

Project By



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GATEWAY TO THE FUTURE



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Site Address:
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Thane (W) - 400604.

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OFFICES DESIGNED FOR ATMANIRBHAR INDIA

Project By



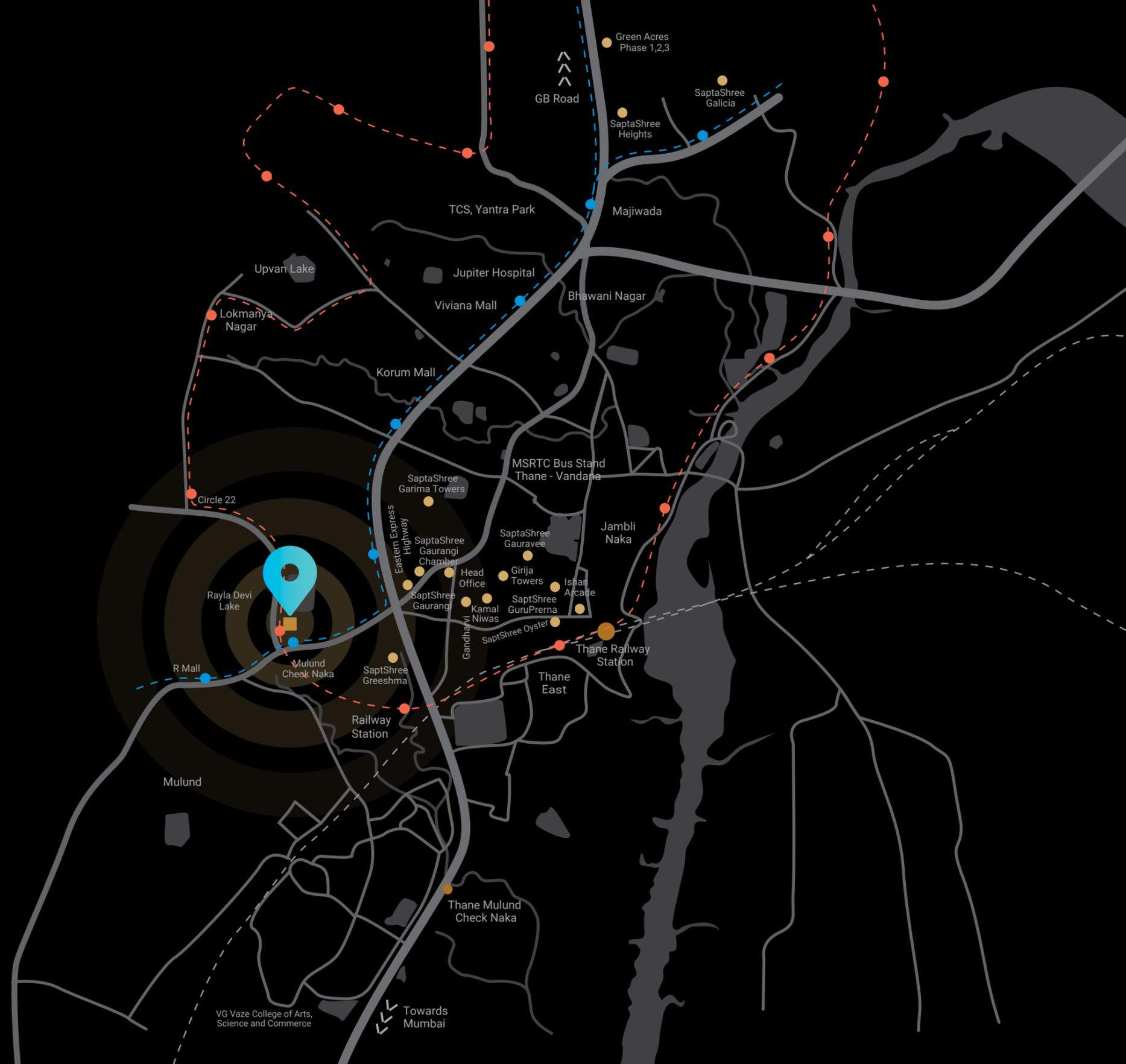


SHAPING THANE'S SKYLINE WITH VISION & EXCELLENCE

For over three decades, SaptaShree Group has been a pioneer in redefining Thane's skyline, transforming it from a growing suburb into a thriving urban hub. With a legacy built on quality, trust, and innovation, the group has delivered landmark residential and commercial developments that have set new benchmarks in architecture and urban planning.

