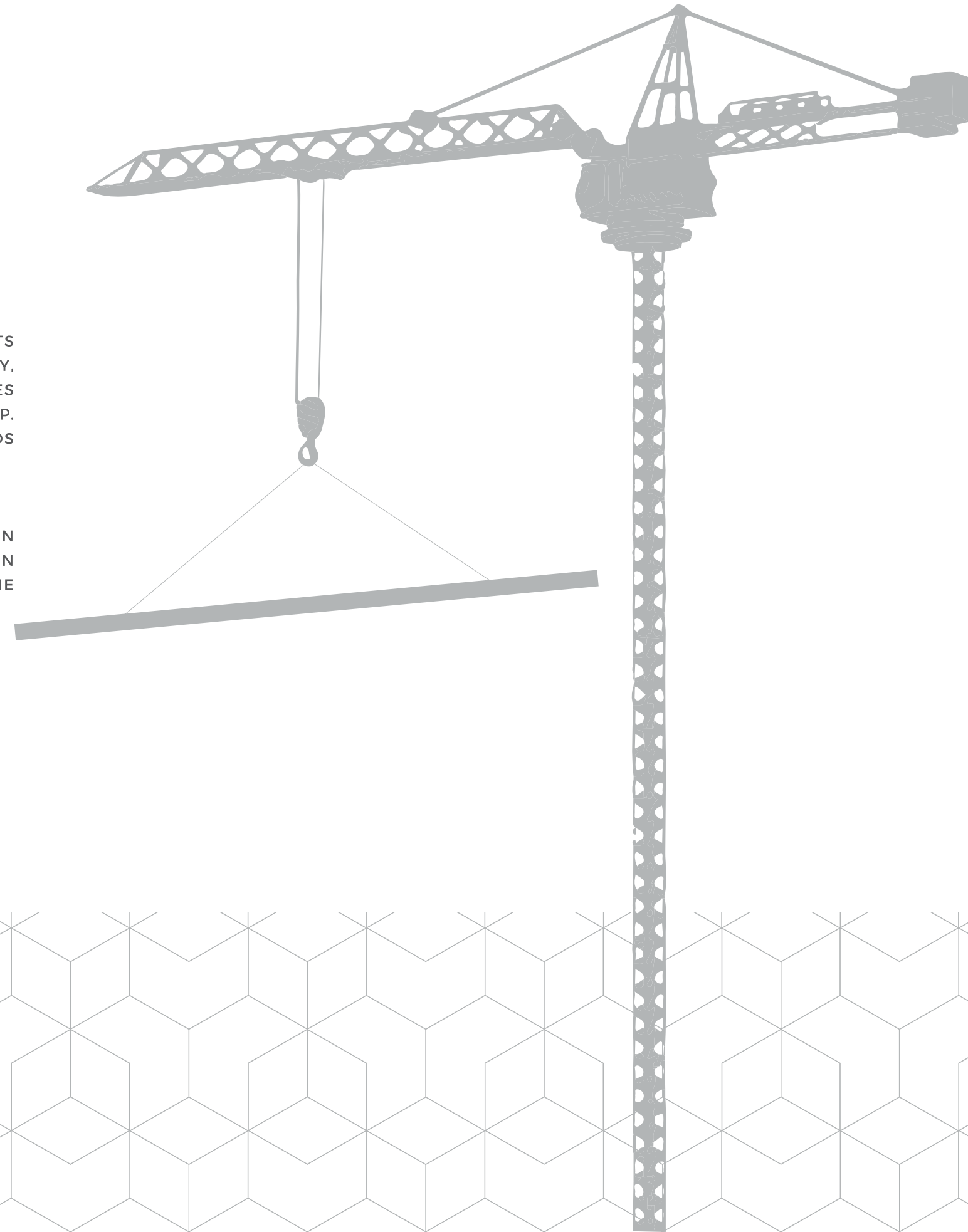




centrum
BUSINESS SQUARE

LEGACIES COME IN MANY FORMS



THE SQUAREFEET GROUP HAS MANY SUCCESSFUL HOUSING & COMMERCIAL PROJECTS TO ITS CREDIT. ITS LONG AND SOLID EXPERIENCE IN THE CONSTRUCTION INDUSTRY, FIRM COMMITMENT TO GOOD QUALITY STRUCTURES AND TIMELY DELIVERY OF HOMES & WORKPLACES HAS MADE SQUAREFEET A MOST SOUGHT-AFTER GROUP. 5000 FAMILIES THAT HAPPILY RESIDE IN THE GROUP'S APARTMENTS AND HUNDREDS OF OTHERS CONDUCTING THEIR BUSINESS.

THAT'S NOT ALL. THE GROUP CONTINUOUSLY UPGRADES IT SELF WITH NEW TRENDS IN THE INDUSTRY, OFFERING THE MID-INCOME CONSUMERS, LUXURY HOMES WITHIN EASY REACH. IN ADDITION, IT IS GOING TO COVER AT LEAST 01 CR. SQ. FEET IN THE NEAR FUTURE.



OUR 30 YEARS OF LEGACY HAS STOOD THE TEST OF TIME, HAVING DELIVERED EXEMPLARY PROJECTS WITH AN ENDEAVOUR TO DELIVER THE BEST EVERYTIME. WE HAVE ALWAYS BEEN FOCUSED IN INTEGRATING SUSTAINABILITY, AFFLUENCE AND GENUITY IN EACH OF OUR PROJECTS. AS THE URBAN LANDSCAPE OF THANE IS AMPLIFYING, FENKIN REALTY HAS BEEN SETTING NEW BENCHMARKS FOR THE REAL ESTATE INDUSTRY BY CONSISTENTLY DELIVERING EXCEPTIONAL PROJECTS IN BOTH RESIDENTIAL AND COMMERCIAL SPACES.

OUR GROUP IS RENOWNED FOR ITS SHEER DEDICATION TO SERVE THE BEST TO ITS INVESTORS AND BUYERS.

EMPIRE OF A COLONIST TO CREATE THE BEST!



