



Hiranandani Estate, Thane



Aspirations matter, not size.

Those with great ambitions belong among the legends. While fertile surroundings facilitate rapid growth, constant flow of inspiration can drive you towards success. Therefore, in order to make it big, an ideal workplace plays a significant role. It should assist you in all aspects to fulfil your goals and objectives and be surrounded with immense motivation that fortifies swift growth of your business.

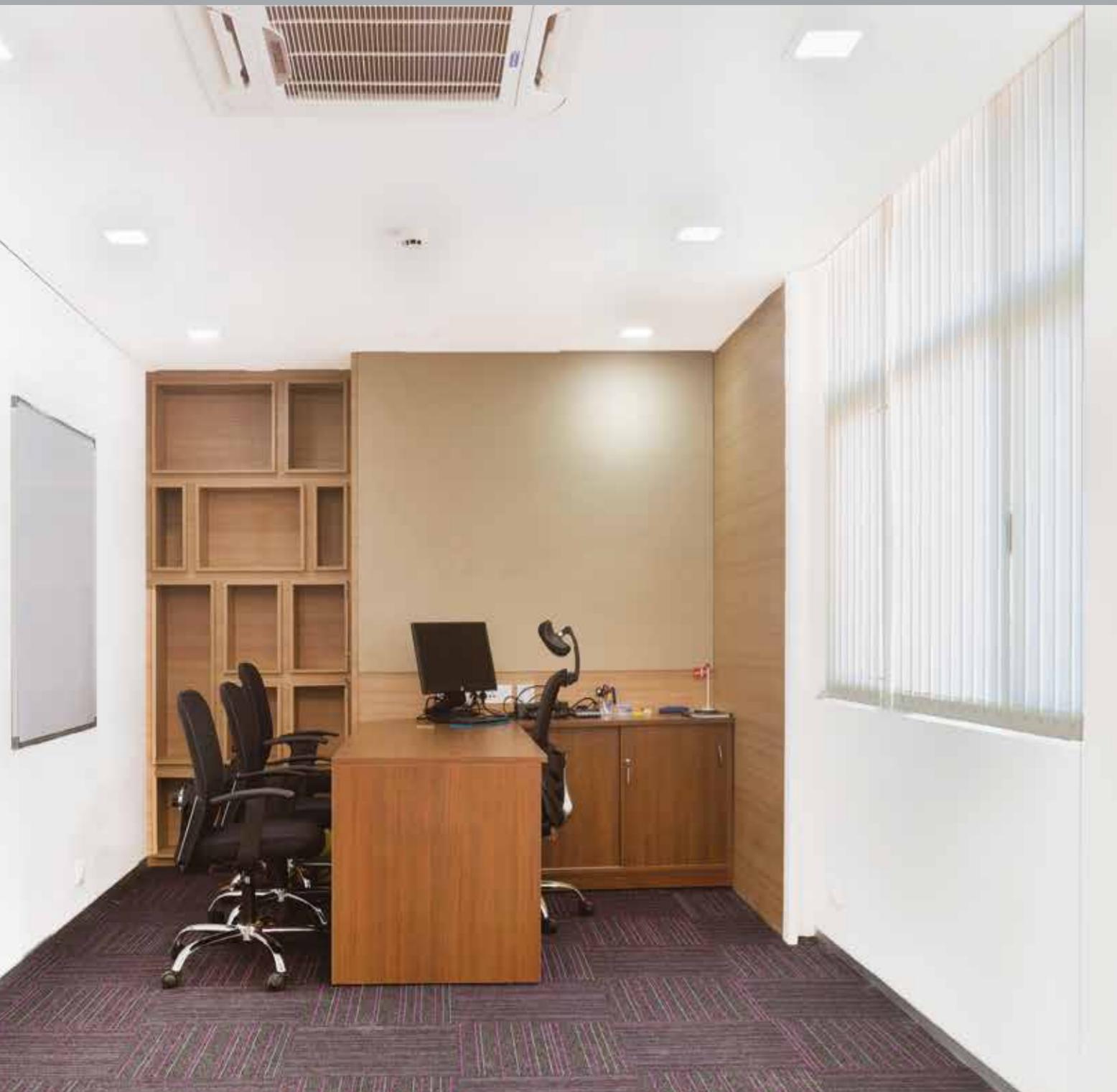
Ergonomically designed to enhance your every day.

Amenities

Floor Plate Efficiency	Upto 60% approx
Number of Floors	Lower Basement + Upper Basement + Ground + 26 Floors
Floor to Floor Height	Ground 4.2 meters and other floors 4 meters
Windows	Powder coated aluminium windows
Elevators	8 high speed elevators and 2 parking elevators
Entrance Hall	Spacious designed large entrance lobbies
Lift Lobbies	Finished with tiles
Security	Common security at the entrance lobby
Fire Fighting	Underground and Overhead Tank for Fire fighting purposes according to CFO norms. Provision for sprinklers at all the floors as per CFO norms
Water	Water available from Thane Municipal Corporation

Internal features

Fully Air-Conditioned Shops and Offices with floor tiles



Let your space
speak for your
business.

Solus is a brilliantly planned edifice for all business types. It features retail spaces on the ground and first levels and office spaces in the rest of the premises. Furthermore, all its facets have been crafted in a detailed manner to boost the productivity of your business to greater levels. Settled in the magnificent Hiranandani Estate, Solus has some major-league organisations as its neighbours. Arrive at work through the tree-lined boulevards and relish the verdant splendour around. With the most happening - The Walk, a premium shopping arena within the vicinity, find inspiration on the ever-busy street lined with some of the best brands.

Not only that, let companies like TCS with around 22,000 employees plus the Bayer CropScience just around the corner motivate the entrepreneur in you, every day. Conduct business in tranquil surroundings and watch success coming towards you in rapid motion. Let the awe-inspiring aesthetics of the structure delight your allies as well as the clients.

