



THE LAND
of
LIVING
EXCELLENCE

**HIRANANDANI
WESTGATE**

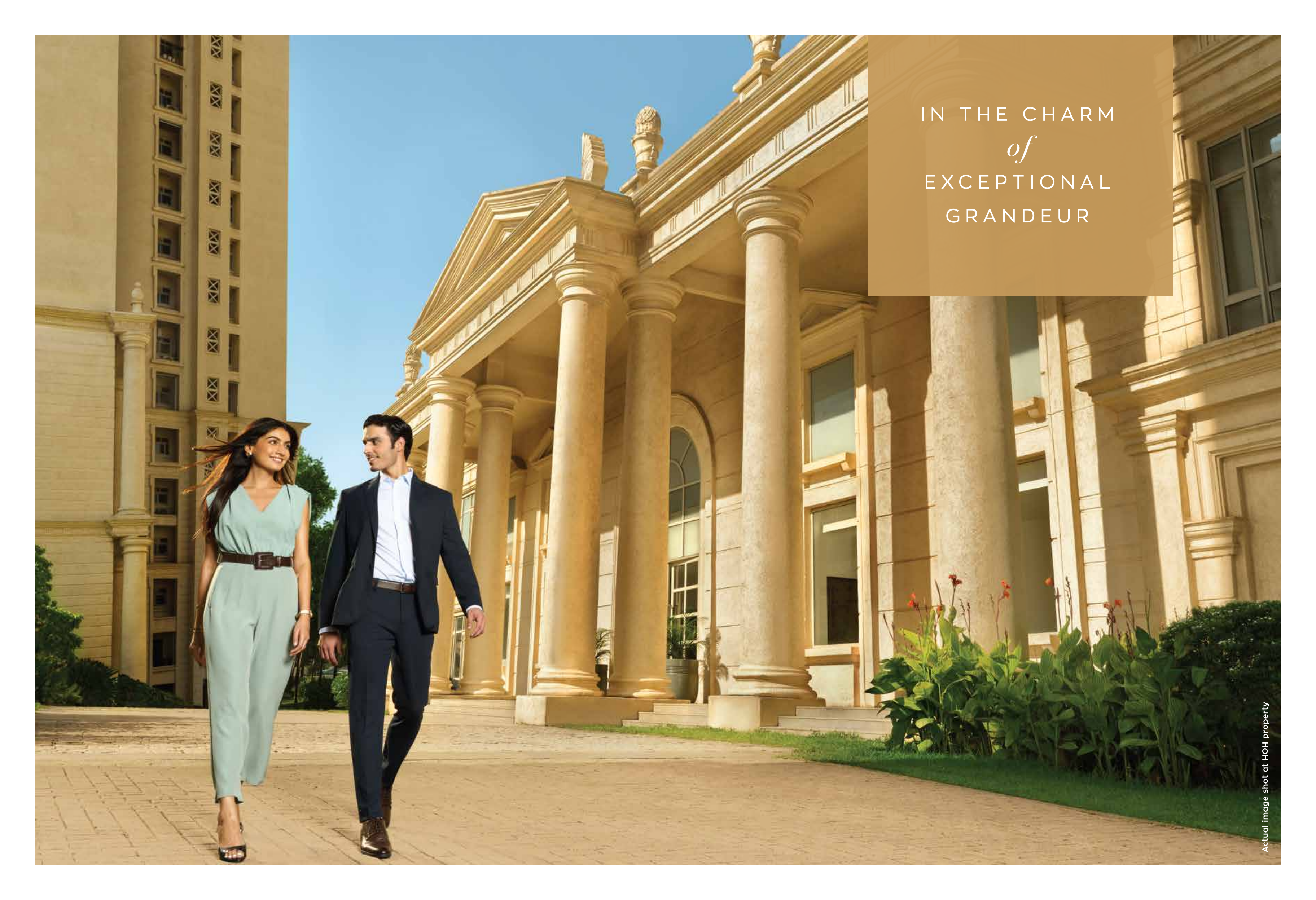
HIRANANDANI ESTATE, THANE



Excellence is...

IN THE WARMTH
of
CHERISHED
MOMENTS



A man and a woman are walking on a paved path in front of a grand, classical-style building. The building features large, fluted columns and a pedimented roof. The woman is wearing a light blue sleeveless top and matching trousers, cinched with a dark belt, and high heels. The man is wearing a dark suit jacket over a light blue shirt and dark trousers. They are both smiling and looking towards each other. The scene is set in a bright, sunny environment with a clear blue sky. In the background, another tall building is visible. The overall atmosphere is one of elegance and sophistication.

IN THE CHARM
of
EXCEPTIONAL
GRANDEUR

AND IN THE DELIGHT
of
SHARED MEMORIES
EVERY SINGLE DAY



— PRESENTING —
THE LAND
of
LIVING
EXCELLENCE



A *Masterpiece* OF EXCELLENCE COMES TO LIFE



HIRANANDANI WESTGATE

HIRANANDANI ESTATE, THANE

A 25-ACRE EXCLUSIVE COMMUNITY

Hiranandani Westgate epitomises luxury in a world where tranquility meets urban vibrancy. An address that exemplifies excellence in every facet of life.