From crafting luxury residences that offer world-class living to developing state-of-the-art commercial spaces, SaptaShree has played a pivotal role in Thane's emergence as a premier real estate destination. The Group's focus on timely delivery, transparency, and zero RERA complaints has made it one of the most trusted names in the industry.

- Delivered projects
- Eastern Express Hwy
- Internal Roads
- Railway Routes
- Metro Line 4
- Thane Ring Metro





ABOUT US

The saying that “Buildings happen to be eminent structures that would become a landmark...” has been the fittest recognition we have received from our clients. While feeling proud, we consider this as an added responsibility for a better performance every time. Our prime locations emphasize appreciation.

SaptaShree Group has been one of the stalwarts in the industry for 30+ years with many celebrated projects under our name and having the reputation of being one of the most trusted names in this industry. A dedicated team of architects, designers and structural consultants lend their expertise to the building of these stellar projects. We are known in this industry for our designs, innovation and timely deliverance of our projects.

- A BRAND**
- Built on Trust - 30 years of construction excellence
 - With Zero RERA Complaints - Proven transparency & ethics
 - With Timely Deliveries - A history of on-time project completion
 - That Shaped Thane - Contributions to Thane's skyline

30+ YEARS

In Real Estate Industry

40+ DELIVERED

Projects Over The Years

50+ LAKHS

Square Feet Developed & Delivered

25+ LAKHS

Square Feet Upcoming Projects

15+ LAKHS

Square Feet Under Construction

WAGLE ESTATE'S

UNMATCHED CONNECTIVITY & ACCESS

Why Wagle Estate is the Best-Connected Business Hub



Eastern Express Highway & LBS Marg provide seamless access to Mumbai, Navi Mumbai & Thane.



30 minute drive to BKC, Powai and Vikhroli.



Upcoming Metro Line 4 and Thane Ring Metro will reduce commute time to major business districts.



Close to the Eastern Freeway and BKC Connector & Mumbai Trans Harbour Link (MTHL) connecting South Mumbai and Navi Mumbai.

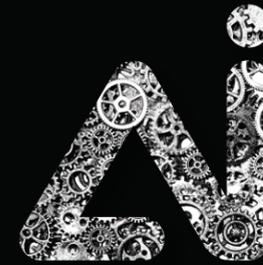
LOCATION DRIVES BUSINESS SUCCESS

Wagle Estate's unmatched connectivity ensures high corporate demand.



Introducing

AS INDIA'S FIRST AI-POWERED BUSINESS TOWER



A V E N U E

OFFICES DESIGNED FOR ATMANIRBHAR INDIA

THE ARCHITECTURAL VISION OF AI AVENUE

A TOWER THAT STANDS TALL, BUILT FOR THE FUTURE OF BUSINESS



AI Avenue isn't just an office space - it's a symbol of success.



Designed for visibility, dominance and prestige in Wagle Estate.



A world-class corporate address that blends architectural brilliance with intelligent infrastructure.

AI Avenue isn't just a workspace - it's an identity of corporate success.

THE ICONIC ELEVATION A STATEMENT OF PRESTIGE

AN ARCHITECTURAL MARVEL THAT REDEFINES COMMERCIAL SPACES



Glass façade with diamond-cut architectural aesthetics for an elite corporate feel.
G+18 elevation ensuring maximum corporate visibility & branding prominence.
Sky decks and open terraces for premium executive offices.

An iconic structure that defines luxury, sophistication and corporate grandeur.



Premium entrance lobby with double-height ceilings creating a grand arrival experience.

INSIDE AI AVENUE THE PERFECT BUSINESS ENVIRONMENT

WHERE AESTHETICS MEET FUNCTIONALITY

DESIGNED

for efficiency, engineered
for business growth.



Wide Span office spaces allowing flexibility in layouts & designs.



High floor-to-ceiling height ensuring spacious, open workspaces.



Eco-conscious glass façade reducing heat absorption & improving cooling efficiency.



Earthquake-resistant RCC structure for maximum safety & durability.



ARTIFICIAL INTELLIGENCE ENABLED SMART OFFICES

A WORKSPACE THAT THINKS, OPTIMIZES & PROTECTS

AN OFFICE THAT ADAPTS,
EVOLVES AND OPTIMIZES
itself for Efficiency and Security.



HUMANLESS SECURITY:

AI-powered facial recognition access.

