

WELCOME
TO A LIFE THAT'S
NOT LIVED
IN SQUARE FEET.

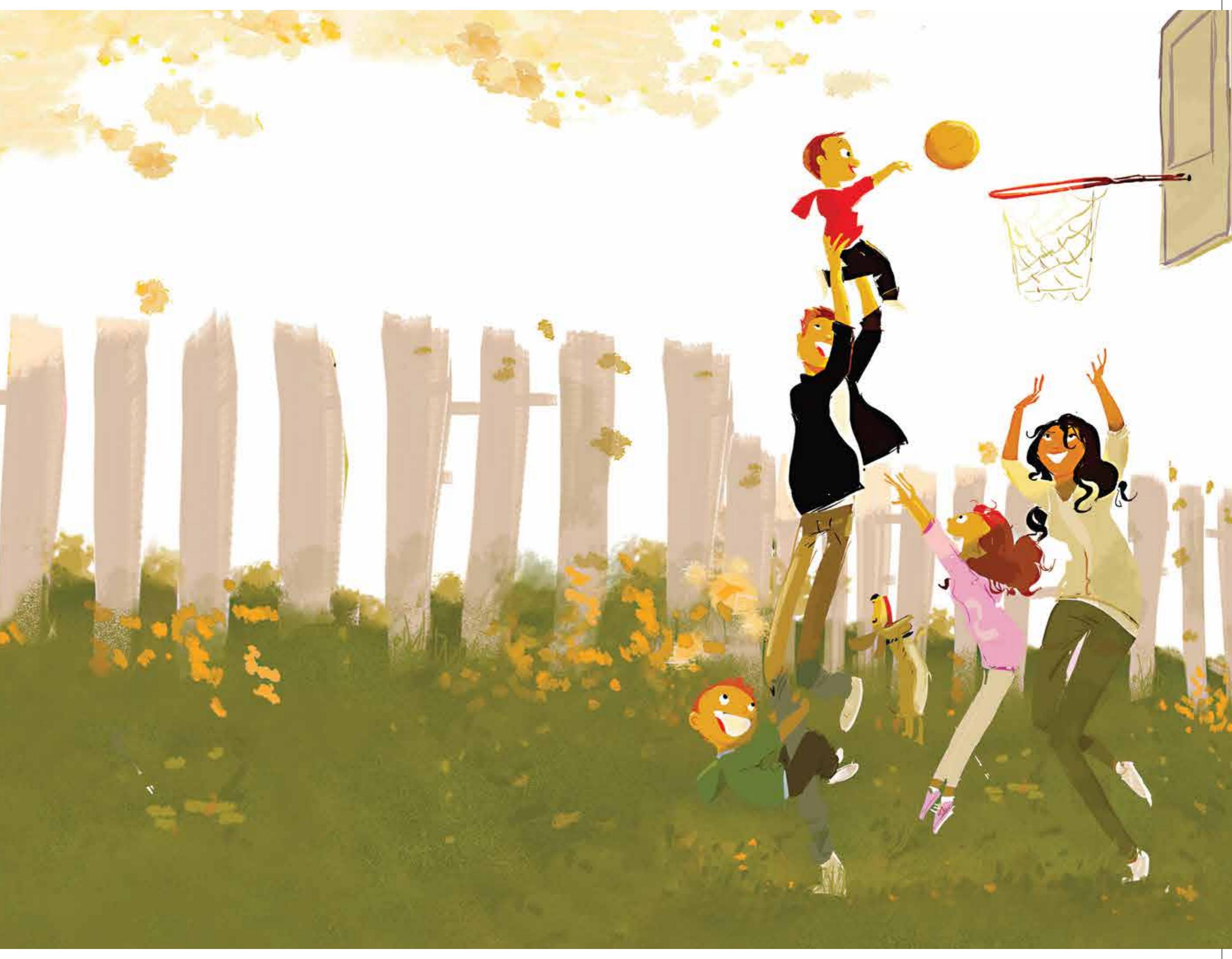
URBANIA | THANE (W)

CHILDHOODS AVAILABLE | IT'S THOUGHTFUL. IT'S **Rustomjee**®

**WELCOME
TO RUSTOMJEE
URBANIA'S
100+ ACRE TOWNSHIP**

REINVENTING MODERN CITY LIVING, ONE IDEA AT A TIME.

At Rustomjee, we believe ideas form the cornerstones of buildings. Bricks and mortar are merely the blocks that help in realizing them. Ideas transform houses into homes and offices into innovation centres. But what's an idea without planning and foresight? These are the thoughts that animate Rustomjee's design principles. The same principles that inspire the company to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies. Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence is converting millions of square feet of Mumbai into gated communities, premium townships, standalone landmarks and commercial spaces.

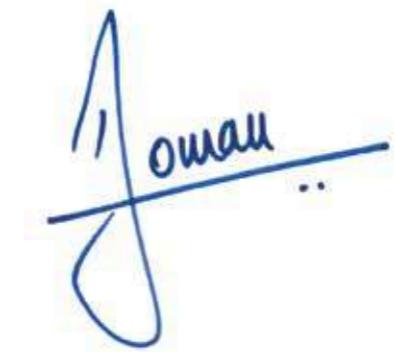


“TOWNSHIPS AND OPEN SPACES ARE THE WAY FORWARD TO ENSURE PLANNED DEVELOPMENT.”

Over the years, Thane has evolved into a prime commercial and residential hub. Owing to its strategic location, great connectivity and social amenities, it is among the most lucrative investment options today.

With TCS buying over 2 million square feet in Thane to build its biggest office, its infrastructural development will get a big boost. It is bound to see accelerated growth; attracting new developers, product offerings and innovations. Open spaces and townships are the way forward to ensure planned development. The upcoming metro will also widen growth prospects in terms of realty and retail markets in Thane.

MR. BOMAN IRANI | CMD, RUSTOMJEE



A handwritten signature in blue ink, appearing to read "Boman ..".

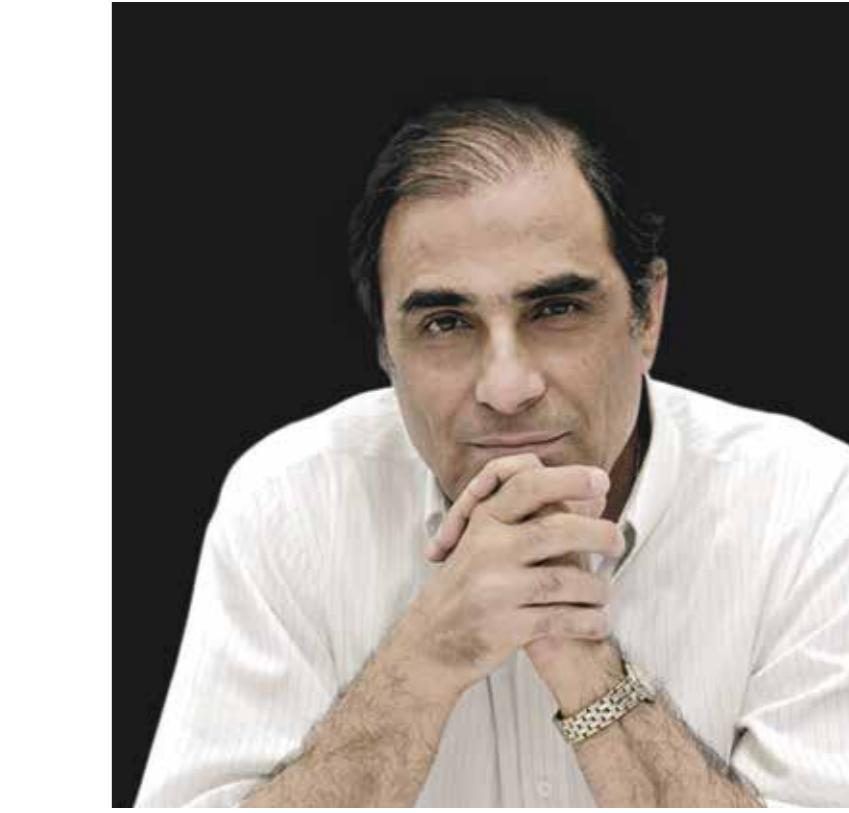


**“I BELIEVE
RUSTOMJEE URBANIA
IS ONE OF MY
FINEST CREATIONS.”**

Hafeez Contractor is one of India's most prominent and well-known architects. He started his firm in 1963 with just two people and now runs a successful practice with over 500 people. The firm has designed some of India's most iconic landmarks, townships and many more prestigious projects.

In addition to this, Mr. Hafeez Contractor has also designed Rustomjee Urbania, a premium township in Thane (W). He spent a considerable amount of his time in drawing out the blueprint of this child-centric property, keeping in mind the varied profile of customers Thane attracts. Making it one of his most thoughtfully designed projects in real estate.

MR. HAFEEZ CONTRACTOR



DESIGN PHILOSOPHY

Form follows function in the design of all Rustomjee properties. We believe that for the design of any building to be successful, it needs to go from being an independent structure to being an extension of its environment. And perhaps the only way to achieve this is by preceding design with thought. Which is why, across all our projects, you'll find one thing in common - the attempt to create better living spaces that help people spend quality time with their families. With amenities that cater to everyone, from children to the elderly, and stringent safety and security measures, these spaces are designed to be havens of comfort that people love returning to. Our homes are specifically designed to cater to the needs of 21st century lifestyles and incorporate futuristic technologies with classic design sensibilities. But most importantly, they remain sensitive to the needs of the environment, which is just another extension of the signature thoughtfulness of Rustomjee.



