



—◆—
**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

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!*

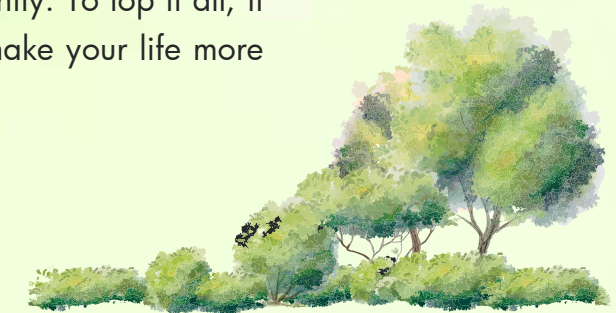
— PRESENTING —

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



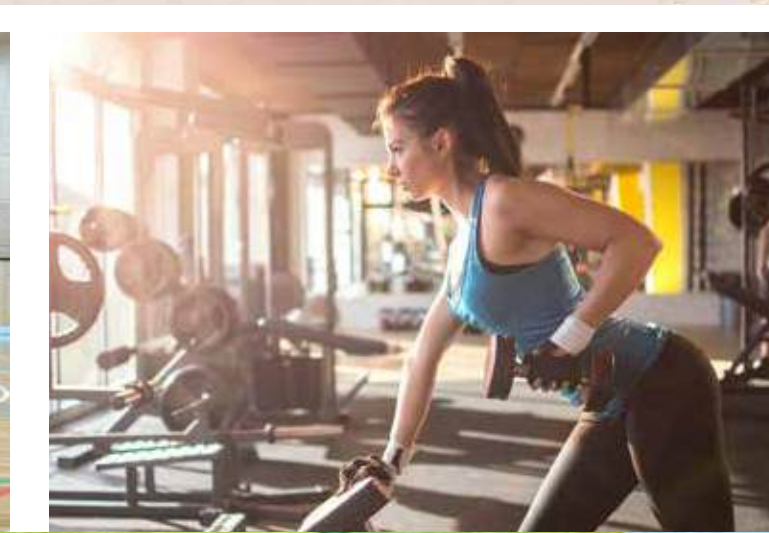
 SWIMMING POOL




 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 sundecks.

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

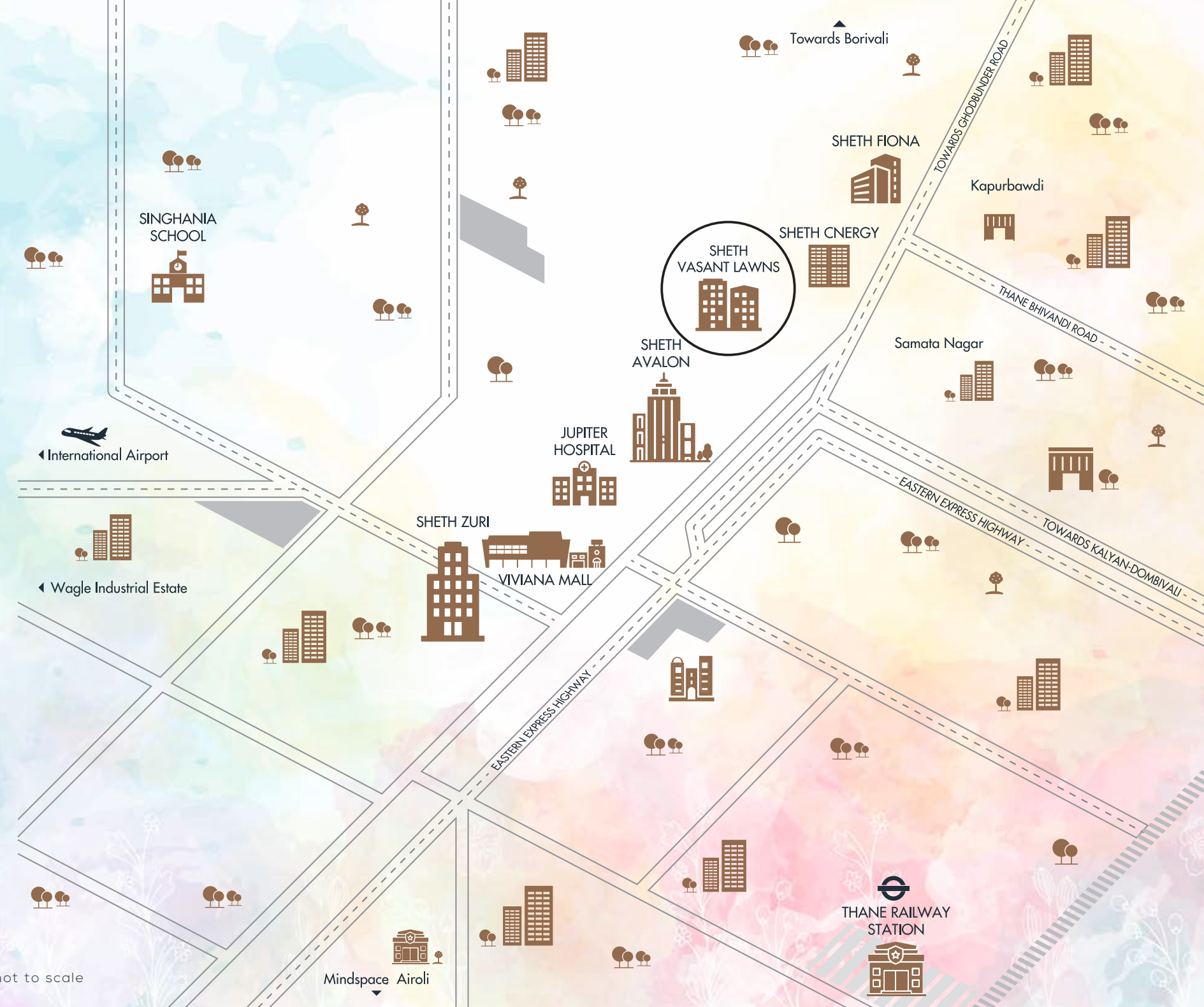


LANDSCAPE ARCHITECT - SITE CONCEPTS INTERNATIONAL PVT LTD, SINGAPORE



RCC CONSULTANT - J W CONSULTANTS LLP





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.



