



—◆—  
**UNCOVER THE  
PICTURE-PERFECT LIFE**  
—◆—

— PRESENTING —

**FERN**

AT

— VASANT LAWNS —

*The address* where every dream finds its place

— SHETH'S —  
**CENTRAL**  
— PLATINUM BELT —



Spread across strategic locations of Thane, Kanjurmarg & Mulund, the Central Platinum Belt is where every experience and essentials for grand living come together. From homes to views, connectivity to infrastructure, recreation to education, hospitality to healthcare, you will find choices in abundance, all at one place.

**ICONIC PROJECTS LOCATED ON CENTRAL PLATINUM BELT**

VASANT LAWNS

AVANTE

MONTANA

ZURI

AVALON

Images used for representation



## Thane's picture-perfect *location*

Discover a vibrant life in Thane's flourishing neighbourhood, where you'll find top brands, swift connectivity, and all the essentials for daily living by your side. Enjoy the perfect blend of city life and tranquil nature combined with convenient flyovers, highways and wide roads. Here, you'll have access to premium residential developments, social spaces, shopping centers, IT parks, schools, and hospitals—all within close reach of Vasant Lawns.



*Experience* the picture-perfect life

sheth  
*Vasant Lawns*  
THANE (W)



Shot at Location



*Best reserved* for the *last!*

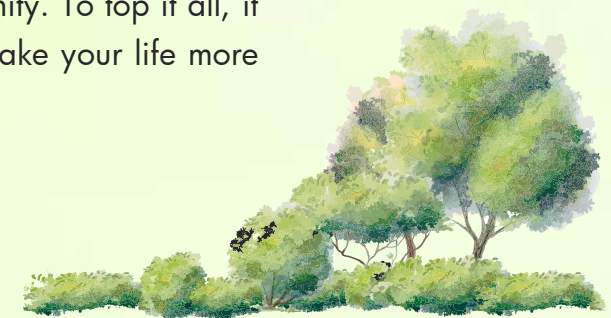
— PRESENTING —

FERN

AT

VASANT LAWNS

It's your last opportunity to reserve your home in Thane's finest ready community. This extraordinary landmark offers a living experience that surpasses expectations in every aspect. It's a world filled with state-of-the-art amenities and nature's serenity. To top it all, it has spectacular views to begin your day and supreme connectivity to make your life more convenient than ever.



## Step into the world of *Bliss, Joy and Relaxation*

Immerse yourself in leisure enriched with exhilarating experiences, ranging from invigorating gym sessions to tranquil landscapes, vibrant socializing spaces to engaging activities, a revitalizing pool to an energizing jogging track. Here, you have a multitude of choices to ensure each day is truly fulfilling.



A ready clubhouse,  
*perfect for weekend entertainment*



Images used for representation



-  FULLY FUNCTIONAL CLUBHOUSE
-  INDOOR GAMES ZONE

A pool-side rejuvenation,  
*perfect for your mind & body*



Images used for representation



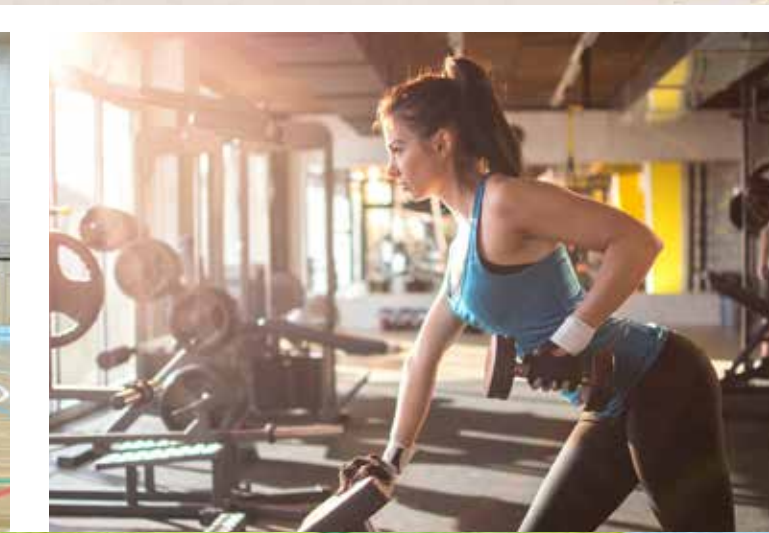
 SWIMMING POOL

 CHILDREN'S POOL

A fitness oasis,  
*perfect to uplift your healthy lifestyle*



Images used for representation



-  WALKING & JOGGING TRACK
-  GYMNASIUM
-  MULTIPURPOSE COURT

A green paradise,  
*perfect to enrich your evenings*



Images used for representation



GREEN OPEN SPACES



SENIOR CITIZENS ZONE

Thane's landmark address,  
*perfect for your new age aspirations*

## HIGHLIGHTS



Plush 2, 3 & 4  
bedroom apartments



Choice of garden view  
and city view apartments



Unbridled privacy  
and lifestyle



Ready-to-use  
thoughtful amenities



40% open spaces with  
boundless recreations



Abundant green  
spaces



Home to  
over 550 families



Sun deck in  
every apartment



Image used for representation

Reasons that make *fern truly perfect*

## ESCAPE TO TRANQUILITY

Fern as name suggests offers a peaceful ambience,  
allowing residents to escape life's hustle and bustle.

## SUNLIT SPACES

Modern apartments feature spacious living areas with  
ample natural light, leading to city skyline sun decks.

## BIOPHILIC BLISS

Fern embraces biophilic design with spacious layouts for  
well-being, providing daylight and green views.

## FAMILY COMFORT

Comfortable room sizes cater to every family's every need,  
ensuring relaxation and productivity.

## THOUGHTFULLY PLANNED

Homes blended with elegance and functionality,  
and are perfect for ideal furniture placement.



Green open spaces,  
*perfectly elevating the quality of life*



Image used for representation

## THE POWER OF OPEN SPACES

### ENVIRONMENTAL SUSTAINABILITY

Well-planned open spaces contribute to environmental sustainability by promoting greenery and biodiversity within the community.

### MICROCLIMATE INFLUENCE

Open spaces with trees and greenery influence the local microclimate, providing natural shade and cooling effects that reduce the need for air-conditioning.

### COMMUNITY GATHERING AREAS

Open spaces around buildings serve as communal areas for social interaction, gatherings and events, fostering a sense of community among residents.

### IMPACT ON WELL-BEING

Access to green open spaces and nature positively impacts physical well-being, providing opportunities for relaxation, recreation and stress reduction.



Masters of the realty world  
*uniting to craft a masterpiece*



## PARTNERS FOR FERN, VASANT LAWNS



DESIGN ARCHITECT - P & T CONSULTANTS PTE LTD, SINGAPORE & ACIPL

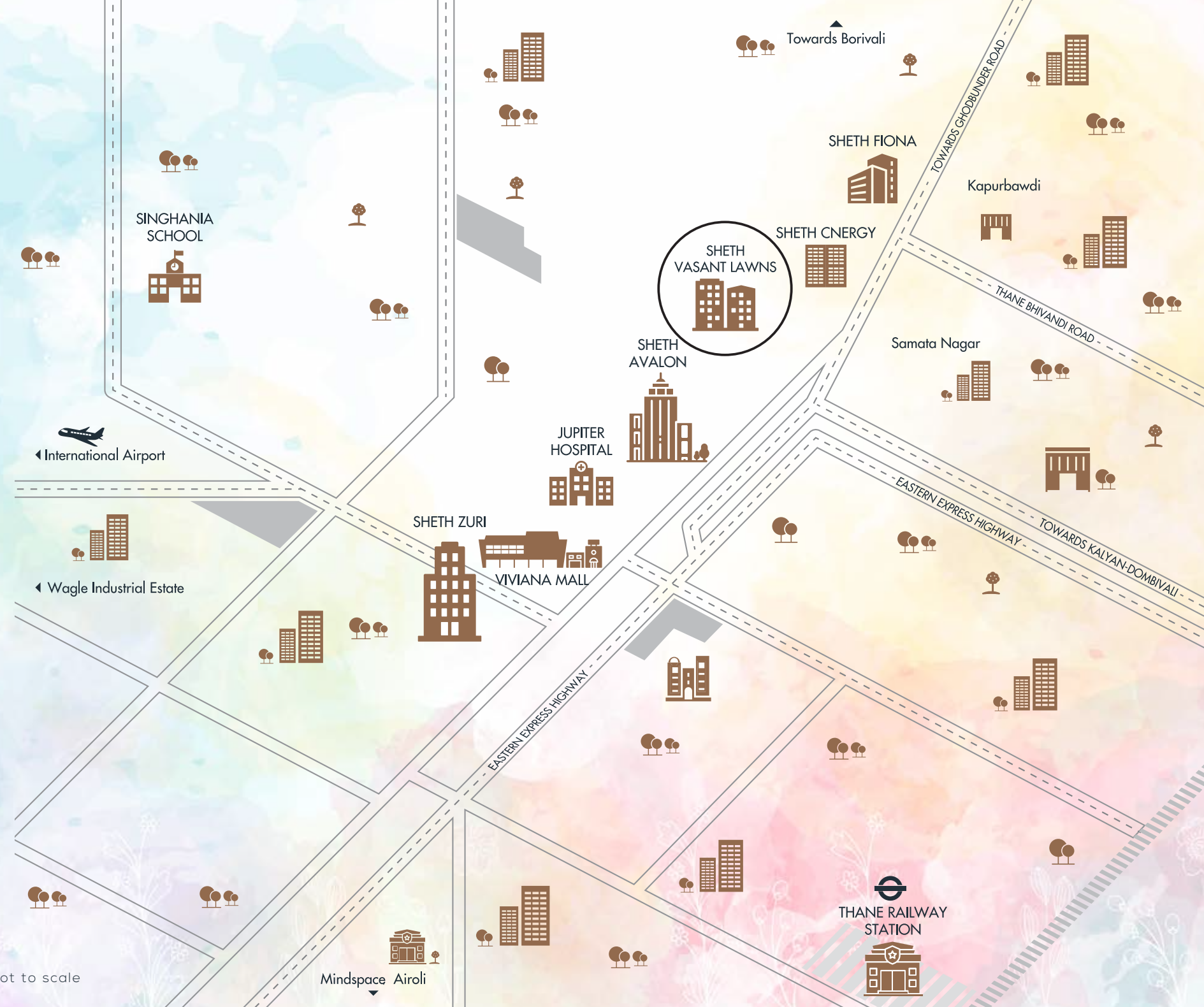


LANDSCAPE ARCHITECT - SITE CONCEPTS INTERNATIONAL PVT LTD, SINGAPORE



RCC CONSULTANT - J W CONSULTANTS LLP





Map not to scale

## FIND EVERYTHING YOU WISH JUST BESIDE YOUR HOME



### RETAIL & RECREATION

|              |         |
|--------------|---------|
| Viviana Mall | 20 Mtrs |
| RMall, Thane | 5 Kms   |

### HEALTHCARE

|                      |         |
|----------------------|---------|
| Jupiter Hospital     | 10 Mtrs |
| E.S.I.C. Hospital    | 3 Kms   |
| Hiranandani Hospital | 5.6 Kms |

### EDUCATION

|                               |         |
|-------------------------------|---------|
| Singhania School              | 1.3 Kms |
| Euro Kids                     | 2 Kms   |
| DAV International School      | 2.3 Kms |
| NKT Degree College            | 2.7 Kms |
| K.C. College of Engineering   | 5 Kms   |
| Hiranandani Foundation School | 6.5 Kms |

