

Kustomjee®
SEASONS
BKC ANNEXE



4 ACRES OF LIFESTYLE IN THE
HEART OF BKC

BUILT ON
A SIMPLE PRINCIPLE:
THAT WORK
SHOULDN'T GET IN
THE WAY OF
HAVING A LIFE.

Located in the heart of tomorrow, the BKC Annexe, Rustomjee Seasons features bespoke residences designed by eminent architect Sanjay Puri. Spread across an expansive 4 acres, it invites you to a new kind of life. Where twelve-hour workdays still leave you with enough time for you. Where your interests don't take a backseat to your commitments. And where the phrase 'so much to do, so little time', takes on an entirely more pleasant meaning.



Artist's Impression

PROJECT HIGHLIGHTS

Best planned residential layout spread over an expansive 4 acres

Bespoke 3, 3.5 & 4 bedroom residences

Energy efficient & future ready smart homes

Extensively landscaped vehicle-free podium

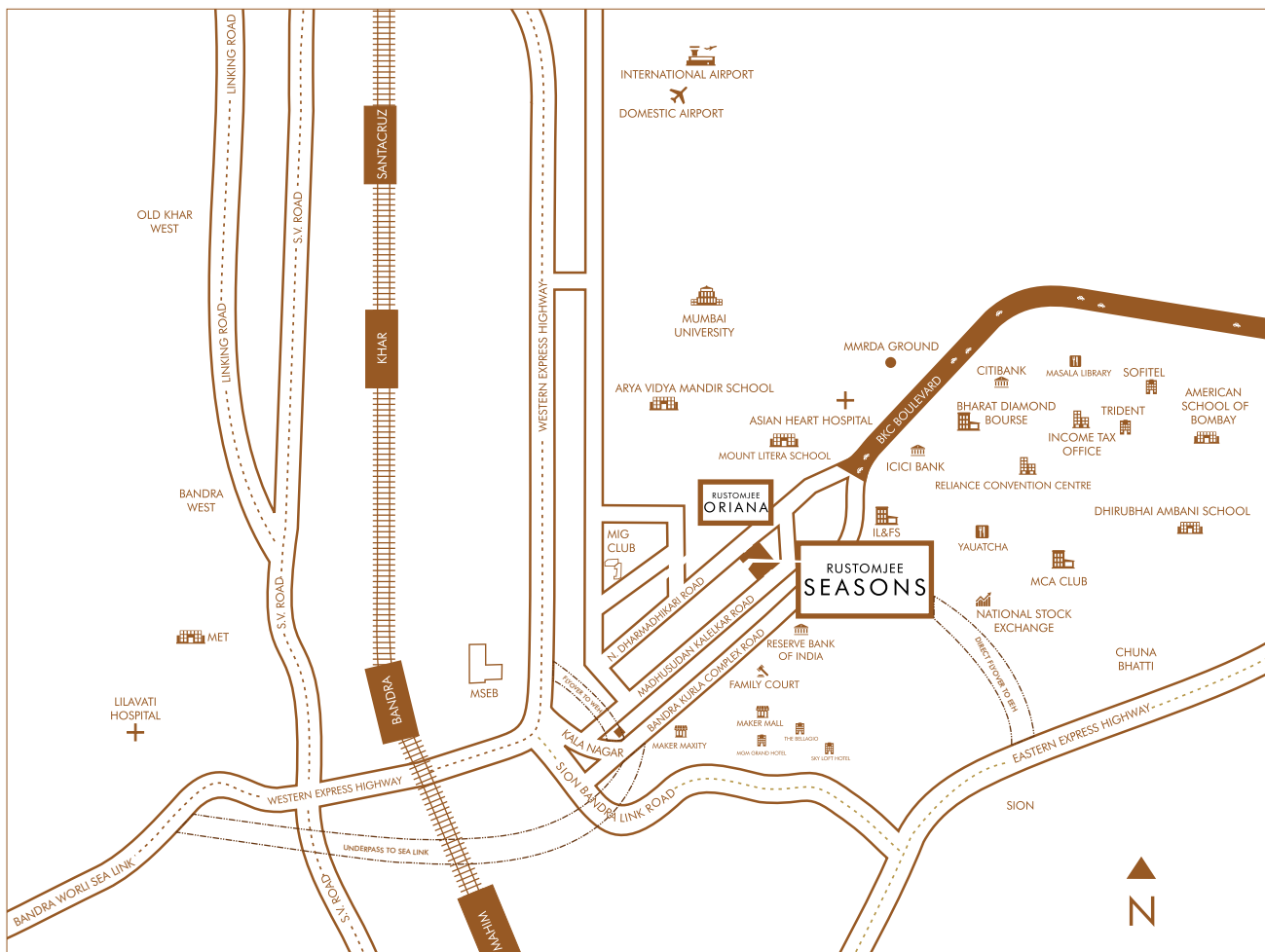
Child-friendly, pet-friendly & pollution free recreation spaces

Plethora of lifestyle amenities

Wi-fi connectivity across the project

Adequate car parking

Twin level security with CCTV



ADMITTEDLY IT'S REASSURING TO KNOW YOUR NEIGHBOURS CONTROL A SMALL CHUNK OF THE SOUTH ASIAN ECONOMY.

