

Hiranandani
creating better communities



DELANNA

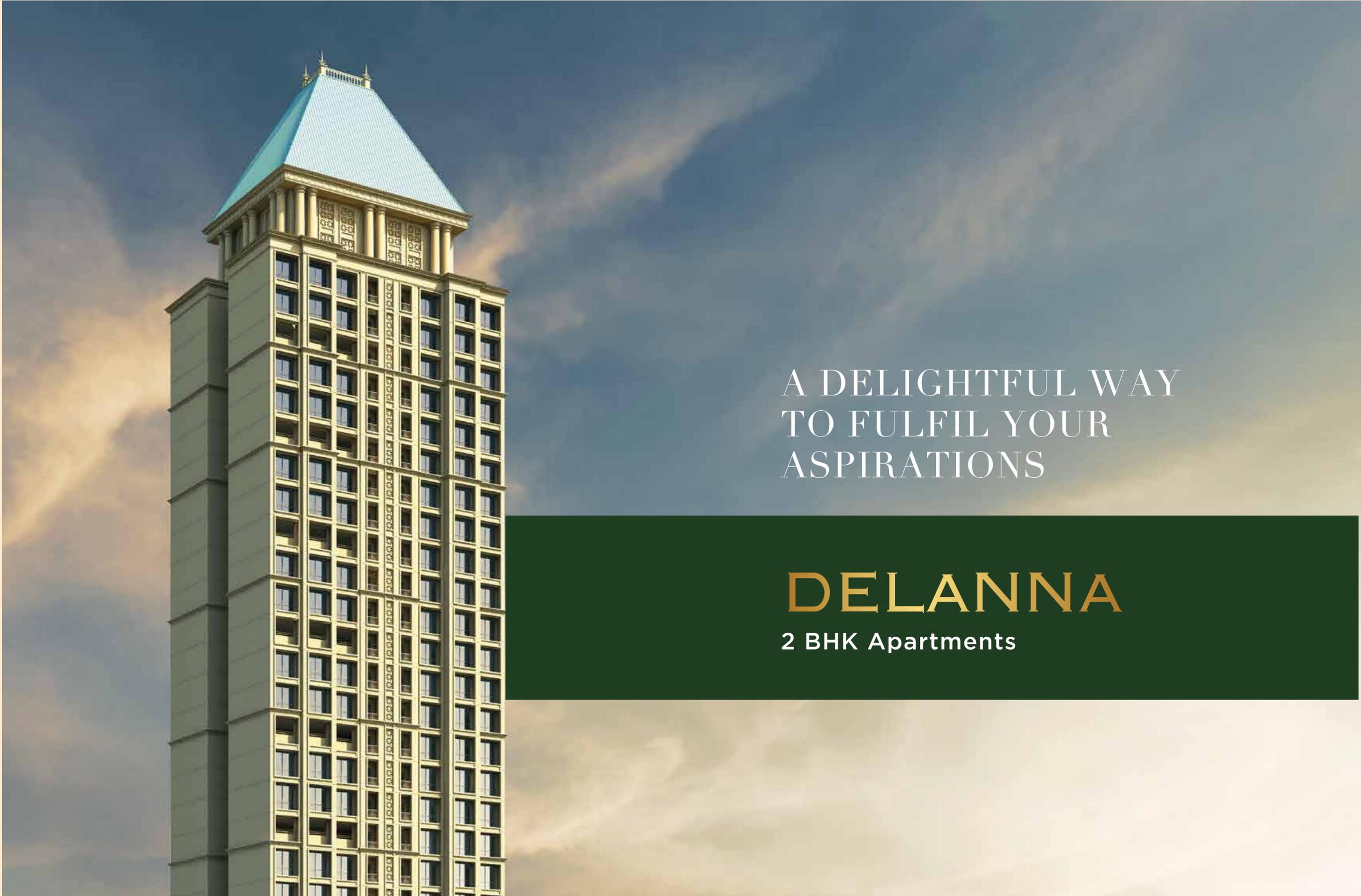
Hiranandani Estate, Thane

2 BHK Apartments



A world of eternal bliss
Made up of golden memories
Where you are pampered with choices
Without any underlying clauses
Where you desire more, every moment
To discover satisfaction that is permanent
Where you create your own haven
For your loved ones to find fulfilment.

