



MISSION
**MUMBAI
FOR ALL**

MUMBAI'S BIGGEST HOUSING REVOLUTION

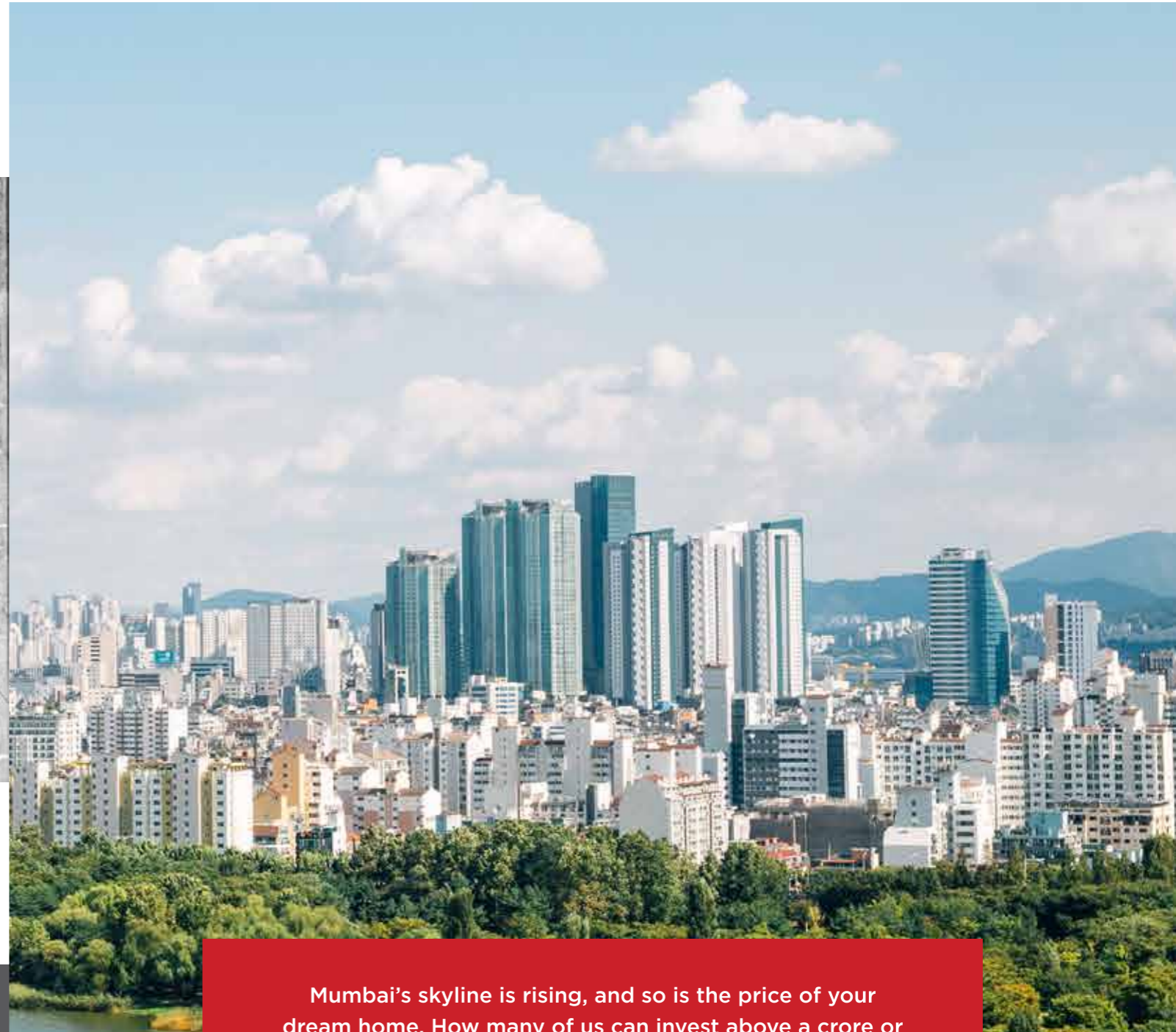
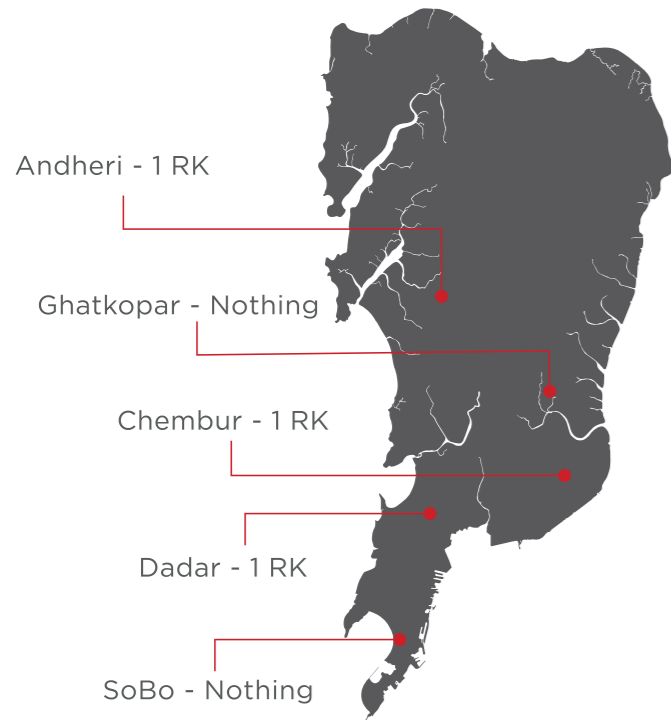
 **POWAI-VIHAR
LINK ROAD**

