



VIHAARA
BUSINESS BAY

YOUR BUSINESS DESERVES A LANDMARK

A GRAND WELCOME TO THE FUTURE OF BUSINESS

A new-age commercial address where ambition meets infrastructure. Strategically located in the rapidly emerging commercial node of Dombivli. Vihaara Business Bay is more than a business space; it's a thriving ecosystem designed for productivity, comfort and success. Whether you're a startup, MSME or established enterprise. Vihaara Business Bay provides the foundation for sustainable growth in one of Mumbai's most well-connected suburbs.



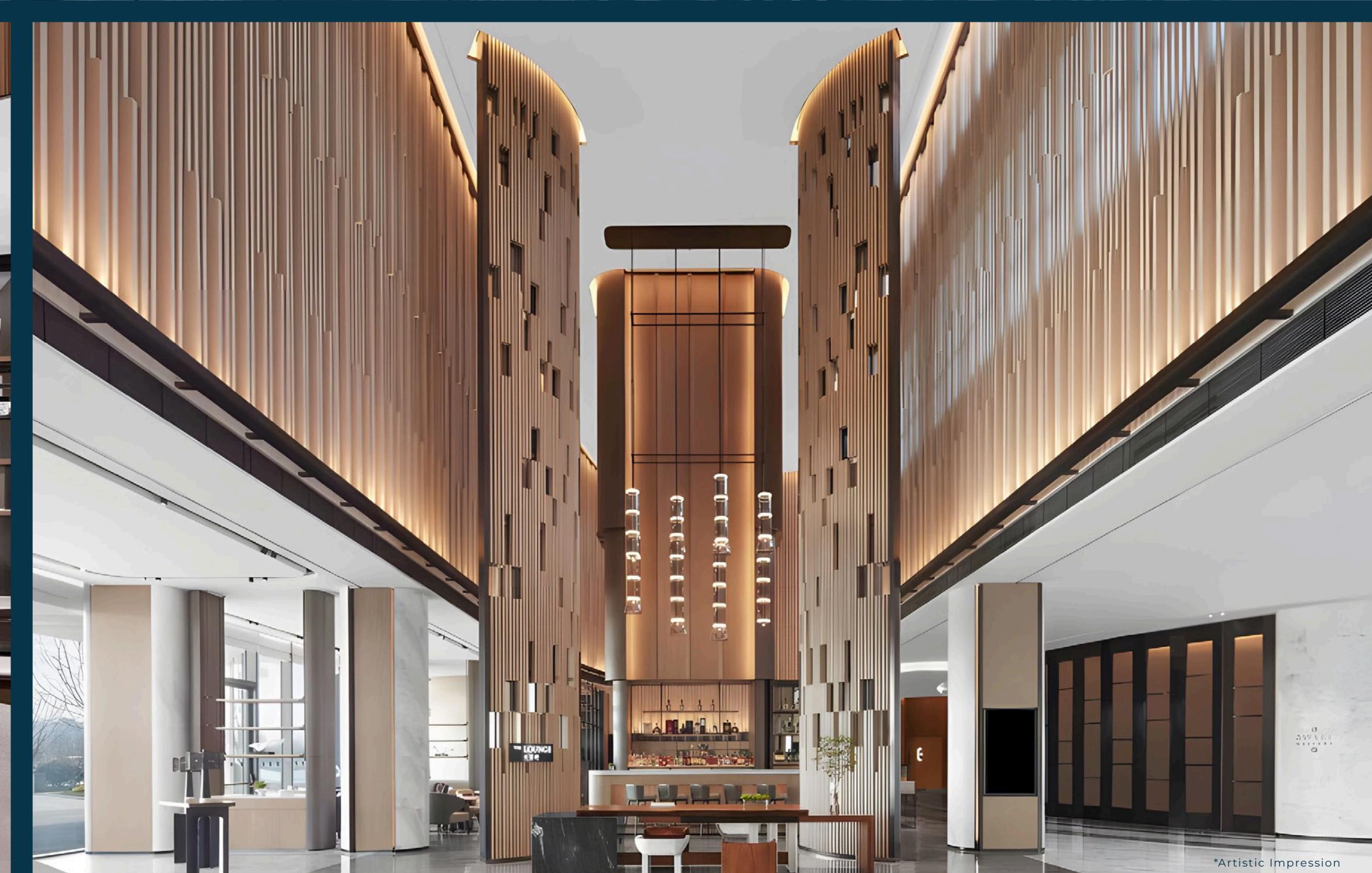
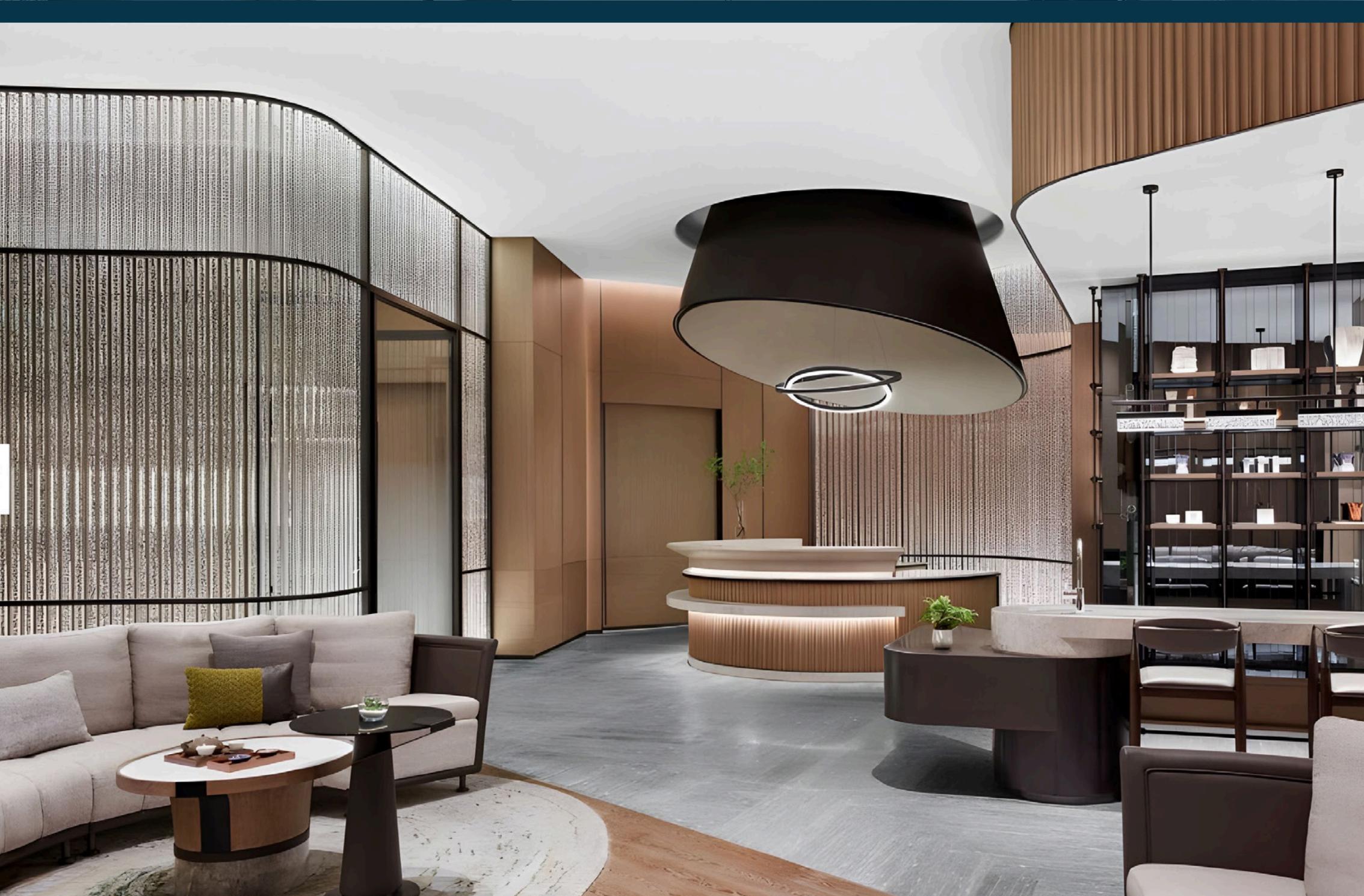
ABOUT PROJECT