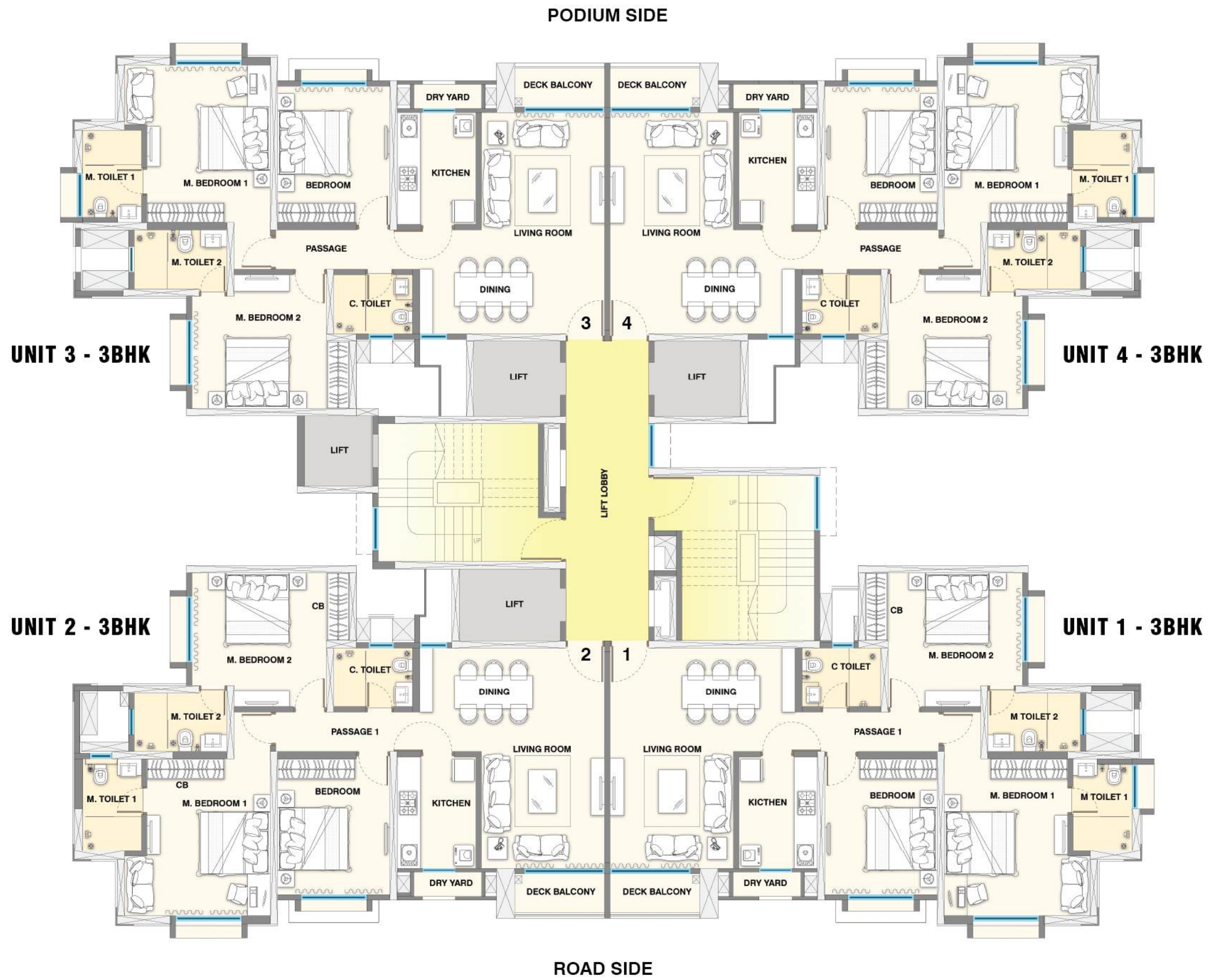
Artist's Impression

Presenting VASANT LAWNES 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

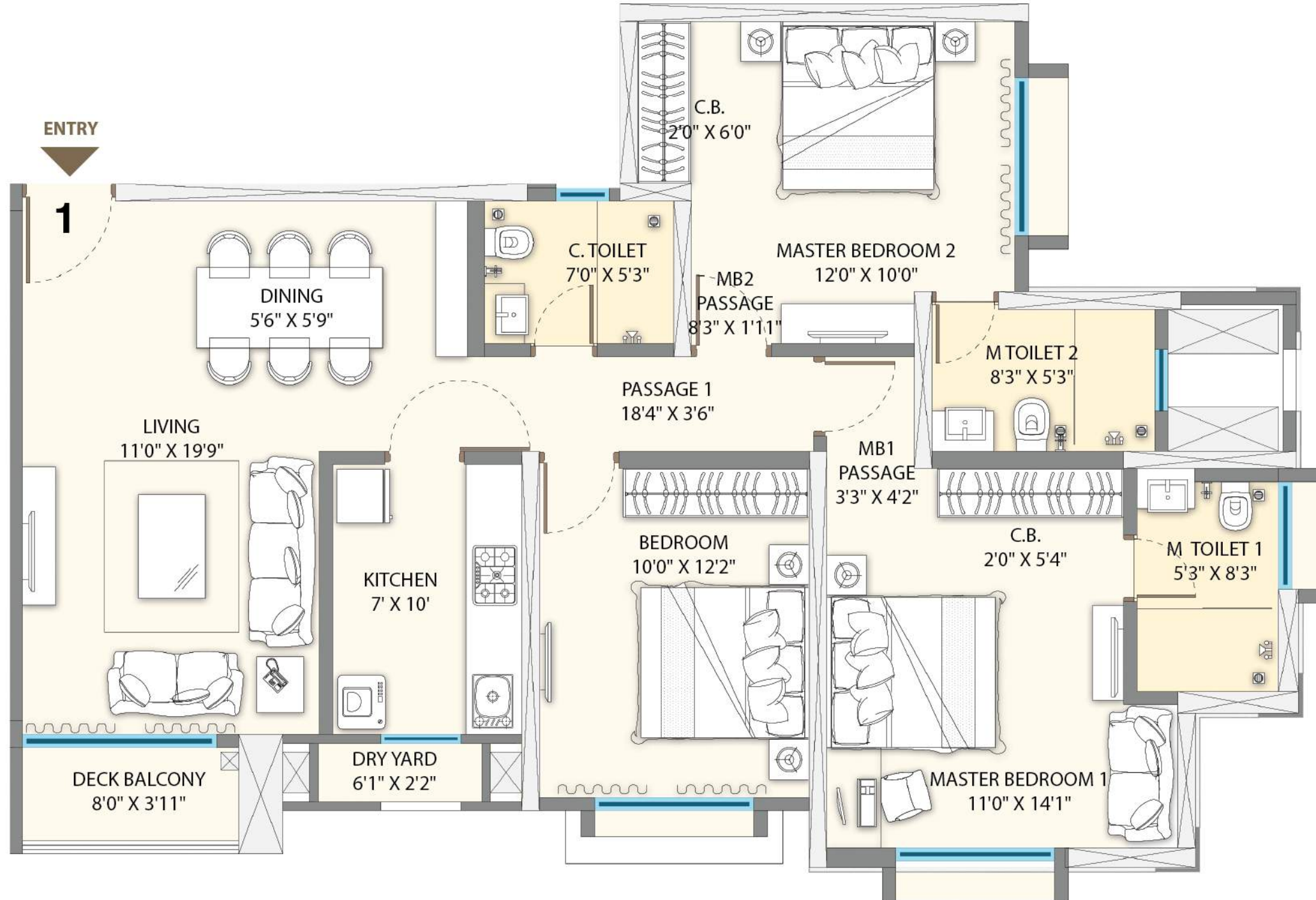


BLDG. NO. 8 - GLADE

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.

