



VISION STATEMENT

To redefine real estate investments by offering **smart & secure rental income opportunities through studio living**. We envision creating a modern ecosystem where space, convenience, and returns align seamlessly for today's urban investor.

ABOUT AALAYE

Aalaye is not just another real estate project it is a curated investment opportunity for the new-age investor. Aalaye offers **fully pre-leased studio apartments** that ensure **stable rental returns, long-term asset value, and zero operational hassle**.

Aalaye blends affordability, functionality, and foresight into a single, high-performing asset class purpose-built studio apartments tailored for students and working professionals.



WHY AALAYE?



Smart Ticket Size

Attractive entry-level investments starting under ₹20 lakh



Location Advantage

Within minutes of top universities, corporate zones, and international business hubs



Future-Ready Design

Co-living-friendly layouts with amenities aligned to the lifestyle of students and urban singles.

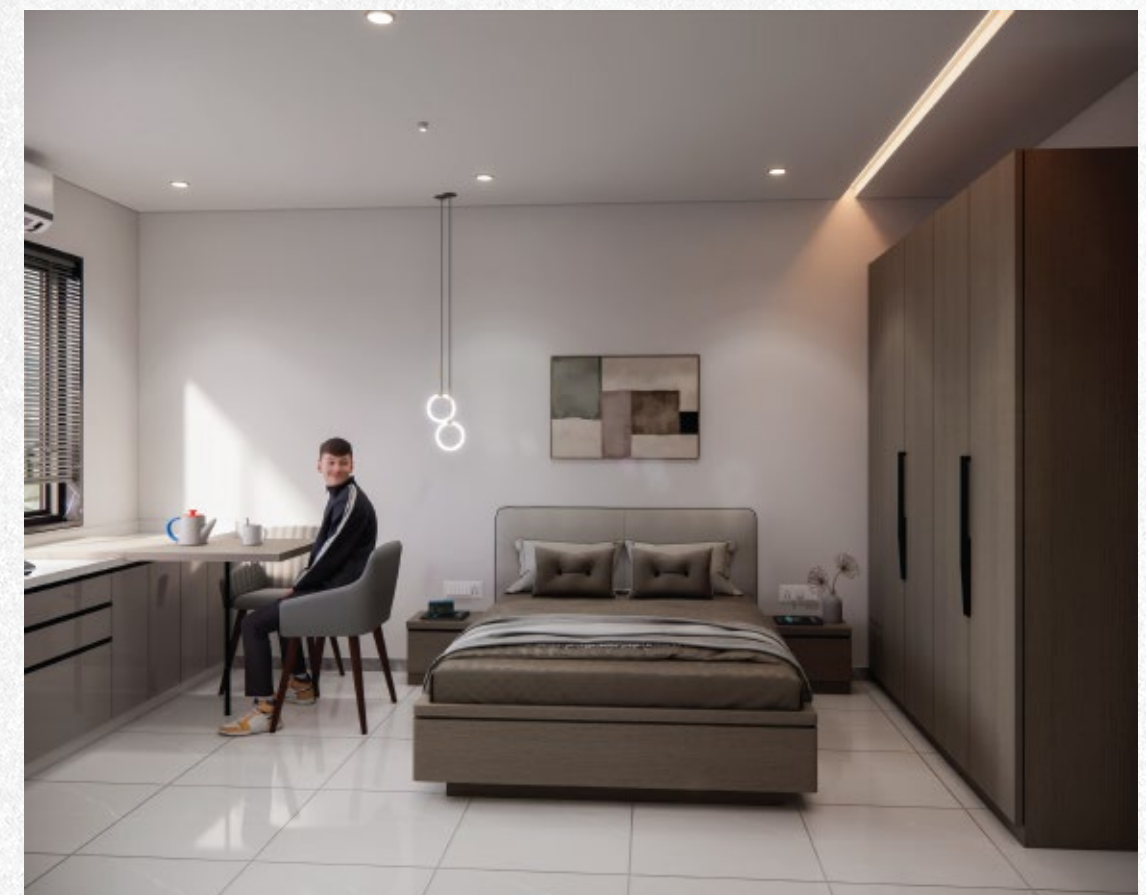


Our Track Record

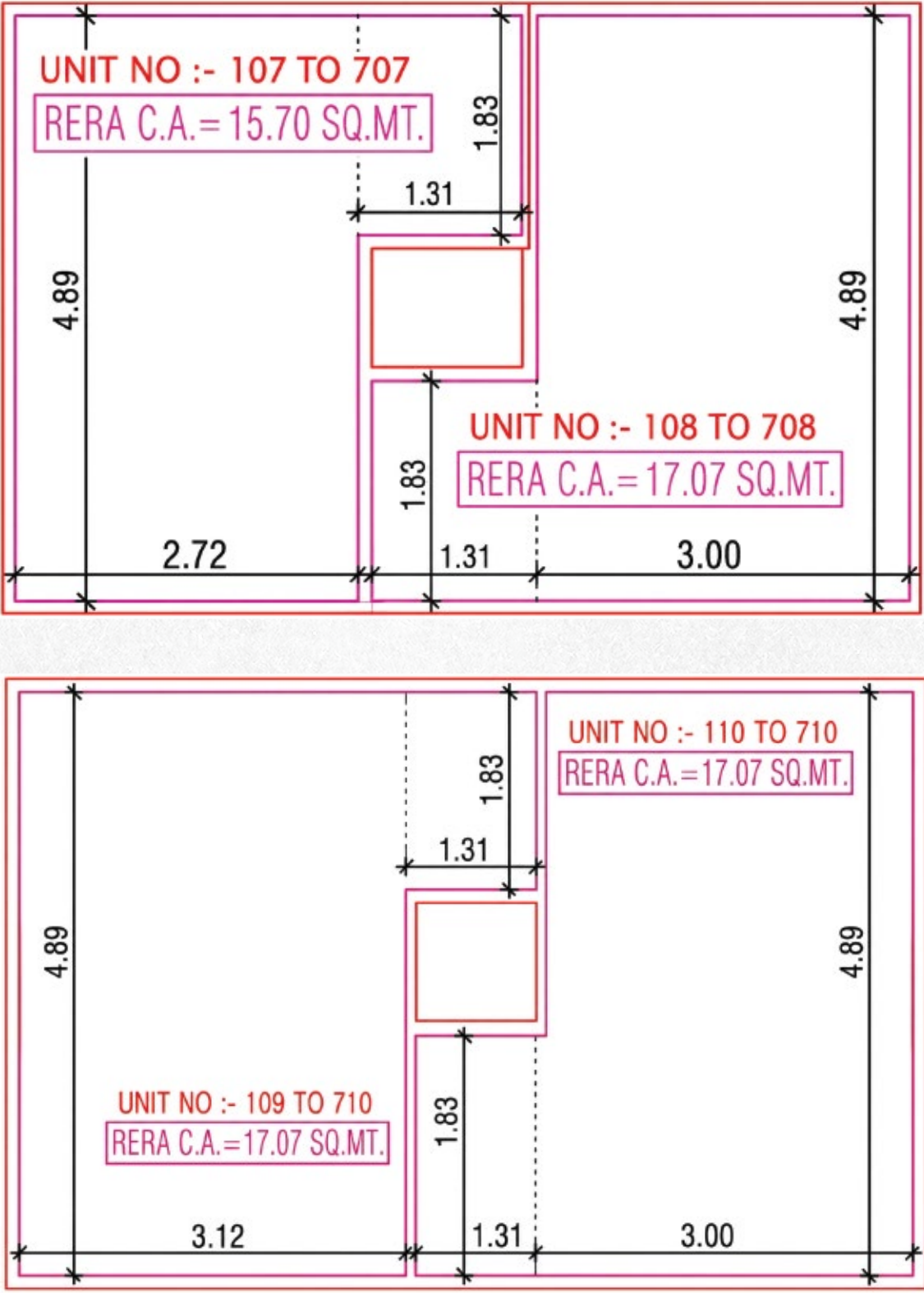
Over 17 lakh sq. ft. delivered across Ahmedabad with a trusted legacy in residential and commercial developments.



ACTUAL 3D VIEWS OF THE PROJECT ENVISIONED



WELL-PLANNED LAYOUT



STRATEGIC LOCATION

Aalaye is perfectly positioned to serve the massive residential demand generated by Ahmedabad's booming education and IT belt.

