

ZS ZEE
SHAAN



***A PLACE TO SCRIPT
YOUR SUCCESS
STORY***

FACE OF TRANSFORMING VILE PARLE SINCE 1960

LEADING THE CHANGE TO THE EVOLVING TASTE
OF PARLEKARS, WE HAVE TRANSFORMED YOUR
ENTERTAINMENT, BUSINESS AND OFFICE
EXPERIENCE MANY TIMES OVER THE LAST
CENTURY. IN A RAPIDLY EVOLVING NEW AND
CONFIDENT INDIA, TODAY CLIENTS AND
CONSUMERS DEMAND BETTER EXPERIENCE IN
EVERY SPHERE OF THEIR LIFE AND WE ARE
RISING UP TO THE EXPECTATIONS ONCE AGAIN.

ONE MOVE TO PROPEL BUSINESS GROWTH

Fashion
Professionals



Beauty
Professionals



Film
Professionals



Corporate
Professionals



Architecture
Professionals

Stock Market
Professionals



Advertising
Professionals

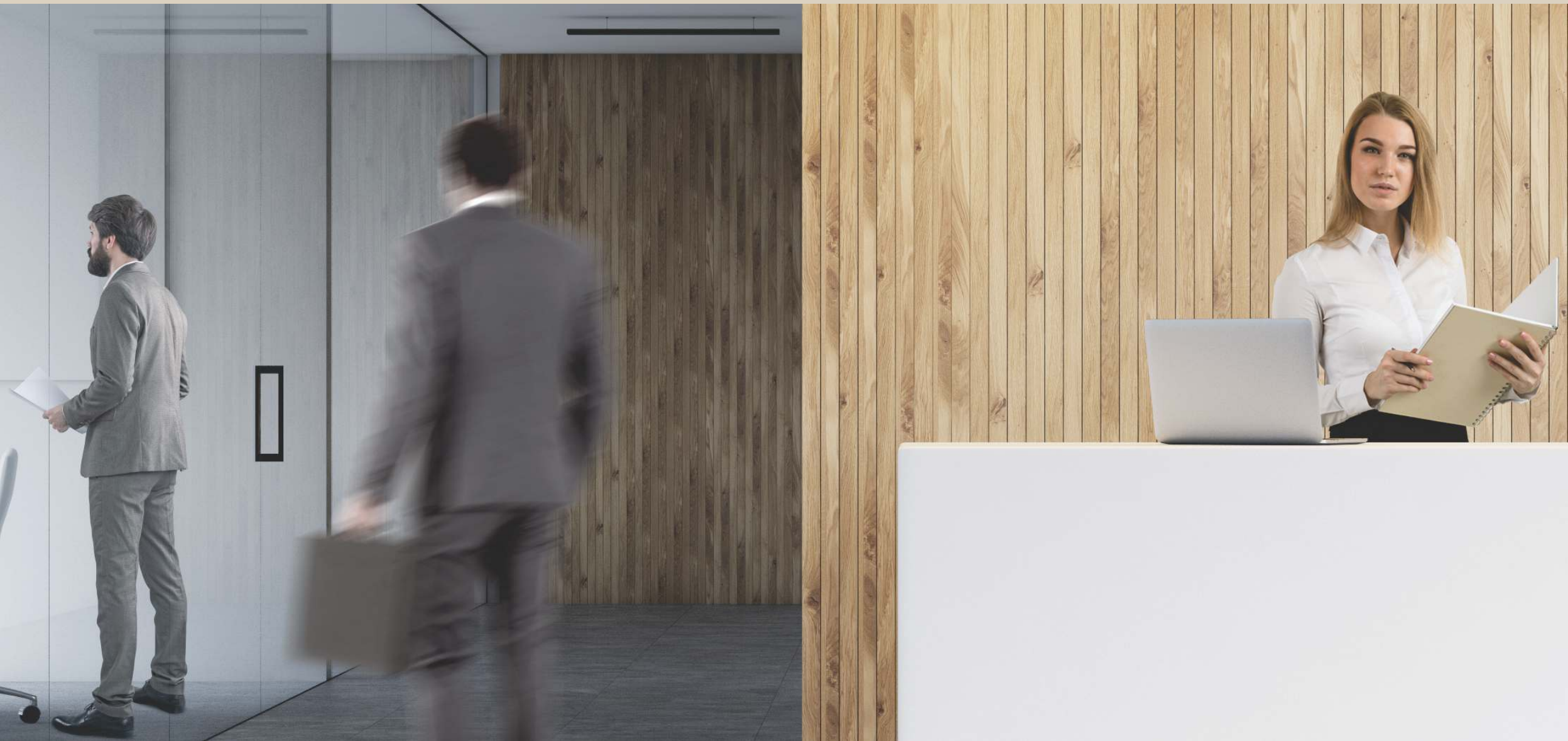


Medical
Professionals



COMMERCIAL DEVELOPMENT IN THE HEART OF VILE PARLE

Spread across seven floors, Zee Shaan is a new kind of development that will take the Santacruz-Vile Parle-Andheri belt by storm. The **1'32'000 sq. ft.** Built-Up landmark commercial development is designed to change the way you do your business. Efficient spaces, resourceful environment and attractive design come together to boost your business.





