



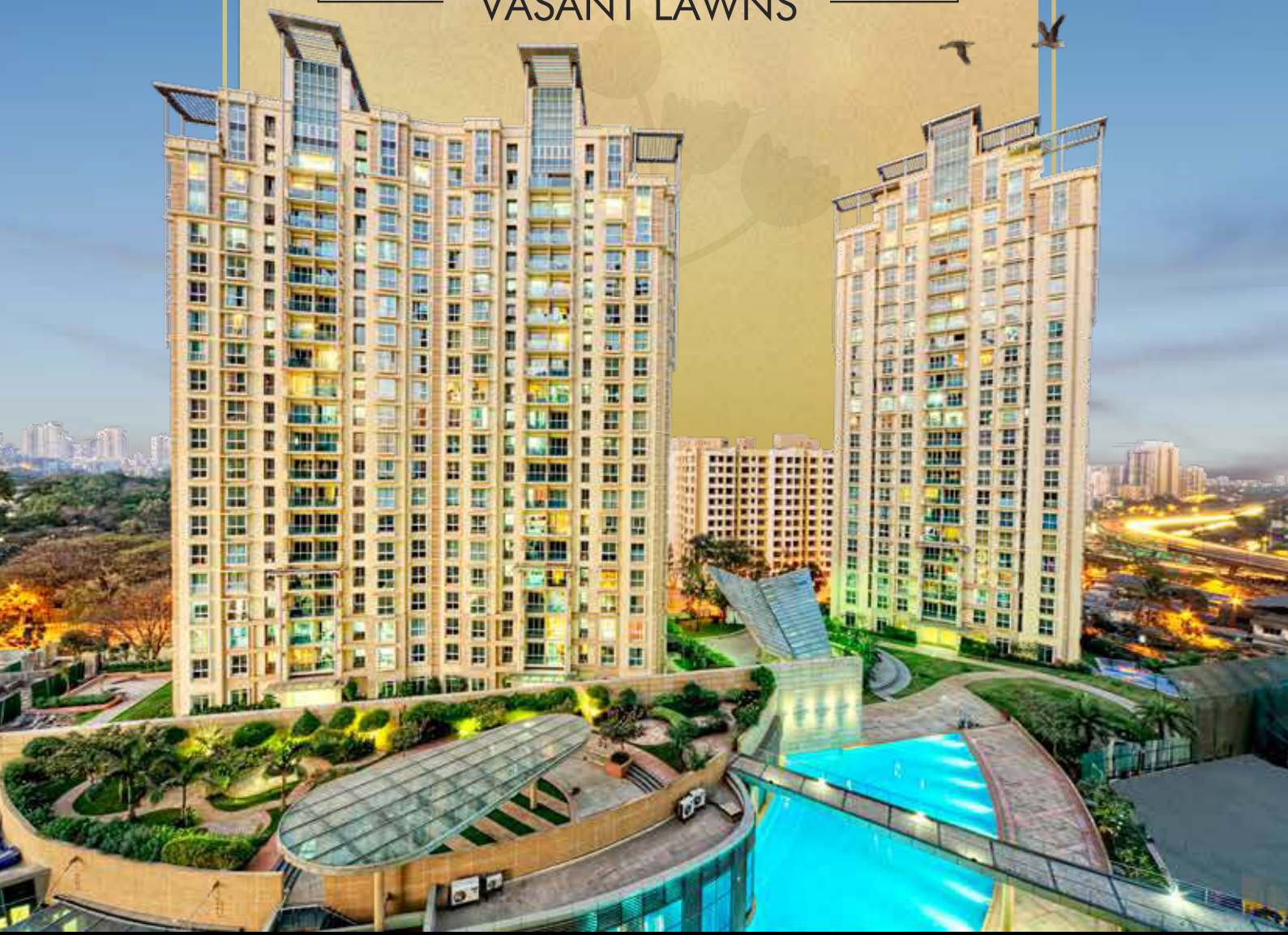
ashwin sheth
our world reflects your world