COMPLETED PROJECTS

ORION SQUARE - CHIKHLOLI, AMBERNATH
ACE SQUARE - GHODBUNDER ROAD, THANE
GREEN SQUARE PHASE 1 - GHODBUNDER ROAD, THANE
JOY SQUARE - GHODBUNDER ROAD, THANE
IMPERIAL SQUARE - GHODBUNDER ROAD, THANE
GRAND SQUARE - GHODBUNDER ROAD, THANE
SARVODAY SQUARE - CHIKHLOLI, AMBERNATH
ORCHID SQUARE - CHIKHLOLI, AMBERNATH
GRACE SQUARE - KAUSA, MUMBRA
DEV CORPORA - EASTERN EXPRESS HWY, THANE
CENTRUM IT PARK - WAGLE ESTATE, THANE
CENTURA SQUARE - WAGLE ESTATE, THANE

UPCOMING PROJECTS

DEBONAIR CLASSIC - THANE

ONGOING PROJECTS

MAHAVIR SQUARE - MANPADA, THANE
METROPOLIS - GHODBUNDER ROAD, THANE
REGAL SQUARE - NEW BHIWANDI, THANE
PRADEEP SQUARE - PANCH PAKHADI, THANE
Y SQUARE - KOLSHET, THANE
GREEN SQUARE - GHODBUNDER ROAD, THANE
C30 SQUARE - WAGLE ESTATE, THANE

COMPLETED PROJECTS

PRAKRUTI PARK - THANE
PRAKRUTI PEARL - THANE
PRAKRUTI PALMS - THANE
PRAKRUTI BELLEZA - THANE
CENTRUM IT PARK - THANE
FENKIN 9 PHASE 1 - WAGLE ESTATE, THANE
FENKIN EMPIRE - GOKHALE ROAD, THANE

UPCOMING PROJECTS

FENKIN 9 PHASE 3 - THANE

ONGOING PROJECTS

FENKIN 9 PHASE 2 - WAGLE ESTATE, THANE
GREEN SQUARE - GHODBUNDER ROAD, THANE





WELCOME TO THE BUSINESS CLASS LIFE



CENTRUM



*Artistic Impression

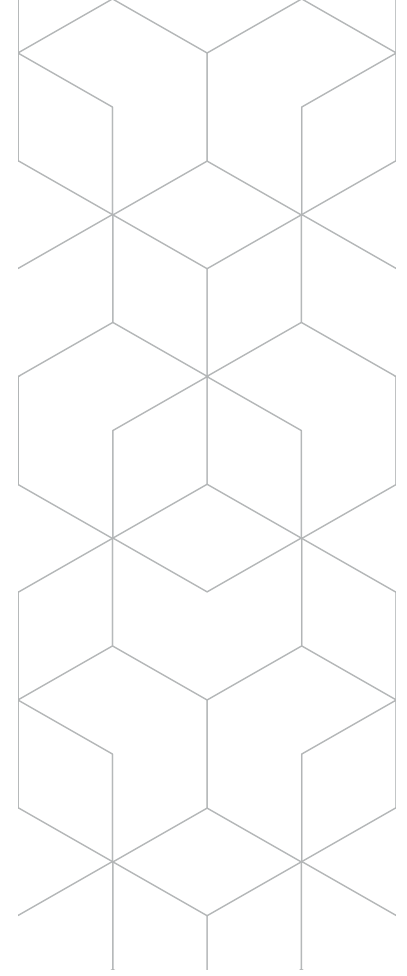
**WAGLE ESTATE THANE
MOST ICONIC
COMMERCIAL LANDMARK**



BUILDING A FUTURE FOR
A BETTER TOMORROW
BY TAKING INSPIRATION
FROM THE PAST

INTRODUCING

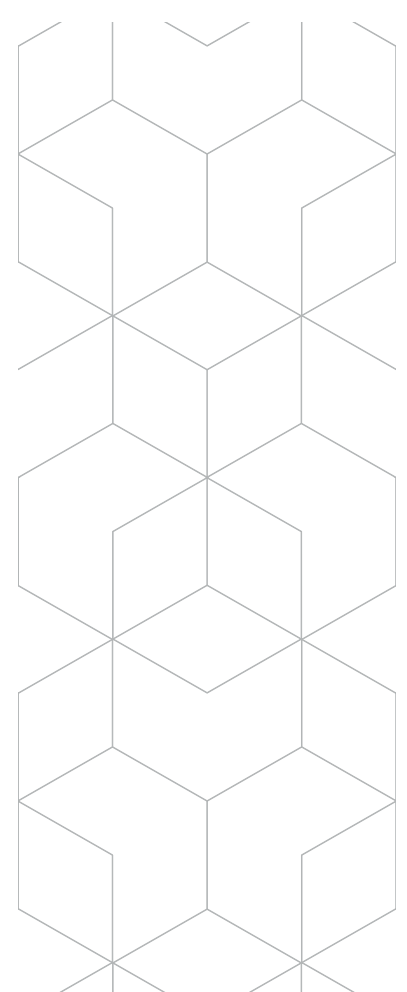




ULTRA MODERN INSIDE... PANORAMIC VISTAS OUTSIDE

WELCOME TO A NEW ERA OF WORKSPACE INNOVATION WHERE PRODUCTIVITY MEETS PANORAMIC VISTAS. OUR MODERN OFFICES PRESENT BALCONY CONCEPT, THE FIRST-OF-ITS-KIND. THESE OFFICES REDEFINE THE TRADITIONAL WORKPLACE BY SEAMLESSLY INTEGRATING NATURE AND TECHNOLOGY, OFFERING AN INSPIRING ENVIRONMENT THAT STIMULATES CREATIVITY AND ENHANCES WELL-BEING.

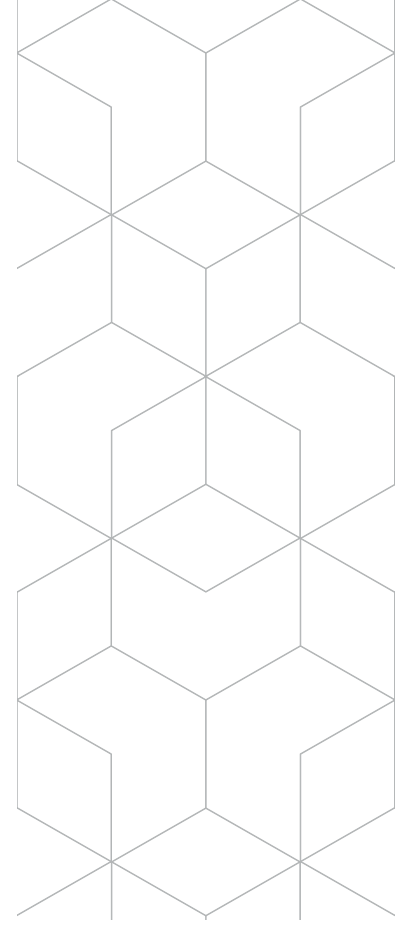
SAY GOODBYE TO DREARY, FLUORESCENT-LIT CUBICLES. EMBRACE NATURAL LIGHT FLOODING THROUGH EXPANSIVE WINDOWS, ILLUMINATING YOUR WORKSPACE WITH WARMTH AND VITALITY. ENJOY THE MOOD-BOOSTING BENEFITS OF SUNLIGHT AS IT STREAMS IN, CREATING AN UPLIFTING AMBIANCE CONDUCTIVE TO FOCUS, PRODUCTIVITY, AND OVERALL WELL-BEING.





