

h hiranandani
communities
a niranjan hiranandani initiative

Email: hfc@hrealty.com

Web: www.hiranandanicommunities.com

Site Address: Bhokharpada, Taluka - Panvel, District - Raigad, NH-4, Maharashtra - 410206.

Corporate Address: 1st Floor, Olympia, Central Avenue, Hiranandani Business Park, Hiranandani Gardens, Powai, Mumbai - 400 076.

Panvel Disclaimer: The said project is mortgaged with Axis Trustee Services Ltd. and financed by State Bank of India, PNB Housing Finance Ltd. and Axis Bank. NOC shall be provided on demand from the lenders. The project has been registered via MahaRERA registration number: Argus: P52000000265, Atlas: P52000000262, Aura: P52000000263, Aurora: P52000000256, Artemis: P52000001381, Clio: P52000000184, Flora: P52000001514, Helios: P52000000261, Hermes: P52000000267, Hera: P52000001513, Mellona: P52000000260, Minerva: P52000000284, Orion: P52000002990, Selene: P52000002730, Venus: P52000001518, Vesta: P52000001078, Zeus: P52000001064 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Chennai Disclaimer: The said project is financed by Axis Bank. The said project is mortgaged and charge has been created with Axis Trustee Services Ltd. NOC shall be provided on demand from the lenders. The project has been registered via TNRERA registration number: TN/01/LAYOUT/0046/2018 and is available on the website <http://www.tnrera.in> under registered projects.

Khandala Disclaimer: The projects have been registered via MahaRERA registration number, Ajanta Farms: P520000000525, Anjali Farms: P520000000530, Besto Farms: P520000000532, Classic Commercial Services: P520000000430, Greenfield Resorts: P520000000468, Kapur Farms: P520000000881, Niranjan Investments: P520000000606, Supriya Farms: P520000000536, Joy Farms: P520000001190 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Alibaug Disclaimer: MahaRERA Registration No. P520000001001 available at website: <https://maharera.mahaonline.gov.in>



Actual Image of show flat at Sales Office, Panvel



Actual Image of show flat at Sales Office, Panvel



The Editorial Team	04
Updates Summary	05
Upcoming Amenities	06
Upcoming Playschool and Daycare	10
Construction Updates As On July 2018	12
Customer Spotlight	16
Events	17
Rentals	20
Hiranandani Skills Development	21
Magical Monsoons	22
Media Bytes	23
Rewards	24
About Hiranandani Communities	25
Other Projects	26

Magical Monsoons

Every year, each of us waits for the monsoon magic to hit the Sahyadris. No different this year, the heritage range has blossomed with lush greenery, stunning waterfalls and rivulets. And the best part is, that all of this magic can be experienced at our very own Hiranandani Fortune City, Panvel. One not only gets pristine views, but it also is within trekking distance to the stunning vistas.

Monsoons, transform the projects at Hiranandani Fortune City, Panvel as well. We are now a land of lush greenery, with small rivulets running through our property, accentuated by our sturdy and the 'oh-so-eye-pleasing' statuesque residential and commercial towers.

Additionally, our construction for all the projects are progressing at a rapid pace by utilizing the latest technologies and safety equipments, further cementing our status as the pioneer community township developers. We have also made significant progress in constructing the retail space and also developing a play school for kids.

Also, we encourage you to explore the magical lands around our township for some good times with nature at its vibrant best.

We humbly invite you to witness first hand the progress of your dream homes at the projects in Hiranandani Fortune City, Panvel. Our relationship managers will be on-site to guide you through the latest project updates and more, helping you further enrich your experiences with Hiranandani Communities for today and the future.

Cheers!

The Editorial Team,
Hiranandani Communities

Actual Image of show flat at Sales Office, Panvel



Updates at Hiranandani Fortune City, Panvel

UPCOMING AMENITIES UPDATES

- **Proposed development of various amenities for residents living within the township**
 - » Playschool and Creche for Kids
 - » Gym & Fitness Center
 - » Yoga Room
 - » Indoor Sports
 - » Doctor's Consultation Clinic
 - » Party Hall
 - » Business Center (e-Library)
 - » Spa & Salon

ADDITIONAL CONVENIENCES

- Dedicated bus shuttle services proposed to the nearest rail station, exclusively for Hiranandani Fortune City Residents

