

The **Hottest Destination** For The
TOP 0% E
IN NAVI MUMBAI



OVERVIEW

AURUM VENTURES,

- A Leading NBFC specialising in private real estate investments across India
- As a Forward-looking impact investor We focus on long-life, high-quality assets in unique opportunities
- Our Strategic approach balances strong exit potential with disciplined entry pricing
- We own, operate, and develop high-quality assets through pur Fully integrated in-house capabilities across:
Design & Development Investment Management
PropTech Asset Management



Founded
in 1996



Headquartered
in Navi Mumbai



Focused on value
creation in Real Estate &
PropTech businesses



Aurum REAL ESTATE

Aurum Real Estate is a diversified company with expertise in.

- Investment Management
- Development
- Operations and Technology

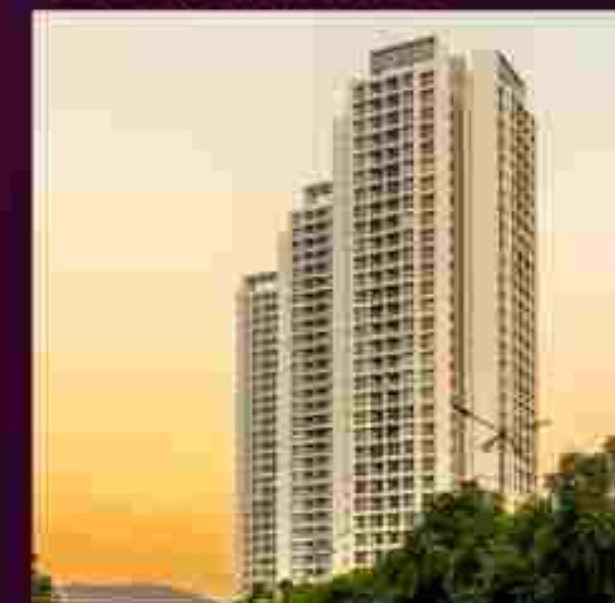
We are one of the leading real estate developers in the Mumbai Metropolitan Region operating in South, Central, Western Suburbs, Navi Mumbai and Thane. We are also one of the first companies to receive the LEED Platinum certification from IGBC for our commercial development in Navi Mumbai.

AURUM *Square*

7 Marine Drive



Aurum Q Residences



Aurum Q Parc Q1-Q2



Aurum Arts



Aurum Square



Aurum Seven



Aurum Q Islands

Introducing AURUM SQUARE

The Hottest Destination for the Top 1% in Navi Mumbai



A gold standard RETAIL HUB

Introducing a retail destination within the Q Parc campus centred around 5 categories namely:

Lifestyle Retail F&B Multiplex Live Experience.



Spread across
3.3 Lakh Sq. ft.



Exclusive open-air
double-height terrace



1024 seater
multiplex



UL + Ground + 2 upper levels
and 2 parking levels with
6m wide ramps for convenient
traffic movement.