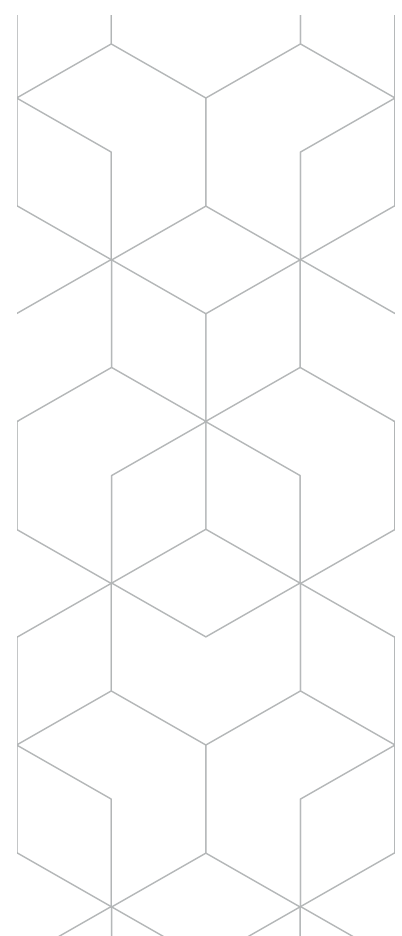
FIRST IMPRESSION MATTERS,
WE UNDERSTAND

CENTRUM'S DESIGNER LOBBY
SETS THE TONE FOR PRESTIGE



DON'T WAIT FOR UNMATCHED PRESTIGE AND PROSPERITY, INVEST IN CENTRUM

- UNMATCHED PRESTIGE
- PRIME LOCATION
- PREMIUM AMENITIES
- PROPERTY APPRECIATION

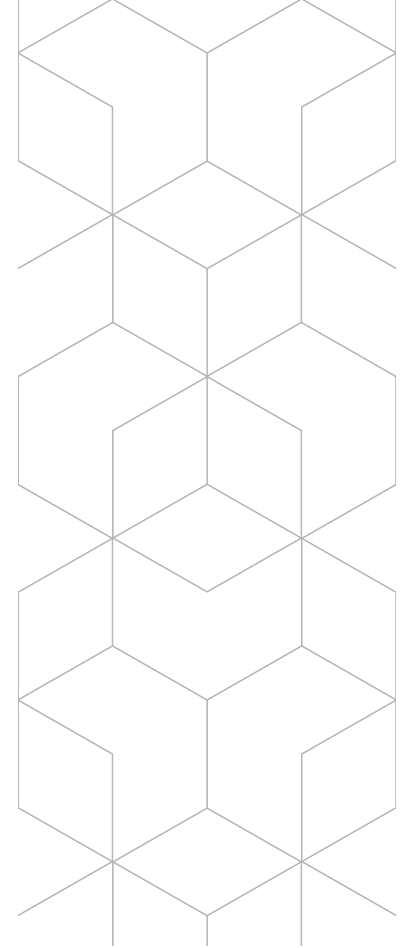




LEARN THE BALANCING ACT OF
NURTURING WORK-LIFE
WELLNESS HERE



*Artistic Impression

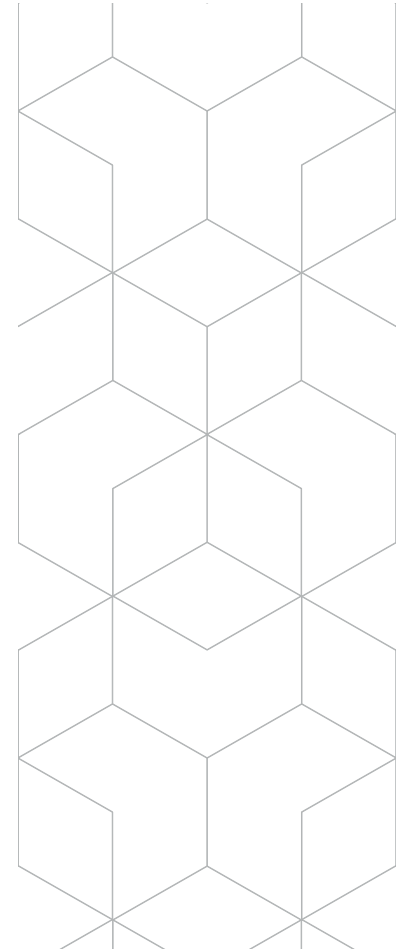


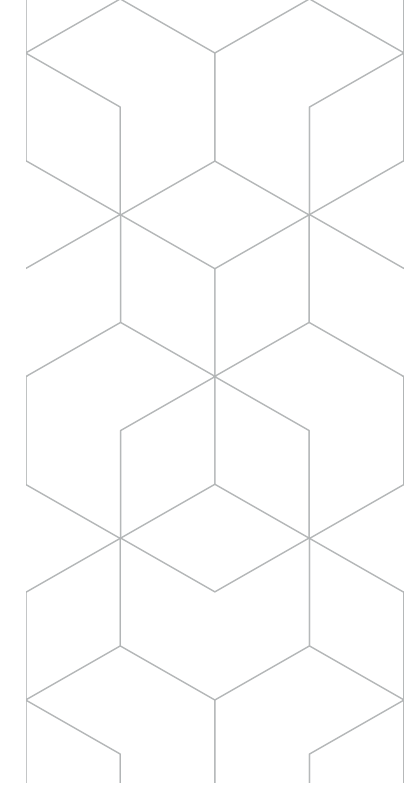
CENTRUM NOW TURNING THE PAGE WITH LIMITLESS OPPORTUNITIES

HAVING SUCCESSFULLY UNVEILED CENTRUM BUSINESS SQUARE
THAT IS A WORK PLACE TO APPROXIMATELY 270 OFFICES OPERATING ACTIVELY.

WE ARE NOW POISED TO ENMARK ON THE SECOND CHAPTER...

