

A LEGACY
ARISES

sheth

ASHWIN SHETH GROUP



A BRAND SYNONYMOUS TO QUALITY AND TRUST

Established in 1986, Sheth Group, an Ashwin Sheth initiative, is one of the leading real estate developers in the country, with an identity rooted in unique designs infused with contemporary thinking. Since its inception, the group has delivered some of the finest residential, IT, retail and township projects in India and abroad, through resourceful planning, unwavering focus on quality and customer-oriented designs. With over 80 diversified luxury projects across Mumbai & Dubai, including landmarks like Viviana Mall and BeauMonde, the brand has nestled over 25,000+ happy families in their dream homes.

LOCATION EMPOWERS
THE **BUSINESS GROWTH**,
WE MAKE SURE YOU CHOOSE
THE **PROMINENT ONE**.



sheth
CNERGY
— Prabhadevi —

PRABHADEVI'S
MOST ICONIC
COMMERCIAL
LANDMARK





Energy, Prabhadevi is a masterpiece delivered by Sheth Developers, which is now host to a many leading corporate companies. It is meticulously designed as an ultra-modern business nerve-centre that caters to world class offices with state-of-the-art amenities to complement your achievements. This exclusive 8 storey commercial and IT Park is an ultimate corporate cult with its premium location, impressive architecture, wide frontage, sprawling spaces and new generation features. It is where you bring your dreams, and reality leaves you astonished. This commercial landmark is designed to create inspiring work environment, where luxury reflects in its every facet.



Presence of Renowned Corporate Brands

- JM Financial Asset Management Limited
- J.B Chemicals & Pharmaceuticals Ltd.
- ICICI Prudential Life Insurance
- Sajjan India Pvt. Ltd.
- SAPL Industries Pvt. Ltd.

INSPIRED BY THE PAST,
WE CONTINUE TO CRAFT
A BETTER FUTURE.

Introducing

sheth
CNeRGY
— T H A N E —



sheth CNERGY

—THANE—

Strategically located, intelligently designed and equipped with technology driven facilities, Cnergy, on Thane's Platinum Belt, is perfectly positioned to be the bustling new centre of commerce. Created with the same vision, dedication and meticulous planning behind the iconic Cnergy Prabhadevi, we are giving your business the global address it deserves. The commercial centre integrates state-of-the-art office spaces with the finest retail and culinary prospects to give you an experience that is truly holistic.

OFFICES RANGING FROM

570 SQ.FT. AND ABOVE



A MAGNIFICENT ENTRANCE SETS THE TONE FOR THE GRANDEUR OF ENERGY

Make the first impression the everlasting one with our resplendent entrance lobby. Be rest assured that your every workday will begin on a good note.

A WORLD BEYOND BUSINESS



COMMUTE EASILY

With super-fast connectivity



CREATE IMPRESSION

With World-class office spaces



EXCEL PERFORMANCE

Amidst productive work environment



FEEL RELAXED

Amidst landscaped area



SOCIALIZE & CELEBRATE

At your favourite cafe



STAY SECURED

With 24x7 security surveillance



ENRICH INVESTMENT

With higher appreciation

An aerial night photograph of Thane, India, showcasing a dense urban landscape. The city is illuminated with warm yellow and white lights from buildings and streets. A prominent multi-lane highway with light trails from traffic runs diagonally across the lower half of the image. In the background, a range of dark mountains is silhouetted against a deep orange and red twilight sky. The overall scene conveys a sense of a modern, bustling city at night.

A NEW VERSION **OF BKC** TAKES SHAPE AT **THANE**

The city of lakes – Thane, has attracted a plethora of corporate and retail companies due to its competitive rentals and constantly improving infrastructure. Its incomparable location advantages to Mumbai are leading many corporates and businesses to set up their offices here. Now, Thane hosts top corporates like TCS, DIL Ltd, Bayer India, Aditya Birla Financial, Voltas and many more. The city is crowned with best in class residential developments, socializing avenues, Malls, IT Parks, Schools and hospitals, and has close proximity to hills, forest parks and nature.

