



ENVISAGE A HIGH-END OFFICE WITH
LUSH GREEN VIEWS



STOCK IMAGE

ONE OF THE VERY FEW IT PARKS IN THE CITY,
LINKED TO SERENITY

LINKED WITH THE
GREYS & THE GREENS



TECHNO
IT PARK
BORIVALI (W)

UNDER CONSTRUCTION
METRO STATION

ESKAY CLUB

FUTURE DEVELOPMENT

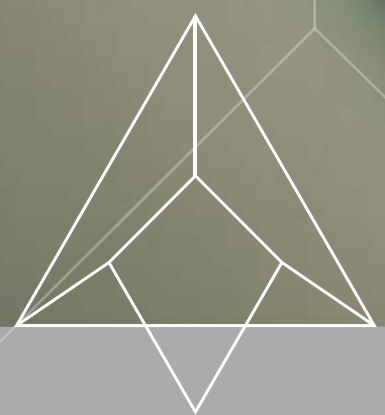
FUTURE DEVELOPMENT

ACTUAL IMAGE SHOT ON 2ND MAY 2018



PICTURE A BUSINESS ADDRESS THAT IS

GREEN ON CONNECTIVITY



STOCK IMAGE

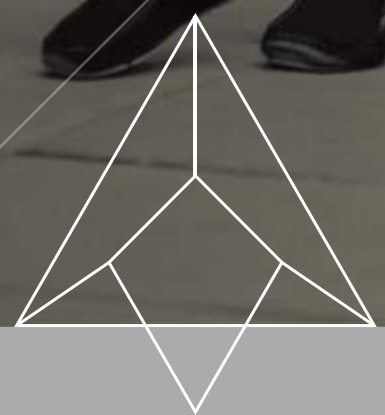
AN IT PARK, CONVENIENTLY LINKED

TO WESTERN MUMBAI, THANE AND SOUTH MUMBAI



IMAGINE WORKING CLOSE TO
HOME THAT MAKES OTHERS

GO GREEN WITH ENVY



STOCK IMAGE

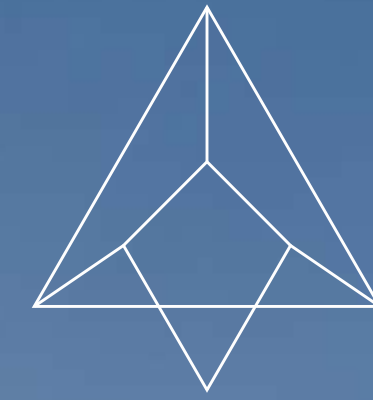
AN IT PARK THAT LINKS YOU TO

'WALK TO WORK' CULTURE

A 2 LAC SQ. FT.
LANDMARK LINKED WITH
SUPERIOR MUST-HAVES

A ONE-OF-ITS-KIND PARK WITH
INTERNATIONAL FEATURES

ACTUAL IMAGE SHOT ON 2ND MAY 2018



TECHNO
IT PARK

BORIVALI (W)

PRESENTING

CORPORATE SPACES LINKED TO A
GREEN WAY OF WORK LIFE

PROJECT HIGHLIGHTS

- FUTURISTIC G+11 STORIED BUSINESS COMPLEX
- CONVENIENTLY LOCATED AMIDST SERENITY ON LINK ROAD, BORIVALI (W)
- DOUBLE-HEIGHT GLASS FAÇADE ENTRANCE LOBBY FOR A GRAND ARRIVAL
- ADEQUATE CAR PARKING
- DOUBLE GLAZED GLASS FAÇADE
- SPACIOUS, NATURALLY VENTILATED TYPICAL FLOOR LOBBY
- SEPARATE ENTRY-EXIT GATE FOR EFFICIENT VEHICULAR MOVEMENT
- 4 HIGH-SPEED ELEVATORS & SUPERIOR SECURITY SOLUTIONS
- 2 COMMON PANTRIES, PER FLOOR
- 100% DG POWER BACK-UP