**MAXIMUM
1 BHK HOMES**



**NOW OWNING A HOME
IN MUMBAI IS ~~NOT~~
FOR EVERYONE.**

WHAT CAN YOU BUY IN MUMBAI FOR ₹1 CRORE? **NOTHING.**



Smaller Carpet Area



A Compromised Ecosystem



No Basic Amenities

YOU MAY FIND A HOUSE, BUT NOT A HOME OR A DECENT LIFESTYLE.

Mumbai's skyline is rising, and so is the price of your dream home. How many of us can invest above a crore or crores and boast a monthly income in lakhs to pay for a home by a reputed developer offering a township living experience within Mumbai?

If you believe everyone has the right to dream big and make their dreams come true, you are no longer alone.

Mumbaikars often find themselves compelled to move out of Mumbai, leaving behind their roots and everything familiar. Settling outside the city means facing the daunting task of starting afresh and rebuilding their lives in a completely new environment.

WHAT DO YOU SEEK WHEN YOU BUY A HOME OF YOUR DREAMS?

• What if it's not just a home but an emblem of your success?

• What if it's under ₹1 crore, offering luxury within reach?

• What if it's in a dynamic growth centre brimming with opportunities?

• What if it's from a top developer, ensuring quality?

• What if it bears a prestigious Mumbai address, symbolising status?

• What if it's superbly connected, ensuring convenience?

• What if it's packed with amenities, enhancing your lifestyle?

• What if it offers township living and fosters community?

A HOME IN MUMBAI IS A COMPROMISE

COMPROMISED LIFESTYLE

COMPROMISED SPACE

COMPROMISED QUALITY OF CONSTRUCTION

COMPROMISED ECOSYSTEM

COMPROMISED DELIVERY TIMELINES



**END THE COMPROMISES.
IT'S TIME FOR A HOUSING REVOLUTION.
SAY NO TO HOMES OUTSIDE MUMBAI.**

**NEVER LEAVE
THE CITY.
PRESENTING
A COVETED IN-CITY,
MUMBAI
ADDRESS.**

Stop searching for homes in Thane or beyond; stay where you belong. Nothing compares to urban living within Mumbai. And there is no better place than our prestigious Mumbai address.

Immerse yourself in Mumbai's vibrant culture and community, with modern amenities just minutes away.

**YOUR OWN CITY ADDRESS.
YOUR OWN MUMBAI ADDRESS**





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The Ajmera Township Experience.

**WHY BUY ONLY A HOME WHEN YOU
CAN BUY A DESTINATION?**



For nearly 5 decades, Ajmera has been renowned for pioneering visionary townships to redefine urban living with timeless elegance. This cutting-edge development will transform Central Mumbai's skyline and essence, offering an unmatched lifestyle with its unique maximum homes.



Growth Centre.

BUILD YOUR FUTURE IN THE NEXT POWAI.

Secure your family's future along the promising Powai-Vihar Link Road. This township offers seamless connectivity to Mumbai's key areas, including commercial hubs, schools, and healthcare facilities for convenient commute.



Wholesome Living.

CLOSE TO EVERYTHING YOU NEED.