### CONNECTIVITY

|                       |         |
|-----------------------|---------|
| Thane Railway Station | 3.9 Kms |
|-----------------------|---------|

Disclaimer – The travel time mentioned is subject to change during peak hours and routes taken | Source – Google Maps



EXPERIENCE A WORLD OF  
ENDLESS EXCITEMENT



Swimming Pool



Children's Pool



Walking & Jogging Track



Senior Citizens Zone



Multipurpose Court



Indoor Games Zone



Gymnasium

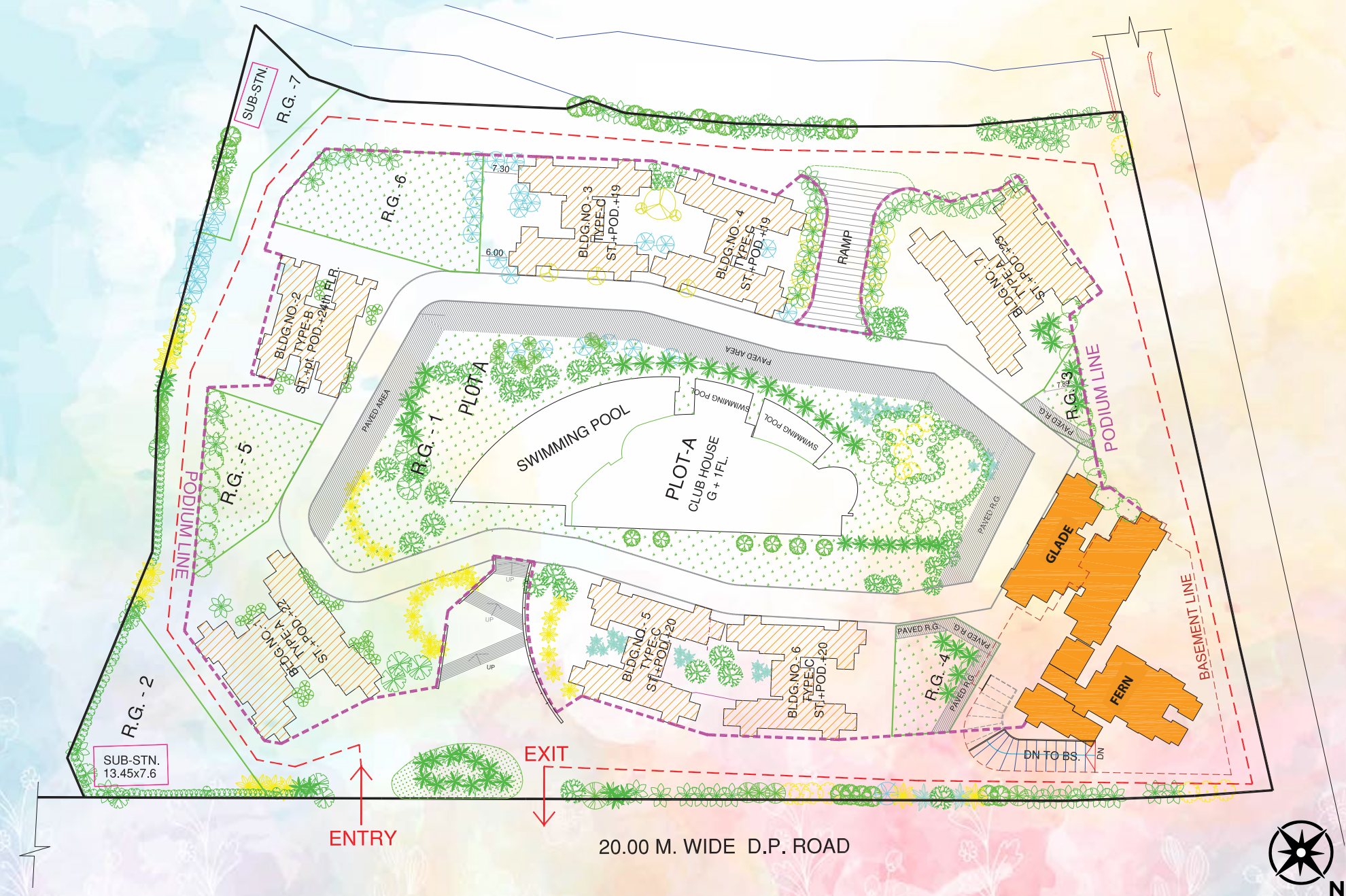


Green Open Spaces



Club House

MASTER LAYOUT



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 accurate representations 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 adviser for details of the treatments specified for individual Apartment/Flat/Premises/Shop.

Presenting  
VASANT LAWNS  
FINAL 2 TOWERS - GLADE & FERN

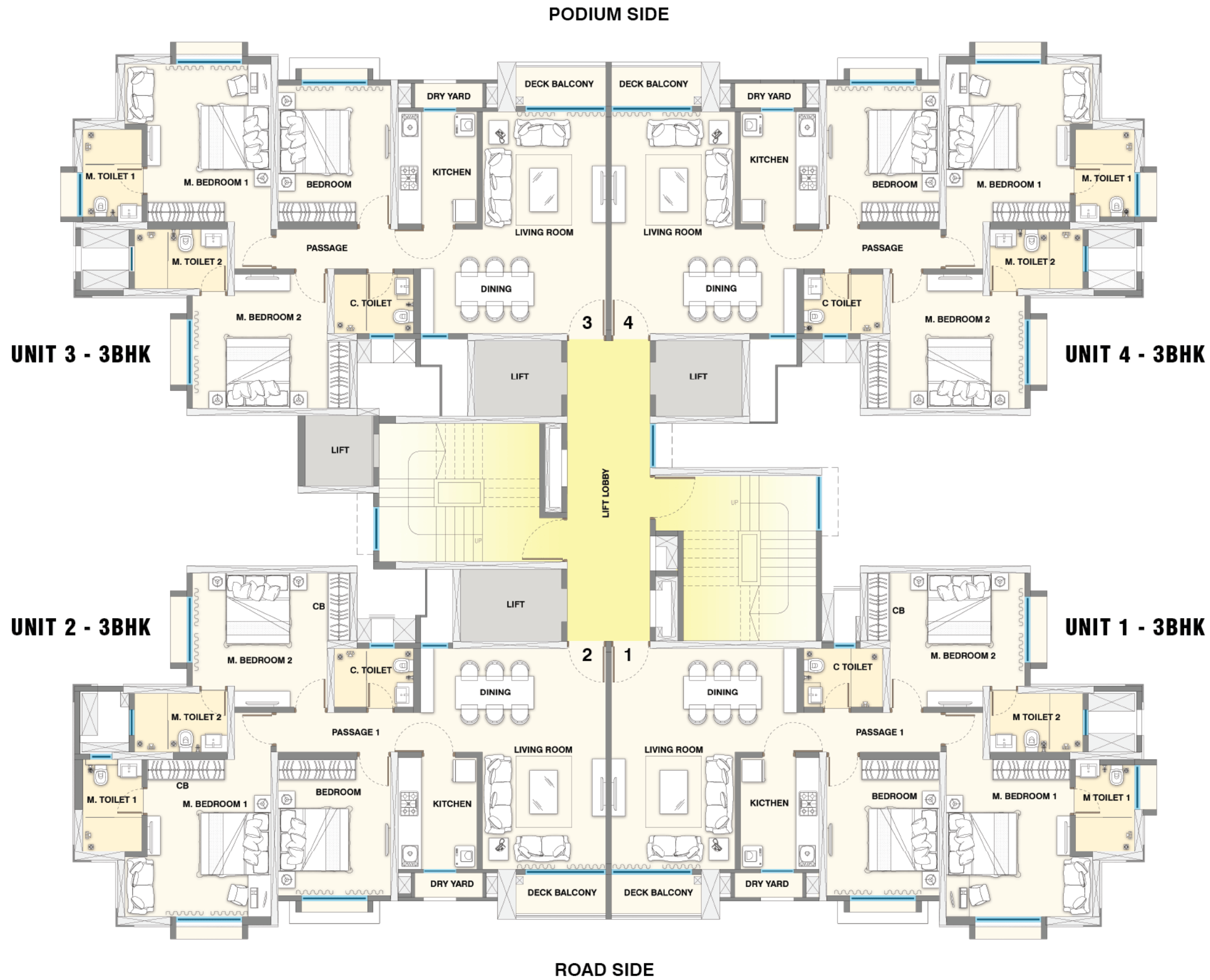
It's the final opportunity to reserve your home in Thane's finest ready community. It's a world filled with state-of-the-art amenities and nature's serenity. To top it all, it has spectacular views to begin your day and supreme connectivity to make your life more convenient than ever.



- Plush 2, 3 & 4 bedroom residences
- Choice of garden view & city view apartments
  - Unbridled privacy and lifestyle
  - Ready-to-use thoughtful amenities



Artist's Impression

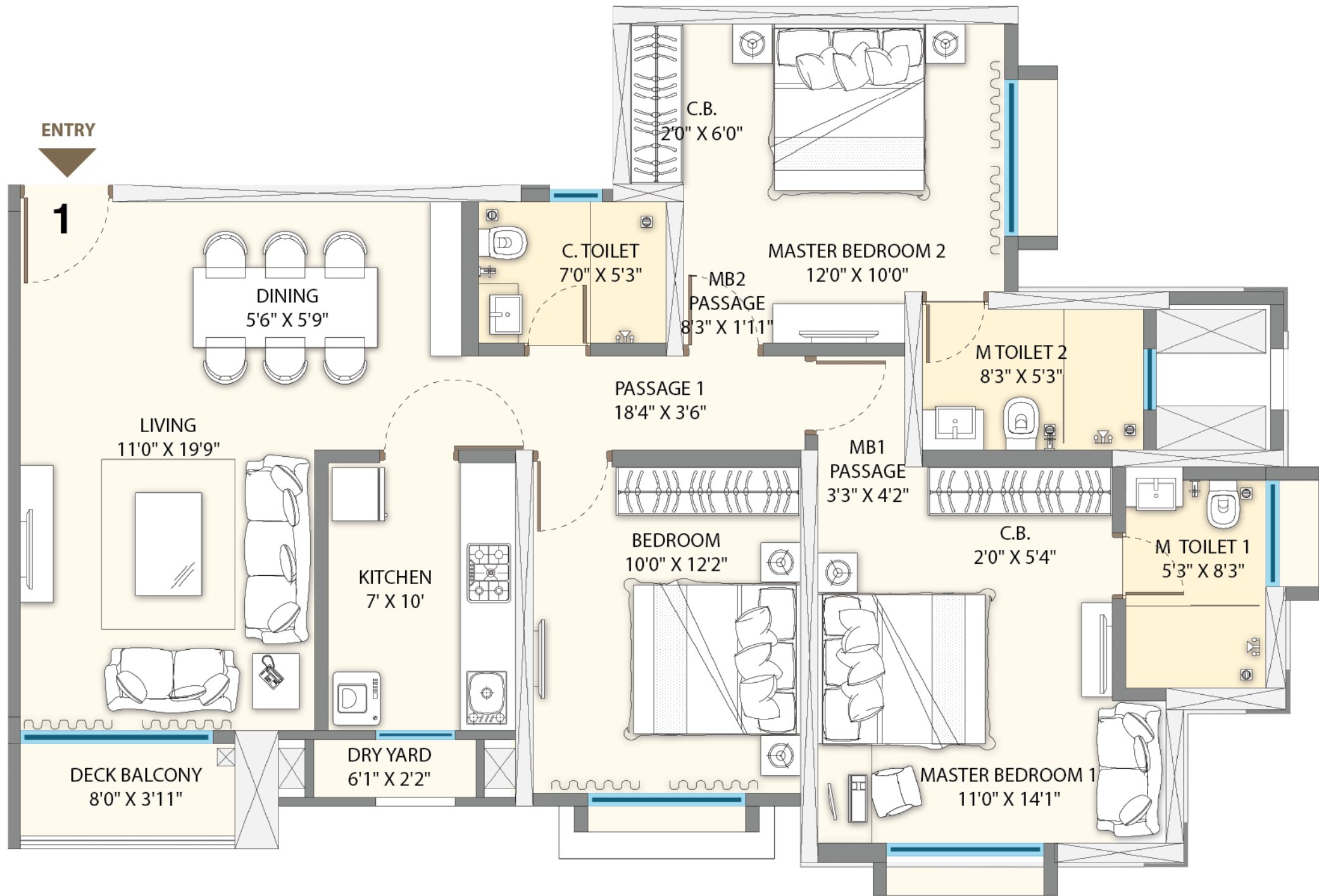


BLDG. NO. 8 - GLADE

FLAT 01



| Type  | Rera            | Deck          | Dry Yard      | Total Area      |
|-------|-----------------|---------------|---------------|-----------------|
| 3 BHK | 1021.50 Sq. Ft. | 32.51 Sq. Ft. | 13.13 Sq. Ft. | 1067.14 Sq. Ft. |

