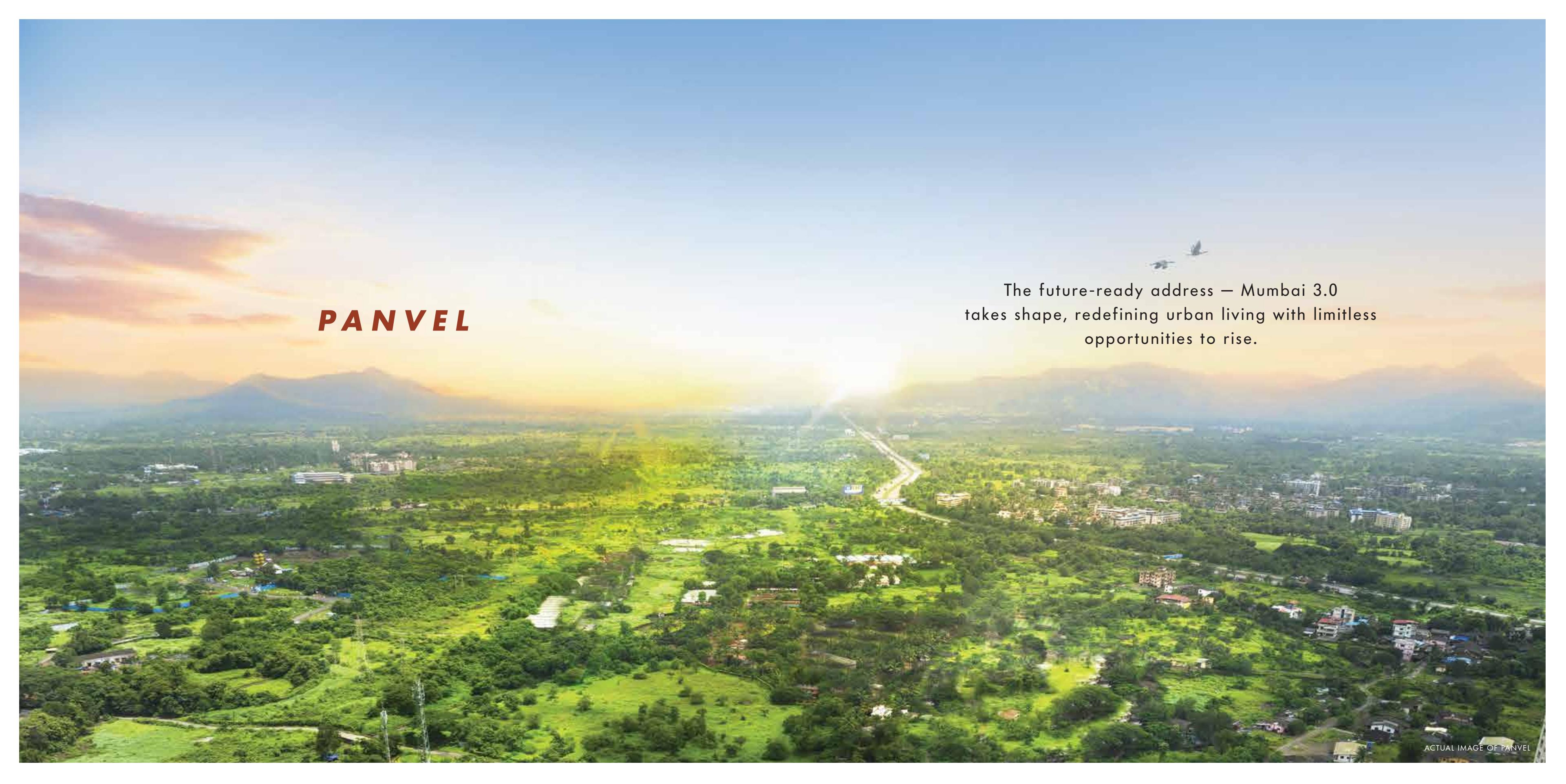


THE

Arena

HIRANANDANI
FORTUNE CITY
— PANVEL —



PANVEL

The future-ready address — Mumbai 3.0
takes shape, redefining urban living with limitless
opportunities to rise.

**THE BEST-CONNECTED
ADDRESS
IN MUMBAI 3.0**



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 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.



SION-PANVEL HIGHWAY

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



ELEVATED CORRIDOR

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



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.



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

THE
Arena



ACTUAL IMAGE OF HIRANANDANI FORTUNE CITY, PANVEL

THE MOST DESIRED ADDRESS OF MUMBAI 3.0

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



ACTUAL IMAGE

FULLY FUNCTIONAL HIRANANDANI TRUST SCHOOL

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

ACTUAL IMAGE

FULLY FUNCTIONAL YOTTA DATA CENTER PARK

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

ACTUAL IMAGE

FULLY FUNCTIONAL RESTAURANTS

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



ACTUAL IMAGE

FULLY FUNCTIONAL RETAIL SPACE

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



ACTUAL IMAGE

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.

