

Kustomjee[®]
RESERVE
DAHISAR

NEIGHBORHOODS

BOURNE

OUR

26 YEARS,

280 LANDMARKS, 14,000 HOMES,

20 MILLION SQUARE FEET

LATER:

IT'S GOOD TO BE BACK HOME!

HOODS

IT'S THOUGHTFUL. IT'S **Rustomjee®**



HOW DO YOU CELEBRATE 26 YEARS OF
SHAPING LIFE IN MUMBAI ?
SIMPLE, GO BACK TO WHERE IT ALL BEGAN.

“There are neighbourhoods that you live in. And then
there are neighbourhoods that live in you.”

*In the backyards of my mind lies a farmhouse in Dahisar. The home
I grew up in, where I spent the best years of my life.*

*It is here that my father taught me how to ride a bicycle, fly a kite, catch newts
and tadpoles. I have a special memory of riding my first Yezdi bike here.
Here, Sunday breakfasts inevitably went with a cricket match on the side.
Kids XI versus Uncles XI.*

It is here that I made friends for life.
*It is here that I lived through all the stories I tell my kids,
and will someday tell my grandkids.*

People ask me why I love Dahisar so much.
It is because Dahisar made me who I am.

*I owe my first career milestones to this neighbourhood.
The first project, our first awards, our first set of
Rustomjee families, who will always remain family to us.
26 years and 20 million square feet of townships, gated estates, schools, colleges,
commercial spaces later, we are back to where we started from.*

*Rustomjee Reserve is our tribute to the neighbourhood.
We are bringing 26 years of learning to offer the best in the city
to families here.*

Our way of saying thank you to a place we love.
A neighbourhood that is home to us as much as it is home to you.

- Boman R. Irani



Kustomier

INTRODUCING
THE KIND OF ADDRESS
STREETS TEND
TO GET NAMED AFTER.

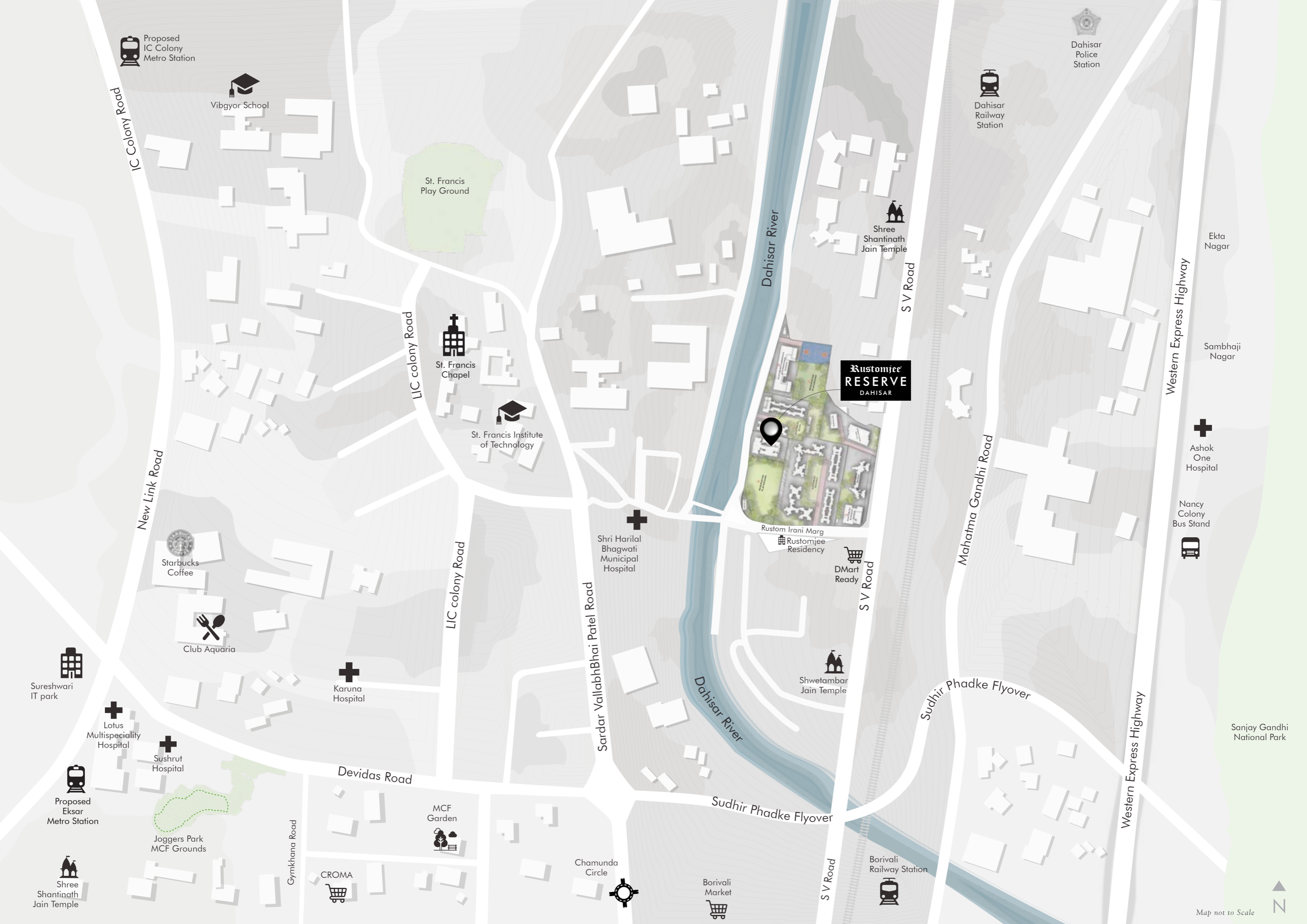


THE PERFECT REPRIEVE
FROM THE CHAOS OF
THE CONCRETE JUNGLE,
A STEP UP FROM
LIFE AS USUAL.

*In a picturesque precinct of Dahisar, steeped in history,
enveloped by nature, lies Rustomjee Reserve.*

*A multi-storeyed standalone tower in a well established
community - Rustomjee Acres, featuring elegantly appointed
2 and 3 bedroom residences, overlooking 50,000 square feet
of open fields of green and play.*

*Step outside and you will find luxury at every turn.
What better place to arrive at the realisation that life can be
full of ups and ups.*



Proposed IC Colony Metro Station

Vibgyor School

St. Francis Play Ground

St. Francis Chapel

St. Francis Institute of Technology

Shree Shantinath Jain Temple

Rustomjee RESERVE DAHISAR

Rustom Irani Marg Rustomjee Residency

DMart Ready

Shri Harilal Bhagwati Municipal Hospital

Shwetambar Jain Temple

Starbucks Coffee

Club Aquaria

Sureshwari IT park

Lotus Multispeciality Hospital

Sushrut Hospital

Proposed Eksar Metro Station

Joggers Park MCF Grounds

Shree Shantinath Jain Temple

CROMA

MCF Garden

Chamunda Circle

Borivali Market

Borivali Railway Station

Dahisar Police Station

Dahisar Railway Station

Ekta Nagar

Sambhaji Nagar

Ashok One Hospital

Nancy Colony Bus Stand

Sanjay Gandhi National Park

Map not to Scale



CLOSE ENOUGH TO THE BUSTLE.
FAR ENOUGH FROM THE NOISE.
WELCOME TO THE CITY'S
MORE CHARMING SIDE.

The bustling neighbourhood of Dahisar is everything Mumbai is not. It has pockets of quiet, serene expanses of greenery, ancient temples, historic architecture - the alleys and bylanes of Dahisar are brimming with stories.

With lush farms and orchards not so far away, weekend getaway spots are near enough to get away every weekend. Beaches and forests, malls and movie theatres, schools and clubs are all within easy reach.