Thane - Belapur

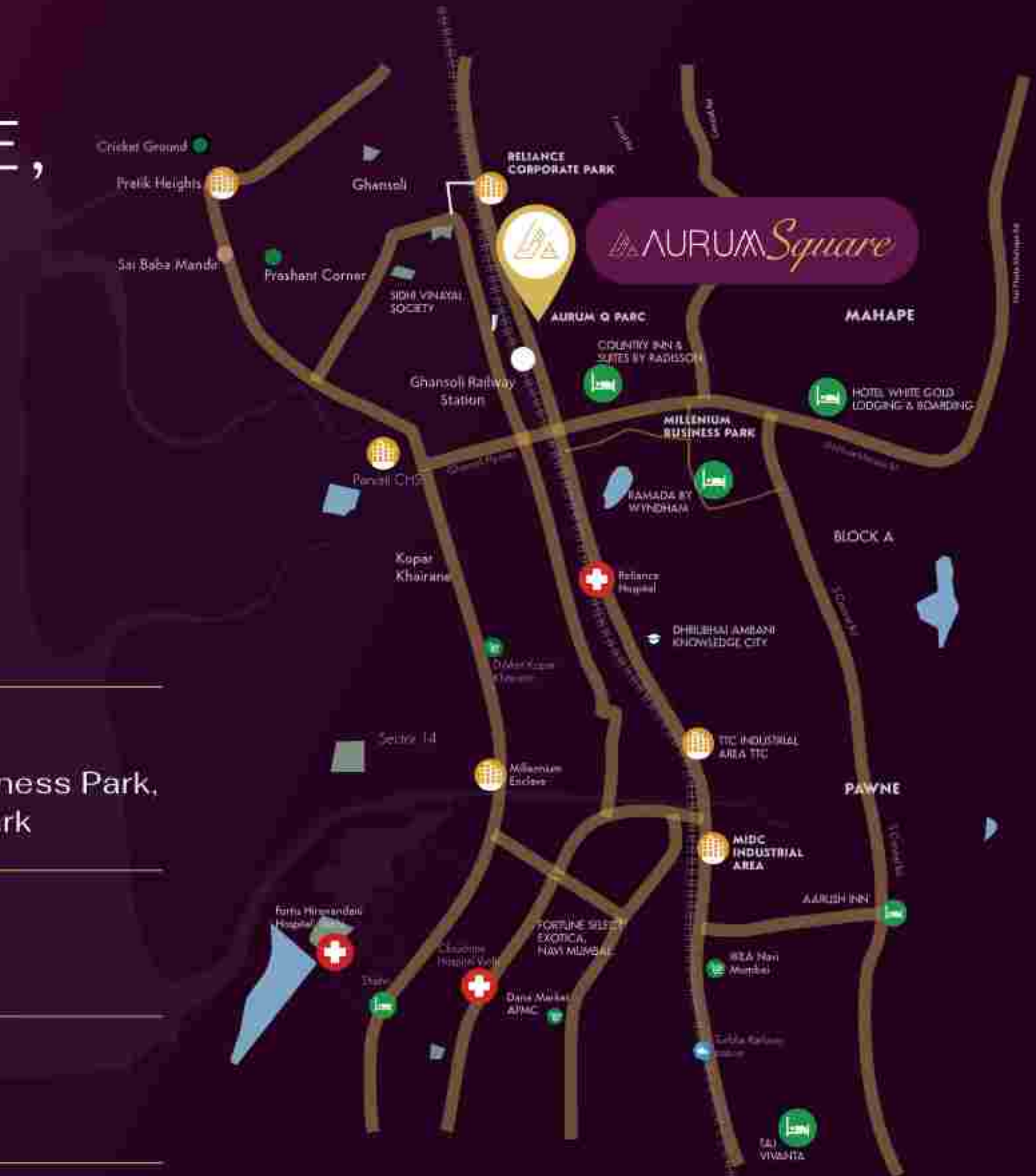
DESTINED FOR URBAN EASE, GLAMOUR & SUCCESS

Aurum Square

is bringing glamour and glitz to where you are located. We are easily accessible by the road and rail network and are set to upgrade the entire micro market.

LOCATION ADVANTAGES:

	Ghansoli Station	650 M
	Business Park (4 km radius)	Aurum Qparc, Reliance Corporate park, Dhirubhai Ambani Knowledge city, Millennium Business Park, Mindspace Business Park, Airoli knowledge park, Technocity IT Park, Aurum Loma IT Park
	Hospitals	• Kokilaben Dhirubhai Ambani Hospital • Fortis Hospital • Cloud Nine Hospital
	Hotels	• Country Inn & Suites by Radisson • Taj Vivanta • Ramada by Wyndham • Fortune Select Exotica



Catchment OVERVIEW

Thane Belapur Road is a thriving hub for BFSI and IT sectors, anchored by premier Grade-A campuses like Aurum Q Parc, Reliance Corporate Park, Mindspace, Millennium Business Park, Rupa Renaissance, and Tata Intellion serving as the home to some of the leading firms

TATA INTELLION PARK (Ghansoli)

Estimated Total Workforce

**70,000+ employees
Anticipated**

Tenants:

- Currently under development with 7 million square feet of space at offer

AURUM Q PARC

Estimated Total Workforce

**5,000–7,000
Employees**

Tenants:

- DP World Global Service Centre
- Mizuho Bank
- ICICI Bank
- Axis Bank
- Technip
- Lloyd's Register
- ideaForge Technology
- Shriram Finance
- Awfis Space Solutions
- OYO Workspaces India
- Arcadis Consulting
- Ixia Solutions LLP

MINDSPACE BUSINESS PARK (Airoli East & West)

Estimated Total Workforce

**30,000–35,000
Employees**

Tenants:

- | | |
|---|-------------------|
| • Accenture | • IDFC First Bank |
| • JP Morgan | • KPMG |
| • Tech Mahindra | • ReBIT |
| • ICICI Bank | • Citect |
| • Concentrix | |
| • Capgemini | |
| • Cognizant | |
| • eClerx | |
| • L&T | |
| • Wipro | |
| • HDFC Bank
<small>(occupying an entire 8-storey building)</small> | |

RUPA RENAISSANCE (Turbhe)

Estimated Total Workforce:

**3,000–4,000
Employees**

Tenants:

- RedBrick Offices
- IndusInd Bank
- Sagility India (HGS)
- JiBe Data Analytics Services
- HMM Shipping
- STUP Consultants
- Accord Fintech
- Anglo-Eastern Maritime Services
- Birlasoft
- Dover India
- Tyger Capital
- Framatome
- Leighton

