

C O D E N A M E

**MULTI** —  
**BAGGER**  
**OFFICES**

An Opportunity. An Address. A Possibility.  
From the Founders of Wagle.





# BUSINESS MEANS PROFIT

---

*Presenting the most Profitable Commercial  
Opportunity from the Founders of Wagle*

Orbit **BUSINESS**  
HUB

Invest in

**INFINITE  
PROFITABLE**

---

Own your piece of high performing asset on Wagle's Financial Street. Seize this  
lucrative opportunity and be a part of a groundbreaking venture!



# 10 COMPELLING REASONS TO INVEST IN THIS MULTIBAGGER OPPORTUNITY

## Prime Location

Nestled at Wagle's Financial Street, off SG Barve Road, just minutes from EEH. Surrounded by top financial institutions like Union Bank.

## Accessible Investment

Ideal for both new and seasoned investors with mountain-facing offices, flexible payments, and easy EMIs.

## Modern Facilities

Invest in a G+27 tower featuring a double-height lobby, expansive parking, high-speed elevators, and advanced security.

## Exceptional Returns

Enjoy 3X\* rental yield with guaranteed cash flow, transitioning from residential to high-return commercial spaces.

## Trusted Builder

Ekatva Group's legacy of over 1200 successful investors and 4 decades of impressive ROI.

## 3X Rental Yields

Commercial real estate offers 3X higher yields than residential, ranging from 6% to 8%\*.

## Lower Risk Quotient

Leases of 3-5 years with reliable companies ensure consistent cash flow.

## Exclusive Address

Limited offices available, 100% approvals\*.

## Superior Developments

Premium commercial spaces are top destinations, ensuring higher appreciation and ROIs.

## The Thane Advantage

Infrastructure projects like Coastal Road and Elevated Road in Thane enhance returns.







# Orbit **BUSINESS** HUB

## TOWERING PRESENCE

A sleek 28-storey modern structure offering panoramic views and high prestige.

## SMARTLY-PLANNED SPACES

Offers flexible, unobstructed layouts with modern design and optimized space utilization.

## ZERO DOWNTIME

Provides continuous, efficient power with automatic switch-over in common areas for smooth operations.

## MAXIMUM SAFETY

Delivers durable, low-maintenance, earthquake resistant, and fire-safe building integrity.

## DESIGN, TECHNOLOGY & STYLE, RIGHT AT THE DOUBLE-HEIGHT ENTRANCE LOBBY

- ▶ The Double-Height Designer Lobby is an entryway that epitomizes grandeur and modern elegance - a true testament to prestige and innovation.
- ▶ Glide effortlessly between floors with our advanced high-speed elevators, engineered for seamless and efficient travel.
- ▶ Engage with a striking large LED screen that displays vibrant visuals, adding a dynamic and captivating touch to your experience.



# OFFICES & CONVENIENCES, RIGHT WHERE YOUR BUSINESS RESIDES



## DYNAMIC AND PREMIUM OFFICE SPACES

Select from sleek, compact offices with the flexibility to combine spaces—ideal for businesses aiming to scale while enjoying a touch of luxury.



## ADVANCED CCTV SURVEILLANCE & 24/7 MANNED SECURITY



## PARK WITH PRESTIGE

- Convenience meets capacity with our expansive SURFACE PARKING facility
- 8-podium for hassle free access and worry-free work environment



## EXCLUSIVE LIFT FOR THE DIRECTORS

Access Control for all Elevators



# COME TO WORK AMIDST A MULTITUDE OF EXPERIENCES



## ROOFTOP EXPERIENCES 400-FEET ABOVE THE GROUND

The best of work-life with the views  
of the city attached



## INFINITY CAFETERIA

Enjoy comfort and quality in our stylish cafeteria,  
perfect for breaks and informal meetings.



## SKY-HIGH WALKING TRACK

Enjoy a scenic stroll on our high-altitude walking track,  
designed for stunning vistas and revitalizing walks.



THE FINANCIAL STREET OF  
WAGLE ESTATE



GROWTH HUBS

Opal IT Park	3 Min
Oriana Business Park	3 Min
Odyssey IT Park	6 Min
Ashar IT Park	6 Min

LEISURE

Railadevi lake	5 Min
Korum Mall	9 Min
R-Mall Mulund	12 Min

KEY LOCATIONS

Passport Seva Kendra	6 Min
ESIC Hospital	8 Min
Thane Station	15 Min
Eastern Express Highway	10 Min

UPCOMING INFRASTRUCTURE

EASTERN FREEWAY EXTENSION  
Enhancing connectivity and access.

COASTAL ROAD  
Connecting Balkum & Gaimukh.

THANE WATERWAYS PROJECT  
Expanding the city's infrastructure.

THANE METRO LINES  
Metro 3 & 4, enhancing public transport.

THANE BORIVALI TUNNEL  
Improving travel efficiency.

TYPICAL  
FLOOR PLAN



2 <sup>ND</sup> - 4 <sup>TH</sup> , 6 <sup>TH</sup> - 8 <sup>TH</sup> , 10 <sup>TH</sup> - 12 <sup>TH</sup> FLOOR - SALE CARPET AREA STATMENT																	
UNIT NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
RERA AREA ( sq.ft )	292	364	327	417	392	439	353	328	321	351	343	358	353	333	436	461	501
USABLE CARPET AREA ( sq.ft )	579	450	413	517	666	521	426	404	395	431	422	436	430	458	621	570	603

# AN ADDRESS BUILT ON A STRONG PARTNERSHIP



**KNS Architects** is a pioneer of change in the architectural ingredients of India as a country and as a representative of design on the global level. Established in 1997 the company has made an everlasting impact in all spheres related to architecture and interior design. KNS Architects is an amalgamation of three distinctive personalities who bring out their super lative ideas in design while bringing out the best in each other. Kanhai Gandhi, Neemesh Shah and Shresht Kashyap (KNS), who have transformed the way an entire industry delivers its product to its consumers.

## DELIVERED WITH PRIDE



518 SPRINGWALE WASHINGTON



MAWAE RUMAH



ODESSA BOUTIQUE OFFICES



CENTRUM IT PARK



Falcon Tatva



Eye Of Powai



Novotel Heathrow



Eve Worli



Oriana Business Park



SoHo House



Oriana Business Park



Centrum Business Park



Opal Square



Odessa Boutique Offices



Orion Business Park



Omega Business Park

**BUILDING  
MULTI  
BAGGER  
LANDMARKS**  
CULTIVATING COHESIVE COMMUNITIES

**36+**  
YEARS OF EXPERIENCE

**14,00,000+**  
SQUARE FEET SOLD

**1,200+**  
CUSTOMERS SERVED

**25+**  
PROJECT DELIVERED

### FROM FOUNDER'S DESK

**HIREN CHHEDA**  
Founder, Ekatva Group

Right from our first development in **Wagle** to today, we have stood strong with our **partners**, fostering growth and shared achievements. And today we bring an opportunity of maximum **profits**.







The project has been registered under MahaRera No: P51700055269 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.  
Disclaimer: The plans are subject to changes/modifications/amendments (without notice), as per the suggestion of architect and/or other concern authorities. All the amenities, facilities, etc. are subject to the approval of concerned authorities and subject to the changes, if required. All rendering and maps are artists impression and not actual depiction of the building and landscaping and are for representational purpose only. The number of apartments, towers and other details are only indicative and the developer/owner reserves the right to change any or all of them in the interest of the development. All are subject to change without prior notice. Developer does not warrant or assume any liability or responsibility for the accuracy or completeness of any information disposed.