OFFICE HALLMARKS

- 12 BARE SHELL OFFICES WITH COLUMN-FREE WORK SPACES ON TYPICAL FLOOR
- OFFICES FROM 403 SQ. FT. TO 1283 SQ. FT. WITH AN OPTION OF COMBINED OFFICES
- AIR-CONDITIONED OFFICES WITH DEDICATED AHU PER OFFICE
- ONE DEDICATED TOILET PER OFFICE IN COMMON TOILET BLOCKS
- FIRE SPRINKLER IN EACH OFFICE
- VASTU COMPLIANT ENTRANCE FOR ALL THE UNITS

FUTURE
DEVELOPMENT

ACTUAL IMAGE SHOT ON 2ND MAY 2018

403 SQ. FT. TO 1283 SQ. FT. OFFICES
ADVANTAGEOUS FOR
IT & ITES RELATED BUSINESSES

IDEAL FOR ALL SECTORS
FROM CALL CENTRES TO WEBSITE SERVICES,
AND FROM DATA PROCESSING UNITS
TO BACK OFFICE OPERATIONS OF IT/ITES COMPANIES

A photograph of a modern building's entrance lobby. The space is characterized by a double-height glass facade on the right side, which reflects the sky and surrounding environment. The interior features a light-colored, polished floor with decorative dark lines. The ceiling is white with several circular pendant lights hanging from it. The overall atmosphere is bright and contemporary.

FIRST IMPRESSIONS ARE
MADE OF THESE

DOUBLE-HEIGHT GLASS FAÇADE
ENTRANCE LOBBY

ACTUAL IMAGE SHOT ON 2ND MAY 2018

COLUMN-FREE,
BUSINESS SPACES LINKED WITH
THE FREEDOM OF EXPRESSION

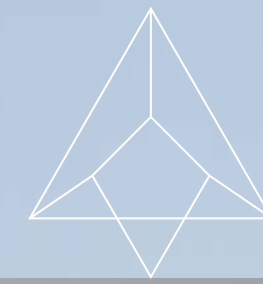
12 BARE SHELL OFFICES PER LEVEL

A modern office interior featuring a large window with a view of a city and water. The room contains a glass table with two black chairs, a desk with a laptop and an office chair, and a ceiling with recessed lighting. The text "AIR-CONDITIONED OFFICES" is overlaid on the image.

AIR-CONDITIONED OFFICES

DEDICATED AIR HANDLING UNIT, PER OFFICE

GET LINKED TO A
GREEN WORK ENVIRONMENT, FASTER



TECHNO
IT PARK
BORIVALI (W)

ON-THE-GO CONNECTIVITY



BORIVALI RAILWAY STATION - 13 MINS.



KANDIVALI RAILWAY STATION - 21 MINS.

