





The Vaswani Group has its origins in the 1920s, spearheaded by Mr. Bulchand Vaswani, a well known architect of his times. The group, over a period of time, created an enviable and sustainable portfolio mix with asset classes ranging from residential to commercial buildings, movie theaters, shopping arcades and hotels.

Over the generations, the promoter family has consistently placed emphasis on maintaining best practices backed by high integrity arising from years of rigorous training at the finest of technical and business institutions of global repute including IIT-Mumbai, University of Chicago, Columbia University to name a few.

Sustaining a debt free organization across generations has been the distinguishing characteristic and the mainstay of the Vaswani Group. A culmination of these factors coming together has resulted in a client list of industry captains who have placed their trust in the Vaswani Group. Corporate clients include (past and present):

- | | |
|----------------------------|------------------------------------|
| ● Google | ● McKinsey |
| ● Deloitte | ● Swiss Consulate |
| ● Goldman Sachs | ● Procter Gamble Ltd. |
| ● Chase Manhattan Bank | ● Castrol |
| ● Societe Generale Bank | ● Debeers |
| ● Standard Chartered Bank | ● Tata Teleservices |
| ● Bank of Tokyo-Mitsubishi | ● Contract Advertising (WPP Group) |
| ● Krung Thai Bank | ● Thai Airways |
| ● Axis Bank | ● Kroll Associates |
| ● Indusind Bank | ● Asea Brown Boveri Ltd. |
| ● Bank of Baroda | ● Gallup Organization |
| ● Hindalco | ● PowerGen |
| ● Sace SPA | ● DCM Sriram Ltd. |

Layout Plan





A NEW CORPORATE BENCHMARK

- ❶ Excellent location (Behind Majas Bus Depot) off Jogeshwari Vikhroli Link Road
- ❷ Flexible office-space planning for future expansion
- ❸ A complete glass facade to ensure ample natural lighting
- ❹ Ultra modern design by Sanjay Puri Architects
- ❺ IBMS design consultancy and supervision by International firm SI Consulting
- ❻ Waterproofing using MC- Bauchemie products, one of the leading independent manufacturers in Europe having a presence in over 30 countries

ARTIST'S IMPRESSION

ARRIVE IN STYLE



A GRAND WELCOME AWAITS





RETAIL AREA

ARTIST'S IMPRESSION



THE RESPLENDENT RETAIL AREA

Blending modern office environment with non-conventional cityscape is a challenge. In an attempt to meet the ever-changing pulse of Mumbai, Vaswani Landmark has been designed with a futuristic vision. With floor to ceiling height of upto 27 feet, the retail area surrounded by the garden greens, gives a warm welcome. Round the clock security, a necessity in this day & age, provides peace of mind to the occupants.

PARKING FLOORS



Vaswani Landmark has 4 levels of dedicated parking for your set of wheels. In view of the scarcity of parking spaces in the city, this 4 fold structure comes as a welcome respite. State of the art architectural rendition and round the clock security ensure the safety of both your vehicles and your visitors.

Building Features & Amenities:

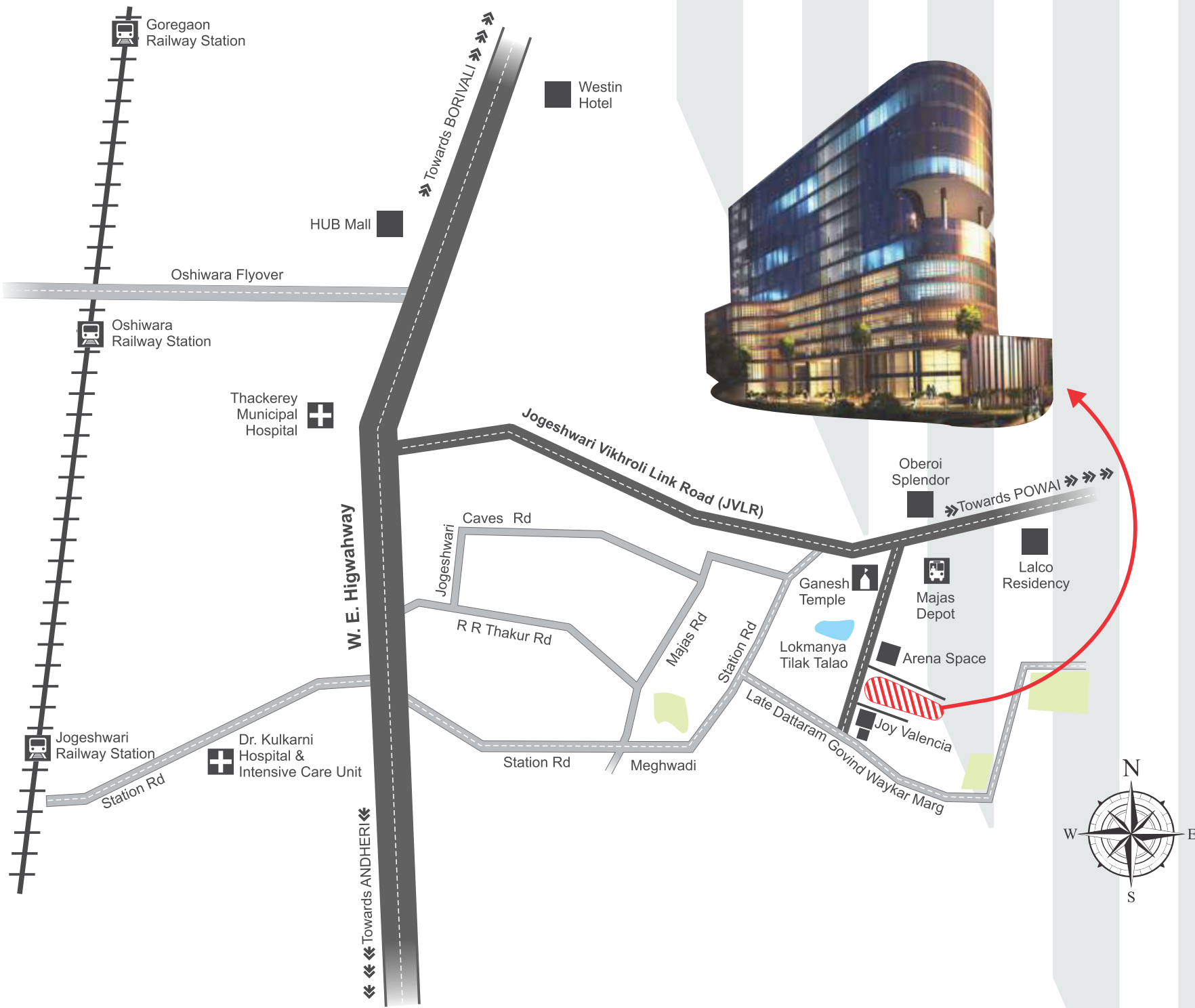
- ✔ Structure: Ground + Mezzanine + 4 levels of Parking + 7 office floors
- ✔ Total Leasable Area – 1, 40,000 square feet approximately
- ✔ Equipped to support 24 x 7 operations
- ✔ Earthquake resistant design
- ✔ Double Glazed Glass Façade
- ✔ 4 high speed ThyssenKrupp Elevators
- ✔ State of the Art Intelligent Building Management System
- ✔ Multi-layer Security System with CCTV surveillance
- ✔ Modern Fire Fighting Systems as per CFO norms
- ✔ Ample Car Park spread across 4 levels with provision for visitors' car parks
- ✔ Double height grand entrance lobby
- ✔ Rejuvenating greenscape areas



Space Features:

- ✔ 100% Commercial Office Spaces
- ✔ Column grid span of 8 to 10 meters
- ✔ Slab to Slab Height on typical floors – 3.83 meters
- ✔ Clear Height on typical floors – 3.68 meters
- ✔ Floor Loading Capacity of 500 kg/sqm
- ✔ 100% Power Back-up
- ✔ Tap-off for electricity & firefighting at floor level
- ✔ Provision for optic fibre connectivity & ISDN lines
- ✔ Provision for VRV / Ductable split HVAC system
- ✔ BMC Water Connection
- ✔ Provision for Toilets for the Disabled

Location Map



Travel Distance & Time (Indicative)

- Domestic airport - 7 kms (12-15 minutes)
- International airport - 8 kms (15-20 minutes)
- Jogeshwari Railway Station - 2 kms (6-8 minutes)
- Bus Station (Majas Depot) - 0.1 km (15 secs)
- W.E. Highway - 0.5 kms (1 minute)
- Westin Hotel - 4.5 kms (10 minutes)
- Thackeray Municipal Hospital - 0.6 kms (1 minute)
- Hub Mall - 3.8kms (8 minutes)
- Serviced Apartments (Lalco Residency) - 0.3 kms (1 minute)
- Upscale Residential properties like Oberoi Splendor & Joy Valencia in the vicinity



FEW OF OUR COMPLETED PROJECTS



VASWANI HOUSE, COLABA



THE SAVOY, NEPEAN SEA ROAD



VASWANI GARDENS, CUFFE PARADE



VASWANI CHAMBERS, WORLI



Address:

Vaswani Landmark, 8, Shyam Nagar, Behind Majas Bus Depot, Off. JVLR, Jogeshwari (E), Mumbai - 400 060

Corporate Address:

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