With wide roads, avenues, paved footpaths and designated cycling tracks, BKC is one of the swankiest new addresses in Mumbai. Home to several multinational companies, foreign consulates, world-class hospitals and two of India's finest schools, BKC can be reached within minutes from the Sea Link, Western Express Highway, and Mumbai Airport. Rustomjee Seasons is located on the fringe of this emerging city center, BKC Annexe.

PROMINENT INSTITUTIONS : Facebook | Google | Oracle | Cisco | Deutsche Bank | ICICI Bank
Bharat Diamond Bourse | Asian Heart Institute | Consulate General of US
New Zealand Consulate General | NSE | SEBI | Trent Limited | Tata Communications

A LOCATION THAT NEEDS NO INTRODUCTION

CONNECTIVITY

Western Express Highway: 2 mins | Bandra Worli Sea Link: 5 mins
Domestic airport: 10 mins | International airport: 20 mins
Eastern Express Highway: 10 mins | Central Suburbs via the SCLR: 20 mins
Bandra Station, Kurla Station & Lokmanya Tilak Terminus: 10 mins

ACCESSIBILITY

Taj Lands End, Bandra (W): 15 mins | Nehru Centre, Worli: 20 mins
High Street Phoenix, Lower Parel: 20 mins | NCPA, Nariman Point: 30 mins
Phoenix Market City, Kurla: 20 mins | Palm Beach Road, Vashi: 30 mins
Sanjay Gandhi National Park, Borivali: 45 mins

CLUBS, CAFES & RESTAURANTS

The MCA Club | The MIG Club | Masala Library
Yauatcha | California Pizza Kitchen | Le Pain Quotidien
Smoke House Deli | The Good Wife | SodaBottleOpenerWala
Pizza Express | Starbucks | Café Sabrosa | Theobroma

SCHOOLS

2 of the top 3 international schools in Mumbai
Dhirubhai Ambani International School | American School of Bombay
Mount Litera School | Arya Vidya Mandir

5 STAR HOTELS

Sofitel | Trident | Grand Hyatt

PROPOSED LUXURY HOTELS

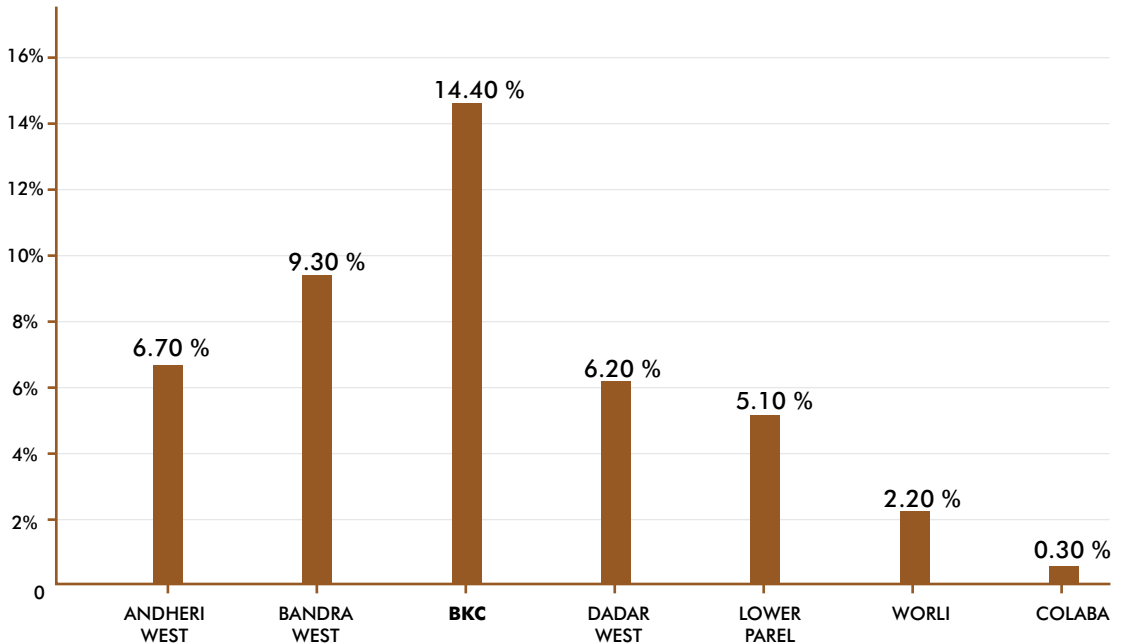
Bellagio | MGM Grand | SkyLOFTS

PROPOSED LUXURY MALL

The Maker Mall

HERE'S ONE REASON TO OWN A HOME AT RUSTOMJEE SEASONS

Y-O-Y PERCENTAGE GROWTH OF REAL ESTATE PRICES FROM 2012 TO 2015



*Source: Property prices from magicbricks.com & independent market entities

In the 1970s, Nariman Point was the central business district of Mumbai with all business activity centered in there. This led to development of 5-star hotels, clubs, best restaurants of the city, happening nightlife, etc. making it the most desirable location for residential development.

