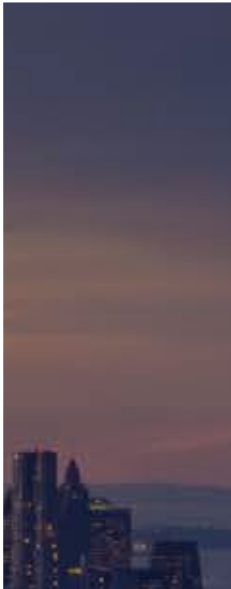
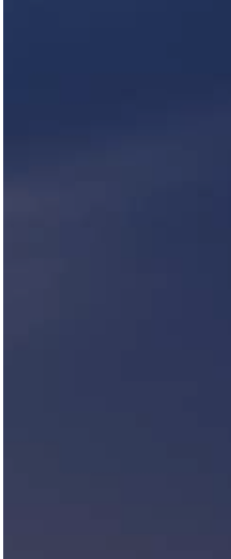




SQUAREFEET GROUP

HAPPINESS IN EVERY SQUARE FEET



WAGLE TRADE SQUARE

BIG OFFICES
BIGGER RETURNS
BIGGEST OPPORTUNITY



An aerial night view of a city skyline, likely Hong Kong, with numerous illuminated skyscrapers and a highway in the foreground. A large, semi-transparent blue 'W' graphic is overlaid on the image. The text 'A Global Business Address' is positioned to the left of the 'W' graphic.

A Global Business Address

WORTHY THANE CREATORS

The King of Thane's Commercial Landscape

The Squarefeet Group has many successful housing & commercial projects to its credit. Its long and solid experience in the construction industry, firm commitment to good quality structures and timely delivery of homes & workplaces has made Squarefeet a most sought-after Group. 5000+ families that happily reside in the Group's apartments and hundreds of others conducting their business. That's not all. The Group continuously upgrades itself with new trends in the industry, offering the mid-income consumers, luxury homes within easy reach. In addition, it is going to cover at least 5 Million sq.ft. in the near future.

30

Years Of
Rich Legacy

15

Projects
Constructed

1.5M

Sq.Ft. Commercial
Delivered

5M

Sq.Ft Under construction
& Upcoming

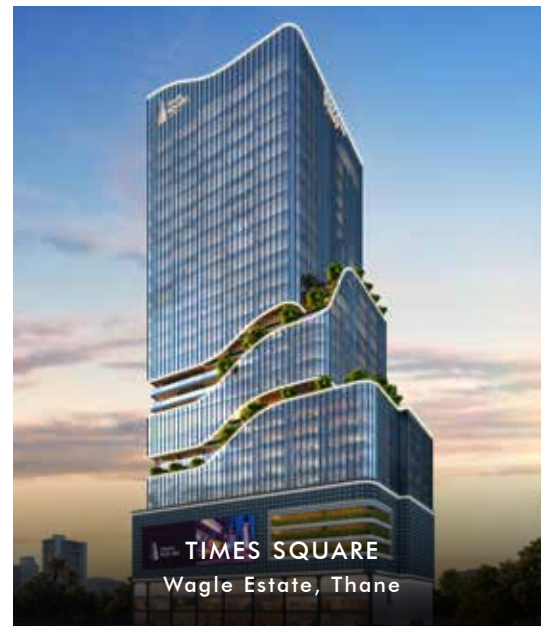
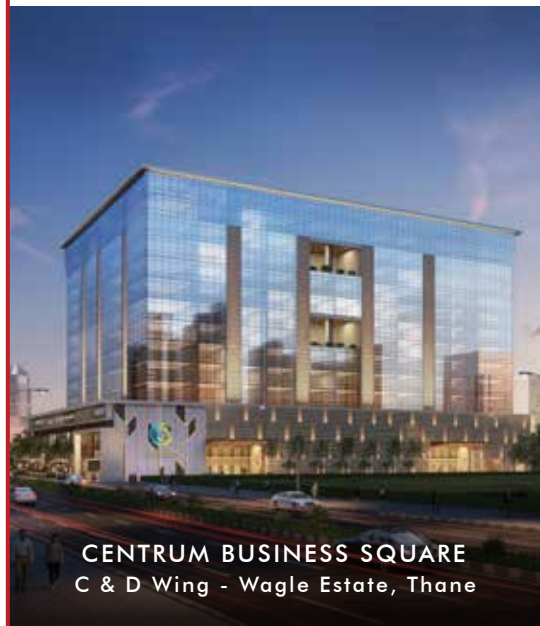
3M

Sq.Ft Residential
Delivered

5000+

Families

ONGOING PROJECTS



COMPLETED PROJECTS



- Imperial Square - GB Road, Thane (W)
- Orchid Square - Chikloli, Ambernath
- Metropolis - Ace Square, Aquaris, Rivera Kasarvadavli, GB Road, Thane (W)
- Grand Square Phase 1, Anand Nagar, GB Road, Thane (W)
- Grace Square, Kausa, Mumbra
- Green Square (Phase 1) - Anand Nagar, GB Road Thane (W)
- Orion Square, Chikloli, Ambernath

UPCOMING DEVELOPMENTS

- Metropolis Phase 3 – Kasarvadavli, Thane West
- 10 lakh Sq.Ft. in Wagle Estate



THANE IS SHAPING A NEW SQUARE

Of Undeniable Dominance.

Thane's Wagle Estate is the cornerstone of Mumbai's commercial transformation. As established hubs like BKC and Andheri reach saturation, Wagle Estate offers businesses and SMEs unmatched opportunities.



Superior infrastructure & connectivity to Eastern Express Highway & MMR.



