

THE POWER OF A LANDMARK BUSINESS ADDRESS. OWN IT!

A project by
Accura Developers LLP
Flagship of


KAMDHENU
REALITIES
BEYOND EXCELLENCE
(A SURINDER SABHLOK VENTURE)

Call: 8767 065 065

MahaRERA Reg. No. P51700025164

www.kamdhenurealities.com | www.kamdhenu23west.com

Site Address: Plot No. A-10/2 & A-11, Thane-Belapur Road,
Koparkhairne, Navi Mumbai 400 710.


KAMDHENU
23 West

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When you own a business place,
you don't just own a piece of real estate.
You own an opportunity.
You own a sense of pride.
You own a feeling of belonging
to the league of achievers.
You own the leverage to grow.
And you own the unrivalled
power of a business address.

**AND IT IS EXPLAINED
IN TWO SIMPLE YET
POWERFUL WORDS —**

OWN IT!



A LOCATION WITH RISING INFRASTRUCTURE, MULTIPLE INDUSTRIES AND READY CLIENTELE.

OWN IT!

For decades, the TTC Industrial Area Koparkhairane has witnessed the growth and transformation of various industries. Today, IT plays a very important role in Navi Mumbai's business environment.

Now, IT holds the title of Commercial HQ of Navi Mumbai. It was anticipated from the time when the established hubs of Vashi reached the saturation point.

In addition, this natural extension of Vashi excels in infrastructure, connectivity, access to the supply chain, customer and new clientele as well as proximity to prime residential hubs. Being well connected to Thane, Central Mumbai and Panvel, the perfect bridge between Navi Mumbai's key hubs of the past and the high potential nodes of the far future. Coupled with the promise of an immediate infrastructure explosion and the upcoming international airport, this prime location is the most sought-after by businesses.



KOPARKHAIRANE BENEFITS

- Mushrooming of IT giants in the vicinity
- Focus on commercial projects
- Rising demand for new offices

LOCATION ADVANTAGES

- Located on Thane – Belapur Road
- Close proximity from Koparkhairane and Turbhe Railway Stations
- Close proximity to Vashi



**YOUR DREAM
BUSINESS ADDRESS
AT THE PROPOSED
COMMERCIAL HQ IN
NAVI MUMBAI.**

OWN IT!

KAMDHENU
23 West

Kamdhenu Realities is proud to present yet another landmark workplace for emerging businesses. Strategically located on Thane-Belapur Road, these workspaces blend the advantages of smart office spaces with delightful contemporary amenities for socializing and unwinding. Being easily accessible to Navi Mumbai, Thane, Panvel and Mumbai, it's an ideal choice for multiple businesses, entrepreneurs and even startups. So, if you are planning to take your business to the next level of growth and expansion, here's the next smart move that you can make. **Plan a site visit today and seize this unmissable opportunity.**



AN ICONIC LANDMARK
OF NAVI MUMBAI
WITH REMARKABLE
CREATION.

OWN IT!



PROJECT HIGHLIGHTS

- 01** A+ grade office complex
- 02** Exclusive retail and office spaces
- 03** Smart-sized, warm shell office spaces
- 04** Finest commercial and retail spaces
- 05** Signature facade
- 06** Fully air-conditioned entrance lobby
- 07** Majestic reception area
- 08** Opulent architecture
- 09** 2 basements, ground + 23 storey tower

NAVI MUMBAI'S
LANDMARK COMMERCIAL
DEVELOPMENT WITH
HIGHER RETURNS COMPARED
TO RESIDENTIAL PROPERTIES.

OWN IT!

Investment in Residential Property		
Capital Appreciation 3% y-o-y, since 2013	+	2.5% to 3% Rental Yields
Investment in Commercial Property		
Capital Appreciation 6% y-o-y, since 2013	+	6% to 9% Rental Yields



**HIGHER RENTAL YIELDS,
CAPITAL APPRECIATION
AND EXPONENTIAL RETURNS.**

OWN IT!

PRICE BENEFIT

3X RENTAL YIELDS
over residential assets in
TTC Industrial Area Koparkhairane

2X CAPITAL APPRECIATION
as compared to residential assets

INVESTMENT BENEFITS

- Ideal hotspot for unbeatable capital appreciation
- Exponential return on investment
- Stable earning power
- Well-known brand
- Offers smart-sized offices, the best investment opportunities today
- Flexible sizing options, ideal for a wide range of businesses

**NEO-WORKSPACES
FOR RISING BUSINESSES
WITH THOUGHTFUL AMENITIES
FOR FOCUS ON GROWTH.**

OWN IT!



Image for representation purpose only

PRIVILEGE OF GRAND WELCOMES EVERY DAY.

OWN IT!

- **Air-conditioned common lobby finished with imported marble**
The luxury of making impressive introductions

Glass facade
The bliss of standing out

Future Development above 4th floor



Artist's impression

Artist's impression

**FLEXIBLE
SIZING OPTIONS
THAT SUIT
YOUR BUSINESS.**

OWN IT!