RAILWAY AND METRO STATION

Borivali Railway Station – 1.3 km
Dahisar Railway Station – 1 km
Proposed Dahisar West Metro Station – 2.6 km



TEMPLES

Shree Shantinath Jain Temple – 750 m
Shwetambar Jain Temple – 1.9 km



SHOPPING & CONVENIENCE

DMart Ready – 300 m
Croma – 1.2 km
Reliance Mall – 3 km



SCHOOLS AND COLLEGES

Rustomjee Cambridge International School – 90 m
Rustomjee International School – 500 m
St. Francis Institute of Technology – 1.5 km
VIBGYOR School – 1.8 km



RECREATION CLUBS AND PARKS

Playground adjacent to the project – 20 m
St. Francis Playground – 1.4 km
Sanjay Gandhi National Park – 3.2 km



HOSPITALS

Bhagwati Hospital – 400 m
Karuna Hospital – 650 m

SOMETIMES ALL YOU NEED
TO MAKE A GOOD DAY
A GREAT ONE
IS THE RIGHT VENUE.





WHAT DO YOU CALL
THE NEIGHBOURHOOD'S
ONLY LANDMARK WITH A
ROOFTOP POOL, JACUZZI,
ALFRESCO LOUNGE & CABANA?
IF YOU'RE LUCKY, HOME.

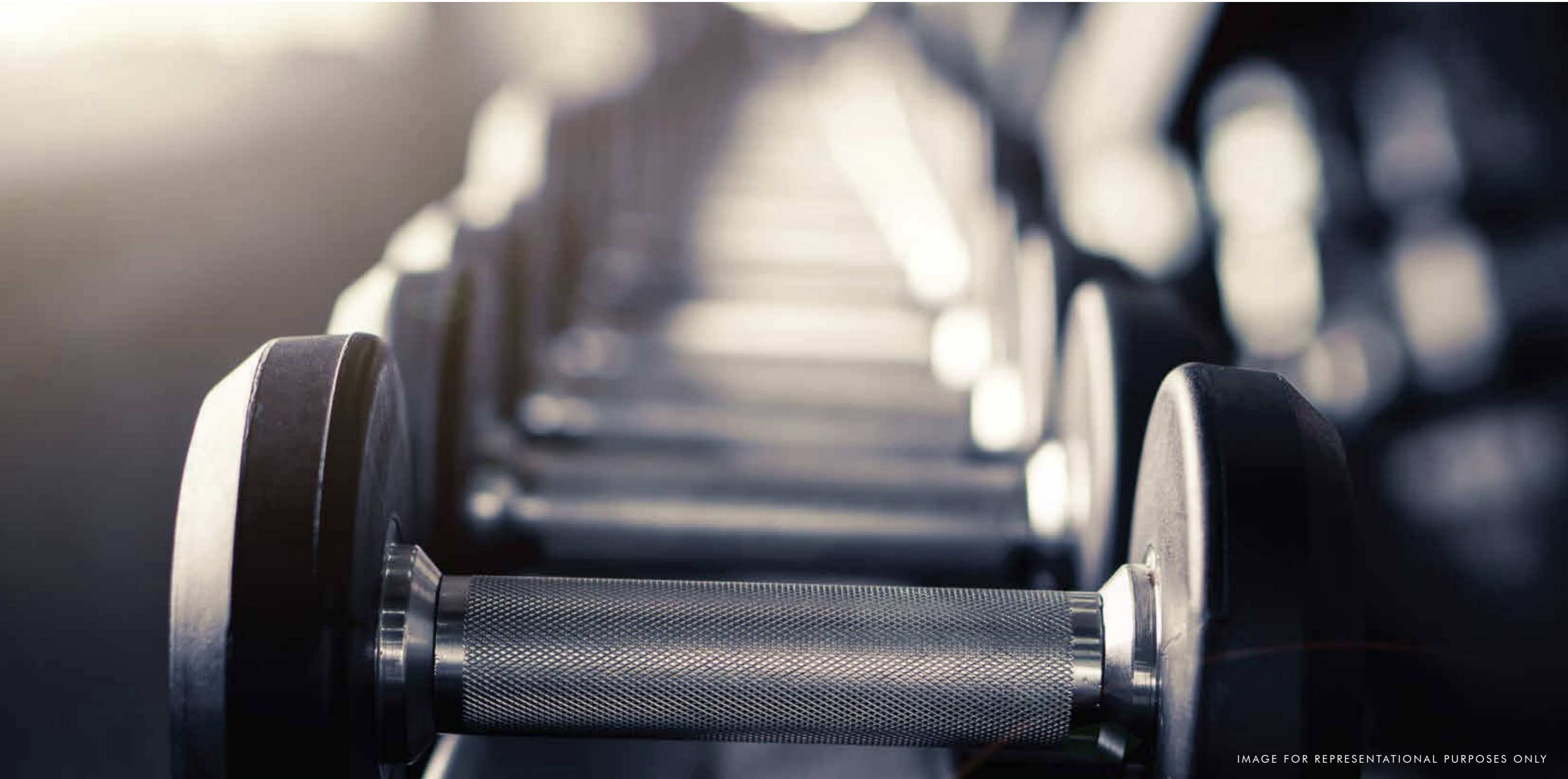
*A tranquil sanctuary for the senses, the
Rooftop Lounge is your own secluded haven.
Spend evenings spotting Orion and Andromeda.
Curl up with a classic in the Rooftop Cabana.
Prove that you're a hopeless romantic
- raise the bar for date nights all the
way to the stars. It's not just a lifestyle upgrade,
it's a life upgrade.*

- Rooftop Swimming Pool • Forestscape
- Cabana Lounge at Pool Deck • Alfresco Event Patio
- BBQ and Alfresco Dining

THE TRUTH ABOUT CHEESECAKE
IS THAT IT TASTES BETTER
WHEN YOU HAVE EARNED IT.

This state-of-the-art gymnasium will take the guilt out of every guilt trip. It'll tempt you to introduce your fingers to their long lost friends - your toes. So don't think twice, insist on third helpings. Then head here and find out what the pilates hype is all about.

- *Well-equipped Fitness Centre*
- *Meditation Studio*
- *Rooftop Outdoor Gymnasium*



THIS IS WORK-FROM-HOME-FOREVER
SAYING I REST MY CASE.

Looking for an excuse to get to work on weekends is a distinct possibility, we admit. Thanks to the Residents' Lounge and Meeting Room. Braving traffic to get your work done is a thing of the past. The new era of remote work calls for a new kind of business space. One that's close enough to a pool and a poolside cocktail. After all, what will you do with all the time you save?

- Residents' Lounge
- Meeting Room and Co-working Spaces





JUST WHEN YOU THOUGHT
A HOME COULDN'T
GET ANY BETTER, WE ADDED
A MUCH LOWER
CARBON FOOTPRINT.

Electric car charging stations, bicycle parking, open greenery all around - homes at Rustomjee Reserve are truly homes of the future. Sustainability is not just a buzz word. It is planet-friendly ideas embedded in every square foot of the property.

- *EV Charging Stations Powered by Tata*
 - *Bicycle Parking*
 - *Low Flow Water Fixtures*
- *Energy Efficient Lighting in all Common Areas*



MEETING ROOM | ARTIST'S IMPRESSION

LIFESTYLE @ THE ROOFTOP

ROOFTOP SWIMMING POOL

CABANA LOUNGE AT POOL DECK

BBQ AND ALFRESCO DINING

ALFRESCO EVENT PATIO

OUTDOOR GYMNASIUM

FORESTSCAPE

LIFESTYLE @ THE 23RD FLOOR

RESIDENTS' LOUNGE

MEETING ROOM & CO-WORKING
SPACES

WELL-EQUIPPED FITNESS CENTRE

MEDITATION STUDIO

OTHER LEISURE FEATURES*

ADJACENT COMMON PLAYGROUND

MULTIPURPOSE SPORTS COURT

KIDS' PLAY AREA WITH CCTV
SURVEILLANCE

THOUGHTFUL FEATURES

POTABLE WATER DIRECT FROM
KITCHEN FAUCET

AIR PURIFICATION SYSTEMS IN ALL
COMMON INDOOR AMENITY AREAS

RETAIL OUTLETS

BICYCLE PARKING

SENIOR CITIZEN FRIENDLY

EV CHARGING STATIONS POWERED
BY TATA

DEDICATED CAR WASH AREAS

DEDICATED PARCEL HOLDING AREA

*The same are subject to receipt of approvals and sanctions granted by the concerned local authority.

