

FOR THE
FORTUNATE FEW,
HAVING IT ALL
IS JUST A MATTER OF
COMING HOME.

IT'S THOUGHTFUL. IT'S **Kustomjee**[®]

A BESPOKE LIFE IS THE ULTIMATE ASSET
AND WILL NEVER DEPRECIATE.



"At Rustomjee, we continue to believe in the inherent strength
of real estate as an asset class.

We are of the firm opinion that the true value of real estate
lies in its end use. Every Rustomjee home is built to exceed
the expectations of some of the most discerning customers,
not just in India but all over the world.

With the economy reviving & the rapidly improving infrastructure
in Mumbai, this is an excellent time to own the home you have
always aspired for & live the bespoke Rustomjee life."

- Boman R. Irani,
CMD, Rustomjee Group

Over the last two decades, Rustomjee has been re-imagining what it means to live life in the city. From creating townships ensconcing pools, gardens, and play areas that let kids be kids, to gated communities that come with personal nooks and corners where corporate heads can pursue their long forgotten passions instead of deadlines. Standalone landmarks that introduce entire neighbourhoods to a whole new definition of fine living, to homes that take the concept of home beyond its four walls and make it possible for families to live the maximum life-thanks to an amusement park, a clubhouse and even a school just a hop, skip and jump away from home. These are the ideas that Rustomjee has been bringing to life brick by brick.

HOMES WHERE KIDS HAVE HUNDREDS OF FRIENDS, NEIGHBOURS TURN INTO FAMILY AND EVERYDAY FEELS LIKE A SUNDAY.



WE BUILD
COMMUNITIES WHERE
GENERATION GAPS
ARE BRIDGED IN A
SINGLE AFTERNOON
AND BUSINESS
IS MIXED LIBERALLY
WITH PLEASURE.



Spread over 200 sprawling acres, in the flourishing suburb of Virar West, Global City is a self-sufficient township with over 5000 families. Located just 10 minutes away from Virar Railway Station, it boasts of thoughtfully designed residences and recreational facilities.

1 & 2 BEDROOM RESIDENCES | ARCHITECT: ABHIKALPAN

TOWNSHIP AMENITIES INCLUDE: RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL
12 ACRE YAZOO PARK | 2.35 LAC SQ. FT. CONSTRUCTED CLUBHOUSE
SIDDHIVINAYAK TEMPLE

1 bedroom homes : 389.54 sq. ft.
2 bedroom homes : 512.04 sq. ft.

Rustomjee®
GLOBAL CITY
VIRAR (W)





AZZIANO PODIUM | SHOT AT LOCATION

Spread over 100 acres and one of the country's most awarded townships, Rustomjee Urbania is located just off the Eastern Express Highway in Thane (W). Close to 4000 families call Rustomjee Urbania their home and wake up to the mesmerising views of Thane city.

2 BEDROOM RESIDENCES | ARCHITECT: HAFEEZ CONTRACTOR

TOWNSHIP AMENITIES INCLUDE: RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL | LEON'S WORLD | URBAN FARMING | FIRE STATION
FESTIVAL PLAZA | YOGA PAVILION | OPEN AIR GYM & OUTDOOR FITNESS AREA
RETAIL SPACES & MANY MORE

2 bedroom residences : 713 sq. ft. to 811 sq. ft.

Rustomjee®
URBANIA
THANE (W)



ARTIST'S IMPRESSION

Welcome to Rustomjee Uptown Urbania. Featuring multi-storeyed towers with 3 wings & 45 habitable floors. Replete with a rooftop swimming pool, sky gym, sunset terrace, rooftop bar and stargazing deck. Think of it as a human-centric experience dedicated to everything the city had forgotten about life.