6+ ACRES
LANDSCAPED PODIUM

60+
AMENITIES

3 THEMATIC ZONES
WELLNESS | EXPLORATION | LEISURE

2+ ACRES
OF ADDITIONAL LANDSCAPE
INCLUDING PLAY COURTS

MULTI-LEVEL GRAND CLUBHOUSE
WITH BEST-IN-CLASS AMENITIES

FRIENDLY LANDSCAPE FEATURES
FOR THE DIFFERENTLY-ABLED

HIRANANDANI ESTATE
AT THE FOREFRONT
of
THANE'S
TRANSFORMATION

Amidst Thane's growth as a bustling urban destination, Hiranandani Estate rises above with its exquisite opulence, meticulously planned infrastructure, and unique amenities.

A place where living transcends beyond a home to offer a truly holistic lifestyle.



— e e e —

THE ICONIC
HIRANANDANI ESTATE
just
GOT BIGGER

Hiranandani Estate is augmenting its horizons from 350 acres to 375 acres with the unveiling of our flagship project, Hiranandani Westgate. This project ushers in a new era of luxury living, presenting an exquisitely curated experience with boundless opportunities to discover and celebrate. It aims to set new standards of brilliance and further elevate Hiranandani Estate's illustrious legacy.




A LOCATION OF
UNPARALLELED
CONNECTIVITY



HIGHWAY



ROAD



TRAIN



METRO LINE 4 & 5
UNDER CONSTRUCTION

Disclaimer: Map not to scale. Subject to approval from concerned authorities.

"The distances provided herein, including those calculated using Google Maps or any other mapping services, are for informational purposes only. The actual distances may vary due to factors such as road closures, traffic conditions, and changes in routes etc."



WHERE THE CITY MEETS & GREET



Connectivity

- ▶ Eastern Express Highway: 5.5 Km
- ▶ Mumbai Agra National Highway: 5.5 Km
- ▶ Thane Railway Station: 8.9 Km
- ▶ Teen Hath Naka Flyover: 9.8 Km
- ▶ Mulund Toll Naka: 12 Km
- ▶ CSMI Airport: 28 Km



Educational Institutions

- ▶ Hiranandani Foundation School: 0.85 Km
- ▶ Podar International School: 1.2 Km
- ▶ New Horizon Scholar's School: 2.8 Km
- ▶ Sunitidevi Singhania School: 7.5 Km
- ▶ Sulochanadevi Singhania School: 7.5 Km



Commercial Complex

- ▶ WeWork: 1.1 Km
- ▶ Quantum: 1.7 Km
- ▶ TCS: 2.1 Km
- ▶ G Corp Tech Park: 2.2 Km
- ▶ Dev Corpora: 7.0 Km



Healthcare Facilities

- ▶ KIMS Hospital (Upcoming): 1.3 Km
- ▶ Hiranandani Hospital: 1.7 Km
- ▶ Bethany Hospital: 6.3 Km
- ▶ Jupiter Hospital: 6.7 Km
- ▶ Kaushalya Hospital: 7.6 Km



Entertainment Zone

- ▶ Hiranandani Estate Central Garden: 0.55 Km
- ▶ Suraj Water Park: 1.1 Km
- ▶ Tikujiniwadi: 3.9 Km
- ▶ Baccha Party: 3.9 Km
- ▶ Zoreko (Smaash): 7.2 Km

