

hiranandani
communities
a niranjan hiranandani initiative

Site address: Bhokarpada, Taluka - Panvel, District - Raigad, NH - 4, Maharashtra - 410221

Call : +91 22 4893 1666

Corporate office address.: Olympia, Central Avenue,
Hiranandani Business Park, Powai, Mumbai - 400076
Tel.: (+91 22) 6545 3705 / 6545 3600



ORCHID MAHARERA P52000050193 ACACIA MAHARERA P52000050196 IRIS MAHARERA P52000050194 MAYFLOWER MAHARERA P52000054617 MARIGOLD MAHARERA P52000054616 LAVENDER MAHARERA P52000054615 ZENIA MAHARERA P52000055661 ASTER MAHARERA P52000055662 JASMINE MAHARERA P52000055578

The project has been registered via MahaRERA registration number: **Orchid: P52000050193, Acacia: P52000050196, Iris: P52000050194, Mayflower: P52000054617, Marigold: P52000054616, Lavender: P52000054615, Zenia: P52000055661, Aster: P52000055662, Jasmine: P52000055578** and is available on the website <https://maharera.mahaonline.gov.in> under registered projects. PDPL/ developer secures a credit facility from ICICI Bank and Aditya Birla Finance Limited (collectively, "Lenders"), with Beacon Trusteeship Limited as Security Trustee. This facility is for the development projects at Sector B, Golden Willows ("RZ-02") and Sector D ("RZ-05"). The developer has fully repaid the previous loan managed by Axis Trustee Services Limited for Axis Bank, State Bank of India, and Punjab National Bank Housing Finance Ltd. Upon sale of individual flats in the Projects, Beacon Trusteeship Limited will issue the requisite Release of Charge (ROC) or No Objection Certificate (NOC). *T&C Apply.

**GOLDEN
WILLOWS**

**HIRANANDANI
FORTUNE CITY
— PANVEL —**



YOU HAVE THE CHOICE
TO SHAPE THE FUTURE

With each passing day, Panvel is becoming a prime example of a perfect growth story! Being next to Mumbai, its future looks brighter than ever with the planned infrastructure development.

ATAL SETU

(MUMBAI TRANS-HARBOUR LINK)

Operational since January 2024, this link cuts travel time between South Mumbai and Navi Mumbai to just 20–25 minutes.



PANVEL KARJAT

LOCAL TRAIN CORRIDOR

Panvel–Karjat rail line boosts MMR connectivity; Mohope & Chowk stations are 5 mins away from Hiranandani Fortune City.



NAVI MUMBAI INTERNATIONAL AIRPORT

The largest international airport in the MMR region.

METRO CONNECTING MMR

Metro Line 8 (Gold Line) will connect both the international airports of Mumbai.



ORANGE GATE TUNNEL

A transformative infrastructure corridor linking the Orange Gate on Eastern Freeway to the Marine Drive Coastal Road.



NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

A highly ambitious development with a plethora of integrated infrastructure like schools, colleges, shopping centres and playgrounds.



REPRESENTATIONAL IMAGE

ELEVATED CORRIDOR

The upcoming Elevated corridor will directly connect MTHL with Mumbai-Pune expressway resulting in reducing travel time significantly.



REPRESENTATIONAL IMAGE

VIRAR-ALIBAUG MULTIMODAL CORRIDOR

The 126 km, 8-lane Virar-Alibaug Multi-modal Corridor connects Virar to Alibaug, passing near Hiranandani Fortune City.

MUMBAI COASTAL ROAD

Ensuring faster and seamless connectivity, the 29.2 km expressway from Marine Lines to Kandivali is set to revolutionize travel.



REPRESENTATIONAL IMAGE

SION-PANVEL HIGHWAY

The current 6-lane Sion-Panvel highway is being widened to 10-lane highway to eliminate traffic and improve travel time.



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE

WORLI-SEWRI CONNECTOR

The 4.5 km Worli-Sewri Elevated Connector, linking Bandra-Worli Sea Link, Mumbai Coastal Road, and MTHL, is 60% complete.

HIRANANDANI FORTUNE CITY — PANVEL —

Yotta Data Center Park

Retail- Garden Enclave

Hiranandani Trust School

Garden Enclave

**GOLDEN
WILLOWS**

TUCO

Hiranandani Trust School

Forest Enclave

Retail - Forest Enclave

Proposed Clubhouse

ACTUAL IMAGE



**A RARE WORLD WITH AMAZING
LIFESTYLE CHOICES**

Garden Enclave with 11 towers and Forest Enclave with 8 towers have been delivered. Each of these sectors have 1000+ apartments.