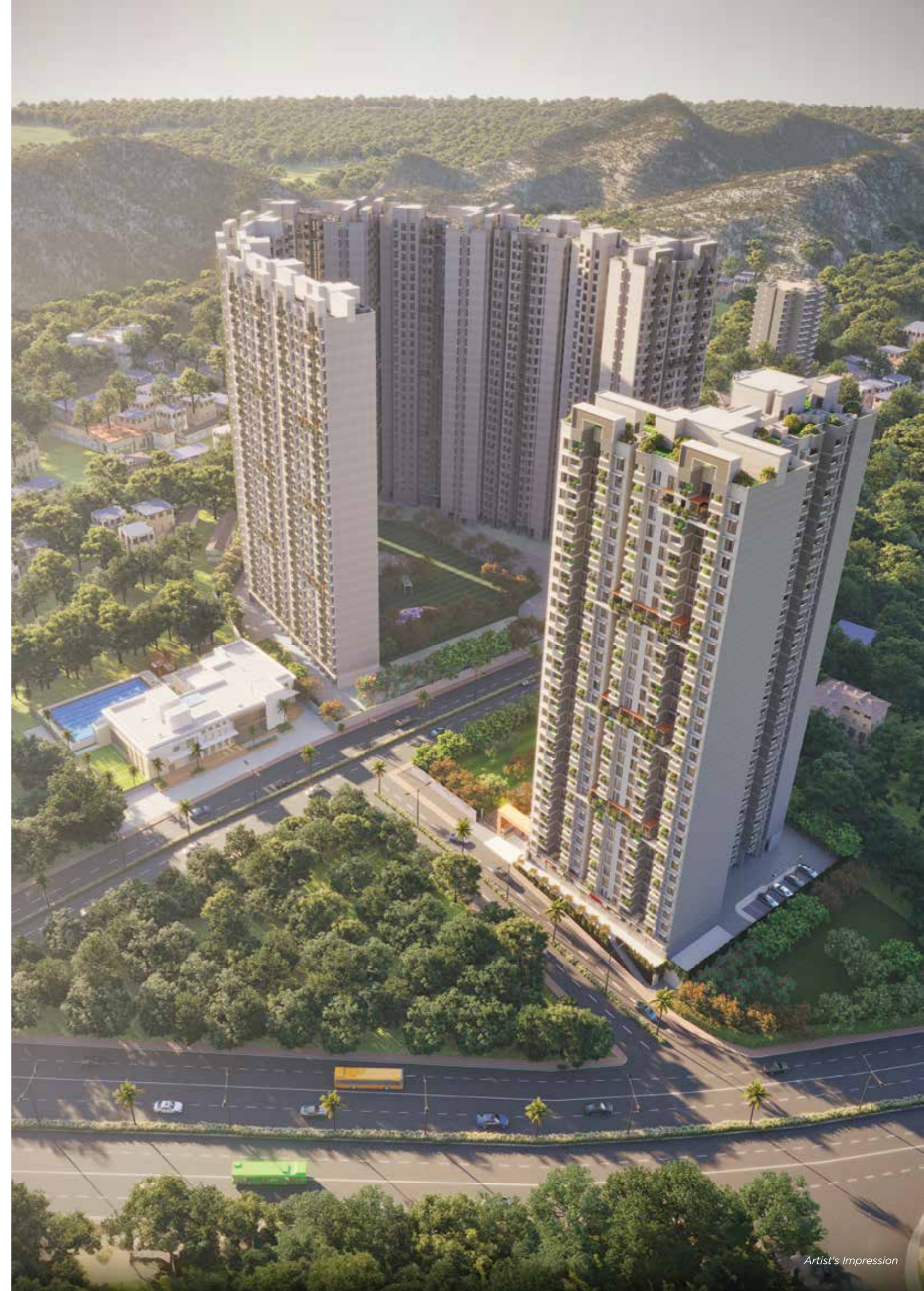
Our township ensures a secure, prosperous future with abundant opportunities for personal and professional growth. Access quality educational and career resources in Mumbai for thriving families and individuals.



Community Living.

CREATING THE PERFECT ENVIRONMENT FOR YOUR FAMILY'S NEEDS.

Enrich your lives. Discover the joy of community living where neighbours become friends, meeting at regular and special events and in social spaces that create a strong sense of belonging.



Lifestyle Indulgence.