Today, South Mumbai commands highest real estate prices at par with some other business districts of the world. BKC is the new Central Business District of Mumbai, and follows an even better pattern of development than Nariman Point. The real estate trend in BKC in coming years will also follow the trend of South Mumbai of the past. And with a landmark property like Rustomjee Seasons, owning a home in BKC will become a thing of dreams at current prices. Here's an opportunity we'd urge you not to miss.

The BKC micro-market has grown consistently over the last 3 years and has performed better than any of the neighbouring key markets with a y-o-y growth of 14.4%. A smart investment decision just got smarter.

AND HERE ARE SOME MORE...

LIFESTYLE AMENITIES

Aromatic flower garden | Senior folks garden with reflexology pathway
Relaxation lounge | Reading alcove | Outdoor lounge | Library | Landscape feature
Indoor games room | Forest park | Yoga deck | Tennis court
Outdoor exercise station | Open-air multipurpose court | Jogging/Walking path
Gymnasium | Poolside cabanas | Pool bar | Performance deck | Lap pool
Koi lagoon | Culinary deck | Cooling mist pod | Luxury concierge | Barbeque pit
Spectators' bleachers | Mini theatre | Observatory deck | Party lawn | Spa
Meditation pod | Sandpit | Adventure playground with puzzle pathwalk
Rock climbing wall | Kids' pool | Children's play area





Rustomjee®

At Rustomjee, we believe ideas form the cornerstones of buildings. Bricks and mortar are merely the blocks that help in realising them. Ideas transform houses into homes and offices into innovation centres. But what's an idea without planning and foresight? These are the thoughts that animate Rustomjee's design principles. The same principles that inspire the company to invent, discover and deliver newer lifestyle solutions. Since its inception in 1996, Rustomjee has heralded the rise of insightful design and eco-friendly construction technologies. Through its diverse projects, it has lived up to global benchmarks and set a few of its own. Today, this commitment to excellence is converting 30 million square feet of Mumbai into premium townships, corporate parks, retail spaces and homes

Landmarks Delivered: La Sonrisa | Buena Vista | 7 JVPD | 9 JVPD | Elanza

Ongoing Projects: BKC Annexe | Khar | Upper Juhu | Kandivali | Virar | Thane

Call: 6111 6111 | **Visit:** www.rustomjee.com

Site address: Rustomjee Seasons, N. Dharmadhikari Marg, Bandra (E), Mumbai - 51.

Corporate Address: 702, Natraj by Rustomjee, M.V. Road Junction, WEH, Andheri (E), Mumbai - 69.

LAYOUT PLAN

Disclaimer:

The picture, image, visual, or sketch on the right side with the information and at the location thereon is only representational and indicative, showcasing an artist's impression of the present proposed development plan/layout of Rustomjee Seasons. Subject to approval of the respective authorities or in the interest of continuing improvement, the Promoter/Developer reserves the right to add, delete, amend the existing layout, location, plans, specifications, elevations, amenities, features, pictures, images and details without prior notice or obligation.



60.FT WIDE MADHUSUDHAN KALELKAR ROAD

LOBBY
EXIT/ENTRY

WING E

WING C

WING A

30.FT WIDE INTERNAL ROAD
EXIT/ENTRY
EMERGENCY

30.FT WIDE INTERNAL ROAD
EXIT/ENTRY
EMERGENCY

WING F

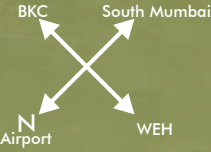
PROPOSED FUTURE DEVELOPMENT

SWIMMING POOL

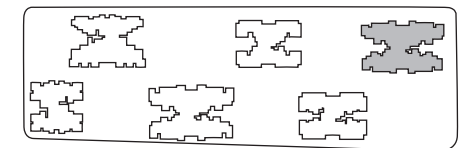
WING B

LOBBY
EXIT/ENTRY

80.FT WIDE NANA DHARMADHIKARI ROAD

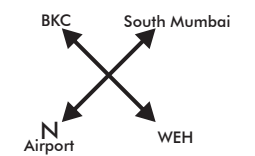


TYPICAL FLOOR PLAN WING A - 4 BEDROOM RESIDENCES



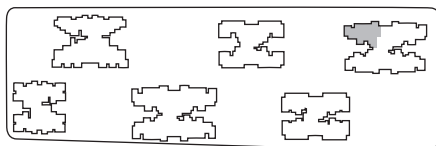
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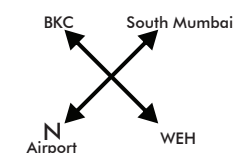


