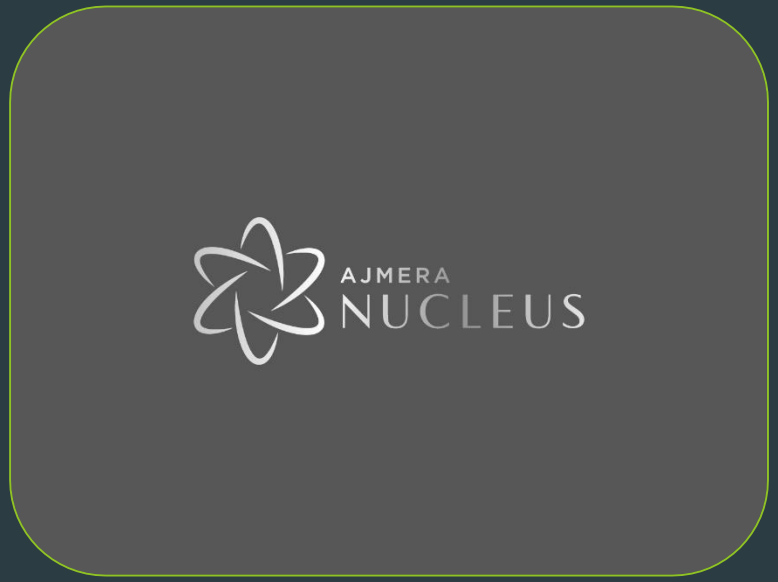
AJMERA NUCLEUS



‘Presentation copy for Esteemed Partners’

Introduction - Ajmera

After being in business for over 50 years, Ajmera is successfully established as one of the leading names in the real estate sector. Today, Ajmera is known for being a reliable and trusted name across India. We have successfully delivered over 47 million sq. ft. of space and 45000 homes across cites like:

- ✓ Mumbai
- ✓ Pune
- ✓ Ahmedabad
- ✓ Bangalore
- ✓ Rajkot
- ✓ Surat

and made our mark in International markets like

- ✓ London & Bahrain.

We aim to deliver state of the art spaces to our customers and have earned unparalleled reputation by being a pioneer in the industry. We introduced the “township” concept in Mumbai’s real estate culture building Asia’s Largest township-Shantinagar in Mira road, Mumbai. Our other township with over 15000 units, adorns the city of Mumbai city with largest garden which covers 25 acres in Wadala. This proves that our work reflects our style and sense of magnification which comes from our ‘Go big or go Home’ attitude and it is this attitude that has made us deliver projects of enormous magnitude that others can only dream of.

We believe that innovation is key to growth that is why we built the first mall of Mumbai **"Citimall"** and gave the country its first ever dome theater called **‘Imax’.** Ajmera is not just a brand but a legacy that we believe will achieve great heights of success in time to come.

Ajmera - Bangalore

BANGALORE



AJMERA VILLOWS
Electronic City



AJMERA AVENUE
Electronic City



AJMERA STONE PARK
Electronic City



AJMERA INFINITY
Electronic City



AJMERA ARISTA
BANASWADI



AJMERA GREEN ACRES
BANNERGHATTA ROAD



AJMERA ANNEX
Electronic City



AJMERA LUGAANO
Yelahanka

Ajmera – Projects in Other Cities

MUMBAI



AJMERA PRISTINE Borivali(W)



NEW ERA Kalyan (W)



AJMERA HERITAGE Khardi (W)

AJMERA I-LAND WADALA (E)



TREON | ZEON |AEON 100 ACRES TOWNSHIP IN THE HEART OF MUMBAI

AHMEDABAD



AJMERA ENIGMA
S. G. Road



CASA VYOMA
Vastrapura

PUNE



AJMERA ARIA
Koregaon Park



AJMERA EXOTICA
Wagholi

Ajmera – Commercial Projects

COMMERCIAL SPACES



TIMES SQAURE
Mumbai



AJEMRA SUMMIT
Mumbai



AJMERA ANNEX
Electronic City



CENTRE POINT
Electronic City

Ajmera – Nucleus Commercial

Mixed Development With Over

1,00,000 Sft Of Commercial Space

Suitable For Offices

Ajmera – Nucleus Commercial

'Perspective Views'





