



CORPORATE ANNEXE



Developed By

cello

SONAL REALTY
A legacy of landmarks Since 1972

Site Address: Corporate Annexe, CTS No. 86A of Village Pahadi Eksar and CTS No. 486A of Village Pahadi Goregaon, Next to Corporate Avenue, Sonawala Road, Goregaon (East), Mumbai – 400 063.

Mob.: +91 89284 46248
info@sonalrealty.com | www.sonalrealty.com

Corporate Annexe project is registered via MahaRERA Registration No. **P51800030989** & is available on the website <https://maharera.mahaonline.gov.in/under Registered Projects>.

A CORPORATE HUB
WHERE **YOUR BUSINESS IS DESTINED TO EXPAND**

Disclaimer: All the images, pictorials, visuals, elevations, perspectives, illustrations, model, stock images, specifications, plans, designs, drawings, dimensions, maps, facilities, amenities, features and other information/details herein are conceptual, indicative and for representation purpose only and are not to scale and is subject to the approval of the respective authorities. The Promoter/Developers/Architect reserve the right to add, alter, delete or replace any of these in the interest of the development, without any notice or obligation. All the matter presented here at the exhibition does not constitute any offer or contract of any nature whatsoever between the Promoters/Developers and the recipient. All transactions shall be subject to and governed by the terms & conditions of the Agreement for sale to be entered into between the parties.

A COMMERCIAL LANDMARK THAT DEFINES YOUR ULTIMATE GROWTH

Corporate Annexe, initial **G + 11 storey** edifice was designed by renowned Architect Reza Kabul, who has played an important role in the city's growth with his consistent contribution and his innovative approach in the world of Architecture.

The modern structure is well-equipped with a striking glass façade, flexible office units, indoor games to unwind during a stressful day at work and rooftop recreation ensuring a tranquil setting.

Corporate Annexe is undoubtedly a great place for businesses to kickstart and expand its successful journey.



INNOVATION

A FUTURISTIC DESIGN WHERE **INNOVATION** SETS THE **BENCHMARK**

Growing entrepreneurial ecosystem have propelled the demand of office spaces in the city. This led to the development of our two corporate projects – Corporate Avenue & Corporate Annexe at Goregaon (E) which are fully occupied.

Taking the demands further of remarkable offices to enhance the productivity and efficiency, we are giving an extension to Corporate Annexe by further developing it up to 17 Storey. It offers an ideal mix of workspaces balanced with conveniences and relaxation opening up newer arenas and greater possibilities.

The new development is futuristic and ready to meet the constantly evolving new age business demands. It is an address that lives up to functionally thoughtful architecture for sustainable and enriching experiences.



AN UPSCALE WORKSTATION THAT PURSUES EXCELLENCE

Corporate Annexe is a commercial development of Ground + 17 Storey that envisions to set a new benchmark in the real estate space of Goregaon (East) for large, medium and small growing businesses. Under the aegis of Vardhaman Sonal Ventures, this project is a one-of-a-kind creation offering unique blend of architectural brilliance and modern amenities.

The most peering features of this exclusive corporate masterpiece is the well-decorated entrance lobby, rooftop sit-out area with landscape garden, indoor games for recreation, ample of parking space and multiple units to suit your growth requirements.

It is the perfect address for entrepreneurs and professionals to discover productivity and success.

AN IMPRESSIVE ADDRESS THAT CONNECTS YOU FASTER

The burgeoning neighborhood of Goregoan (East) is the perfect blend of aesthetically thriving social infrastructure around its radius which is why office spaces here are extremely popular. Corporate Annexe is ideally situated 3 mins. away from Goregoan Railway Station, Bus Depot and Western Express Highway providing a great visibility.

With an excellent connectivity to the Upcoming Metro Station, Chhatrapati Shivaji International Airport, several banks, five-star hotels and easy access to various parts of the city, Corporate Annexe is one of the most sought-after corporate destination.