AN
ICONIC LANDMARK
THAT ELEVATES
YOU ABOVE ALL

— PRESENTING —

FERN

AT
VASANT LAWNS



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

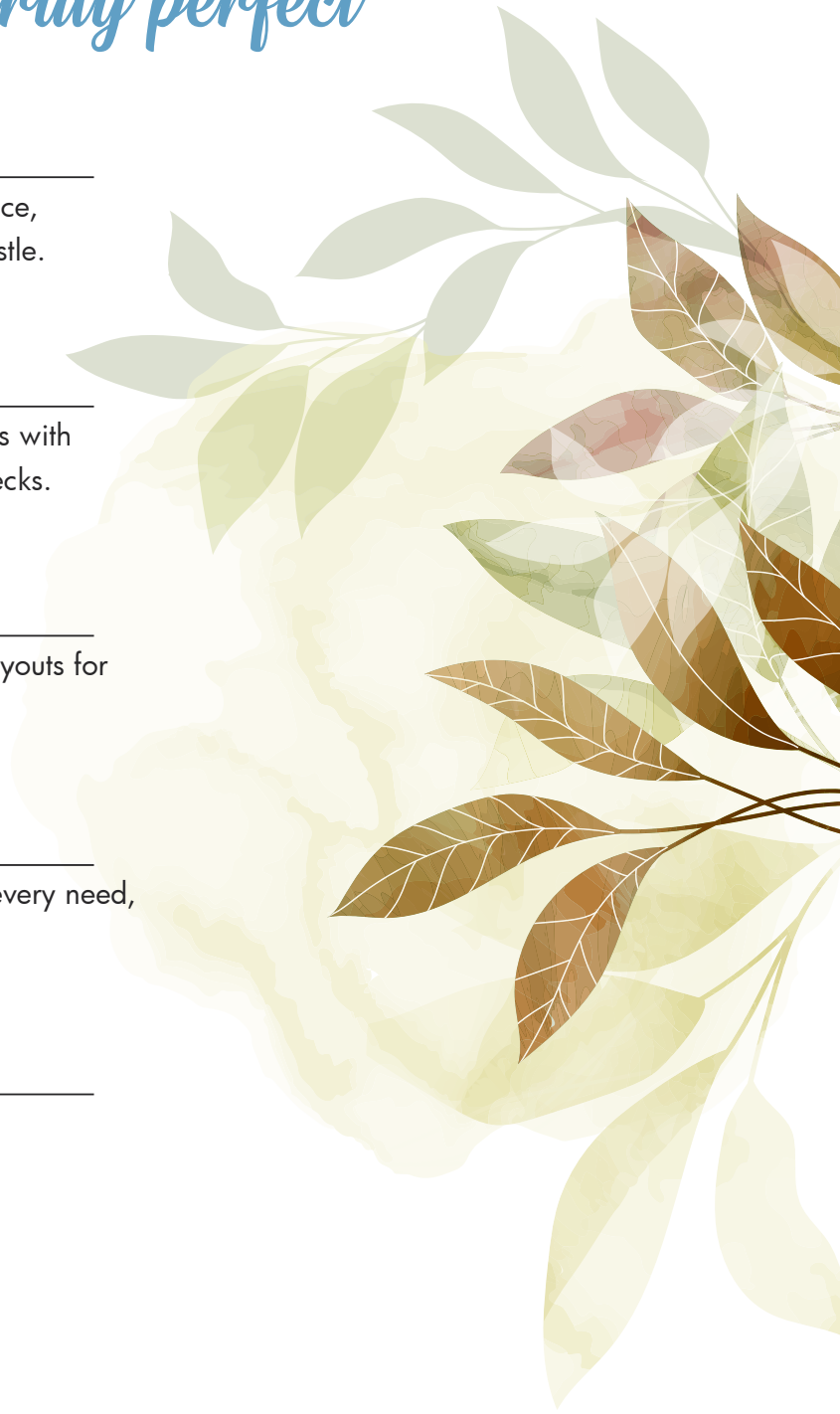
Fern embraces biophilic design with spacious layouts for well-being, providing daylight and green views.

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.