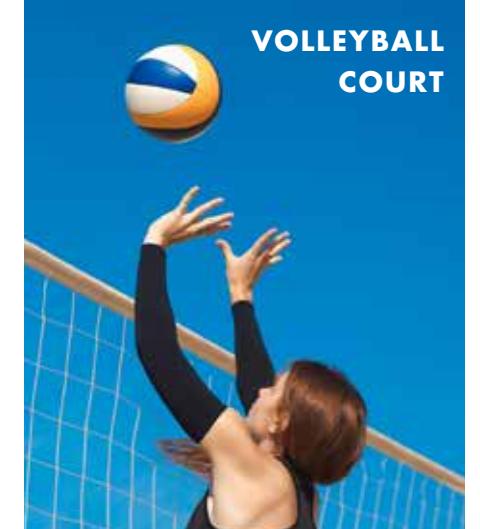


200+ YEAR OLD SHIVA TEMPLE

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.



THESE ALL ARE REPRESENTATIONAL IMAGES

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.

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.



**THE BIGGEST EVER CLUBHOUSE
IN MUMBAI 3.0**

CLUB ROYALÉ

SPREAD ACROSS 90,000+ SQ. FT.

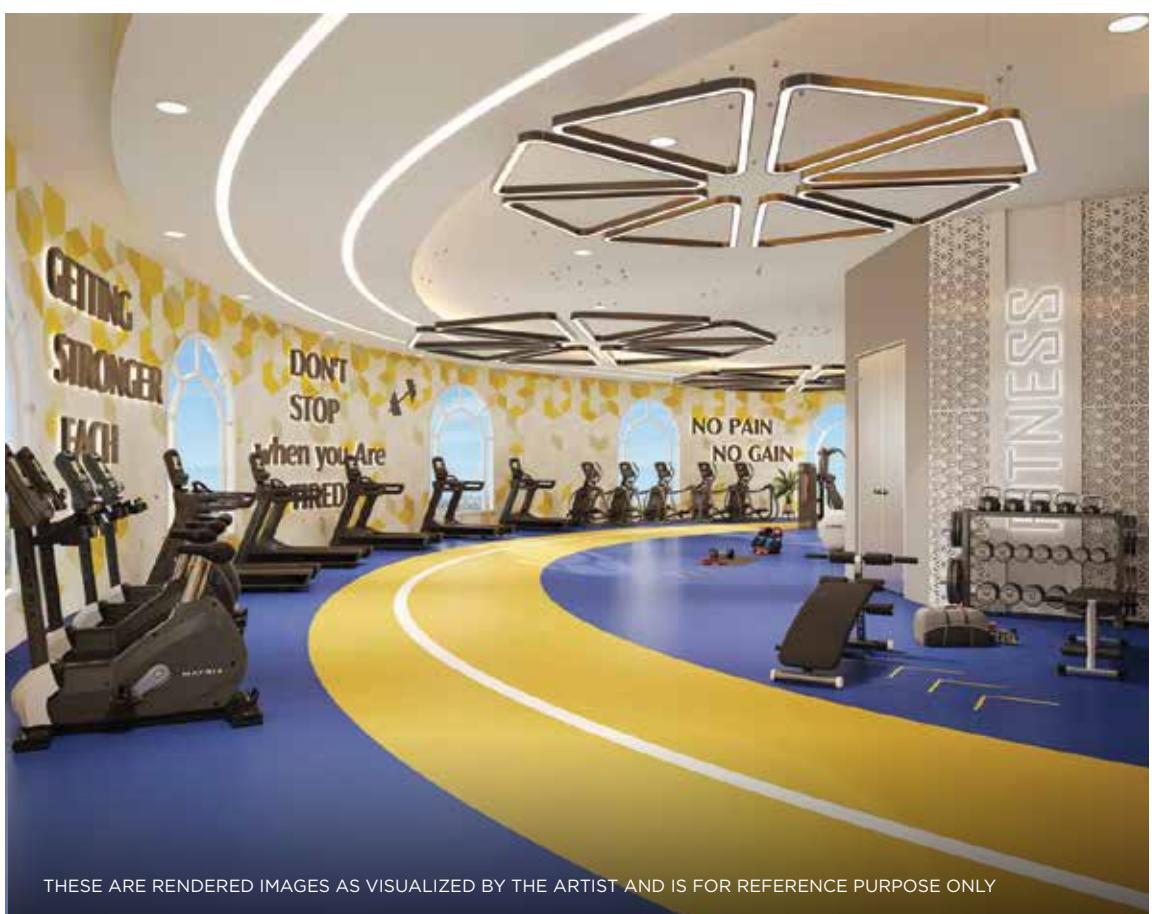
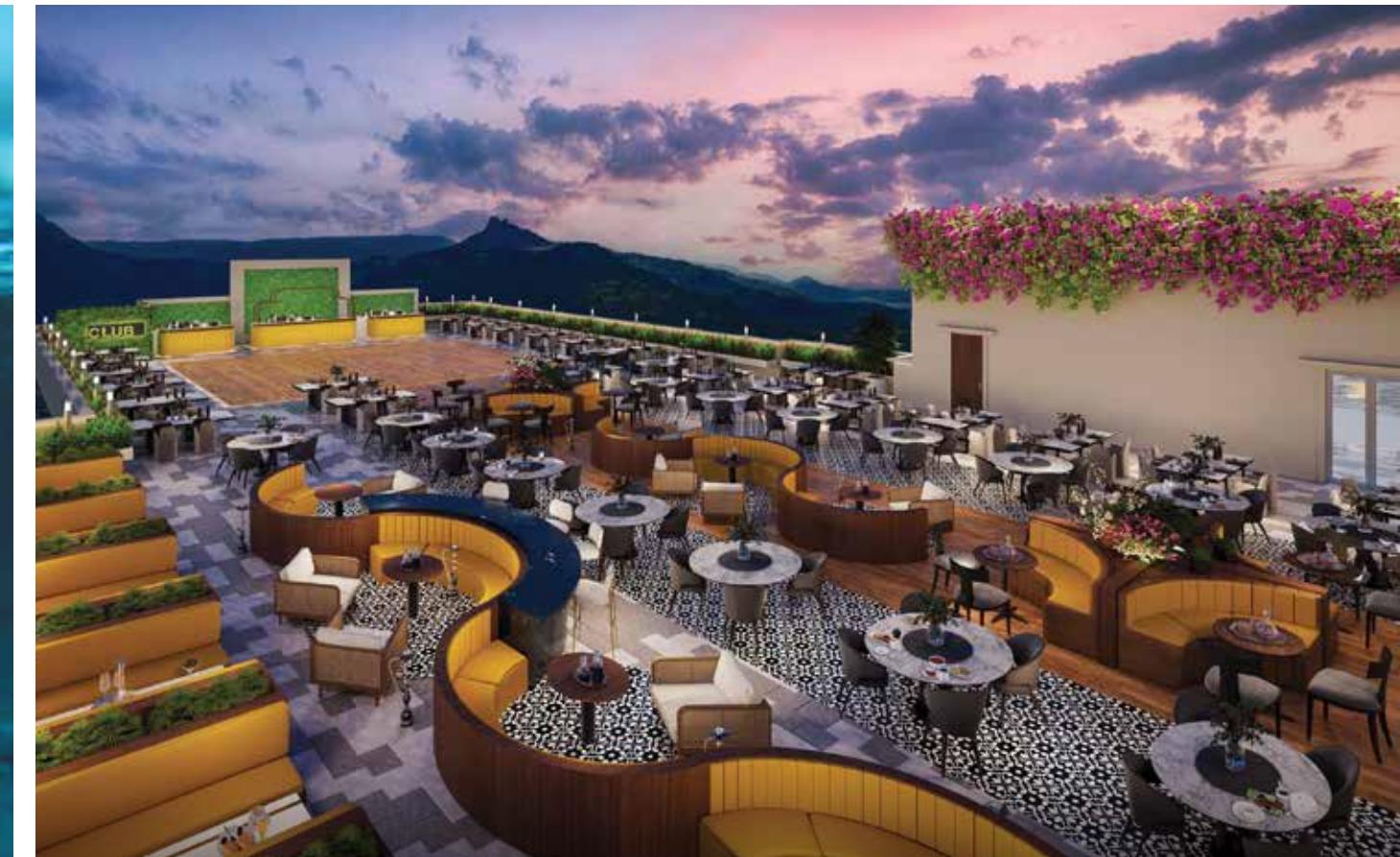


