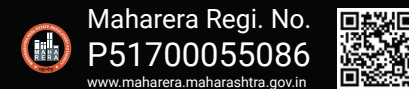


☎ 810 810 7546 | 810 810 7554

Site Address:
SaptaShree Global Tech Center,
Opp. Satkar Grande Hotel,
SG Barve Road, Wagle Estate,
Thane (W) - 400604.

Corporate Office:
111, 1st Floor, Horizon Tower,
Bhakti Mandir Road, Hari Niwas,
Thane (W) - 400 602.
Tel.: 022 2541 4777 / 2536 9213



www.aithane.com

Disclaimer: This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities & amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images & visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or applicable law and the relevant applicable disclosures shall be made at an appropriate time. All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the Municipal Corporation of Thane and the same are subject to construction exigencies. The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site & are used to indicate a conceptual lifestyle. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose. This project registered with the name of SaptaShree Global Tech Center at RERA.

G A T E W A Y T O T H E F U T U R E



OFFICES DESIGNED FOR ATMANIRBHAR INDIA

Project By

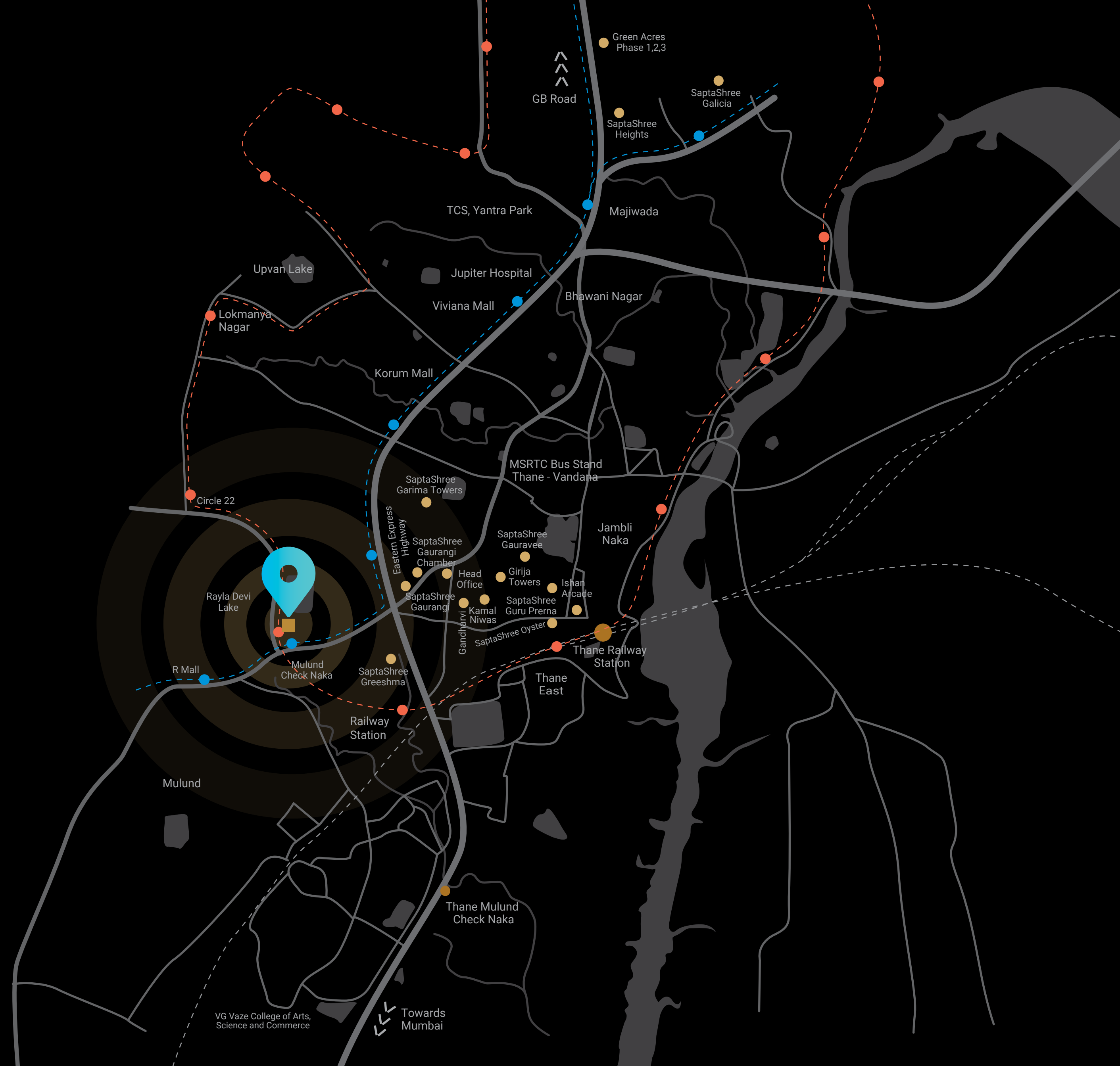


SHAPING THANE'S SKYLINE WITH VISION & EXCELLENCE

For over three decades, SaptaShree Group has been a pioneer in redefining Thane's skyline, transforming it from a growing suburb into a thriving urban hub. With a legacy built on quality, trust, and innovation, the group has delivered landmark residential and commercial developments that have set new benchmarks in architecture and urban planning.

From crafting luxury residences that offer world-class living to developing state-of-the-art commercial spaces, SaptaShree Group has played a pivotal role in Thane's emergence as a premier real estate destination. The Group's focus on timely delivery, transparency, and zero RERA complaints has made it one of the most trusted names in the Thane Real Estate Market.

- Delivered projects
- Eastern Express Hwy
- Internal Roads
- Railway Routes
- Metro Line 4
- Thane Ring Metro





ABOUT US

The saying that “Buildings happen to be eminent structures that would become a landmark...” has been the fittest recognition we have received from our clients. While feeling proud, we consider this as an added responsibility for a better performance every time. Our prime locations emphasize appreciation.

SaptaShree Group has been one of the stalwarts in the industry for 30+ years with many celebrated projects under our name and having the reputation of being one of the most trusted names in this industry. A dedicated team of architects, designers and structural consultants lend their expertise to the building of these stellar projects. We are known in this industry for our designs, innovation and timely deliverance of our projects.

