

MOST  
RESIGN TO IT.  
FEW  
DESIGN IT.



# THE QUESTION IS NOT WHERE OR WHAT.

# THE QUESTION IS WHY



## # WHEN YOU QUESTION, YOU ANSWER YOUR DEEPEST DESIRES

THOSE WHO QUESTION, OPEN THE DOORS  
TO HIGHER ECHELONS OF PATHBREAKING ACHIEVEMENTS.

The question is not where or what, the question is WHY. Where you are is because of what you are.  
But then, there is a place in mind that needs justification for one question – ‘why’?  
Some travel far to find that answer, few find it within. However, the ones who make it as a process, practice it every day.  
In every work they do, in every move they make, in every step they take.  
Here’s to those whose definition of ultimate lies in addressing of the immediate; whose action is never to justify but to amplify.  
For them a space to work is not just made up of the where and what, but of the why of substance.

The Destiny of Success Welcomes You.



# WHEN THE TIME IS RIGHT,  
YOUR FUTURE CHOOSES YOU.

LEAP AHEAD AND TAKE HOLD OF IT,  
BECAUSE DESTINY RESPECTS THE DOERS, NOT THE THINKERS.

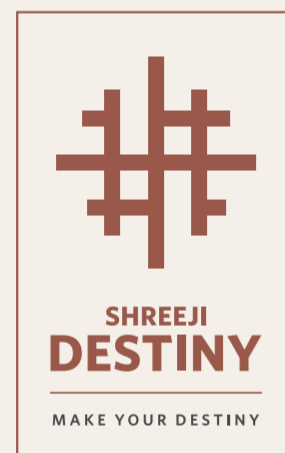
# MAKE YOUR DESTINY IN THE LANDMARK OF SUCCESS.

# THE PROJECT – RETAIL & OFFICE SPACES  
THAT INVITE GROWTH



# # ONLY THE FEW WHO DESERVE IT, RESERVE THEIR SPACE IN THE WORLD.

PRESENTING,  
EXQUISITE BUSINESS SPACES IN THE PRIME OF NERUL.



