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THE AGA HALL
ESTATE

MUMBAI

an island of

EXCELLENCE

THE AGA HALL ESTATE, NESBIT ROAD, MAZGAON, MUMBAI 400010.
THE PROJECT IS REGISTERED AS THE AGA HALL ESTATE with Maharera under Registration Number P51900026326.

Information available at website: https://maharera.mahaonline.gov.in

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The Aga Hall Estate offers apartments of International Standards in a prestigious residential complex across two towers, with 56 stories in the East Tower and 45 stories in the West Tower.

It incorporates energy-efficient and environmentally sensitive features with a range of planned amenities for a healthy lifestyle with a host of entertainment and community engagement spaces.

The mesmerizing sights include the vast expanse of the Arabian Sea, the serene eastern waterfront, and the lush beauty of Rani Baug, creating an ambiance of tranquillity and natural beauty.

Having evolved over more than 150 years the Aga Hall Estate stands as a testimony of the sustenance of a pioneering community housing initiative and the founding of an urban hospital.

An important heritage landmark that once adorned the Bombay of yore is now poised for a transformation of an exponential order under the patronage of its owner, Prince Aly Khan Hospital Charitable Trust.



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an island of CONNECTIVITY

From maritime livelihoods and gathering spaces for every creed and tradition, to marvels of architectural unconventionality and imperial particularity, Mazgaon - one of the city's oldest suburbs has only ever grown in its remarkable cosmopolitanism. Belonging to South Mumbai, where legacy blends with modernity. Interspersed amongst treasures of global patrimony, the city's the primary business district and the seat of the civic body governing Greater Mumbai is to be found in some of the world's most exclusive residential areas.

UPCOMING INFRASTRUCTURE IN MUMBAI

- WORLI-SEWRI CONNECTOR
- COASTAL ROAD
- NAVI MUMBAI INTERNATIONAL AIRPORT
- VERSOVA BANDRA LINK
- METRO LINES
- MUMBAI TRANS HARBOUR LINK



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an island of CONVENIENCE

Experience a life, where convenience defines every moment. Imagine a world where everything you need is just a stone's throw away. Top-rated schools nurture young minds, while nearby hospitals ensure peace of mind. Shopping for everyday essentials or indulging in retail therapy – it's all a breeze with convenient access to shopping centers. Free yourself for what truly matters to you.

