

**YEARS FROM NOW,  
WHAT WILL YOUR KIDS  
REMEMBER?**

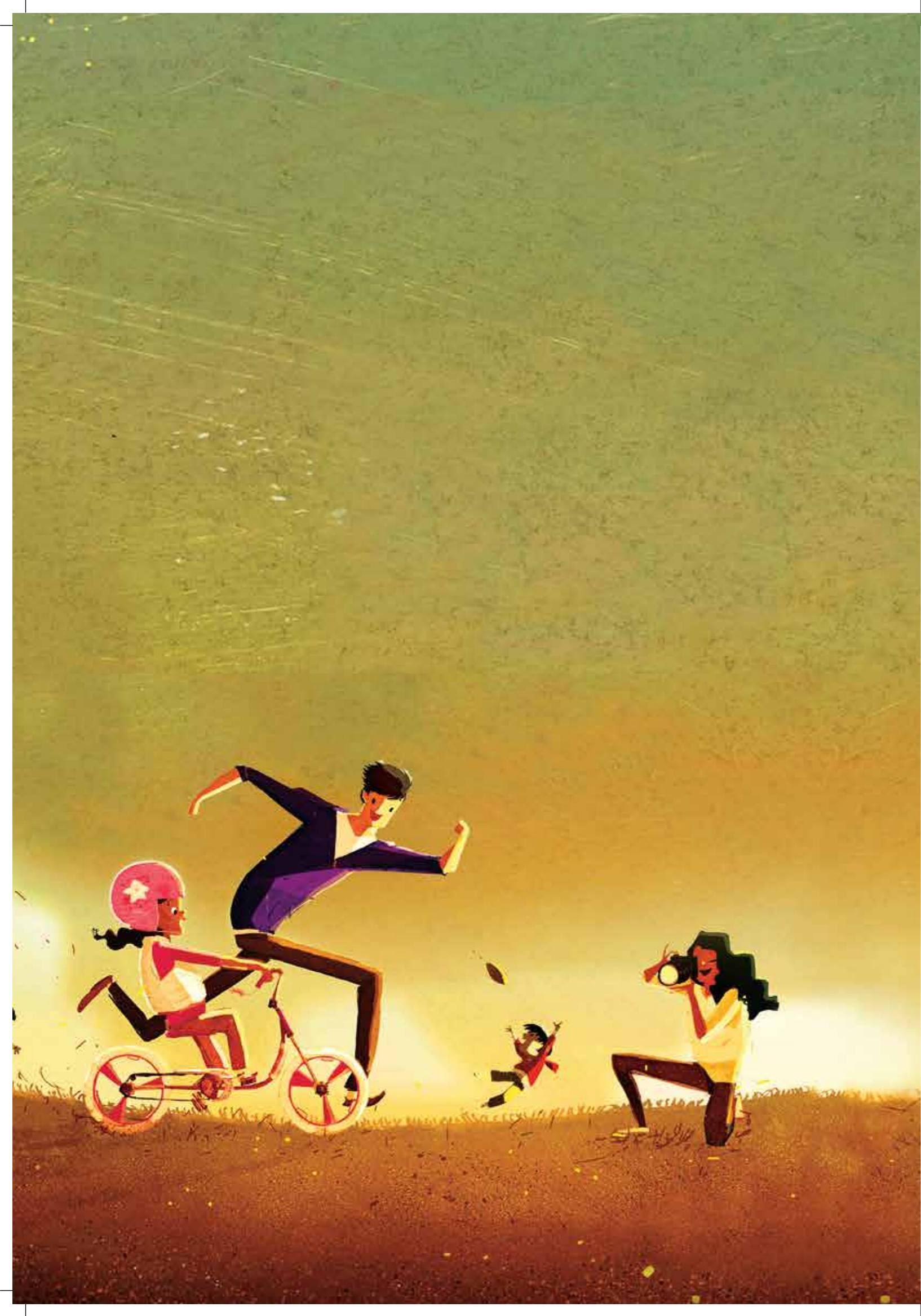
**THE TREE THEY  
USED TO CLIMB OR  
SEASON TWO,  
EPISODE ELEVEN?**

**LAUNCHING THE NEWEST TOWER  
AT RUSTOMJEE URBANIA, THANE (W).**



**URBANIA | THANE (W) | IT'S THOUGHTFUL. IT'S *Rustomjee*<sup>®</sup>**

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



## DISCOVER THE JOYS OF LIVING IN A TOWNSHIP AT RUSTOMJEE URBANIA.

Rustomjee Urbania unveils its newest tower with premium 2BHK apartments opening up to a world class podium garden with a host of amenities that are sure to keep your children and the child in you engaged for hours everyday.

A world where the world-class IGCSE school is right next door.  
Where over 2,500 families get together on weekends,  
kids have more friends than they can count,  
neighbours are more than just a door number,  
and growing up isn't half as important as being a child.