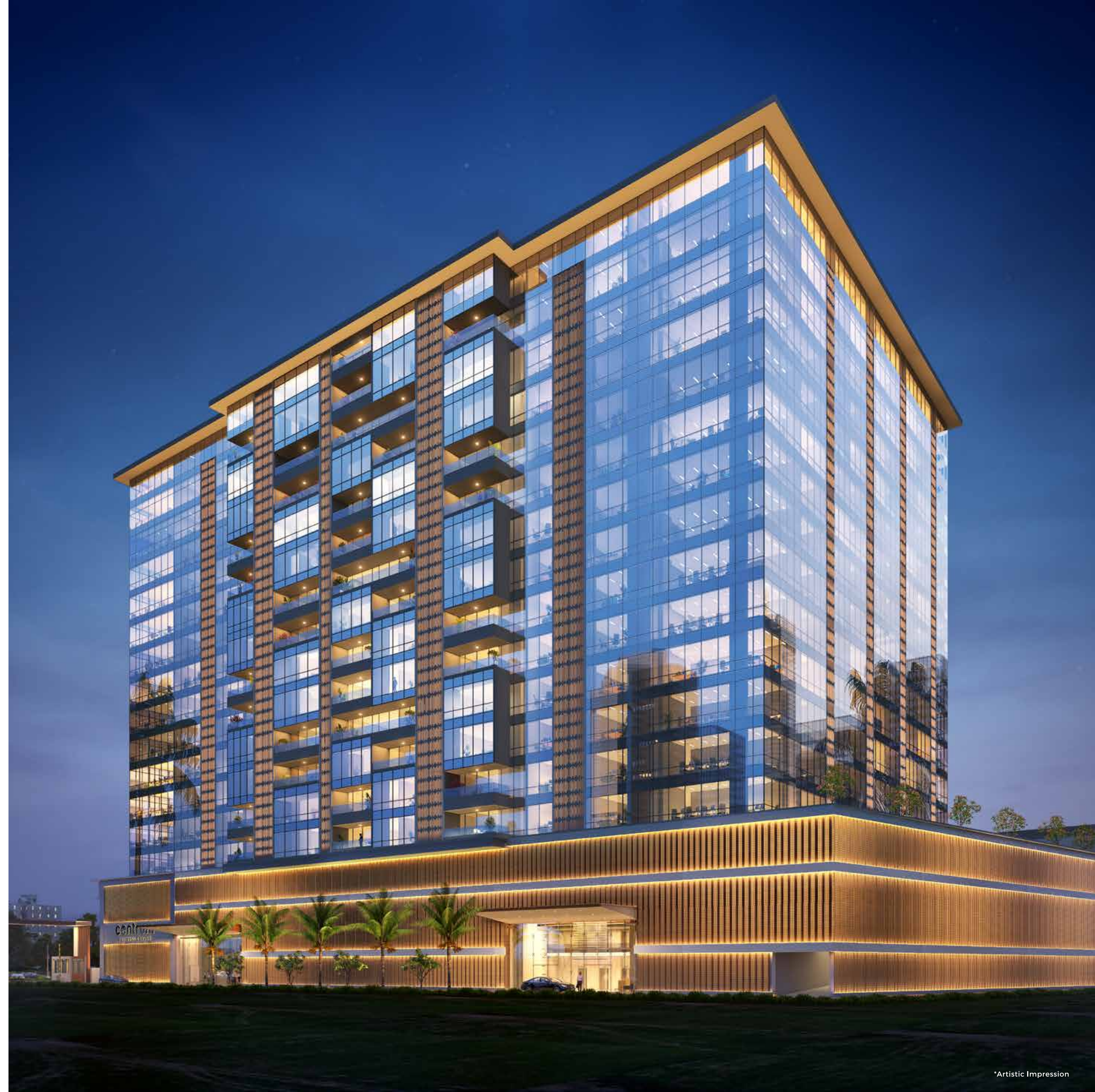
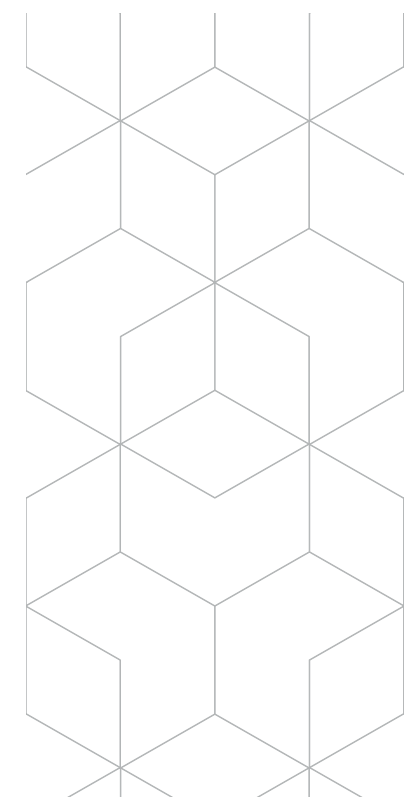
AS WE SET OUR SIGHTS ON THE NEXT CHAPTER, WE EAGERLY SEEK PARTNERSHIPS
WITH ESTEEMED BRANDS TO JOIN US IN SHAPING THE FUTURE OF
THIS DYNAMIC BUSINESS HUB. JOIN THE BANDWAGON OF THE BEST BRANDS!





ASCEND TO NEW HEIGHTS OF CORPORATE PROMINENCE WITH CENTRUM'S SPECIALITIES & LUXURIES

- SEPARATE DIRECTOR LIFT AND LOBBY
- HIGH SPEED ELEVATORS
- FABULOUS CONNECTIVITY
- SPACIOUS OFFICES
- 3-TIER SECURITY
- LARGEST PARKING PODIUM



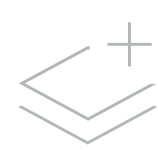
**EFFICIENCY PERFECTED:
GAIN A DISTINCTIVE ADVANTAGE WITH
OUR UNPARALLELED ELEMENTS**