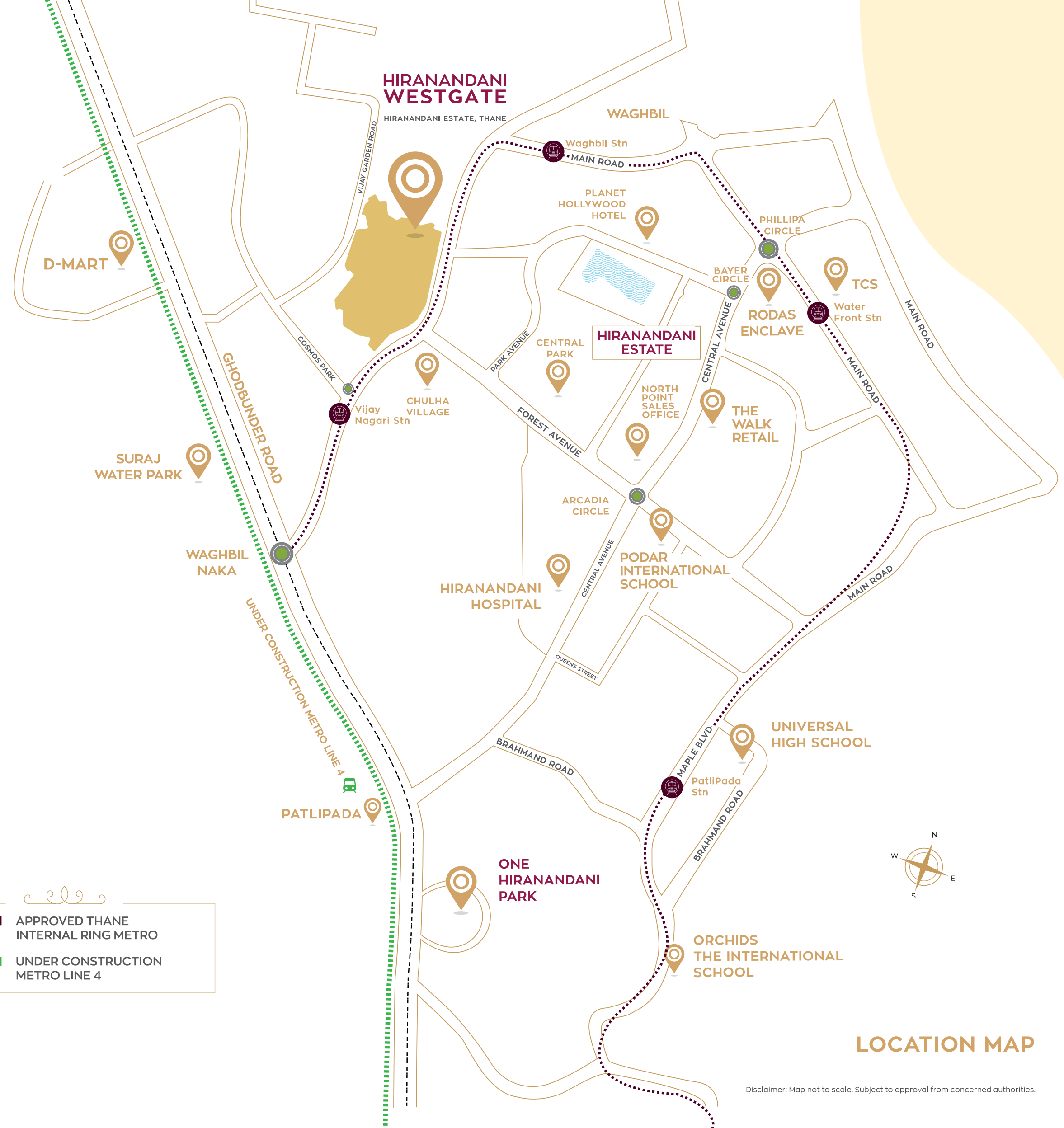


Malls/Department Store

- ▶ The Walk: 1.3 Km
- ▶ Haiko: 1.6 Km
- ▶ Viviana Mall: 6.8 Km
- ▶ Korum Mall: 7.2 Km

**APPROVED THANE
INTERNAL RING METRO**

**UNDER CONSTRUCTION
METRO LINE 4**



LOCATION MAP

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THANE'S ONE-OF-ITS-KIND DESTINATION

HIRANANDANI
WESTGATE

HIRANANDANI ESTATE, THANE

PROJECT HIGHLIGHTS



25-ACRE
DEVELOPMENT



6 TOWERS
IN PHASE I



2, 3, & 4 BHK
APARTMENTS



PANORAMIC
VIEWS



MULTI-LEVEL
GRAND CLUBHOUSE



PODIUM AMENITIES
FOR ALL AGE GROUPS



PROPOSED
HIGH-STREET RETAIL



PRE-CERTIFIED
IGBC GOLD RATED



65%
OPEN SPACE[#]

[#]The development spans 25 acres of land, with approximately 65% dedicated to open space, featuring amenities, a wellness zone, and retail conveniences.

HIRANANDANI WESTGATE

HIRANANDANI ESTATE, THANE

AMENITIES AT A GLANCE

Lower Ground Floor

- 1 Tennis Court
- 2 Padel Courts
- 3 Pickleball Courts
- 4 Multi-sport Court
- 5 Volleyball Court
- 6 Half Basketball Court
- 7 Forest Trail
- 8 Forest Pavilion
- 9 Feature Garden at Entry Gate
- 10 Sloping Planters
- 11 Butterfly Garden
- 12 Tree House
- 13 Nature Play Garden
- 14 Forest Picnic Deck
- 15 Bird Sanctuary
- 16 Food Forest
- 17 Scented Forest

The Clubhouse

Internal:

- 18 Indoor Swimming Pool
- 19 Changing Rooms with Steam Room
- 20 Gym with Pilates and Crossfit
- 21 Badminton Court
- 22 Bowling Alley
- 23 Yoga Studio
- 24 Aerobic Studio

Terrace:

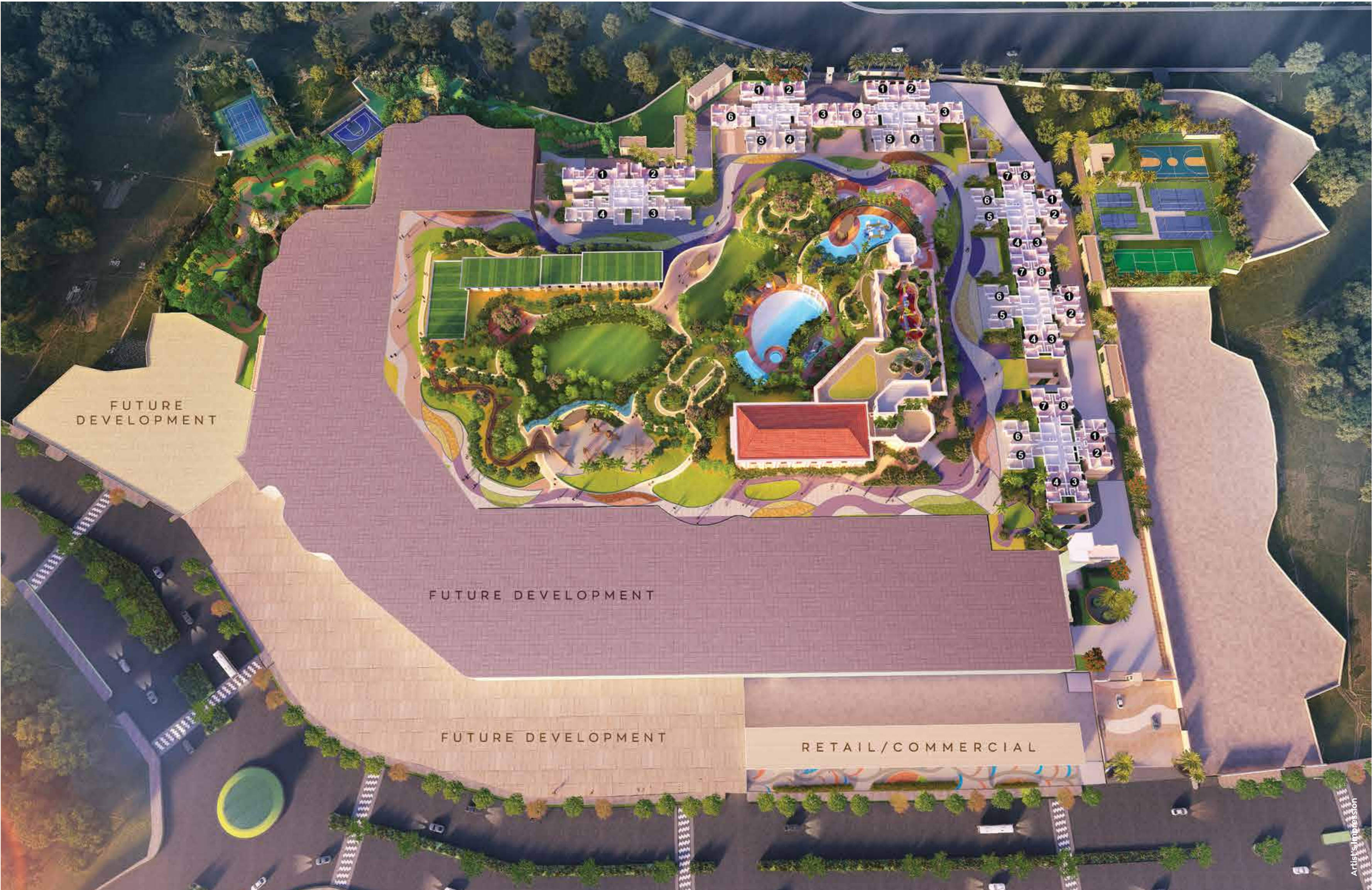
- 25 Children's Play Area
- 26 Flower Trail
- 27 Activity Plaza (Multipurpose Event Space)
- 28 Wheelchair Accessible Planter
- 29 Viewing Nook
- 30 Open Lawn
- 31 Resting Trellis

The Grand Podium

- 32 Koi Pond
- 33 Coastal Playground
- 34 Splash Pool
- 35 Children's Pool
- 36 Water Curtain
- 37 Beach Pool with Cabana and Lounge Deck
- 38 Aqua Gym
- 39 Heated Jacuzzi
- 40 Garden of Five Senses
- 41 Fruit Forest & Healing Garden
- 42 Open Lawn
- 43 Forest Canopy
- 44 Green Court
- 45 Garden Trail
- 46 Nature Playground
- 47 Canopy Walk
- 48 Foliage Garden Trail
- 49 Social Seating
- 50 Arrival Garden
- 51 Forest Pavilion
- 52 Green Roof Pavilion Above Ramp
- 53 Garden Path / Jogging Loop

Common Building Amenities

- 54 Board Games
- 55 Kid's Play Area
- 56 Crèche
- 57 Business Center
- 58 Common Federation Office
- 59 TV Room
- 60 Reading Lounge
- 61 Party Room



The layout details, designs, dimensions, amenities, furniture and fixtures, landscaping, façade design, interiors, specifications, surrounding infrastructure, balcony views, features, and all other information, including images, are based on artist's impressions and are intended for illustrative purposes only. These may differ from the actuals and are subject to changes, modifications, amendments, alterations, or revisions at the Company's sole discretion, without prior notice. Future developments at the project site, including proposed retail spaces, and towers may change subject to approvals, planning, and design revisions, all at the Company's sole discretion.

