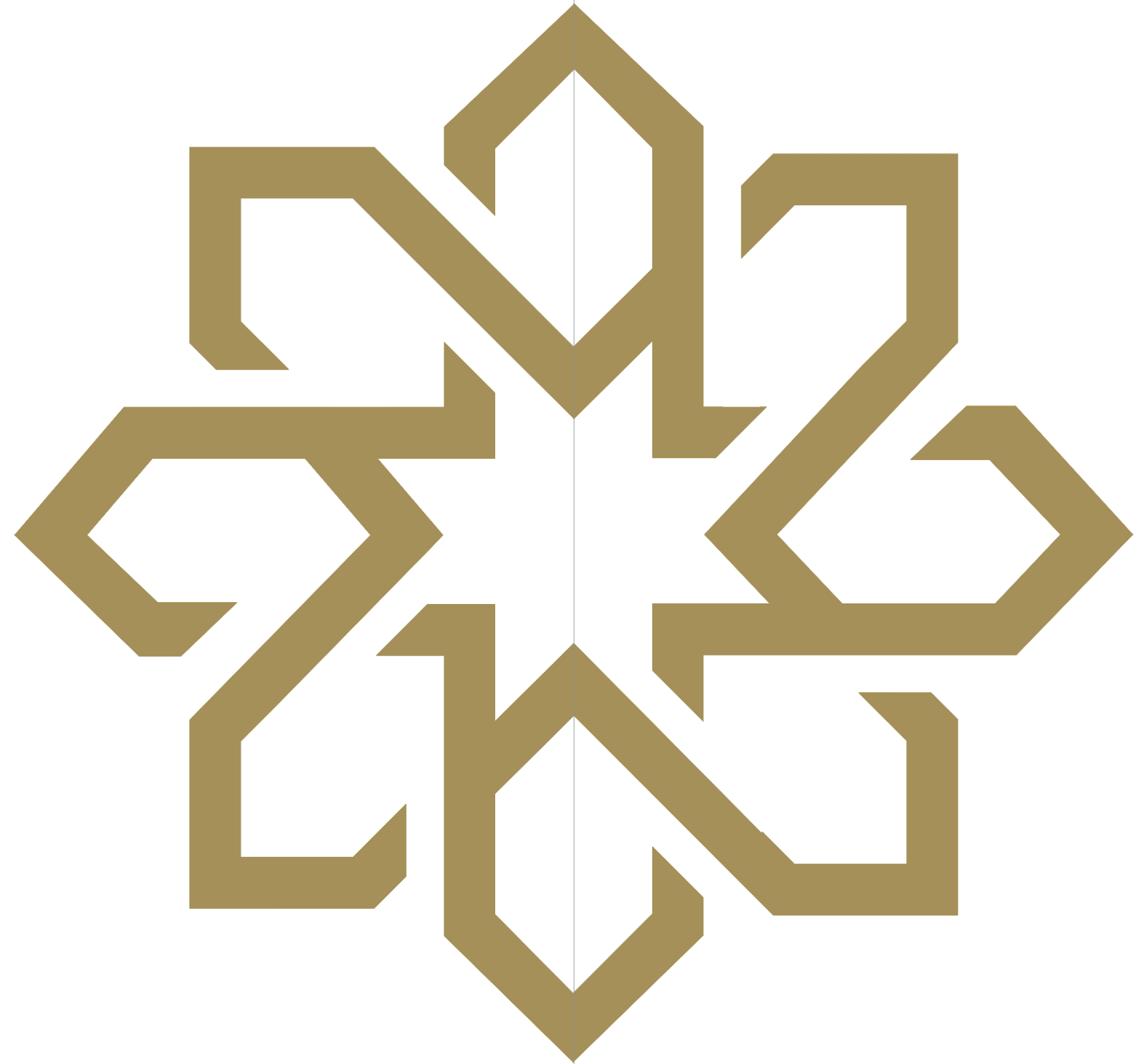




THE AGA HALL ESTATE

MUMBAI





C O N T E N T S

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SUSTAINABILITY

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HISTORY



A legacy of History...

Amidst surroundings once the serene witness to encounters of historic consequence, now arises an abode subtly redolent of the quiet splendour of a revered and distinguished patrimony.

Heritage Gate

Established as a family residential domain by Aga Khan I (Aga Hasan Ali Shah) in 1848, Aga Hall emerged as Bombay was evolving into a mercantile centre nearly two centuries after its islands became the dowry of the Portuguese princess Catherine of Braganza to King Charles II of England.

Also later home to Aga Khan II (Aga Ali Shah) and Aga Khan III (Sir Sultan Mahomed Shah), Aga Hall, for several decades from the mid-1800s onwards, held a pivotal place in a widespread endeavour that enabled improved cohesion, welfare and progress for a community growing across at least four continents.

Notable in its annals are the visit of Edward, Prince of Wales (later King Edward VII) to Aga Khan I in 1875 and celebratory gatherings on the occasion of Diamond Jubilee of Aga Khan III in 1946.

Aga Hall retains historic neighbourhood bonds with nearby and once contiguous Hasanabad, Aga Khan I's final resting place that his grandson was to recall as an early memory.

"The Bombay of the mid-nineteenth century in which my grandfather settled was a much smaller, more compact city than its present-day descendant."

Aga Khan III

"Even in my childhood in the eighties it was a huge rambling place, taking in most of two divisions of the present city, Mazagaon and Byculla, stretching from Nesbit Road to Hasanabad, my grandfather's tomb."

Aga Khan III

Reviving Heritage



AGA KHAN'S RESIDENCE

Inscribed into a renewed verdant landscape, with its restored fountain and features of Porbandar stone, beyond its one hundred and forty year-old gate, is the living memory of Aga Hall -- of environs, ambience and values revitalised for an invigorating future.

From that reminiscence comes forth the contemporary expression of a familiar hamlet, now attaining unexpected heights of comfort and convenience, energising anew the spirit and conviviality of the place affectionately known as "wadi".



FOUNTAIN



...transforming spaces, enhancing quality of life

Having evolved over more than a century and a half beyond the sustenance of a pioneering community housing initiative and the founding of a renowned urban hospital, The Aga Hall Estate now progresses to a transformation of an exponential order under the patronage of its owner, Prince Aly Khan Hospital Charitable Trust.

The Aga Hall Estate, as redeveloped, will offer 373 apartments of an international standard in a prestige residential complex incorporating energy efficient and environmentally sensitive features, a range of amenities for a healthy lifestyle, entertainment facilities and covered parking, all in a thoughtfully landscaped garden setting.

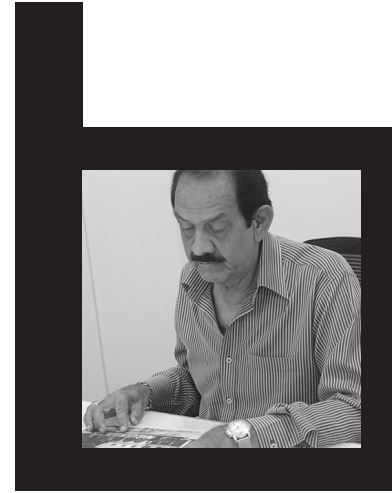
Centrally located on an honoured heritage site in South Mumbai, the complex, designed for multi-generational living, will assure an enhanced quality of life for its residents and neighbourhood. High-quality buildings will replace older housing stock and community facilities. Residents and new purchasers will secure freehold ownership of new apartments integrating state-of-the-art design, comfort and safety features.

Consistent with historical antecedents, the Trust will contribute surplus revenues from the sale of apartments towards the expansion of the adjacent hospital into a major specialised tertiary-care centre.



Reminiscence in anticipation...

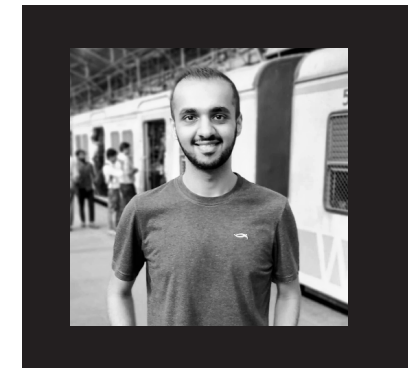
Home for generations to families whose treasured memories have inspired their lives as those of their parents, children and grandchildren, Aga Hall's residents now bear witness to the unfolding of a vision that safeguards the values and attributes that have underpinned their attachment to the Estate.



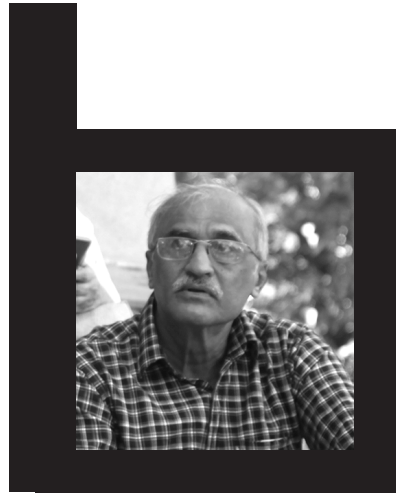
JALAL TRAINER

My great grandfather migrated from Iran to Mumbai, accompanying Imam Hasan Ali Shah. Our family used to train the Imam's horses and provide veterinary support. I can still vividly picture in my mind the old bungalow and the gardens where we played growing up. The bungalow later housed a primary school where I studied until the fourth grade. When the Diamond Jubilee High School was built, I studied there, too. You can understand the special bond that I have with Aga Hall.

Aga Hall is a great residential location. Besides the close proximity to schools and sports clubs, there are tons of good eateries around to which I go with my friends. Getting to college takes me twenty minutes and badminton courts are a short walk away. The Estate is also within walking distance of both the central and harbour lines railway stations. So I have multiple options for any commute.



NAVID GOVANI



AMIN LAKHDEER

The small house in which my grandparents, my parents, my brothers and sisters and I stayed was adjacent to the bungalow where our parents worked. The family's connection with Aga Hall goes back to my maternal great grandfather, who was amongst those who came here with Imam Hasan Ali Shah. We and our neighbours always felt safe on the Estate and were blessed when the school and hospital were developed within the compound. When we reflect on the stories passed down to us by our grandparents, we realise how fortunate we are to have grown up here.

"Mazgaon's central location gives you an advantage to reach work and social destinations faster. Connecting to the Sea Link is easy as well. The JJ Flyover helps to reach Colaba in no time. Nearby railway stations allow me to travel to anywhere in Mumbai fast, saving me time, money and energy. I absolutely love this location, with its access to everyday needs from work to social and cultural life and spiritual upliftment."



AFSHEEN KARMALI

Aga Hall Estate has been my home since childhood. I was born here. My parents were always at ease. As kids, the Estate provided a safe environment in which we grew up. My school was a stone's throw away. I am very excited about the new development, especially with all the attention being given to common areas, safety and comfort, as well as to landscape and to minute details. With new school and hospital facilities, the Estate will certainly set a benchmark in this part of the city.



ALTAZ SUNDRANI



SABIHA JAMAL

Despite being in the midst of the hustle and bustle of this ever-busy city and in the heart of South Mumbai, one can find much-needed peace and calm at the Aga Hall Estate. Today, when residential complexes crave open space, Aga Hall has lots of it and greenery besides, without forgetting safety and security. Proximity to quality schools, premier healthcare facilities and parks within a radius of a few kilometres makes it an ideal location for parents like me with young kids.

Living in Mazgaon, you get to interact with people of different religions and diverse cultures. On the one side, we have the Jain temple and on the other, the Synagogue and Gloria church. As you would expect, there is great social harmony in the neighbourhood and everyone wholeheartedly celebrates each other's festivals. The unique thing about our neighbourhood is that while we have all these diverse cultures, our children go to the same schools, play in the same playgrounds and build lasting friendships.



ANISHA KABANI



LOCATION



From my village in the archipelago...

Aga Hall Estate is ensconced in Mazagaon, where the interplay of geography and history has enabled vitality and diversity to flourish over centuries.

From maritime livelihoods and gathering spaces for every creed and tradition, to marvels of architectural unconventionality and imperial particularity, one of the city's oldest suburbs has only ever grown in its remarkable cosmopolitanism.

Originally, inhabited by Agari (salt-workers) and Koli (fishermen) communities, Mazagaon's name derives from the Sanskrit "matsya gram" (fishing village) or the Marathi, "mahja gaon" (my village). What the Portuguese settlers knew as Mazagão was one of the seven islands constituting the archipelago they called "bom bahia" (the good bay), later anglicised to Bombay.



Once renowned for its mango trees, shipped twice yearly to the court of Emperor Aurangzeb, and celebrated in Thomas Moore's epic nineteenth century poem Lallah Rookh, (whose heroine was Aurangzeb's daughter), Mazagaon retains a quaint ancestral charm.

Colourful facades, wooden staircases and open balconies overlooking the narrow lanes of Matharpacady village define the oldest Portuguese-style houses in the city.

...where all have always gathered...

Mazagaon and its extension -- now the distinct neighbourhood of Byculla -- bear daily testimony to pluralist traditions of faiths and cultures within a short radius of Aga Hall.

The Mumbadevi Temple, named after the patron deity to the Agaris and Kolis is one of the city's oldest.

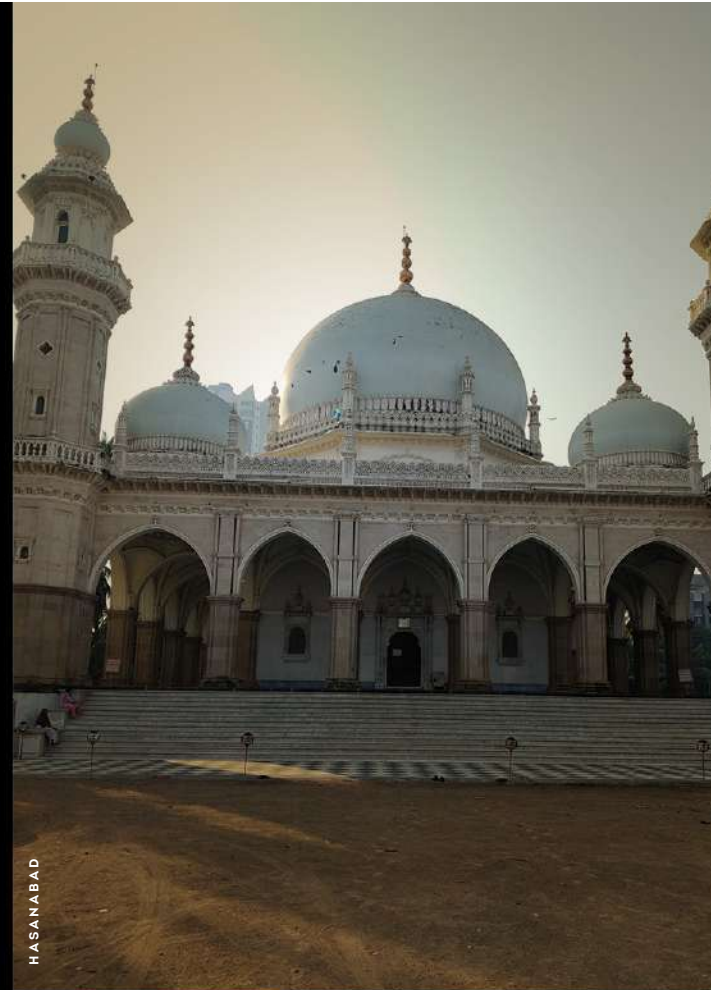
Built in English Gothic Revival style, **Nossa Senhora da Glória** sits on the site of a Portuguese Franciscan church consecrated in 1632.