ACTUAL IMAGE



**THE CHOICE IS YOURS.
WHETHER YOU PREFER
A FOREST, RIVER, OR HILL VIEW.**

The serene views of lush green forest, Barwai river and the surrounding mountains, make it a surreal setting for your perfect home.



GOLDEN WILLOWS

ACTUAL IMAGE

THE MOST DESIRED ADDRESS OF MUMBAI 3.0

The first township in the region to
deliver 19 towers & 2200+ apartments



FULLY FUNCTIONAL HIRANANDANI TRUST SCHOOL

ICSE affiliated school, nurturing young minds,
starting from pre-primary.

FULLY FUNCTIONAL RESTAURANTS

Fully functional multi-cuisine restaurants already
operational in the township.



FULLY FUNCTIONAL YOTTA DATA CENTER PARK

Asia's largest data center park is now
redefining the digital future.

FULLY FUNCTIONAL RETAIL SPACE

From daily essentials to financial services,
everything you need is right around the
corner — grocery, pharmacy, banks, and more.



HERE, NATURE RISES OVER DEVELOPMENT

A rare green haven with 100+ acres of landscaped space, 1.2 lakh trees, and an adjoining 25-acre reserve forest.



Introducing
**BEDROCK
TURF**
Your New Sports Hub!

WHERE CHAMPIONS RISE

Play cricket or football - same turf, double the fun at Hiranandani Fortune City. Managed by Fitkidz Grassroot Academy.



200+ YEAR OLD SHIVA TEMPLE

The pride of the township — an ancient temple, offering a peaceful refuge and a rich spiritual heritage.



HAKONE GAMING CENTER

Get your thrill with Go-karting, Paintball, Bumper Cars, and more — all in one spot for non-stop excitement.



STATE-OF-THE-ART SPORTS FACILITIES

Crafted for champions, these world-class courts and greens let you perfect your tennis serve, volleyball spike, or golf swing with ease.



24/7 AMBULANCE & HEALTH CENTER

A fully operational facility offering specialized medical services, supported by a fully equipped on-site cardiac ambulance for rapid emergency response — your health, always our priority.



