

INDIA'S LEADING  
MULTI-NATIONAL  
REALTY  
CORPORATION



**ENTER A  
WORLD OF  
GROWTH,  
GLORY AND  
RECOGNITION**

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GOLDEN MILE, GHATKOPAR (W)





A SUCCESS STORY MAY NOT ALWAYS BE NARRATED. AT TIMES, IT IS BETTER WHEN NOTICED.

The identity of your business is indeed influenced by its address. And sometimes, being at the right place at the right time makes all the difference. Here is a place that is designed to reflect your growth and build opportunities towards your profitability.

INTRODUCING

CODENAME

**GOLDCHOP**

GOLDEN MILE, GHATKOPAR (W)



INTEGRATED LIFESTYLE  
BUSINESS CENTRE

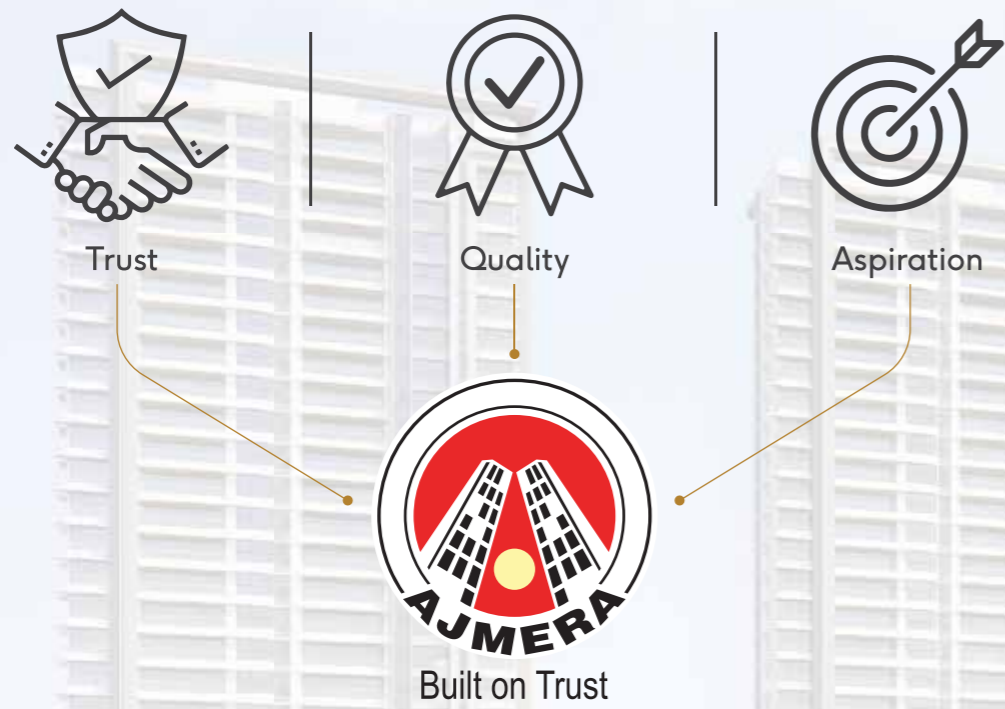
CONTEMPORARY LOCATION

TRENDING OFFICES

ASSURED ROI



# FROM A NAME THAT RESONATES



INDIA'S LEADING MULTI-NATIONAL REALTY CORPORATION



45,000+  
Happy Customers



NSE and BSE  
listed company



47 million + sq.ft of  
aspirations developed



Successful track record  
spread across various  
industries such as Cement,  
Solar Power, Education,  
Logistics and Safe Deposits