UPGRADE YOUR WORLD

- *Only Integrated commercial development in Vile-Parle*
- *Fully customisable office and showroom spaces*
- *Vastu compliant office layouts*
- *Rooftop/sky amenities*
- *Located on main M.G. Road*
- *Close proximity to Western Express Highway and S.V. Road*



A dramatic landscape at dusk or dawn. A winding road leads towards a distant building, with a car driving on the road. The sky is filled with soft, colorful clouds. The overall mood is serene and aspirational.

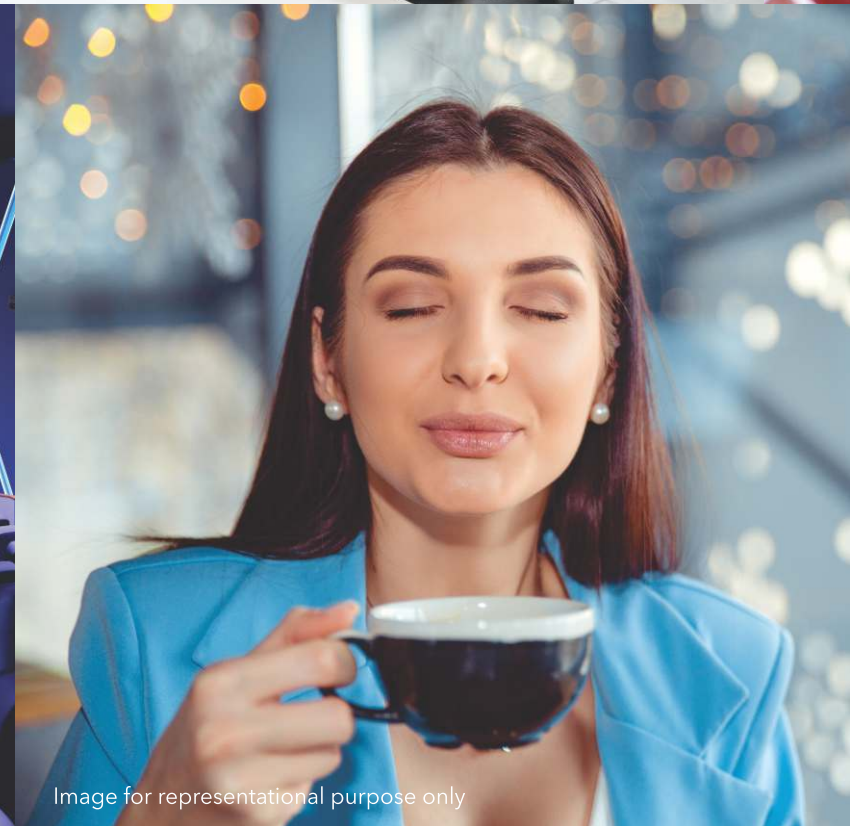
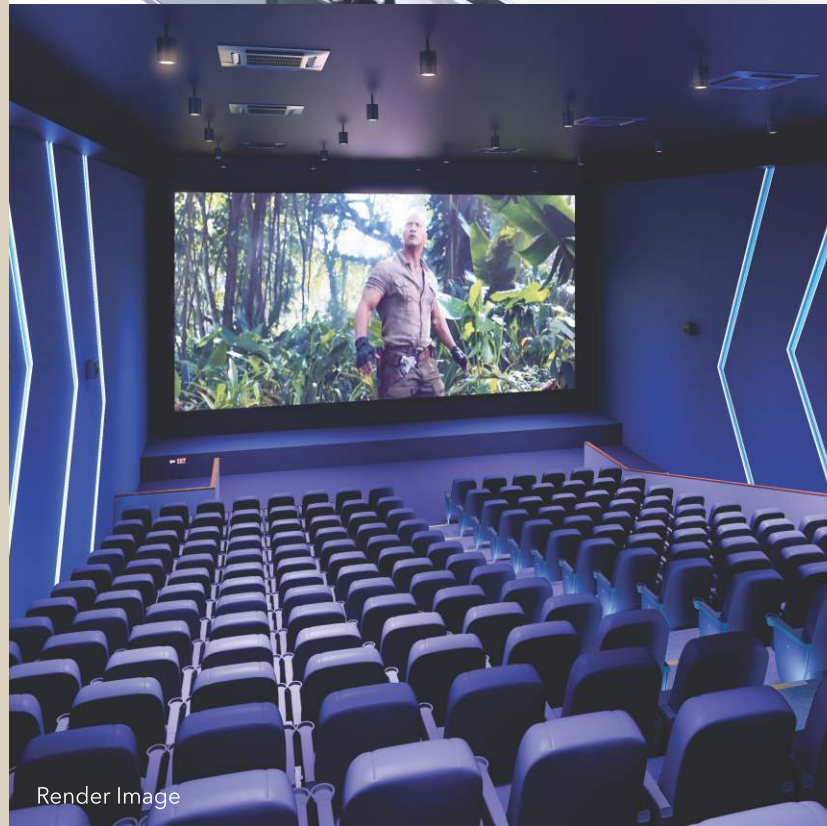
MEET YOUR ASPIRATIONS

Spaces for every Business and Profession – Offices and Showrooms in a new multi-purpose commercial development.