**NO TOWNSHIP
IS COMPLETE
WITHOUT
ITS EXCLUSIVE
CLUBHOUSE**

There's more to life than work. Indulge in luxury and discover leisure at our exclusive clubhouse crafted for your lifestyle desires. With a wealth of amenities, including a state-of-the-art fitness centre, a rejuvenating spa, and a sparkling swimming pool.

Relax in stylish lounges or host gatherings in elegant halls, gazebos and lawns, all designed with impeccable attention to detail. Whether you seek wellness, entertainment, or simply a place to unwind, our clubhouse promises to elevate your living experience to new heights of elegance and comfort.



MAX VALUE LIFESTYLE.

Ajmera townships are built for those who dream of unparalleled comfort and convenience. Our diverse amenities cater to every need because your family deserves the best for education, recreation, and rejuvenation, ensuring a well-rounded lifestyle.

40+ BEST-IN-CLASS AMENITIES



SPORTS

- Multipurpose Court
- Cricket Net
- Lawn Tennis
- Squash Court
- Skating Rink



FITNESS

- Cycling Track
- Jogging Track
- Gymnasium



AQUA ZONE

- Swimming Pool
- Kids Pool
- Jacuzzi
- Sauna Bath



RELAX ZONE

- Spa
- Club Reception
- Yoga & Zumba Zone
- Aerobics Studio
- Meditation Zone



KIDS ZONE

- Kids Play Area
- Toddler Play Area
- Creche
- Sand Pit



LANDSCAPE ZONE

- Senior Citizen Area
- Gazebo
- Organic Farm Zone
- Amphitheatre
- Party Lawn



INDOOR GAMES ZONE

- Table Tennis
- Carrom
- Chess
- Air-Hockey Table
- Foosball
- Snooker



ENTERTAINMENT ZONE

- Open-Air Theatre
- Mini Theatre



WORK ZONE

- Meeting Pods
- Business Centre



FACILITIES

- Shopping Arcade
- Café
- ATM



KNOWLEDGE ZONE

- Library



ART PERFORMANCE ZONE

- Dance Studio

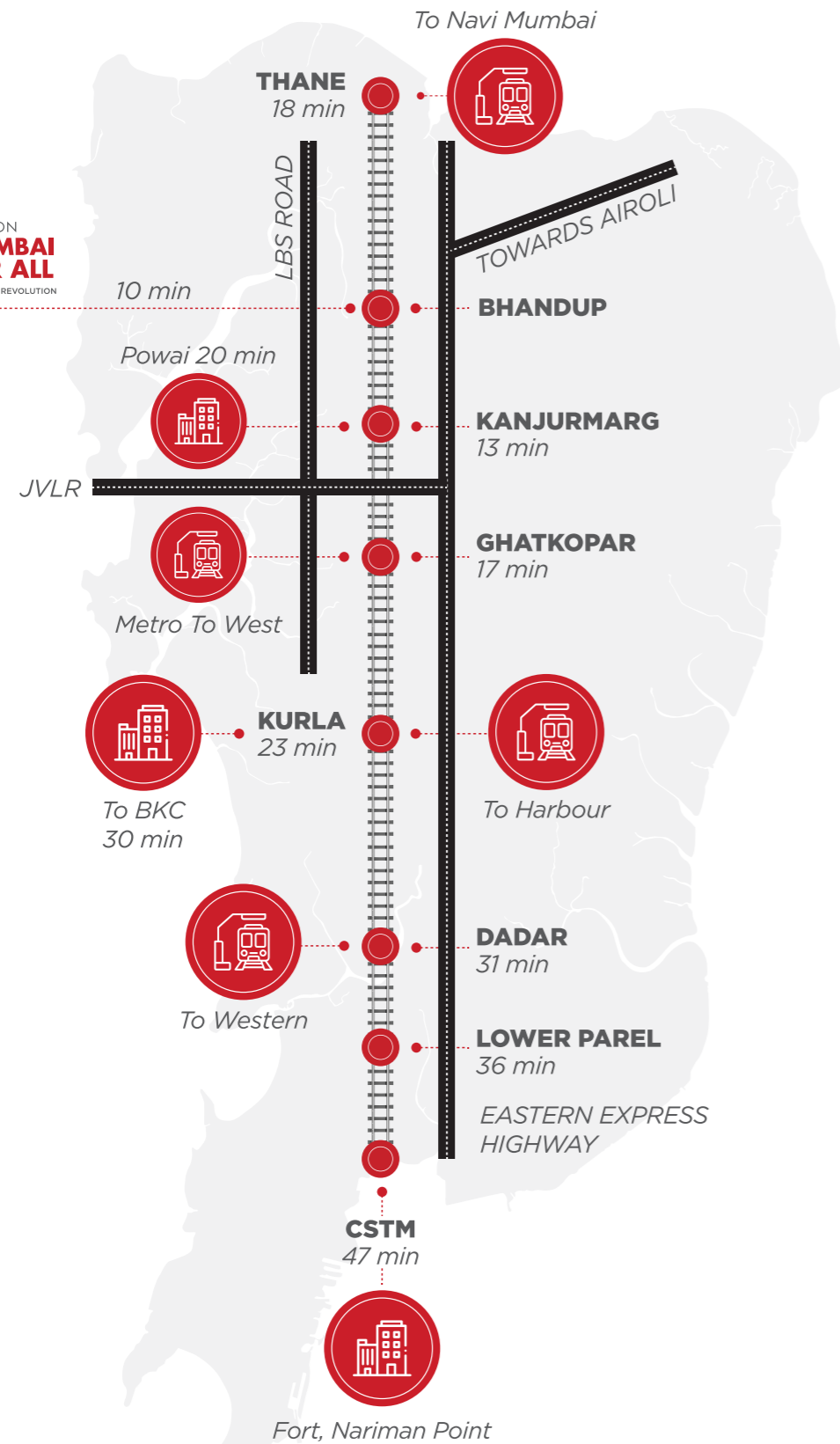


OTHERS

- Pet Zone
- EV Car Charging System
- Temple



DISCOVER THE HEART OF CENTRAL MUMBAI.



TRAVEL

- Proposed Metro Station - 5 mins
- Bhandup Station - 10 mins
- Kanjurmarg Station - 10 mins

COMMUTE

- LBS Marg - 5 mins
- Goregaon Mulund Link Road - 15 mins
- Eastern Express Highway - 15 mins

AIRPORT

- Chhatrapati Shivaji Maharaj International Airport - 30 mins

EVOLVE INTO THE CENTRE OF LIFE AND LIFESTYLE.



Central Mumbai is undergoing tremendous development that will redefine its landscape for generations. Propelled by upcoming infrastructure projects, it promises to permanently reshape the area's dynamics.