Presence in 6 cities  
and 2 countries

Mumbai | Pune | Bengaluru | Surat | Ahmedabad | Rajkot



Based on 1 philosophy

# #KEEP EVOLVING

Philosophy that drives AJMERA GROUP







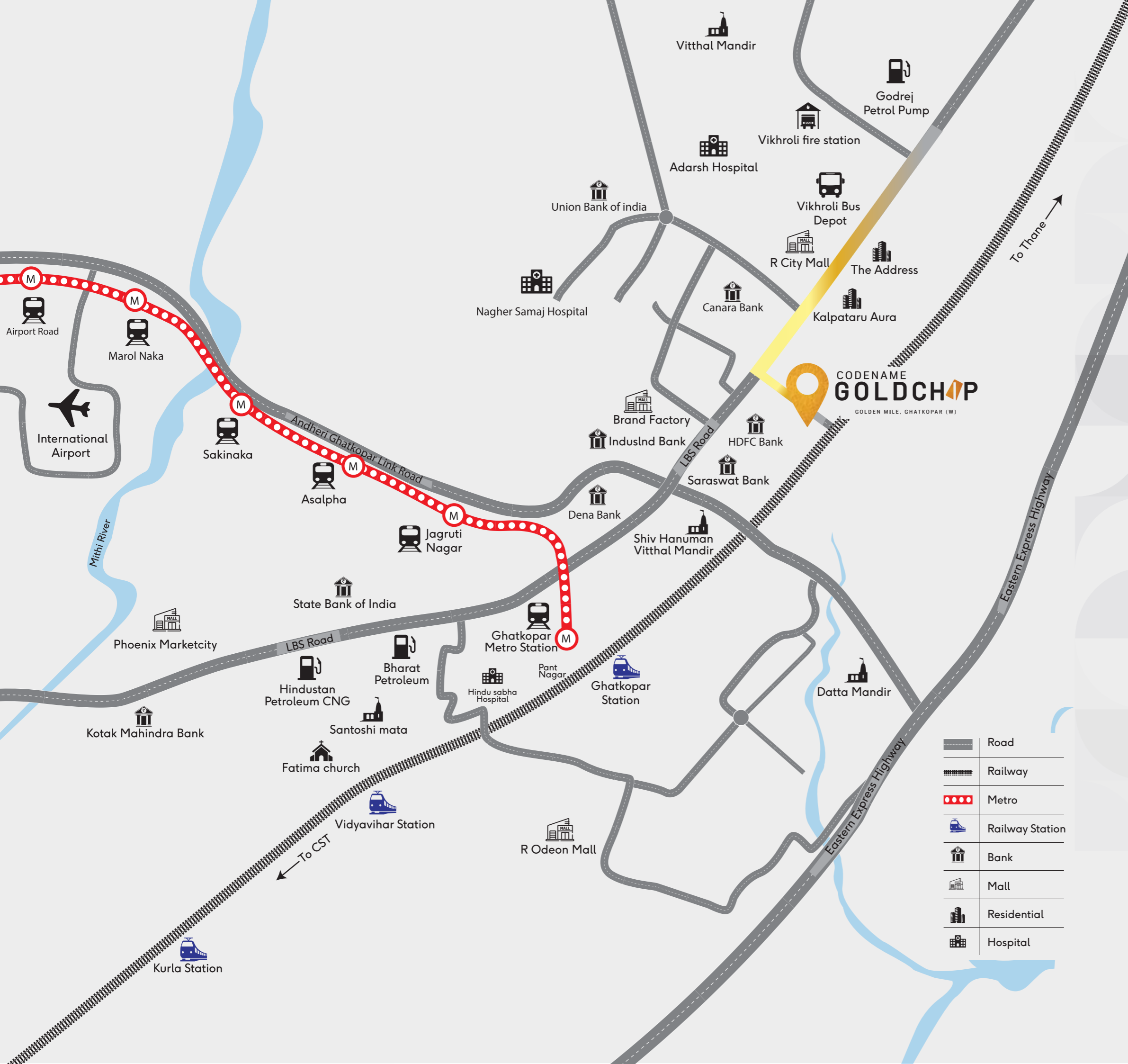
## GHATKOPAR WEST THE ADDRESS OF NEW AGE BUSINESSES



Central Mumbai is fast emerging as a hotspot for commercial hubs. Ghatkopar being the most vibrant location of Central Mumbai, is home to modern infrastructure, best-in-class residences, finest shopping & entertainment avenues, & easy accessibility to other business conveniences.

Good connectivity by road and Mumbai metro has eased commutation for the locale, resulting in steady increase in property prices as well.





**CODENAME GOLDCHIP**  
GOLDEN MILE, GHATKOPAR (W)

## A GLITTERING STRETCH LOADED WITH CONVENIENCES

- 1 Home to landmark residential developments such as Kalpataru Aura, Wadhwa - The Address, and more.
- 2 R-City Mall - a grand shopping and entertainment destination that offers easy retail access.
- 3 Easy access to major Public & Private Banks, ATMs, Restaurants, Healthcare Centres, & Educational Institutes raises the socio-civic quotient.
- 4 Multiple fuel stations nearby.
- 5 Andheri-Ghatkopar Metro Line makes commuting to work easy.
- 6 Excellent connectivity to the eastern and western belts of the city.

