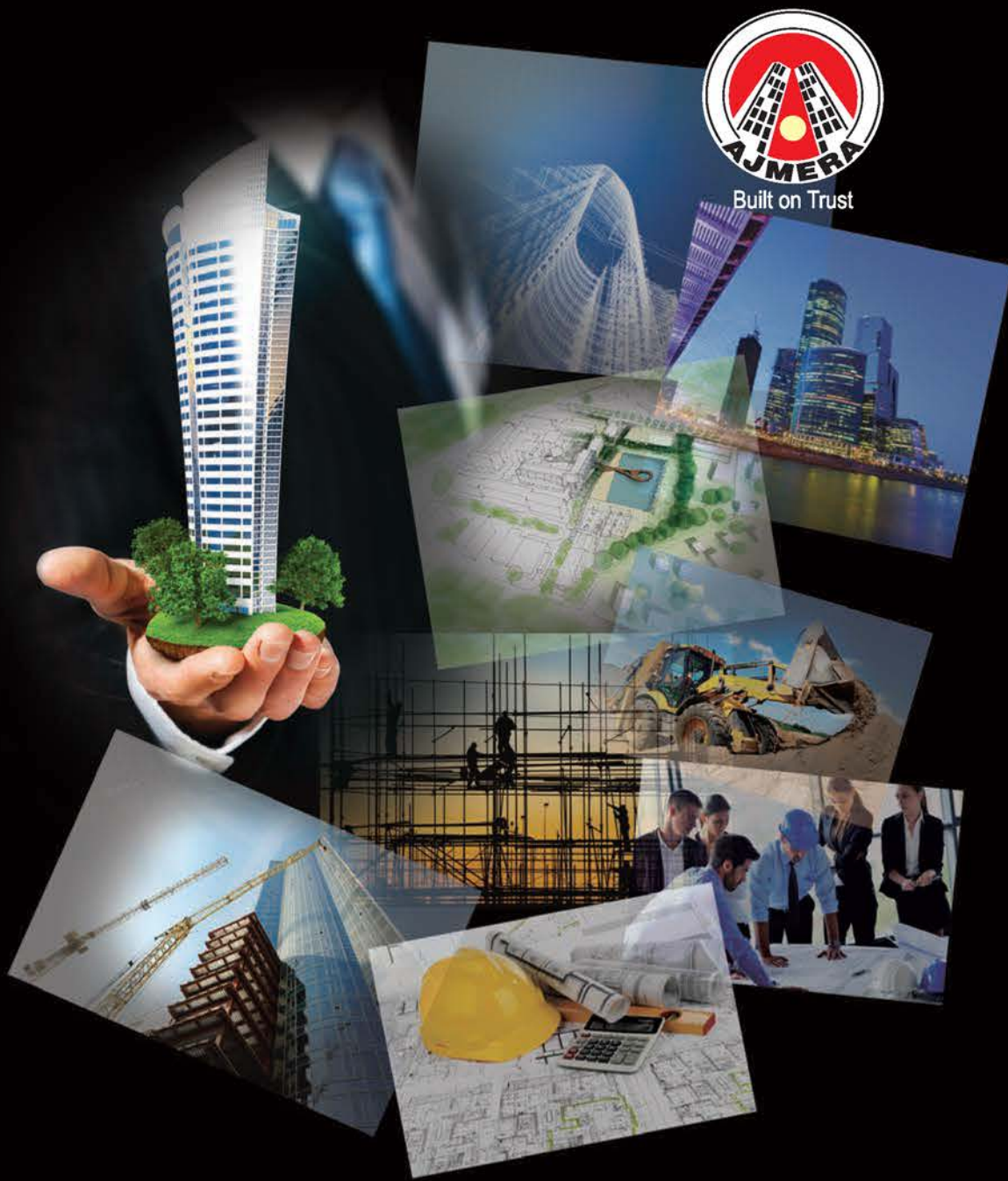




SKILL. SCALE. SPEED.
Ajmera's Engine of Growth



AJMERA REALTY & INFRA INDIA LIMITED
27th Annual Report 2013 -14



Built on Trust

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FOUNDER CHAIRMAN



Late Shri. Chhotalal S. Ajmera

A LEGACY BUILT ON TRUST

Over four decades we have carried forth the core principles of our business set by our beloved CMD, the late Mr. Chhotalal Ajmera - the principles of trust, transparency and good work ethics.