• Office Spaces



Image for representation purpose only



Image for representation purpose only

**THE PRIVILEGED PRIVACY
THAT YOU NEED
TO PLAN YOUR
NEXT BIG MOVE.**

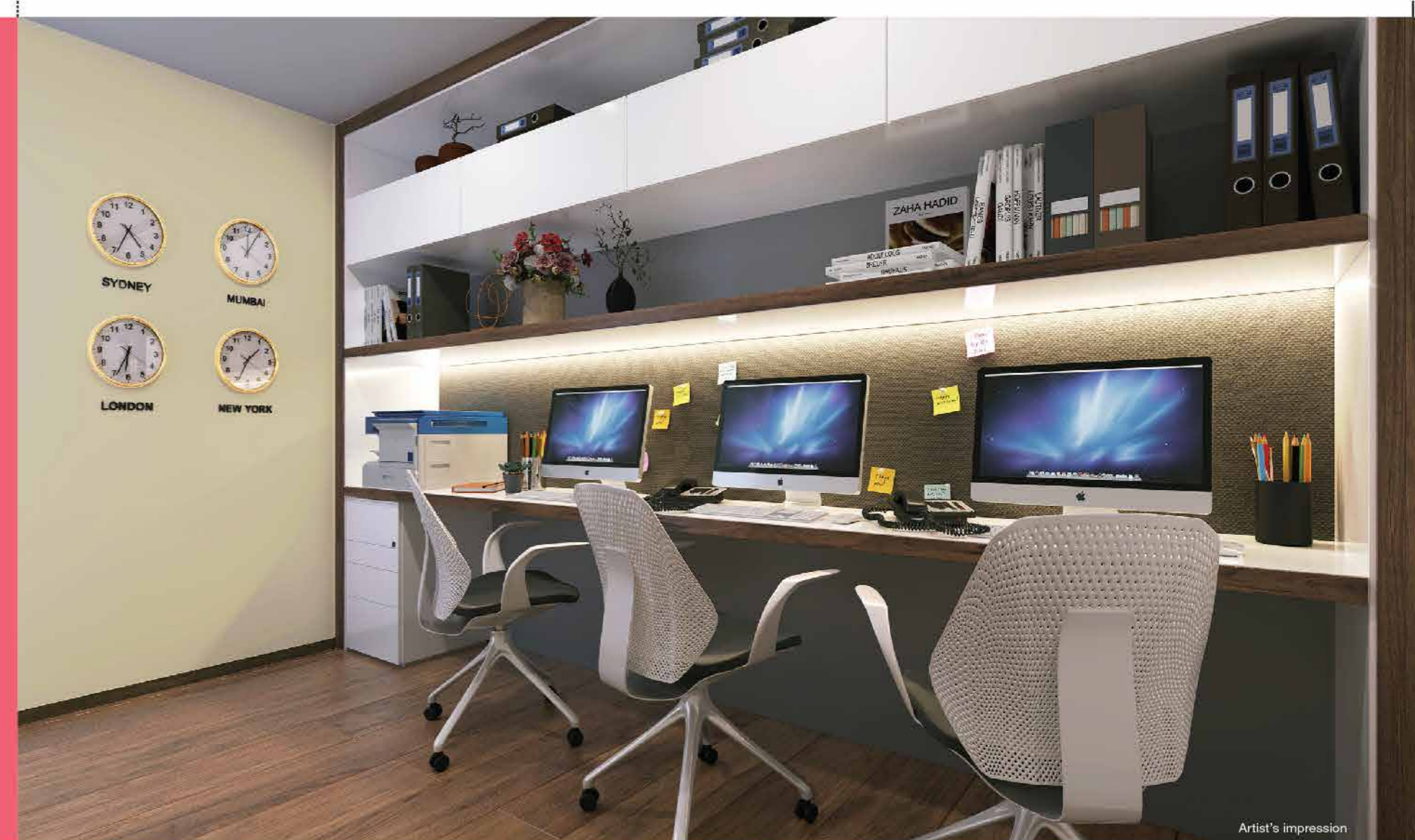
OWN IT!

• Proposed Directors' Cafeteria and Sit-out area (For office owners)
The right to hard-earned privacy

**BASIC FACILITIES
WITH THE BLISS
OF DESIGNING
AS PER YOUR NEEDS.**

OWN IT!

- **Warm Shell Offices with Bathroom and Pantry**
The provision of basic needs inside the office
- **Proposed Common Conference Room**
The facility for planning bigger dreams



Artist's impression

**CONVENIENCE OF ALL
THAT YOU NEED AT
A STONE'S THROW AWAY
AND ASSURANCE OF SECURITY.**

OWN IT!