Proximity to business hubs like Powai, BKC, & Navi Mumbai



Affordable costs with high rental yields, making it a strategic choice for investments

BKC

HIGH COST

HIGH
RENTAL YIELDS

Andheri

HIGH COST

MODERATE
RENTAL YIELDS

**Wagle Estate,
Thane**

ACCESSIBLE
COST

HIGH
RENTAL YIELDS



THE NEW KING OF BUSINESS

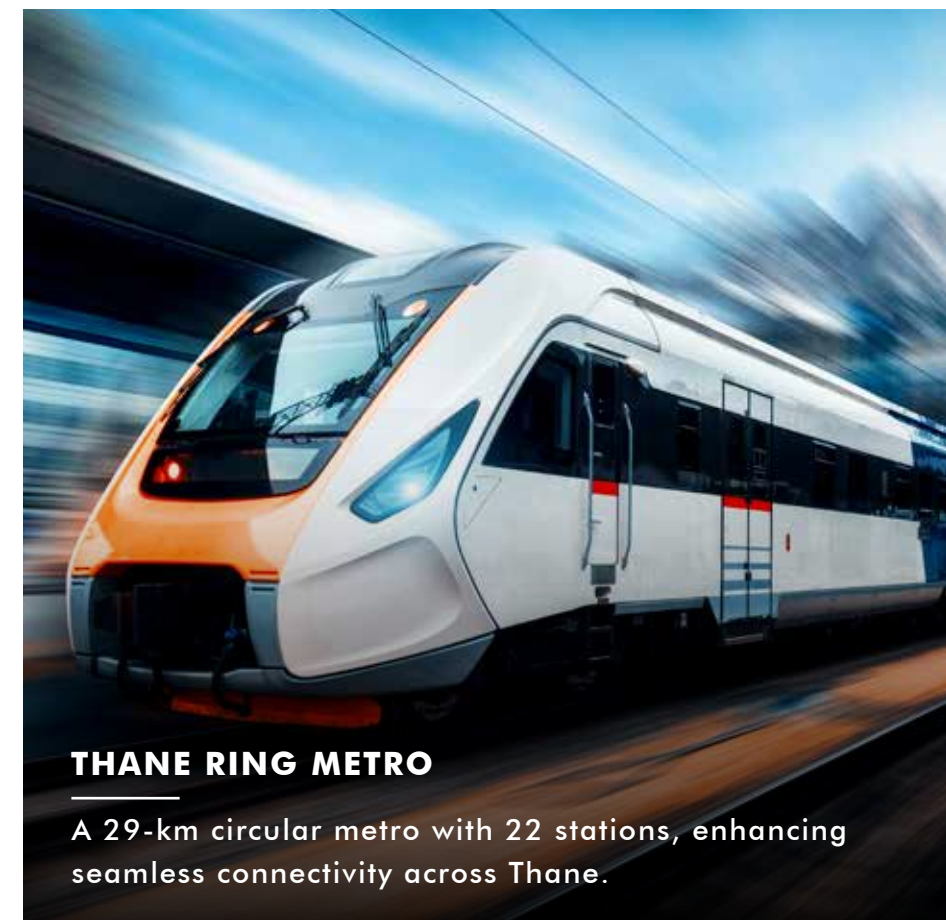
1. Ground + 6 Podium + 19 Floors.
2. 8 High-speed elevators, including 1 service elevator.
3. Double-height designer entrance lobby.
4. Rooftop Amenities & Top Floor Cafeteria.
5. Vastu Compliant Offices.
6. 100% Surface Podium Parking.
7. 100% Power Backup



THE INFRASTRUCTURE WAVE THAT'S

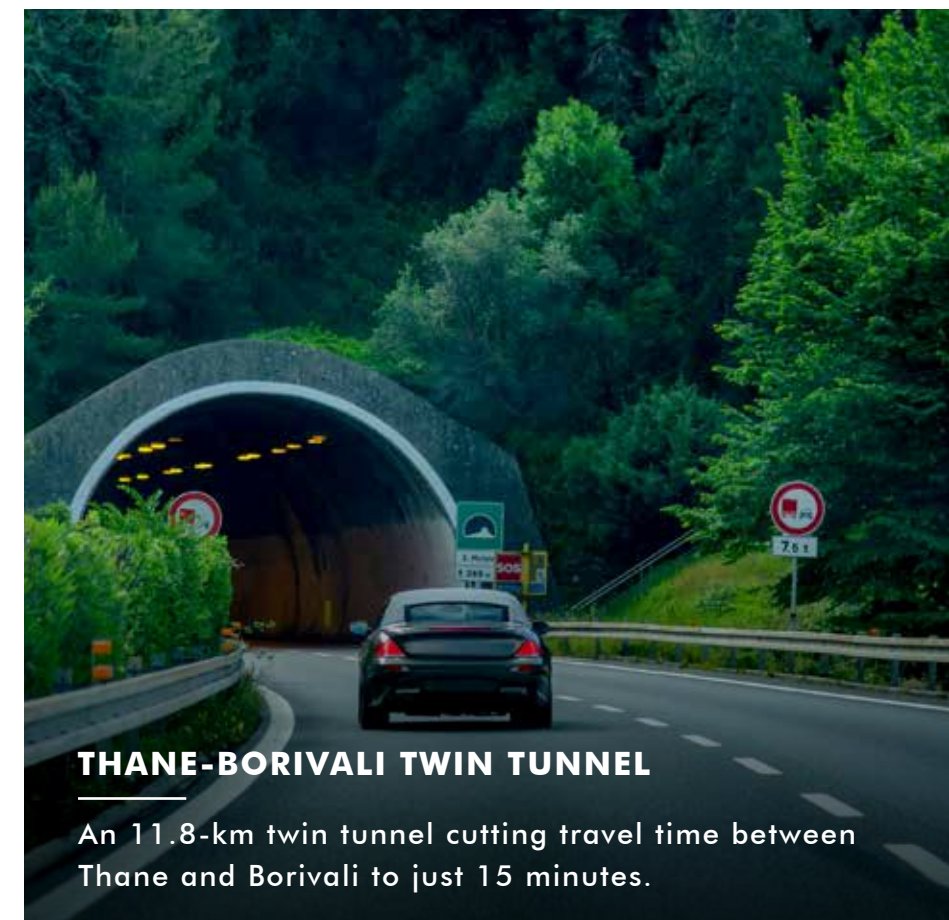
Reshaping Thane's Future.