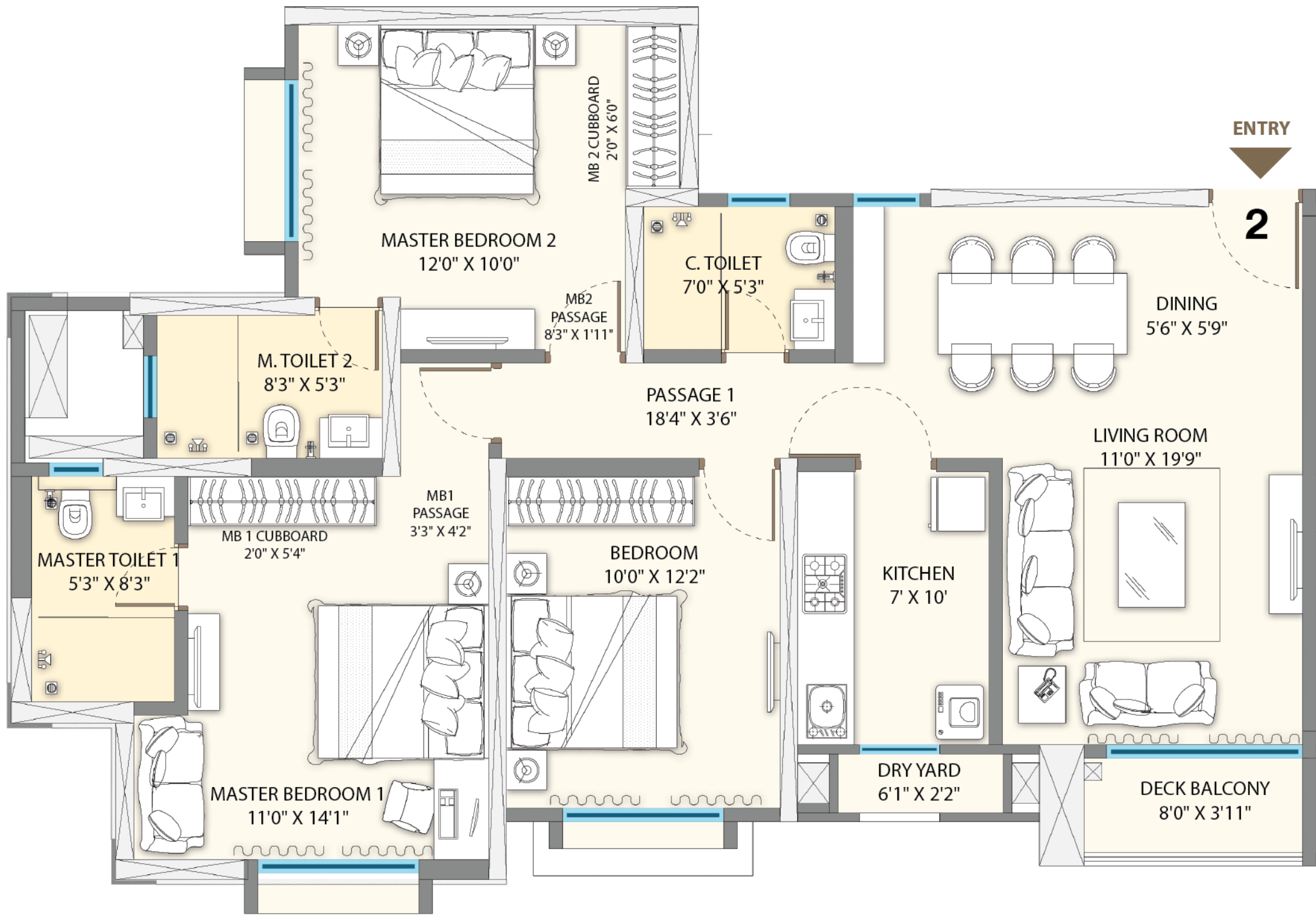


BLDG. NO. 8 - GLADE

FLAT 02



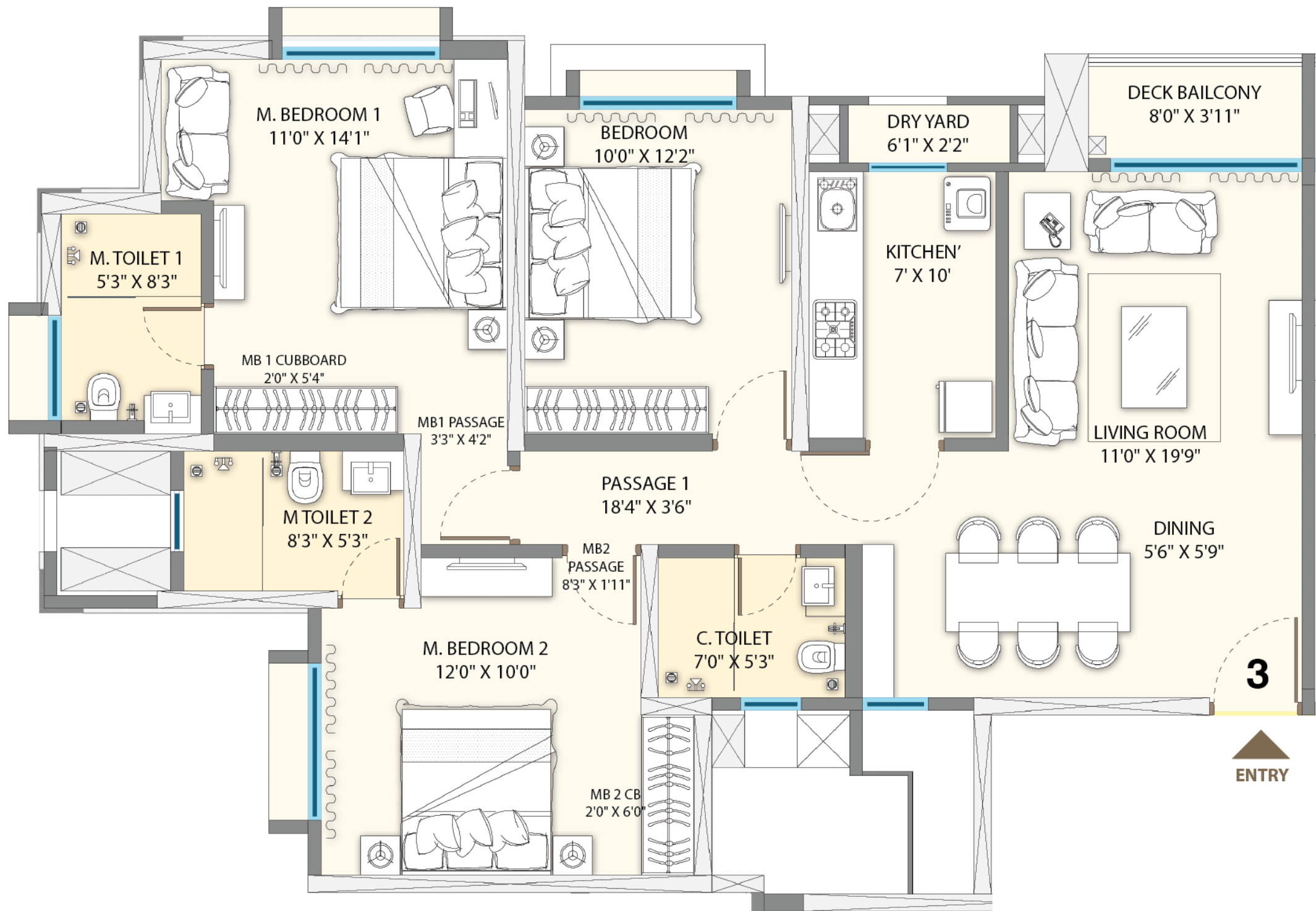
| Type  | Rera            | Deck          | Dry Yard      | Total Area      |
|-------|-----------------|---------------|---------------|-----------------|
| 3 BHK | 1021.50 Sq. Ft. | 32.51 Sq. Ft. | 13.13 Sq. Ft. | 1067.14 Sq. Ft. |



