




AGM VIJAYLAXMI VENTURE

A Project by



Corporate Address: 502, INIZIO, Cardinal Gracious Road, Chakala, Andheri (E), Mumbai – 400099, India.
Site Address: Plot 6/7, Mahal Industrial Estate, Mahakali Caves Road, Andheri (E), Mumbai 400093.
www.agmvijaylaxmi.com |  MahaRERA No: P51800028274, available on website <https://maharera.mahaonline.gov.in>

Disclaimer: Sanctioned approval of 12 floors and 14 floors subject to MCGM approval. The images, plans, elevations, designs & specifications are only indicative and subject to the approval of the respective authorities; and the developers reserve the right to change specifications or features of all these without any notice or intimation. This document does not constitute any offer and/or any contract of any type between the developer and the recipient. Sale/transfer/lease of this development shall be governed by the terms and conditions. No details mentioned in this printed material shall in any way govern such transactions.

thoughttrains

A PROJECT BY



VIJAYLAXMI
REALTY®



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ASPIRATIONAL SPACES

IMPECCABLY-PLANNED,
PREMIUM OFFICE SPACES
STARTING 550 SQ. FT. ONWARDS



Image for Representational Purpose Only

atTRACT ATTENTION

PRIME RETAIL SPACES
ON MAHAKALI CAVES ROAD

NAVIGATE FASTER

STRATEGICALLY LOCATED
AT ANDHERI EAST

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CELEBRATE PRIVILEGES

SKY BREAKOUT ZONE



ACHIEVERS SOAR
NEW ALTITUDES



at THE HEART
OF BUSINESS



Artist's Impression

PRESENTING



AGM VIJAYLAXMI VENTURE

PROJECT HALLMARKS

- Elegant 14 Storeyed Business Landmark with Flexible Floor Plates
- Grand Entrance Lobby with Waiting Lounge
- Premium Office Spaces Starting 550 Sq. Ft. Onwards
 - Multi-functional Retail Spaces
 - Sky Breakout Zone
- 2 Dedicated Towers for Parking with Valet
- Strategically Located at Mahakali Caves Road, Andheri East

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NEW-AGE
BUSINESS LANDMARK
AT ANDHERI EAST



Artist's Impression



CORPORATE ARRIVAL AT THE HEART OF WELCOMING

AT BUSINESS LANDMARK INVITES
BUSINESS COMMUNITIES, ENTREPRENEURS & MASTERMINDS
TO EXPERIENCE FINESSE AND ELEVATE THEIR COMPANY TO
NEWER ALTITUDES. ARRIVAL ONWARDS, UPWARDS...