- **Proposed Common Business Centre**
The ease of fulfilling your business needs

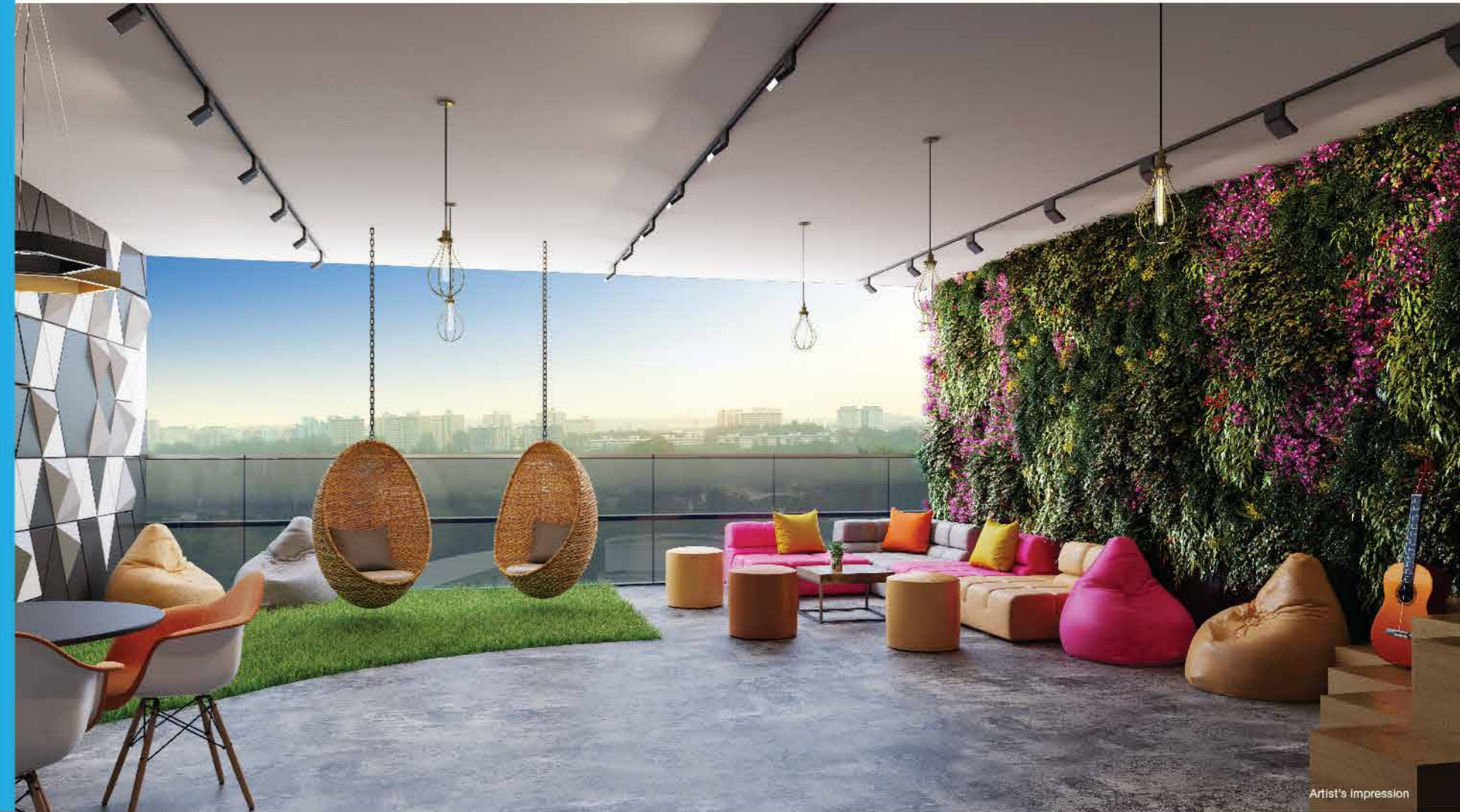


Artist's impression

AVENUES THAT
HELP YOU RELAX,
AND SURGE AHEAD
TOWARDS GROWTH.

OWN IT!

- **Proposed Gaming Zone**
The means for boosting energy and productivity



Artist's Impression

OPPORTUNITY
OF MAKING
NEW ASSOCIATIONS
AND STRIKING
NEW DEALS.

OWN IT!

