

VKG

VIJAY KHETAN GROUP

— VIRTUES AND GROWTH —

CENTURION

GOREGOAN EAST



Proposed date of completion December' 24

**COMMERCIAL – Construction in full swing
Pictures as on 4th March' 2023**

THE NEW AGE BUSINESS LEADER IS AGILE, SUAVE, AND
THINKS GLOBAL.

HIS EYES ARE SET ON GROWTH, PROGRESS AND EXPANSION
WITH A LEVEL PLAYING FIELD SET BY THE DIGITAL
CHANNELS.

WHILE HIS OPERATIONS CONTINUE AT WORKSHOPS AND
FABRIQUES, HE IS ALL SET TO BUILD A LEGACY AND THINK
GLOBAL AND BE A PART OF THE BIG BULLS.



INTRODUCING THE RIGHT DESTINATION
FOR THE NEW AGE BUSINESS LEADER
WHO IS TRULY BULLISH

—
GOREGAON
BUSINESS
DISTRICT
—

YOUR SPACE TO BUILD
YOUR BUSINESS
ASPIRATIONS



YOUR SPACE TO
SERVE THE BEST
WAY POSSIBLE



YOUR SPACE TO
MAXIMIZE
GROWTH

YOUR SPACE
FOR THE RIGHT
INVESTMENT



YOUR SPACE TO
CREATE A FUTURE,
BEYOND YOUR
IMAGINATION



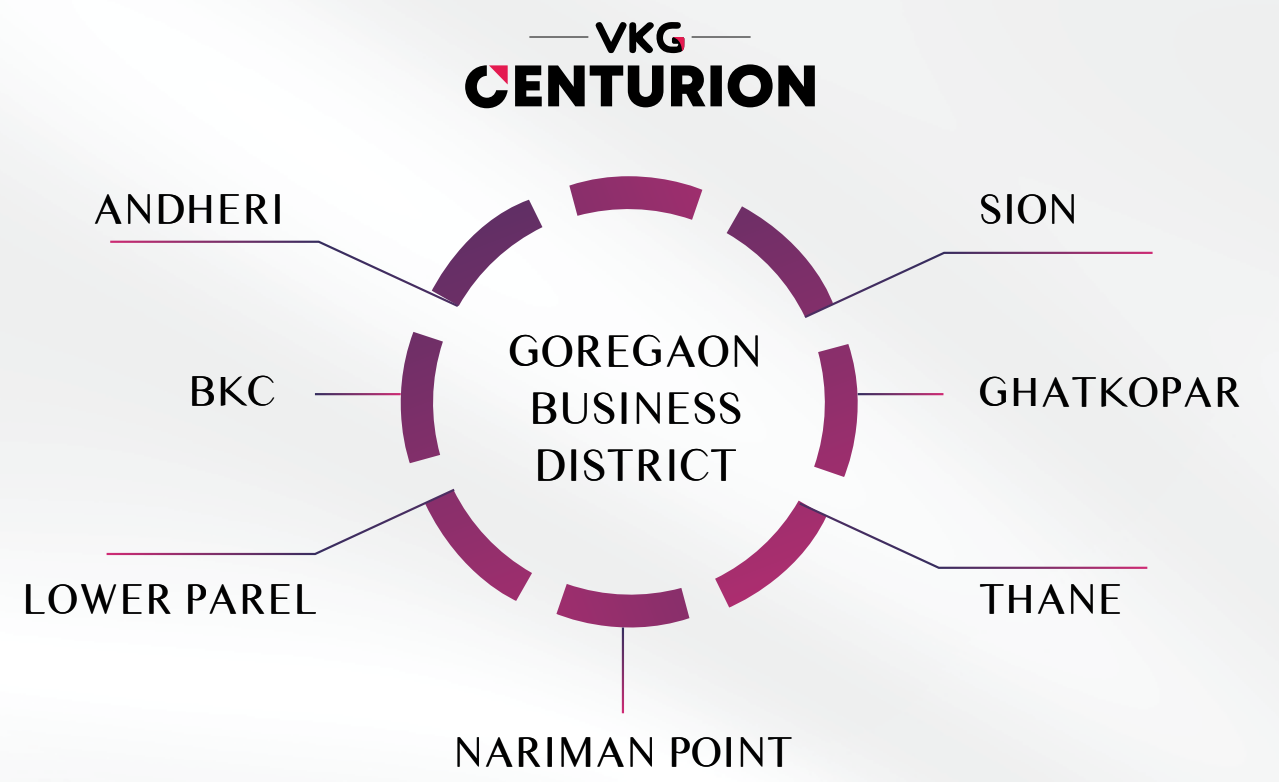


Representative Image

GOREGAON
BUSINESS
DISTRICT

SEAMLESS CONNECTIVITY

Excellent connection to every part of the city, a perfect bridge between Mumbai's key business, hubs of the past and the high potential nodes of the far future.