Seamless connectivity and rapid infrastructure growth are set to transform the landscape, enhancing accessibility and unlocking new opportunities. With expanding transit networks and smarter mobility solutions, the future promises effortless access and limitless potential.



THANE RING METRO

A 29-km circular metro with 22 stations, enhancing seamless connectivity across Thane.



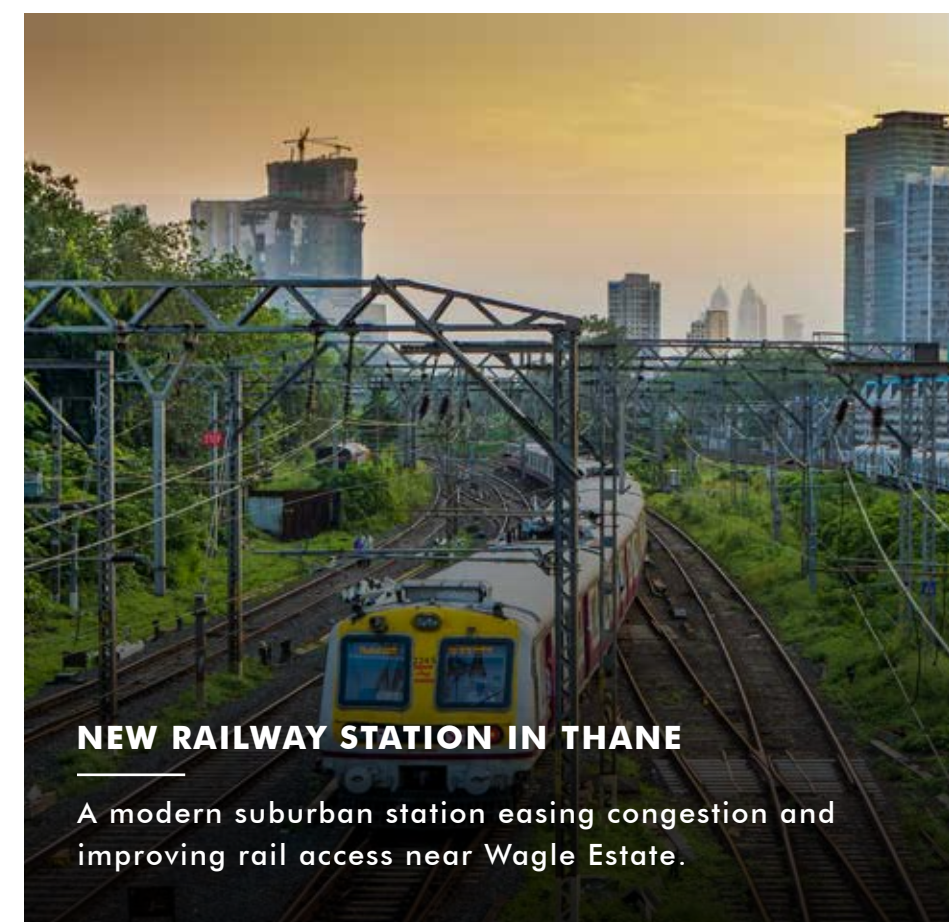
THANE-BORIVALI TWIN TUNNEL

An 11.8-km twin tunnel cutting travel time between Thane and Borivali to just 15 minutes.



METRO LINE 4

32.32 km long metro line from Wadala (Mumbai) to Kasarvadavali (Ghodbunder road, Thane) via Chembur, Bhandup Mulund and Teen Hath Naka.



NEW RAILWAY STATION IN THANE

A modern suburban station easing congestion and improving rail access near Wagle Estate.

Representative image

Representative Images



WELL-PLACED. WELL-CONNECTED.

Within The Square Of Biggest Opportunities.

Seamlessly connected to Mumbai’s key hubs, Wagle Trade Square places your business right where opportunities thrive.