2 & 3 BEDROOM RESIDENCES | ARCHITECT: HAFEEZ CONTRACTOR

AMENITIES INCLUDE: ROOFTOP LAP POOL | YOGA DECK | BADMINTON COURT
CLUBHOUSE | KIDS' WATER THEME PARK | ROCK CLIMBING ZONE

2 bedroom residences : 633 sq. ft. to 688 sq. ft.
3 bedroom residences : 880 Sq ft

Rustomjee®
UPTOWN URBANIA
THANE (W)





Welcome to La Vie at Uptown Urbania spread over 8.5 expansive acres. There are 8 independent towers rising up to 53 storeys that fringe a Central Park replete with recreational spaces where neighbours will turn into friends. And that's just the beginning because built into the plan are 3 more levels of leisure zones where families can spend quality time together and celebration can be a way of life.

2 BEDROOM RESIDENCES | ARCHITECT: HAFEEZ CONTRACTOR

AMENITIES INCLUDE: OLYMPIC-SIZE SWIMMING POOL | SUNKEN AQUA ZONE
FOREST TRAIL | SKATING RINK | TRAMPOLINE PARK | PARTY DECK | BUSINESS CENTRE
WORK-FROM-ANYWHERE PODS AND MUCH MORE

2 bedroom residences : 640 sq. ft. to 700 sq. ft.

Rustomjee®
LA VIE
UPTOWN URBANIA | THANE (W)

WELCOME
TO A WORLD OF
SPECIALLY CREATED
SPACES WHERE
EVERYTHING YOU NEED
IS RIGHT HERE.





ARTIST'S IMPRESSION

At Bella, you don't just own an address in one of the city's fastest growing neighbourhoods, you own a home in a gated community. One that is well connected to L.B.S Marg, GMLR and the Eastern Express Highway as well as every convenience from shopping and dining to schools and IT hubs.

1 & 2 BEDROOM RESIDENCES | ARCHITECT: JAYESH SHAH

AMENITIES INCLUDE: BANQUET HALL | FITNESS CENTRE
INDOOR GAMES ROOM | CHILDREN'S PLAY AREA | OPEN TO SKY PODIUM
ROOFTOP BAR AND PARTY LOUNGE

1 bedroom homes : 326 sq. ft. & 425 sq. ft.
2 bedroom homes : 519 sq. ft. & 576 sq. ft.
Jodi options available

Rustomjee
BELLA
BHANDUP

A PROJECT IN PARTNERSHIP WITH TREC



ARTIST'S IMPRESSION

Presenting Rustomjee Erika - a place that makes you realise that a short commute to work usually means more time in bed. This elegant multi-storeyed tower features cosy 2 bedroom residences that invite you to discover a life beyond routine - enjoy a sunrise, teach the kids all the mysteries of a starry sky, catch up with friends mid-week for no-reason-at-all, smile that smug smile to yourself.

WELL-PLANNED 2 BEDROOM RESIDENCES

AMENITIES: MULTIPURPOSE COURT | FITNESS CENTRE | YOGA DECK,
KIDS' PLAY AREA | PARTY HALL & MANY MORE.

2 bedroom residences : 615 sq. ft. to 620 sq. ft.

Rustomjee
ERIKA
BANDRA (E)





ARTIST'S IMPRESSION

Situated in Borivali (E), just minutes away from major arteries such as the Western Express Highway, S.V. Road and Link Road, Rustomjee Summit stands where two worlds meet. This standalone landmark overlooks the greenery of a National Park on one side and has malls, multiplexes and restaurants on the other.

2 & 3 BEDROOM RESIDENCES | ARCHITECT: VIVEK BHOLE

AMENITIES INCLUDE: ROOFTOP SWIMMING POOL | GYMNASIUM
STARGAZING DECK | MULTI FUNCTION ROOM | INDOOR GAMES ROOM
MULTI PLAY COURT

2 bedroom homes : 728 sq. ft. to 901 sq. ft.
3 bedroom homes : 1139 sq. ft. to 1247 sq. ft.

Rustomjee®
SUMMIT
BORIVALI (E)



The project has been registered with MahaRERA registration no: SUMMIT - P51800003590.
And is available on the website: <https://maharera.mahaonline.gov.in/>



IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Presenting Rustomjee Aden. Located in the bustling neighbourhood of BKC Annexe, it is a premium multi-storeyed tower offering the perfect blend of privacy at home & rooftop amenities to boost your social life. Homes spacious enough for fun family dinners and a neighbourhood with enough options for a night out with friends. In short, it's all you need to add more life to life.