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



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

ET BEST REALTY BRANDS AWARD 2015
Celebrating Brand Excellence

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

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

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

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

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

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)

DNA PRESENTS REAL ESTATE AND INFRASTRUCTURE AWARDS 2016

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

CONSTRUCTION WORLD ARCHITECT AND BUILDER AWARDS 2016
One among India's Top Builders - Rustomjee Group

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

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

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

Best CEO of the Year - 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)

IMES NETWORK NATIONAL AWARDS 2018
Integrated Township Project of the year - Rustomjee Urbania

RIDE OF MAHARASHTRA AWARDS 2018
CSR Excellence Award - Educate a Child Initiative by Rustomjee

CIA WORLD BUILDERS & INFRA AWARD 2017

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

CONSTRUCTION WEEK INDIA AWARDS 2017
Real Estate Company of the Year - Rustomjee Group

Real Estate Person of the Year - Boman R. Irani

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

GOLDEN BRICK AWARDS 2017
Integrated Township of the Year within 200 acres

T NOW PRESENTS EAL ESTATE AWARDS 2018
Integrated Township Project of the Year - Rustomjee Urbania

IMES NETWORK NATIONAL AWARDS 2018
Integrated Township Project of the year - Rustomjee Urbania

RIDE OF MAHARASHTRA AWARDS 2018

IMES REALTY ICON AWARD 2019
Iconic Trusted Brand of the Year - Rustomjee Group

EON OOH CONFERENCE AWARDS 2018

Most Innovative Use of Moving Media - Rustomjee Urbania

T NOW PRESENTS EAL ESTATE AWARDS 2018
Integrated Township Project of the Year - Rustomjee Urbania

AHARASHTRA BEST EMPLOYER AWARDS 2018
- Rustomjee Group

CHI CREADAI GOLDEN ILLAR AWARDS 2018
Integrated Township of the Year (Under Construction) - Rustomjee Urbania

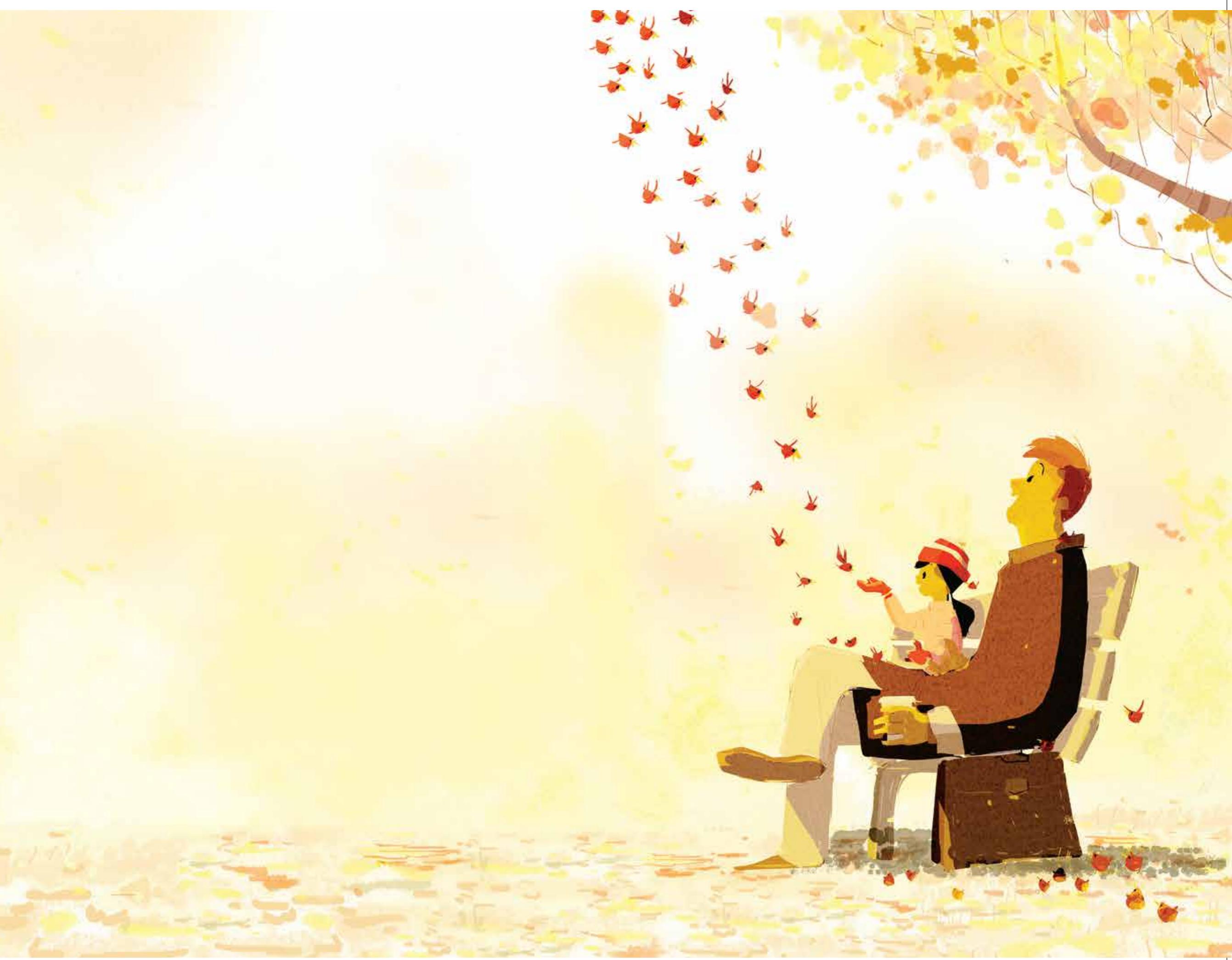
EE BUSINESS PRESENTS NATIONAL REAL ESTATE AWARDS 2019
Integrated Township Project of the Year - Rustomjee Urbania

EALTY + AWARDS 2019
Integrated Township of the Year (West) - Rustomjee Urbania

IMES REALTY ICON AWARD 2019
Iconic Trusted Brand of the Year - Rustomjee Group

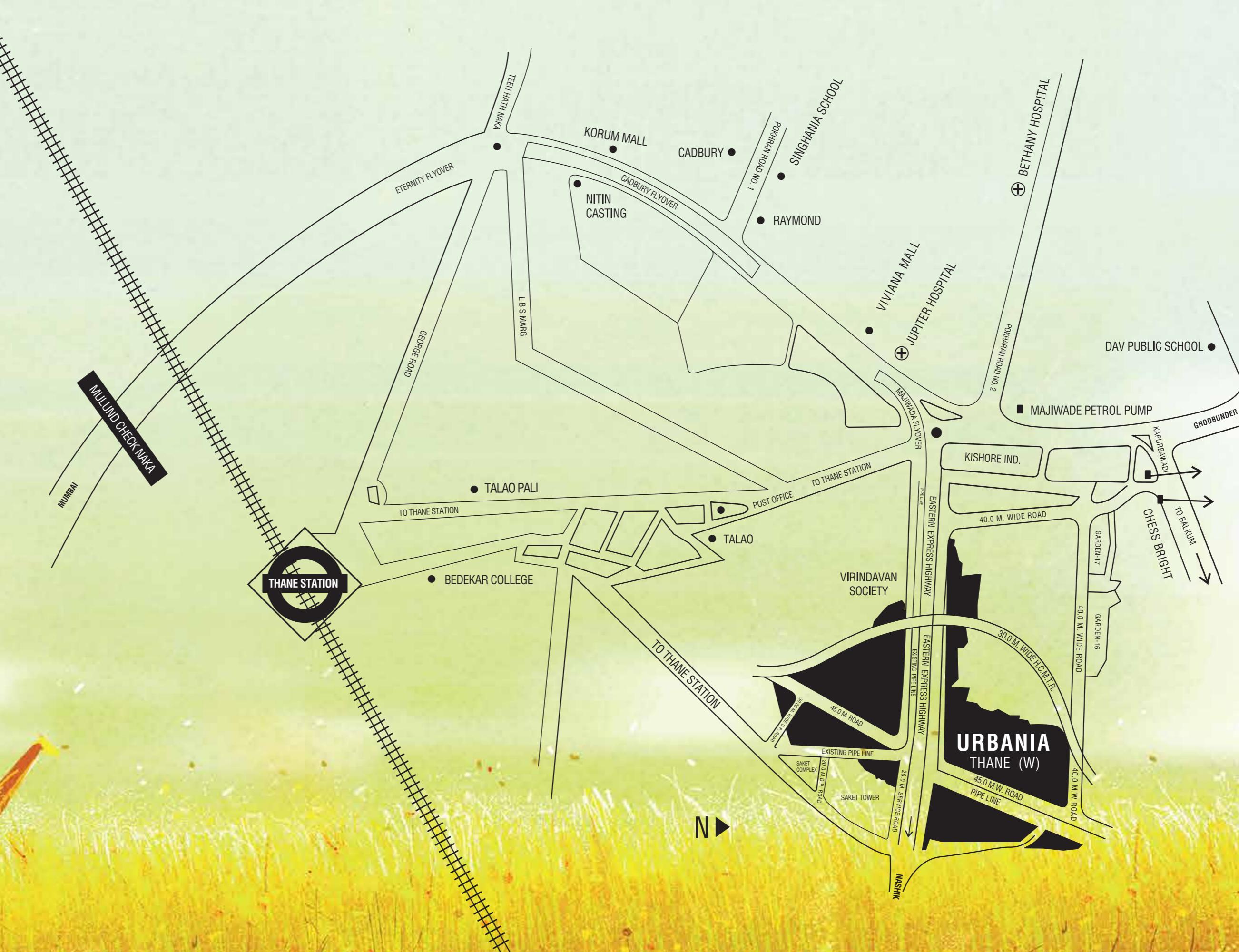
DISCOVER THE JOYS OF A PREMIUM TOWNSHIP.