This is just a visual representation. The furniture & fixtures shown above are not a part of the office space of Solus.

Hiranandani Business Park, Thane.

The name says it all.

With its elegant workspaces and world-class amenities, Hiranandani Business Park has attracted some of the biggest names in the world of business. The lake city of Thane has itself acquired fame and prestige because of the presence of Hiranandani.

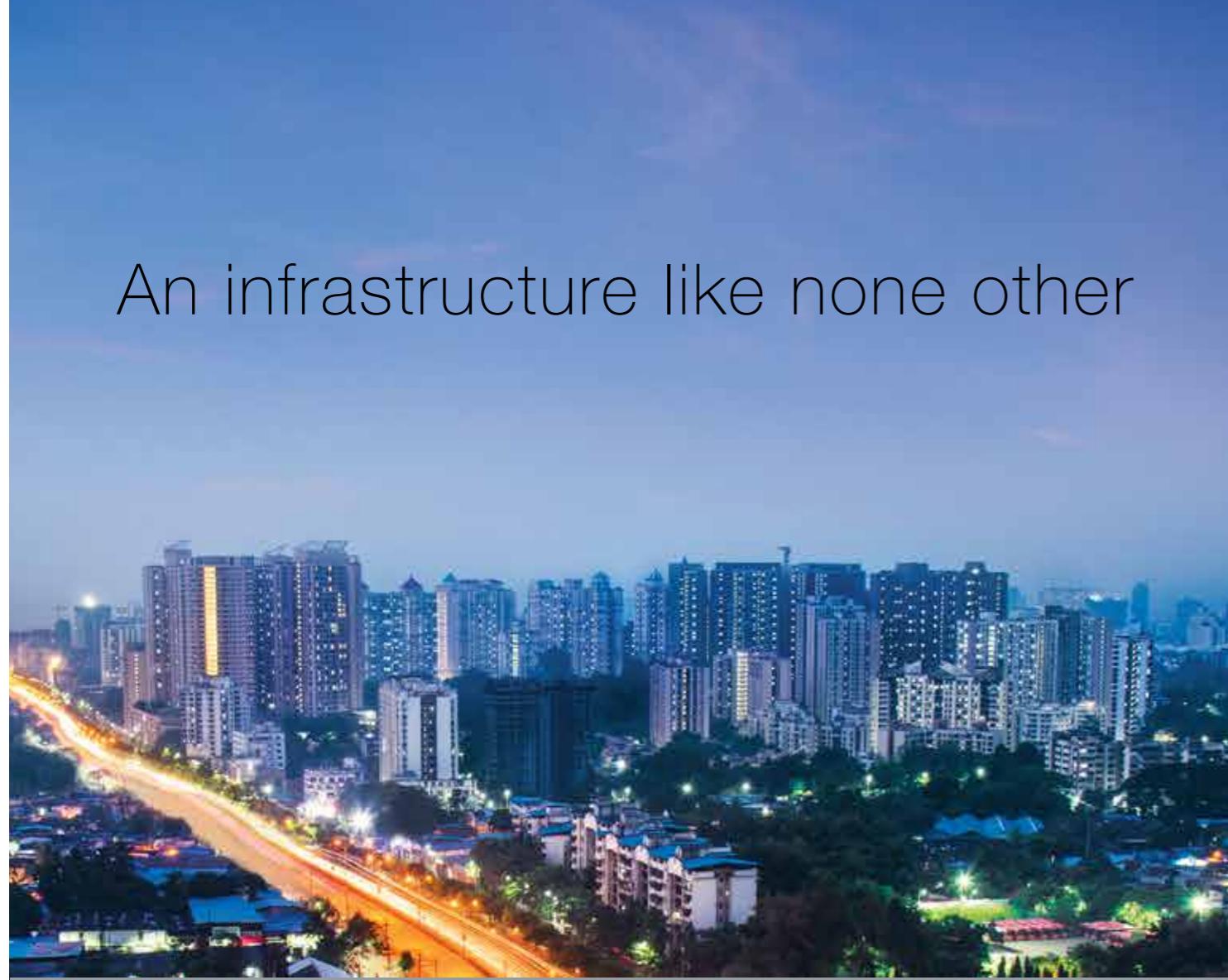
To name one, TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase 1. The Bayer CropScience boasts of its India head office right here. Besides, the Business Park's unique benefit of being in the middle of nature has made it the preferred choice of blue-chip Companies, Banks and MNC's and offices of other Indian corporates.

ICICI Bank, Avantor, M & R Consultants, Andhra Bank, Axis Bank, Indian Bank. Encompassed by such inspiring neighbours will always keep you driven towards your goals. Not only that, with smart studio, 1 BHK residences and small offices coming nearby in Solus right there, it simply helps you strike the right balance between work and life. Plus, life never gets monotonous at Hiranandani with The Walk giving you the daily dose of fun, food and entertainment. All in all, Hiranandani Business Park, Thane is the place to get your business up and going like never before.



Bayer House





An infrastructure like none other

Actual image of Thane

CONNECTIVITY

- Ghodbunder Road – 2.3 km
- Eastern Express Highway - 6.2 km
- Thane Railway Station – 9 km
- Mulund Check Naka – 10.8 km
- Western Express Highway – 29.8 km
- Mumbai Domestic Airport – 36 km

HOSPITALS

- Hiranandani Hospital – 1.6 km
- Titan Hospital – 3.2 km
- Currae Specialty Hospital – 6.3 km
- Bethany Hospital – 6.3 km
- Jupiter Hospital - 6.7 km

SHOPPING & ENTERTAINMENT

- The Walk – 0.5 km
- Hypercity – 2.2 km
- Suraj Water Park – 2.8 km
- Tikuji-ni-wadi – 3.9 km
- Cinemax Wondermall – 4.8 km
- Viviana Mall – 6.8 km
- Korum Mall – 8.3 km



Upcoming infrastructure Around hiranandani homes In thane

Own the privileges of upcoming infrastructure that will make
your future more convenient than ever at
Hiranandani Estate, Thane.