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

HIGHLIGHTS



Plush 2, 3 & 4
bedroom apartments



Yoor Hills &
City View Homes



Unbridled privacy
and lifestyle



Ready-to-use
thoughtful amenities



50% open spaces with
boundless recreations



Abundant green
spaces



Home to
over 550 families



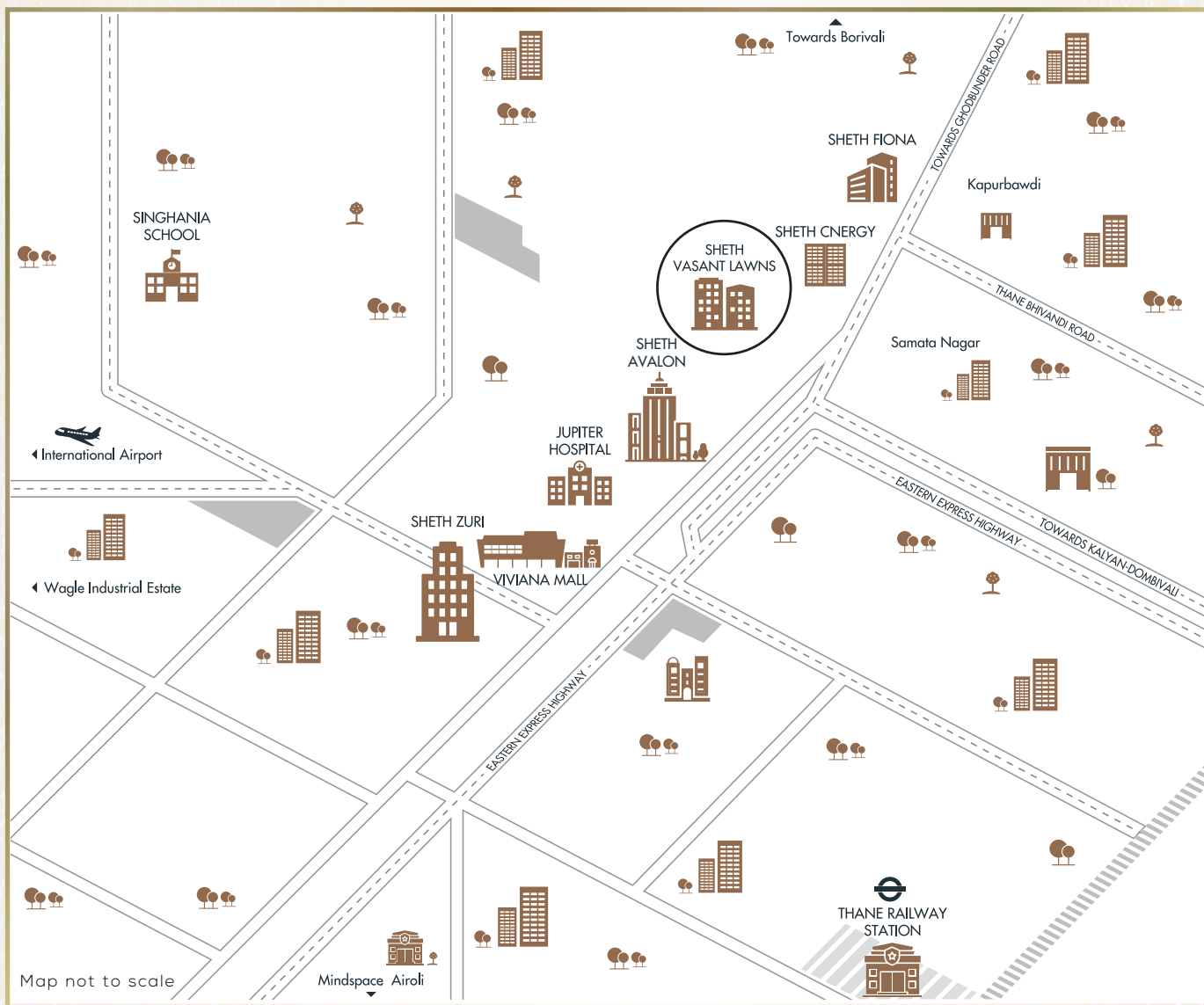
Sun deck in
every apartment



image used for representation

LOCATION SO PRIME, YOU WOULDN'T WANT TO MISS OUT.

Located in the heart of the city, you will find everything you would've ever dreamt of just around the corner. Strategically developed in the prime zone of Thane, this gated community is blessed with outstanding connectivity and easy accessibility to make your life convenient.



RETAIL & RECREATION

Viviana Mall	0.2 Kms
Korum Mall, Thane	1.5 Kms
R Mall, Thane	5.5 Kms

HEALTHCARE

Jupiter Hospital	0.1 Kms
E.S.I.C. Hospital	3.0 Kms
Horizon Hospital	4.0 Kms

EDUCATION

Singhania School	1.3 Kms
Euro Kids	2.0 Kms
DAV International School	2.3 Kms
NKT Degree College	2.7 Kms
K.C. College of Engineering	5.0 Kms

CONNECTIVITY

Upcoming Metro Station	0.2 Kms
Thane Railway Station	3.9 Kms

AN INDULGENT LIFESTYLE BRIMMING WITH LUXURY, PRIVILEGE AND SPLENDOUR

Vasant Lawns is an extravagant lifestyle with colossal 3 Bedroom Residences granted with spacious rooms and commodious sun decks. Sprawling over 7 acres of space, these homes come with the best of convenience and a multitude of thoughtful amenities. Own a lavish life for an unparalleled everyday living.



RERA CARPET AREA = 92.02 SM / 991 SFT
BALCONY AREA = 10.05 SM / 108 SFT
UTILITY AREA = 2.03 SM / 22 SFT
TOTAL USABLE CARPET AREA = 1121 SFT

RERA CARPET AREA = 69.05 SM / 743 SFT
BALCONY AREA = 7.07 SM / 76 SFT
UTILITY AREA = 1.9 SM / 21 SFT
TOTAL USABLE CARPET AREA = 840 SFT



RERA CARPET AREA = 68.81 SM / 741 SFT
BALCONY AREA = 7.15 SM / 77 SFT
UTILITY AREA = 1.94 SM / 21 SFT
TOTAL USABLE CARPET AREA = 839 SFT

RERA CARPET AREA = 69.66 SM / 750 SFT
BALCONY AREA = 6.05 SM / 65 SFT
UTILITY AREA = 1.41 SM / 15 SFT
TOTAL USABLE CARPET AREA = 830 SFT