- *World class design*
- *Three side road facing*
- *Ample parking space*
- *Grand lobby*
- *State-of-the-art security system*

A TRULY UNIQUE APPROACH

- *Offices*
- *Showrooms*
- *Retail shopping*
- *Theatre*
- *Café*
- *Restaurant*
- *Roof-top sky garden*





for representational purpose only



Image for representational purpose only

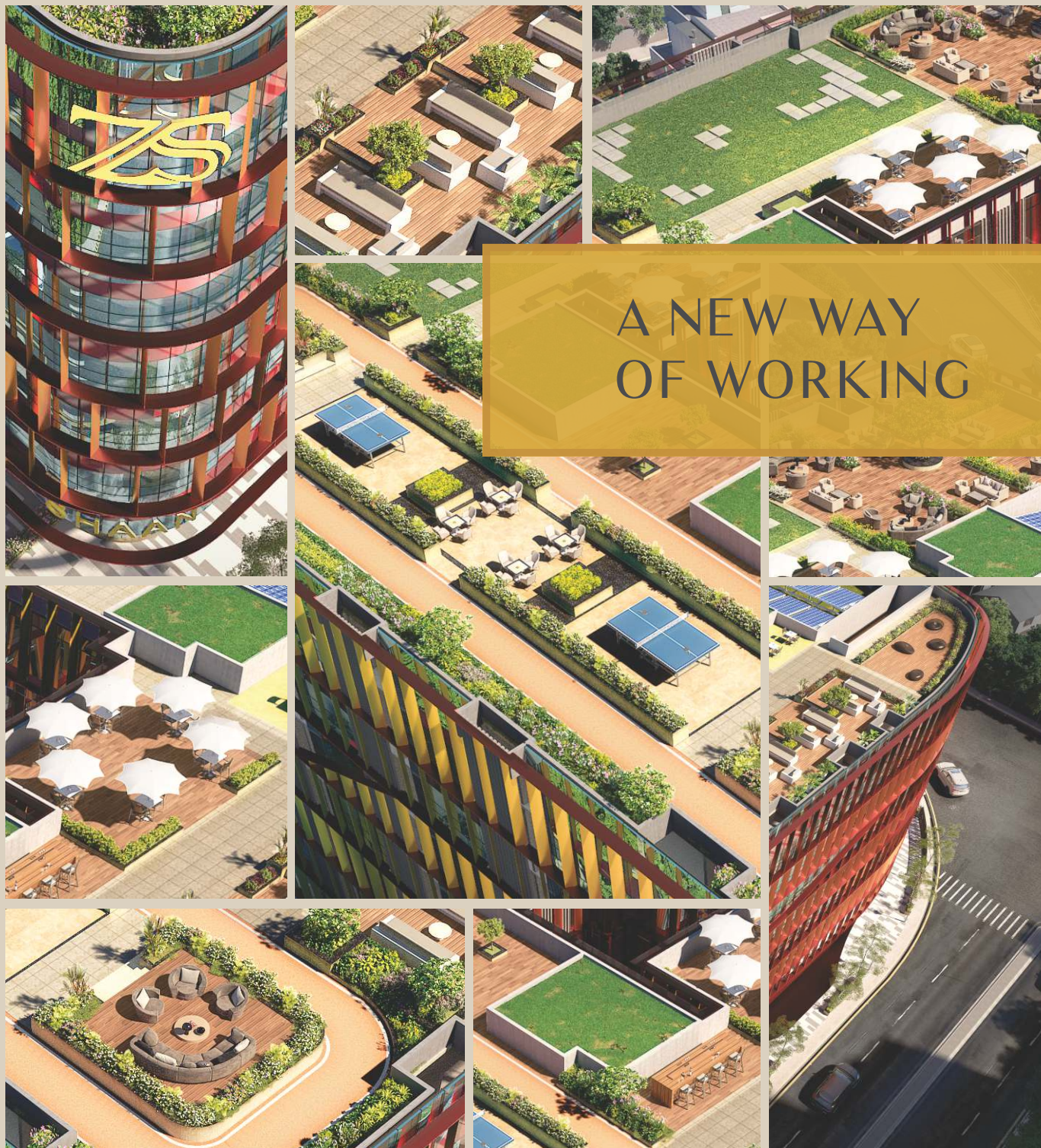


Render Image



Image for representational purpose only





A NEW WAY OF WORKING

A sky zone designed to relax and recuperate after a stressful workday and to conduct client meeting in indulgent rooftop environment.

- *Meeting area*
- *Informal seating area*
- *Game area*
- *Party space*
- *Lounge space*
- *Jogging track*



**Disclaimer: All maps are not to scale, and are for relative location purposes only.*

THE CONNECTED BUSINESS DISTRICT

A commercial development in the heart of Mumbai, this corporate park is an easy access to every Mumbaikar. Based in a bustling location of Vile Parle, Zee Shaan will attract customers from far-off regions. With the Railway Station, Western Express Highway, Airport and Mumbai Metro all in a proximate distance, this corporate park is positioned to perfection.