THANE -WADALA METRO LINE 4:

- It will be operated between Kasarvadavali at Ghodbunder Road, Thane to Wadala in Mumbai.
- A game changer to connect Mumbai with Thane.
- The stretch of 32.32 km will cover 32 stations.

Nearby Metro 4 station: Dongripada Station

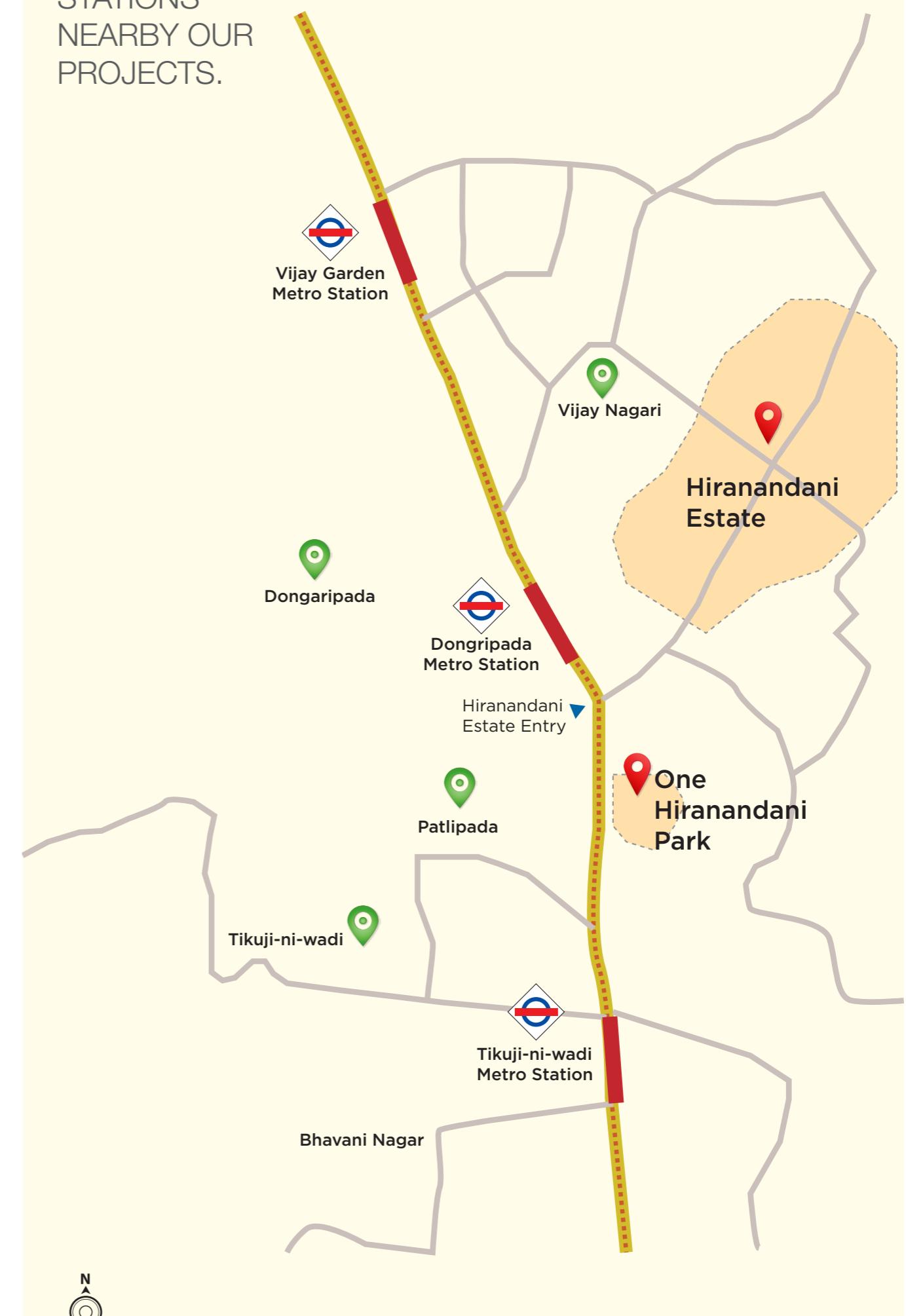


MUMBAI METRO LINE 4A AND MUMBAI METRO LINE 5:

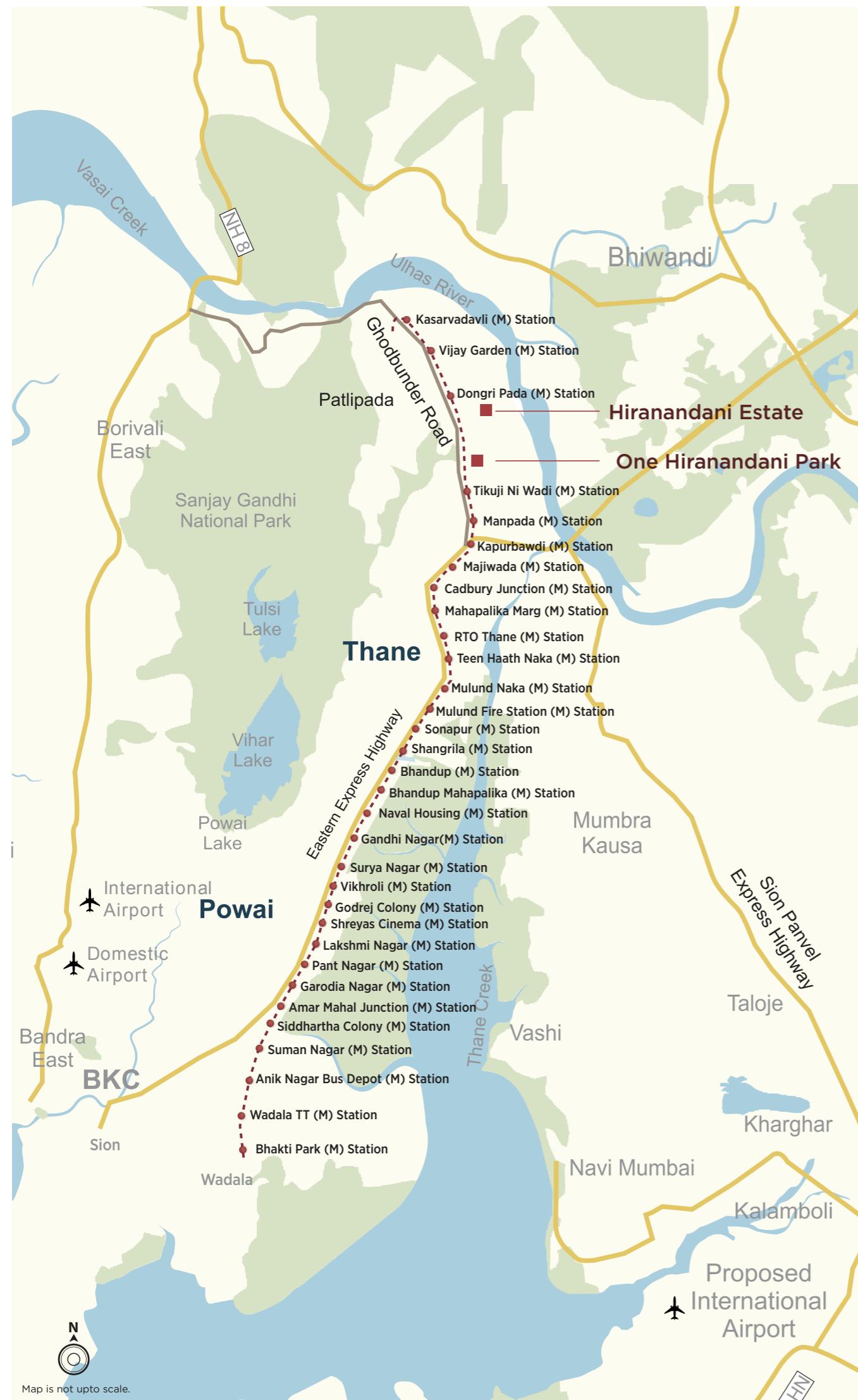
- Metro Line 4A will be an extension of Metro Line 4 from Kasarvadavali to Gaikmukh area.
- Metro Line 5 will connect Thane to Bhiwandi and Kalyan. The 24.9 km-long Metro corridor will have 17 stations.

Nearby Metro 5 station: Kapurbawdi Station

METRO LINE 4 STATIONS NEARBY OUR PROJECTS.

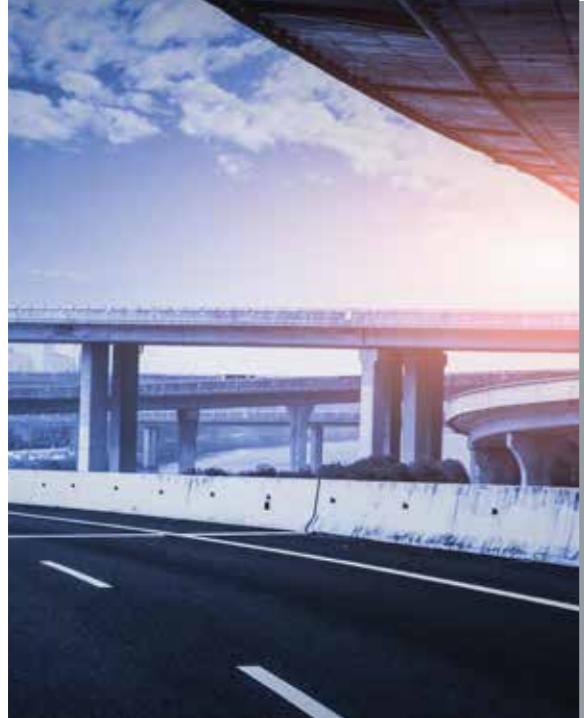


METRO ROUTE 4



METRO ROUTE 5





KOPRI BRIDGE WIDENING MUMBAI - THANE:

- The bridge will be widened from existing 4 Lanes to create an 8 lane bridge.
- This project on Eastern Expressway Highway connects Mumbai and Thane.
- It is at approx. 10 km from Hiranandani Estate.



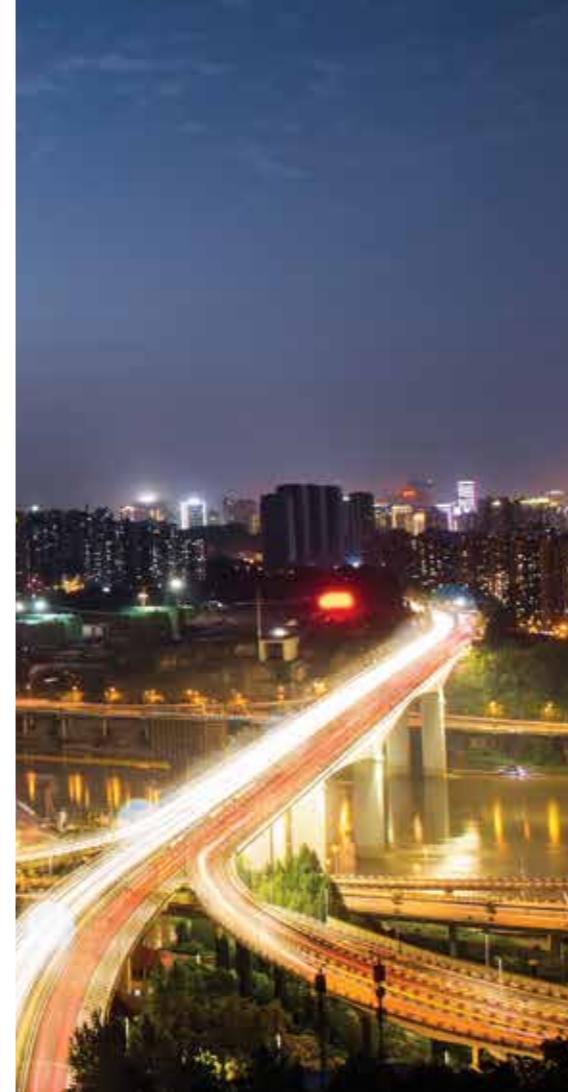
THANE - BORIVALI UNDERGROUND TUNNEL:

- It will be 21-km underground tunnel passing through the Sanjay Gandhi National Park.
- It would take only around 15 minutes to commute between the 21 km stretch.
- It will start from Tikuji Ni Wadi (Thane) and connect Borivali at the western expressway.
- The start point, Tikuji Ni Wadi is at approx. 4.4 km from Hiranandani Estate.



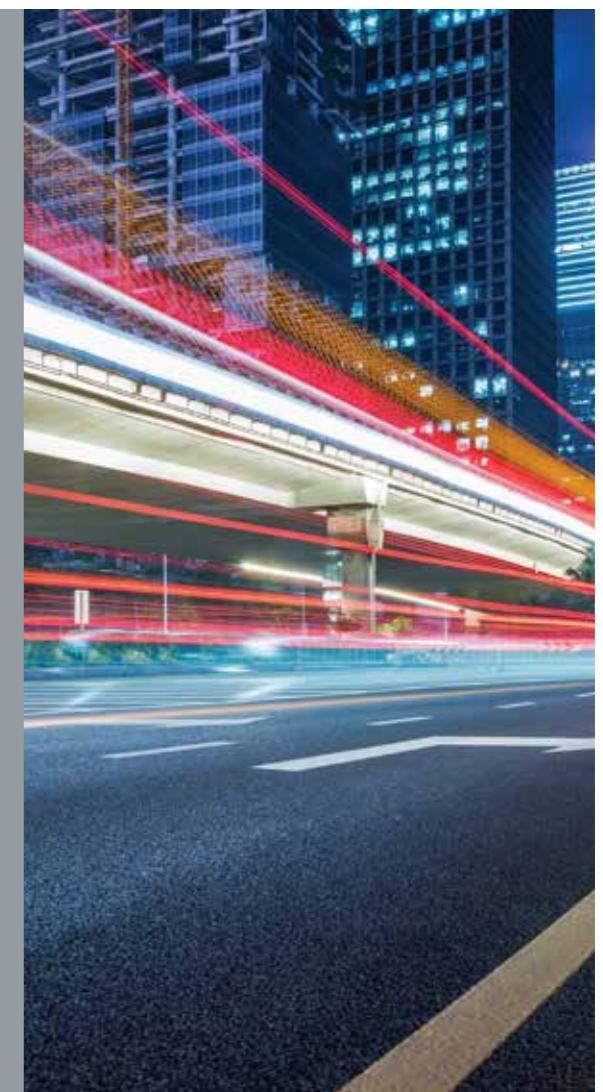
WATER WAYS:

- It will connect Thane with Vasai, Kalyan, Mumbai and Navi Mumbai.
- Will save around one hour of travel time for commuters of Thane to Mumbai, while 30 minutes for commuters of Navi Mumbai.
- **Saket, the start point on Thane end is at approx. 8 km from Hiranandani Estate.**



THANE - GHODBUNDER ELEVATED CORRIDOR:

- The 4.4 km elevated road will be a major connector between NH3 and Western Express Highway NH-8.
- The stretch will be from the Fountain Hotel on WEH to the Gaimukh area in the Sanjay Gandhi National Park (SGNP).
- It is at approx. 7 km from Hiranandani Estate.



NEW FLYOVERS FOR EASY COMMUTE:

- Commuters between Thane and Mumbai would be able to use three bridges as an alternative route to exit the city limits.
- Flyovers at LBS Marg near Castle Mill another at MG Road at Naupada and the third flyover Vandana Talkies, Thane are expected to ease the commuters' problems.



Actual image of Hiranandani Estate, Thane

Hiranandani Estate,
Benchmarking
community living in Thane.