- A BRAND
- Built on Trust - 30 years of construction excellence
 - With Zero RERA Complaints - Proven transparency & ethics
 - With Timely Deliveries - A history of on-time project completion
 - That Shaped Thane - Contributions to Thane’s skyline

30+ YEARS

In Real Estate Industry

40+ DELIVERED

Projects Over The Years

50+ LAKHS

Square Feet Developed & Delivered

25+ LAKHS

Square Feet Upcoming Projects

15+ LAKHS

Square Feet Under Construction

WAGLE ESTATE'S

UNMATCHED CONNECTIVITY & ACCESS

Why Wagle Estate is the Best-Connected Business Hub

Immediate Vicinity (5–9 Minutes)



- Railadevi Thane Ring Metro Station (Upcoming)
- Teen Haath Naka Metro Station (Line 4)
- LBS Road
- Eastern Express Highway
- Pokhran Road

Short Commutes (10–24 Minutes)



- Thane Railway Station
- Mulund Railway Stations
- Ghodbunder Road
- Mulund-Airoli Road
- Mumbai-Nashik Highway
- Thane Bullet Railway Station (Upcoming)

Moderate Distances (25–44 Minutes)



- Airoli IT Park
- Vikhroli Bussiness Hub
- Bhiwandi Industrial Area
- BKC Business District
- Virar-Alibaug Multimodal Corridor

Extended Reach (45–60 Minutes)



- Mumbai Airport
- Navi Mumbai Airport (Upcoming)
- JNPT Port
- Mumbai Trans Harbour Bridge

LOCATION DRIVES BUSINESS SUCCESS

Wagle Estate's unmatched connectivity ensures high corporate demand

A PREMIUM LOCATION WITH MAXIMUM RETURNS

LOCATION DRIVES SUCCESS
AI AVENUE IS AT THE HEART OF MUMBAI’S NEXT BUSINESS POWERHOUSE

THE NUMBERS SPEAK FOR THEMSELVES

Wagle Estate vs. Mumbai’s Traditional Business Hubs

Business Hub	Price Per Sq. Ft.	Rental Yield (%)	10-Year Appreciation (%)
BKC	₹ 40,000	5.5%	120%
Lower Parel	₹ 32,000	5.0%	110%
Wagle Estate	₹ 19,000	9%	350%

Capital appreciation of 350% in 20 years - Higher than Mumbai’s other districts
9% rental yields - The highest in MMR!

MEANS SECURING THE HIGHEST ROI IN MMR

Investing in Wagle Estate

GATEWAY TO THE FUTURE



AVENUE

OFFICES DESIGNED FOR ATMANIRBHAR INDIA

Introducing



AVENUE

OFFICES DESIGNED FOR ATMANIRBHAR INDIA

AS INDIA'S FIRST AI-POWERED BUSINESS TOWER

A FUTURISTIC COMMERCIAL TOWER IN
WAGLE ESTATE, THANE



Artist Impression



THE ARCHITECTURAL VISION OF AI AVENUE

A TOWER THAT STANDS TALL, BUILT FOR THE FUTURE OF BUSINESS



AI Avenue isn't just an office space - it's a symbol of success



Designed for visibility, dominance and prestige in Wagle Estate



A world-class corporate address that blends architectural brilliance with intelligent infrastructure

AI Avenue isn't just a workspace - it's an identity of corporate success

THE ICONIC ELEVATION A STATEMENT OF PRESTIGE

AN ARCHITECTURAL MARVEL THAT REDEFINES COMMERCIAL SPACES



Glass façade with diamond-cut architectural aesthetics for an elite corporate feel
G+18 elevation ensuring maximum corporate visibility & branding prominence
Sky decks and open terraces for premium executive offices

An iconic Structure that defines Luxury, Sophistication and Corporate Grandeur



Premium entrance lobby with double-height ceilings creating a grand arrival experience