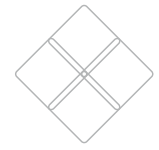
**15 STOREY
BUILDING**



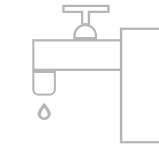
**ADVANCED
CCTV
SURVEILLANCE**



**DOUBLE GLAZED
GLASS FACADE**



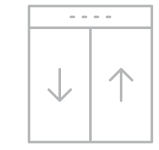
**LIFT LOBBIES
FINISHED WITH
MARBLE/GRANITE
VITRIFIED TILES**



**AMPLE WATER
PROVISION FROM
MIDC**



**POWER BACKUP
GENERATOR FOR
ALL OFFICES**



**HIGH SPEED
ELEVATORS**



**SPACIOUS
CAR PARKING**



**VASTU
COMPLIANT
OFFICES**



**DESIGNER
ENTRANCE
LOBBIES**



**ROOF TOP
RESTAURANT**



CAFETERIA



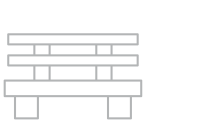
**ADVANCED FIRE
FIGHTING
MEASURES**



**24X7
MANNED
SECURITY**



**AMPLE SPACE
FOR BIKE PARKING**



**OUT DOOR
SITTING AREA**

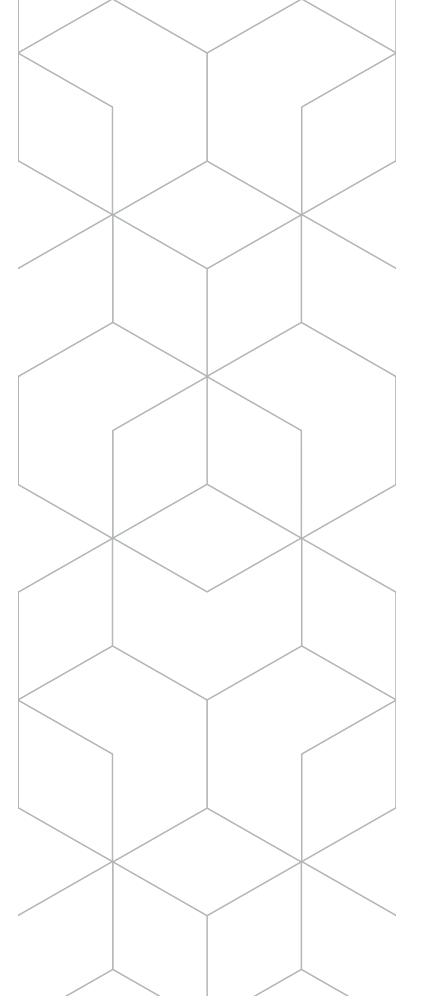




SEPARATE DIRECTOR
LIFT AND LOBBY

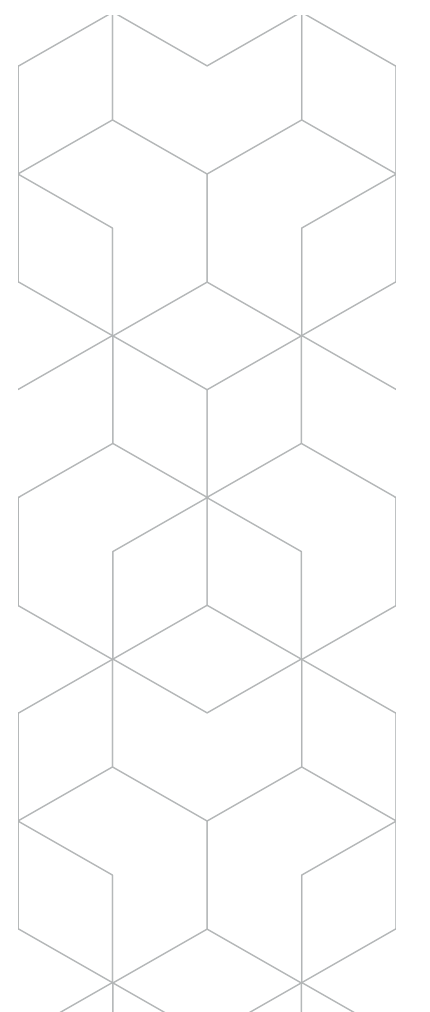


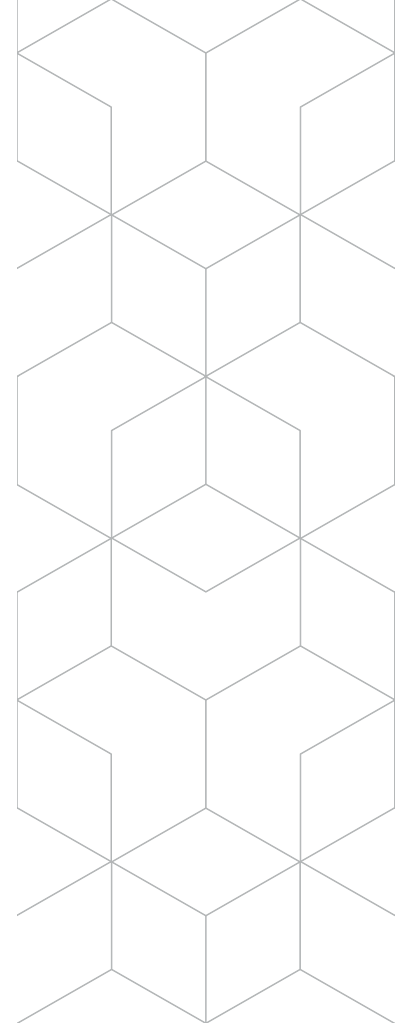
PARKING PEACE OF MIND



ESTABLISHED AS A SECURE BASTIAN

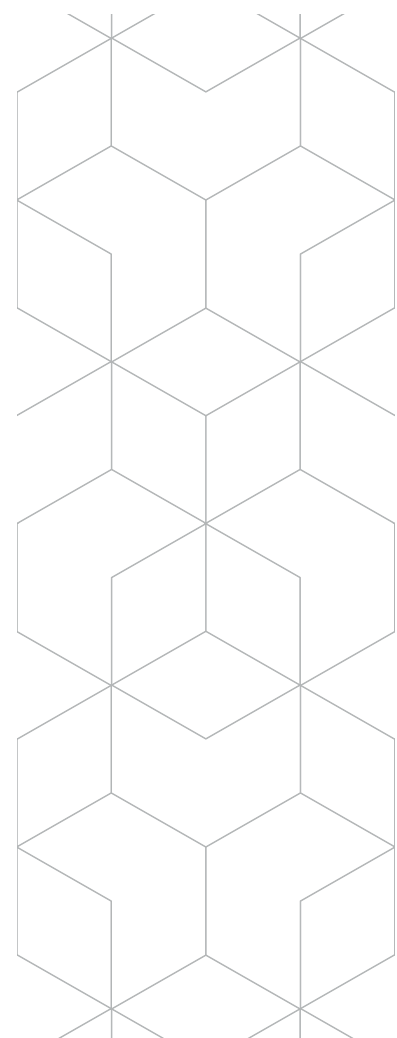
- ACCESS CONTROL AT ENTRANCE LOBBY
 - ADVANCED CCTV AND MULTI LEVEL
- SECURITY SYSTEM IN COMMON AREAS
 - 24X7 MANNED SECURITY
- FIRE FIGHTING SYSTEM AS PER NORMS





TASTE THE HIGH LIFE!

