

LIFE IN A 100+ ACRE TOWNSHIP OF 4000+ HAPPY FAMILIES COMMUNITY HAS ONE MORE GREAT THING TO OFFER: THE EXCLUSIVE PAYMENT PLAN.

2 & 3 BHK HOMES
STARTING
AT ₹1.14 CR PLUS TAXES.

A 100+ ACRE SELF-SUFFICIENT TOWNSHIP
ADVANTAGE: 3.5% REDUCED STAMP DUTY BY
THE STATE GOVERNMENT.

URBANIA | THANE (W)

CHILDHOODS AVAILABLE

|

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



**WELCOME TO RUSTOMJEE URBANIA'S 100+ ACRE TOWNSHIP.
COME EXPERIENCE THE MOST HAPPENING TOWNSHIP IN THANE.**



Click to take a virtual tour of Urbania
<https://rb.gy/qanwoq>

Click to watch walkthrough of Urbania
<https://youtu.be/Gi8YnGhN6uc>



LOCATION & INFRASTRUCTURE

Infrastructure Developments at Thane



- # METRO LINE 4 CONNECTIVITY FROM THANE TO WADALA.
- # PROPOSED METRO LINE 5 CONNECTIVITY FROM THANE TO KALYAN.
- # PROPOSED BULLET TRAIN THANE STATION (MUMBAI - AHMEDABAD).
- # PROPOSED WATERWAYS & CHOWPATI DEVELOPMENT IN THANE AROUND ITS CREEKS.
- # PROPOSED THANE BORIVALI TUNNEL ROAD, GMLR CONNECTIVITY, AIROLI-DOMBIVALI TUNNEL ROAD VIA THANE, & OTHER ROADWAYS DEVELOPMENTS.
- # PROPOSED INTERNAL METRO WITHIN THANE.
- # PROPOSED 5 STAR TAJ HOTEL – GB ROAD.