INSIDE AI AVENUE

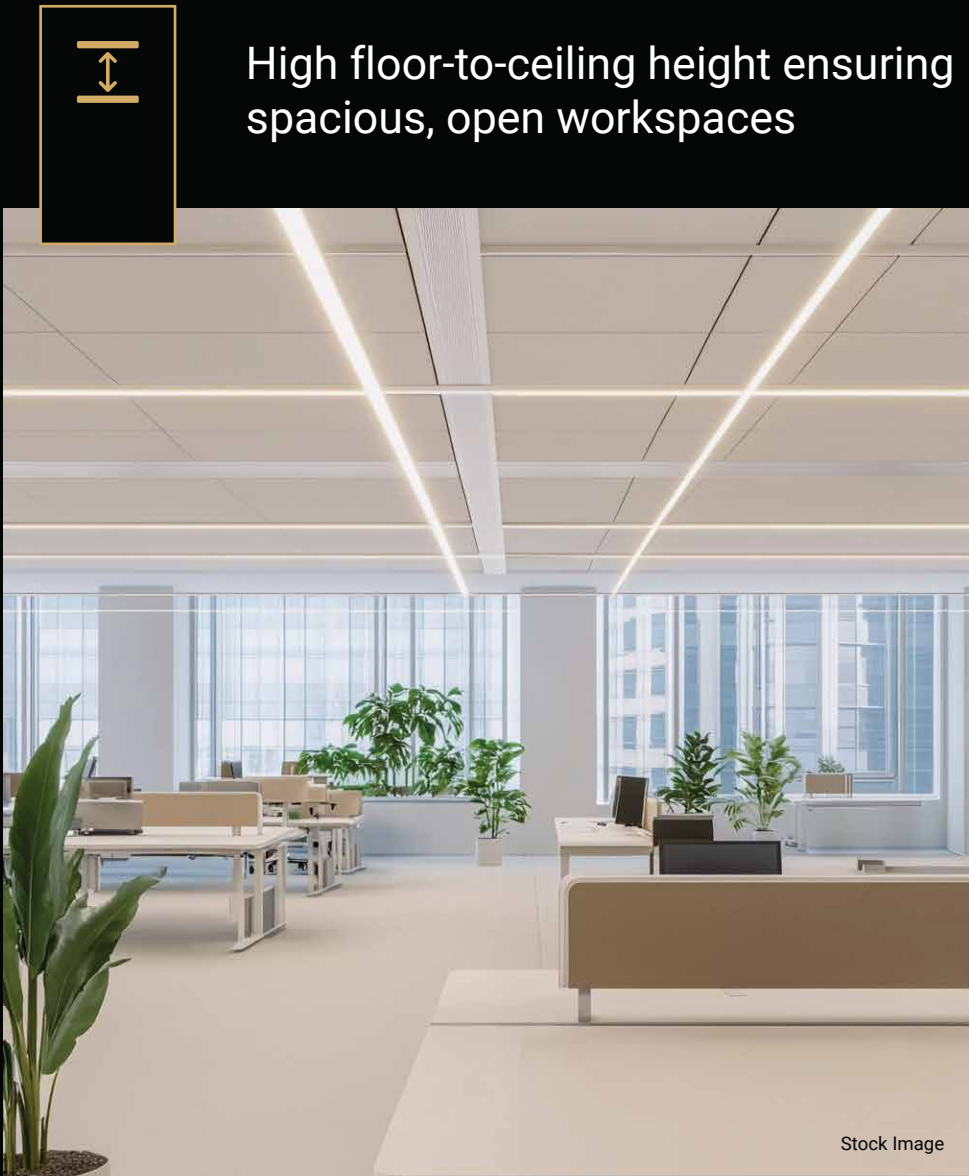
THE PERFECT BUSINESS ENVIRONMENT

WHERE AESTHETICS MEET FUNCTIONALITY

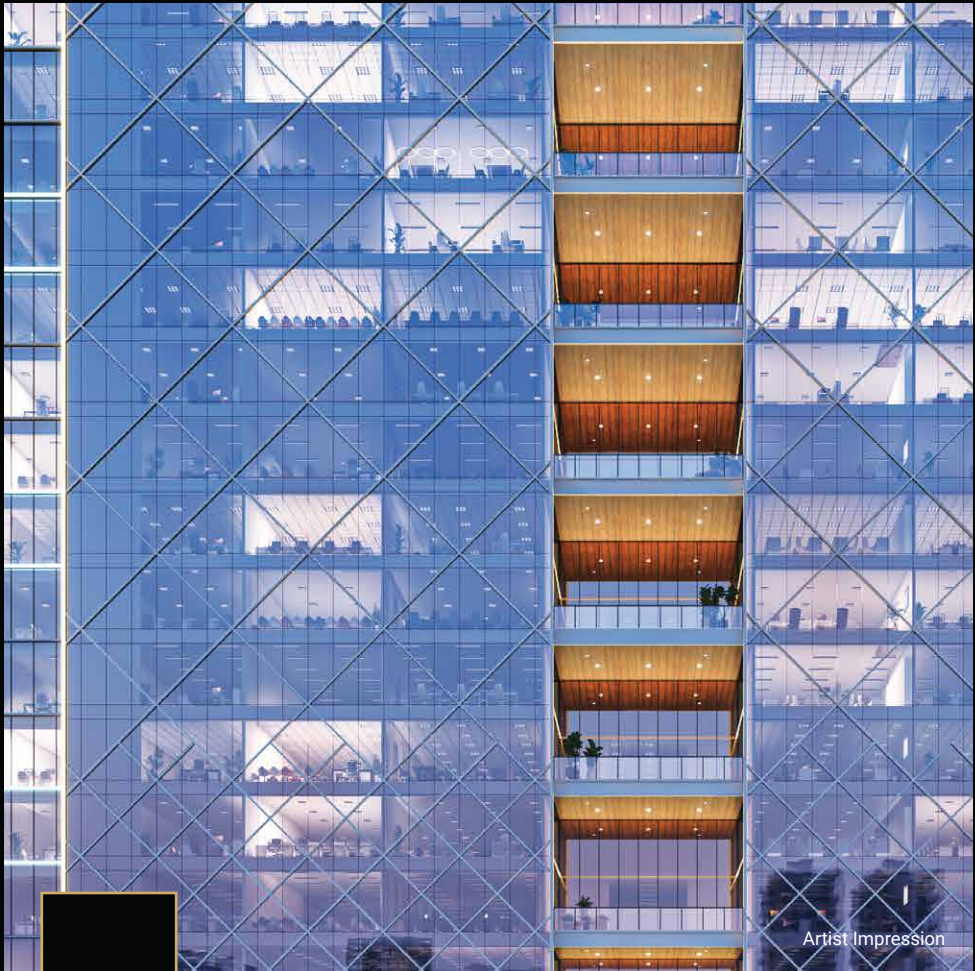
DESIGNED
for efficiency, engineered
for business growth



Wide Span office spaces allowing flexibility in layouts & designs



High floor-to-ceiling height ensuring spacious, open workspaces



Eco-conscious glass façade reducing heat absorption & improving cooling efficiency

