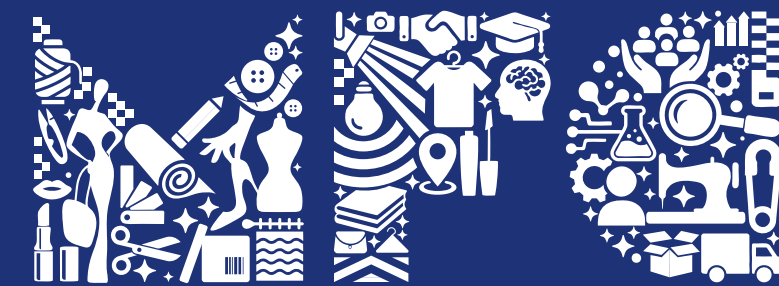


MAGUS INFRATECH PVT. LTD.
Site Address: MIDC, Additional Kalyan Bhiwandi Ind. Area, Plot #1, Village Kon, Taluka Bhiwandi,
District Thane - 421311 | www.magusfashioncity.com



DEVELOPED BY: Magus Infra tech Pvt Ltd.,	CONSULTANT: Magus Consulting Pvt Ltd.,	FUNDED BY:  IIFL
---------------------------------------------	-------------------------------------------	--------------------------------------------------------------------------------------------------------------

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MAGUS FASHION CITY

THE COMPLETE GROWTH ECOSYSTEM

Disclaimer: The plans, specifications, images and other details herein are only indicative and the developer/ owner reserve the right to change any or all of these in t interest of the development. This printed material does not constitute an offer and/or contract of any type between the developer / owner and the recipient. Any purchaser/lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between parties and no details mentioned in this printed material shall in any way govern any such transaction. Tolerance of + / - 2% is possible in the unit areas on account of design and construction variances.

India's First Complete Fashion Ecosystem To

Connect | Collaborate
Showcase | Learn | Grow



Welcome to Magus Fashion City,
a one-of-a-kind integrated fashion hub
where fashion meets its future.
Tailored for manufacturers, designers,
fashion channels, and retailers alike,
this iconic destination is a canvas for
innovation, collaboration, and growth.
Here, every space sparks inspiration,
every experience is designed to
elevate, and every moment fuels the
evolution of fashion itself.





Our Vision

To be the leading destination where fashion meets technology, creativity thrives, and future leaders are nurtured, driving the global fashion industry forward.



Our Mission

To provide a one-stop destination for all fashion-related needs. At Magus Fashion City, we are committed to bringing together the diverse elements of the fashion industry, making it easier for designers, manufacturers, and researchers to collaborate and succeed.





The first. The largest. The benchmark.

Where fashion comes full circle

Magus Fashion City - India's first 74-acre destination that integrates every vertical of the fashion world - from design to display, from raw materials to retail, from business to lifestyle - into one seamless experience. Here , we don't just offer infrastructure. We create a thriving ecosystem that nurtures growth for every stakeholder in the fashion value chain - from aspiring designers and manufacturers to suppliers to entrepreneurs.



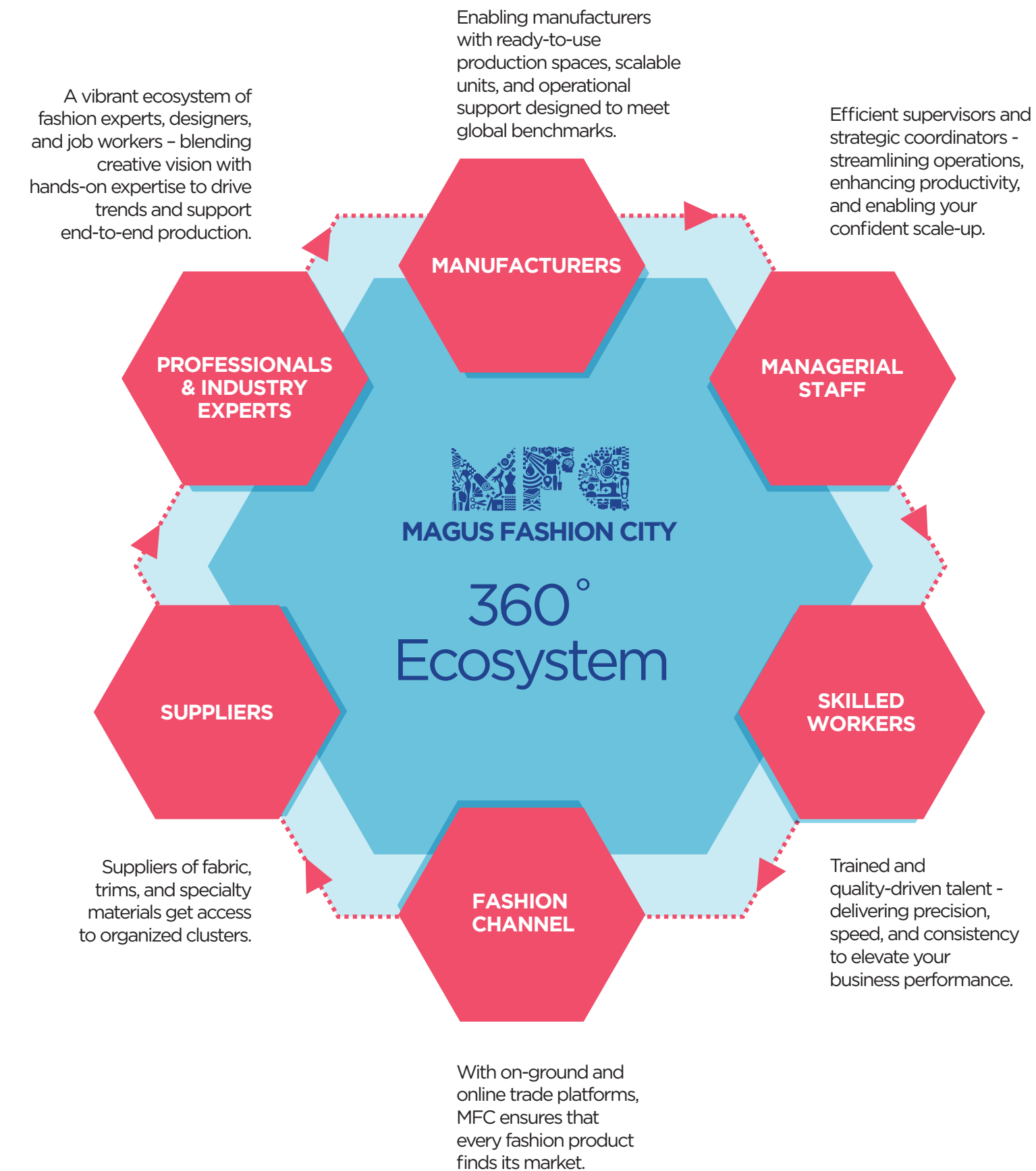
The Brand Highlights



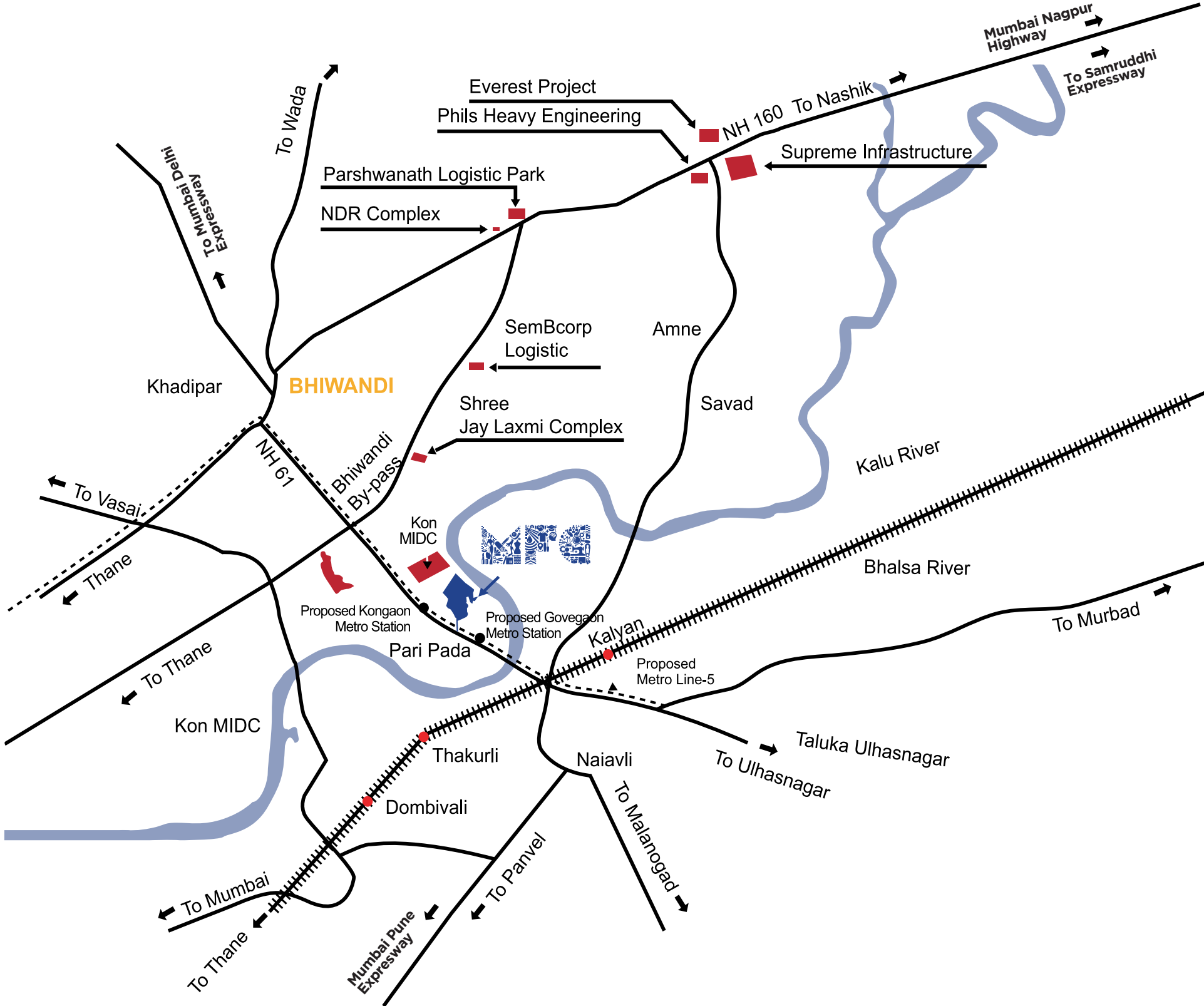
A 360° Ecosystem For All Stakeholders To Thrive

Empowering every link in the value chain

Magus Fashion City is designed to serve every player in the fashion ecosystem, not just as a location but as an enabler. From raw materials to retail, from talent to trade, MFC brings together infrastructure, innovation, and community to drive growth at every level. This is not just where fashion is made; this is where the industry comes alive.



