

LAUNCHING

PASSCODE

THE LAST CALL

MAROL, ANDHERI (E)



SHETH CREATORS
Envisioning Landmarks

A PEAN OF EXTRAVAGANCE

CHOREOGRAPHED FOR ABUNDANCE, AION IS AN EPITOME OF HONOUR DESIGNED FOR THE ELITE LIFESTYLE. STRATEGICALLY LOCATED AND PLANNED WITH 18 ACRES OF EXCLUSIVITIES, HERE, LUXURY IS MORE THAN A CHOICE. ADDING TO THE QUINTESSENTIAL COVETED TOWNSHIP, THIS LANDMARK REDEFINES EXTRAVAGANCE.

LEGACY AT ITS FINEST



Known for their remarkable and unrivalled accolades since 26 years, Sheth Group is a foundation that propels excellence. With credentials as impressive as their global landmarks, Sheth Creators derive inspiration and motivations from the illustrious legacy of the Sheth Group



60 Mixed Use Developments
(Completed And Ongoing)



Developed a Record of **20** million sq. ft.
globally



Winner of **48** National
& International Awards



Built more than **60** landmark
projects globally



Delivered more than **18,000**
homes

PEERLESS HERITAGE. UNRIVALLED HONOURS.

Behind the unequivocal prestige, the iconic towers are created with utmost precision and quintessential charm. Matching the imitable sense of style, these towers have caused Mumbai city to look upon it as an inspiration. An intimate connection with excellence has made Sheth Creators win several prestigious awards.