- Irla market - 5min
- Agarwal market - 5min



- BKC - 20min
- Juhu - 10min
- MIDC - 10min



- Suburban train station - 5min
- Upcoming metro station - 10min



- Domestic Airport - 10min
- International airport - 12min
- Air Cargo Complex - 11min



- Highway - 5min
- S.V. Road - 5min





A PIONEERING MULTIPURPOSE EXPANSE

Our facilities have been created to optimise business functioning with state-of-the-art infrastructure to enhance efficiency.

Catering to all client requirements, from spatial capacity to facility proportions, we offer seamless solutions for a hassle-free experience.

Ideally suited for MSMEs (Micro, Small and Medium Enterprises), explore the unprecedented advantage of all in one business environment at Zee Shaan.



A man in a blue shirt is seated in a modern office chair, looking out a large window. The window shows a view of a modern building with a red facade. The scene is brightly lit, suggesting a sunny day. The man is looking towards the right side of the frame. The office desk has some items on it, including a mouse and some papers. The overall atmosphere is professional and modern.

TRANSFORMING BUSINESSES, ENHANCING OPPORTUNITIES

The move to Zee Shaan would be an absolute game-changer! Being at a prominent landmark would attract business from far wider region.

- *A landmark development*
- *Cross-segment footfalls*
- *High visibility location*
- *Impressive facade*

THE MOST IMPRESSIVE FIRST IMPRESSION





Image for representational purpose only

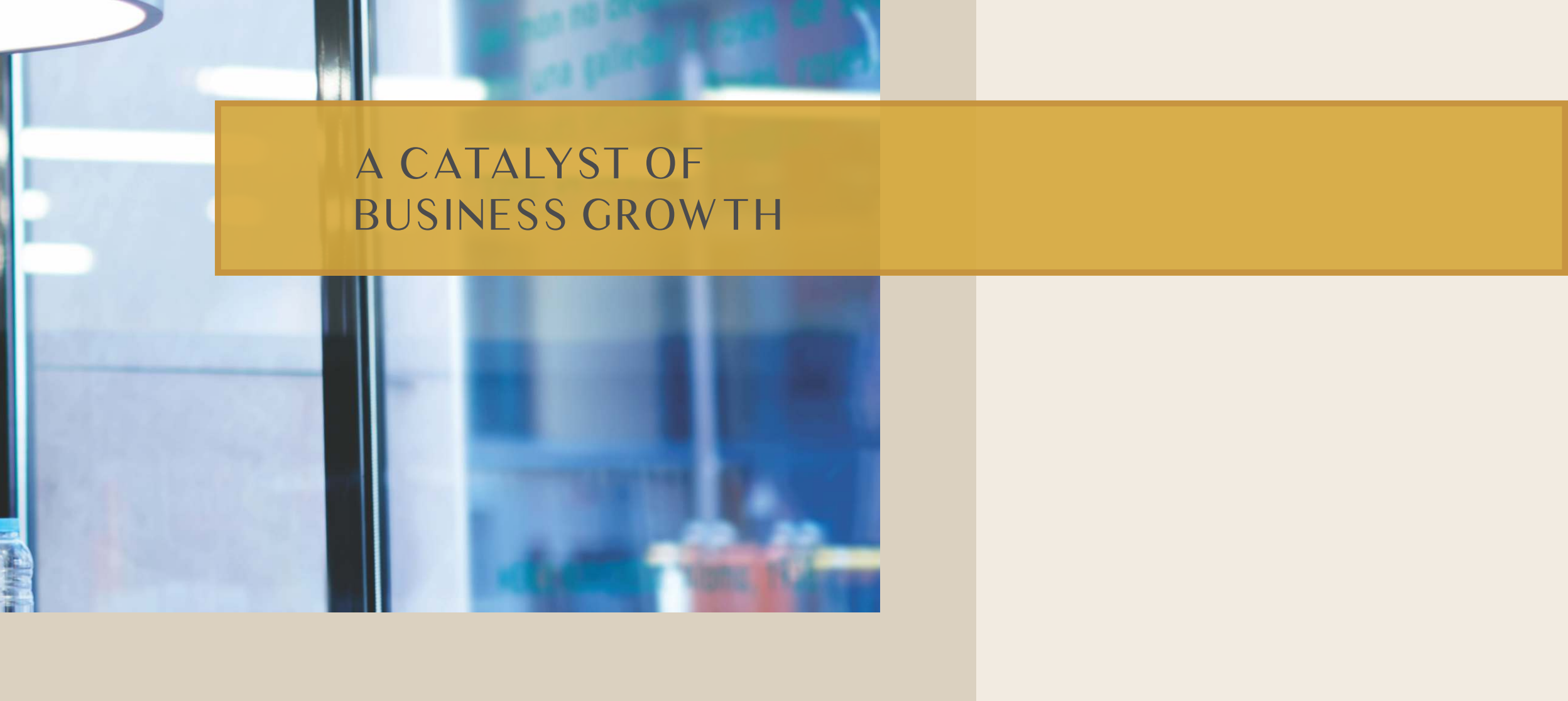


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OFFICE SPACES AVAILABLE IN ALL SIZES