Vihaara Business Bay redefines workspace standards in Dombivli. This 6-storey iconic structure has been designed keeping today's dynamic corporate needs in mind. Blending elegance, efficiency and functionality. It is ideal for IT firms, consultancies, start-ups and large enterprises.

WHAT MAKES IT EXCEPTIONAL?

- VA Dubai-inspired facade with elegant corporate finish
- VA Fully furnished and air-conditioned offices
- VA East-west facing layouts with ample natural light
- VA Modern amenities that cater to collaborative and individual working styles
- VA Integrated ecosystem for both work and lifestyle





*Artistic Impression

HIGHLIGHTS OF A LANDMARK BUSINESS DESTINATION

VA Iconic 6-storey tower in the heart of orlem

VA Fully furnished, air-conditioned offices

VA Safe-gated environment with calm surroundings

VA Panoramic city views from your office spaces

VA Low-density occupancy for peace & privacy

VA Puzzle parking system

VA High-speed capsule lifts & 24*7 security

VA Lavish 14ft grand lobby for a premium experience

VA East-west office layouts with natural light

VA Proximity to fuel pumps, malls & hospitals

VA Designed for a corporate lifestyle



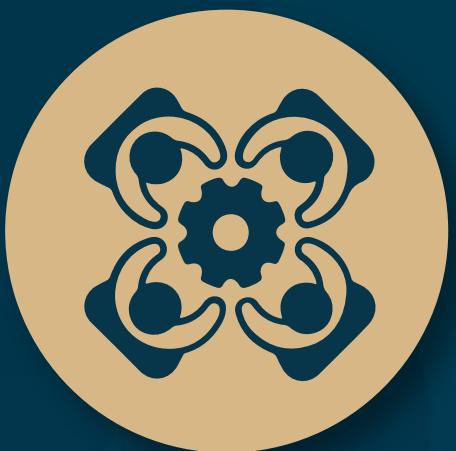


INTERIORS & AMENITIES

Vihaara Business Bay Is Designed With A People-First Philosophy, Enhancing User Comfort And Work-Life Balance.



