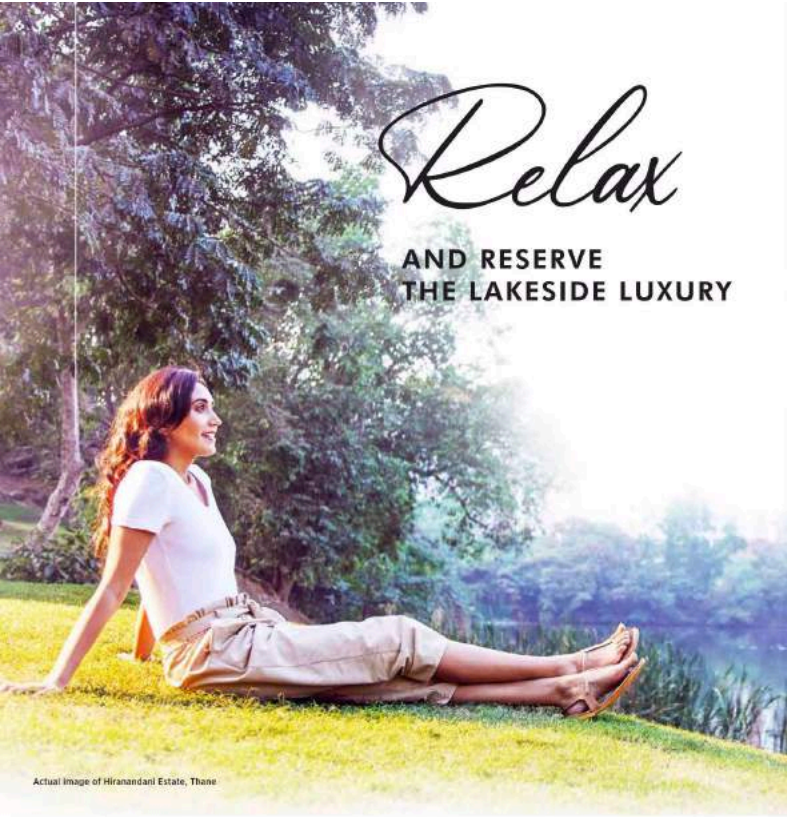




SOLITAIRE
Hiranandani Estate, Thane

Studio & 1 BHK Apartments



Relax

AND RESERVE
THE LAKESIDE LUXURY

Actual image of Hiranandani Estate, Thane

 **SOLITAIRE**
Hiranandani Estate, Thane



Actual image of Solitaire



SERENE LIFE
COMPLEMENTED BY

Supreme LUXURY

Located next to the serene lake, SOLITAIRE at Hiranandani Estate, Thane offers sophisticated luxury to befit your premium lifestyle. Right from the thoughtfully crafted architecture to the aesthetically designed interiors, every element of SOLITAIRE reflects elegance and finesse.

EXCLUSIVE PRIVILEGES

- Surrounded by green landscape
- Close to leading corporate offices
- Finest schools in the vicinity
- Ready-to-use grand clubhouse
- State-of-the-art amenities
- Thoughtfully planned spacious premises