2.5 BEDROOM RESIDENCES | ARCHITECT: INGRAIN ARCHITECTS

AMENITIES INCLUDE: ROOFTOP SWIMMING POOL WITH POOL DECK | PARTY DECK
MULTI-FUNCTION ROOM | KIDS' PLAY AREA | WELL-EQUIPPED GYMNASIUM
YOGA DECK | OUTDOOR FITNESS AREA

2.5 bedroom residences : 834 sq. ft.

Rustomjee®
ADEN
BKC ANNEXE



The project has been registered with MahaRERA Registration No.: Aden P51800049222.
Available on website: <https://maharera.mahaonline.gov.in/>





IMAGE FOR REPRESENTATIONAL PURPOSES ONLY

Rustomjee Cleon invites you to a life of balance in this 22-storey tower. A home here is just a hop, skip and jump away from your 9 to 5 and your 5 to 9 life. Living in the midst of the BKC buzz means there are no dull moments. Whether it's the ease of grabbing a delicious morning cuppa on the way to work, heading out for happy hours in the evening, or spending the day reading your favorite book at home, you will never run out of options. The food. The energy. The art and culture scene – the neighbourhood has everything you love about Maximum City. From rock concerts to high octane events, a home here turns your bucket list dreams into reality, one day at a time.

WELL-PLANNED 1 & 2 BEDROOM RESIDENCES

AMENITIES INCLUDE: GAME ZONE | LOUNGERS | SENIOR CITIZENS' ZONE
OUTDOOR SCREENING ZONE | CABANA SEATING | VANTAGE POINT
LOOKOUT BAR | YOGA DECK | CRÛCHE | GYMNASIUM | KIDS' LIBRARY
TODDLERS' PLAY AREA | ROCK CLIMBING WALL

1 bedroom residences : 439 sq. ft.
2 bedroom residences : 659 sq. ft.

Rustomjee
CLEON
BKC ANNEXE



ARTIST'S IMPRESSION

Reserve, the perfect reprieve from the chaos of the concrete jungle, a step up from life as usual. A multi-storeyed tower located in a well established community – Rustomjee Acres, with elegantly appointed homes, next to 50,000 square feet of open fields of green. Spend evenings gazing at the stars on the Rooftop Lounge. Laze in the Rooftop Pool. Or any of the other rooftop amenities. Reserve is not just a lifestyle upgrade, it's a life upgrade.

2 & 3 BEDROOM RESIDENCES | ARCHITECT: IAG CONSULTANTS

AMENITIES INCLUDE: ROOFTOP SWIMMING POOL | BUSINESS LOUNGE
MEETING ROOM | ALFRESCO EVENT PATIO | ROOFTOP OUTDOOR GYMNASIUM
AND MANY MORE.

2 bedroom residences : 744 sq. ft. to 840 sq. ft.
3 bedroom residences : 1186 sq. ft. to 1273 sq. ft.

RESERVE
DAHISAR





Rustomjee Ashiana invites you to a plush living experience in Juhu, elevated to awe-inspiring perfection. Thoughtfully designed 3 & 4 bedroom residences feature private decks to enjoy the finer things in life. With only 3 residences per floor, you can take two things for granted: privacy and exclusivity. The neighbourhood offers a choice of options to unwind, and get together with friends and family. A multi-tier security system ensures you always get a good night's sleep. And if you wish to take a break from the demands of the day, all you have to do is step out onto the sundeck and smile at how good you have it.

3 & 4 BEDROOM RESIDENCES | ARCHITECT: RSP ARCHITECTS

AMENITIES INCLUDE : FITNESS CENTRE | POCKET GARDEN

3 bedroom residences: 1578.54 sq. ft.
4 bedroom residences: 1954.63 sq. ft.