ACTUAL IMAGE

## LAUNCHING A NEW TOWER AT AZZIANO

- A INVESTMENT OPPORTUNITY LIKE NEVER BEFORE
  - 2 BHKs IN AZZIANO K WING
- 4 LEVEL CAR PARK + PODIUM WITH LIFESTYLE AMINITIES + 36 FLOORS
  - ONE OF THE BEST SCENIC VIEWS OF YEOOR HILLS & THANE CITY
    - SAVING OF 2.5% ON STAMP DUTY AS PER SPECIAL APPROVALS FROM THANE MUNICIPAL AUTHORITIES
- ALL NECESSARY APPROVALS IN PLACE FOR AZZIANO K WING, RUSTOMJEE URBANIA



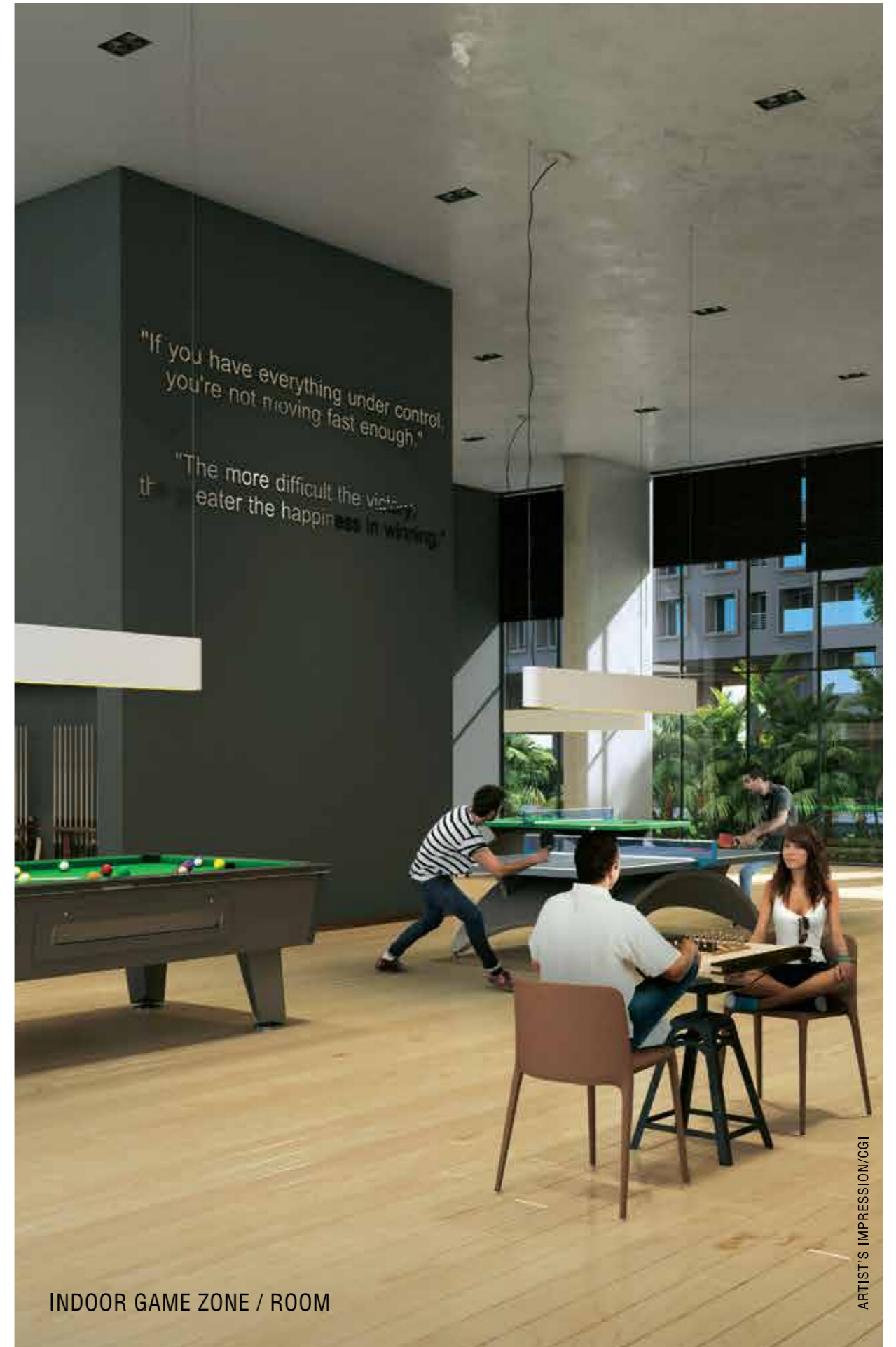
# LIFE IN AZZIANO

- GYMNASIUM
- MINI GOLF
- INDOOR GAME ZONE / ROOM
- CHANGING ROOMS
- SPA
- CAFÉ
- MINI THEATRE
- PARTY HALL
- PREFUNCTION AREA
- SENIOR CITIZENS' RELAXATION AREA
- LEON'S WORLD
- KIDS' PLAY AREA
- SWIMMING POOL
- KID'S POOL
- PARTY SPILL OUT AREA
- RESTING CABANAS
- ALFRESCO DINING
- DRY FOUNTAIN
- COOLING MIST POD
- BUSINESS CENTRE / MEETING ROOM
- BASKET BALL / BOX CRICKET