TYPICAL FLOOR PLAN



MASTER LAYOUT

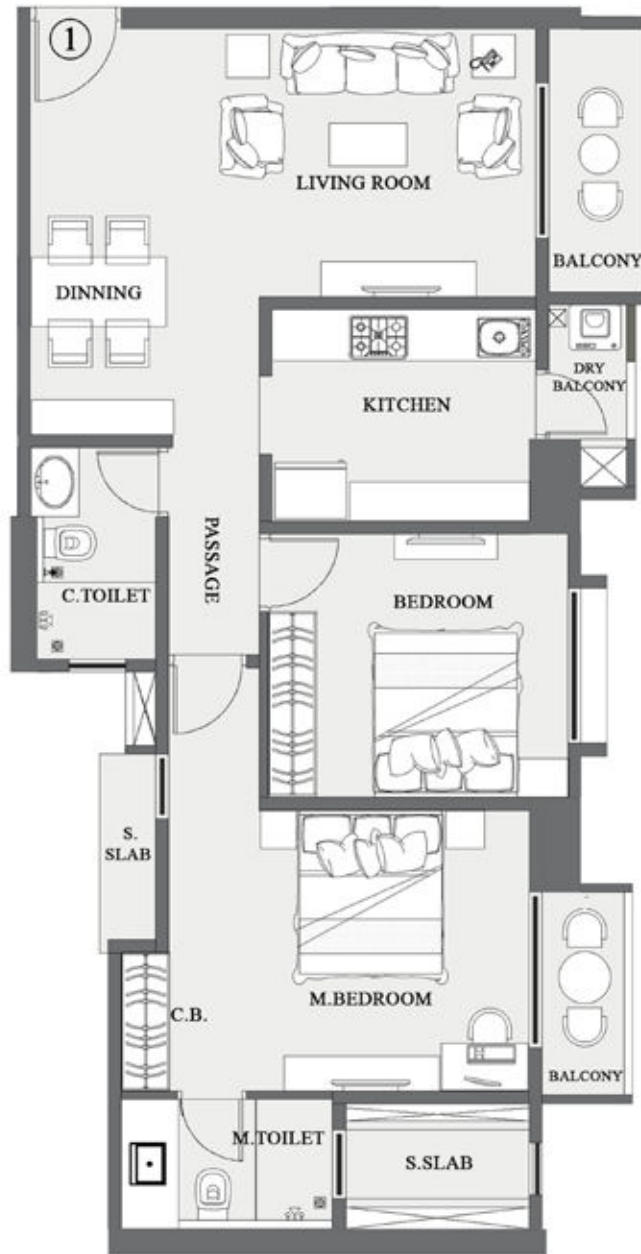


UNIT NO 2

UNIT NO- 2			
DESCRIPTION	LENGTH (X)	WIDTH (Y)	(X) X (Y)
	FT.	FT.	SQ.FT
LIVING ROOM	192"	10'	191.66
LIVING BALCONY	3'11"	10'	39.16
DINING	88"	55"	46.94
KITCHEN	10'	8'	80.00
KITCHEN DRY BALCONY	2'11"	73"	21.14
PASSAGE	33"	84"	27.08
COMMON . TOILET	49"	8'	38.00
BEDROOM	122"	9'10"	119.63
M.BED PASSAGE	33"	57"	18.14
M.BEDROOM	12'	106"	126.00
M.BEDROOM C.B	2'	53"	10.50
M.BEDROOM TOILET	7'10"	53"	41.12
M.BED BALCONY	35"	112"	38.14



RERA CARPET AREA = 68.81 SM / 741 SFT
BALCONY AREA = 7.15 SM / 77 SFT
UTILITY AREA = 1.94 SM / 21 SFT
TOTAL USABLE CARPET AREA = 839 SFT