MILLENNIUM BUSINESS PARK (Mahape)

Estimated Total Workforce:

**10,000–12,000
Employees**

Tenants:

- L&T Infotech
- ZTE Telecom
- Sarla Technologies

RELIANCE CORPORATE PARK (Ghansoli)

Estimated Total Workforce:

**26,200+
Employees**

Tenants:

- Tenants:
- Reliance Industries Limited and its subsidiaries

Large Hotel brands like Taj , Marriot by Courtyard, Ramada, Four Seasons and others add the luxury quotient for tourists hopping into and put of Mumbai



Meet your customers AT AURUM SQUARE

Top professionals from reputed organisations work, live and play in this micro market

- Chief Financial Officer (CFO)
- Chief Technology Officer (CTO)
- Head of Operations
- Senior Vice President (SVP) of Engineering
- Director of Compliance
- Chief Information Officer (CIO)
- Vice President (VP) of Strategy
- General Manager (GM) of Corporate Services
- Director of Research & Development
- Managing Director (MD)
- Chief Operating Officer (COO)
- Head of Global Delivery
- Senior Director of Human Resources
- Vice President (VP) of Product Development

Income Categories in the Micro Market

1+ LAKH

Individuals earning
25 to 40 LPA

80K

Individuals earning
40 to 60 LP

5.5K

Individuals earning
60+ LPA

Demographics of the Gentry

62%

Between Age
25 to 35

18%

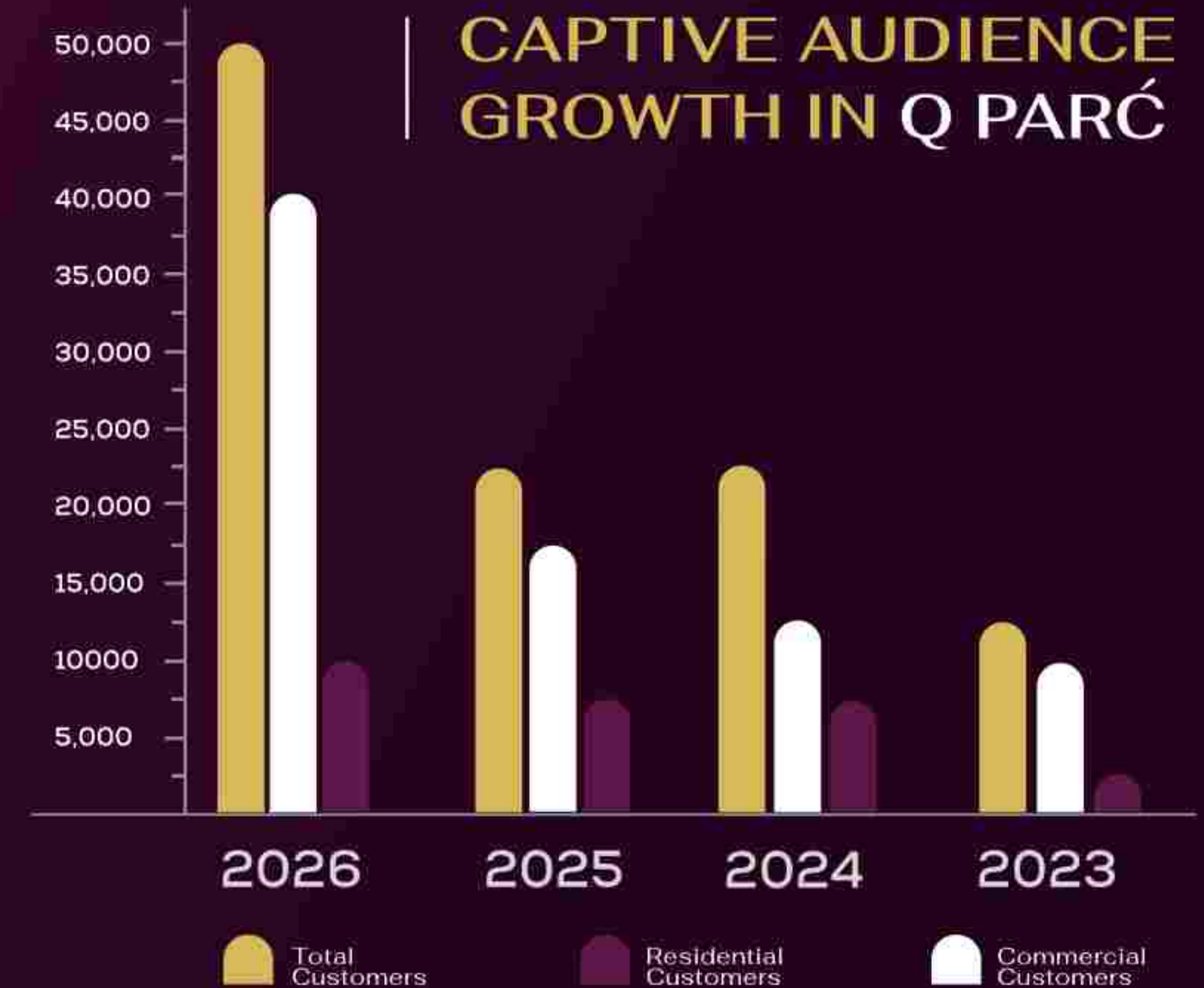
Between Age
35 to 45

62%

Age 45+

Customers galore at AURUM SQUARE

Centrally located, **Aurum Square** is perfectly positioned to become your customers' preferred destination for Fun & Frolic. Here are the projected footfall estimates you can anticipate.



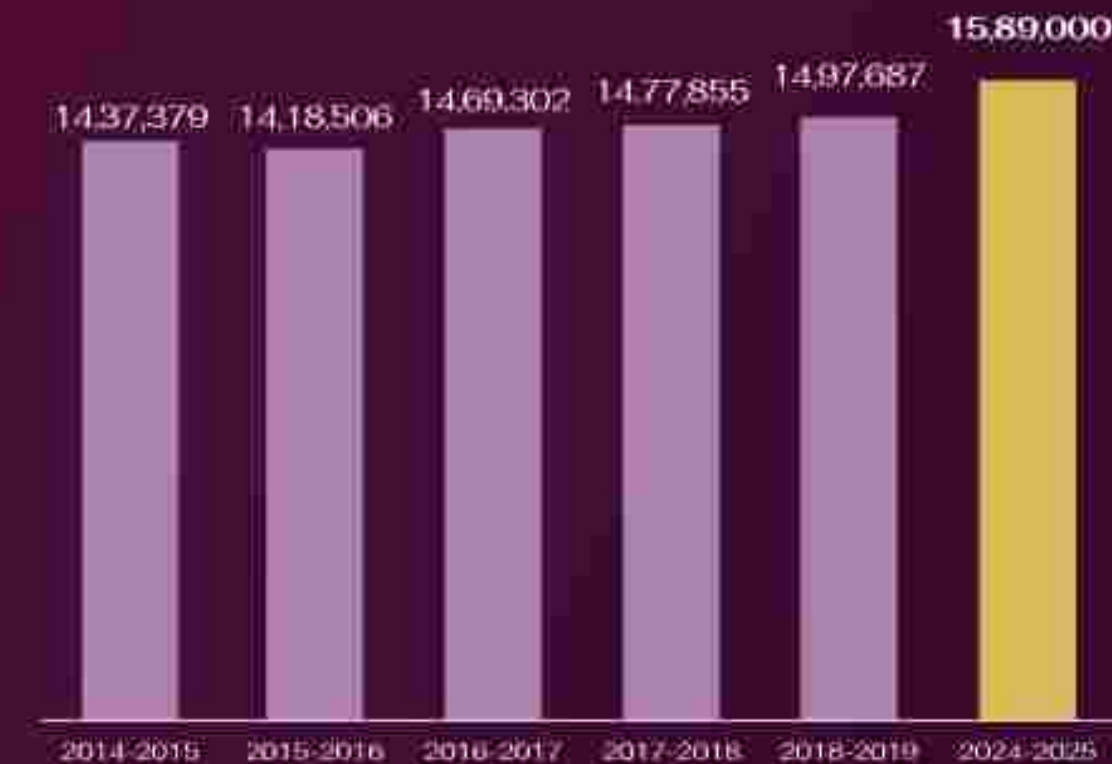
The city of NAVI MUMBAI

HEADS	ATTRIBUTES
Mean Height Above Sea Level	3.25 m
Nodes Under NMMC	Belapur, Nerul, Turbhe, Vashi, Kopar Khairane, Ghansoli, Airoli & Digha
Total Area Under NMMC Jurisdiction	109.59 sq.km.
Estimated Population 24-25 (UHP Survey)	15,89,000
Population Density (UHP Survey)	14,171 persons per sq.km.
Sex Ratio (As per 2011 Census Data)	837 Females per 1000 Males