Come and explore a new beginning
With Gratiſed Living



A DELIGHTFUL WAY
TO FULFIL YOUR
ASPIRATIONS

DELANNA

2 BHK Apartments

YOUR GATEWAY TO GRATIFIED LIVING

Welcome to a new beacon of ultra-modern marvel at Hiranandani Estate, Thane. Delanna is crafted exclusively for modern urban dwellers aspiring for a comprehensive lifestyle. From the unrivalled attention to detail inside your home to the awe-inspiring views outside, from the array of indulgences to the exhilarating township experiences, this address is truly designed to fulfil all your aspirations of higher living.



This is rendered image as visualised by the artist and is for reference purpose only.



GRATIFY YOUR LIFE WITH ATTENTION TO DETAIL

GENERAL FEATURES

- Grand double-height air-conditioned entrance lobby
- CCTV surveillance at building entrance lobby
- Beautiful lift lobbies on each floor
- 3 high-speed elevators
- LED lights in common areas
- Power backup for pump, lifts, lobby and stair case
- Comprehensive fire-fighting and fire alarm system
- FTTH ready low voltage structured cabling system inside the apartment
- Common Dish for DTH
- Audio/Video intercom
- Common EV Charging Point
- Mechanized car parking

GRAND DOUBLE-HEIGHT
AIR-CONDITIONED ENTRANCE LOBBY

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INDULGE IN
THE WORLD'S
FINEST COMFORTS
RIGHT INSIDE
YOUR HOME

DELANNA is planned as a cosy abode for optimum comfort. Its thoughtful design, quality fitments and flawless finishing is perfectly aligned to make your living space truly elegant. Its minute detailing and sheer class resembles to your style and status.



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WHERE THE
WORLD'S FINEST
GRATIFICATIONS
ADORN YOUR ABODE

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APARTMENT FEATURES

- Marble flooring in living and dining areas
- Heavy duty aluminium windows
- Vitrified tiles in bedroom, kitchen and bathroom
- Well-designed kitchen with platform including base unit & hob
- Thoughtfully designed toilets with premium bathroom fittings
- Superior quality geyser, exhaust fan and water purifier
- Electricity provision with 3 phase supply and meticulously planned electrical layout by Interior designer with modular electrical switches
- Power backup for selective light /fan points

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DELANNA

Typical Floor Plan

2nd to 7th, 9^h to 11th, 13th, 14th, 16th,
17th, 19th, 20th, 22nd, 23rd, 25th, 26th, 28th, 29th,
31st, 32nd, 34th & 35th floors