GOLDEN WILLOWS

11.11 acre land parcel

85% Open space

5.2 acre (50%) green amenity space

70+ Unique amenities

9 Well-defined utopian zones

Landscape Architect:
Site Concepts International, Singapore



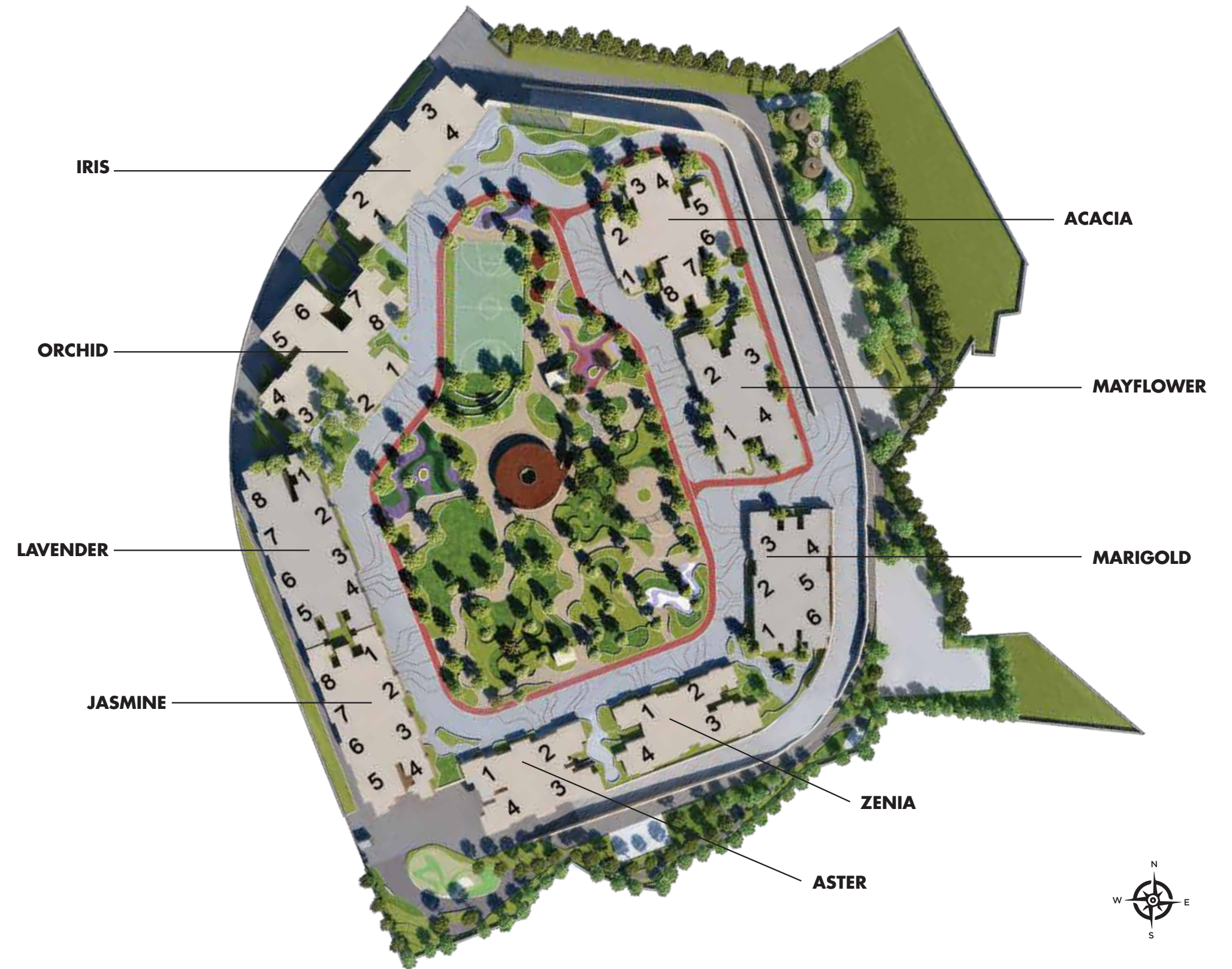
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DEVELOPMENT
PLAN



MASTER LAYOUT PLAN



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**CAREFULLY
PLANNED
FOR EVERY
LIFESTYLE CHOICE**

- 01. Main Entry / Exit
- 02. Car Parking
- 03. Tower Plaza Entry
- 04. Ramp Access from Ground Level to P2 Level
- 20. Access Staircase to Other Level
- 28. Access to Stargazing Deck

ZONE 1: A PARADISE OF GARDENS

- 05. Huddle Court
- 07. Aroma Garden
- 09. Spice & Herbs Garden
- 16. Meditative Garden Lounge
- 32. Dry Garden
- 37. Maze Garden
- 39. Barbeque Garden
- 40. Bermed Lawn
- 56. Flower Garden
- 58. Garden Lounge

ZONE 2: A PARADISE FOR LEISURE LOVERS

- 12. Shaded Sit out
- 15. Seating Alcove
- 17. Moonlight seating Garden
- 18. Visual Elements
- 30. Water Channel with Bubblers
- 41. Shaded Seating Plaza
- 46. Resting Gazebo
- 52. Resting Pavilion
- 63. Hammock's Pavilion
- 64. Gazebo
- 66. Pavilion with Swing Seat
- 68. Resting Alcove
- 72. Siesta Lawn

ZONE 3: A PARADISE FOR THE ACTIVE ONES

- 06. Activity Lawn
- 13. Cricket Pitch
- 14. Indoor Gymnasium
- 21. Jogging Loop
- 22. Outdoor Fitness Station
- 23. Yoga Pods
- 24. Multipurpose Court
- 33. Skating Rink
- 48. Open Greens
- 53. Indoor Games Room
- 54. Board Game Deck
- 71. Adventure Playground
- 73. Putting Golf

ZONE 4: A PARADISE FOR THE ART LOVERS

- 19. Glow Garden With Sculptural Pavilion
- 50. All-in-one Studio
- 57. Sculptural Court Plaza
- 67. Light Sculpture
- 65. Outdoor Hobby Station

ZONE 5: A PARADISE FOR PET LOVERS

- 45. Pet's Sand Pit
- 47. Sculptural Bird Bath
- 70. Pet's Park

ZONE 6: A PARADISE FOR THE SOCIAL BUTTERFLIES

- 08. Business Center
- 10. Multi - Purpose Hall
- 11. Spillover Function Pavilion
- 25. Amphitheatre
- 35. Events Lawn
- 43. Camping Area
- 44. Bonfire Pit
- 61. Tea Pavilion
- 62. Outdoor Workstation