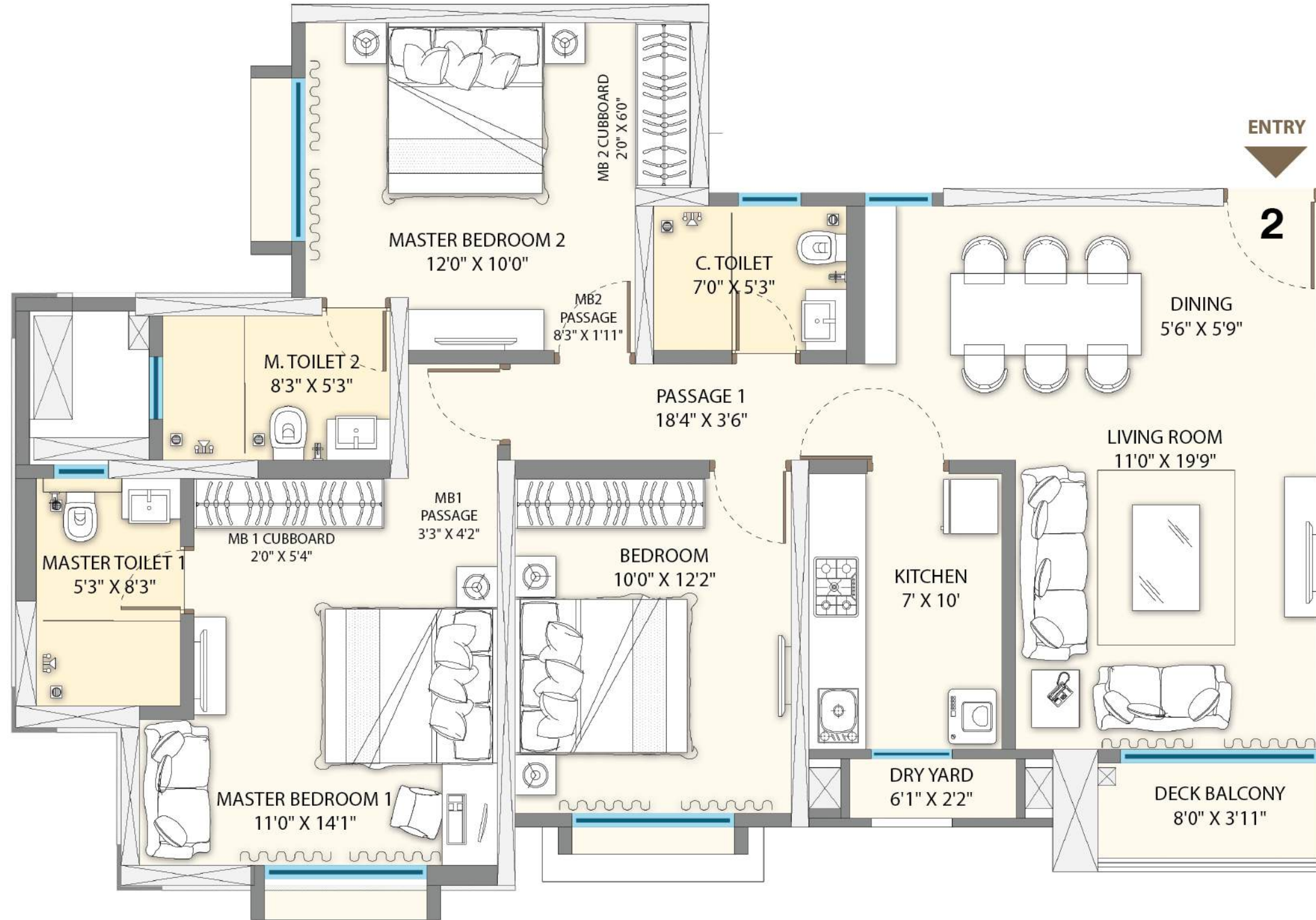


BLDG. NO. 8 - GLADE

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.

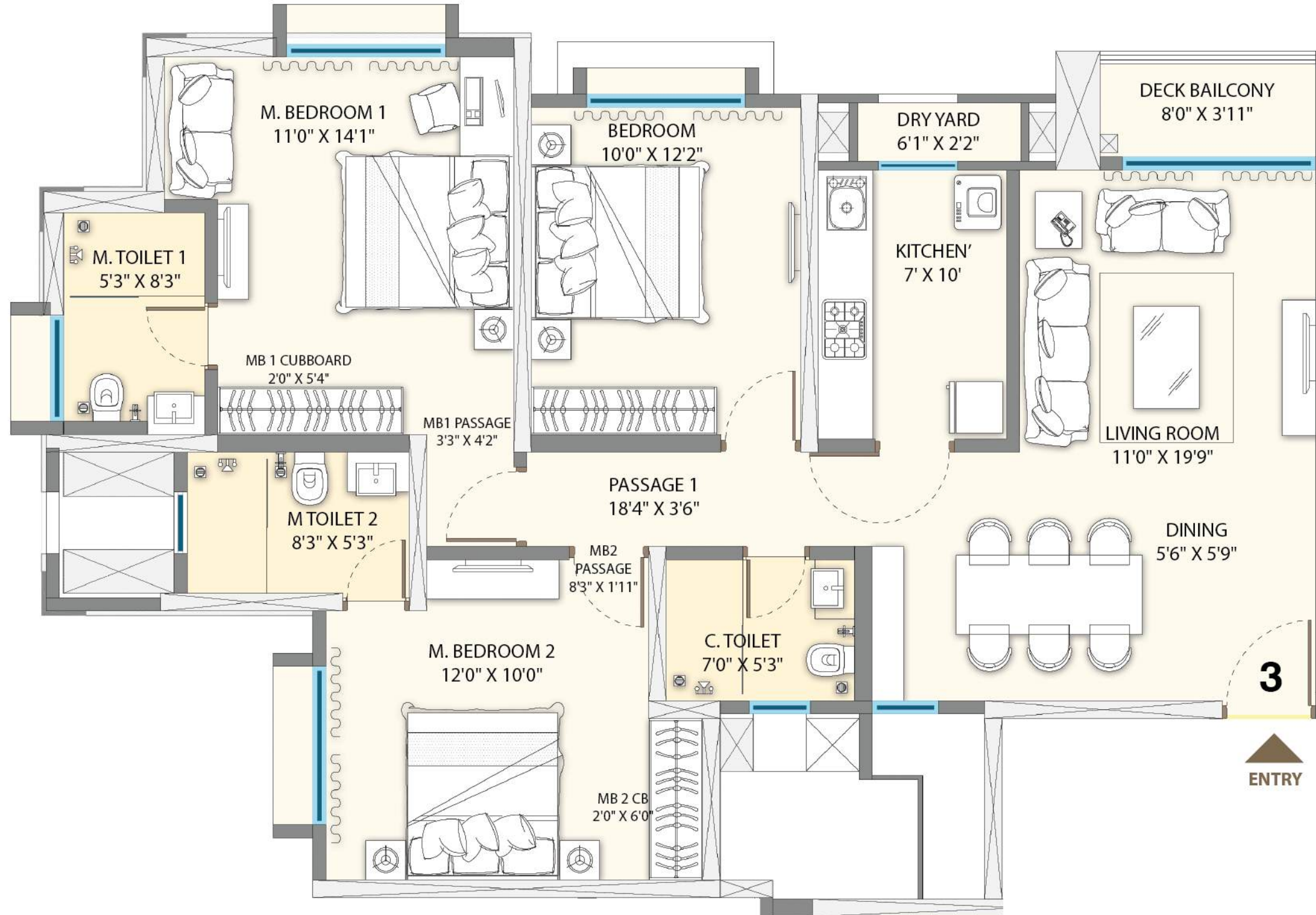


BLDG. NO. 8 - GLADE

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.