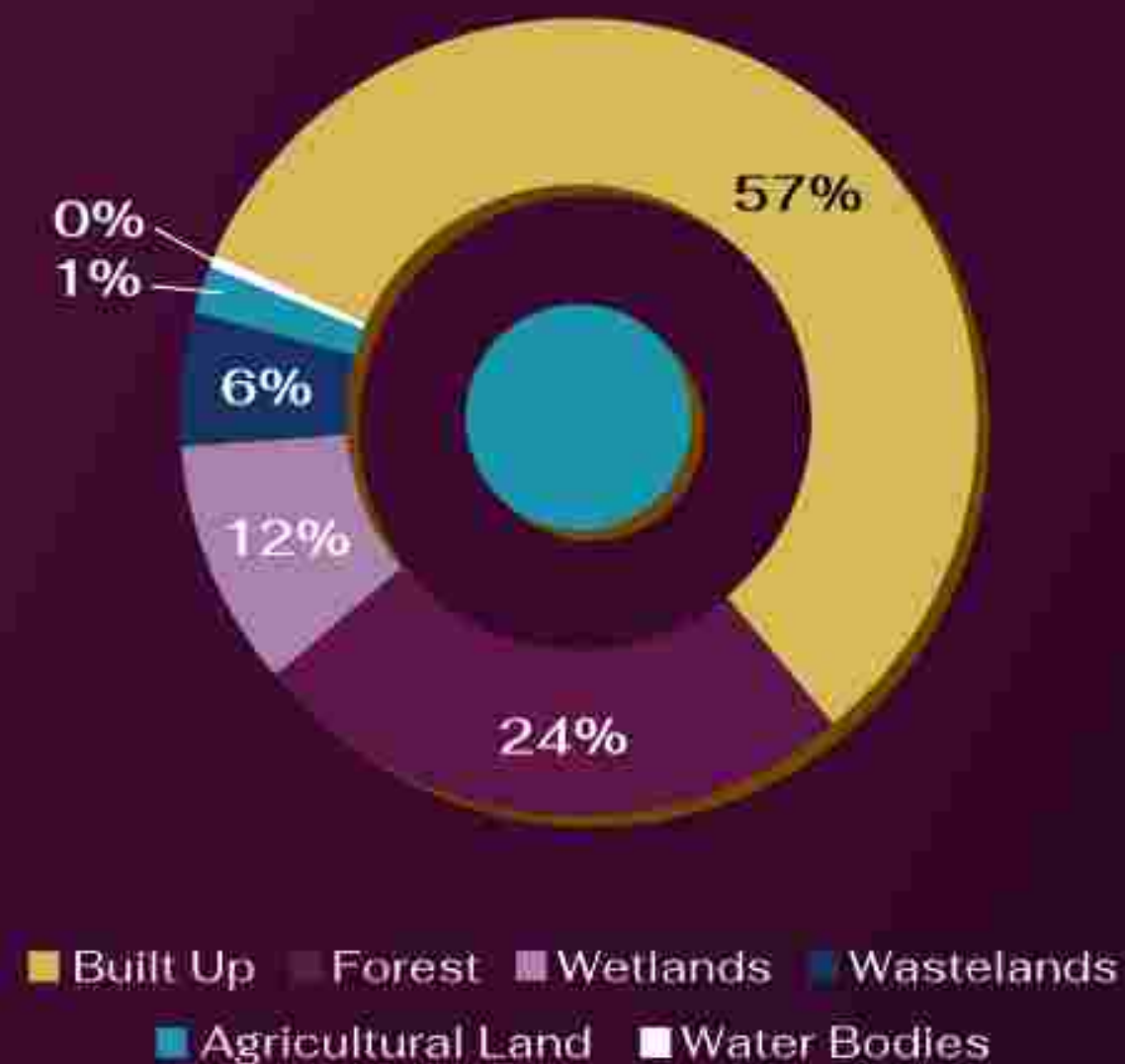
ADDITIONAL CITY INFO

8 out of 14 nodes are under Navi Mumbai Municipal Corporation (NMMC) jurisdiction. The city is located in the centre of the Mumbai Metropolitan Region (MMR) with Thane Creek on the west, Parsik Hill ranges on the east, Thane city on the North and Panvel on the South. Navi Mumbai has a total area of 343.70 sq.km. out of which 109.59 sq.km. comes under the jurisdiction of NMMC.

POPULATION STATISTICS



LAND AREA COVER (SQ.KM.)



Selling fast secure your SPACE BEFORE IT'S GONE.

Aurum Square aims to attract a range of luxurious brands ensuring that your brand will be in good company.

FOOD & BEVERAGE



LIFESTYLE



ENTERTAINMENT



CINEPOLIS



Actual Image

CINEPOLIS



Actual Image

GAMERA



Actual Image

FOOD COURT



Actual Image

STYLERA



Actual Image

STYLERA



Actual Image

STYLERA



Actual Image

BLUE TOKAI

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n
a

OR

ब्लू टोकाई
कॉफी रोस्टर्स



BLUE TOKAI
COFFEE ROASTERS

Proudly Indian.
Honestly Crafted.