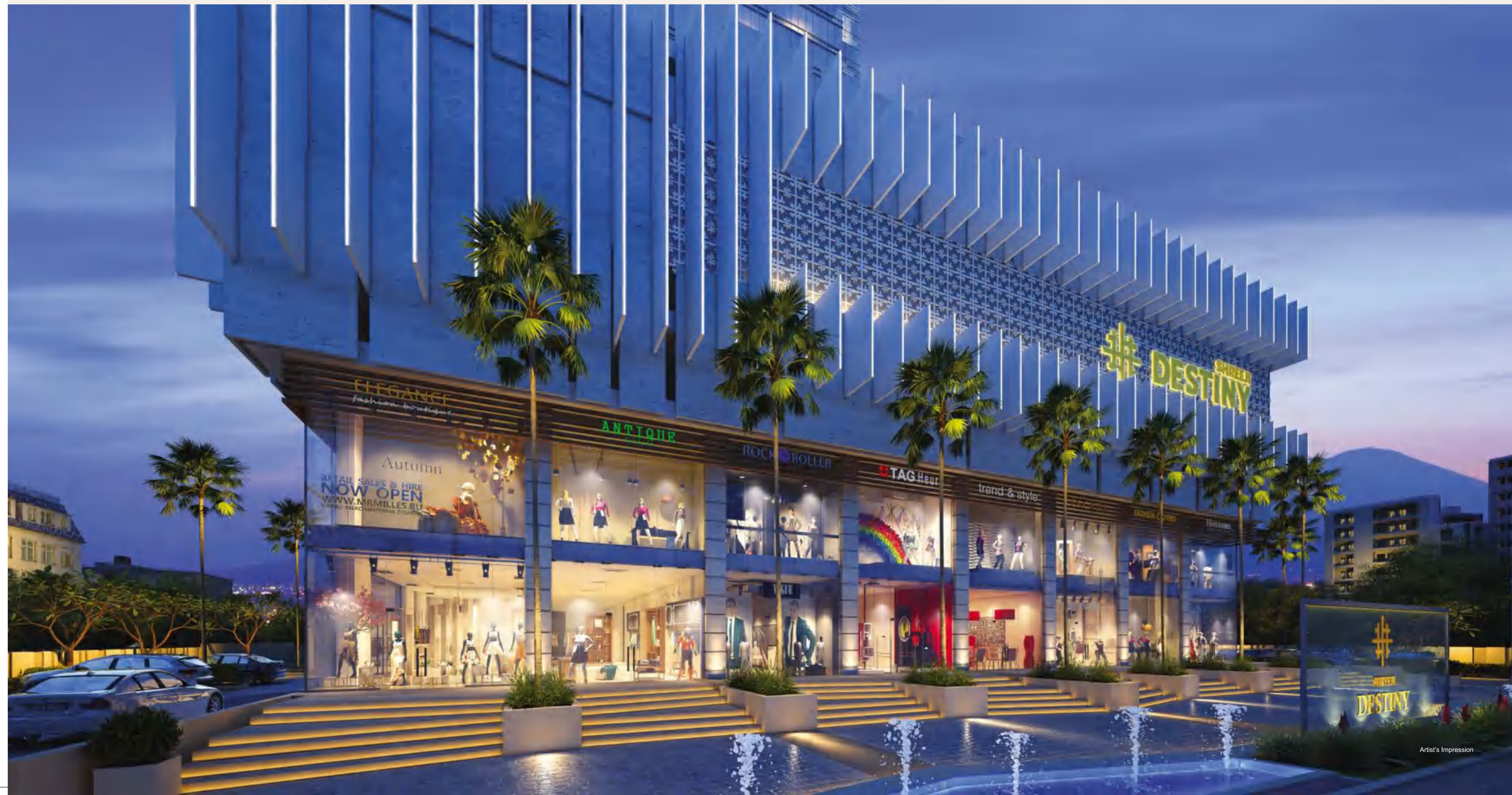
## Highpoints of the marvelous edifice

- Sky-scaling Business Landmark of G+32 Storeys
- Ground Level - Retail & Offices Spaces
- Ground to 5 Level - Parking Stations
- 6 Level - Podium Landscaping & Recreation
- 7 to 32 Level - Office Spaces
- Mesmerising Sea View from higher floors
- 8 High-speed Elevators & 2 Fire-Cum-Service Lifts
- Advanced Security & CCTV Surveillance



# THE RETAIL MASTERPIECE  
THAT INVITES MORE VOLUME.

HIGH STREET G+1 RETAIL SPACES



A man in a dark suit stands with his back to the camera, looking out a large window. The window is divided into vertical panes. Outside, a cityscape is visible at dusk, with buildings lit up and a sea view in the distance. The sky is a mix of purple, orange, and blue. In the foreground, a desk with a laptop and a mouse is partially visible.

# BREATHTAKING AND PRIME,  
A VIEW THAT CAPTURES THE BIG PICTURE.

PRIMELY LOCATED ON THE THANE-BELAPUR ROAD  
WITH MESMERISING SEA VIEW TO OFFICE UNITS ON HIGHER FLOORS



# # NERUL- PRIME, CONNECTED & WELCOMING, AN ADDRESS THAT IS 'THE ADDRESS'.

NERUL OFFERS UNMATCHED POTENTIAL TO EXPERIENCE  
THE BEST OF URBAN INFRASTRUCTURE AND GROWTH, FUTURE INCLUDED.

## Location Advantages





- Opposite to D. Y. Patil Stadium
- Nerul Railway Station - 8 Min
- Juinagar Railway Station - 5 Mins
- Sion Panvel Highway - 2 Mins
- Navi Mumbai International Airport - 10 to 15 Mins
- Government Organisation Offices - 2 Mins
- JNPT Port - 30 Mins
- Surrounded by Banks, Hospitals & Restaurants
- Other Commercial Landmarks - In 0.5 Km Radius

