

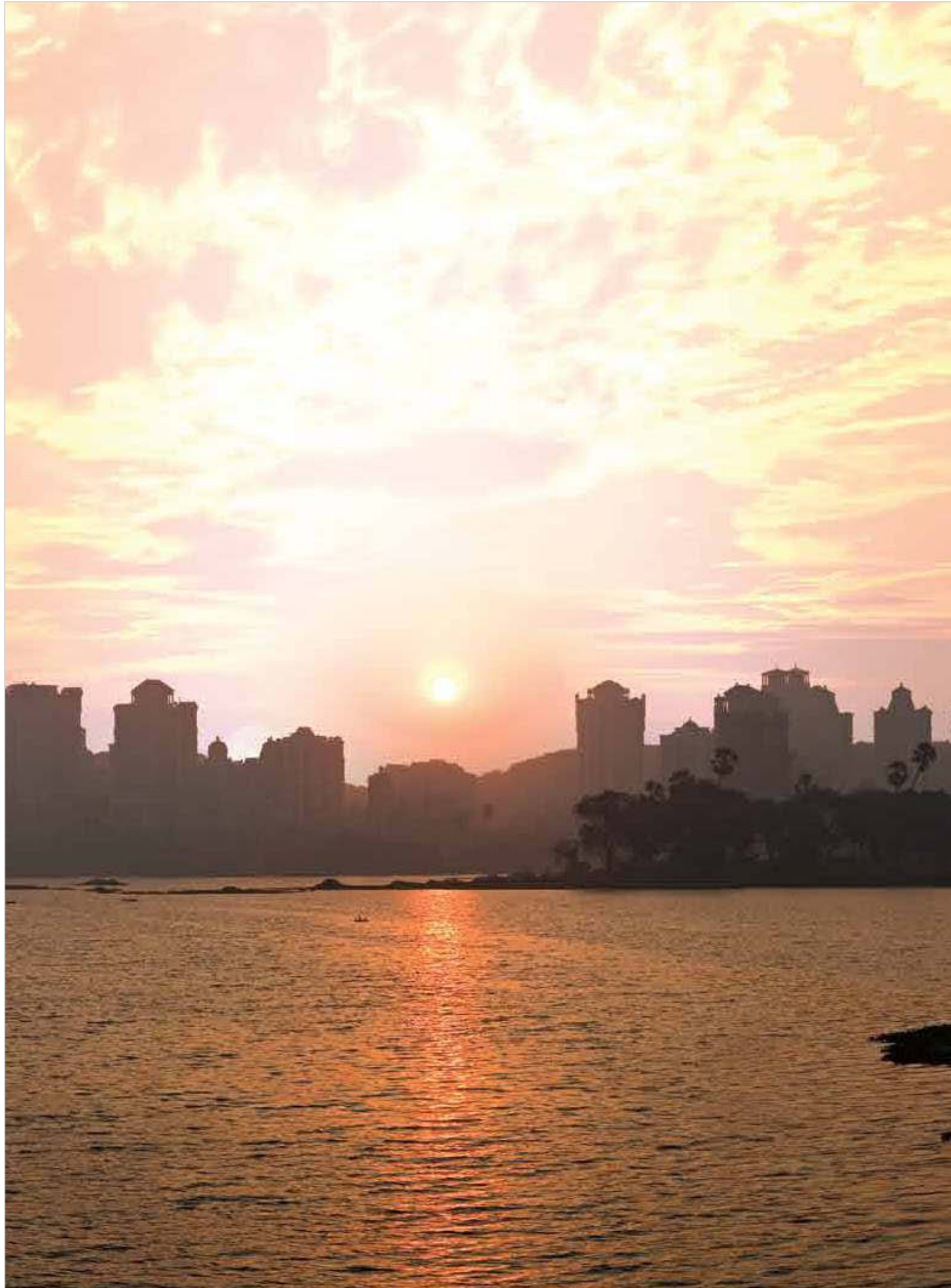


a niranjan hiranandani initiative

Proposed Coast Guard Housing Colony

Residential Complex for
Officers & Sailors





Creators of iconic townships and living up to the philosophy of excellence for the last 25 years, Hiranandani has added blazing shine in Indian real estate industry.

Hiranandani Gardens (Powai) and Hiranandani Estate (Thane) are sparkling classics of the state-of-the-art brilliance and now, we are bringing this very excellence for you at Hiranandani Hills, Panvel. Here you can expect anything and everything that our beautiful premier townships are famous for.

Strategic location, easy connectivity to the new international airport and of course the brand name add up to make it the perfect business address. Hiranandani brings you Hiranandani Hills at Panvel which offer contemporary design, sound planning, advanced technology and modern amenities at its best. This integrated mix-use township of 588 acre will comprise of commercial & residential towers along with hospital, school and retail, will fulfil all your business needs and make you a part of the future which is progressive and magnificent.

Hiranandani provides a complete, responsive and productive work environment. An environment that offers comprehensive business solutions for enterprise geared to play an eminent role in this integrated world.

Welcome to the Hiranandani story.

We hope you will be a part of it soon.

Introducing
 hiranandani
hills
panvel
a niranjan hiranandani initiative

Hiranandani Group - A Tradition of Excellence



And Continuing ...

1976

Hiranandani Group founded.

1981-86

In 1981, launched the first clustered development of 10 buildings (a mini township) in Versova, a suburb of Mumbai. Completed in 1986.

1986

Commences construction of **Hiranandani Gardens, a mixed-use township in Powai**, a suburb of Mumbai.