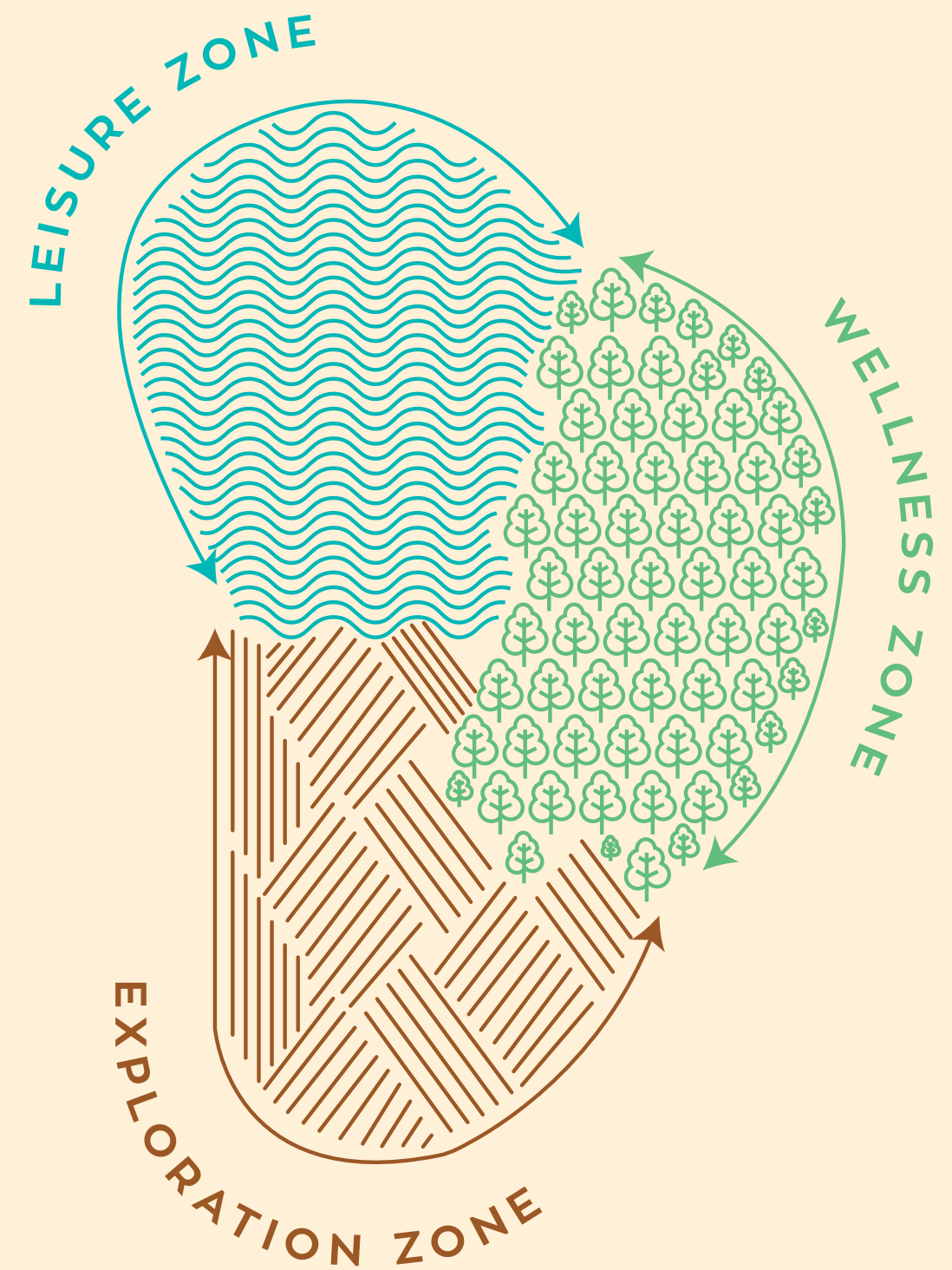


MASTER LAYOUT

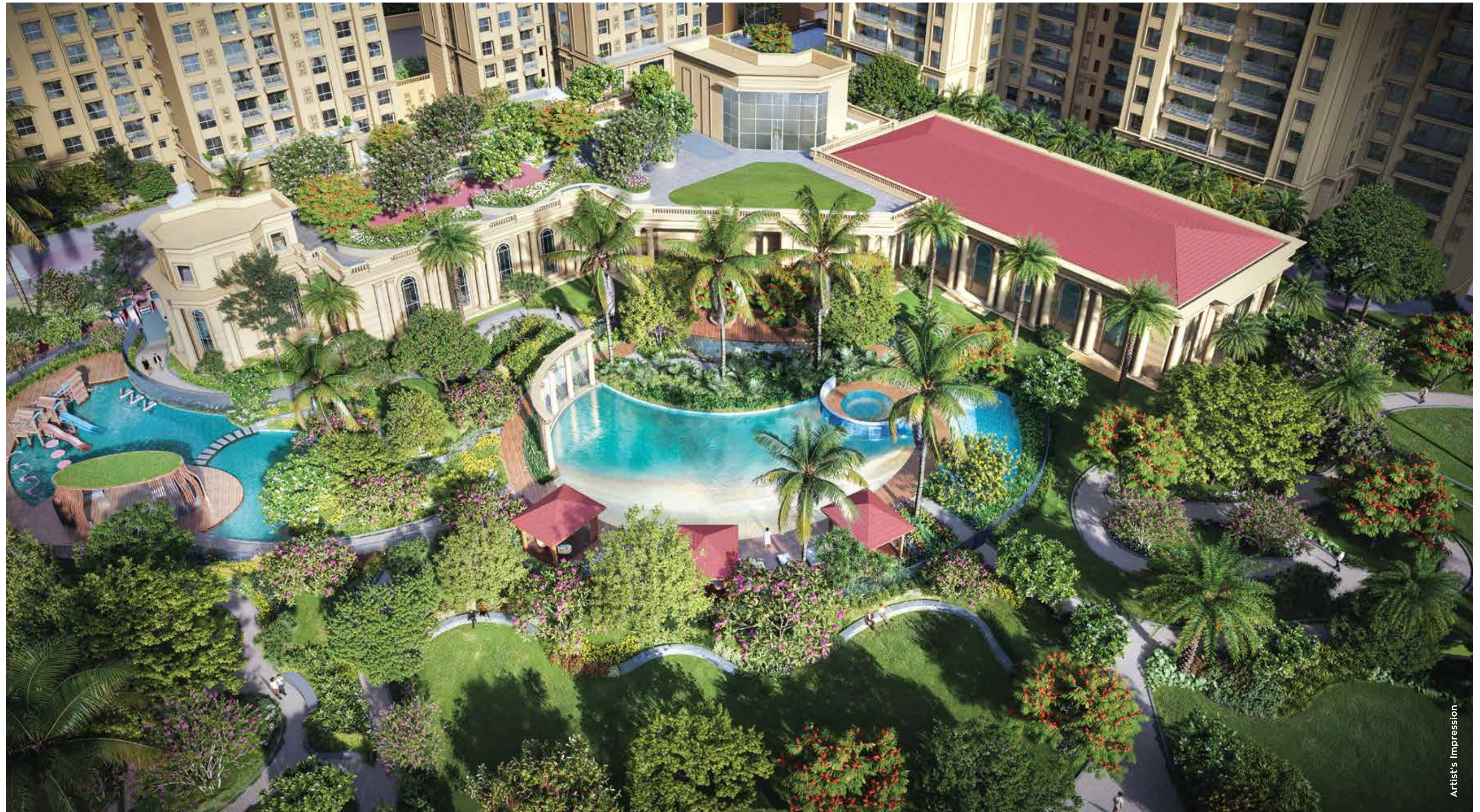
A woman with long dark hair, wearing a white off-the-shoulder dress, is sitting on a stone ledge by a pond. She is looking down at the water, and her hand is near the surface. The pond is filled with several large koi fish, including red and white ones. There are large green lily pads and a pink lotus flower in the water. In the background, there is a waterfall cascading over rocks, surrounded by lush tropical vegetation and tall trees. Sunlight filters through the leaves, creating a warm, golden glow. A semi-transparent brown rectangle is overlaid on the right side of the image, containing the text.

LIVING EXCELLENCE
IS IN SURROUNDINGS
THAT INSPIRE

LIFESTYLE INDULGENCES FOR
EVERY GENERATION