Fully Furnished Offices



Meeting Pods



24*7 Power Backup, Water Supply & EV Charger*



Rooftop Cafe/Restaurant



Smart Entry & Surveillance



Professional Building Management Team



A VISION BY MR. KETAN JOGI

Founder, Chetna Paints Pvt. Ltd | Real Estate Visionary

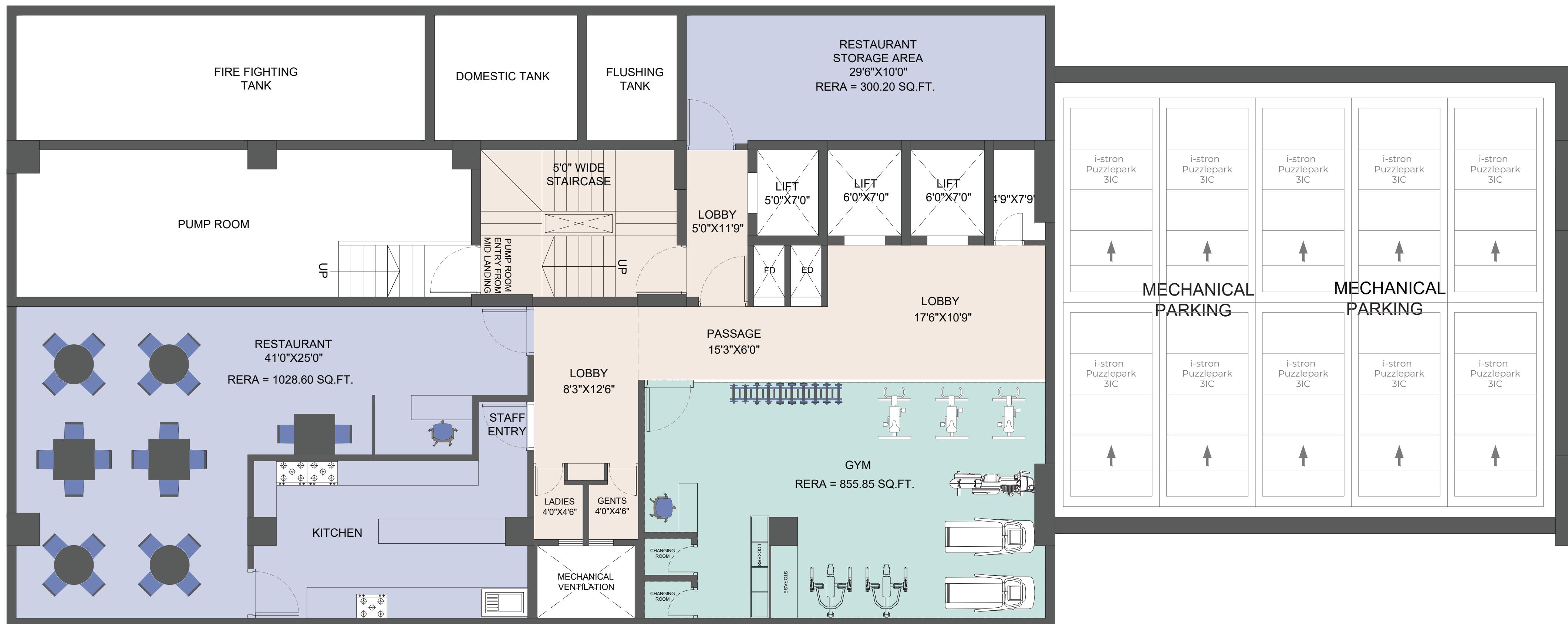
With over 25 years of business excellence in manufacturing.

Mr. Ketan Jogi brings visionary leadership and a commitment to quality into real estate development. His venture into commercial real estate reflects his belief in creating structures, that blend utility, innovation and timeless design. Vihaara Business Bay is not just a project, but a milestone in redefining Dombivli's skyline.



WHY INVEST IN VIHAARA BUSINESS BAY?

- „ High Rental Yield Potential
- „ Excellent Capital Appreciation Prospects
- „ Early-mover Advantage In Dombivli's Commercial Expansion
- „ Modern Infrastructure, Ready-to-move-in Offices
- „ Ideal For Business Operations Or Leasing



BASEMENT FLOOR PLAN

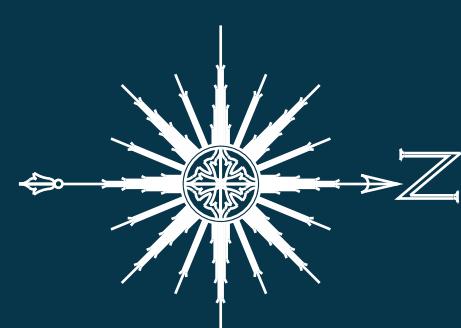
STORAGE NO.	RERA C.A. (SQ.FT.)
STORAGE-1	1028.60
STORAGE-2	855.84
STORAGE-3	300.20



Modern, Energy-efficient
Construction



High Ceiling
(14 Ft Lobby And 10+ Ft Office Height)