- BOUTIQUE OFFICES
- RETAIL SPACES
- SKY BREAKOUT ZONE

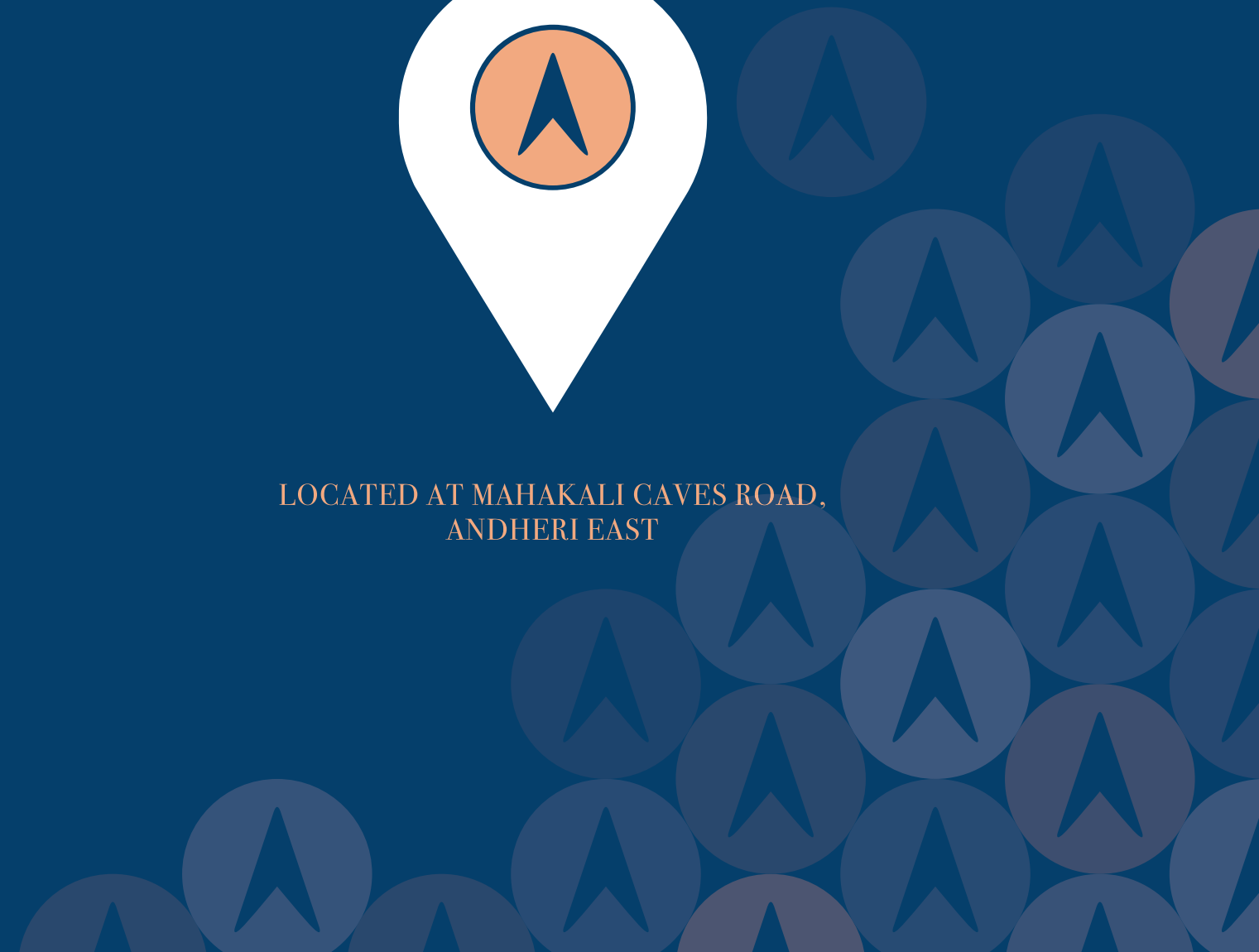
Artist's Impression

NAVIGate FASTER

AT THE HEART OF
CONNECTIVITY



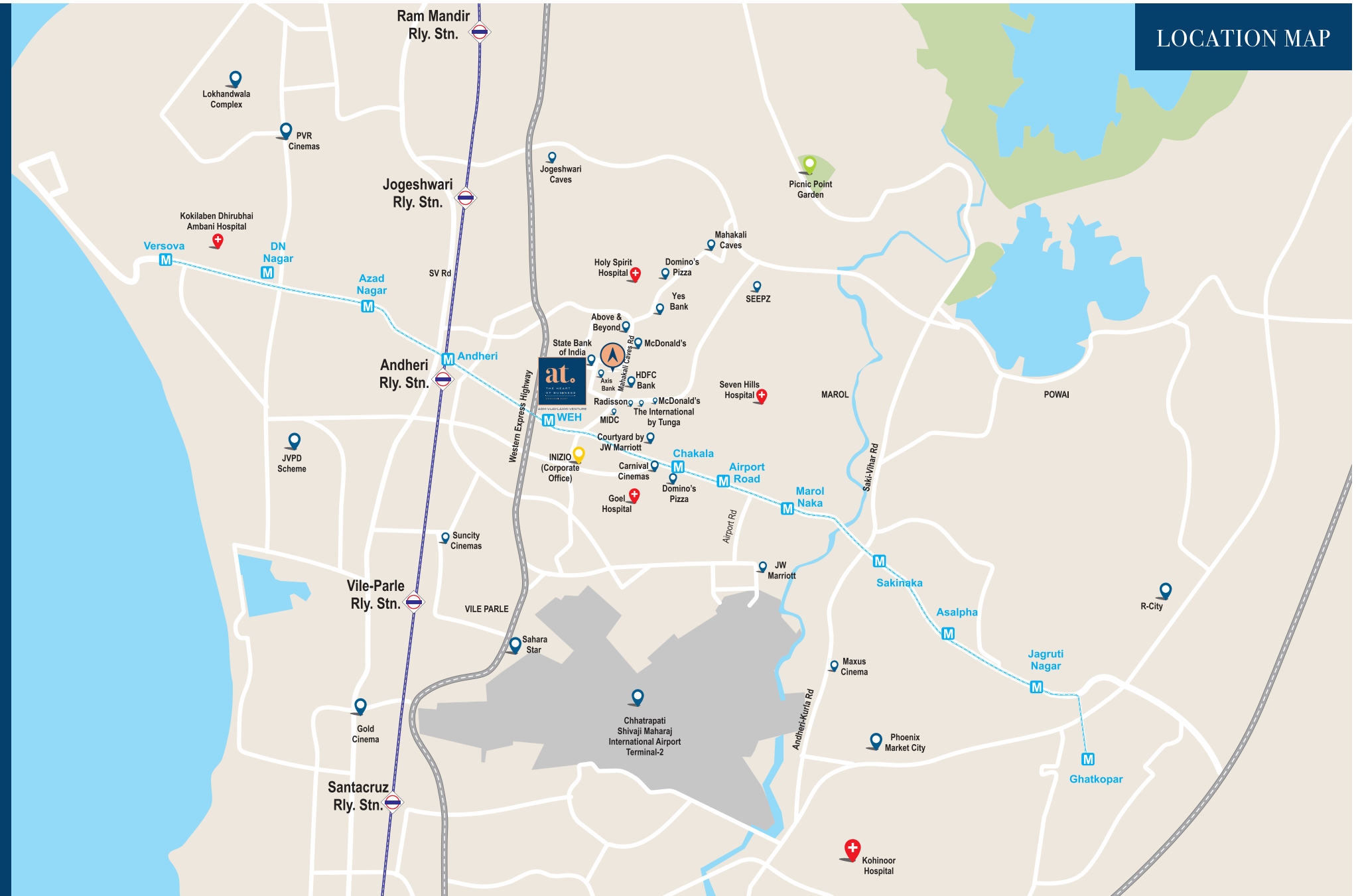
LOCATED AT MAHAKALI CAVES ROAD,
ANDHERI EAST



LET THE WORLD
REACH OUT TO YOU,
OR VICE VERSA.
WITHIN MINUTES.

Speedy Connectivity

- WEH Metro Station: 3 mins
- Western Express Highway: 4 mins
- Andheri Railway Station: 7 mins
- International Airport (T2 Terminal): 9 mins



