

GATEWAY TO THE FUTURE



AVENUE

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



Green Acres
Phase 1,2,3

SaptaShree
Heights

SaptaShree
Galicia

GB Road

TCS, Yantra Park

Majiwada

Upvan Lake

Jupiter Hospital

Viviana Mall

Bhawani Nagar

Lokmanya
Nagar

Korum Mall

MSRTC Bus Stand
Thane - Vandana

SaptaShree
Garima Towers

Jambli
Naka

Circle 22

Rayla Devi
Lake

SaptaShree
Gaurangi
Chamber

SaptaShree
Gauravee

SaptaShree
Gaurangi

Head Office

Girija
Towers

Ishan
Arcade

SaptaShree
Gaurangi

Kamal
Niwas

SaptaShree
Guru Prerna

Gandharvi

SaptaShree Oyster

Thane Railway
Station

R Mall

Mulund
Check Naka

SaptaShree
Greeshma

Railway
Station

Thane
East

Mulund

Thane Mulund
Check Naka

VG Vaze College of Arts,
Science and Commerce

Towards
Mumbai



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



Stock Image

50+ LAKHS

Square Feet Developed & Delivered

25+ LAKHS

Square Feet Upcoming Projects

15+ LAKHS

Square Feet Under Construction

WAGLE ESTATE'S

UNMATCHED CONNECTIVITY & ACCESS

Center

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

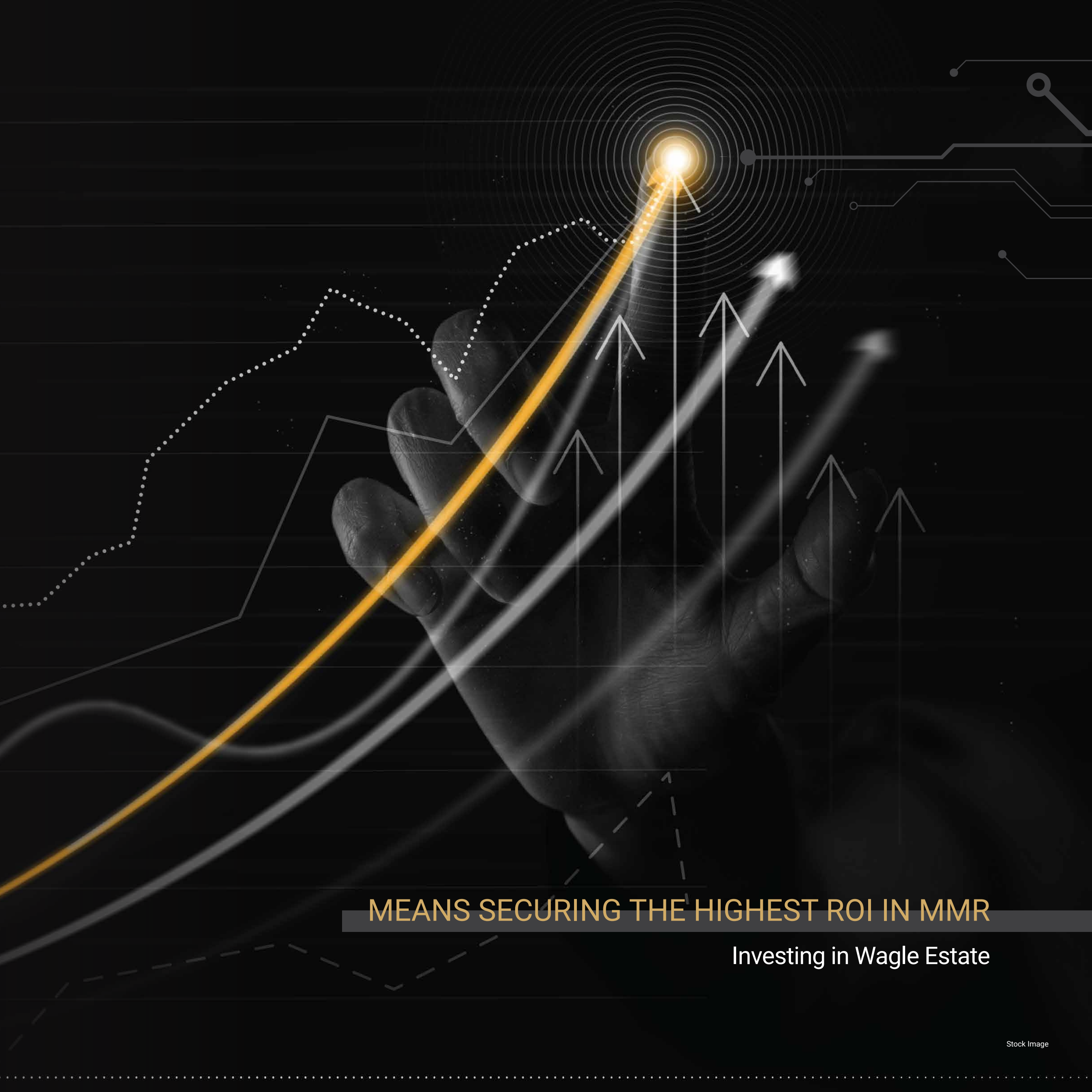
LOCATION DRIVES SUCCESS
AI AVENUE IS AT THE HEART OF MUMBAI’S NEXT BUSINESS POWERHOUSE