**A LANDMARK
WHERE EXPERIENCES RISE
ABOVE THE CONVENTIONAL**

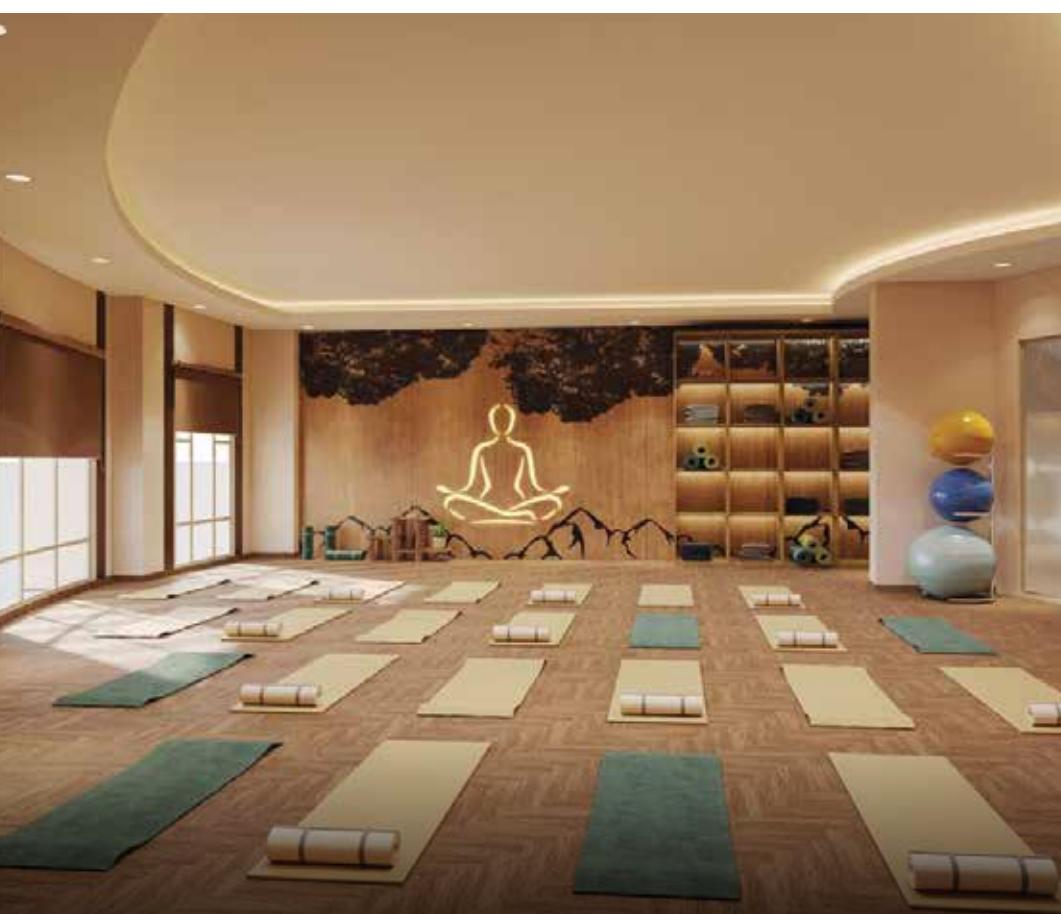
The grand clubhouse at Hiranandani Fortune City is a crown jewel of luxury. With world-class amenities and sophisticated design, it offers residents an extraordinary retreat, turning everyday moments into extraordinary experiences.