BUILDING FEATURES

- Showrooms
- Offices ideal for Professionals, Consultants, etc.
- Earthquake resistant RCC structure
- An exclusively designed office building with fiber optic connectivity
- Advance fire-fighting system
- Automatic high speed passenger lifts
- Security system including CCTV provided between offices and lobby
- Central Wi-Fi zone
- MTNL telephone fibre and HTML lines
- Stack Parking System with a Broad Ramp
- Rain water harvesting system
- Additional borewell provision



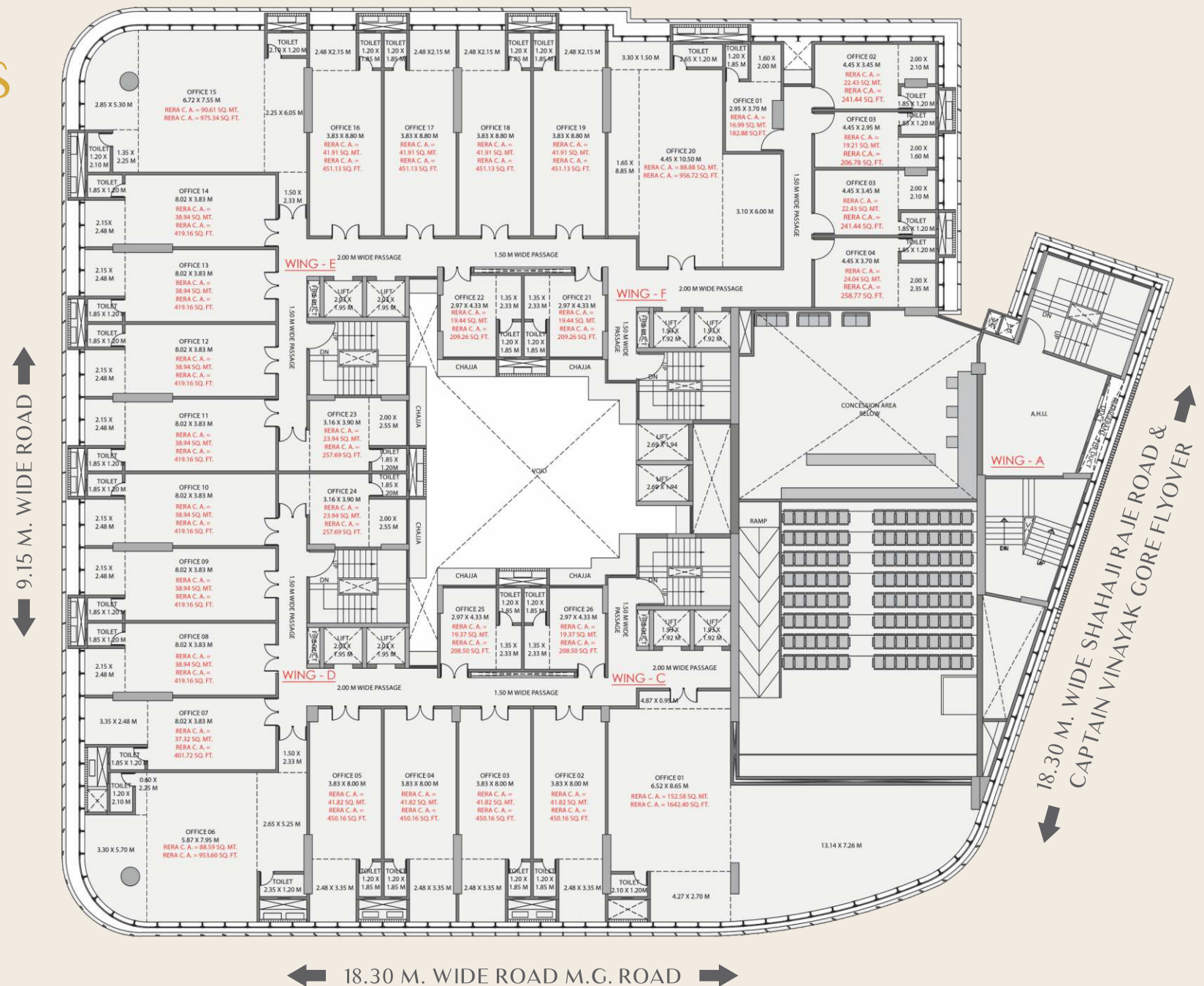
A CATALYST OF BUSINESS GROWTH

OFFICE FEATURES

- Vastu compliant
- Each office equipped with pantry area and washroom
- Branded sanitary ware
- Clear 10 feet floor to ceiling height
- 24 hours municipal water supply