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



A V E

OFFICES DESIGNED FOR

THE FUTURE



NU

R ATMANIRBHAR INDIA

Introducing

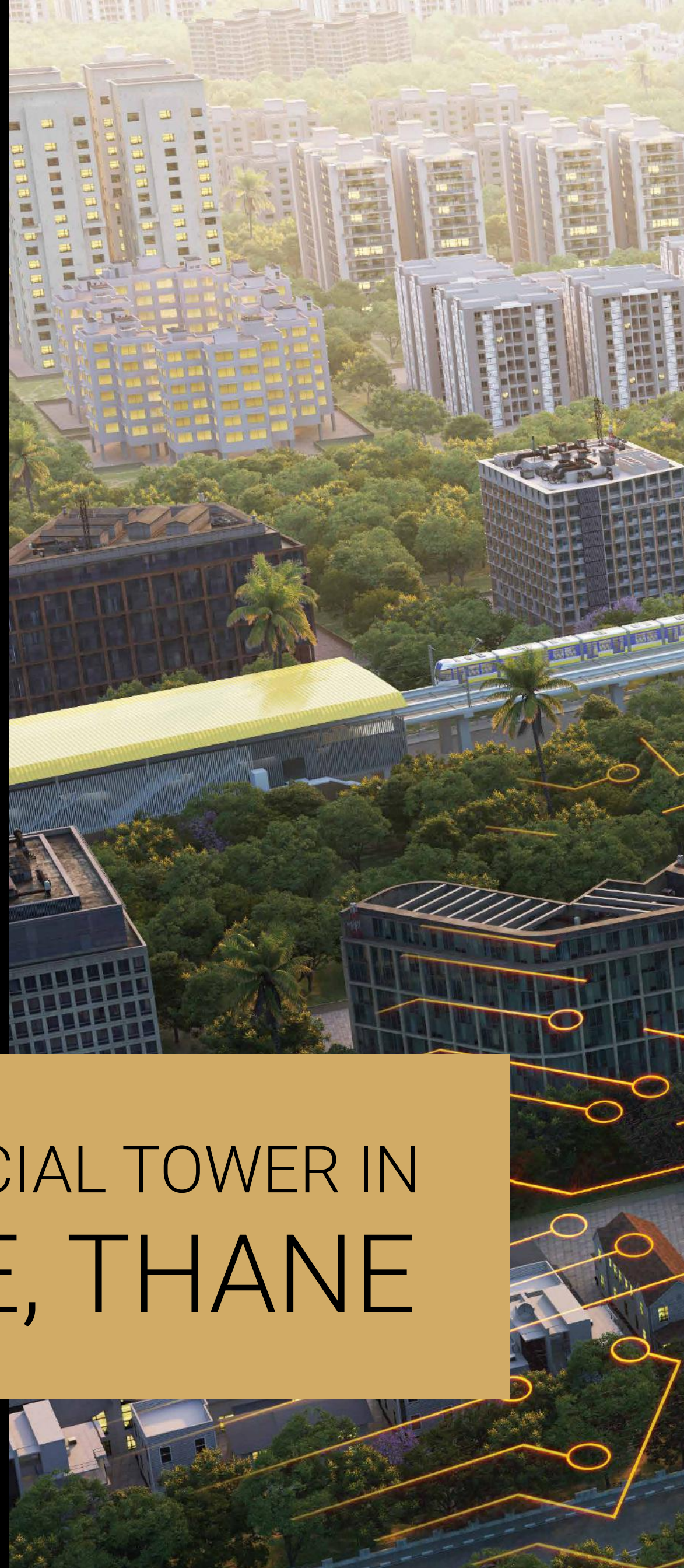


AVENUE

OFFICES DESIGNED FOR ATMANIRBHAR INDIA

AS INDIA'S FIRST AI-POWERED BUSINESS TOWER

A FUTURISTIC COMMERCIAL TOWER IN
WAGLE ESTATE, THANE





SaptaShree Global
Tech Center

SaptaShree Global
Tech Center



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



Artist Impression

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

INSIDE AI AVENUE