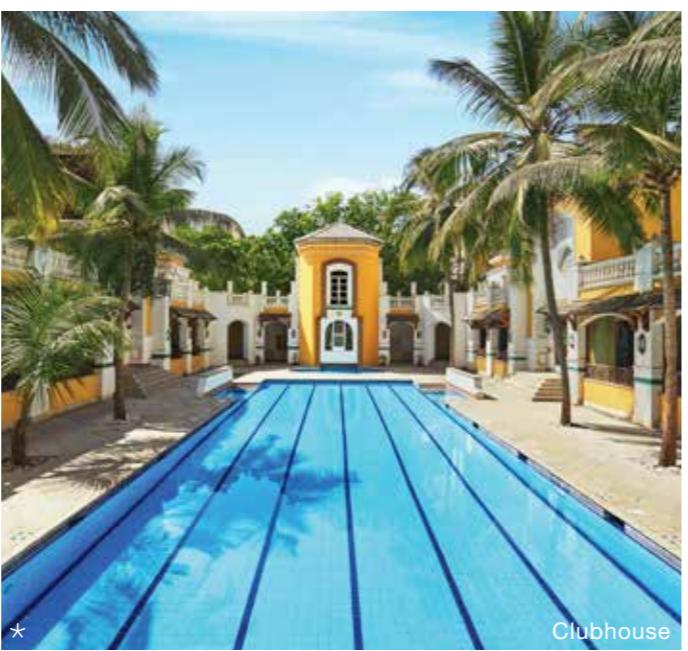
* Hiranandani Foundation School



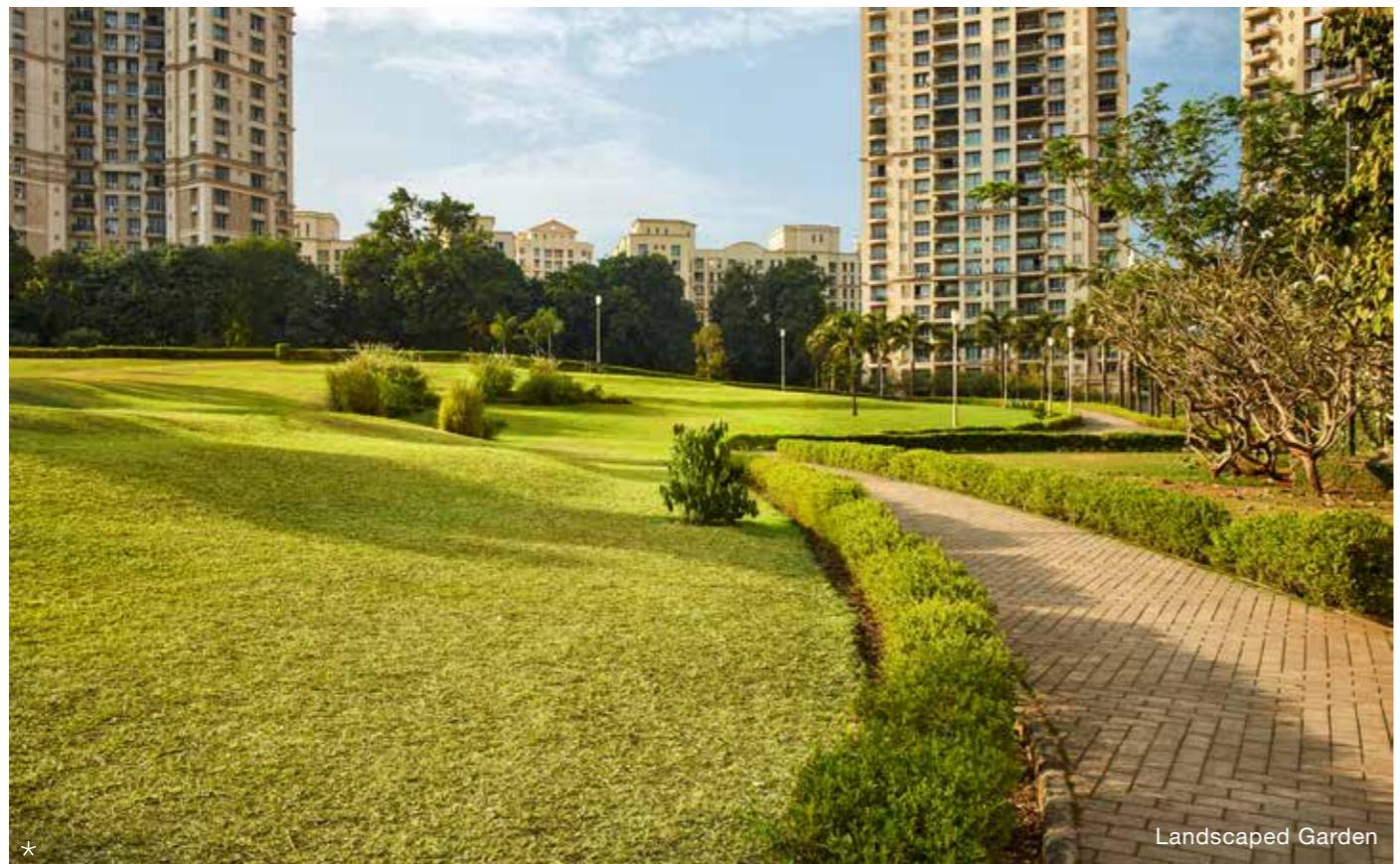
* Hiranandani Hospital



* Tennis Courts



* Clubhouse



* Landscaped Garden

Creating communities with care

We at Hiranandani strongly believe in endlessly working towards creating an environment that's conducive to every individual. The level of comfort, the sense of security and the feeling of bliss in everyday living, more or less recapitulates the lifestyle experiences at Hiranandani Estate.