- Eliminates the need for security personnel by using biometric access control and AI-driven behavior monitoring to detect unusual activity.
- Real-time alerts for unauthorized entry and cyber-security integration for digital protection.



SMART CLIMATE CONTROL:

AI optimizes energy usage.

- AI monitors temperature, humidity and air quality, adjusting HVAC settings to ensure optimal working conditions while reducing energy wastage.
- CO2 level monitoring ensures fresh air circulation, reducing employee fatigue.



AI-POWERED SMART PARKING MANAGEMENT

- AI-controlled automated parking with real-time availability monitoring.
- Dust & Waterproof and Theft Free Parking tower with no Human Intervention.
- 24 Hour Valet Parking.



AI-POWERED SPACE UTILIZATION:

- Maximizes workspace efficiency based on real-time employee activity.
- AI tracks real-time occupancy to allocate seating, meeting rooms and workstations dynamically.
- Smart hot-desking ensures optimized space usage, reducing real estate costs for businesses.

BUSINESS-CLASS AMENITIES FOR CORPORATE EXCELLENCE

LUXURY & FUNCTIONALITY COMBINED FOR THE MODERN CORPORATE WORLD

AI AVENUE IS BUILT FOR BUSINESSES

that demand excellence in every
aspect of corporate living.



LUXURY BUSINESS LOUNGES AND HIGH-END MEETING ROOMS

- Premium lounges designed for C-suite executives, investors and high-level networking.
- Smart meeting rooms with holographic display boards and AI-assisted presentations.



SKY GARDENS AND ROOFTOP COLLABORATION ZONES

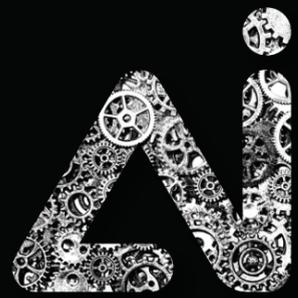
- Lush green terraces with seating pods.
- Solar-paneled rooftop decks with open-air breakout zones for business collaborations.



WORLD-CLASS CAFETERIA & WELLNESS ZONES FOR WORK-LIFE BALANCE

- Gourmet, AI-personalized food courts analyzing eating habits for customized meal recommendations.

JOIN THE FUTURE - BE PART OF



AVENUE

OFFICES DESIGNED FOR ATMANIRBHAR INDIA

YOUR BUSINESS DESERVES AN ADDRESS THAT STANDS APART

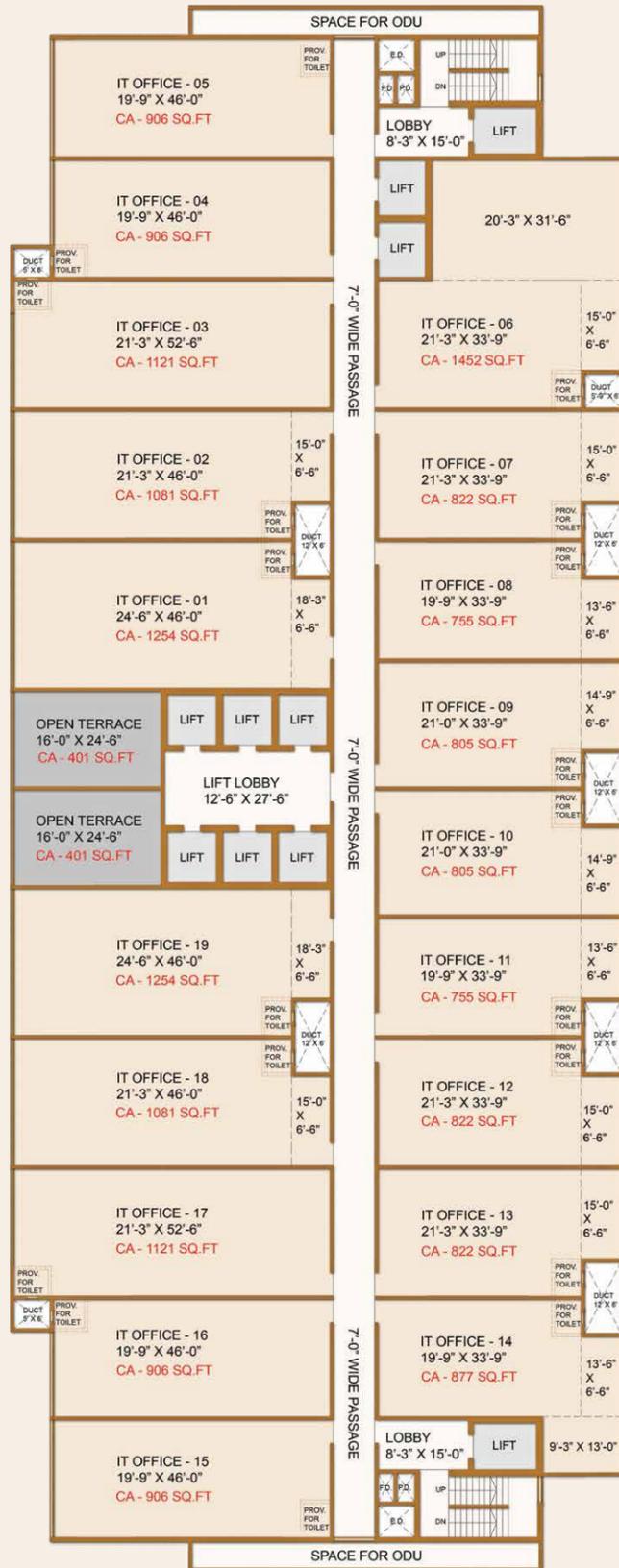
- India's first AI-integrated business ecosystem.
- High-yield, low-maintenance investment.
- A workspace that doesn't just house your business, it accelerates its growth.