Kalyan –
The Rising
Capital
Of Fashion
Trade



Seamlessly connected by road, rail, metro, airport, and seaport, it offers unmatched accessibility for manufacturers, buyers, and global partners.

City Centres

- Bhiwandi - 06 Kms
- Kalyan - 04 Kms
- Mulund - 22 Kms
- Thane - 22 Kms
- Ghatkopar - 32 Kms
- Worli - 49 Kms
- Goregoan - 42 Kms

Airports

- Mumbai Airports - 42 Kms
- Proposed Navi Mumbai Airport - 60 Kms

Railways

- Kalyan Railway Junction - 05 Kms
- Bhiwandi Railway Station - 08 Kms

Ports

- MBPT Port - 50 Kms
- JNPT Port - 60 Kms

Metro Line

- Kon - 300 Mtrs
- Saravali - 600 Mtrs

MAJOR HIGHWAYS

- Mumbai - Delhi Expressway
- Samruddhi Expressway
- Mumbai - Pune Expressway
- Nagpur - Mumbai Expressway

Strategically located in the Mumbai Metropolitan Region, Magus Fashion City sits at the epicentre of growth, infrastructure, and opportunity.

Residential Townships

- Magus City- 100 Mtr.
- Mahindra Happiness- 3 Km
- Tata Amantra- 3 Km
- Godrej Upwan- 3.5 Km
- House Of Hiranandani- 0.7 Km
- Lodha Upper Thane- 10 Km

Shopping & Healthcare

- Primary Health Centre- 1.1 Km
- Amazon Offline Store- 1.2 Km
- Ved Hospital- 1.3 Km
- D-mart Kalyan- 3 Km
- Fortis Hospital- 4.7 Km
- Metro Mall- 4.8 Km

Educational Institutes

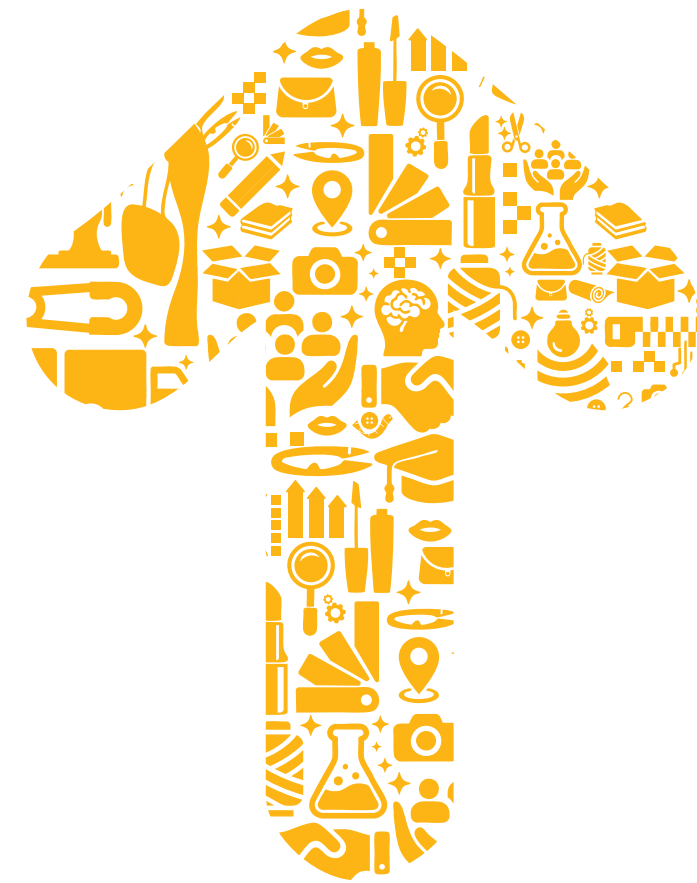
- Sonawane College- 2.9 Km
- Aggarwal College- 5.0 Km
- Vibgyor Roots & Rise School- 5.5 Km
- Birla College- 5.9 Km
- Arya Gurukul School- 7.6 Km
- Pendharkar College- 8.3 Km
- Omkar International School- 8.6 Km



One Destination. A Plethora of Opportunities.

Designed to build momentum

Magus Fashion City isn't just plotted; it is precision-engineered. Every square foot is thoughtfully designed to elevate the fashion economy, from secure, gated entrances and seamless infrastructure to purpose-built commercial zones and carefully integrated residential spaces. This is India's first self-sustained fashion district, where layout follows vision and planning drives progress.



1. MFC FASHION SPACES

Fashion processing spaces - small, medium, large, extra large - flexi space.

2. MFC FASHION SPACES

B to B wholesale factory showrooms - The Showcase
Fashion convention centre

2. MFC CREATIVITY SPACES

Fashion studio
Fashion shows area
Fashion exhibition centre
Fashion convention centre

2. FASHION BUSINESS DEVELOPMENT & SUPPORT SERVICES

The showcase.in - magus fashion hub online portal & APP - multi manufacturers', all fashion products mega portal - has B to F & app
Fashion F/D to C business creation of market place online portal & app

2. FASHION AMENITIES

Magus hotel - 4 star hotel with 100 keys
Magus restaurant
Magus food court

3. MFC FASHION SPACES

B to C retail spaces - will be planned in new land

MFC FASHION SPACES

- 4. Asmeeta texpa - 2 million sq. ft. existing apparel park - 45 acres - Phase 1
- 5. Wearable, Accessories & fabric spaces with processing support
- 6. Factory buildings / villa factory building
Factory Flatted gala - small, medium, large, extra large - flexi spaces.

MFC LIFESPACES - WALK TO WORK

- 8. Basera Co-living & dormitories
- 9. Magus Residential & Clubhouse

MFC FASHION AMENITIES

- 10. River front promenade & deck
- 11. MFC Club
- 11. MFC Spa & wellness centre
- 11. MFC Recreation Facility

12. MFC FASHION SPACES

Fashion design school
Fashion Center of excellence
Fashion research & development centre R&D - material research, treatment research, manufacture tech, processes tech, ...

13. MFC CREATIVITY SPACES

Fashion common facilities - CFC - labs

14. MFC - TALENT DEVELOPMENT & MANAGEMENT SPACES

Fashion managerial training centre
Fashion workforce training centre - CMT CENTRE
Fashion Human Resource management centre (HRD centre)



Artist's Impression



Fashion Spaces

The Complete Fashion Ecosystem To Build, Innovate & Evolve





The Business Hub Built On Success

Where brands find scale

Magus Fashion City is designed for expansion and growth. This purpose-built space empowers brands to thrive at every stage of growth, providing flexible, scalable solutions across diverse sectors.

Offerings

1	Asmeeta Texpa – 2 Million Sq. Ft. Operational	2	Villa Factory Buildings	3	Flatted Factory Galas (S-M-L-XL, Flexi-Plotting)		
4	Processing Units (With Support Infrastructure)	5	Fashion Accessories & Fabric Clusters	6	B2B Wholesale Showrooms (The Showcase)	7	Retail Zones for Direct-to-Customer Channels





Actual Image



Maharashtra's Largest Textile Park - Now An Integral Part of MFC

Asmeeta Texpa is a thriving hub of fashion manufacturing and industrial excellence.

1

STRATEGIC LOCATION

Spread across 45 acres of prime MIDC land with 100% clear and marketable title.

2

FULLY APPROVED

Backed by 100% MIDC development approvals for smooth and compliant operations.

3

PLUG & PLAY INFRASTRUCTURE

Ready-to-operate fashion manufacturing units for immediate setup.

4

VASTU-COMPLIANT

All units aligned with Vastu principles for balance and prosperity.

5

EXCELLENT CONNECTIVITY

60 ft.-wide internal roads for seamless logistics and movement.

6

UNINTERRUPTED UTILITIES

24x7 electricity and water supply to support continuous production.

2.3 MN.
SQ. FT.

Built-up area

950+

Operational
units and galas

30,000+

Workforce

25
CRORE

Garments
produced annually - all from one
integrated ecosystem



Factory Building - Tantu

Artist's Impression

World-Class Factory Spaces Engineered To Excel

At Magus Fashion City, our factory buildings are designed to meet global industrial standards, combining functionality, flexibility, and future-readiness.

- Built-to-Suit Options**
Tailored factory units designed around your operational needs, with flexibility for future growth.
- Plug-and-Play Facilities**
Ready-to-use facilities with essential infrastructure for quick setup and smooth operations.
- Prime Connectivity**
Located in a thriving industrial hub with excellent logistics and workforce access.
- Fully Vastu Compliant**
Project with 0 degree Magnetic North & East West opening for all Industrial Units.
- Fully Approved**
Backed by 100% MIDC development approvals for smooth and compliant operations.