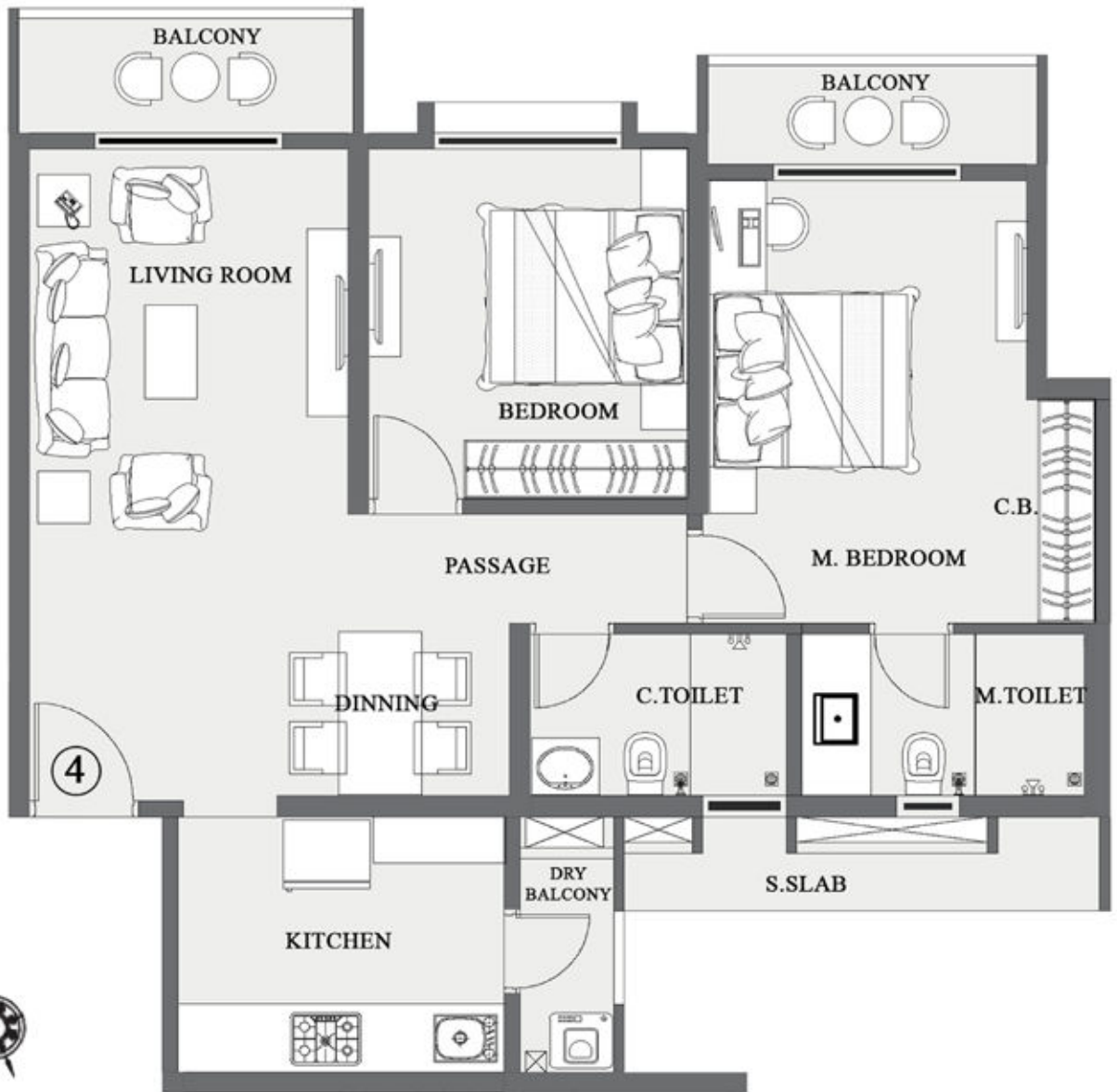


UNIT NO 1

UNIT NO-1			
DESCRIPTION	LENGTH (X)	WIDTH (Y)	(X) X (Y)
	FT.	FT.	SQ.FT
LIVING ROOM	19'2"	10'2"	195
LIVING BALCONY	3'11"	10'	39.16
DINING	8'8"	5'3"	45.50
KITCHEN	10'	8'	80.00
KITCHEN DRY BALCONY	3'	5'5"	16.25
PASSAGE	3'5"	8'4"	28.47
COMMON , TOILET	4'9"	8'	38.00
BEDROOM	11'5"	10'	114.16
M.BED PASSAGE	3'5"	5'5"	18.50
M.BEDROOM	13'8"	10'8"	145.76
M.BEDROOM C.B	1'10"	5'3"	9.62
M.BEDROOM TOILET	8'	4'11"	39.33
M.BED BALCONY	3'5"	7'9"	26.47

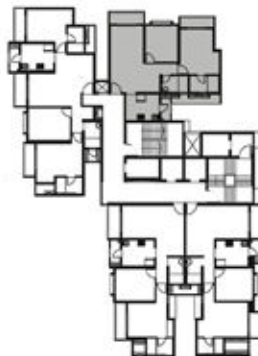


RERA CARPET AREA = 69.66 SM / 750 SFT
BALCONY AREA = 6.05 SM / 65 SFT
UTILITY AREA = 1.41 SM / 15 SFT
TOTAL USABLE CARPET AREA = 830 SFT



UNIT NO 4

UNIT NO. 4			
DESCRIPTION	LENGTH (X)	WIDTH (Y)	SQ.FT
	FT.	FT.	
LIVING ROOM	10'	20'6"	205.00
LIVING BALCONY	10'6"	3'11"	41.12
DINING	5'1"	8'10"	45
KITCHEN	10'3"	8"	82.00
KITCHEN DRY BALCONY	2'11"	7'1"	21
PASSAGE	5'7"	3'5"	19.07
COMMON TOILET	8"	5'1"	40.66
BEDROOM	10'	11'	110.00
M.BED PASSAGE	2"	3'5"	0.57
M.BEDROOM	10'	13'11"	139.16
M.BEDROOM C B	2'2"	7'1"	15.34
M.BEDROOM TOILET	8'10"	5'1"	45.78
M.BED BALCONY	10'4"	3'5"	35.30