LOCATION ADVANTAGES

« JUST OFF THE EASTERN EXPRESS HIGHWAY

« 10 MINS FROM THANE STATION

« 20 MINS FROM AIROLI

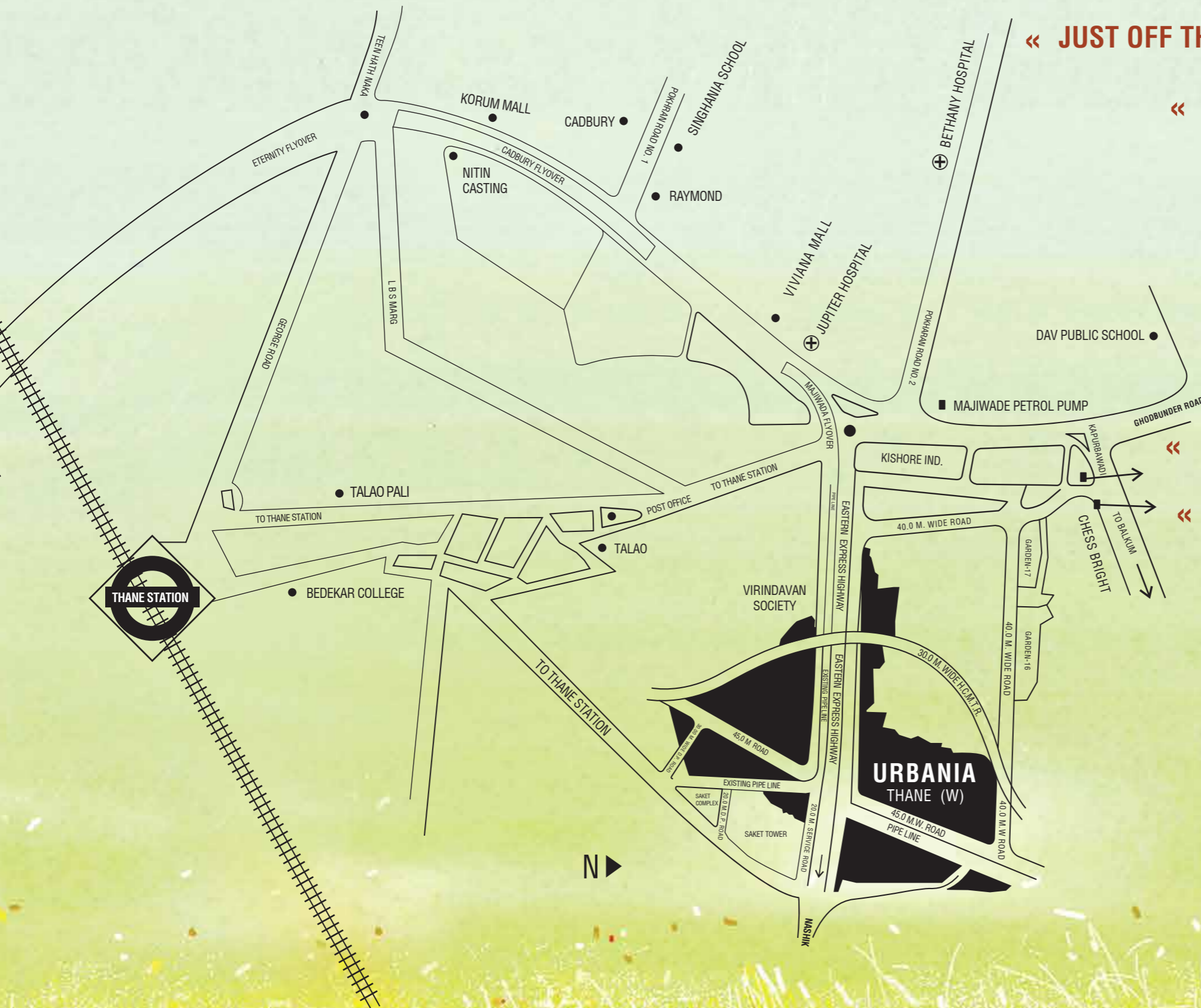
« 30 MINS FROM POWAI

« 40 MINS FROM DADAR

« 50 MINS FROM BKC

« 55 MINS FROM NARIMAN POINT

« 60 MINS FROM ANDHERI WEST



*TIME TAKEN FROM GOOGLE MAPS

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



PROPERTY HIGHLIGHTS

AN INCREDIBLE INVESTMENT OPPORTUNITY | 2 BHK HOMES WITH SCENIC VIEWS OF YEOR HILLS AND THANE CITY | 4 LEVEL CAR PARK PODIUM + 41 HABITABLE FLOORS | 32 STATE OF ART AMENITIES OVER 20 RETAIL STORES | PROPERTY MANAGEMENT SERVICES BY CREST | ALL APPROVALS IN PLACE FOR AZZIANO D - L TOWER, RUSTOMJEE URBANIA THANE (W).