Representative Image

GOREGAON
BUSINESS
DISTRICT

SMART OFFICES

Offers the best package to attract ambitious new businesses, which takes the bull by it's horns. Enhanced by excellent infrastructure, connectivity, and proximity to prime residential, commercial & IT hubs.



Representative Image

GOREGAON
BUSINESS
DISTRICT

A PROFITABLE DESTINATION

An ever-evolving, bustling, prominent locality of Mumbai, a commercial powerhouse with multi-national giants like NESCO, NIRLON, Commerz I & II and other financial institutions, making it a promising destination for the Big Bulls.



GOREGAON
BUSINESS
DISTRICT

CORPORATE HUBS AND FINANCIAL
INSTITUTION HAVE ALREADY PREFERRED
GOREGAON BUSINESS DISTRICT

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GOREGAON
BUSINESS
DISTRICT

BEST-IN-CLASS

Smart boutique offices with an impressive range of amenities and facilities that offer a holistic work environment that is truly world-class.



THE IDEAL LOCATION FOR ENTREPRENEURS ON A GROWTH SPREE

SMART-SIZED BOUTIQUE OFFICE SPACES ARE NEED OF THE HOUR

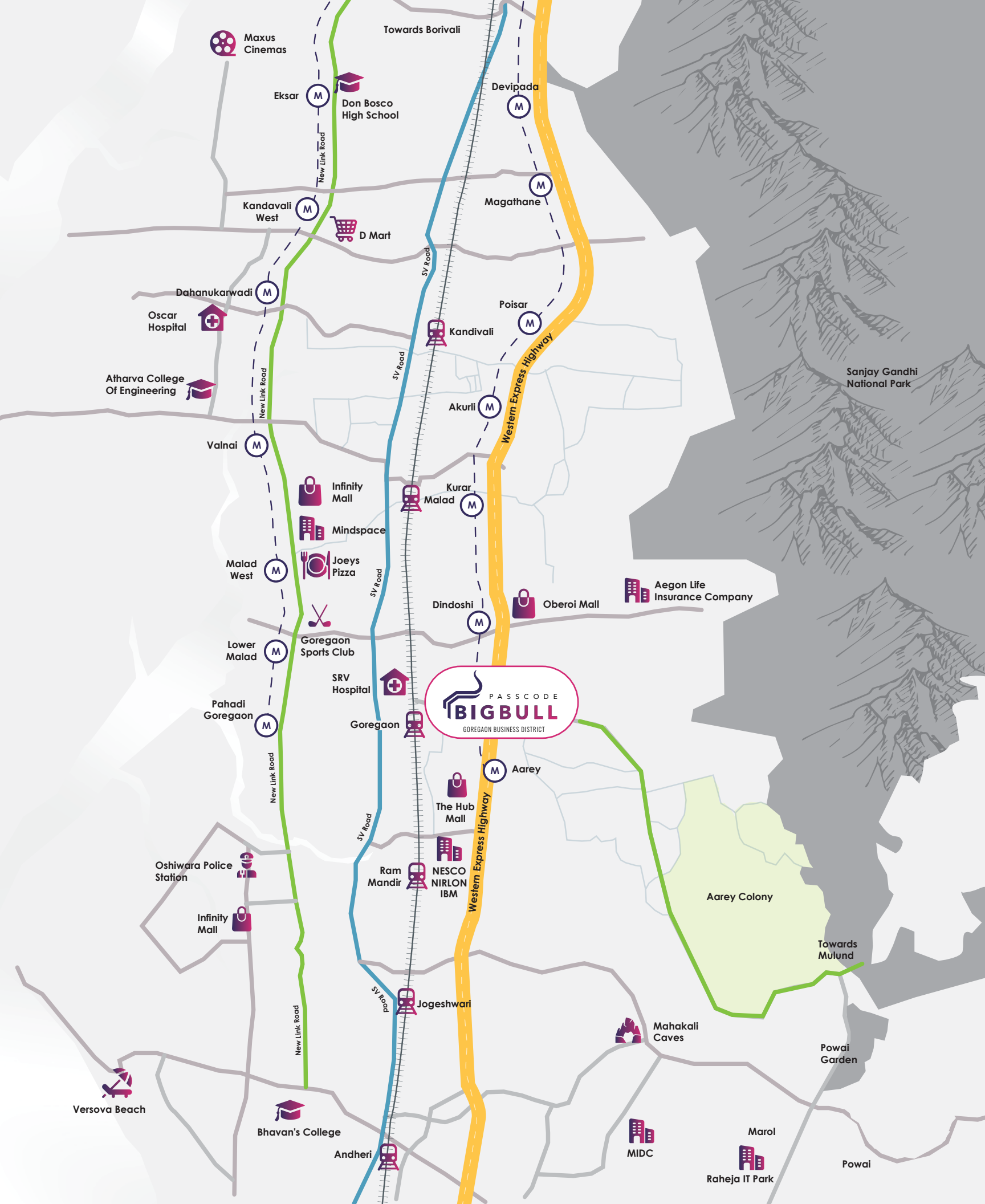
A steady rise in SMEs and young, ambitious businesses demanding Grade-A, smart-sized boutique office spaces.