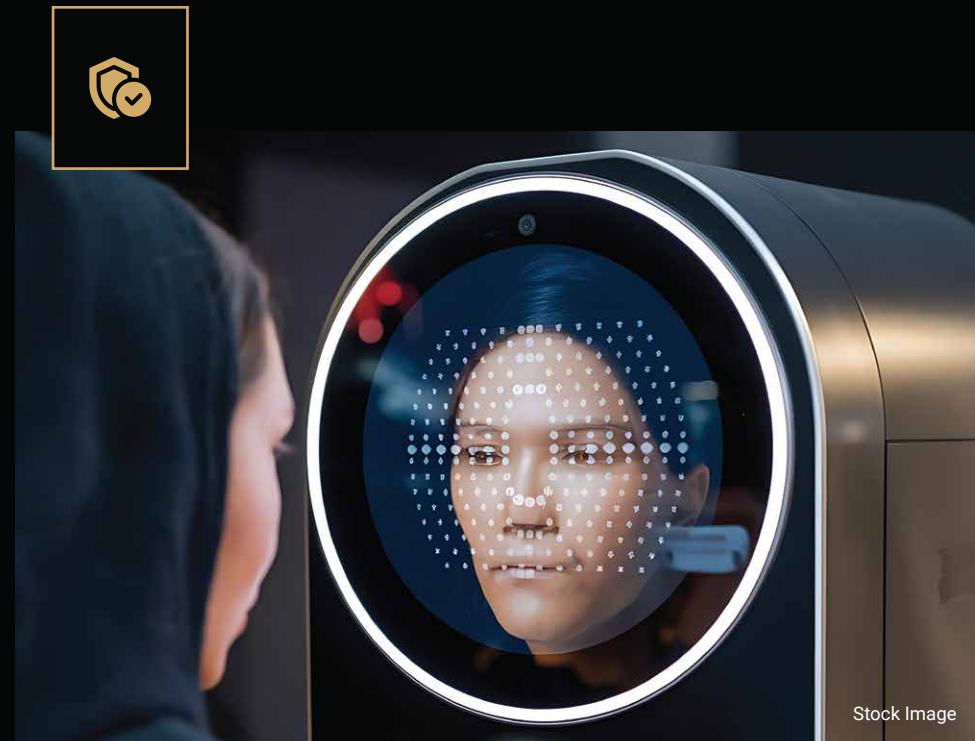


Earthquake-resistant RCC structure for maximum safety & durability

ARTIFICIAL INTELLIGENCE ENABLED SMART OFFICES

A WORKSPACE THAT THINKS, OPTIMIZES & PROTECTS

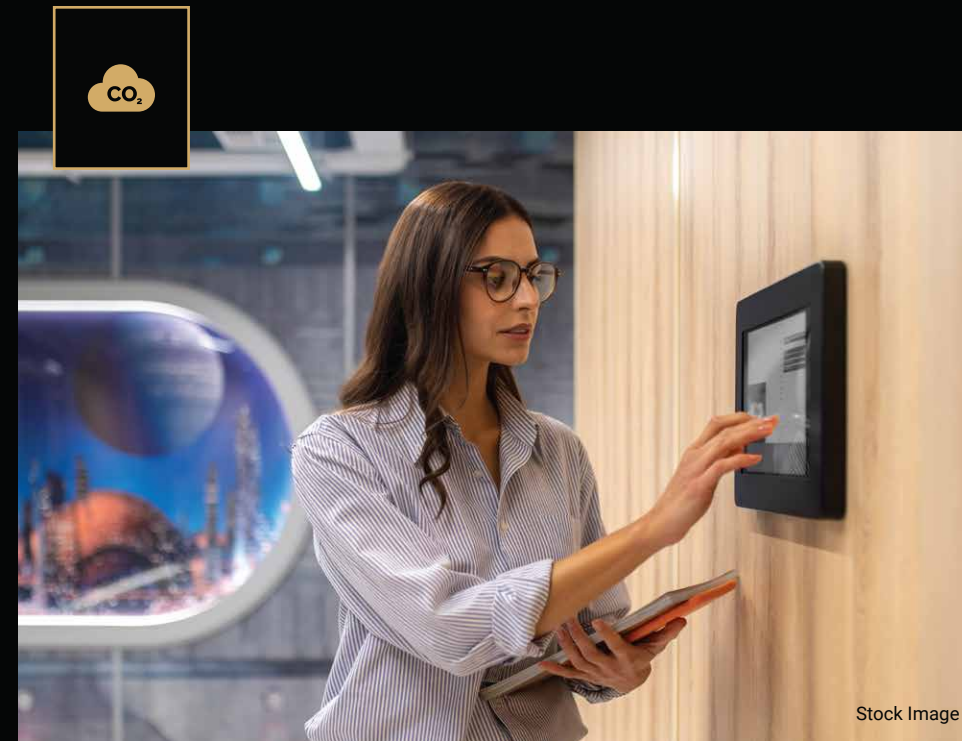
AN OFFICE THAT ADAPTS,
EVOLVES AND OPTIMIZES
itself for Efficiency and Security



HUMANLESS SECURITY:

AI-POWERED FACIAL RECOGNITION ACCESS

- Eliminates the need for security personnel by using biometric access control and AI-driven behavior monitoring to detect unusual activity
- Real-time alerts for unauthorized entry and cyber-security integration for digital protection



SMART CLIMATE CONTROL:

AI OPTIMIZES ENERGY USAGE

- AI monitors temperature, humidity and air quality, adjusting HVAC settings to ensure optimal working conditions while reducing energy wastage
- CO2 level monitoring ensures fresh air circulation, reducing employee fatigue



AI-POWERED SMART PARKING MANAGEMENT

- AI-controlled automated parking with real-time availability monitoring
- Dust & Waterproof and Theft Free Parking tower with no Human Intervention
- 24 Hour Valet Parking



AI-POWERED SPACE UTILIZATION:

MAXIMIZES WORKSPACE EFFICIENCY BASED ON REAL-TIME EMPLOYEE ACTIVITY

- AI tracks real-time occupancy to allocate seating, meeting rooms and workstations dynamically
- Smart hot-desking ensures optimized space usage, reducing real estate costs for businesses

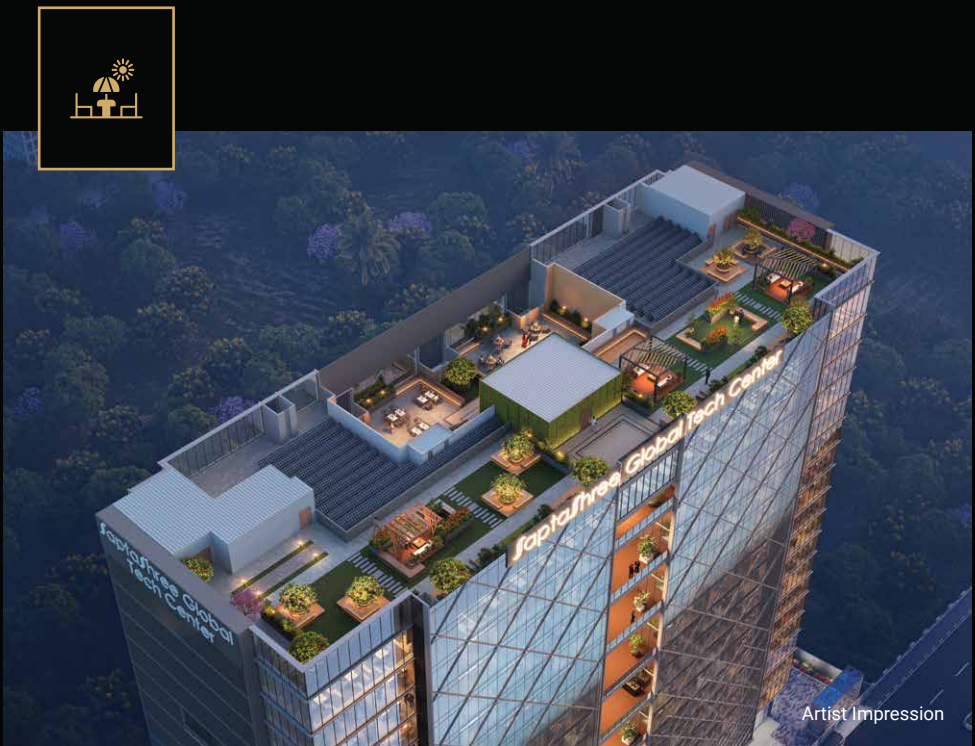
BUSINESS-CLASS AMENITIES FOR CORPORATE EXCELLENCE

LUXURY & FUNCTIONALITY COMBINED FOR THE MODERN CORPORATE WORLD



LUXURY BUSINESS LOUNGES AND HIGH-END MEETING ROOMS

- Premium lounges designed for C-suite executives, investors and high-level networking.
- Smart meeting rooms with holographic display boards and AI-assisted presentations.