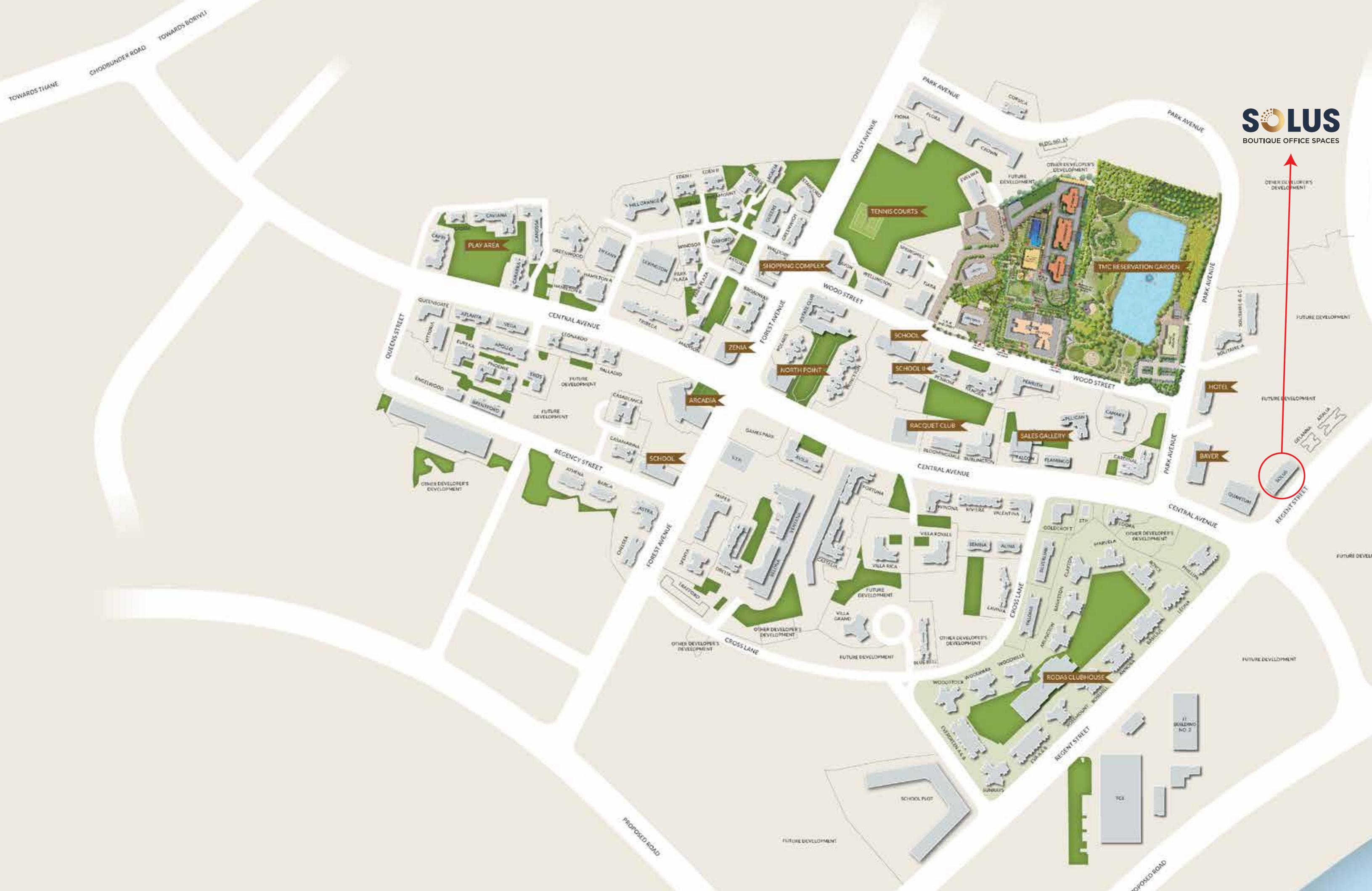
The townships flawlessly reflect a commitment that has only grown stronger with time. A commitment to create communities that set an example for the rest and go on to enrich more and more lives.

Indulge in
the New Age
High Street
experience
- The Walk.

Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping in all its glory has arrived in India with The Walk. Located at Hiranandani Estate, Thane's finest lifestyle destination, The Walk boasts an impressive line-up of premium brands, supermarket, cafes and fine dining restaurants in a refreshing high street format. Thoughtfully designed and created for discerning retail shoppers, The Walk has become the most frequented retail destination.



Actual image of The Walk High Street, Hiranandani Estate, Thane



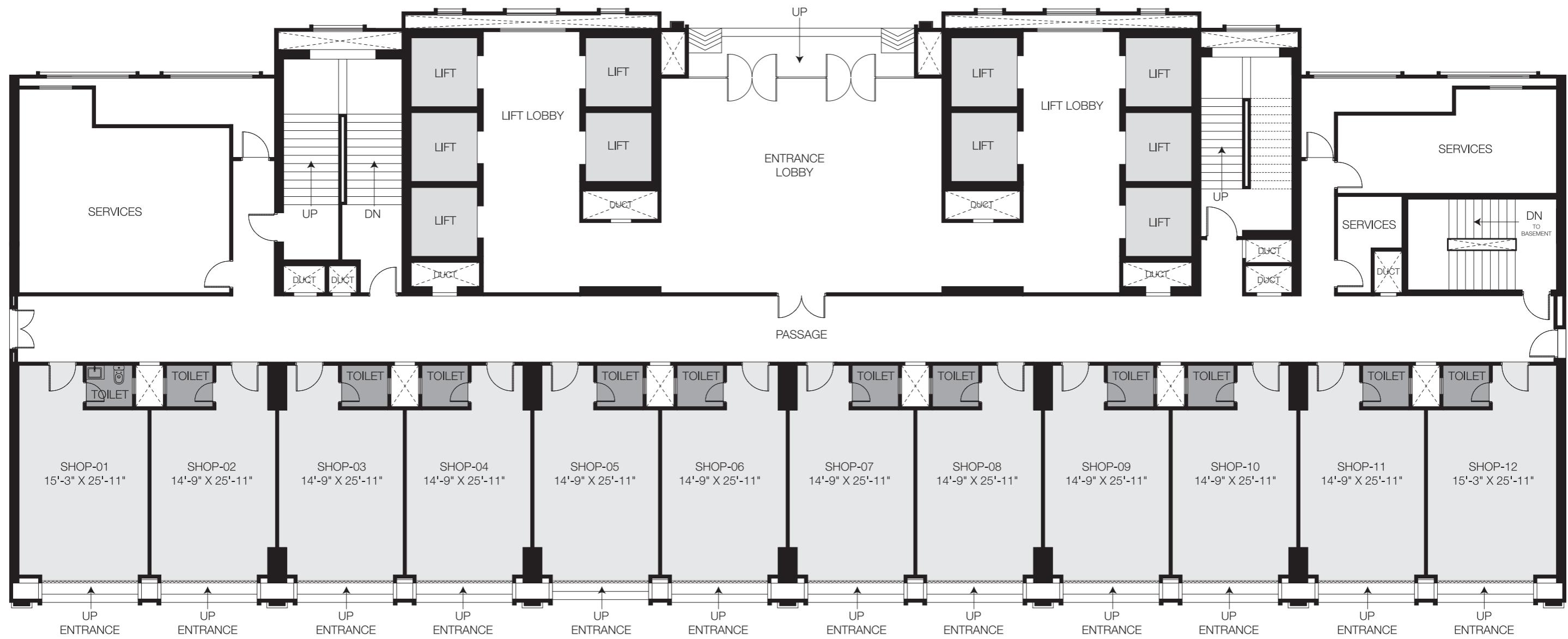
HIRANANDANI ESTATE, THANE

*Trees and Green Area shown is for representation purpose only.
*Layout plan is not up to the scale.

