

INDIA'S LEADING  
MULTI-NATIONAL  
REALTY  
CORPORATION

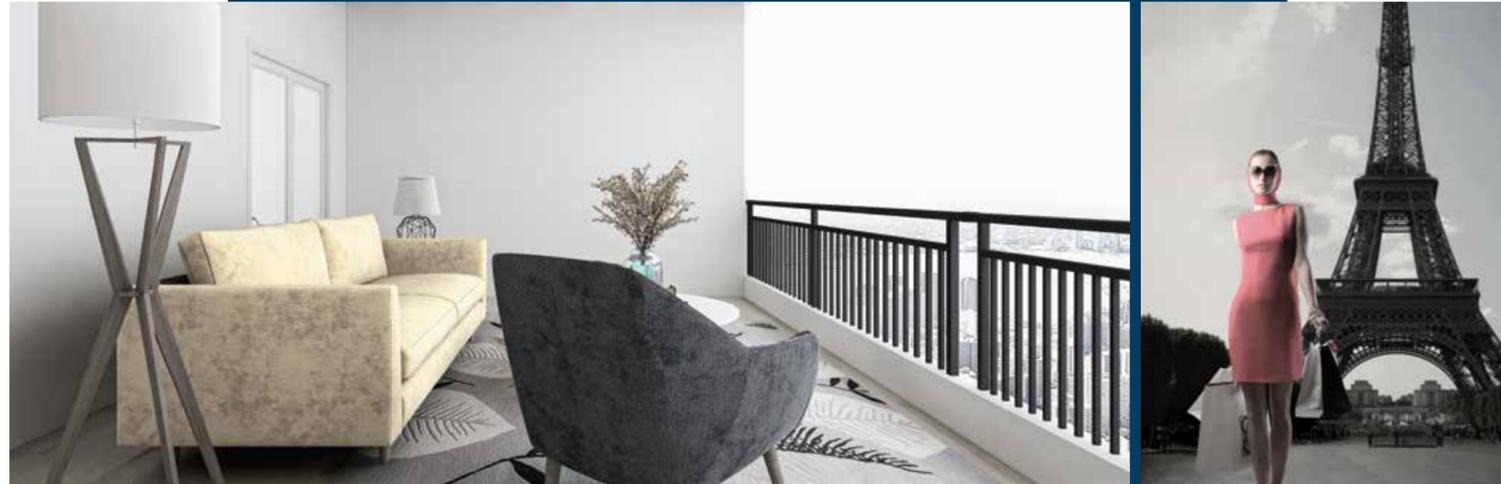


Destination  **ONE KALYAN**  
THE ADDRESS OF THE SUCCESSFUL

The central graphic features a white line-art illustration of a city skyline. It includes several skyscrapers of varying heights, a smaller building with a star on top, a person walking, a car, and trees. The word "Destination" is written in a serif font to the left of the illustration. Below the illustration, the words "ONE KALYAN" are written in a large, bold, serif font. Underneath that, the phrase "THE ADDRESS OF THE SUCCESSFUL" is written in a smaller, all-caps, sans-serif font.



A home for you.  
A destination for  
everyone else.



Here's an address that gives you so much more.  
The finest of everything; from luxurious homes to an international shopping  
experience and workspaces that rival the most premium commercial address.  
**One Kalyan.** Own a space here, own the best lifestyle that money can buy,  
this side of Kalyan.



Artist's Impression.



# Located for all of life's needs and wants.

Located very close to Shahad railway station, One Kalyan will soon be the new epicentre of growth outside Mumbai. With schools, hospitals, colleges, malls, eateries, grocery marts, you wouldn't think twice before moving here. Strategically located within close proximity to Navi Mumbai International Airport, you're connected to key hubs of Thane, Mumbai, Navi Mumbai, Bhiwandi, Badlapur, Nasik and Alibaug.

	SCHOOL
	HOSPITAL
	MALL
	MOVIE THEATRE
	PROPOSED METRO STATION
	RAILWAY STATION
	HIGHWAY
	FACTORY
	RAILWAY TRACK
	TEMPLE
	PARK
	FITNESS CLUB
	RESTAURANT
	APARTMENT COMPLEX





Artist's Impression.



# The mixed-use development that Kalyan has never seen.



One Kalyan is one of the finest coming-together of homes, new-age luxury amenities, shopping avenues and office spaces.

With a total development spread over across 9.5 acres, we have a 2 phase plan in mind. We start with our 1st phase over 3 acres. That will comprise of 4 Podiums + E-Deck + 22 Floors residential towers.

- A walk to work concept
- A gated community with a multi-tier security system
- Open spaces with new-age amenities
- High street retail zones
- Luxury Deck residences with ample car parking spaces





# The first lifestyle experiential avenue this side of Mumbai.

Shop from the leading global brands at MMR's First Lifestyle Experiential Avenue.