CONSTRUCTION UPDATES

- **Sector A**
 - » External painting of Argus, Aura, Aurora, Clio, Mellon and Minerva is in progress
 - » Construction of retail spaces at Sector A is nearing completion
 - » Dedicated area for a playschool. Construction is well under way
 - » High capacity water pumps are in various phases of installation
- **Sector C**
 - » Level 4 Slab has been completed for Flora, Hera, Orion, Selene, Venus, Vesta and Zeus projects. Work for slab 5 has been initiated
 - » Level 5 Slab has been completed for Artemis. Work for slab 6 has been initiated
 - » Construction of retail spaces at Sector C has been initiated
- **Commercial Buildings**
 - » The external facade of the commercial towers - Edinburgh and Newcastle are nearing completion
 - » Landscaping has been initiated

Upcoming Amenities at Hiranandani Fortune City, Panvel

Hiranandani Communities is proud to announce that it has earmarked spaces within Sector A, to develop various amenities exclusively for the residents of Hiranandani Fortune City, Panvel. Our team shall be developing the below mentioned amenities with the best materials under the watchful eyes of the best in the business:



Creche for toddlers: A specially created space for your young loved ones to stay and be cared for



Yoga Room: The original Indian de-stressor



Gym & Fitness Centre: A place to tone up your body at your own 'me' place



Indoor Sports: To let off some steam. Choose from Table Tennis, Chess, Billiards, Carom and more to come

*Images for representative purposes only

Upcoming Amenities at Hiranandani Fortune City, Panvel



OPD Clinic: A specially designed clinic for consultations with leading doctors for all your medical problems



Business Center / Library: For all your official needs, with high speed wi-fi access to participants. Can be utilized as an e-library as well, for the studious mind



Party Hall: A place celebrate a birthday of your loved one, host kitty parties and have large family get-togethers



Spa & Salon: To relax and rejuvenate your senses

*Images for representative purposes only

Upcoming Playschool and Daycare at Hiranandani Fortune City Panvel



Images of playschool at Hiranandani Gardens, Powai

At Hiranandani Fortune City, Panvel, we shall soon be starting our very own daycare centre. Pre-school education aims to encourage children aged between two and five year olds to learn, play and develop. It builds on the learning that takes place in a child's home and also prepares the child for Primary school.

Day care centre, also called a day nursery, nursery school, or crèche (French: "crib"), is an institution that provides supervision and care of infants and young children during the daytime, particularly so that their parents can hold jobs.

Day care teachers develop lesson plans that include a variety of activities revolving around a theme, whether it be numbers, food, animals, the alphabet or any other idea that encourages academic development.

At Panvel, the daycare lesson plan will also include, learning through play.

Our Day Care Philosophy

- The early childhood staff at the centre is committed to a life-long learning
- Staff members will be encouraged to be active leaders in the field through continuous training
- A value-centred curriculum will be followed
- Family is respected as the most important teacher in a child's life; therefore, communication, cooperation with families and meeting children's individual needs will be of utmost importance
- The early childhood staff at the centre will serve as an integral part of each child's family by recognizing the need for nurturing and respecting children's own level of development
- Playing outdoor every day in the fresh air and encouraging the children to respect nature will be a mandatory activity. This will promote adventurous and imaginative play

Day Care Services

- Prompt Medical Assistance and care will be extended towards the children as and when required
- Meals will be cooked and served hygienically. The menu for each day will be planned considering the nutritive value of the food served , also ensuring wholesome food is offered hygienically
- A rich play area with the best layout and furnishings is of utmost importance for us, ensuring a wide variety of materials used in all our indoor and outdoor areas. The area will be safe and challenging, arousing curiosity and creativity amongst the children
- A weekly programme will be planned for different activities. A dance teacher, a music teacher and an artist will be conducting classes at the centre alternately for the children
- The children who will be spending long hours at the centre will be encouraged to complete their homework at the centre itself

Activities and routines at daycare

- We will have fixed timings for the activities
- No child will be forced to participate, but we do encourage the children to try out new things. The child has the liberty to leave the group at any point of time for a specific activity
- We organize games and activities that stimulate them to learn actively and work out solutions for themselves, thus, strengthening their motivation, self-confidence and independence
- Depending on the age of the child, we will organise trips, drama and dance lessons, musical activities or yoga sessions
- Routine provides structure to the day and gives the children a sense of security. Starting the day together with a game, story or discussion, washing hands and singing a song together, eating, and a set pattern to saying hello and goodbye; are all routines that form part of each day