REPRESENTATIONAL IMAGE



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY



CLUBHOUSE AMENITIES

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



WELCOME TO

THE
Arena

Hiranandani Fortune City, Panvel

LIFE'S BEST PLAYED HERE

Sports-themed lifestyle & luxury homes, expansive green spaces, and unmatched sports activities. Here, every family member unlocks their own 'playground for life.'

10.19 Acres Land Parcel

Sports Themed 2, 3 & 4 BHK Luxe Homes

80% Open Spaces

5.3 Acre Landscaped Amenity Zone

Dynamic Spaces For Active Living

80+ Exclusive Active-life Amenities

HIRANANDANI FORTUNE CITY, PANVEL

DEVELOPMENT PLAN





THE
Arena
Hiranandani Fortune City, Panvel

**MASTER LAYOUT
PLAN**



MAP NOT TO SCALE



A DESTINATION WHERE CHOICES RISE OVER ROUTINE

- 1. Arrival Plaza
- 2. School Pick up Waiting Zone
- 3. Fragrance Garden
- 4. Drop Off Node
- 5. Walking Trail
- 6. Seating Mounds with Flowering Bed
- 7. Festival Lawn for Exhibition and Weekly Bazaar
- 8. Performance Area
- 9. Seating Terraces
- 10. Canopy Walk
- 11. Panorama Point
- 12. Tree House with Bird Watching Deck
- 13. Chit-Chat Area
- 14. Fitness Trail
- 15. Cricket Practice Pitch
- 16. Community Kitchen Garden
- 17. Basketball Court
- 18. Seating Terraces
- 19. Contemplative / Reading Garden
- 20. Giant Chess / Board Games
- 21. Floral Garden
- 22. Central Community Spine
- 23. Jogging Track
- 24. Mini Golf Putting
- 25. Seating Alcove
- 26. Adventure Berm in EPDM
- 27. Jungle Gym
- 28. Sand Pit
- 29. Frisbee Zone
- 30. Musical Garden
- 31. Outdoor Working Table
- 32. Tropical Garden
- 33. Picnic & Barbecue Area
- 34. Mini Theatre
- 35. Pavilion with Community Seating
- 36. Circles of Joy
- 37. Skate Park
- 38. Aroma Garden
- 39. Lobby Entrance for all Towers
- 40. Senior Citizen Court
- 41. Ping Pong Area
- 42. Outdoor Lounge
- 43. Croquet Zone
- 44. Cycle Track
- 45. Hydroponics
- 46. Archery Zone
- 47. Badminton Court
- 48. Trampoline Park
- 49. Volleyball Court
- 50. Resting Nodes
- 51. Seating Pavilion
- 52. Padel Ball Court
- 53. Pickleball Court
- 54. Viewing Gallery
- 55. Lawn Tennis Court
- 56. Futsal Court
- 57. Resting Pavilion
- 58. Blossom Garden
- 59. Edible Garden*
- 60. Reflexology Path
- 61. Yoga & Aerobic Deck
- 62. Fitness Station
- 63. Herbal & Spice Garden
- 64. Rolling Mounds
- 65. Butterfly Garden
- 66. Amphitheatre Cum Lawn Terraces
- 67. Cricket Field
- 68. Sprint Track
- 69. Meditation Deck
- 70. Shower Cubicles
- 71. Graffiti Wall
- 72. Kids Pool
- 73. Pool Deck with Lounge Chairs
- 74. Main Pool
- 75. Stargazing Telescopes
- 76. Pets Park
- 77. Bonfire Court*
- 78. Hammock Garden*

TOWER WISE INDOOR AMENITIES

1. ARCADIA - BOXING RING
2. CITADEL - BOWLING ALLEY
3. GREENFIELD - MINI THEATRE WITH PANTRY
4. ATHLETICA - LIBRARY WITH COFFEE STATION
5. PAVILION - BUSINESS CENTRE WITH COFFEE STATION
6. GRANDSTAND - CROSSFIT GYMNASIUM

PHASE - 1

PHASE - 2

PROPOSED FUTURE AMENITIES *

PROPOSED INDOOR AMENITIES

1. E- SPORTS
2. INDOOR GAMES



MAP NOT TO SCALE

10+ COURT BASED SPORTS AMENITIES

- Pickleball Court
- Padelball Court
- Lawn Tennis Court
- Futsal Court
- Basketball Court
- Volleyball Court
- Open Badminton Court
- Skate Park
- Cricket Field
- Life Size Chess
- Archery Zone
- Sprint Track