DEVELOPER
OF THE YEAR
RESIDENTIAL

CMO ASIA
AWARDS 2016



RESIDENTIAL
PROPERTY
OF THE YEAR

CMO ASIA
AWARDS 2016



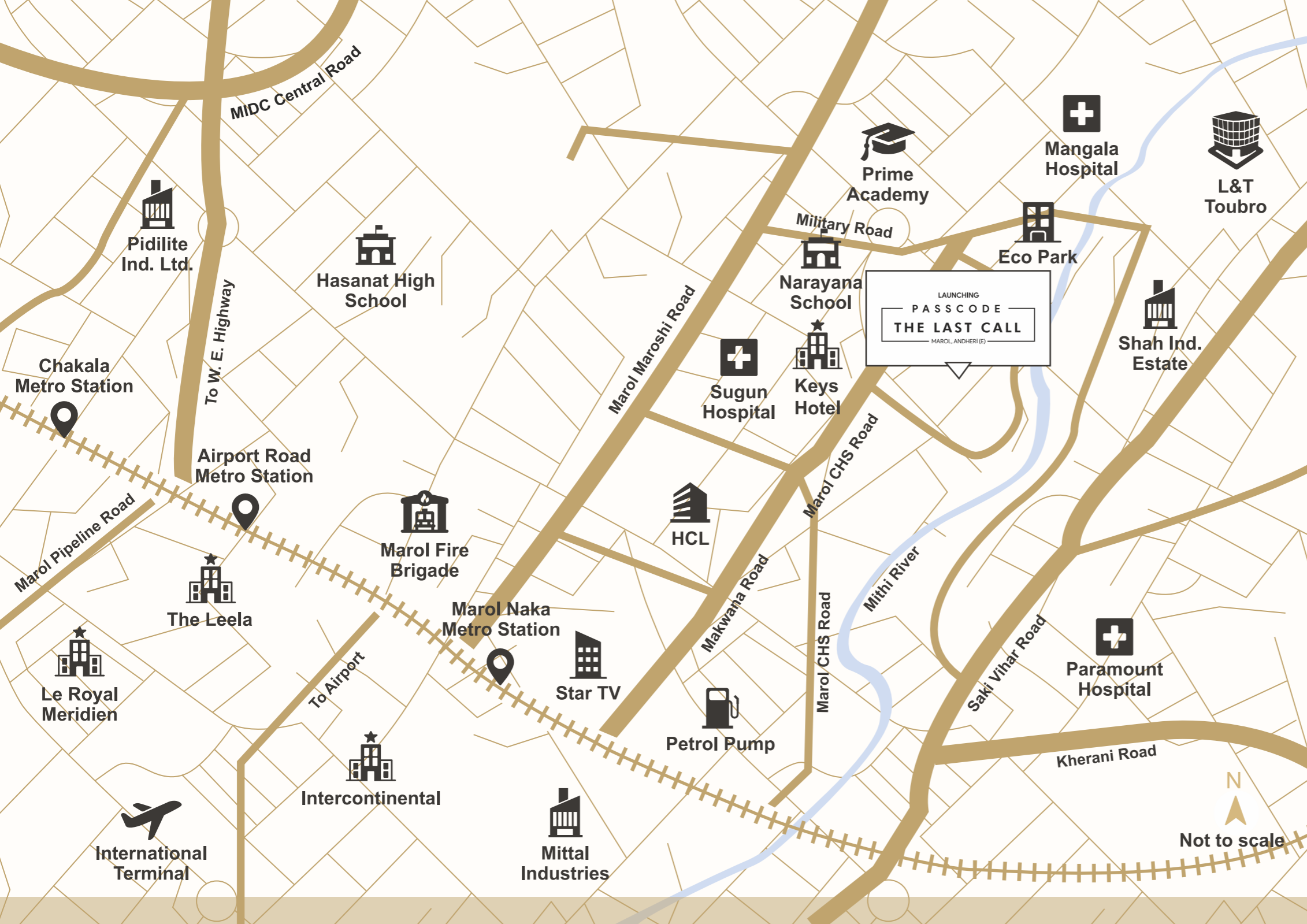
LUXURY
PROJECT
OF THE YEAR

CMO ASIA
AWARDS 2016



MOST ADMIRED
ULTRA LUXURY
PROJECT

THE RISING
LEADERSHIP
AWARDS 2017



METRO STATIONS

Chakala Metro Station - 5 mins.
 Airport Road Metro Station - 4 mins.
 Marol Naka Metro Station - 3 mins.

COMMERCIAL/INDUSTRIAL

Eco Park - 1 min.
 Shemaroo - 2 mins.
 Orix India - 2mins.
 Star TV - 5 mins.
 Mittal Industries - 5mins.
 Shah Industrial Estate - 6 mins.
 Pidilite - 6 mins.
 HCL - 7 mins.
 L & T Turbo - 8 mins.

HOSPITALS

Mangala Hospital - 4 mins.
 Sugun Hospital - 4 mins.
 Paramount Hospital - 4 mins.

ESSENTIAL

International Airport - 6 mins.
 Marol Fire Brigade - 5 mins.

SCHOOLS/COLLEGES

Prime Academy - 4 mins.
 Narayana School - 4 mins.
 Hasanat High School - 7 mins.

HOTELS

Keys Hotel - 1 min.
 The Leela - 8 mins.
 Intercontinental - 8 mins.
 Le Royal Meridien - 10 mins.

ACCESS IS YOUR PRIVILEGE.

Fast paced and consistent with the everyday living, at Aion, the world is at the apex of connectivity. With a world of unprecedented experiences, delve into the charm of an established lavish township. Closer to the supreme roadways, railway commute, airport, commercial hubs, and easier access to metro stations, here, work and life, join hands for a wholesome experience.



CONNECTED AND CURATED FOR DISTINCTION.

Efficiently planned for optimal luxury, step into expansive living with bespoke conveniences. Anchored in meticulous design, each space is orchestrated for sublime ease, enticing simplicity, and plush comfort.



REIMAGINE YOUR WORLD.

Transcending the comfort of convenience, elevate each experience.

- Clubhouse
- Swimming Pool
- Kids Pool
- Pool Side Deck
- Bbq Space
- Children Play Area
- Senior Resident Corner
- Party Terrace
- Multipurpose Hall
- Squash Court
- Badminton Hall
- Gymnasium
- Yoga / Multi utility Room
- Mini Theatre
- Games Room
- Jacuzzi
- Steam
- Sauna

THE BEST SCREEN-TIME IS
THE ONE SPENT WITH LOVED ONES.