ALFRESCO DINING

ARTIST'S IMPRESSION/CGI



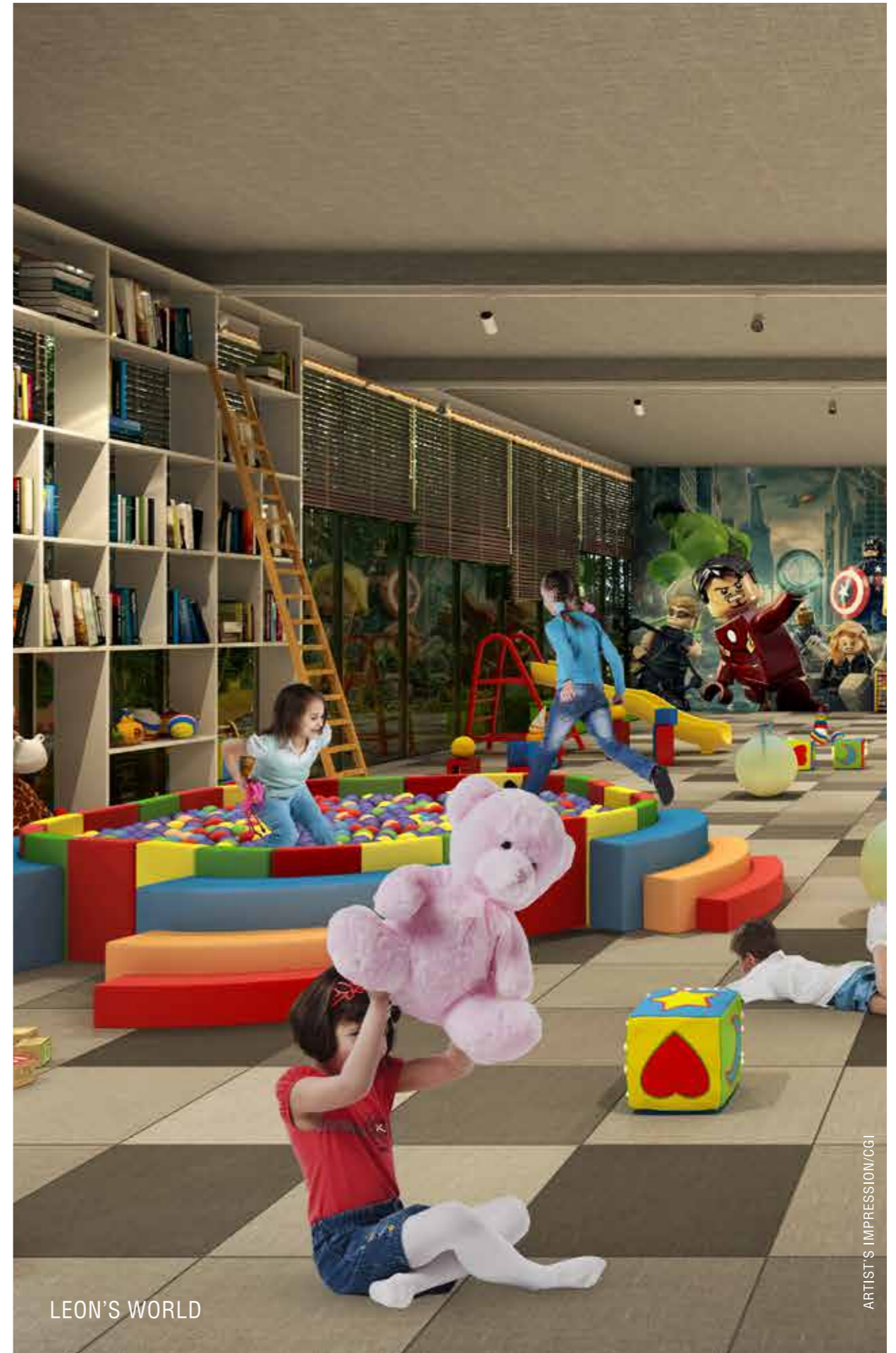
INDOOR GAME ZONE / ROOM

ARTIST'S IMPRESSION/CGI



SWIMMING POOL VIEW 1

ARTIST'S IMPRESSION/OGI



LEON'S WORLD

ARTIST'S IMPRESSION/OGI



TENNIS COURT

ARTIST'S IMPRESSION/CGI



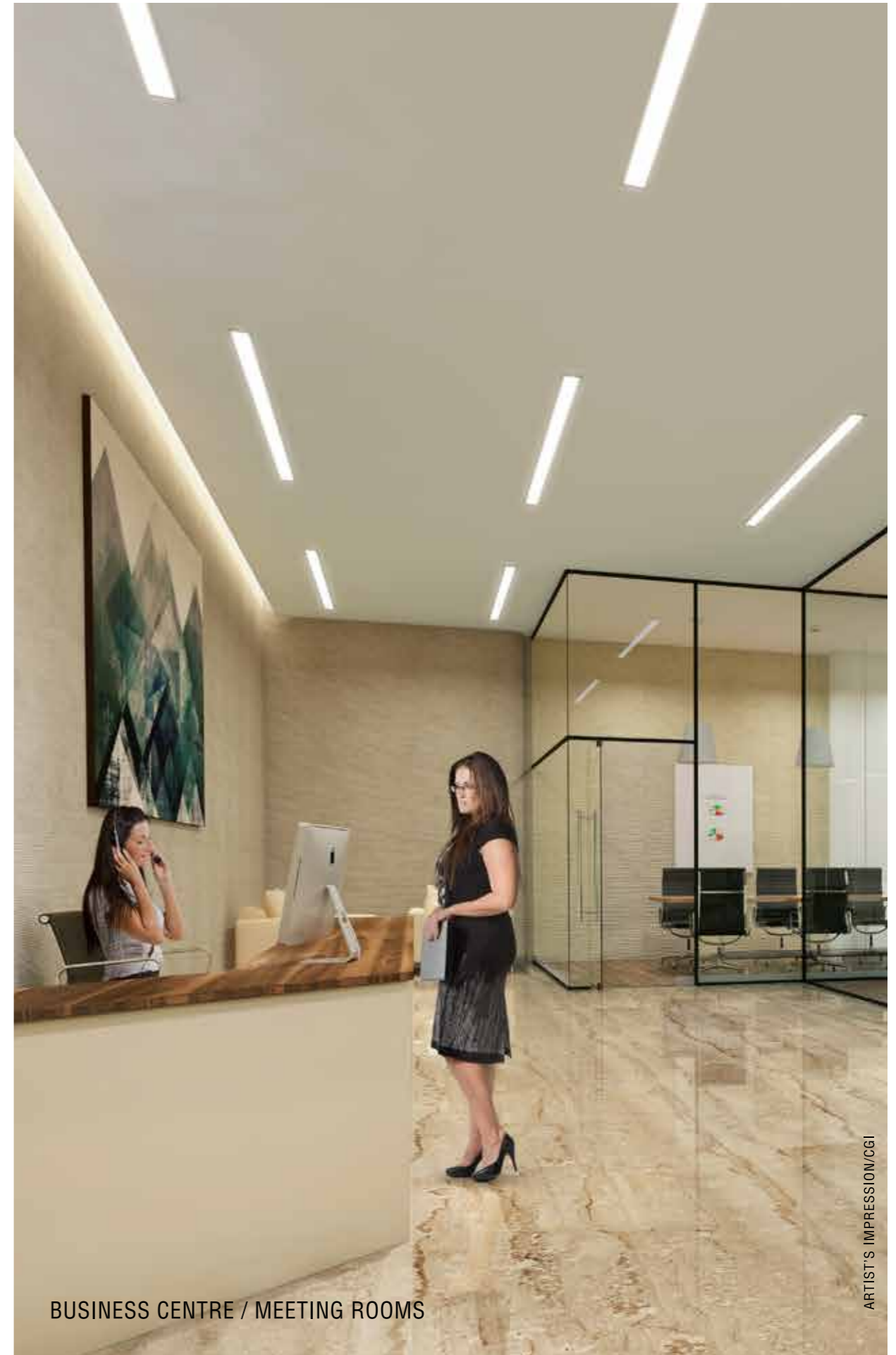
LIBRARY / READING ROOM

ARTIST'S IMPRESSION/CGI



SWIMMING POOL VIEW 2

ARTIST'S IMPRESSION/CGI