ACROSS 3 TERRAIN ZONES

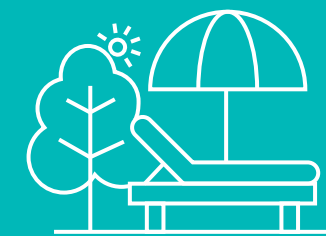


MAGNIFICENT 6+ ACRES LANDSCAPED PODIUM





A REALM OF
BOUNDLESS COMFORT



LEISURE ZONE

COASTAL PLAYGROUND

SPLASH POOL

CHILDREN'S POOL

WATER CURTAIN

BEACH POOL

CABANA AND LOUNGE DECK

AQUA GYM

HEATED JACUZZI

GARDEN OF FIVE SENSES

FEATURE GARDEN AT ENTRY GATE





WATER CURTAIN

Artist's Impression



COASTAL PLAYGROUND

Image used for representation purpose only



Image used for representation purpose only

HEATED JACUZZI



A RETREAT OF SERENITY
AND WELL-BEING



WELLNESS ZONE

TENNIS COURT
PADEL COURTS
FRUIT FOREST
HEALING GARDEN
PICKLEBALL COURTS
MULTI-SPORT COURT
VOLLEYBALL COURT
HALF BASKETBALL COURT
FOREST TRAIL
FOREST PAVILION
SLOPING PLANTERS
OPEN LAWN
FOREST CANOPY
GREEN COURT
GARDEN TRAIL