Small Gala - Sumaya



Medium Gala - Sutra



Large Factory - Suchi

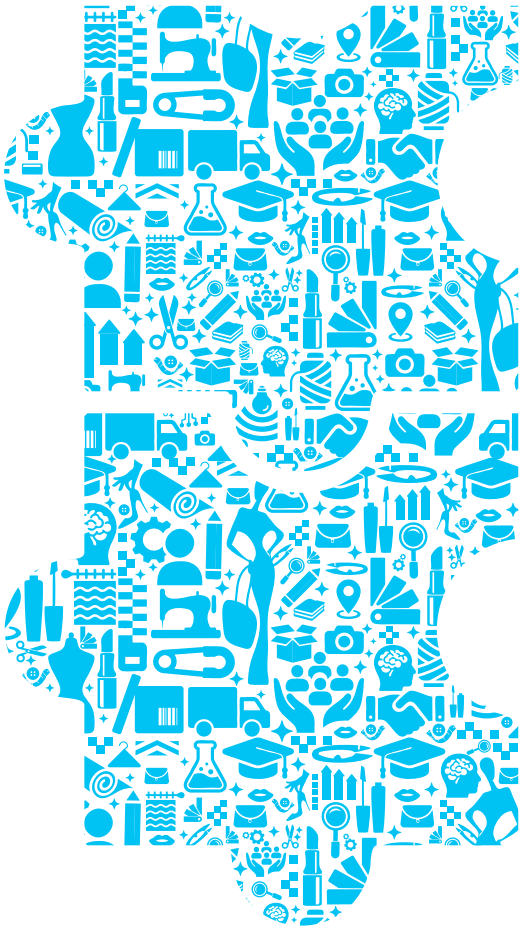


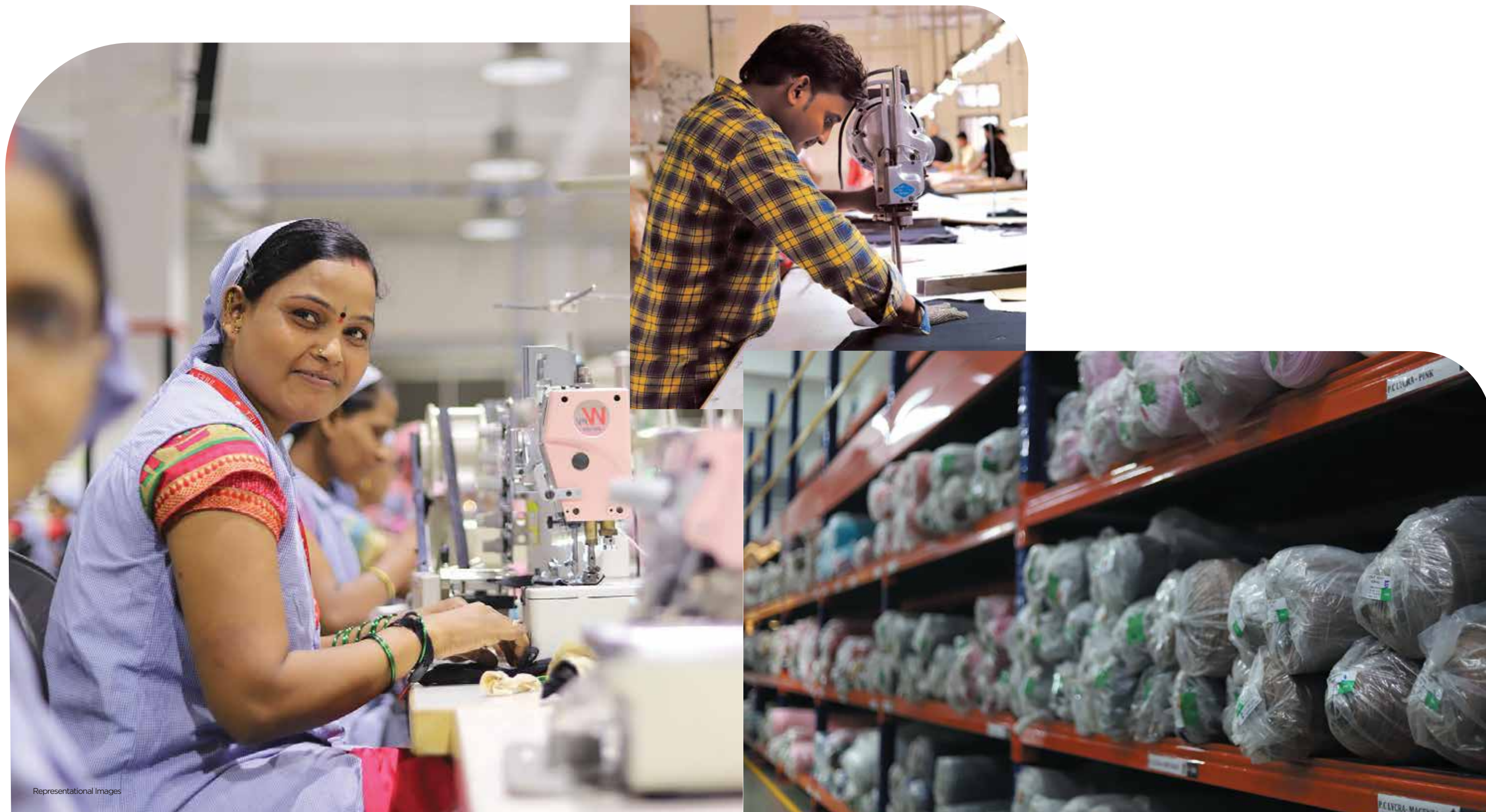
Extra Large Gala - Avya

Every Business Finds Its Perfect Fit

At Magus Fashion City, Flatted Factory Galas offer scalable, plug-and-play industrial units within a shared infrastructure—ideal for growing businesses.

- Flexible Sizes for Every Need**
 Available in Small, Medium, Large, and Extra-Large formats, these galas cater to businesses of varying scales—from start-ups to established enterprises.
- Smart Space Utilization**
 Multi-floor design maximizes land use while ensuring easy access.
- Customizable Layouts**
 Flexi-plotting allows merging or dividing units as per operational needs.
- Ready for Operations**
 Equipped with power, water, ventilation, and safety systems for quick setup.
- Perfect for Light Manufacturing**
 Ideal for garment, textile, packaging, and ancillary units.





Fashion Processing Spaces Built For Versatility

Purpose-designed spaces that adapt to diverse garment production needs — from niche brands to large-scale exporters.

- **Scalable Unit Options**

Offered in multiple sizes to suit varying stages of business growth.

- **Efficiency at Every Level**

Streamlined for optimal movement, equipment placement, and daily operations.

- **Workflow-Friendly Layouts**

Designed to support tailored processes like cutting, stitching, and finishing with ease.

- **Supports Full Production Cycle**

- deal for everything from sample development to high-volume output.

- **Production-Ready Setup**

Includes all core utilities — ensuring a quick and smooth start.

- CETP for all types of garment & fashion segments needing processing spaces for such manufacturing



Everything You Need, Right Where You Are

Our Fashion Accessories & Fabric Clusters offer instant access to fabrics, trims, and garment accessories within the park — enabling faster production, lower costs, and greater efficiency across the garment-making process.

- 1

Dedicated clusters
for fabrics, trims, and garment accessories
- 2

Seamless supply
of all types of clothing materials for manufacturers
- 3

Wide range of accessories
threads, buttons, zippers, interlinings, tags & more
- 4

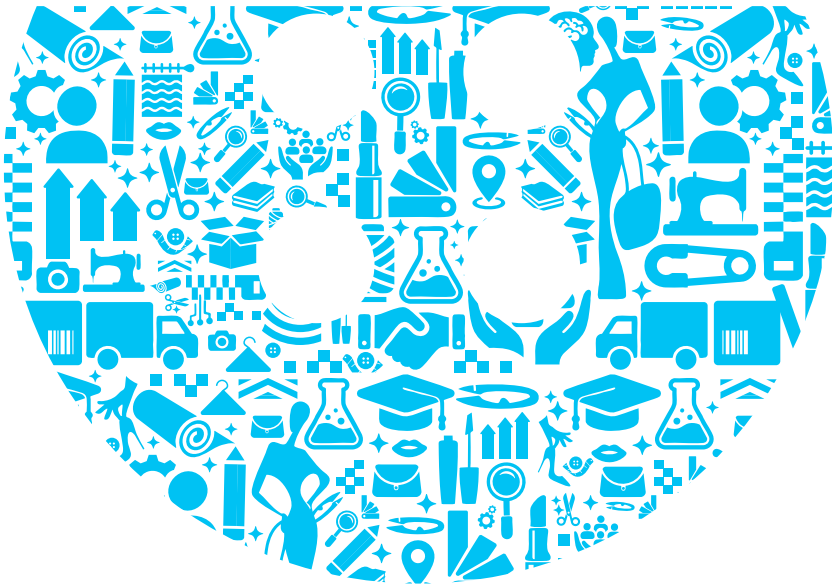
Quick access
to essential inputs ensures faster turnaround times
- 5

Reduced dependency
on external sourcing or logistics
- 6

Integrated ecosystem
supporting end-to-end garment production
- 7

Boosts efficiency
and supports just-in-time manufacturing
- 8

Ideal for exporters
and high-volume production units



Connecting Production With Purchase

Enables direct customer engagement within the industrial ecosystem	Ideal for clearance, new launches, and seasonal collections	Boosts brand visibility and customer reach
Integrated sales opportunity without external retail dependency	Enhances customer experience with direct access to manufacturers	Facilitates real-time market feedback for quicker business decisions



The Showcase

World-class B to B wholesale Mall with spaces for, garment studios, promotion, display, exhibition and convention.



Floor	Category
Lower Ground	Food Court
Upper Ground	Branded Stores
First	Women's Wear
Second	Women's/Ethnic Wear
Third	Innerwear, Nightwear,
Fourth	Activewear
Fifth	Infant & Kids Wear &
Sixth	Uniforms
Seventh	Men's Wear
Eighth	Textile Made-ups

Striking Triangular Design

A bold architectural statement with glass façades on all three sides and a dramatic Central Atrium that brings in natural light and energy.

Expansive Floor Plates

Each level houses 34 premium units, offering abundant space for product display, signage, and branding.

Dedicated Marketing & Experience Center

A state-of-the-art facility tailored for showcasing your product line, hosting buyers, and accelerating business growth.

Comprehensive B2B Platform

Strategically positioned to attract distributors, retailers, and buyers, covering the entire fiber-to-fabric value chain.