	Road
	Railway
	Metro
	Railway Station
	Bank
	Mall
	Residential
	Hospital

## NO ROADBLOCKS TO SUCCESS

Centrally located in the heart of Ghatkopar West, Codename Goldchip offers superior connectivity to various business and residential hubs through road, rail & metro.



### 1 ACCESSIBILITY TO RAIL / AIRPORT

- Ghatkopar railway station - 2 km
- Ghatkopar Metro - 2 km
- Jagruti Nagar Metro - 800 m
- International Airport - 7 km

### 2 ACCESSIBILITY TO MAJOR BUSINESS HUBS

- BKC - 7 km
- SEEPZ - 6.5 km
- Powai - 4.5 km

### 3 ACCESSIBILITY TO MAJOR FREEWAYS

- LBS Marg - 100 m
- Eastern Express Highway - 1.7 km
- Andheri Ghatkopar link road - 700 m

### 4 ACCESSIBILITY TO MAJOR BANKS

- Kotak Mahindra Bank - 100 m
- SBI - 150 m
- HDFC Bank - 200 m







## TAKE YOUR BUSINESS APPEAL A NOTCH HIGHER WITH CENTRAL MUMBAI'S 1<sup>ST</sup> INTEGRATED LIFESTYLE BUSINESS CENTRE

Designed for the future, this landmark development has been designed keeping in mind your thriving and flourishing business. The imposing glass facade of this 14 storied structure is guaranteed to leave a lasting impression and elevate the status of new-age businesses.



- Elegantly designed building with double glazed windows make it stand out as a truly iconic landmark
- The international appeal and design makes this place exceptionally attractive from the conventional business hubs of Central Mumbai
- Internationally designed fully air-conditioned common spaces & lobby
- Thoughtfully designed open spaces, waiting area, and ease of entry and exit that are best suited to meet the guidelines of the post Covid era
- Flanked by curated landscape gardens, the building offers a classic yet contemporary look
- Trending office spaces offer an impressive 10.5 ft floor to ceiling height with fully integrated washrooms
- All offices come with warm shell finishes giving immediate savings on your investment and at the same time making it easier for businesses to move in



## TRENDING SPACES MEANT TO REDEFINE YOUR BUSINESS

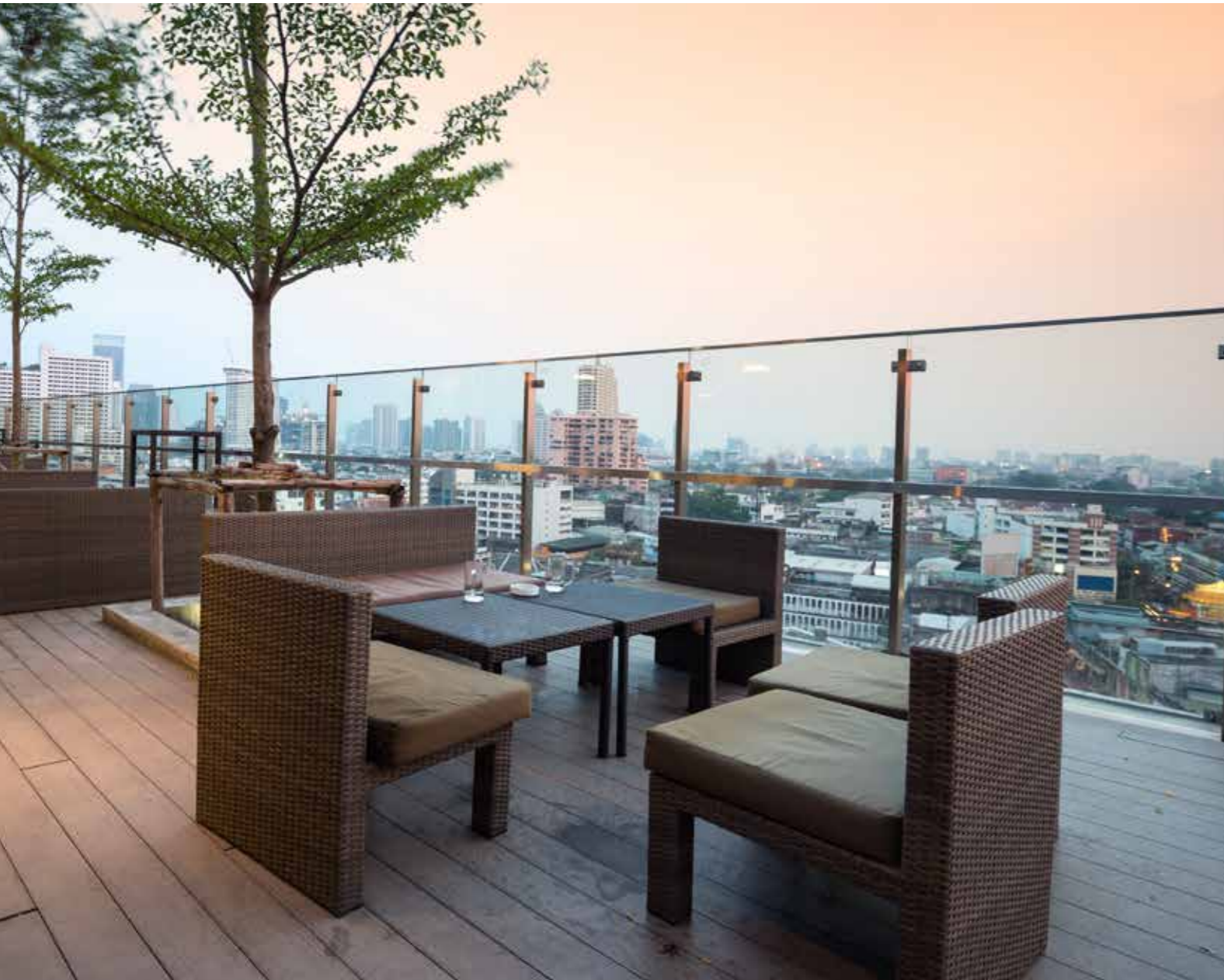
With the advent of growing infrastructure in and around the vicinity, Ghatkopar is the preferred destination for manufacturers, start-ups, financial institutions, individual professionals etc. Codename Goldchip hosts a range of offices that suit all such businesses.