THE PERFECT BUSINESS ENVIRONMENT

WHERE AESTHETICS MEET FUNCTIONALITY



Wide Span office spaces allowing flexibility in layouts & designs



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



Stock Image

DESIGNED

for efficiency, engineered
for business growth



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

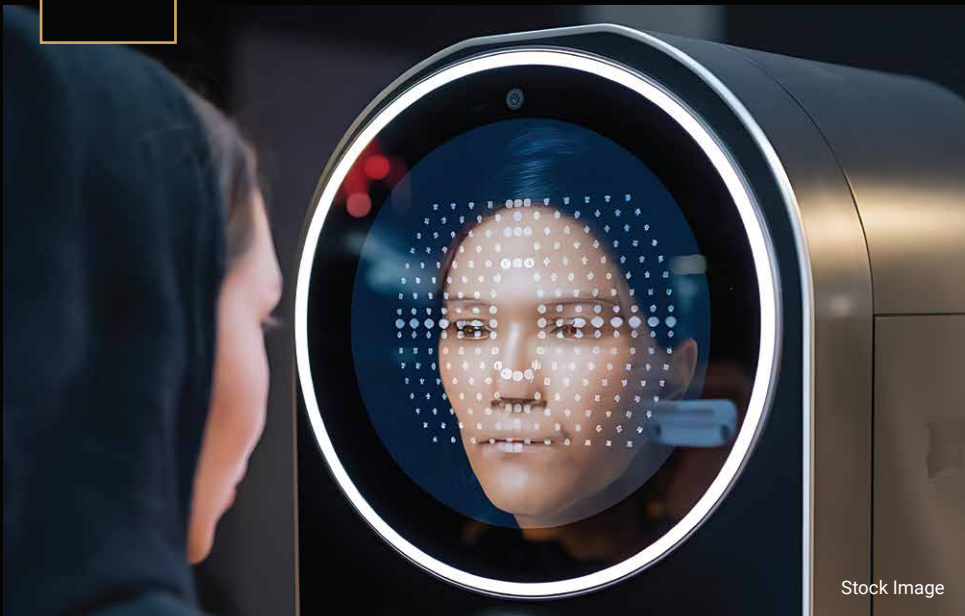


Earthquake-resistant RCC structure
for maximum safety & durability



ARTIFICIAL INTELLIGENCE ENABLED SMART OFFICES

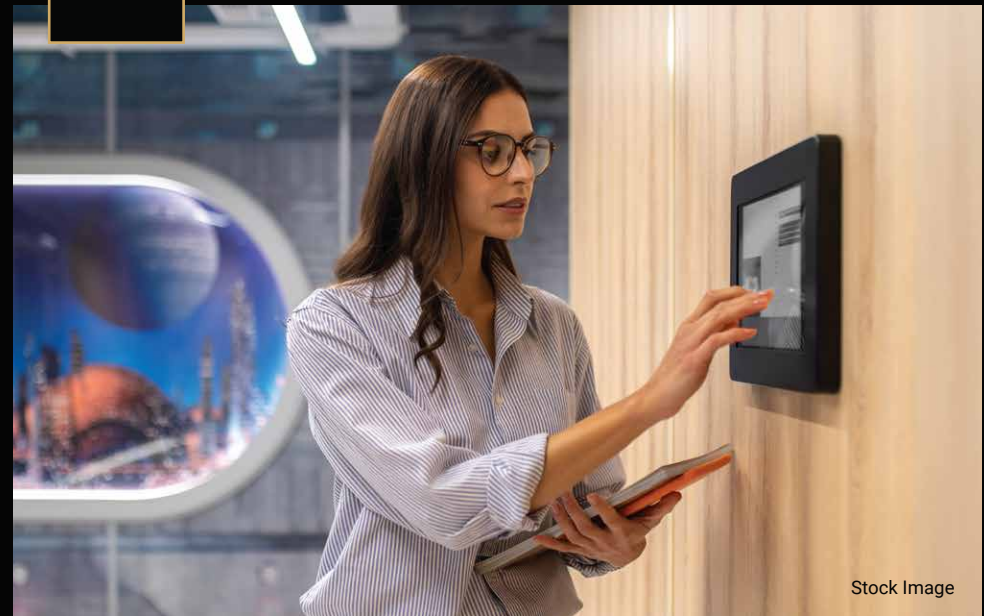
A WORKSPACE THAT THINKS, OPTIMIZES & PROTECTS