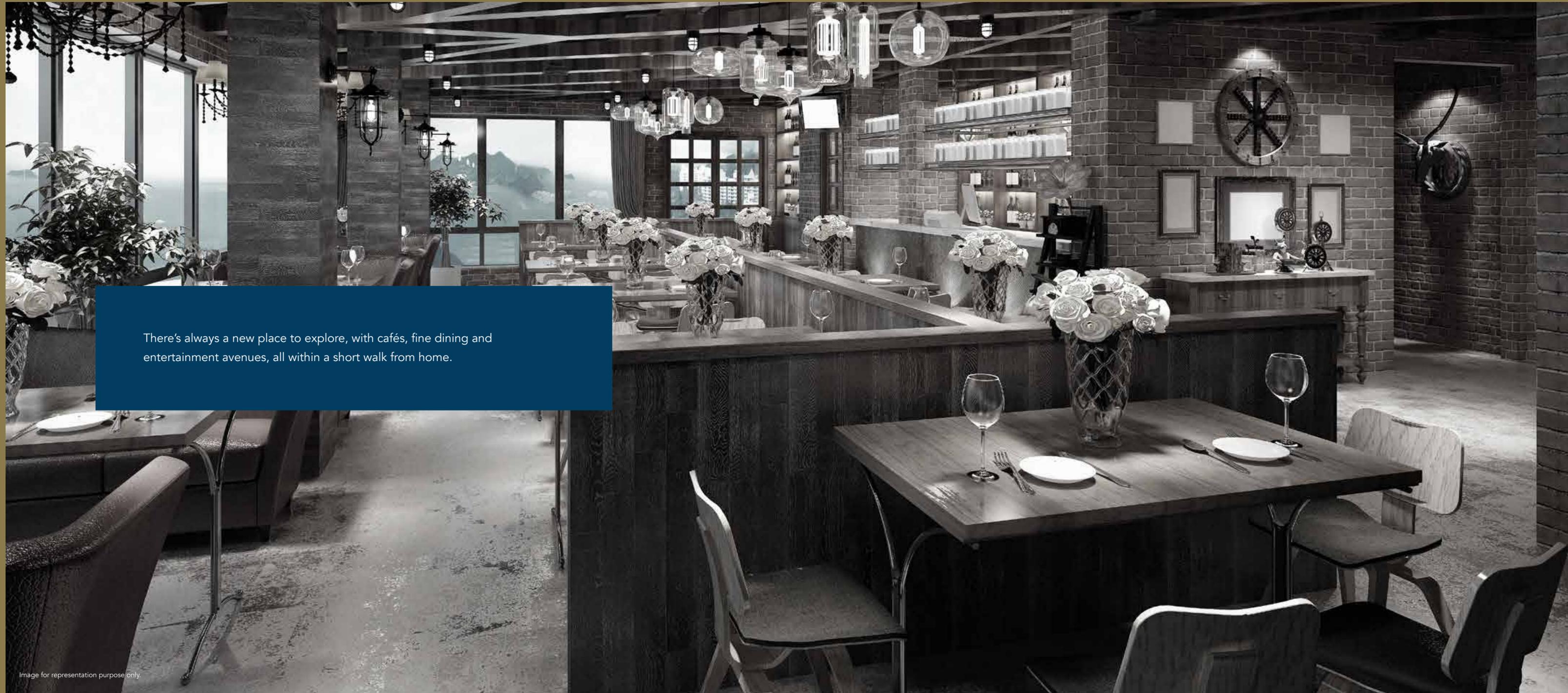
One Millenial Street



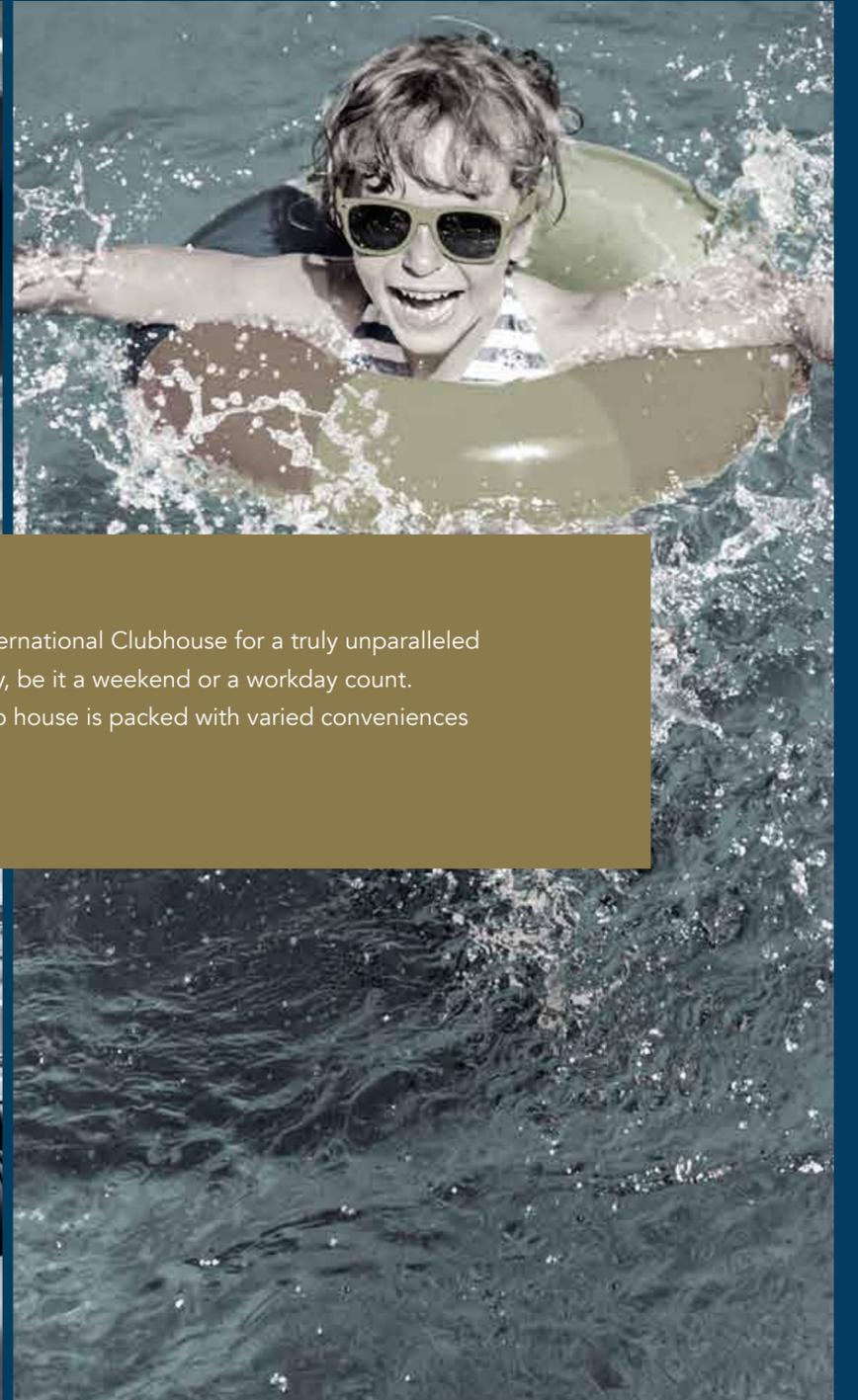