BUSINESS CENTRE / MEETING ROOMS

ARTIST'S IMPRESSION/CGI





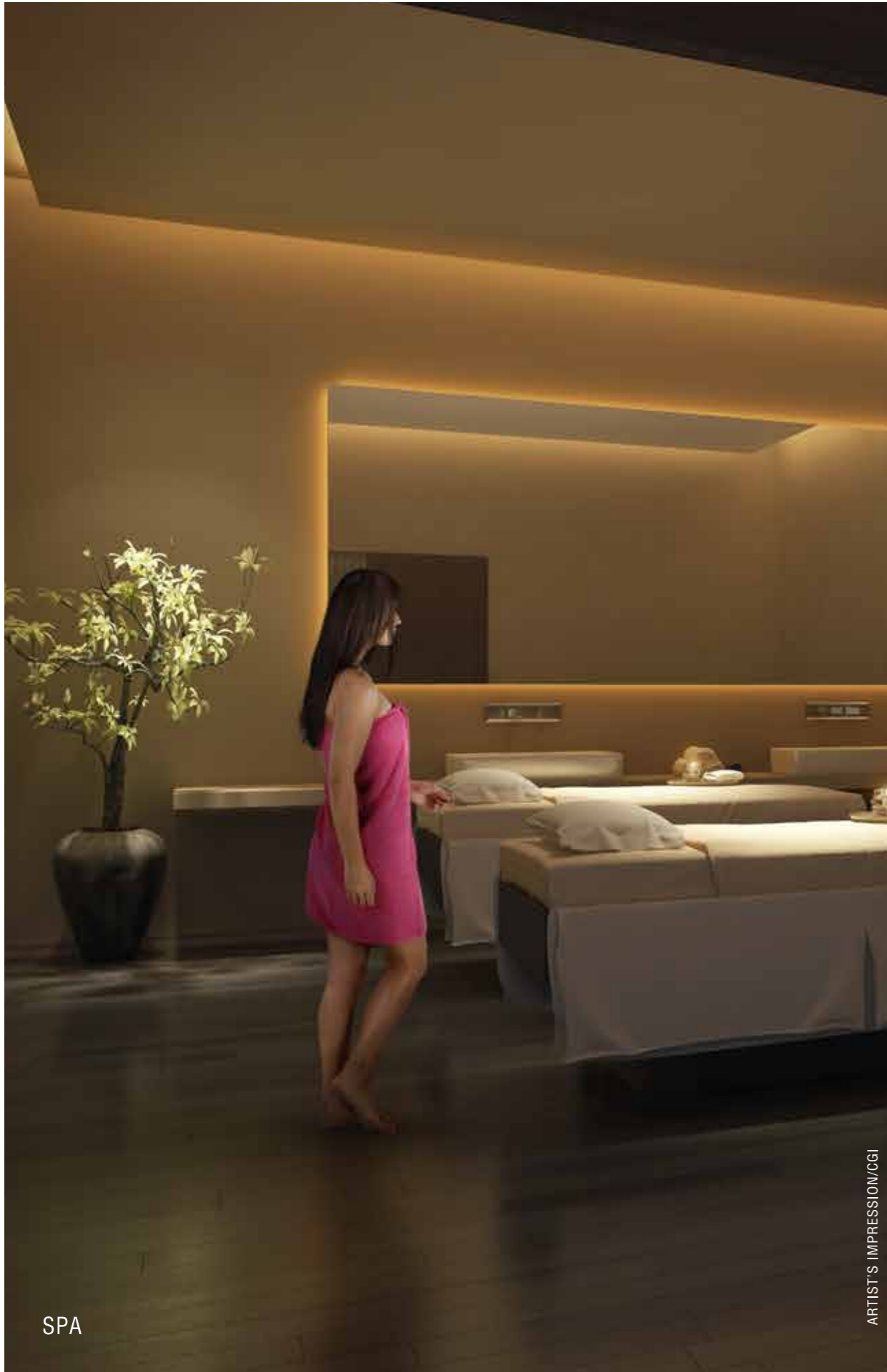
PARTY SPILL OUT HALL

ARTIST'S IMPRESSION/CGI



CAFÈ

ARTIST'S IMPRESSION/CGI



SPA

ARTIST'S IMPRESSION/CGI



MINI THEATRE

ARTIST'S IMPRESSION/CGI

# ACTUAL IMAGES OF THE AMENITIES AT RUSTOMJEE URBANIA (AZZIANO)



GYMNASIUM

ARTIST'S IMPRESSION/CGI



SWIMMING POOL



PARTY HALL



CHILDREN'S PLAY AREA



GYMNASIUM