PLANNED TO FULFILL YOUR FUTURE ASPIRATIONS



METRO

Metro 4 - Wadala-Ghatkopar-Thane-Kasarvadavali built along the EEH connecting Mumbai to Thane.
Metro 5 - Connecting Kapurbawdi - Bhiwandi



ELEVATED ROADS

7 km elevated six-lane freeway proposed by the Thane Municipal Corporation bypassing major traffic junctions along the Eastern Express Highway (EEH)



KOPRI BRIDGE

The work on the Kopri bridge widening project by MMRDA is going on in full swing. This over bridge at Kopri connects Thane to Mumbai via the Eastern Express Highway. The existing two-lane road will be widened to a six-lane road, with two new lanes on either side of the bridge, and will ease congestion in the long run.



VITAWA BYPASS

Bypass road connecting Kopri to Thane-Belapur Road cutting down traffic by half.



TUNNEL

Connecting Thane and Borivali, this tunnel when complete will decongest traffic on Western Express Highway and Thane Ghodbunder Road.



FERRY

It will increase connectivity from Thane to Gateway of India and Thane to Navi Mumbai.

SEAMLESS CONNECTIVITY TO CITY'S EVERY PRIVILEGE



STOCK IMAGE



STOCK IMAGE

ENTERTAINMENT

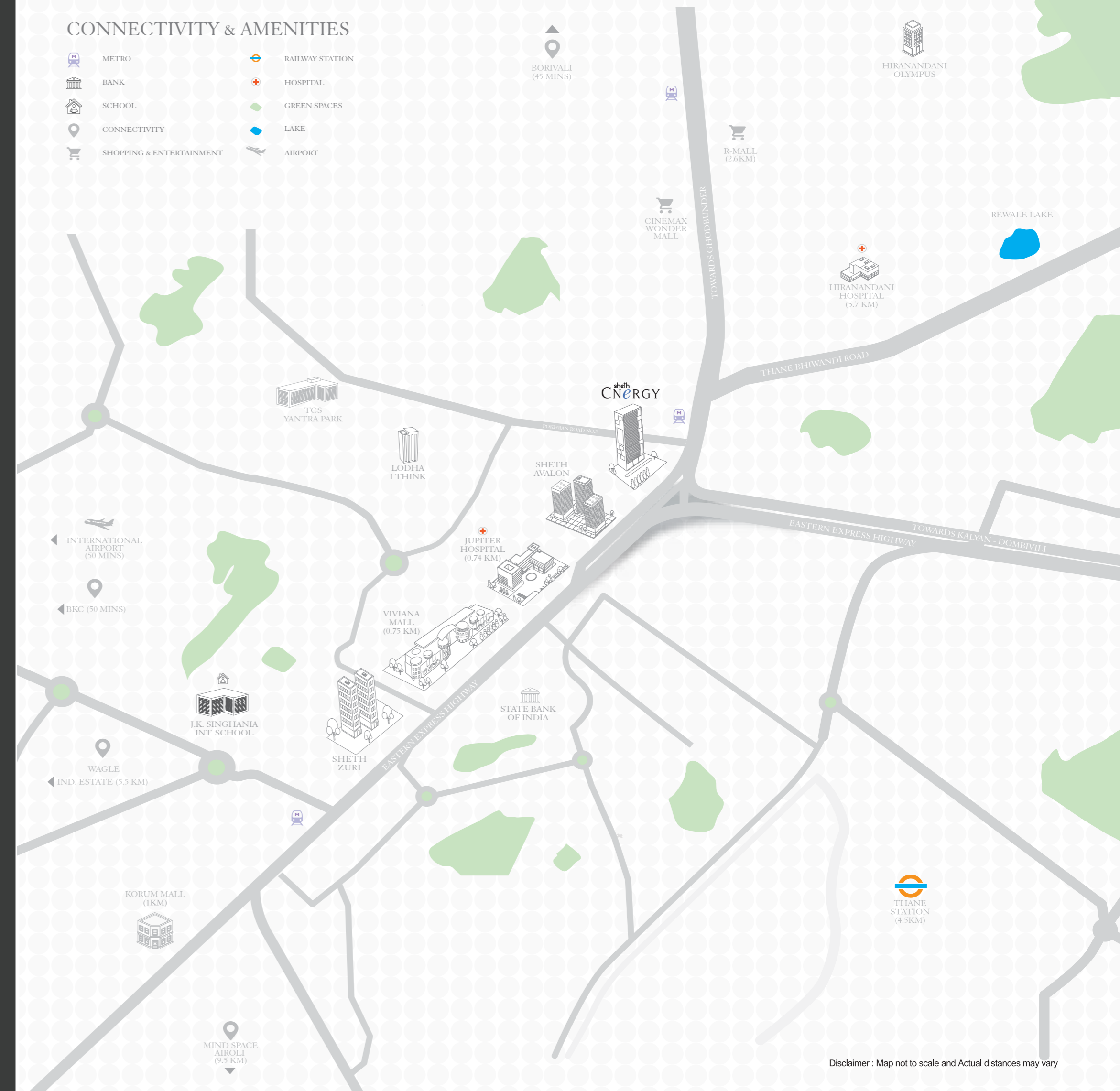
- Viviana Mall - 0.75 km
- Korum Mall - 1.6 km
- R-Mall Thane - 2.6 km