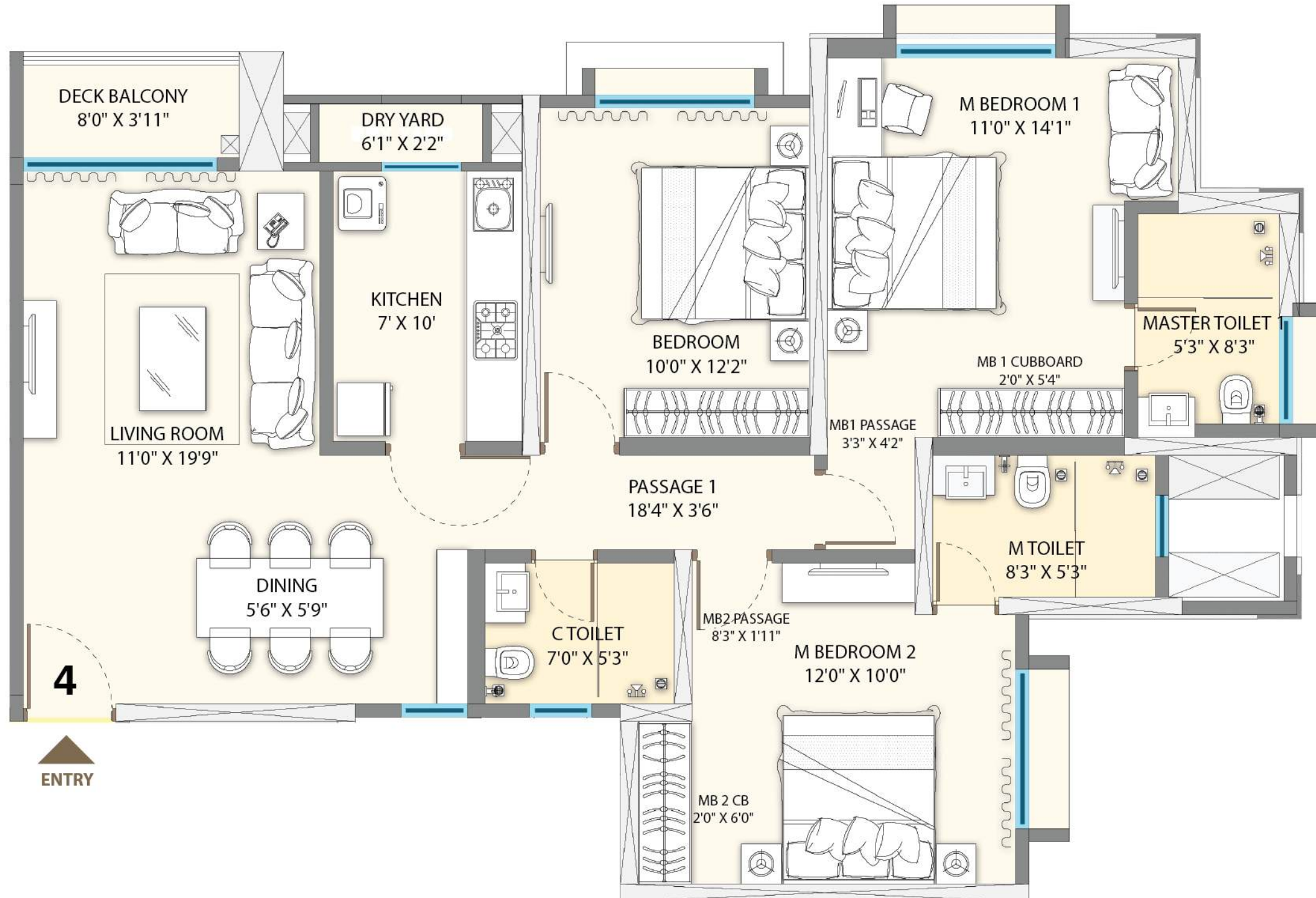


BLDG. NO. 8 - GLADE

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.



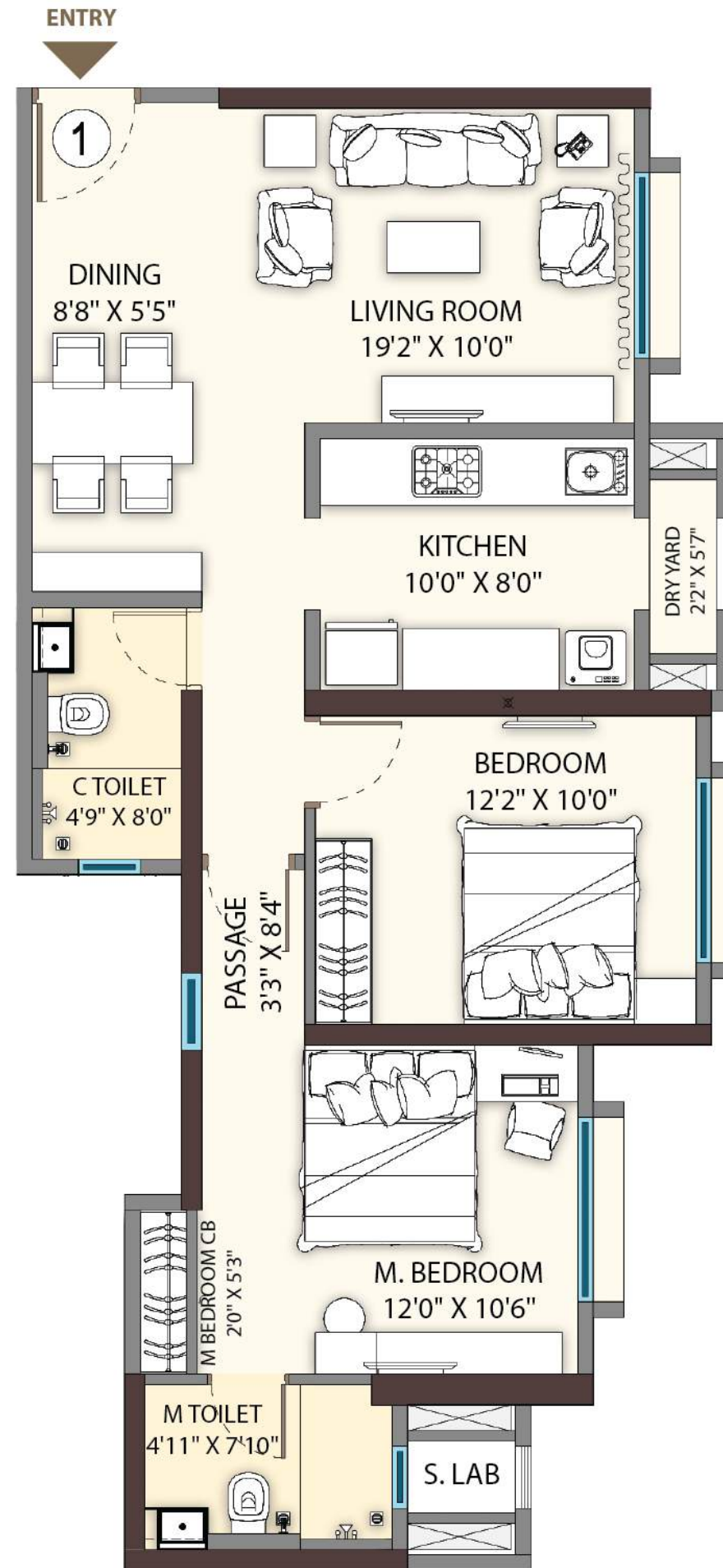


BUILDING-9 - TYPICAL FLOOR PLAN
1st to 5th, 7th to 10th, 12th to 15th, 17th to 22nd Floor

BLDG. NO. 9 - FERN

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

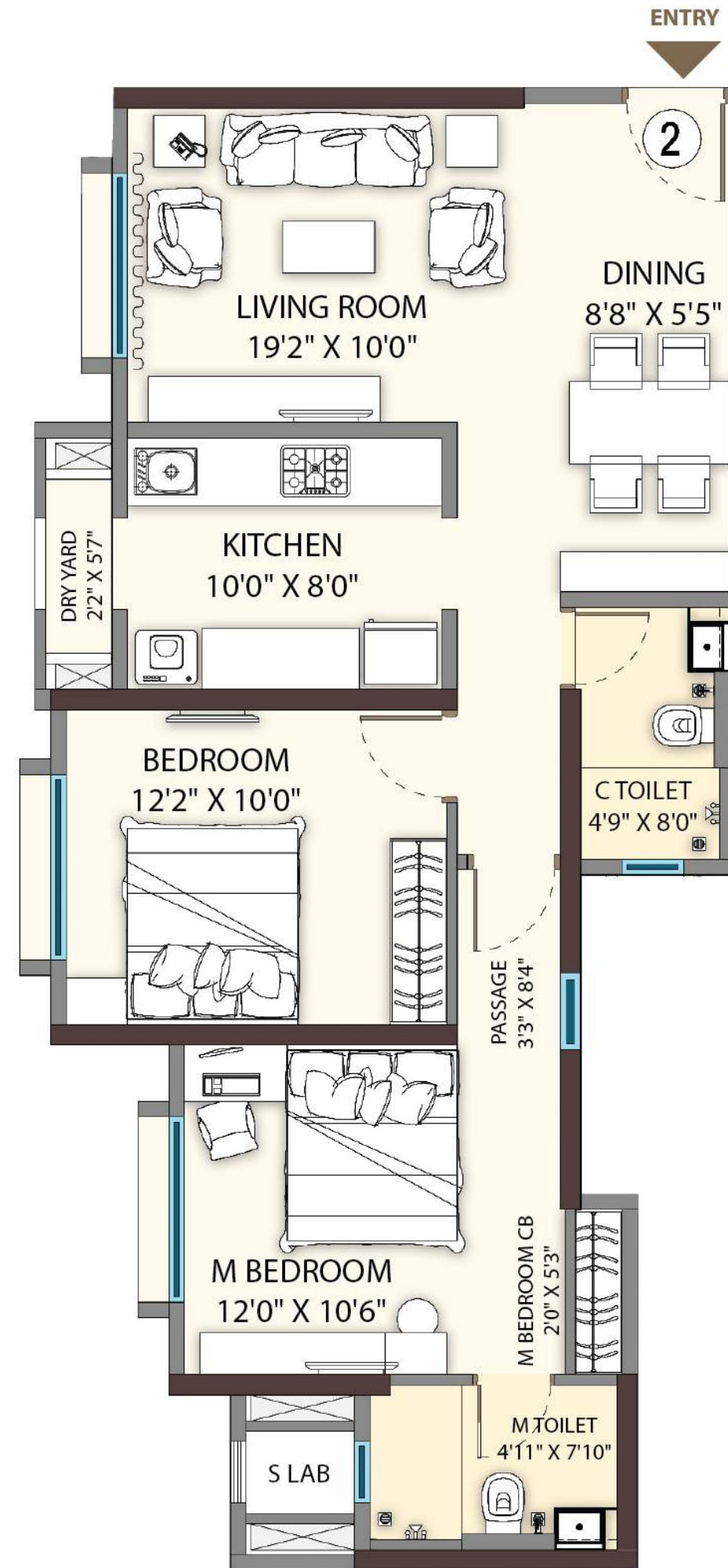
Type	Rera	Dry Yard	Total Area
2 BHK	741.85 Sq. Ft.	11.95 Sq. Ft.	753.80 Sq. Ft.