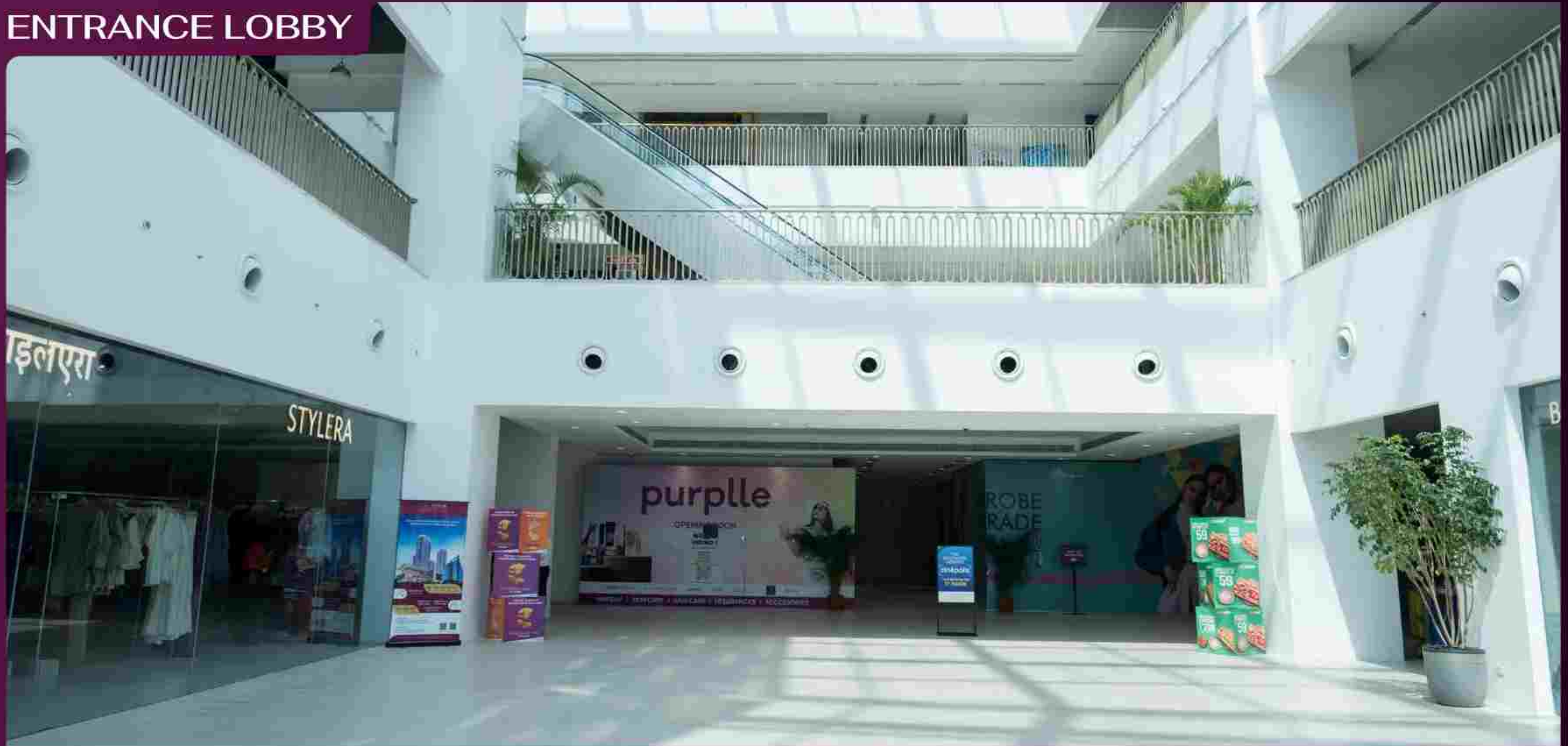
Actual Image

BLUE TOKAI



Actual Image

ENTRANCE LOBBY



Actual Image