SKY GARDENS AND ROOFTOP COLLABORATION ZONES

- Lush green terraces with seating pods.
- Solar-paneled rooftop decks with open-air breakout zones for business collaborations.

AI AVENUE IS BUILT FOR BUSINESSES

that demand excellence in every
aspect of corporate living.



WORLD-CLASS CAFETERIA & WELLNESS ZONES FOR WORK-LIFE BALANCE

- Gourmet, AI-personalized food courts analyzing eating habits for customized meal recommendations.

THE FIRST OFFICE THAT BRINGS GROWTH TO YOUR DOORSTEP

THE POWER OF THE RIGHT CONNECTIONS

AI AVENUE PROVIDES EVERYTHING

Startup needs Funding, Mentorship & Growth.

Incubation & startup growth turning ideas into reality,
Launch, innovate & scale with AI Avenue’s startup accelerator



AI-POWERED STARTUP ACCELERATOR PROGRAM

- AI-driven business growth strategies that optimize startup success
- Access to expert mentors, funding networks and market intelligence tools



DEDICATED HR ASSISTANCE FOR TALENT ACQUISITION

- AI-driven recruitment support to help businesses hire top talent
- HR consulting for scaling operations, training and workforce planning



INTEGRATED BRANDING AND MARKETING SOLUTIONS

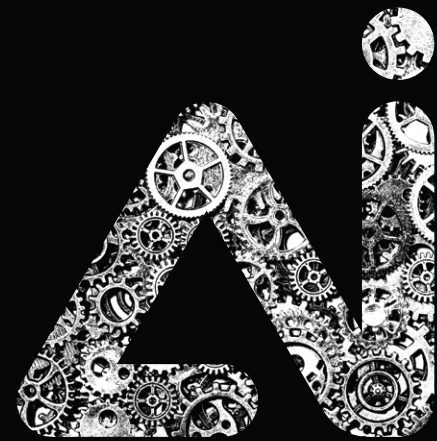
- In-house branding consultants for digital presence and market positioning
- Marketing campaign support, PR exposure and media coverage



INBUILT SKILL DEVELOPMENT ECO-SYSTEM

- Continuous learning through AI-powered business courses & training
- Workshops & upskilling programs for entrepreneurs and corporate teams

JOIN THE FUTURE - BE PART OF



AVENUE

OFFICES DESIGNED FOR ATMANIRBHAR INDIA

YOUR BUSINESS DESERVES AN
ADDRESS THAT STANDS APART

- India's first AI-integrated business ecosystem
- High-yield, low-maintenance investment
- A workspace that doesn't just house your business, it accelerates its growth