			(in meters)
1	Deck	12'0" x 6'9"	3.65 x 2.05
2	Living & Dining	26' x 16'	7.92 x 4.88
3	Kitchen	8'9" x 18'6"	2.67 x 5.64
4	Servant's Bathroom	4' x 5'9"	1.23 x 1.75
5	Servant's Room	6'4" x 5'6"	1.93 x 1.68
6	Linen Closet	6'4" x 2'	1.93 x 0.60
7	Passage	21' x 3'6"	6.40 x 1.05
8	Powder Room	5' x 4'	1.52 x 1.22
9	Bathroom 3	5' x 8'9"	1.52 x 2.67
10	Bedroom 3	11' x 17'	3.35 x 5.17
11	Bedroom 2	11' x 17'	3.35 x 5.17
12	Bathroom 2	5' x 9'	1.52 x 2.75
13	Master Bedroom	11'9" x 18'	3.58 x 5.48
14	Passage	12'9" x 3'6"	3.88 x 1.05
15	Master Bathroom	9' x 4'9"	2.75 x 1.44
16	Walk-in Wardrobe	7'3" x 5'3"	2.20 x 1.60
17	Bedroom 4	11' x 13'6"	3.35 x 4.11
18	Bathroom 4	5' x 8'3"	1.52 x 2.51

FLAT 1: 4 BHK
CARPET AREA : 1814 SQ.FT
168.52 SQ.M



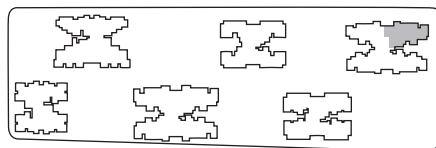
4 BHK APARTMENT PLAN - WING A



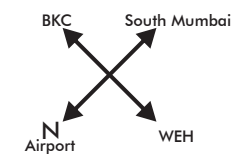
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			(in meters)
1	Deck	12' x 6'9"	3.65 x 2.05
2	Living & Dining	26' x 16'	7.92 x 4.88
3	Kitchen	8'9" x 18'6"	2.67 x 5.64
4	Servant's Bathroom	4' x 5'9"	1.23 x 1.75
5	Servant's Room	6'9" x 5'6"	2.05 x 1.68
6	Linen Closet	6'4" x 2'	1.93 x 0.60
7	Passage	21' x 3'6"	6.40 x 1.05
8	Powder Room	5' x 4'	1.52 x 1.22
9	Bathroom 3	5' x 8'9"	1.52 x 2.67
10	Bedroom 3	11' x 17'	3.35 x 5.17
11	Bedroom 2	11' x 17'	3.35 x 5.17
12	Bathroom 2	5' x 9'	1.52 x 2.75
13	Master Bedroom	11'6" x 18'	3.50 x 5.48
14	Passage	12'9" x 3'6"	3.88 x 1.05
15	Master Bathroom	9' x 4'9"	2.75 x 1.44
16	Walk-in Wardrobe	7'3" x 5'3"	2.20 x 1.60
17	Bedroom 4	11' x 14'	3.35 x 4.26
18	Bathroom 4	5' x 8'3"	1.52 x 2.51

FLAT 2: 4 BHK
CARPET AREA : 1814 SQ.FT
168.52 SQ.M



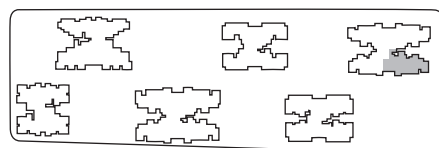
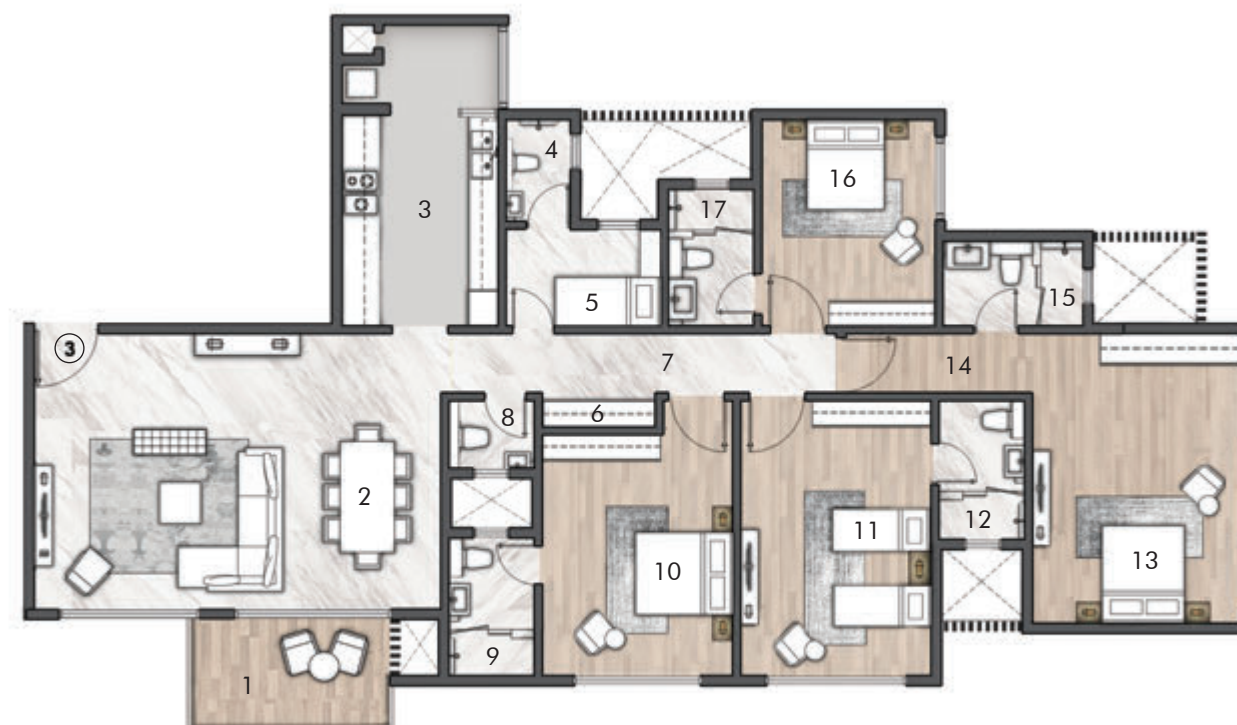
4 BHK APARTMENT PLAN - WING A