RERA CARPET AREA = 69.05 SM / 743 SFT
 BALCONY AREA = 7.07 SM / 76 SFT
 UTILITY AREA = 1.9 SM / 21 SFT
 TOTAL USABLE CARPET AREA = 840 SFT

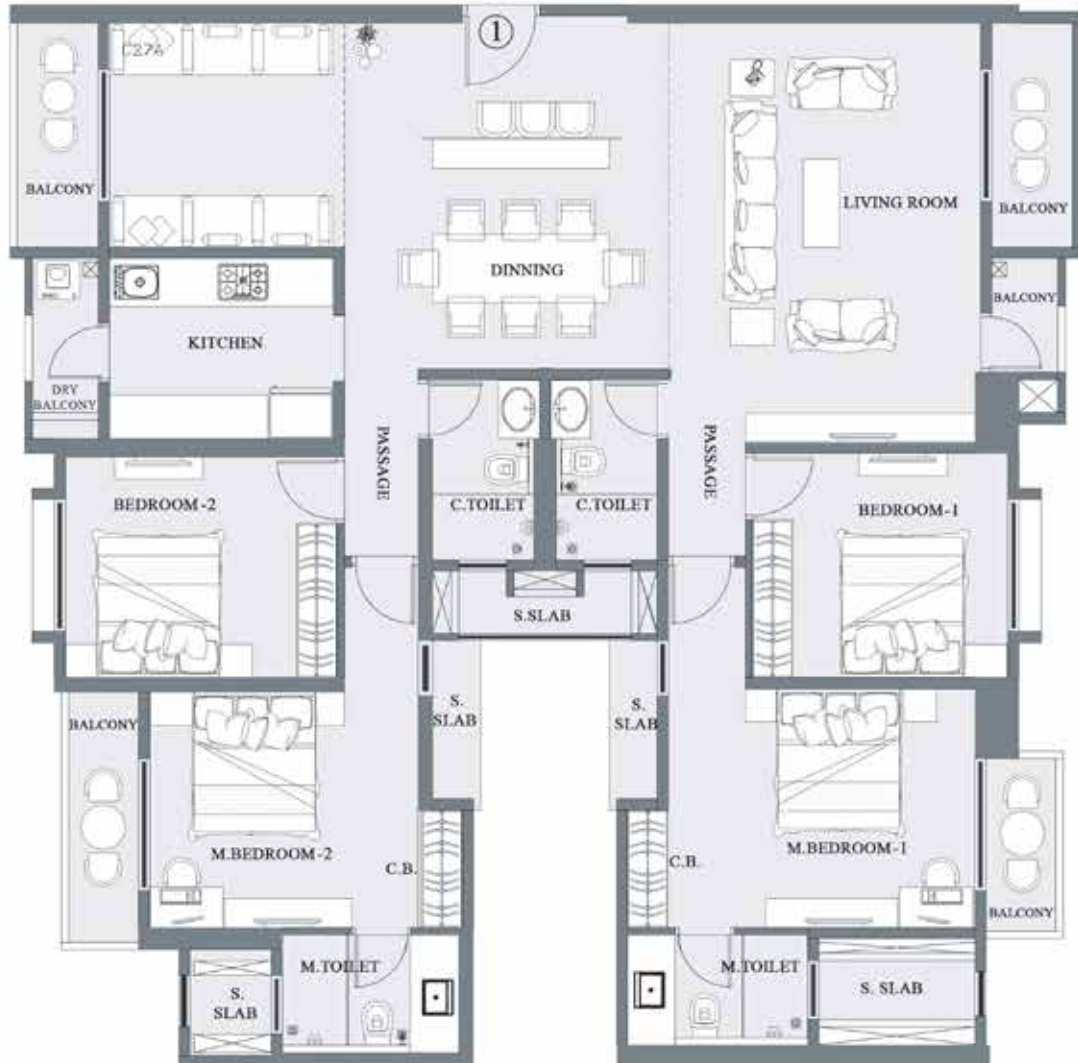


DESCRIPTION	LENGTH (X)		WIDTH (Y)		(X) X (Y) (SQ.FT)
	FT.	IN.	FT.	IN.	
LIVING ROOM	16'3"		10'2"		165.20
LIVING BALCONY	3'9"		5'11"		22.19
DINING	11'10"		5'9"		68.04
KITCHEN	10'		8'		80.00
KITCHEN DRY BALCONY	2'11"		7'7"		22.11
PASSAGE	3'5"		8"		2.28
M.BED-1 PASSAGE	3'5"		2'10"		9.68
M.BED-1 TOILET	5'1"		7'10"		39.82
M.BEDROOM-1	12'2"		10'		122
M.BEDROOM-1 C.B.	2'		4'9"		9.50
M.BED-1 BALCONY	3'5"		10'4"		35.30
SHRINE PLACE	6'9"		3'11"		26.43
BEDROOM	13'		10'		130.00
PASSAGE	3'3"		4'1"		13.27
COMMON TOILET	5'1"		7'10"		39.82
M.BED-2 PASSAGE	3'3"		2'9"		8.94
M.BEDROOM-2	14'1"		10'		140.83
M.BEDROOM-2 C.B.	5'7"		2'		11.17
M.BED-2 TOILET	8'		5'1"		40.66
M.BED-2 BALCONY	3'5"		10'		34.16