PROJECT FEATURES

APARTMENT FEATURES

- MARBLE FLOORING IN LIVING ROOM, DINING AREA & PASSAGE
- LAMINATED WOODEN FLOORING OR TILES IN BEDROOMS
- GYPSUM FINISHED LUSTER PAINT ON INTERNAL WALLS
- UPVC OR POWDER COATED/ANODISED ALUMINIUM WINDOWS
- USB CHARGING POINT IN ALL BEDROOMS

- PROVISION OF WIRELESS AUTOMATION SYSTEM
- SIP BASED IP VIDEO DOOR PHONE
- QUARTZ/GRANITE COUNTERTOP IN KITCHEN

BATHROOM FEATURES

- VITRIFIED TILES IN BATHROOMS
- STATE-OF-THE-ART SANITARY FIXTURES & CP FITTINGS





PLANS

GROUND FLOOR PLAN

LEGEND

- ① RESIDENTIAL ENTRY AND EXIT
- ② SECURITY CABIN
- ③ DRIVE WAY
- ④ BASEMENT RAMP
- ⑤ RETAIL UNIT 1 - 71.72 SQ. MT. | 772 SQ. FT.
- ⑥ RETAIL UNIT 2 - 38.27 SQ. MT. | 412 SQ. FT.
- ⑦ RETAIL UNIT 3 - 95.59 SQ. MT. | 1029 SQ. FT.
- ⑧ PLAZA
- ⑨ ENTRANCE LOBBY
- ⑩ DELIVERY PACKAGE ROOM
- ⑪ ACCESSIBILITY RAMP
- ⑫ SERVICE CORRIDOR
- ⑬ AREA DESIGN UNDER REVIEW
- ⑭ SOCIETY OFFICE
- ⑮ FIRE COMMAND ROOM
- ⑯ CHILDREN'S PLAY AREA
- ⑰ BICYCLE PARKING



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TYPICAL FLOOR PLAN 1ST FLOOR

UNIT : 2
3BHK RERA CA.
 108.69 Sq.m + 7.06 Sq.m =
115.75 Sq.m.
 1245 Sq.ft.

UNIT : 3
2BHK RERA CA.
 67.35 Sq.m + 1.85 Sq.m =
69.2 Sq.m.
 744 Sq.ft.

UNIT : 4
2BHK RERA CA.
 67.97 SQ.M + 1.85 SQ.M
 = **69.82 Sq.m.**
 751 Sq.ft.



UNIT : 1
3BHK RERA CA.
 108.78 Sq.m + 7.06 Sq.m =
115.84 Sq.m.
 1246 Sq.ft.

UNIT : 6
2BHK RERA CA.
 69.15 Sq.m + 1.85 Sq.m =
71 Sq.m.
 764 Sq.ft.

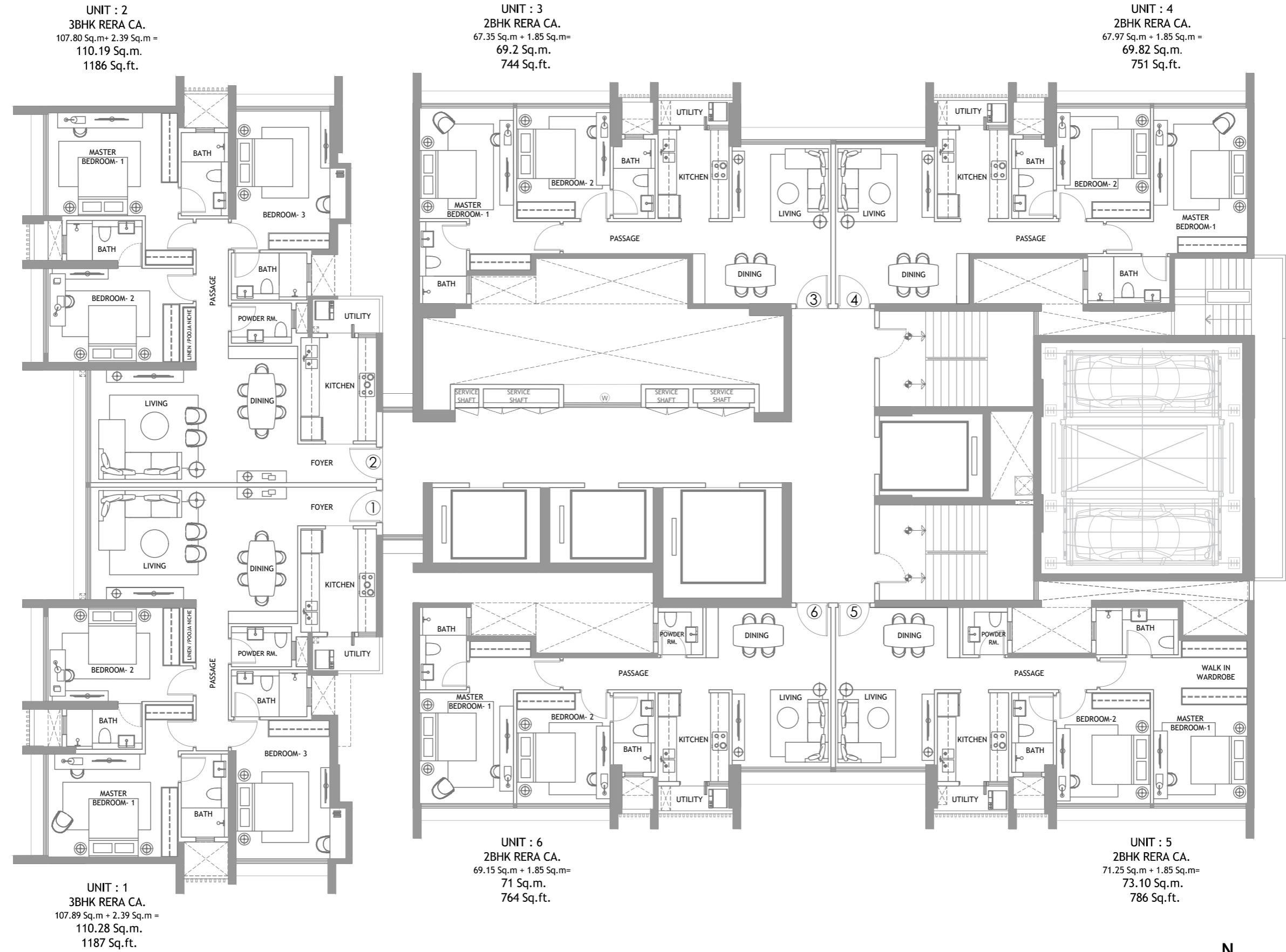
UNIT : 5
2BHK RERA CA.
 71.25 Sq.m + 1.85 Sq.m =
73.10 Sq.m.
 786 Sq.ft.