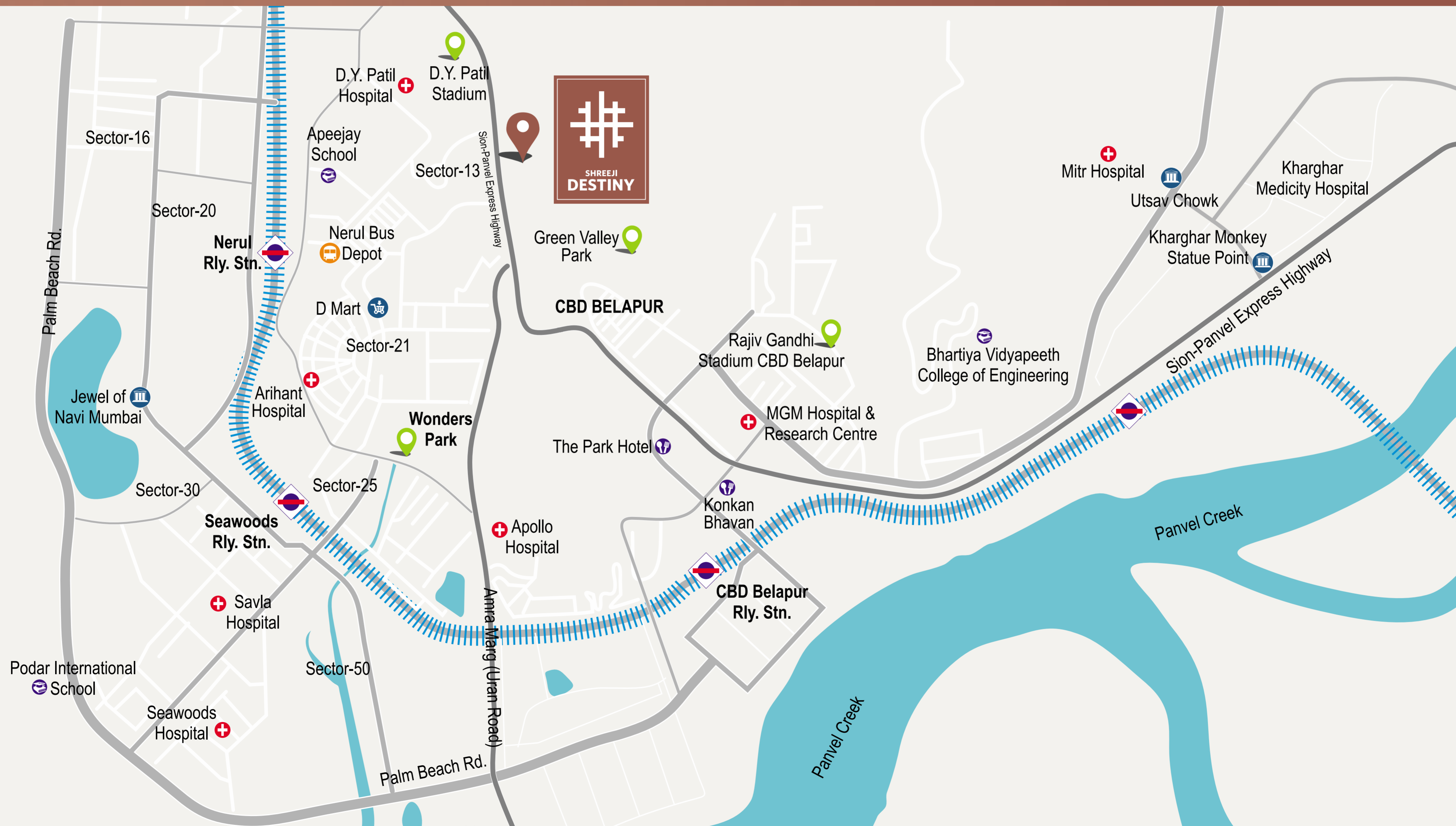


Representational Image

# # A FUTURE READY DESTINATION. A DESTINY OF DREAMS.

UPSCALE, CONNECTED AND TRANSFORMED,  
NERUL IS THE KEY TO YOUR HIGHER BUSINESS DREAMS.

-  PRIME SUBURB OF NAVI MUMBAI – SMART CITY
-  WELL-CONNECTED TO BUSINESS DISTRICTS
-  ILLUSTRIOUS BUSINESS NEIGHBOURHOOD
-  HIGH GROWTH POTENTIAL



# AN EXPANSIVE BUSINESS SPACE, FOR THE MOST MAGNANIMOUS EXPERIENCES.

# THE SPACE – BUSINESS CANVAS THAT SETS THE BAR HIGH





Artist's Impression

## # DETAILED AND EXQUISITE, THE SYMBOL OF A HIGHER RANK.

OFFICE SPACES

### Spaces & Options:

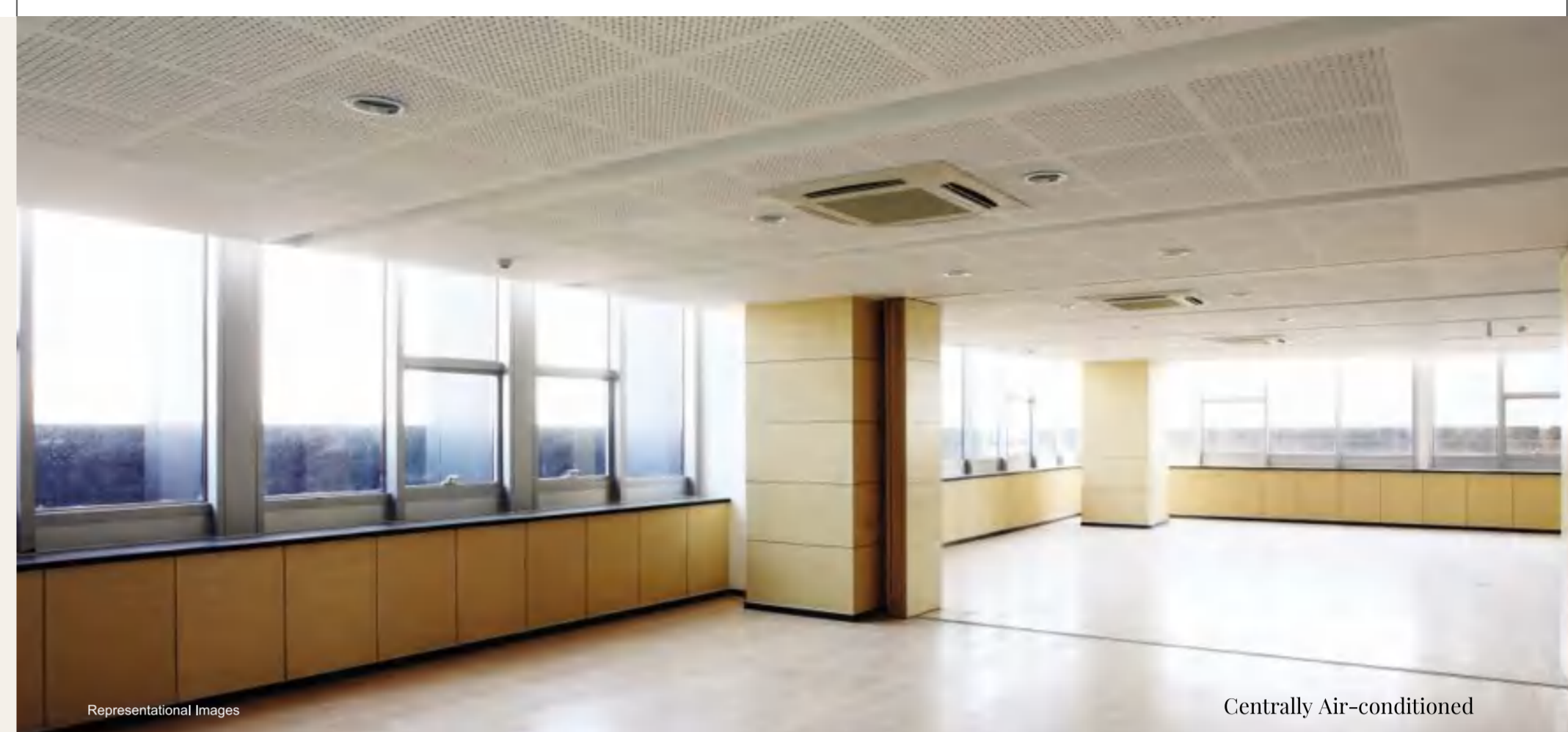
- Columnless Floor Plate for Optimum Utilisation
- Floor to floor Height of 3.3 Mtrs. to all units
- Entire Floor Plate Area - 1140 Sq. Mtrs.
- Combination Option Available

# # DESIGN YOUR OWN WORLD, MAKE THE IMPRESSION FELT.

NEW-AGE PLANNING THAT LETS YOU FIND  
THE PERFECT SETTING.