Connectivity Meets Opportunity

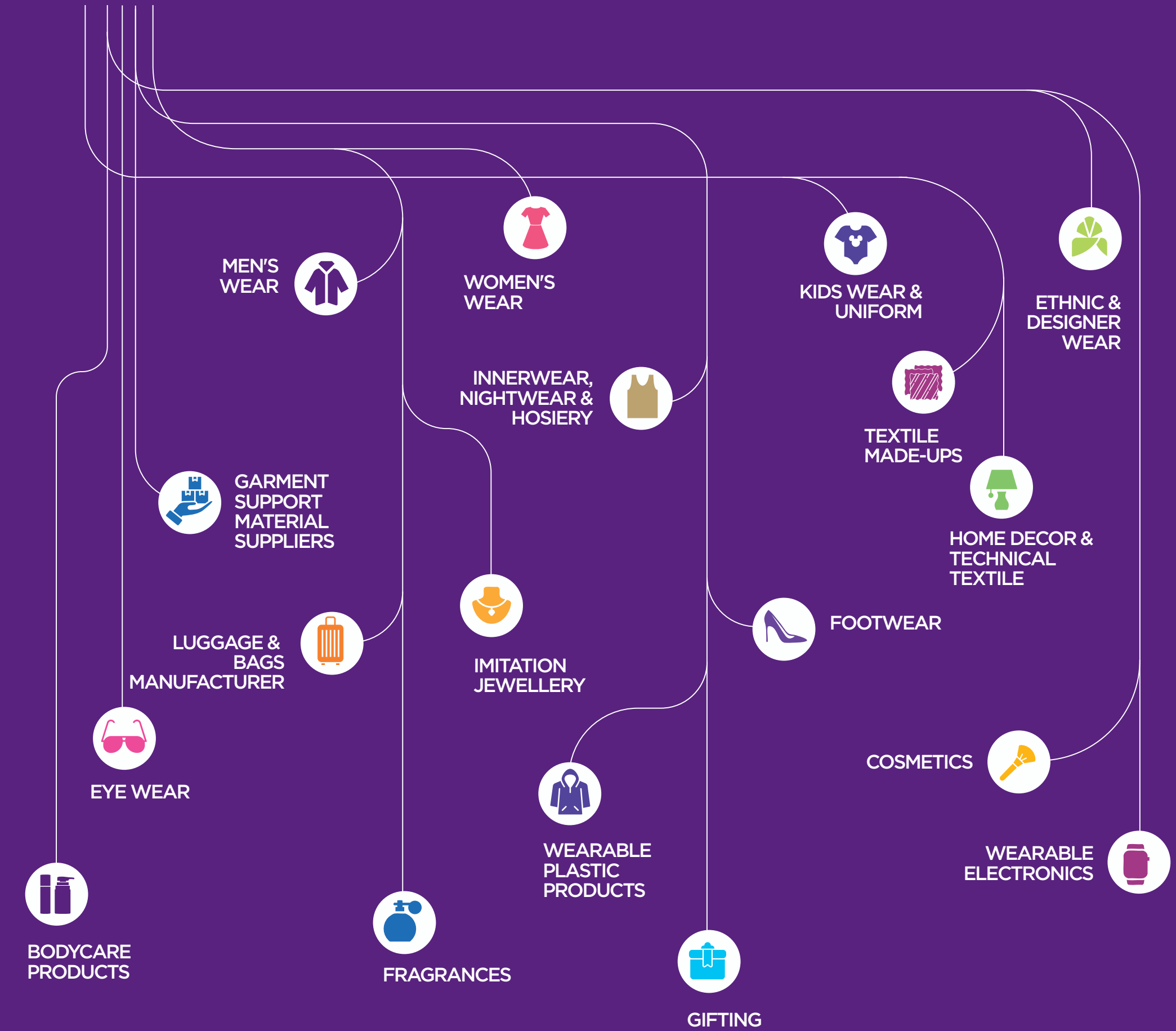
Enjoy urban convenience, unmatched product variety, and a luxury-led display experience designed for scale.

**A universe of fashion
under one roof.**



Mfc Plug & Play Factories For 18 Fashion Clusters

Magus Fashion City is meticulously zoned into 18 specialised segments - each crafted to meet the unique needs of every fashion vertical. From innerwear to eyewear, and designerwear to wearable tech, every category gets its own infra-ready space with Built-To-Suit factory layout options. Whether you're manufacturing, sourcing, or scaling, there's a space tailored for your business to thrive.





Intimate Apparel



Wearable Plastic Products



Women's Wear



Garment Support Material Suppliers



Men's Wear



Footwear



Ethnic & Designer Wear



Kids Wear & Uniforms



Luggage & Bags



Textile made-ups



Giftings



Home Decor & Technical Textile



Cosmetic



Imitation Jewellery



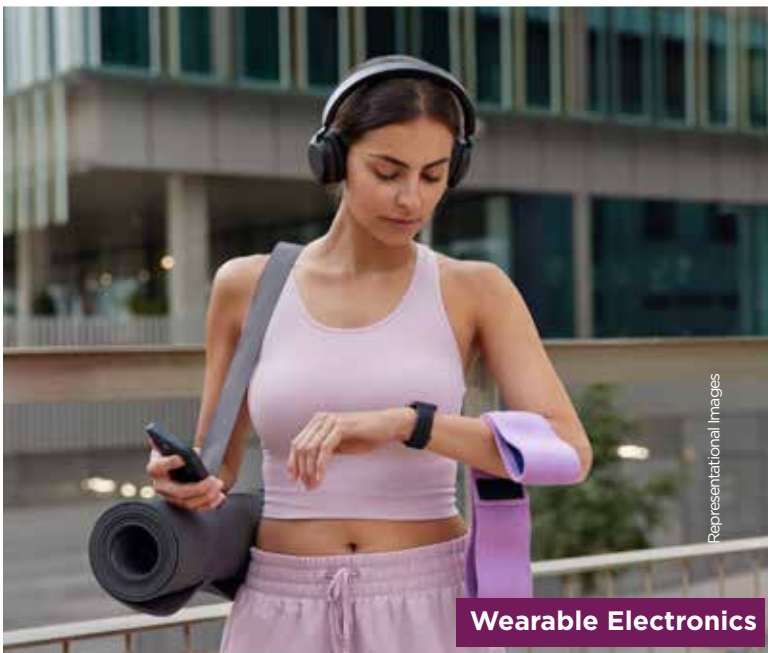
Fragrances



Body Care Products



Eyewear



Wearable Electronics



Fashion Talent Development

The Complete Platform To
Ignite, Cultivate & Ascend

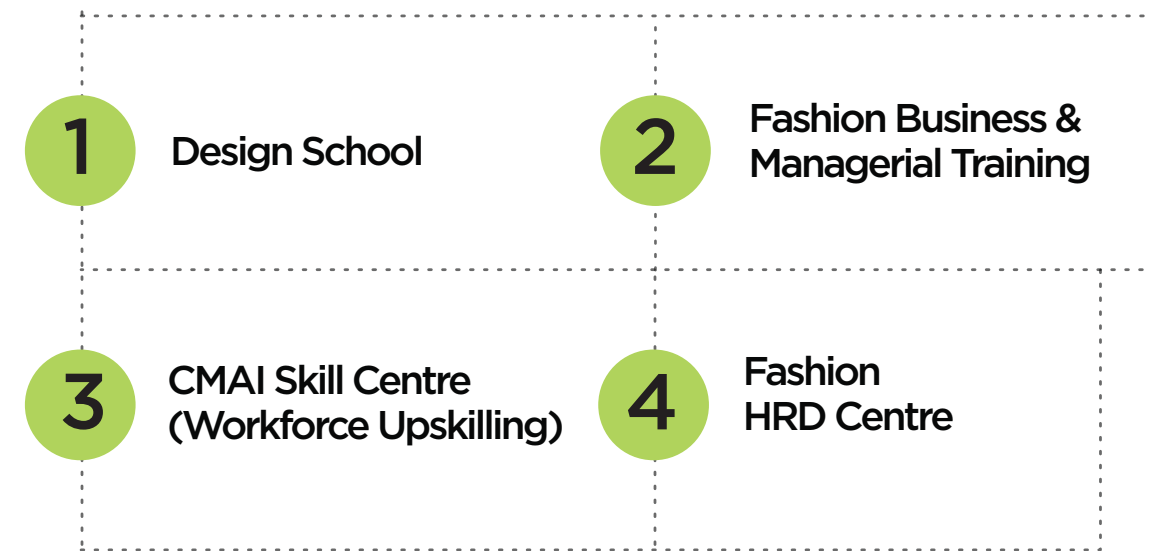


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Nurturing The Next In Fashion

Magus is dedicated to shaping the next generation of fashion talent through comprehensive creativity programs, catering to everyone from aspiring designers to industry professionals.



Design School

Where Fashion Careers Take Form

Magus Design School is a launchpad for the next generation of fashion thinkers and creators.

- **From Sketch to Runway**
Hands-on curriculum covering design, textiles, draping, and forecasting.
 - **Career-Focused Learning**
Direct pathways to roles in styling, garment tech, and textile design.
 - **Industry Exposure**
Access to live manufacturing units and real-time internships.
- **Innovation-Driven**
In-house R&D labs for testing, dyeing, and fashion tech exploration.
 - **Creative Community**
Events and interactions with industry leaders to build networks and vision.

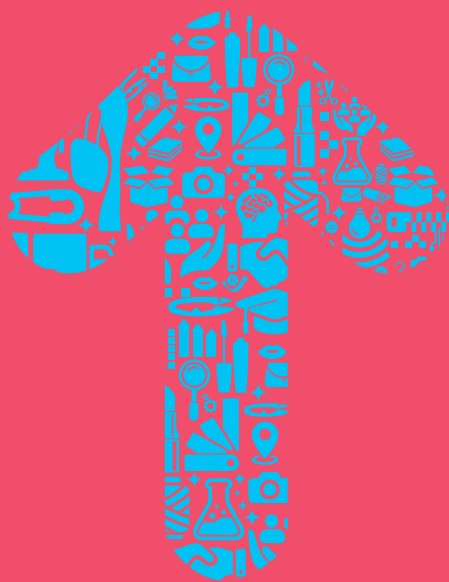


CMAI Skill Centre
(Workforce Upskilling)

Building The Minds Behind The Machines

Magus Fashion City empowers the people who drive fashion businesses - from the shopfloor to the boardroom.

- **6,500 sq. ft. Training Centre**
Equipped with industry-grade machinery for hands-on, real-world learning.
 - **Workforce-Ready Programs**
Skillling across supervision, production management, merchandising, and leadership roles.
- **Talent Pipeline Support**
Vendor tie-ups ensure steady manpower supply to manufacturers.
 - **Government-Backed Incentives**
3,000 training assistance per employee/year for 3 years (Govt. of Maharashtra).



Empowering India's Garment Workforce

In partnership with the Clothing Manufacturers Association of India (CMAI), Magus Fashion City introduces a Skill Centre dedicated to the apparel industry's workforce development.

- **Expert-Led Training**
Certified CMAI trainers lead practical sessions focused on garment manufacturing skills.
- **Boosting Employability**
The centre enhances local talent, productivity, and quality standards.
- **Skill Enhancement for All Levels**
Upskilling programs are available for workers at all levels, covering cutting, stitching, finishing, and quality control.
- **Government Support**
Eligible units can access ₹3,000 per employee annually for 3 years through a government training assistance program.
- **Industry-Integrated Curriculum**
Courses align with the needs of garment units within the park, ensuring immediate impact.