DISCLAIMER:
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TYPICAL FLOOR PLAN 2ND TO 7TH FLOOR

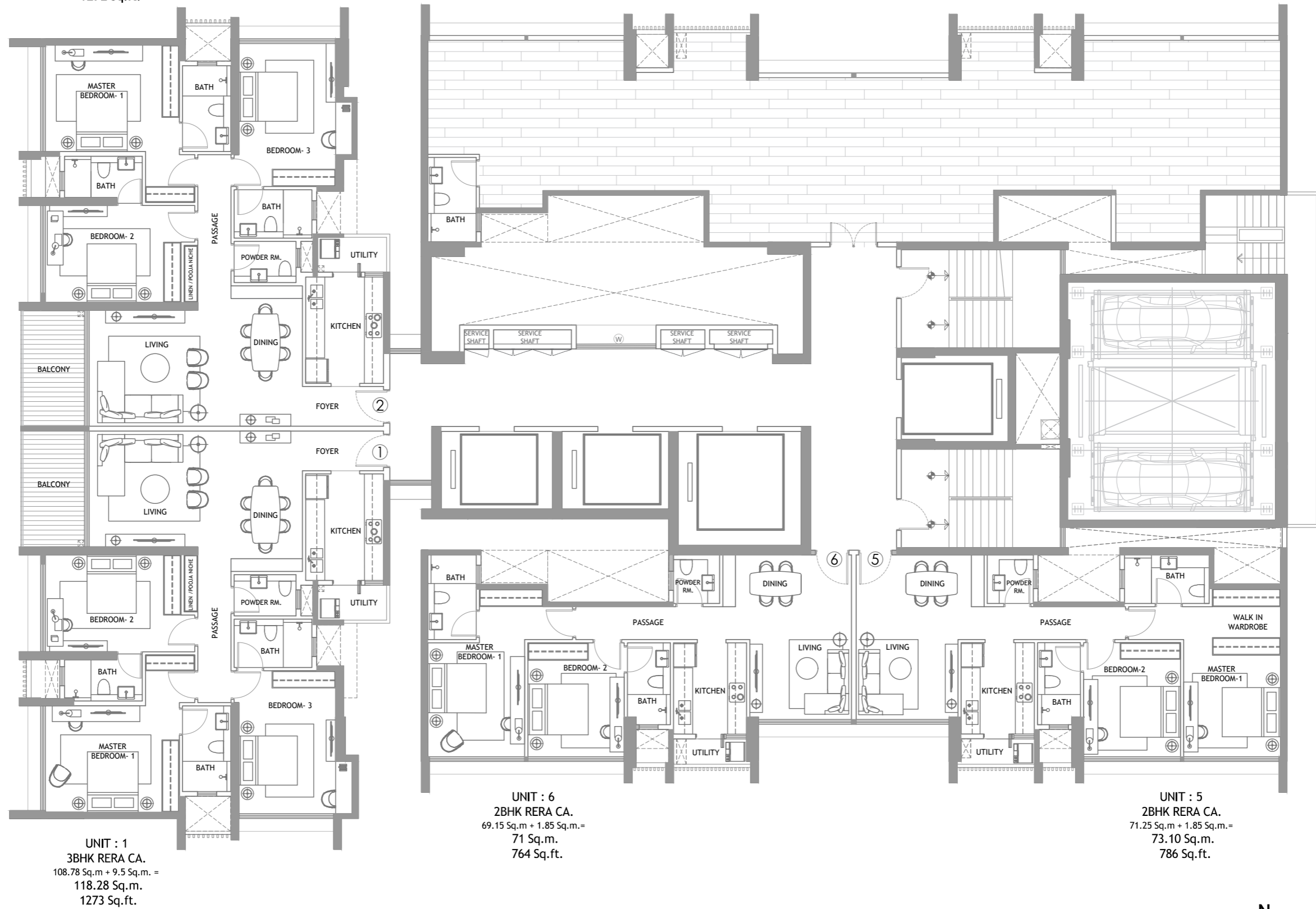


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REFUGE FLOOR PLAN 8TH FLOOR

UNIT : 2
3BHK RERA CA.
 108.69 Sq.m + 9.5 Sq.m. =
118.19 Sq.m.
1272 Sq.ft.



UNIT : 1
3BHK RERA CA.
 108.78 Sq.m + 9.5 Sq.m. =
118.28 Sq.m.
1273 Sq.ft.

UNIT : 6
2BHK RERA CA.
 69.15 Sq.m + 1.85 Sq.m. =
71 Sq.m.
764 Sq.ft.

UNIT : 5
2BHK RERA CA.
 71.25 Sq.m + 1.85 Sq.m. =
73.10 Sq.m.
786 Sq.ft.

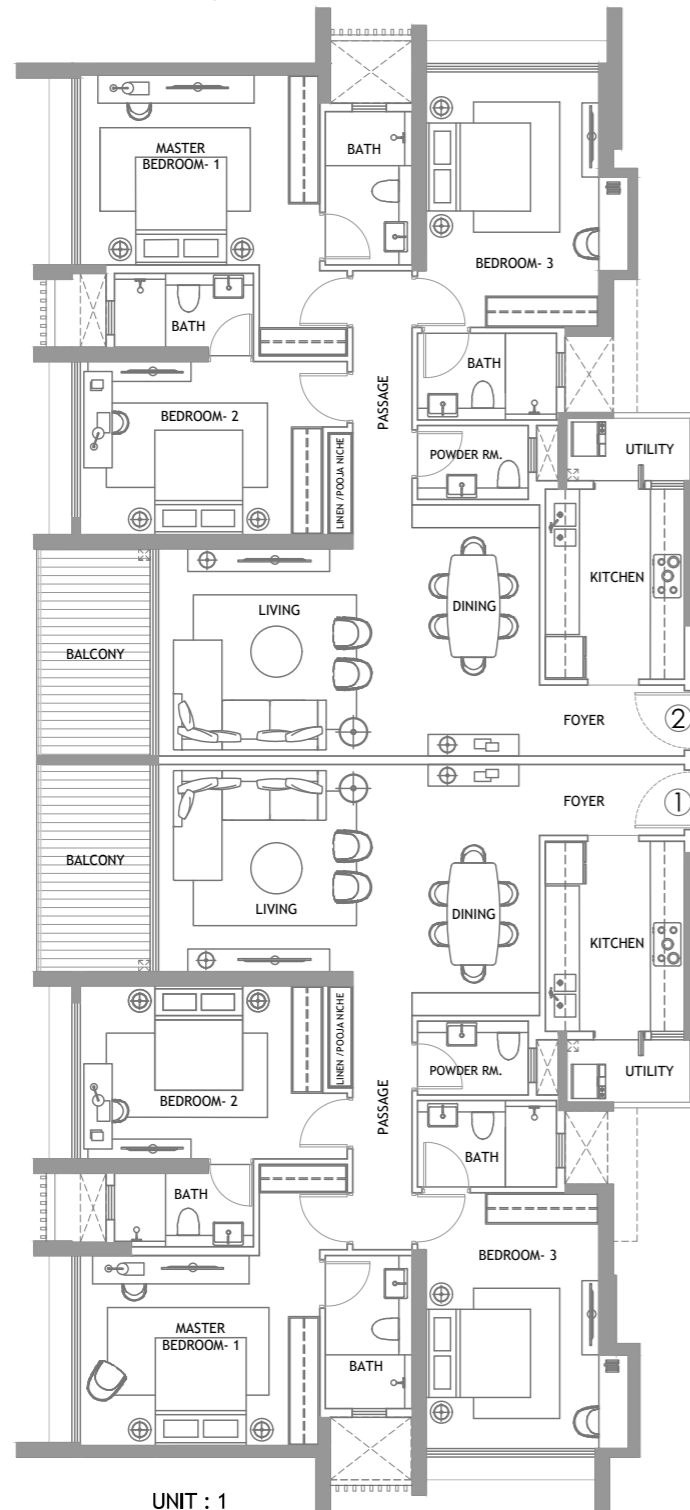


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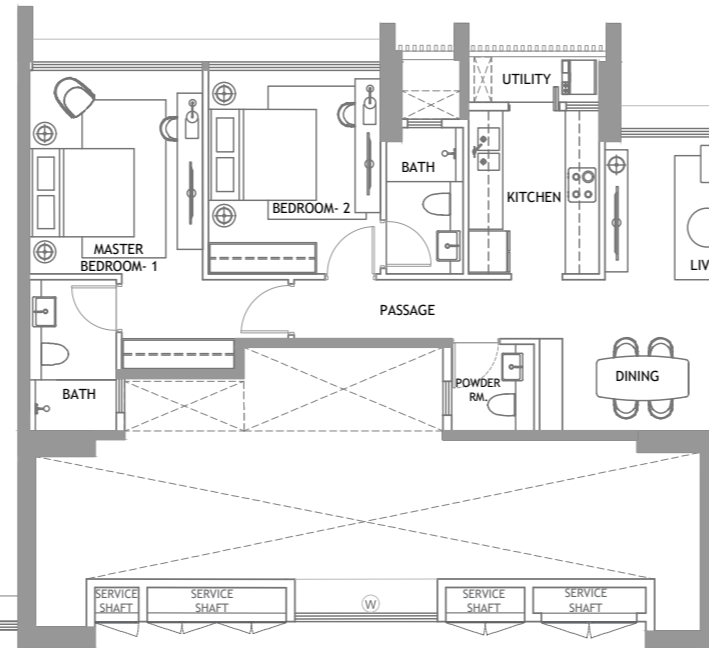
TYPICAL FLOOR PLAN 9TH - 15TH / 17TH - 18TH FLOOR

UNIT : 2
3BHK RERA CA.
 108.69 Sq.m + 9.5 Sq.m. =
118.19 Sq.m.
 1272 Sq.ft.