BLDG. NO. 9 - FERN

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

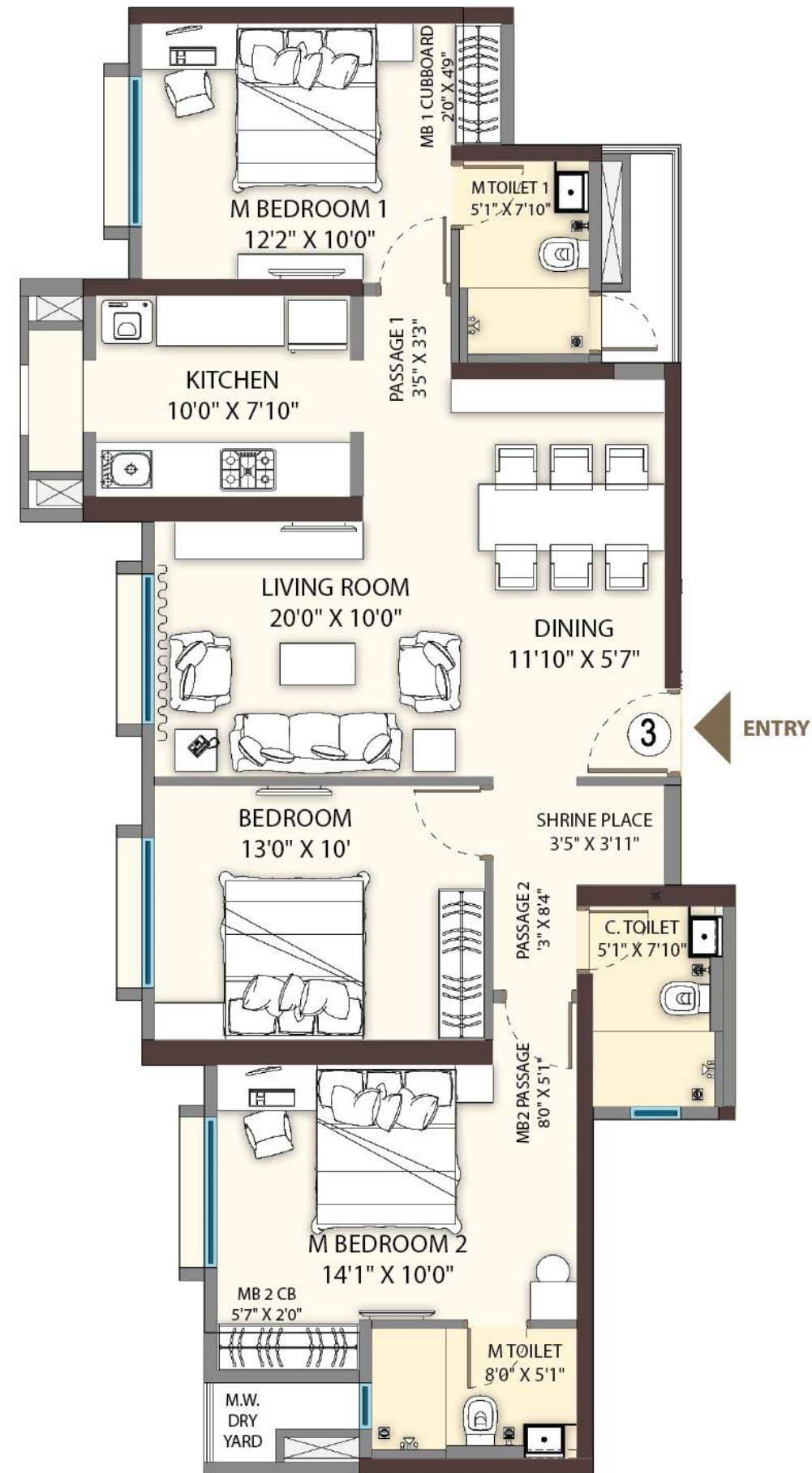
Type	Rera	Dry Yard	Total Area
2 BHK	742.29 Sq. Ft.	11.95 Sq. Ft.	754.24 Sq. Ft.



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.