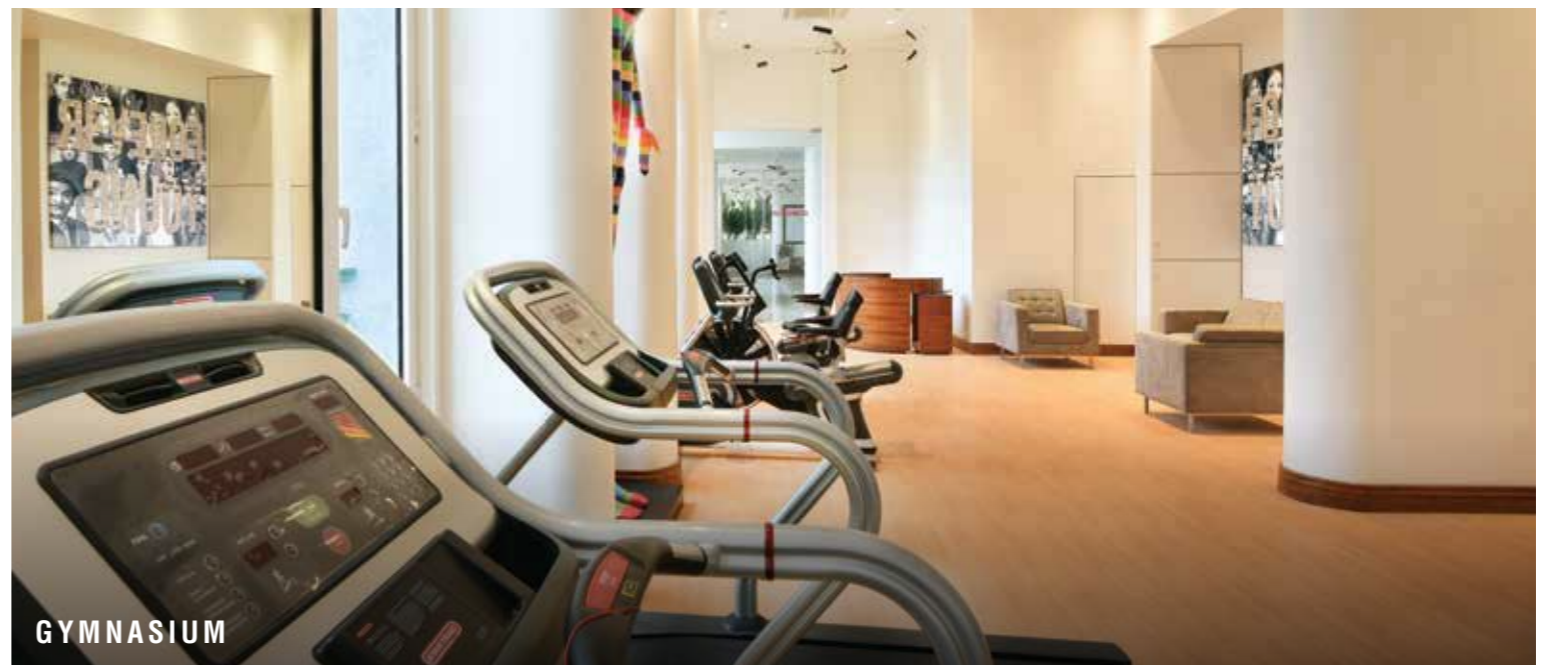
PARTY HALL



CAFE



INDOOR GAMES ROOM



GYMNASIUM



TENNIS COURT



INDOOR GAMES ROOM / ZONE



SWIMMING POOL



SENIOR CITIZENS' RELAXATION AREA



GUEST ROOM



LIBRARY



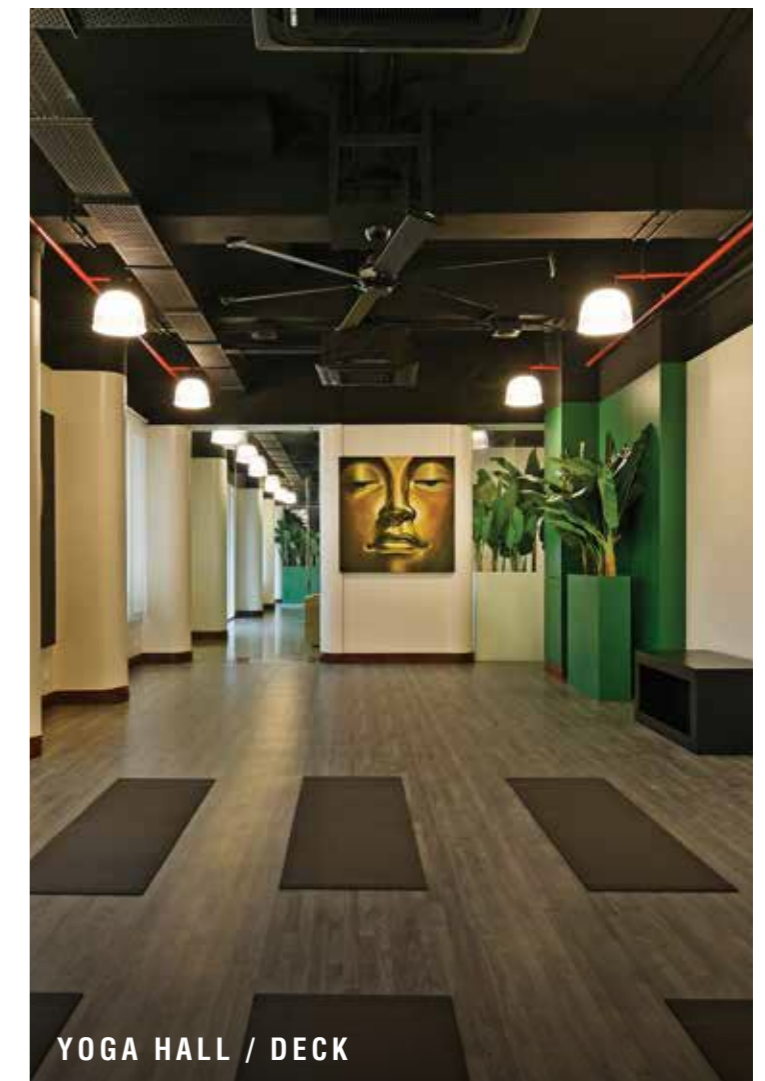
BUSINESS CENTRE



ADVENTURE ZONE



RUSTOMJEE CAMBRIDGE INTERNATIONAL SCHOOL



YOGA HALL / DECK

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.

VLCC | JAVED HABIB | WELLNESS FOREVER | DESERTS AND DAIRY | EURO KIDS
JUST P'ZA | KLAY DAY CARE | UCLEAN LAUNDRY | AABHAA LADIES BOUTIQUE | GIFT NATION | DAILY FRESH
RAJESH SURVE PHOTOGRAPHY | APSARA ICECREAM
EDEN SUPERMARKET | DR. RAI DENTALS AVENUE | WASH AND PRESS AND FEW OTHERS



SHOT AT LOCATION



AZZIANO D WING

ARTIST'S IMPRESSION

LAUNCHING URBANIA'S TALLEST TOWERS. LIVE ON CLOUD 9.