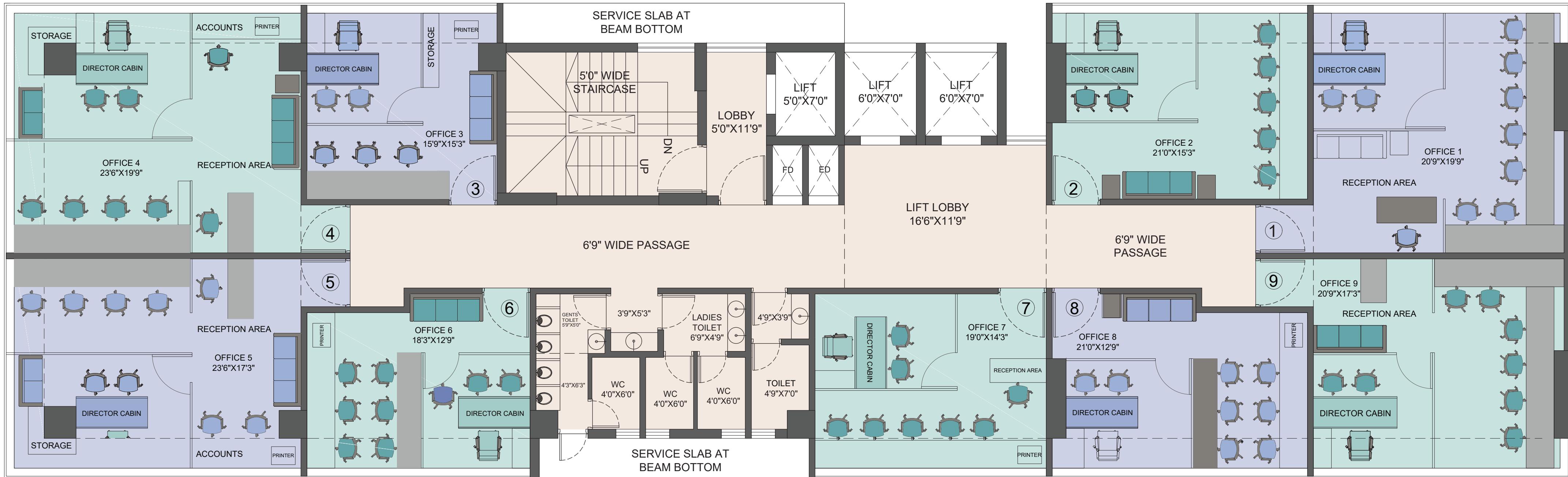


GROUND FLOOR PLAN

SHOP NO.	RERA C.A. (SQ.FT.)
SHOP-1	1160.25

 **Spacious Floor Plates With Modular Layouts**
 **Smart Energy & Water-saving Provisions**





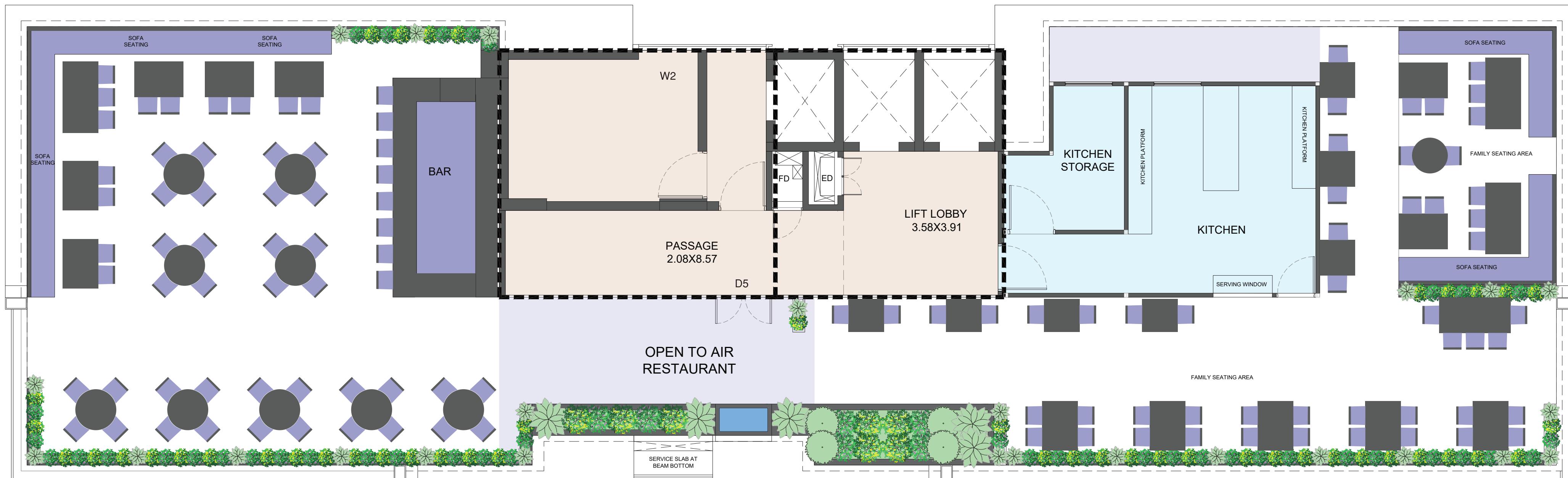
OFFICE SPACE : 1ST TO 6TH TYPICAL FLOOR PLAN