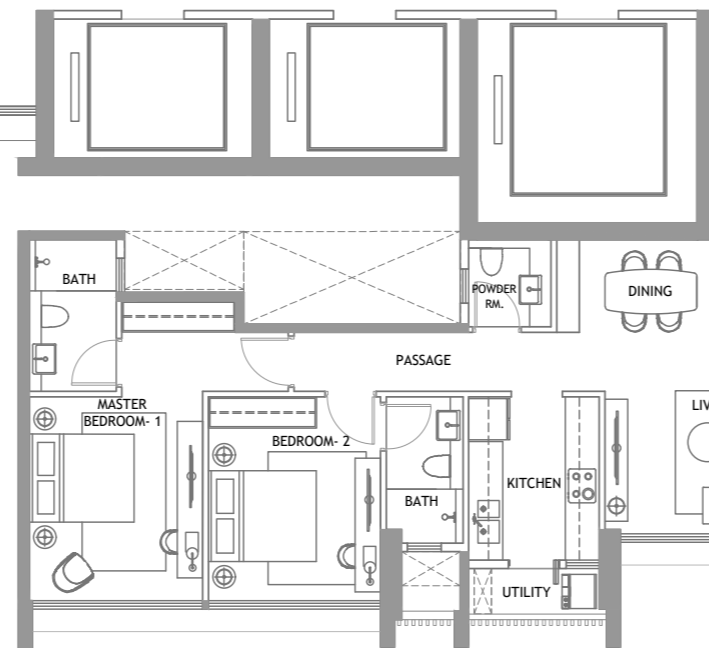


UNIT : 1
3BHK RERA CA.
 108.78 Sq.m + 9.5 Sq.m. =
118.28 Sq.m.
 1273 Sq.ft.

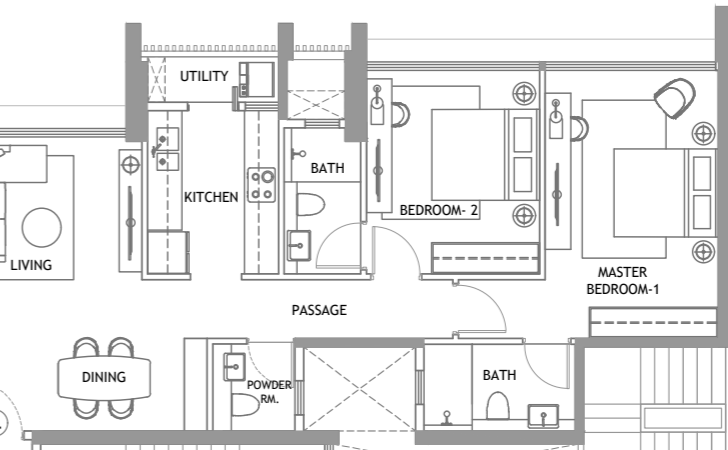
UNIT : 3
2BHK RERA CA.
 69.68 Sq.m + 1.85 Sq.m. =
71.53 Sq.m.
 769 Sq.ft.



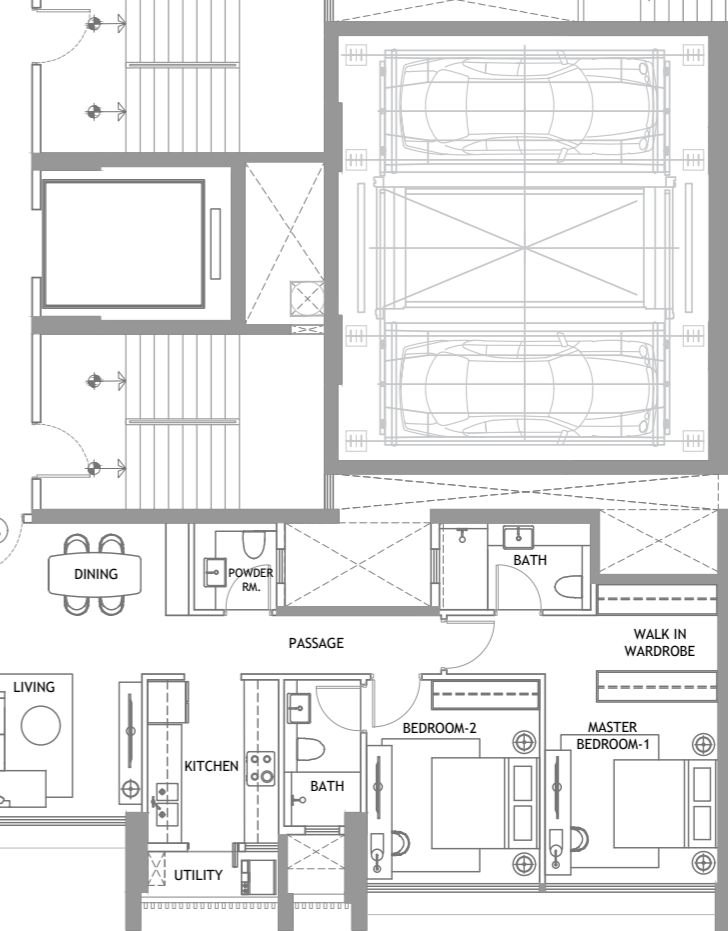
UNIT : 6
2BHK RERA CA.
 69.15 Sq.m + 1.85 Sq.m. =
71.00 Sq.m.
 764 Sq.ft.



UNIT : 4
2BHK RERA CA.
 70.54 Sq.m + 1.85 Sq.m. =
72.39 Sq.m.
 779 Sq.ft.



UNIT : 5
2BHK RERA CA.
 71.25 Sq.m + 1.85 Sq.m. =
73.10 Sq.m.
 786 Sq.ft.