Magen David Synagogue designed in a Victorian idiom and serving the Orthodox Sephardi is reputed to be one of India's oldest and most beautiful.

Seth Framji Nasserwanji Patel Agiary, built in 1845, is named after the renowned Parsi educationist who collaborated in the founding of the Elphinstone Institution.

The only Chinese temple in Mumbai, **Kwan Kung Temple** dating back to 1919 is in Mazagaon.

Hasanabad, the mausoleum of **Aga Khan I** built in 1884, was also the site of ceremonies to mark **Aga Khan III's Golden Jubilee** in 1936.



MAGEN DAVID SYNAGOGUE



THE MUMBADEVI TEMPLE



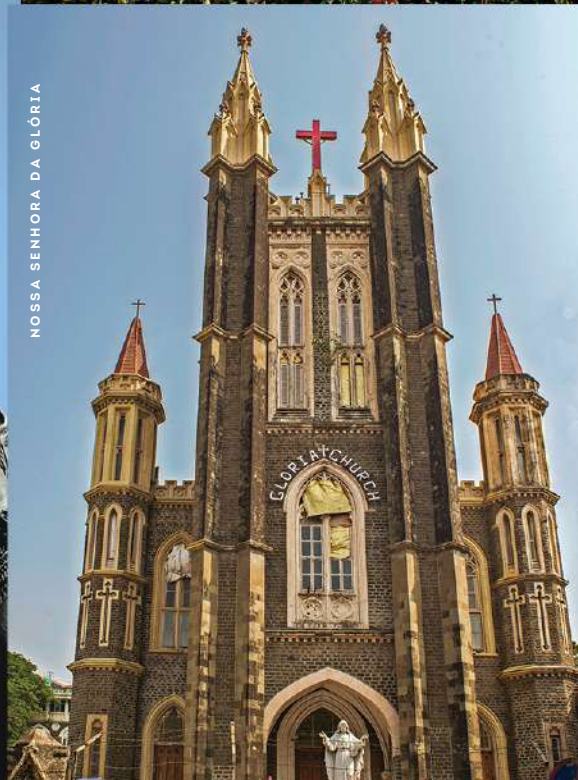
KALA GHODA



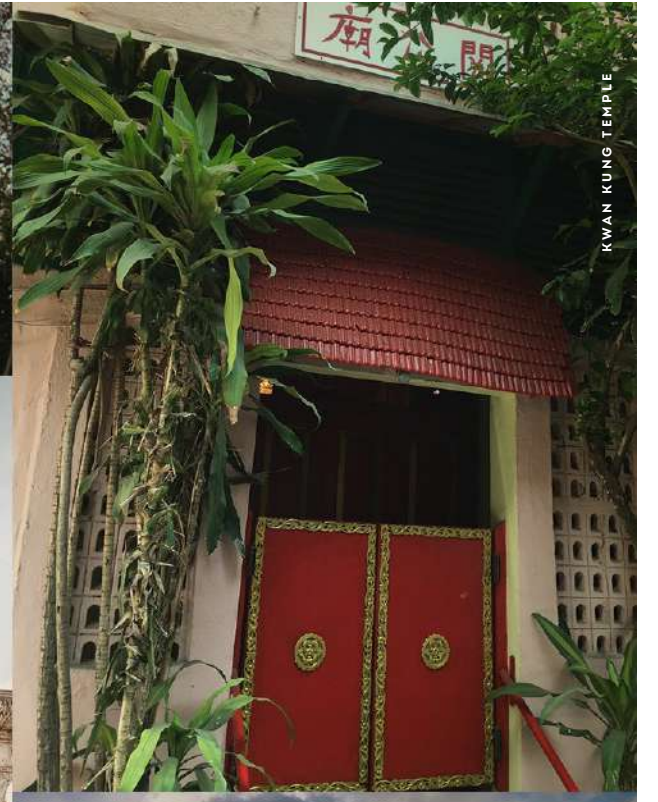
RANI BAUG



FLORA FOUNTAIN



NOSSA SENHORA DA GLÓRIA



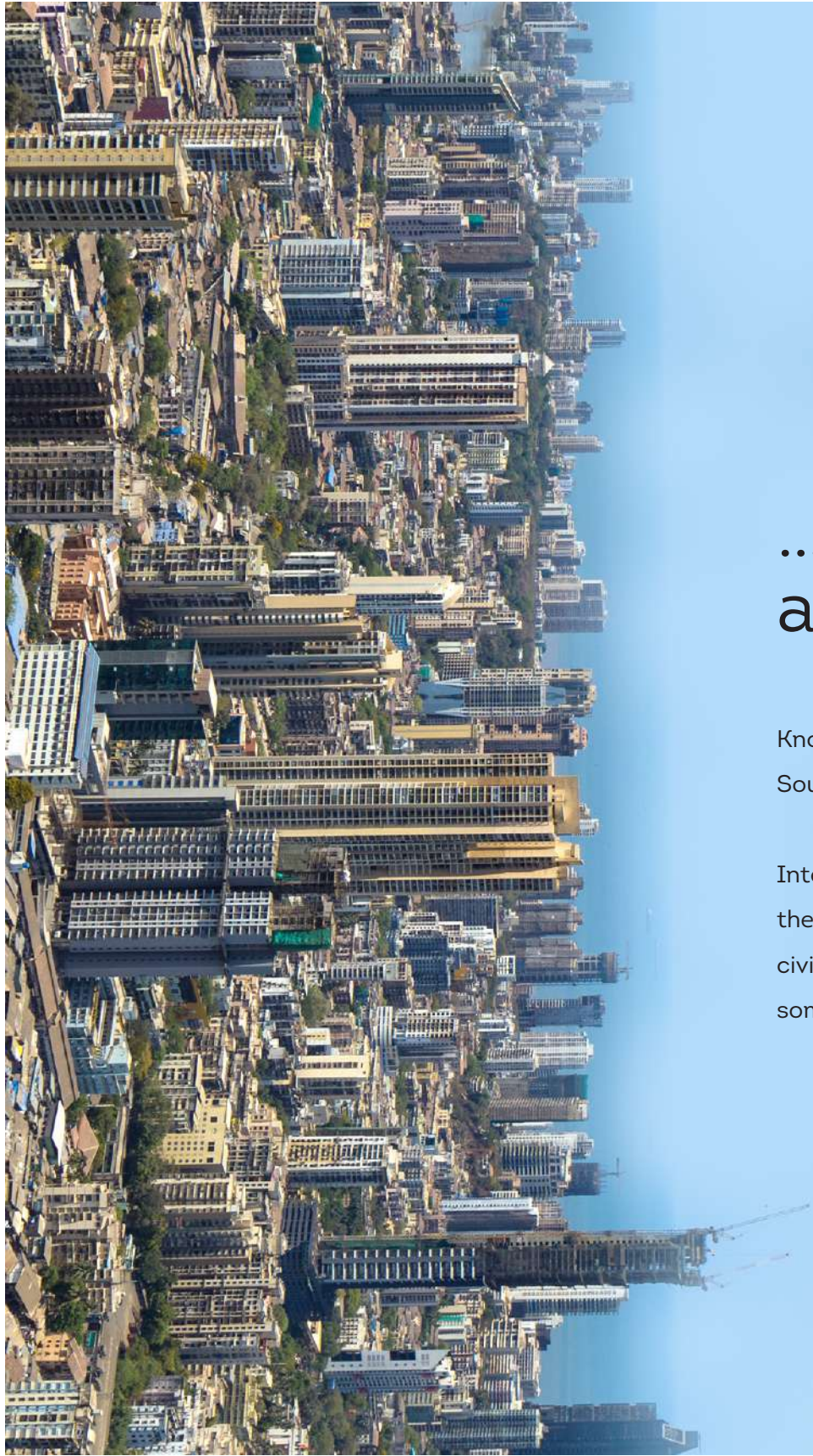
KWAN KUNG TEMPLE



CRAWFORD MARKET



SETH FRAMJI NASSERWANJI PATEL AGIARY

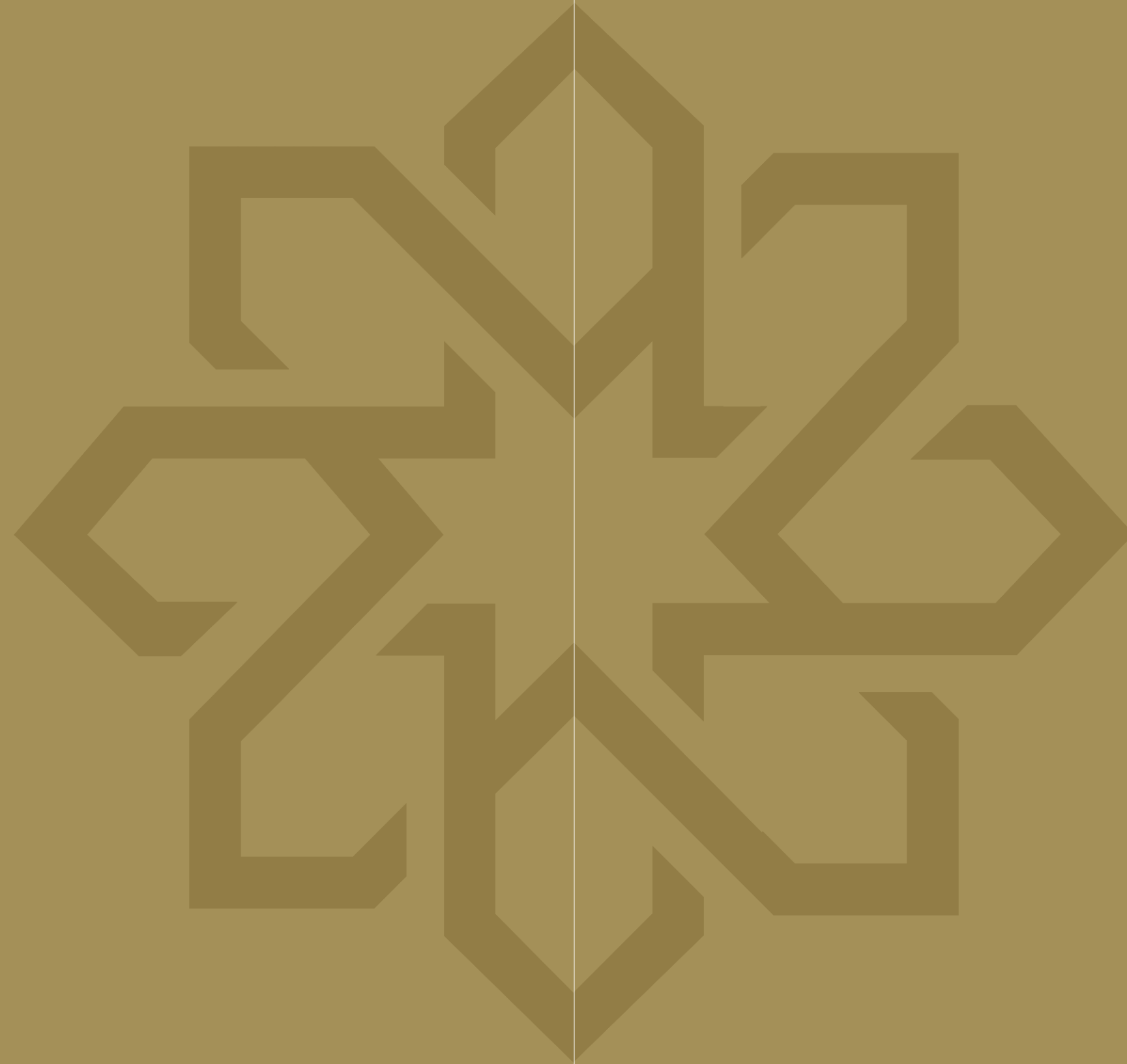


...to the heart of an island metropolis

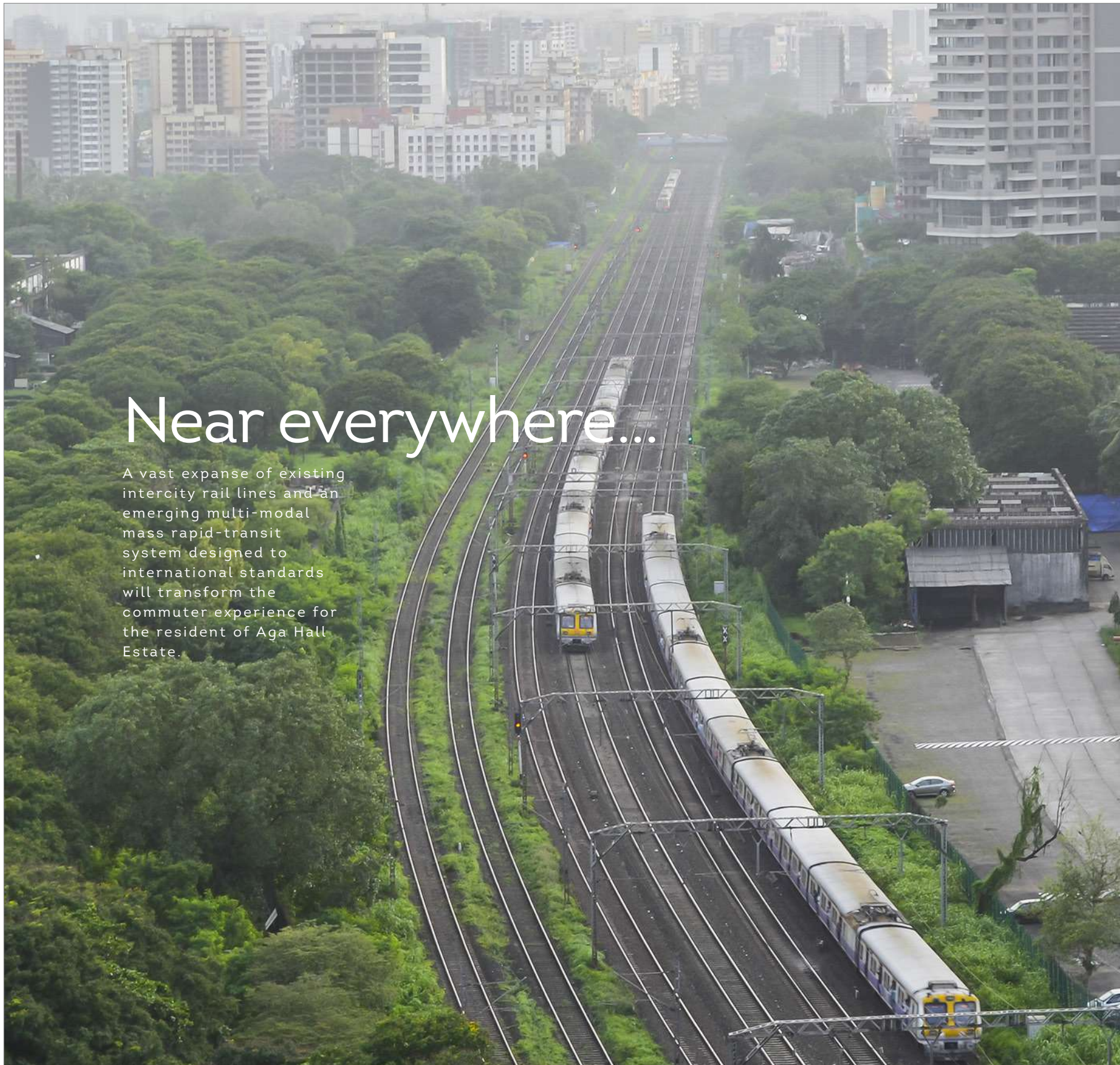
Known colloquially as SoBo, Old Bombay and City, South Mumbai, is where legacy blends with modernity.