**BLDG. NO. 8 - GLADE**  
FLAT 03



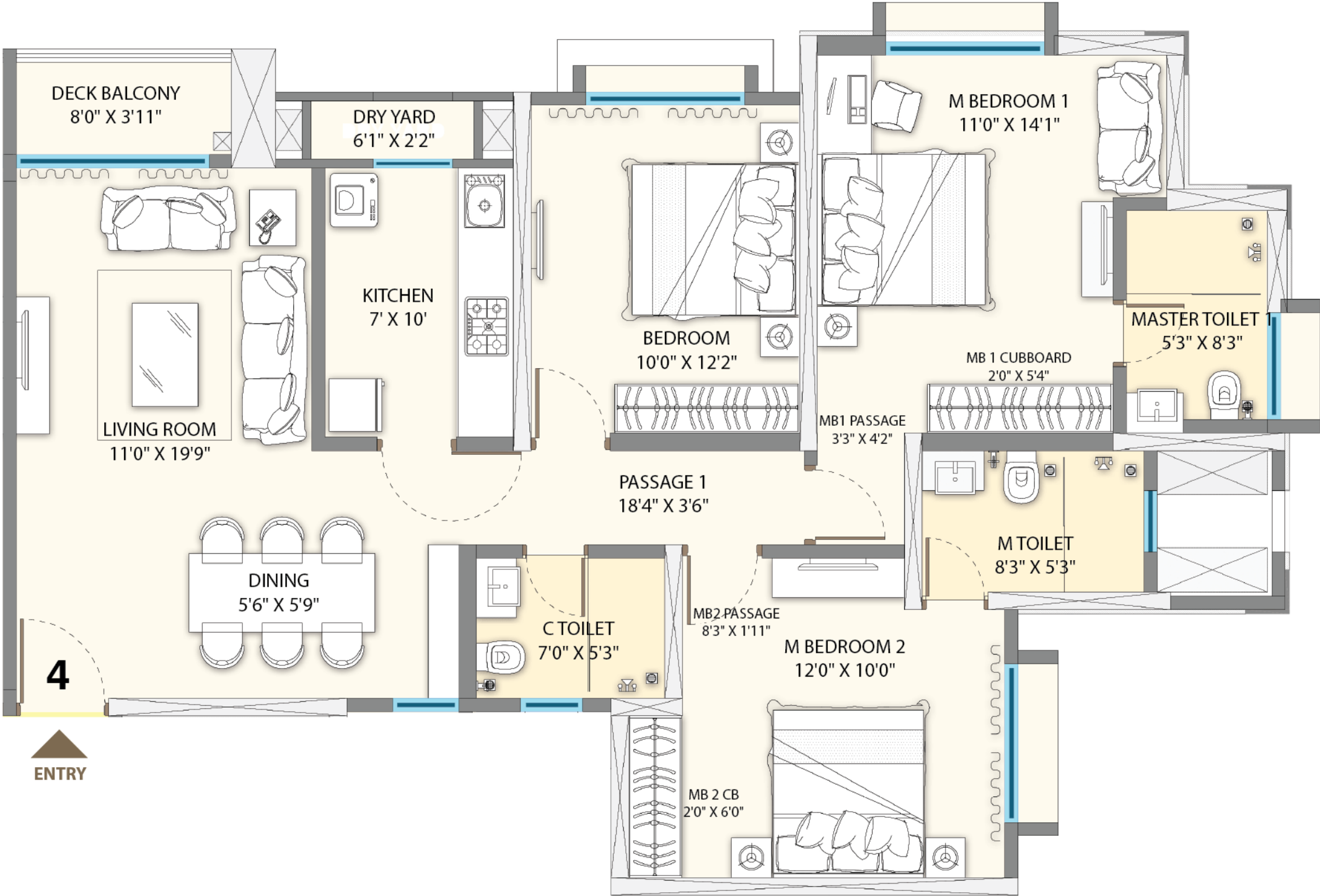
| Type  | Rera            | Deck          | Dry Yard      | Total Area      |
|-------|-----------------|---------------|---------------|-----------------|
| 3 BHK | 1021.50 Sq. Ft. | 32.51 Sq. Ft. | 13.13 Sq. Ft. | 1067.14 Sq. Ft. |

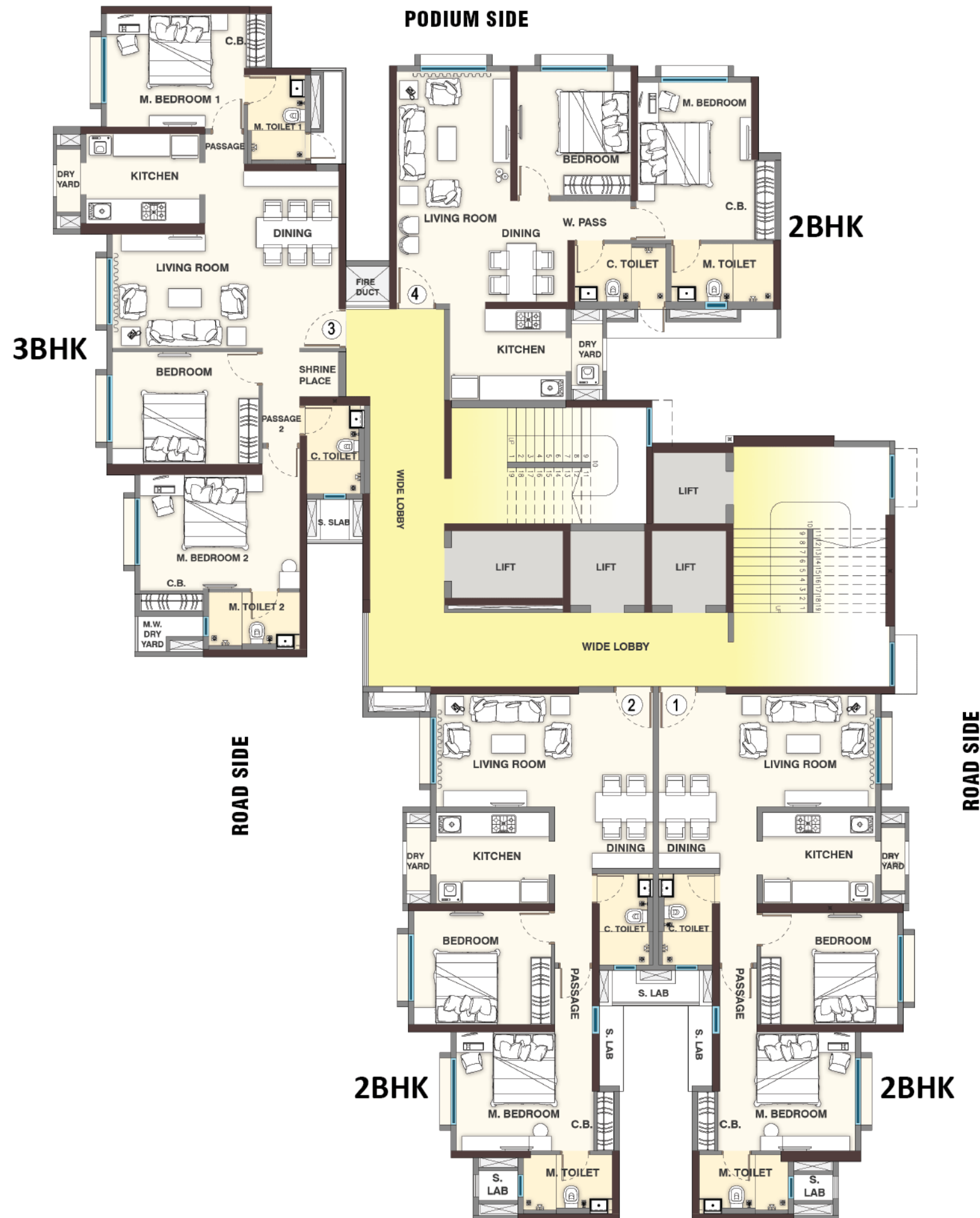


**BLDG. NO. 8 - GLADE**  
FLAT 04



| Type  | Rera            | Deck          | Dry Yard      | Total Area      |
|-------|-----------------|---------------|---------------|-----------------|
| 3 BHK | 1021.50 Sq. Ft. | 32.51 Sq. Ft. | 13.13 Sq. Ft. | 1067.14 Sq. Ft. |

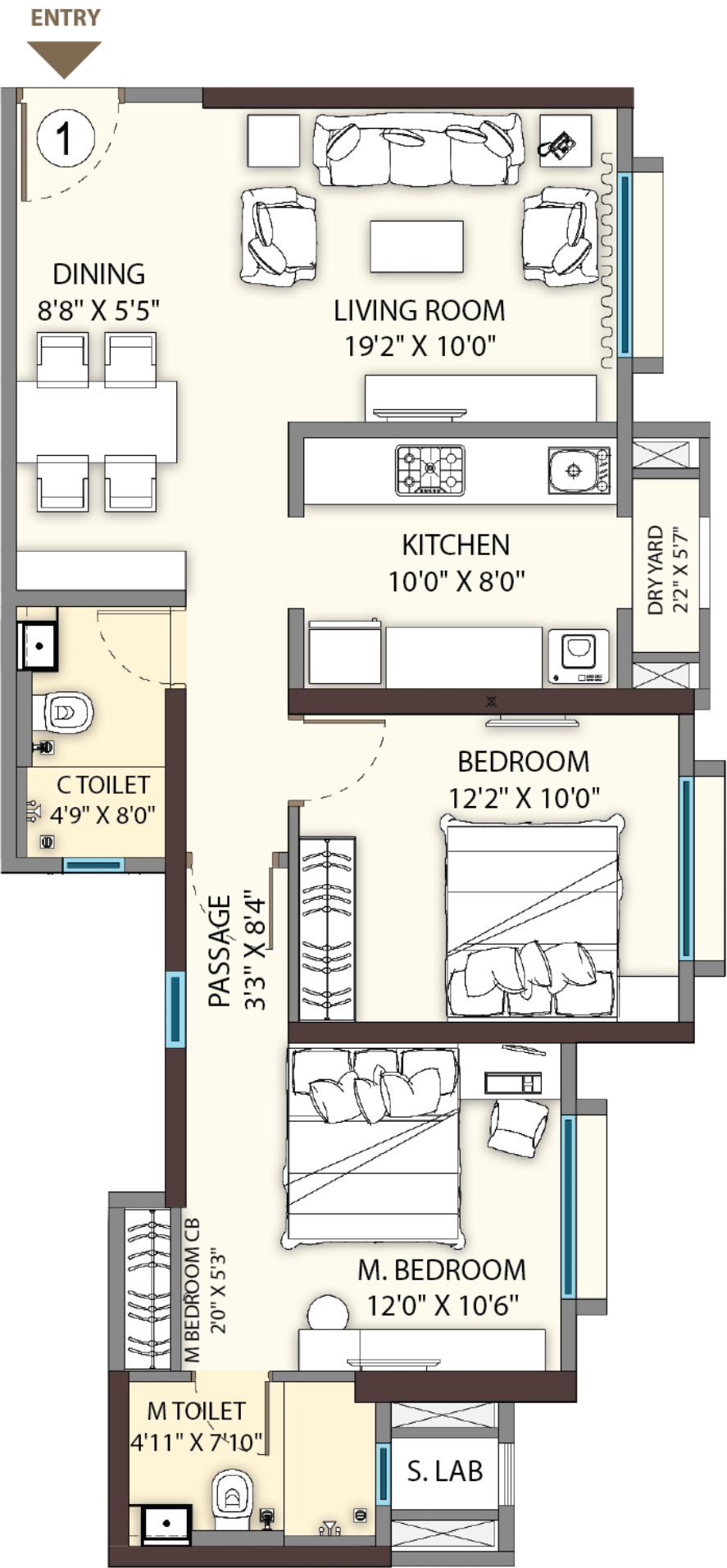




BLDG. NO. 9 - FERN

FLAT 01 (1ST TO 5TH, 7TH TO 10TH, 12TH TO 15TH,  
17TH TO 20TH, & 22ND FLOORS)