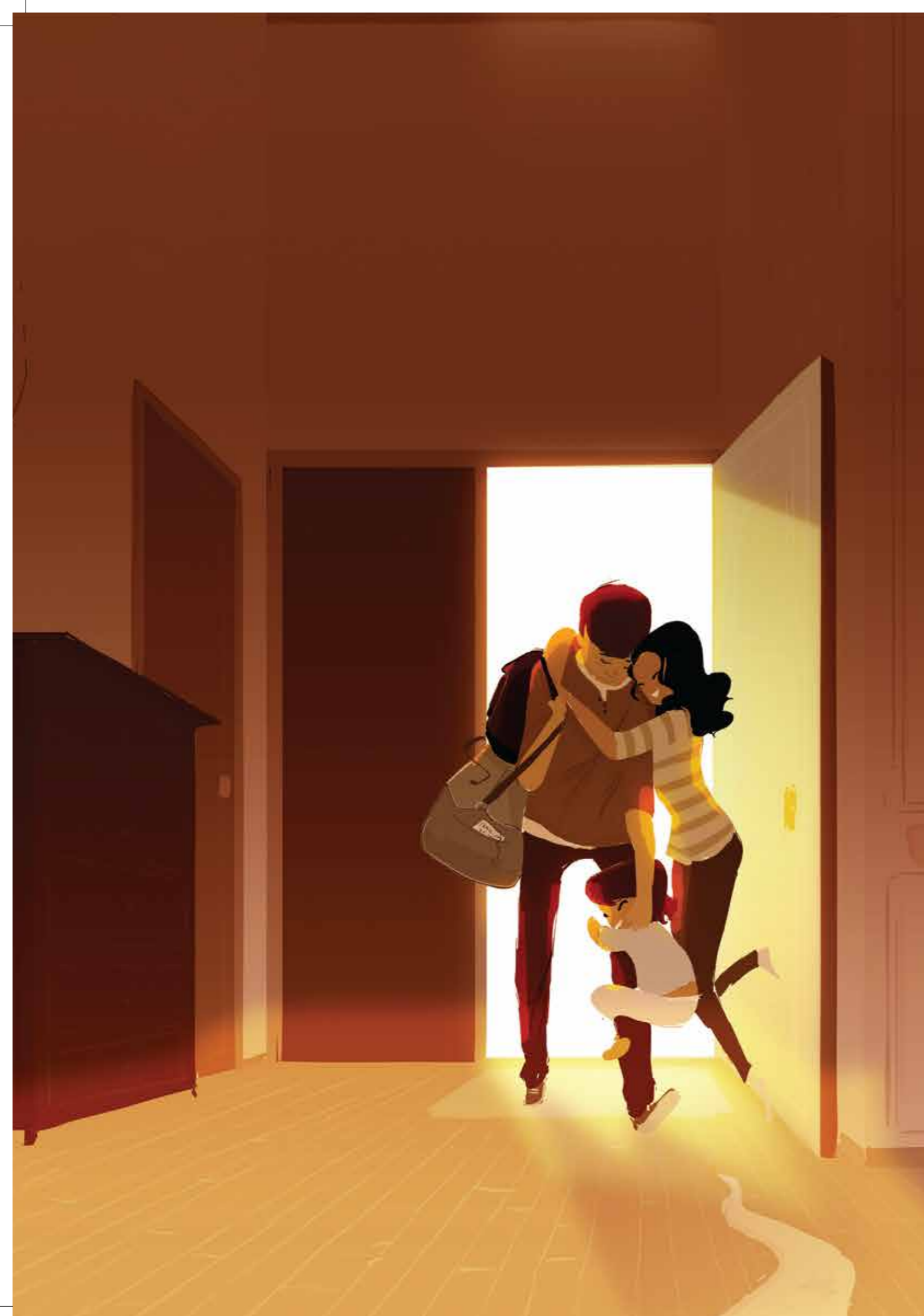
INDOOR GAMES ROOM



**CAFÉS, SALONS AND  
SUPERMARKETS ARE A SHORT WALK AWAY.  
GOOD LUCK FINDING  
A REASON TO TAKE YOUR CAR OUT.**

The township has tree-lined avenues dotted with open-air cafes, fine dining restaurants, quiet little bookstores, and a whole bunch of stores just down the internal road. No traffic jams, no parking hassles, no spending on fuel. Really, the only problem is going to be, what are you going to use your car for?

COFFEE SHOPS | FINE DINING RESTAURANTS | SUPERMARKETS  
SALONS | BANKS | FOOD COURTS | CLINICS | PHARMACIES | BOOK SHOP



## **TOWNSHIP'S PROPOSED FEATURES:**

- 2 & 3 BHK HOMES
- IGBC PRE GOLD CERTIFICATION
- RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
- RETAIL SPACES
- COMMERCIAL SPACES
- FIRE STATION
- MULTI-SPORTS ARENA
- KIDS' PLAY AREA