1996

Commences construction of Hiranandani Estates, **a mixed-use township in Thane**, a suburb of Mumbai.

62 buildings in Powai and 52 buildings in Thane completed.

Achieves ISO 9001 certification.

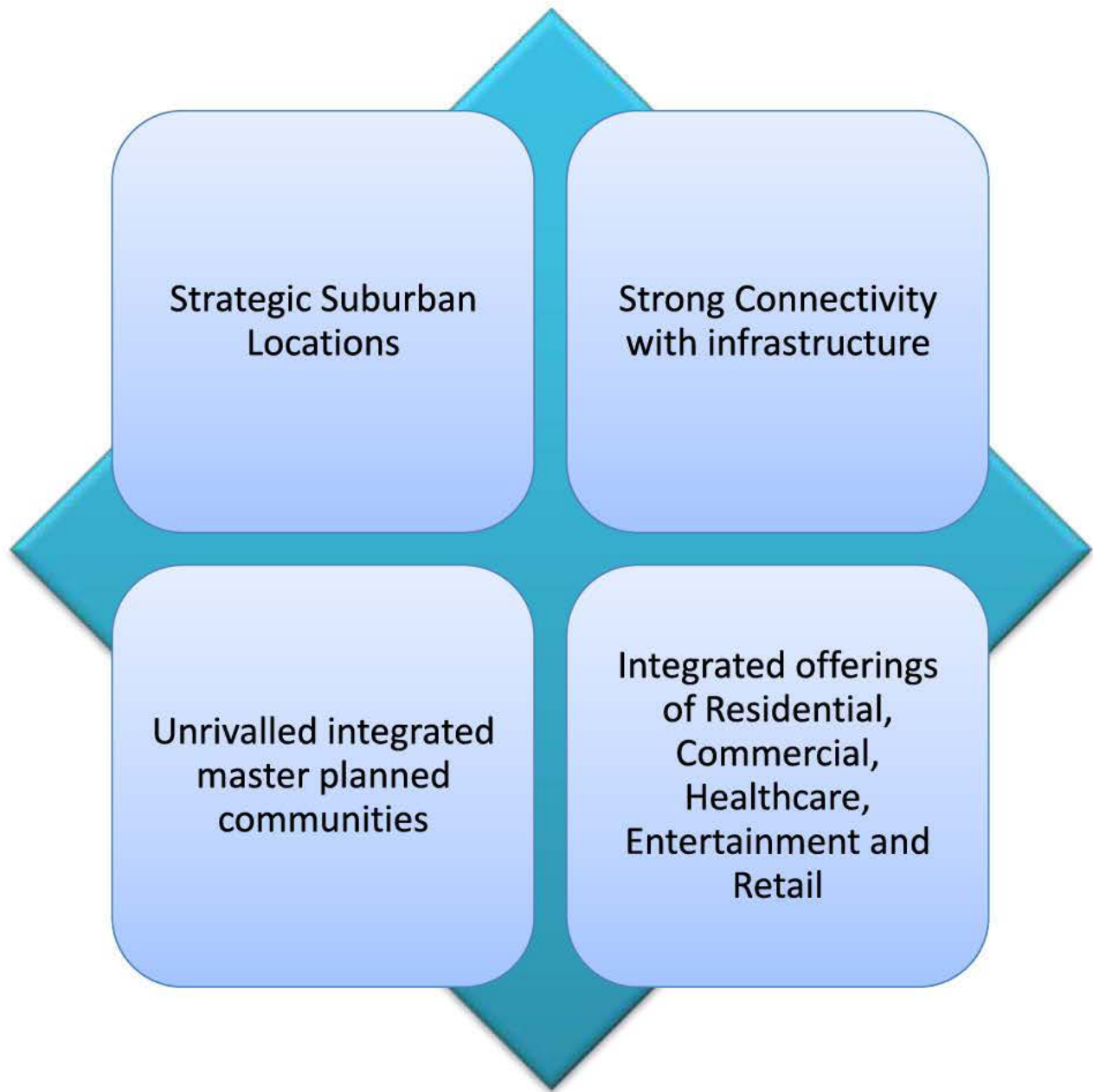
Launches projects in Chennai, Panvel



One of the largest real estate developers in the country.

