

PARAS BUSINESS CENTRE

A Project By :



Shree Parasnath Enterprises

105, New Krishna Niwas, Off Chandavarkar Lane,
above Vasai Vikas Bank, Borivali (W), Mumbai - 400 092
Telefax: +91 22 2894 6003, +91 222892 6247

Site Address:
Adjoining Kasturba Police Station,
Kasturba Road No.1, Borivali East, Mumbai - 400 066

Architect:
Shri Jatin Shah & Associates

Project Consultant:
Tangents Design Cell

R.C.C. Consultant:
Mr. Deepak Dave

Advocate:
Mr. Mark D'mello

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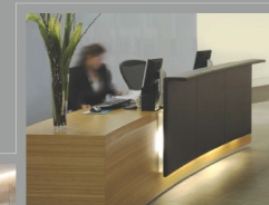


"Do what you love and you will never
have to work a day in your life."

Welcome to PBC

PBC is more than a word. It is a virtue. A virtue that defines quality,
reinforces faith and fulfils the dreams of all those looking for a space right
for offices in Borivali. We believe that providing office space, ownership
opportunities result in an overall neighborhood revitalization.

You need an office that signals your stature, showcases
your company's image and reflects your global lifestyle:
your address at PBC will say it all.



IT IS ALL ABOUT

GIVING AN EDGE

TO YOUR BUSINESS

We aspire to develop offices that will instill the owner with pride.

We are proud to present PBC, an advantageously located and
elegantly styled commercial centre.

Emerging on the Kasturba Road in Borivali (East), your employees and clients will just bless you for taking care of their travel woes, day-in and day-out. With two car lifts, adequate car parking, water well and a substation in the premises, PBC is ready to take your business to new heights.



LAYOUT FLOOR PLAN

PBC is designed to the highest standards and includes all modern amenities to make working comfortable and enjoyable. PBC is brought to you by known experts from the industry, whose code and standards reflect in every piece of work created.



BASEMENT FLOOR PLAN

*Subject to the approval from concern authorities

An office that balances life

Openable single glass glazing windows allow natural light, positive energy and optimizes space utilization. The Vastu Compliant structure of PBC gives an option to save electricity, with the choice to open the windows as and when desired, at the same time graces you with the beauty of nature.



GROUND & FIRST FLOOR PLAN

*Subject to the approval from concern authorities





OPTIONAL FLOOR PLAN (3 OFFICES)



- 100% power back up for common areas.
- Almost columnless structure.
- Unitized curtain wall glazing with ACP.
- Centrally Air Conditioned system for common areas.
- Travel desk + Courier desk + Copying facility
- Ground floor tree plantation.
- Metering room in stilt or ground floor area.

Premises is useful for Hospitals / Nursing homes / Scanning facilities etc.



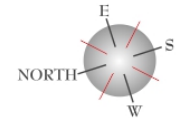
OPTIONAL FLOOR PLAN (4 OFFICES)



Commercial Spaces

2nd to 12th FLOOR PLAN

At PBC, with minimum columns, you get a flexible office space that is convenient for you to remould and make suitable as per your requirement. Enhanced Floor height and big windows emphasises the vastness of already spacious offices.



*Subject to the approval from concern authorities

"A happy life consists in tranquility of mind"...

We strongly believe so



Fine Restaurant Area

Take a break to refresh your mind...

A state-of-the-art cafeteria on the open Terrace serves delicious, wholesome meals within the premises. The added advantage is that you can have your small meetings on the open terrace, over a cup of tea.



THIRTEEN FLOOR PLAN

Luxurious amenities

- TV connection (Cable connection in every unit).
- Broadband connection / Wi-Fi connection.
- Alternate electrical supply in common areas.
- High speed Lifts of reputed make (ss cabin)
- Ample car park in premises, car lift with basement parking
- Car calling System.
- Intercom connection on all floors and ground floor security area.



Fire detection system

- The Entire Offices Space is mapped with Heat Sensors, Smoke Detectors,
- Fire escape, Fire Alarms And Water Sprinklers at requisite distance, as per the norms from Fire Control Department, Mumbai regulations.

Water supply

- Independent well with Rain water harvesting system in the premises.
- Basement with water tank and mechanical ventilation.



Safety Features

- CCTV surveillance in bldg compound and corridor Lobby.
- A strong team stationed 24x7 at the well equipped cabin.
- Automated Access Control.



Facilities & amenities

- Lobbies will have decorative flooring & cladding / false Ceiling
- Toilets – vitrified antiskid ceramic flooring and ceramic tile dado
- Concealed plumbing fixtures of reputed makes and exhaust system.
- All service areas with vitrified antiskid tiles.





Ideally located in the heart of Borivali, within a few minutes walking distance from both, the Borivali railway station & the W. E. Highway, with driving access to S. V. Road & Highway, PBC is the ideal place to realize your dream of a centrally located yet, exquisitely classy offices. PBC embodies the highest standards of design and safety with every conceivable modern convenience.

Premium Location

Near Borivali Station | Walking Distance from W. E. Highway
No other Office premises in the vicinity | Dynamic from

Close Vicinity

Bus Depot | Western Express Highway | National Park
Airport & Railway



"Being in Real Estate Sector for more than 27 years, we earned the reputation of completing several residential and commercial projects within the time frame. Giving quality construction and attractive elevation features with best amenities is our Motto. Over the years we have shown a timeless quality that defines the changing perception and sensibilities of society"

Old Projects:

- Nirav, Dahisar West
- Shweta Apt, Borivali West
- Assumption View, Kandivali West
- Harmony, Kandivali West
- Madhav, Keshav, Malad West
- Chheda Complex, Borivali West
- Chheda Complex, Charkop
- Siddhant Complex, Andheri West
- Mangal Aarambh Commercial Complex, Borivali West

Recently Completed Projects



New Krishna Niwas,
Roshan Nagar, Borivali West (2006)



Khushal Heritage Tower,
Dattpada Road, Borivali East (2009-2012)



Yogi Ratna,
Yogi Nagar, Borivali West (2007-2009)



Eksar Heights,
Eksar Road, Borivali West (2012-2014)



Ganesh Krupa,
Shimpoli, Borivali West (2012-2014)

Ongoing Projects

- Sai Krupa Tower, Iraniwadi Road No. 4, Kandivali East
- Samet Shikhar Mahal, Carter Road No. 4, Borivali East