Interspersed amongst treasures of global patrimony, the city's primary business district and the seat of the civic body governing Greater Mumbai, are to be found some of the world's most exclusive residential areas.



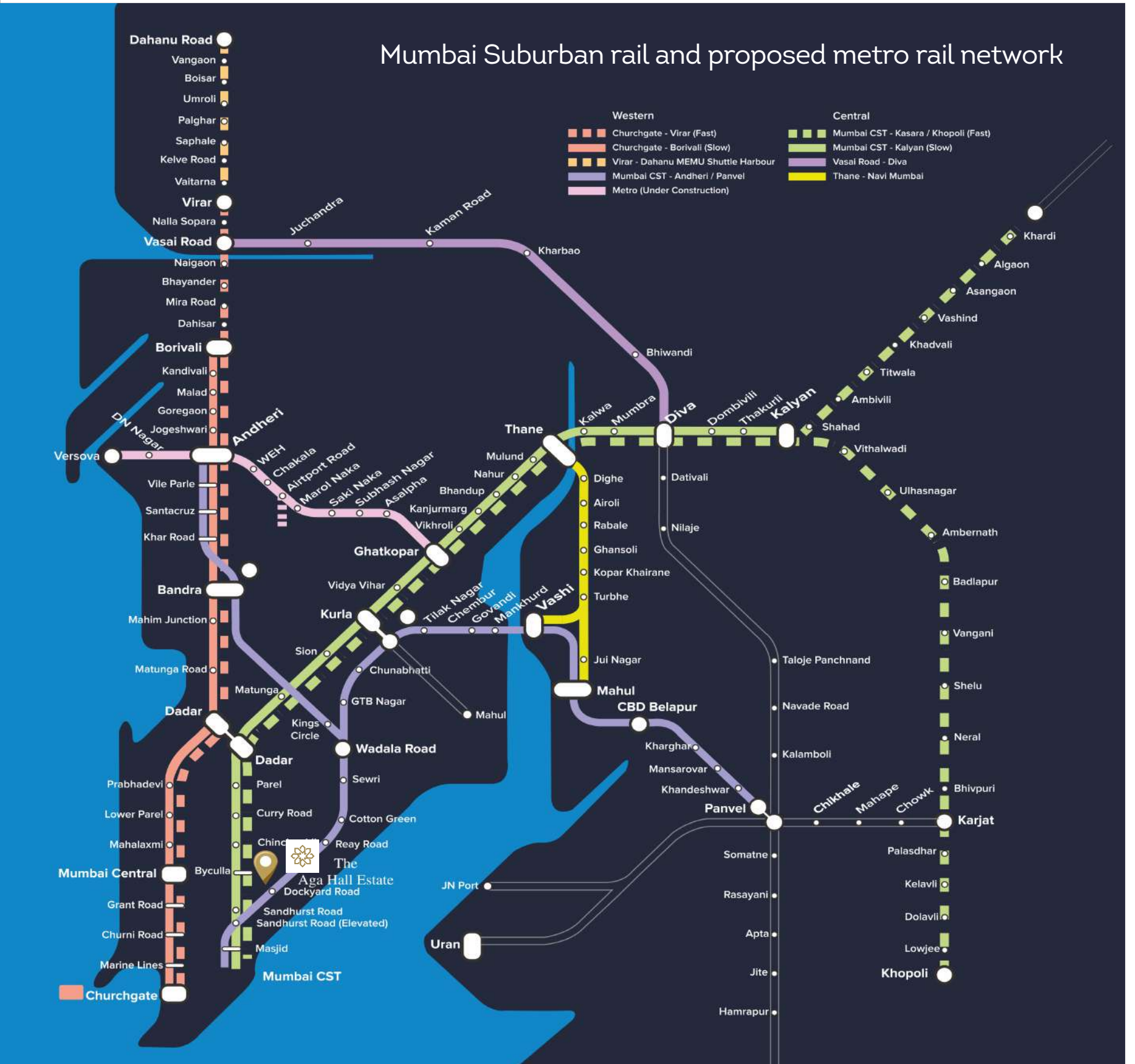


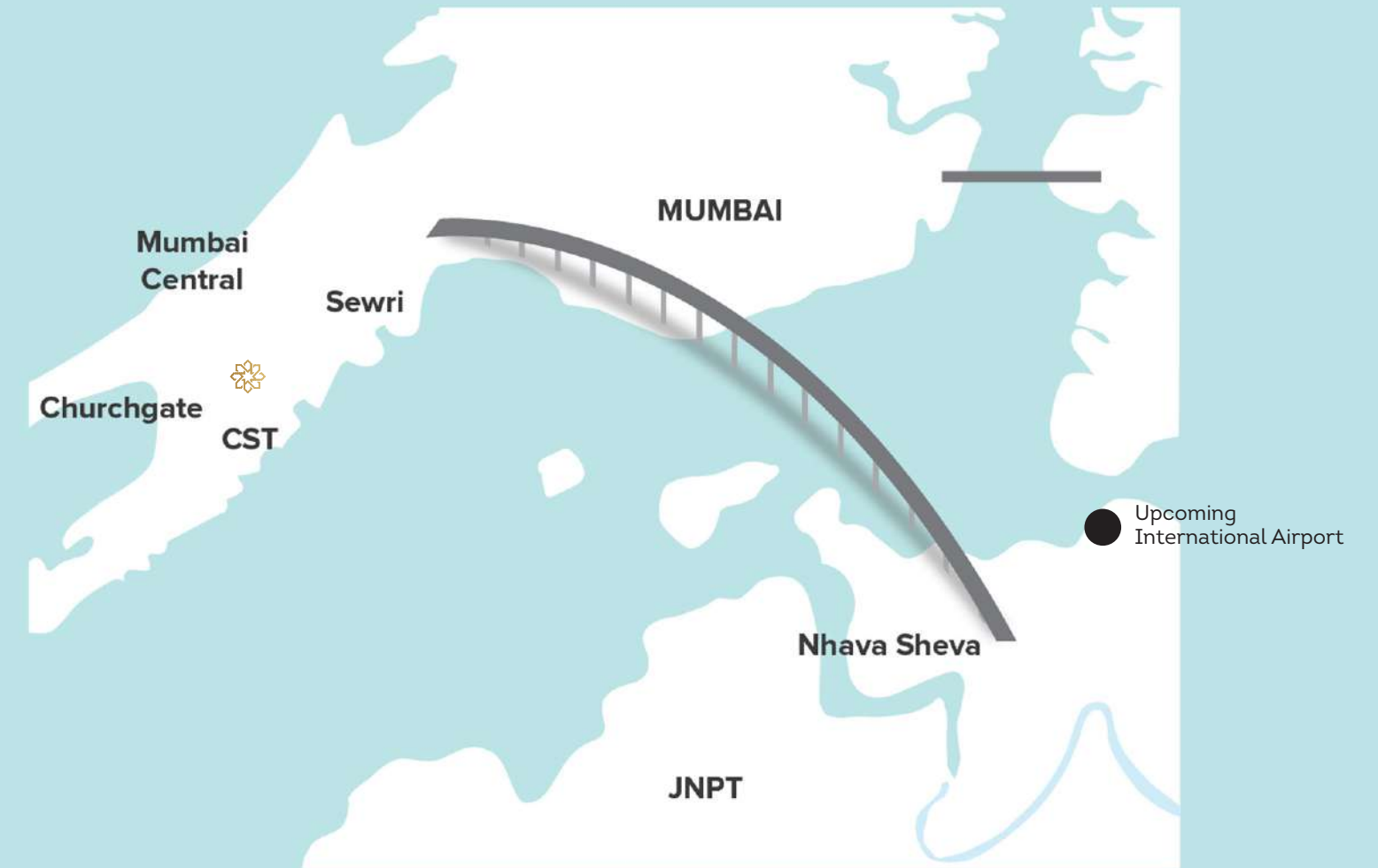
CONNECTIVITY



Near everywhere...

A vast expanse of existing intercity rail lines and an emerging multi-modal mass rapid-transit system designed to international standards will transform the commuter experience for the resident of Aga Hall Estate.





Your route to wherever

The 22 km-long stretch of the Mumbai Trans Harbour Link will connect central and southern Mumbai to the proposed Navi Mumbai Airport. The future Worli-Sewri Connector will offer easy access to Chhatrapati Shivaji Maharaj International Airport.

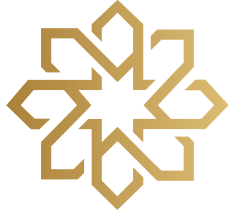
For quick connections

The Eastern Express Highway and Eastern Freeway, close to Aga Hall Estate, provide links to convenient networks of roads and bridges for travel to Mumbai's central and western suburbs and beyond.





LIVEABILITY



THE AGA HALL ESTATE

MUMBAI

EXQUISITE LIFESTYLE APARTMENTS

Your Neighbourhood at a Glance

Offering proximity to the widest range of educational, health, leisure, culture, sports, services, entertainment and shopping facilities, Aga Hall Estate renders attainable an ultimate spectrum in urban living.



Shopping

1. HIGH STREET PHOENIX
2. ORICHID CITY CENTER MALL
3. SOBO CENTRAL MALL
4. GRAND GALLERIA
5. HEERA PANNA SHOPPING CENTER
6. PALLADIUM
7. METRO PLAZA
8. RELIANCE SMART
9. BAYSIDE MALL
10. CITY CENTRE MUMBAI
11. OBEROI SHOPPING CENTRE
12. NAKSHATRA MALL



Dining

13. KEIBA
14. PERSIAN DARBAR
15. OHI CALCUTTA
16. GALLOPS RESTAURANT
17. CHINA LAND
18. AMAR RESTAURANT
19. BAGDADI RESTAURANT
20. BAWARCHI FINE DINING RESTAURANT
21. BAYROUTE CUFFE PARADE
22. TANTRA
23. MARINE RESTAURANT
24. CHINA EXPRESS
25. BADEMIYAN
26. DELHI DARBAR.



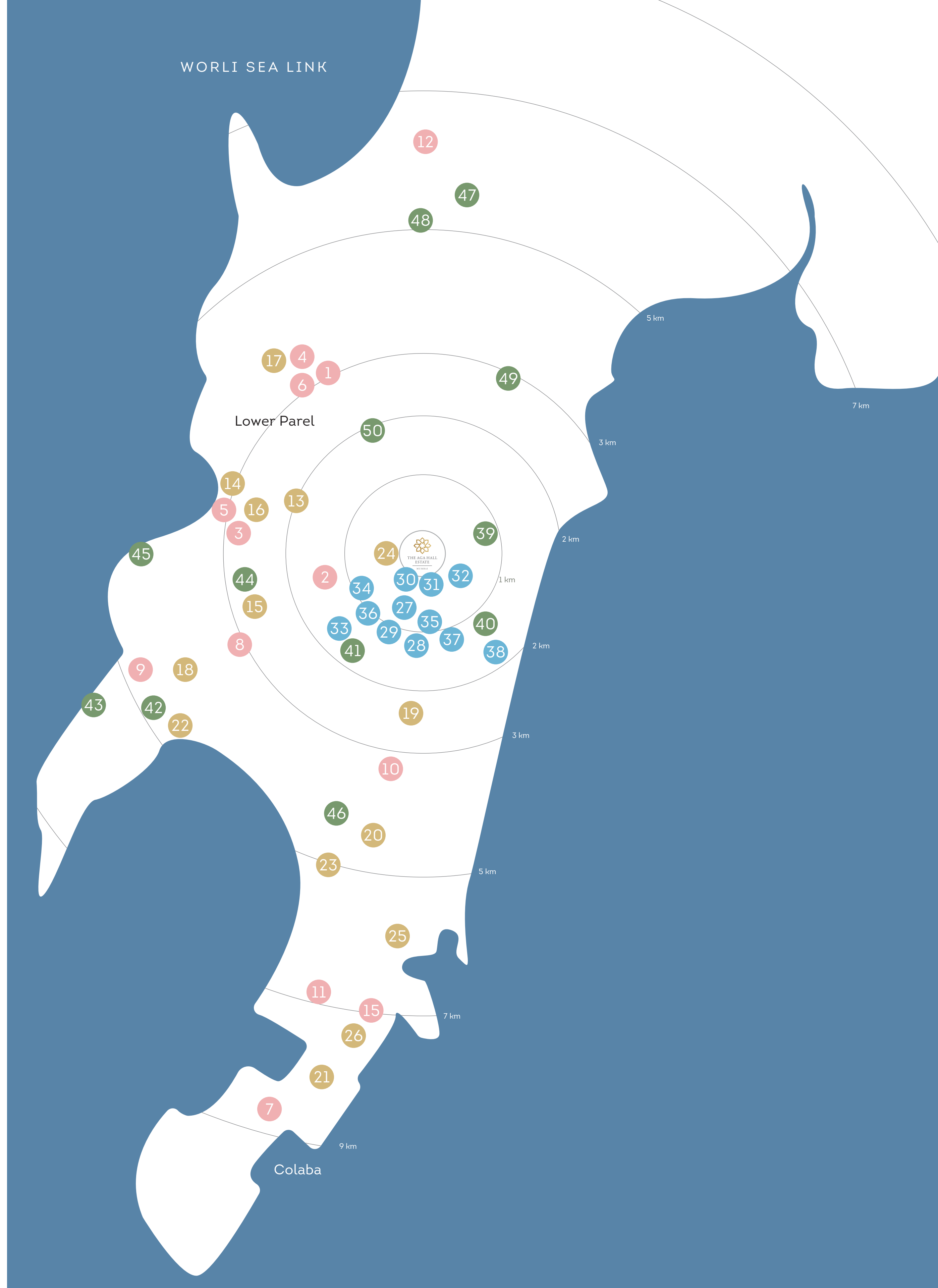
School

27. ST. MARY'S HIGH SCHOOL (SSC)
28. ST. MARY'S SCHOLL (ICSE)
29. DIAMOND JUBILEE HIGH SCHOOL, MUMBAI
30. KIDDYLAND NURSERY SCHOOL, MUMBAI
31. GLORIA CONVENT HIGH SCHOOL
32. ST. PETER'S SCHOOL
33. ST. AGNES' HIGH SCHOOL
34. SCHOOL OF THE SACRED HEART
35. BOMBAY INSTITUTION FOR DEAF AND MUTES
36. CHRIST CHURCH SCHOOL
37. COWLEY HALL. ST.PETER'S SCHOOL
38. ROSARY HIGH SCHOOL