ZONE 7: A PARADISE FOR KIDS

- 27. Tot's Lot
- 49. Rock Climbing Wall
- 55. Activity Court
- 60. Kids' Adventure Playground

ZONE 8: A PARADISE FOR THE ELDERLY

- 26. Senior's Court with Reflexology Walk
- 34. 3rd Generation Play Area
- 38. Reading Court
- 51. Body & Soul
- 59. Health & Wellness

ZONE 9: A PARADISE OF WONDERS

- 29. Enchanted Woodlands
- 31. Stargazing Deck
- 36. Outdoor Cinema
- 42. Mini Forest With Tree House
- 69. Nature Trail



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**LUXURIOUS CHOICES
FOR RICH EXPERIENCES.**

NINE DISTINCT UTOPIAN ZONES

REPRESENTATIONAL IMAGE

A PARADISE OF GARDENS

- Huddle Court
- Aroma Garden
- Spice & Herbs Garden
- Meditative Garden Lounge
- Dry Garden
- Maze Garden
- Barbeque Garden
- Bermed Lawn
- Flower Garden
- Garden Lounge



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A PARADISE FOR LEISURE LOVERS

- Shaded Sitout
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- Moonlight Seating Garden
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- Shaded Seating Plaza
- Resting Gazebo
- Resting Pavilion
- Hammock's Pavilion
- Gazebo
- Pavilion with Swing Seat
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REPRESENTATIONAL IMAGE

A PARADISE FOR THE ACTIVE ONES

- Activity Lawn
- Cricket Pitch
- Indoor Gymnasium
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- Adventure Playground
- Putting Golf



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A PARADISE FOR THE ART LOVERS

- Glow Garden with Sculptural Pavilion
- All-in-one Studio
- Sculptural Court Plaza
- Light Sculpture
- Outdoor Hobby Station