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



AZZIANO L WING

ARTIST'S IMPRESSION

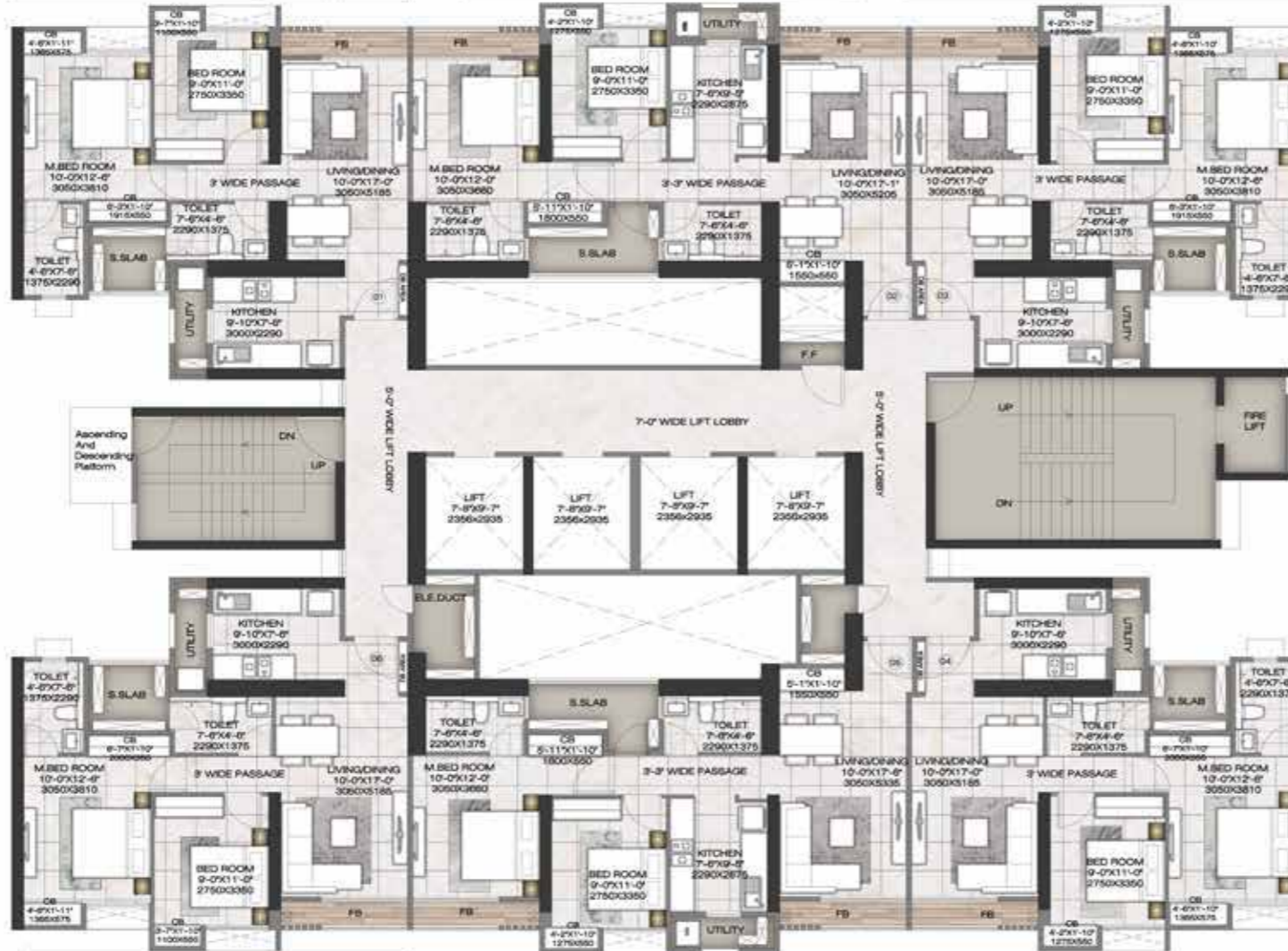
D WING

AZZIANO THANE

01 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	57.96	624.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	11.37	122.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	58.14	626.00

02 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	59.22	637.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	16.15	174.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	60.35	650.00

03 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	57.94	624.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	11.37	122.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	57.93	624.00

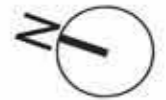


06 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	57.96	624.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	11.46	123.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	58.49	630.00

05 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	59.58	641.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	16.15	174.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	60.67	653.00

04 - 2 BHK		
PARTICULARS (AS PER RERA)	SQ. MT.	SQ. FT.
CARPET AREA	57.94	624.00
AREA UNDER DECK/BALCONY/F.B/DRY BALCONY/ENCL. BALCONY/SERVICE SLAB FOR EXCLUSIVE USE OF THE ALLOTTEE	11.42	123.00
PARTICULARS (AS PER MOFA)		
CARPET AREA	58.51	630.00

TYPICAL FLOOR
(WING-D)



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.



LOCATION PLAN

L WING

AZZIANO THANE



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

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

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

www.rustomjeesuptownurbania.com

call us - 8530810212

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 D - P51700019544, Wing L - P51700018621.

Available at website: <https://maharera.mahaonline.gov.in/>