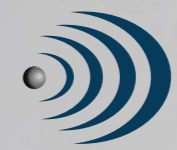




AUM
DEVELOPMENT

Energy in Every Creation

www.aumdevelopment.com



AUM
DEVELOPMENT



THE POWER OF AUM



AUM
DEVELOPMENT

Energy in Every Creation

AUM symbolizes the origin of creation - the energy from which everything begins. This philosophy defines how AUM transforms vision into architecture with purpose, clarity, and measurable impact.

At AUM, energy becomes form. Every project reflects intentional design, disciplined execution, and a commitment to creating developments that resonate beyond completion.





EXPERIENCE THAT SHAPES CONFIDENCE

AUM Development is a Dubai-based real estate company built on decades of industry expertise, delivering residential and commercial developments and luxury villas defined by trust, speed, and uncompromised quality.

Backed by 21+ years of market understanding, AUM Development delivers intelligently planned assets that balance architectural excellence, financial discipline, and long-term end-user value.

Key Facts

- 21+ years of real estate experience
- Over 2 decades of leadership expertise
- AED 1.8 Billion+ investment footprint
- 100% equity-funded development model



LEADERSHIP

A seasoned real estate professional with over two decades of experience, leading AUM with clarity, governance, and strategic foresight.

Deepak Batra's leadership ensures disciplined decision-making, transparent operations, and execution certainty—positioning AUM as a trusted name in Dubai's real estate ecosystem.



CEO Message

Built on Clarity. Delivered with Commitment.
At AUM, quality is never compromised for speed.

Every project is guided by discipline, transparency, and a responsibility to deliver spaces that stand the test of time.

Our promise is simple—build with intent, deliver with precision, and create assets that instill confidence across investors, partners, and end users alike.

Deepak Batra

Founder & CEO

IMPACT SNAPSHOT

Strength in Numbers

AUM's journey is defined by disciplined capital deployment and consistent execution.

Each milestone reflects responsible growth, financial prudence, and a long-term commitment to creating developments that perform well beyond their launch phase.

Highlights

₹ 1.8 Billion+
Real Estate Investments

₹ 500 Million+
Cumulative Phase-1 Asset Value

9 Strategic
Investment Assets

100% Equity-funded
Execution



VISION

To shape enduring developments that elevate living standards and create long-term value.

AUM envisions communities that blend thoughtful design, livability, and durability—creating assets that grow in relevance and value over time.

MISSION

To deliver intelligently designed spaces through experience-driven planning and uncompromised quality. Our mission is to transform opportunity into lasting assets by combining market insight, execution discipline, and commitment to excellence in every development.

CORE VALUES

Principles That Guide Us

**Efficiency | Value | Service
| Authenticity**

These principles guide how AUM plans, builds, and delivers—ensuring consistency, accountability, and trust at every stage of the development lifecycle.

WHAT WE DO

Our Expertise

- **Investment**
Strategic identification of high-potential opportunities
- **Development**
End-to-end execution of residential, commercial projects and luxury villas
- **Real Estate**
Lifecycle management from acquisition to delivery
- **Expertise Description**
AUM integrates investment intelligence, development capability, and real estate execution to create assets that balance commercial performance with lasting livability.

DEVELOPMENTS



Building the Future

AUM's development portfolio reflects its transition into a full-cycle developer—focused on scalable, design-led, and equity-funded projects.

Each development represents AUM's commitment to quality construction, thoughtful planning, and reliable delivery timelines across emerging and established communities.



INVESTMENTS

A Foundation of Financial Strength

AUM's investment portfolio laid the groundwork for its evolution into a full-scale developer, anchored in high-value assets across Dubai's prime communities.

Through disciplined capital deployment, AUM built a robust investment foundation that strengthened credibility, generated scale, and enabled seamless transition into large-scale development.



Investment Highlights

9 Strategic Investment Assets

₹ 30-100 Million
Asset Value Range

₹ 500 Million+
Combined Portfolio Value

Key locations:
**Jumeirah Golf Estates,
Al Barari**



AUM REAL ESTATE FOUNDATION AND INVESTMENT

This initial phase focused on strategic real estate investment and value addition, establishing AUM's expertise in specific market segments before transitioning to large-scale development.



