

Four times the experience.  
Four perfect reasons to buy your first home.

PRESENTING  
THE PARFAIT COLLECTION

*Your perfect first home*

YELAHANKA'S  
FASTEST SELLING  
PROJECT!



**IDEAL SIZE**  
The perfectly designed  
home for your family

**BEST PRICE**  
Lowest price offered by an  
A grade developer in the micro market

**PERFECT LOCATION**  
High growth locality  
with superior connectivity

**SUPERIOR LIFESTYLE**  
20,000 sq. ft. grand clubhouse  
with 40+ amenities

\*T&C apply



NEXT TO  
THE 105-ACRE  
TREASURED  
ATTUR LAKE



A 10.2 ACRE  
MASTER  
PLANNED  
DEVELOPMENT



TEMPERATURE  
CONTROLLED  
SWIMMING POOL  
(1<sup>ST</sup> IN ITS CATEGORY)



20,000 SQ. FT.  
CLUBHOUSE  
WITH OPEN SPACES  
AND 40+ AMENITIES

AJMERA  
LAKESIDE  
*paradise*

YELAHANKA

AJMERA  
**LAKE SIDE**  
*paradise*

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**STAND WITNESS TO THE FUSION OF  
SERENITY AND OPULENCE**

is a heaven desired by all and meant for a chosen few,  
as it offers the best of lifestyle, activities, experiential living along with a cherished  
childhood for kids. Inspired by iconic lakeside destinations from around the world,  
a picture-perfect lakeside residence is being curated closer to home in Yelahanka.  
This 10.2-acre marvel is within minutes of everything that you need, abundant  
with vast natural views on the outside and matched by large living spaces inside.  
The unique lakeside experiential lifestyle brings you the right balance of beauty,  
opulence and thrill per acre at the centre of a low density development. With a  
20,000 sq. ft. grand clubhouse with open areas, themed like a resort and  
40+ unique amenities to live a complete life, Ajmera Lakeside Paradise is set  
to be a landmark address at North Bengaluru's most prized locality.



WHY LOOK FOR CONNECTIVITY  
AND CONVENIENCE, WHEN YOU CAN  
HAVE EVERYTHING AROUND YOU?



With the Parfait Collection at Ajmera Lakeside Paradise you get to flaunt a landmark address that gives you the best of both worlds - being close to the pristine beauty of nature (right next to the natural Attur lake) as well as being connected to superior standards of comfort and convenience all around. Designed right at the entrance of the high growth North Bengaluru corridor, with 80% open spaces and the necessities of the modern world well arranged within just 15-20 minutes from your home, the Parfait Collection is the perfect bridge between your world and the world around you.

\*All images are for representation purpose only.

THRIVE IN A LOCATION  
THAT'S AN INTERSECTION  
OF MANY WORLDS.



Map not to scale

AJMERA  
**LAKE SIDE**  
*paradise*

📍 YELAHANKA

## AWAY FROM IT ALL YET WELL WITHIN IT



### Healthcare Hubs

Cytecare Cancer Hospital | Ramaiah Medical College | Prolife Hospital | Manipal Hospital | Aster CMI Hospital | Baptist Hospital | RWF Hospital | People Tree | Akshaya Nursing Home | Neha Prakash Hospital | Deeksha Hospital | Omega Multi Speciality Hospital | Navachethana Hospital

### Nature Hubs

BBMP Children Park | Puttanahalli Bird Reserve | Jarakabande Kaval | Butterfly Garden | Attur BBMP Lake Park | Yelahanka 5<sup>th</sup> phase BBMP park

### Educational Hubs

Vidyashilp Academy | Ryan International School | Canadian International School | BMS Institute of Technology & Management | Chrysalis CBSE High School | The HDFC School | Delhi Public School | EuroKids Yelahanka | KidZee Playschool | Nagarjuna Vidyanketan | Nagarjuna Pre-University College | S B College Of Management Studies | G.K. Naidu School | Ranga Public School | Swamy Vivekananda Int. Public School | Sambhram Institute Of Technology | Sri Chaitanya School | Presidency School | Mallya Aditi International School | Seshadripuram School & College | Poornaprajna Education Centre | Kendriya Vidyalaya | Millennium World School | Sapthagiri College of Engineering | Narayana E-Techno School | East West College Of Engineering | Winmore Academy | REVA University | NITTE International School

### Business Hubs

RMZ Galleria Commercials | Ecopolis, IT/ITES SEZ | Kirloskar Tech Park | Brigade Opus | Brigade Magnum | Manyata Tech Park | Metropolis Business Park | Northgate Office Park | Rail Wheel Factory | Yelahanka Industrial Town | NCC Urban Windsor | Bharat Electronics Ltd | Karle Town Centre

### Lifestyle Hubs

Garuda Mall | Esteem Mall | RMZ Galleria Mall | D - Mart | More Supermarket | A - Z Mini Mart | Vishal Mega Mart | Food World | Loyal City Supermarket | Reliance Fresh | Royal Mart Retail | Barbeque Nation | Beijing Bites | Kasipu

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## THE FUTURE HAS A FAVOURITE SPOT. NORTH BENGALURU

The next chapter in the evolution of Bengaluru is poised to unveil in North Bengaluru. With hundreds of thousands of crores in investments and tens of thousands of acres earmarked for ambitious development, this will be a signature landmark.