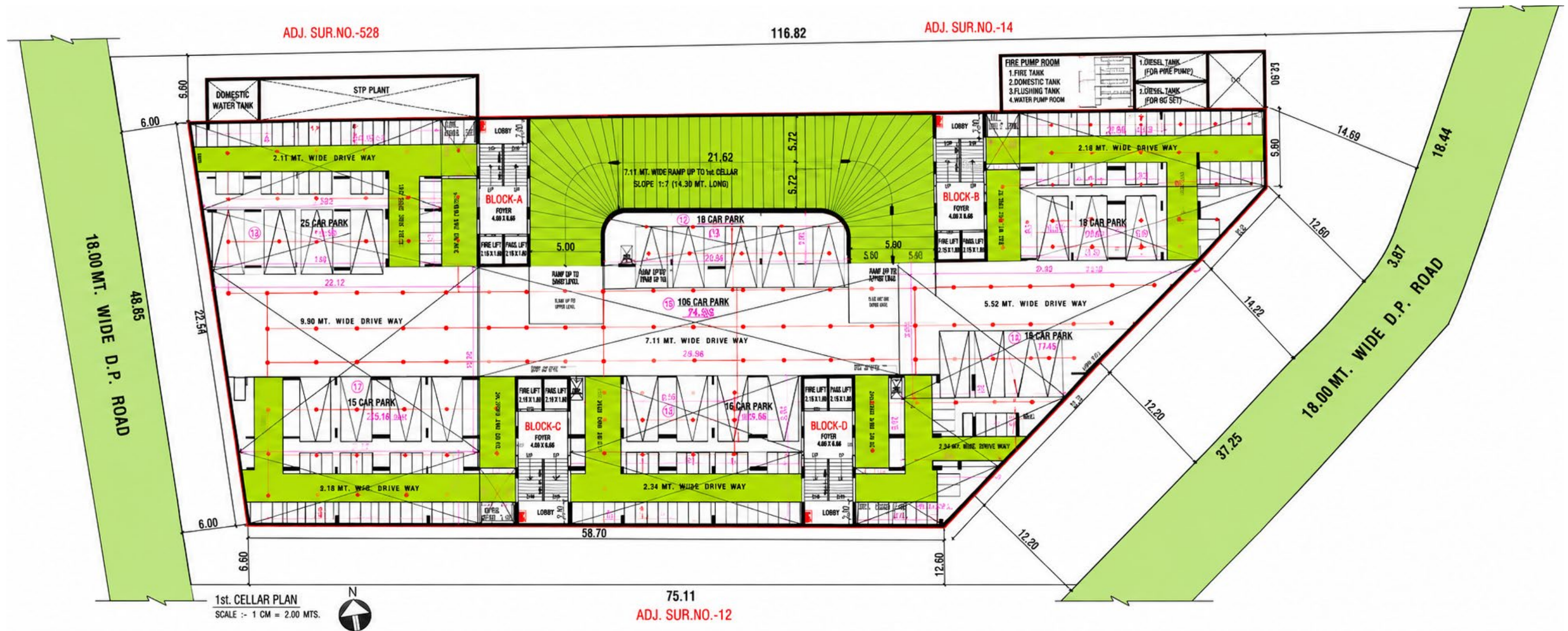


The diagram shows a detailed ground floor plan of a commercial building complex. The plan includes four main blocks labeled BLOCK-A, BLOCK-B, BLOCK-C, and BLOCK-D. Each block contains various rooms such as shops (SHOP-01 to SHOP-04), foyers, lobbies, and parking areas. The building is situated along a 9.00MT. WIDE APPROACH ROAD and a 18.00MT. WIDE D.P. ROAD. The plan also shows a 7.5 MT. WIDE RAMP SLOPE 1:2 and a 7.5 MT. WIDE RAMP SLOPE 1:2. The overall dimensions of the plot are 116.82 by 16.88. The plan includes a north arrow and a scale of 1 CM = 2.00 MTS.