Mini Theatre



WHERE FITNESS
MEETS REJUVENATION.

Gymnasium



SERVED TO
PERFECTION.

Badminton Hall



SCORE THE
WINNING SHOT.

Squash Court



DISCOVER NEW FRIENDSHIPS
AS YOU PLAY ALONG.

Games Room



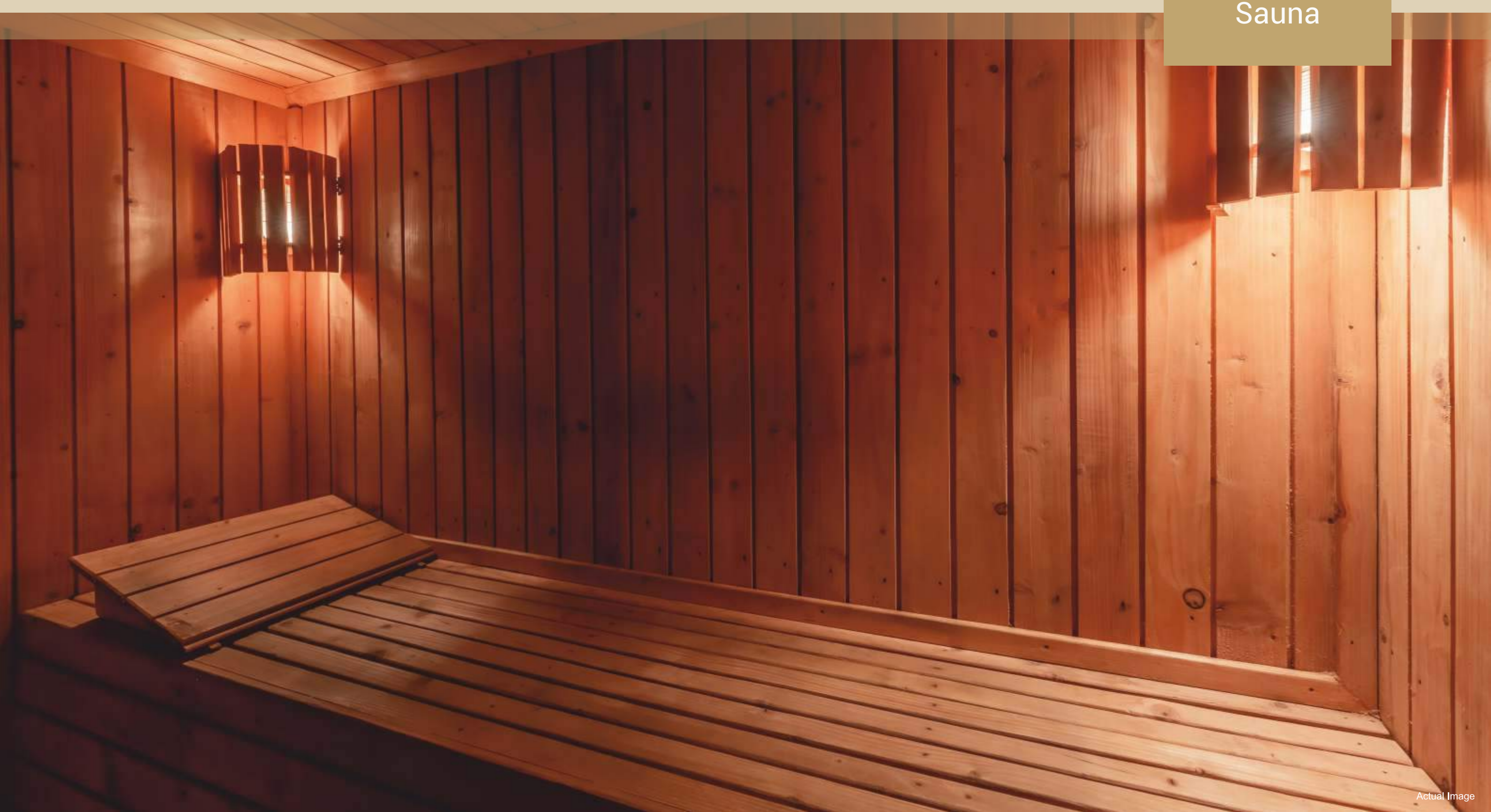
INDULGE IN THE UNHURRIED,
AS TIME FADES AWAY.