hiranandani
communities

Growth Enables for our Townships

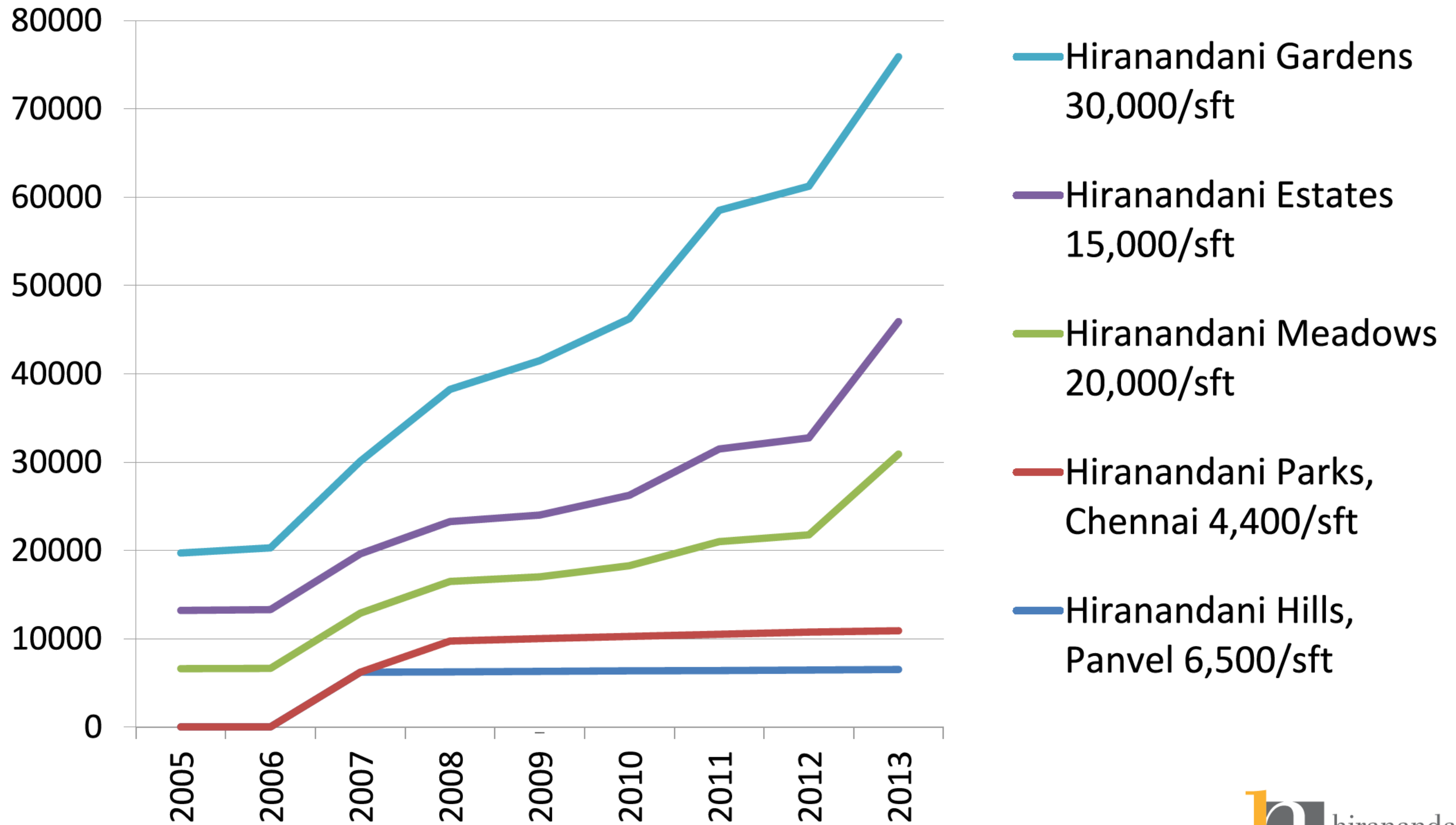


CRISIL HOUSE



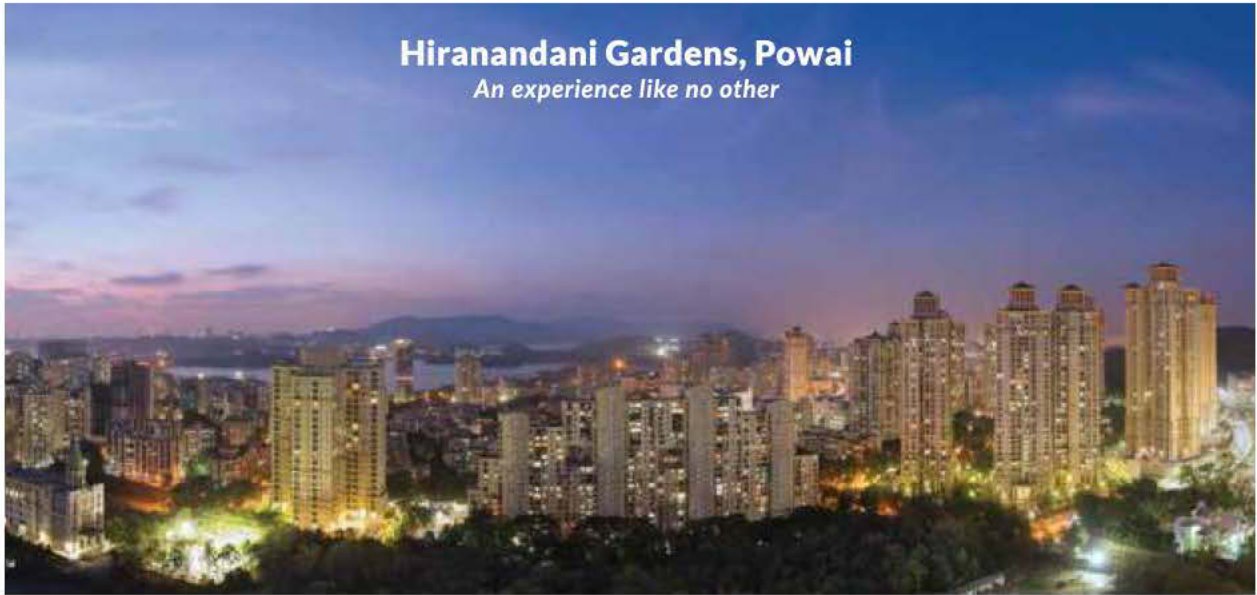
BAYER HOUSE - POWAI

Wealth Creation



Hiranandani Gardens, Powai

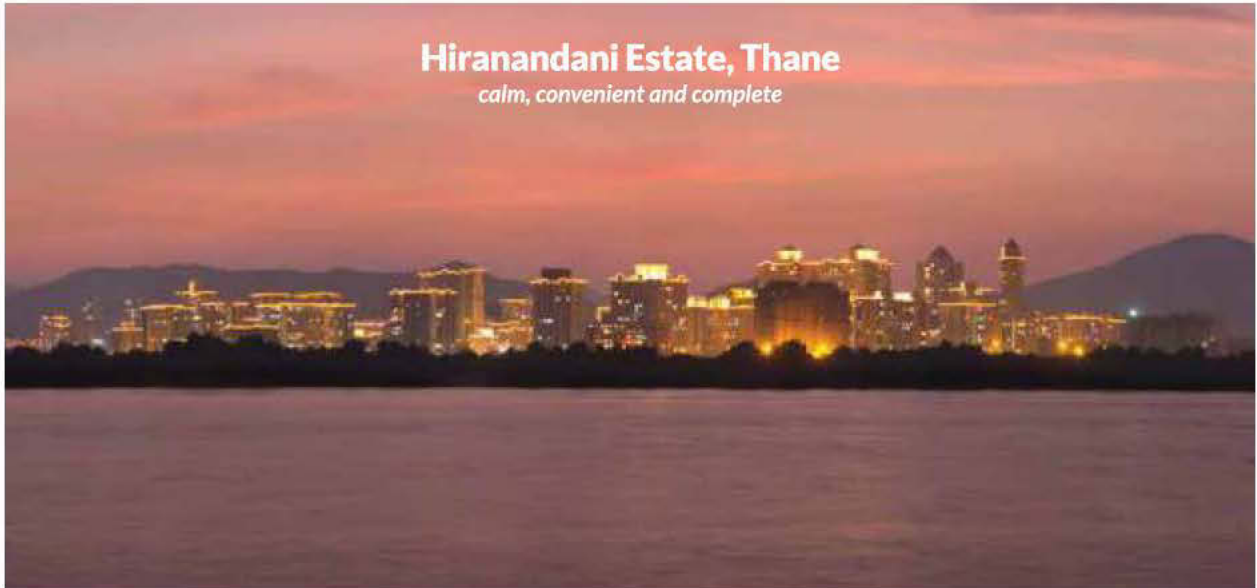
An experience like no other



Magnificent homes in tall and majestic buildings with their neo-classical architecture and the modern convenient lifestyle.