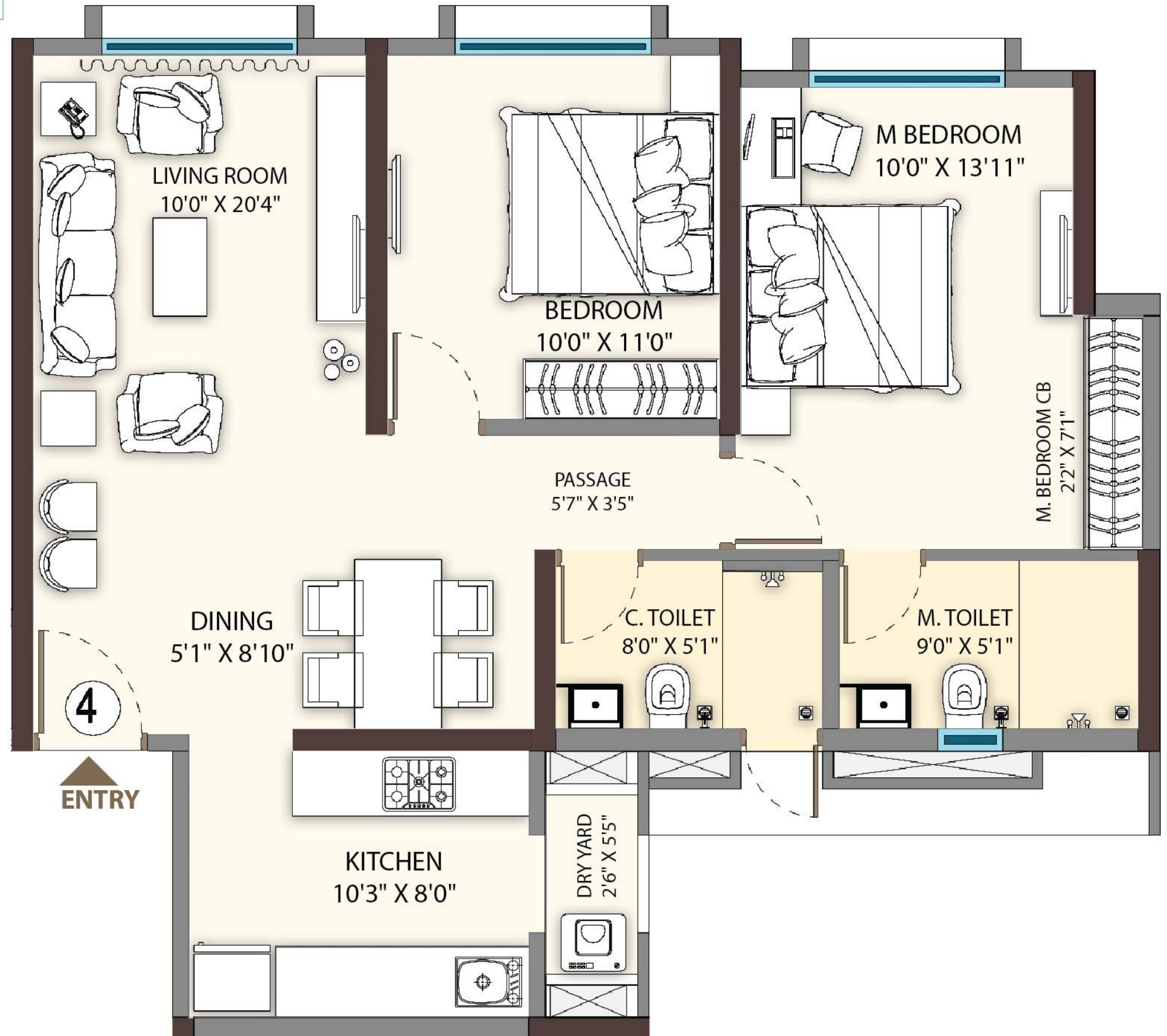


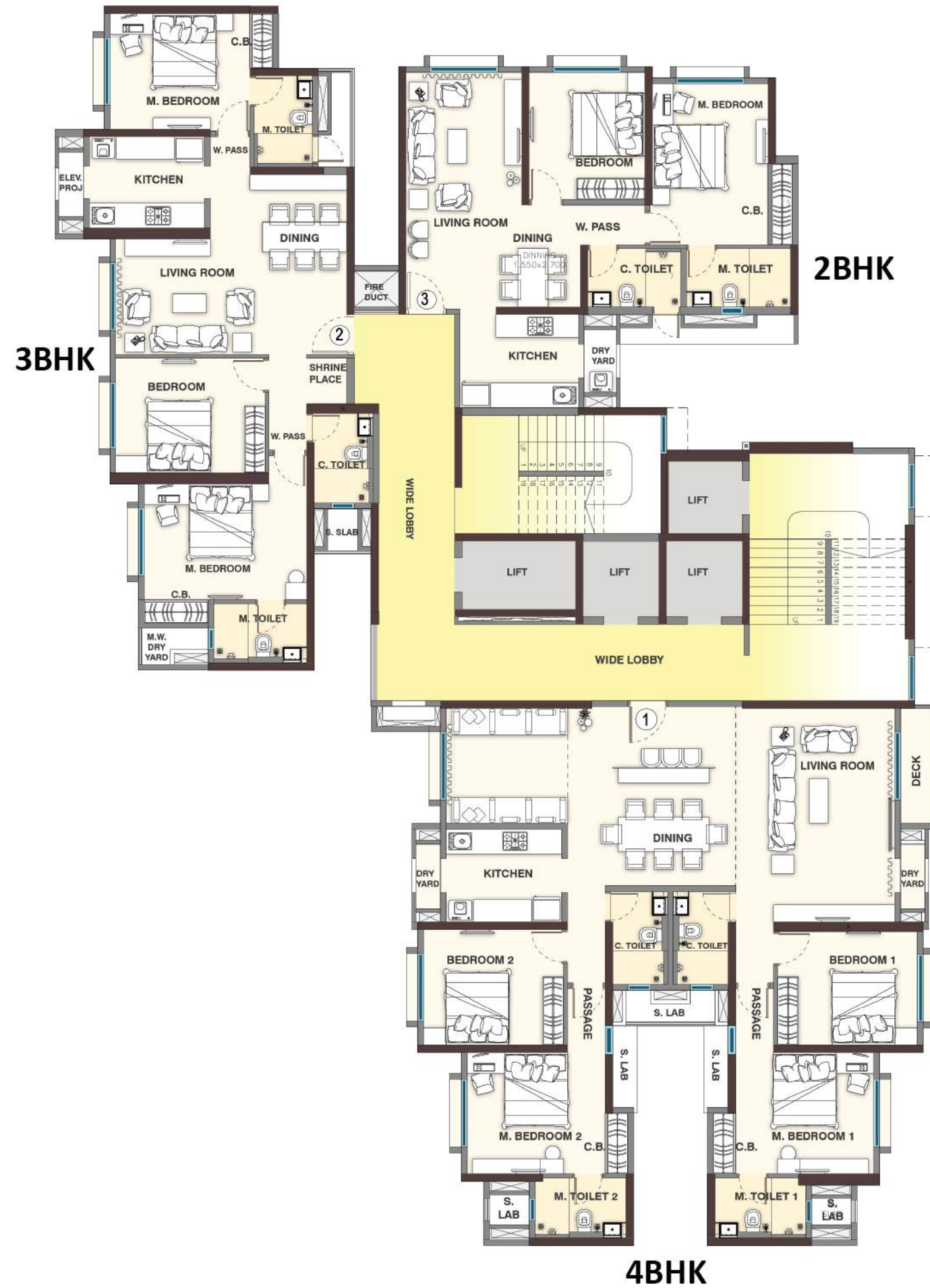
BLDG. NO. 9 - FERN

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.





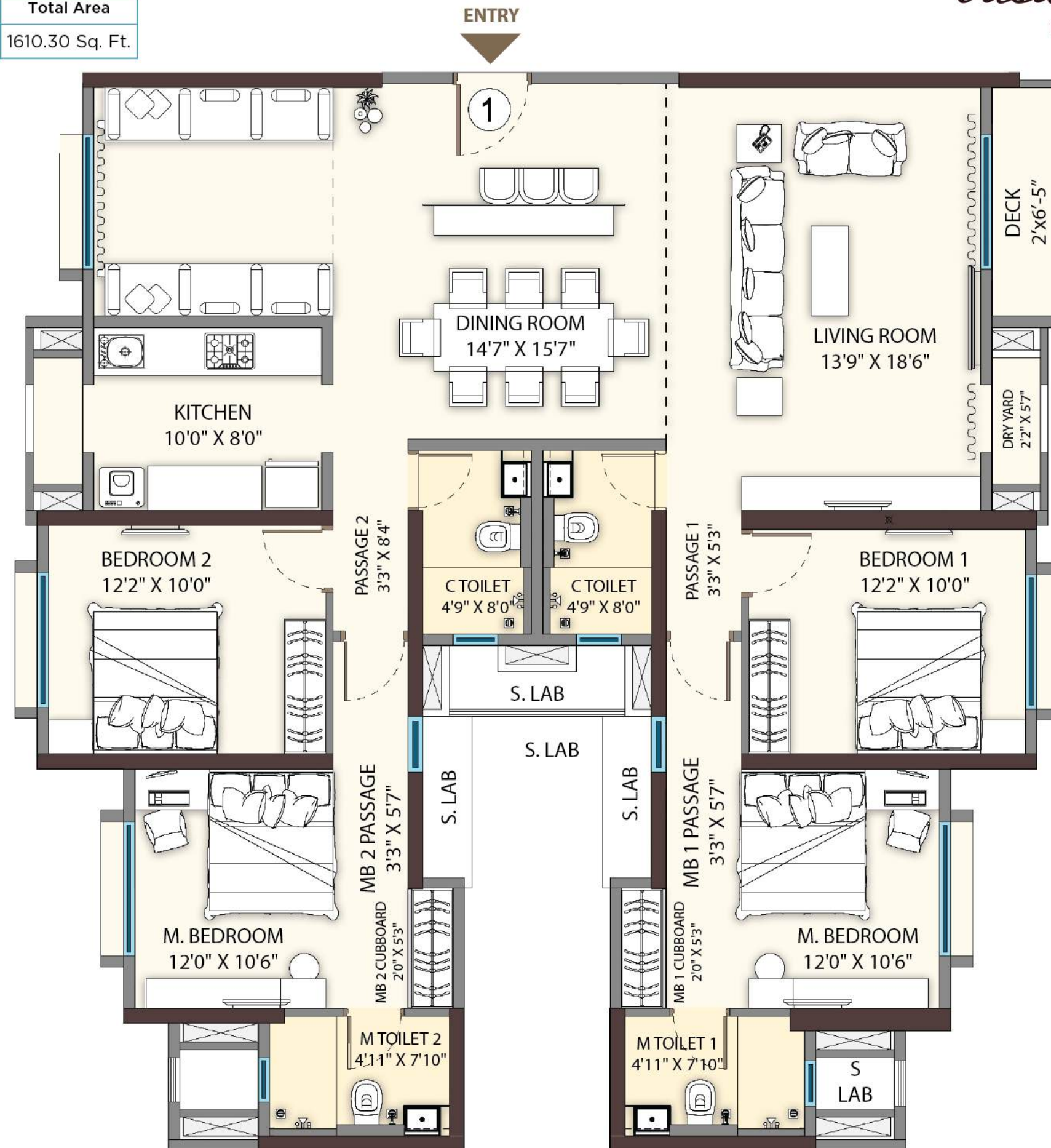
BUILDING-9 - TYPICAL FLOOR PLAN
23rd to 25th, 27th to 30th & 32nd Floor Flat