CENTRALLY LOCATED AT THE HEART OF COMFORTS

EVERY CONVENIENCE YOUR BUSINESS NEEDS

Hotels

- Radisson
- The International by Tunga
- Courtyard by JW Marriott

Banks

- Yes Bank
- Axis Bank
- State Bank of India
- HDFC Bank

Hospitals

- Holy Spirit
- Seven Hills
- Goel Hospital

Fine Dines & Fast Food

- McDonalds
- Dominos
- Above & Beyond



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ASPIRATIONAL SPACES

AT THE HEART OF
INSPIRING



IMPECCABLY PLANNED
OFFICE SPACES



BECAUSE SUCCESS IS A DECISION

PREMIUM OFFICE SPACES, STARTING 550 SQ. FT. ONWARDS
WITH FLEXIBLE FLOOR PLATES

Artist's Impression

OFFICES DESIGNED WITH AN EYE FOR DETAILS



BARE SHELL OFFICES WITH 10.6 FT. FLOOR-TO-FLOOR HEIGHT
AND FLEXIBLE FLOOR PLATES



PROVISION FOR PANTRY



PROVISION FOR RESTROOMS

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atTRACT ATTENTION

AT THE HEART
OF CUSTOMERS



PREMIUM RETAIL STORES
ON MAHAKALI CAVES ROAD

LOOKING AT RETAIL IN DETAIL

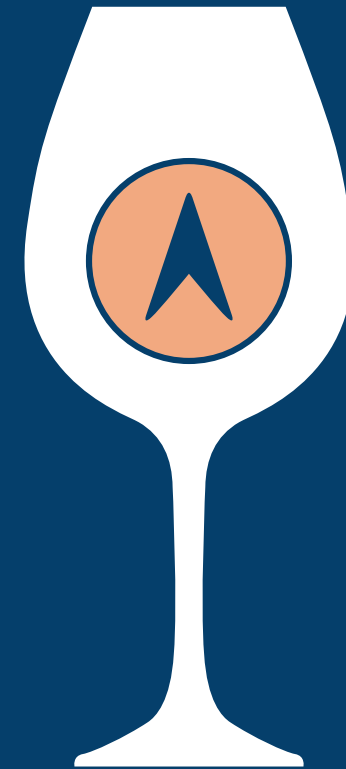
- MULTI-UTILITY SHOP SPACES
- ATTRACTIVE GLASS FRONTAGE WITH PROMINENT BRAND VISIBILITY
- 4.5 MTR. RETAIL HEIGHT FLOOR TO FLOOR
- EXCLUSIVE BMC APPROVED RESTAURANT SPACES



