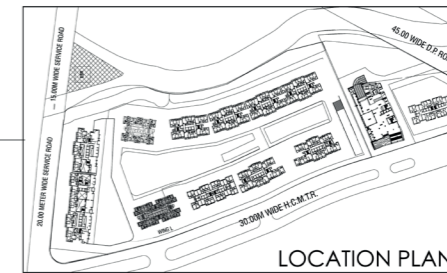
05 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.57	598.00
AREA UNDER DECK/BALCONY & DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	10.59	114.00
PARTICULARS (AS PER MOFA)	SQ. MT.	SQ. FT.
CARPET AREA	56.68	610.00

RUSTOMJEE
AZZIANO
URBANIA I THANE (W)

TYPICAL FLOOR PLAN

DISCLAIMER :-

1. ROOM DIMENSIONS & USABLE AREA INDICATED ARE MEASURED CONSIDERING UNFINISHED WALL SURFACES.
2. MINOR VARIATIONS (+ / -3%) IN ACTUAL CARPET AREAS MAY OCCUR AS A RESULT OF FINISHING TOLERANCES & COLUMN PROJECTIONS
3. THE FURNITURE FIXTURES & EQUIPMENTS (FF & E) INDICATED ABOVE DEPICTS PROPOSED INTERIOR ARRANGEMENT AS ENVISAGED BY THE ARCHITECT & IS NOT A PART OF THE PRODUCT OFFERING.



TYPICAL FLOOR
(WING - L)



LOCATION PLAN



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

Disclaimer: The plans, specifications, images and other details depicted herein are only indicative and the Promoter reserves the right to change any or all of these in the interest of the development as per applicable rules and regulations. It does not constitute an offer and/or contract of any type between the Promoter and the recipient. Any prospective sale shall be governed by the terms and conditions of the agreement for sale to be entered into between the parties and recipient shall refer the MahaRERA Project site for complete details. The property is mortgaged with IDBI Trusteeship Services Limited acting as trustee on behalf of Piramal Capital & Housing Finance Limited. The No Objection certificate (NOC)/ permission of the mortgagee Bank/Security trustee would be provided for sale of flats/units/property, if required. Conditions apply*

MahaRERA registration no: Azziano - Wing E - P51700015260, Wing F - P51700001021, Wing G - P51700001060, Wing H - P51700001453, Wing I - P51700001093, Wing J - P51700000950, Wing K - P51700013649, Wing L - P51700018621. Available at website: <https://maharera.mahaonline.gov.in/>

IT'S THOUGHTFUL. IT'S **Rustomjee**®