RESTAURANTS AND CAFES

Mitron	3 mins
Domino’s	3 mins
Subway	3 mins
McDonald’s	9 mins
Starbucks	10 mins

BANKS AND ATMS

HDFC Bank	2 mins
SBI Bank	4 mins
Bank of Maharashtra	4 mins
ICICI Bank	4 mins

SHOPPING CENTRE AND MALLS

R Mall Mulund	8 mins
Korum Mall	10 mins
Viviana Mall	12 mins

HOTELS AND ACCOMMODATION

South Coast Hotel	3 mins
Tip Top Plaza	5 mins
IBIS Thane	12 mins

RAILWAY

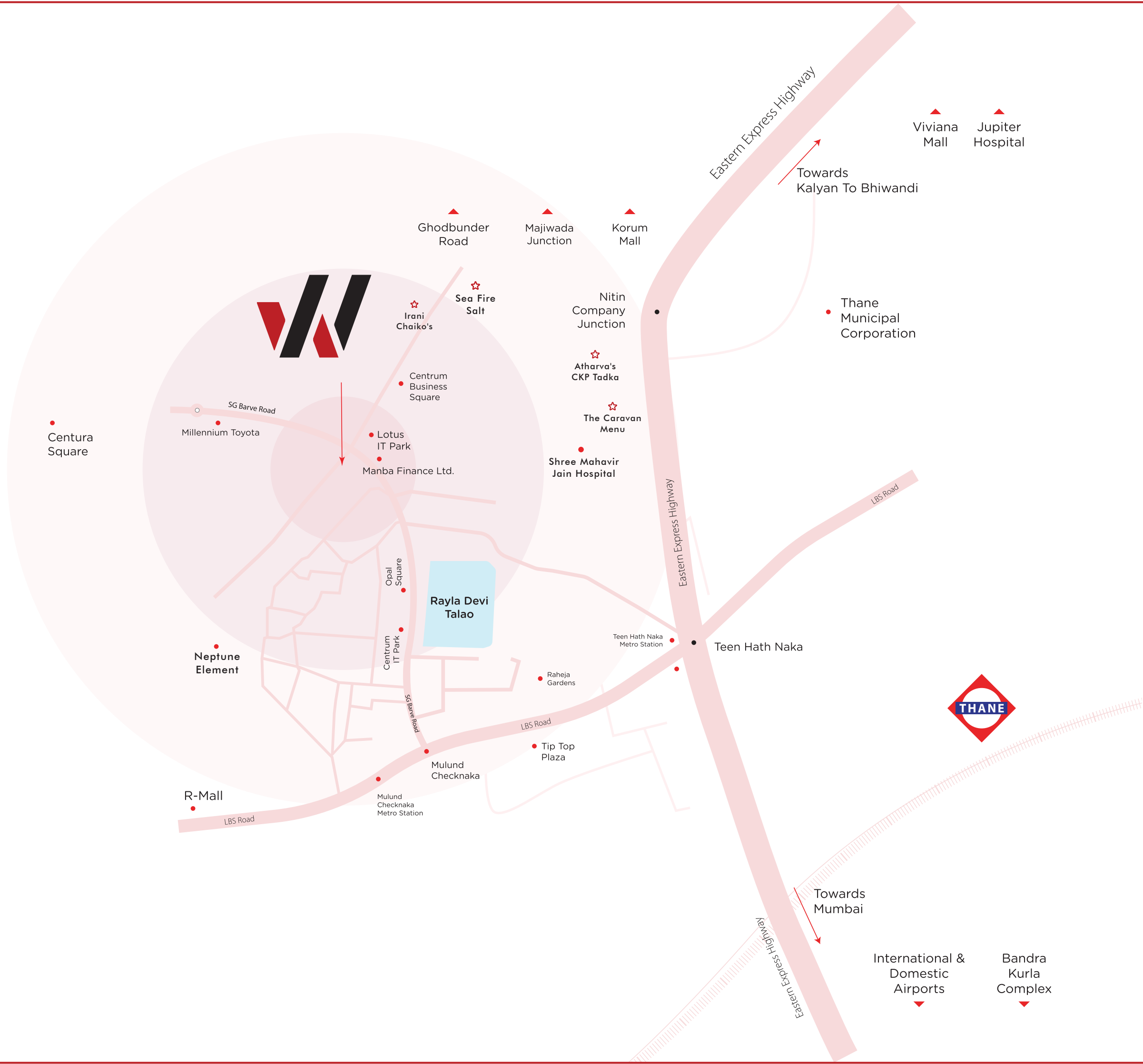
Thane Station	15 mins
Mulund Station	15 mins

ROADWAYS

Road No 16 Bus Stand	1 min
LBS Road	2 mins
Eastern Express Highway	5 mins
Wagle Bus Depot	5 mins
Mulund Check Naka Bus Depot	5 mins

PROPOSED METRO STN.

Rayla Devi Ring Metro Station	3 mins
Wagle Circle Ring Metro Station	5 mins
Mulund Check Naka Metro Station	5 mins
Teen Hath Naka Metro Station	5 mins





THE SQUARE WHERE BUSINESS

Meets Unmatched Growth

With seamless connectivity to Mumbai's major hubs, WTS ensures that your business is always at the center of action.



Affordable costs combined with high rental yields.



State-of-the-art infrastructure supporting modern enterprises.

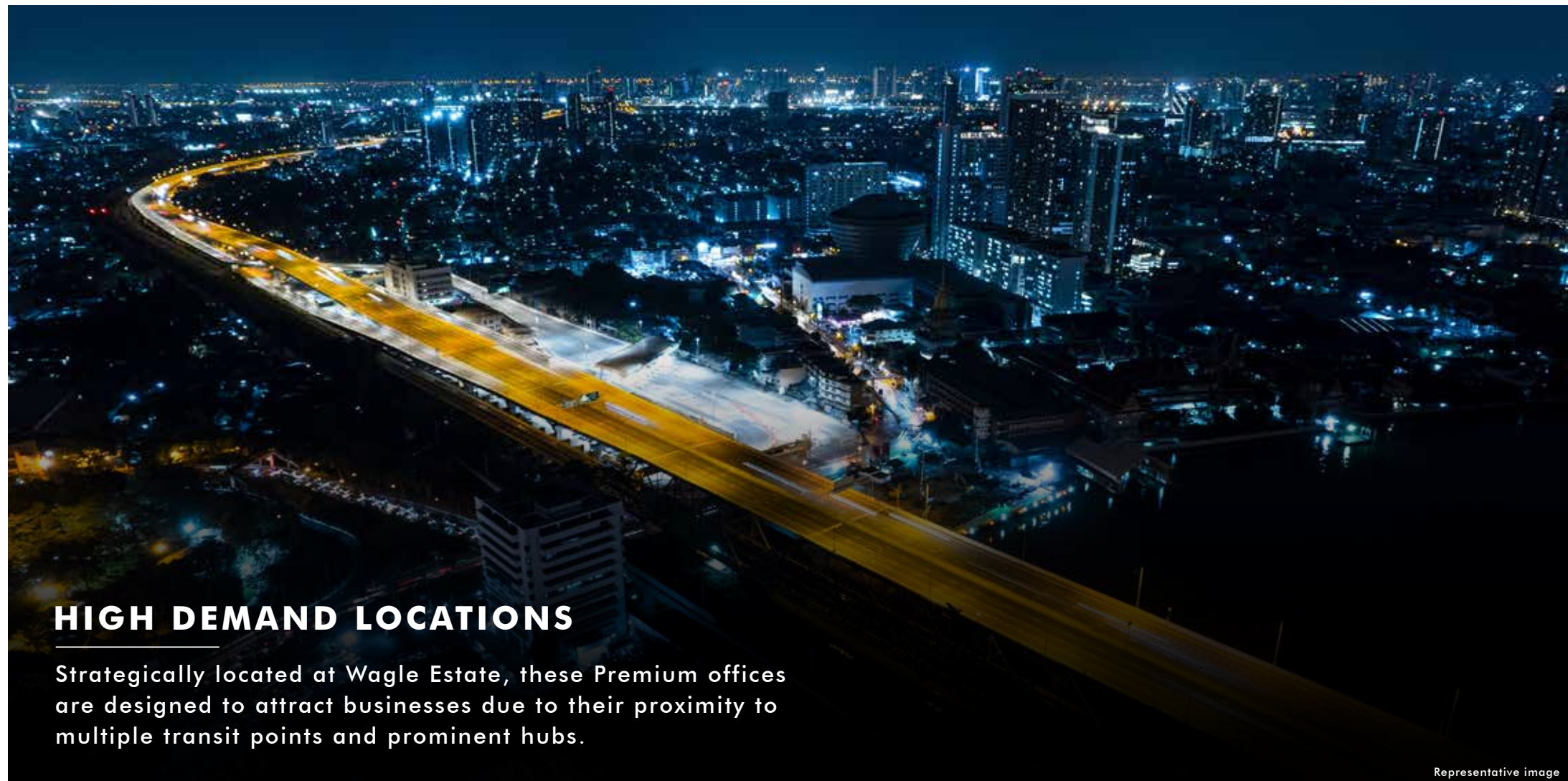


Proximity to Mumbai's established hubs, offering seamless business opportunities.