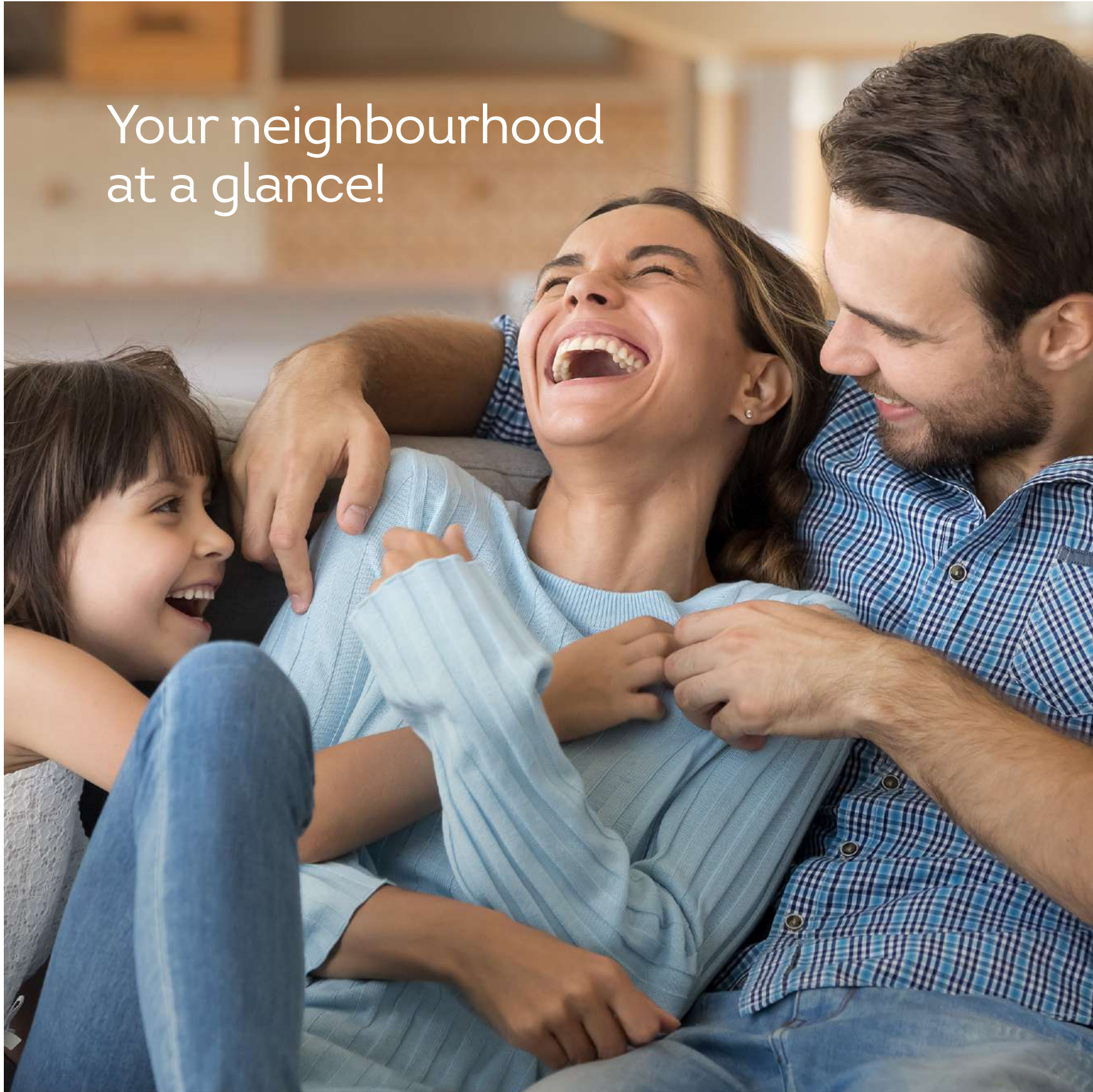


Park

39. VEER MATA JIJABAI BHOSALE UDYAN AND ZOO
40. NANA NANI PARK
41. HAKIM DYAM GARDEN
42. KAMLA NEHRU PARK
43. PRIYADARSHANI PARK
44. NAGRIK KALYAN KENDRA
45. AMARSONS GARDEN
46. NAVJEEVAN WADI PARK
47. VISSANJI PARK
48. PRAMOD MAHAJAN KALA PARK
49. BMC RECREATION GROUND
50. BMC GARDEN AND CHILDRENS PARK



Your neighbourhood
at a glance!



Offering proximity to the widest range of educational, health, leisure, culture, sports, services, entertainment and shopping facilities, Aga Hall Estate renders attainable an ultimate spectrum in urban living.

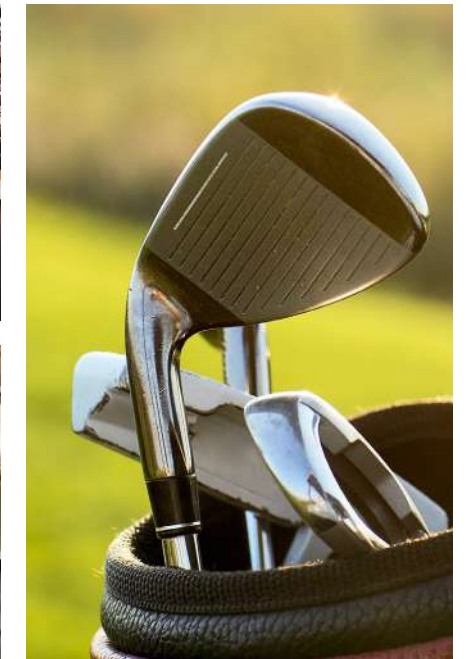
Education and Health



Shopping and Dining



Leisure and Recreation



Corporate and Business Hubs

Art and Culture

In search of learning and well-being



For the resident of Aga Hall Estate, South Mumbai offers a wide range of well-established quality schools, clinics, hospitals, and higher educational institutions of distinction, assuring access, choice and proximity.

The Cathedral & John Connon School

JB Petit, Campion

Bombay International

Diamond Jubilee School

St. Mary's ICSE

Breach Candy Hospital,

Bombay Hospital,

Jaslok Hospital

Sir HN Reliance Hospital

Prince Aly Khan Hospital

Jamnalal Bajaj Institute of Management Studies

St. Xavier's College

HR College

Government Law College

Jai Hind College

Grant Medical College

Sydenham Institute of Management Studies,
Research and Entrepreneurship Education

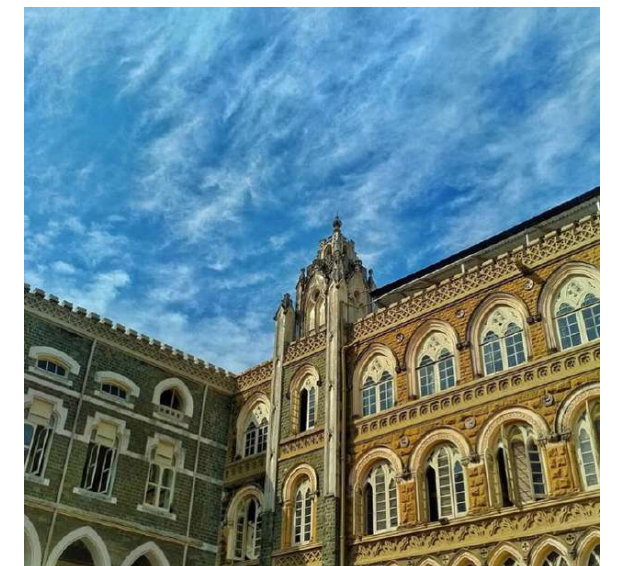
Sir JJ College of Arts and Architecture



Diamond Jubilee School

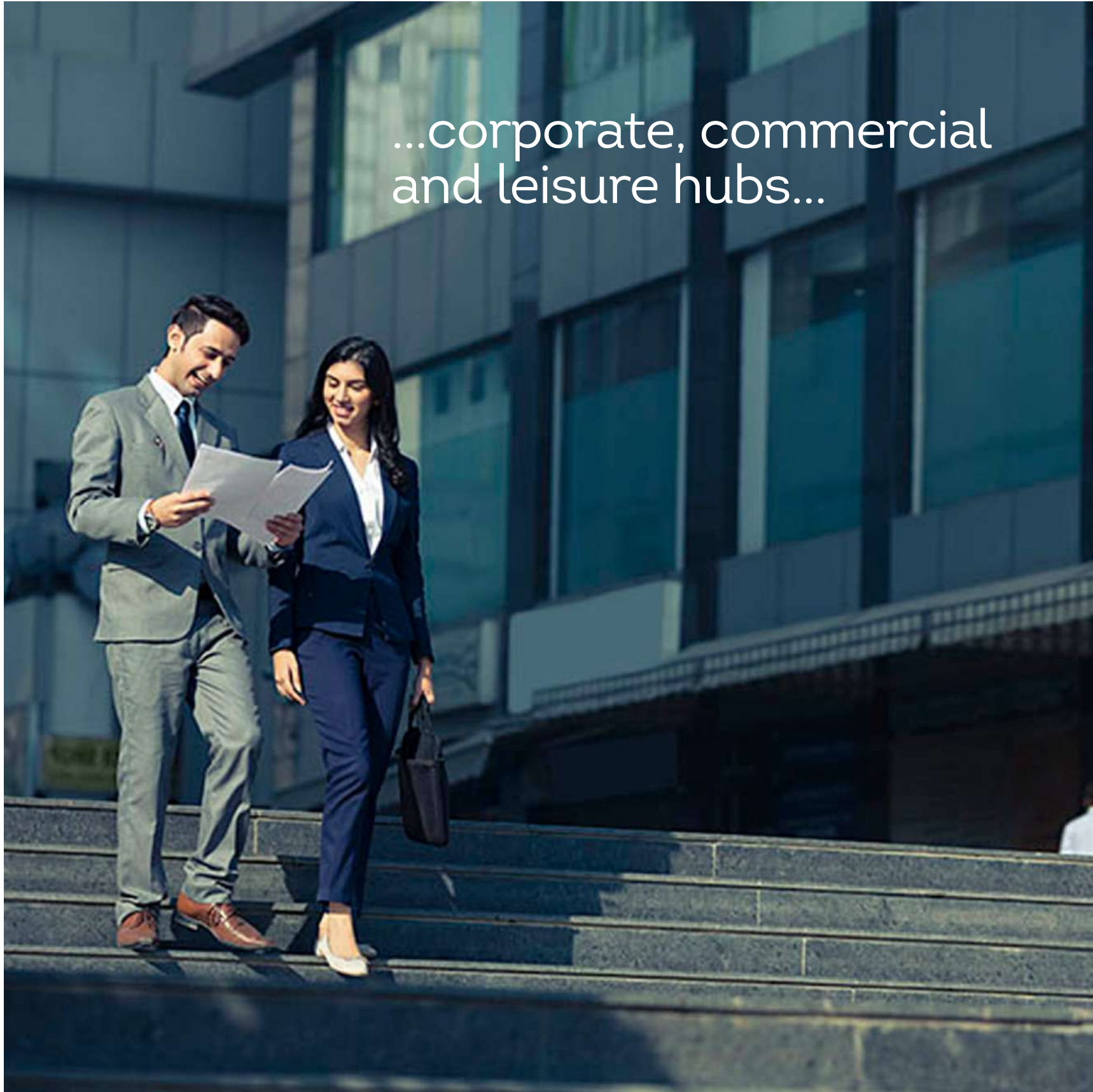


Prince Aly Khan Hospital



St. Xavier's College

...corporate, commercial
and leisure hubs...



In South Mumbai and within an easy commute of Aga Hall Estate lie the emerging and state-of-the-art Lower Parel business district, the BSE (formerly known as the Bombay Stock Exchange) and the premium corporate hub at Nariman Point.

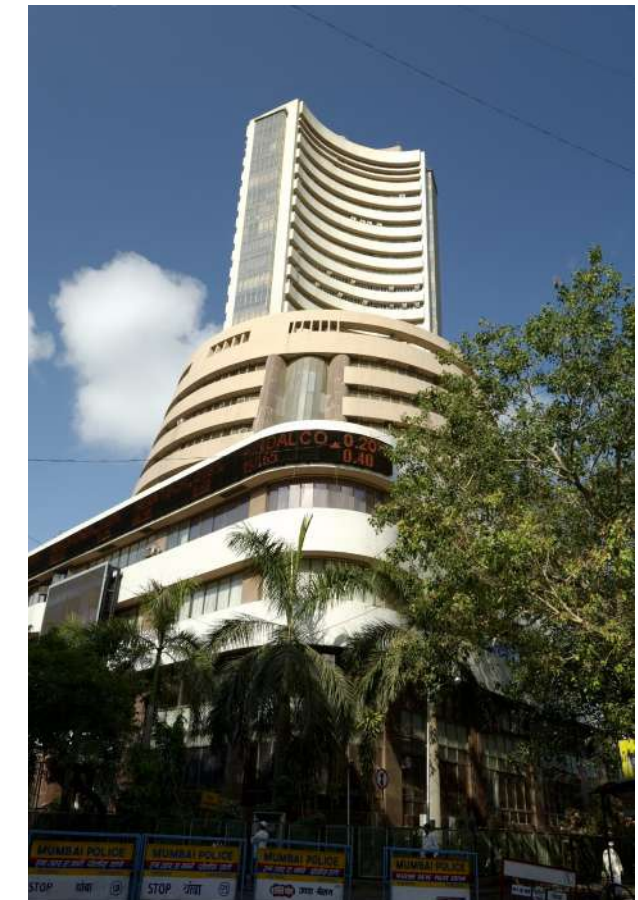
The Mumbai Port Trust development project will repurpose the city's eastern seafront into entertainment, hospitality, residential and commercial districts, a central park and a sea tourism hub. A harbour-front transformation envisages a 'Mumbai Eye', Tourist Ferry Services and Ropeway Connection to the famous Elephanta Caves.