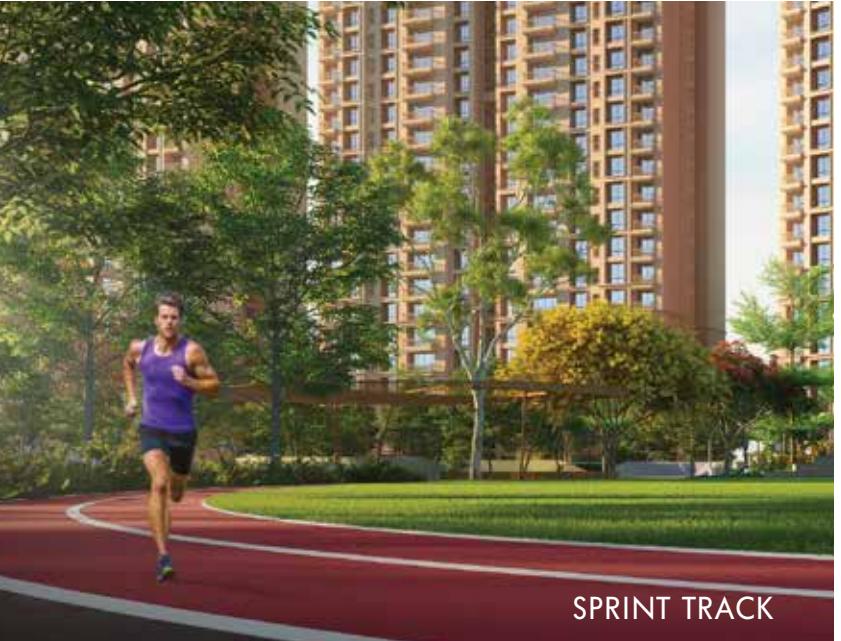
CRICKET FIELD



SKATE PARK



PADEL & PICKLEBALL COURT



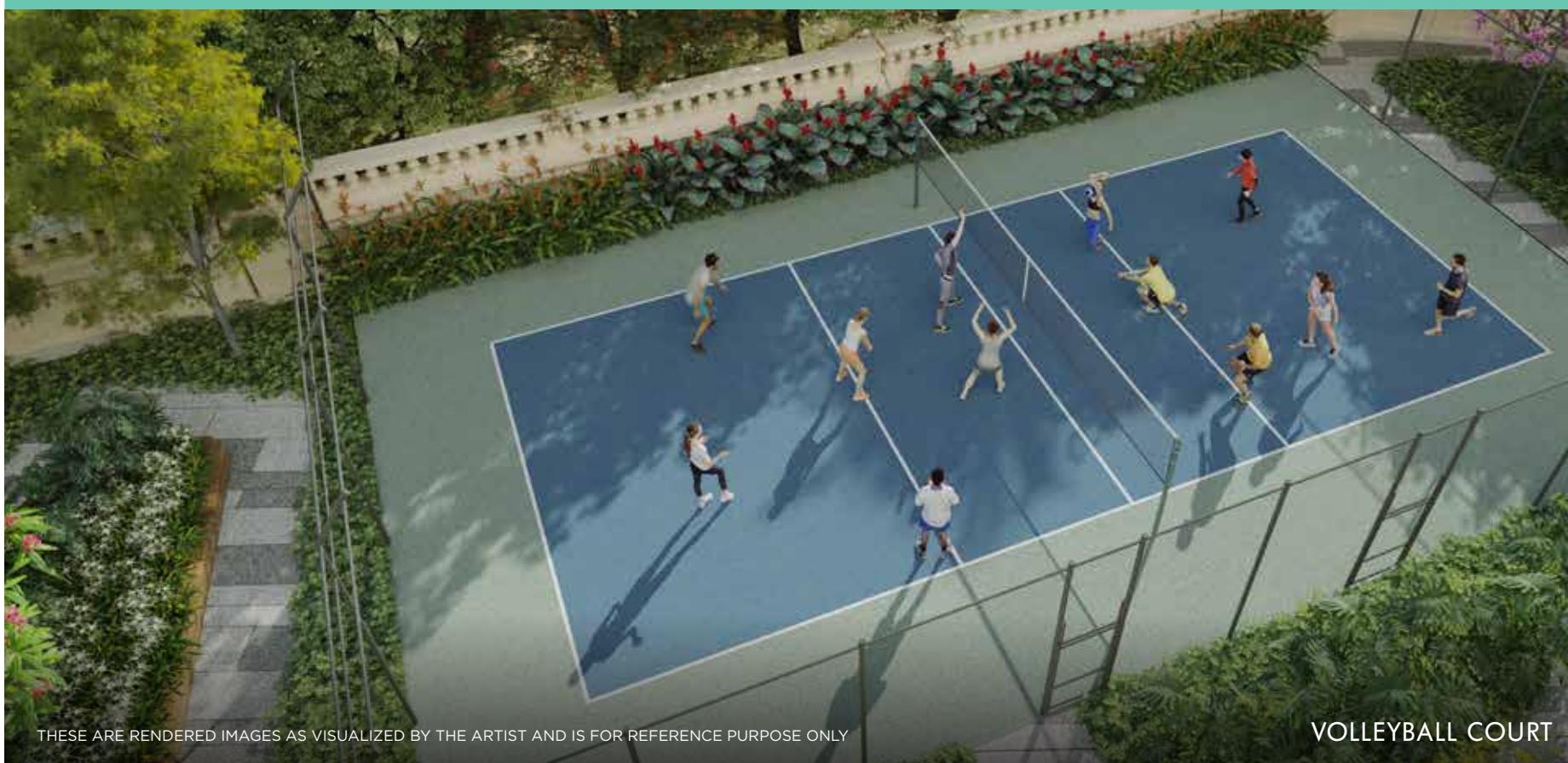
SPRINT TRACK



FUTSAL COURT AND LAWN TENNIS COURT



BADMINTON COURT



VOLLEYBALL COURT



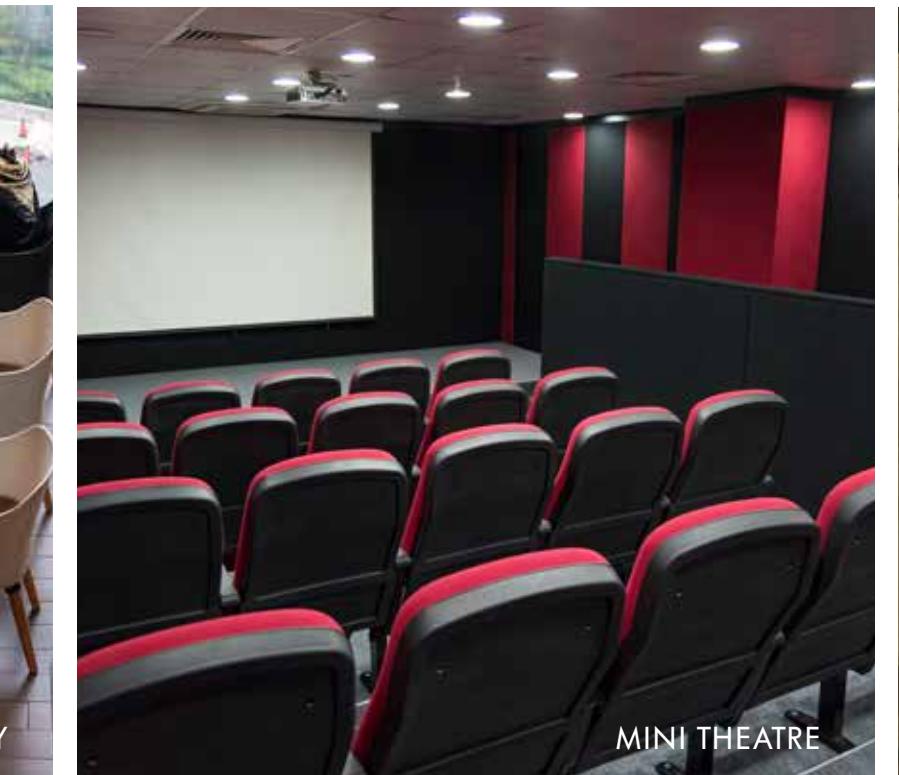
ARCHERY ZONE



BASKETBALL COURT

WORLD-CLASS INDOOR AMENITIES

- Boxing Ring
- Bowling Alley
- Mini Theatre
- Cross Fit Gym
- E-sports Room
- Business Center
- Library
- Indoor Games Room



THESE ALL ARE REPRESENTATIONAL IMAGES

BOXING RING

BOWLING ALLEY

AMENITIES CURATED FOR WELLNESS

- Swimming Pool
- Cricket Practice Pitch
- Cycle Track
- Trampoline Park
- Jogging Track
- Fitness Station
- Golf Putting
- Yoga & Aerobic Deck
- Ping-Pong Area



SWIMMING POOL



LEISURE SPACES FOR ALL GENERATIONS

- Festival Lawn
- Walking Trail
- Tree-House with bird watching deck
- Reading Garden
- Jungle Gym
- Sand Pit
- Musical Garden
- Seating Alcove
- Swimming Pool and Meditation Deck
- Frisbee Zone
- Picnic & Barbeque Area
- Pets Park
- Circles of Joy
- Resting Pavillion
- Sunrise and Sunset Deck
- Bonfire Court