THE RIGHT DECISION IS TO INVEST IN OFFICE SPACES AT THE RIGHT LOCATION

According to a report by JLL, commercial real estate emerged as the most preferred segment by High Net worth Individuals (HNIs) in India, accounting for 67% of their total investments in real estate.

ROBUST DEMAND FOR HIGH-QUALITY SMART-SIZED OFFICES

High rental yields and capital appreciation in commercial real estate.



A STRATEGICALLY CONNECTED LOCATION WITH UNMATCHED CONNECTIVITY

Presence Of Corporate Giants:

Nirlon Knowledge Park	0.5 km
Nesco	0.5 km
Lotus Corporate Park	2 km
IBM	2 km
Mindspace	2 km
Oberoi Commerz I & II	5 km
SEEPZ	6 km
MIDC	6 km
Aegon Religare Life Insurance	8 km

Unwinding After 9-6 Work Life At The Nearest Spots:

Hub Mall	0.5 km
Movie Time	0.5 km
PVR Cinemas	2 km
Lifestyle Stores	2 km
Oberoi Mall	2 km
Inorbit Mall	5 km
Goregaon Film City	6 km
Hypercity	6 km

A Great Place To Sit Back And Relax:

The Fern Goregaon An Ecotel Hotel	0.5 km
The Westin Mumbai Garden City	2 km
Sarovar Grand Homotel	5 km
Goregaon Sports Club	5 km

Connectivity:

Upcoming Metro Station	0.5 km
Western Express Highway	0.5 km
Goregaon Railway Station	1 km
Jogeshwari-Vikhroli Link Road	2 km
Upcoming GMLR	2 km
Domestic Airport	8 km
International Airport	9 km

Top-notch Facilities For Urgent Care:

Trauma Hospital	1 km	Kapadia Multispeciality Hospital	4 km
Dr. Sabnis Hospital	2 km	Diamond Hospital	5 km
Sanchaiti Super Speciality Hospital	4 km	Zenith Multispeciality Hospital	7 km
SRV Hospital	4 km		



Proposed Elevation

OWN YOUR OFFICE IN
MUMBAI'S MOST PROFITABLE
ENTREPRENEURIAL LANDMARK



PASSCODE
BIGBULL
GOREGAON BUSINESS DISTRICT

Project Specifications
G + 21 Floors | Tower Parking | Vaastu Compliant & Self Contained Office Spaces



AN ENERGY EFFICIENT MODERN
GLASS FAÇADE

A LUXURIOUS GRAND ENTRANCE
DESIGNED WITH VERSACE SENSIBILITIES





HASSLE FREE MULTI-LEVEL
CAR PARKING

VAASTU COMPLIANT OFFICES FOR
A PROMISING FUTURE





VKG
CENTURION

INDULGE IN SOME WIND DOWN
TIME ON THE ROOF TOP

OPEN CAFE AND RESTAURANT
PARTY ZONE





TERRACE GRILL - BBQ ZONE

An artist's impression of a modern outdoor bar area. The scene is set under a wooden pergola with a light-colored wooden slat roof. A long, white marble bar counter runs along the back wall, with a wooden panel on top. Behind the bar, a wall of hexagonal wooden tiles is illuminated from below, and shelves hold several bottles of wine. In the foreground, a round wooden table is surrounded by four blue upholstered chairs with gold-colored frames. To the right, a black grill sits on a metal stand with a wooden shelf. The ground is paved with light-colored tiles, and the background shows a blurred outdoor setting with greenery and a blue sky.