JOIN THE NEW ERA OF BUSINESS.
SECURE YOUR SPACE IN AI AVENUE TODAY.



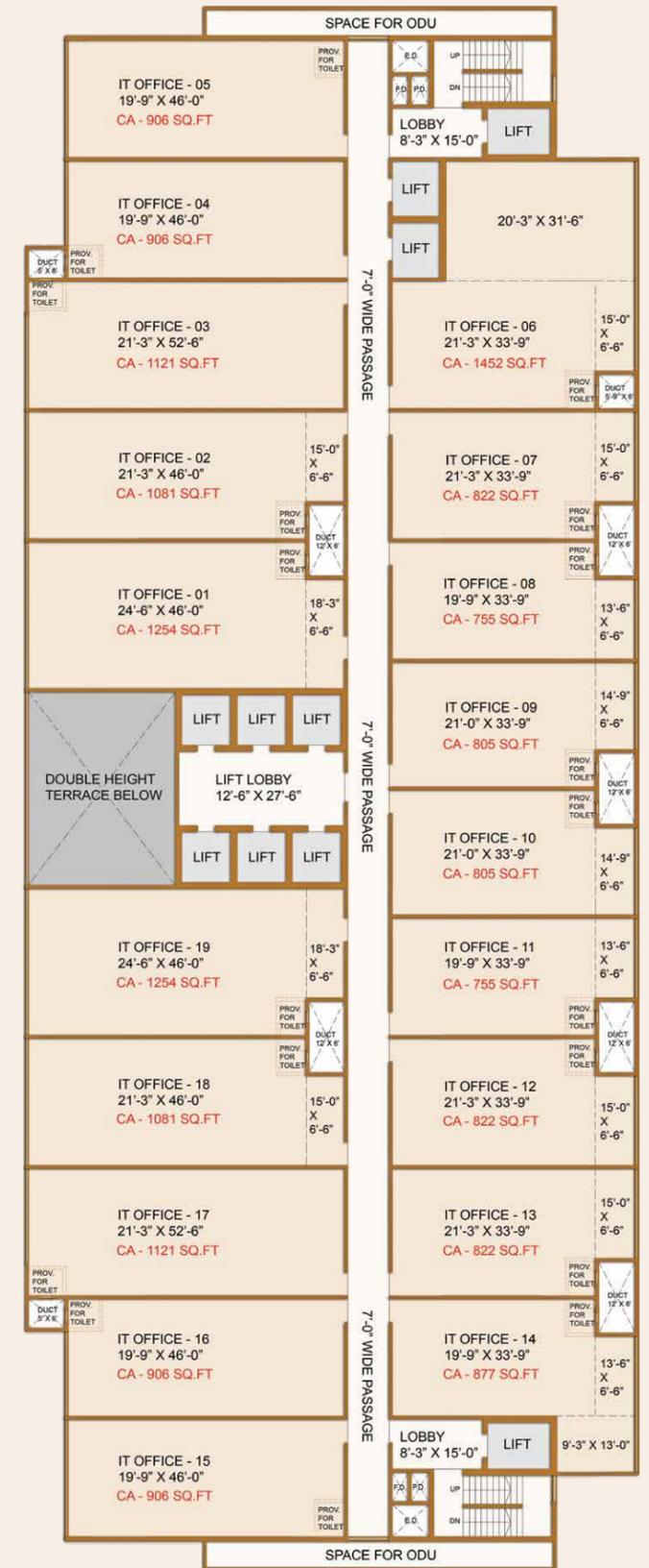
Typical Floor Plan 1st, 3rd, 7th & 9th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	906
16	906
17	1121
18	1081
19	1254