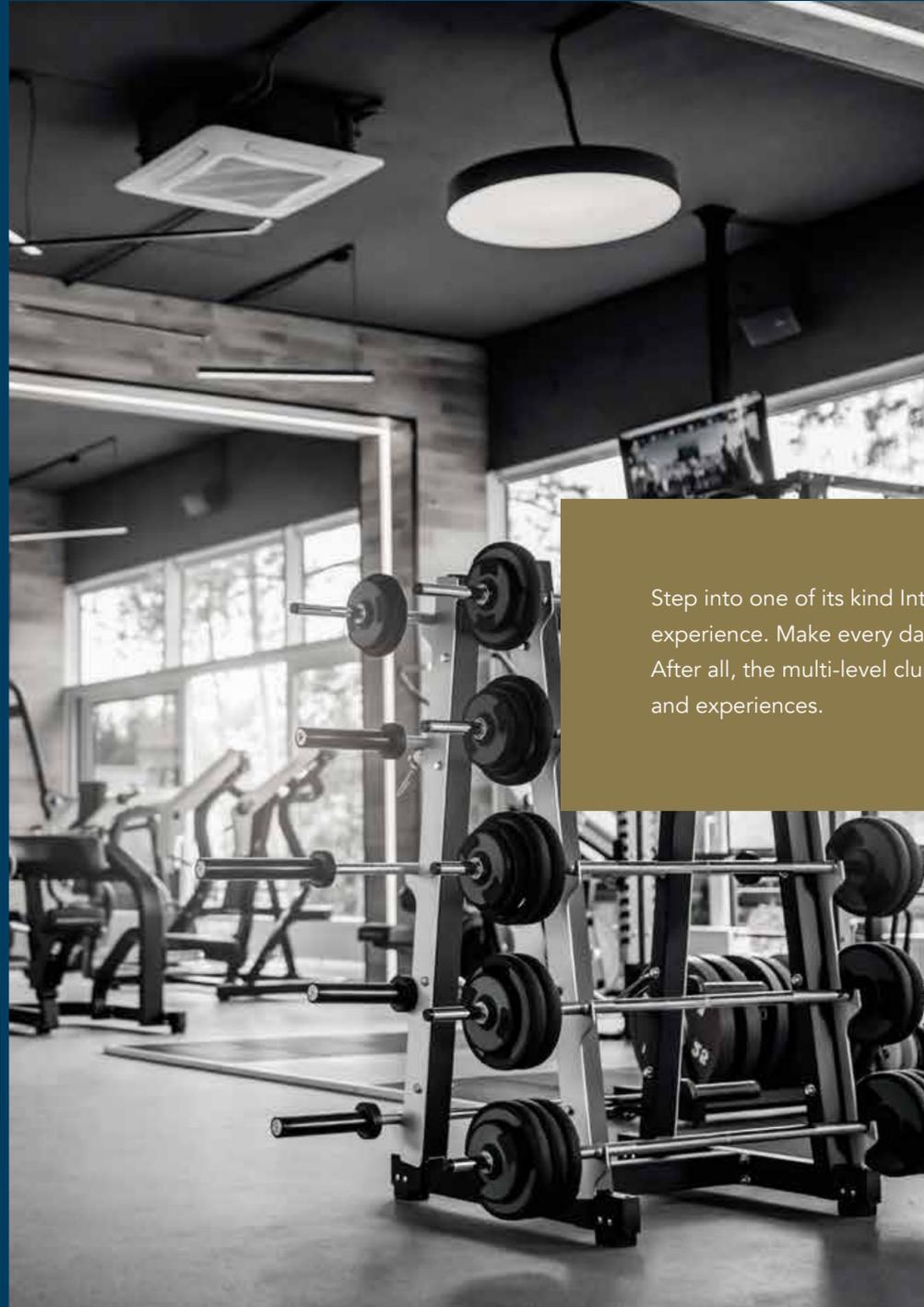
Image for representation purpose only.