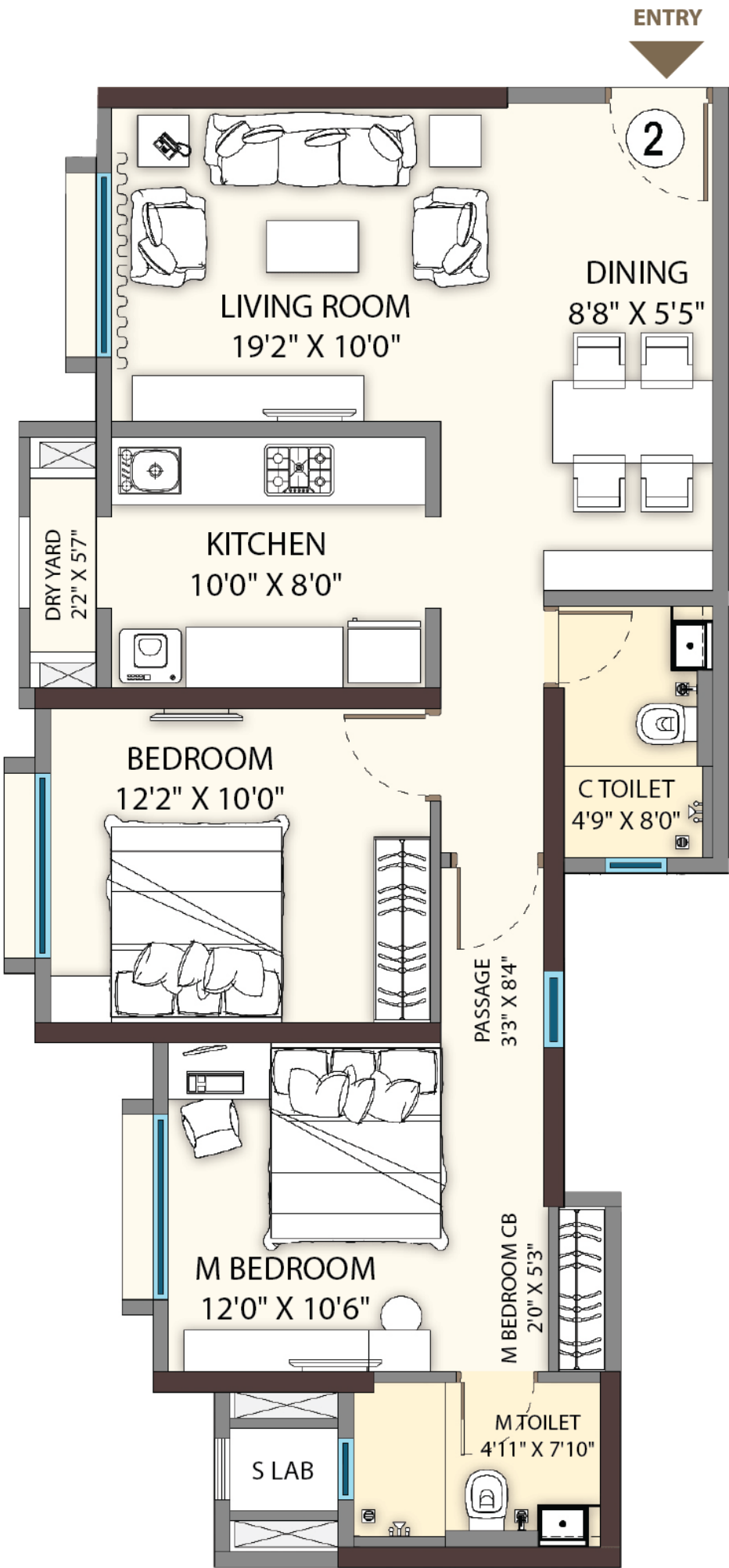
| Type  | Rera           | Dry Yard      | Total Area     |
|-------|----------------|---------------|----------------|
| 2 BHK | 741.85 Sq. Ft. | 11.95 Sq. Ft. | 753.80 Sq. Ft. |



BLDG. NO. 9 - FERN

FLAT 02 (1ST TO 5TH, 7TH TO 10TH, 12TH TO 15TH,  
17TH TO 20TH, & 22ND FLOORS)

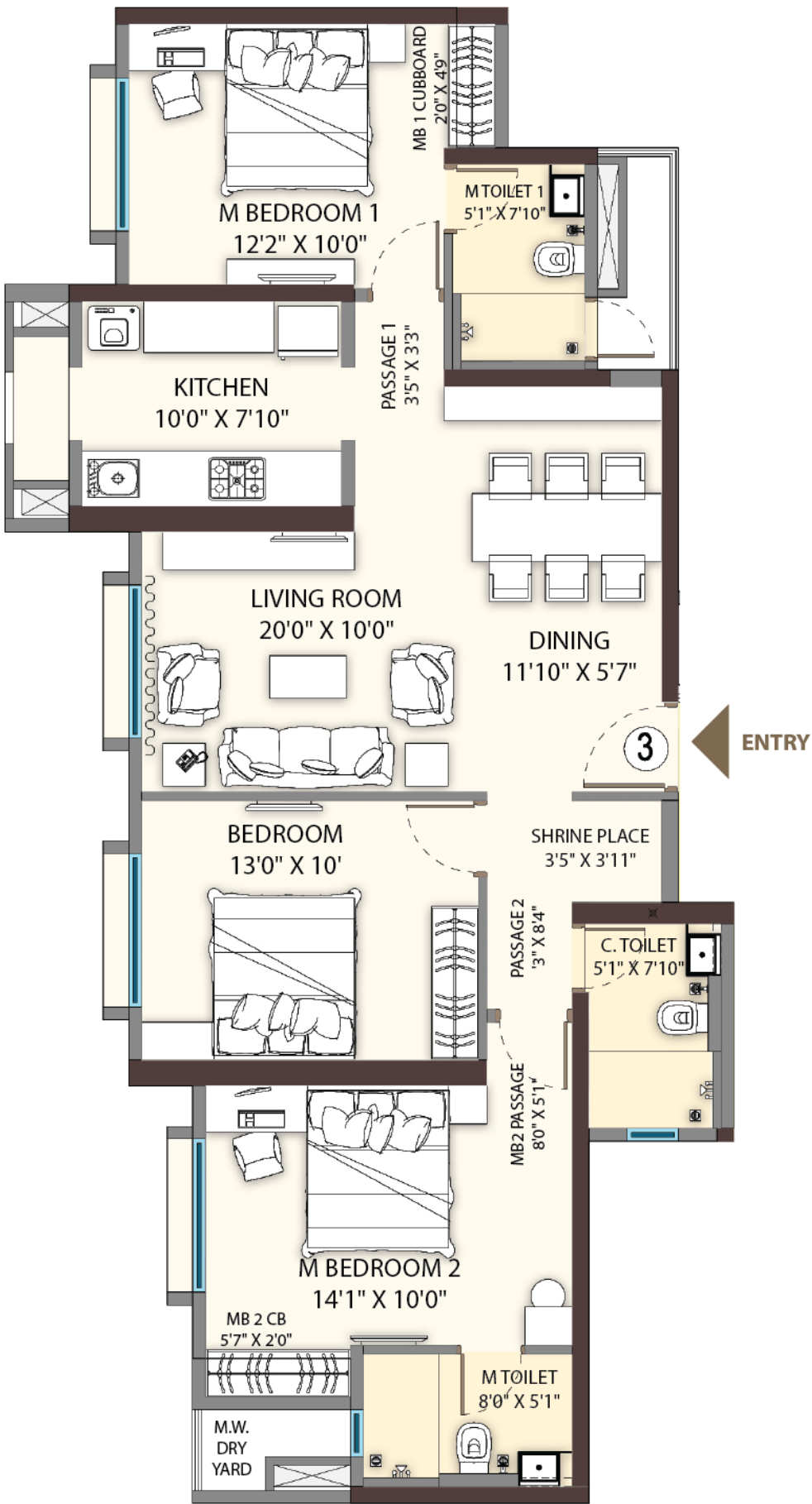
| Type  | Rera           | Dry Yard      | Total Area     |
|-------|----------------|---------------|----------------|
| 2 BHK | 742.29 Sq. Ft. | 11.95 Sq. Ft. | 754.24 Sq. Ft. |



BLDG. NO. 9 - FERN

FLAT 03 (1ST TO 5TH, 7TH TO 10TH, 12TH TO 15TH,  
17TH TO 20TH, & 22ND FLOORS)

| Type  | Rera            | Dry Yard      | Total Area      |
|-------|-----------------|---------------|-----------------|
| 3 BHK | 1001.16 Sq. Ft. | 11.95 Sq. Ft. | 1013.11 Sq. Ft. |