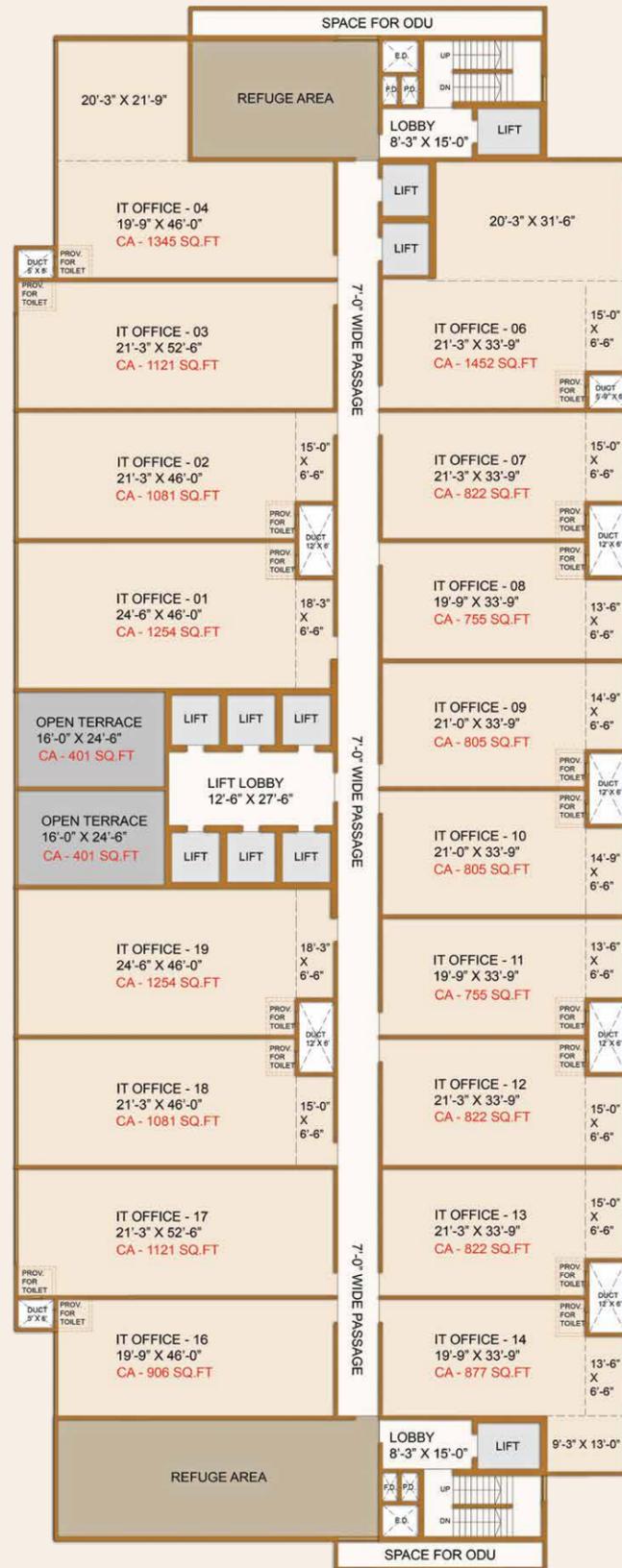
Typical Floor Plan 2nd, 4th, 6th & 8th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	906
16	906
17	1121
18	1081
19	1254