Rustomjee®
ASHIANA
JUHU



Welcome to Rustomjee Parishram, Pali Hill - an ode to opulence like no other. Crowning the lush incline of Pali Hill, is a 21st century masterpiece where you will discover luxury in every detail - from the slant of the afternoon sun in the bubble pool to windows that open out to perfect tranquillity. Here are residences that tell you - why just travel first class when you could live there.

3,4 & 5 BEDROOM RESIDENCES | ARCHITECT : UHA LONDON

AMENITIES INCLUDE : ALFRESCO LOUNGE | LAP POOL | POOL DECK
SEATING CABANA | JACUZZI POOL | GYMNASIUM

3 bedroom residences : 1564.11 to 1625.36 sq. ft.
4 bedroom residences : 1817.6 to 2724.89 sq. ft.
5 bedroom residences : 3516.05 sq. ft.

Rustomjee®
PARISHRAM
PALI HILL



OWN
THE GREATEST
LUXURY
THE CITY HAS
TO OFFER :
SPACE.



Rustomjee Seasons is spread across lavish 3.8 acres in BKC Annexe, mere minutes away from the Western Express Highway, Mumbai's CBD, premier educational institutions and entertainment hubs. A ready gated community that features more than 20 lifestyle amenities.

3 BEDROOM RESIDENCES | ARCHITECT: SANJAY PURI

AMENITIES INCLUDE: SWIMMING POOL | SPA & SALON | MINI THEATRE
TODDLERS' CREATIVE STUDIO | SENIOR CITIZENS' ZONE & MANY MORE

3 bedroom residences : 1004 sq. ft. to 1144 sq. ft.

Rustomjee®
SEASONS
BKC ANNEXE



The project has been registered with MaharERA Registration No. : SEASONS - Wing D - P51800021028.
And is available on the website: <https://maharera.mahaonline.gov.in/>





ARTIST'S IMPRESSION

In a quiet corner of Prabhadevi, lies the most elegantly appointed Gated Estate in the city. Three high-rise towers spread across 5.75 sprawling acres with delightful surprises at every turn - from restful terraces to languid pools and idyllic nooks that hold out the promise of all the zen moments you may need.

3, 4 & 5 BEDROOM RESIDENCES | ARCHITECT: HAFEEZ CONTRACTOR

AMENITIES INCLUDE: POOL AMPHITHEATRE | AROMA GARDEN
 CAFE & LOUNGE | GYMNASIUM | ALL - WEATHER POOL | SOLITUDE FOREST
 CASCADING WATERFALL WITH HOT TUBS & MANY MORE

3 bedroom residences: 1335 sq. ft. to 1483 sq. ft.
 4 bedroom residences: 1694 sq. ft. to 2560 sq. ft.
 5 bedroom residences: 3072 sq. ft.

Rustomjee
CROWN
 PRABHADEVI



ALFRESCO SKY LOUNGE | SHOT AT LOCATION

Rustomjee Paramount is a signature Gated Community. It offers residences with breathtaking views of the Arabian Sea and is surrounded by thoughtfully designed niches for the pursuit of long forgotten passions.

2 & 3 BEDROOM RESIDENCES | ARCHITECT: SANJAY PURI

AMENITIES INCLUDE: SWIMMING POOL | ALFRESCO SKY LOUNGE
 MINI THEATRE | BUSINESS CENTRE | GYMNASIUM | SPA & SALON
 BANQUET HALL | TODDLERS' CREATIVE STUDIO
 MULTI PURPOSE COURT | SENIOR CITIZENS' ALCOVE & MANY MORE

2 bedroom residences : 884 sq. ft.
 3 bedroom residences : 1141 sq. ft.

Rustomjee
PARAMOUNT
 KHAR (W)





Rustomjee Elements presents a niche living experience in the heart of Mumbai. This gated community features spacious, limited edition luxury apartments fringing a landscaped courtyard, replete with pathways and tropical softscapes.