Inspired by enviable high street retail locations like the Causeway Bay, Hong Kong, Bahnhofstrasse, Zurich and Champs Elysees, Paris, One Millenial Street is all about luxury brands under one roof.



There's always a new place to explore, with cafés, fine dining and entertainment avenues, all within a short walk from home.



Step into one of its kind International Clubhouse for a truly unparalleled experience. Make every day, be it a weekend or a workday count. After all, the multi-level club house is packed with varied conveniences and experiences.



Image for representation purpose only.

# Bringing International Club & Spa to your doorstep.

- Banquet
- Party Lawn
- Barbeque
- Multi-purpose Court
- Gazebo
- Gymnasium
- Zumba Studio
- Spa
- Salon
- Steam Room
- Infinity Pool
- Juice Bar

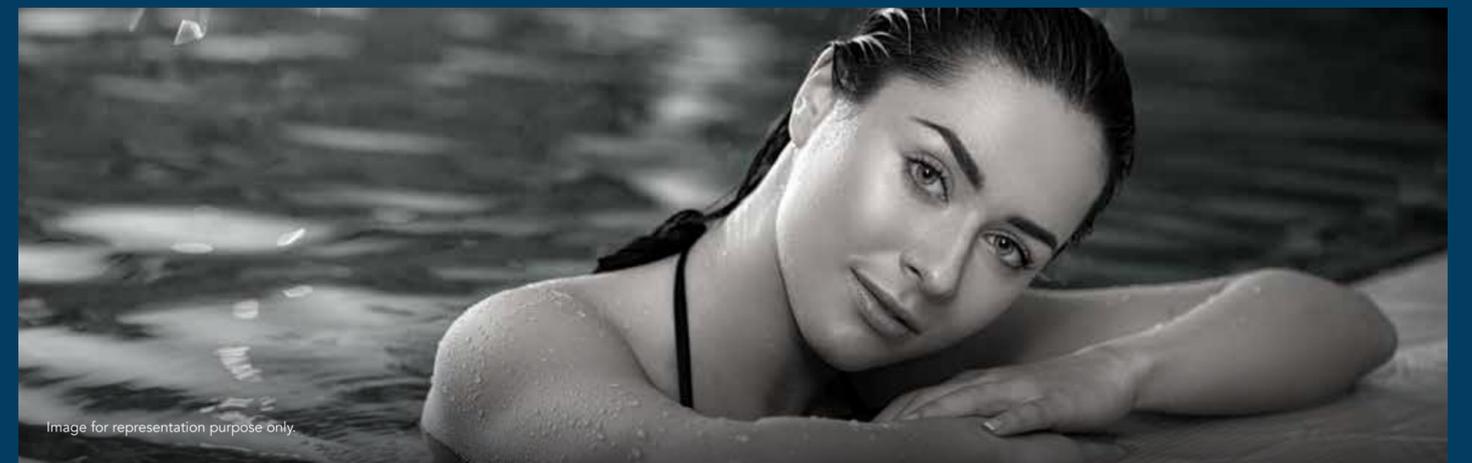
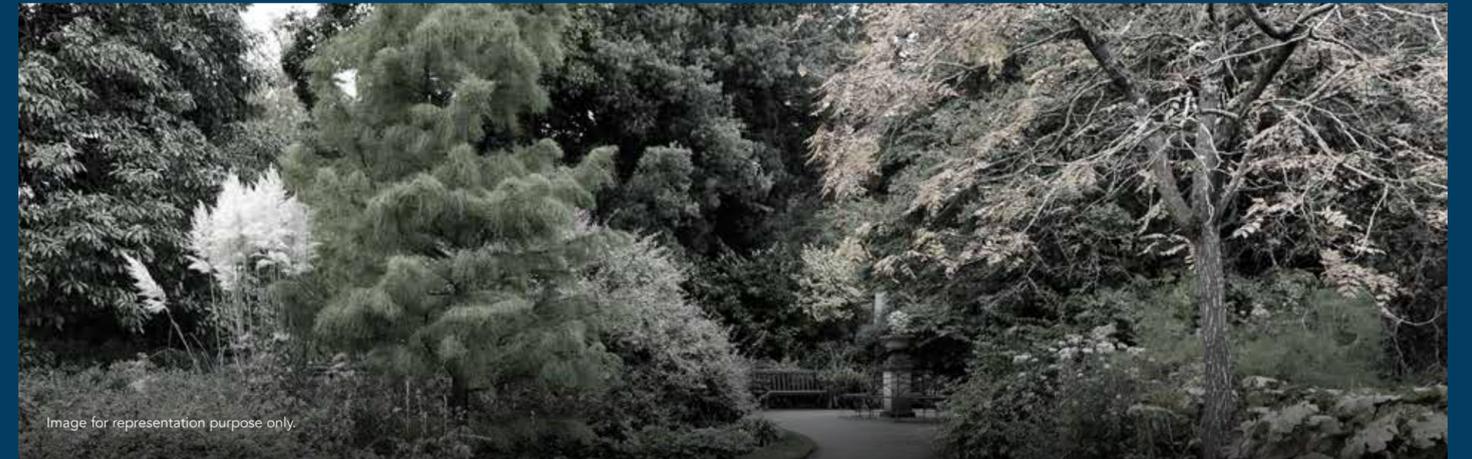




Amenities don't get more contemporary than this.



When you are spoilt for choices, might as well choose everything. Because One Kalyan has state-of-the-art luxurious amenities for families of the future. Here are 50+ amenities, go ahead, choose any depending on your mood.