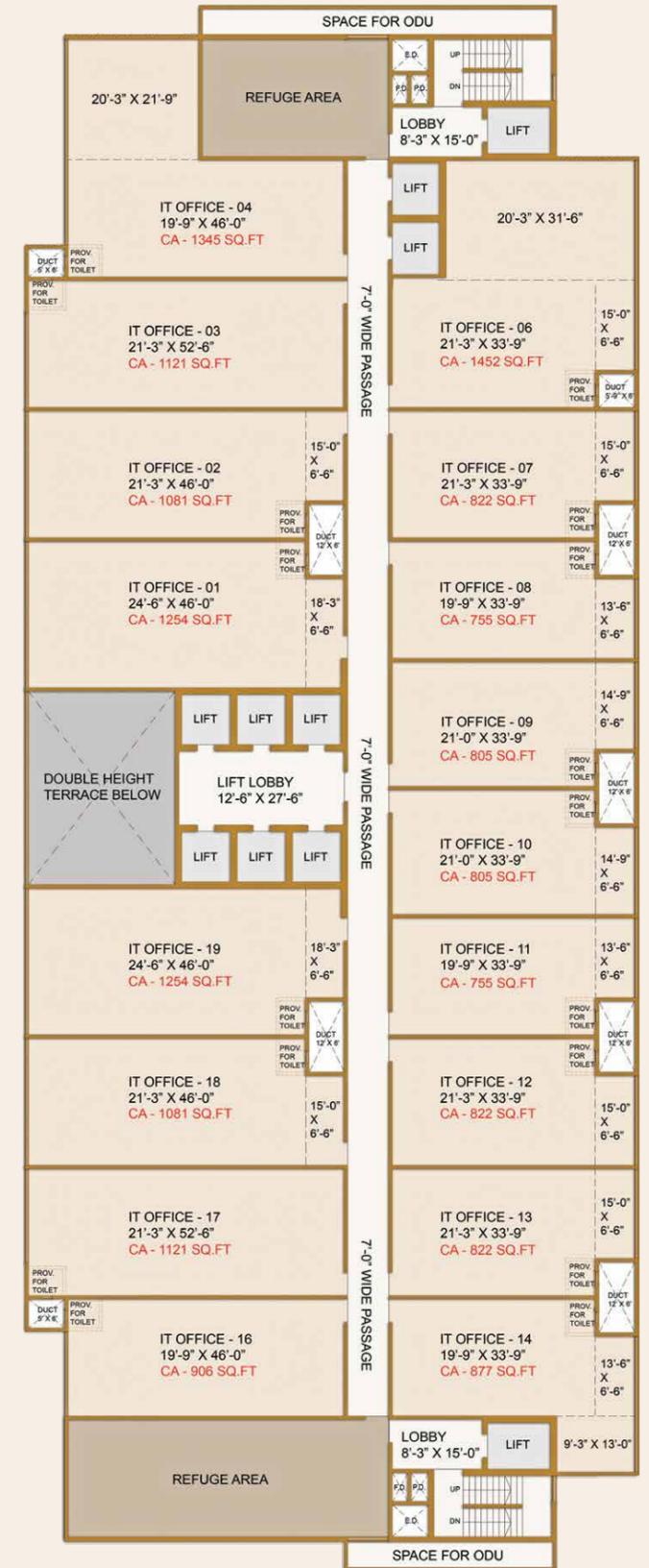
5th Floor Plan Refuge Floor

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	1345
5	-
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	-
16	906
17	1121
18	1081
19	1254