INDIA'S LONGEST CYCLING AND JOGGING TRACK

It spans 39 kilometres from Mulund and ends near Wadala's Antophill. It promises residents unparalleled recreational opportunities and enhanced connectivity.

39km, 10m wide | 40 Entry/Exit points | Will connect to 19 railway stations



GMLR - GOREGAON MULUND LINK ROAD

Western Suburbs' will soon be closer thanks to the upcoming Goregaon-Mulund Link Road that starts from the northern end of PVLRL.



THE UPCOMING METRO LINE 4

There are three stations in the vicinity linking Wadala to Kasarvadavali in Thane.

THE RISE OF POWAI-VIHAR LINK ROAD (PVLRL).

The transformation of Central Mumbai is not a unique story. A decade ago, Mumbai's now-iconic commercial hubs, BKC and Powai, were nothing more than marshy land with limited prospects for development. This neighbourhood stands poised for a similar metamorphosis, following in the footsteps of BKC and Powai.

A common thread linking these transformative projects is the presence of a vibrant High Street, and Central Mumbai is set to embrace its own with the introduction of 90 feet Powai-Vihar Link Road. PVLRL promises to elevate Central Mumbai's landscape, offering a dynamic urban experience akin to its esteemed counterparts.

Furthermore, the Powai-Vihar Link Road, being significantly wider than LBS Road, plays a crucial role in easing traffic congestion in Central Mumbai, ensuring smoother and more efficient travel for commuters.



SEAMLESS CONNECTIVITY

Connects Central, Western and South Mumbai neighbourhoods effortlessly, close to offices in the growing Central suburbs.



GLORIOUS FUTURE

Provides new developments for education, healthcare, and recreation.



ENHANCED ACCESSIBILITY

Improves access to vital services and amenities.



ENHANCED LIFESTYLE

Provides world-class leisure and recreation, fostering a vibrant community.



BROUGHT TO YOU BY AJMERA, THE PIN CODE CREATORS!

Ajmera Realty & Infra India Ltd, established in 1968, is India's leading Multi-National Realty Corporation with a presence in 2 countries and 6 cities. Ajmera Group is a publicly listed entity on BSE and NSE. It has built dream homes for 46,000+ families, and over 31 million sq. ft. have already been delivered to date.