Ajmera – Nucleus Commercial

'Master Plan'

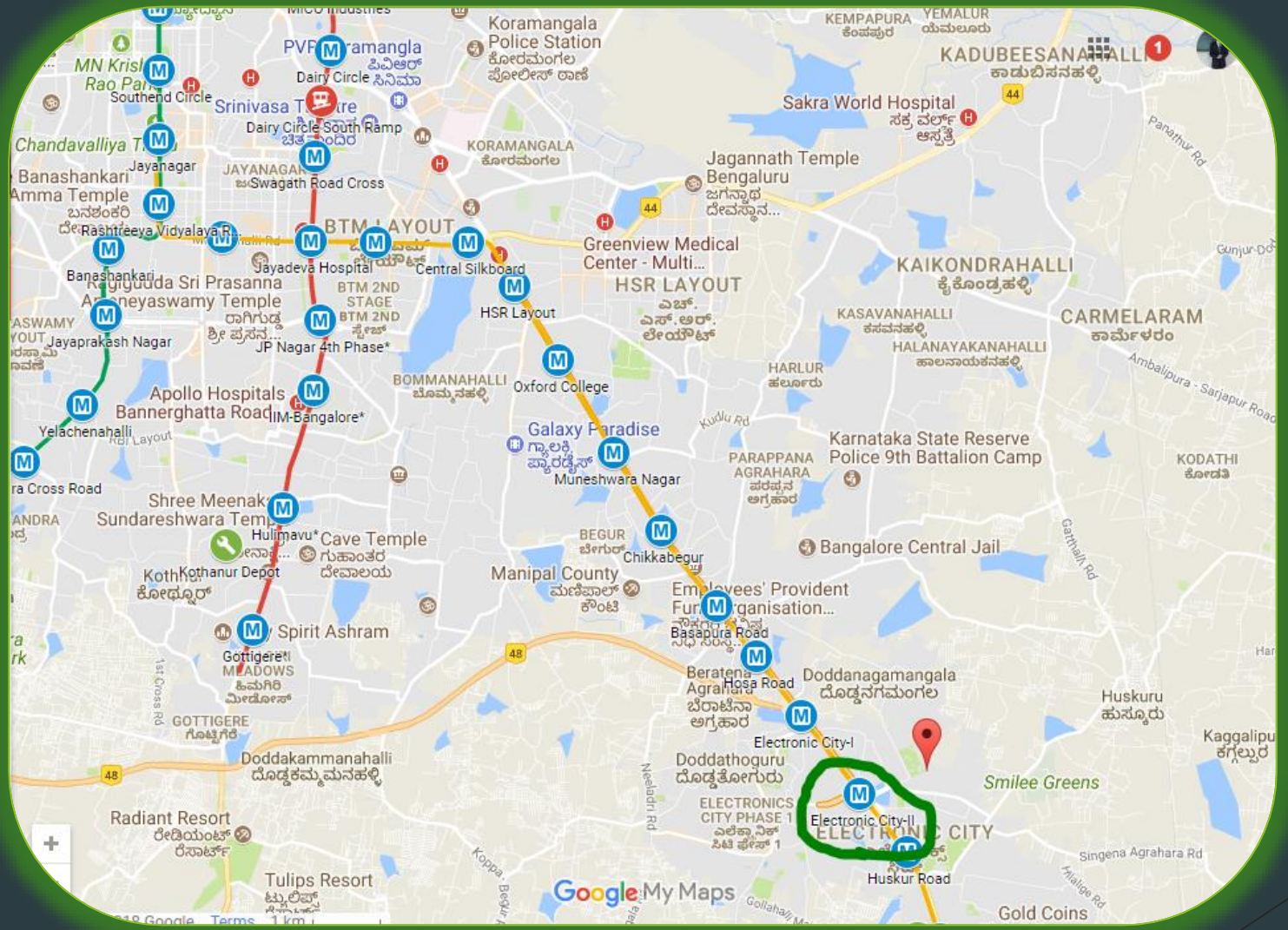


Ajmera – Nucleus Commercial

‘Google Map Location’