A SECRET JOURNEY
INTO NATURE'S HEART



EXPLORATION ZONE

NATURE PLAYGROUND

KOI POND

CANOPY WALK

FOLIAGE GARDEN TRAIL

SOCIAL SEATING

ARRIVAL GARDEN

PAVILION

GREEN ROOF PAVILION ABOVE RAMP

GARDEN PATH / JOGGING LOOP



GARDEN TRAIL

Artist's Impression



KOI POND

Artist's Impression



JOGGING LOOP

Image used for representation purpose only

EVERY MOMENT IS A CELEBRATION OF LIFE

A MULTI-LEVEL CLUBHOUSE WITH LUXE AMENITIES





GRAND CLUBHOUSE

INDOOR SWIMMING POOL

CHANGING ROOMS WITH STEAM ROOM

GYM WITH PILATES AND CROSSFIT

BADMINTON COURT

BOWLING ALLEY

YOGA STUDIO

AEROBIC STUDIO

CHILDREN'S PLAY AREA

FLOWER TRAIL

ACTIVITY PLAZA (MULTIPURPOSE EVENT SPACE)

WHEELCHAIR ACCESSIBLE PLANTER

VIEWING NOOK

OPEN LAWN

RESTING TRELLIS

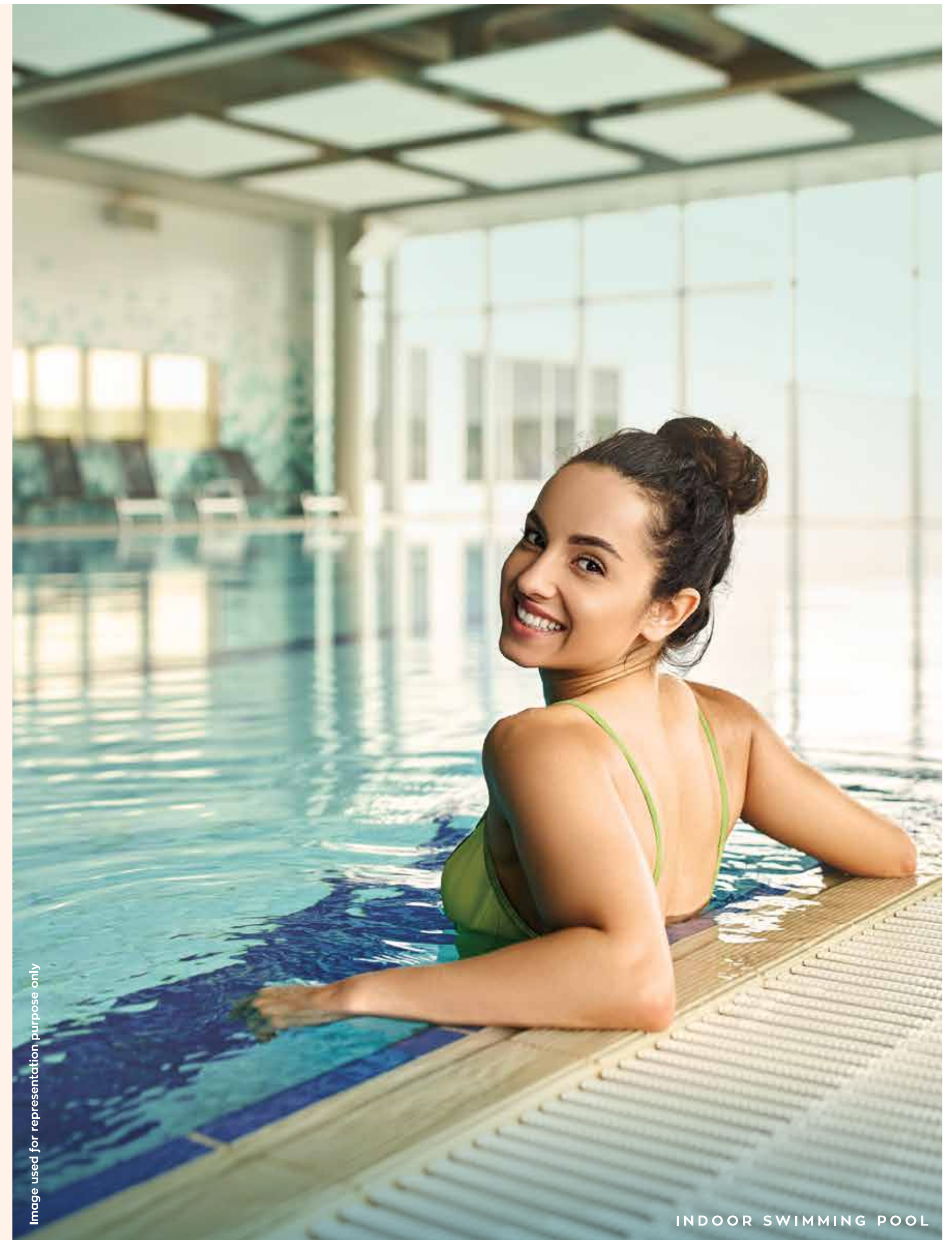


Image used for representation purpose only

INDOOR SWIMMING POOL



CHILDREN'S PLAY AREA

Actual image shot at HOH property



BOWLING ALLEY

Artist's Impression



Artist's Impression

GYM

LIVING EXCELLENCE
IS IN OWNING
the
CHOICEST ADDRESS

PREMIUM TOWER

SOMERSET

4 BHK (55 STOREYS)

**HIRANANDANI
WESTGATE**

HIRANANDANI ESTATE, THANE





LUXURIOUS LIVING ROOM



SPACIOUS BEDROOMS

The image is of a show flat and is for representation purposes only.