CONNECTIVITY

- Wagle Estate - 4.3 km
- TCS Olympus - 6.8 km
- Powai - 17.8 km
- International Airport - 23.2 km
- BKC - 24.4 km
- Borivali - 26.6 km
- Navi Mumbai international airport - 30.6 km

CONNECTIVITY & AMENITIES

- | | |
|--------------------------|-----------------|
| METRO | RAILWAY STATION |
| BANK | HOSPITAL |
| SCHOOL | GREEN SPACES |
| CONNECTIVITY | LAKE |
| SHOPPING & ENTERTAINMENT | AIRPORT |



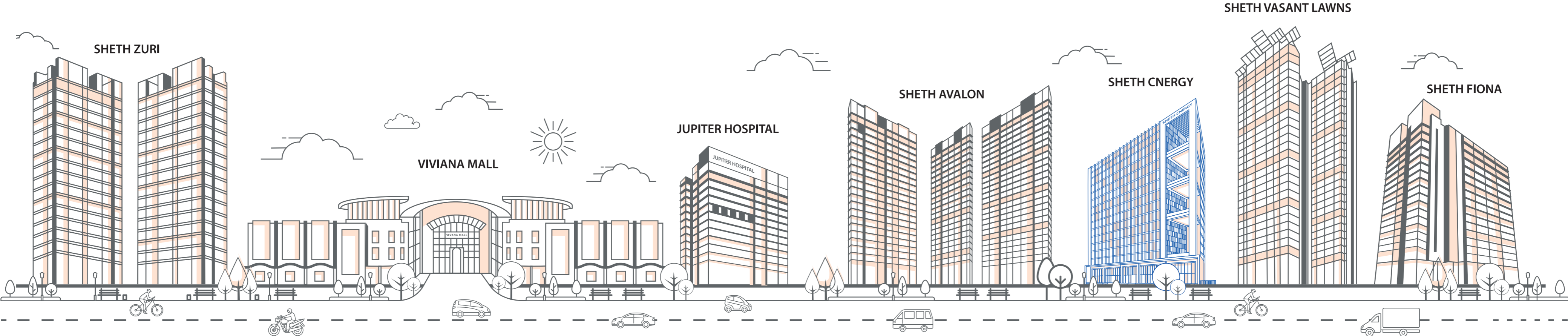
Disclaimer : Map not to scale and Actual distances may vary

THE PRIVILEGE OF CITY'S MOST **PRESTIGIOUS** DESTINATION

THANE'S **PLATINUM BELT**

RESIDENTIAL | RETAIL | COMMERCIAL

Your taste for finer things in life gets a perfect destination. Presenting Thane's Platinum Belt, a world more indulging than you could ever imagine. Here, you can treasure unforgettable moments every day, pursue your hobbies, socialize or give head to your aspirations, it has platform for your diverse dreams. Thane's Platinum Belt is a gateway to Sheth's premium living experiences, crafted to fulfill million aspirations at one single stretch. Moreover, this exclusive world is encircled by city's renowned restaurants, reputed schools, entertainment zones and everything you need to make life more fulfilling.





EXCELLENT DESIGN. EXCEPTIONAL CREATION.

Double glazed glass facade

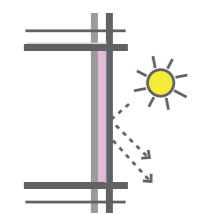
Wrapped in a dream like glass facade, with its unique appearance and thoughtful design, Energy emerges as a new architectural landmark in Thane. It's an intelligent workspace that takes care of employee's maximum comfort and client's perception about your brand. The expansive facade of Energy allows ample sunlight at your workspace. Higher ceiling and large windows unfold the sense the grandness. From here, you can savour the uninterrupted view of the cityscape and experience the minimum heat-gain through the glass. The flexible layout and comforting environment motivates entrepreneurs to innovate and excel in their business. It's an exceptional structure designed to meet the ever-changing needs of growing business.



