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AJMERA  
**LUGAANO**

YELAHANKA, BENGALURU.

1 & 2 BHK HOMES

≡ DISCOVER ≡

**North  
Bangalore,**

**more than you think.**

# A Nation Wide Legacy



**CELEBRATING**

**TH**

**ANNIVERSARY**

**50  
YEARS OF  
FULFILLING  
DREAMS**

**47 MILLION SQUARE FT.  
OF DEVELOPMENT**

**45,000 HAPPY  
HOMES**

**1 PURPOSE TO CREATE LANDMARKS  
ACROSS THE NATION**

We've built our reputation by uniting generations, inspiring lives, chasing the extraordinary and creating memories for millions. It's your solid trust in our endeavours that has made us who we are today. We owe our success to you and celebrate this Golden Jubilee Year by promising a prosperous future for you.



Reference Image

# Dreams.

## More possible than you think.

Everyone begins with a dream. The perfect ideal we all aspire to experience. But life gets in the way. Every day the world says no, it teaches us to lower our expectations, to think of what we can get, not what we should.

# When it comes to the best life for our family, we always want to give them more.

After all, we do not journey through life alone, but in the company of those we love most. They are our anchor in the storm, our lighthouse in the dark. Our inspiration to push higher and dream outside our limits.





North Bangalore,  
**the address  
a city wants.**

**NORTH BANGALORE**, green yet modern, is everything your family deserves, one of the most desired neighbourhoods for new homes. Nothing less will do for the people you cherish above all else.

**But how much is within your reach?**



4

ACRES OF GREENERY

105

ACRE VIEWS  
NEXT TO ATTUR LAKE

## North Bangalore, **more green than you think**

**In Yelahanka.** As life moves into the fast paced city, one does not dare to imagine being surrounded by greenery. Except here, where you don't imagine, you see it for yourself.

The project situated opposite, 105 acre greens allows unrestricted views with no development to obstruct the sight of such beautiful scenery. Here you can breathe free amidst forests and green spaces, yet at arm's length to urban conveniences.

A blurred highway scene at sunset. The sky is a mix of orange, yellow, and blue. Several cars are visible on the road, moving away from the viewer. Streetlights line the road, and a green highway sign is visible in the distance. The overall image has a motion blur effect, suggesting speed and connectivity.

# North Bangalore, more close than you think

To wherever you wish to go. The address of Ajmera Lugaano is strategically chosen to ensure you are never far from wherever you wish to go. From malls to theatres, schools to hospitals. Even the airport is within your reach.

# In Yelahanka.

A capital for many dynasties across history, Yelahanka emerges in North Bangalore to become the cutting edge of a city chasing the world. And Ajmera arrives on this stage with decades of experience in projects that change perspectives.



<b>04 Mins</b> Ramanashree California Resort	<b>09 Mins</b> Yelahanka Police Station	<b>17 Mins</b> Jakkur Aerodrome
<b>23 Mins</b> Hebbal	<b>28 Mins</b> Manyata Tech Park	<b>29 Mins</b> Yeshwanthpur
<b>34 Mins</b> Peenya Industrial Area	<b>38 Mins</b> Kempegowda International Airport	<b>39 Mins</b> Majestic

AJMERA  
**LUGAANO**  
YELAHANKA, BENGALURU.  
1 & 2 BHK HOMES







Rendered Image

# North Bangalore, more than you think!



**In Yelahanka,  
the heart of North Bangalore.**

We at Ajmera have created a place and an opportunity to defy your expectations in every way. Here is where you remember what you want, what you thought was impossible. Here is where you live beyond what you think you can get, and experience the 'more'.

- 105 acre views
- 7 wings & 3 buildings
- 1 & 2 BHK homes, starting from 419 sq.ft. Carpet Area
- Approx. 10.2 acres of land
- 911 units

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YELAHANKA, BENGALURU.  
1 & 2 BHK HOMES

## North Bangalore, More Rewarding than you think.

Ajmera Lugaano, an embellished oasis in Yelahanka, where life's desire is not just met but exceeded. Our stunning 1 & 2 bed residences are an exceptional blend of natural living and urban conveniences, in a neighbourhood where all your desires are at arm's length. At Ajmera Lugaano, life gives you more than you think.