Carpet Area Statement

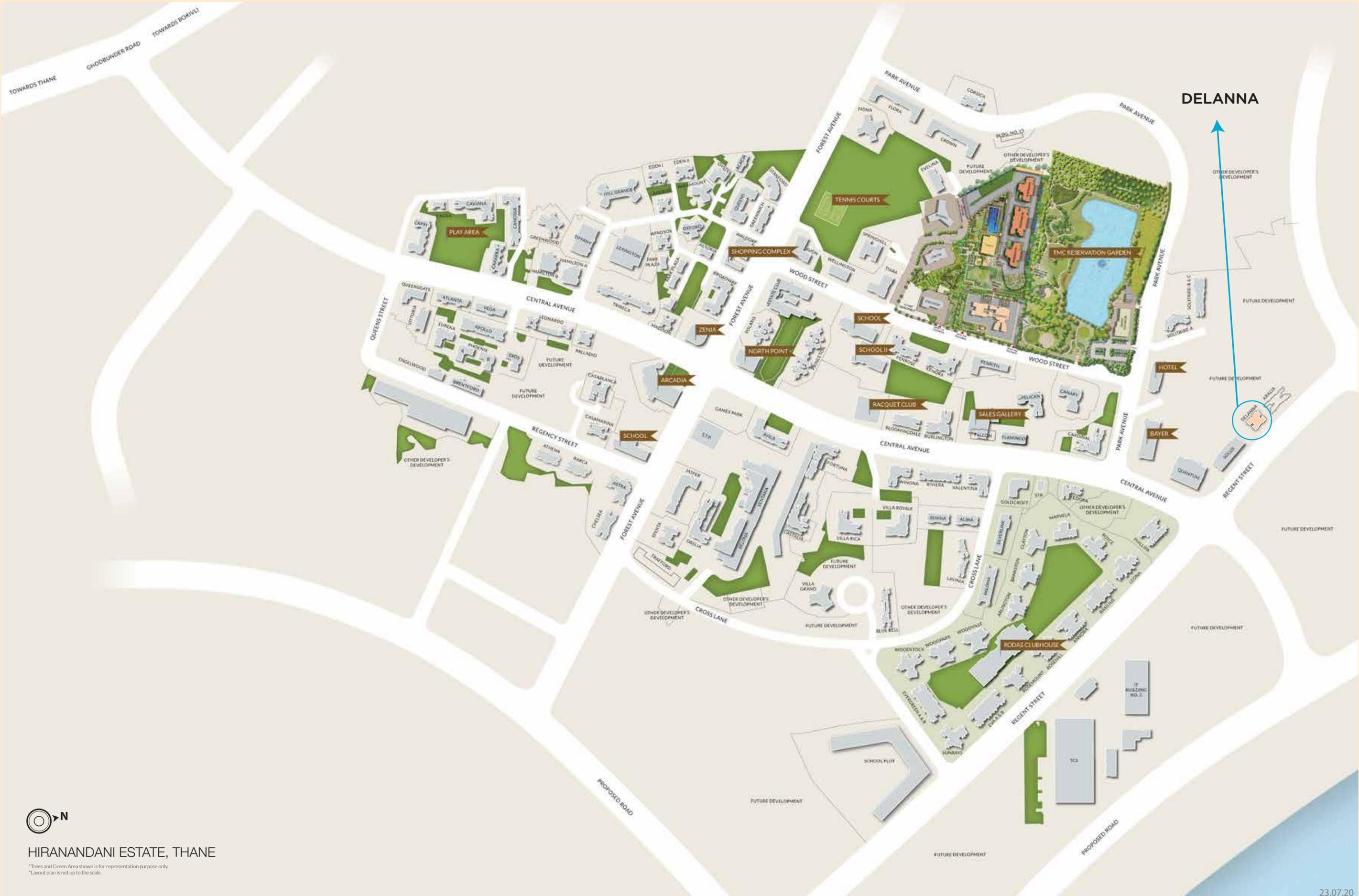
| Flat Type | Flat Nos. | As Per RERA (A) | | Enclosed Balcony Area (if any) (B) | | Total (A+B) | |
|-----------|-----------|-----------------|---------------|------------------------------------|---------------|--------------|---------------|
| | | (in Sq. Ft.) | (in Sq. Mtr.) | (in Sq. Ft.) | (in Sq. Mtr.) | (in Sq. Ft.) | (in Sq. Mtr.) |
| 2 BHK | 1 & 4 | 634.59 | 58.955 | 68.24 | 6.34 | 702.83 | 65.295 |
| 2 BHK | 2 | 633.56 | 58.86 | 69.32 | 6.44 | 702.88 | 65.30 |
| 2 BHK | 3 | 628.29 | 58.37 | 69.32 | 6.44 | 697.61 | 64.81 |

Refuge Flat Nos. are 804, 1204, 1504, 1804, 2104, 2404, 2704, 3004, 3304

104 flat deleted for double height entrance lobby.

- 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.