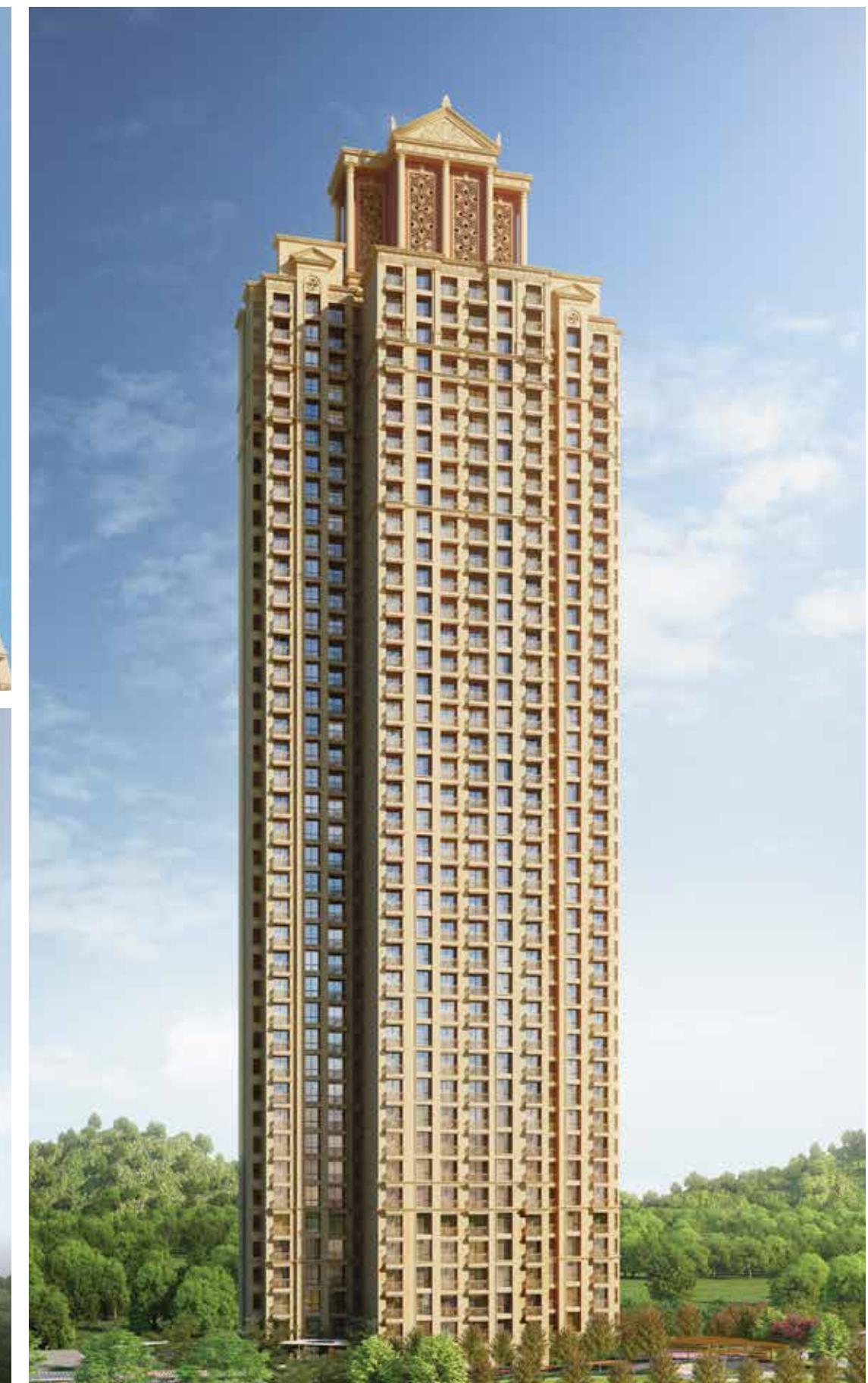


JUNGLE GYM, SAND PIT, AND MUSICAL GARDEN



**EVERY DETAIL
HELPS PASSION RISE
TO PERFECTION**

- Multi-storied 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 on Ground level.
- 5 high-speed elevators in each tower
(4 passenger lifts + 1 fire lift)
- 2 high-speed parking elevators in each tower
(From B2 to Ground Level)
- Handicapped toilets in every tower
- Drivers room with a toilet in every tower
- Servants toilet at every alternate level in each tower
- GEM 4 pre-certified green buildings



SPACES DESIGNED TO ENSURE LUXURY RISES TO ITS OPTIMUM

APARTMENT FEATURES

- Air-conditioned living, dining and all bedrooms with split units
- Homes have wide sundecks with hook for swing and provision for recessed lights
- Large format vitrified tiles in all rooms and anti-skid vitrified tiles in balcony area for 2BHK (Greenfield & Grandstand Tower) and 3BHK (Arcadia, Athletica & Pavilion Tower)
- Marble flooring in living/dining/passage and large format vitrified tiles in all other rooms and anti-skid vitrified tiles in balcony area for 4BHK (Citadel & Pavilion tower)
- Heavy duty aluminium single glazed windows
- High quality modular electrical switches in apartment and water-proof switches in balcony
- Main entrance door in veneer with melamine finish, laminate on all internal doors
- Video door phone with intercom