Artist's Impression

CELEBRate SUCCESS

AT THE HEART OF
LEISURE



SKY BREAKOUT ZONE



SKY-FULL OF PRIVILEGES FOR THOSE WHOM EVEN SKY IS NOT THE LIMIT

- MANICURED GREEN LAWNS
- STAR-GAZING LOUNGE
- PERGOLA SIT-OUTS
- ACUPRESSURE PATHWAYS
- CONVERSATION CORNERS

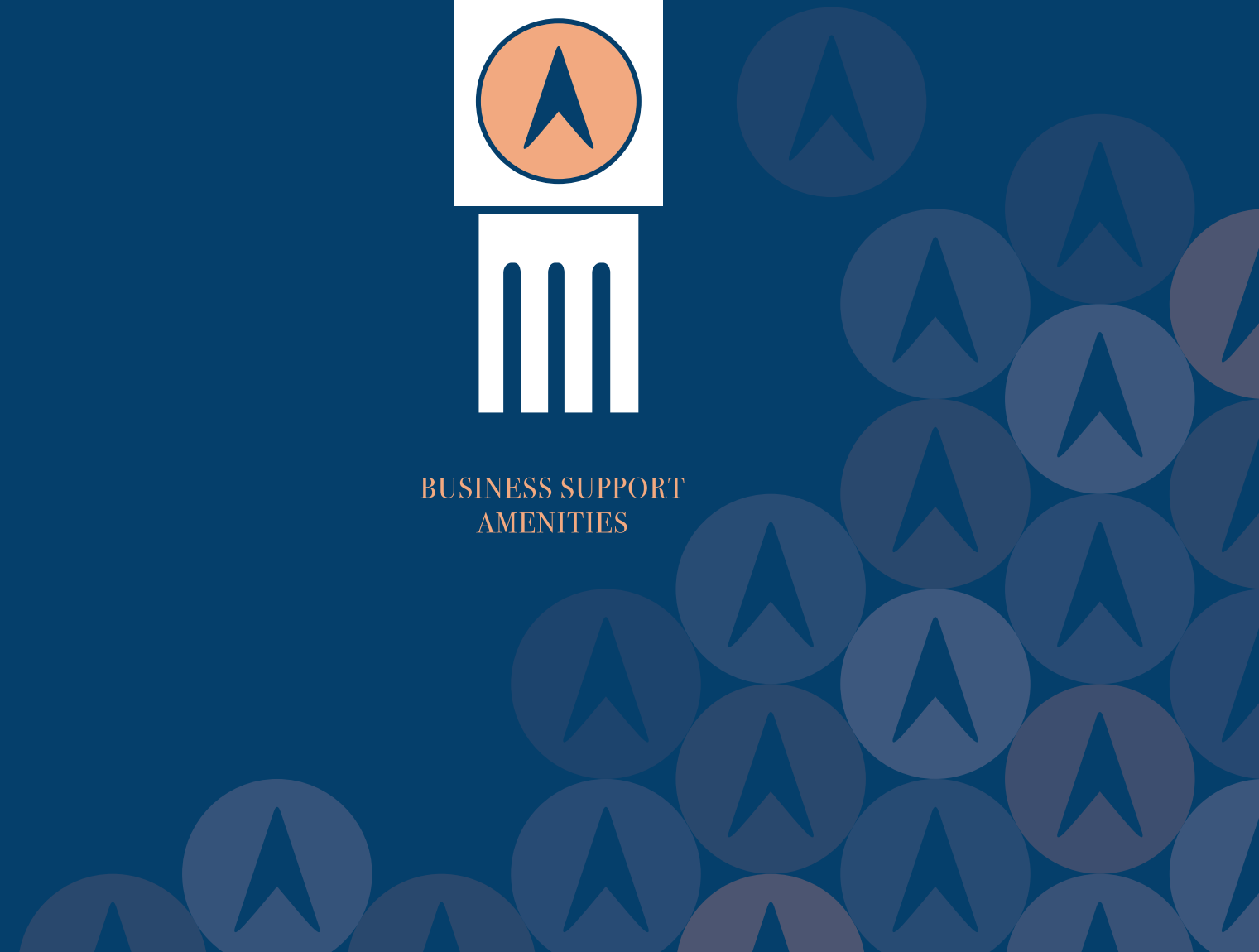
Artist's Impression

State-OF-THE-ART LANDMARK

AT THE HEART OF
COMPETITION



BUSINESS SUPPORT
AMENITIES



BUSINESS SUPPORT FEATURES THAT GIVE AN EDGE



HIGH-SPEED ELEVATORS



CUTTING-EDGE
FIRE-FIGHTING SYSTEMS



CCTV SURVEILLANCE &
24 X 7 MANNED SECURITY

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CALL THEM,
'CAR SUITES'