Shaping Human Capital For Tomorrow's Trends

At Magus Fashion City, the Fashion HRD Centre is key to nurturing talent and aligning human resources with the evolving fashion industry.

- **Talent Mapping & Workforce Planning**
Identifies and develops skilled professionals for design, production, merchandising, and management roles.
- **Collaborative Ecosystem**
Partners with design schools, training centres, and industry bodies for continuous workforce development.
- **Integrated HR Support**
Offers end-to-end HR solutions for manufacturers, from sourcing to onboarding and training.
- **Sustainable Employment Growth**
Fosters long-term job creation and employee retention, contributing to the park's growth.
- **Industry-Ready Talent Pool**
Creates a skilled workforce ready for garment units, ensuring efficiency and minimal hiring delays.



Creativity Spaces

The Complete Space
To Foster, Connect & Integrate



Representational image



Representational Image

Where Imagination Gets A Runway

Dedicated spaces for collaboration, exhibitions, creativity, and innovation.



FACILITIES

1	Fashion Centre of Excellence	2	R&D Labs (Material, Manufacturing, Process Innovation)	3	Fashion Common Facilities (CFC, Labs)
4	Fashion Studios	5	Fashion Show Area	6	Exhibition & Convention Centre

Enabling Exceptional Business Experiences

Strategically located within the hotel premises, our Exhibition and Convention Centre is designed to host seamless, high-impact business events, from conferences and product launches to networking sessions.

Smart Technology Infrastructure

Advanced AV systems and high-speed internet enable powerful presentations, interactive sessions, and real-time collaborations.

Designed for Meaningful Connections

Breakout zones and curated social spaces encourage dialogue, helping attendees connect with industry peers, clients, and collaborators.

Effortless Access & Proximity

With venues just steps away from guest rooms, attendees can focus on participation without time lost in transit.

Comprehensive Event Support

On-site teams offer planning, tech assistance, catering, and concierge services, ensuring smooth execution end-to-end.

Dynamic Brand Showcases

From bespoke displays to branded environments, the centre offers impactful opportunities for businesses to present their offerings with flair.



Integrated Research Facilities

From lab dips and dyeing solutions to fabric testing and process optimization, all essential R&D services are available under one roof.

Accelerating Innovation In Apparel Manufacturing

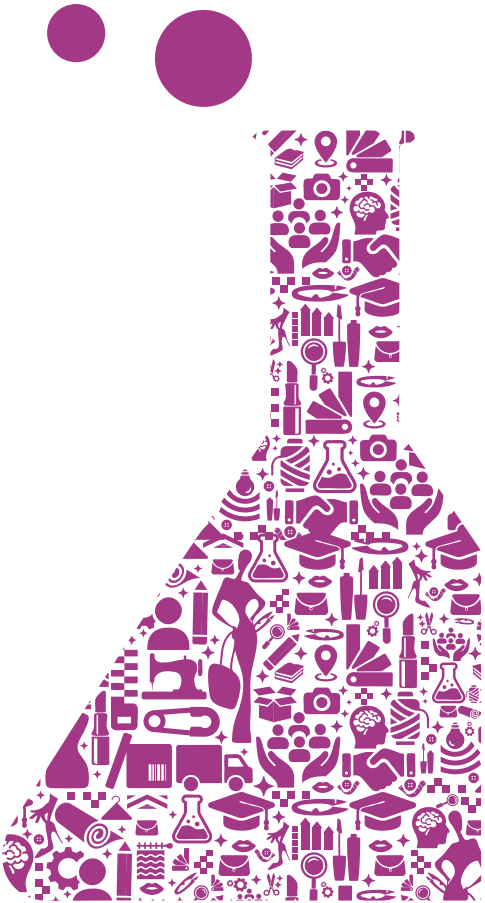
Magus Fashion City will house state-of-the-art R&D Labs dedicated to advancing material science, manufacturing methods, and process innovation within the garment industry.

Driving Global Competitiveness

The R&D ecosystem fosters product innovation, enhances quality, and supports sustainable practices - ensuring our units stay ahead in a dynamic global market.

Holistic Support Framework

The lab setup includes testing centres, design studios, tech transfer hubs, and collaborations with academic and industry leaders for future-ready solutions.





Where Fashion Takes Centre Stage

At Magus Fashion City, fashion is more than creation - it's celebration, showcase, and business. With dedicated spaces that unite creativity, commerce, and community, it's where designers and brands come to shine.

From runway shows and shoots to private previews and business meets, everything comes together under one roof.

Multi-Use Fashion Studios

Versatile, modern spaces equipped for fashion shoots, exhibitions, designer launches, and exclusive gatherings. Advanced lighting, customizable backdrops, and staging allow seamless transitions from creative production to celebrations.

Runway-Ready Show Area

An elegant, fully-equipped fashion show venue built for designer showcases and curated fashion events. Professional-grade lighting, acoustics, and backstage coordination ensure every show is flawless and memorable.

Purpose-built to elevate collections, connect with buyers, and engage the industry—Magus Fashion City is where fashion meets its future.

Business-Focused Convention Centre

Located within the business hotel complex, this space is tailored for conferences, meetings, and trade showcases. With smart tech, breakout zones, and branding opportunities, it offers a seamless experience for both fashion and business.





MFC Business Services

The Complete Framework To
Accelerate, Scale & Achieve



Representational Image



Representational Image

Launching Fashion Futures

India's only fashion business city offering plug-and-play access to funding, marketing, and digital visibility.

FACILITIES

1	Magus Start-up Ecosystem	2	Women entrepreneur initiatives	3	Traditional craft cluster support
4	Project funding, subsidy, and finance consulting	5	Online B2B Portal – The Showcase.in	6	Direct-to-Customer (D2C) Marketplaces





Igniting Innovation At Magus

Magus Fashion City fosters a thriving Start-up Ecosystem—designed to support young, innovation-driven enterprises in fashion, technology, and manufacturing.

What Qualifies as a Start-up?

An Indian-registered entity under 5 years old, with annual turnover below 25 crore, working on innovative products, services, or processes. Must not be a split or reconstruction of an existing business.

Key Benefits

Tax Exemptions:

- 100% income tax exemption for 3 years
- Capital gains exemption if invested in government-recognized funds

30% subsidy for MSME garment manufacturing units

Additional 5% for units where over 50% of employees are women

Eligibility Routes

- Recommended by a government-funded incubator or postgrad institute
- Funded by SEBI-registered VC/angel networks
- Supported under GoI innovation schemes
- Holding a relevant Indian patent

Launch, Grow, Lead

- From funding and incubation to real-world market access—Magus is where start-ups grow into industry changemakers.



Strategic Financial Solutions For Seamless Project Funding & Closure

At Magus, we help structure optimal financial strategies, connect with the right funding sources, and facilitate complete financial closure - essential for project success.



Project Funding Services

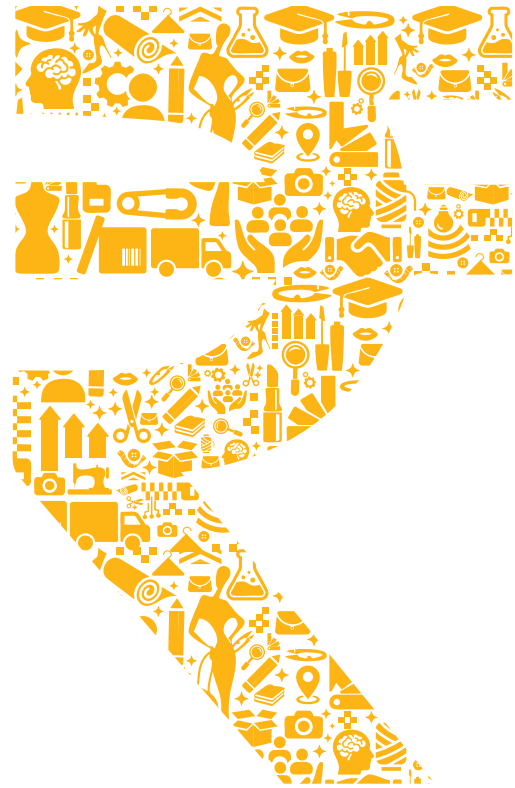
- SPV Formation & Compliance
- Capital Structuring
- Feasibility Reports / IM / DPR
- Bridge Finance / Loan Syndication
- Infrastructure Funding / Subvention Schemes
- Strategic Investors & Joint Ventures
- Private Equity / Real Estate Funds
- Pre-construction Sales & Strategic Tie-ups

Track Record

- Project funding over ₹ 700 Cr closed across PAN-India Projects include Infrastructure, Industrial, Logistics, Residential, Commercial & Mixed-use

Unit-Level Funding Support (via partnered banks like ICICI, HDFC, Kotak, BoM, NKGSB, SVC etc.)

- **Unit Purchase Loans:**
Up to 80% loan, 20% own contribution
Interest: 8.75%-9.5%
- **Plant & Machinery Loans:**
75% loan, 25% own contribution
Interest: 9.5%-10.5%
- **Working Capital Loans:**
75% loan, 25% own contribution
Interest: 9.5%-10%



Maximizing Government Subsidies & Incentives For Project Success

Success Subsidy & Incentive Consulting

We help clients access relevant government schemes and subsidies - from documentation and approvals to disbursement and review.