# 50+ Differentiated and New-Age amenities.

## Podium Amenities

- Jogging Park
- Badminton Court
- Aroma Garden
- Open-Air Gym
- Golf Putting Greens
- Sandbox
- Kids Play Area
- Cove Seating
- Senior Citizen Zone
- Palm Planters
- Frangipani Green Zone
- Open-to-Sky Yoga Zone
- Flower Garden
- Rock Climbing Wall
- Revitalizing Zone
- Hopscotch Zone
- Foosball
- Snooker
- Carrom
- Board Games
- Table Tennis
- Dart Board
- Crèche
- First Aid Centre
- Mini Theatre
- Business Center
- Digital Gaming Zone
- Karaoke Zone
- Cards Room
- WFH Zone
- Work Pods
- Grand Entrance Lobby
- Security Cabin
- Library
- Solar Panels
- EV Charging Station





# Homes to raise the envy quotient of every single visitor.

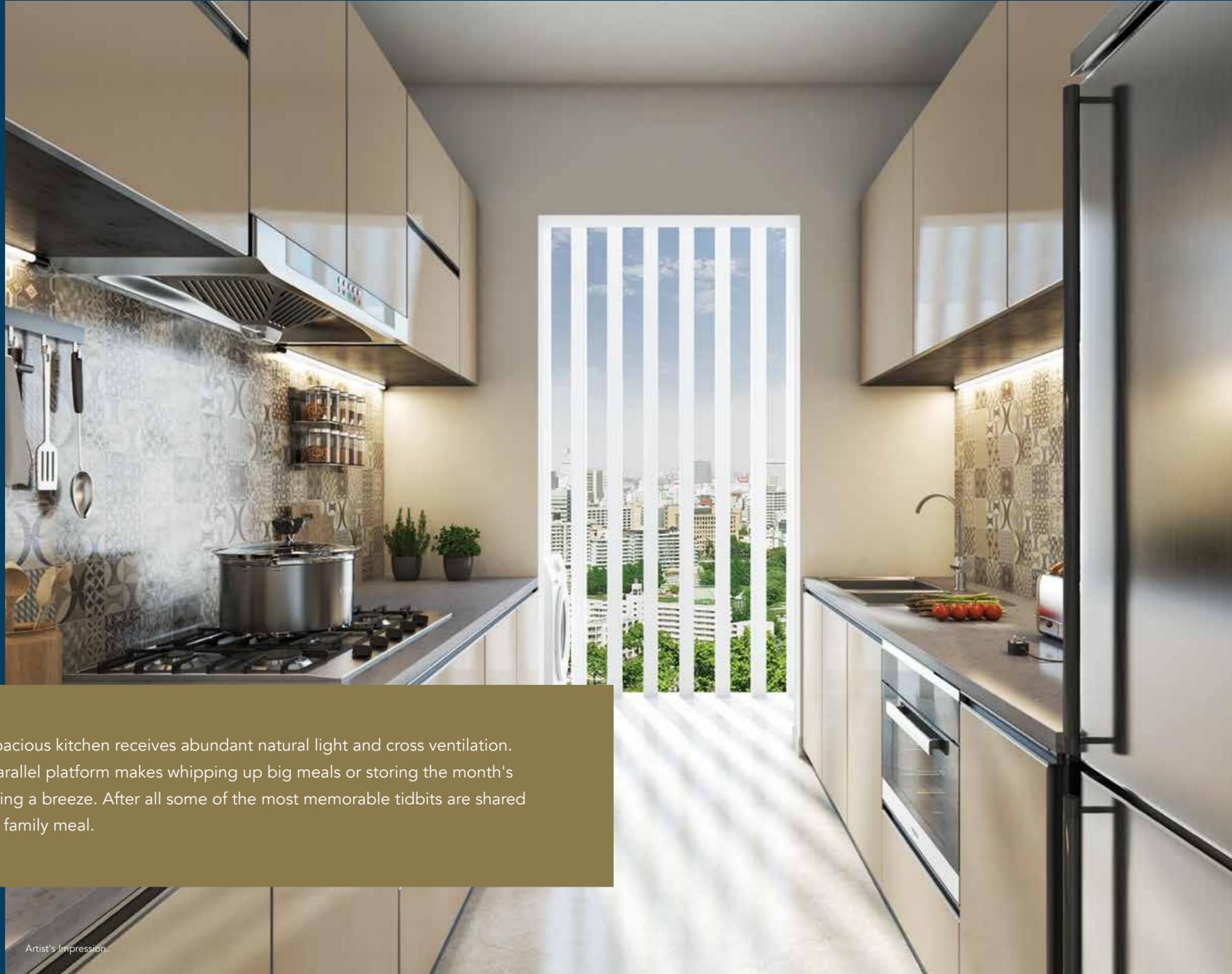


Image for representation purpose only.

One Kalyan will feature one of Kalyan's most desirable deck residences for luxurious 1 and 2 bedroom homes. With so much space, you can host your lavish parties and even attend a few. There's always so much to look forward to, starting from the deck of your homes.