Jacuzzi



AMPLE ROOM
FOR RELAXATION.

Sauna



MORE ROOM FOR IMAGINATION.

Multi Utility Room



HOST UNFORGETTABLE CELEBRATIONS.

Multi Purpose Hall



BRINGING WORK,
CLOSER TO HOME.

Conference Room



PLUNGES THAT DIVE
DEEP INTO TRANQUILLITY.

Swimming Pool



YOUR SUNDAY FAMILY HANGOUT.

Poolside Deck



WHERE CHILDHOOD
REIGNS SUPREME.

Children's Play Area





LAYOUT PLAN

AAREY

SAKI VIHAR CHANDIVALI

18.3M WIDE MAKWANA ROAD

8.00 M. INTERNAL ROAD

AMENITY PLOT

PROPOSED DEVELOPEMENT

RG

PROPOSED MUNICIPAL GARDEN



Not to scale





FLOOR PLANS

TOWER 7
DAFFODIL

CARPET AREA STATEMENT

FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
1	2 BHK	668.98 sq.fts.	62.15 sq.mts.
2	3 BHK	1124.08 sq.fts.	104.43 sq.mts.
3	3 BHK	1113.10 sq.fts.	103.41 sq.mts.
4	2 BHK	669.73 sq.fts.	62.22 sq.mts.
5	1 BHK	471.67 sq.fts.	43.82 sq.mts.



MAHARERA NO. P5180000798

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TOWER 13 CAMELIA

CARPET AREA STATEMENT

FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
WING - A			
1	2 BHK	678.45 sq.fts.	63.03 sq.mts.
2	2 BHK	677.38 sq.fts.	62.93sq.mts.
3	2 BHK	677.38 sq.fts.	62.93sq.mts.
4	2 BHK	678.45sq.fts.	63.03 sq.mts.

CARPET AREA STATEMENT

FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
WING - B			
1	2 BHK	677.38 sq.fts.	62.93sq.mts.
2	2 BHK	678.45sq.fts.	63.03 sq.mts.
3	2 BHK	674.79 sq.fts.	62.69sq.mts.
4	2 BHK	677.38 sq.fts.	62.93sq.mts.



MAHARERA NO. P5180000921

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TOWER 14
JOLAN



TYPICAL FLOOR PLAN
(1st to 3rd, 5th to 10th, 12th to 17th, 19th to 22nd)
TOWER 14 JOLAN



CARPET AREA STATEMENT

FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
1	2 BHK	742.17 sq.fts.	68.95 sq.mts.
2	1 BHK	413.87 sq.fts.	38.45 sq.mts.
3	3 BHK	878.23 sq.fts.	81.59 sq.mts.
4	3 BHK	878.23 sq.fts.	81.59 sq.mts.
5	1 BHK	451.11 sq.fts.	41.91 sq.mts.
6	2 BHK	716.88 sq.fts.	66.60 sq.mts.
7	1 BHK	426.36 sq.fts.	39.61 sq.mts.

MAHARERA NO. P51800017139

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TOWER 15
DANICA

CARPET AREA STATEMENT

FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
1	2 BHK	742.17 sq.fts.	68.95 sq.mts.
2	1 BHK	413.87 sq.fts.	38.45 sq.mts.
3	3 BHK	878.23 sq.fts.	81.59 sq.mts.
4	3 BHK	878.23 sq.fts.	81.59 sq.mts.
5	1 BHK	451.11 sq.fts.	41.91 sq.mts.
6	2 BHK	716.88 sq.fts.	66.60 sq.mts.
7	1 BHK	426.36 sq.fts.	39.61 sq.mts.