Image for Representational Purpose Only

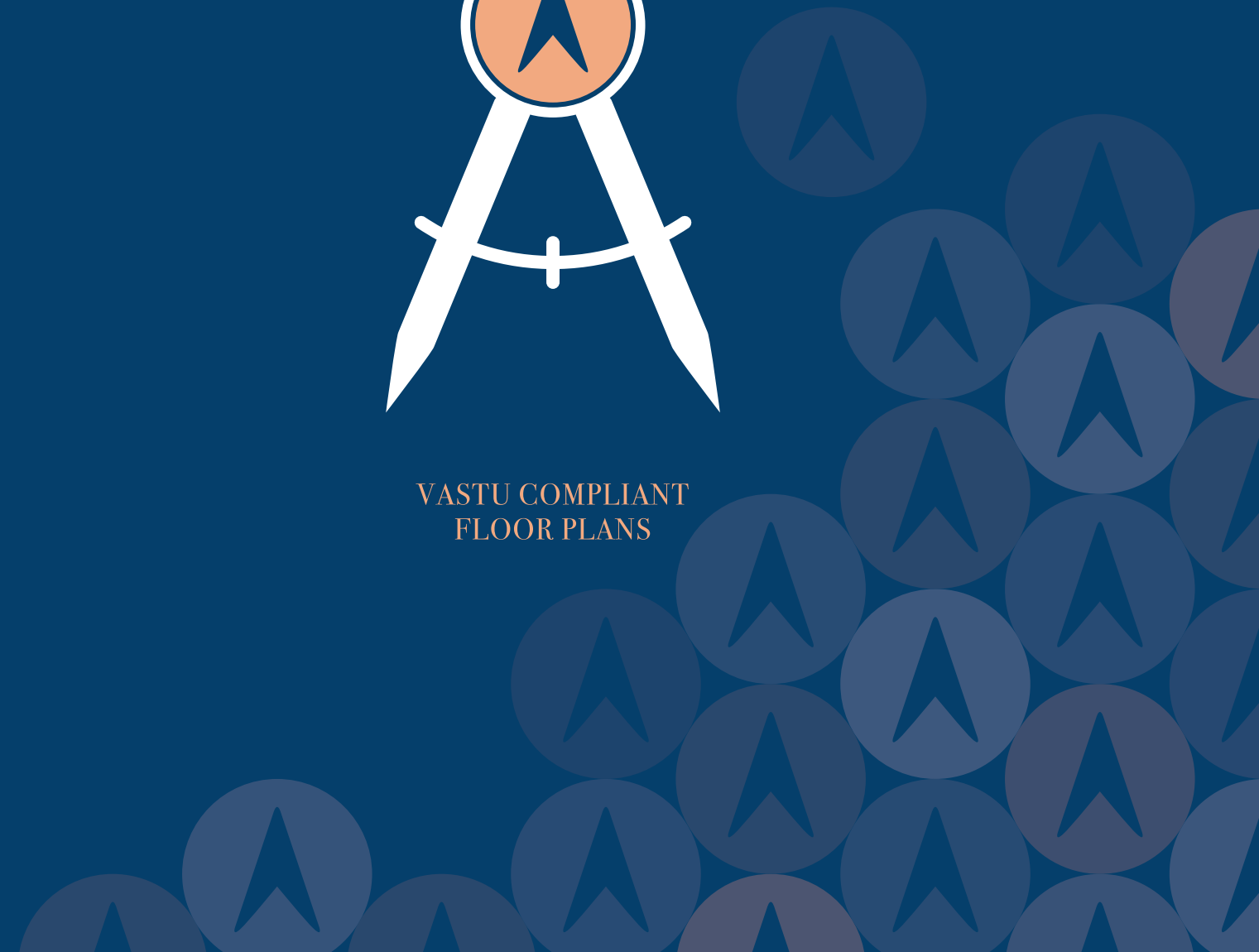
AMPLE CAR PARKS ACROSS
2 DEDICATED TOWERS WITH VALET

SUPERLATIVE PLANNING

AT THE HEART OF
SPACES



VASTU COMPLIANT
FLOOR PLANS



GROUND FLOOR PLAN



9M WIDE PAPER BOX LANE

TYPICAL FLOOR PLAN



18 M MAHAKALI CAVES ROAD

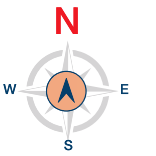


TERRACE FLOOR PLAN

9M WIDE PAPER BOX LANE



18 M MAHAKALI CAVES ROAD





Artist's Impression

ASPIRATIONS ACQUIRED. INSPIRATIONS CREATED.

PROJECT AT A GLANCE

Project Hallmarks:

- Elegant 14 Storeyed Business Landmark with Flexible Floor Plates
- Grand Entrance Lobby with Waiting Lounge
- Premium Office Spaces Starting 550 Sq. Ft. Onwards
- Multi-functional Retail Spaces
- Sky Breakout Zone
- 2 Dedicated Towers for Parking with Valet
- Strategically Located at Mahakali Caves Road, Andheri East
- Provision For Electric Car Charge Station

Premium Offices Starting 550 Sq. Ft. Onwards

- Bare Shell Offices of 10.6 Ft. Floor-to-Floor Height
- Flexible Floor Plates
- Provision for Pantry & Restrooms