3 BEDROOM RESIDENCES

ARCHITECTS: JAMES LAW CYBERTECTURE & PATTY MAK

AMENITIES INCLUDE: 40,000 SQ. FT. LANDSCAPED GARDEN
ROOFTOP LOUNGE | FITNESS CENTRE | TODDLERS' PLAY ZONE
SPA & SALON | INDOOR GAMES ROOM & MANY MORE

3 bedroom residences : 1683.81 sq. ft.
5 bedroom residences : 3777.94 sq. ft.

Rustomjee®
ELEMENTS
OFF JUHU CIRCLE

PERHAPS THE GREATEST JOY
OF A RUSTOMJEE HOME:
KNOWING THE PERFECT ONE
IS COMING SOON.

We are geared up to offer more exciting projects in varied locations across Mumbai city. With future-ready technology integration, each project is designed to meet and even exceed our exacting standards. So if you're looking forward to experiencing the Rustomjee life, reach out to our Rustomjee representative for more information and be the first to know about our new launches.



RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOLS

Our philosophy is 'To make education a priority' by providing a learning experience that is as innovative as it is fun.



Dahisar: Nursery to 12th Grade

Board: IGCSE

Rank: 10th in the State by Education World, 2013, 5th in Mumbai Schools (International Curriculum) Times School Survey, 2017.



Virar: Nursery to 9th Grade

Board: IGCSE



Thane: Nursery to 10th Grade

Board: IGCSE

ADVANTAGE RUSTOMJEE

SMALL CLASS-SIZE | SKILLS-BASED LEARNING PROGRAM | EMPHASIS ON CREATIVE AND PRACTICAL LEARNING

FINANCING. LEASING. PROPERTY MANAGEMENT.
OUR HOMES AND OFFICE SPACES COME
WITH A SUITE OF SERVICES TO MAKE YOUR
TO-DO LIST SHRINK IN SIZE.

When you invest in a Rustomjee property our leasing experts make sure your residence is leased to the right gentry and that you get optimum returns on your investment from day one.

LEASE SMART

IT'S THOUGHTFUL. IT'S **Rustomjee**



Fifth Wall Designs is here to customise interiors and design solutions, down to the last detail, just for you. After all, who knows the space better than us?

We have a dedicated Property Management team that works on site to make sure every nook and cranny of your property, always looks as good as new.

CREST

IT'S THOUGHTFUL. IT'S **Rustomjee**

AWARDS



Best Realty Brands
2022

The Economic Times
Group.



Construction World
Architect & Builder
Awards 2022

Rustomjee Elements :
India's Top Noteworthy Project



Times Real Estate
Conclave 2021

Iconic Personality of the
Year - Boman R Irani



CEO Forum
Award

Realty developer of the year
- Boman R Irani



CIA World
Magazine 2020

Rustomjee Seasons -
Best Redevelopment
Project of the Year



Golden Brick
Awards 2019

Best Township Project
within 200 acres-
Rustomjee Urbania



PMAY - Empowering
India Awards 2019

Most Well Planned Upcoming
Project in MIG Category
- Rustomjee Global City



ET NOW
Real Estate Awards 2019

Luxury Project of the Year -
Rustomjee Elements



.....AND MANY MORE

JUST
A FEW IDEAS
WE STAND
BEHIND.

EDUCATE A CHILD : Everytime someone buys
a Rustomjee home, a child gets
to experience the joys of going to school.



IT'S THOUGHTFUL. IT'S **Rustomjee**[®]

CALL: 022 6111 6111 | WWW.RUSTOMJEE.COM

Corporate Office:
702 Natraj By Rustomjee, M. V. Road Junction, Western Express Highway,
Andheri (E), Mumbai - 400 069, India.

Disclaimer: Any prospective sale in respect of these projects shall be governed by the terms and conditions of the agreement for sale to be entered into between the promoter and the purchaser. If any project/flat/unit is mortgaged with bank/financial institution, then the No Objection Certificate (NOC)/permission of the concerned Mortgagee Bank/Security Trustee will be provided for sale of flat/unit/property, if required.