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- Flexibility to combine office space depending on the need of the business
- Build using Column-less Technology to maximize space efficiency
- Warm shell finishes
- Fully integrated washroom in each office
- Multiple common washrooms on each floor for visitors







## COMPLEMENT YOUR ACHIEVEMENTS WITH WORLD-CLASS LEISURES

Here your dreams will walk-in and reality will leave you astonished. Replete with a multitude of amenities and conveniences, this landmark offers a host of privileges that are poised to offer an international standard of indulgences.

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1. Cafeteria serviced by Tea Post
2. Alfresco seating arrangement for casual/informal get-togethers
3. Meeting pods - to have focussed high impact discussions
4. Cove Decks – Relax and reflect on these worldly decks at a stone's throw from your office spaces
5. Net cricket/Gaming Zone - A perfect getaway to get rejuvenated and re-energized





# ENSURING 24-CARAT DISCIPLINE AND EFFECTIVE SUPPORT

Make the most of the 5-star services offered by Cushman & Wakefield, delivering professional management discipline focused on the efficient and effective delivery of support services for your prospering business.

Internationally designed entrance lobby



Housekeeping services



Dedicated IT & Technical Support



Mechanical Car Parking

Reprographic services for business convenience



Cleaning services for the facade and common premises



Facility partners managing cafeteria zones and offering on-call services to every office



Multi-tier security services



# A MUST-HAVE IN EVERY SUCCESSFUL INVESTORS PORTFOLIO

MOST REAL ESTATE INVESTORS ARE UNAWARE OF THE HIGH ROI OFFERED BY COMMERCIAL REAL ESTATE ASSETS AS COMPARED TO RESIDENTIAL.

➤

## 1. HIGHER CAPITAL APPRECIATION

Office spaces have appreciated 1.5x over that of comparable residential assets mapped since 2014

## 2. 3X RENTAL YIELD

Rental yields for offices range from 6-8%, with residential yields ranging from just 1.5% - 3%

## 3. LOW-RISK QUOTIENT

With longer rental contracts of 3 to 5 years and more professional rental clientele, the cash flows are more secure

## 4. LIMITED SUPPLY OF BRANDED OFFICES

With a limited supply of branded offices in Ghatkopar, the demand outweighs the supply