# 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



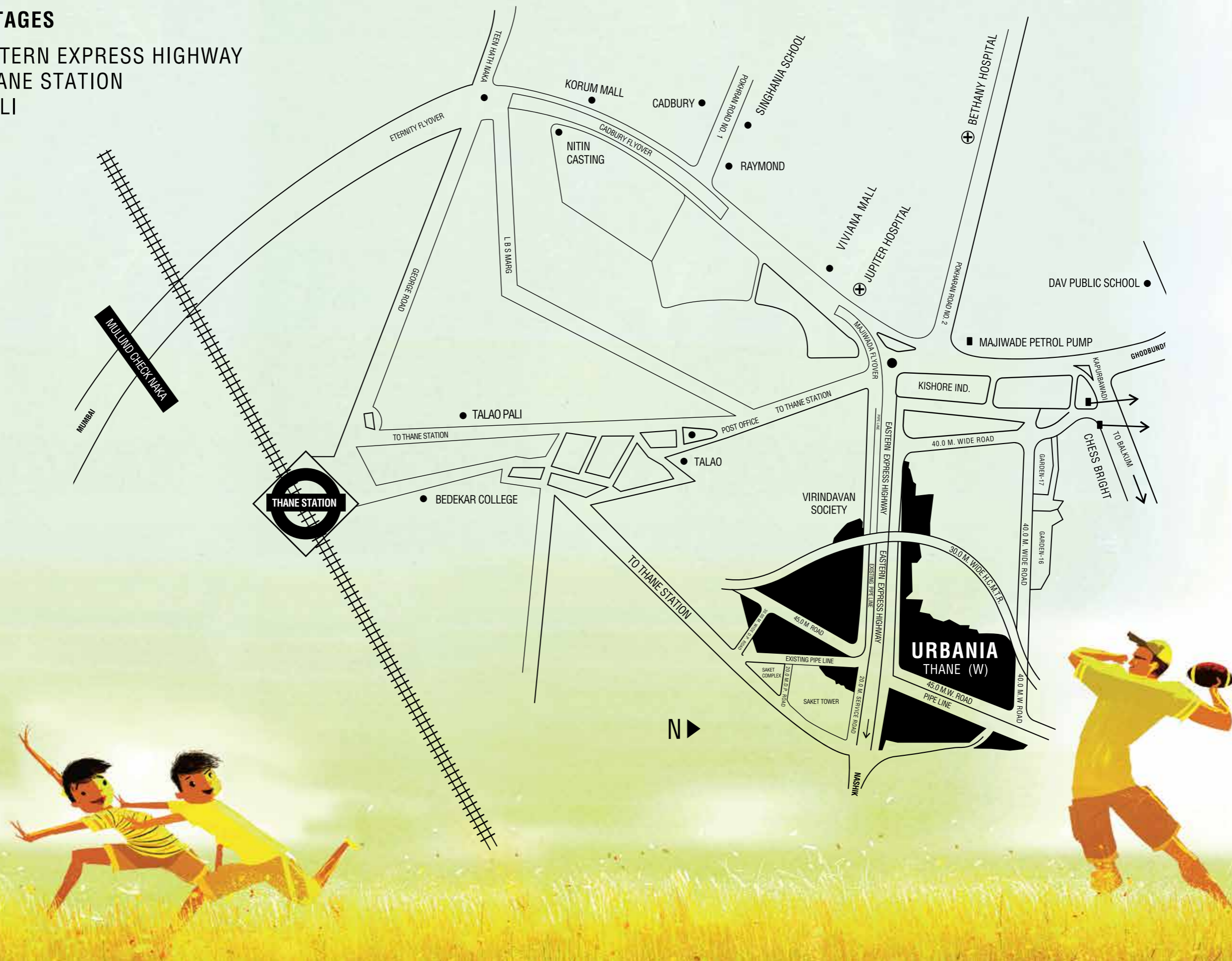
GROUP DANCE



QUAD BIKING

## LOCATION ADVANTAGES

JUST OFF THE EASTERN EXPRESS HIGHWAY  
4.7 KMS FROM THANE STATION  
8 KMS FROM AIROLI



\* LOCATION MAP SHOWS APPROXIMATE DISTANCES

**WELCOME TO RUSTOMJEE.  
ONE OF INDIA'S MOST AWARDED  
DEVELOPERS.**



**REALTY PLUS EXCELLENCE AWARDS 2012**  
Rustomjee Urbania - Integrated Township of the Year Award (West Zone)

**ESTATE AWARDS 2013 ORGANISED BY FRANCHISE INDIA WEST INDIA EDITION**  
Rustomjee Urbania - Best Township in Thane (West India Edition)

**NDTV PROPERTY AWARDS 2014**  
Rustomjee Urbania - Best township of the year (under 200 acres) - Regional

**ET BEST REALTY BRANDS AWARD 2015**  
Celebrating Brand Excellence

**10<sup>TH</sup> CONSTRUCTION WORLD ARCHITECT AND BUILDERS AWARDS OF EXCELLENCE**  
Past winners were honoured and a decade of excellence was celebrated in 2015

**REALTY PLUS EXCELLENCE AWARDS (WEST) 2015**  
Super Luxury Project of the Year - Rustomjee Oriana  
CSR Initiative of the Year – Rustomjee Group

Integrated Township of the Year below 350 acres - Rustomjee Urbania (Regional)

Realty Plus 'Scroll of Honour' Award - Mr. Boman R.Irani, CMD, Rustomjee Group

**CONSTRUCTION WEEK INDIA AWARDS 2015**  
Editor's Choice Award - Enterprising Developer of the Year - Mr. Boman R.Irani, CMD, Rustomjee Group

**ACETECH ALPHA AWARDS 2015**  
Outstanding quality of construction and use of space for recreational living

**DNA PRESENTS REAL ESTATE & INFRASTRUCTURE AWARDS 2015**  
Rustomjee Urbania - Integrated Township of the Year (Regional)

**ESTATE AWARDS 2015 ORGANIZED BY FRANCHISE INDIA**  
Developer of the Year (West) Rustomjee Developers  
CSR Initiative of the Year - Rustomjee Developers

CSR Initiative of the Year - Rustomjee Developers

**MCHI - CREDAI PROPERTY 2015 AWARDS**  
Excellence in Customer Information and Responsiveness

**CONSTRUCTION TIMES BUILDERS AWARD 2016**  
Best Developer of the year 2016 - Rustomjee Group

Best CEO of the year 2016 - Mr. Boman R. Irani

**ET TRENDS REALTY TITANS AWARD FOR EXCELLENCE**  
Rustomjee Elements - Design Innovation (Western Suburbs)

Rustomjee Oriana - Project Amenities (Central Suburbs)