### ITIR Zone

Spread over 10,000 acres of land, a development that will create 1.2 million direct and 2.8 million indirect job opportunities with an investment of ₹1 lac crore.

### Aerospace SEZ

A 3000 acre expanse, of which 900 acres are already acquired by 48 companies, including 100 acres by HAL.

### Devanahalli Business Park

A 413.65 acre development envisioned next to the airport and projected to bring in \$2.2 billion in investments across 5 to 7 years.

### Aerotropolis Airport City

A development envisioning an investment of ₹30,000 crore and estimated to create 5000+ highly skilled opportunities.

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### Global Financial District

A 150 acre destination that will oversee an investment of ₹1000 crore and will be the hub of finance and investment.

### Medical Tourism Hub

Envisioned as a 300 acre hub of which 30 acre worth investment of ₹990 crores has already been done by Narayana Hrudayalaya, Manipal Hospital and others.

### Bangalore Turf Club

A 350 acre development that will house the existing club.

### Hotel Projects

A land parcel dedicated to the development of the hospitality industry with leading hotel chains like Zuri, Taj, Oberoi, Hyatt and more.

NOT JUST ANOTHER HOME.  
A REFLECTION OF YOUR TRUE STATURE.



Designed next to 105-acre Attur lake, this lakeside experiential lifestyle in the heart of North Bengaluru with 80% open spaces offers every comfort and convenience including a 20,000 sq. ft. grand clubhouse. With 40+ amenities across Lifestyle Paradise, Active Paradise, Kids Paradise and Experiential Paradise, the Parfait Collection at Ajmera Lakeside Paradise is truly your dream abode to live a perfectly complete life.

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**LIFESTYLE PARADISE**

Multipurpose Hall | Party Lawn | Tree Plaza | Bonfire Area  
Pedestrian Walks | Senior Citizen Court | Library / Reading Room | Gazebo  
Yoga and Meditation Centre | Arrival Plaza | Open Air Gym

**KIDS PARADISE**

Children's Play Area | Toddler Pool | Kids' Zone | Hopscotch Zone  
Futsal Court | Pet Park | Cricket Practice Pitch

**ACTIVE PARADISE**

Jogging Track | Tennis Court | Half Basketball Court  
Gymnasium | Squash Court | Table Tennis | Sports Sphere | Shuttle Court

**EXPERIENTIAL PARADISE**

Landscaped Gardens | Mini Forest with Deck | Camping Area | Hammocks  
Aroma Garden | Sensory Garden | Yoga and a Deck | Passive Court  
Seating Pavilion | Flowing Water Fountain | Viewing Deck  
Multipurpose Court | Lounge

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AJMERA  
**LAKE SIDE**  
*paradise*

**MASTER PLAN**



ATTUR LAKE  
 (105 ACRES)

- 01 SECURITY CABIN
- 02. SURFACE PARKING
- 03. 8M WIDE DRIVEWAY
- 04. ARRIVAL PLAZA
- 05 SEATING COURT
- 06. PARK AND OPEN SPACES
- 07. GRASS PAVERS ON FIRE LANE
- 08. PEDESTRIAN ENTRY TO BLOCK
- 09. CHILDREN'S PLAY AREA
- 10. PAVILION
- 11. TREE PLAZA
- 12. STEPS LEADING TO PODIUM  
 WITH CASCADING WATER FEATURE
- 13. SEATING UNDER PERGOLA
- 14. TODDLER'S PLAY AREA
- 15. TEMPERATURE CONTROLLED SWIMMING POOL
- 16. TEMPERATURE CONTROLLED KIDS POOL
- 17. POOL DECK
- 18. CHANGING ROOMS
- 19. OPEN SHOWER
- 20. HALF BASKETBALL COURT
- 21. SKATING RINK
- 22. MULTIPURPOSE GROUND
- 23. ENTRY/EXIT TO STILT PARKING
- 24. CIVIC AMENITIES
- 25. TRANSFORMER YARD
- 26. PLAZA WITH WATERBODY
- 27. WELL
- 28. LAKEVIEW SEATERS
- 29. TENNIS COURT
- 30. YOGA/MEDITATION ZONE
- 31. MULTI-PURPOSE COURT
- 32. OUTDOOR GYM
- 33. VIEWING DECK
- 34. BOX CRICKET
- 35. PET PARK
- 36. MINI FOREST WITH  
 CAMPING AREA AND HAMMOCKS
- 37. OWC LOCATION
- 38. OFFICE SPACE
- 39. OPEN AIR LOUNGE SEATING

- ▶ MAIN ENTRY/EXIT
- ▶ TOWER ENTRY AT PODIUM LEVEL
- ▶ STILT ENTRY/EXIT

\*Wing E, F and G are for future development

Map not to scale

Disclaimer - Artist impression of actual space. Amenities indicated here in pertain to entire layout and will be constructed when all the phases are developed. The location and provision of amenities are at the proposed stage and are subject to approval from the management and authorities.