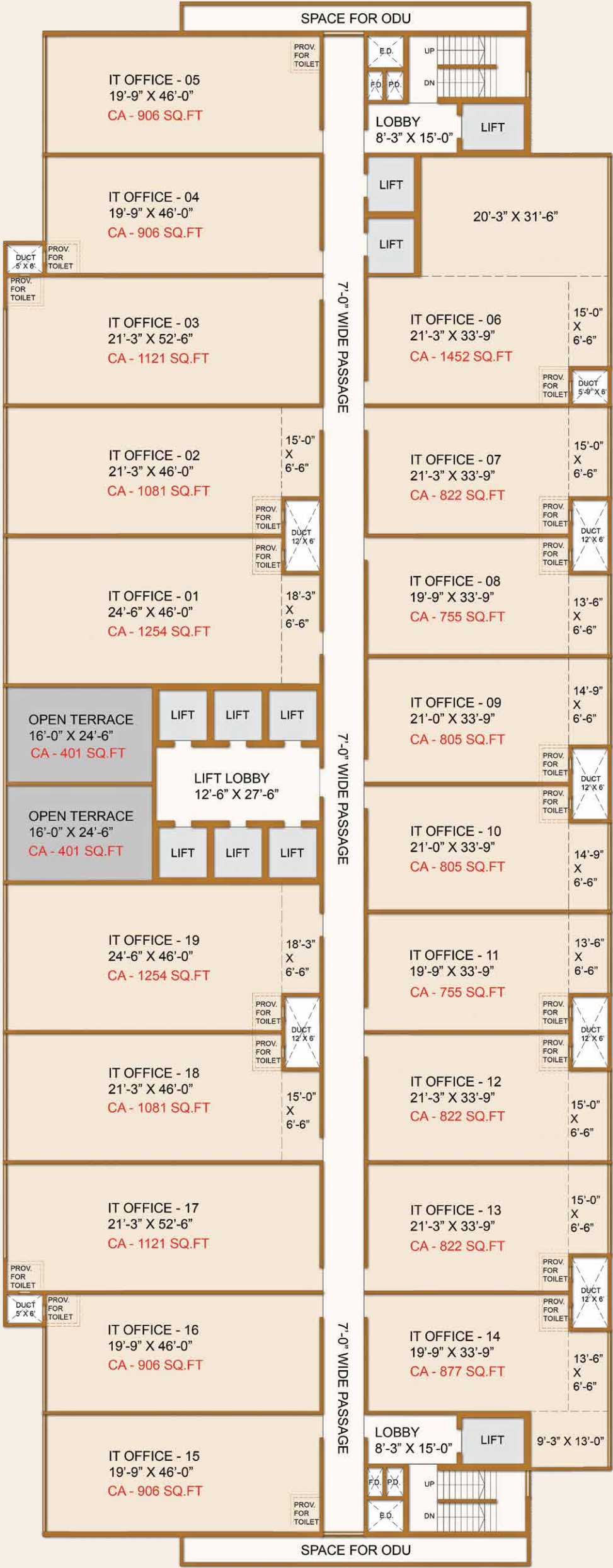
JOIN THE NEW ERA OF BUSINESS.
SECURE YOUR SPACE IN AI AVENUE TODAY



Artist Impression

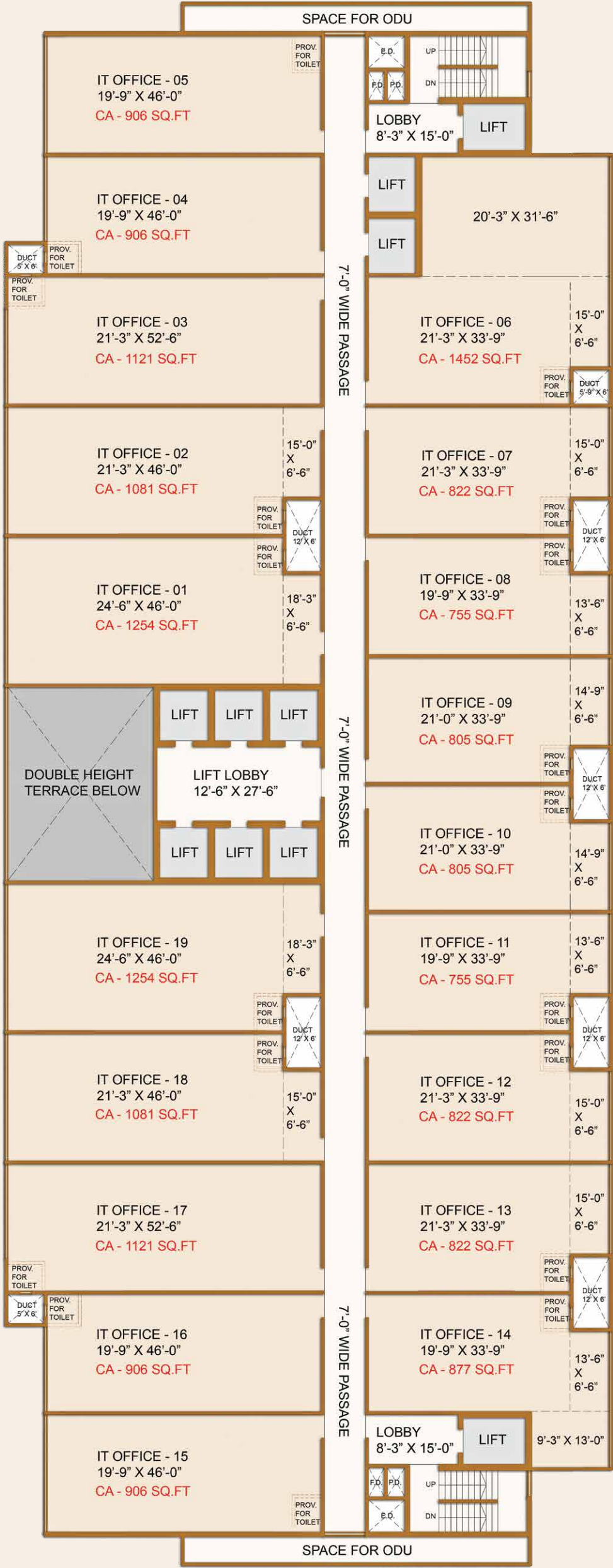
Typical Floor Plan
1st, 3rd, 7th & 9th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	906
16	906
17	1121
18	1081
19	1254



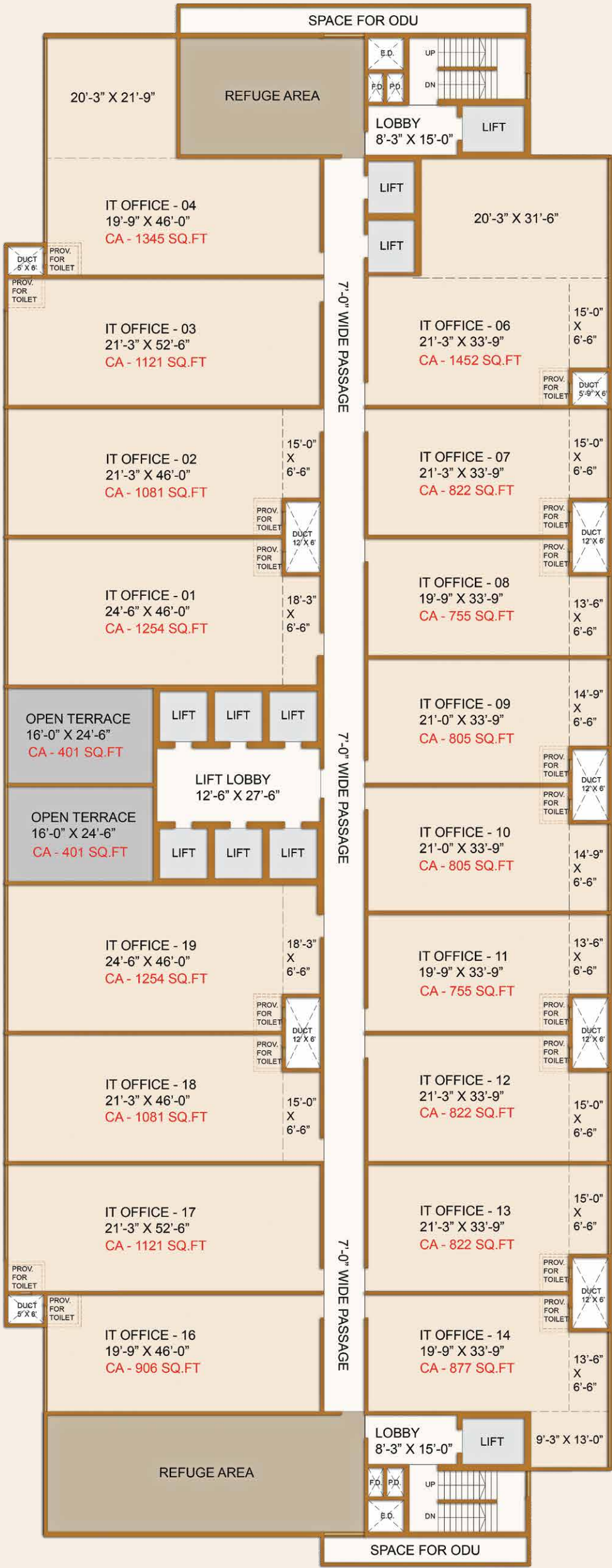
Typical Floor Plan
2nd, 4th, 6th & 8th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	906
16	906
17	1121
18	1081
19	1254