It is his vision that has helped us amass the skills, scale newer heights and achieve the desired speed, setting one benchmark after another en route to excellence.

Be it business or his involvement in philanthropic activities, he always looked at the larger picture of giving back to society in the form of indelible and immortal creations of happiness and prosperity.

As we move into our next financial year, we reiterate our commitment to abide by his guiding principles which have served us, and would serve forever, as the beacon of success.

CHAIRMAN'S SPEECH



Shri. Rajnikant S. Ajmera

My dear stakeholders,

There is a new air of positivism all around with the new government having taken charge at the centre. With the new Prime Minister promising to take steps to revive economic growth, sectors which have been dormant for quite some time now are expected to bounce back to glory – real estate being one of those. The relaxation in FDI norms for real estate would also open up a new stream of cheaper money for developers.

Also the new government has proposed the idea of building 100 smart cities focused on specialized domains and equipped with world-class amenities and to give every family 'a pucca home' by the year 2022. This will have very positive implications for real estate across all segments, namely residential commercial, retail and hospitality.

At Ajmera, we see this as a huge opportunity for India's real estate sector. We are therefore well poised having completed all the ground work to embark on a growth acceleration plan and all set to raise our orbit to the next level. We are charged with unprecedented will and determination to see our projects attaining fruition.

My dear stakeholders, here is an overview of the projects which would lead us into the future.

Your Company has launched three prime projects AEON, ZEON & TREON at i-Land, Wadala, which has approximately 1.2 million sq. ft. of saleable area. This project consists of high-end luxurious residential apartments, and enjoys the added advantage of the Monorail, the elevated freeway which is connecting the south and central business districts in a span of 20 minutes.

Internationally reputed MYVAN technology has been employed at i-Land for speedy construction & on-time delivery. Costs are being kept under control by optimum utilization of power through the effective use of green technology.

For our project in Kanjurmarg, we have approached the regulatory bodies and subject to approvals being received, the project would be launched shortly.

Few years back the Company had entered the Bengaluru market and in very short span of time it made its own brand in the prominent city. Further, Company's expertise is evident in the newly launched projects Avenue, Annex and Stone Park, all residential and commercial properties.

The Company has proven its vitality by successfully completing, Enigma at Ahmedabad in record time. Our newly launched "Casa Vyoma" at the heart of the city, offers a mix of luxury amenities and greenery, due to its proximity to nature.

Talking about green technology, our responsibilities towards energy conservation is reflected through our active Osiyan Solar Power Project in Jodhpur District of Rajasthan. The project has been awarded 'Solar Power Developer Award' for the commendable efforts put in the early commissioning of the projects.

In the new financial year, the management is exploring the possibilities of expansion in the ancillary units such as logistics, warehousing and hospitality as a corollary to their real estate activities. The country's warehousing sector has received a boost with an allocation of Rs. 5000 crores in Budget 2014. In this, we see positive implications for the retail real estate sector on account of a strengthened supply chain, which has been a serious requirement of this sector for a very long time.

As we look forward with growing optimism, we rely on our strength, expertise and technology to keep all of you always smiling.

Thank you.

Yours sincerely,

Chairman & Managing Director

i-Land, Wadala
India's fully integrated township
admeasuring 100 acres

SKILL

**"A winner is someone who recognizes talents,
nurtures them into skills,
and uses these skills to achieve growth."**

Skill is an art that no one can imitate.

Ajmera has always distinguished itself by exhibiting unique skills in the fields of planning, construction, engineering and administration.