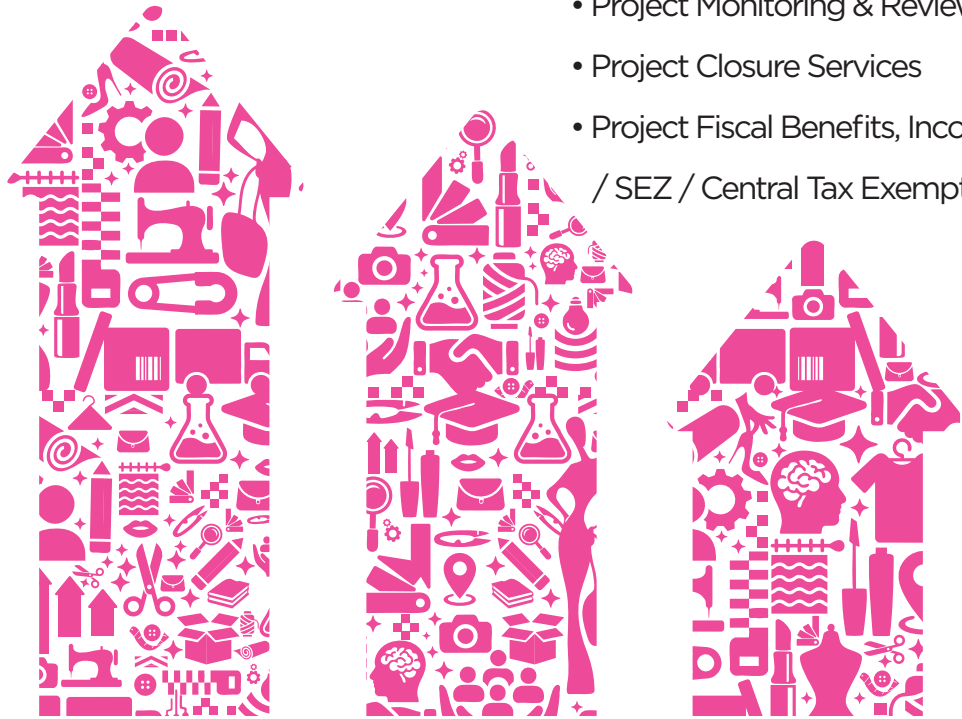
To catalyze growth in certain industries and types of enterprises, the Government provides a series of schemes and incentives. At MFC, we make sure all clients who qualify stand to gain from these subsidies. We create detailed project report, submit this report to respective Central or State Government Department, liaison & get sanctions of project on merits. On approval we monitor & review project till completion

Project Subsidy Components

- Central & State Government Grants and Subsidies
- Project Feasibility Study
- Diagnostic Study
- Detail Project Report (DPR)
- Project Structuring
- Project Approvals
- Project / Scheme specific Liasoning Services
- Subsidy Sanction & Disbursement support
- Project implementation Support
- Transaction Advisory
- Project Monitoring & Review
- Project Closure Services
- Project Fiscal Benefits, Income Tax Exemption / SEZ / Central Tax Exemption

Fact File

- 5 Textile Parks – Project Cost: 600 Cr | Subsidy: 200 Cr
- 8 Cold Chain Projects – Cost: 200 Cr | Subsidy: 80 Cr.
- 3 Mega Food Parks – Cost: 350 Cr | Subsidy: 150 Cr
- 15+ Projects under approval – 1300+ Cr | Potential Subsidy: 400 Cr+
- Technical consultant to 2 Mega food parks – Cost: 200 Cr | Subsidy 100 Cr.
- Technical consultant to 2 Integrated Textile Parks – Cost: 230 Cr | Subsidy 80 Cr



Empowering Manufacturers. Connecting Buyers. Simplifying Commerce.

Online B2B Portal – The Showcase.in

The Showcase.in is a cutting-edge mobile application and portal designed to transform the way manufacturers, retailers, and customers interact. With a strong B2C focus, it eliminates intermediaries, reduces costs, and enhances visibility - offering a seamless and profitable ecosystem for sellers and buyers alike.



Building Stronger Brands, With Every Direct Sale

The Direct-to-Customer (D2C) model is reshaping how brands sell, grow, and engage. By eliminating intermediaries, businesses can connect with their customers more effectively—gaining valuable insights, stronger loyalty, and better margins through online platforms or brand-owned retail channels.



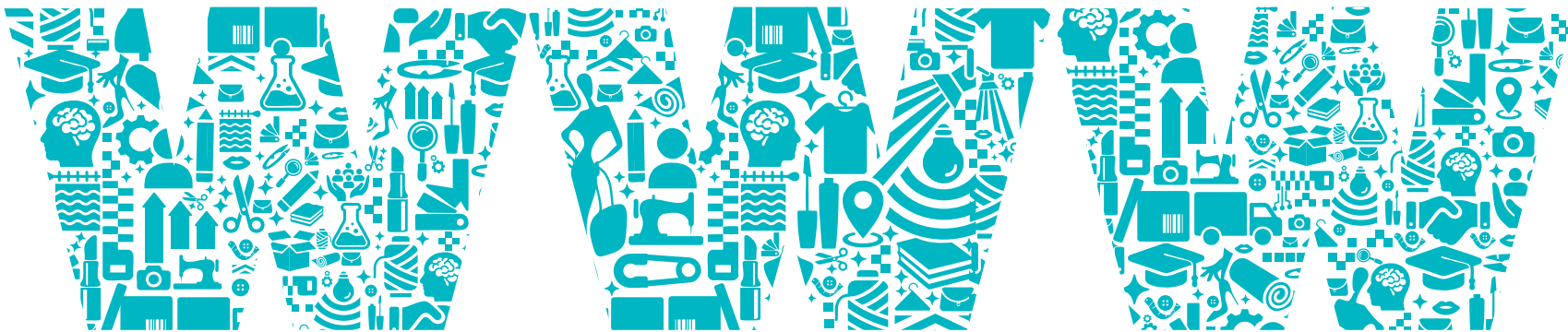
1,000+ Monthly Retailer Visits powered by integrated digital tools	Direct B2C Sales with no intermediaries and competitive pricing	Product Advertising to boost reach and generate quality leads	Multi-Channel Access through one unified platform
Low Commission Model to maximize seller margins	Smooth & Intuitive Interface for hassle-free use	Secure Payments & Delivery backed by robust systems	

Core Objectives

- Build direct customer relationships
- Increase brand loyalty and engagement
- Leverage customer data for innovation
- Enhance profit margins by cutting out middlemen

Advantages & Benefits

- **Higher Profit Margins:** More earnings per sale
- **Customer Intelligence:** Real-time insights for smarter decisions
- **Brand Control:** End-to-end ownership of customer experience
- **Agility:** Quickly respond to market shifts
- **Personalized Experience:** Tailored service that builds loyalty





Representational Image

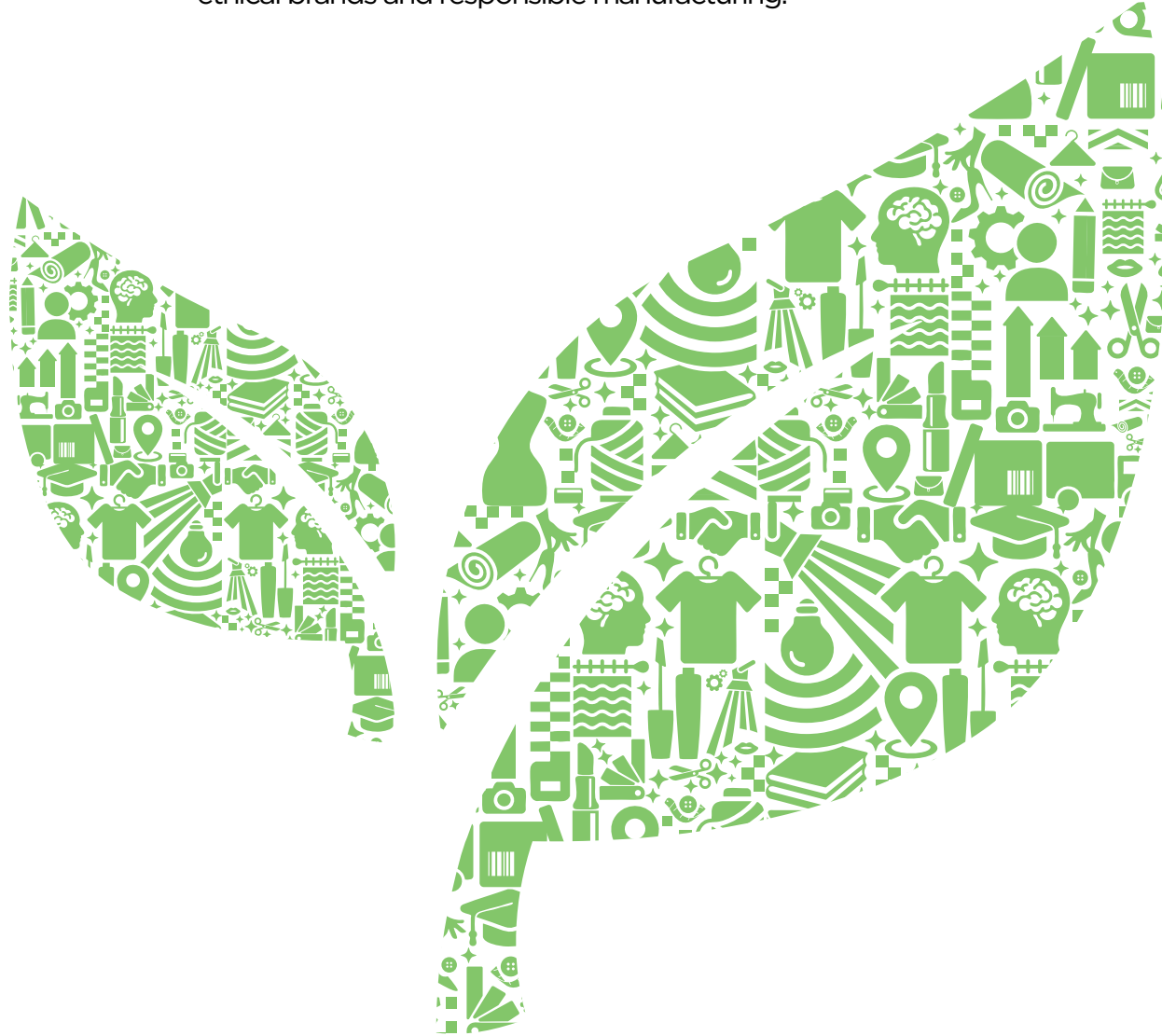
Fashion ESG Compliance

The Complete System
To Transform,
Sustain & Lead



Fashion With A Conscience

Magus Fashion City is beyond a fashion hub, it's a progressive model for sustainable industrial development. Every element of our infrastructure is designed to align with global best practices in environmental and social governance, making it the ideal base for ethical brands and responsible manufacturing.



Compliance & Green goals

IGBC-Rated Infrastructure Ensuring eco-friendly building standards & energy-efficient practices.	Zero Liquid Discharge Wastewater is fully treated and reused, minimizing environmental impact.	Net Zero Emission Parks Aiming for carbon neutrality through proactive energy and waste management.	30% Solar Power (9 MW Rooftop) Harnessing clean energy to power operations sustainably.
No Child Labour Strict enforcement of ethical labour practices across all units.	Women-Centric Infrastructure Safe, inclusive, and empowering spaces for female workers.	Secure Payments & Delivery Future-forward logistics and mobility with electric vehicle infrastructure.	