OFFICE SPACES CENTRED AROUND BUSINESS

TYPICAL FLOOR PLAN

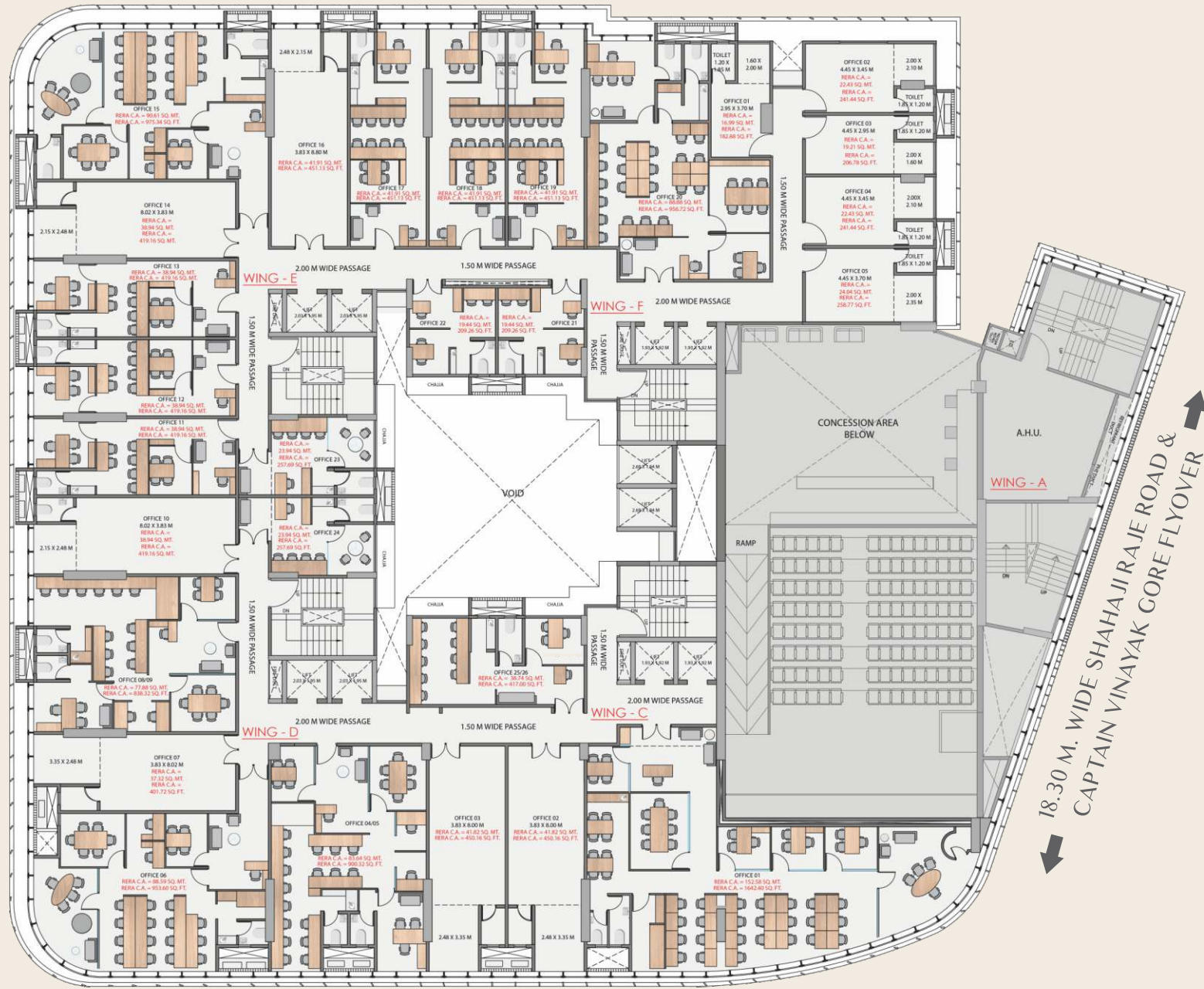


Disclaimer: Floor plan is for marketing purpose and is to be used as a guide only. Floor plan is intended to give a general indication of the proposed floor layout only and may vary in the finished building. All drawings/dimensions shown are for illustrative purposes only and may not be an accurate representation of final construction and are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Please ask our sales advisor for details of the treatments specified for individual Premises / Offices / Shops.