NARIMAN POINT



SEA TOURISM



BOMBAY STOCK EXCHANGE

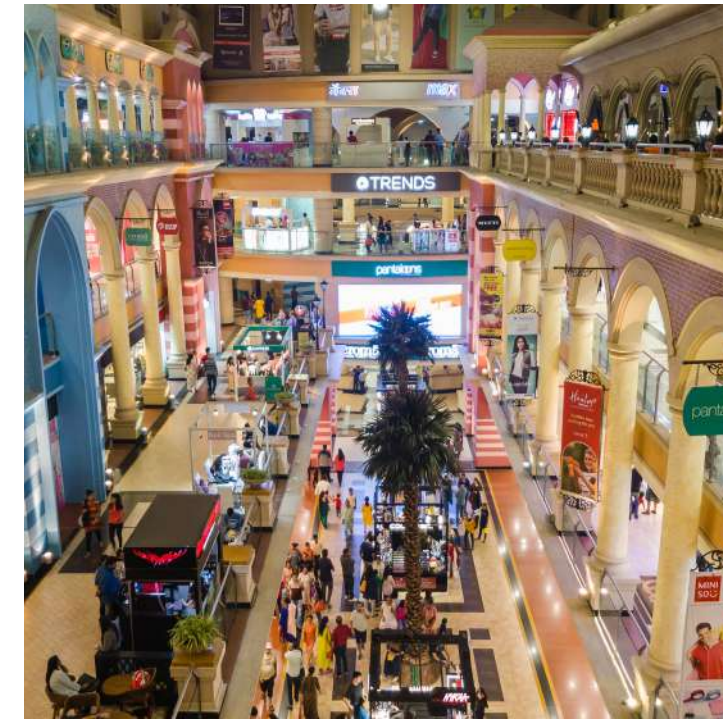


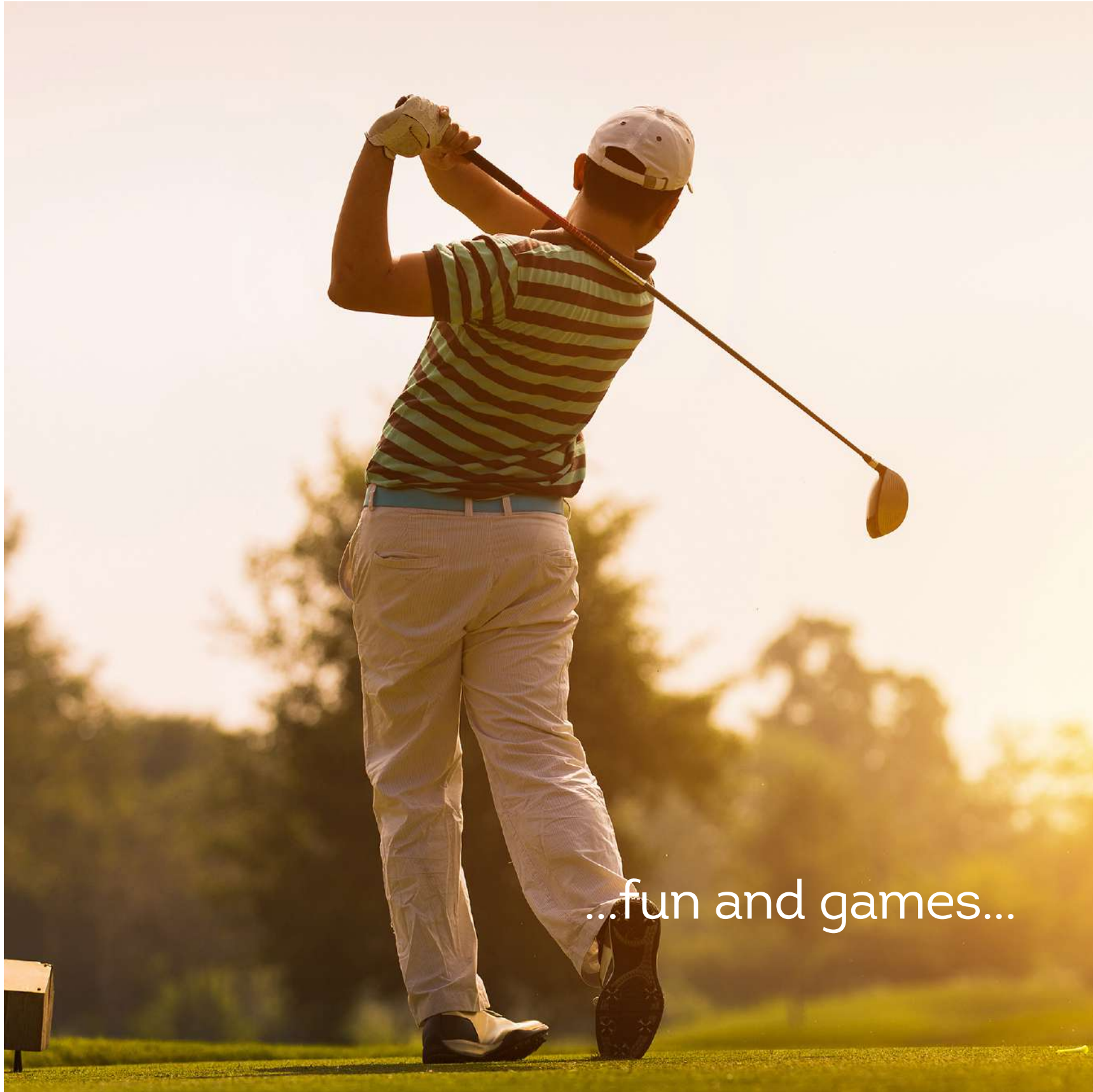
...a shopping and dining extravaganza...

A short drive away from Aga Hall Estate are some of Mumbai's most desirable shopping destinations: High Street Phoenix Mall with its extraordinary selection of international brands, flagship stores and cinemas, the famous Colaba Causeway and the exceptional bazaars at Crawford Market.

Alongside the span of international cuisine can be found institutions, both modern and traditional, of wide renown: the acclaimed Leopold Café, the legendary Mohamedali Road, the trendy 'Socials'...

- High Street Phoenix Mall - **4.5km**
- Colaba Causeway - **5.5km**
- Fort - **4.5km**
- Crawford Market - **3.1km**





...fun and games...

Whether in pursuit of competition or recreation, as participant or spectator, few venues, anywhere, offer the facilities, or if desired, the exclusivity, of the Grand Mahalaxmi Racecourse, the Willingdon Sports Club or the iconic Cricket Club of India.



Mahalaxmi Racecourse



Bombay Gymkhana



Cricket Club of India



...inherited cultures...

Complementing the distinction of Aga Hall Estate's own history and setting and within easy reach are spaces and buildings pre-eminent among the city's cultural landscape.

Opened as Victoria Gardens and later called Rani Baug, the city's oldest park was, following India's independence, renamed after Jijamata, the mother of Chhatrapati Shivaji Maharaj, the first Maratha emperor.

In the park, in Grand Renaissance Revival Style, sits the Dr Bhau Daji Lad Museum, Mumbai's oldest, originally known as the Victoria and Albert Museum, established in 1855 combining a Palladian exterior with an interior that is a rare example of High Victorian design.



Rani Baugh



Gateway of India



Kalaghoda

Kala Ghoda, a district encompassing many of the city's museums, art galleries, educational institutions and heritage buildings, recalls the eponymous equestrian statue of the Prince of Wales (later Edward VII) moved since 1965 to Byculla Zoo, today, Jijamata Udyan.



Bhau Daji Lad Museum

Designated since 2004, a UNESCO World Heritage site, the original headquarters of the Great Indian Peninsular Railway, the Chhatrapati Shivaji Terminus, formerly known as Victoria Terminus was completed in 1887, the year marking 50 years of Queen Victoria's reign.

The iconic Gateway of India, erected to commemorate the landing at Apollo Bunder in 1911 of King George V, is built in Indo-Saracenic style incorporating elements of 16th Century Maratha architecture.

Live at the heart of everything!

With a Gross Domestic Product of US\$2.7 Trillion in 2019, India is now the world's seventh largest economy.



Alongside progressive reforms in many parts of the economy, a massive demographic transformation is giving rise to the largest middle-class in the world buoyed by strong purchasing power. The central government has initiated measures aimed at making India a US\$5 trillion economy in the next decade. A recent research paper from Jones Lang Lassalle entitled 'Creating a Resilient and Responsible City' lists Mumbai on its City Momentum Index 2020 as one of the top 20 dynamic cities from a real estate perspective.

Vibrant communities, a diverse cultural mix, an array of entertainment, festivals throughout the year, a plethora of recreational options, renowned healthcare, education of an international standard, a safe living environment and opportunities to build dreams: an open invitation to work-life balance!

\$5 trillion
economy in the next decade.



QUALITY AND
SUSTAINABILITY

An assurance of quality

The Aga Hall Estate's luxury apartments set within a revitalised heritage site in coveted south Mumbai have been designed by PG Patki Architects to set new standards in contemporary community living.

Class-A contractors commissioned alongside consultants and project management teams with vast experience, including of the historic relevance of the Aga Hall Estate site, will ensure execution of a project of high quality.

The Aga Hall Estate project is registered with the Real Estate Regulatory Authority (RERA) of the State of Maharashtra.

Advantages to purchasers of property in a RERA-registered project include:



Construction Guarantee:

covering liability for major defects for a period of five years from the time of possession



Regulated Fund Management:

RERA-controlled withdrawal of sales proceeds through an escrow account for construction payments



Transparency and Fairness:

Plans with details available on RERA's website



Compensated Delays:

In case of eligible delay events, compensation shall be as per the Agreement for Sale



Compliance with Development Regulations:

Subject to regulatory oversight, approvals and permissions at various stages of development.

Building value for the future with confidence



Garden of Light - King's Cross, London, UK



Sunder Nursery - Delhi



The Ismaili Centre - Toronto



Humanyus Tomb - Delhi

Staying at the leading-edge

The Aga Hall Estate project team is committed to construction with environmental responsibility, incorporating state-of-the-art technology, and thoughtful service features.



Surveillance System



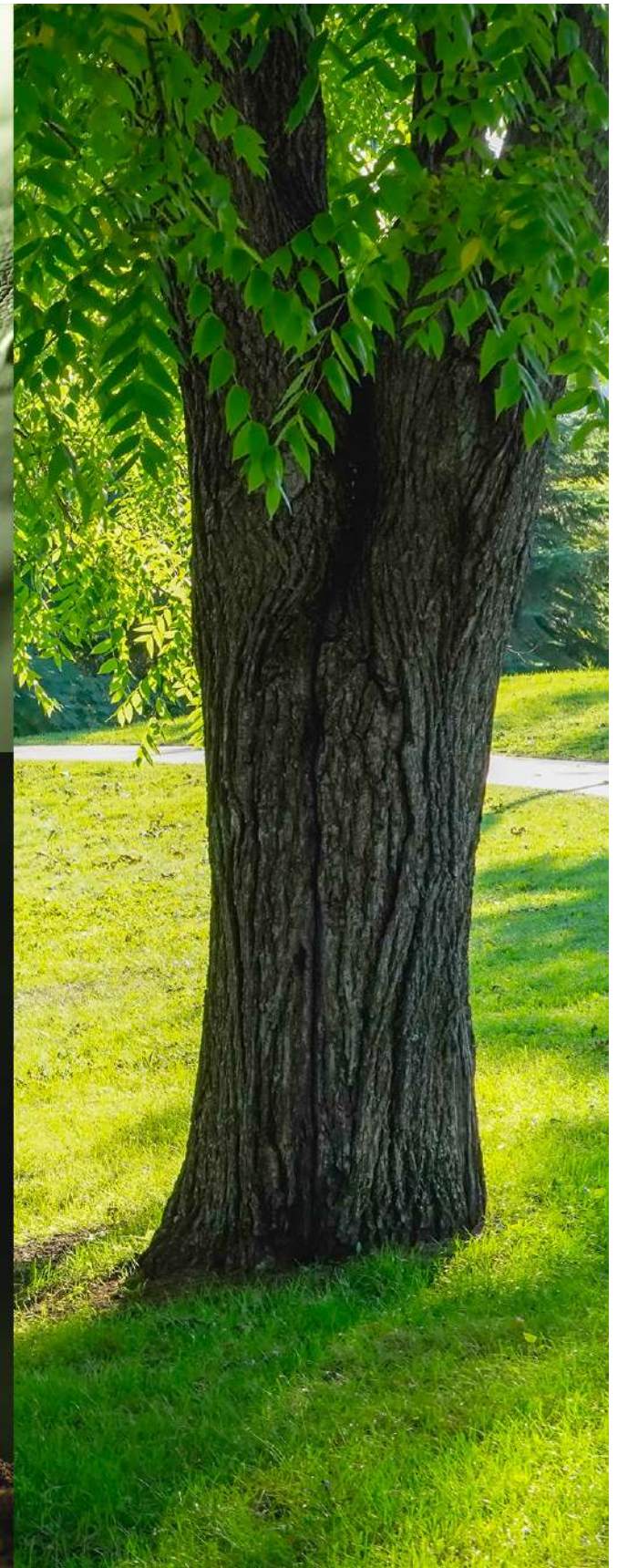
Digital Access



Remote Monitoring



Electric Car Charging Stations



Sustainability and energy efficiency

Embedded within the Aga Hall Estate's sustainable architecture are "green building" design features encompassing eco-friendly building materials, increased water and energy efficiency, reduced waste and emissions and improved indoor environmental quality.