Construction Updates as on July 2018



ENTRANCE GATE AT
HIRANANDANI FORTUNE CITY



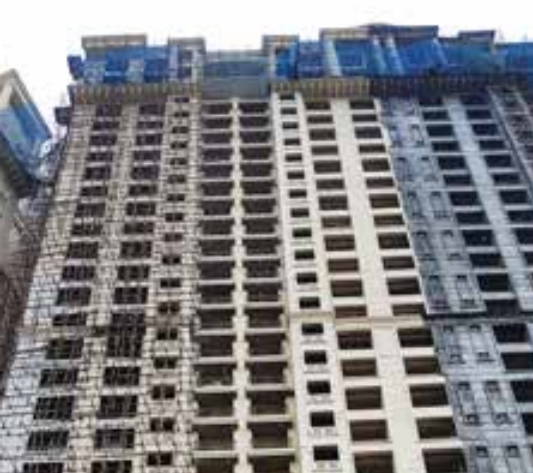
ATLAS - EXTERNAL FACADE
PAINTING IN PROGRESS



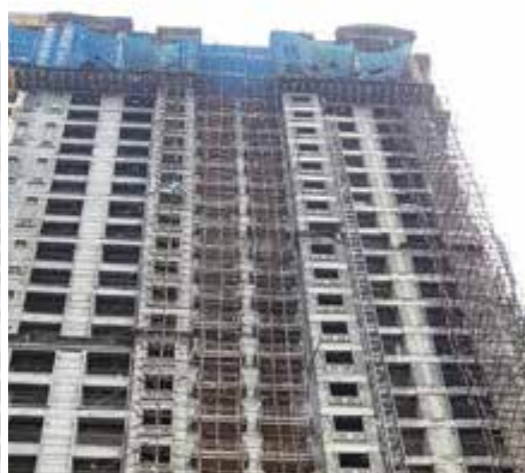
ATLAS - PANEL ROOM WHITEWASH
WORK IN PROGRESS