These have always remained class-apart, carrying the exclusive mark of Ajmera excellence.

As a market leader and one of the most innovative entrepreneurs in Indian real estate, Ajmera adopts a systematic approach in accomplishing goals and achieving growth.

The journey to success begins with recognizing the right kind of talent from the reservoir of brilliance that India possesses.

This talent is then whetted and chiseled by our experienced and expert team till the desired standard of skill sets is achieved. No compromises made.

The last step in accomplishing goals and achieving growth is judiciously employing these skills in accordance with the scale and volume of the development in question.

Emerging a winner is then only a foregone conclusion.


Wisdom is to know
what to do
and SKILL is to know
how to do it

To pack maximum advantages in the given space calls for judicious planning and impeccable design. Ajmera has achieved this finesse with elan and standing the testimony are Ajmera's pioneering ventures including Dome Theater and Citi Mall. i-Land at Bhakti Park, Wadala also vouches for the immaculate skill that Ajmera employs to create benchmarks of refined living and lifestyle.

MUMBAI'S ONLY INTERCONNECTED,
INTEGRATED 100-ACRE NEW AGE LIVING DESTINATION

AJMERA
i-LAND
where future lives

A 100 acres project in the heart of the city offering impeccable connectivity to the world outside. Adorned with 80% open space including a 25 acres garden. A fully operational sports academy and first of its kind dirt biking academy are the feathers in the cap.



Ajmera i-Land at a Glance





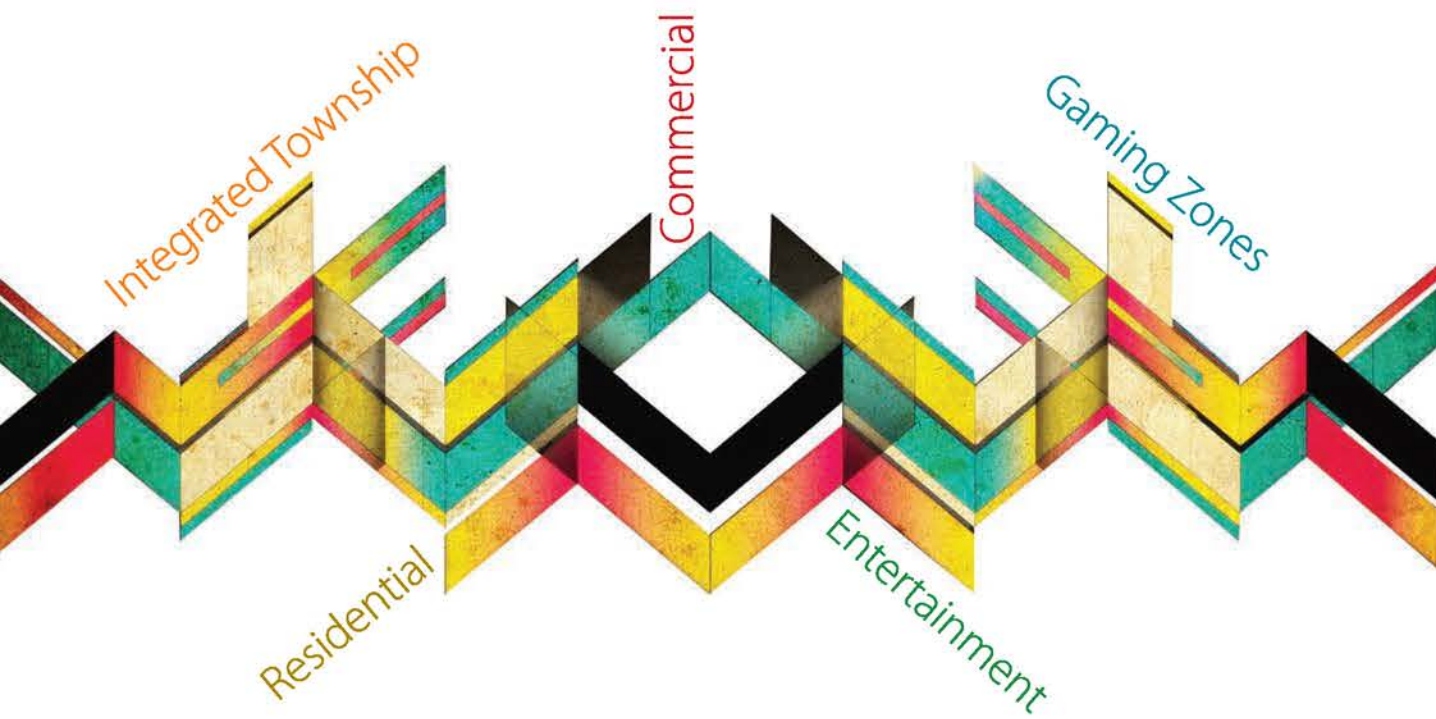
Designed by Singapore-based architects, Space Matrix is the first tower in the trinity of towers at Ajmera i-Land. Rising up to 49 floors and harbouring 2, 3 and 4 BHK apartments, Ajmera Aeon offers top of the line modern amenities including single access control to multiple facilities, creating altogether a new level of lifestyle. The creation is destined to get the Green Building Certification very soon.