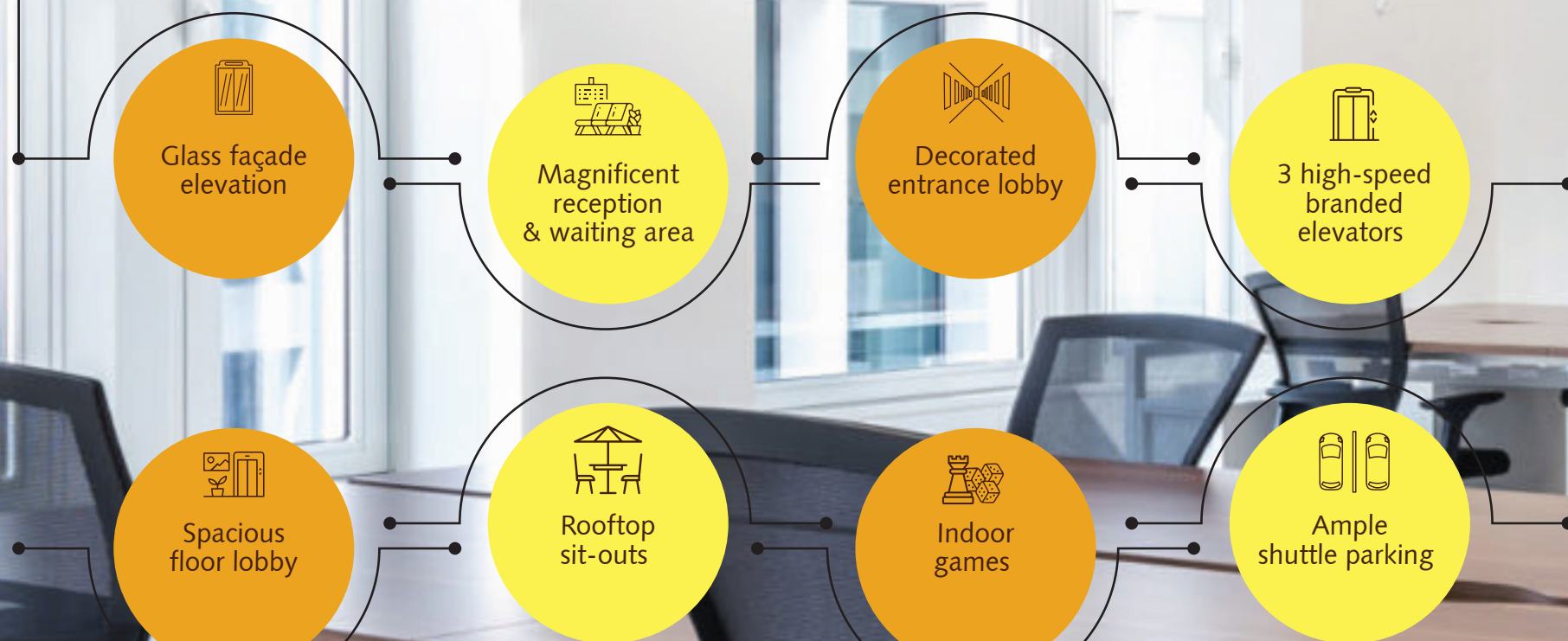
A WELL-DECORATED
ENTRANCE THAT
LEAVES YOUR
**CLIENTS &
VISITORS**
IN AWE



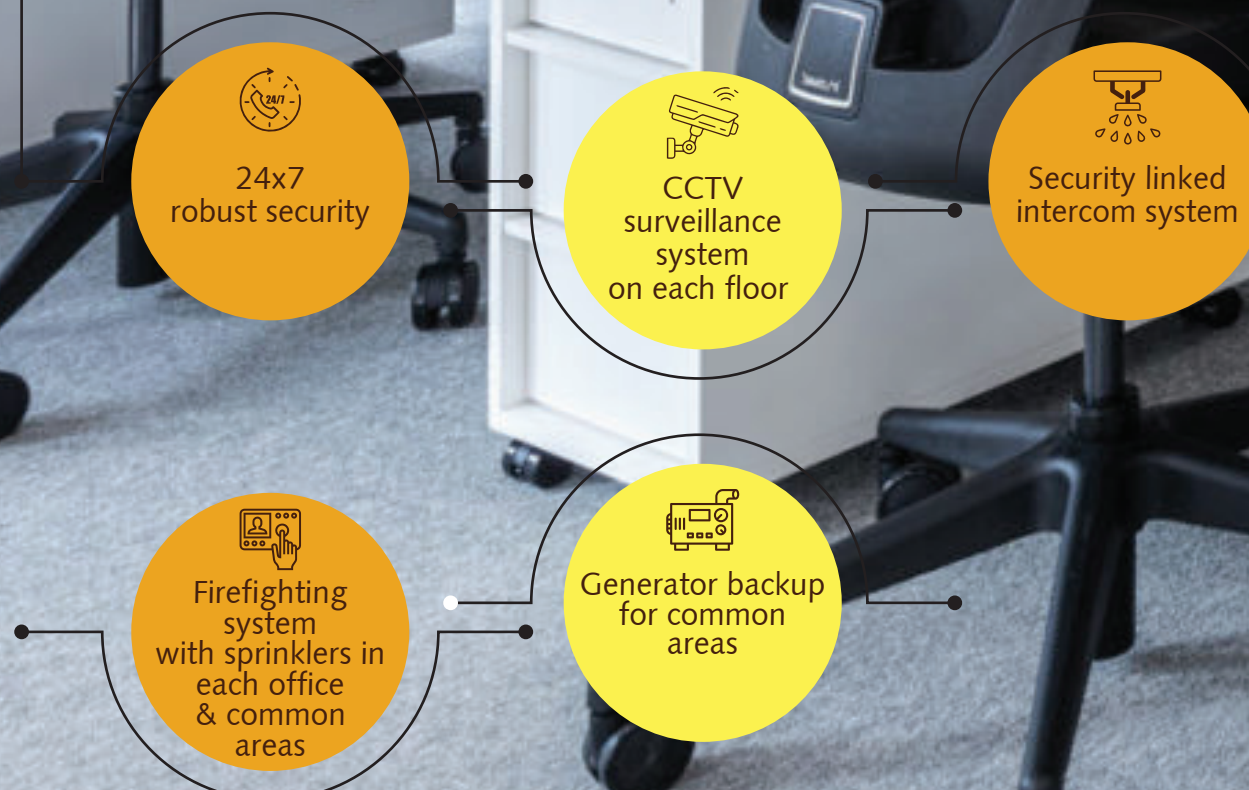
A STATE-OF-THE-ART INFRASTRUCTURE THAT PROVIDES FINEST ASPECTS

Modern architectural concept, superior technology standards and excellent features are tailored to meet the growing demands of businesses. Integrated planning and safety norms provide perfect harmony with an emphasis on a workplace well-being.