BUILT UP AREA CALCULATION :-		
1st. CELLAR, 2nd. CELLAR		
01. 04.63 X 34.44 / 2	=	79.73 SQ.MT.
02. 58.70 X 34.44 X 1	=	2021.83 SQ.MT.
03. 22.05 X 2.17 / 2	=	24.98 SQ.MT.
04. 22.55+28.56/206.03	=	154.10 SQ.MT.
05. 28.56 X 06.94 X 1	=	190.78 SQ.MT.
NET BUILT UP AREA ON	1st. CELLAR, 2nd. FLOOR	= 2691.13 SQ.MT.

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BASEMENT PLAN 01



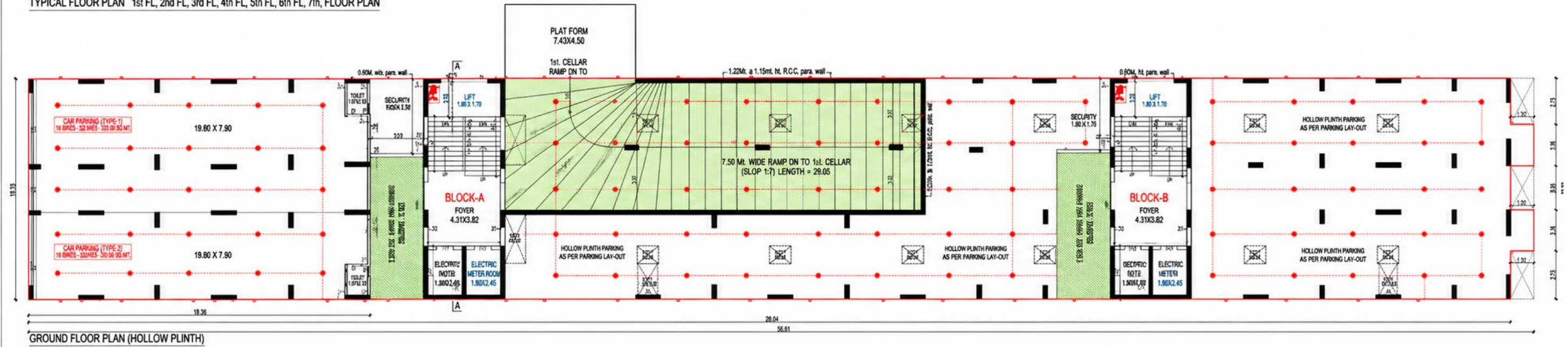
BASEMENT PLAN 02



TYPICAL FLOOR PLAN (BLOCK A & B)

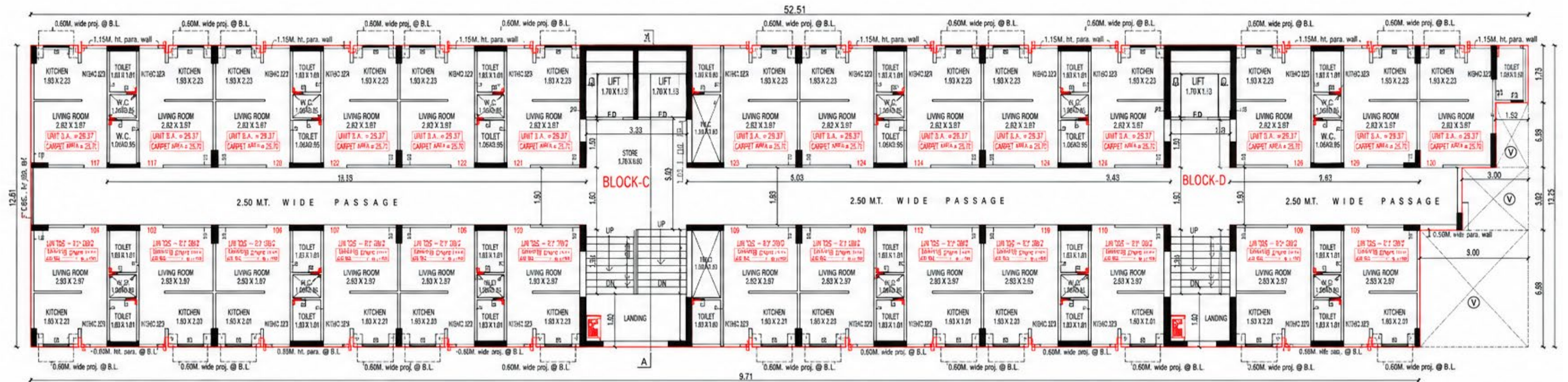


TYPICAL FLOOR PLAN 1st FL, 2nd FL, 3rd FL, 4th FL, 5th FL, 6th FL, 7th FLOOR PLAN