Hiranandani Estate, Thane

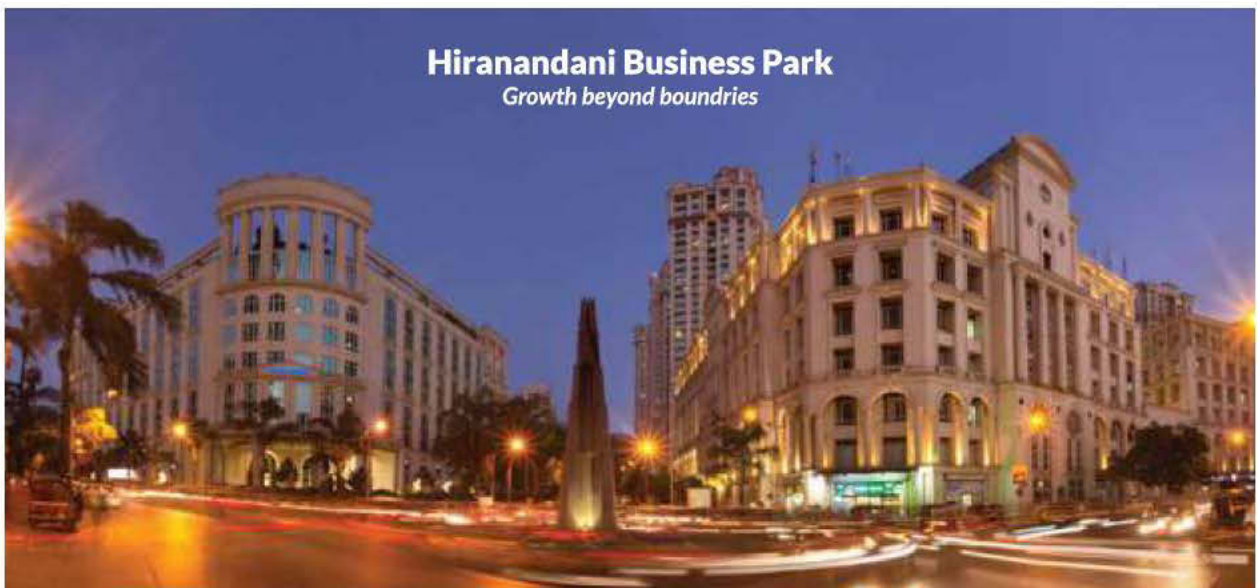
calm, convenient and complete



Thane's biggest and grandest township sprawling over 200 acres.

Hiranandani Business Park

Growth beyond boundaries



Acknowledged as the ultimate platform to reach out to international business community. A complete, responsive and productive work ambience with 24 X 7 work-and-live environment with world-class infrastructure.