EXTERNAL FEATURES



SECURITY FEATURES



INTERNAL FEATURES





A UNIQUE
OPPORTUNITY
THAT
EMPOWERS
YOUR
VISION

Artists Impression

A RECREATIONAL
LANDSCAPE THAT
FACILITATES
REJUVENATION



A ROOFTOP
HANGOUT THAT
EXPLORES YOUR
**SOCIAL
INSTINCT**

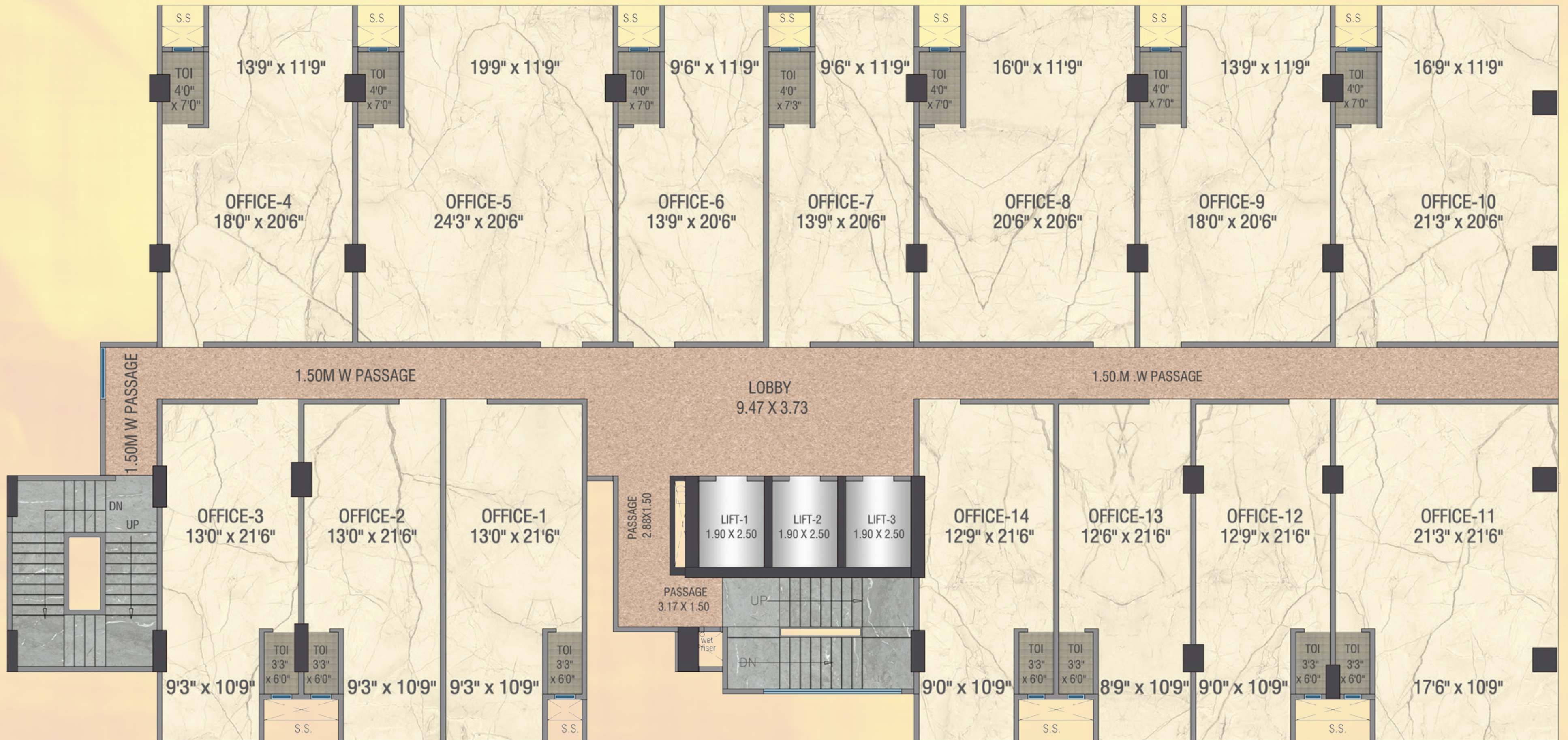


Artist's Impression

Artist's Impression

Artist's Impression

TYPICAL FLOOR PLAN



OFFICE NO.	RERA CARPET AREA
1 to 3	402 SQ.FT.
4	563 SQ.FT.
5	761 SQ.FT.
6&7	425 SQ.FT.
8	640 SQ.FT.
9	565 SQ.FT.
10	663 SQ.FT.
11	665 SQ.FT.
12&14	395 SQ.FT.
13	387 SQ.FT.