Desert Leaf 2 **₹75M**
📍 Al Barari
📅 DEC 2025



La Maison Amal **₹55M**
📍 Al Barari
📅 APRIL 2026



Sundials **₹45M**
📍 Jumeirah Golf Estates
📅 OCT 2025



Jasmine Leaf C **₹90M**
📍 Al Barari
📅 APRIL 2026



Desert Leaf 9 **₹45M**
📍 Al Barari
📅 FEB 2026



Lime Tree **₹35M**
📍 Jumeirah Golf Estates
📅 FEB 2026



Flame Tree **₹45M**
📍 Jumeirah Golf Estates
📅 APRIL 2026



Desert Leaf 2 **₹55M**
📍 Al Barari
📅 AUG 2025



Sobha Hartland **₹30M**
📍 Mohammed Bin Rashid City
📅 DEC 2026

AWARDS & RECOGNITION

Recognition from industry platforms reinforces AUM's commitment to excellence.

These accolades reflect AUM's focus on quality execution, affordability, and meaningful contribution to Dubai's real estate landscape.



**Upcoming
Developer
of the Year
2025**



**Best Affordable
Project of the Year
2025**



TRANSITION TO DEVELOPER

Strategic Evolution

AUM's transition marked a deliberate move from investor-led activity to development-driven growth.

This evolution empowered AUM to control quality, timelines, and outcomes—unlocking greater value creation through integrated development capabilities.