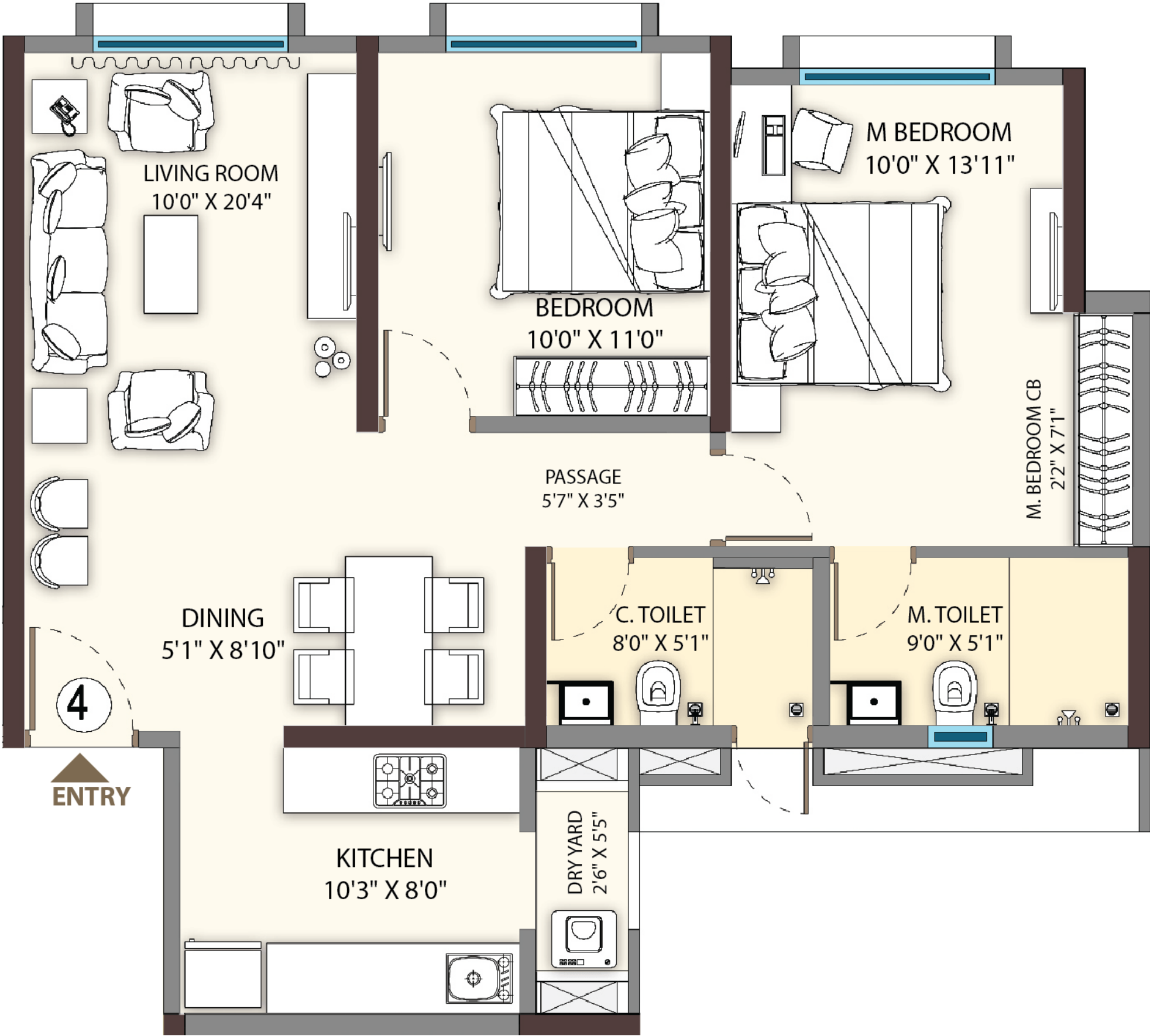


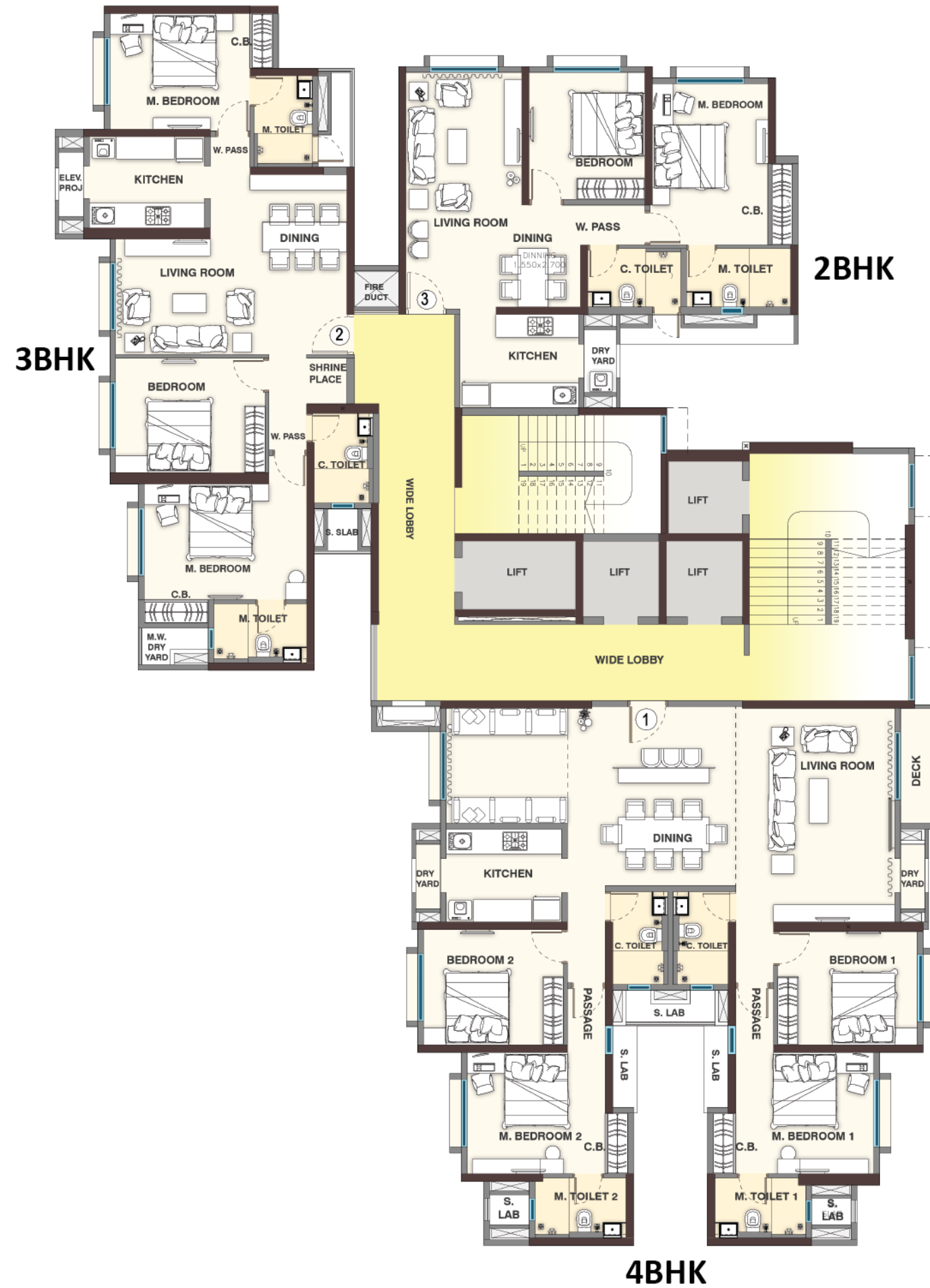
BLDG. NO. 9 - FERN

FLAT 04 (1ST TO 5TH, 7TH TO 10TH, 12TH TO 15TH,  
17TH TO 20TH, & 22ND FLOORS)



| Type  | Rera           | Dry Yard      | Total Area     |
|-------|----------------|---------------|----------------|
| 2 BHK | 743.04 Sq. Ft. | 15.18 Sq. Ft. | 758.22 Sq. Ft. |

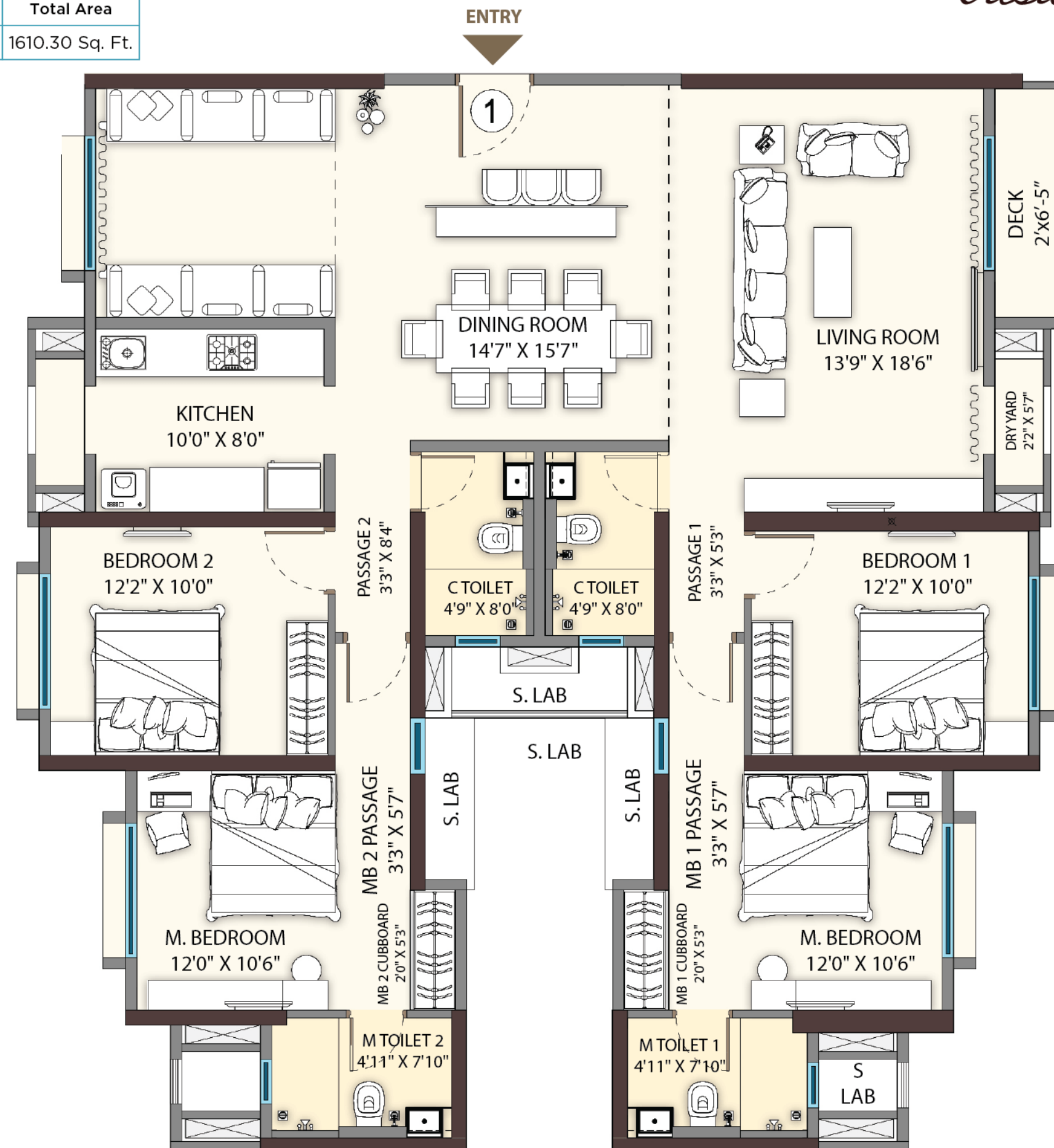




**BUILDING-9 - TYPICAL FLOOR PLAN**  
23rd to 25th, 27th to 30th & 32nd Floor Flat

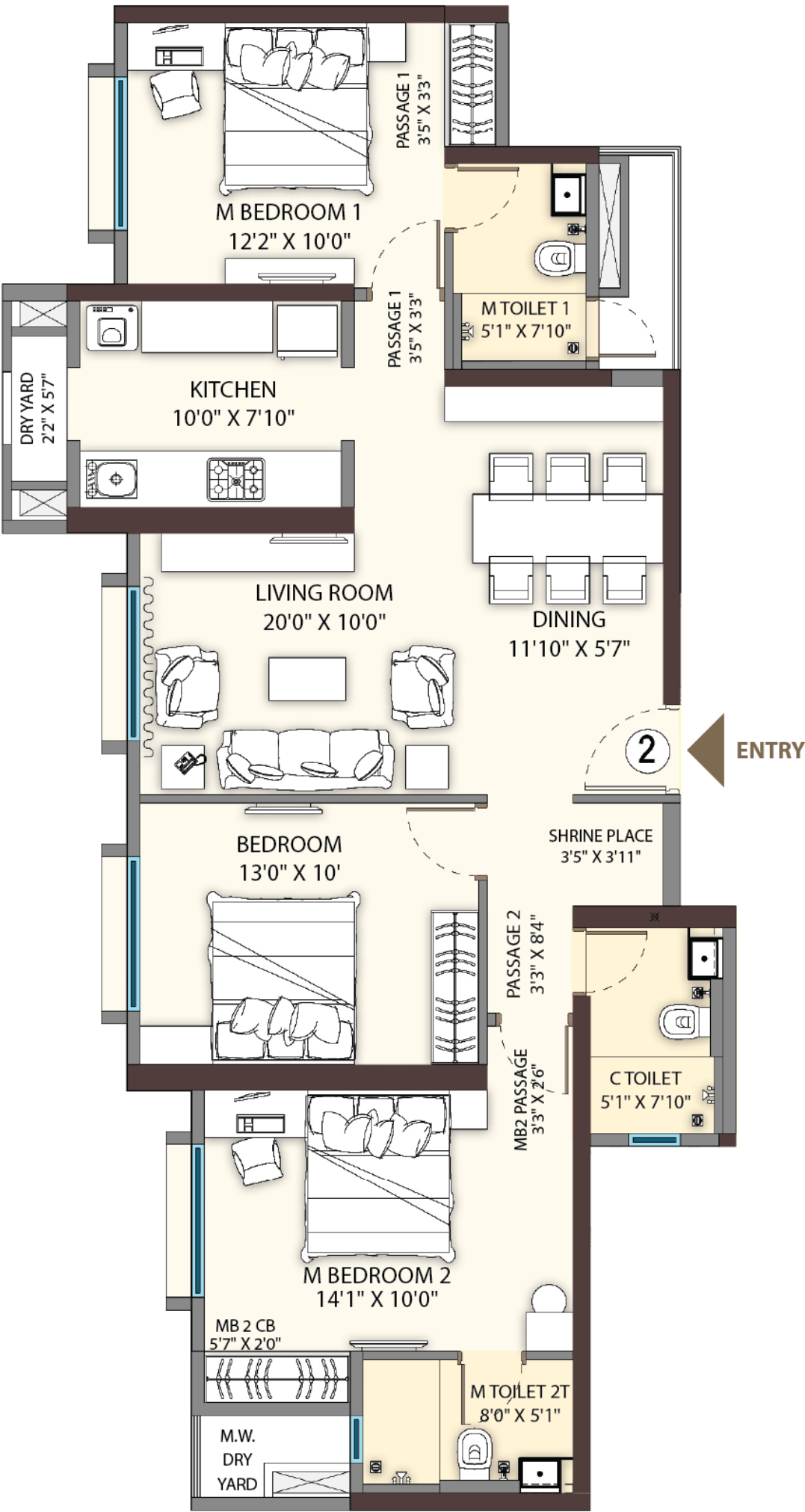
**FLAT 01 (23RD TO 25TH, 27TH TO 30TH & 32ND FLOOR FLAT)**