CENTRUM LETS YOU EXPERIENCE
THE FABULOUSNESS OF AN EXQUISITELY-MADE
ROOFTOP LOUNGE THAT PROMOTES
RENEWALISM AND SOCIALISM MIXED WITH
PROFESSIONALISM





A WORLD BEYOND BUSINESS

YOUR SUCCESS DESERVES AN ADDRESS
THAT REFLECTS OPULENCE, AND CENTRUM
IS POISED TO BE THAT ADDRESS.



METRO

PROPOSED 32KM-LONG WADALA TO
KASARVAVALI METRO RAIL LINE



TUNNEL

PROPOSED 10KM THANE TO BORIVALI
TUNNEL ROAD



RAILWAY

PROPOSED RAILWAY STATION NEAR
THANE MENTAL HOSPITAL



FERRY

CAIMUKH TO KASHIMIRA FERRY

IT WILL CONNECT FROM THANE TO GATEWAY OF INDIA &
THANE TO NAVI MUMBAI (PROPOSED)



5 MIN

WALKING DISTANCE
FROM MULUND
CHECKNAKA
METRO STATION

10 MIN

WALKING DISTANCE
FROM INCOME
TAX OFFICE

13 MIN

WALKING DISTANCE
FROM PASSPORT
OFFICE

500 MTR.

FROM EASTERN EXPRESS
HIGHWAY

3.5 KM

FROM THANE AND
MULUND RAILWAY
STATION

40 MIN

BKC VIA SCLR
(SANTACRUZ-CHEMBUR
LINK ROAD)