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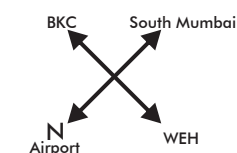
			(in meters)
1	Deck	10' x 6'	3.05 x 1.83
2	Living & Dining	23'6" x 16'	7.16 x 4.88
3	Kitchen	8'9" x 16'6"	2.67 x 5.03
4	Servant's Bathroom	4' x 5'9"	1.22 x 1.75
5	Servant's Room	9' x 5'3"	2.75 x 1.60
6	Linen Closet	6'6" x 2'	1.98 x 0.60
7	Passage	23' x 3'6"	7.00 x 1.05
8	Powder Room	4'9" x 4'	1.44 x 1.22
9	Bathroom 3	4'9" x 7'9"	1.44 x 2.36
10	Bedroom 3	11' x 14'	3.35 x 4.26
11	Bedroom 2	11' x 16'	3.35 x 4.88
12	Bathroom 2	4'9" x 7'9"	1.44 x 2.36
13	Master Bedroom	12' x 16'6"	3.65 x 5.03
14	Passage	10'9" x 3'6"	3.27 x 1.05
15	Master Bathroom	8' x 4'9"	2.44 x 1.44
16	Bedroom 4	10' x 11'9"	3.05 x 3.58
17	Bathroom 4	5' x 8'	1.50 x 2.44

FLAT 3: 4 BHK
CARPET AREA : 1616 SQ. FT
150.13 SQ. M



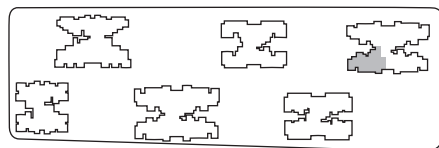
4 BHK APARTMENT PLAN - WING A

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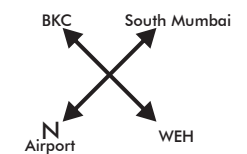


		(in meters)
1	Deck	10' x 6'
2	Living & Dining	23'6" x 16'
3	Kitchen	8'9" x 16'6"
4	Servant's Bathroom	4' x 5'9"
5	Servant's Room	9' x 5'9"
6	Linen Closet	6'6" x 2'
7	Passage	25'3" x 3'6"
8	Powder Room	4'9" x 4'
9	Bathroom 3	5' x 7'9"
10	Bedroom 3	11' x 14'
11	Bedroom 2	11' x 16'
12	Bathroom 2	4'9" x 7'9"
13	Master Bedroom	12' x 16'6"
14	Passage	8'3" x 3'6"
15	Master Bathroom	8' x 4'9"
16	Bedroom 4	10' x 11'9"
17	Bathroom 4	5' x 8'9"

FLAT 4: 4 BHK
CARPET AREA : 1616 SQ. FT
150.13 SQ. M

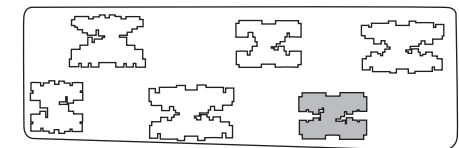


4 BHK APARTMENT PLAN - WING A



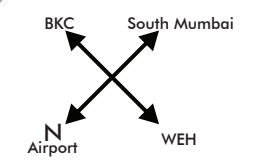
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TYPICAL FLOOR PLAN WING B - 3.5 BEDROOM RESIDENCES