Pre-certified for Design
Platinum
IGBC



LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN




Excellence In Design
For Greater Efficiencies
Edge





Indian Green Building Council (IGBC)
hereby pre-certifies


THE AGA HALL ESTATE
Mumbai
(IGBC Registration No. GH 170189)
The project has demonstrated intent to design and build high performance building in accordance with IGBC Green Homes Rating System

Precertified Platinum
April 2021
(Pre-certification is valid for 3 years, renewed based on six monthly progress updates till certification)


Sharadh Mishra
Chair, IGBC Green Homes


V. Suresh
Chairman, IGBC


S. Raghupathi
Deputy Director General, CII


K.S. Venkatagiri
Executive Director, CII-Godrej GBC





PRODUCT



THE AGA HALL ESTATE

MUMBAI

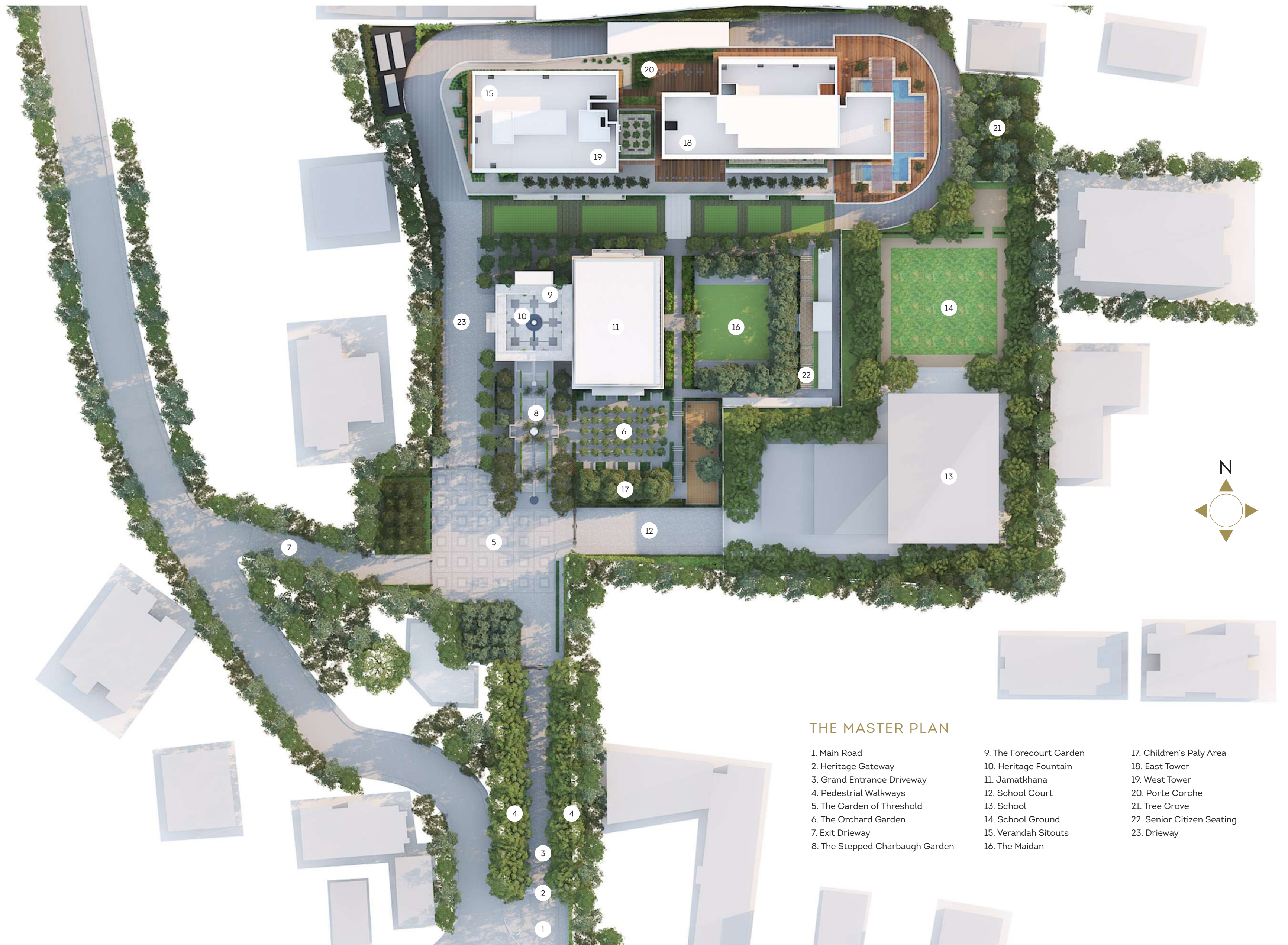
Experience inspirational urban living

Landscaped gardens welcome visitors into the tranquility of a heritage site whose residential complex incorporating covered parking and state-of-the-art amenities for entertainment and well-being in a "green building" offers graciously-sized apartments in iconic 'EAST' and 'WEST' towers providing exceptional vistas across the city and to the sea.

Tenure on the Aga Hall Estate is freehold with no encumbrances to the absolute title of the property and with common areas owned in common. All apartment owners share in the cost and maintenance of the common areas. Significant advantages of the freehold tenure include:

the ability to hold title in perpetuity without any restriction on the right to transfer, or as per the covenant of the owners.

absence of any requirement to obtain prior permission from the Collector to transfer or further develop the property (subject to prevailing regulations and permissions).



THE MASTER PLAN

- | | | |
|---------------------------------|-------------------------|----------------------------|
| 1. Main Road | 9. The Forecourt Garden | 17. Children's Paly Area |
| 2. Heritage Gateway | 10. Heritage Fountain | 18. East Tower |
| 3. Grand Entrance Driveway | 11. Jamatkhana | 19. West Tower |
| 4. Pedestrial Walkways | 12. School Court | 20. Porte Corche |
| 5. The Garden of Threshold | 13. School | 21. Tree Grove |
| 6. The Orchard Garden | 14. School Ground | 22. Senior Citizen Seating |
| 7. Exit Drieway | 15. Verandah Sitouts | 23. Drieway |
| 8. The Stepped Charbaugh Garden | 16. The Maidan | |



Exquisite design, exceptional views

The 'EAST' Tower, reaching a height of some 220 metres, will present breath-taking views of the Mumbai skyline and the Arabian Sea, whose shimmering waves are recalled at street-level by the moulded terracotta cladding on its side walls.

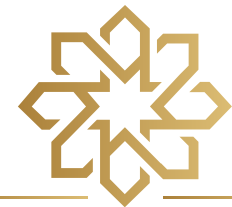


Towers and cityscapes

Sitting atop a podium that pays tribute to geometric design, signature towers comprising generously-sized apartments on 54 floors overlook the city's largest park.



WEST TOWER



EAST TOWER

A modern expression of
community living





Grand Entrance Driveway

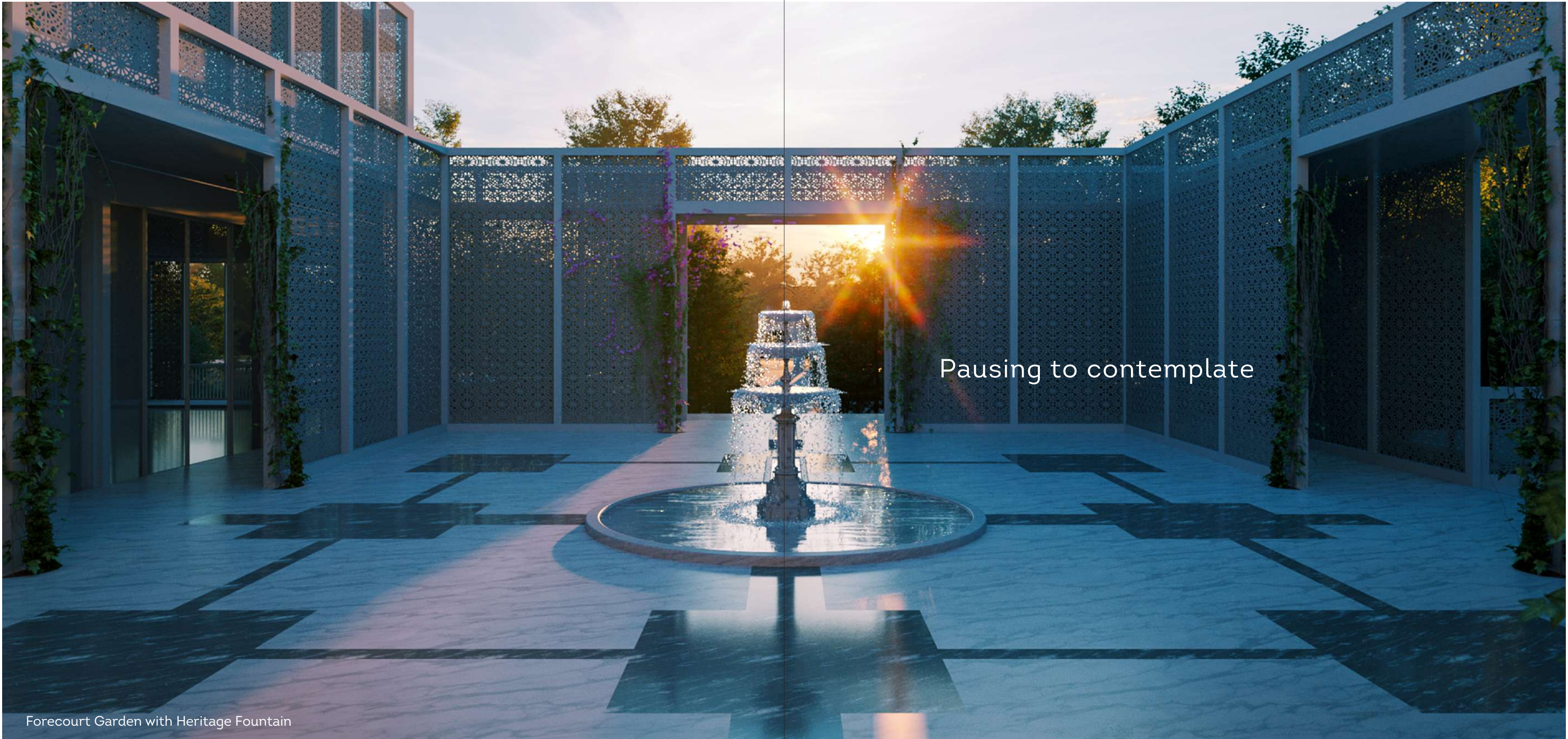


Stepped Charbaugh Garden



Orchard Garden

Art in nature



Forecourt Garden with Heritage Fountain

Pausing to contemplate

Gardens of tranquility



Community Seating Spaces



The Maidan



Arrival Lobby

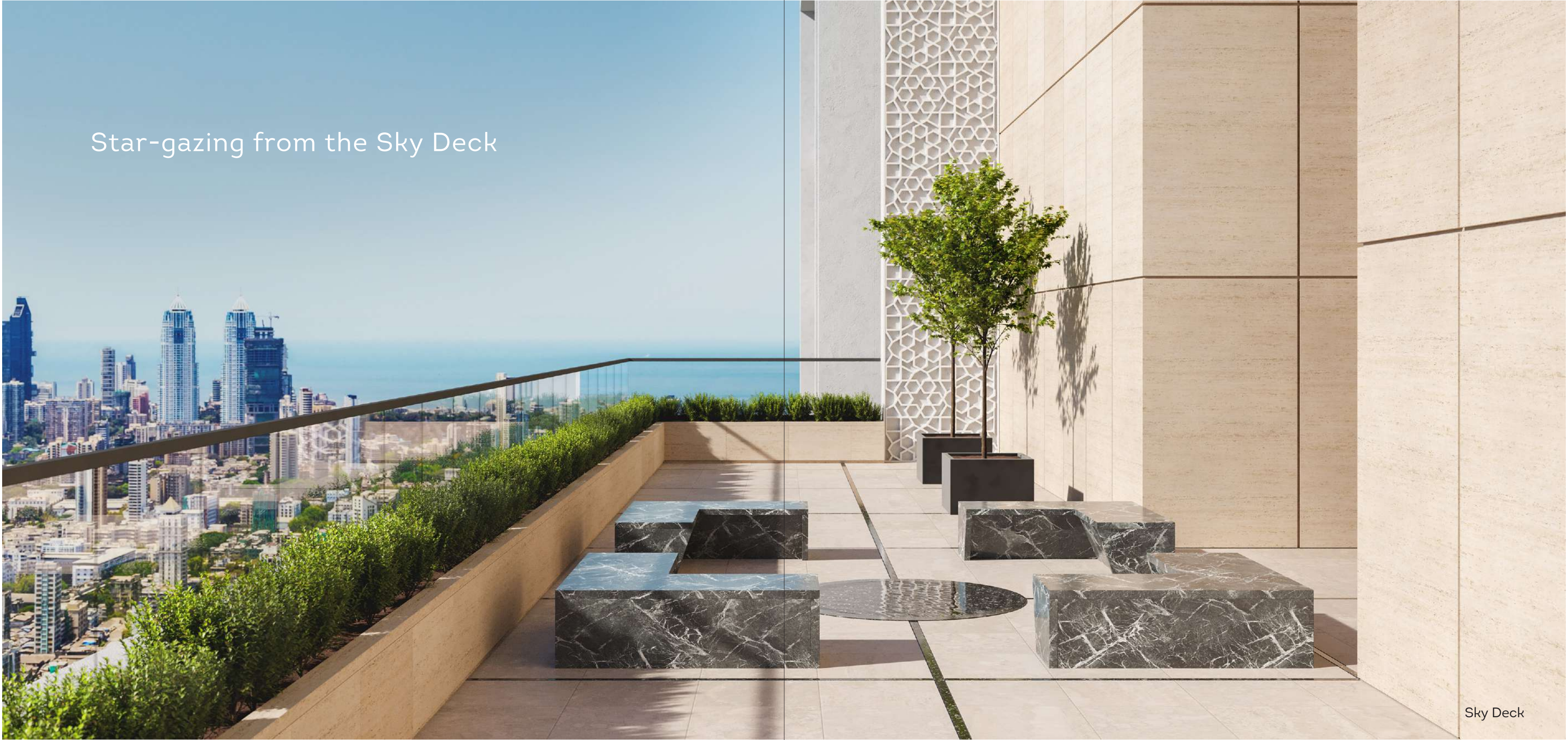
Quiet elegance



Memorable Events

Banquet Hall

Star-gazing from the Sky Deck



Sky Deck

Painting a modern life on an expansive canvas



3 Bedroom Luxury

A kitchen, deliciously seasoned



A bathroom, calming and luxurious



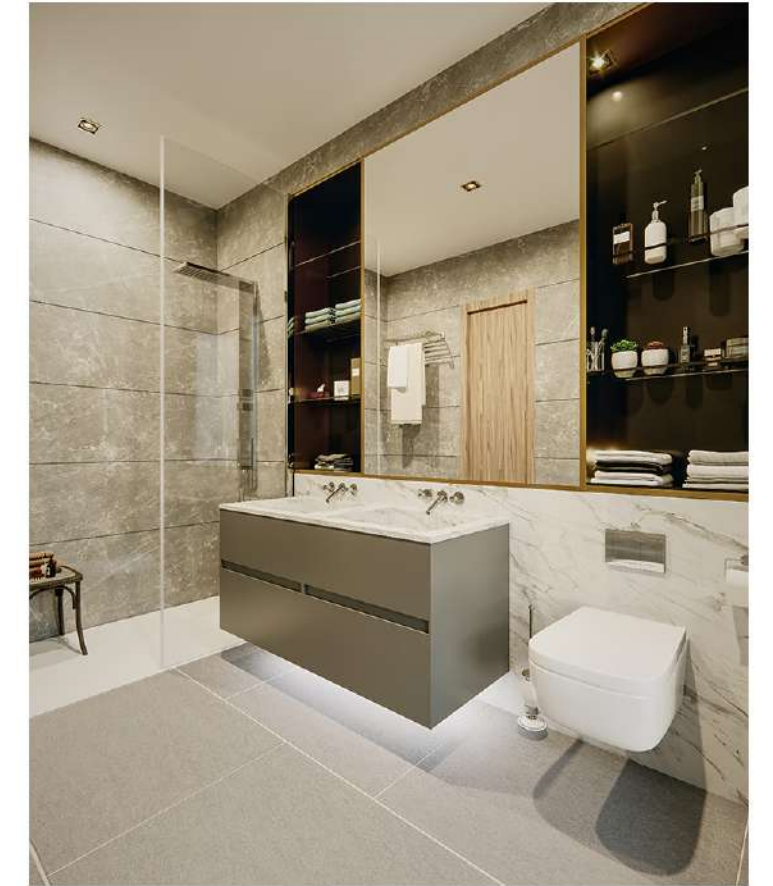
Premium Finish



Standard Finish



Double Vanity



3 Bedroom Double Vanity

Spacious rooms - A rarity in Mumbai



Bedroom - Standard

Range and exclusivity

An exclusive collection offers a range of apartments with two or three bedrooms, each apartment distinct in size, dimension and character.