SHOPPING

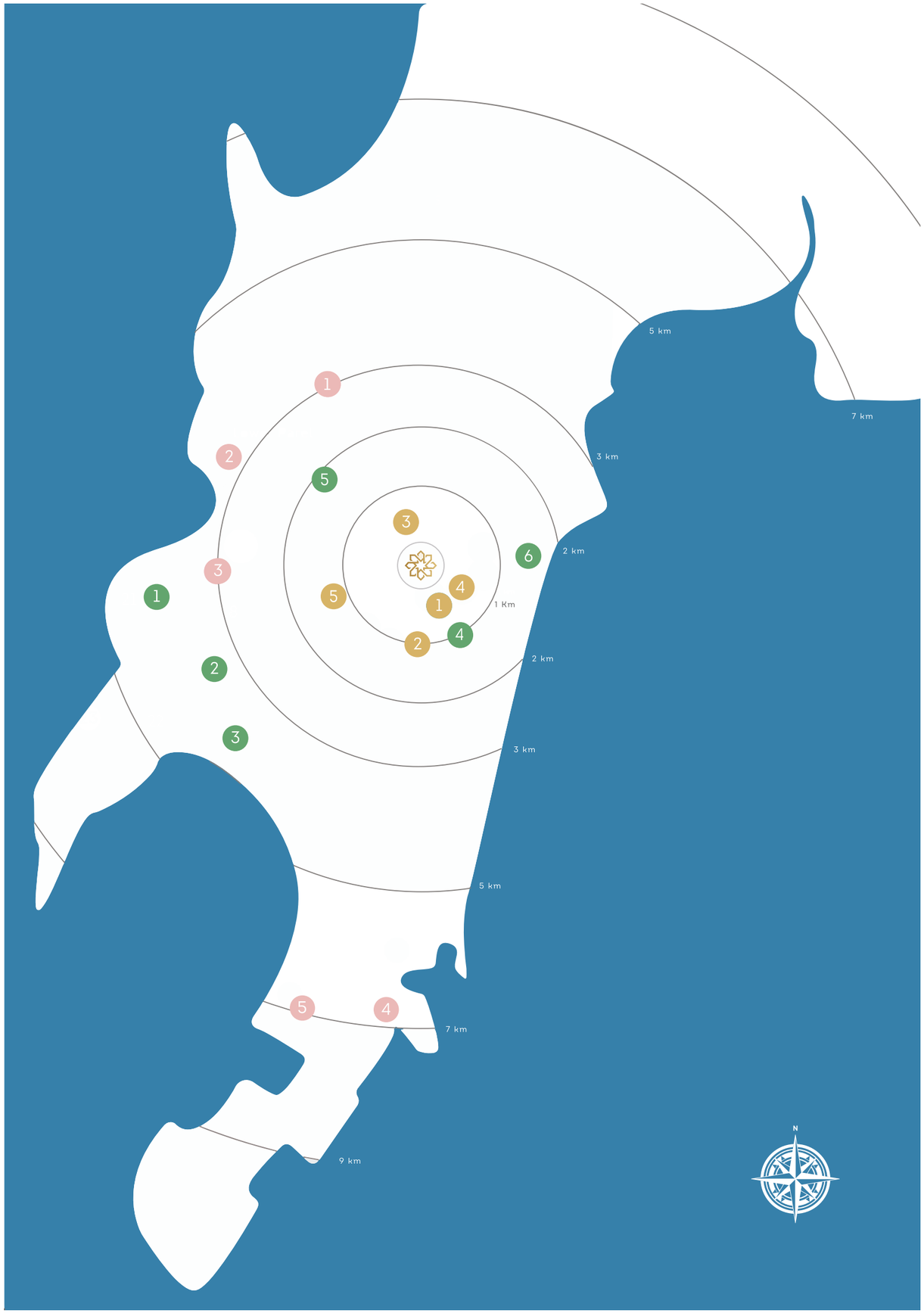
1. Phoenix Palladium
2. Atria The Millennium Mall
3. Heera Panna Shopping Centre
4. Taj Shopping Arcade
5. CR2 Shopping Mall

HOSPITALS

1. Breach Candy Hospital Trust
2. Jaslok Hospital
3. Sir H. N. Reliance Foundation Hospital and Research Centre
4. J.J. Hospital
5. Wockhardt Hospitals
6. Head & Neck Cancer Hospital (The Cancare Trust)

SCHOOL

1. St. Marys School (ICSE)
2. Diamond Jubilee High School Mumbai
3. Gloria Convent High School
4. St Peters School
5. St. Agnes' High School



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THE PROPOSED MASTER PLAN

1. Main Road
2. Heritage Gateway
3. Grand Entrance Driveway
4. Pedestrian Walkway
5. The Garden of Thresholds
6. Exit Driveway
7. Driveway
8. West Tower
9. East Tower
10. Veranda Sit Out
11. Porte Cochère
12. Tree Grove