DELANNA



HIRANANDANI ESTATE, THANE

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

COMMUNITY LIVING DESIGNED TO FULFIL EVERY DESIRE

Hiranandani Estate, Thane

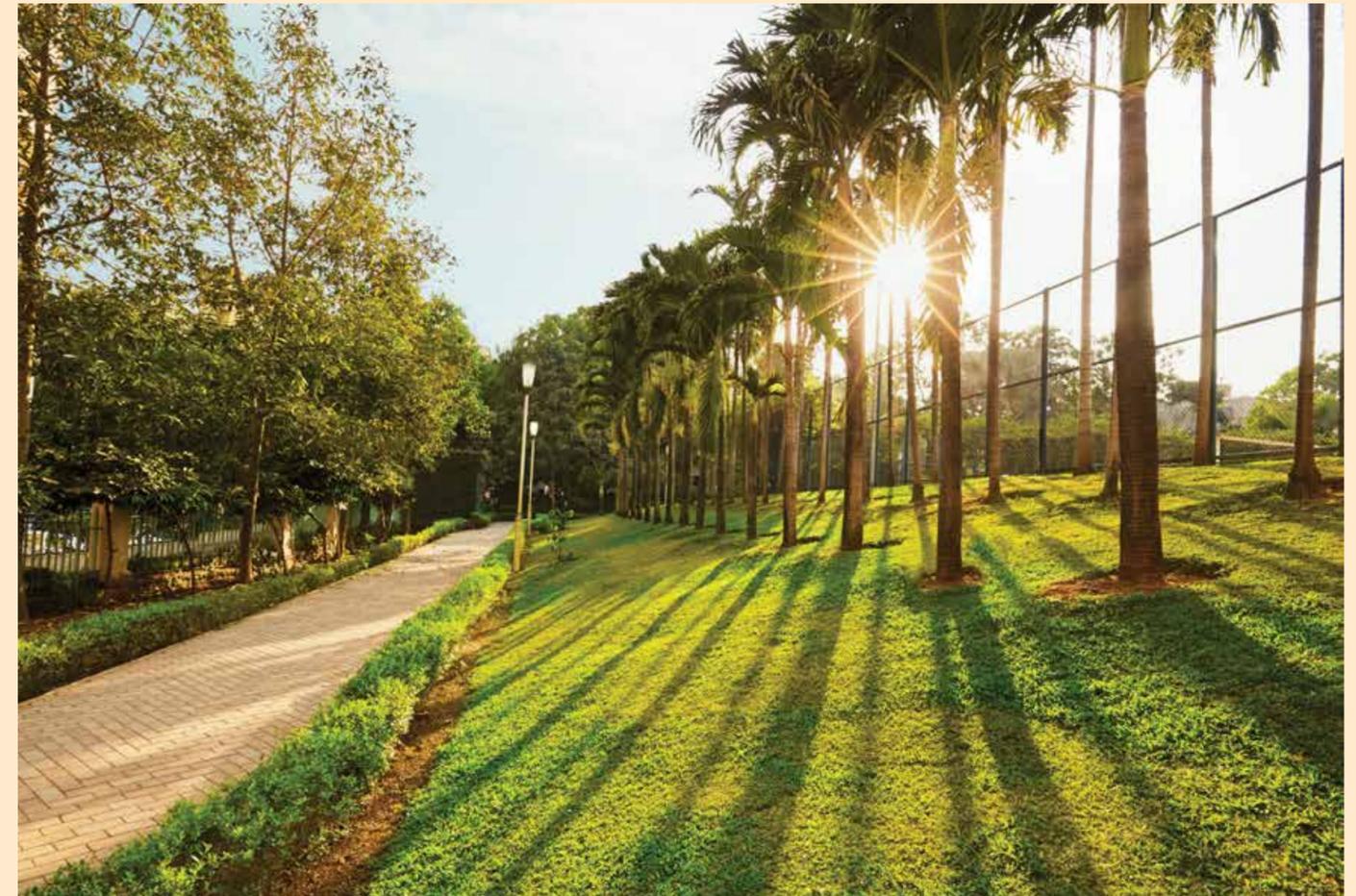
Hiranandani, that has turned a million dreams into reality, has transformed the lives of 10,000+ residents at Hiranandani Estate, Thane. It's a name that is synonymous with the word 'community living'. With innumerable joyous faces and satisfied families living amidst a green belt adorned with brilliant architecture and recreational amenities, Hiranandani Estate, turns out to be an abode for every dream.



Actual Image of Hiranandani Estate, Thane

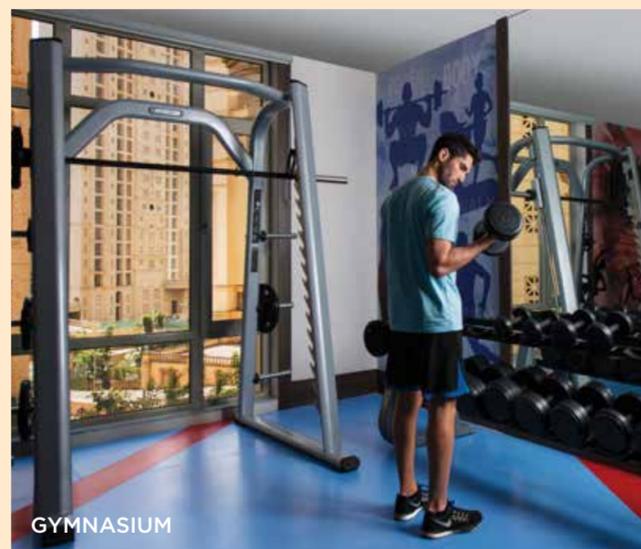
SERENE ENVIRONMENT THAT SATIATES YOUR SENSES

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.