UNIT NO 3



RERA CARPET AREA = 92.02 SM / 991 SFT
BALCONY AREA = 10.05 SM / 108 SFT
UTILITY AREA = 2.03 SM / 22 SFT
TOTAL USABLE CARPET AREA = 1121 SFT



UNIT NO 6

UNIT NO. & (JODI FLAT)	LENGTH (X)	WIDTH (Y)	(X) X (Y)
DESCRIPTION	FT.	FT.	SQ.FT
LIVING ROOM	13'11"	18'9"	259.76
DINING	14'5"	15'9"	227.08
	10'0"	10'	105.00
LIVING BALCONY-1	3'11"	10'	39.16
LIVING BALCONY-2	3'11"	10'	39.16
LIVING BALCONY-3	2'11"	9'5"	21.21
KITCHEN	10'	8'	80.00
KITCHEN DRY BALCONY	2'11"	7'5"	21.14
PASSAGE	3'3"	8'4"	27.68
COMMON TOILET-2	4'9"	8'	38.60
BEDROOM-2	12'2"	9'10"	119.63
M.BED PASSAGE	9'3"	5'2"	48.18
M.BEDROOM-2	12'	10'9"	126.00
M.BEDROOM C.B.	7'	3'3"	23.50
M.BEDROOM TOILET	7'10"	5'9"	41.12
M.BED BALCONY	7'5"	11'2"	84.14
PASSAGE	7'5"	2'11"	17.36
COMMON TOILET-1	4'9"	8'	38.60
BEDROOM-1	11'5"	10'	115.00
M.BED PASSAGE	7'5"	5'5"	41.90
M.BEDROOM-1	11'9"	10'9"	128.76
M.BEDROOM C.B.	7'10"	2'3"	16.62
M.BEDROOM TOILET	8'	4'11"	39.33
M.BED BALCONY	7'5"	7'9"	58.47



RERA CARPET AREA = 139.67 SM / 1503 SFT
 BALCONY AREA = 13.20 SM / 142 SFT
 UTILITY AREA = 3.35 SM / 36 SFT
 TOTAL USABLE CARPET AREA = 1681 SFT



UNIT NO 5

UNIT NO.5			
DESCRIPTION	LENGTH (X)	WIDTH (Y)	(X) X (Y)
	FT.	FT.	SQ.FT
LIVING ROOM	28'5"	10'2"	288.88
DINING	17'11"	5'3"	94.06
LIVING BALCONY	3'11"	10'	39.16
KITCHEN	10'	8'	80.00
KITCHEN DRY BALCONY	2'11"	5'5"	15.79
PASSAGE	3'5"	8'4"	28.47
COMMON . TOILET	4'9"	8'	38.00
BEDROOM -1	11'5"	10'	114.16
M.BED PASSAGE	3'5"	5'5"	18.50
M.BEDROOM-1	13'8"	10'8"	145.76
M.BEDROOM C.B	1'10"	5'3"	9.62
M.BEDROOM TOILET	8'	4'11"	39.33
M.BED BALCONY	3'5"	7'9"	26.47
PASSAGE	3'3"	8'4"	27.08
COMMON . TOILET	4'9"	8'	38.00
BEDROOM -2	12'2"	9'10"	119.63
M.BED PASSAGE	3'3"	5'7"	18.14
M.BEDROOM-2	12'	10'6"	126.00
M.BEDROOM C.B	2'	5'3"	10.50
M.BEDROOM TOILET	7'10"	5'3"	41.12
M.BED BALCONY	3'5"	11'2"	38.14



RERA CARPET AREA = 120.80 SM / 1300 SFT
BALCONY AREA = 9.58 SM / 103 SFT
UTILITY AREA = 1.41 SM / 15 SFT
TOTAL USABLE CARPET AREA = 1418 SFT

RERA CARPET AREA = 92.02 SM / 991 SFT
BALCONY AREA = 10.05 SM / 108 SFT
UTILITY AREA = 2.03 SM / 22 SFT
TOTAL USABLE CARPET AREA = 1121 SFT

RERA CARPET AREA = 69.05 SM / 743 SFT
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TOTAL USABLE CARPET AREA = 840 SFT



RERA CARPET AREA = 120.80 SM / 1300 SFT
BALCONY AREA = 9.58 SM / 103 SFT
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TYPICAL REFUGE FLOOR PLAN

RERA CARPET AREA = 92.02 SM / 991 SFT
BALCONY AREA = 10.05 SM / 108 SFT
UTILITY AREA = 2.03 SM / 22 SFT
TOTAL USABLE CARPET AREA = 1121 SFT

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UTILITY AREA = 3.35 SM / 36 SFT
TOTAL USABLE CARPET AREA = 1681 SFT

FLOOR PLAN FOR JODI FLAT



ashwin sheth
our world reflects your world

SPACIOUS • STUNNING • SPLENDID

LIVE LAVISH

At Vasant Lawns, Just Crafted For You.