A PARADISE FOR KIDS

- Tot's Lot
- Rock Climbing Wall
- Activity Court
- Kids' Adventure Playground



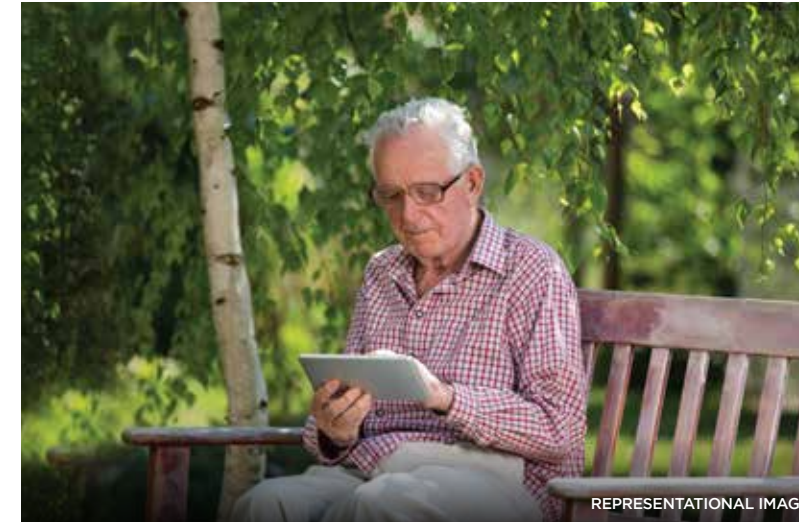
A PARADISE FOR PET LOVERS

- Pet's Sand Pit
- Sculptural Bird Bath
- Pet's Park



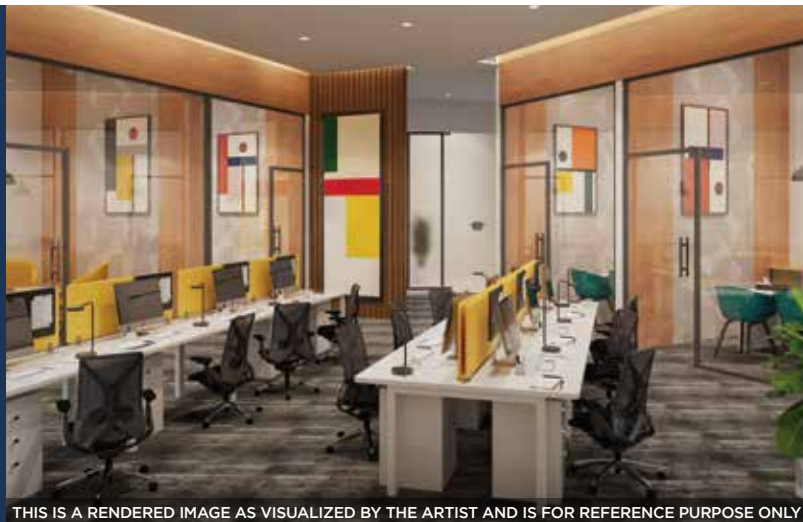
A PARADISE FOR THE ELDERLY

- Senior's Court with Reflexology Walk
- 3rd Generation Play Area
- Reading Court
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- Health & Wellness



A PARADISE FOR THE SOCIAL BUTTERFLIES

- Business Center
- Multi-purpose Hall
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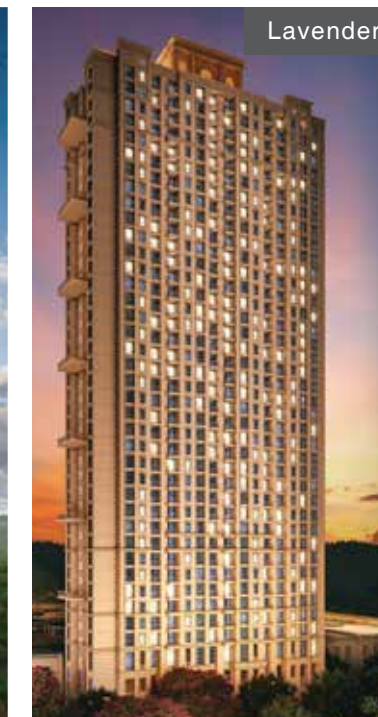
A PARADISE OF WONDERS

- Enchanted Woodlands
- Stargazing Deck
- Outdoor Cinema
- Mini Forest with Tree House
- Nature Trail



TOWER FEATURES

- Multi-storeyed towers
- Unique neo-classical architecture of Hiranandani
- Constructed with signature Hiranandani double wall construction to give sound and weatherproof homes
- Grand and spacious entrance lobbies
- 5 high-speed elevators in each tower (4 passenger lifts + 1 fire lift)
- 2 high-speed parking elevators per tower (From stilt to P2 level)
 - Handicapped toilet in every tower
 - Handicapped ramp with railing at every tower entry
 - Creche in every tower
- Drivers room with a toilet at Podium level
- Servants toilet at every alternate level in each tower
 - GEM 4 Pre-certified green buildings
- Tower orientation ensures unique views of the Forest, River and Hill for each tower



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SALIENT FEATURES OF THE APARTMENT

- **All homes have wide sundecks**

- **Internal Flooring**

Large format vitrified tiles in all rooms & anti-skid vitrified tiles in balcony and utility room

- **Windows**

Heavy duty aluminum single glazed windows

- **Doors**

Main entrance door in veneer with melamine finish
Laminate on all internal doors

- **Appliances & Fittings**

Plug points for ACs, Concealed internal copper wiring with drain pipe, Waterproof switches in all balconies, Video door phone with intercom.



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FULFIL EVERY DREAM OF FINE LIVING

Magnificently planned bedrooms ensuring zero wastage of spaces and offering ultimate comfort.

SAVOUR THE TASTE OF EXTRAVAGANCE

Experience the fun of cooking in our sleek yet straightforward kitchens, designed to ease your effort and raise your comfort.

- **Kitchen with Utility**

Quartz stone platform

Modular kitchen with fully fitted base unit, hob, exhaust, geyser and water purifier



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ELEGANCE IS THE NORM IN EVERY CORNER

Discover exquisitely designed bathrooms made just to uplift your experience and satisfy your senses as you relax and let the steam off.

Fully concealed fittings, Glass shower partition



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THE BIGGEST EVER CLUBHOUSE IN
MUMBAI **NXT**

CLUB ROYALÉ

SPREAD ACROSS 90,000+ SQ.FT.