Draft for Approval

9.15 M. WIDE ROAD



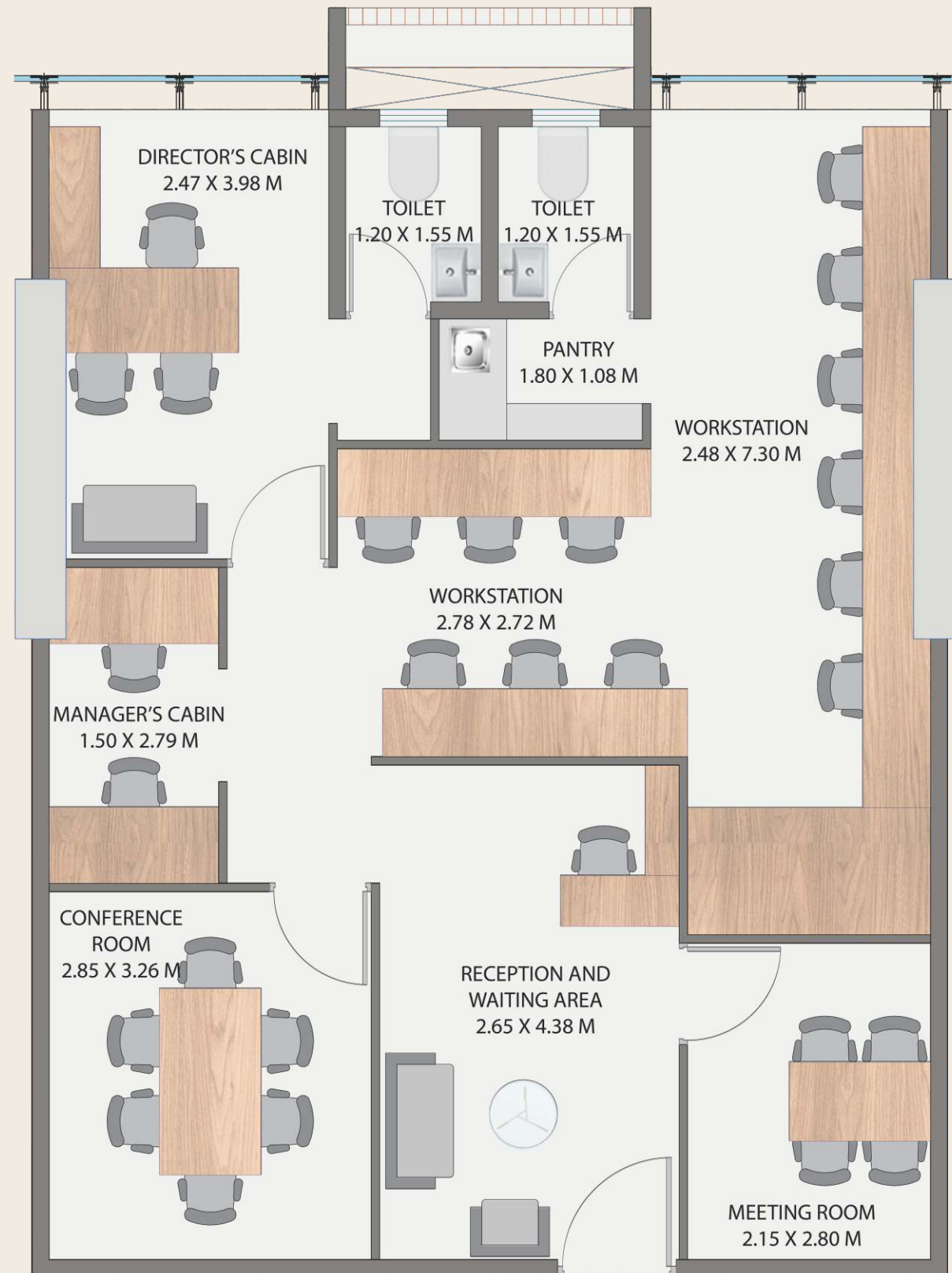
18.30 M. WIDE ROAD M.G. ROAD

GENERAL ARRANGEMENT PLAN

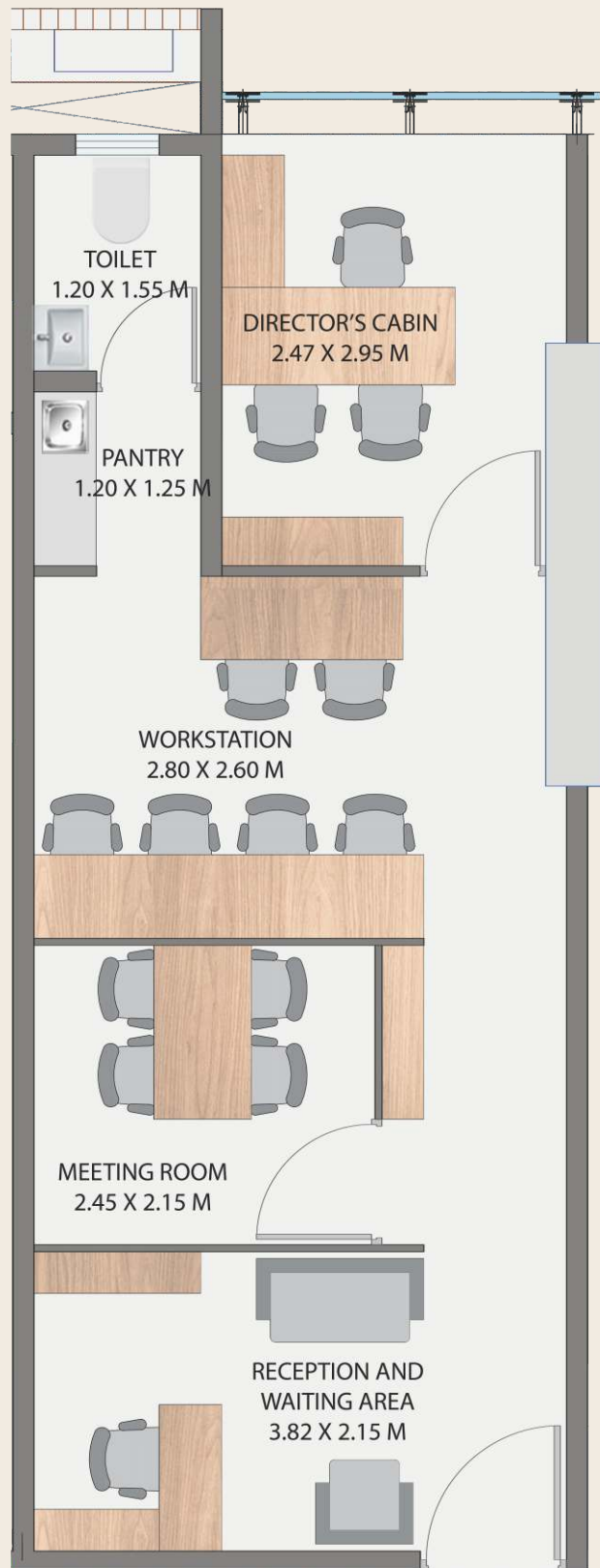
18.30 M. WIDE SHAHAJIRAJE ROAD &
CAPTAIN VINAYAK GORE FLYOVER

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TYPICAL COMBINED OFFICE PLAN



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TYPICAL SINGLE OFFICE PLAN

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GROUND FLOOR PLAN



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Draft for Approval

9.15 M. WIDE ROAD



18.30 M. WIDE ROAD M.G. ROAD

18.30 M. WIDE SHAHAJIRAJE ROAD &
CAPTAIN VINAYAK CORE FLYOVER

TERRACE FLOOR PLAN

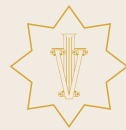




DESIGN ARCHITECT
Pentaspac Design Studio



LIAISONING
ARCHITECT
ANJ Engineering
Consultants LLP



VAASTU
CONSULTANTS
Ishan
Vaastu LLP



MEP
CONSULTANTS
MAK MEP
Consultants



PILLING & ANCHOR
CONSULTANTS
GEOCON
International Pvt. Ltd.



RCC
CONSULTANTS
SURA & Associates



THEATRE
DESIGN
Sameer Tawade

hyperionbcc

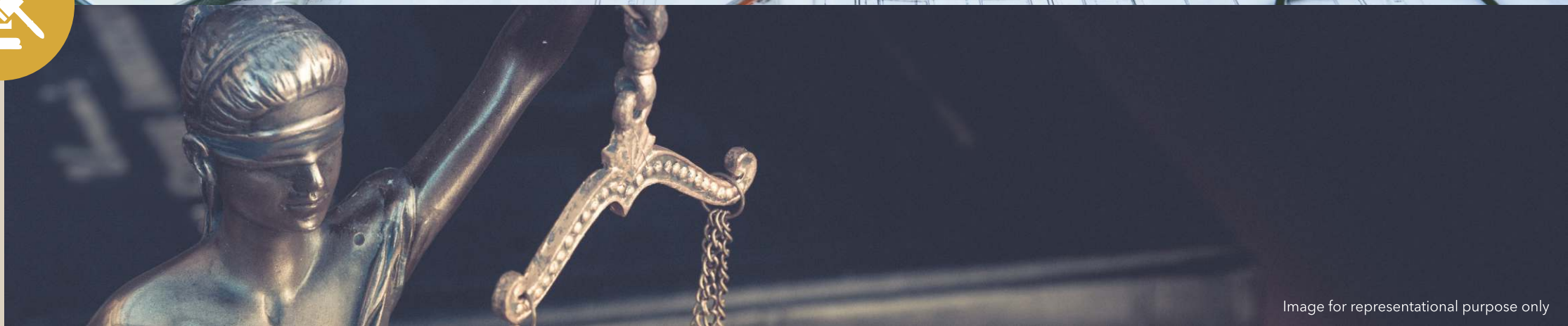
COMMUNICATIONS
CONSULTANTS
Hyperion BCC



ADVOCATE &
SOLICITOR
Rajesh S. Sharma



PARTNERSHIPS THAT SHAPED OUR VISION







ZEE INFRA GROUP