55 MIN

INTERNATIONAL
AIRPORT
VIA JVLR

CLOSE TO INDUSTRIAL TOWNS OF BHIWANDI, TARAPUR, BELAPUR, TURBHE AND PANVEL

CONNECTIVITY PERFECTED FOR EVERYONE'S PRIVILEGE

WELL CONNECTED TO WESTERN & CENTRAL

10 MIN

PROPOSED METRO
STATION MULUND
CHECK NAKA

3.8 KM

THANE RAILWAY
STATION

5.1 KM

GHODBUNDER
ROAD

1 KM

TEEN HATH NAKA

25 KM

WESTERN EXPRESS
HIGHWAY

25 KM

MUMBAI DOMESTIC
AIRPORT

IN CLOSE PROXIMITY TO HOSPITALS, SHOPPING & ENTERTAINMENT

1.7 KM

SIDDHIVINAYAK
HOSPITAL

1.9 KM

MEDICARE
HOSPITAL

2.4 KM

HORIZON
HOSPITAL

3.5 KM

JUPITER
HOSPITAL

6 KM

BETHANY
HOSPITAL

8 KM

HIRANANDANI
HOSPITAL

2 MIN

FOODS TRIANGLE

2 MIN

DINE YARD

9 MIN

R MALL

2.3 KM

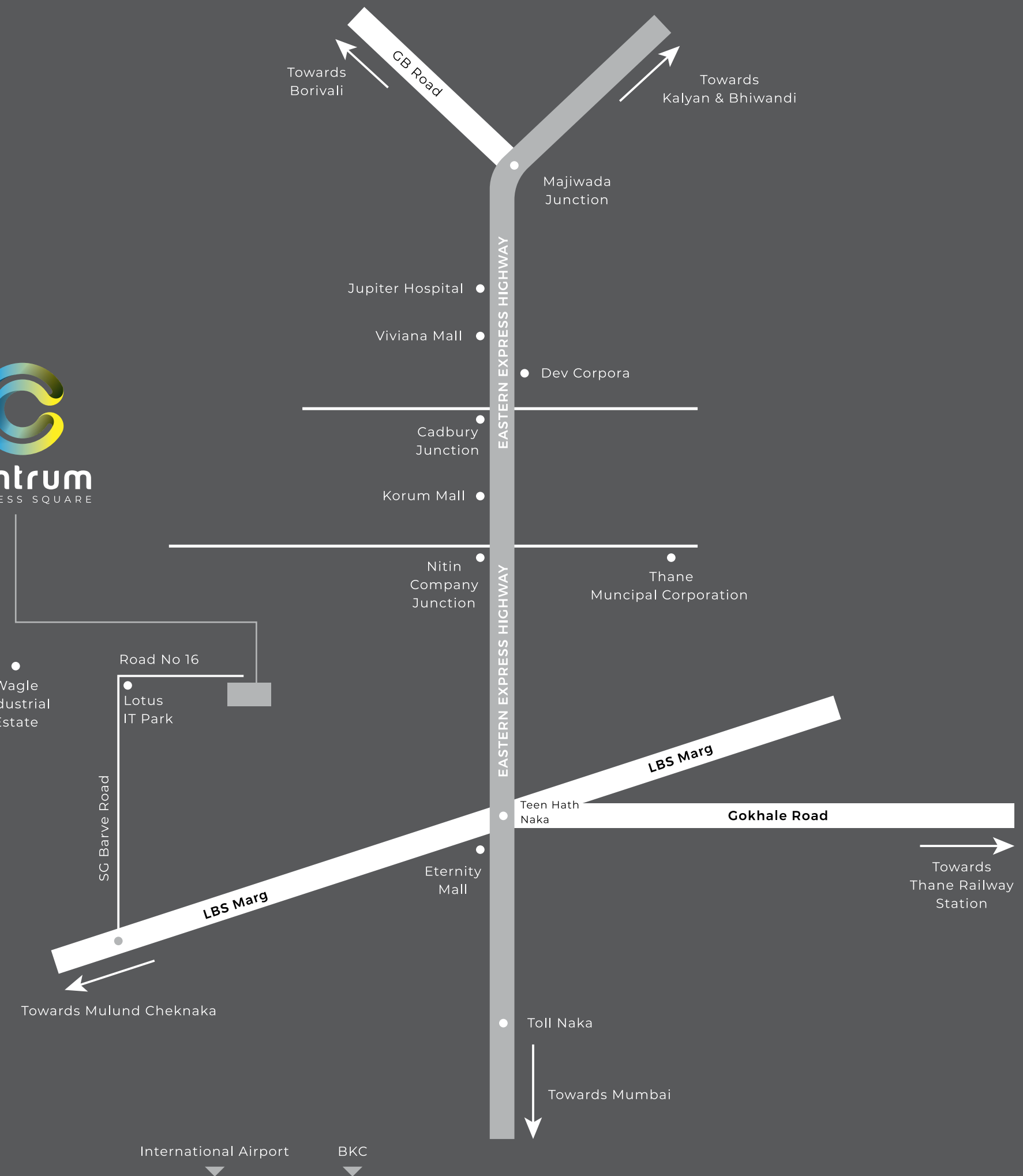
KORUM MALL

3.9 KM

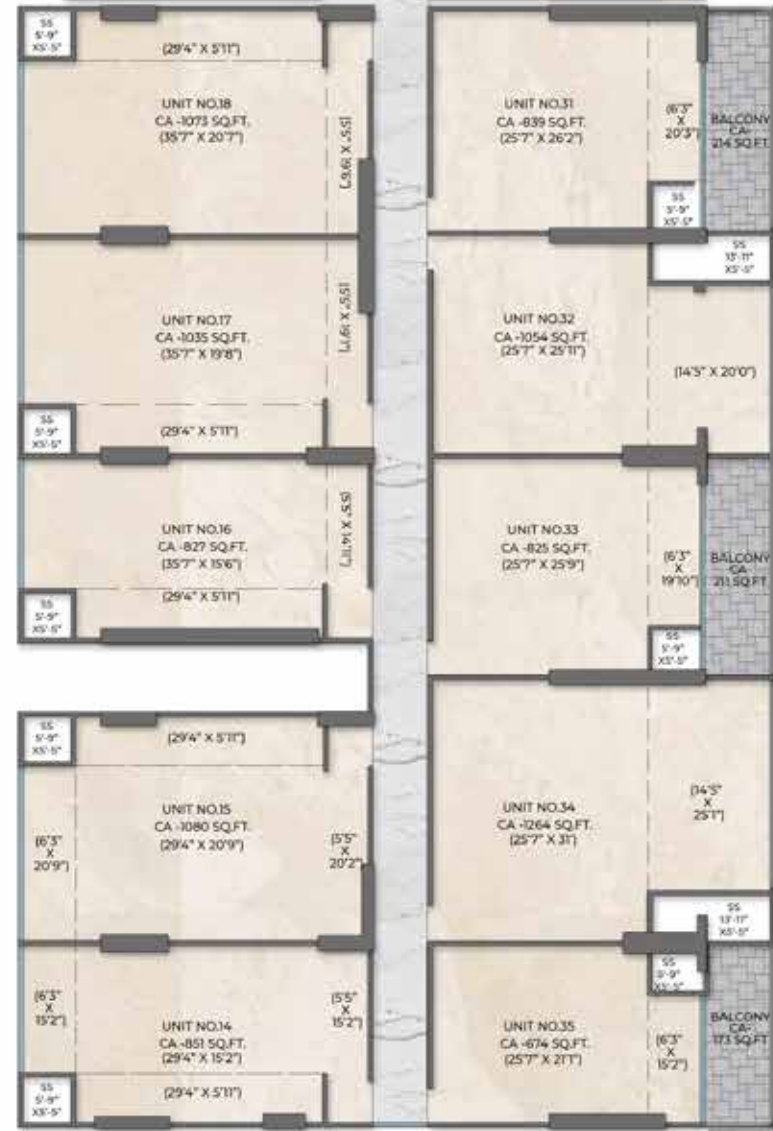
VIVIANA MALL

5 KM

CINEMAX
WONDERMALL



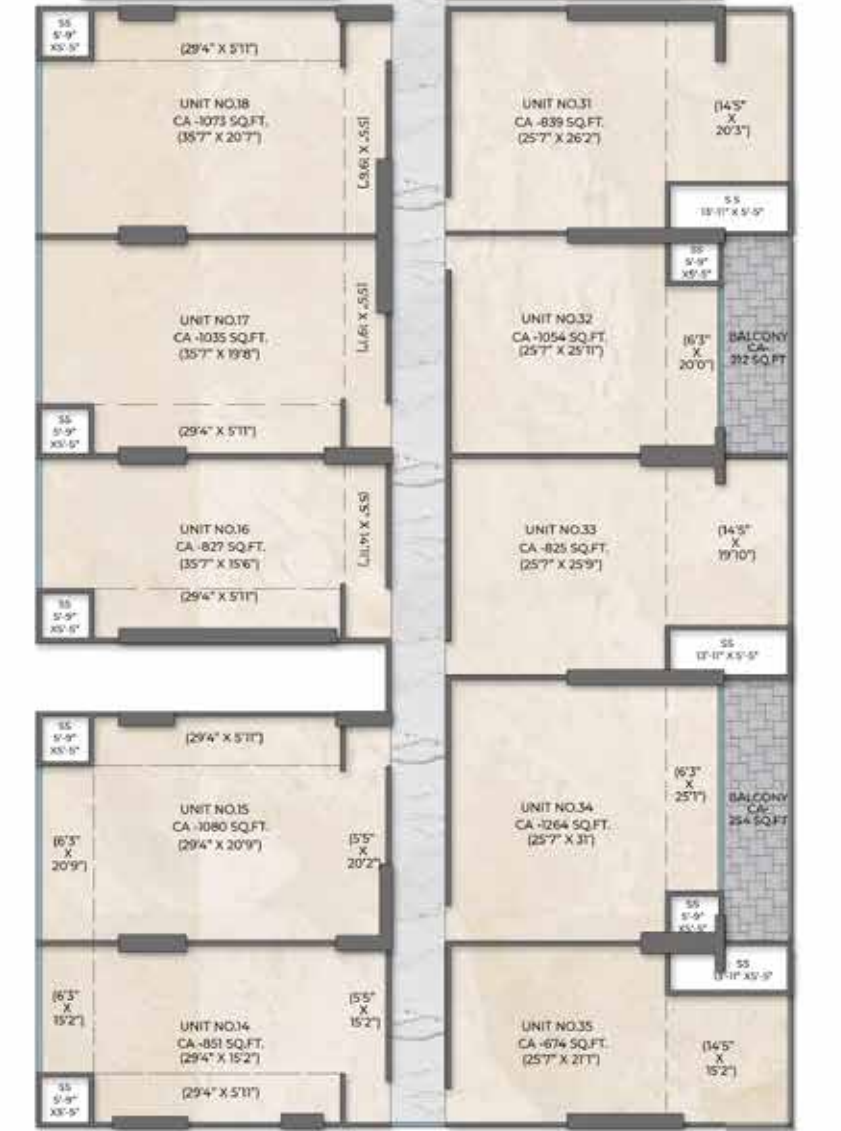
- Proposed Goregaon Mulund Link Road (4KM)



| FLOOR | UNIT NO. | RERA CARPET | TOTAL USEABLE CARPET (SQ. FT.) |
|---|----------|-------------|--------------------------------|
| 1 ST 2 ND 5 TH 6 TH 9 TH 10 TH 13 TH & 14 TH FLOOR PLAN | 14 | 800 | 851 |
| | 15 | 1023 | 1080 |
| | 16 | 800 | 827 |
| | 17 | 979 | 1035 |
| | 18 | 1016 | 1073 |
| | 19 | 517 | 552 |
| | 20 | 503 | 540 |
| | 21 | 508 | 544 |
| | 22 | 666 | 725 |
| | 23 | 1053 | 1318 |
| | 24 | 468 | 578 |
| | 25 | 468 | 578 |
| | 26 | 468 | 578 |
| | 27 | 468 | 578 |
| | 28 | 473 | 585 |
| | 29 | 1248 | 1584 |
| | 30 | 1049 | 1318 |
| | 31 | 808 | 839 |
| | 32 | 833 | 1054 |
| | 33 | 794 | 825 |
| | 34 | 1005 | 1264 |
| | 35 | 643 | 674 |