In Continuation to
our classic state-of-the-art brilliance,
we now bring this excellence as

Hiranandani Hills Panvel

Creating A Mini – Smart City on a
fresh corridor of growth with Multi- Services SEZ*
as Economic Driver

** Currently , The ONLY Multi-Services SEZ in Maharashtra*



Panvel - "Township of the future"

- Well connected
- Master planned
- Modern infrastructure
- Quality, affordable housing
- Modern, high-tech office environments
- Hotels and retail outlets
- Schools, hospitals, recreation centers, parks
- Ecologically-friendly environment
- Location + Infrastructure



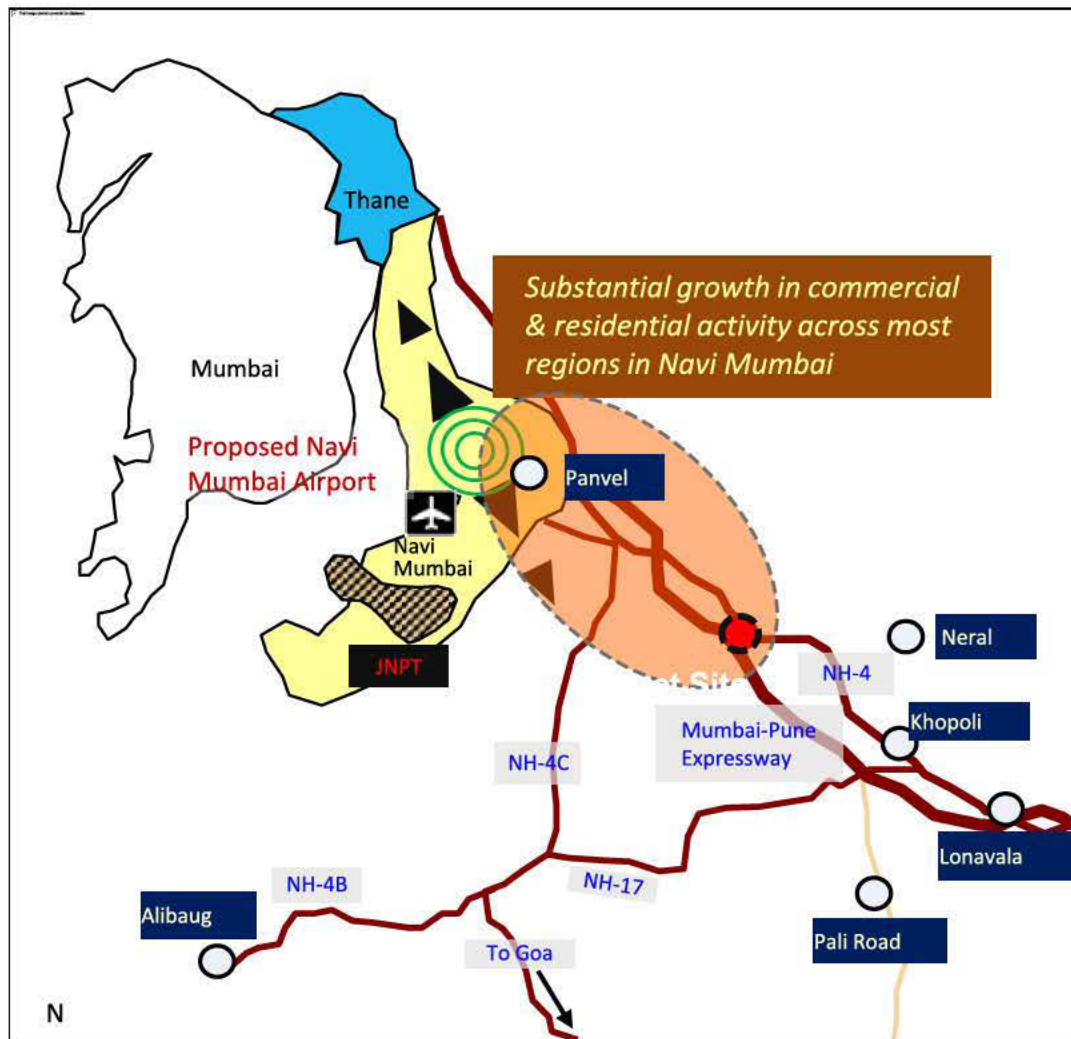
Mega Infrastructure Initiatives*

- Navi Mumbai International Airport
- Mumbai Trans Harbour Link
- CST PANVEL fast Suburban Corridor
- Water Transport from Radio Club Ferry Wharf to NMIA/ Belapur.
- Metro Link
- Multi Modal Corridor - Virar to Alibaugh
- Railways – Panvel – Karjat Route extended to passenger traffic
- Expansion of Old Mumbai – Pune Highway (NH-4) to 4 Lanes & Mumbai – Pune Expressway to 8 Lanes.

****Proposed***

With the improvements in infrastructure, the efficiency of surface transport system to reach project site from South of Mumbai is approx 1 Hr 45 min though Eastern Express Freeway.

Panvel - Activity Profile



Map Not to Scale (For Representation Purposes Only)

- ❖ Navi Mumbai
 - » Development activity initiated by CIDCO for establishing alternative residential option to Mumbai
 - » The only Indian city to be awarded 'Super Cities of the World' by National Geographic Channel.
- ❖ Traditionally, activity concentrated around the areas closer To Mumbai i.e, Vashi and Nerul
- ❖ Nodal center for sea, rail & road connections .
- ❖ Activity spreading towards peripheral locations due to limited land availability in Navi Mumbai South i.e, Taloja and Panvel North i.e, Airoli
- ❖ Center of IT corridor between Mumbai and Pune & the proposed Free Trade Warehousing Zone on Delhi – Mumbai Freight Corridor

Current Development - Phase I

- **Residential Development:**

- (Sector – A) - 11 Buildings

- 2 Buildings : S+11 Storeys – 132 Units

- 9 Building : S+30 Storeys – 1044 Units

- **Total Units (Sector-A) – 1176 Units**

- (Sector – C) - 5 Buildings

- 5 Buildings : S+30 Storey – 600 Units

- **Total Units (Sector-C) – 600 Units**

- **Total Residential Development -**

- 1776 Units - Approx. 2.8 million sqft**

- **Commercial Development:**

- 1 Building : Basement + P1 + P2 + P3 + 12 Storeys

- 1 Building : Basement + P1 + P2 + P3 + 16 Storeys

- **Total Development – Approx. 2 million sq.fts**

Hiranandani Hills Residential Development in Panvel

As Hiranandani Group, we always provided the state-of-art housings of your dreams. Hiranandani Hills is just not Township to live fulfilling lifestyle but it also offers its citizens opportunities to prosper & to participate in development of the city. Every aspect of the city has been planned meticulously, such as educational facilities, public spaces, health care, safety and connectivity. A business friendly environment for entrepreneurs, career building jobs for professionals. It has planned such a way that one can balance work with sports, culture and family life.