sheth  
Vasant Lawns



**BLDG. NO. 9 - FERN**  
**FLAT 02 (23RD TO 25TH, 27TH TO 30TH & 32ND FLOOR FLAT)**

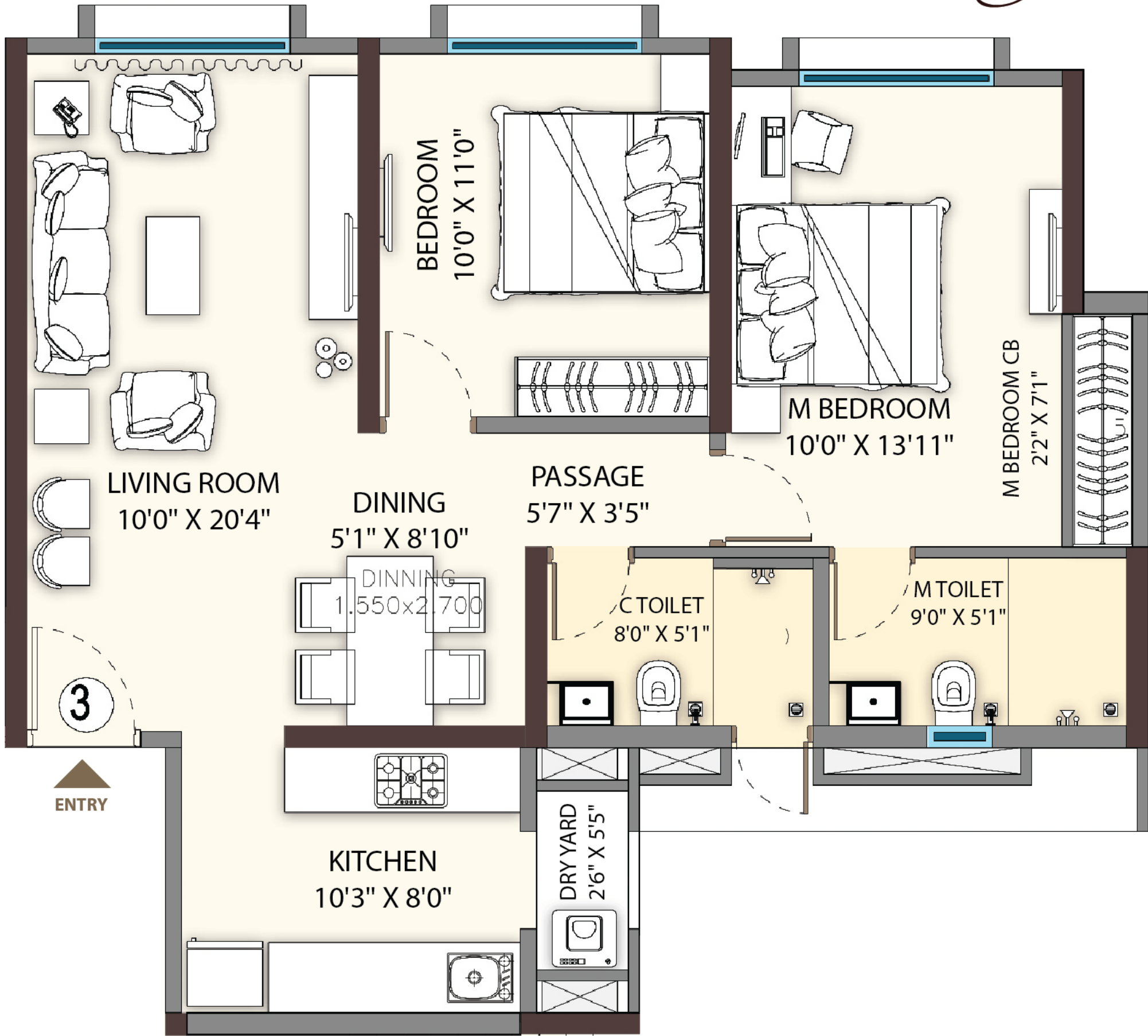
| Type  | Rera            | Dry Yard      | Total Area      |
|-------|-----------------|---------------|-----------------|
| 3 BHK | 1001.16 Sq. Ft. | 11.95 Sq. Ft. | 1013.11 Sq. Ft. |

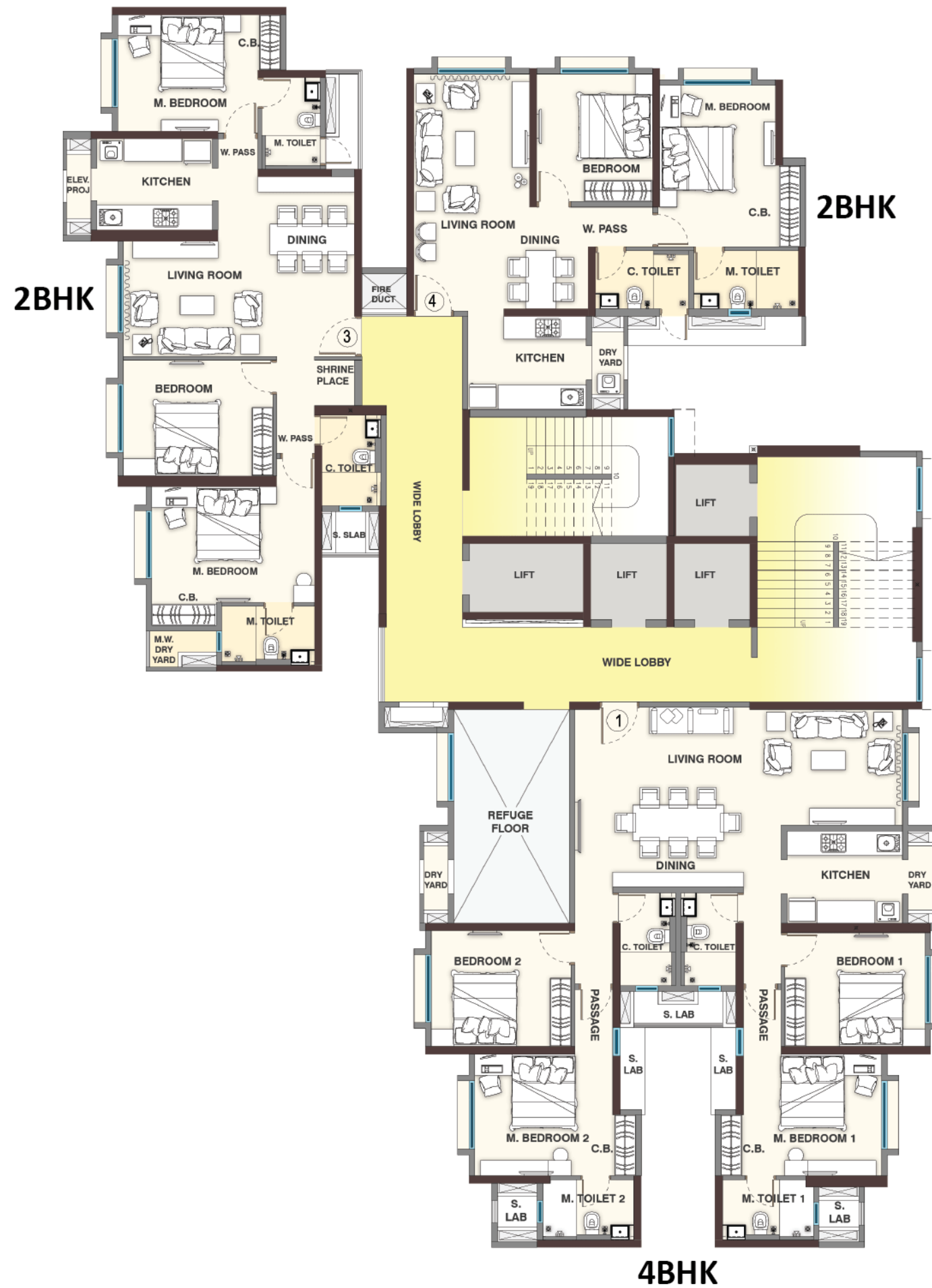


**BLDG. NO. 9 - FERN**  
**FLAT 03 (23RD TO 25TH, 27TH TO 30TH & 32ND FLOOR FLAT)**



| Type  | Rera           | Dry Yard      | Total Area     |
|-------|----------------|---------------|----------------|
| 2 BHK | 743.04 Sq. Ft. | 15.18 Sq. Ft. | 758.22 Sq. Ft. |