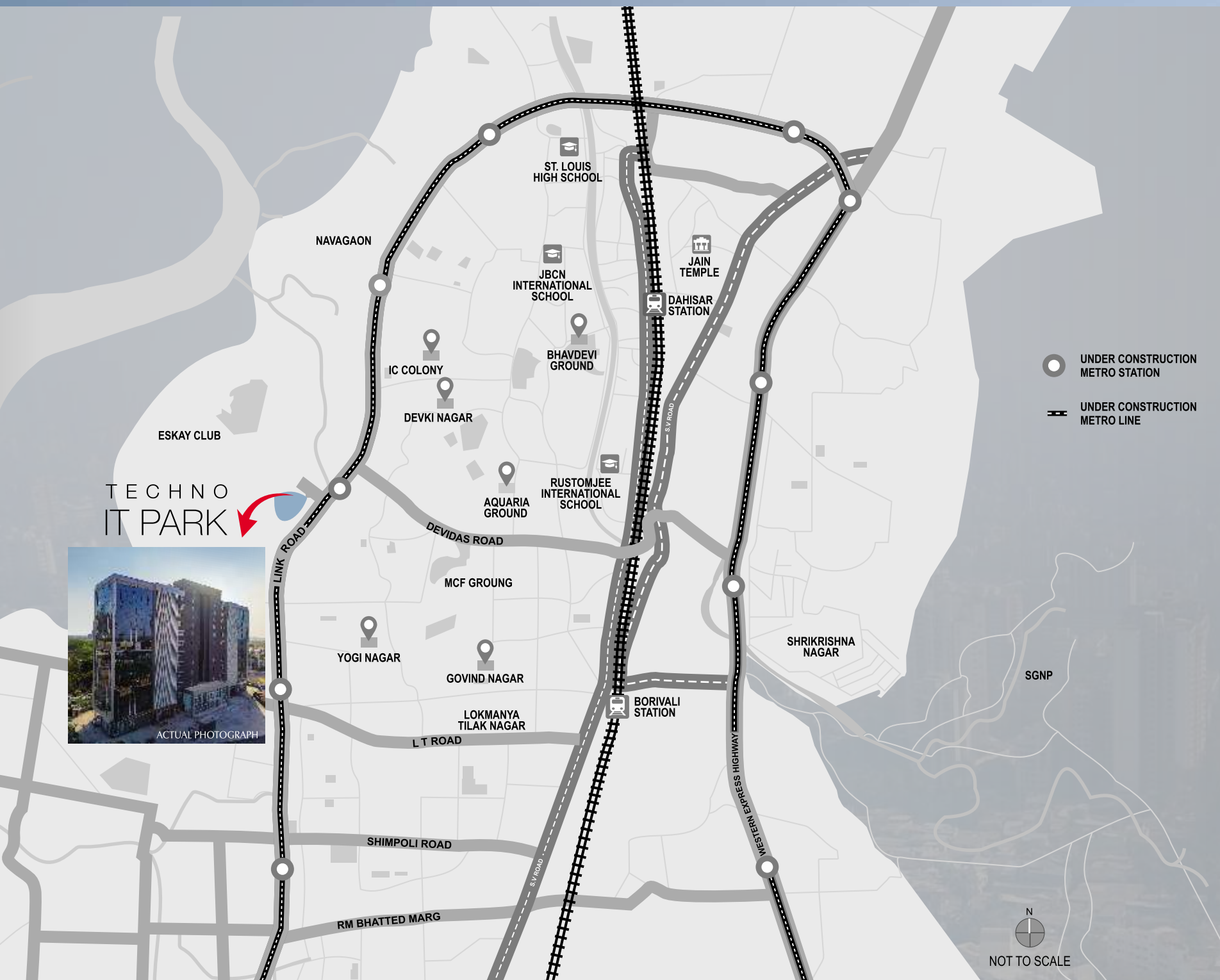


SMOOTH ROAD CONNECTIVITY VIA S.V. ROAD,
WESTERN EXPRESS HIGHWAY & LINK ROAD



RIGHT OPPOSITE METRO STATION (PROPOSED)

Note: Distance or time mentioned is as per Google map.