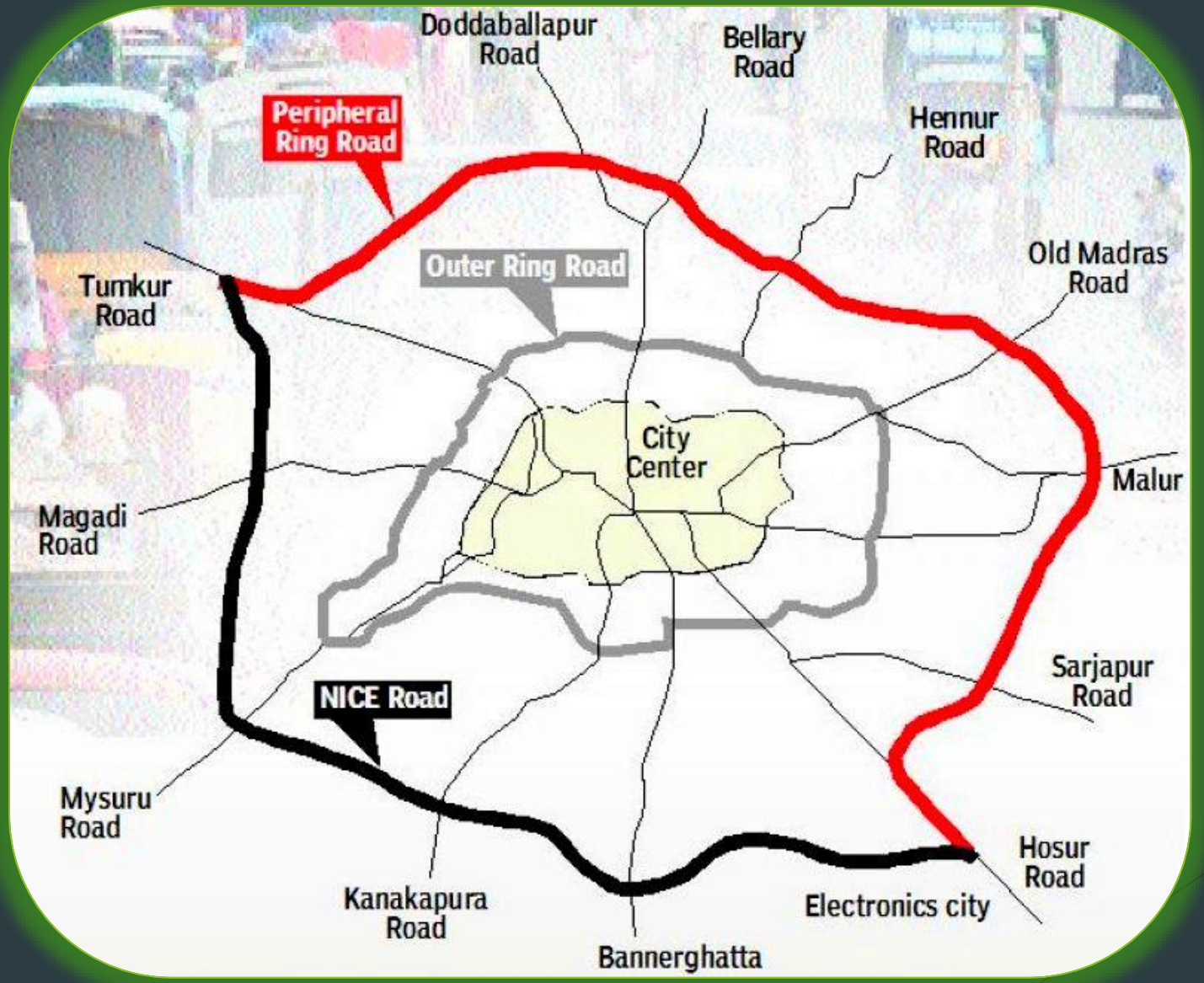


Namma Metro Under Construction Phase II line



https://www.google.com/maps/d/viewer?mid=1Pn4pL6hi6NwDDBcZ39uokxKzOGw&usp=sharing

Proposed Peripheral Ring Road



"Representation purpose only, not to scale"

Ajmera – Nucleus Commercial

'Key Notes'

- Just 1km(s) from the upcoming Phase II Metro station (Currently Under Construction).
- Just 700 mtrs away from the Hosur road flyover Toll Booth.
- Just 6 minutes away from the HeliTaxii station.
- Just 7 minutes away from the Infosys E-city Phase I Campus.
- Just 18 minutes away from the Silk board junction.
- Adjacent to Tech Mahindra with a head count of over 14000 employees.
- 360^{o} Connectivity to the major parts of the city via Proposed Peripheral ring road and Nice Road.

Ajmera – Nucleus Commercial

'Technical Details: Short brief'

- Over 45,000 sft Land area
- Over 1,05,000 of built up space (Provision to add 25000sft to 30000sft more)
- Basement + Ground + 8 floors + Terrace (Provision of 2 additional Floors on requirement basis)
- Total number of car parking space – 300
- Suitable for Office Spaces with exclusive Entry & Exit points.
- Leasable area floor wise:
  - ✓ First Floor – Approx. 12,000 sft
  - ✓ Second to Eight Floor – Approx. 13,500 sft
- Location: https://goo.gl/maps/pHdY8aKiC7t
  - ✓ Adjacent to Tech Mahindra
  - ✓ Diagonally opposite to TCS

Ajmera – Nucleus Commercial

'Technical Details: Short brief'

- Electrical Infrastructure with an exclusive 1000KVA transformer.
- Water supply, sanitation, STP provided.
  - ✓ Water supply via an overhead tank with dual piping system
  - ✓ Treated water used for sanitary purposes
  - ✓ STP is of 40KLD (SBR Technology)
- Total number of lifts:
  - ✓ Passenger – 3 with 15 pax capacity
  - ✓ Service – 1 with 18 pax capacity
- 100% DG Back – up