BROUGHT TO LIFE WITH BRILLIANCE

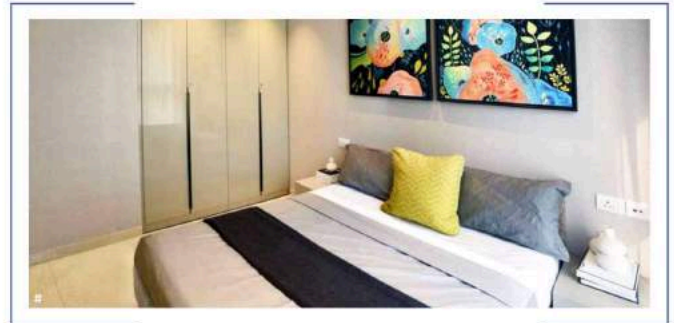
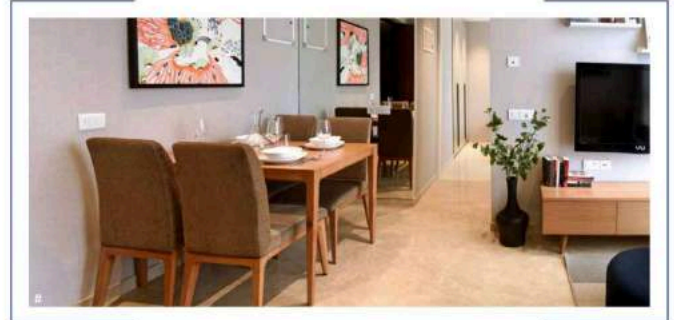
With every inch put to optimum use and every corner replicating smartness, the diligent planning makes sure you don't run out of comfortable moving space. You live the brilliance, every single day.

Apartment Features

- Marble flooring in living area & tiles in bathroom in Studio apartment
- Marble flooring in living and dining room in 1 BHK
- Tiles in bedroom, bathroom and kitchen in 1 BHK
- Well designed kitchen with platform including base unit & hob
- Standard bathroom fittings
- Powder coated aluminium windows
- Corrosion resistant plumbing



*Actual image of Studio show apartment of Solitaire C for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Solitaire.



*Actual image of 1 BHK show apartment of Solitaire B for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Solitaire.

EXPERIENCE THE BLISS OF LAKESIDE LIVING

Discover the true sense of calmness while residing next to the serene lake. Here every corner is tucked with fresh air, beautiful trees and green landscapes. It's a perfect combination of city's vibrant life and nature's calming vibes. Be a part of this serene luxury and make your life truly delightful.



Actual image of Hiranandani Estate, Thane

THANE'S FINEST TOWNSHIP AWAITS YOU

Hiranandani Estate

Hiranandani has turned a million dreams into reality by transforming the lives of 7000+ families at Hiranandani Estate, Thane. It's a name that is synonymous with the word 'community living'. With innumerable joyous faces and satisfied families living amidst a green belt adorned with brilliant architecture and recreational amenities, Hiranandani Estate turns out to be an abode for every dream.



Actual image of Hiranandani Estate, Thane

A WORLD OF INFINITE POSSIBILITIES

We at Hiranandani strongly believe in working endlessly 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 township 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.



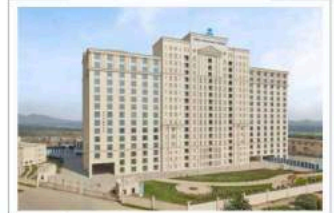
Hiranandani Foundation School



The Walk- High Street Retail



Hiranandani Hospital



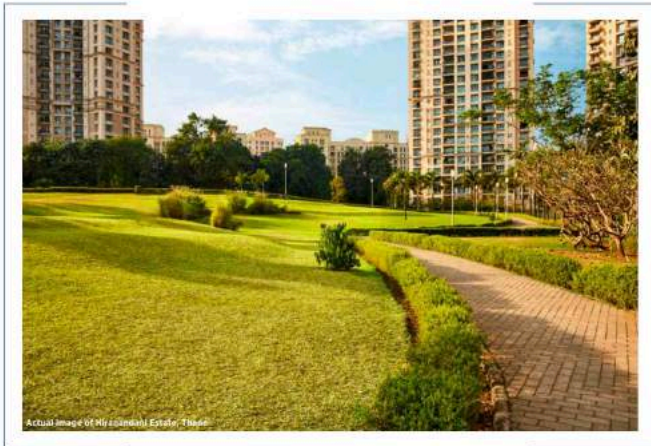
TCS - HBP, Thane



Clubhouse



Bayer House- HBP, Thane



Landscaped Gardens



Tennis Courts



Wide Roads

Actual Images of Hiranandani Estate, Thane



SOLITAIRE



HIRANANDANI ESTATE, THANE

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

AN ADDRESS ENCIRCLED BY CITY'S BUZZING PLACES

Hiranandani Estate in Thane is built to bring home convenience to the people residing within. The location gets better with a robust infrastructure projected with roadways, railways, metro, tunnels and waterways en route to completion. With decongested traffic and peaceful travelling, Hiranandani Estate is all set to be the next sought after destination for modern urban living.