### Master Plan

- |  |                                 |
|--|---------------------------------|
| 01. Security Cabin                                       | 14. Evening Plaza/Yoga Court    |
| 02. Surface Parking                                      | 15. Swimming Pool 21.3m x 7.8m  |
| 03. 8m. Wide Driveway                                    | 16. Kids Pool 4.8m x 5.5m       |
| 04. Arrival Plaza  | 17. Pool Deck                   |
| 05. Seeing Court   | 18. Changing Rooms              |
| 06. Park and Open Spaces                                 | 19. Open Shower                 |
| 07. Grass Pavers on Fire Lane                            | 20. Semi-covered Seating        |
| 08. Pedestrian Entry to Block                            | 21. Children's Play Area        |
| 09. Multipurpose Court                                   | 22. Play Lawn                   |
| 10. Futsal Court   | 23. Entry/Exit to Stilt Parking |
| 11. Tree Plaza   | 24. Buffer Zone                 |
| 12. Steps Leading to Podium with Cascading Water Feature | 25. Transformer Yard            |
| 13. Gathering Lawn                                       | 26. Civic Amenities             |



**Disclaimer:** Phase I, wing A & wing B are registered under RERA. The other wings are for representational purpose and future development; which is subjected to RERA approval, they are not for sale.



# North Bangalore, more luxurious than you think

**In Yelahanka.** Disappointment and lowered expectations are no longer a part of your days. When you wake up, you know you will go to bed with every wish fulfilled. Every amenity a modern lifestyle demands is now just outside your doorstep.

## Outdoor Amenities

- Children's Play Area
- Tree Plaza
- Swimming Pool with Toddler Pool
- Futsal Court
- Multipurpose Court
- Landscaped Gardens
- Hopscotch
- Passive Court
- Jogging Track
- Seating Pavilions
- Fabric covered Pool Deck
- Party Lawn

## Clubhouse Amenities

- Viewing Deck
- Administration office Place
- Multipurpose Hall
- Lounge
- Shuttle Court
- Kids' Zone
- Gym
- Yoga/Meditation Centre
- Reading Room/Library
- Squash Court
- Table Tennis

# North Bangalore, more cozy than you think

1 & 2 BHK Apartments

**In Yelahanka.** Too much is a waste, but too little never satisfies. The perfect fit is what you need. Understanding your needs has led us to create a size and configuration that suits you and your family. Prepare to be surprised by apartments where your space finally matches your wants.

# North Bangalore, More Embellished Than You Think

**In Yelahanka.** Life is both grand on the outside and on the inside. A surreal blend of technology and construction techniques, found nowhere else, but at Ajmera Lugaano. Features crafted with great care and precision, to give you an experience where life is surrounded by 'more' of everything.

## General

- Seismic Zone II resistant RCC Shear Wall structure (MIVAN).
- Elegant ground floor entrance lobby.

## Painting

- Interiors: Acrylic Emulsion for ceiling & walls.
- Exterior: Weather proof exterior emulsion.

## Plastering

- All internal walls rendered with water proof putty/punning.
- All external walls coated with textured finish.

## Flooring

- Vitrified tiles for living, dining & bedrooms.
- Anti-skid tiles for toilets, utilities, balconies & terraces.

## Cable Tv

- An exclusive satellite TV network will be provided (users to pay monthly charges)

## Doors & Windows, Grills & Railing

- Main door frame in seasoned hard wood.
- All other door frames in seasoned hard wood.
- Veneered Flushed main door shutters.
- Laminated Flush doors for bedroom, balcony, terraces& toilets.
- MS Railing in all balconies.
- MS grills in all windows.
- Living room provided with anodized Aluminum sliding French doors for balcony with provision of mosquito mesh.
- Anodized Aluminum sliding windows with 5mm float glass with provision of mosquito mesh.
- Openable casement anodized Aluminum door between kitchen & utility.

## Backup Generator

- 1KW D. G. power backup for each apartment for lighting points only, with automatic changeover switches.
- 100% power back up through DG for lighting in common areas, lifts and pumps.