## Planning Highlights:

- Centrally Air-conditioned Main Entrance Lobby
- Modular Planning for Better Furniture Layout
- Separate Washroom Facility
- High Quality Imported Flooring in Lobby Area



Representational Images

Centrally Air-conditioned



Imported Flooring



Separate Washroom



Modular Planning



Artist's Impression

## # WORK OF HIGH-END PRECISION, A LOOK THAT RAISES EXPECTATIONS.

DOUBLE GLASS FACADE  
THAT OFFER EVOLVED WORKSPACES.

### Facade Highlights:

- Reflective Façade for Pleasant Indoors
- Soundproof Workspaces
- Designed for Higher Energy Savings
- Brighter Workspaces with More Light
- Sleek & Seamless Exterior

# SUPERLATIVE LUXURY SETTINGS. WORLD-CLASS BUSINESS EXPERIENCE.

# THE GRANDEUR – SIGNATURE ELEMENTS OF THE NEW WORLD



# GRAND ENTRANCE FOYER  
WITH MUSICAL FOUNTAIN

#  
SHREEJI  
DESTINY





Artist's Impression

# MARVEL AT THE GRAND ENTRY.  
STAY CAPTIVATED ON YOUR ARRIVAL.

- 5-STAR DOUBLE-HEIGHT 28 FT. GRAND LOBBY  
- LAVISH RECEPTION, TRAVEL & CONCIERGE DESK  
AND LOUNGE

# STATE-OF-THE-ART LOUNGE,  
THE FEEL THAT USHERS YOU IN.

- SIGNATURE BUSINESS LOUNGE
- NEW-AGE ARTISTIC DÉCOR
- LUXURIOUS DECORATIVE LIGHTING





Artist's Impression

# STAY CONNECTED WITH WORK,  
EXPERIENCE BUSINESS-CLASS  
SOLUTIONS.

- SPACIOUS CONFERENCE & BUSINESS CENTRE
- VIDEO-CONFERENCE FACILITY
- HIGH-END PROJECTION EQUIPMENT





Artist's Impression

# FOR A CONVERSATION STARTER,  
HERE IS A PERFECT CAFÉ SETTING.

- THEMED CAFÉ ON 6<sup>TH</sup> LEVEL  
- UNWIND OVER THE SIPS FOR A PERFECT BREAK FROM WORK

# A HIGH PROFILE SPACE,  
AN EQUALLY HIGH-END SECURITY.

- STATE-OF-THE-ART BIOMETRIC SCAN ENTRY
- NEXT LEVEL SECURITY SYSTEM FOR ALL OFFICES





Representational Image

# DEDICATED AND ADEQUATE,  
OWN MANY LEVELS OF CONVENIENCE.

- Ground + 5 LEVEL COVERED PARKING
- WELL-MARKED SLOTS & 24x7 MANNED ASSISTANCE

# AMBIENCE CRAFTED BY NATURE. LIFESTYLE DESIGNED TO DELIGHT YOU.

# THE PODIUM – AVENUES OF HIGH-END RECREATION & INDULGENCES





# # EXPERIENCE BLISS

- CENTRAL DESIGNER FOUNTAIN
- DESIGNER COURTYARD & GARDEN
- DINING
- LESURE WALKWAYS
- DESIGNER PERGOLAS WITH SITOUTS

# # QUIET, PURE AND SERENE

- ZEN GARDEN
- REFLEXOLOGY WALKWAYS
- SCULPTURE GARDEN
- THEMED CAFÉ WITH WOODEN DECK
- CORPORATE ACTIVITY ZONE
- PALM GROVES
- SMOKING ZONE



# # THE DESTINY IS RIGHT AHEAD, CHOOSE IT FOR A LIFETIME.

## PROJECT AT A GLANCE

- Sky-scaling Business Landmark of G+32 Storeys
- Ground Level – Retail & Offices Spaces
- Ground to 5 Level – Parking Stations
- 6 Level – Podium Landscaping & Recreation
- 7 to 32 Level – Office Spaces
- Mesmerising Sea View from Higher Floors
- 8 High-speed Elevators & 2 Fire-cum-Service Lifts
- Advanced Security & CCTV Surveillance

## INTERNAL SPECIFICATIONS

### Exterior

- Glass Elevation
- Attractive DGU Façade
- Soundproof Workspaces
- Reflective Glass for Pleasant Indoors

### Arrival

- 28 Ft. Double-height Italian Marble Lobby
- Designer Business Lounge
- 8 High-speed Elevators & 2 Service-cum-fire Lifts

### Safety & Security

- Fire Rescue Area
- High-tech Fire Fighting System
- 24x7 Security & Surveillance

### Utility

- Efficient Housekeeping System
- 5-level Covered Parking
- Rainwater Harvesting
- Sewage Treatment Plant
- Solar Panels for Common Area Lighting
- Stone Cladding with GRC Fins

## RETAIL (G+1)

- 14 Ft. Height in Ground and First floor
- 2 Accessible Staircases
- 2 Passenger Lifts
- 2.4 Mtr. Separate Corridor
- Separate Pantry to each Shop
- Separate Toilet to each Shop
- 12 Mtr. Road Frontage