Welcome to the land of trees and gardens, morning cycle rides, evening jogs and never-ending games of hop-scotch, tag and hide-n-seek. A place where the top-notch IGCSE school is right next door. Where over 4000 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.



LOCATION ADVANTAGES

JUST OFF THE EASTERN EXPRESS HIGHWAY
10 MINS FROM THANE RAILWAY STATION
20 MINS FROM AIROLI
30 MINS FROM POWAI
40 MINS FROM DADAR
50 MINS FROM BKC
60 MINS FROM ANDHERI WEST



*TIME TAKEN FROM GOOGLE MAPS

IN THE TOWNSHIP: THE RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL. TRANSLATION: SCHOOL BUS OUT, DAD'S SHOULDERS IN.

The Rustomjee Cambridge International School is a renowned IGCSE school, with facilities that encourage academic, athletic and cultural development in kids and is ranked among the top 10 schools in Maharashtra and the top 18 in India. Focusing on a skills-based learning program with emphasis on a creative and practical approach, it features among the top 3 when it comes to highest world toppers and India toppers. The school houses 78 classrooms, an amphitheatre, a library, dance and music rooms, well-equipped laboratories, six large multipurpose halls, and a canteen facility for students and staff members. It's safe to say that with school this close by, forgotten notebooks are little cause of panic, and PTA meetings, no excuse to skip work.



PERHAPS THE MOST IMPORTANT AMENITY YOU CAN ENJOY HERE IS A GOOD NIGHT'S SLEEP.

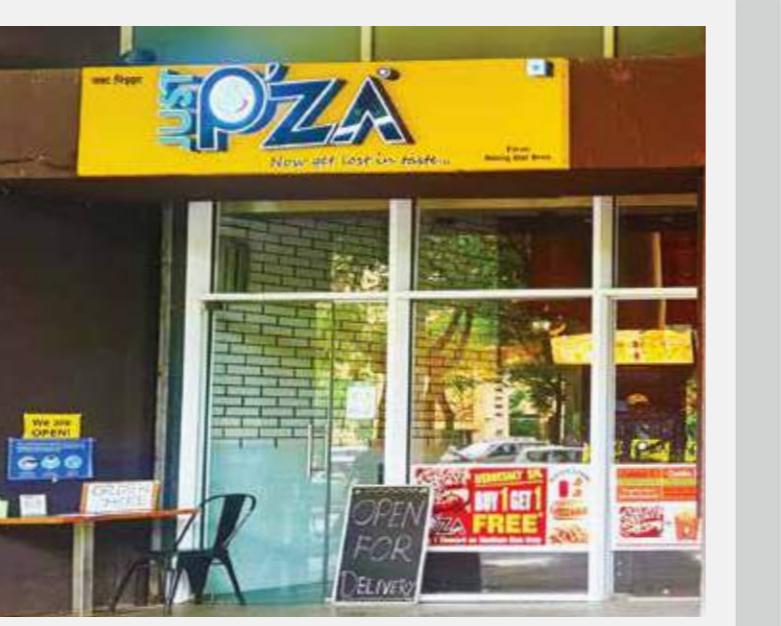
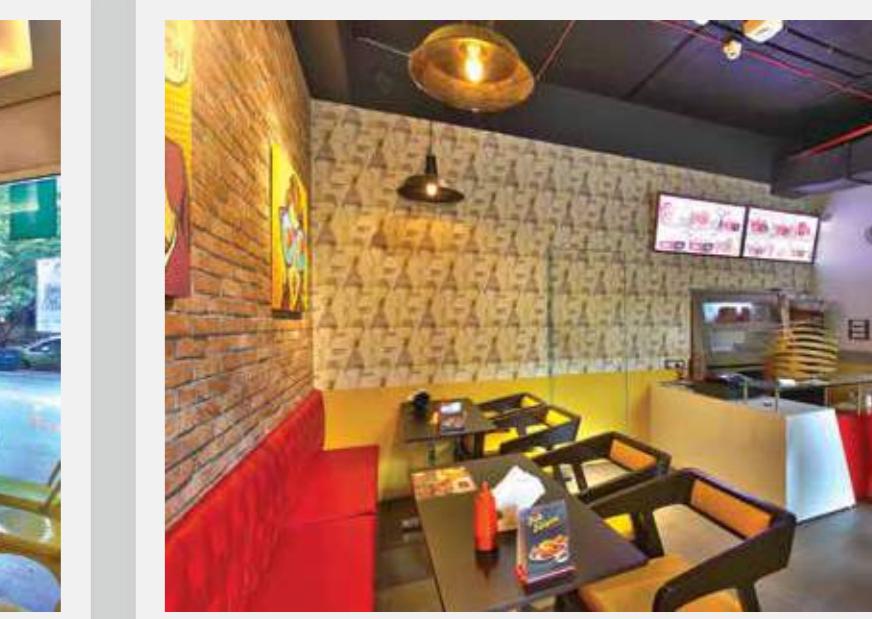
Apart from the host of amenities that this premium township has to offer, arguably the most important one is peace of mind. With well-lit streets, 24/7 security and a brand new fire-station on the block - all ready to operate at full capacity, help is never too far away.



A MINUTE'S WALK AWAY: EATERIES, PRE-SCHOOLS AND THE JOY OF KNOWING YOU NEVER HAVE TO BE STUCK IN TRAFFIC AGAIN.

Over 20 retail stores are now open at Rustomjee Urbania.

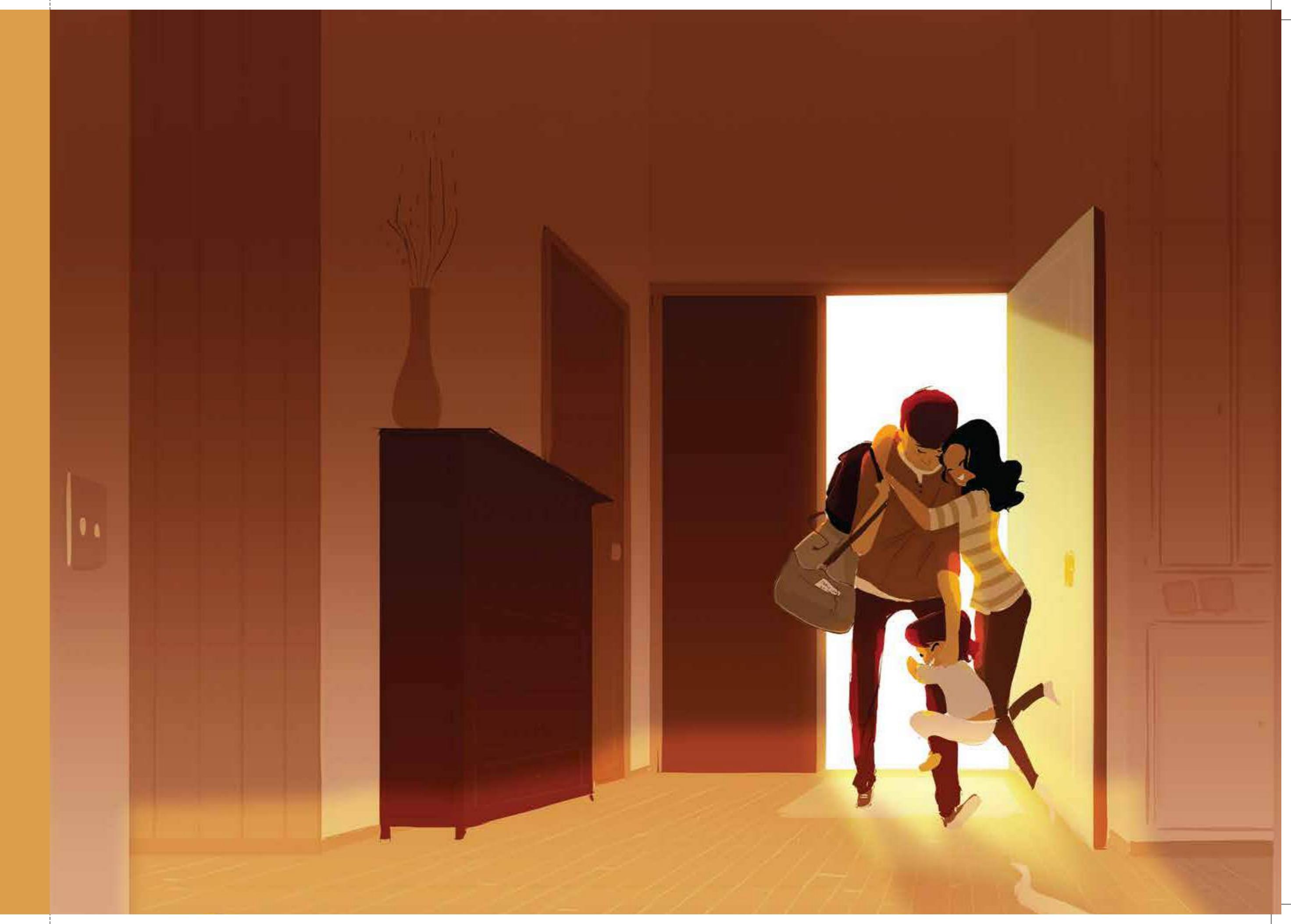
EDEN SUPERMARKET | UCLEAN LAUNDRY | JAVED HABIB | VINAY RAI – DENTAL CLINIC | WELLNESS FOREVER
WASH AND PRESS | MAHALAXMI CHEMIST | VLCC | DAILY FRESH | SURVE PHOTOGRAPHY | GIFT NATION STATIONARY
APSARA ICECREAM | PEPPERFRY | EUROPIDS | KLAY DAYCARE SERVICE | BON BELLA PET SHOP
JUST P'ZA | DESERTS AND DAIRY | AABHA LADIES BOUTIQUE | KRISHNA SWEETS AND FEW OTHERS.