The types of apartments and the surface area (in both square metres and square feet) of each type are as set forth below.

Carpet area is defined by the Real Estate Regulatory Authority (RERA) of the State of Maharashtra, India, as "the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment".

2 Bedroom Super Maxx Residence

One Bedroom, Study Room, Living & Dining and Kitchen



Total Carpet Area/Range (Square Feet) 660

Total Carpet Area/Range (Square Metres) 61.32

2 Bedroom Grand Residence

Two Bedrooms, Living & Dining and Kitchen



Total Carpet Area/Range (Square Feet) 841-866

Total Carpet Area/Range (Square Metres) 78.13 - 80.45

2 Bedroom Luxury Residence

Two Bedrooms, Living & Dining, Kitchen and Balcony



Total Carpet Area/Range (Square Feet) 960

Total Carpet Area/Range (Square Metres) 89.19

3 Bedroom Luxury Residence

Three Bedrooms, Living & Dining, Kitchen and Balcony



Total Carpet Area/Range (Square Feet) 1404

Total Carpet Area/Range (Square Metres) 130.43

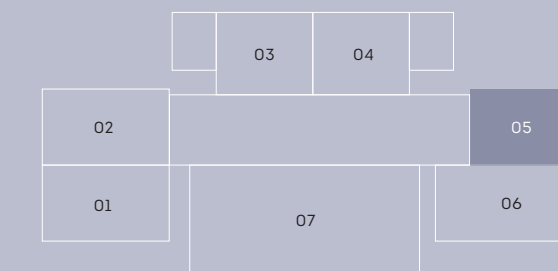


2 Bedroom Super Maxx Residence

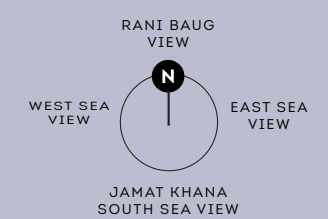
Apartment RERA Carpet Area:	660 S.Ft.
Exclusive Area:	0 S.Ft.
Total:	660 S.Ft. (61.32 Sq.M.)

Dimensions

Room	Size (M)	Size (Ft)
1. Dining	2.70 x 2.01	8.86 x 6.59
2. Living	3.70 x 3.15	12.14 x 10.33
3. Kitchen	2.67 x 2.20	8.76 x 7.23
4. Master Bedroom	3.60 x 3.25	11.50 x 10.66
5. Master Bedroom Toilet	2.47 x 1.42	8.10 x 4.66
6. Study Room	2.45 x 3.00	8.04 x 10.00
7. Common Toilet	2.02 x 2.10	6.63 x 7.00



Apartment 05



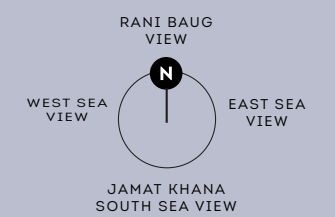
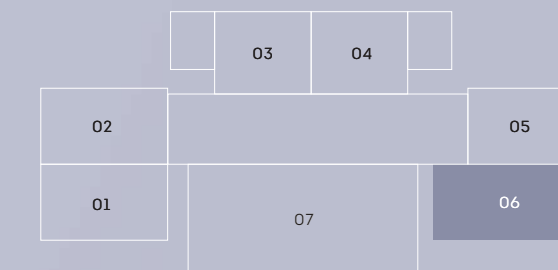


2 Bedroom Grand Residence

Apartment RERA Carpet Area:	845 S.Ft.
Exclusive Area:	21 S.Ft.
Total :	866 sft (80.45 Sq.M.)

Dimensions

Room	Size (M)	Size (Ft)
1. Dining	5.32 x 1.62	17.45 x 5.31
2. Living	3.10/6.17 X 3.85/1.37	10.17/20.25 x 12.63/4.49
3. Kitchen	2.15 x 4.12	7.05 x 13.52
4. Bedroom 1	3.07 x 3.75	10.00 x 12.30
5. Master bedroom	3.60x 3.55	11.81 x 11.65
6. Master Bedroom Toilet	2.45 x 1.52	8.04 x 5.00
7. Master Bedroom Entry	1.05 x 1.37	3.45 x 4.49
8. Common Toilet	2.90 x 1.62	9.51 x 5.31
9. Dry Balcony	2.15 x 1.10	7.05 x 3.61



Apartment 06

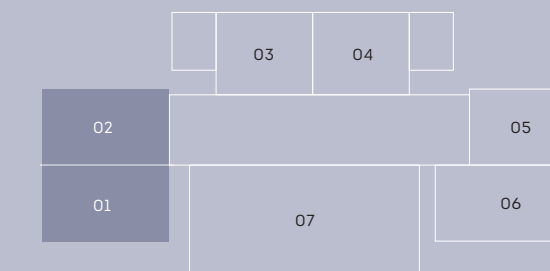


2 Bedroom Grand Residence

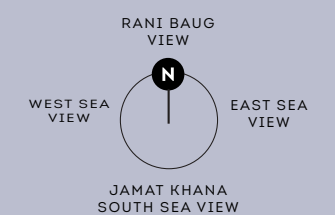
Apartment RERA Carpet Area:	820 S.Ft.
Exclusive Area:	21 S.Ft.
Total:	841 S.Ft. (78.13 Sq.M.)

Dimensions

Room	Size (M)	Size (Ft)
1. Entry	2.15 x 1.65	7.05 x 5.41
2. Dining	3.2 x 1.77	10.50 x 5.80
3. Living	3.2 x 4.85	10.50 x 15.91
4. Kitchen	2.15 x 3.67	7.05 x 12.00
5. Bedroom 1	3.05 x 3.70	10.00 x 12.14
6. Master Bedroom	3.47 x 3.70	11.40 x 12.14
7. Master Bedroom Toilet	2.32 x 1.60	7.61 x 5.25
8. Common Toilet	3.33 x 1.67 / 1.07	10.93 x 5.50 / 3.51
9. Dry Balcony	2.15 x 1.10	7.05 x 3.60



Apartment 01 & 02





2 Bedroom Luxury Residence

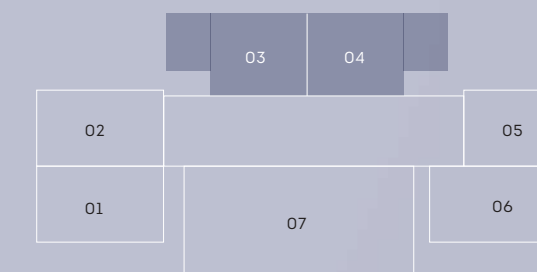
Apartment RERA Carpet Area: 892 S.Ft.

Exclusive Area: 68 S.Ft.

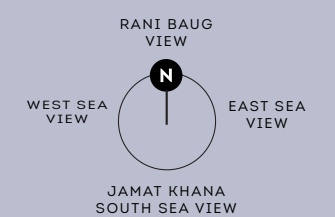
Total: 960 S.Ft. (89.19 Sq.M.)

Dimensions

Room	Size (M)	Size (Ft)
1. Entry	1.52 x 2.60	5.00 x 8.53
2. Dining	4.82 x 2.75	15.81 x 9.00
3. Living	4.82/3.20 x 1.05/2.85	15.81/10.5 x 3.45/9.35
4. Kitchen	3.20 x 2.65	12.00 x 8.70
5. Bedroom 1	3.10 x 3.35	10.17 x 11.00
6. Master Bedroom	3.35 x 4.50	11.00 x 14.76
7. Master Bedroom Toilet	1.52 x 2.95	5.00 x 9.68
8. Common Toilet	1.52 x 2.50	5.00 x 8.20
9. Dry Balcony	1.10 x 2.65	3.60 x 8.70
10. Balcony	3.20 x 1.20	12.00 x 4.00



Apartment 03 & 04



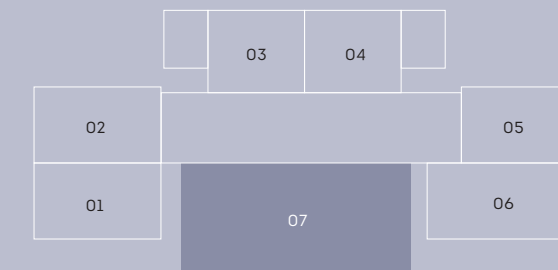


3 Bedroom Luxury Residence

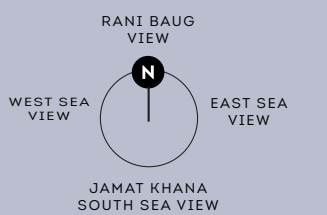
Apartment RERA Carpet Area:	1309 S.Ft.
Exclusive Area:	95 S.Ft.
Total:	1404 S.Ft. (130.43 Sq.M.)

Dimensions

Room	Size (M)	Size (Ft)
1. Dining	5.32 x 2.87	17.45 x 9.41
2. Living	5.32 x 3.80	17.45 x 12.47
3. Kitchen	2.85 x 3.70	9.35 x 12.14
4. Bedroom 1	3.72 x 3.55	12.20 x 11.65
5. Bedroom 1 Toilet	1.52 x 2.45	5.00 x 8.04
6. Bedroom 2	3.15 x 3.55	10.33 x 11.65
7. Master Bedroom	3.72 x 4.70	12.20 x 15.42
8. Master Bedroom Toilet	1.52 x 3.15	5.00 x 10.33
9. Common Toilet	2.65 x 1.52	8.69 x 5.00
10. Balcony	5.32 x 1.20	17.45 x 4.00
11. Servant Room	2.12 x 2.17	6.96 x 7.12
12. Servant Toilet	1.50 x 2.17	5.00 x 7.12



Apartment 07



Common Area Specifications

High Speed Elevators



West Tower
9 Elevators

East Tower
9 Elevators

Parking
2 Elevators

'Façade



Texture paint on walls, High glass railing at deck level, and Smooth finish GRC Jali façade in the elevation.

Main Entrance Lobby



Imported marble floor, full jumbo glass with low E value on exterior façade

Passenger, service and parking elevator lobby



High quality vitrified tile flooring with granite border, decorated gypsum false ceiling with lustre paint, and lustre paint on walls

External roads



Combination of Tremix concrete roads, interlocking pavers and grass Crete

Eco System



24x7 Power Backup by Diesel Generator for all Common Areas.



In-house Sewerage Treatment Plant and Organic waste compost converter



Electric Car Charging Points at Selected Spots

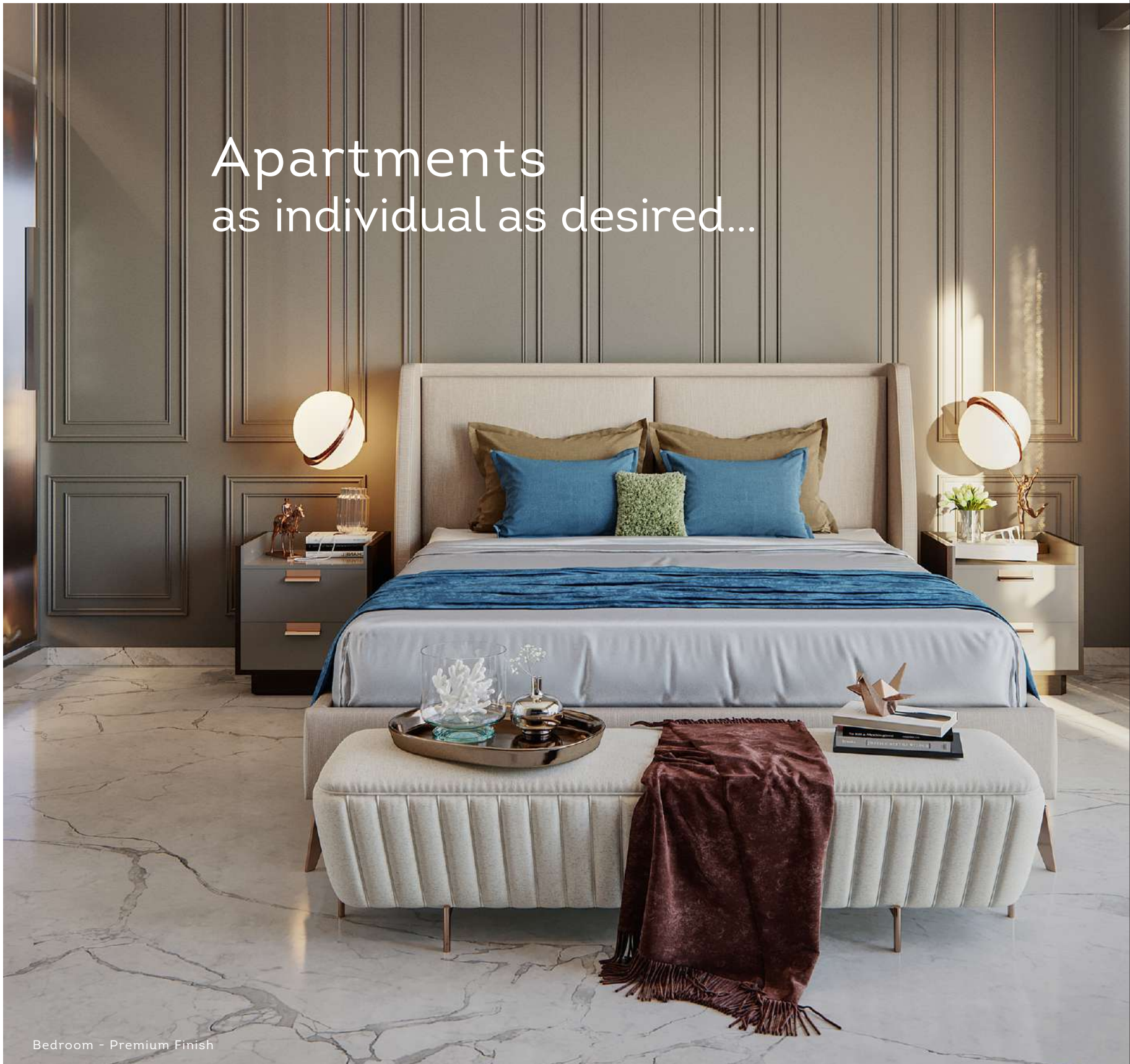


Considerate and attentive to the young at heart

senior-friendly, assuring ease, access and well-being



Apartments
as individual as desired...