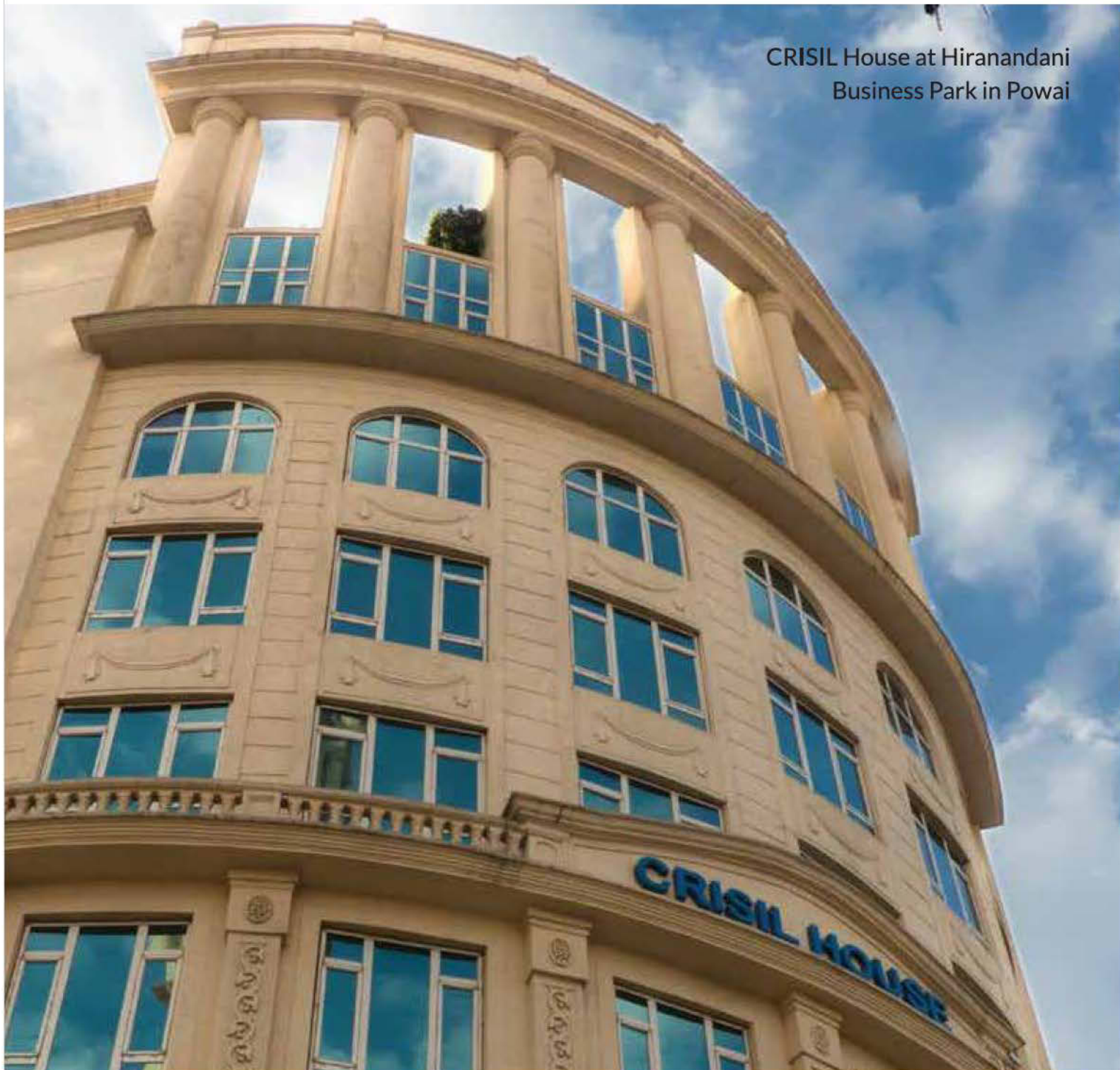


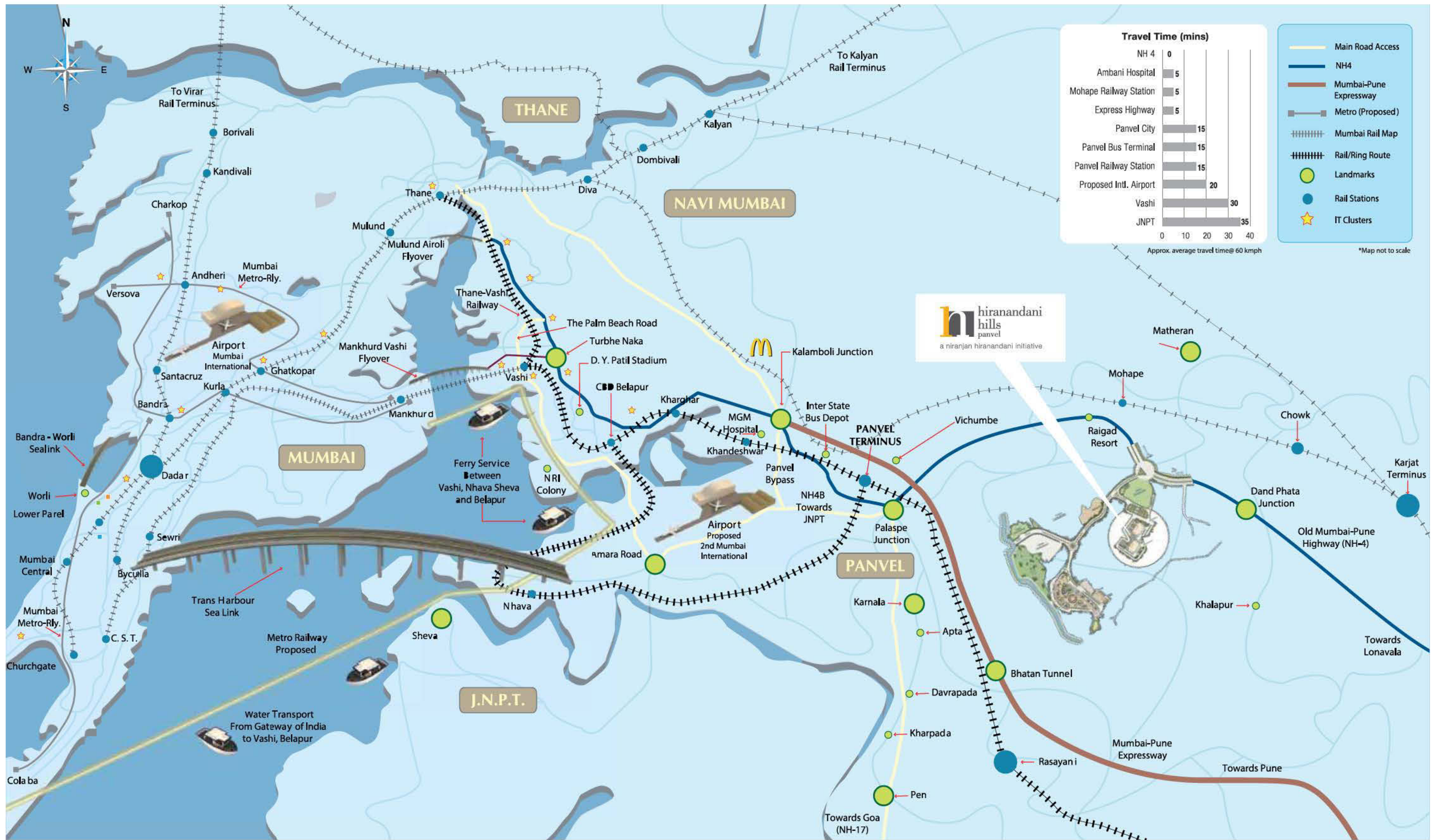
Hiranandani Business Park at Powai and Thane The World Class Workspace

Acknowledged as the ultimate platform to reach out to international business community, HBP at Powai makes for a complete, responsive and productive work ambience with 24 x 7 work-and-live environment and world-class infrastructure. Many corporate like TCS, JP Morgan, Deloitte, Credit-Suisse, Nomura, CRISIL, BG, Kelloggs, General Mills, Prudential, Mearsk, Scorpio House and banks like HSBC, ICICI Bank, HDFC Bank, State Bank of India, Axis Bank, Kotak Mahindra Bank, Bank of Baroda are in the vicinity.

Designed carefully with an immaculate setup conducive for business growth, HBP at Thane offers scalability with breathtaking ambience giving the much aspired flamboyance to your business address. Besides the Business Park's unique benefit of being in the middle of nature has made it the preferred choice of blue-chip Companies, Banks and MNC's like ICICI Bank Ltd., Novartis India Pvt. Ltd., Avantor Performance Material India Pvt. Ltd., Andhra Bank, Indian Bank, Axis Bank, Regus Business Centre, Pyramid, Bayer, etc.

CRISIL House at Hiranandani
Business Park in Powai





Panvel : A Vibrant Business Location

- » Strategically located off the Mumbai-Pune Expressway – India's fastest growing business corridor
- » Access to skilled technical and manerial manpower from reputable educational institutions