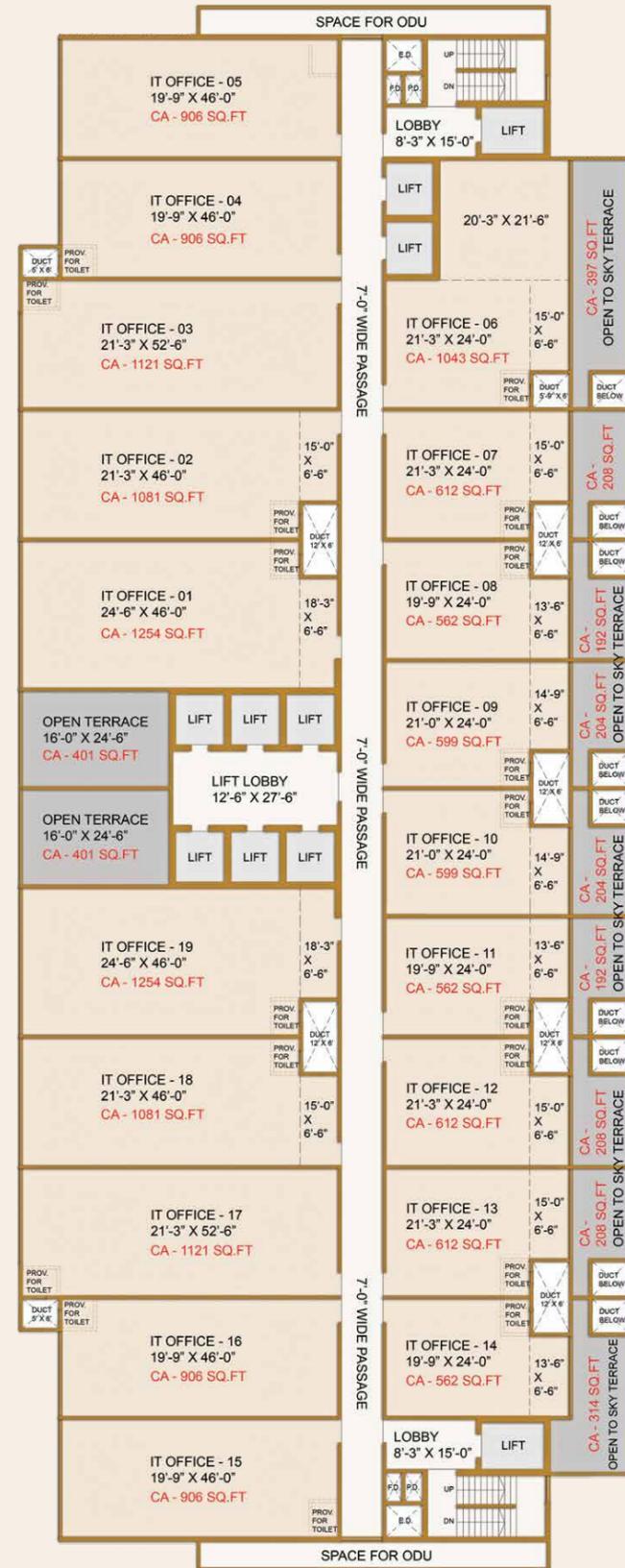
10th Floor Plan Refuge Floor

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	1345
5	-
6	1452
7	822
8	755
9	805
10	805
11	755
12	822
13	822
14	877
15	-
16	906
17	1121
18	1081
19	1254