ACTUAL IMAGE OF RETAIL STORES

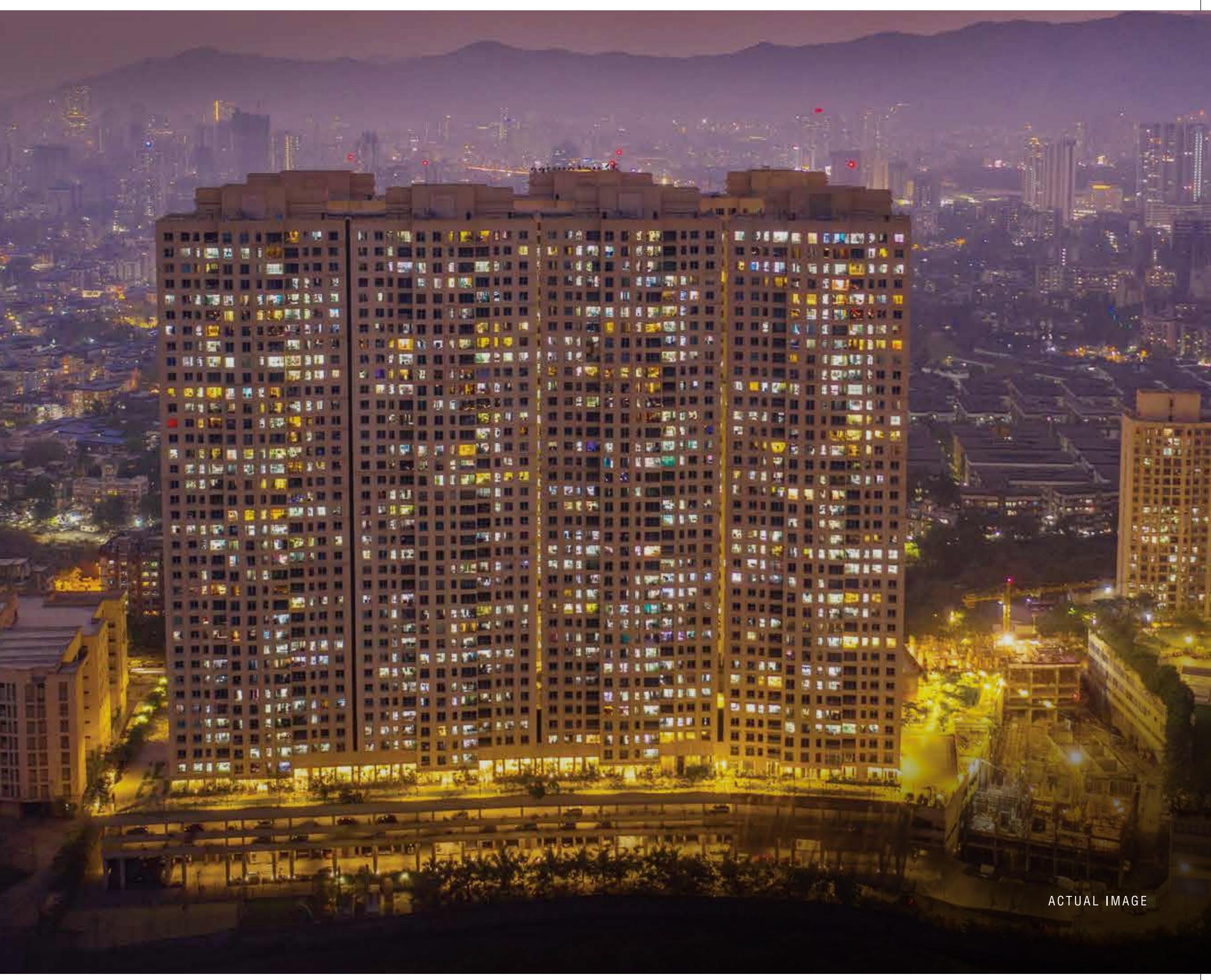
WHY WE'RE A FAMILY-FAVOURITE.

- 2 & 3 BHK HOMES
- IGBC GOLD CERTIFICATION
- RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
- RETAIL SPACES
- COMMERCIAL SPACES
- FIRE STATION
- POLICE STATION
- KIDS' PLAY AREA
- FRUIT PICKING
- OPEN AIR GYM & OUTDOOR FITNESS AREA
- FESTIVAL PLAZA & MULTIPURPOSE PLAYGROUND
- MULTI SPORTS ARENA
- INFORMAL PLAY AREA / GARDEN
- INFORMAL SEATING AREA
- CENTRAL ISLAND
- URBAN FARMING
- TREE SURFING & YOGA PAVILION



WELCOME TO RUSTOMJEE AZZIANO.

Whether you're in the mood for a high-stakes game of mini golf, an afternoon swim in the pool, or an evening cuppa at a café, you'll have to go no further than Rustomjee Azziano. If everything from hour-long spas to Sunday brunches to afternoon movie marathons had an address, this would be it.



LIFE IN AZZIANO

GYMNASIUM
MINI GOLF
INDOOR GAMES ROOM / ZONE
CHANGING ROOMS
SPA
CAFÉ
MINI THEATRE
SENIOR CITIZENS' RELAXATION AREA
PREFUNCTION AREA
LEON'S WORLD
KIDS' PLAY AREA
SWIMMING POOL
KIDS' POOL
PARTY HALL

PARTY SPILL OUT AREA
RESTING CABANAS
ALFRESCO DINING
DRY FOUNTAIN
BUSINESS CENTER / MEETING ROOMS
TENNIS COURT
LIBRARY / READING ROOM
BASKETBALL / BOX CRICKET
YOGA HALL/DECK
GUEST ROOM
CLIMBING WALL
MEDITATION POD
SQUASH COURT





PODIUM



Day or night, any time is good for a dip in this swimming pool with underwater lights.

SWIMMING POOL

ACTUAL IMAGE



Perfect for anything from a family reunion to a weekly dumb charades show-down, this party hall can host up to 150 people.

PARTY HALL

ACTUAL IMAGE



Kids shouldn't be bored, even on a rainy day. That's why this air-conditioned space features indoor games like pool, table tennis, board games like chess & carrom.

INDOOR GAMES ROOM / ZONE

ACTUAL IMAGE

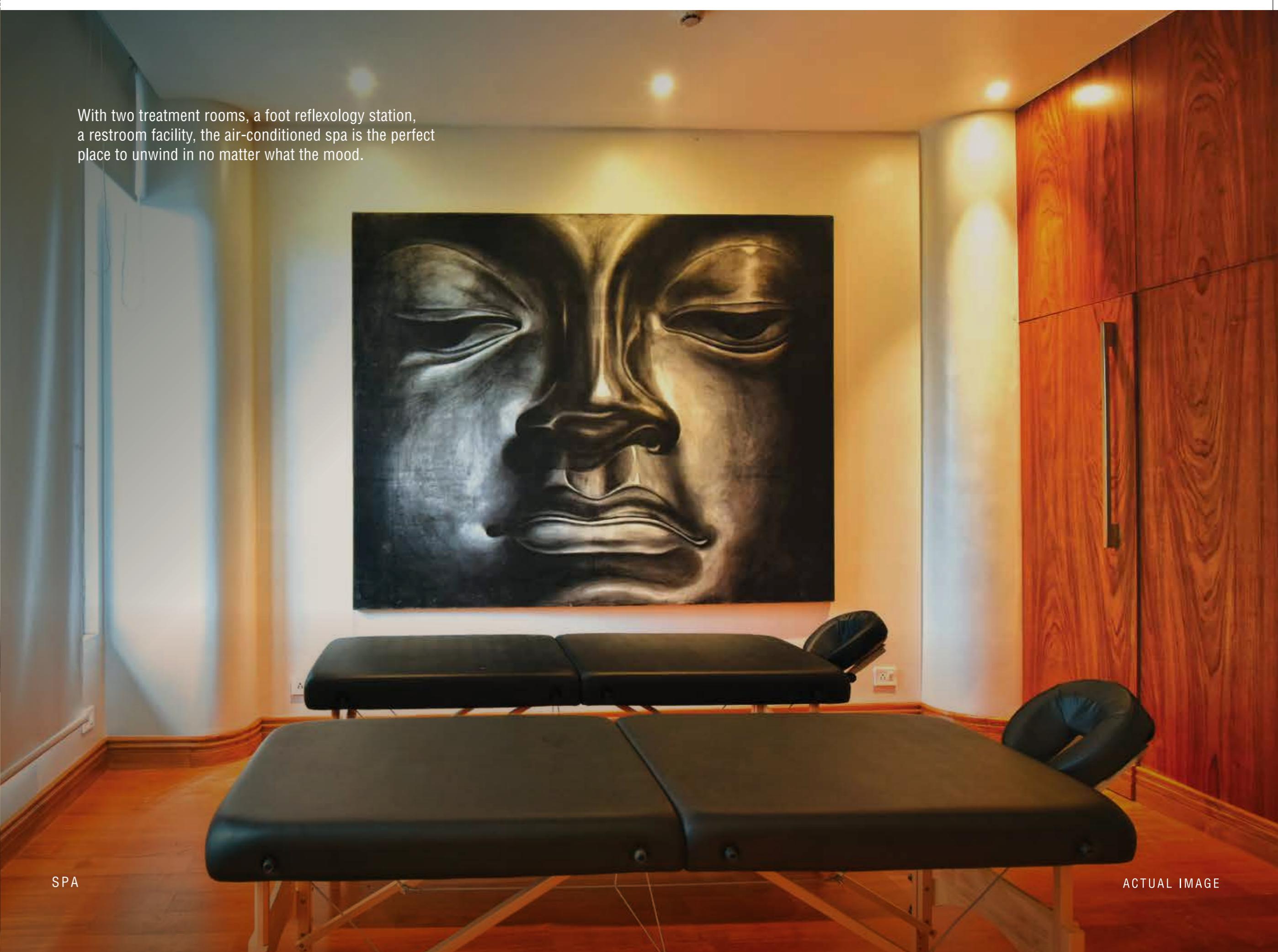
With all the right equipment for cardio & strength training, along with mat flooring & a rest room facility, you'll be giving countless piggy back rides in no time.