- **Proposed Cafeteria**
The ideal venue for brainstorming
- **Proposed Sit-out Area**
The accommodation of unusual demands



Artist's Impression

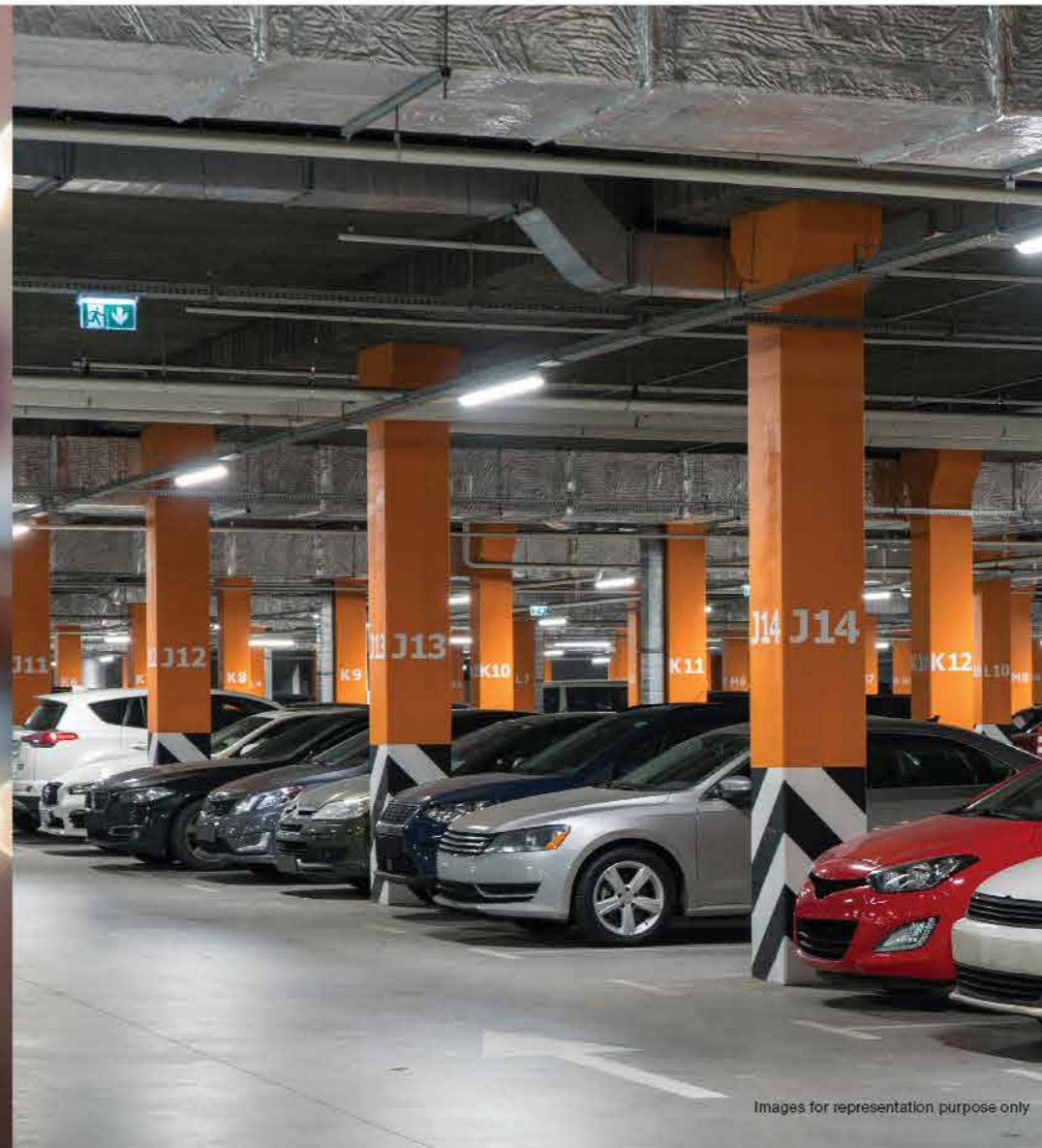
JOY OF GETTING
ANYTHING
AT DEMAND.

OWN IT!

- **Concierge Services**
Get pampered for having your demands fulfilled
- **Ample Covered and Open Car Parking**
The benefit of not driving in circles for parking



Images for representation purpose only



Images for representation purpose only

REASSURANCE
OF OWNING A
SAFE AND STRONG
OFFICE SPACE.

OWN IT!

- **RCC, Earthquake Resistant Structure**
- **Fire-fighting System**
The relief from unforeseen worries
- **Turnstile Gates for Security**
The advantage of avoiding unauthorised entries

**AN IMPOSING
STRUCTURE WITH
MAGNIFICENT
FEATURES.**

OWN IT!



G + 23 Tower



Exclusive Retail Spaces
on Gr+1 Floor



Striking
Glass Facade



Grand Designer
AC Entrance Lobby
with Imported
Marble Flooring



Proposed Cafeteria and
Breakout Zone



Designer
Floor Lobbies

SPLENDID SPECIFICATIONS

- Individual Offices (Can be amalgamated to bigger floor plates)
- Hi-tech Security System
- 4 High-speed Elevators + 2 Service Lifts
- 3 Level Ample Open + Covered Car Parking
- Power Backup (For common areas and lift)
- Modern Fire Detection Systems and Firefighting Equipment
- Earthquake Resistant RCC Structure
- Offices with Warm Shell Finish (fully finished tiling + bathroom + pantry)
- Each floor with space for services covering Electrical and AHU