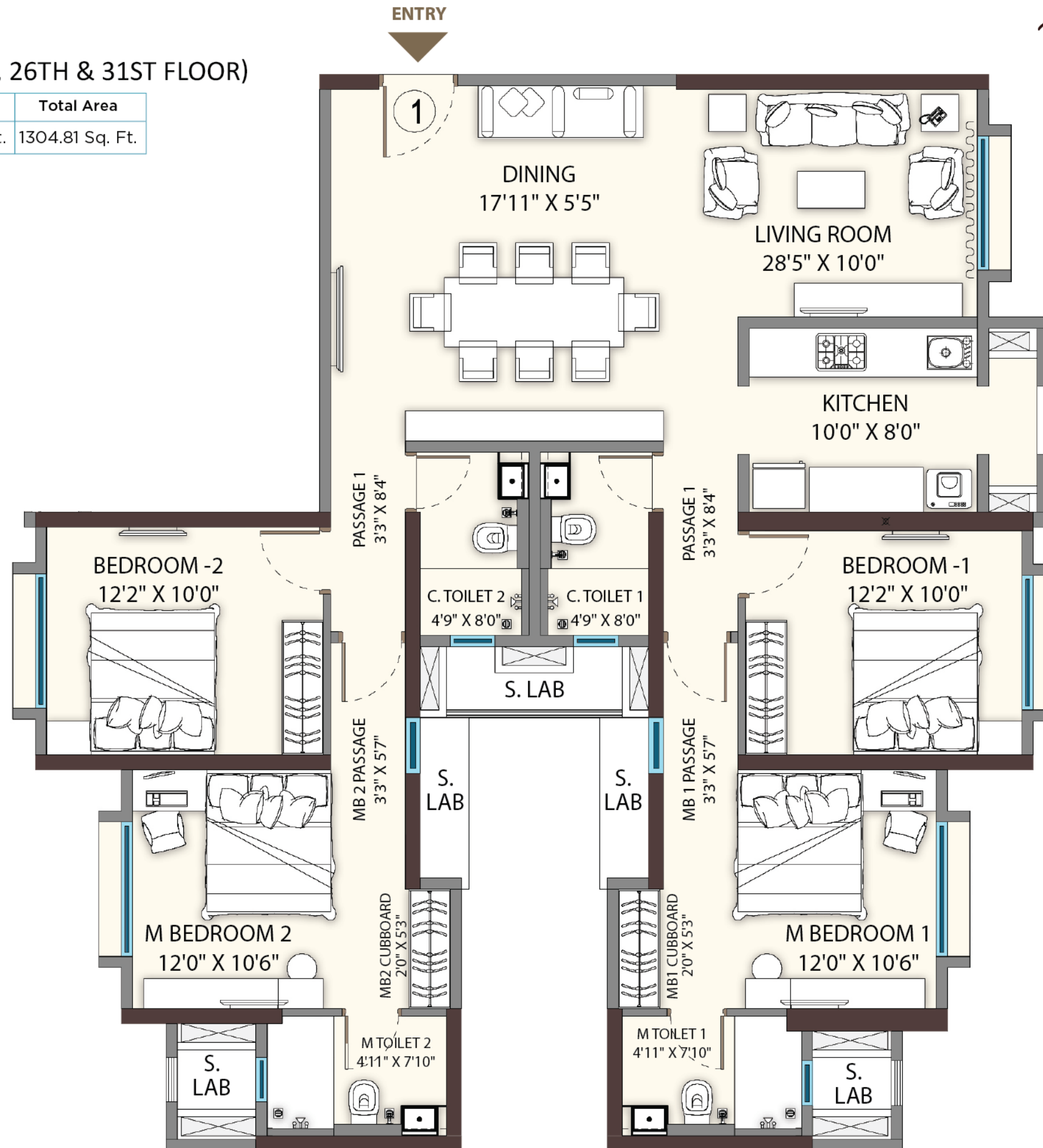


**BUILDING-9 - REFUGE FLOOR PLAN**  
6th, 11th, 16th, 21st, 26th & 31st Floor

## FLAT 01 REFUGE FLOOR PLAN

| Type  | Rera            | Dry Yard      | Total Area      |
|-------|-----------------|---------------|-----------------|
| 4 BHK | 1292.86 Sq. Ft. | 11.95 Sq. Ft. | 1304.81 Sq. Ft. |

| Type  | Rera            | Dry Yard      | Total Area      |
|-------|-----------------|---------------|-----------------|
| 4 BHK | 1292.86 Sq. Ft. | 11.95 Sq. Ft. | 1304.81 Sq. Ft. |

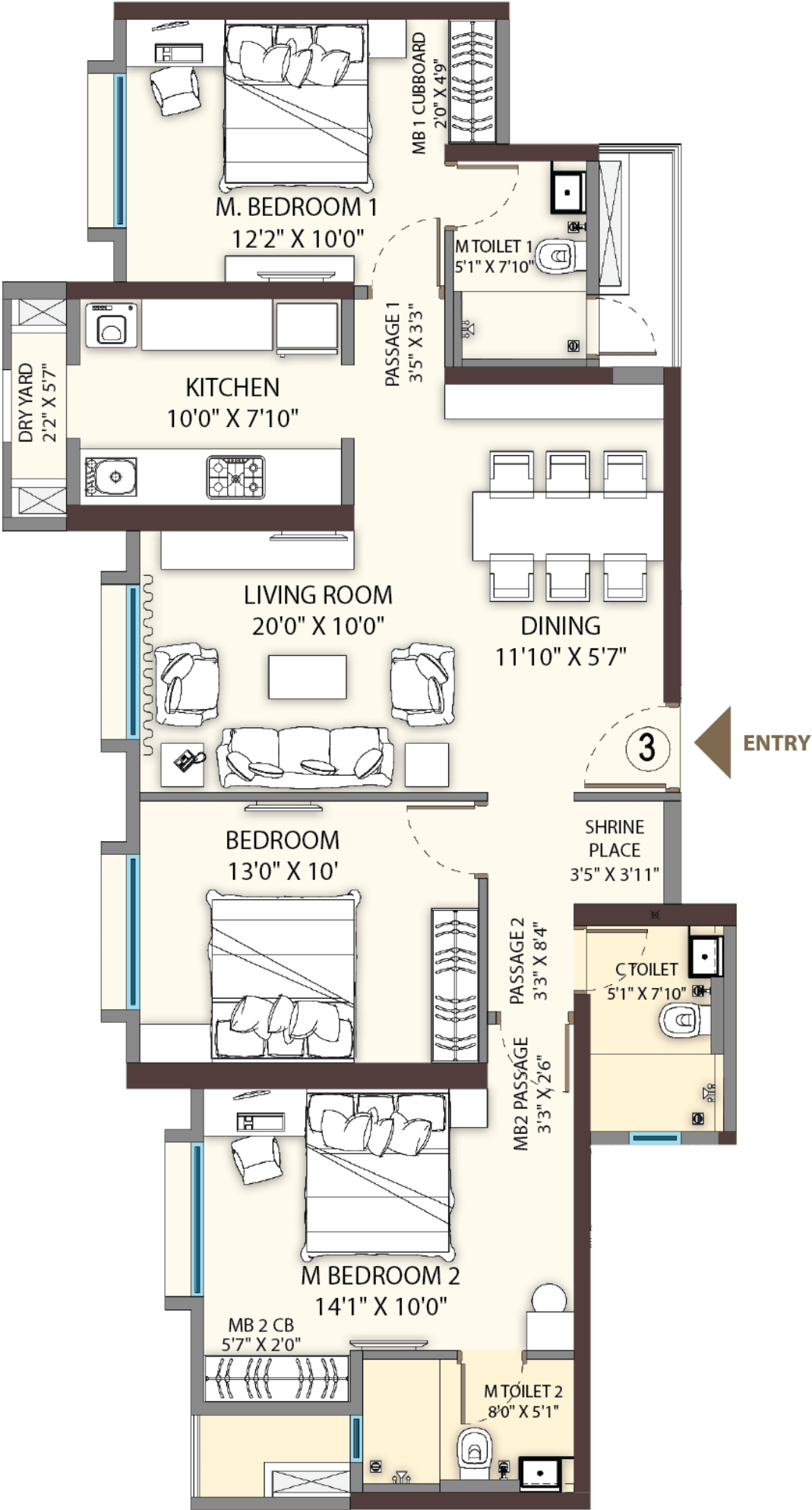


**BLDG. NO. 9 - FERN**

**FLAT 03 REFUGE FLOOR PLAN**

(6TH, 11TH, 16TH, 21ST, 26TH & 31ST FLOOR)

| Type  | Rera            | Dry Yard      | Total Area      |
|-------|-----------------|---------------|-----------------|
| 3 BHK | 1001.16 Sq. Ft. | 11.95 Sq. Ft. | 1013.11 Sq. Ft. |



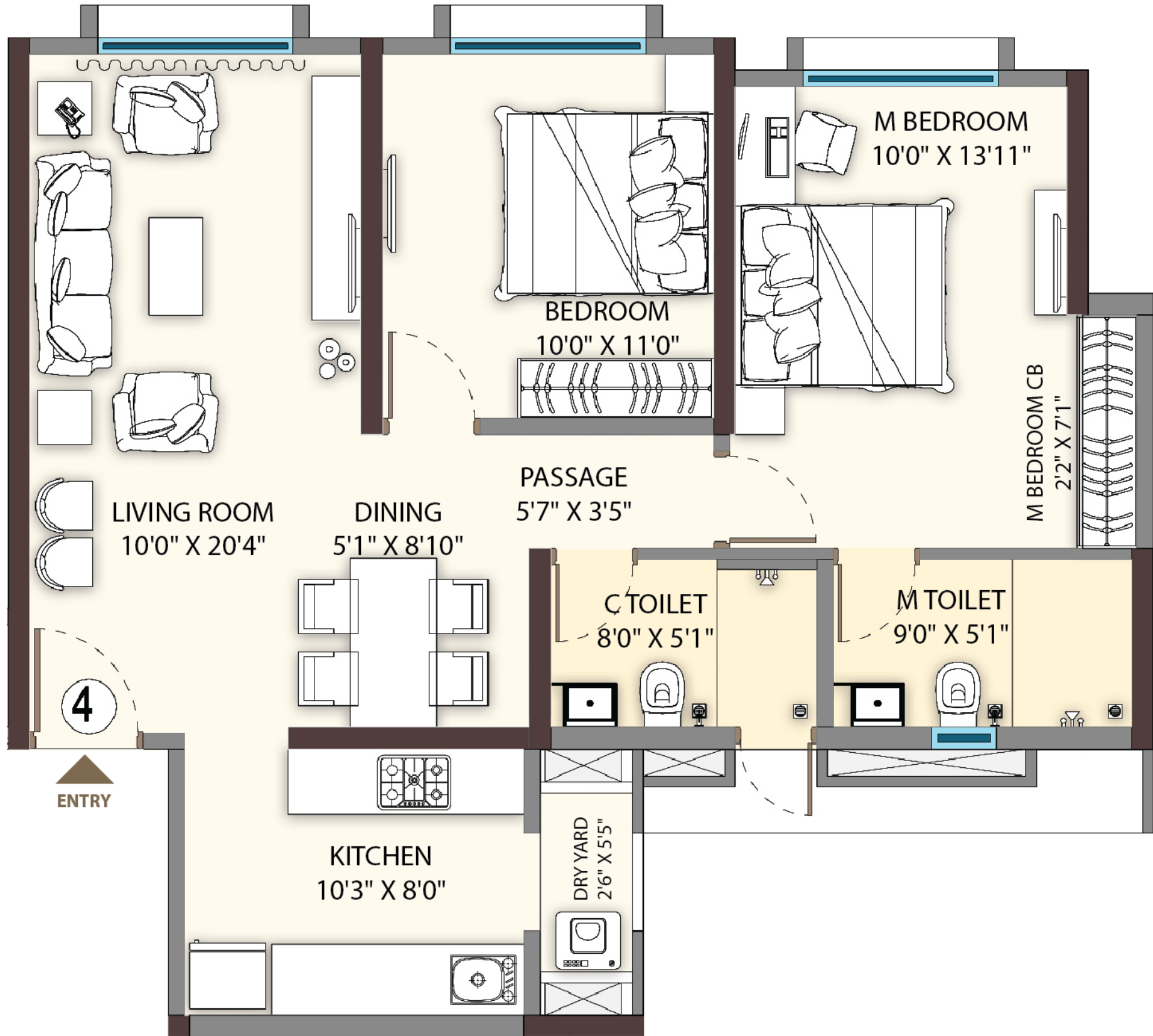
**BLDG. NO. 9 - FERN**

**FLAT 04 REFUGE FLOOR PLAN**

(6TH, 11TH, 16TH, 21ST, 26TH & 31ST FLOOR)



| Type  | Rera           | Dry Yard      | Total Area     |
|-------|----------------|---------------|----------------|
| 2 BHK | 743.04 Sq. Ft. | 15.18 Sq. Ft. | 758.22 Sq. Ft. |





Site Address: Sheth Vasant Lawns, Near Viviana Mall, Eastern Express Highway,  
Thane's Platinum Belt, Thane (W), 400 601.



MahaRERA registration number: **P51700003655** website <https://maharera.mahaonline.gov.in> under registered projects.

Disclaimer: All the plans, drawings, facilities etc. are subject to the approval of the respective authorities and would be changed if required. The discretion remains with Sheth Developers Pvt. Ltd. All renderings and maps are artist's impression and not actual depiction and Sheth Developers Pvt. Ltd. reserves the right to make changes at any time, without notice or obligation to the information contained in this brochure. T&C Apply.  
Project funded by IndusInd Bank Limited & Bajaj Housing Finance Limited.