BLDG. NO. 9 - FERN

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



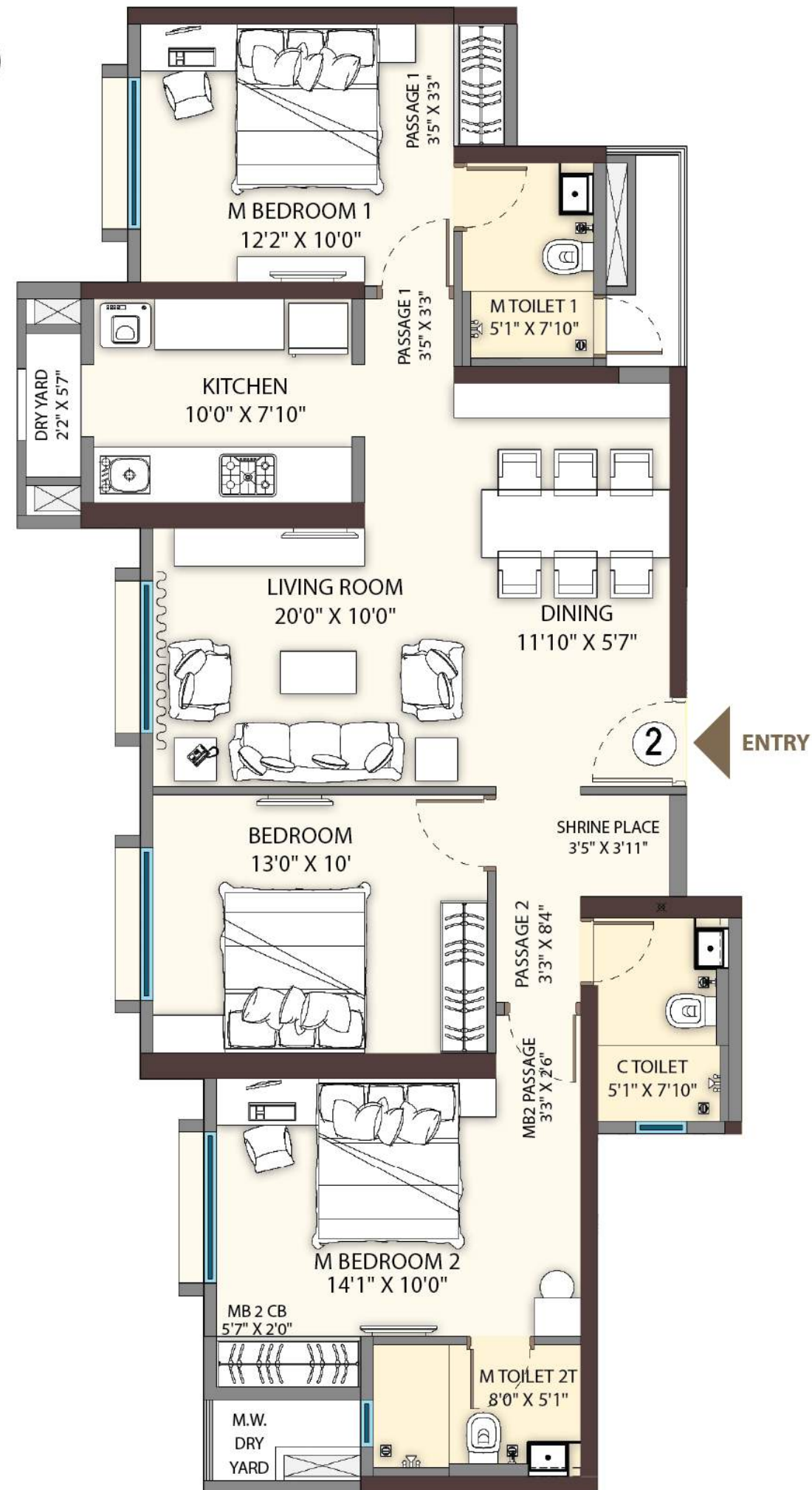
Type	Rera	Deck	Dry Yard	Total Area
4 BHK	1555.18 Sq. Ft.	31.22 Sq. Ft.	23.90 Sq. Ft.	1610.30 Sq. Ft.



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.



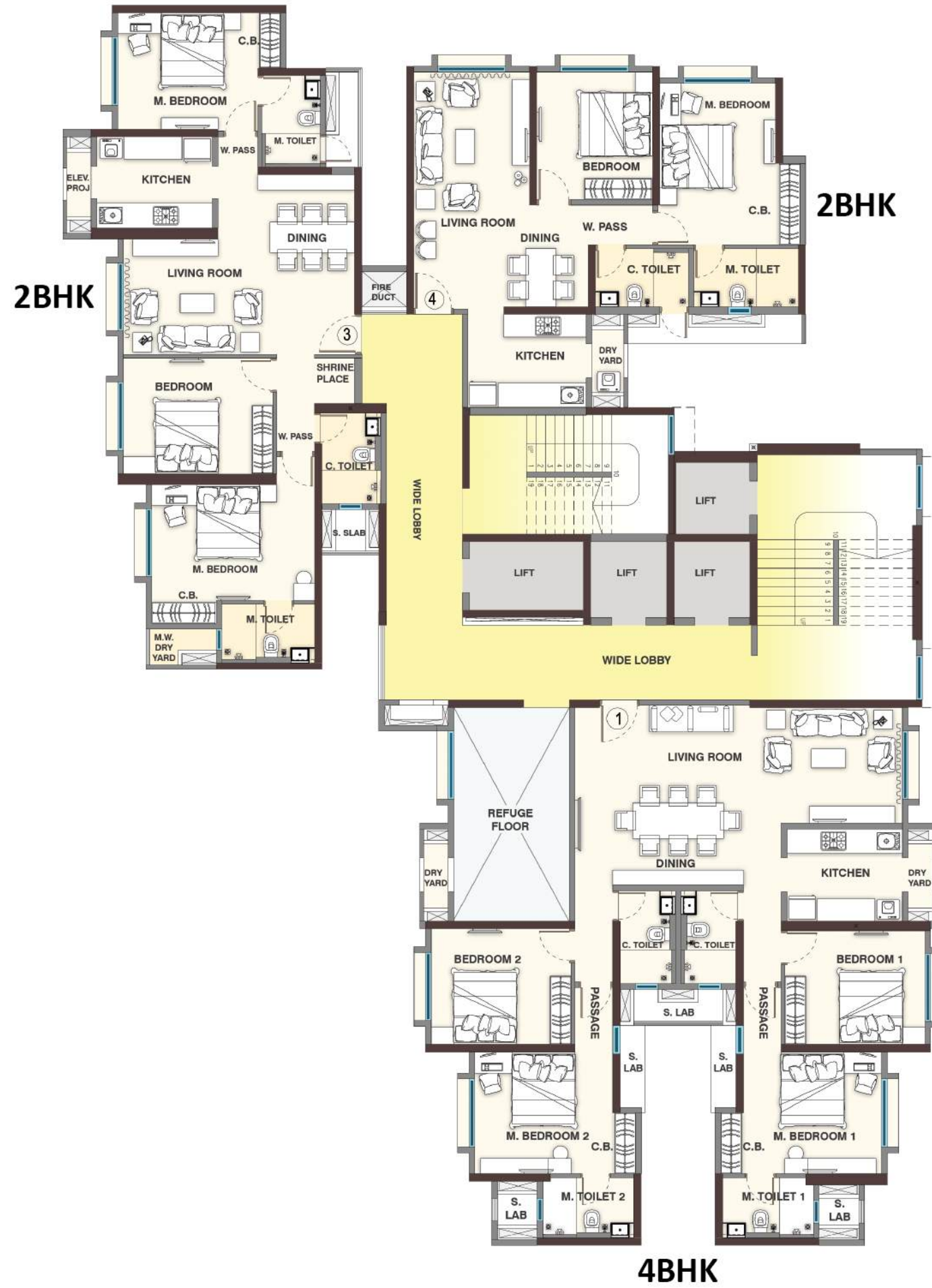
BLDG. NO. 9 - FERN

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.