TYPICAL FLOOR PLAN (1ST TO 3RD, 5TH TO 10TH, 12TH TO 17TH, 19TH TO 22ND)



MAHARERA NO. P51800015556

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TOWER 16
LILIUM

CARPET AREA STATEMENT			
FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
1	4 BHK	1819.76 sq.fts.	169.06 sq.mts.
2	4 BHK	1818.03 sq.fts.	168.90 sq.mts.
3	3 BHK	1444.85 sq.fts.	134.23 sq.mts.

TYPICAL FLOOR PLAN (1ST TO 3RD, 5TH TO 10TH, 12TH TO 17TH, 19TH TO 22ND)



MAHARERA NO. P5180000918

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TOWER 17
ZINNIA

CARPET AREA STATEMENT			
FLAT NO	TYPE	RERA CARPET AREA (SQ.FT.)	RERA CARPET AREA (SQ.MT.)
1	3 BHK	971.34 sq.fts.	90.24 sq.mts.
2	2 BHK	696.43 sq.fts.	64.70 sq.mts.
3	2 BHK	696.43 sq.fts.	64.70 sq.mts.
4	3 BHK	971.34 sq.fts.	90.24 sq.mts.



TYPICAL FLOOR PLAN (1st TO 3rd, 5th TO 10th, 12th TO 17th, 19th TO 22nd)



MAHARERA NO. P5180000980

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Actual Image

ENTER A WORLD OF ELEGANCE.

With exclusive aesthetic that nurtures grand interiors, Aion hosts comfort and elegance that enhances each space. Embodying a sense of arrival, each feature is thoughtfully curated and aesthetically designed for perfection.