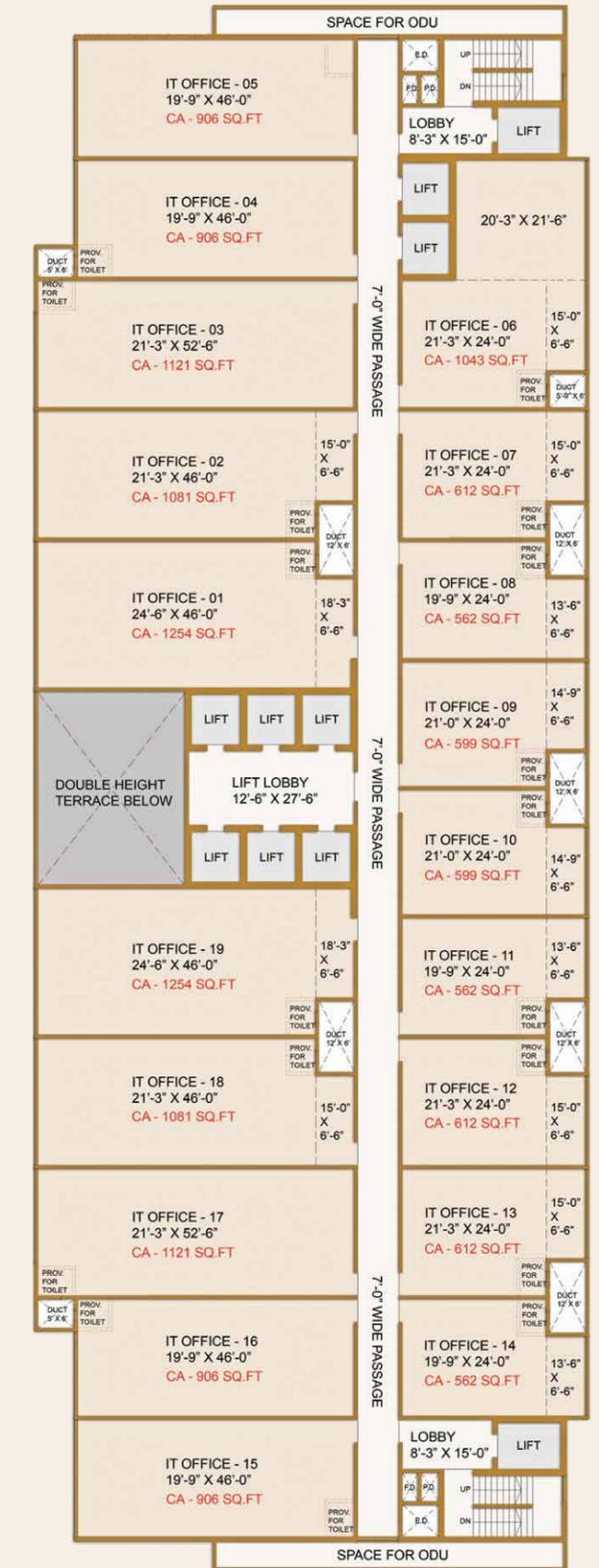
11th Floor Plan

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	906
16	906
17	1121
18	1081
19	1254



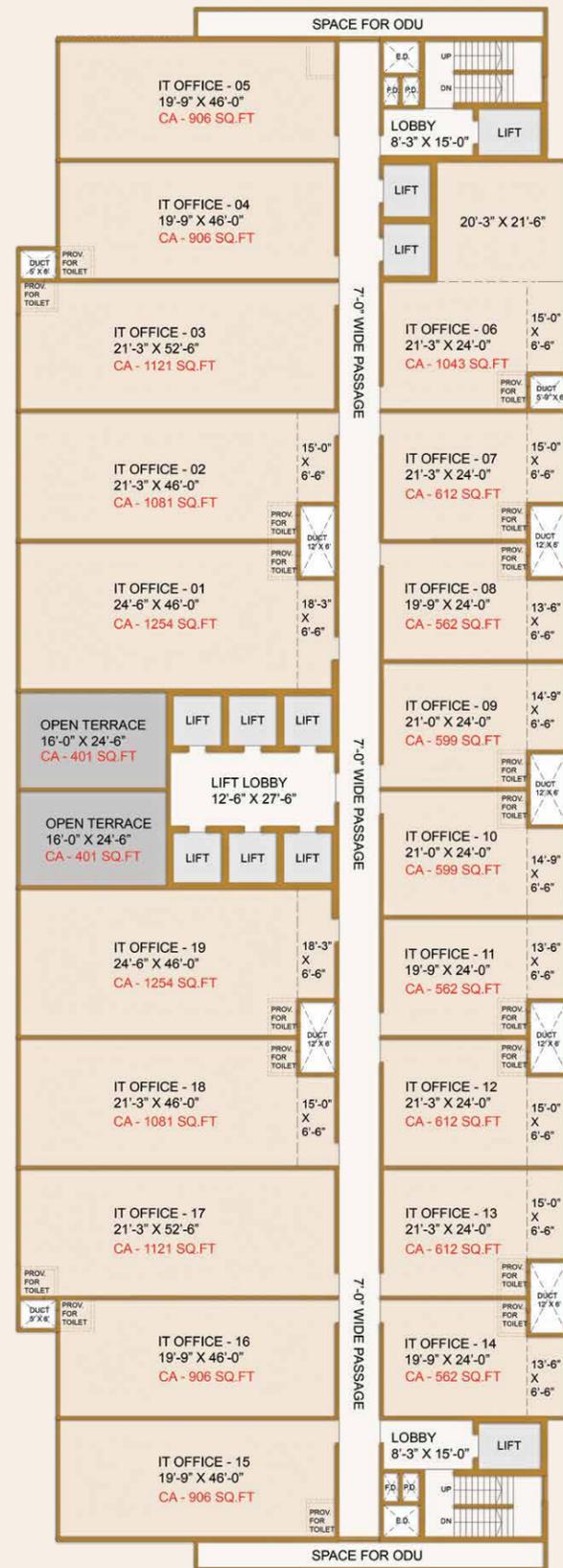
Typical Floor Plan 12th & 16th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	906
16	906
17	1121
18	1081
19	1254



Typical Floor Plan 13th, 15th & 17th

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	906
5	906
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	906
16	906
17	1121
18	1081
19	1254



14th Floor Plan Refuge Floor

Unit No.	RERA Carpet Area (Sq.Ft.)
1	1254
2	1081
3	1121
4	1345
5	-
6	1043
7	612
8	562
9	599
10	599
11	562
12	612
13	612
14	562
15	-
16	1343
17	1121
18	1081
19	1254