Multi-functional Retail Stores

- Multi-utility Shop Spaces
- Attractive Glass Frontage with Prominent Brand Visibility
- 4.5 mtr. Retail Height floor to floor
- Exclusive BMC Approved Restaurant Spaces

Sky Breakout Zone

- Manicured Green Lawns
- Star-gazing Lounge
- Pergola Sit-outs
- Acupressure Pathways
- Conversation Corners

Business Support Features

- High-speed Elevators
- CCTV Surveillance & 24 x 7 Manned Security
- Cutting-edge Fire-fighting Systems
- Seismic Earthquake Resistant Structure
- Vastu Compliant Spaces

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A PARTNERSHIP OF ELEVATED STANDARDS

A RELATIONSHIP OF BETTER CREATIONS



Image for Representational Purpose Only



AGM GROUP

- AGM Group has been redefining skylines since 1979.
- The Group is founded on the vision of integrity, commitment to excellence & qualitative approach.
- Developed more than 12.50 Lac sq. ft of Residential & over 1.70 Lac sq. ft. of Commercial spaces.
- Added smiles to more than 1800 customers and counting.
- The Group believes in giving back to the community & environment in every manner possible.
 - Presently, it maintains *Gowshala* in Bhinmal village of Rajasthan.
 - It also has a hospital in Bhinmal that ensures availability of quality medicinal services to village residents.
 - The Group has constructed a Dharamshala in Palitana, Gujarat, where pilgrims come in abundance to visit the Temple.
 - The Dharamshala provides people with homely stay, and food facilities.
- AGM Group endeavours to revolutionise skylines in Boisar & Bhayander across its land bank of 83 Acres (approx.), in the near future.

VIJAYLAXMI REALTY

- Established in 1976, Vijaylaxmi Group has built an unshakable reputation for itself
- Renowned for creating an array of superlative residential townships, holiday homes, commercial complexes & warehousing facilities.
- Developed and delivered more than 2 million sq.ft. with 4000 plus customers in Mumbai, Jodhpur & Pune (PCMC).
- The Group has land holdings in Pune (PCMC), Mangaon, Jodhpur, Shahpur & Mumbai.
- Shri Shantilal Kavar, Group's Chairman, was bestowed up on with the honour of being Malawi's Honorary Consul.
- Positions he held in Business Organizations:
 - Ex. Secretary General of Hindustan Chamber of Commerce (for 2 Tenures - 4 Years)
 - Past Member of FICCI Committees and Govt. Excise & IT Department
- Prestigious Awards & Achievements:
 - 'Udyog Patra Award' by Dr. Shankar Dayal Sharma, The President of India
 - 'Prestigious Bhamasha Award' from Education Minister, Govt. of Rajasthan
 - 'Shatabdi Ratna Award' by Shri Vilasrao Deshmukh, The Chief Minister of Maharashtra
 - 'Gold Trophy' for the Highest Exports for 3 Consecutive Years, handed over by The Union Minister for Textiles
 - 'Jaycees' Industrial Achiever Award
 - 'Samaj Ratna Award' from Rajasthan Sangh, Karnataka
 - 'Social Reformer Award' from Prestige Institute of Management & Research, Indore
 - And a plethora of District Authorities and Corporation Level, Awards
- Positions held in Social, Educational & Other Fields:
 - Immediate Past President of Jain International Trade Organisation (JITO-APEX) & Mahavir International (APEX)
 - Ex. Vice Chairman, Executive President & Secretary General of JITO (JITO-APEX)
 - Patron of JITO Administrative Training Foundation
 - Trustee of Shraman Arogyam
 - Chairman of Jain Seva Sangh, Mumbai
 - Ex. Senior Vice President of Bharat Jain Mahamandal (Three Times)
 - Managing Trustee of: Kshetrapal Jain Athiti Bhawan, Jain Swetamber Mandir, Jodhpur, and M.S. Kavar International Education Institute, Pali-Marwar
 - Member of various other Social & Cultural Organizations