AG AUM

📍 DUBAI LAND 📅 Q4 2027

₹ 210M



BURJ VIEWS

📍 ARJAN 📅 DELIVERED

₹ 170M




CURRENT DEVELOPMENT PIPELINE

Pipeline Snapshot

4 Active Developments

2027-2028
Delivery Horizon

1 Mega Development
in Ras Al Khaimah



AUM Eternal
📍 Ras Al Khaimah
📅 2028-29

₹ 1.5 Billion

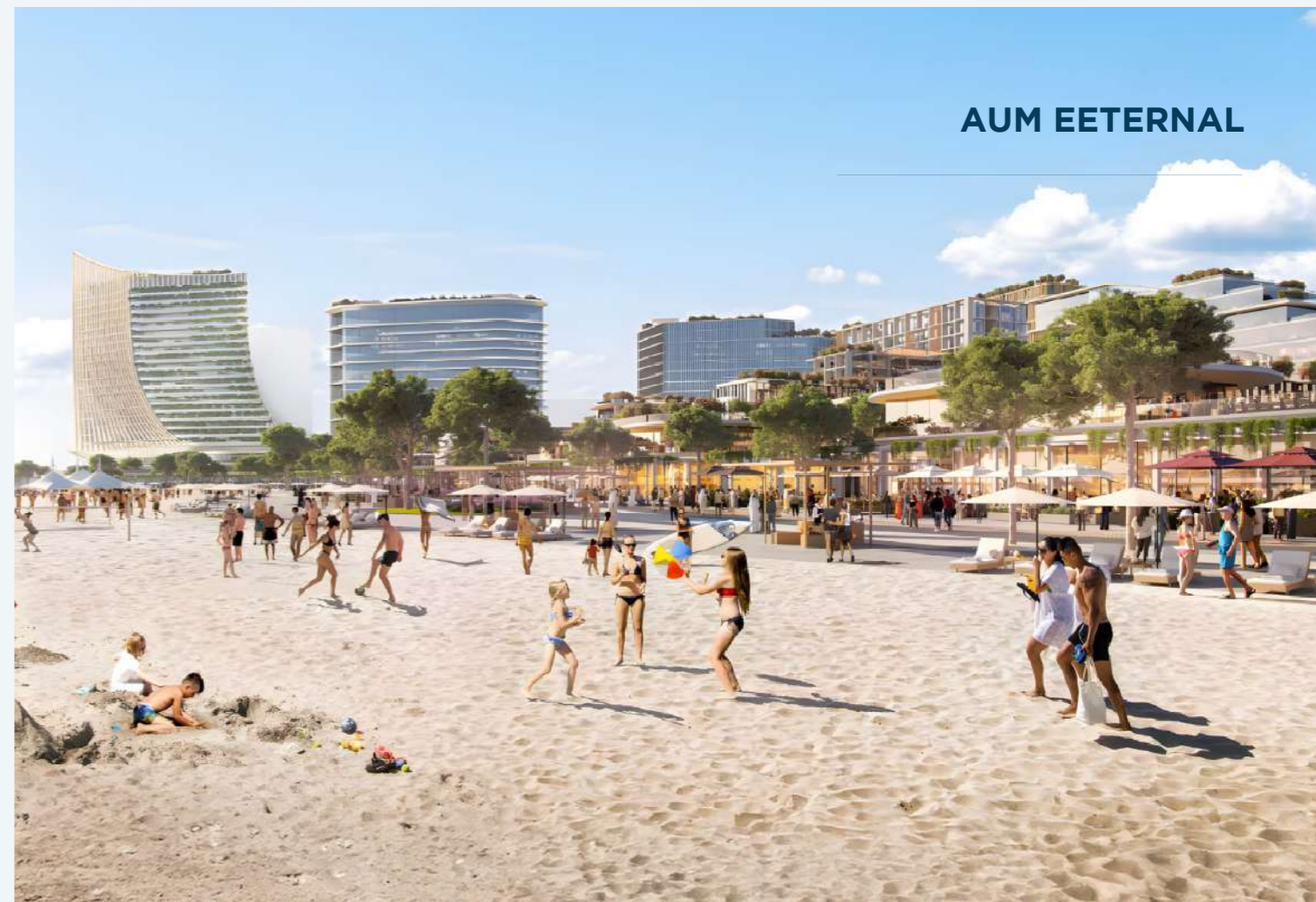


AUM ETERNAL

Designing the Future
of Branded Living



AUM ETERNAL



Project Value

₹ **1.5
Billion**

SO/

ENNISMORE

In Design Stage with
Handed Over in

2028-29

AUM ETERNAL

AUM ETERNAL – Branded Residences by SO/ is a landmark waterfront development located in the prime Marjan Beach District, Ras Al Khaimah. Currently in the design stage, the project is scheduled for handover in 2028–2029 and carries a total development value of AED 1.5 billion. Managed by Ennismore, the world’s fastest-growing lifestyle and leisure hospitality company, the development brings a globally recognized branded living experience to Ras Al Khaimah.

Envisioned to set a new benchmark for branded residential living, the project is defined by thoughtful planning, architectural excellence, and refined luxury. Every element is carefully designed to deliver purposeful efficiency, timeless aesthetics, and elevated living experiences within a distinctive coastal setting. The architectural vision is led by Nikken Sekkei Ltd., one of the world’s most respected multidisciplinary design firms headquartered in Tokyo, Japan. The Lead Design Consultant, Dewan Architects + Engineers, contributes strong regional expertise and global reach, with offices across the GCC, Europe, and Asia.



VEDA

📍 Jumeirah Village Circle
📅 Q3 2027

₹ 140M



Vertex Pointe (VXP)

📍 Arjan
📅 Q2 2028

₹ 210M



RYZE

📍 Dubai International City
📅 Q4 2027

₹ 110M



High Space (HXP)

📍 Arjan
📅 Q2 2028

₹ 120M

VEDA

Designed for Presence,
Reflection and Inner
Balance.



Project Value

₹ 140M

Handed Over in

2027

Residential
Building
1 & 2 Bedroom
Apartments

VEDA

Veda by AUM Development is a thoughtfully designed residential project located in the heart of Jumeirah Village Circle (JVC), offering a refined collection of 1 and 2 bedroom apartments crafted for modern urban living. Rising across B+G+4+R levels, creating an intimate and private living environment with a strong sense of community.

The apartments are generously proportioned, with 1-bedroom units ranging from 679 to 1130.75 sq. ft. and 2-bedroom units from 1120.15 to 2294.56 sq. ft., thoughtfully planned to maximize space, comfort, and natural light while reflecting contemporary design aesthetics.