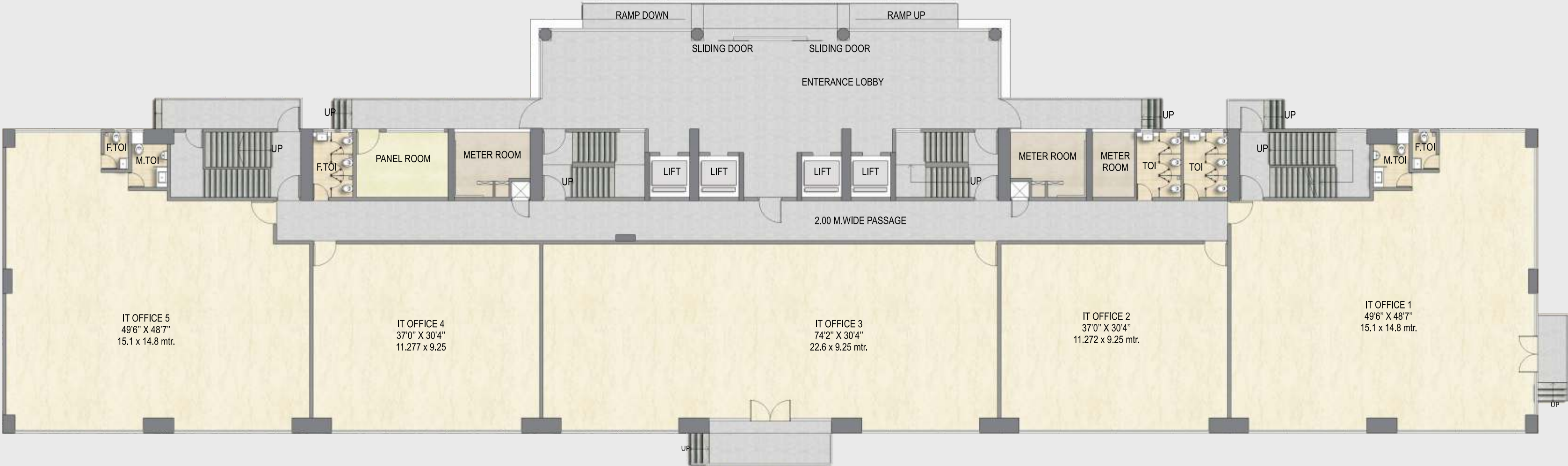


ACTUAL IMAGE SHOT ON 2ND MAY 2018

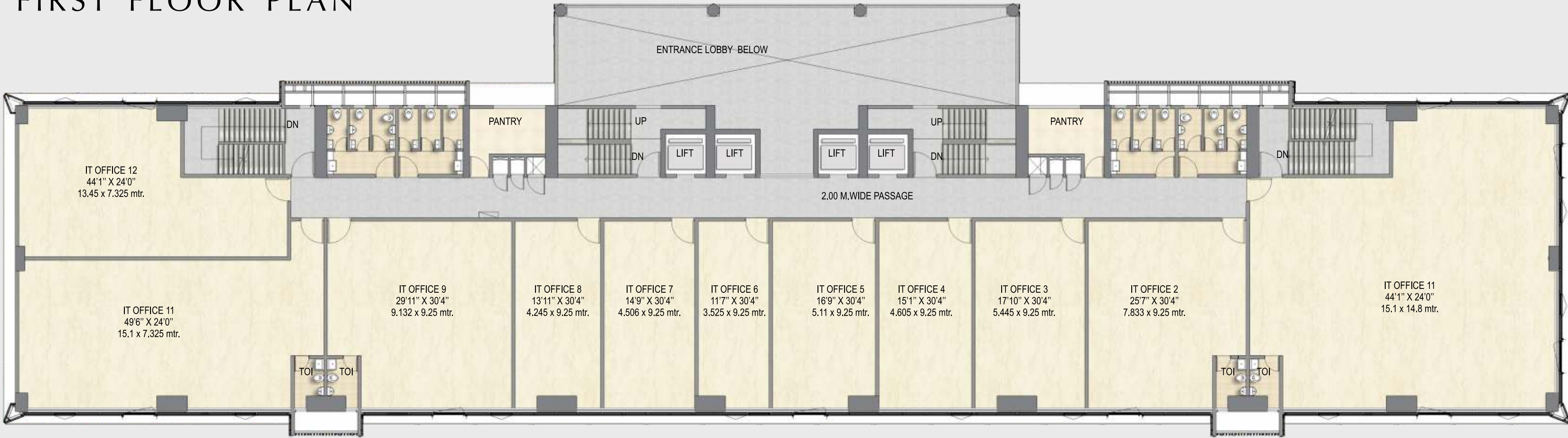
BUSINESS PARK COMPLEX LAYOUT



GROUND FLOOR PLAN



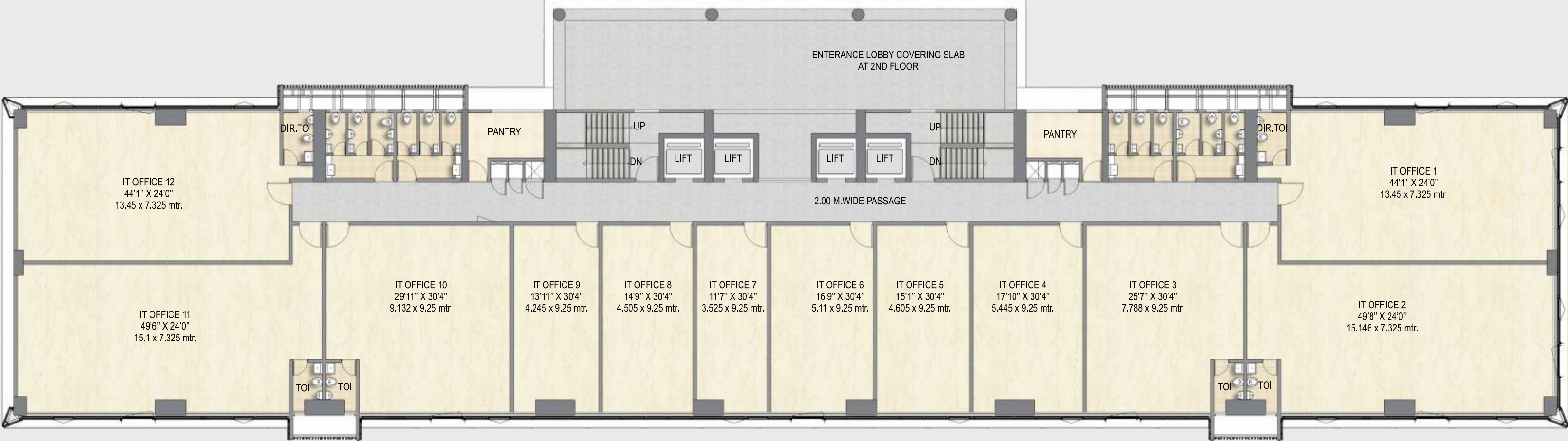
FIRST FLOOR PLAN



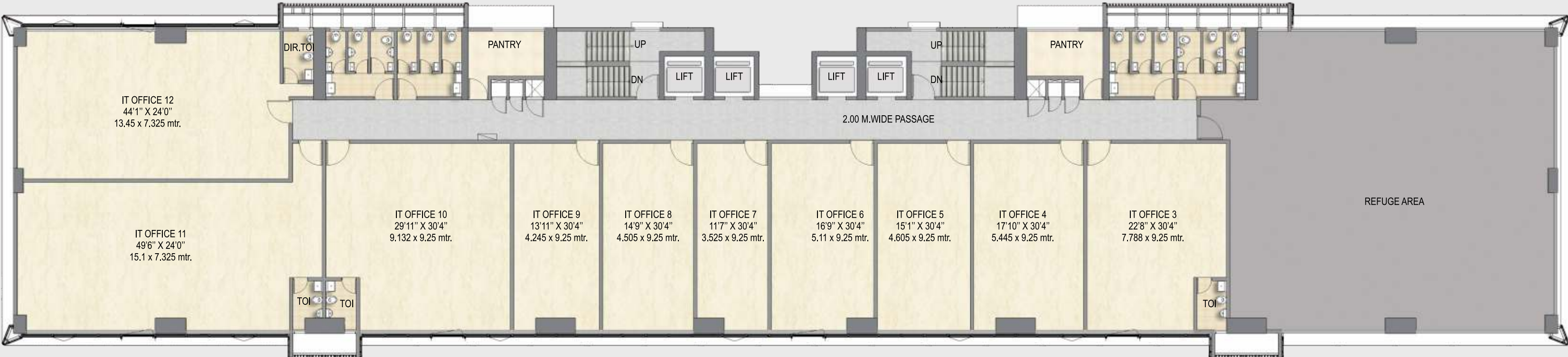
All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-)3% in actual carpet areas may occur on account of site conditions / columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. mtr. = 10.764 sq. ft. & 1 meter = 3.28 feet *T&C Apply