CONNECTIVITY

- Ghodbunder Road - 2 km
- Thane Railway Station - 9 km
- Mulund Check Naka - 10.8 km
- Western Express Highway - 12 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- High street - 0.5 km
- HAIKO Supermarket - 0.5 km
- Hypercity - 4 km
- Suraj Water Park - 2.6 km
- Tikuji-ni-wadi - 4.7 km
- Viviana Mall - 6.8 km
- Korum Mall - 8.3 km

All distances are approximate

Actual image of Thane



UPCOMING INFRASTRUCTURE

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



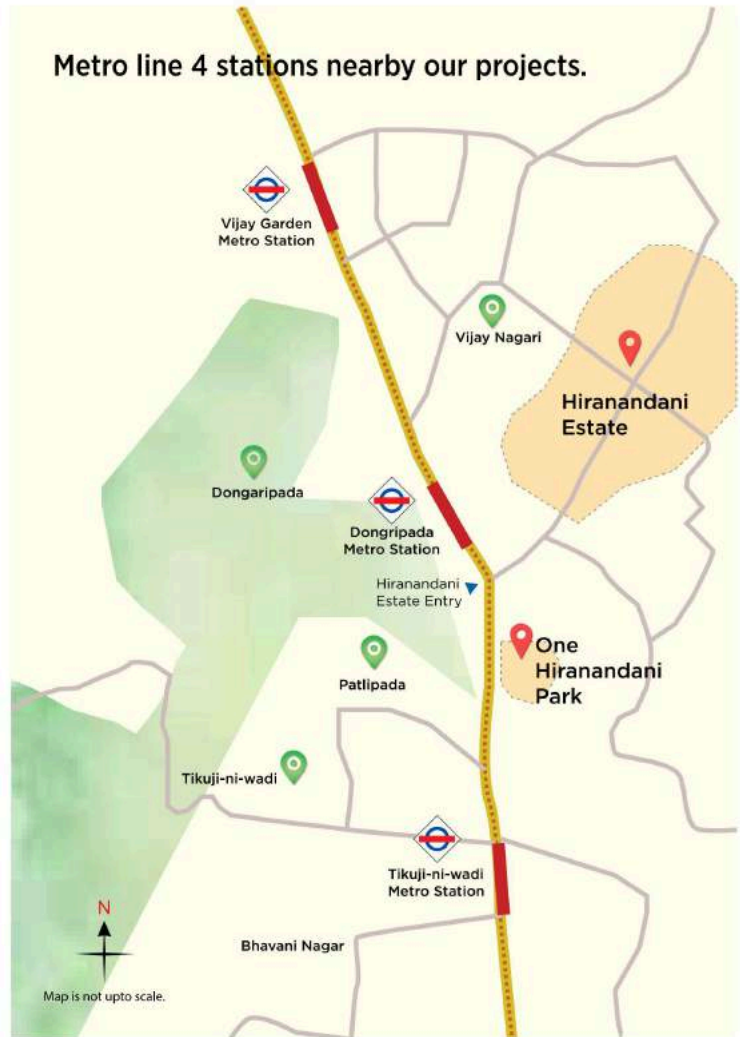
MUMBAI METRO LINE 4A AND MUMBAI METRO LINE 5:

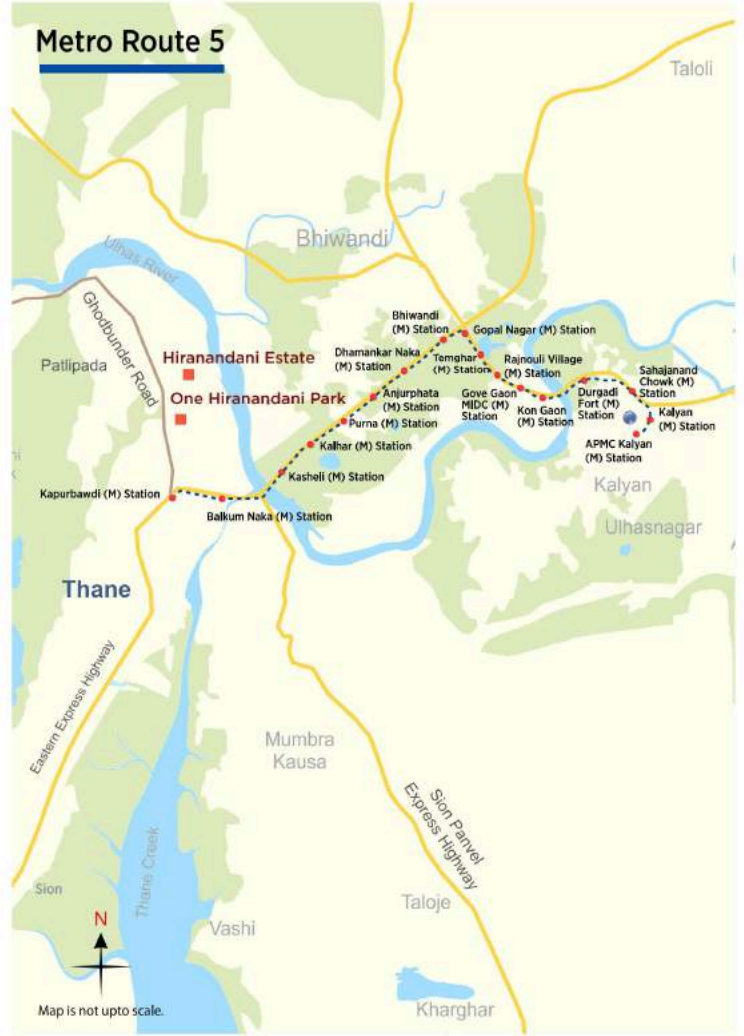
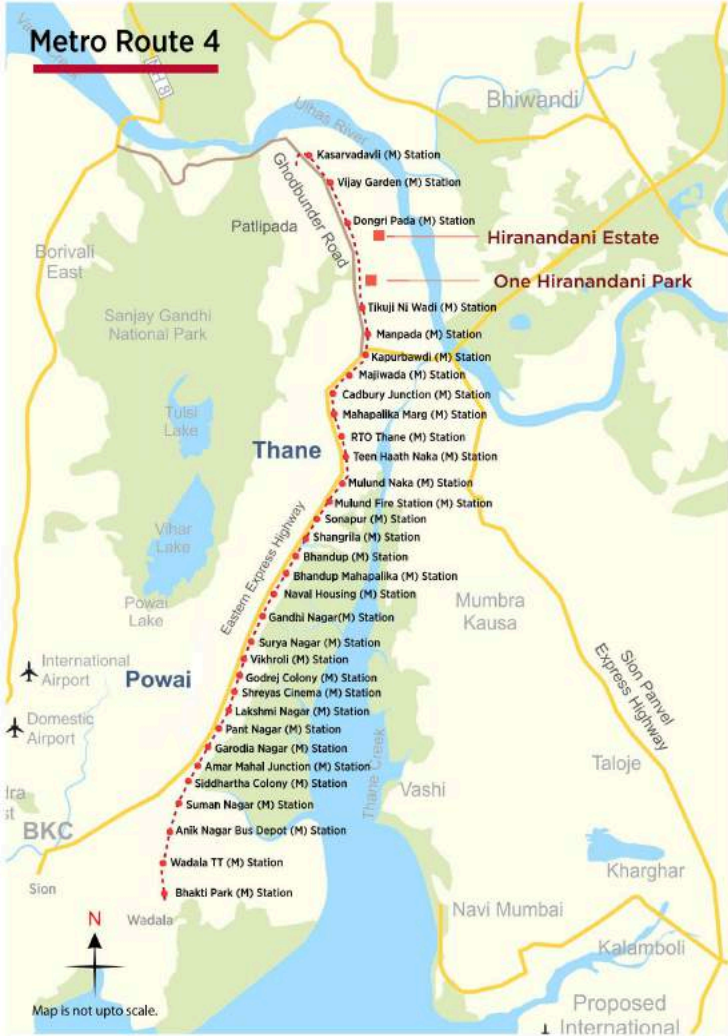
- Metro Line 4A will be an extension of Metro Line 4 from Kasarvadavali to Gaike area.
- Metro Line 5 will connect Thane to Bhiwandi and Kalyan. The 24.9 km-long Metro corridor will have 17 stations.