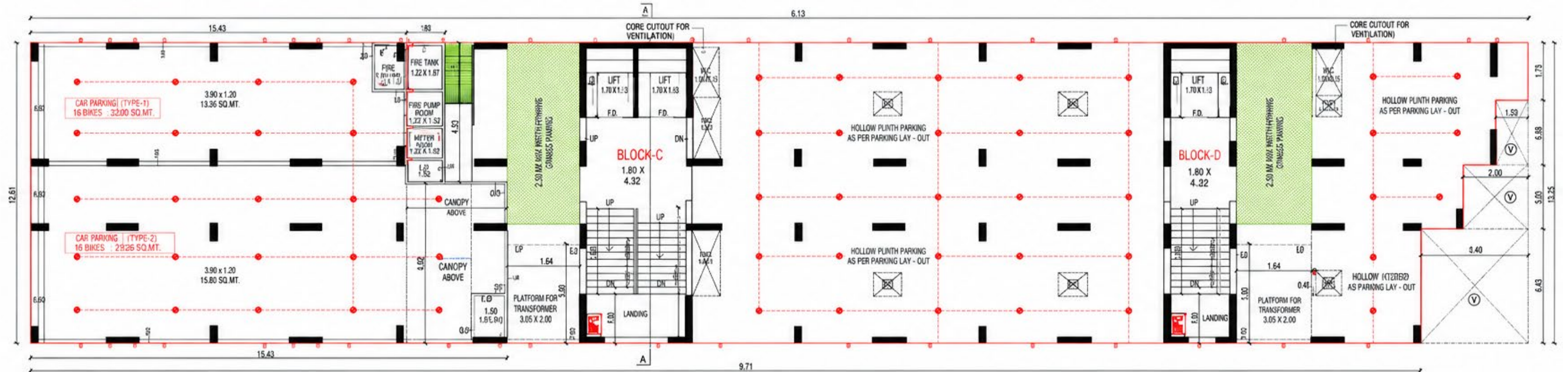


GROUND FLOOR PLAN (HOLLOW PLINTH)

TYPICAL FLOOR PLAN (BLOCK C & D)



TYPICAL FLOOR PLAN 1st FL, 2nd FL, 3rd FL, 4th FL, 5th FL, 6th FL, 7th, FLOOR PLAN



GROUND FLOOR PLAN (HOLLOW PLINTH)

TARGET AUDIENCE

-  **Students of top-tier universities**
-  **Outstation working professionals**
-  **MNC employees**
-  **Medical interns and trainees**
-  **Visiting scholars and lecturers**
-  **Single occupants seeking affordable, high-quality housing**

PROJECT FEATURES

-  **Fully Furnished Units**
 - Plug & play rental model
-  **Lift, Security, CCTV**
 - Modern amenities for comfort & safety
-  **Co-Living Ready**
 - Designed for flexibility and community
-  **Rental Escalation Every Years**
 - Inflation-beating income growth
-  **Home Loan Facility Available**
 - Maximize your ROI through leveraged investment
-  **Transparent Legal Process**
 - All key documents executed before possession





Club house



Gym



Parking



Lifts



Garden



Security

AMENITIES

LEGAL & STATUTORY COSTS

PARTICULAR	AMOUNT / RATE
GST	1%
Stamp Duty	4.9%
Registration Charges	1%
Lease Deed Registration	Actuals
Legal & Documentation Fees	₹30,000

DOCUMENTS EXECUTED:

Agreement to Sell | Sale Deed | Lease Deed



CALL TO ACTION

SECURE YOUR
FUTURE TODAY WITH
A RENTAL-READY
REAL ESTATE ASSET.

Call us to schedule a site visit
or get a personalized ROI proposal.

PROMOTER :DEV INFRA
FP :13 JAMIYATPURA Dantali Road,
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 Near Adalaj Trimandir, Ahmedabad