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

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



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.



Stock Image

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

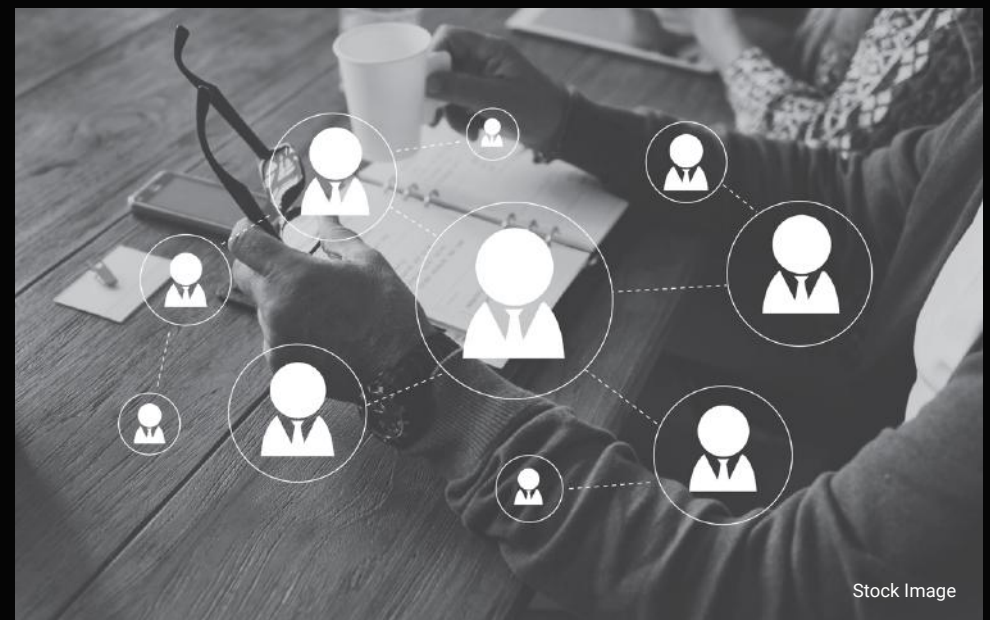
THE POWER OF THE RIGHT CONNECTIONS

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

AI AVENUE PROVIDES EVERYTHING

Startup needs Funding, Mentorship & Growth.



INTEGRATED BRANDING AND MARKETING SOLUTIONS

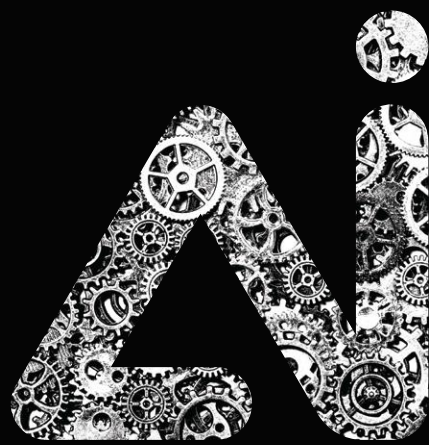
- In-house branding consultants for digital presence and market positioning
- Marketing campaign support, PR exposure and media coverage



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



A V E N U E

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



Project By

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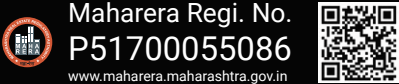
☎ 810 810 7546 | 810 810 7554

Site Address:

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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

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