Leading by the philosophy of pursuing excellence, **Zee Infra Group** envisions being an innovative player in infrastructure and redevelopment in the city today. Driven by the passion to grow and compete globally, **Zee Infra Group** aims to develop infrastructure projects benchmarking international standards, while ensuring the induction of best practices and efficiencies towards implementation.

Over the years, **Zee Infra Group** is reckoned for quality efficiency trust, meticulous planning, superlative designs, green environment, timely completion, guaranteed possession and handing over the projects with complete satisfaction.



MAHA RERA NUMBER - P51800003892

A Project by **ZEE BUILDTECH LLP & TRISUL DEVELOPERS**

(ZEE INFRA GROUP) (S.B.SHARMA GROUP)

Reg. Office: 701/702, 7th floor, Balaji Business Centre, Ram Milan Co-op. Premises Soc. Ltd., Above Havmor Ice-cream, Opp State Bank Of India, Subhash Road, Vile Parle (East), Mumbai - 400057

Site Address: ZeeShaan, MG road, Opp. Suncity Cinemas, Vile Parle (east), Mumbai - 400057

Tel. No.: +91 22 4969 9222 | +91 22 49626382

Sales No.: +91 77770 17310 | +91 84335 49995

Email Id: zeeinfra@gmail.com | zeeinfra@hotmail.com | info@zeeinfra.com

Website: www.zeeinfra.com | www.zeeshaan.in

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