By embedding sustainability into the very fabric of our ecosystem, Magus Fashion City empowers brands to lead with conscience - and consumers to buy with confidence.

Infrastructure That Stands Behind Every Success

Purpose-Built For Seamless Operations

Power & Energy

- 24x7 industrial express feeder from two sources
- Switching station with 34 MW of landed power
- Park-managed electrical network with transformers, RMUs, and electronic metering system

Security & Gated Infrastructure

- Gated compound wall and gated facilities
- 24x7 security management system

Water & Waste Management

- MIDC water supply with multiple CUGTs at park level
- UGT and OHT at each building
- Park-level sewage management with multiple STPs
- Recycled water system with treated water tanks, flushing tanks, and pipelines
- CETP with dedicated effluent network and primary ETP at building level
- Recycled ETP water tanks and network



Mobility & Logistics

- Ample parking and docking facilities for goods vehicles
- Stormwater drainage system ensuring zero water logging

Waste Management

Solid waste system with organic waste treatment and recycling

Utilities & Connectivity

- Utility corridors and ducts for essential services
- Telecom, data network, cable, telecom towers, boosters, ducts, and conduits

Transport & Government Support

- Access to state transport buses, factory buses, shuttles, and local transport
- Presence of police station, local fire station, DIC office, and MIDC office

Fire Safety

- Firefighting network with park-level and building-level hydrants
- Fire sprinklers, smoke detectors, and fire alarms

Facility Management

- Magus O&M team for world-class upkeep
- Safe, secure operations with no local harassment or government interference





Fashion Amenities

The Complete Offering
To Enrich, Relax & Elevate



A Lifestyle Tailored For Professionals

At Magus Fashion City, life goes beyond work — blending productivity with comfort and well-being. Every space is designed to support balance, ease, and a sense of community.

- Magus Business Hotel (4-star, 100 keys)
- Restaurants, Cafés, Food Court
- MFC Club, Spa, Wellness Zone
- 10% Open Spaces | 5% Amenity Zones
- Riverfront Promenade



Where Comfort Meets Commerce

Strategically located within Magus Fashion City, Magus Business Hotel is designed to cater to professionals, buyers, and visitors with a seamless blend of business functionality and premium hospitality.

• 100-Key Contemporary Hotel

Thoughtfully designed to offer comfort, convenience, and style for every type of guest.

• Versatile Room Options

Choose from Standard, Executive, Suite, and Club Rooms, ranging from 250 to 500 sq. ft., suited for both short and extended stays.

• Smart, High-Tech Amenities

Equipped with modern in-room technology and business-friendly features to support productive stays.

• Wellness & Lifestyle Spaces

Includes a fully-equipped gym, luxurious spa, yoga & meditation zone, and a serene swimming pool for relaxation after a long day.

• Signature Rooftop Restaurant

An elevated dining experience offering panoramic views and a curated culinary journey.

• Exclusive Business Access

A dedicated entrance ensures privacy, ease of access, and a focused environment for corporate guests and event attendees.

Flavours that fuel fashion

At Magus Fashion City, food is thoughtfully integrated across three vibrant zones, offering comfort, variety, and convenience for professionals, visitors, and guests.

• Multi-Brand Food Court (Ground Floor)

A lively space offering a wide variety of cuisines at accessible price points, with semi-covered seating for a relaxed dining experience.

• Traditional Thali Restaurant (9th Floor)

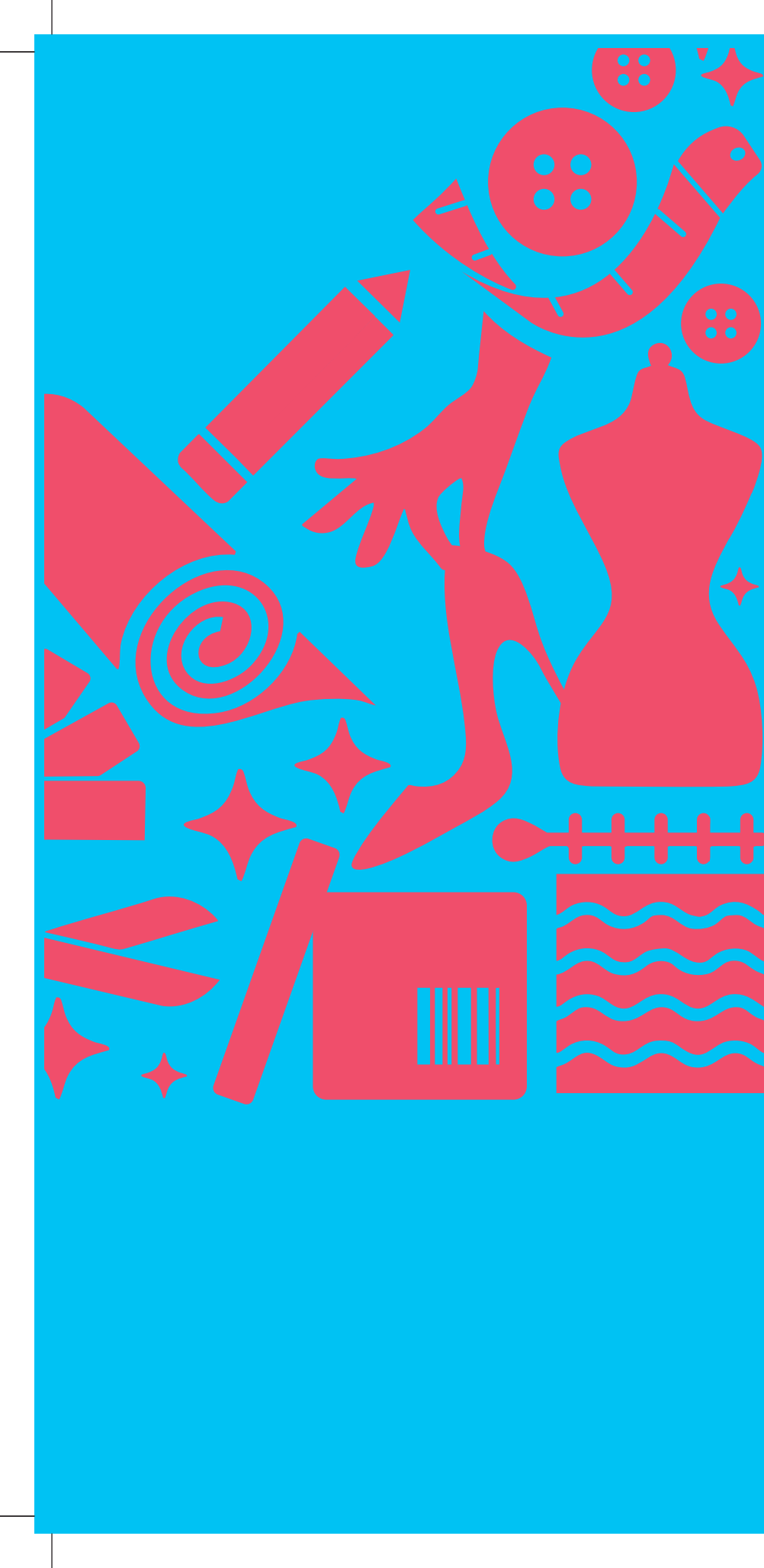
A curated restaurant serving hearty, traditional thalis — perfect for a comforting meal after a long day.

• Terrace Lounge & Café

A stylish semi-covered rooftop café offering a multi-cuisine menu, ideal for informal meetings or winding down.

• Mega Food Park Projects

Supported by 3 Mega Food Parks with a combined investment of 350+ Cr and 150 Cr in subsidies, enabling a strong, scalable food ecosystem within the park.



FASHION WALK TO WORK MFC LIFESPACES

The Complete Framework To
Accelerate, Scale & Achieve





Representational Image

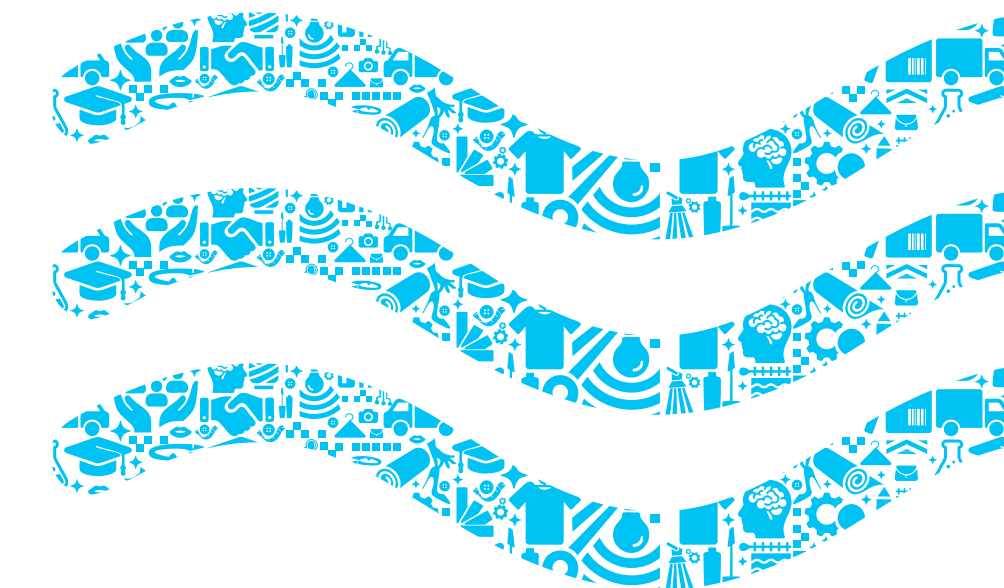
Where You Work is Where You Live

Integrated residences to attract and retain a stable, skilled workforce.



Components

- | | | | | | | | |
|---|--------------------------------|---|------------------|---|----------------------|---|--------|
| 1 | Basera Co-living & Dormitories | 2 | Magus Residences | 3 | RESI Club + Wellness | 4 | School |
|---|--------------------------------|---|------------------|---|----------------------|---|--------|



Riverfront Promenade Highlights

- Scenic promenade with access to serene river views
- Over 40 lifestyle amenities designed for all age groups
- Cricket practice nets and multi-purpose sports court
- Kids' play zones and safe outdoor activity areas
- Dedicated cycling and jogging tracks
- Indoor games, wellness zones, and recreational spaces
- Ideal for relaxation, fitness, and community interaction

A Smarter Way To Live & Work

Basera is a revolutionary Walk to Work concept that empowers business owners to offer quality accommodation for their skilled workforce. Designed for convenience and efficiency, it enables better worker retention, enhanced productivity, and seamless access to unit operations. For workers, Basera means zero commute, lower costs, and a better quality of life — with clean, hygienic, and well-maintained living spaces that support physical and mental well-being.