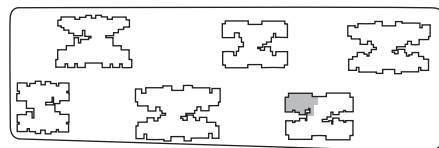
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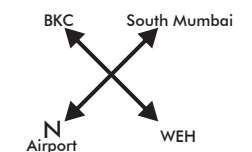


			(in meters)
1	Deck	8' x 5'9"	2.44 x 1.75
2	Living & Dining	23'9" x 14'	7.24 x 4.26
3	Servant's Bathroom	3'9" x 4'6"	1.15 x 1.37
4	Servant's Room	6' x 6'6"	1.82 x 1.98
5	Kitchen	8' x 14'6"	2.44 x 4.42
6	Passage	23'3" x 3'6"	7.08 x 1.05
7	Powder Room	4'9" x 4'	1.44 x 1.22
8	Bathroom 3	4'9" x 7'9"	1.44 x 2.36
9	Bedroom 3	11' x 16'	3.35 x 4.88
10	Master Bedroom	11'9" x 16'	3.58 x 4.88
11	Master Bathroom	5' x 8'9"	1.52 x 2.66
12	Bedroom 2	11' x 14'3"	3.35 x 4.34
13	Bathroom 2	4'9" x 8'	1.44 x 2.44
14	Study Room	8' x 10'9"	2.44 x 3.27

FLAT 1: 3.5 BHK
CARPET AREA : 1371 SQ. FT.
127.36 SQ. M.



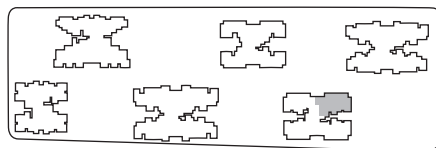
3.5 BHK APARTMENT PLAN - WING B



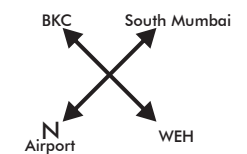
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		(in meters)
1	Deck	8' x 5'9"
2	Living & Dining	23'9" x 14'
3	Servant's Bathroom	5'3" x 3'6"
4	Servant's Room	5'3" x 6'6"
5	Kitchen	8' x 14'6"
6	Passage	23'3" x 3'6"
7	Powder Room	4'9" x 4'
8	Bathroom 3	4'9" x 7'9"
9	Bedroom 3	11' x 16'
10	Master Bedroom	11'9" x 16'
11	Master Bathroom	5' x 8'9"
12	Bedroom 2	11' x 14'3"
13	Bathroom 2	4'9" x 8'
14	Study Room	8' x 10'9"

FLAT 2: 3.5 BHK
CARPET AREA : 1371 SQ. FT.
127.36 SQ. M.



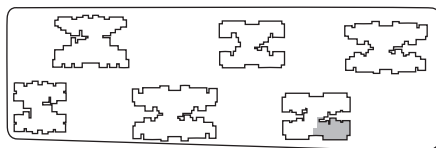
3.5 BHK APARTMENT PLAN - WING B



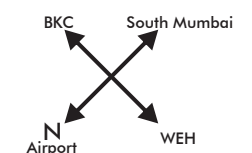
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			(in meters)
1	Deck	8' x 5'9"	2.44 x 1.75
2	Living & Dining	23'9" x 14'	7.24 x 4.26
3	Servant's Bathroom	3'6" x 5'3"	1.05 x 1.60
4	Servant's Room	7' x 4'9"	2.13 x 1.44
5	Kitchen	8' x 14'6"	2.44 x 4.42
6	Passage	23'3" x 3'6"	7.08 x 1.05
7	Powder Room	4'9" x 4'	1.44 x 1.22
8	Bathroom 3	4'9" x 7'9"	1.44 x 2.36
9	Bedroom 3	11' x 16'	3.35 x 4.88
10	Master Bedroom	11'9" x 16'	3.58 x 4.88
11	Master Bathroom	5' x 8'9"	1.52 x 2.66
12	Bedroom 2	11' x 14'3"	3.35 x 4.34
13	Bathroom 2	4'9" x 8'	1.44 x 2.44
14	Study Room	8' x 10'9"	2.44 x 3.27

FLAT 3: 3.5 BHK
CARPET AREA : 1371 SQ. FT.
127.36 SQ. M.