Nearby Metro 5 station: Kapurbawdi station

The above informations are as per the projects proposed by the Government. Images shown for representation purpose only.

Metro line 4 stations nearby our projects.







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 - GHODBUNDER ELEVATED CORRIDOR:

- The 4.4 km elevated road will be a major connector between NH-3 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

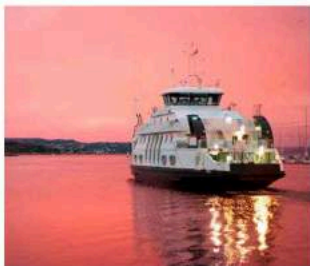
THANE - BORIVALI UNDERGROUND TUNNEL:

- It will be a 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.



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.



WATER WAYS:

- It will connect Thane with Vasai, Kalyan, Mumbai and Navi Mumbai.
- It 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.

The above informations are as per the projects proposed by the Government.
Images shown for representation purpose only.

AN EVER-GROWING DESTINATION

Thane caters to the demands of all classes, however; the enhanced standard of living has also made it into a destination of spacious luxury homes for those pursuing a better lifestyle with enhanced amenities in and around their homes. In recent years, Thane has emerged as a preferred destination for home buyers. The upcoming mega infrastructure projects will augur well for real estate development and certainly enhance the standard of the living quotient in the city. This will help the buyers and investors to fetch better returns and good price appreciation in the future. The city also enjoys the best social - civic ecosystem with prominent schools, colleges, and educational institutions, best of healthcare, entertainment zones, malls & organized retail spaces to enrich the quality of living.