SALAD AND JUICE BAR



STAR GAZING & YOGA DECK



Proposed Elevation

AN ICON WHERE BUSINESS MEETS UNPARALLELED SUCCESS



A modern architectural building
crafted to perfection



High speed automatic
Elevator



DG Back up



Vastu compliant building and
office spaces



CCTV surveillance 24x7. Security safety installed with public address
system and multilayer security access

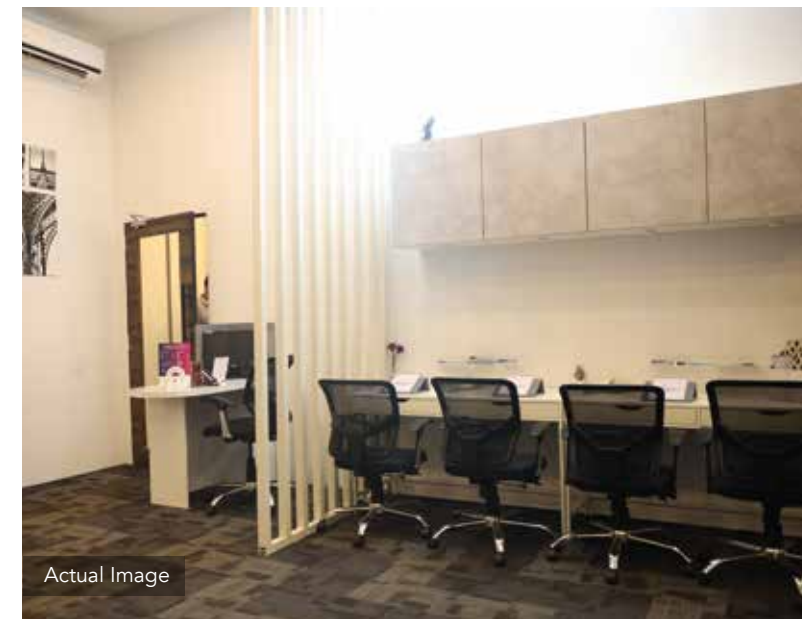
TYPICAL FLOOR PLAN



18.30 MT. WIDE ROAD

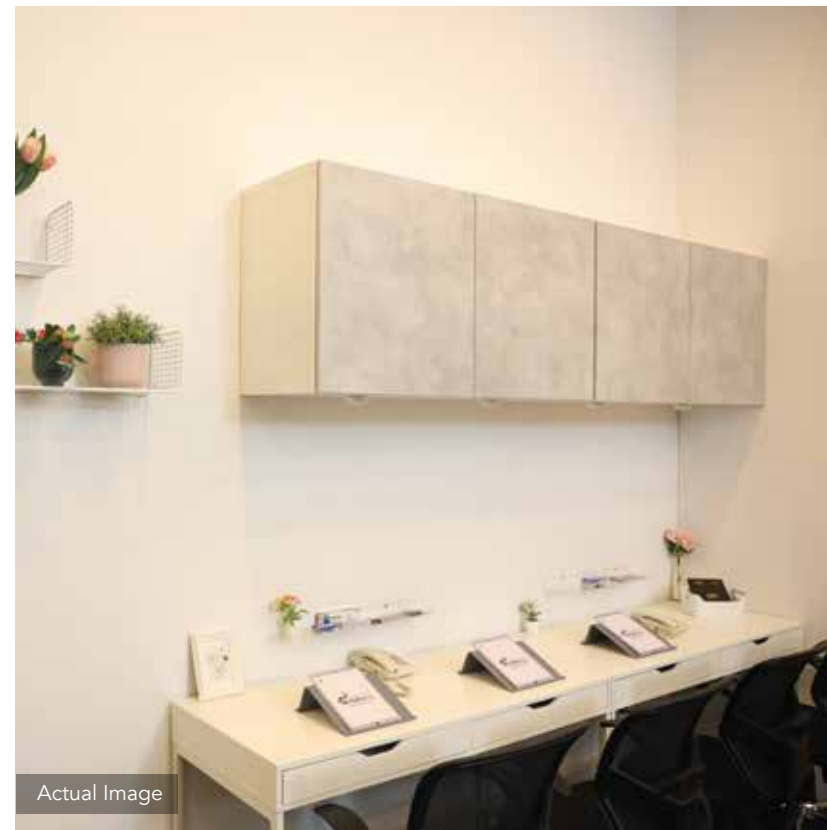


Actual Image



Actual Image

EXPERIENCE SMART
AND BOUTIQUE
OFFICE SPACES



Actual Image



Actual Image