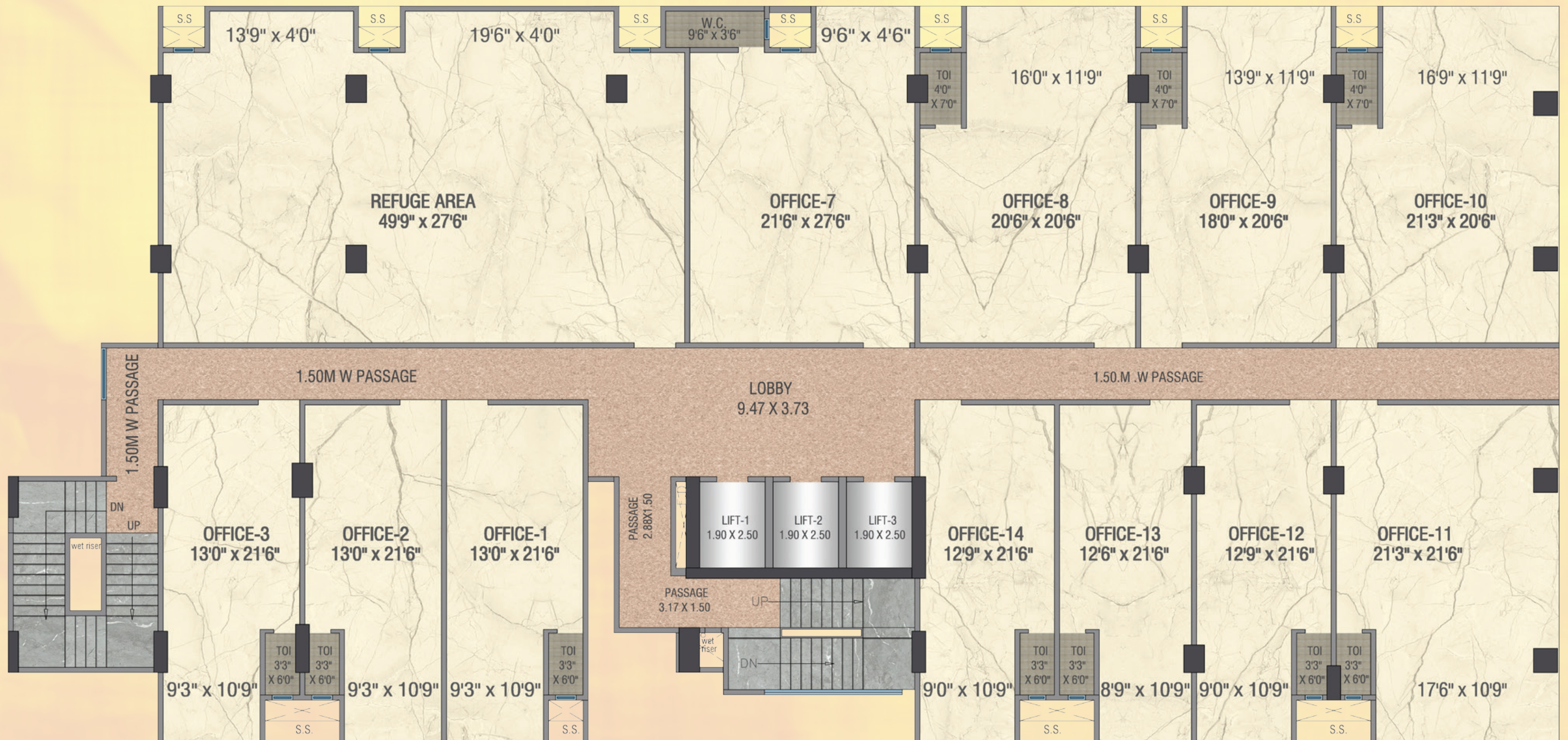
11TH FLOOR PLAN



OFFICE NO.	RERA CARPET AREA
5	502 SQ.FT.
6&7	425 SQ.FT.
8	640 SQ.FT.
9	563 SQ.FT.
10	662 SQ.FT.
11	665 SQ.FT.
12&14	395 SQ.FT.
13	387 SQ.FT.



13TH FLOOR PLAN



OFFICE NO.	RERA CARPET AREA
1 to 3	402 SQ.FT.
7	671 SQ.FT.
8	640 SQ.FT.
9	563 SQ.FT.
10	662 SQ.FT.
11	665 SQ.FT.
12 & 14	395 SQ.FT.
13	387 SQ.FT.



cello[®]

SONAL REALTY[®]
A legacy of landmarks: Since 1972



A JOINT VENTURE DEVELOPMENT THAT LETS YOU STAY AHEAD OF TIME

Over the years through practice of the highest ethics & commitment towards the further development of the corporate brand name, **Cello** has associated with many reputed groups to carry out high quality residential, commercial and infrastructure real estate developments spanning the entire city of Mumbai & in other prominent cities of India. Utmost care is taken that each of the association practices the same ethical & working standards as **Cello**.

Over the last 50 years, **Sonal Realty** has built a robust portfolio for itself. From dream homes to dream office spaces, from industrial parks to industrial estates, from modern buildings to ultra-modern shopping malls, **Sonal Realty** has well-established itself as one of the most upcoming developers.

We align our customer's vision with our expertise and deliver future-ready spaces that become landmarks over time.

TEAM

ARCHITECT
Arch. Atul A. Rana

CONSULTING ARCHITECT
Mr. Reza Kabul (Initial Development)
Ms. Vaishnavi & Mr. Jugal (New Development)

LANDSCAPING ARCHITECT
M/s. Earthscapes Consultancy Pvt. Ltd.

RCC CONSULTANT
M/s. Patel Kulkarni Consultants