Images for representation purpose only

SINGLE UNIT OFFICE



DOUBLE UNIT OFFICE



ENTIRE FLOOR PLATE



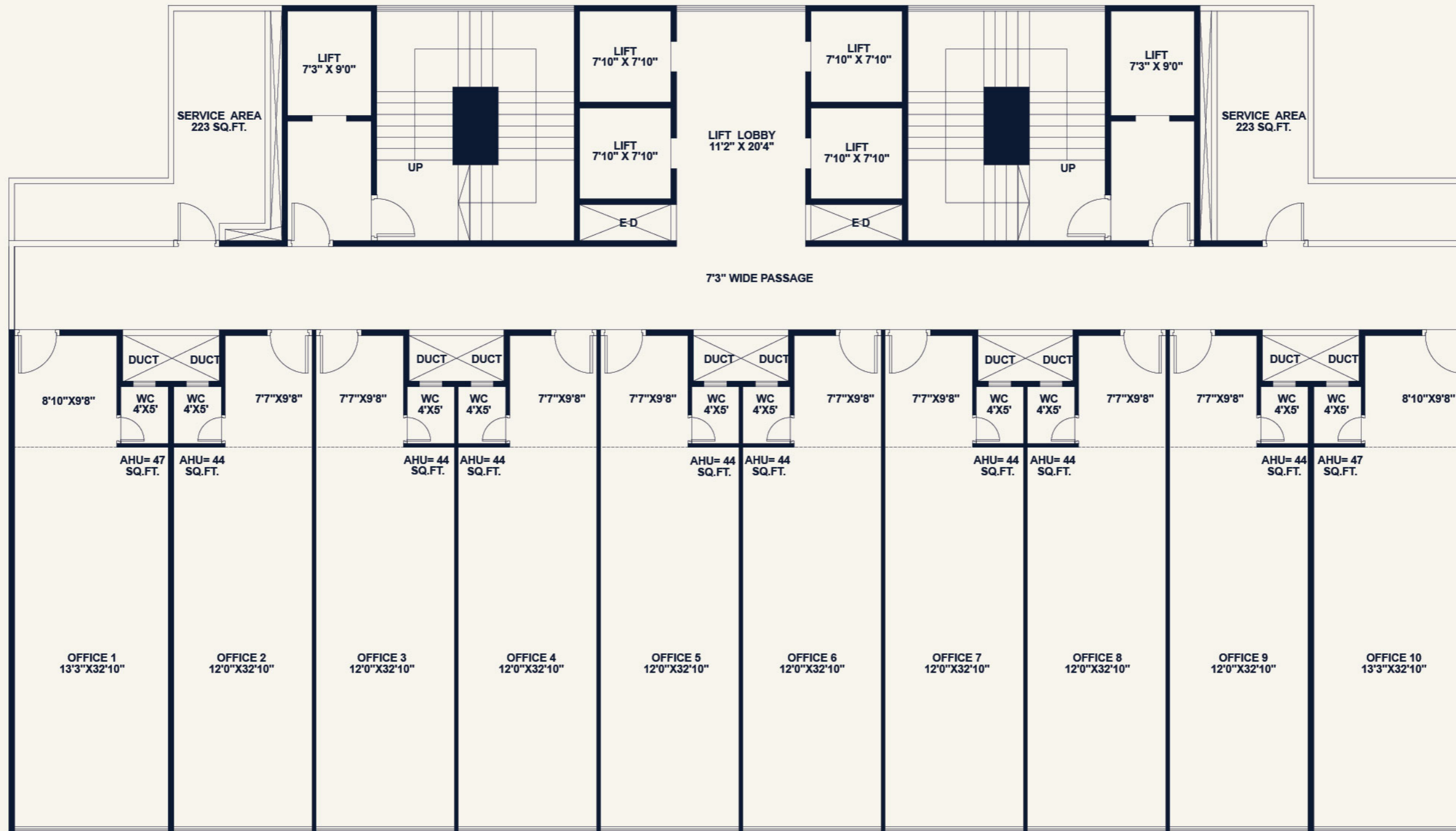
- 1. COMMON FLOOR LOBBY
- 2. 4 ELEVATORS
- 3. 2 SERVICE ELEVATORS
- 4. STAIRCASE

- 5. RECEPTION AREA
- 6. MANAGERS CABIN
- 7. DIRECTORS WASHROOM
- 8. MD'S CABIN

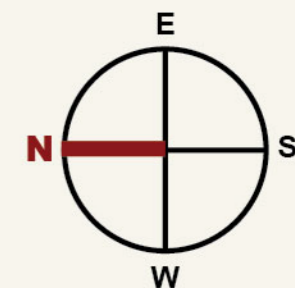
- 9. DIRECTORS CABIN
- 10. ASSISTANT DIRECTORS CABIN
- 11. BOARD ROOM
- 12. ASSISTANTS CABIN