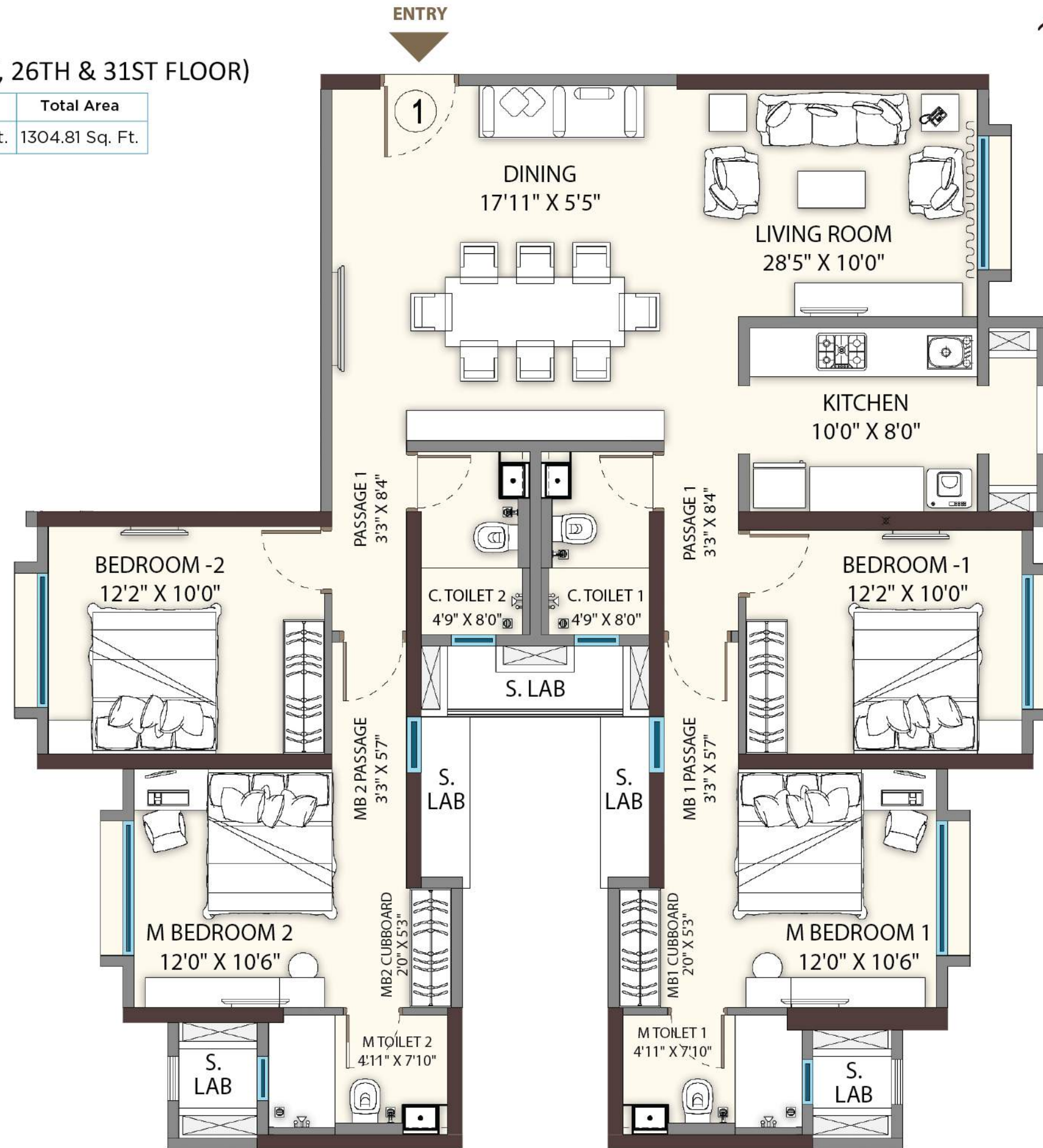
BUILDING-9 - REFUGE FLOOR PLAN
6th, 11th, 16th, 21st, 26th & 31st Floor

BLDG. NO. 9 - FERN

FLAT 01 REFUGE FLOOR PLAN

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

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

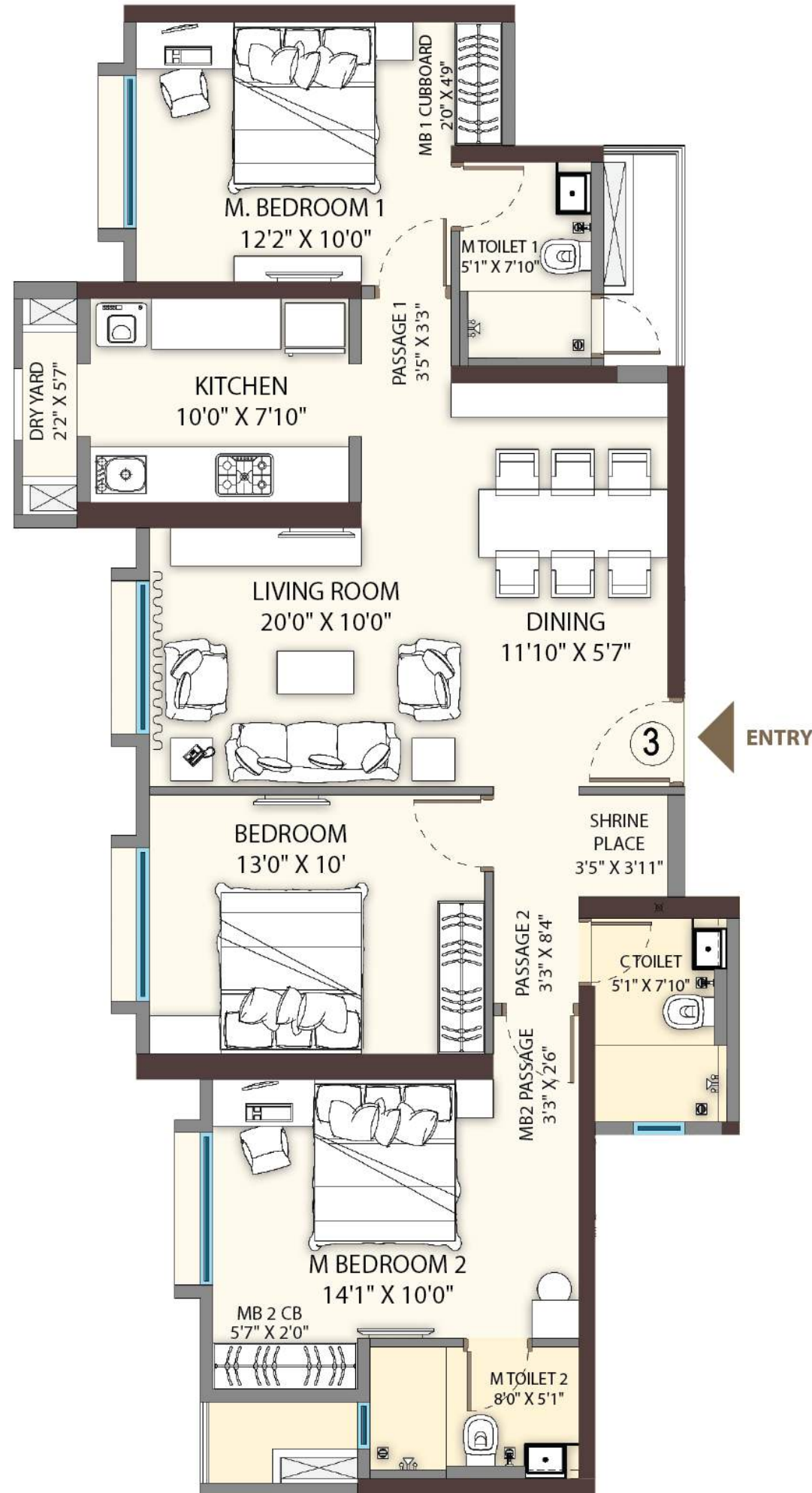


BLDG. NO. 9 - FERN

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.



sheth

ASHWIN SHETH GROUP

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.