TYPICAL FLOOR PLAN



SIXTH (REFUGE) FLOOR PLAN



All internal dimensions for carpet area are from unfinished wall surfaces. Minor variations up to (+/-)3% in actual carpet areas may occur on account of site conditions / columns / finishes etc. In toilets, the carpet areas are inclusive of ledge walls (if any). Conversion: 1 sq. mtr. = 10.764 sq. ft. & 1 meter = 3.28 feet *T&C Apply



NOT TO SCALE



TECHNO
IT PARK

BORIVALI (W)

TECHNO IT PARK INCLUDES IT & ITES POLICIES

THE INFORMATION TECHNOLOGY INDUSTRY COMPRISES:

'IT' SOFTWARE

'IT' IS DEFINED AS ANY REPRESENTATION OF INSTRUCTION, DATA, SOUND OR IMAGE, INCLUDING SOURCE CODE OR OBJECT CODE, RECORDED IN MACHINE READABLE FORM & CAPABLE OF BEING MANIPULATED TO PROVIDING INTERACTIVITY TO A USER WITH THE MEANS OF A COMPUTER.

'IT' HARDWARE

'IT' COVERS PRODUCTS AS NOTIFIED BY DIRECTORATE OF INDUSTRIES FROM TIME TO TIME. AN INDICATIVE LIST AS PER SCHEDULE A.

SUPPORT SERVICES / FACILITIES

THESE ARE THE SERVICES PROVIDED IN RELATION TO CONDUCT OF IT / ITES BUSINESS.

ANIMATION, VISUAL EFFECTS, GAMING AND COMICS (AVGC)

DATA CENTER

'IT' ENABLED SERVICES (ITES)

THE CENTRAL BOARD OF DIRECT TAXES (CBDT) UNDER SECTION 10A OF THE INCOME TAX ACT FROM TIME TO TIME ARE AS BELOW.

- | | |
|---|------------------------------|
| • BACK-OFFICE OPERATIONS | • HUMAN RESOURCE SERVICES |
| • CALL CENTRES | • INSURANCE CLAIM PROCESSING |
| • CONTENT DEVELOPMENT
OR ANIMATION | • LEGAL DATABASES |
| • DATA PROCESSING | • MEDICAL TRANSCRIPTION |
| • ENGINEERING AND DESIGN | • PAYROLL |
| • GEOGRAPHIC INFORMATION
SYSTEM SERVICES | • REMOTE MAINTENANCE |
| | • REVENUE ACCOUNTING |
| | • WEBSITE SERVICES |

THE STATE GOVERNMENT WILL TAKE A DECISION TO MAKE NECESSARY CHANGES IN THE LIST OF SERVICES IF THERE ARE ANY CHANGES IN THE INCOME TAX ACT. IN CASES WHERE THE DIRECTORATE OF INDUSTRIES OR ITS FIELD OFFICES HAVE ISSUED LETTER OF INTENT OR REGISTRATION TO AN IT/ITES UNIT, IT PARK/IT SEZ/AVGC PARK, THE INCENTIVES SANCTIONED WILL CONTINUE FOR THE ELIGIBLE PERIOD EVEN IF THERE ARE CHANGES IN THE POLICY PERIOD. THE ITES UNITS CARRYING OUT ACTIVITY AS PER ABOVE DEFINITION ALSO WILL BE ALLOWED TO OCCUPY SPACE IN EXISTING IT PARKS.