EXTRAVAGANCE IN SPACE. ELEGANCE IN STYLE.

- ▶ Premium marble flooring in living room, dining room, common passage & all bedrooms
- ▶ Air-conditioned living room, bedroom with split units
- ▶ Aluminium double-glazed windows for panoramic views, ample light & ventilation
- ▶ Modular electrical switches
- ▶ Thoughtfully designed bathroom with premium fittings
- ▶ High-quality, non-corrosive plumbing
- ▶ Superior quality geyser and exhaust fan
- ▶ False ceiling with recessed lights in bathroom
- ▶ Balconies in 4 BHK apartments
- ▶ Modular kitchen with cabinets and white goods
- ▶ False ceiling with recessed lights in living room, dining area and bedrooms
- ▶ Exclusive apartments with high ceilings

THE GLORIOUS LEGACY WITH NEXT-GEN VISION



Actual image shot at HOH property



40+ YEARS OF
EXCELLENCE



48.40 MN. SQ. FT.
DELIVERED



26,612 UNITS
DELIVERED



12.46 MN. SQ. FT. COMMERCIAL
SPACES DELIVERED



69,357 TREES
PLANTED



95,228 STUDENTS
EDUCATED



— HOUSE OF —
HIRANANDANI™

*Milestones updated as on October 2024



OUR BRAND VALUES

New Urbanism

New Urbanism is a pragmatic approach which promotes the creation of environment friendly communities that are more pedestrian oriented and self-sustainable.

Architectural Prowess

Every House of Hiranandani structure is a thoughtful mix of vivid imagination, quality workmanship, contemporary accents and flawless execution with attention to detail.

Quality Construction

From carefully selected materials to precision engineering, our commitment to excellence is reflected in every aspect of our construction process.

OUR BUSINESS RANGE



Residential



Commercial



High-Street Retail



Industrial & Logistics Parks



Hospitality



Healthcare



Financial Services



Education

OUR PAN-INDIA PRESENCE



Mumbai



Hyderabad



Bengaluru



Chennai

JOIN THE JOURNEY TO A GREENER TOMORROW!



At House of Hiranandani, sustainability and green practices have long been integral to our ethos. We are dedicated to environmental conservation through initiatives like creating Miyawaki forests and restoring Kavesar Lake at Hiranandani Estate, Thane to name a few.

We are poised to advance our environmental conservation efforts with the launch of our focused initiative, Tomorrow Matters. Through this program, we strive to forge a brighter future for generations to come by aligning our sustainability goals for the next 5 years.

**Tomorrow
matters**[™]
Sustainability initiative by House of Hiranandani



ENERGY SMART

Explore eco-friendly homes with energy-efficient designs, maximising sunlight and ventilation. Our projects feature smart lighting, solar panels, aiming for 70,000,000 kWh of renewable energy.



GROW GREEN

Embrace nature in our communities with lush green spaces and tree-lined avenues. We pledge to plant 25,000 trees in the next 5 years, contributing to biodiversity conservation.



WASTE WISE

Join our sustainability initiative! Our waste management minimises environmental impact by focusing on recycling plastic and converting wet waste into organic compost. Our goal is to responsibly handle and recycle 18,000 kg of plastic in 5 years while creating over 34,00,000 kg of compost through efficient waste management practices.



ECO ENLIGHTEN

Empower yourself for a sustainable future with Tomorrow Matters. Join our educational campaign through workshops and webinars, aiming to equip 100,000 individuals with actionable knowledge to reduce their carbon footprints in the next 5 years.

Embrace a lifestyle that echoes a joint commitment to a sustainable and responsible future. Welcome to a home where your choices today shape a better tomorrow for all.



Scan to discover
a brighter future



— HOUSE OF —
HIRANANDANI[™]



Sales Gallery: Hiranandani Westgate, Hiranandani Estate, Off Ghodbunder Road, Waghbil, Thane - 400615

 **022 48900130**

All prospective purchasers are legally required to review, inspect, and verify all plans, approvals, and all relevant documents, as well as stay informed about any pertinent information and notices included in this brochure as it is updated. This brochure is not a substitute for the actual plans and approvals obtained by the Developer/Promoter periodically. The layout details, designs, dimensions, amenities, furniture and fixtures, landscaping, façade design, interiors, specifications, surrounding infrastructure, balcony views, features, and all other information, including images, are based on artist's impressions and are intended for illustrative purposes only. These may differ from the actuals and are subject to changes, modifications, amendments, alterations, or revisions at the Developer/Promoter's sole discretion without prior notice. The Project is registered as "Hiranandani Westgate Phase 1", under MahaRERA bearing Registration No. P51700077268 and is being developed by Shoden Developers Private Limited of House of Hiranandani. Project details are available on the website <https://maharera.mahaonline.gov.in>



Hiranandani Westgate Phase 1
RERA Number: P51700077268