GYMNASIUM

ACTUAL IMAGE

With two treatment rooms, a foot reflexology station, a restroom facility, the air-conditioned spa is the perfect place to unwind in no matter what the mood.



SPA

ACTUAL IMAGE

A comfy air conditioned preview theatre designed to seat 16 brats with a Disney film festival on their minds.



MINI THEATRE

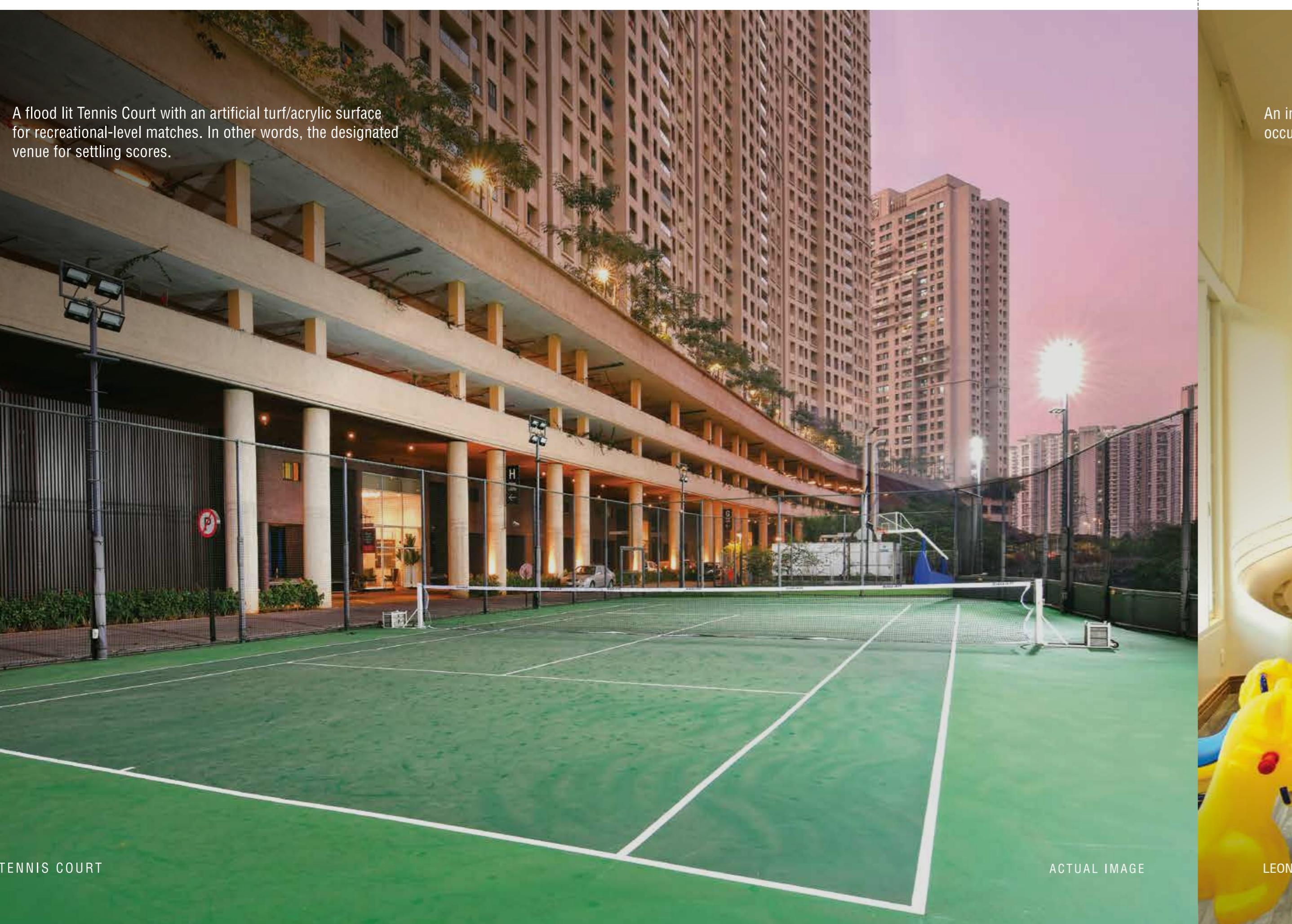
ACTUAL IMAGE

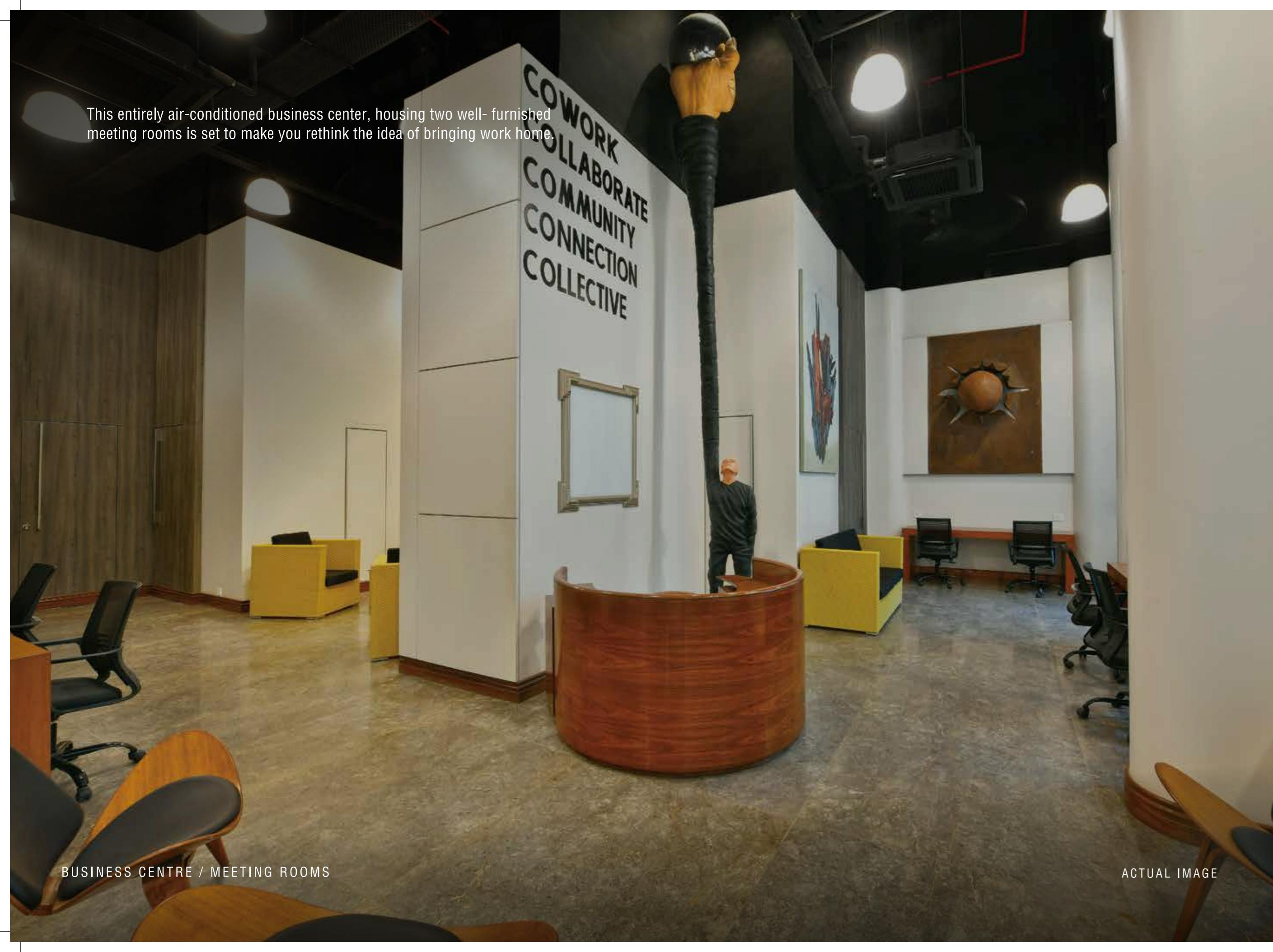
A cosy little spot to chat with the neighbours, the air-conditioned café can seat up to 25 people.