- 13. DISCUSSION ROOMS
- 14. ADMINISTRATIVE AREA
- 15. LOUNGE AREA
- 16. PANTRY

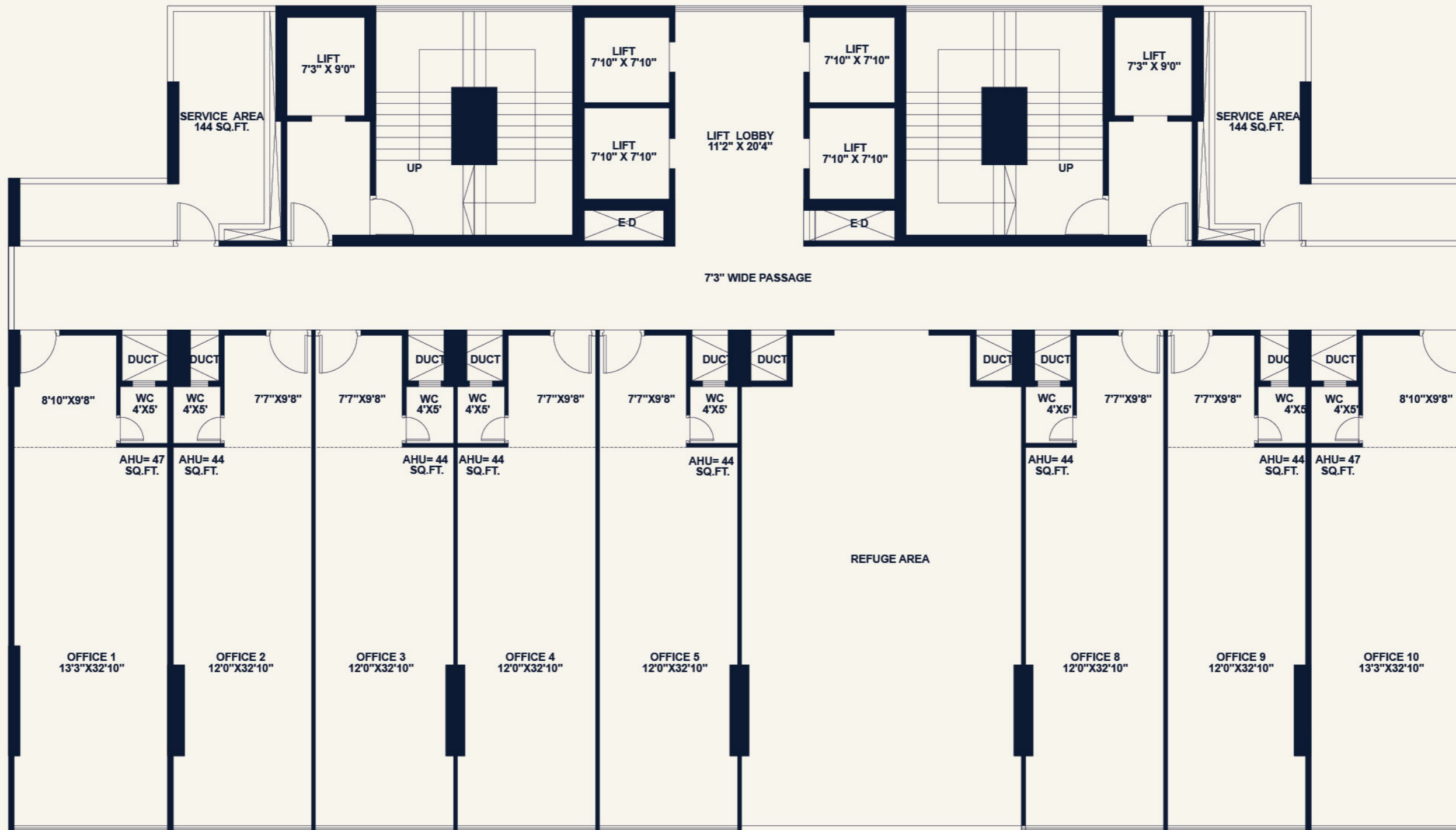
- 17. STAFF CANTEEN
- 18. STAFF WASHROOM



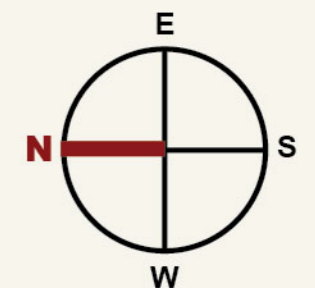
2ND, 3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH FLOOR PLAN