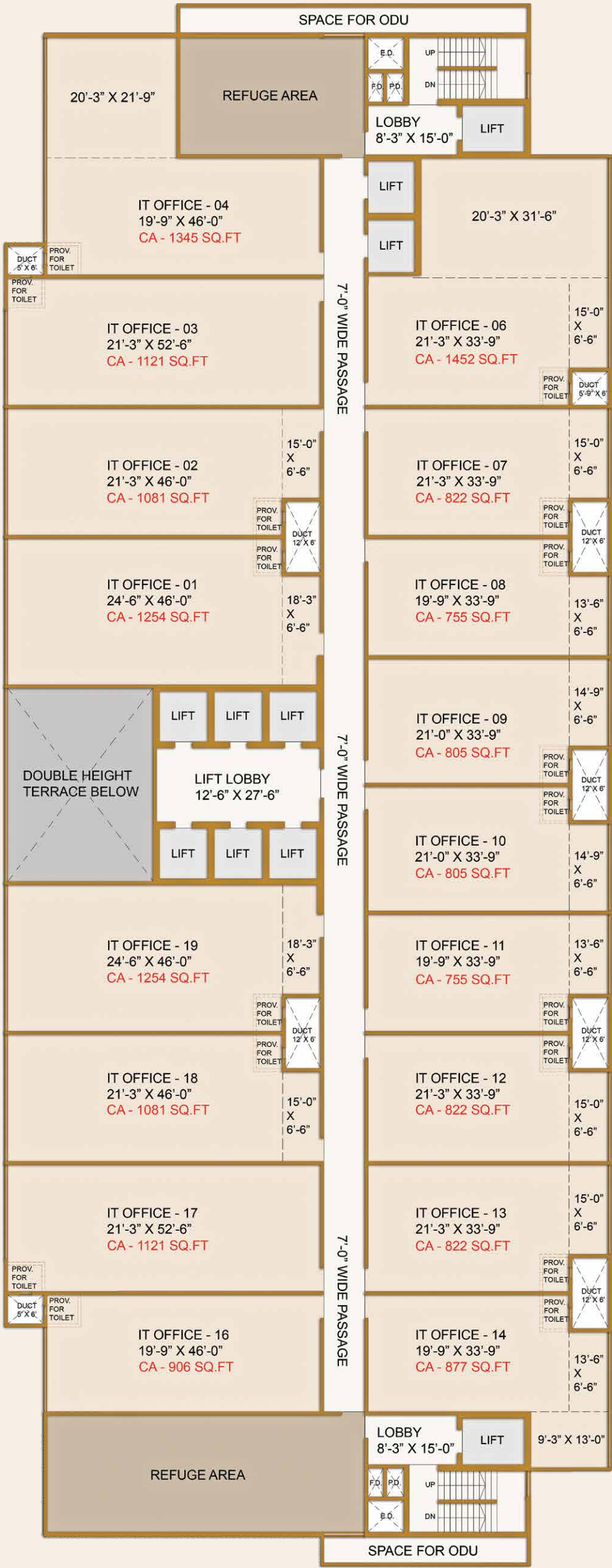
5th Floor Plan
Refuge Floor

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	1345
5	-
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	-
16	906
17	1121
18	1081
19	1254



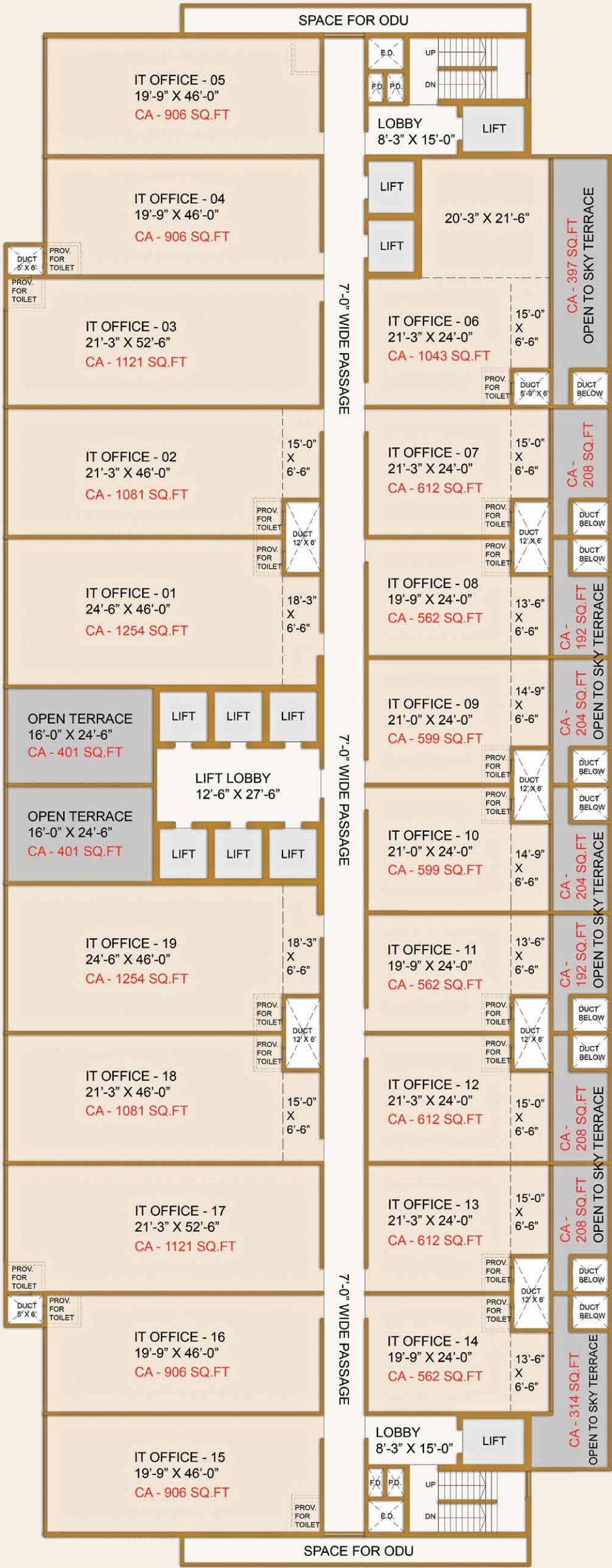
10th Floor Plan
Refuge Floor

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	1345
5	-
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	-
16	906
17	1121
18	1081
19	1254