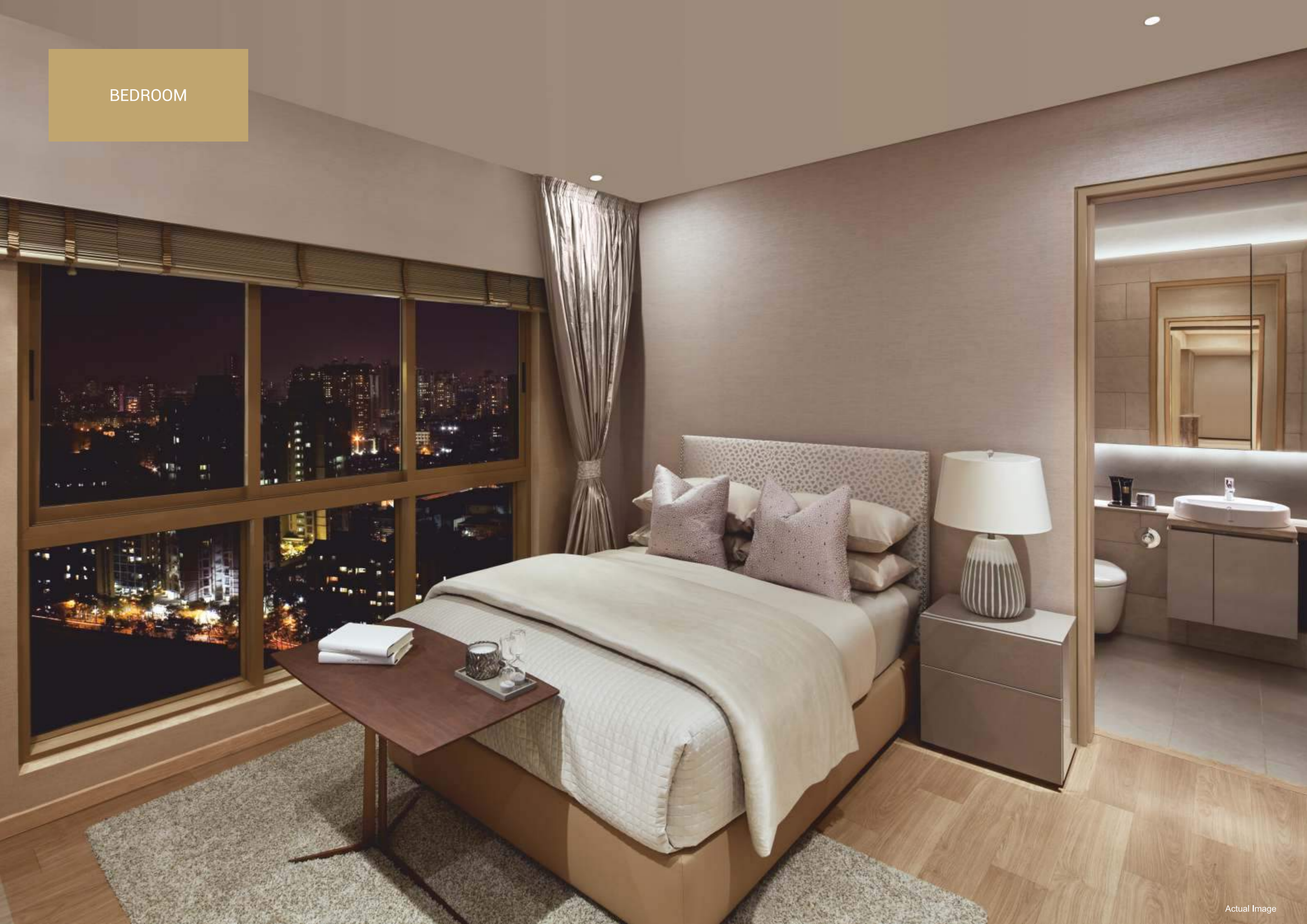
LIVING ROOM



MASTER BEDROOM



BEDROOM



KITCHEN



BATHROOM

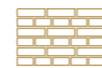


BUILDING SPECIFICATIONS



FLOORING:

Living, Dining, Kitchen - Vitrified Flooring
Master Bedroom - Vitrified Flooring
Other Bedrooms - Vitrified Flooring
Master Toilet - Ceramic Tiles Floor and Dado
Other Toilets - Ceramic Tiles Floor and Dado



WALLS:

Gypsum Plaster with Paint finish



DOORS AND WINDOWS:

8 ft. High Laminated Flush Doors
Windows -Al Powder Coated Window



PLUMBING:

Concealed Plumbing with
quality C.P. Fittings



KITCHEN:

Granite Platform with S.S. Sink



SAFETY/SECURITY SYSTEMS:

Gas Leakage Detector, Magnetic
Door Sensor & Panic Switch



ELECTRIFICATION:

Concealed Copper Wiring with Extensive
Layout, Modular Switches, Generator
Back-up Facilities for Emergency.



TOWER AMENITIES:

Automatic Reputed Brand Passenger & Service Elevators
Fire Alarm In All Entrance Lobby & Lift Lobbies
CCTV In Entrance Lobbies, Designer Entrance Lobby
Fire Safety Features As Per Norms
Generator Back Up For Emergency Lighting In All Lobbies
Generator Back Up For All Lifts Intercom Facility



PROJECTS



RESIDENTIAL

- Beaumonte - Sion
- Aadhayay - Andheri
- Auris Serenity - Malad
- Irene - Malad
- Beaupride - Bandra
- Beaumonde - Prabhadevi
- Vasant Lawns - Thane
- IRIS Blue - Dubai
- IRIS Mist - Dubai

■ Completed ● Ongoing



COMMERCIAL & RETAIL

- Cnergy - Prabhadevi
 - IRIS Bay - Dubai
-
- Viviana Mall - Thane



SHETH CREATORS
Envisioning Landmarks

LAUNCHING

PASSCODE

THE LAST CALL

Marol, Andheri East, Mumbai, Maharashtra 400059

Principal Lender

Indiabulls
HOME LOANS

MahaRERA Registration Number: Daffodil Bldg 7 - P5180000798 | Petunia Bldg 8 - P5180000691 | Bluebell Bldg 9 - P5180000762 | Hana Bldg 10 - P5180000807 | Eliza Bldg 11 - P5180000797 | Acacia Bldg 12 - P5180000850 | Camelia Bldg 13 - P5180000921 | Jolan Tower 14 - P51800017139 | Danica Bldg 15 - P51800015556 | Lillium Bldg 16 - P5180000918 | Zinnia Bldg 17 - P5180000980 | Carnation Bldg 19 - P51800015981 | Website: <https://maharera.mahaonline.gov.in> under registered projects.

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