ATLAS - LOOPING WORK AT
TERRACE IN PROGRESS



MINERVA - EXTERNAL FACADE
PAINTING IN PROGRESS



AURORA - EXTERNAL FACADE
PAINTING IN PROGRESS



AURA - EXTERNAL FACADE
PAINTING IN PROGRESS



AURA - PUMP ROOM FITTING NEAR
COMPLETION



ARGUS - EXTERNAL FACADE
PAINTING IN PROGRESS



ARGUS - PLASTER WORK ABOVE
TERRACE IN PROGRESS



CLIO - EXTERNAL FACADE
PAINTING IN PROGRESS



MELLONA - EXTERNAL FACADE
PAINTING IN PROGRESS



MELLONA - TERRACE WATERPROOFING
WORK IN PROGRESS



HELIOS - EXTERNAL FACADE
PAINTING IN PROGRESS



HELIOS - CEILING WORK AT
LOBBY IN PROGRESS

Construction Updates as on July 2018



HELIOS - PANEL ROOM WHITEWASH WORK IN PROGRESS



HERMES - EXTERNAL FACADE PAINTING IN PROGRESS



FIXING OF WINDOWS SHUTTER IN PROGRESS IN VARIOUS BUILDINGS



SPACE FOR UPCOMING PLAYSCHOOL AT SECTOR A



EDINBURGH - READY FOR INTERNAL FIT-INS



NEWCASTLE - EXTERIOR FACADE FINISHING WORK NEAR COMPLETION



HERA & VESTA - LEVEL 4 SLAB COMPLETED



ORION - LEVEL 4 SLAB COMPLETED



SELENE - LEVEL 4 SLAB COMPLETED



VENUS - LEVEL 4 SLAB COMPLETED



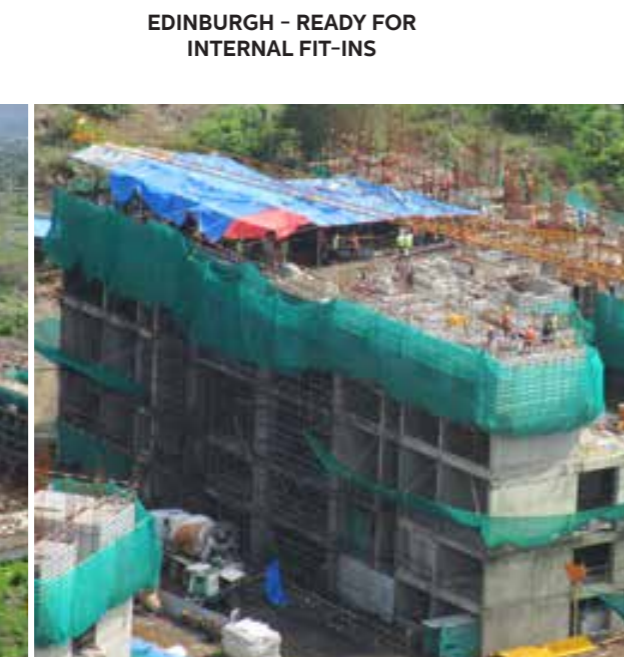
ZEUS - LEVEL 4 SLAB COMPLETED



SECTOR C - UG WATER TANK NO. 1 CONSTRUCTION IN PROGRESS



SECTOR C - BIRD'S EYE VIEW



ARTEMIS - LEVEL 5 SLAB COMPLETED



FLORA - LEVEL 4 SLAB COMPLETED



SECTOR C - RETAINING WALL WORK IN PROGRESS



SECTOR C - RETAIL AREA CONSTRUCTION IN PROGRESS

Customer Spotlight



Avishek was very polite full of knowledge about the project and enthusiastic. He made our visit very pleasant. Keep it up!

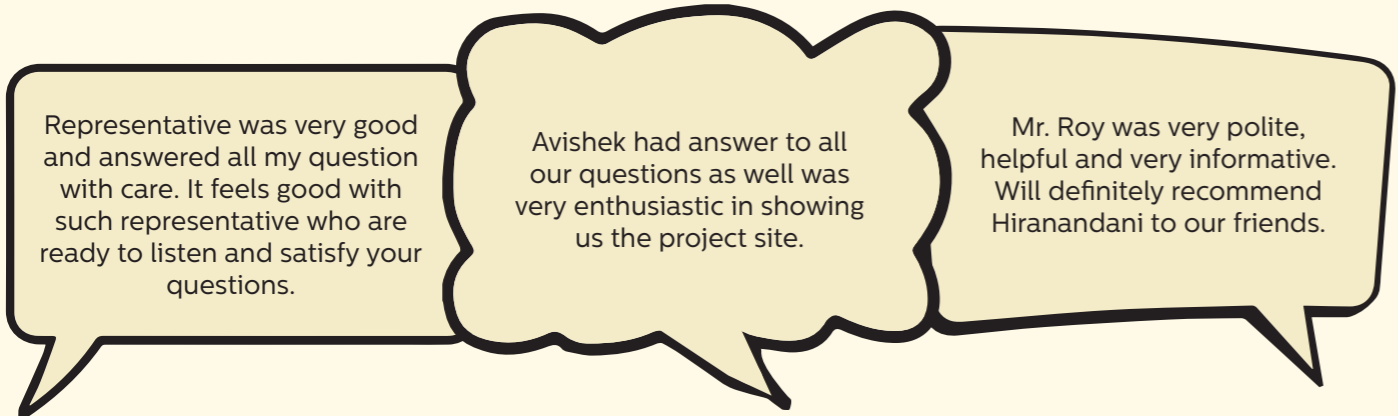
Niloy was very courteous and friendly. He patiently showed me the flat. I am impressed by his professionalism. Excellent customer service Niloy ! Looking forward to my stay in Hiranandani Fortune City.

I am glad have invested in this property. One cannot go wrong with Hiranandani.

Mr. Tilak Suvarna,
Purchased a flat at Minerva

Noorjehan Gulamali Bawania,
Multi-flat purchaser at Mellona

Mr. Pramod R.,
Purchased a flat at Hermes



Representative was very good and answered all my question with care. It feels good with such representative who are ready to listen and satisfy your questions.

Avishek had answer to all our questions as well was very enthusiastic in showing us the project site.

Mr. Roy was very polite, helpful and very informative. Will definitely recommend Hiranandani to our friends.

Mr. Viral J. Kava,
Purchased a flat at Atlas

Mr. Ryan Valderio,
Purchased a flat at Venus

Mr. Narayan Venkat,
Purchased a flat at Athena

Glimpses of handing over flats at Hiranandani Fortune City Panvel



Events at Hiranandani Fortune City

The Greening at Hiranandani Fortune City Panvel

With the construction of residential towers in full swing & the commercial zones being ready for fit-outs, the horticultural team at Hiranandani Communities have moved into top gear.