AJMERA'S INTERNATIONAL LANDMARKS

UNITED KINGDOM

The Crossways London, Bishop's Avenue
Redefined luxury in the second most expensive area in London.

KINGS BOROUGH, LONDON

Luxury row houses and commercial tower.

CALICO

Unique development in Liverpool for students.

THE MILLS HOUSE

The iconic landmark at Windsor.

PUTTING MUMBAI'S MAJOR NEIGHBOURHOODS ON THE MAP.

SHANTI NAGAR, MIRA ROAD

In the 1980s, Ajmera developed the largest township in Asia, sprawling across 265 acres.

YOGI NAGAR, BORIVALI

The sought-after locality is a sprawling 36-acre township.

BHAKTI PARK, WADALA

Mumbai's only 100-acre private estate in the heart of Mumbai.

YOGI HILLS, MULUND

Redefined and transformed the green leafy locality by seamlessly integrating it with nature.

YOGI DHAM, KALYAN

Covering 22 acres, Yogi Dham transformed Kalyan into a world-class city in its own right.

Map Not to Scale

IT'S NOT JUST A DREAM HOME, IT'S A DREAM INVESTMENT.

BUY LOW. SELL HIGH.

Choose the right time to invest. Follow the tested trend of A-grade developer projects outperforming the micromarket in the last 5-10 years. For a higher appreciation, invest in Ajmera's new Central Mumbai township now.

WITH LOCALITY	LAST 1 YEAR	LAST 3 YEAR	LAST 5 YEAR
<i>P. Revanta</i>	▲ 6.6%	▲ 18.8%	▲ 34.3%
<i>Mulund West</i>	▲ 5.9%	▲ 13.1%	▲ 12.4%

WITH LOCALITY	LAST 3 YEAR
<i>R. Greens</i>	▲ 18.8%
<i>Mulund West</i>	▲ 13.1%

WITH LOCALITY	LAST 1 YEAR	LAST 3 YEAR
<i>R. Bliss</i>	▲ 7.4%	▲ 21.3%
<i>Kanjurmarg East</i>	▲ 7.1%	▲ 15%

WITH LOCALITY	LAST 1 YEAR	LAST 3 YEAR
<i>R. Avenue</i>	▲ 12.1%	▲ 40.5%
<i>Kanjurmarg East</i>	▲ 7.1%	▲ 15%

WITH LOCALITY	LAST 1 YEAR	LAST 3 YEAR
<i>R. Forests</i>	▲ 5.8%	▲ 14.7%
<i>Kanjurmarg East</i>	▲ 3.3%	▲ 15.4%

PRICE APPRECIATION
IN A TOWNSHIP



PRICE APPRECIATION
IN THE LOCALITY



HIGHER RENTAL YIELD.

Did you know? Central Mumbai offers higher rental yield due to lower development costs and competitive rent and you can expect continued growth as mega infrastructure projects are completed.



BHANDUP WEST



GHATKOPAR EAST



MULUND WEST



KANJURMARG EAST

A HOME THAT PAYS FOR ITSELF.

Secure your dream home with a Mumbai address from a reputable developer, where the rental income has the potential to match your monthly EMI. With township living boasting a grand clubhouse and over 40 lifestyle amenities, investing here ensures not just a residence but a lucrative financial asset. Experience the best of both worlds with unparalleled rental returns and a fulfilling lifestyle.



LIVING ROOM

Artist's Impression



MASTER BEDROOM

Artist's Impression

A HOME WITHIN MUMBAI IN LAKHS, NOT CRORES.

It takes an experienced developer to understand your dreams and the family's needs. Presenting the new essence of modern living in our Maximum 1 BHK homes designed to exceed your expectations.

Each home is designed to create a haven that embodies elegance and a home that's more than just a space.



MAXIMUM SIZED HOME BY
A GRADE DEVELOPER



MAXIMUM
AMENITIES



FULLY LOADED
MAXIMUM HOMES



MAXIMUM PAYMENT
CONVIENCE

IT IS NOT JUST A HOME BUT
A MAXIMUM 1 BHK HOME.



This project is registered in RERA as '78 Lake Town' under MahaRERA Registration no P51800055387 and is available on the website maharera.mahaonline.gov.in. Images are for representative purpose only. |*T&C apply.