ARCHITECTURAL LAYOUT

OFFICE NO	RERA CA (SQ.FT.)
OFFICE- 1	374.80
OFFICE- 2	271.47
OFFICE- 3	202.69
OFFICE- 4	380.83
OFFICE- 5	328.19

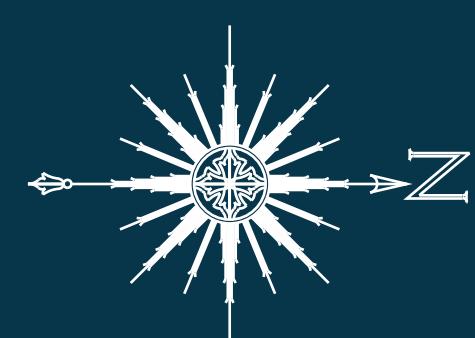
OFFICE NO	RERA CA (SQ.FT.)
OFFICE- 6	207.10
OFFICE- 7	227.98
OFFICE- 8	237.45
OFFICE- 9	323.46





ROOFTOP RESTAURANT FLOOR PLAN

AREA	RERA C.A. (SQ.FT.)
RESTAURANT + LOBBY	3961.25



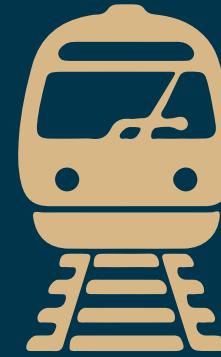


INFRASTRUCTURE PROJECTS FUELING GROWTH

Vihara Business Bay Benefits From Game Changing Infrastructure Developments



Taloja Bypass & Airoli-Katai
Highway Expansion (2025-2026)



Thane-Mumbai MetroLine &
Kalyan-Dombivli Metro (2026)



Mumbai-Ahmedabad
Bullet Train (2028)



Navi Mumbai International
Airport (2026)



Samruddhi Mahamarg - Faster
Access to Nashik, Aurangabad, Nagpur



Alibaug-Virar Multimodal
Corridor (2028)





CONNECTIVITY AT A GLANCE

Dombivli is at the epicenter of massive infrastructure upgrades, boosting its position as a future-ready business hub.

Metro Stations:

- Dombivli MIDC - 1 Minutes
- Sagaon - 2 Minutes

Airports:

- Navi Mumbai Airport - 28 Km

Railway Stations:

- Dombivli Railway Station - 2.5 Km

Bullet Train:

- Thane Bullet Train Station - 9.6 Km

Hospitality

- Taj Hotel - 8 Km

Healthcare:

- Jupiter Hospital - 3 Km

Design Architect



Alpine Architects

MEP

enviro-con

Enviro-Con

RCC Consultant



Associated Structural
Engineers LLP

Strategic Partner



Shvet Real Estate

Scan for location



✉ Email: vihaarabusinessbay@gmail.com

Sales Lounge: W-69, Near DNS Bank, Opp. Aurindam Hospital, MIDC Phase II, Dombivli East, Dist. Thane, India.

Corporate Office: 304-305, Shiv Plaza, IBS Road, Ghatkopar West, Mumbai - 400086, India.



97 69 04 5555



**Maha RERA Registration No:
P51700080851**

Available at website: <http://maharera.mahaonline.gov.in>



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