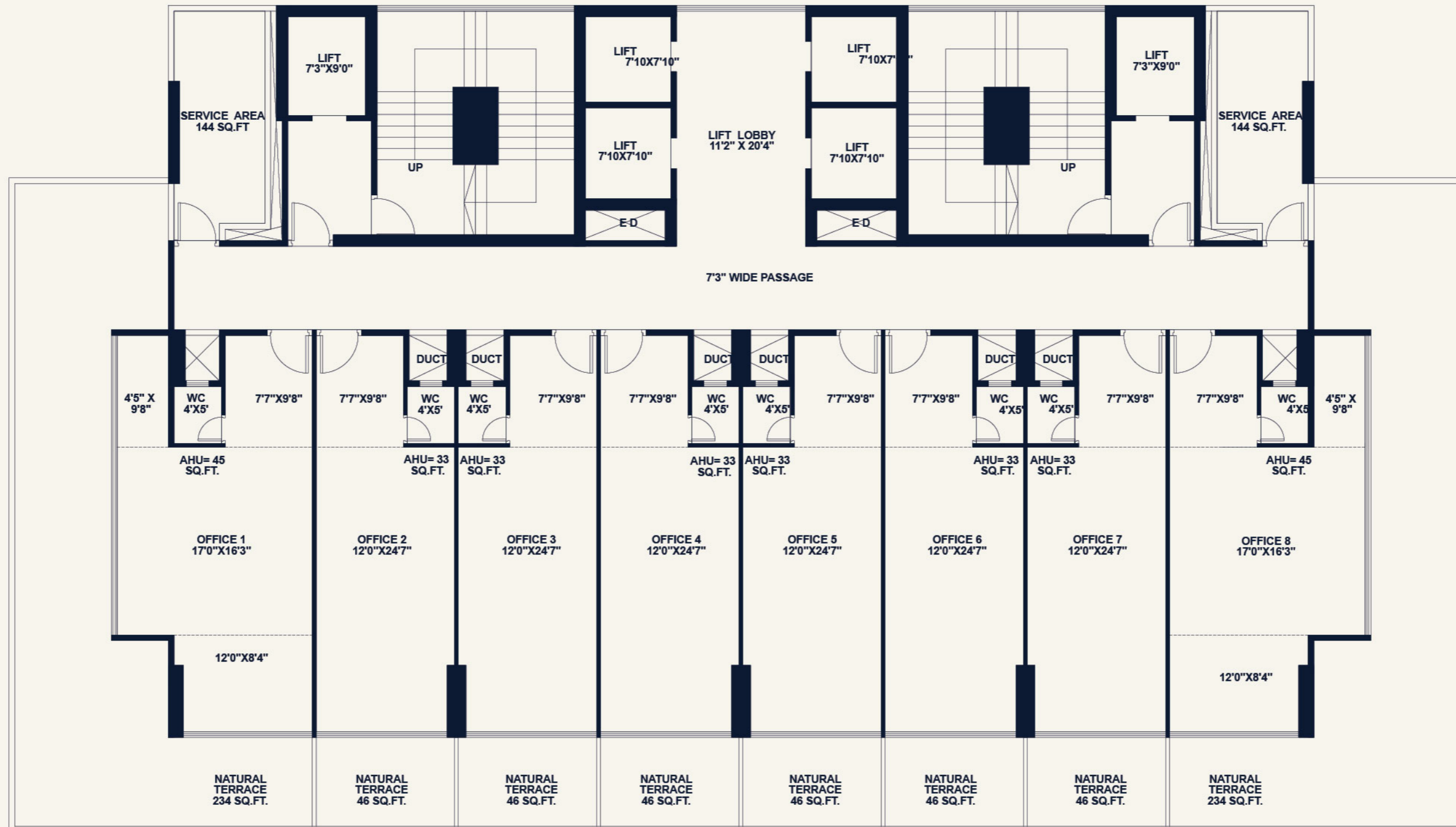
Disclaimer: Proposed future development from 4th floor. Subject to changes as per final government approvals.