1ST 2ND 5TH 6TH 9TH 10TH 13TH & 14TH FLOOR PLAN

Disclaimer: Typical Floor Layout/ Individual Offices Plan Shown Are For Representation Purpose Only & All Dimensions In Typical Floor Layout Are Unfurnished Structural Dimensions. We Are Offering For Sale, Bareshell Office, & Not Including Add-ons Such As Flooring, Painting And Fixtures, Unless Specially Incorporated In The Deed of Assignment. Maximum Variance (+/-) 3% In Rera Carpet Area May Occur On Account Of Planning Constraints/site Conditions / Column /furnishing, Elevation & All Amenities Shown Are Subject To Approval From The Maharashtra Industrial Development Corporation (Midc). If Any Changes May Come In Dc Rules & Service Amenities Shown Will Be Completed In The Phase Manner, This Project Has Been Registered Under Maharashtra Registration No: P51700054522 & Is Available On The Website | <https://maharera.mahaonline.gov.in> Under Registered Projects



| FLOOR | UNIT NO. | RERA CARPET | TOTAL USEABLE CARPET (SQ. FT.) |
|--|----------|-------------|--------------------------------|
| 3 RD 7 TH & 11 TH FLOOR PLAN | 14 | 800 | 851 |
| | 15 | 1023 | 1080 |
| | 16 | 808 | 827 |
| | 17 | 979 | 1035 |
| | 18 | 1016 | 1073 |
| | 19 | 517 | 552 |
| | 20 | 503 | 540 |
| | 21 | 508 | 544 |
| | 22 | 666 | 725 |
| | 23 | 1053 | 1318 |
| | 24 | 468 | 578 |
| | 25 | 468 | 578 |
| | 26 | 468 | 578 |
| | 27 | 468 | 578 |
| | 28 | 473 | 585 |
| | 29 | 1248 | 1564 |
| | 30 | 1049 | 1318 |
| | 31 | 841 | 1065 |
| | 32 | 800 | 825 |
| | 33 | 827 | 1048 |
| | 34 | 964 | 995 |
| | 35 | 668 | 856 |

3RD 7TH & 11TH FLOOR PLAN

Disclaimer: Typical Floor Layout/ Individual Offices Plan Shown Are For Representation Purpose Only & All Dimensions In Typical Floor Layout Are Unfurnished Structural Dimensions. We Are Offering For Sale, Bareshell Office, & Not Including Add-ons Such As Flooring, Painting And Fixtures, Unless Specially Incorporated In The Deed of Assignment. Maximum Variance (+/-) 3% In Rera Carpet Area May Occur On Account Of Planning Constraints/site Conditions / Column /furnishing, Elevation & All Amenities Shown Are Subject To Approval From The Maharashtra Industrial Development Corporation (Midc). If Any Changes May Come In Dc Rules & Service Amenities Shown Will Be Completed In The Phase Manner, This Project Has Been Registered Under Maharashtra Registration No: P51700054522 & Is Available On The Website | <https://maharera.mahaonline.gov.in> Under Registered Projects



| FLOOR | UNIT NO. | RERA CARPET | TOTAL USEABLE CARPET (SQ. FT.) |
|--|----------|-------------|--------------------------------|
| 4 TH 8 TH 12 TH FLOOR PLAN | 14 | 800 | 851 |
| | 15 | 123 | 1080 |
| | 16 | 808 | 827 |
| | 17 | 979 | 1035 |
| | 18 | 1016 | 1073 |
| | 19 | 517 | 552 |
| | 20 | 503 | 540 |
| | 21 | 508 | 544 |
| | 22 | 666 | 725 |
| | 23 | 1053 | 1318 |
| | 24 | 468 | 578 |
| | 25 | 468 | 578 |
| | 26 | 468 | 578 |
| | 27 | 468 | 578 |
| | 28 | 473 | 585 |
| | 29 | 1248 | 1564 |
| | 30 | 1049 | 1318 |
| | 31 | 841 | 1065 |
| 32 | 800 | 831 | |
| 33 | 794 | 825 | |
| 34 | 964 | 995 | |
| 35 | 668 | 856 | |

4TH 8TH 12TH FLOOR PLAN

Disclaimer: Typical Floor Layout/ Individual Offices Plan Shown Are For Representation Purpose Only & All Dimensions In Typical Floor Layout Are Unfurnished Structural Dimensions. We Are Offering For Sale, Bareshell Office, & Not Including Add-ons Such As Flooring, Painting And Fixtures, Unless Specially Incorporated In The Deed of Assignment. Maximum Variance (+/-) 3% In Rera Carpet Area May Occur On Account Of Planning Constraints/site Conditions / Column /furnishing, Elevation & All Amenities Shown Are Subject To Approval From The Maharashtra Industrial Development Corporation (Midc). If Any Changes May Come In Dc Rules & Service Amenities Shown Will Be Completed In The Phase Manner, This Project Has Been Registered Under Maharashtra Registration No: P51700054522 & Is Available On The Website | <https://maharera.mahaonline.gov.in> Under Registered Projects



15TH FLOOR PLAN

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Joint Initiative by



SITE ADDRESS : D1, NEAR LOTUS IT PARK, WAGLE ESTATE, GB BARVE ROAD, THANE (W)

OFFICE ADDRESS: 404, CENTRUM BUSINESS PARK, WAGLE ESTATE, NEAR MULUND CHECKNAKA, THANE WEST, PIN IN, 400604

PRINCIPAL ARCHITECT : APICES STUDIO PVT LTD | RCC CONSULTANTS : TECHLINE CONSULTANT
ELEVATION & INTERIOR DESIGNING ARCHITECTS - LEESH ARCHITECTS

CONTACT : +91 91677 91691 | +91 9692 777 000



www.centrumsquare.com | support@centrumsquare.com
MahaRera No: P51700054522 | <https://maharera.mahaonline.gov.in>