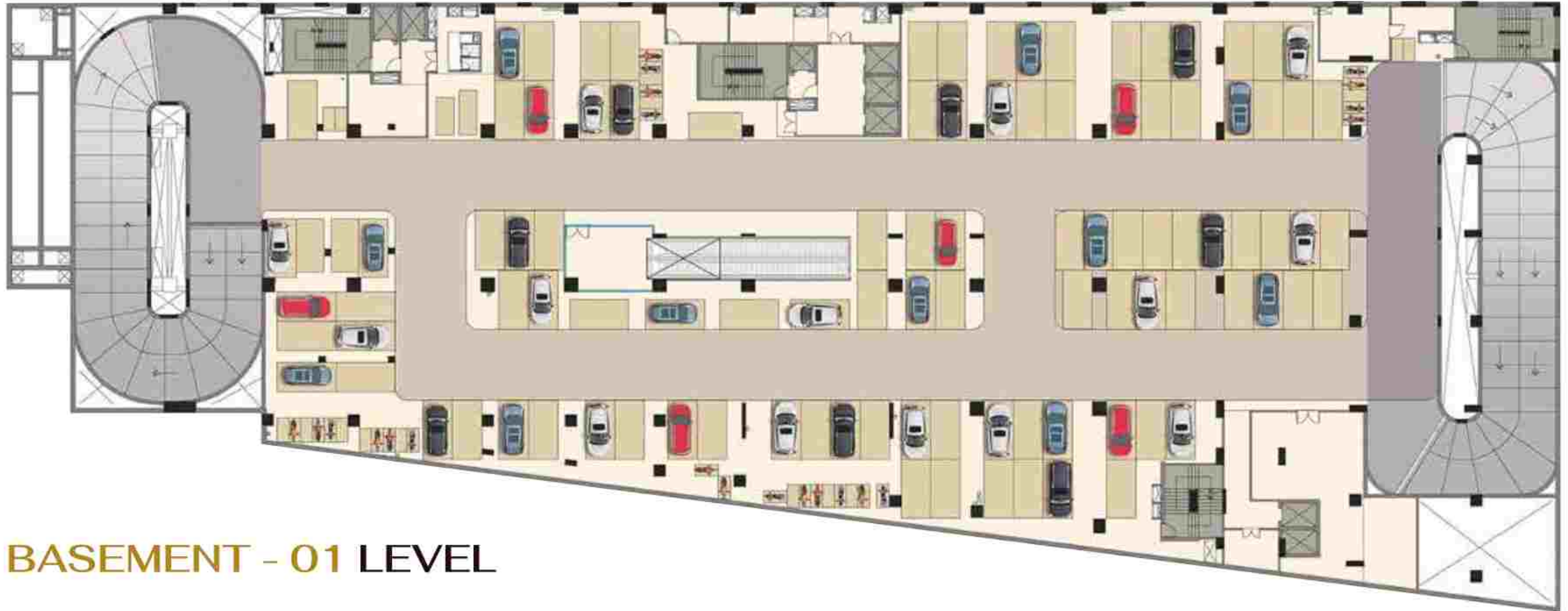
ENTRANCE LOBBY



Actual Image

Floor plans

OPTIMIZED FOR BRANDS. TAILORED FOR IMPACT.