Bedroom - Premium Finish

	STANDARD FINISH FLAT	PREMIUM FINISH FLAT
Structure	RCC Framed Earthquake resistant Structure	
Flooring		
Living / Dining / Passages	Vitrified Tiles	Imported Marble
Bedrooms	Vitrified Tiles	Imported Marble
Kitchen	Vitrified Tiles	Imported Marble
Toilet	Vitrified Tiles	Imported Marble
Premium finish - Balcony	Wooden Finish Vitrified Tiles	Wooden Finish Vitrified Tiles
Cladding/dado/Backsplash		
Kitchen	Ceramic Tiles	Imported Marble
Toilet	Vitrified Tiles	Imported Marble
Wall Finish		
Internal	Lustre paint	
EXTERNAL	Exterior Emulsion Paint	
Ceiling Finish		
Living / Dining / Passages	Coffered false ceiling with Lustre paint	False ceiling with Lustre paint
Bedrooms	Lustre paint	
Kitchen	Lustre paint	
Toilet	False ceiling with Lustre paint	
Balcony	Exterior Emulsion Paint	
Doors	Wooden frame & shutter with veneer finish	
Windows	Aluminium Sliding Windows	
Balcony Railing	Glass railing	
Plumbing	Wall Mounted WC, Counter top Wash Basin, Dual Plumbing system, Two in one shower mixer, health faucet	
Electricals	AC in living, dining and bed rooms, LED lights in all rooms, concealed copper wiring, modular type switches, MCBs, TV, Data and Telephone points in Living and all bed rooms	
Kitchen	Modular Kitchen with counter	Modular Kitchen with counter and Chimney
Power	DG backup for lift and common areas	



QUALITY OF LIFE

An enhanced
quality of life



Bringing international academic standards, the adjacent Diamond Jubilee High School is committed to providing world-class, holistic educational opportunities.



Taking quality healthcare to a higher-level



Contiguous to the development is the renowned Prince Aly Khan Hospital, a community hospital with centres of excellence in oncology, cardiology and diagnostics.

Committed to providing quality preventive and curative healthcare services, well into the future, the 'Hospital with a Heart' plans a new development with comprehensive excellence in tertiary care supported by strong education and research.



Spaces for contemplation



Enabling social, cultural, educational and recreational fulfilment.



Artist impression



Artist impression

Creating
community and
harmony



Bringing all together as one.

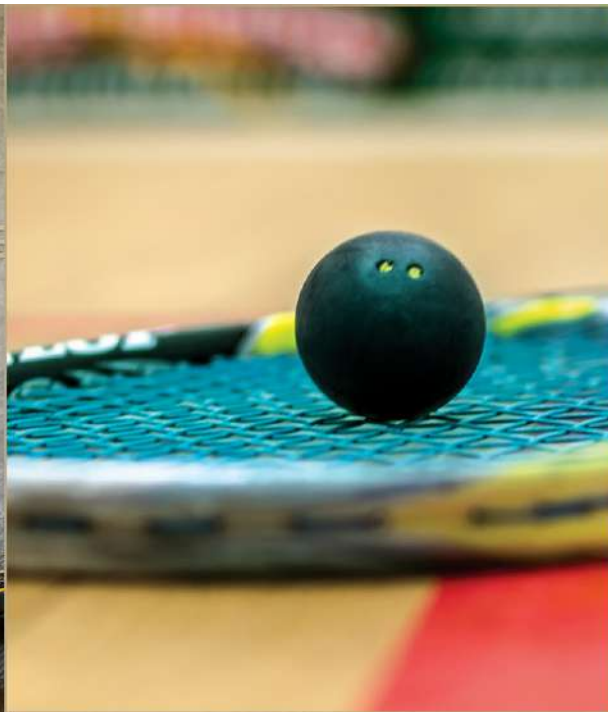


Creating community and harmony



Carefully designed to help seniors stay fit, socialize, relax and unwind, Activities on offer at Aga Hall Estate range from yoga to art therapy and sports.





Amenities at a glance

Indoor Amenities

1. Squash Court
2. Box Cricket Pitch
3. Gymnasiums (two)
4. Billiards Room
5. Yoga & Pilates Room
6. Table Tennis
7. Indoor Children's Play Area
8. Multifunction Banquet Hall
9. Senior Citizens Lounge
10. Spa
11. Convenience Store
12. Service Apartments
13. Concierge Service
14. Society Office

Outdoor Amenities

1. Swimming pool with deck
2. Kid's Pool
3. Jogging Track
4. Islamic Garden
5. Kids Play Area
6. Viewing Deck
7. Sky Deck
8. Maidan

Get your daily dose of fitness



Gym

Rejuvenate at the sauna and spa



Sauna & Spa

Take a refreshing dip...



Swimming Pool

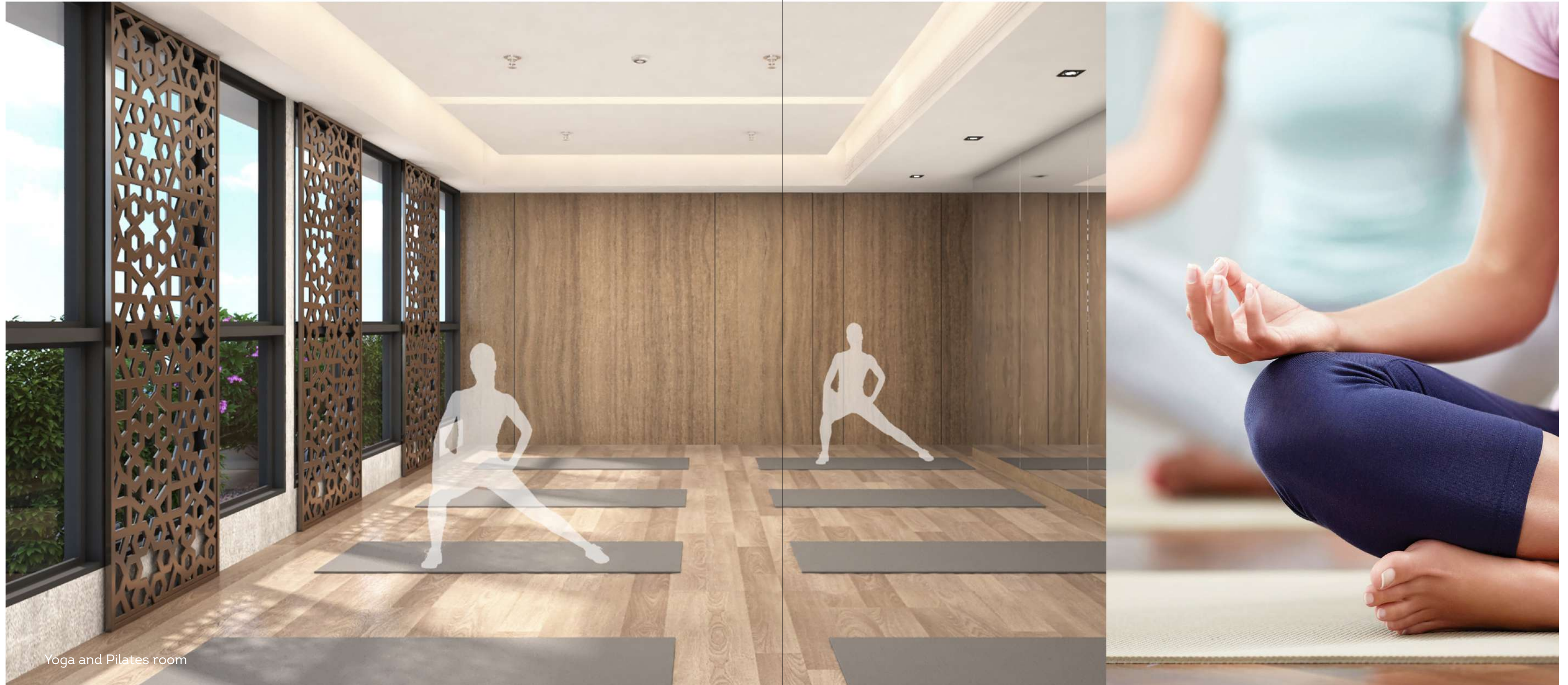
Box cricket – An indoor version of India's favourite sport!



Squash Court



Yoga & Pilates Room



Yoga and Pilates room

Space for company & conversations - The Courtyard



Courtyard Garden

Revel in memories. Spend some time enjoying the peace. - Senior Citizen Areas



Senior Citizen's Lounge



From outdoor woodlands to enclosed play spaces, options for the young and very young



Indoor Play Zone



Indoor Children's Play Area



Outdoor Children's Play Area

Club Deck



Community Seating

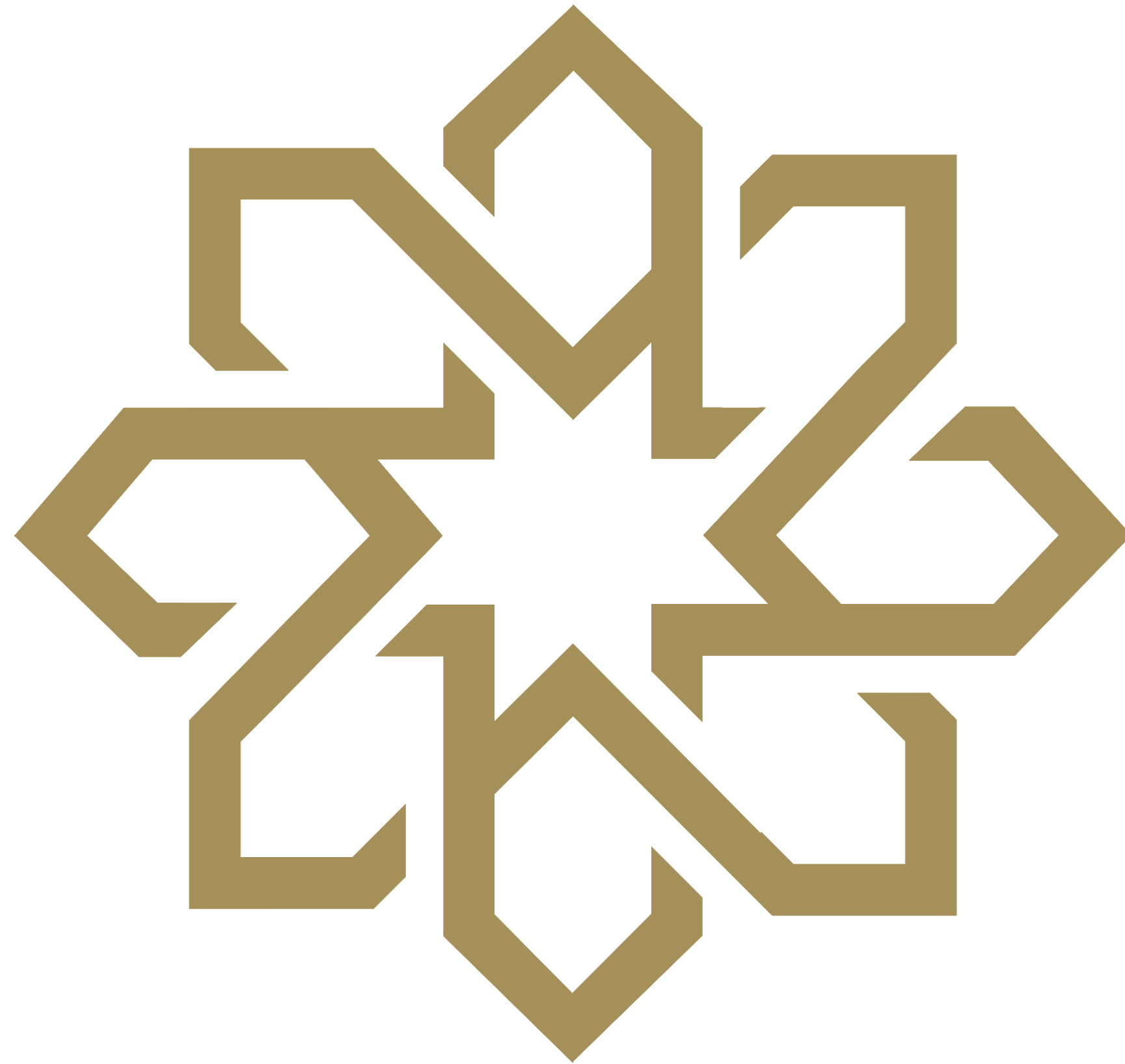


Crafted using
the finest materials,
brought to life by
experienced teams.

Principal Architects	P. G. Patki Architects
Landscape Architects	Prabhakar Bhagwat Associates
Structural Consultant	SACPL
Peer Review Consultants	JW Consultants LLP (Structural), AECOM (MEP)
MEP Consultants	Electro-Mech Consultants Pvt. Ltd.
Cost Consultants	AECOM
Green Building Consultants	BuildingZero Consultants
Financial Consultant	KPMG
Traffic Study Consultant	TTEC

Wind Tunnel Consultant	RWDI
Legal Consultant	Wadia Ghandy & Co., Kaitan & Co and AAK Legal
RERA Consultant	SGCO & Co. LLP
NRI Consultant	CNK & Associates LLP
Lift Consultant	Lerch Bates
Geo-Technical Consultant	Safe Cores
Environment Consultant	Pristine Consultants
Lighting Consultant	Lighting Design Partnership (LDP)







THE AGA HALL ESTATE

MUMBAI

Site Address: The Aga Hall Estate, Nesbit Road, Mazgaon, Mumbai 400010

Call: +91 22 6908 5724

WhatsApp: +91 99877 80140

For More Information, E-mail: info.aher@pakh.net



www.agahallestate.com

Funding Institutions : Aditya Birla Finance Ltd. • DCB Bank Ltd. • Federal Bank Ltd.

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The project is registered as THE AGA HALL ESTATE with Maharera under Registration Number P51900026326
Information available at website : <https://maharera.mahaonline.gov.in>