CHERISH FULFILMENT IN EVERY MOMENT WITH EXCITEMENT AT EVERY CORNER

Hiranandani Estate, Thane is sprawled over 250+ acres of vast green land that provides a facelift to the entire region by introducing superior community living. This address is enriched with world-class business spaces that enable walk to work culture for the residents. Moreover, its high street retail avenue brings you closer to your favourite brands. This locality is well-connected by all modes of transit and boasts of top-notch social infrastructure with reputed educational institutes, quality healthcare and fine dine restaurants.





TCS

Encouraging an eco-friendly future with the ELECTRIC VEHICLE CHARGING STATION at Hiranandani Estate, Thane

In order to meet your future aspirations, Hiranandani Estate, Thane enables electric vehicle charging stations in its premises. Now you don't have to travel far to charge your vehicle. The facility is fully functional and empowers sustainable living to create a better future. It's a modernized and innovative world designed for the new age citizens.



THE WALK- HIGH STREET RETAIL

Actual Images of Hiranandani Estate, Thane



Actual Images of Hiranandani Estate, Thane

WHERE ORDINARY CITY LIVING ENDS, GRATIFIED LIVING BEGINS

With umpteen number of lakes and rivers around and the backdrop of hills, Thane gives you a serene lifestyle that is very well connected to the rest of the city. Thane has arterial roads that take you directly to the economical capital of India and has a tranquil backdrop to revel in.



Actual Image of 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 stations:

- Dongripada station from Hiranandani Estate.
- Tikuji Ni Wadi station from One Hiranandani Park.



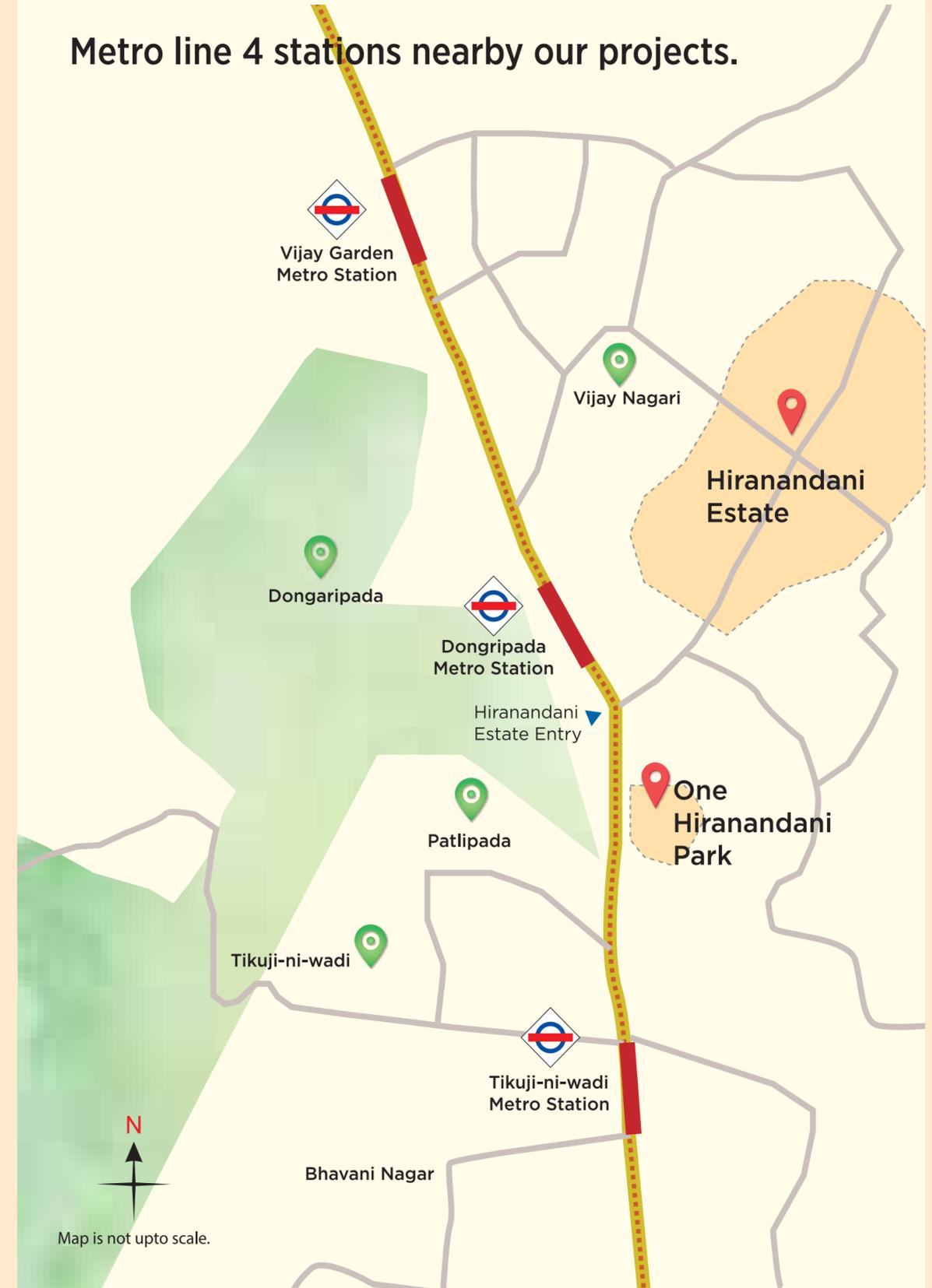
***MUMBAI METRO LINE 4A
AND MUMBAI METRO LINE 5:***