The low-rise architectural design enhances tranquility while maintaining easy access to urban amenities. Scheduled for handover in Q3 2027, the project offers a flexible 40/60 payment plan, making ownership accessible and investment-friendly. With its prime location, limited number of units, and future-ready design, Veda by AUM Development presents an exceptional opportunity for homeowners and investors seeking long-term value and elevated living in Dubai.

RYZE

Dynamic Living for
The Driven

Project Value

₹ 110M

Handed Over in

2027

Residential
Building
Studio,
1 Bedroom,
2 Bedroom
Apartments



RYZE

RYZE Residences by AUM is a thoughtfully designed residential development located in Dubai International City (Warsan), offering a curated selection of studio, 1-bedroom, and 2-bedroom apartments.

The project features Vastu-compliant layouts, private garden decks in select units, floor-to-ceiling windows, smart storage solutions, and durable modern finishes. With efficient space planning and a strong focus on lifestyle comfort, RYZE delivers homes that balance functionality and elegance.

The G+6 development with flexible 40/60 payment plan, making it an attractive off-plan investment. Strategically positioned within Dubai International City to ensure strong rental yields and long-term resale value, RYZE Residences is scheduled for handover in Q4 2027, offering both end-users and investors a compelling opportunity.



RYZE



VERTEX POINTE (VXP)

A New Standard for Workspaces in Arjan



Project Value

₹210M

32 | **20**

Offices | Retail Spaces

Handed Over in

2028

Commercial Building
2B + G + 4 Floors + Roof

VERTEX POINTE (VXP)

Vertex Pointe is a boutique commercial development in Arjan designed as a place of progress, where workspaces evolve into platforms for growth. With only 32 offices and 20 retail spaces, it offers a focused environment shaped by smart design and efficient planning. Each office features a balcony and access to wellness-driven amenities, including paddle courts, landscaped greens, and a top-floor gym. Retail on the ground level adds convenience, completing a setting built for ideas to take form and ambition to thrive.

Vertex Pointe enhances the workday by blending productivity with well-being through thoughtfully designed amenities, including a top-floor gym, paddle courts, landscaped greens, water features, and outdoor seating. Ground-level retail adds convenience, while parking at 2.5 times the standard capacity ensures ease of access. Designed as a 2B + G + 4-floor commercial development, Vertex Pointe features 32 offices, 20 retail spaces, and 229 parking spaces—creating a balanced, future-ready environment for modern businesses.

HIGH SPACE (HXP)

Designed for Work.
Inspired by Wellness.

Project Value

₹120M

20 | **6**
Offices | Retail Spaces

Handed Over in
2028

Commercial Building
Basement +
Ground +2 + R.

HIGH SPACE (HXP)

High Space is a contemporary mixed-use development designed to elevate business and lifestyle experiences in a prime location near Dubai Miracle Garden. Comprising Basement, Ground, 2 floors, and Roof level, the project features a limited collection of 26 units, including 6 retail spaces and 20 modern offices, ensuring exclusivity and efficiency.

The building overlooks lush surroundings and is enhanced by a striking high-resolution LED façade screen that wraps the exterior, creating a strong visual identity. Wellness is at the core of HIGH SPACE, with a dedicated yoga and wellness center, gym, prayer rooms for both men and women, and a vertical garden extending all the way to the roof. Abundant parking with valet service, easy access and exit, landscaped green areas, and thoughtful amenities make it a future-ready destination. Scheduled for handover in 2028, HIGH SPACE is where innovation, wellness, and smart design come together.



HIGH SPACE (HXP)





A JOURNEY OF PURPOSEFUL GROWTH

TIMELINE HIGHLIGHTS





MARKET PROMISE

Our Commitment to the Market

AUM is committed to contributing responsibly to Dubai's real estate market through quality-driven, equity-backed, and transparently executed developments.

AUM promises to raise market standards by delivering reliable timelines, durable quality, and assets designed for long-term relevance rather than short-term speculation.

Our Promise in Action

100%
Equity-funded Confidence

Measured, sustainable
Growth

Value
Beyond Handover

Trust
Built Through Delivery



AUM
DEVELOPMENT

BUILD WITH
CONFIDENCE.

INVEST WITH
CLARITY.

Partner with a developer that values discipline,
accountability, and long-term performance.

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