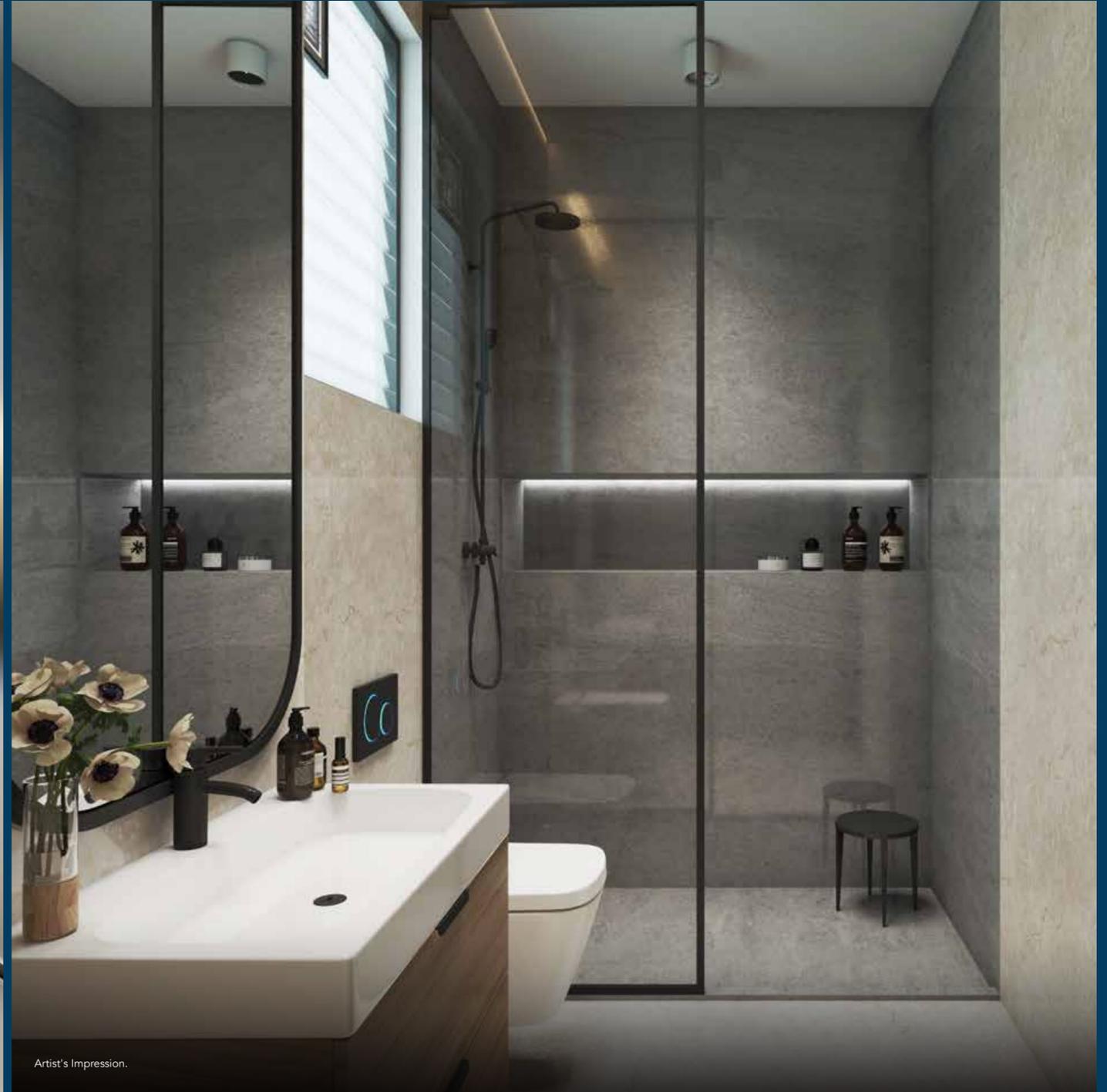


Artist's Impression.