RERA REGISTRATION NO.: WING A & B - RERA NO: PRM/KA/RERA/1251/309/PR/180728/001945 | WING C & D - RERA NO: PRM/KA/RERA/1251/472/PR/200323/003375

WHEN DREAMS CANNOT BE MEASURED,  
WHY SHOULD YOUR DREAM HOME?



We understand that when it comes to finding the ideal size for your first dream home, nothing else matters to you than a well designed space that is a perfect fit for your family and is a true measure of your dreams and aspirations. At Ajmera Lakeside Paradise, we have designed the right spaces that compliment your needs and desires, and are a reflection of your personality.

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WHERE EVERY SQUARE FEET  
IS AN ODE TO YOUR LIFESTYLE



2 BHK 1008 SQ. FT.

DESCRIPTION	SUPER BUILT-UP AREA (SQ. FT.)	CARPET RERA AREA (SQ. FT.)	UTILITY / BALCONY (SQ. FT.)
2 BEDROOM + 2 TOILET	1008	645	101.93



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LET YOUR ASPIRATIONS  
SOAR HIGH BECAUSE OUR  
PRICES WON'T



WHEN LEGACY MEETS LUXURY,  
IT BRINGS AN OPPORTUNITY  
LIKE NEVER BEFORE!

54+ YEARS  
LEGACY

PRESENCE ACROSS  
6 CITIES AND  
2 COUNTRIES

15+ MILLION  
SQ. FT.  
UNDER DEVELOPMENT

ASIA'S LARGEST  
TOWNSHIP WITH  
17000  
HOMES IN 1980

TRANSFORMING  
BENGALURU  
SKYLINE SINCE  
2006

30+  
MILLION SQ. FT.  
DELIVERED

1<sup>ST</sup> MALL  
WITH MULTIPLEX  
IN MUMBAI 2001

EVOLVED LOCATIONS  
& BROUGHT LIFESTYLE  
TRANSFORMATION

CREATED CENTRAL MUMBAI'S  
BIGGEST  
PRIVATE THEME  
GARDEN  
OF 25 ACRES

4 MILLION  
SQ. FT.  
DEVELOPED ACROSS  
6 PROJECTS AND 2 ONGOING

ESTABLISHED AJMERA  
GLOBAL SCHOOL  
(2006) & AJMERA ICSE  
SCHOOL (2015)

45,000+  
HAPPY FAMILIES

DEVELOPED  
WADALA AS A PRIME  
RESIDENTIAL BELT WITH  
AJMERA I-LAND

WORLD'S  
LARGEST  
DOME THEATRE  
AT AJMERA I-LAND,  
CENTRAL MUMBAI

AJMERA INFINITY ESTABLISHED  
ELECTRONIC  
CITY'S  
FIRST LANDMARK

The Parfait Collection at Ajmera Lakeside Paradise is a perfect example of the ideal lifestyle at the best price. With the amazing price tag that it carries, we are sure this is going to hold you in complete awe. Bet you would not find any other A grade developer within this micro market who could possibly offer you a dream deal any better!

INDIA'S LEADING  
MULTI-NATIONAL  
REALTY  
CORPORATION







AJMERA  
LAKESIDE  
*paradise*

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📍 YELAHANKA

SITE ADDRESS: SY.7/1, 7/2, 7/3, 9/1, 9/2, 10; KEMPAHALLI VILLAGE, YELAHANKA HOBLI,  
BENGALURU, NORTH TALUK, KARNATAKA 560 064.

Disclaimer: Information in this brochure, about project are of very general in nature. The picture, layout themes, project landscape, interiors, lighting, specification and amenities in this brochure/advertisement and promotional documents are only representational and informative. Information images and visuals, drawings plans or sketches shown in this brochure/advertisement and other promotional documents are only an architect's impression and are only indicative of the envisaged developments, this may vary during the execution. The Promoter reserves the right to make additions, deletions, alterations or amendments as and when it deems fit and proper, without any prior notice. Furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specification. The relationship between the promoter and the actual customers will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure/advertisement or other promotional documents. You are required to verify all the details of the project independently prior to concluding any decision of buying in Ajmera Lugaano. The content of this brochure should not be treated as any kind of an offer by the Promoter.

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