CAFÉ

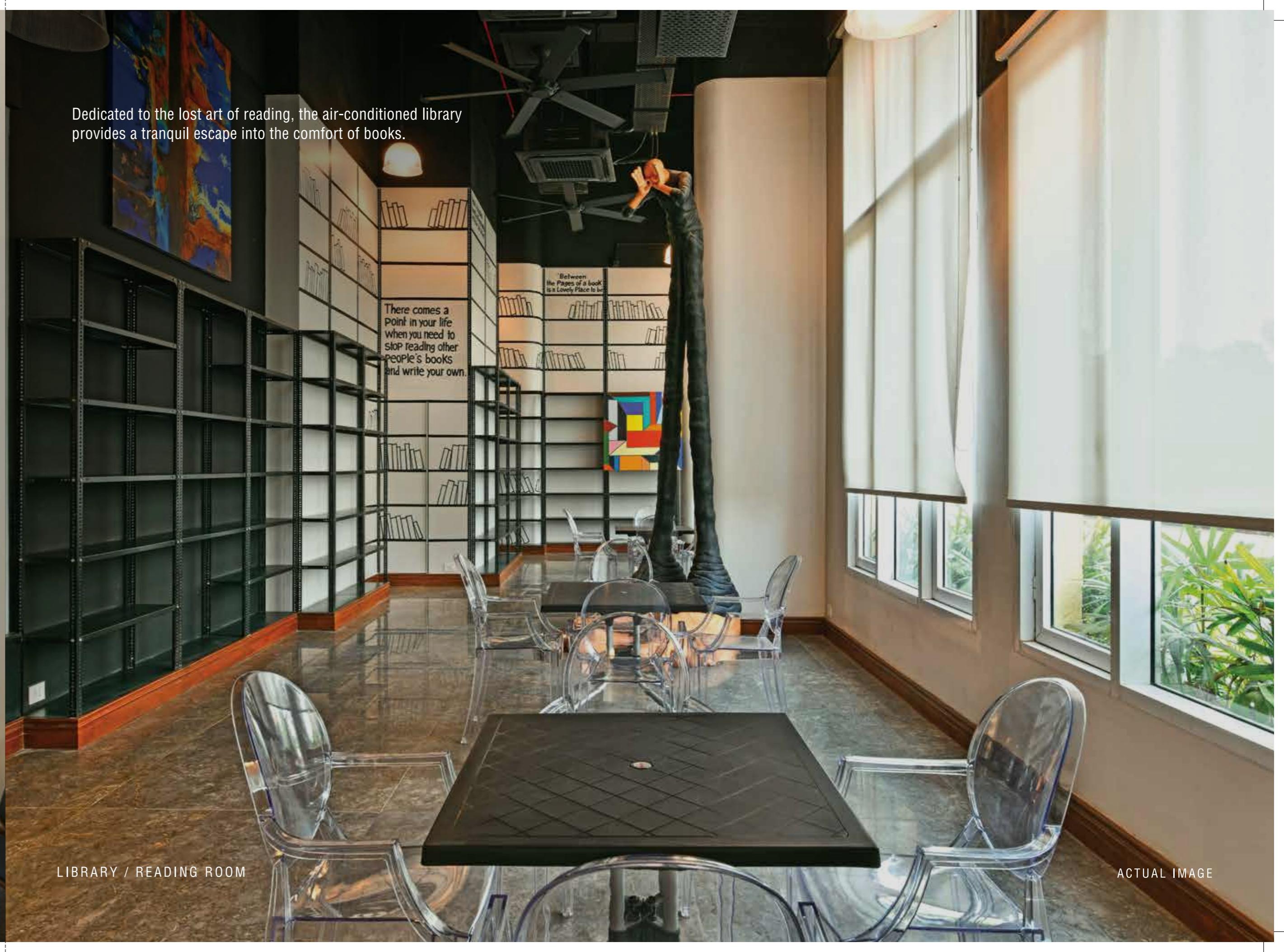
ACTUAL IMAGE





This entirely air-conditioned business center, housing two well-furnished meeting rooms is set to make you rethink the idea of bringing work home.

BUSINESS CENTRE / MEETING ROOMS

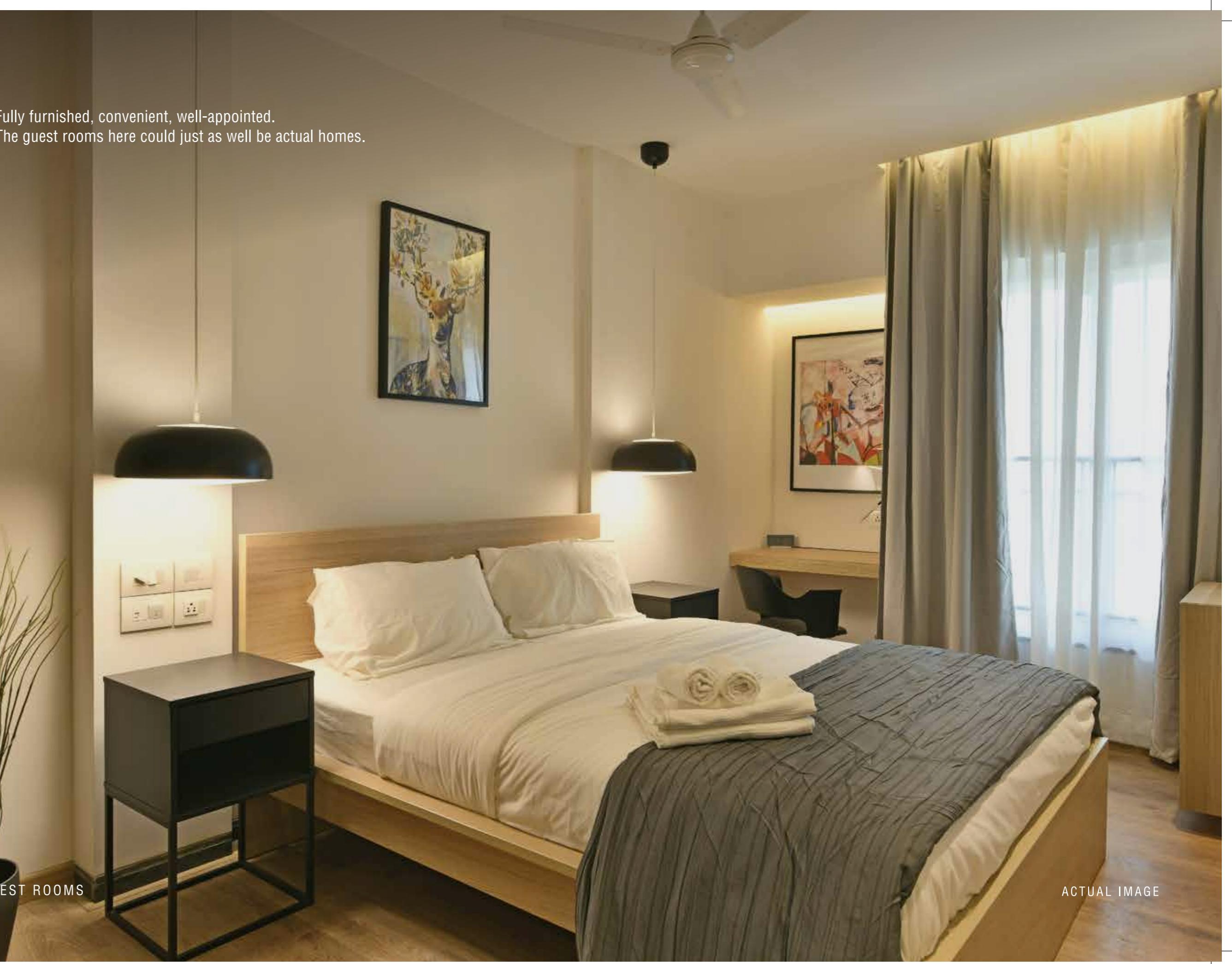
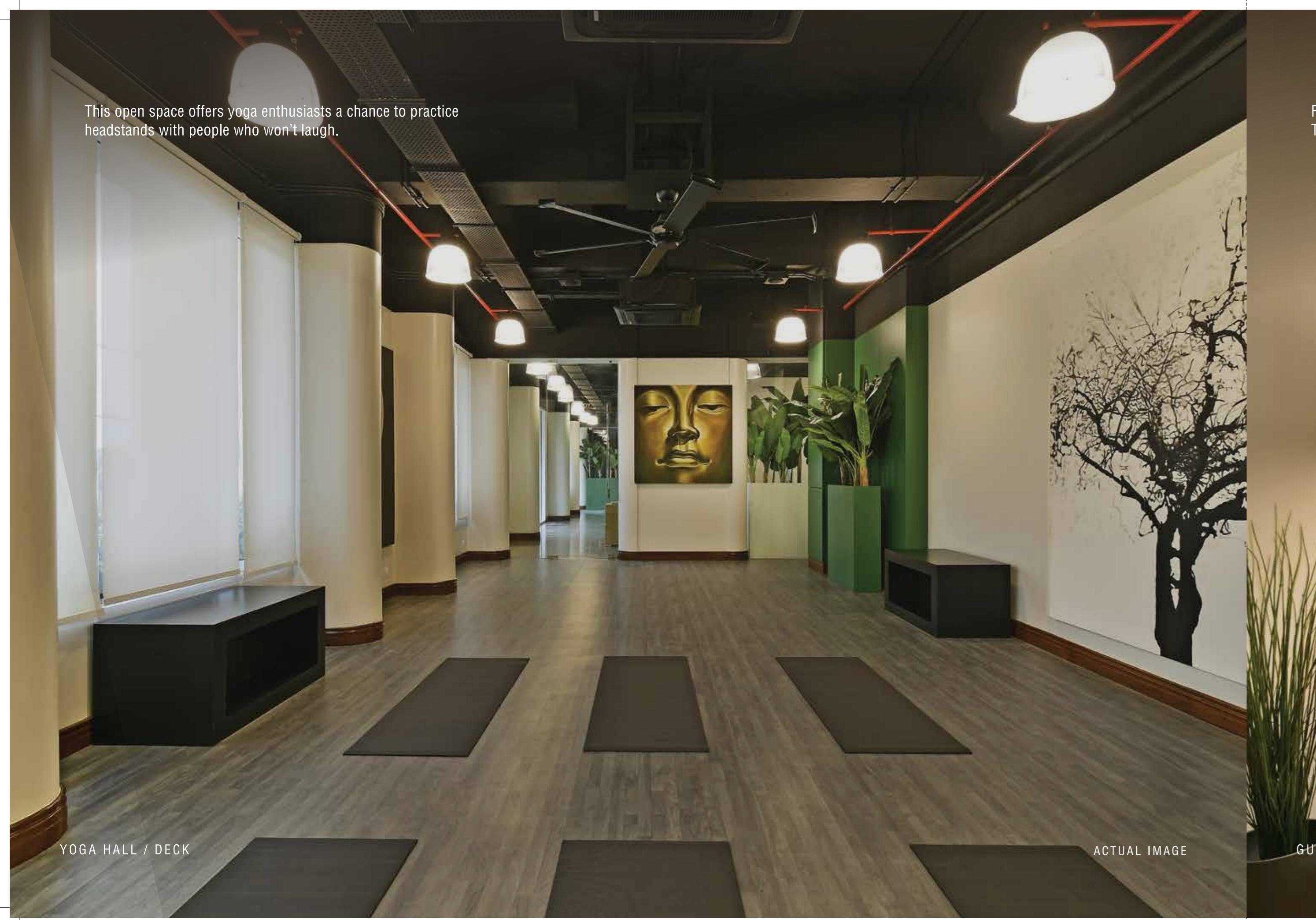