- 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 station:

- Kapurbawdi station is at approx. 5 km from Hiranandani Estate and approx. 3 km from One Hiranandani Park.

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 and approx. 8 km from One Hiranandani Park.

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 and One Hiranandani Park.



THANE - BORIVALI UNDERGROUND TUNNEL:

- The 11.8-kilometre-long dedicated tunnel, including a 10.25-km stretch beneath Sanjay Gandhi National Park, will run from Tikuji-Ni-Wadi in Thane to the Western Express Highway in Borivali.
- It would take only around 15 minutes to commute between the stretch..
- The start point, Tikuji Ni Wadi is at approx. 4.4 km from Hiranandani Estate and approx. 2.4 km from One Hiranandani Park.

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.
- 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 and approx. 6 km from One Hiranandani Park.

UPCOMING THANE COASTAL ROAD

- Upcoming Thane Coastal Road, a 13 kilometre proposed Coastal Road from Kharegaon to Gaimukh is being built to decongest the traffic on Ghodbunder road.
- Thane Coastal Road will pass through the Coastal Regulation Zone (CRZ) and will have tunnels and underground passages to enable hassle-free commuting in this region.



WIDE DREAMS, DRAWING THE EYES SKYWARD

Established in 1978, Hiranandani Group is one of the most prestigious real estate developers based in Mumbai. Hiranandani Group has the vision of creating a new India with self-sufficient and enduring townships. Every activity, be it in real estate, education, healthcare, hospitality, leisure or entertainment has steadily focused on creating a better experience in every aspect of life. While corporate has gone from strength to strength, the Group is primarily synonymous with quality, commitment towards customers, reliability, and excellence in architecture. We are here to give an experience of a lifetime to every family, through infrastructure that is synonymous with supreme quality, beauty, and longevity. Having a legacy of 40+ years of exceeding expectations, Hiranandani Group has marked its presence by building world-class townships, introducing integrated lifestyles and thus living up to its brand promise of 'creating better communities'.

Having a Legacy of

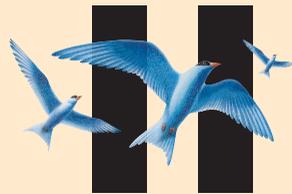
40+
years

Won over

100+
awards

Home to

18K+
happy
families



Hiranandani
creating better communities

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

Sales Office: Sales Gallery, North Point, Central Avenue,
Hiranandani Estate, off Ghodbunder Road, Thane (W).

Corporate Office: Olympia, Central Avenue,
Hiranandani Business Park, Powai, Mumbai - 400 076.

- sales@hiranandani.net
- www.hiranandani.com
- [f/hiranandanidevelopers](https://www.facebook.com/hiranandanidevelopers)

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