Rustomjee Paramount - Family Focus (Western Suburbs)

**GOLDEN BRICK AWARDS 2016**  
Luxury Project of the Year (Regional) – Rustomjee Elements

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

**TIMES REALTY ICONS AWARDS 2016**  
Township Project of the year - Rustomjee Urbania

**TIMES REALTY ICONS AWARDS 2016**  
Township Project of the year - Rustomjee Urbania

**CONSTRUCTION WEEK INDIA AWARDS 2016**  
CSR Initiative of the Year - Rustomjee Group

**REALTY PLUS EXCELLENCE AWARDS 2016**  
Integrated Township of the Year below 350 acres - Rustomjee Urbania

Super Luxury Project of the Year - Rustomjee Seasons

Luxury Project of the Year - Rustomjee Oriana

**MID DAY REAL ESTATE ICONS (THANE & NAVI MUMBAI)**  
Iconic Township Project (Thane) - Rustomjee Urbania 2017

CIA World Builders & Infra Award 2017

Best Township Project of the Year (Large Category) Rustomjee Urbania 2017

Construction Week India Awards 2017

Real Estate Person of the Year – Boman R. Irani

**NATIONAL Awards for Excellence in Real Estate & Infrastructure 2017**  
Real Estate Most Enterprising CEO of the Year – Mr. Boman R. Irani

**GOLDEN BRICK AWARDS 2017**  
Luxury Project of the Year (Regional) – Rustomjee Paramount

Township Project of the Year within 200 acres (Regional) - Rustomjee Urbania



# COMPLETED PROJECTS OF RUSTOMJEE URBANIA TOWNSHIP

**ACURA | 2 BHK | 550 + FAMILIES**



**AZZIANO 2 & 3 BHK | 410 + FAMILIES**



**ASTRAEA | 2 & 2.5 BHK  
100 + FAMILIES**



**ATHENA | 2, 2.5 & 3 BHK  
400 + FAMILIES**



**ATELIER | 1 & 2 BHK  
280 + FAMILIES**

# SOME OF RUSTOMJEE'S COMPLETED PROJECTS

**MERIDIAN | KANDIVALI (W)  
1 & 2 BHK**



**ELANZA | MALAD (W)  
2 & 2.5 BHK**



**OZONE | GOREGAON (W)  
2, 2.5 & 3 BHK**



**ORIANA | BKC ANNEXE  
3 & 4 BHK**



**YAZOO PARK | VIRAR (W)**



**GLOBAL CITY | VIRAR (W)  
1, 2 & 3 BHK**



**ELITA | UPPER JUHU  
2, 3 & 4 BHK**

Actual images of our completed projects

Actual images of our completed projects

03 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.74	600.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	9.12	98.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.43	618.00

04 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	56.05	603.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	8.21	88.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	55.34	596.00

05 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	56.05	603.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	8.21	88.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	55.35	596.00

06 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.74	600.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	9.12	98.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.38	618.00



02 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	56.30	606.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	8.66	93.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.43	618.00

01 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	57.61	620.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	8.30	89.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.14	615.00

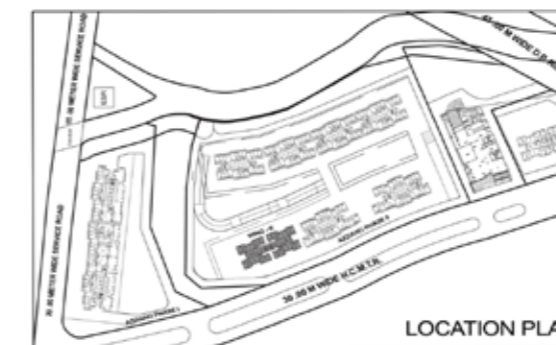
08 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	57.61	620.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	8.30	89.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.14	615.00

07 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	55.82	601.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	9.12	98.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.38	618.00

# AZZIANO THANE

## 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 - K)



**NOTE** \_\_\_\_\_

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IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

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

All layouts, locations, plans, specifications, designs, elevations, features, amenities, facilities, services, product/equipment type and brand mentioned are indicative of the kind of development proposed in this Project 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. Minor variations (+/- 3%) in actual carpet areas may occur as a result of design/construction variances, finishing tolerances and column projections.

The pictures/images and perspective views of the premises/building/layout are on artist's impression of the development and for representational purposes only and are not a part of actual deliverables. Furniture, soft furnishing, gadgets, etc. are not part of the offering. The details, pictures and images contained in the leaflets, brochures or any other printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the Purchaser.

All transactions in respect of this Project shall be subject to the terms and conditions of the Agreement for Sale to be entered into between the Promoter/Developer and the Purchaser. The property is mortgaged with IDBI Trusteeship Services Ltd on behalf of Piramal Finance Limited. The No Objection Certificate/permission of the mortgagee bank/institution would be provided to the Purchaser for the sale of flats/units, if required.  
CGI stands for computer generated image.