Dedicated to the lost art of reading, the air-conditioned library provides a tranquil escape into the comfort of books.

LIBRARY / READING ROOM

ACTUAL IMAGE





THE SECRET TO DEVELOPING YOUR CHILD'S IMAGINATION: LESS TIME WATCHING TV, MORE TIME WITH THE FAMILY.

Leon's World is a world like no other. A world of fun and learning. And a world where a child's imagination isn't restricted by boundaries. Because we offer a host of activities throughout the year that your kids - and you too - can indulge in. Everything from Kids' Day Out, the Summer Fest, theatre every month and parenting workshops to art festivals. Out here, there's always something to look forward to.



ACTUAL IMAGE

CHESS TOURNAMENT

Over 200 budding chess champions from the MMR region went head to head in the Urbania Chess tournament.



THE LITTLE LEAGUE FOOTBALL CHAMPIONS

More than 118 players. 16 teams. 37 league matches. Our little players showed they have the passion and spirit to play in the big league someday.



ACTUAL IMAGES FROM THE EVENT

ACTUAL IMAGES FROM THE EVENT

KIDS DAY OUT 2

The much-awaited Kids Day Out 2 witnessed kids along with their parents stepping out to seek new adventures at Urbania.



SUNSHINE SATURDAY

The highlight of the year was a workshop designed for special-needs children. It was organised at Urbania's Leon's World with the help of a local NGO.



ACTUAL IMAGES FROM THE EVENT

ACTUAL IMAGES FROM THE EVENT

GREEN SQUAD

Meet Thane's very own Green Squad: A team consisting of 54 young green activists. They are the pioneers of Urbania's Sustainability movement.

#UrbaniaGoesgreen



URBANIA UTSAV

Plenty of happy faces were spotted at the Urbania Retail Plaza, which hosted the Open Air Ramleela show, Street art and Kids' Dandiya among other activities.



ACTUAL IMAGES FROM THE EVENT

ACTUAL IMAGES FROM THE EVENT

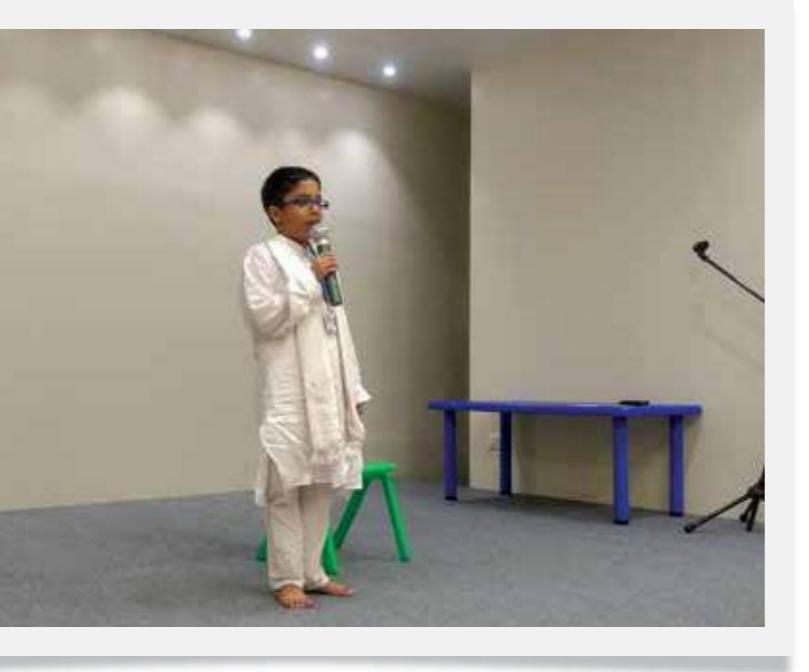
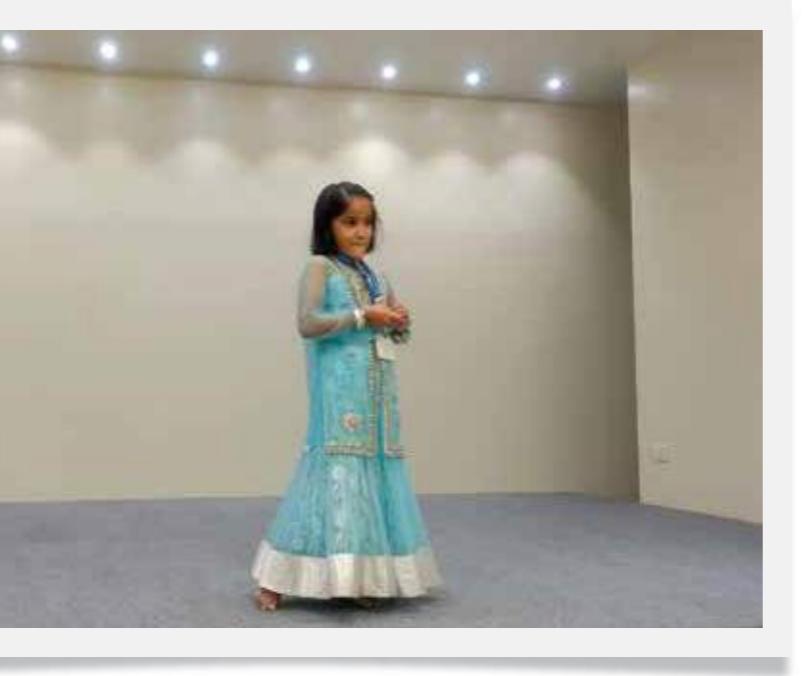
RAM LEELA

Music. Puppets. Crafts. What better way to kick-start the Diwali festivities than reliving the epic that started it all?



THE OPEN MIC SESSION

Or as we like to call it - our little portal in time. One that gives us glimpses of the soon-to-be dancers, singers, writers and comedians.