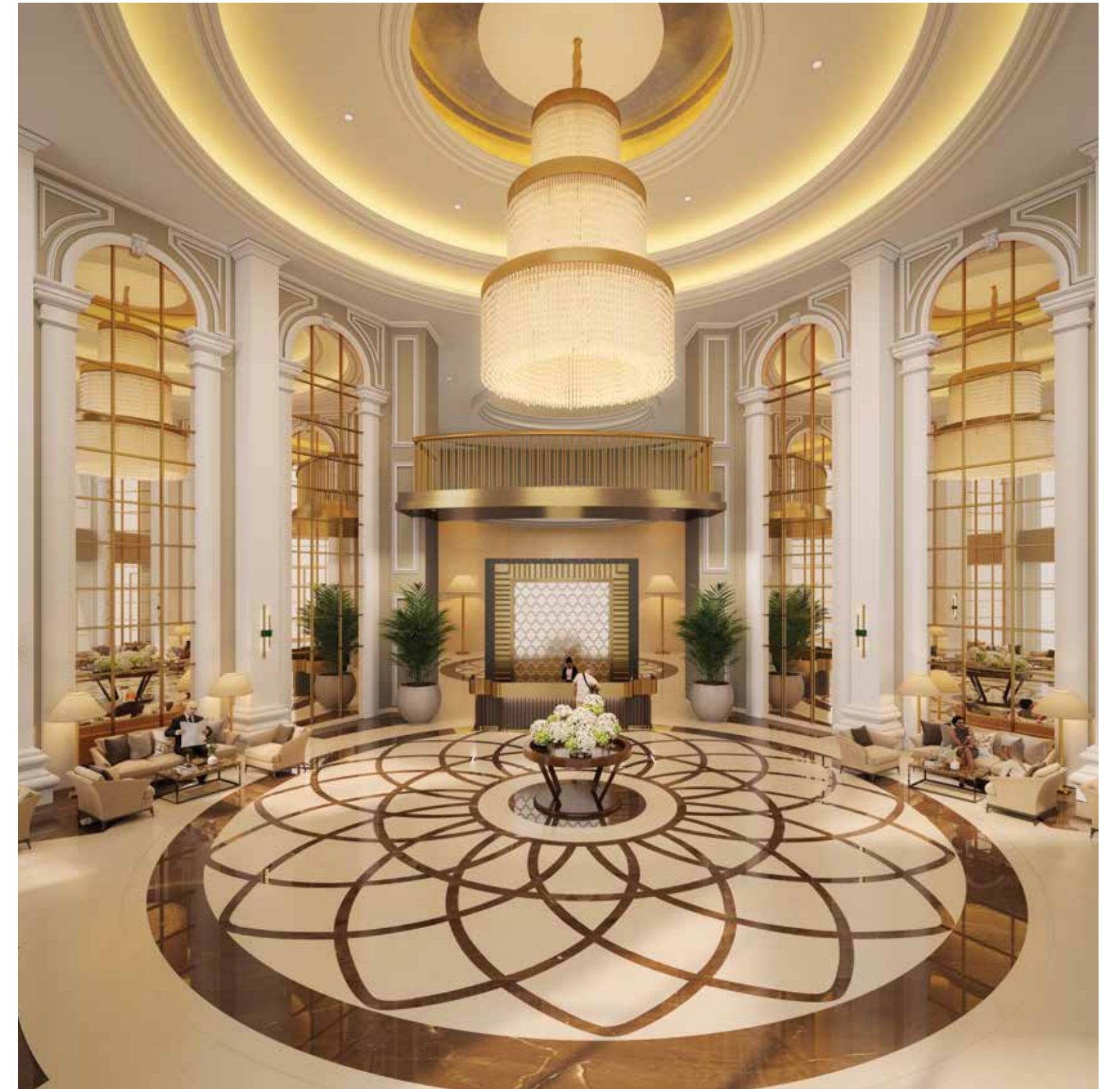


ADDING MORE CHOICES FOR ULTIMATE BLISS

Welcome to Hiranandani's largest clubhouse, which will enchant your mind and soothe your senses with its one-of-its-kind architecture and the amenities offered. Curated for people across all ages, get ready to witness Hiranandani Life, at Hiranandani Fortune City.



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CLUBHOUSE AMENITIES

- Half-Olympic Sized Swimming Pool
- Children's Play Kingdom
- Badminton Courts
- Squash Courts
- Gymnasium
- Indoor Games
- Banquet/Party Hall
(Indoor & Outdoor)
- Café Lounge
- Meditation Den
- Yoga Center
- Spinning Classes
- Themed Spa & Massage
- Open Air Restaurant



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ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

CHOOSE BETTER PLANNING FOR BIGGER DREAMS

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

45+
YEARS

Won over

100+
AWARDS

Home to

22000+
HAPPY
FAMILIES