THE SQUARE THAT FUELS THE CITY'S

Next Wave Of Wealth Creation.



HIGH DEMAND LOCATIONS

Strategically located at Wagle Estate, these Premium offices are designed to attract businesses due to their proximity to multiple transit points and prominent hubs.

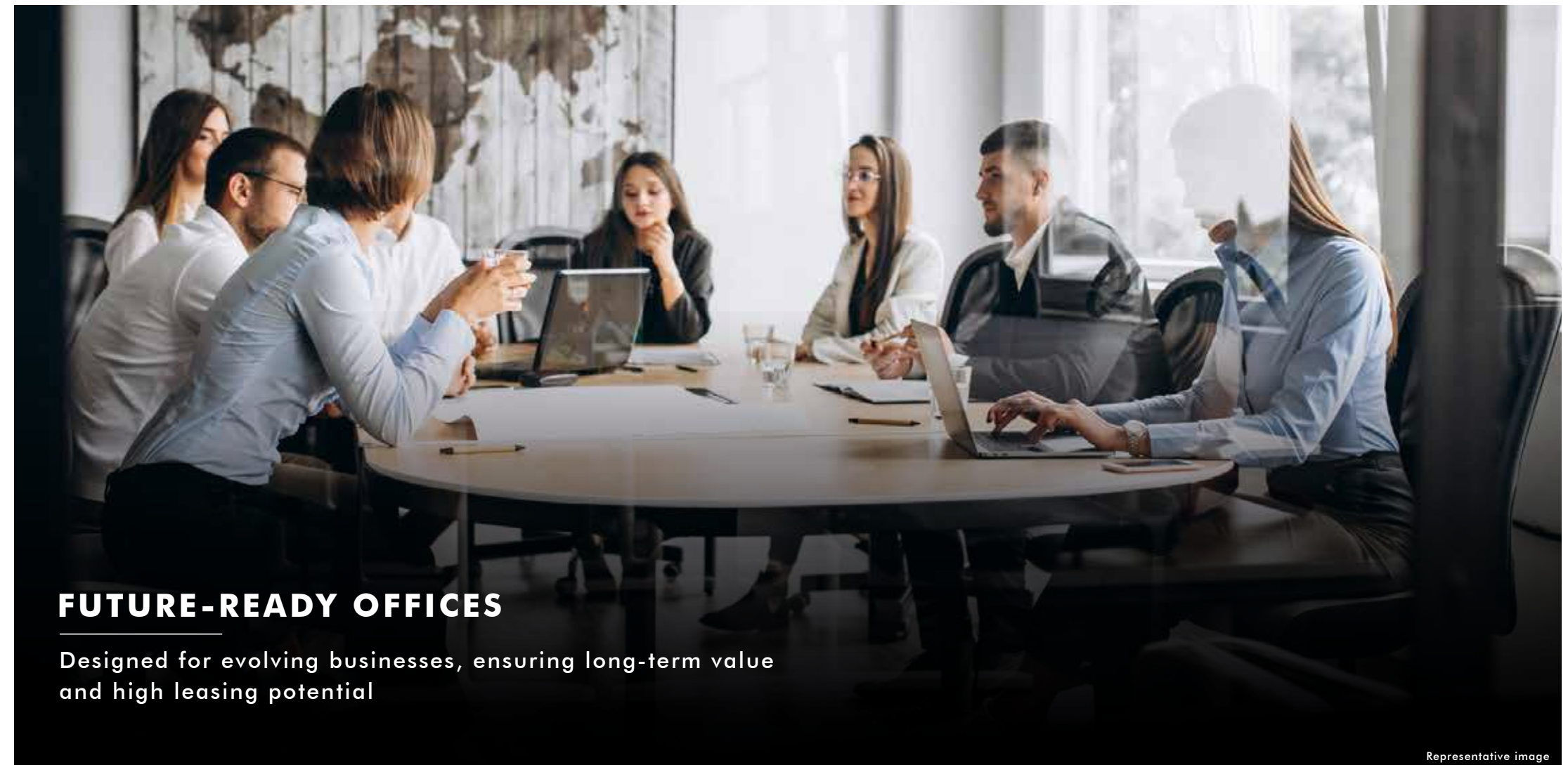
Representative image



HIGHER RETURNS, LOW RISK

Large Office suites at WTS yield 7-8% annually, significantly outperforming residential returns of 2-2.5%.

Representative image



FUTURE-READY OFFICES

Designed for evolving businesses, ensuring long-term value and high leasing potential

Representative image



THE SQUARE OF UNDENIABLE GROWTH, DELIVERING THE

Highest Value On Investments.

2X RETURNS

Double your income with commercial rental yields averaging 7-8%, far exceeding residential yields.

ZERO RISK

A rare opportunity to invest in a pre-launch commercial asset with significant appreciation potential.

LARGE-SIZED OFFICES

Large offices tailored for longer term leasing demand, ensuring consistent occupancy.

SELF-PAYING ASSET

Secure long-term tenants and enjoy rental income coupled with capital appreciation.



OFFICES DESIGNED FOR

Performance, Prestige & Prosperity.

Squarefeet WTS is a landmark project that redefines Thane's commercial landscape with its unmatched offerings.