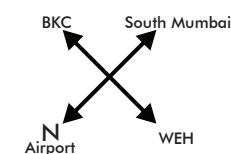
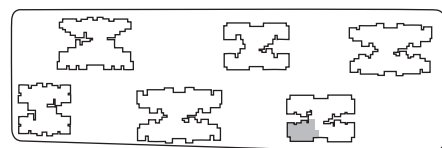
3.5 BHK APARTMENT PLAN - WING B



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		(in meters)
1	Deck	8' x 5'9"
2	Living & Dining	23'9" x 14'
3	Servant's Bathroom	5'3" x 3'6"
4	Servant's Room	5'3" x 6'6"
5	Kitchen	8' x 14'6"
6	Passage	23'3" x 3'6"
7	Powder Room	4'9" x 4'
8	Bathroom 3	4'9" x 7'9"
9	Bedroom 3	11' x 16'
10	Master Bedroom	11'9" x 16'
11	Master Bathroom	5' x 8'9"
12	Bedroom 2	11' x 14'3"
13	Bathroom 2	4'9" x 8'
14	Study Room	8' x 10'9"

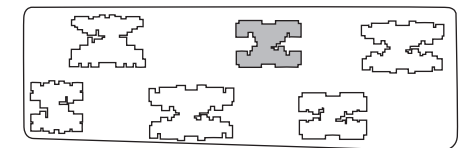
FLAT 4: 3.5 BHK
CARPET AREA : 1371 SQ. FT.
127.36 SQ. M.



3.5 BHK APARTMENT PLAN - WING B

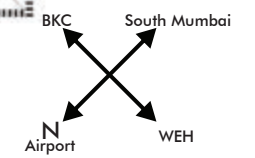
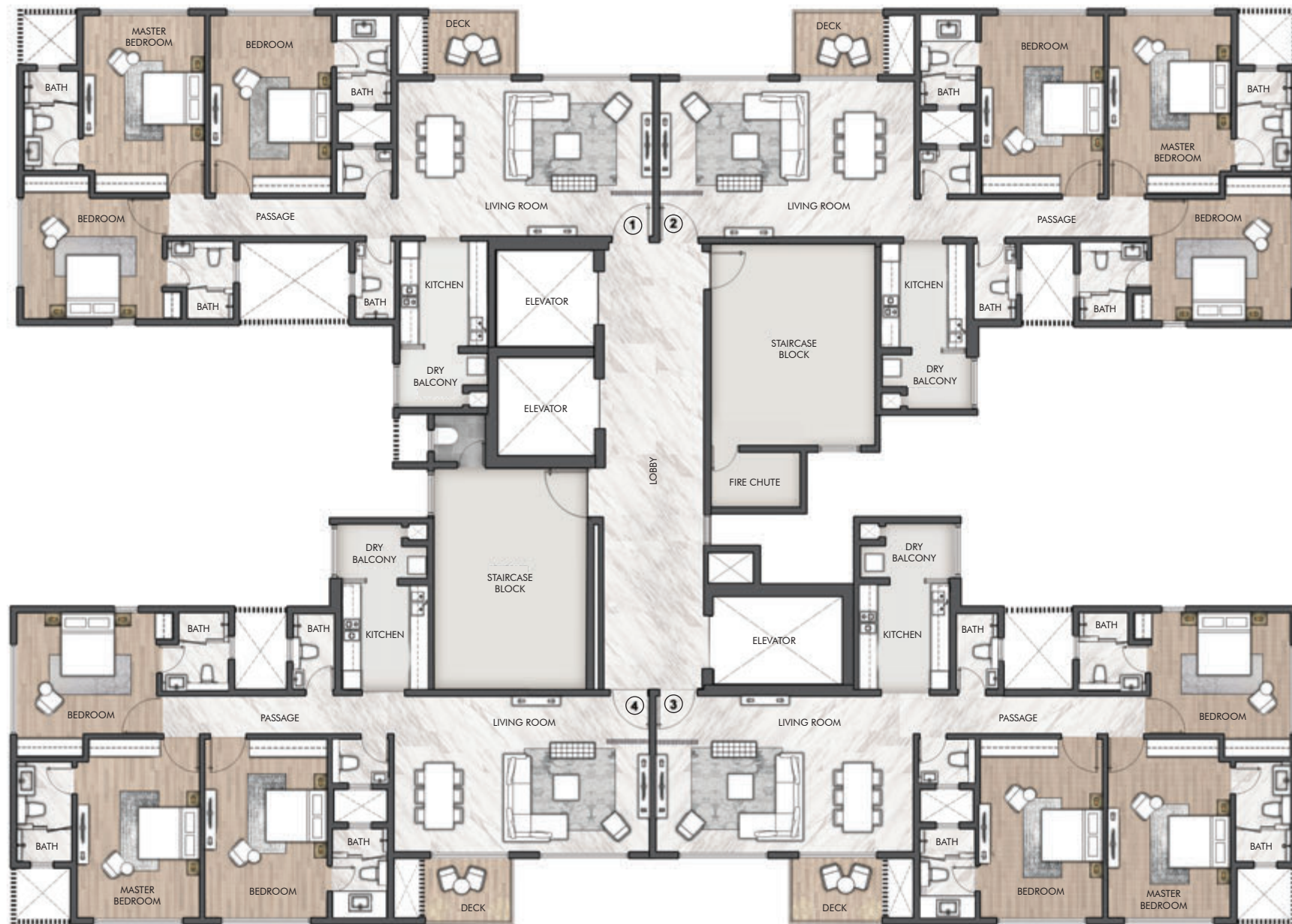
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TYPICAL FLOOR PLAN WING C - 3 BEDROOM RESIDENCES