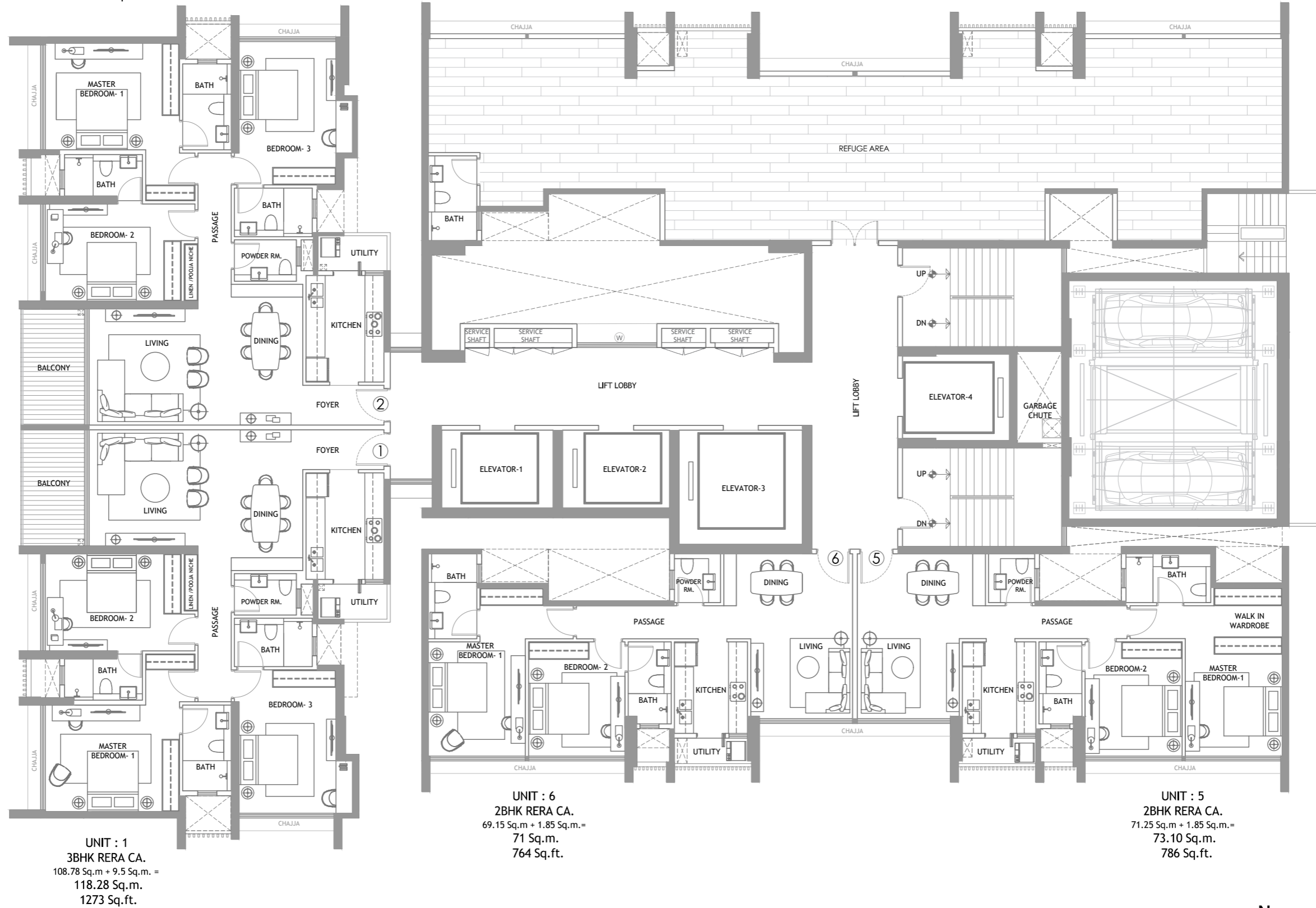
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REFUGE FLOOR PLAN 16TH FLOOR

UNIT : 2
3BHK RERA CA.
 108.69 Sq.m + 9.5 Sq.m. =
 118.19 Sq.m.
 1272 Sq.ft



UNIT : 1
3BHK RERA CA.
 108.78 Sq.m + 9.5 Sq.m. =
 118.28 Sq.m.
 1273 Sq.ft.

UNIT : 6
2BHK RERA CA.
 69.15 Sq.m + 1.85 Sq.m. =
 71 Sq.m.
 764 Sq.ft.

UNIT : 5
2BHK RERA CA.
 71.25 Sq.m + 1.85 Sq.m. =
 73.10 Sq.m.
 786 Sq.ft.

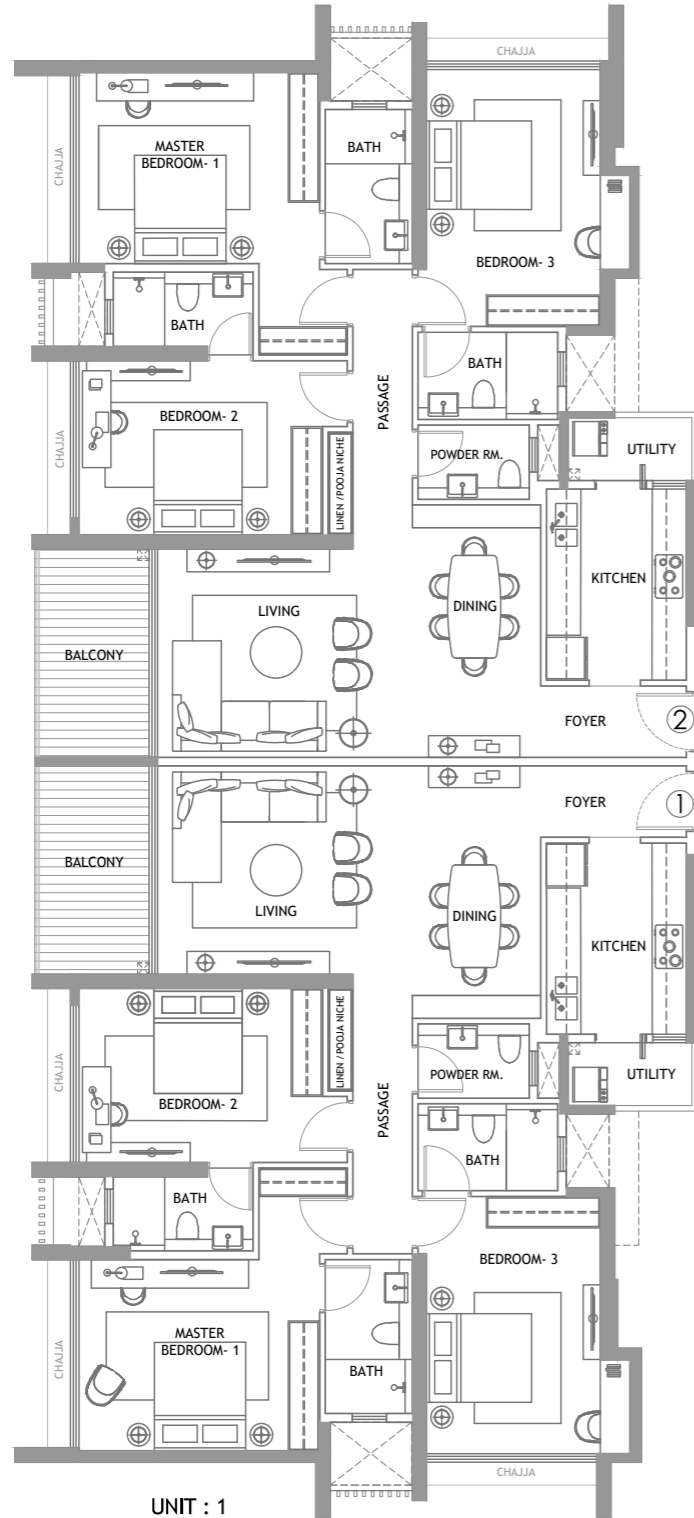


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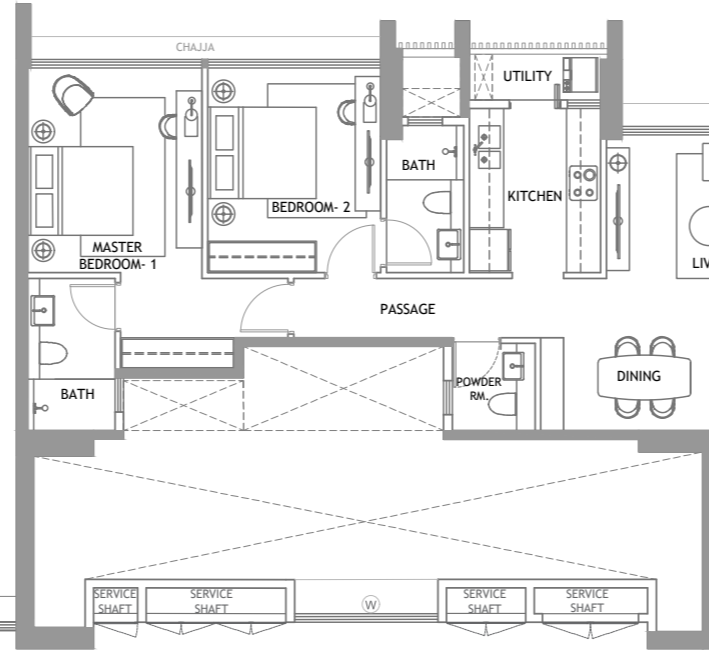
TYPICAL FLOOR PLAN 19TH FLOOR

UNIT : 2
3BHK RERA CA.
108.69 Sq.m + 9.5 Sq.m. =
118.19 Sq.m.
1272 Sq.ft.