1. Office suites starting from 589 sq.ft. to 11,100 sq.ft., tailored for every need.
2. Spacious driveways for easy vehicle movement.
3. Dedicated receptionist to elevate your brand's presence.
4. Visitor management services for enhanced security.
5. Generous 12 feet floor-to-ceiling height for spacious interiors.
6. Retail outlets on the ground floor for added convenience.

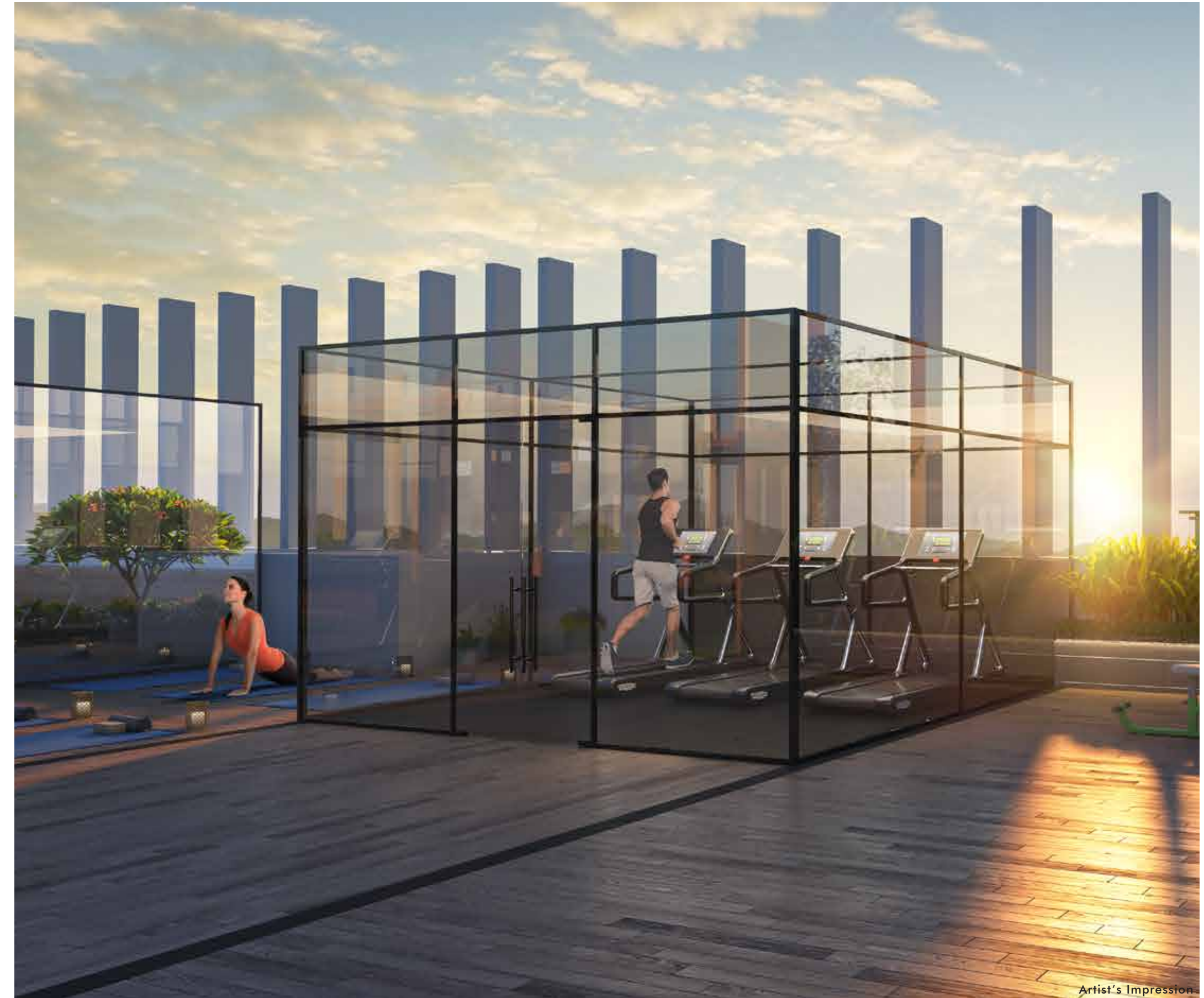


SIT-OUT AREA



Relax and Unwind at the Tranquil Sit-Out Area.

FITNESS CENTRE



Elevate Wellness with a Fully Equipped Fitness Centre.