## Kitchen

- Granite Kitchen platform with stainless steel sink with single bowl.
- Granite platform with stainless steel sink with single bowl & single drain board in utility.
- Cladding with designer tiles up to 2ft height above kitchen platform.
- Provision for water purifier point above sink
- Provision for washing machine in utility area.
- Concealed piped gas connection having provision to place cylinder in utility area
- Provision for exhaust fan or chimney outlet.

## Electrical

- TV points in the living room & master bedroom.
- Fire resistant electrical wires with 'ISI' mark.
- Elegant designer modular electrical switches.
- Earth Leakage Circuit Breaker (ELCB) for the flat.
- Miniature Circuit Breaker (MCB) for each room provided at the main distribution box within each flat.
- Telephone points in master bedroom & living provision for installing intercommunication facility within each apartment.
- A/C point for master bedroom and living room active.
- Each flat will be provided with adequate BESCO power i.e., 2 to 3 KW.
- Power back up to light circuits only through the DG.
- 100% power back up for lifts& common areas & all essential services
- Provision for broadband internet connection.
- Provision for DTH connection.

## Lift

- One passenger & one service lift per tower with ARD (Automatic Rescue Device) / suitable to fire norms.
- 100% power backup from DG.

## Security Systems

- Access control Door systems in entrance lobbies at basement/ground level & for all amenities access.
- Boom barrier system with RFID at entry & exit points.
- CCTV coverage for security at main entrance, lift lobby at basement level & common areas where ever required.
- Individual Resident ID cards.
- Individual Car sticker for owned cars.

## Toilet : Fittings & Accessories

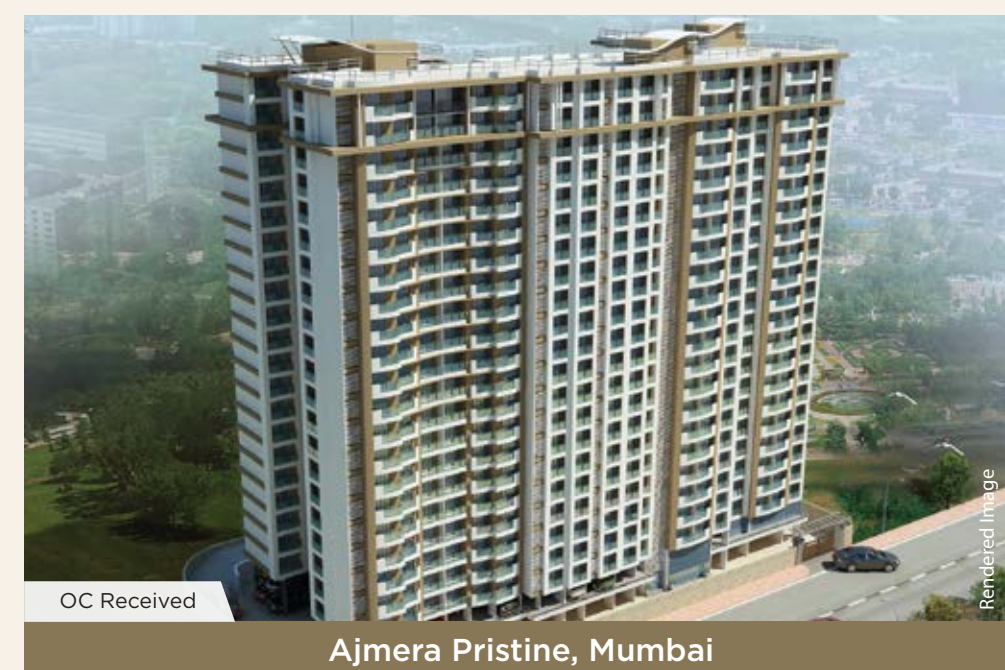
- Hard wood door frames in toilets.
- Branded EWC and wash basin in all toilets.
- Designer ceramic tiles for flooring& walls
- Branded hot and cold water mixer unit for shower in all toilets.
- Branded CP fittings in all toilets.
- Large sized toilet ventilators made up colored & anodized Aluminum louvered glass with provision for exhaust fan.
- Syntax false ceiling.
- Provision for horizontal geyserabove false ceiling & exhaust fan in all toilets.