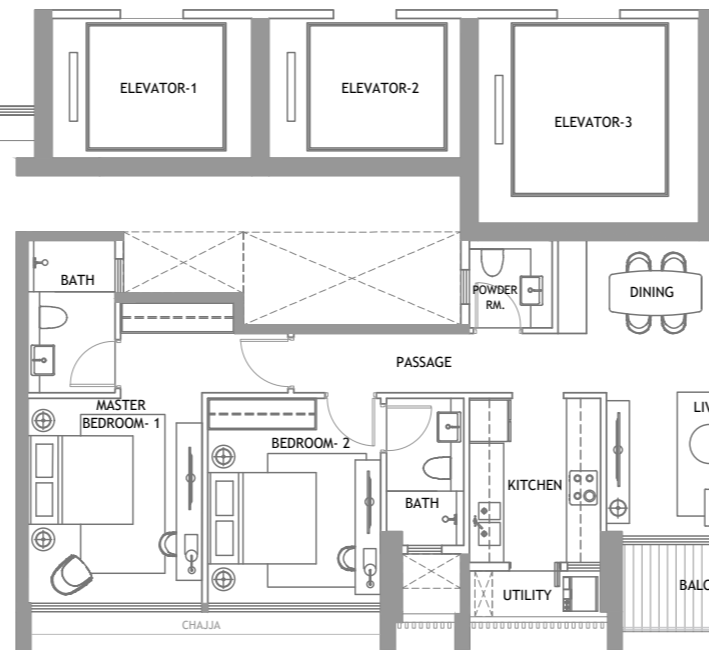


UNIT : 1
3BHK RERA CA.
108.78 Sq.m + 9.5 Sq.m. =
118.28 Sq.m.
1273 Sq.ft.

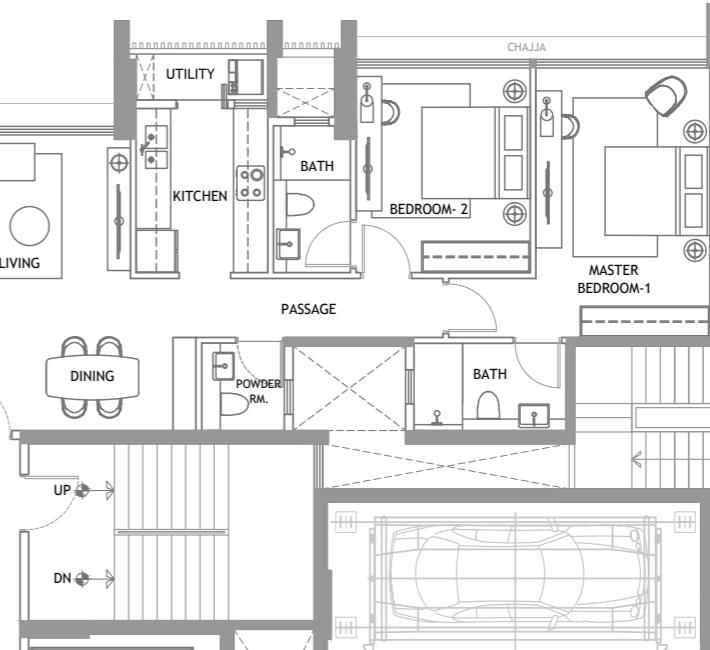
UNIT : 3
2BHK RERA CA.
69.68 Sq.m + 1.85 Sq.m. =
71.53 Sq.m.
769 Sq.ft.



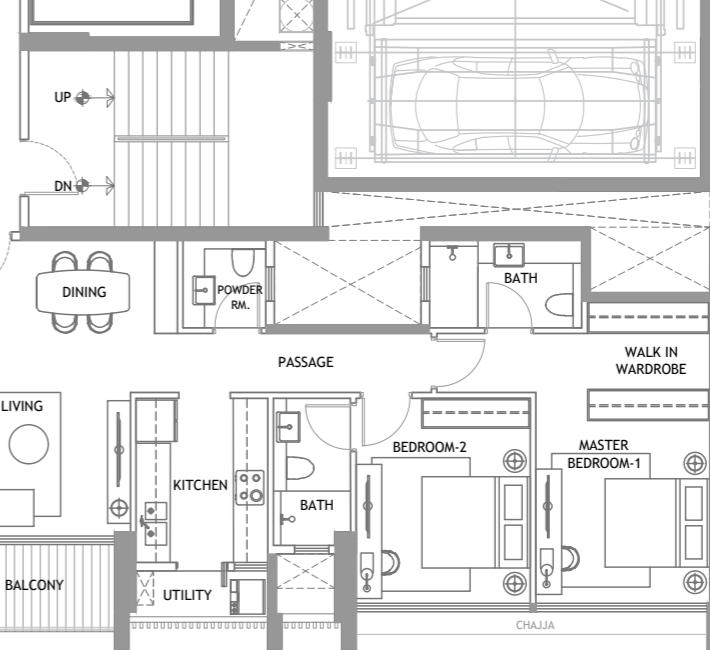
UNIT : 6
2BHK RERA CA.
69.82 Sq.m + 6.19 Sq.m. =
76.01 Sq.m.
818 Sq.ft.



UNIT : 4
2BHK RERA CA.
70.54 Sq.m + 1.85 Sq.m. =
72.39 Sq.m.
779 Sq.ft.



UNIT : 5
2BHK RERA CA.
71.92 Sq.m + 6.19 Sq.m. =
78.11 Sq.m.
840 Sq.ft.