## 5. SELF PAYING ASSET

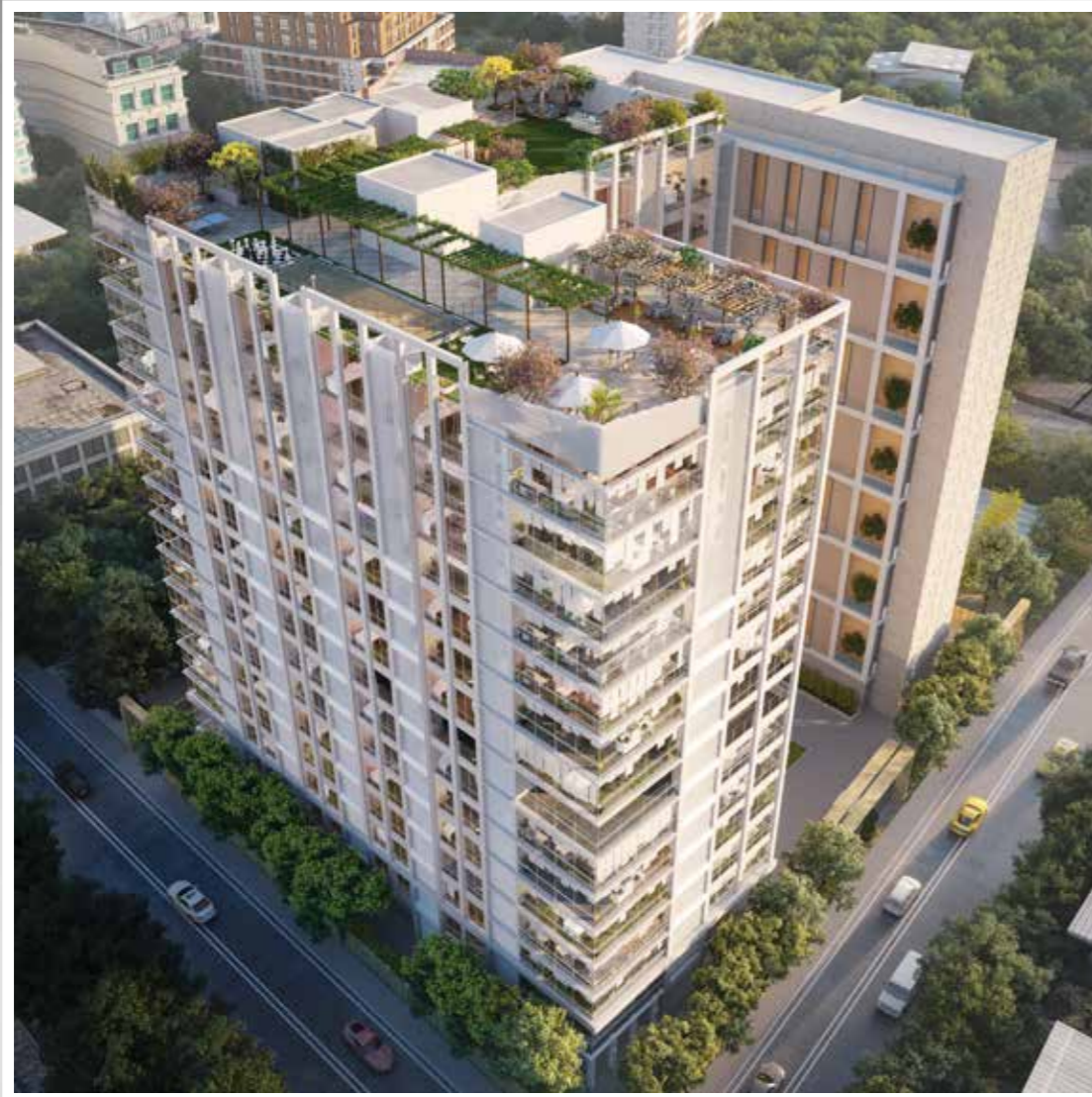
With increasing rental yields and higher capital appreciation that matches the EMI's, these trending offices are a self-paying asset





# SO WHAT ARE YOU WAITING FOR?

Seize this Golden Opportunity now!



## CODENAME **GOLDCHIP**

GOLDEN MILE, GHATKOPAR (W)

A LANDMARK  
DESTINATION

TRENDING  
OFFICE SPACES

AT THE HEART OF  
GHATKOPAR WEST

EXTENSIVE HOLIDAY  
PAYMENT PLAN

MINIMAL  
DOWN PAYMENT

ASSURED  
RETURNS

INTERNATIONAL  
STANDARD FACILITIES