ACTUAL IMAGES FROM THE EVENT

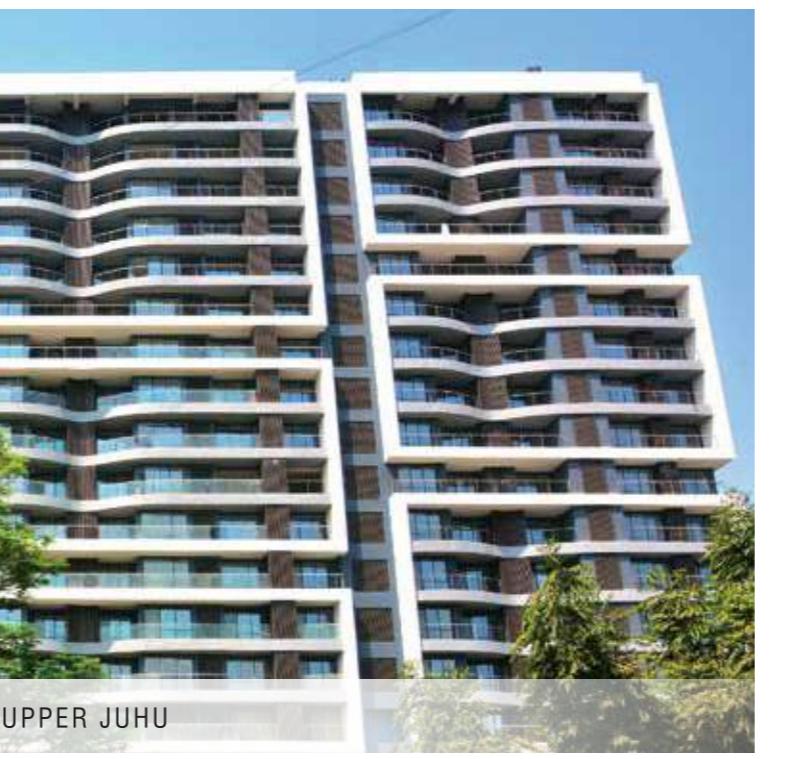
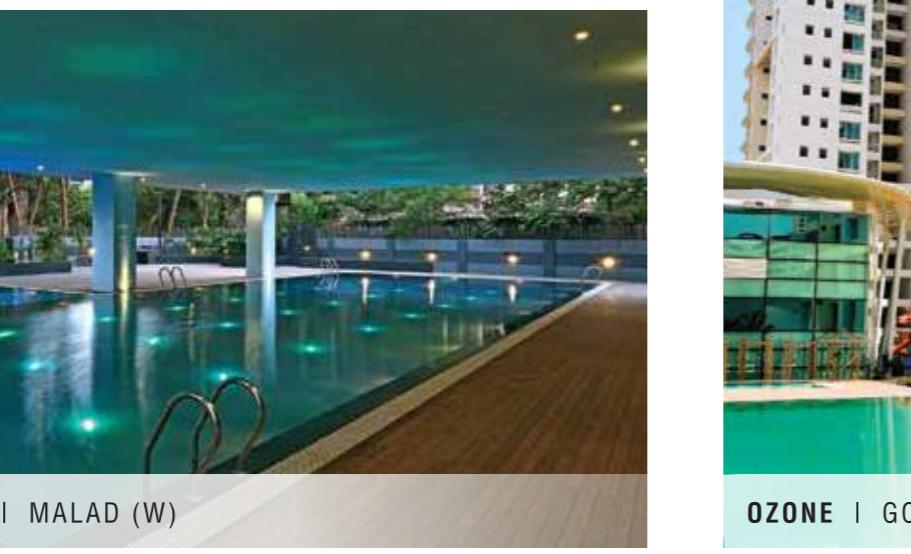
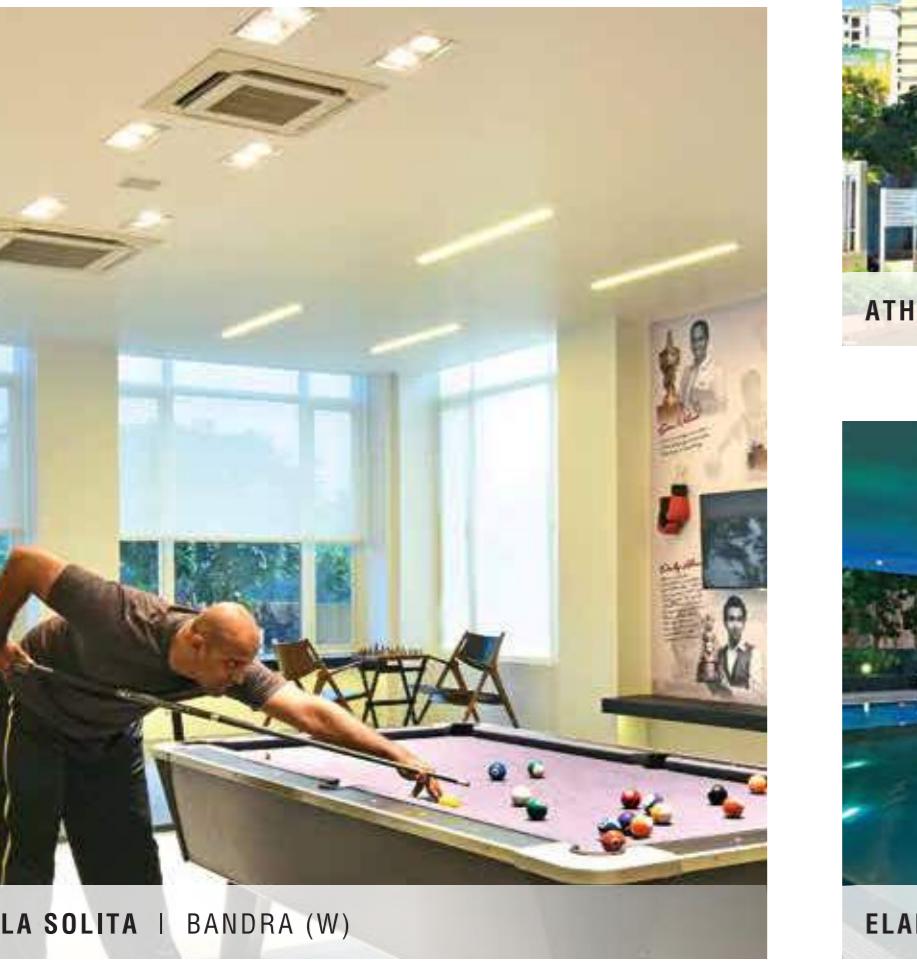
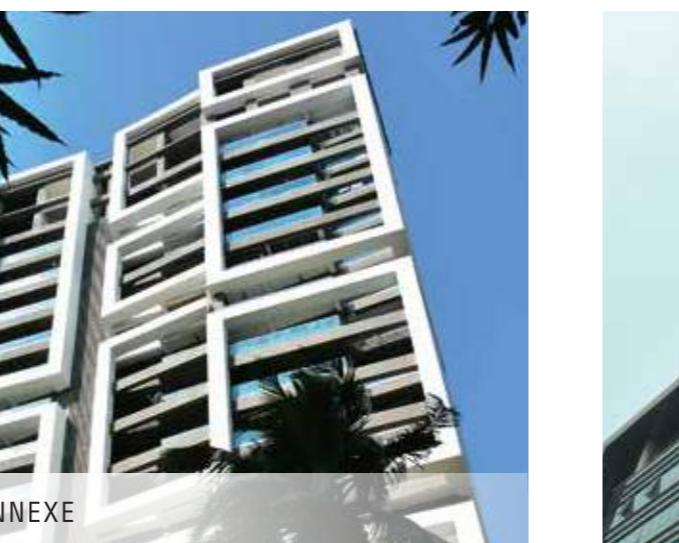
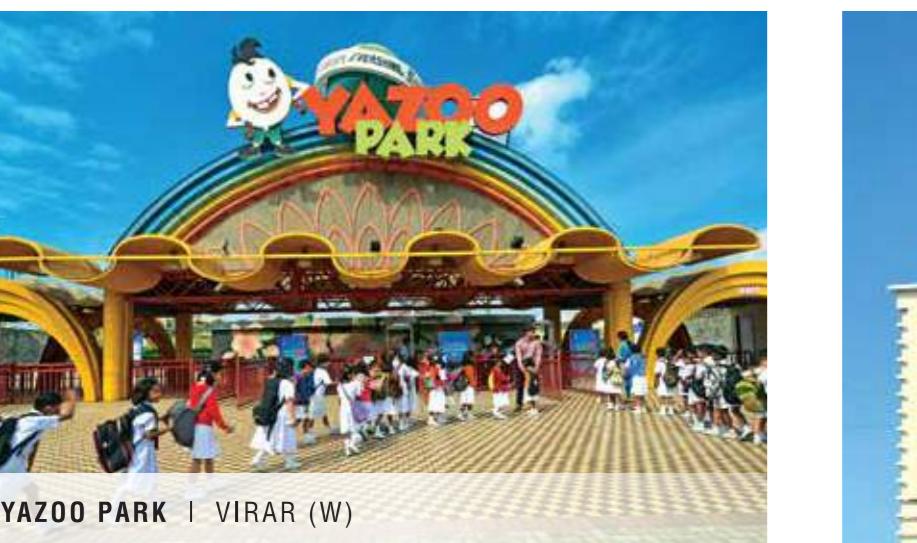
ACTUAL IMAGES FROM THE EVENT

COMPLETED PROJECTS OF RUSTOMJEE URBANIA TOWNSHIP



Actual Images of our completed projects

A FEW ACTUAL RUSTOMJEE PROJECTS' PHOTOGRAPHS



THE RUSTOMJEE EDUCATE A CHILD INITIATIVE

Rustumjee believes in giving back to the society and our education initiatives are one of the many steps we have taken in this direction. By identifying potential, giving everyone equal opportunities and nurturing talent, we're helping create the next generation of leaders.



IT'S THOUGHTFUL. IT'S **Rustomjee®**

CALL: **022 6111 6111** | SMS: '**HOMES**' TO **566778** | **WWW.RUSTOMJEE.COM**

SITE ADDRESS: RUSTOMJEE URBANIA, OFF EASTERN EXPRESS HIGHWAY,
NEAR MAJIWADA JUNCTION, THANE (W) - 400 601

CORPORATE OFFICE: 702 NATRAJ, M.V. ROAD JUNCTION, WESTERN EXPRESS HIGHWAY,
ANDHERI (E), MUMBAI - 400 069

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MahaRERA registration no: Azzano - Wing D - P51700019544, Wing E - P51700015260, Wing F - P5170001021, Wing G - P5170001060

Wing H - P5170001453, Wing I - P5170001093, Wing J - P5170000950, Wing K - P51700013649, Wing L - P51700018621

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