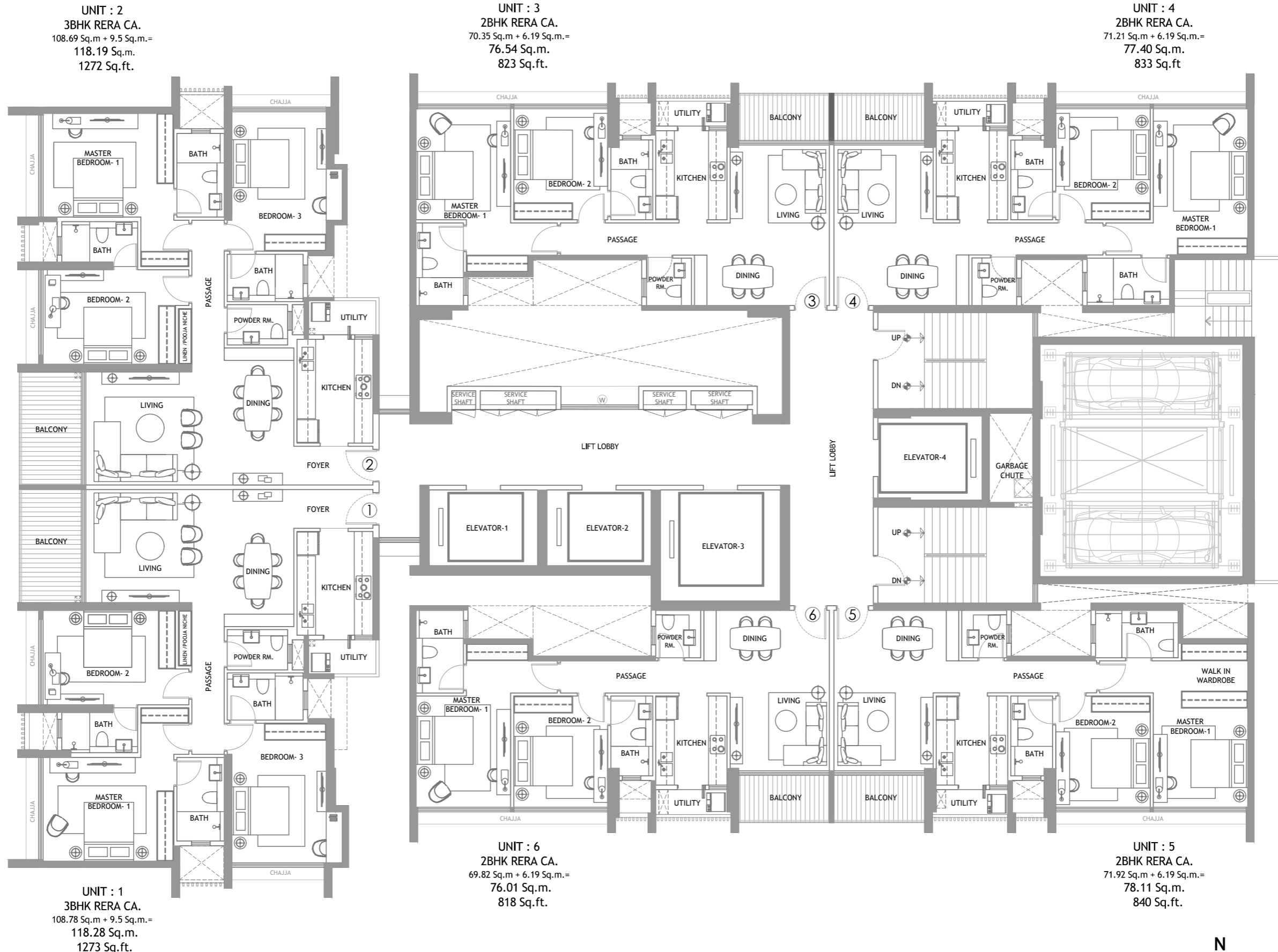


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TYPICAL FLOOR PLAN 20TH-22ND FLOOR



UNIT : 2
3BHK RERA CA.
108.69 Sq.m + 9.5 Sq.m.=
118.19 Sq.m.
1272 Sq.ft.

UNIT : 3
2BHK RERA CA.
70.35 Sq.m + 6.19 Sq.m.=
76.54 Sq.m.
823 Sq.ft.

UNIT : 4
2BHK RERA CA.
71.21 Sq.m + 6.19 Sq.m.=
77.40 Sq.m.
833 Sq.ft.

UNIT : 1
3BHK RERA CA.
108.78 Sq.m + 9.5 Sq.m.=
118.28 Sq.m.
1273 Sq.ft.

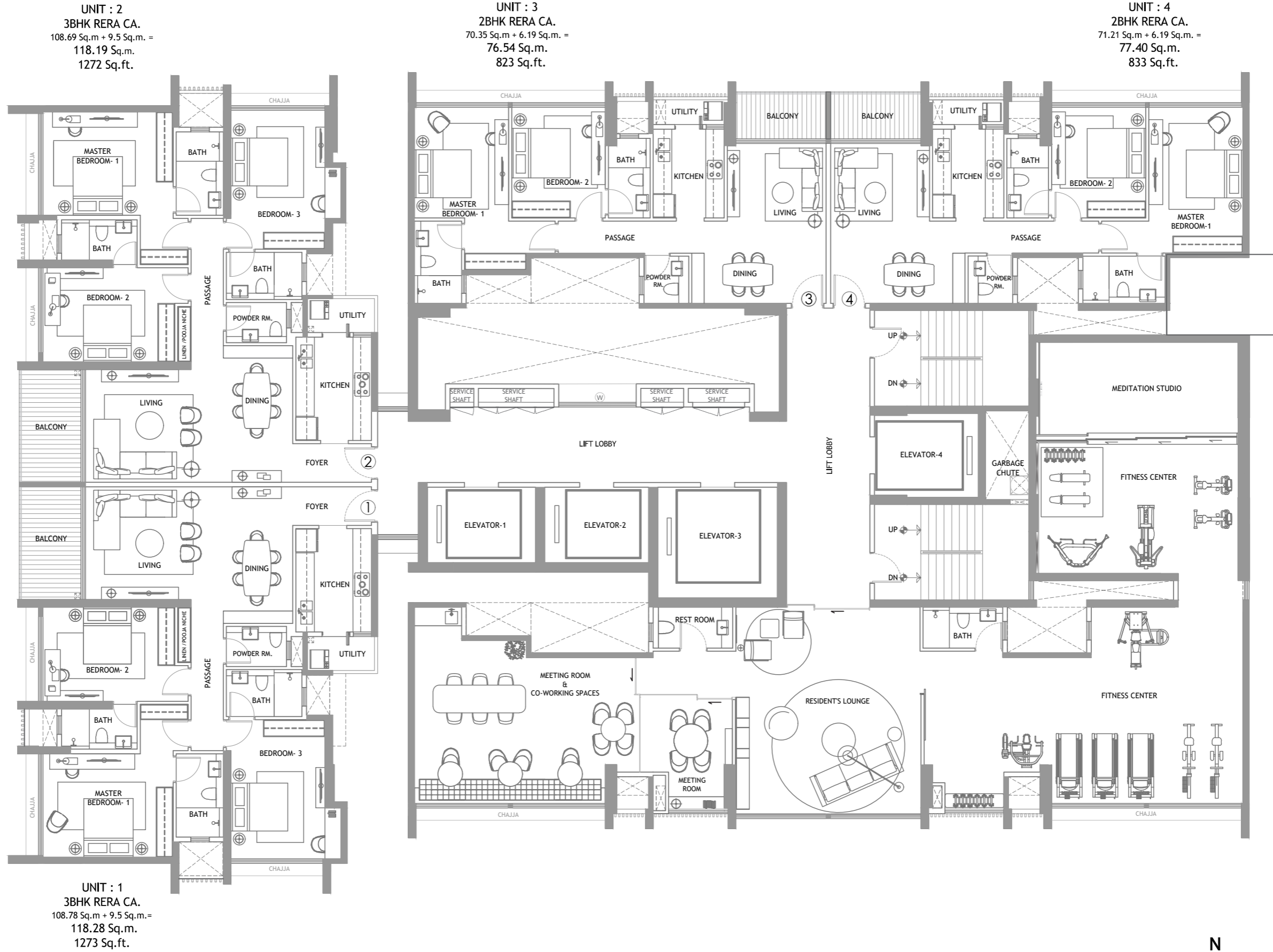
UNIT : 6
2BHK RERA CA.
69.82 Sq.m + 6.19 Sq.m.=
76.01 Sq.m.
818 Sq.ft.

UNIT : 5
2BHK RERA CA.
71.92 Sq.m + 6.19 Sq.m.=
78.11 Sq.m.
840 Sq.ft.



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LIFESTYLE @ THE 23RD FLOOR



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LIFESTYLE @ THE ROOFTOP

LEGEND

- ① THE LIFESTYLE LEVEL LOBBY
- ② THE COCKTAIL CLUB
- ③ THE POOL LOUNGE
- ④ THE CABANA LOUNGE AT POOL DECK
- ⑤ ROOFTOP POOL
- ⑥ THE BBQ AND ALFRESCO DINING PAVILION
- ⑦ THE OUTDOOR KITCHEN
- ⑧ ALFRESCO EVENT PATIO
- ⑨ FORESTSCAPE
- ⑩ THE COBBLED PATHWAY
- ⑪ OUTDOOR GYM



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IT'S THOUGHTFUL. IT'S **Rustomjee®**

Site Address: Rustomjee Reserve, Rustomjee Acres, Off Rustom Irani Marg,
Dahisar West, Mumbai - 400 068

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