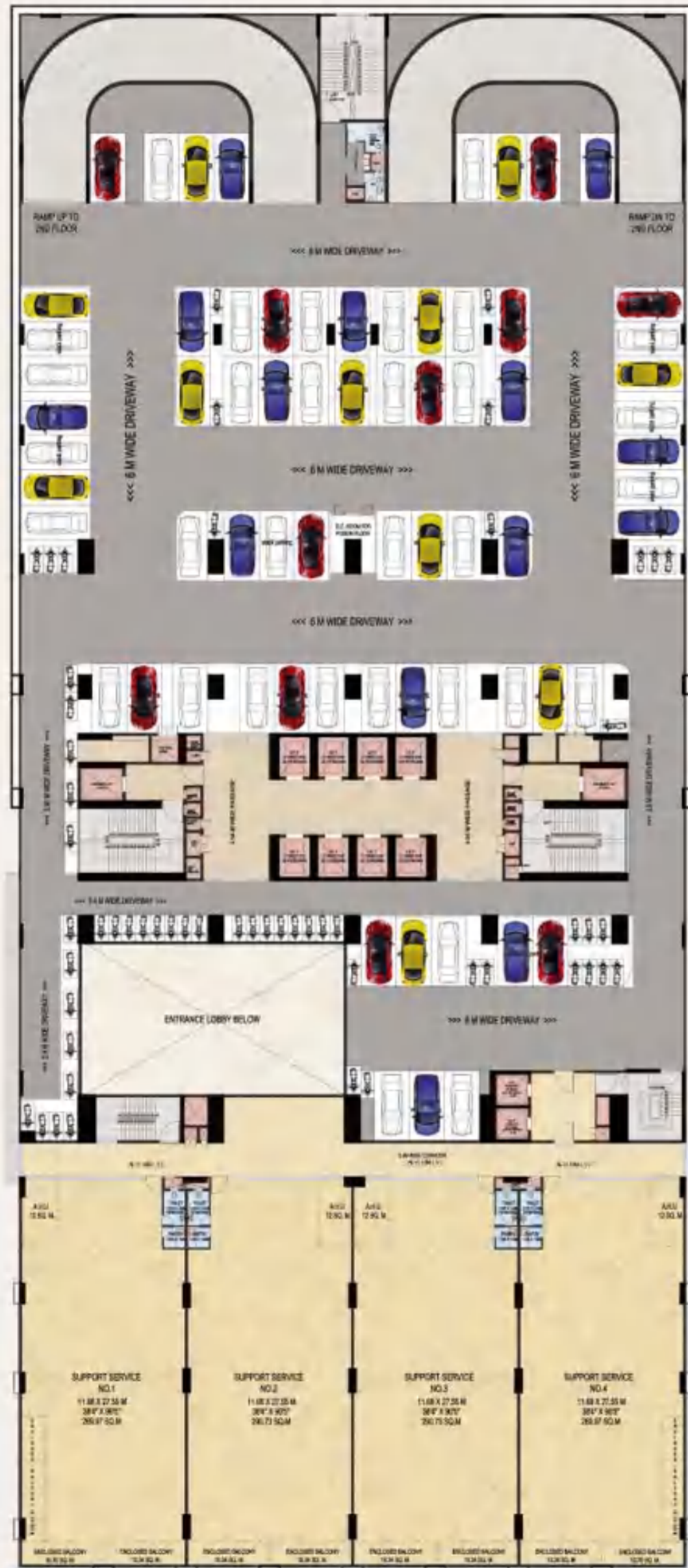


# FLOOR PLANS

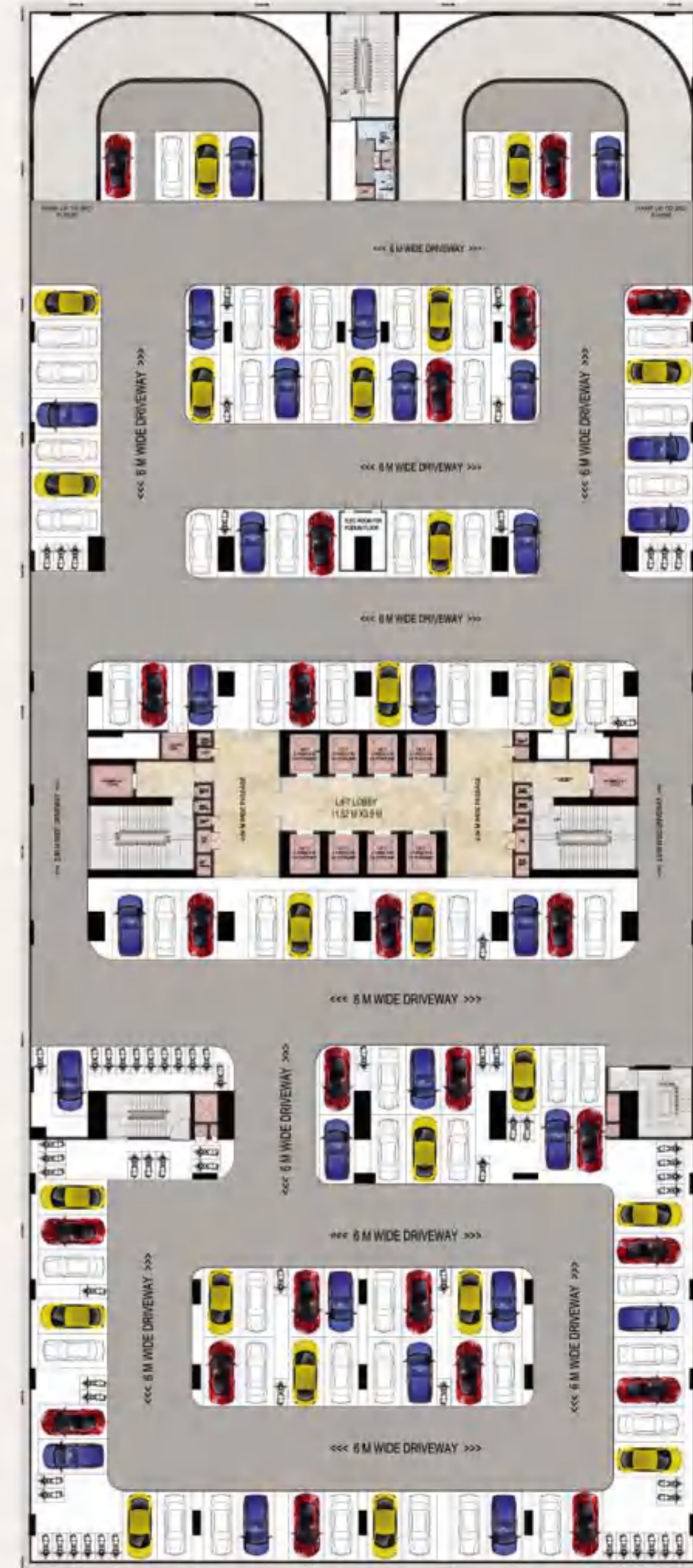