Across the township, the team has initiated the process of developing a green cover for the future residents of the community. About 2 lakh saplings have been earmarked for plantations. Many areas have also been earmarked for landscaping purposes, using flora from across the world. The developments have been queued in such a way that due to its location, Hiranandani Fortune City will be a host to many birds of the exotic variety from a season to season basis. Just like our projects in Powai and Thane, are home to migratory birds from across the world, so will be our projects at Hiranandani Fortune City, Panvel



'13 KOTI VRUKSHAROPAN' a special tree plantation drive

This world environment day the project & management team from Hiranandani Fortune City, Panvel joined hands with local MLA Prashant Thakur, the Maharashtra State Police Force and the Forestry department to engage in a drive to plant a variety of saplings in a pre-determined area so as to convert it to a future forested area.



Below: Tree plantation drive by Dept. of Labour, Govt. of Maharashtra, Ashwinkumar Kakatkar, Dy. Commissioner, Alibaug District, Anand Bhosale, Labour Officer Dathe, Asst. Labour Officer Amol Avadh and Hiranandani Fortune City Team, Panvel.

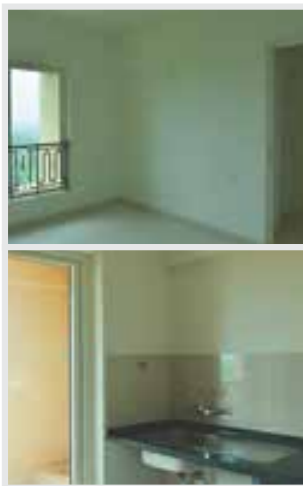
Next Page: Tree plantation drive by Mr. Ramseth Thakur, ex-MP, Mr. Yashwant Deshmukh, Spokesperson, BJP, Raigad District and Hiranandani Fortune City Team, Panvel.



Rentals At Hiranandani Fortune City Panvel



Actual Images of Apollo & Athena



Hiranandani Communities offers rental flats for a couple of its ready & functional residential buildings; Apollo and Athena. These 11 storied buildings offer spacious 1 BHK apartments, a perfect fit for a family working close-by. Many families have already started calling these rented apartments their home.

Additional amenities include 2 passenger lifts per building, elegant corridors, abundant electric and water supply, piped gas connection, 24x7 security surveillance and a state-of-the-art fire fighting system. There is abundant parking space available and for those who prefer to commute by public transport we have shuttle services available as well. For other conveniences, within a driving distance of 20 minutes, one can access retail stores, banks, schools, universities, hospitals, malls, restaurants and movie theatres.

For all rental related queries, we request you to please approach our leasing desk at our Sales Office. Our team will be extremely happy to answer all your questions and show you around.

Hiranandani Skills Development



Hiranandani Fortune City Panvel is lucky enough to welcome a group of Engineering Interns amongst its team from leading universities. The team at Hiranandani Communities have always believed in encouraging budding talents to work and learn with the best. Under our guided supervisions, today we have a batch of about 40 interns understanding the nuances of constructing towering buildings of the highest quality, utilizing the most advanced safety mechanisms and gaining an insight for the managerial functions.

We hope to see these students in the near future become beacons within our industry and wish them the best for developing critically acclaimed projects across the length and breadth of our world.

Magical Monsoon Destinations Around Hiranandani Fortune City

Monsoons have always had a charm of being as one of the seasons for everyone to get out to the great outdoors and experience nature at its best! Thankfully, Hiranandani Fortune City is located right amongst major tourist destination to fulfill your thrills. Suggested herewith are some of the destinations worth visiting:

- **Lonavala:** A 40 minutes drive, Lonavala is the go-to hill station weekend destination for a wide range of activities to choose from:
 - » **Bushi Dam:** Enjoy the monsoons frolicking on the steps of an overflowing dam
 - » **Tiger Point:** Enjoy the sunsets over a valley with hot tea & 'kanda-bhajis'
 - » **Mt. Alterra:** A mystical mountain en-route to Lonavala, Hiranandani Communities offers multiple plots of land for creating dream homes. Located 518 meters above the sea-level, one can experience the best of nature & and at the same time stay close to civilization
 - » **Della Adventures:** Enjoy multiple thrill rides & great food at a fun filled getaway
 - » **Food, Food, Food:** A host of restaurants to select from. From quaint little restaurants, to bustling dhabas, Lonavala has a lot to offer
 - » **Chikkis & Fudges:** Some of the most famous sweets to come out from this side of the mountains, enjoy its various flavours, all at Lonavala

Other travel destinations include:

- **Matheran Hills:** A quaint old hill station, with the purest of air, a 'Shimlaesque' toy-train that gradually traverses up the hills & many waterfalls to enjoy a fun-filled time...
 - » A 30 minutes drive from Hiranandani Fortune City Panvel
- **iMagica Amusement Park:** Roller Coasters, Thrill Rides, Water Cannons, Water Slides, Snow World, Experiences and more...
 - » A 25 minutes drive from Hiranandani Fortune City Panvel, this tourist destination brings out the child within you!
- **Karnala Bird Sanctuary & Fort Trek:** For the more adventure seeking, Karnala Bird Sanctuary gives you access to the local flora & fauna as never before. The trek to the fort is an adventure in itself with gradual slopes and steep climbs...
 - » A 40 minutes drive from Hiranandani Fortune City Panvel

Actual Image of Mount Alterra, Khandala

Media Bytes



RO-RO CAR FERRY FROM MUMBAI TO ALIBAUG STARTS THIS MONTH

...The vessel, which is getting finishing touches, will have comfortable air-conditioned seating and a refreshments lounge, in addition to a viewing deck...

Source: Conde Nast



CSMT-PANVEL HIGH-SPEED CORRIDOR, PAREL TERMINUS SET TO GET FAST-TRACK APPROVALS

...I want no more delays and will therefore, examine the processes and expedite permissions," he informed mediapersons...

Source: Times of India



HOME LOANS TO GET CHEAPER AS RBI TWEAKS CAPITAL NORMS

...will encourage banks to lend more for housing and possibly make high-value home loans cheaper, the Reserve Bank of India (RBI) on Wednesday reduced the capital requirement for home loans...

Source: Times of India

Rewards

Upgrade your friends to
The Hiranandani Life
and get rewarded...



HOW IT WORKS

- Suggest any of our properties at Hiranandani Fortune City, Panvel to your friends or relatives
- We will provide them with a guided tour of the project and help your friends/relatives upgrade to the Hiranandani Life
- Once your friend/relative confirms a purchase at any of our properties, you will then receive any one of the above mentioned rewards

TERMS & CONDITIONS

- The above scheme is valid till 15th August, 2018
- All rewards are at sole discretion of management
- Hiranandani Communities reserves the rights to discontinue the scheme at any point of time

To avail the scheme, please get in touch with your Relationship Manager today

About Hiranandani Communities

Since inception, Hiranandani has been at the forefront in developing 'global communities'. Popularly known as 'The Hiranandani Way of Life', we have developed townships that are majorly self-sufficient in nature. Each of our townships incorporate, premium residential apartments, commercial zones & a host of retail stores. We have always built our communities from the road up. From water, power, tree-lined boulevards, landscaped gardens, clubhouses, schools and a hospital we understand the needs of our residents.

The teams at Hiranandani have always been at the forefront by developing barren patches of land into thriving communities. Our greatest achievements lie in transforming Powai via Hiranandani Gardens and Thane via Hiranandani Estate. Currently we are developing additional properties at Panvel, Alibaug and Chennai to name a few.



Actual Image of Hiranandani Gardens, Powai

Other Projects Of Hiranandani Communities

We would like to introduce, two of our evolving communities Hiranandani Parks, Oragadam-Chennai and Hiranandani Sands, Nagaon-Alibaug. Though the two communities offer different sets of value propositions, they share the same values inherited from the Hiranandani family.

Whilst Hiranandani Parks, Oragadam-Chennai is a one-of-a-kind self-sustained community which offers an exquisite bouquet of apartments comprising 2, 2.5 and 3 BHKs and premium villa plots of the range 600-3000 sq. ft., Hiranandani Sands, Nagaon-Alibaug is a quaint community 700 metres away from the sea, offering premium villa plots of great value.

HIRANANDANI PARKS ORAGADAM-CHENNAI

2, 2.5 AND 3 BHK APARTMENTS

- READY TO MOVE-IN AND UNDER CONSTRUCTION

600-3000 SQ.FT PREMIUM VILLA PLOTS

- DTCP APPROVED
- READY-TO-REGISTER
- MODERN CIVIC INFRASTRUCTURE FOR INDIVIDUAL PLOTS

Actual Image of Hiranandani Parks, Chennai

FOR MORE INFORMATION, CALL US ON:

+91 (44) 66949038

Actual Image of Nagaon Beach, Alibaug

THE
PRIVILEGED 43
PREMIUM VILLA PLOTS

AT

Hiranandani
Sands
NAGAON-ALIBAUG

BEACH LIFE BECKONS!

FOR MORE INFORMATION, CALL US ON:

+91 (22) 33578443