A. School (Future Development)



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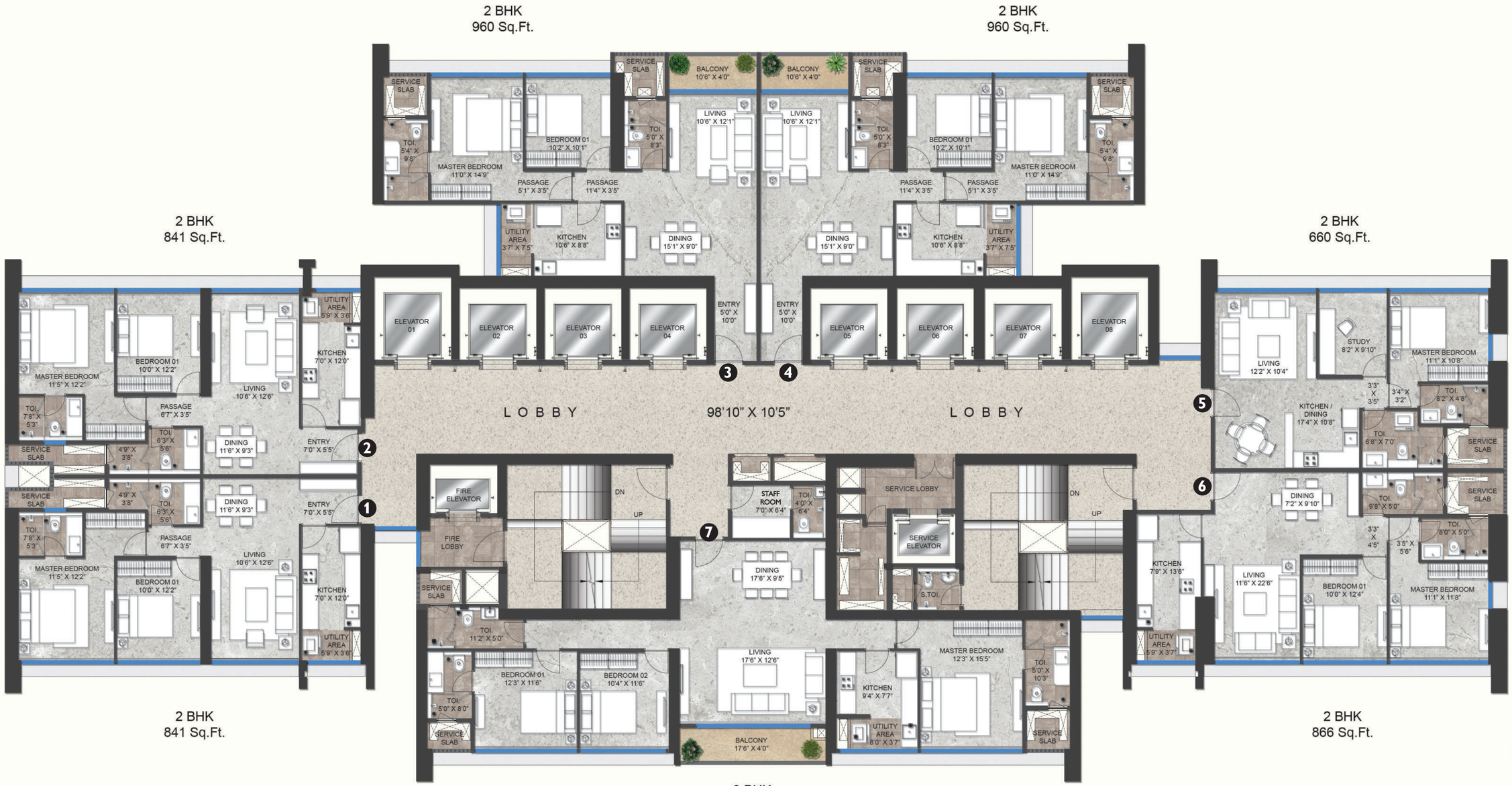
2 BHK
960 Sq.Ft.

2 BHK
960 Sq.Ft.

2 BHK
841 Sq.Ft.

2 BHK
660 Sq.Ft.



2 BHK
841 Sq.Ft.

2 BHK
866 Sq.Ft.

3 BHK
1404 Sq.Ft.

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an island of WELLBEING

Escape the ordinary and step into a sanctuary for your well-being. Discover exceptional amenities designed to nurture your mind, body, and spirit. Unwind in the serenity of the yoga room, perfect for mindful practice. Take a refreshing dip in the swimming pool or find deep relaxation at the spa and sauna. Feeling energetic? Challenge yourself with a game of box cricket, or get your workout in at the state-of-the-art gymnasium. Here, holistic well-being seamlessly integrates with your life.