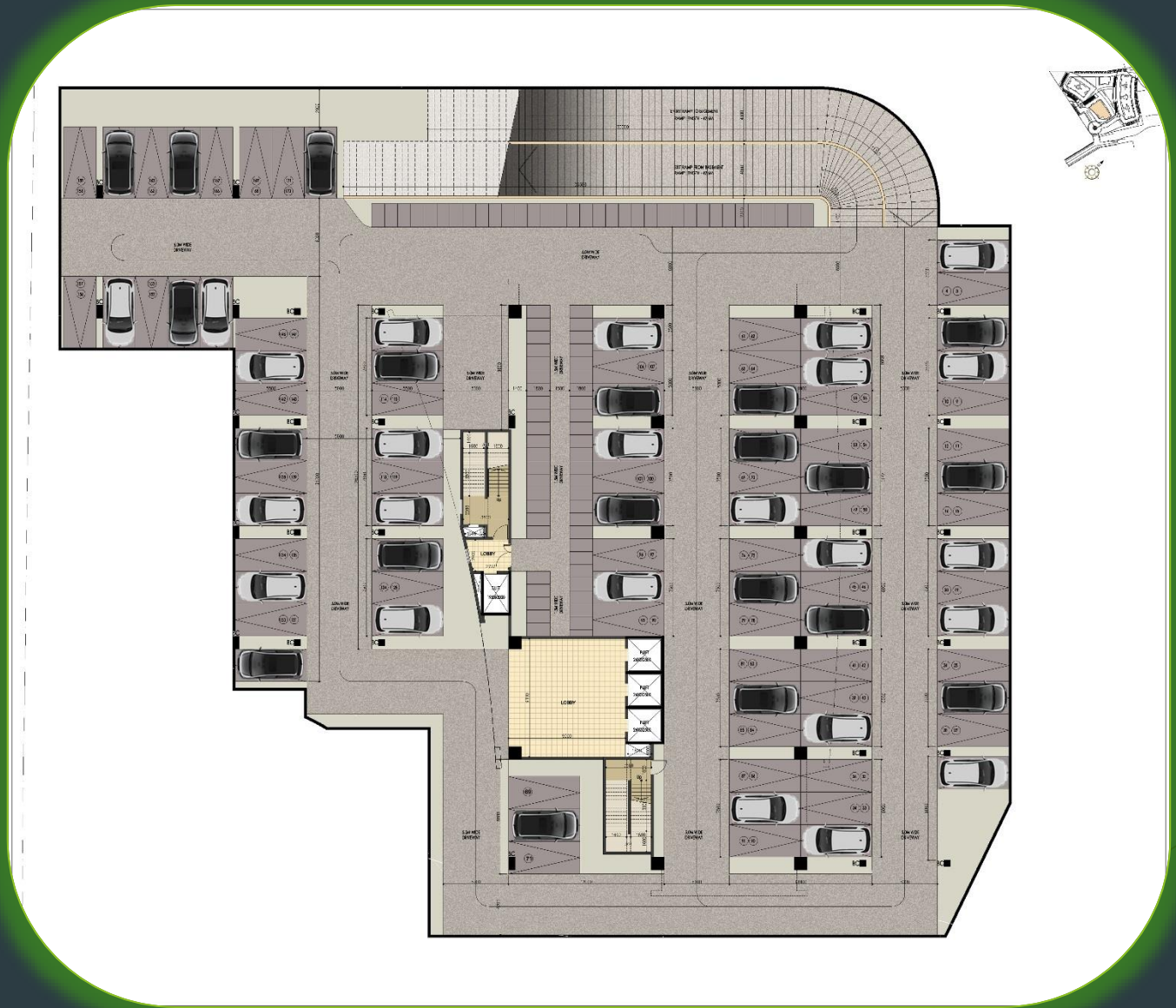
Ajmera – Nucleus Commercial

'Technical Details: Short brief'

- All fire equipment in place as per fire norms:
  - ✓ Fire Sprinklers
  - ✓ Public Address System
  - ✓ Refuge Floor
- 2,00,000 sft of Sump Tank
- Drainage system
- Safety & Security systems
- All necessary NOCs and Sanctions will be obtained as per the requirement

Ajmera – Nucleus Commercial

'Basement Plan'



Ajmera – Nucleus Commercial

‘Ground Floor Plan’



Ajmera - Nucleus Commercial

'Typical Floor Plan'



Ajmera - Nucleus Commercial

'Area Statement'

Proposed Leasable Area Statement	
Description	Leasable Area (Sft)
First Floor	11909
Second Floor	13492
Third Floor	13492
Fourth Floor	13492
Fifth floor	13492
Sixth floor	12470
Seventh floor	13492
Eighth floor	13492
Total	105330.43
Note: This is a tentative Area Statement. This does not capture the food court area and other service areas to be proposed.	



Ajmera - Nucleus Commercial

'Major Completion Milestone'

- Construction Start Date – 15th May 2019
- Sub Structure tentative completion date – 30th November 2019
- Super Structure tentative completion date – 31st Mar 2020
- Façade and Finishes tentative completion date – 30th Jun 2020
- Ready for Fit Outs – 1st Jul 2020

THANK YOU

Contact

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