## # TYPICAL FLOOR PLAN GROUND FLOOR



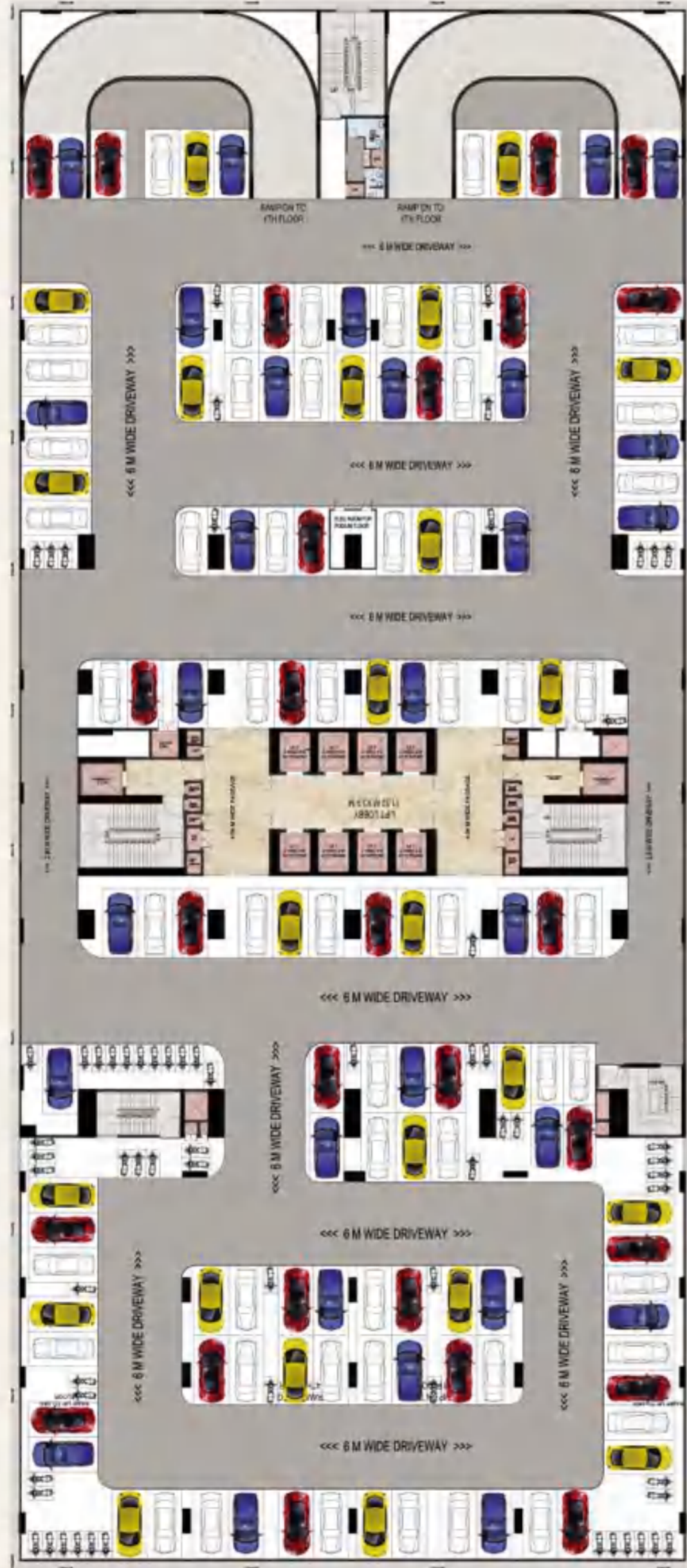
# TYPICAL FLOOR PLAN  
1<sup>ST</sup> FLOOR PLAN