Artist's Impressions

Redefining Workforce Living

Magus Residency is thoughtfully designed to provide dignified, efficient, and comfortable living for the apparel industry's workforce. Strategically located within walking distance from the workplace, it ensures seamless connectivity while enhancing work-life balance. With clean, secure, and well-managed spaces, Magus Residency offers more than just accommodation — it fosters a community where productivity, health, and happiness thrive. For business owners, it's a reliable solution for workforce retention and well-being. For workers, it's a space that feels like home.

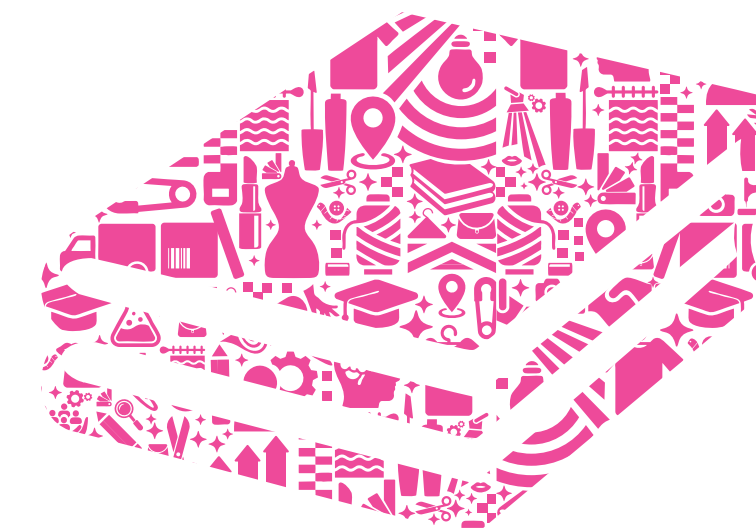
Where Leisure Meets Lifestyle

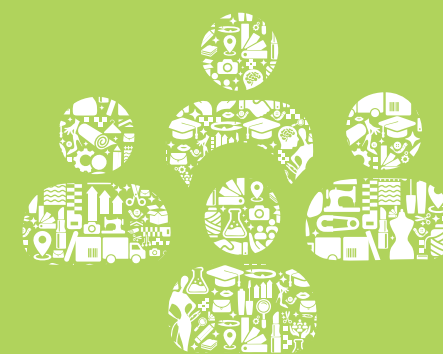
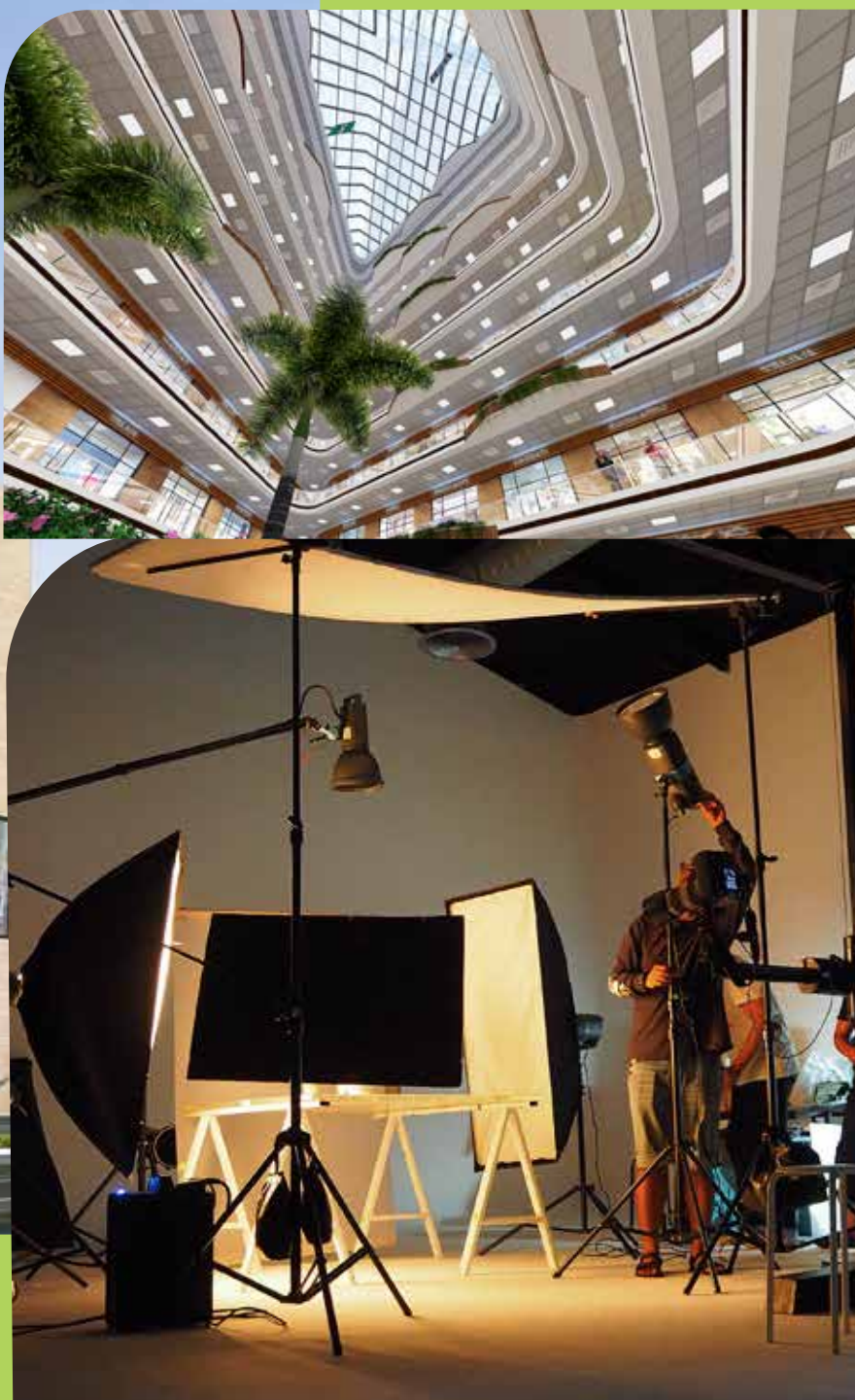
Residents at Magus Residency enjoy access to the upcoming RESI Club — a vibrant hub of wellness, play, and recreation. With 40+ thoughtfully planned amenities including a cricket pitch, multi-purpose court, kids' play zones, cycling track, and indoor games, there's something for everyone. Whether it's unwinding after a long day or staying active and connected, the RESI Club brings a balanced lifestyle right to your doorstep.



Learning Close To Home

At Magus Fashion City, your family's future is in good company. Surrounded by some of the city's most reputed schools, MFC offers the perfect setting for your child to thrive-without the hassle of long commutes. Live where learning is always close by, and every school run feels effortless.





FROM BLUEPRINT TO BUSINESS BUILD, OPERATE & PROMOTE

We go beyond development to ensure every business has the support it needs to succeed. From initial setup to daily operations, our focus is on driving growth, creating visibility, and enabling seamless execution. With expert support across strategy, promotion, experience, and compliance - Magus powers businesses from day one and every day after.

MFC PROMOTION TEAM

Driving targeted marketing strategies to boost visibility.

MFC DIGITAL TEAM

Enhancing digital presence and engagement for modern enterprises.

MFC EXPERIENCE CENTRE

Offering immersive experiences for partners and customers.

MFC OPERATE TEAM

Ensuring seamless operations to maintain world-class standards.



EXHIBITION 365 CUSTOMER'S CUSTOMER DELIGHT

Magus Fashion City is set to revolutionize the industry with India's first year-round fashion exhibition destination. With a network of nearly 3 lakh retailers across the country, over 1000 + B2B will come together under one roof - creating a dynamic platform for showcasing collections, building relationships, and sparking innovation. From manufacturers to retailers and distributors, this is where the future of fashion connects, grows, and thrives.



TRUSTED BY INDUSTRY LEADERS - HEAR THEIR JOURNEY

“ This park (Asmeeta Textile Park) is built exclusively to cater to the garment and textile industry. There is an approximate difference of 90% in prices in here and at Mumbai and Phase-2 planning (by Mayur Bhai), will scale up to 10,000 to 12,000 more employees. It is quite easy to find workers here. Small to big merchandise exporters buy goods from here

★★★★★



“ We moved to Asmeeta to expand our business and the environment has been much better here. In Bombay, if you can afford to buy space for 2 gala's, that same price can get 10 spacious gala's in Asmeeta. Our business has almost doubled since coming to Asmeeta. We were not able to meet such production capacity at the earlier place but that has not been the problem here . We have almost 70% of women staff working with us. Asmeeta 2 we believe will also be good, they are working towards making it better

★★★★★

- Babubhai Ahir



“

Since we deal with a lot of international clients, the factory that we have made is based on the compliance exactly as per their requirements, and being at Asmeeta gave us the opportunity to do that. We have 24*7 excellent electricity supply without any staggering or anything. The Good part about Asmeeta is they have provided us with skilled and unskilled labour, also the fact that Bhiwandi is a logistics hub helps our business a lot.

★★★★★

- Faneet Kapoor



“ Exporting to various brands like Diesel, Decibel, Keir Carmen and various other brands all over Europe. Since we have moved here, we are producing around 100,000 pieces of garments a month over here. All facilities over here are very good. The Park is well connected by road to Bombay, so transportation is not a problem. There's almost like twelve to fifteen thousand people working here, so phase-2 according to me should have actually come up 3 years ago. Anybody who is looking for a good manufacturing facility, just grab this opportunity and buy a place at Asmeeta Phase-2

★★★★★

- Manish Goel

Pure Source

25 YEARS OF SHAPING PROGRESS

Magus is a leading holistic solution provider across 7 sectors, including industrial, infrastructure, real estate, and urbanization. With over 25 years of experience, the company offers concept-to-completion (c2c) services.

30+
MEGA PROJECTS

500+
OTHER PROJECTS

70 LAC
SQ. FT. SOLD

7 SECTORS
IN FOCUS

OVER
65 SOLUTIONS

EMPANELMENTS
WITH STATE & CENTRAL
GOVERNMENT BODIES