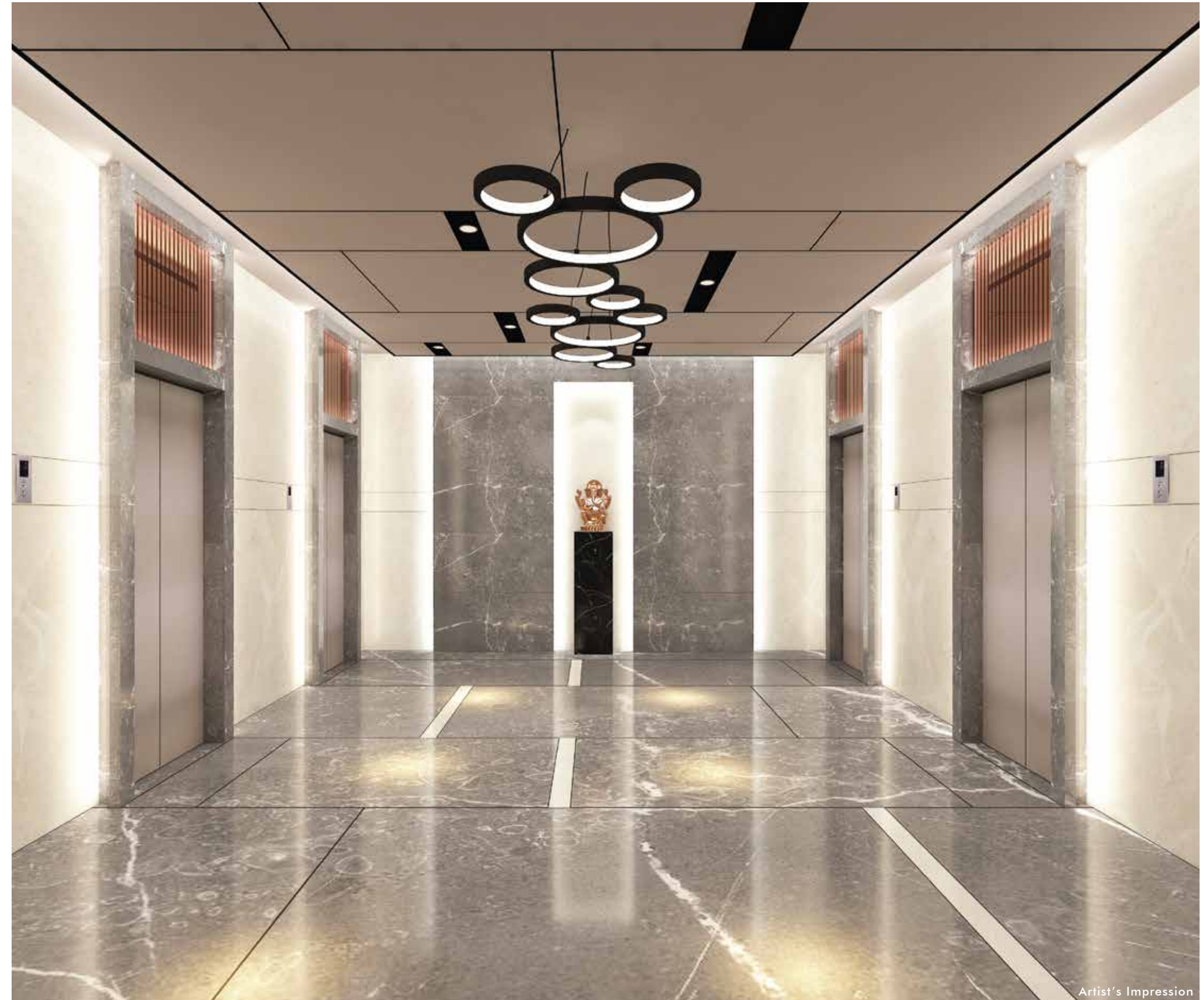
GRAND ENTRANCE LOBBY



Artist's Impression

An Opulent First Impression: The Grand Entrance Lobby.

HIGH-SPEED ELEVATORS



Artist's Impression

Efficiency Redefined with 8 High-Speed Elevators.

ROOFTOP CAFÉ



Artist's Impression

Elevated Experiences at the Rooftop Café.

RETAIL OUTLETS ON THE GROUND FLOOR



Artist's Impression

Shop, Dine, and More at Ground-Level Retail Outlets.

SURFACE PODIUM PARKINGS



Representative image

Space for Everyone: Ample Parking for Visitors and Employees.

MULTI-TIER SECURITY



Representative image

Safety First: Advanced 3-Tier Security Systems.

ROOFTOP AMPHITHEATRE

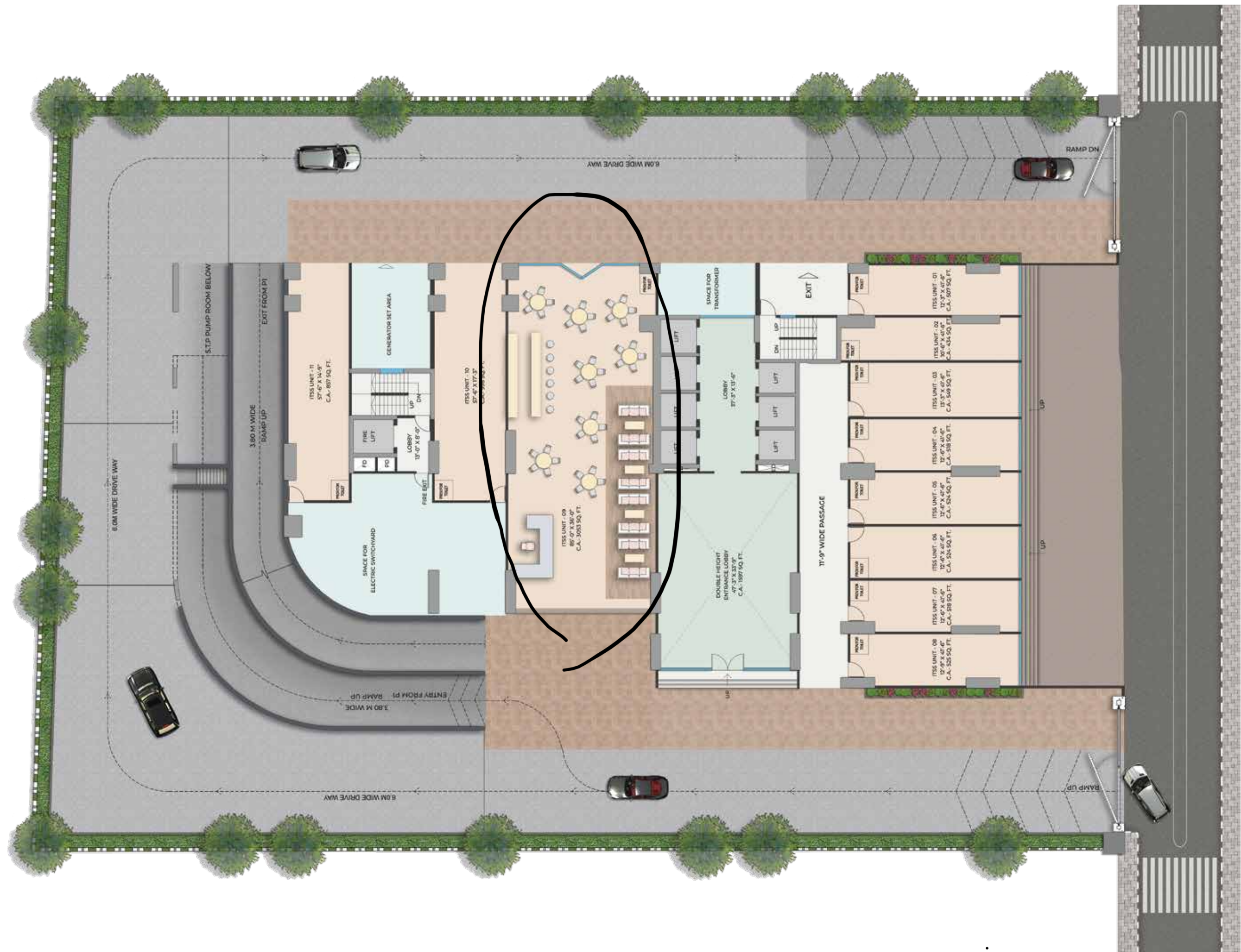


Team Bonding Reaches New Heights

DROP-OFF ZONE



Effortless Arrivals at the Dedicated Drop-Off Zone.