# TYPICAL FLOOR PLAN  
2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR



# TYPICAL FLOOR PLAN  
5<sup>TH</sup> FLOOR PLAN



# TYPICAL FLOOR PLAN  
6<sup>TH</sup> FLOOR PLAN

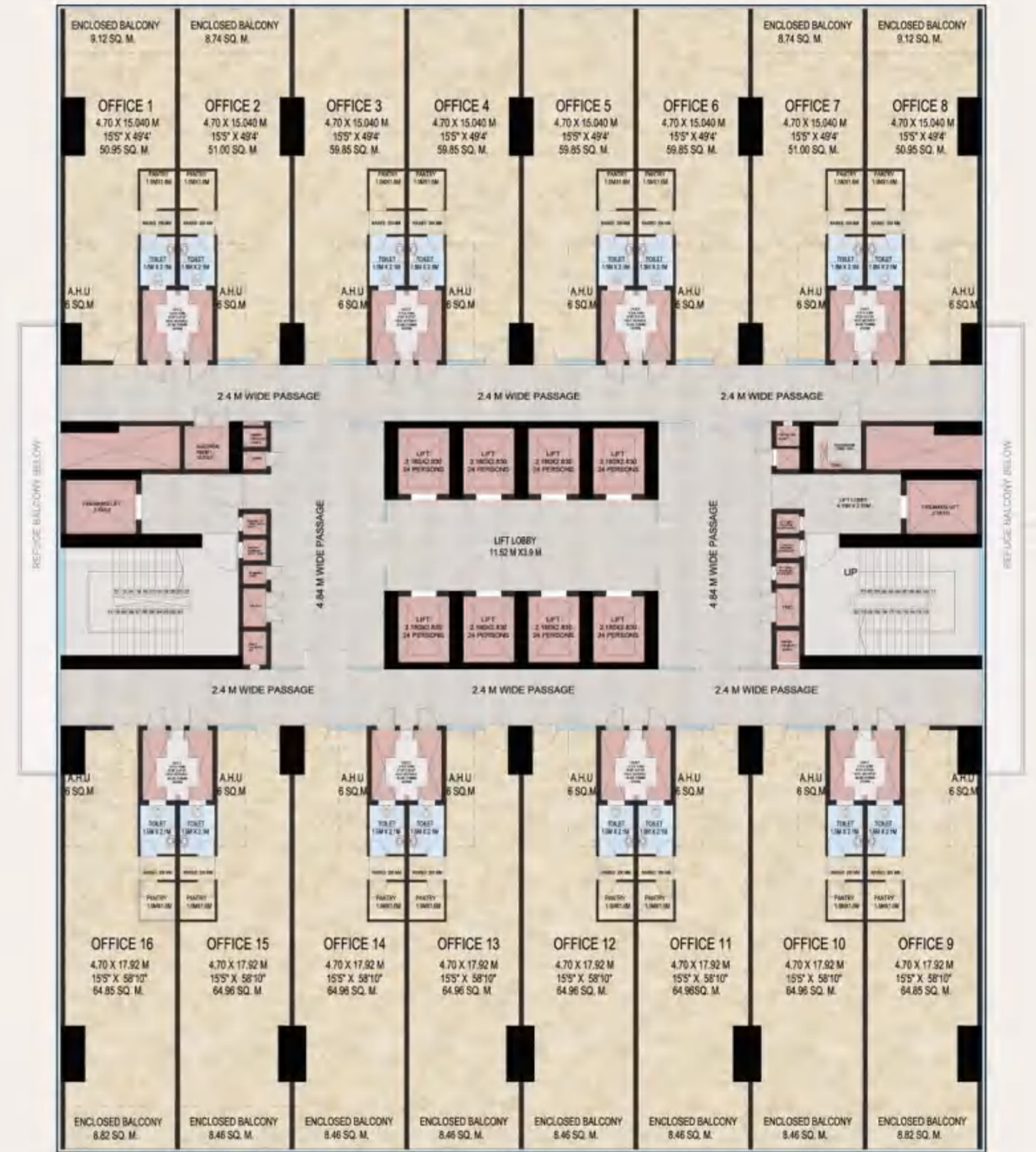
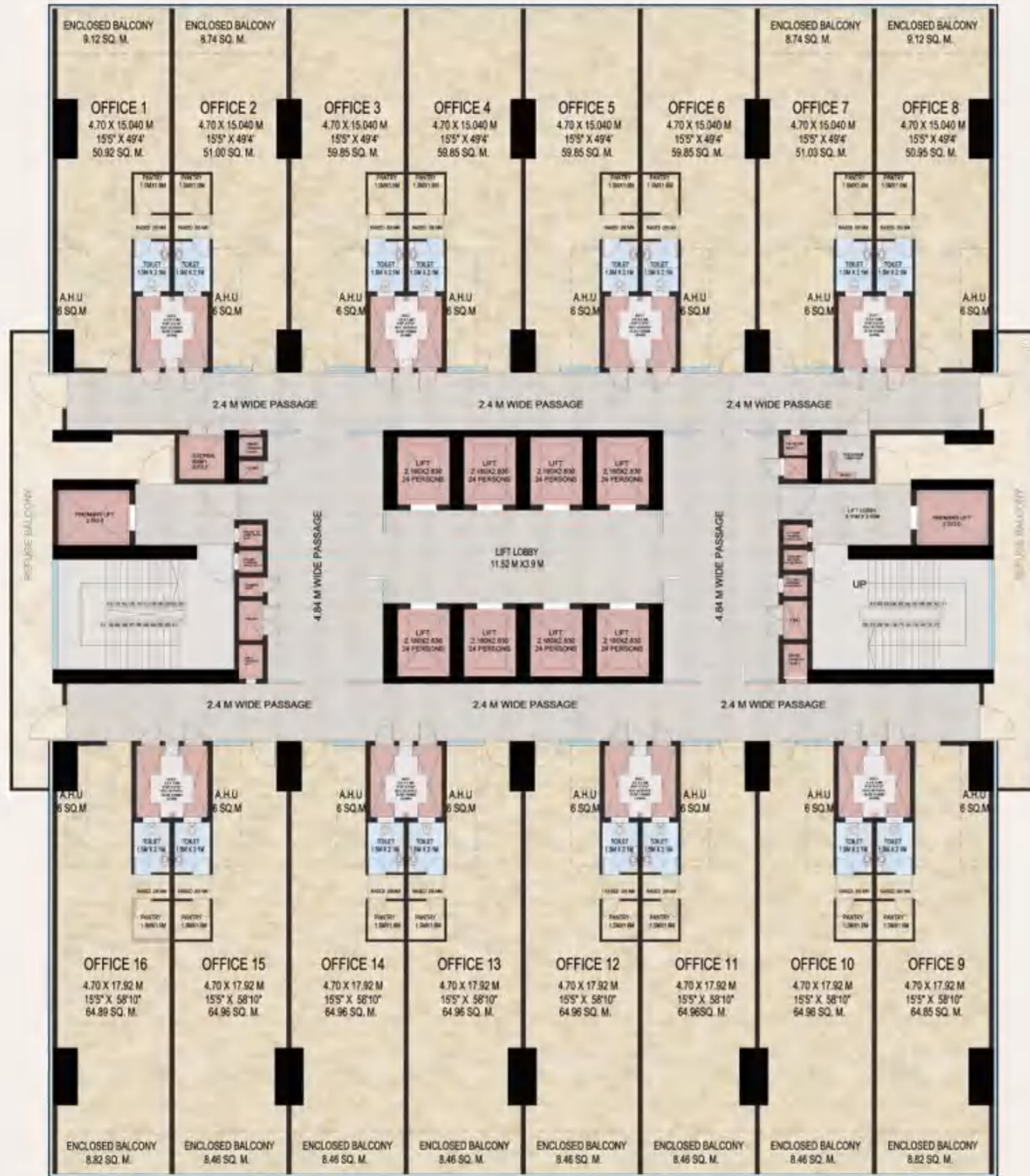