KITCHEN

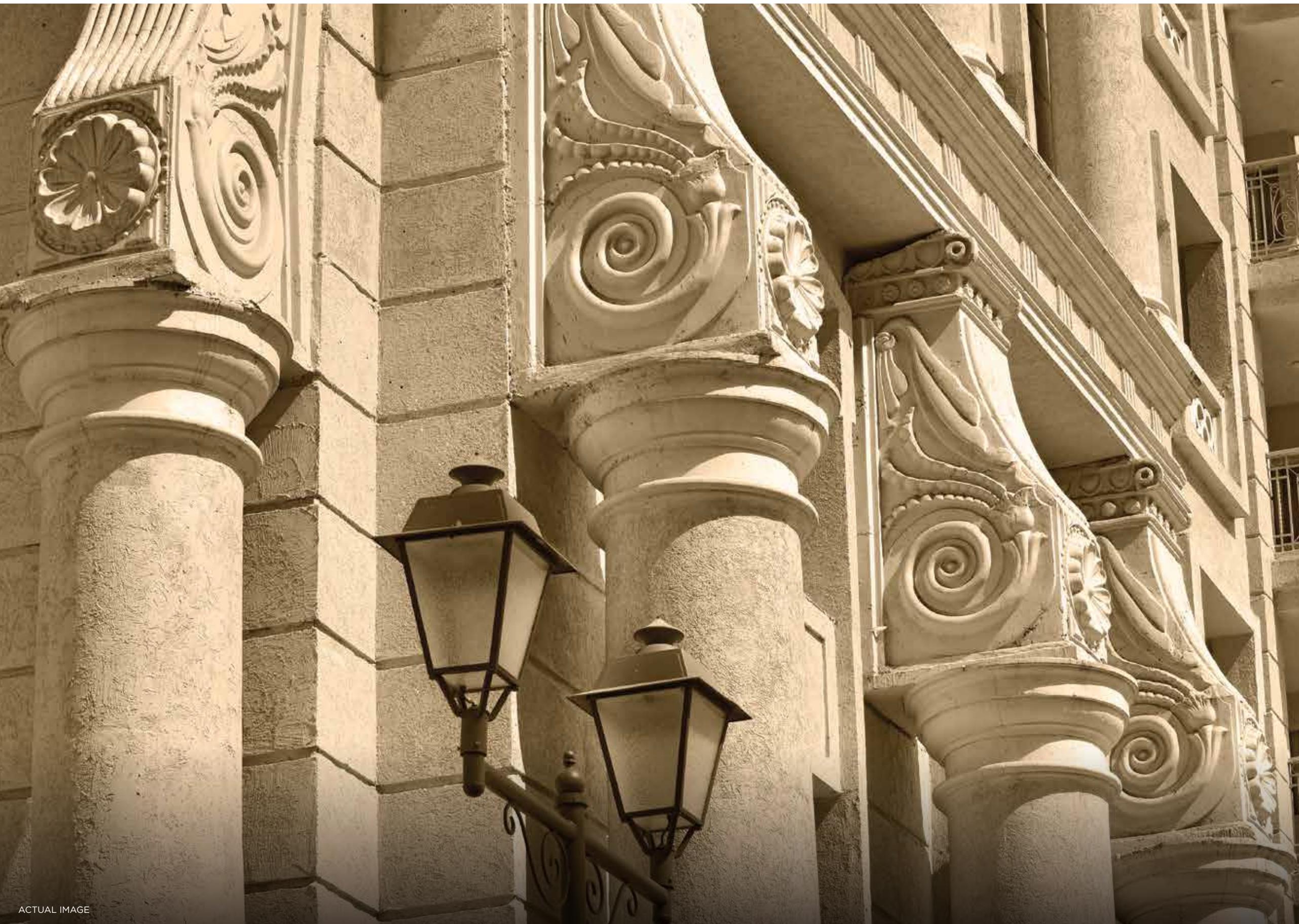
- Quartz platform, modular cabinet below platform, geyser, exhaust fan, water purifier and hob for all towers
- Modular cabinet above platform and hood only in 4BHK (Citadel & Pavilion Tower)

TOILETS

- Fully finished toilets with superior quality sanitary fittings, geyser, exhaust fan, wash basin with counter, wall mirror and false ceiling with recessed lights
- Master toilet comes with shower area glass partition
- High-quality non-corrosive plumbing



THESE ARE RENDERED IMAGES AS VISUALIZED BY THE ARTIST AND ARE FOR REFERENCE PURPOSE ONLY



WHY IS HIRANANDANI THE PERFECT CHOICE?

- 45+ years of experience in creating award-winning townships
- Hiranandani Fortune City is the first integrated township of Panvel
- First township in the region to deliver 19 towers & 2200+ apartments
- Hiranandani has unmatched construction quality
 - a) Our structures are earthquake resistant with 100+ years of lifespan. A claim that is unique to Hiranandani
 - b) State-of-the-art buildings with neo-classical architecture
 - c) Our buildings have mandatory rainwater harvesting
 - d) Hiranandani has been a pioneer in incorporating sewage treatment plants (STP)
- Hiranandani Fortune City, Panvel, has unmatched social and civic infrastructure
 - a) Fully functional school, retail, commercial and health center
 - b) Best-in-class infrastructure in the vicinity with 30m wide tree-lined avenues within the township
 - c) In the future, it will have educational institutions, hospital, townhall, commercial and much more for nurturing global communities

HIRANANDANI GARDENS, POWAI

3 Clubhouses	2 Ecotel Hotels
1 Business Park	1 Hospital
1 Supermarket	250+ Acres
1 High Street Retail	50+ Residential Towers
2 Schools	7,000+ Happy Residents
24/7 Security	



ACTUAL SHOT OF HIRANANDANI GARDENS, POWAI

HIRANANDANI ESTATE, THANE

2 Clubhouses	1 Supermarket
1 Business Park	1 Hospital
1 High Street Retail	350+ Acres
1 School	120+ Residential Towers
24/7 Security	10,000+ Happy Residents



ACTUAL SHOT OF HIRANANDANI ESTATE, THANE



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 45+ 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



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

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



GREENFIELD
MAHARERA P52000080098



CITADEL
MAHARERA P52000080155



ARCADIA
MAHARERA P52000080195



ATHLETICA

MAHARERA PR1270002501610 MAHARERA PR1270002501589 MAHARERA PR1270002501603



PAVILION



GRANDSTAND

The project has been registered via MahaRERA registration number: **Greenfield: P52000080098, Citadel: P52000080155, Arcadia: P52000080195, Athletica: PR1270002501610, Pavilion PR1270002501589, Grandstand PR1270002501603** 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.