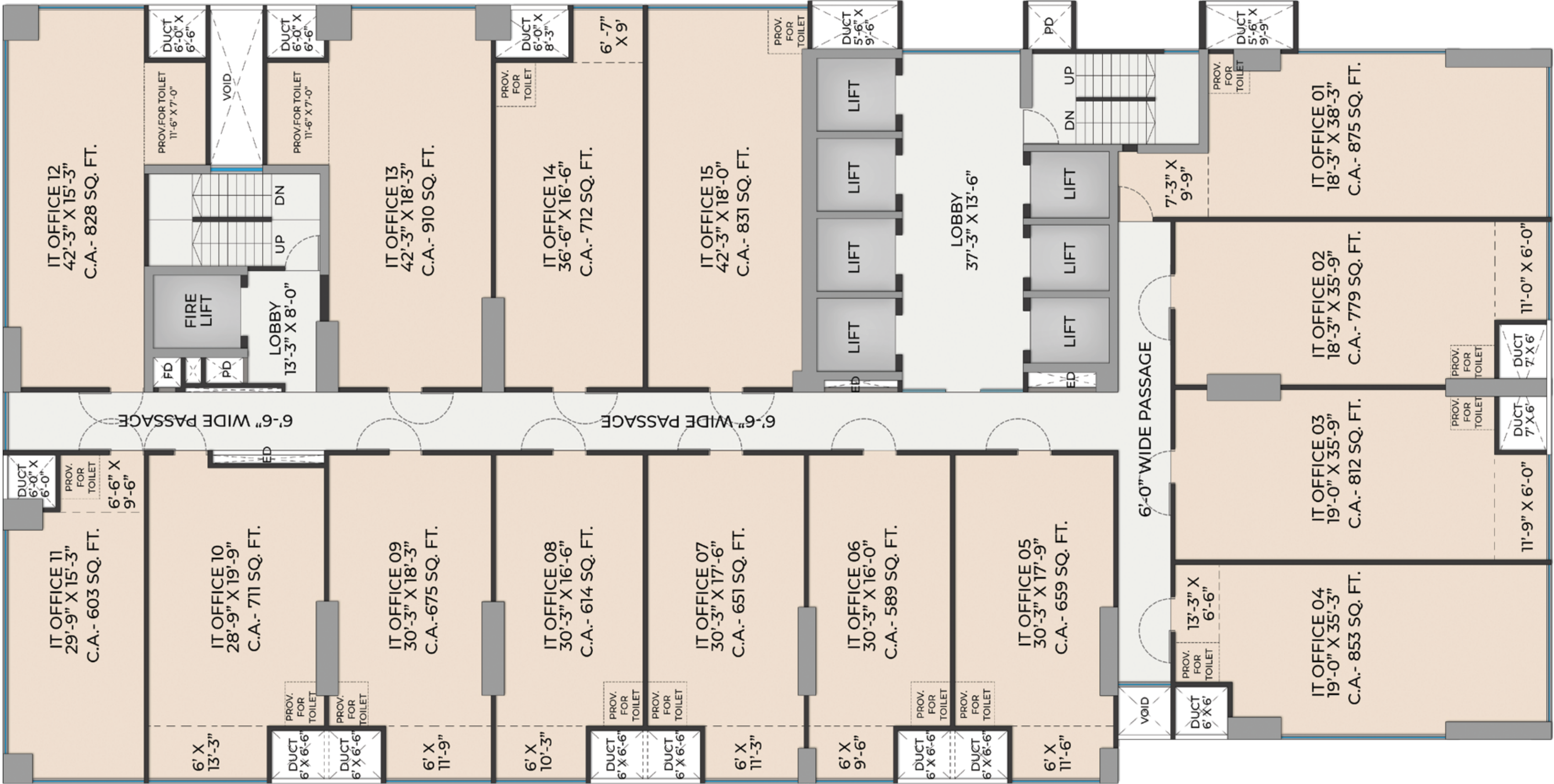


GROUND FLOOR PLAN

UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT
001	47.06	507	507
002	40.31	434	434
003	50.98	549	549
004	48.14	518	518
005	48.64	524	524
006	48.64	524	524
007	48.14	518	518
008	48.77	525	525
009	283.61	3053	3053
010	92.76	998	998
011	79.59	857	857



TYPICAL FLOOR PLAN



UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT
101-1801	71.98	775	875
102-1802	67.15	723	779
103-1803	70.14	755	812
104-1804	70.64	760	853
105-1805	56.62	609	659

UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT
106-1806	50.26	541	589
107-1807	55.79	601	651
108-1808	52.47	565	614
109-1809	58.00	624	675
110-1810	61.26	659	711

UNIT NO.	RERA CARPET/ AGREEMENT AREA IN SQ.MT.	RERA CARPET/ AGREEMENT AREA IN SQ.FT.	USABLE CARPET AREA IN SQ.FT
111-1811	48.33	520	603
112-1812	67.76	729	828
113-1813	79.03	851	910
114-1814	60.48	651	712
115-1815	70.73	761	831



THE
SQUARE
GROWS



Plot No. C30, Road No.16, Behind Manba Finance,
Wagle Estate, Thane West 400 604

☎ **7669 058 575**