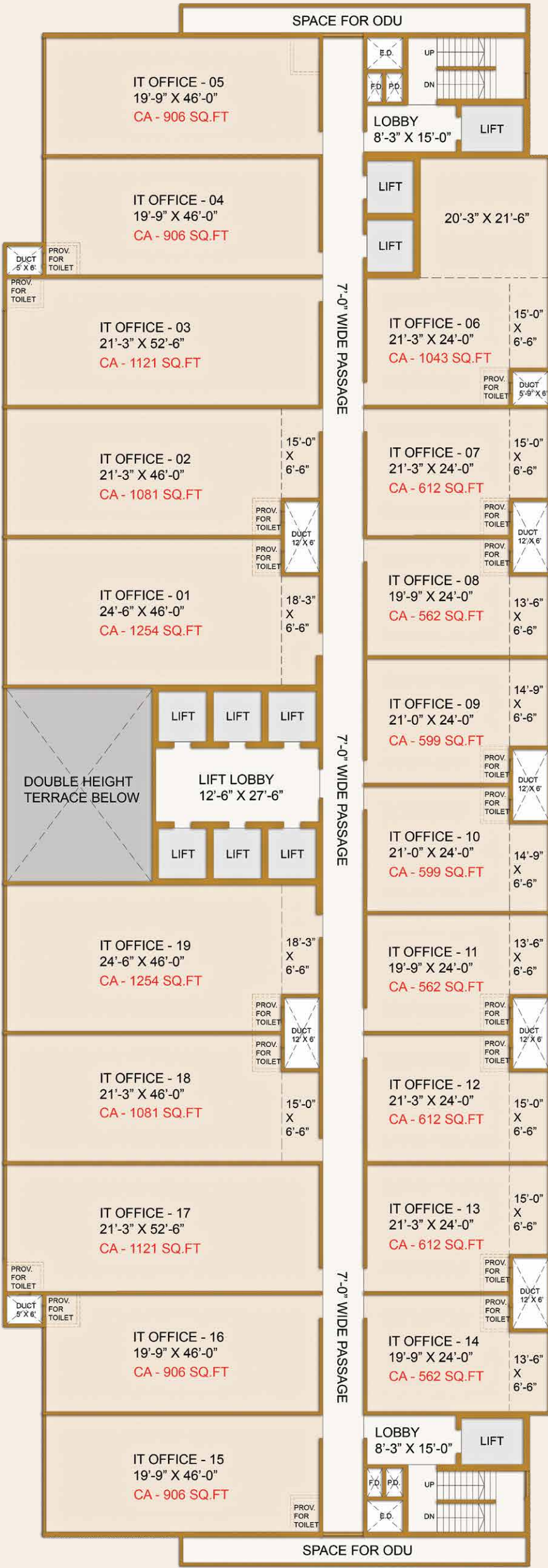
11th Floor Plan

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	906
16	906
17	1121
18	1081
19	1254



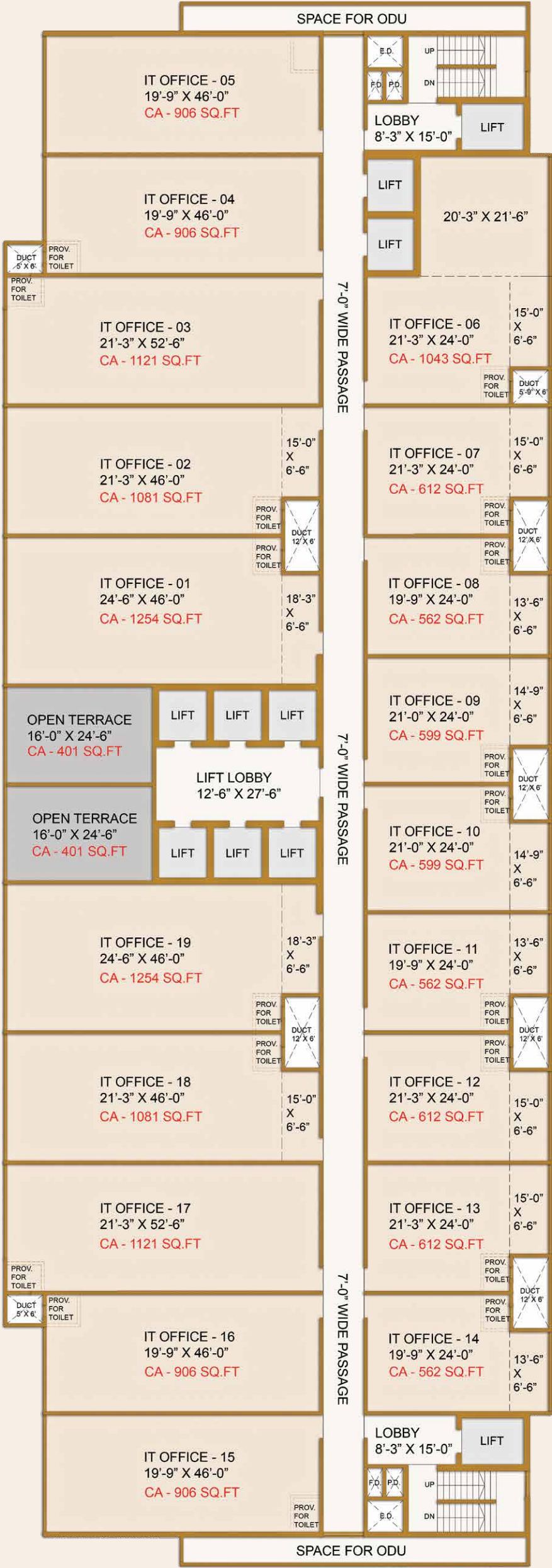
Typical Floor Plan
12th & 16th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	906
16	906
17	1121
18	1081
19	1254



Typical Floor Plan
13th, 15th & 17th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	906
16	906
17	1121
18	1081
19	1254



14th Floor Plan
Refuge Floor

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	1345
5	-
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	-
16	1343
17	1121
18	1081
19	1254