BOUTIQUE OFFICE SPACES

08.08.20

GROUND FLOOR PLAN



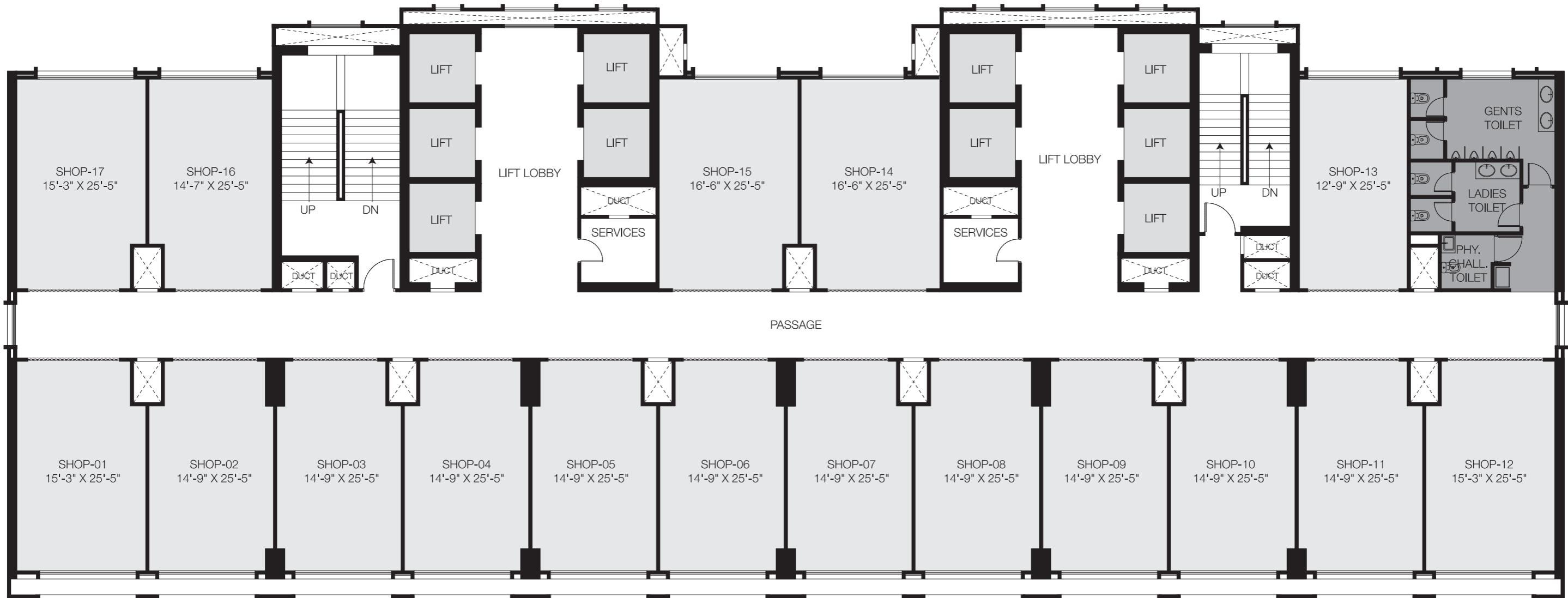
Carpet Area Statement

Shop Nos.	As Per MOFA		As Per RERA	
	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 & 12	385	35.70	385	35.70
2 to 11	363	33.71	363	33.71

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



FIRST FLOOR PLAN



Carpet Area Statement

Shop Nos.	As Per MOFA		As Per RERA	
	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 & 12	377	34.94	377	34.94
2 to 11	355	32.95	355	32.95
13	323	29.97	323	29.97
14 & 15	406	37.69	406	37.69
16	359	33.30	359	33.30
17	376	34.92	376	34.92

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



TYPICAL FLOOR PLAN



Carpet Area Statement

Office Nos.	As Per MOFA		As Per RERA	
	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1	320	29.65	320	29.65
2, 3 & 14	413	38.34	413	38.34
4, 5, 8, 9, 12 & 13	316	29.31	316	29.31
6, 7, 10 & 11	388	36.03	388	36.03
15	377	34.98	377	34.98
16	356	33.01	356	33.01
17 & 18	402	37.34	402	37.34

Refuge Office Nos. are 603, 604, 605, 803, 804, 805, 1103, 1104, 1105, 1403, 1404, 1405, 1703, 1704, 1705, 2003, 2004, 2005, 2303, 2304 & 2305

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Wide dreams, drawing the eyes skyward

Exceeding expectations and living up to many mantles, Hiranandani group has marked its presence through building world-class townships, introducing integrated lifestyles and building better communities, with a focus on creating superior experiences in every aspect of life. With a dedicated and experienced team of professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India.

Better townships for better communities.

Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, luxurious lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



Interior image of Olympia, Hiranandani Gardens, Powai.



Call: (+91-22) 2586 6000 / 2586 6036 / 2545 8001

Hiranandani Sales Gallery, Central Avenue,
Hiranandani Business Park, Thane - 400 607.

E-mail: sales@hiranandani.net • www.hiranandani.com

The property is mortgaged with ICICI Bank Limited. The No Objection Certificate (NOC)/permission of the mortgagee Bank would be provided for sale of units/property, if required.

The project has been registered via MahaRERA registration number: P51700000193 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.