INDOOR AMENITIES

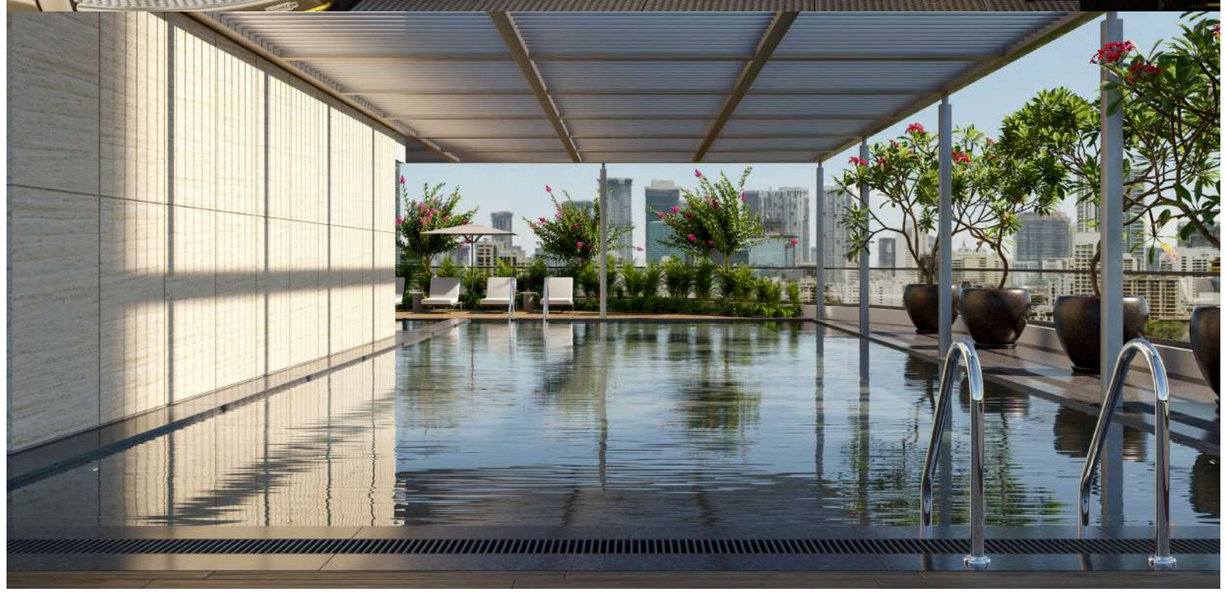
1. Squash Court
2. Box Cricket Pitch
3. Gymnasiums (two)
4. Billiards Room
5. Yoga & Pilates Room
6. Table Tennis
7. Indoor Children's Play Area
8. Multifunction Banquet Hall
9. Senior Citizens Lounge
10. Spa
11. Convenience Store
12. Service Apartments
13. Concierge Service

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







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an island of SUSTAINABILITY

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.



IGBC

Confederation of Indian Industry
125 Years: 1895-2020

Indian Green Building Council (IGBC)

hereby precertifies

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

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

Sharukh Mistry	V Suresh	S Raghupathy	K S Venkatagiri
Chair, IGBC Green Homes	Chairman, IGBC	Deputy Director General, CII	Executive Director, CII-Godrej GBC

Pre-certified for Design
Platinum
IGBC

Excellence In Design For Greater Efficiencies
Edge



THIS CERTIFIES THAT
The Aga Hall Estate - Tower A - 1 BHK - Type 1
83 Units
HAS ACHIEVED AN
EDGE ADVANCED PRELIMINARY CERTIFICATE
CERTIFICATE NUMBER
LP5-IND-21042410106936-83-P

EDGE ADVANCED
Exemplifying achievement in the following areas:

41% Energy Savings

49% Water Savings

26% Less Embodied Energy in Materials

DEVELOPED BY
Prince Aly Khan Hospital

CERTIFIED BY
Green Business Certification Inc. (GBCI)

Mahesh Ramanujam, President and CEO, Green Business Certification Inc.
DATE OF ISSUE: 13-OCT-2021

GBCI

WORLD BANK GROUP
THE WORLD BANK IFC

Excellence In Design For Greater Efficiencies
Edge

THIS CERTIFIES THAT
The Aga Hall Estate - Tower A - 1 BHK - Type 1
The Aga Hall Estate, Nesbit Road,
Mazgaon, Mumbai
Mumbai, Maharashtra 400010
India

DEVELOPED BY
Prince Aly Khan Hospital

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CERTIFICATE NUMBER
LP5-IND-21042410106936-83-P

WAS AUDITED BY
ABDUL MOEED CHAUDHARY
EDGE Software Version: v2.1.5

CERTIFIED BY
Green Business Certification Inc. (GBCI)

Mahesh Ramanujam, President and CEO, Green Business Certification Inc.

GBCI

DATE OF ISSUE
13-OCT-2021

DATE OF EXPIRY
12-OCT-2024

WORLD BANK GROUP
THE WORLD BANK IFC

ENERGY MEASURES
External Shading Devices
Higher Thermal Performance Glass
Ceiling Fans in all Habitable Rooms
Variable Refrigerant Volume (VRV) Cooling System
Energy Efficient Refrigerators and Clothes Washing Machines
Energy-Saving Light Bulbs - Internal Spaces
Energy-Saving Light Bulbs - External Spaces
Lighting Controls for Corridors and Staircases
Solar Photovoltaics

WATER MEASURES
Low-Flow Showerheads
Low-Flow Faucets for Kitchen Sinks
Low-Flow Faucets for Washbasins
Dual Flush for Water Closets
Recycled Black Water for Flushing

MATERIALS
Floor Slabs - In-Situ Concrete with <25% GGBS
External Walls - In-Situ Reinforced Wall
External Walls - In-Situ Reinforced Wall
Internal Walls - In-Situ Reinforced Wall
Internal Walls - In-Situ Reinforced Wall

www.edgebuildings.com
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an island of RELIABILITY

Beyond construction. Our heritage of expertise, spanning generations, translates into meticulously designed and unwavering quality in our climatically resilient buildings. We understand the intricacies of adapting to the environment, partnering with the industry's most esteemed architects, engineers and consultants. As a result, we are creating homes that stand as testaments to enduring excellence.

CONTRACTORS

General Contractor - Leighton India
Principal Architect - P. G. Patki Architects
Landscaping Architect - Prabhakar Bhagwat Associates
Structural Consultant - SACPL
Peer Review Consultants - JW Consultants LLP (Structural), AECOM (MEP)
MEP Consultant - Electro-Mech Consultants Pvt. Ltd.
Green Building Consultant - Building Zero Consultants
Financial Consultant - KPMG
Traffic Study Consultant - TTEC
Wind Tunnel Consultant - RWDI
Legal Consultants - Wadia Ghandy & Co., Khaitan & Co and AAK Legal
Lift Consultant - Lerch Bates
Geo-technical Consultant - Geo-Con / Geo-Tech
Environment Consultant - Pristine Consultants
Lighting Consultant - Lighting Design Partnership (LDP)
Window Solutions - Schüco International KG (Germany)
Vertical Transportation Systems - Kone Corporation (Finland)
Interior / Fit-outs - SSCPL
Extra Low Voltage System - Johnson Controls (Ireland)
Sewage Treatment Plant - Prabhu Envirotec Pvt Ltd
Aquatic Facilities/Water Features - Aquanomics Systems Limited
Entrance Solutions Provider - Omfurn India ltd
Sanitary Ware - Duravit AG (Germany)
Plumbing Accessories - Kohler Co (USA)
Tiles - Nexion International Private Limited & Kajaria Ceramics
External Façade (Jali) - The Global Elephant