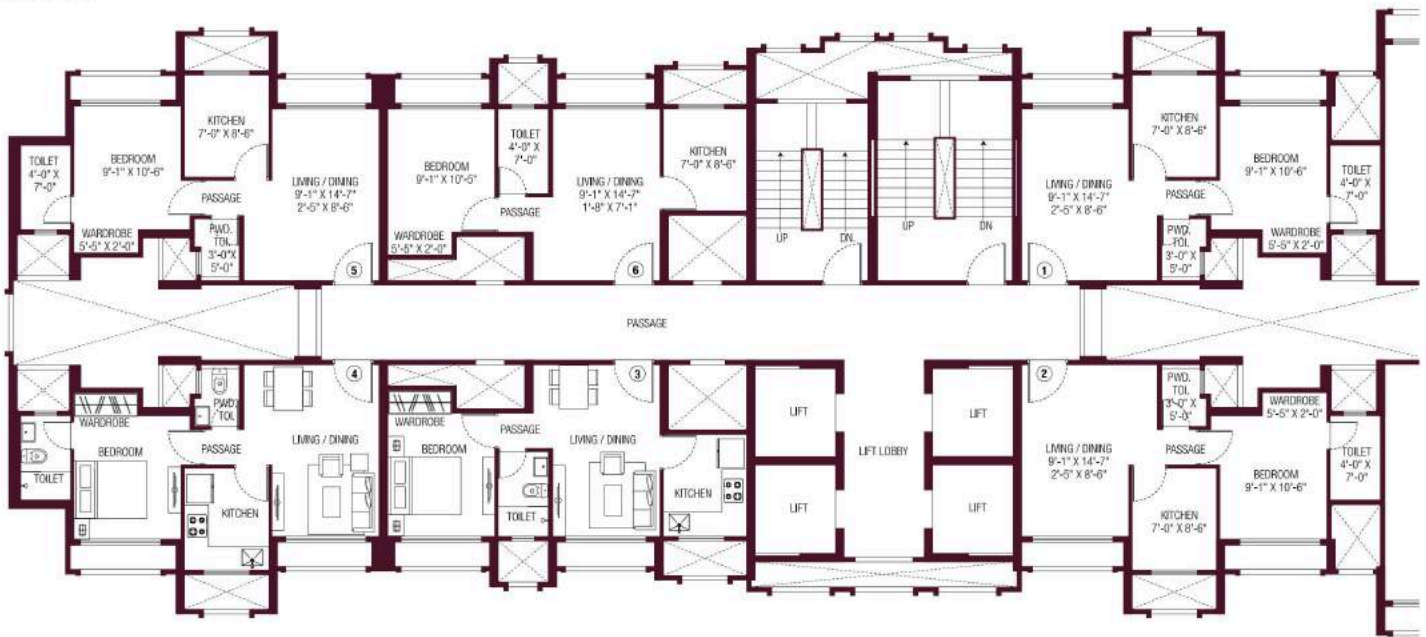
5 BIG REASONS
WHY "SOLITAIRE" IS

The Finest
CHOICE

1. The grand township experience of Hiranandani Estate, Thane
2. The pride of living the Hiranandani Lifestyle
3. The choice of ready-to-move-in homes
4. The privilege of residing at Thane's prime location
5. Capital appreciation in the future

 **SOLITAIRE**
Hiranandani Estate, Thane

Typical Floor Plan
SOLITAIRE-B



SOLITAIRE B Carpet Area Statement

Flat Type	Flat Nos	As Per MOFA		As Per RERA (A)		Total of Deck & Encl. Balcony (if any)(B)		TOTAL (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 BHK	1 & 2	396	35.83	367	34.06	37	3.40	404	37.46
1 BHK	4 & 5	396	35.83	359	33.37	44	4.09	403	37.46
1 BHK	3 & 6	352	32.63	330	30.63	37	3.40	367	34.03
1 RK	Flat No. 6 on Refuge Floor only	245	22.72	228	21.15	29	2.65	257	23.8

Flat No. 103 is removed on 1st floor for Double ht. Entrance lobby

Refuge Flat Nos. see 805, 1205, 1505, 1805, 2105, 2405, 2705, 3005 & 3305

* 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
SOLAIRE-C



SOLAIRE C Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA		As Per RERA (A)		Total of Deck & Enc. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr)	(in Sq. Ft.)	(in Sq. Mtr)	(in Sq. Ft.)	(in Sq. Mtr)	(in Sq. Ft.)	(in Sq. Mtr)
Studio-2	1, 4 & 5	255	23.66	239	22.21	24	2.26	263	24.47
Studio-1	2 & 3	302	28.00	283	26.31	31	2.86	314	29.17
Studio-2	6, 7, 8 & 9	254	23.60	238	22.15	24	2.26	262	24.41

Flat Nos. 105 & 106 are removed on 1st floor for Double ht. Entrance lobby.

Refuge Flat Nos. are 805, 806, 1205, 1206, 1505, 1506, 1805, 1806, 2105, 2106, 2405, 2406, 2705, 2706, 3005, 3006, 3305 & 3306

Note for SOLAIRE C

- Flat Nos. 102 & 103 are removed from 1st floor as per site conditions.
- Flat Nos. 201, 202, 203 & 204 on 2nd floor may get deleted due to structural requirement & is expected to entail amendment accordingly.

• 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.