Naturally lit
work environment



Unobstructed view
through glass



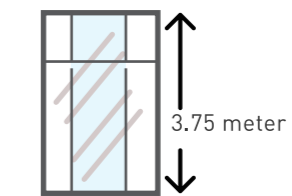
Sophisticated glazing that
protects from heat



GREAT AMBIENCE. GREATER ACHIEVEMENTS.

World class office spaces

At CNERGY, we make it our business to make sure yours runs like clockwork. With an efficient productive environment design, work just doesn't feel like work anymore. From start-ups to corporates, we have office spaces to suit everyone's ambitions.



**3.75 meter
ceiling height**



**Thoughtfully designed
layout**



**Flexible floor plates to customize
and maximize office space**

STOCKIMAGE

A PERFECT SETTING FOR A **BRAIN STORMING SESSION** OR A CASUAL **BUSINESS MEETING**

At Energy, unwinding is never out of your day's schedule. Whether it's a stroll after lunch or an evening rendezvous with your colleagues, the exclusive terrace garden makes for a great ambience.





ARTIST'S IMPRESSION



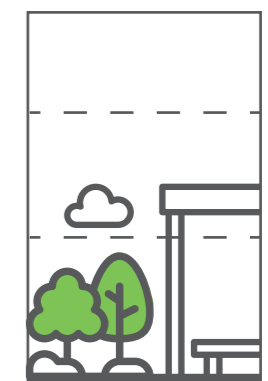
STOCK IMAGE

LANDSCAPED AREA ON EVERY 3RD FLOOR

The open areas at Cnergy have been seamlessly designed with the goal of creating natural green spaces within the building to provide a breather from work. These spaces on every 3rd floor are a part of the primary feature of the design that acts as a picturesque and soothing element in the workplace. With greenery that extends skywards into vertical and terrace gardens, and a mesmerizing city view from every window, we're not just changing where you work, but how you work.



Adequate Sit Out Spaces



Triple height landscaped area



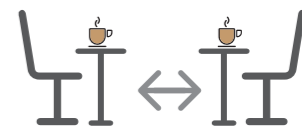
A PERFECT PLACE TO DESTRESS AND **REVITALIZE** YOUR **MIND**

Grand cafeteria

Nostalgic about the cafés of Paris? Wish your conferences happen over cappuccinos? Luxuriate in the freshness around the cafes of Energy. Enjoy discussing more efficiency boosting ideas while enjoying a stiff espresso. The landscape and the sheer opulent exteriors blended with best in the cafeteria's contemporary design, offering enough stimulation for work and play. So don't be surprised if your ideas go into a different tangent as you soak in the atmosphere.



Natural light and
Ventilation



Effective use of space



STOCK IMAGE

FULLY SECURED ENVIRONMENT DESIGNED TO ENSURE YOUR WELLBEING

24x7 security surveillance

When it comes to security concerns, CENERGY provides uncompromised protection with its ultra-modern security features. Our 24x7 security systems have been put to place incorporating all major provisions to ensure optimum safety on all the levels.



CCTV in entrance lobby & designated common areas



DG power back up for designated areas



Fire safety features as per norms



Smoke Detectors in office spaces



VIVIANA MALL

WHERE BUSINESS MEETS PLEASURE

Grab a quick working lunch with the team before the big presentation, or perhaps celebrate cracking that big deal. Or just let your hair down and indulge in some retail therapy. Just stroll over to the building next door- Viviana Mall which offers more restaurants, bars, retail outlets and entertainment options to choose from than you could have possibly wished for.

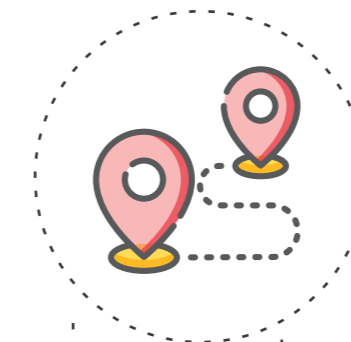


VIVIANA MALL - Thane (Actual pictures)