The second in the line, Ajmera Zeon is a 45 floor spectacle designed by the world renowned Singapore based Space Matrix Architects. For the connoisseurs of luxury, the tower offers spacious 2, 3 and 4 BHK apartments and a lifestyle of immaculate splendor adorned with 1 acre clubhouse on podium and 10 levels of parking.



The third in the sequel, Ajmera Treon is quite identical to Ajmera Zeon in form & substance. Offered on platter of luxury the 2, 3 & 4 BHK apartments embellish this 45 storey tower as graciously as the class-apart lifestyle surrounding it. The 1 acre clubhouse on podium and 10 levels of parking adds glitter to the glory of Ajmera Treon.



SCALE

"The Scale of Success is Directly Proportional to the Scale of Vision."

At Ajmera, we don't define the scale of success in terms of numbers, ranking or rating.

Annual turnover, net worth, market value... for us these are just accounting and financial terminologies and not the yardstick of success.

For us at Ajmera, success is the scale of our operations.

And the scale of our operations is the manifestation of the magnanimous vision that we have carved out for ourselves.

We believe that growth is always work-in-progress. It entails moving from one goal to another, from one benchmark to another, challenging your own limitations and expanding horizons.

Having started with developing a small piece of land, we have come thus far by gradually increasing the scale of operations and stretching the limit of our vision.

Today we have set our sights high and mighty and aim to spread our wings far and beyond the horizon to expand the scale of our success.

No dream is too big to achieve when measured on the SCALE of skill and speed.

It is the scale of the dream that decides the scale of success. Further, the Company possesses 67 acres land at Kanjurmarg and proposes launch of massive integrated township of residential / commercial / entertainment zones to create landmark project in Mumbai. Ajmera has always looked beyond the horizon to scale new heights of success with the upcoming 100 acres Ajmera i-Land at Wadala (E). This large scale project, will be executed to perfection. Apart from Aeon, Zeon, Treon, we have a huge development plan scheduled in the near future.



2 levels allotted to commercial spaces
2 & 3 BHK apartments spread over 10 levels



Electronics City, Bangalore
Entertainment in Luxury

Two wings comprising of shopping, multiplexes
and 1 & 2 BHK service apartments





Casa Vyoma

Ahmedabad

A Landmark project in the heart of the city

- State-of-the-art 6 acres township • Sited at the upscale Vastrapur area • Lake, mall and all civic facilities at walking distance • 3 acres landscaped garden • Scenic views • Luxurious amenities



AJMERA SUMMIT

BKC Exterior, Mumbai

- Located at extension of BKC • Prominent commercial hub
- Project nearing completion