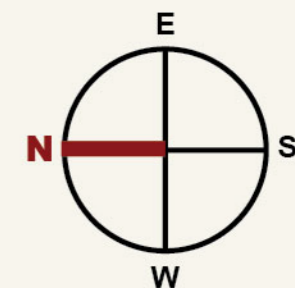
7TH FLOOR PLAN



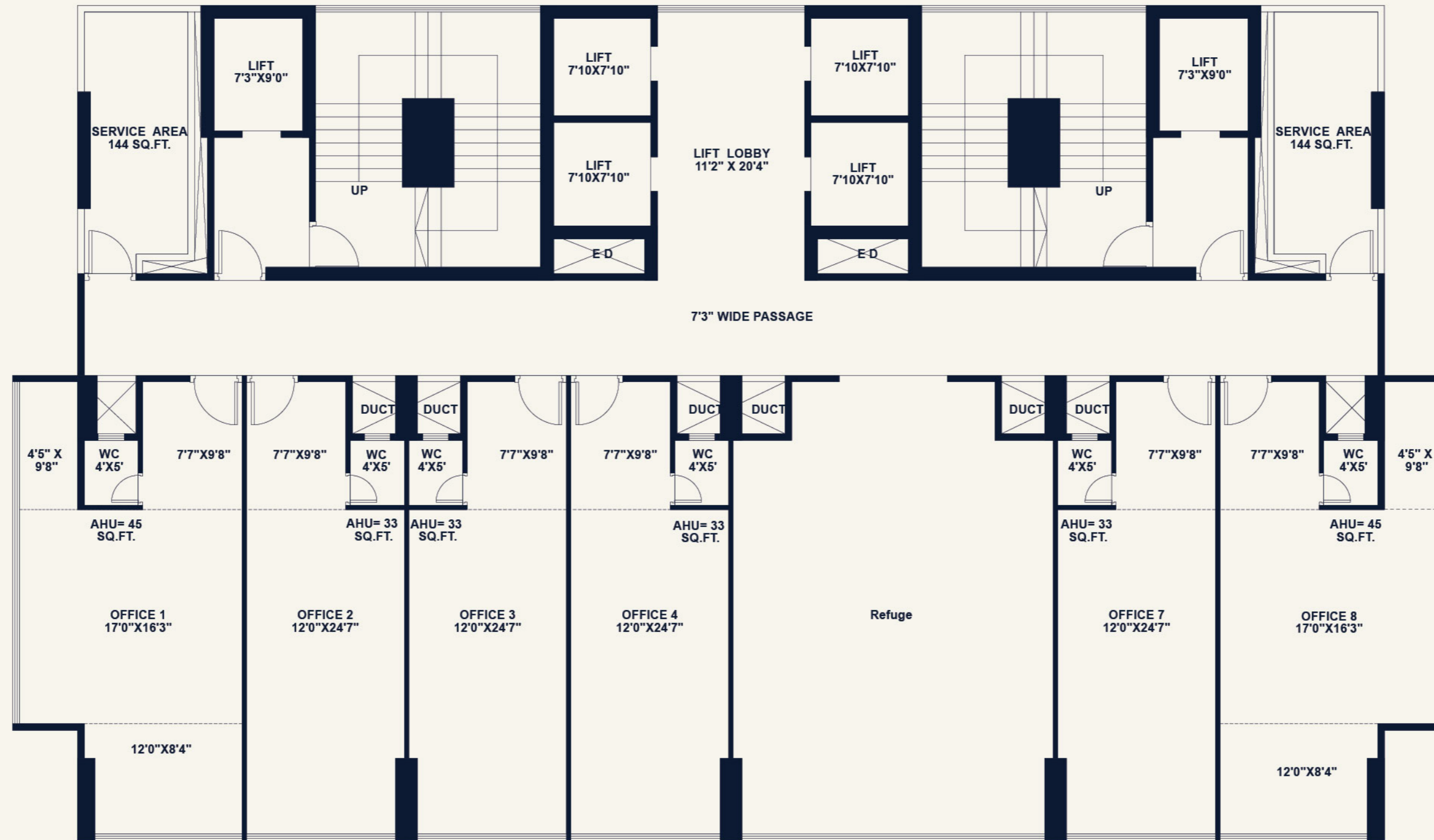
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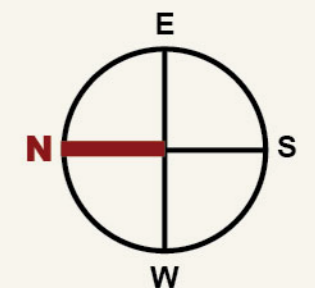
11TH FLOOR PLAN



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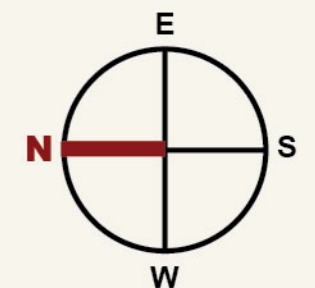
12TH, 17TH & 22ND FLOOR PLAN



Disclaimer: Proposed future development. Subject to changes as per final government approvals.



13TH, 14TH, 15TH, 16TH, 18TH, 19TH, 20TH, 21ST, 23RD FLOOR PLAN



Disclaimer: Proposed future development. Subject to changes as per final government approvals.

ABOUT KAMDHENU REALITIES

Established in 1955, under the guidance of Late Mr. Anantram Sabhlok.

In its long tenure, the group has been crafting exceptional quality living and commercial edifices. The company nurtures and develops every project with the utmost care. In addition, the company aims to grow and diversify. This is evident in the company's eagerness for finding new challenges that bring out the best in the team. Apart from taking care of their ambition, the Company makes sure that their corporate social and environmental responsibilities are taken care of. What's more, Kamdhenu Realities always keeps its promise of high quality and timely delivery with every project. Which is why, better lifestyle, world-class quality and vibrant edifices have now become a part of their identity.

OUR EXTRAORDINARY PROJECTS

| Kamdhenu Commerz - Kharghar



| Business Bay - Nerul



| Landmark - Kharghar



| Zion - Kharghar