Note: The above mentioned list of services are based on Maharashtra's Information Technology / Information Technology Enabled Services (IT/ITES) Policy - 2015

All purchasers and users are informed and have agreed that usage of units at TECHNO IT PARK shall adhere to provisions of IT/ITES Policy 2015.

THE NAME THAT KEEPS YOU REST ASSURED



A RICH LEGACY OF MORE THAN 50 YEARS WITH OVER 100 ICONIC LANDMARKS & NUMEROUS PRESTIGIOUS RECOGNITIONS, MAKES THE WADHWA GROUP, A FORCE TO RECKON WITH IN INDIA'S REALTY BUSINESS, TODAY.

CELEBRATED BY OVER 20,000 CUSTOMERS AND APPLAUDED BY 100 PLUS MNC TENANTS, THE GROUP HAS EARNED ITS STRIPES ON THE ROCK-SOLID PRINCIPLES OF TIMELY PROJECT COMPLETION, STRONG PLANNING AND DESIGN INNOVATION - THE PILLARS THAT MAKE EACH AND EVERY PROJECT OF THE GROUP NOTEWORTHY IN ITS OWN RIGHT.

PRESENTLY, WITH OVER 15 MILLION RESIDENTIAL & COMMERCIAL PROJECTS IN THE OFFING, THE GROUP IS ALSO LOOKED UP TO FOR ITS EMPLOYEE-FRIENDLY AND PROFESSIONAL, BUSINESS ENVIRONMENT.

THE GROUP'S LEADERSHIP POSITION IS A RESULT OF THE GOODWILL IT HAS BUILT; AS WELL AS THE SEVERAL AWARDS' IT HAS RECEIVED SUCH AS THE ASIA PACIFIC PROPERTY AWARDS 2013-2014, CNBC-AWAAZ REAL ESTATE AWARD BY RR KABEL AND THE INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC, TO NAME A FEW.

ICONIC BUSINESS COMPLEXES



THE CAPITAL, BKC



PLATINA, BKC

COVETED LIFESTYLE LANDMARKS



AQUARIA GRANDE,
BORIVALI (W)



W54,
MATUNGA (W)

THE MOST TRUSTED PARTNER



THAKUR GROUP WAS FOUNDED IN 1979. IT STARTED WITH CONSTRUCTION OF HOUSING COMPLEX AT KANDIVALI - EAST IN EARLY EIGHTIES. HOWEVER, RIGHT FROM BEGINNING, THE CHAIRMAN OF THE GROUP MR. V.K. SINGH HAD THE VISION OF DEVELOPING A FULL FLEDGED TOWNSHIP WITH ALL FACILITIES FOR THE BETTERMENT OF THE CITIZENS OF MUMBAI.

TODAY, THE THAKUR GROUP CAN RIGHTFULLY CLAIM THE CREDIT OF DEVELOPING AN ENTIRE TOWNSHIP, KNOWN AS "THAKUR COMPLEX" AND "THAKUR VILLAGE" AT KANDIVALI EAST, ON BOTH SIDE OF WESTERN EXPRESS HIGHWAY, THEN – A SLEEPY SUBURB AND NOW A PROMINENT SUBURB OF MUMBAI.

THIS TOWNSHIP IS FULLY DEVELOPED WITH EXCELLENT URBAN FACILITIES LIKE COMMERCIAL COMPLEXES, CINEMA HOUSES, BUS DEPOT, POST OFFICE, PUBLIC PARKS, SPORTS FACILITIES, SCHOOLS, COLLEGES, HOSPITALS, FIRE-BRIGADE STATION, POLICE STATION, BANKS.

NOTED COMMERCIAL LANDMARKS



THAKUR MALL, DAHISAR



THAKUR MALL, THAKUR VILLAGE

RENOWNED RESIDENTIAL PROJECTS



THAKUR JEWEL, KANDIVALI (E)



VISHNU SHIVAM TOWER, KANDIVALI (E)