# # TYPICAL FLOOR PLAN

7<sup>TH</sup>, 11<sup>TH</sup>, 15<sup>TH</sup>, 19<sup>TH</sup>, 23<sup>RD</sup>, 27<sup>TH</sup> & 31<sup>ST</sup> FLOOR PLAN (REFUGE FLOOR)

# # TYPICAL FLOOR PLAN

8<sup>TH</sup>, 9<sup>TH</sup>, 10<sup>TH</sup>, 12<sup>TH</sup>, 13<sup>TH</sup>, 14<sup>TH</sup>, 16<sup>TH</sup>, 17<sup>TH</sup>, 18<sup>TH</sup>, 20<sup>TH</sup>, 21<sup>ST</sup>, 22<sup>ND</sup>, 24<sup>TH</sup>, 25<sup>TH</sup>, 26<sup>TH</sup>, 28<sup>TH</sup>, 29<sup>TH</sup>, 30<sup>TH</sup> & 32<sup>ND</sup> FLOOR PLAN



# UNIT PLAN  
694 SQ. FT



# UNIT PLAN  
1388 SQ. FT





# UNIT PLAN  
840 SQ. FT




# UNIT PLAN  
1681 SQ. FT





VALUES BEYOND DIMENSIONS



## WHEN VALUES SUPERSEDE DIMENSIONS, ADDRESSES BECOME ASSETS FOR LIFE.

As they say, “Life revolves around what you place in the middle”, Shreeji Ventures believes in keeping values at the core of everything; and what revolves around it are the unshakeable commitment to quality, unwavering focus towards excellence and an impeccable association of the best minds. By considering customers as our partners and associates as our own, every endeavour becomes ‘win-win’ and every project becomes a landmark. Beyond the industry definition of building properties, we believe in creating assets that stands the test of time.

VALUES BEYOND DIMENSIONS

RESIDENTIAL | COMMERCIAL | INDUSTRIAL

## VALUES BEYOND DIMENSIONS

Representational Image

### ONGOING PROJECTS



**SHREEJI**  
**DIVINE**  
KHARGHAR



**SHREEJI**  
**DIOS**  
NERUL

Humble beginnings in **1992**

by **Shri. Devji Patel** from Kutch, Gujarat.

Started with **land procurement and development** for commercial & residential properties.

During that tenure, successfully completed many projects.

**Socially responsible** in contributing to building of Homes, Schools, Colleges, Roads, Dams, etc. at difficult times in **2001** at Kutch, Gujarat.

Ventured in **Mumbai in 2005** with other associate developers predominantly in Navi Mumbai.

**4 million sq. ft.** of Residential, IT, Commercial and Industrial projects completed with occupancy.




VALUES BEYOND DIMENSIONS

## Techno Pack Software Services Private Limited

Corporate Address: Plot No D-227, TTC Industrial Area, Thane - Belapur Road, Shiravane, Nerul, Navi Mumbai, India - 400706.

Site Address: Shreeji Destiny, Plot No D-227, TTC Industrial Area, Shiravane MIDC, Nerul, Navi Mumbai, India - 400706. | Call: 70599 00900 | E-mail [info@shreejidestiny.com](mailto:info@shreejidestiny.com) | [www.shreejidestiny.com](http://www.shreejidestiny.com)

 MahaRERA: P51700021305 (<https://maharera.mahaonline.gov.in>)

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