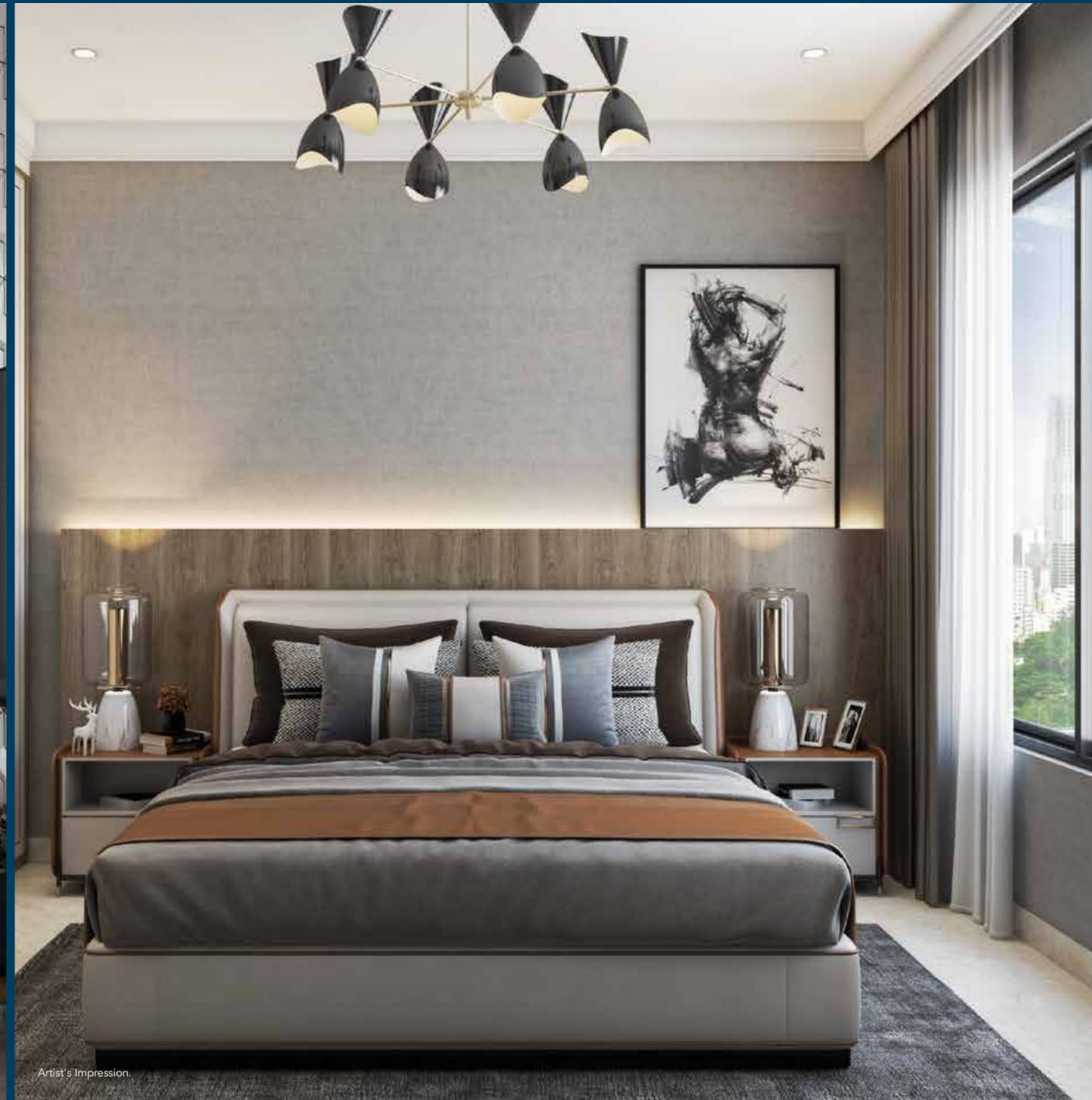
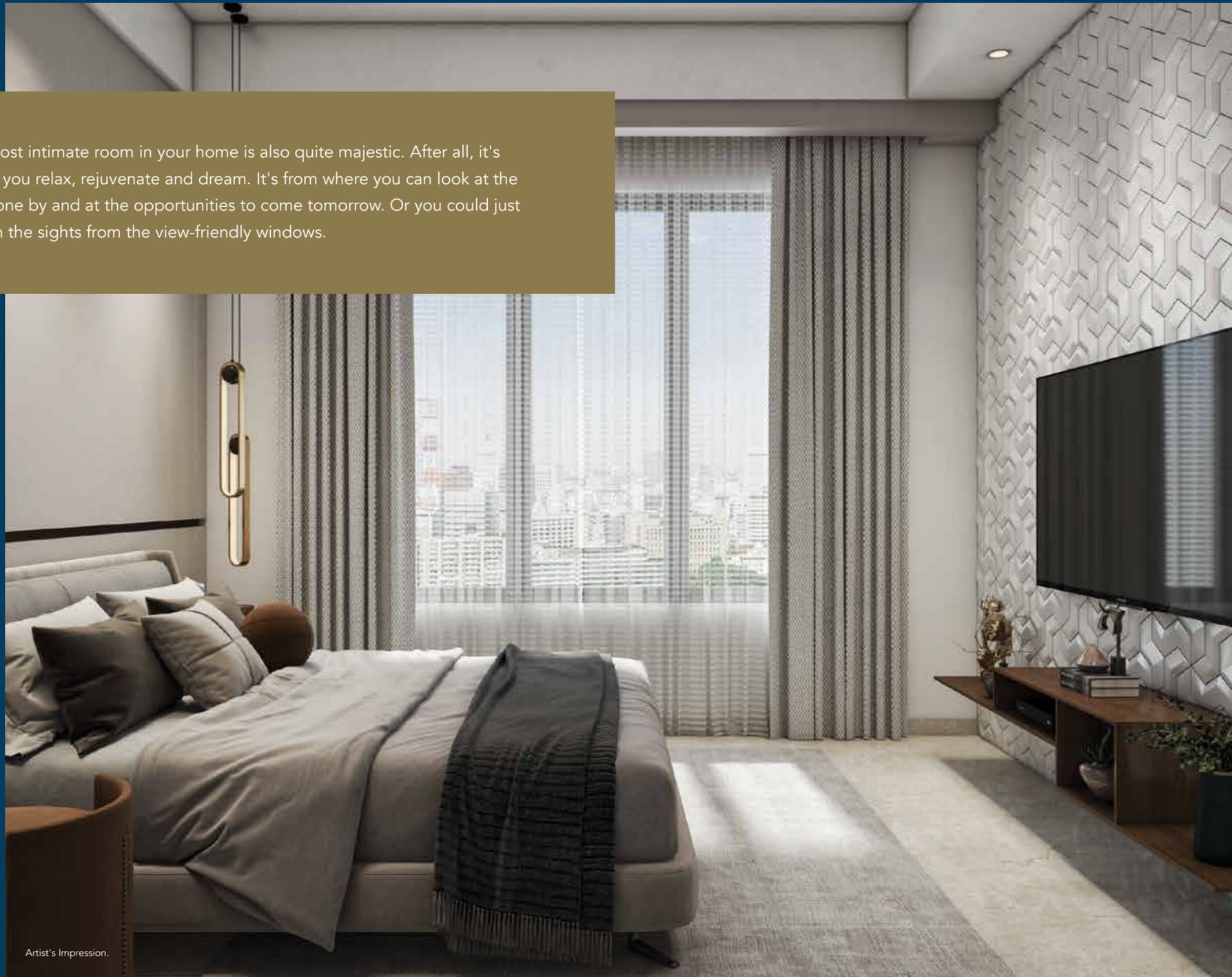
The spacious kitchen receives abundant natural light and cross ventilation. The parallel platform makes whipping up big meals or storing the month's shopping a breeze. After all some of the most memorable tidbits are shared over a family meal.