## Water Treatment Plant

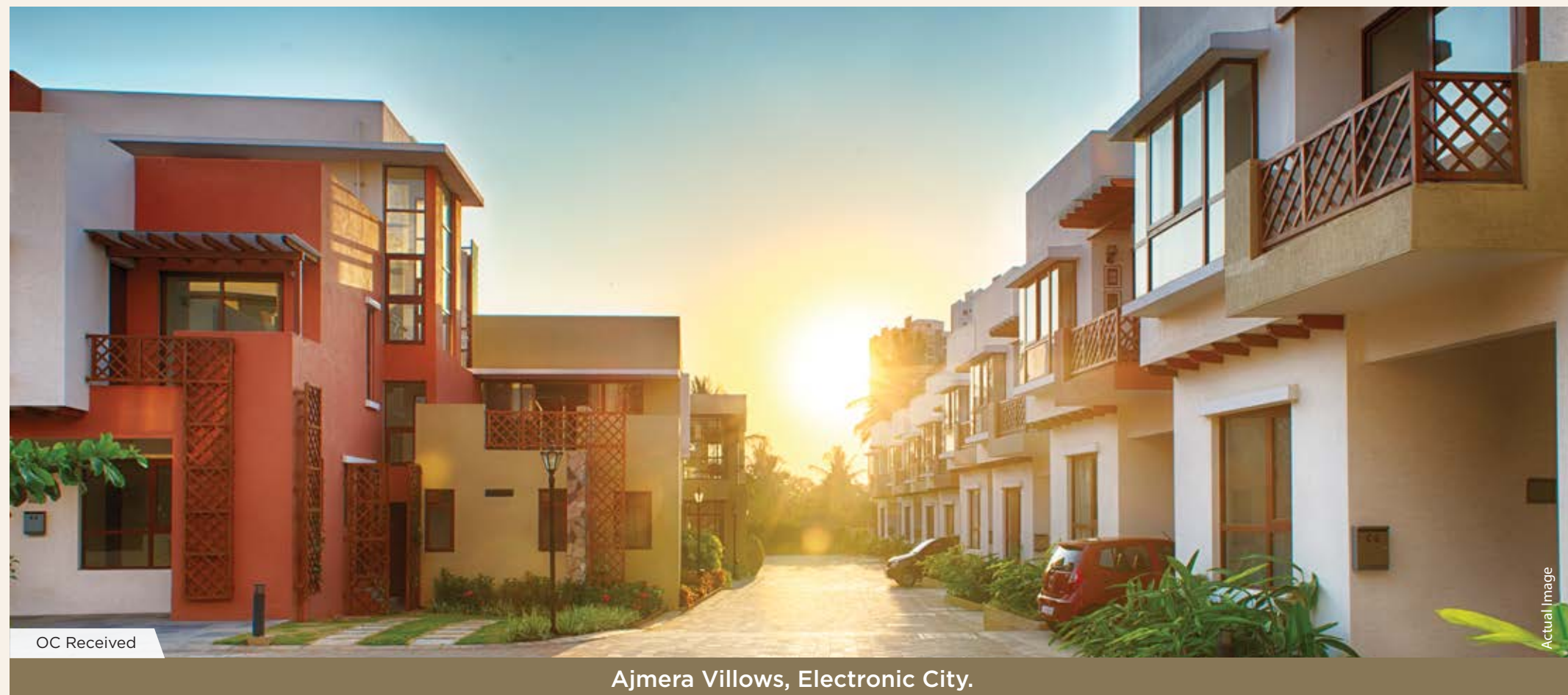
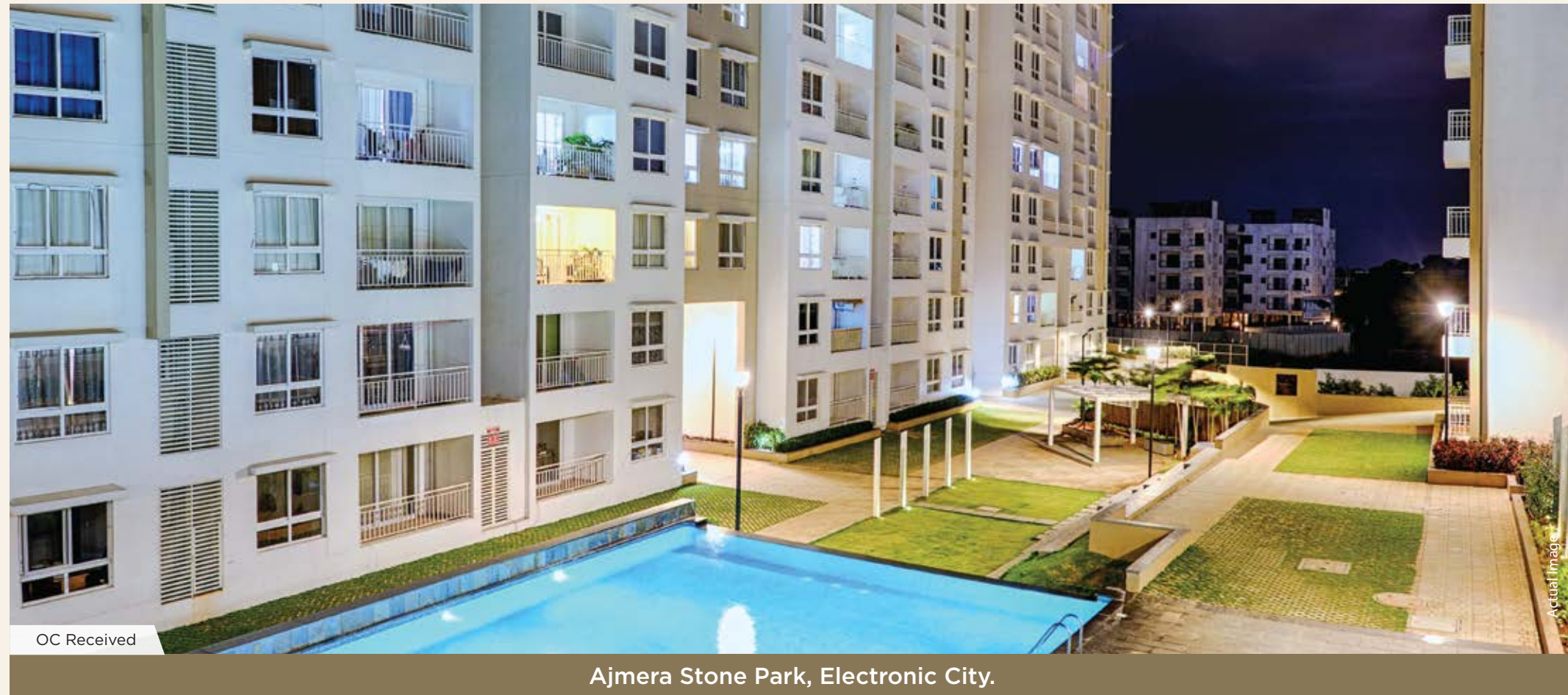
- Treated soft water through an exclusive water treatment plant within the complex.
- STP treated water for flushing of toilets and for gardening purpose

# 50 years of Landmarks

Presence In  
Mumbai | Pune | Ahmedabad | Bangalore | Bahrain | London



# Bangalore Completed Projects



# Bangalore

Ongoing Project

AJMERA ANNEX, Electronic City.

**Premium 2 & 3 BHK Apartments**

Ajmera Annex Residential - PRM/KA/RERA/1251/310/PR/171014/000288

Ajmera Annex Commercial - PRM/KA/RERA/1251/310/PR/171014/000302





CELEBRATING



AJMERA  
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YELAHANKA, BENGALURU.  
**1 & 2 BHK HOMES**

RERA No: PRM/KA/RERA/1251/309/PR/180728/001945

Site Address: Ajmera Lugaano, Sy.7/1, 7/2, 7/3, 9/1, 9/2, 10; Kempanahalli Village,  
Yelahanka Hobli, Bengaluru, North Taluk, Karnataka 560 064.

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