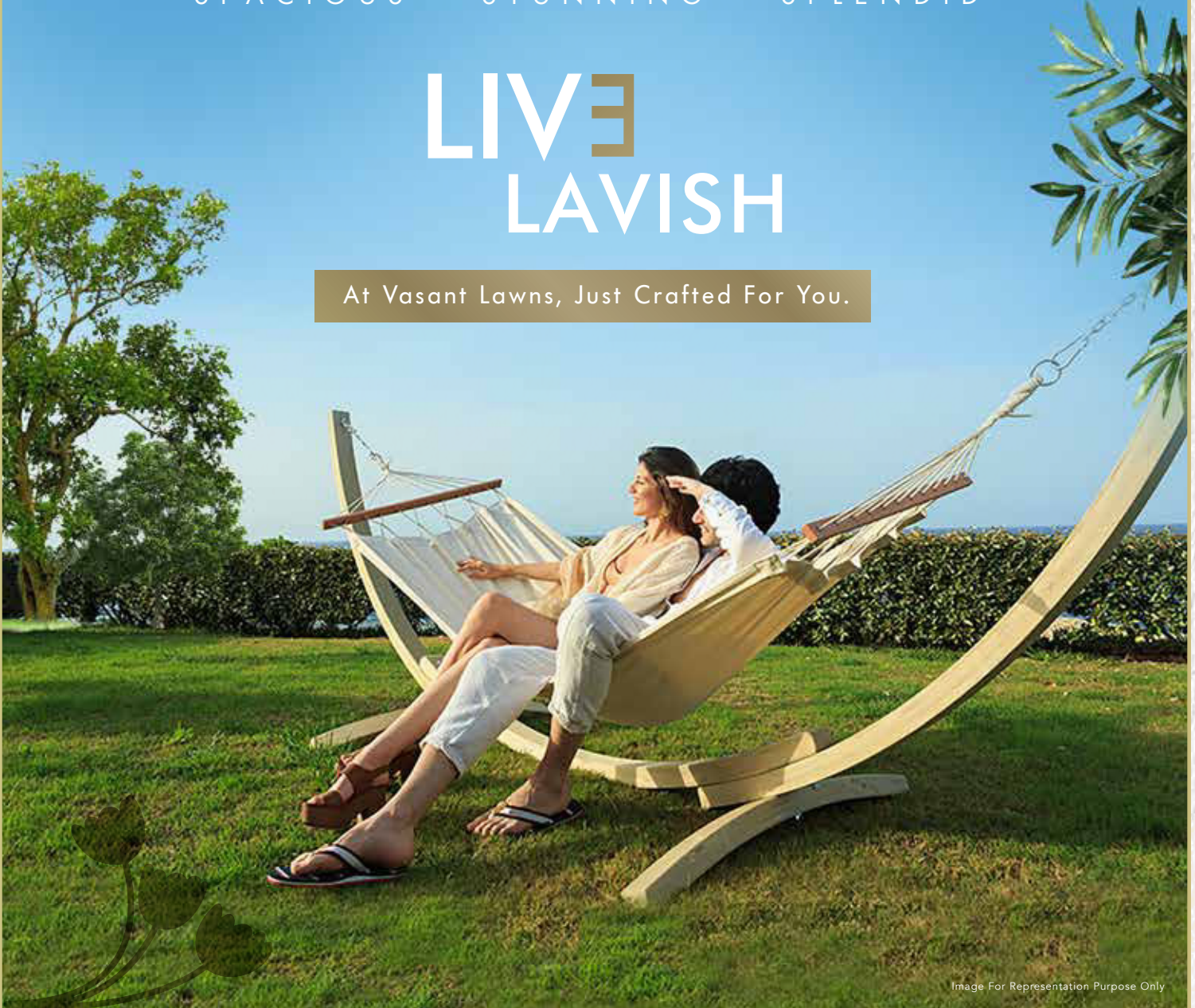


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PRESENTING

FERN

AT

VASANT LAWNS THANE(W)

2, 3 & 4 BEDROOM RESIDENCES

PROJECT HIGHLIGHTS

- 50% Open Spaces
- Yeoor Hills & City View Homes
- Home to 550 Happy Families
- Ready-to-use Thoughtful Amenities

Call: 8655 661 527

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

www.ashwinshethgroup.com

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