Artist's Impression.



Artist's Impression.

The most intimate room in your home is also quite majestic. After all, it's where you relax, rejuvenate and dream. It's from where you can look at the day gone by and at the opportunities to come tomorrow. Or you could just take-in the sights from the view-friendly windows.



Artist's Impression.

Artist's Impression.





1 BHK (XL)		
CARPET AREA	42.57 SQ. MT.	458.22 SQ. FT.
DECK AREA	4.75 SQ. MT.	51.13 SQ. FT.



\*Disclaimer: All dimensions on floor plan are not to scale. The interiors, furniture, fittings, fixture, etc. shown in the image / drawing are only artist's conception and not part of actual amenities provided. All internal dimensions are from unfurnished wall surface. Minor verification / tolerance of +/- 3% in RERA carpet area mentioned may occur on account of design and / or construction exigencies. MahaRERA registration number P51700030210 and is available on the website - maharera.mahaonline.gov.in.



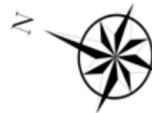
2 BHK (L)		
CARPET AREA	51.39 SQ. MT.	553.16 SQ. FT.
DECK AREA	4.71 SQ. MT.	50.70 SQ. FT.



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2 BHK (XL)		
CARPET AREA	61.1 SQ. MT.	657.67 SQ. FT.
DECK AREA	4.56 SQ. MT.	49.08 SQ. FT.



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2 BHK (XL)		
CARPET AREA	61.27 SQ. MT.	659.50 SQ. FT.
DECK AREA	4.56 SQ. MT.	49.08 SQ. FT.



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## Ajmera, The Legacy Builder

Established in 1968, the Ajmera group gradually expanded its footprint from Mumbai to other parts of the country and then in the United Kingdom and Bahrain as well, becoming, India's biggest multi-national realty corporation.

Considered to have the Midas touch, Ajmera group has developed a rich legacy of over 52 years. And constantly strives to evolve and do the new.

In 1994-1995, Ajmera group had procured 22 acres of land in partnership with the Mehta Group in Kalyan creating YogiDham, the first integrated, mega development with a state-of-the-art clubhouse and luxury amenities. Giving Kalyan its first experience of lifestyle living.

Today, the Ajmera group is back with One Kalyan - the one stop international destination you can call home. Talk about history repeating itself!

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## Ajmera Group - Building landmarks since 1968

The group has delivered a total of 3 crore sq.ft. since. We slowly expanded our footprint from Mumbai to Gujarat, Bengaluru and Pune, and then took a huge leap to the Bahrain followed by one in the United Kingdom as well. Today, we are one of the few names that can be truly called a multi-national realty brand.

A few noteworthy projects across India

### i-land - Wadala East



Developed the biggest private themed garden of 25 acres in Bhakti Park and i-Land - Wadala East.

### Citi Mall - Andheri



Developed India's first mall multiplex in India.

### YogiDham - Kalyan



From a faraway stretched land it has become a sought after address.

### Shastri Nagar - Andheri



Brought a new facet to Andheri through Shastri Nagar.

### Shanti Nagar - Mira Road



Began the township culture in 1980 by developing then Asia's largest township with 17,000 homes.

### Ajmera Infinity Bangalore



Meticulously designed and exclusively planned with world class amenities the property renders purity and perfection.

### Golden Gate Towers - Bahrain



Entered the Bahrain market in 2008 and envisaged making the tallest residential tower in the country.

## Global

With five developments in the UK, we created a name for ourselves; not just for excellence in the real estate market there but also for making a difference with our approach. Some of the major landmarks are listed below:-

- Calico in Liverpool
- The Millhouse in Windsor
- The Crossways
- Kingsborough





When it comes to development, Mehta Group is into Petrochemicals, Education, Hospitality and Imports. But when it comes to building homes, they can proudly say that they've been doing that since the past 43 years. And over these 4 decades as they've evolved in every way possible, their beliefs, however, have always remained the same - to put their customers' needs first. They promise to create affordable homes, on time, without compromising on quality. And they have 11,000 + families to vouch for that.

It's often said that life always takes a full circle. So Mehta Group is back where they started from. But in the most incredible way possible. Back in Kalyan, where they built their first ever project in 1978. And after all these years, they're back to create history once again.

The total land bank ownership by the Mehta Group is 43,25,000 sq. ft.

Lilium - Santacruz(w)



Sarvodaya Amrut - Kalyan



Riviera - Kalwa



Amrut Siddhi - Titwala



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This project is registered with Maharashtra Real Estate Regulatory Authority with MahaRERA registration number **P51700030210** and is available on the website - [maharera.mahaonline.gov.in](http://maharera.mahaonline.gov.in)

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