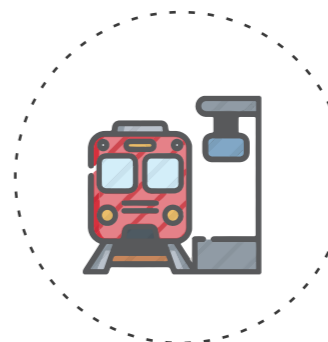
AN EVERGROWING DESTINATION TO ENRICH YOUR INVESTMENT

Thane is undeniably rising as a booming business locality and becoming a prime choice for all the leading corporates. With its superfast connectivity choices, futuristic infrastructure and new opportunities, Thane is well set to turn your big ambitions into reality. The city of lakes preserves its beauty of natural vistas yet proceeds its growth rapidly to rise among the best future cities around the world. Thane combines the perks of city's phenomenal life and tranquillity of serene nature. The city is not only well connected to prominent destinations, but also has robust infrastructure to tackle future challenges.

WHY INVEST IN THANE?



Well connected to Eastern and Western Express Highway, JVLR, SCLR and Ghodbunder Road



Significant Railway Junction for Central and Harbour line



Better infrastructure in terms of water, electricity, sewage and transportation



Pleasant environment to reside



Education, medical and entertainment avenues

A **LEGACY** OF
ICONIC
CREATIONS,
INHABITING
**25,000 HAPPY
RESIDENTS.**



IRIS BLUE - Dubai Marina



BEAUMONDE - Prabhadevi



VASANT GARDEN - Mulund (West)




VASANT LAWNS - Thane West



IRIS BAY/BUSINESS BAY - Dubai

MASTER LAYOUT



 The project has been registered via MahaRERA registration number: P51700023047 Available at <https://maharera.mahaonline.gov.in>

Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be accurate representations of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop

REFUGE FLOOR PLAN



1st, 5th, 8th & 11th Floor

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SR. NO	DESCRIPTION	OFFICE (F.T.)	TOTAL OFFICE AREA (SQ.FT.)	LOBBY + TOILET AREA (SQ. FT.)	TOTAL AREA (SQ. FT.)
1	Office 1	15.00 X 32.92	491.91	164.47	656.39
2	Office 2	15.00 X 32.92	491.91	117.00	608.92
3	Office 3	15.00 X 34.16	511.29	92.14	603.43
4	Office 4	15.00 X 36.16	541.00	91.92	632.92
5	Office 5	15.00 X 34.83	521.41	117.00	638.41
6	Office 6	15.00 X 34.83	521.41	117.00	638.41
7	Office 7	15.00 X 34.83	521.41	117.00	638.41
8	Office 8	15.00 X 34.83	521.41	117.00	638.41
9	Office 9	20.83 X 34.83	726.35	165.23	891.58
10	Office 10	20.83 X 34.83	726.35	165.23	891.58
11	Office 11	17.00 X 34.83	591.70	133.58	725.28
12	Office 12	17.00 X 34.83	591.70	133.58	725.28
13	Office 13	14.16 X 32.92	466.08	110.55	576.63
14	Office 14	14.16 X 32.92	466.08	110.55	576.63
15	Office 15	14.16 X 34.16	484.70	86.43	571.14

TYPICAL FLOOR PLAN



2nd, 3rd, 4th, 6th, 7th, 9th & 10th Floor

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sheth

ASHWIN SHETH GROUP

Sales Office Address: Sheth Zuri, Beside Viviana Mall, Thane's Platinum Belt, Eastern Express Highway, Thane (W)

Site Address: Next to Vasant Lawns, Thane's Platinum Belt, Eastern Express Highway, Majiwada, Thane(W) - 400601

Call: 022 4296 4444 | Email: sales@shethdevelopers.com | Website: www.ashwinshethgroup.com



MahaRERA no. P51700023047 Available at <https://maharera.mahaonline.gov.in>

Disclaimer: This Brochure is purely conceptual. The information contained in the Brochure including the number of buildings/tower/wings/structures, elevations, photographs, sketches, visuals, pictures, images, details, specifications, dimensions, common area, amenities, facilities, the textures, fittings, soft furnishing/furniture, landscaping and other details therein are strictly provided for representative and illustrative purposes. The list of amenities, specifications, designs, and facilities provided in the Agreement for Sale shall stand final and binding. Distance and timelines are tentative and approximate subject to road and infrastructure facilities provided by the appropriate authorities. The layout plan shown is indicative and tentative and subject to modification on account of any change in plans, permissions and final approval of the respective appropriate authorities and any further developments in surrounding areas in future. This Project is mortgaged with Tata Capital Housing Finance Limited.