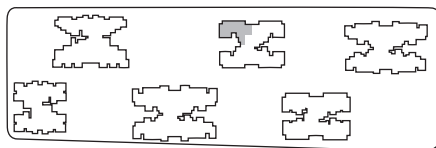
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			(in meters)
1	Deck	8' x 5'9"	2.44 x 1.75
2	Living & Dining	22'9" x 14'	6.94 x 4.26
3	Kitchen	7'9" x 15'	2.37 x 4.57
4	Servant's Bathroom	3'6" x 6'9"	1.05 x 2.05
5	Passage	21' x 3'6"	6.40 x 1.05
6	Powder Room	4'9" x 4'	1.44 x 1.22
7	Bathroom 3	5'3" x 8'	1.60 x 2.44
8	Bedroom 3	10'9" x 16'	3.27 x 4.88
9	Master Bedroom	11' x 16'	3.35 x 4.88
10	Master Bathroom	4'9" x 9'	1.44 x 2.75
11	Bedroom 2	12'6" x 10'9"	3.81 x 3.27
12	Bathroom 2	6' x 7'	1.83 x 2.13

FLAT 1: 3 BHK
CARPET AREA : 1211 SQ. FT.
112.50 SQ. M.

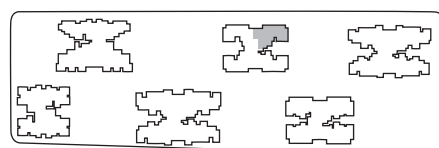


3 BHK APARTMENT PLAN - WING C

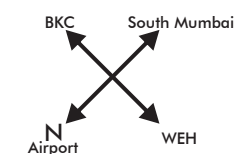
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		(in meters)
1	Deck	8' x 5'9"
2	Living & Dining	22'9" x 14'
3	Kitchen	7'9" x 14'6"
4	Servant's Bathroom	3'9" x 6'9"
5	Passage	21' x 3'6"
6	Powder Room	4'9" x 4'
7	Bathroom 3	5'3" x 8'
8	Bedroom 3	10'9" x 16'
9	Master Bedroom	11' x 16'
10	Master Bathroom	4'9" x 9'
11	Bedroom 2	12'6" x 10'9"
12	Bathroom 2	6' x 7'

FLAT 2: 3 BHK
CARPET AREA : 1211 SQ. FT.
112.50 SQ. M.



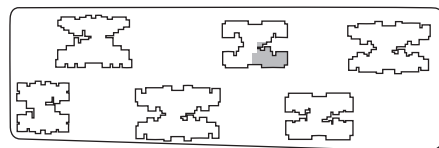
3 BHK APARTMENT PLAN - WING C



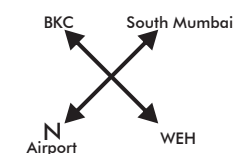
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			(in meters)
1	Deck	8' x 5'9"	2.44 x 1.75
2	Living & Dining	22'9" x 14'	6.94 x 4.26
3	Kitchen	7'9" x 15'	2.37 x 4.57
4	Servant's Bathroom	3'9" x 6'9"	1.14 x 2.05
5	Passage	21' x 3'6"	6.40 x 1.05
6	Powder Room	5' x 4'	1.52 x 1.22
7	Bathroom 3	5' x 7'9"	1.52 x 2.36
8	Bedroom 3	10'9" x 16'	3.27 x 4.88
9	Master Bedroom	11' x 16'	3.35 x 4.88
10	Master Bathroom	4'9" x 9'	1.44 x 2.75
11	Bedroom 2	12'6" x 10'9"	3.81 x 3.27
12	Bathroom 2	6' x 7'	1.83 x 2.13

FLAT 3: 3 BHK
CARPET AREA : 1211 SQ. FT.
112.50 SQ. M.



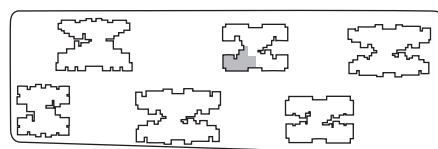
3 BHK APARTMENT PLAN - WING C



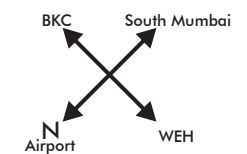
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		(in meters)
1	Deck	8' x 5'9"
2	Living & Dining	22'9" x 14'
3	Kitchen	7'9" x 14'6"
4	Servant's Bathroom	3'9" x 6'9"
5	Passage	21' x 3'6"
6	Powder Room	5' x 4'
7	Bathroom 3	5' x 7'9"
8	Bedroom 3	11' x 16'
9	Master Bedroom	11' x 16'
10	Master Bathroom	4'9" x 9'
11	Bedroom 2	12'6" x 10'9"
12	Bathroom 2	6' x 7'
		1.83 x 2.13

FLAT 4: 3 BHK
CARPET AREA : 1211 SQ. FT.
112.50 SQ. M.



3 BHK APARTMENT PLAN - WING C



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