BASEMENT - 01 LEVEL



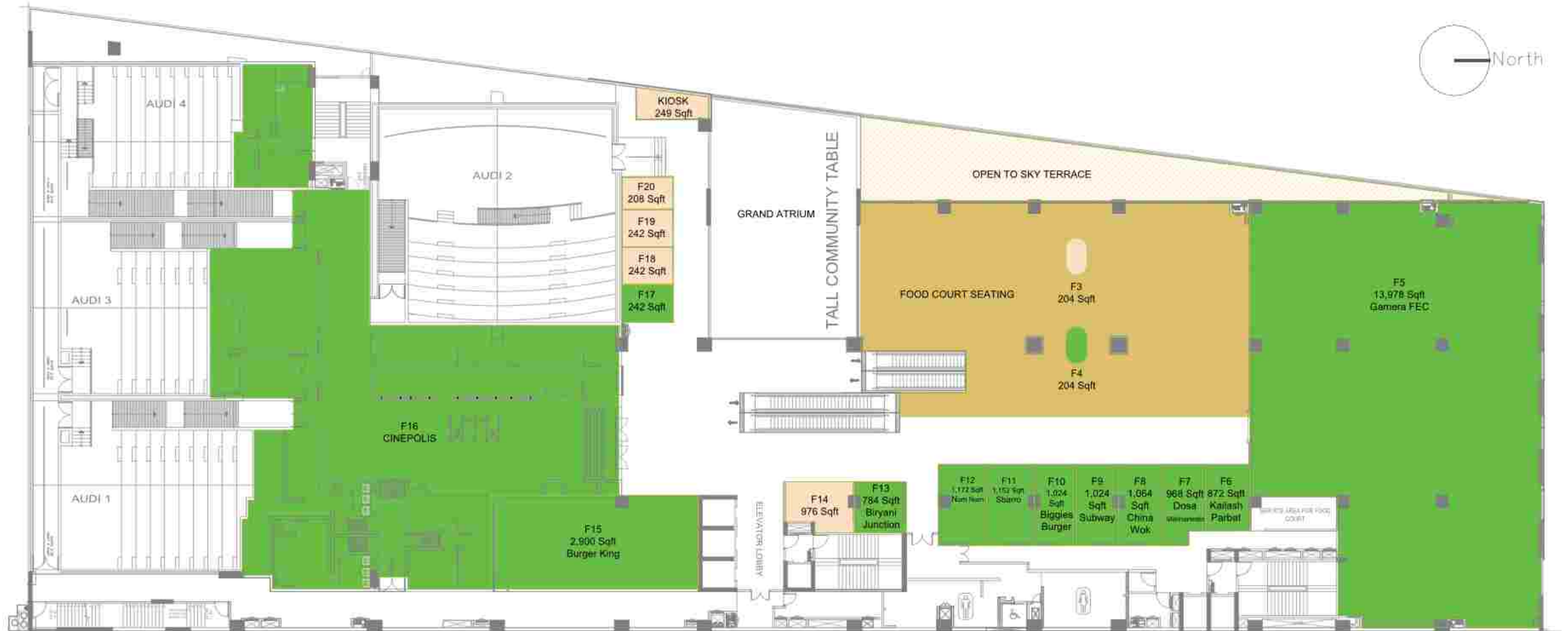
BASEMENT - 02 LEVEL



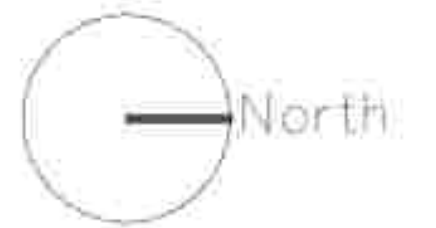
UL LEVEL PLAN



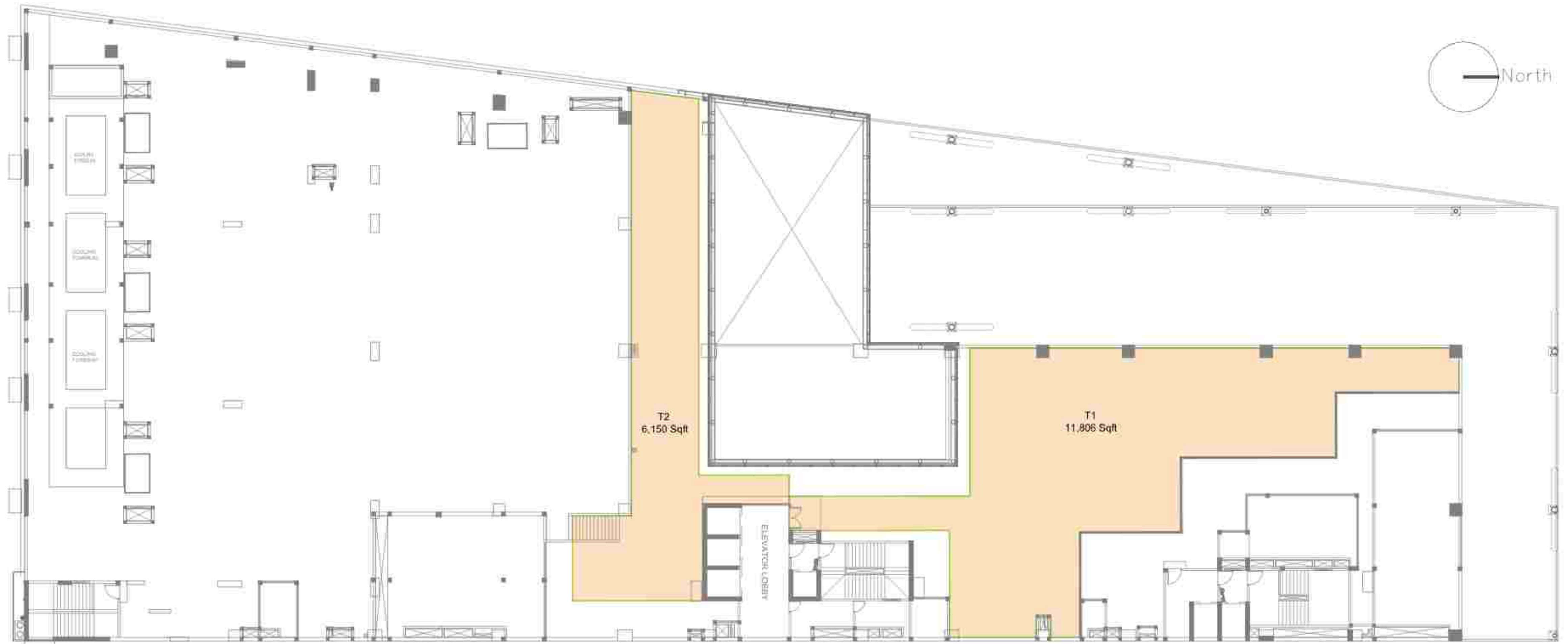
GROUND LEVEL PLAN



FIRST LEVEL PLAN



SECOND LEVEL PLAN



ROOF TOP LEVEL PLAN

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Thank you