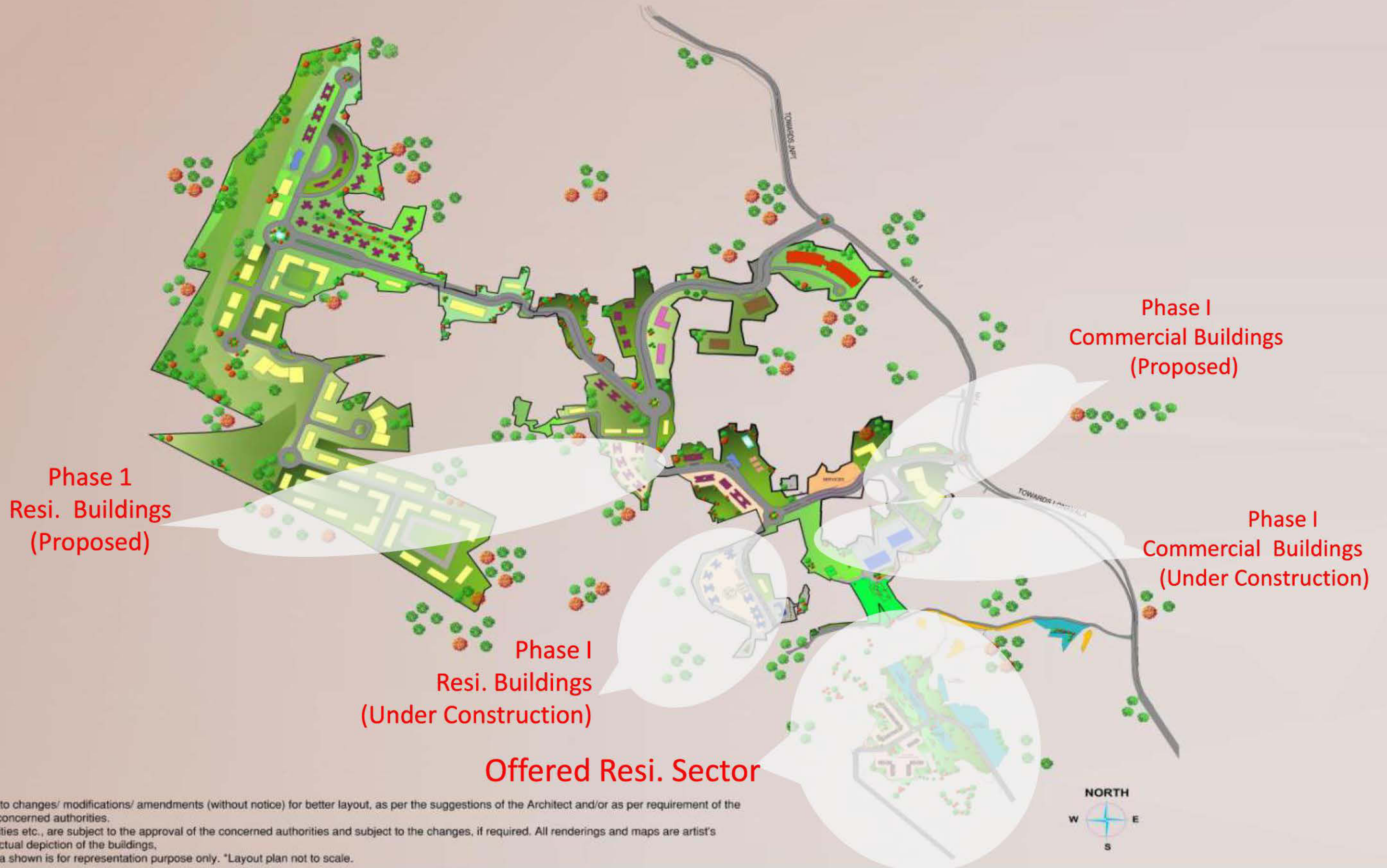
CONNECTIVITY

- » Nearest railway station – Mohape & Panvel terminus
- » Ten minutes drive from Shedung exit on the Mumbai-Pune Expressway
- » Thirty minutes drive from Vashi city
- » Suburban train connectivity in five directions

DEVELOPING INFRASTRUCTURE

- » Proposed sea-link connection to central Mumbai
- » Within easy reach of the proposed second international Airport for Mumbai
- » Proposed Metro Rail connecting Panvel to Vashi, Belapur, Ghatkopar & Thane
- » Ferry / hovercraft services connecting Panvel to South Maubai

Proposed Development Plan



Phase 1
Resi. Buildings
(Proposed)

Phase I
Commercial Buildings
(Proposed)

Phase I
Commercial Buildings
(Under Construction)

Phase I
Resi. Buildings
(Under Construction)

Offered Resi. Sector



The plans are subject to changes/ modifications/ amendments (without notice) for better layout, as per the suggestions of the Architect and/or as per requirement of the local and /or all other concerned authorities.
All the amenities, facilities etc., are subject to the approval of the concerned authorities and subject to the changes, if required. All renderings and maps are artist's impressions and not actual depiction of the buildings.
*Trees and Green Area shown is for representation purpose only. *Layout plan not to scale.

Highlights of Our Township

- Beautiful Architectural Features
- State-of-art Building
- Low Maintenance
- Excellent Infrastructure Maintenance
- Township Convenience like School, Hospital, Shopping, Gardens, Clubhouse etc.



Woodland Avenue



Education Park



Highlights of Our Township

Galleria



Health Care



Green Spaces



Club Facilities



Town Center



Cliff Avenue



Central Avenue



Hill View



Arcadia





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Residential Complex for
Officers & Sailors



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1st April 2015

Mr. Dinesh Rajaputhran
Dy. Inspector General,
Commander Coast Guard (Maharashtra)
Coast Guard DHQ-02(MAI)
Worli.Vill PO,
Kalbadevi Temple Road,
Worli , Mumbai - 400 025

Ref: Your Letter dated 138/CGHB dated 20th Feb 2015

Sub: Tenements for Coast Guard Housing Society

Respected Shri Dinesh Rajaputhran,

At the outset, we congratulate you and your team for the wonderful 39 years of dedication to the nation in the services of our countrymen and in the national interest and serving and protecting all of us.

Pursuant to our discussions and negotiations we are pleased to offer you our special offering of Rs.5500/- psft & Rs.25/- as the floor rise per floor.

We assure you our best and hope that we will have an opportunity to be at your service.

Thanking You,

Yours Sincerely,

For Persipina Developers Pvt. Ltd.

A handwritten signature in black ink, appearing to read 'Niranjan Hiranandani', is written over a horizontal line.

Niranjan Hiranandani

Chairman & Managing Director

Hiranandani Group of Companies.

Hiranandani Communities

Corporate Address : Alpha building, 11th floor, Main street,

Hiranandani Gardens, Powai, Mumbai - 400 076

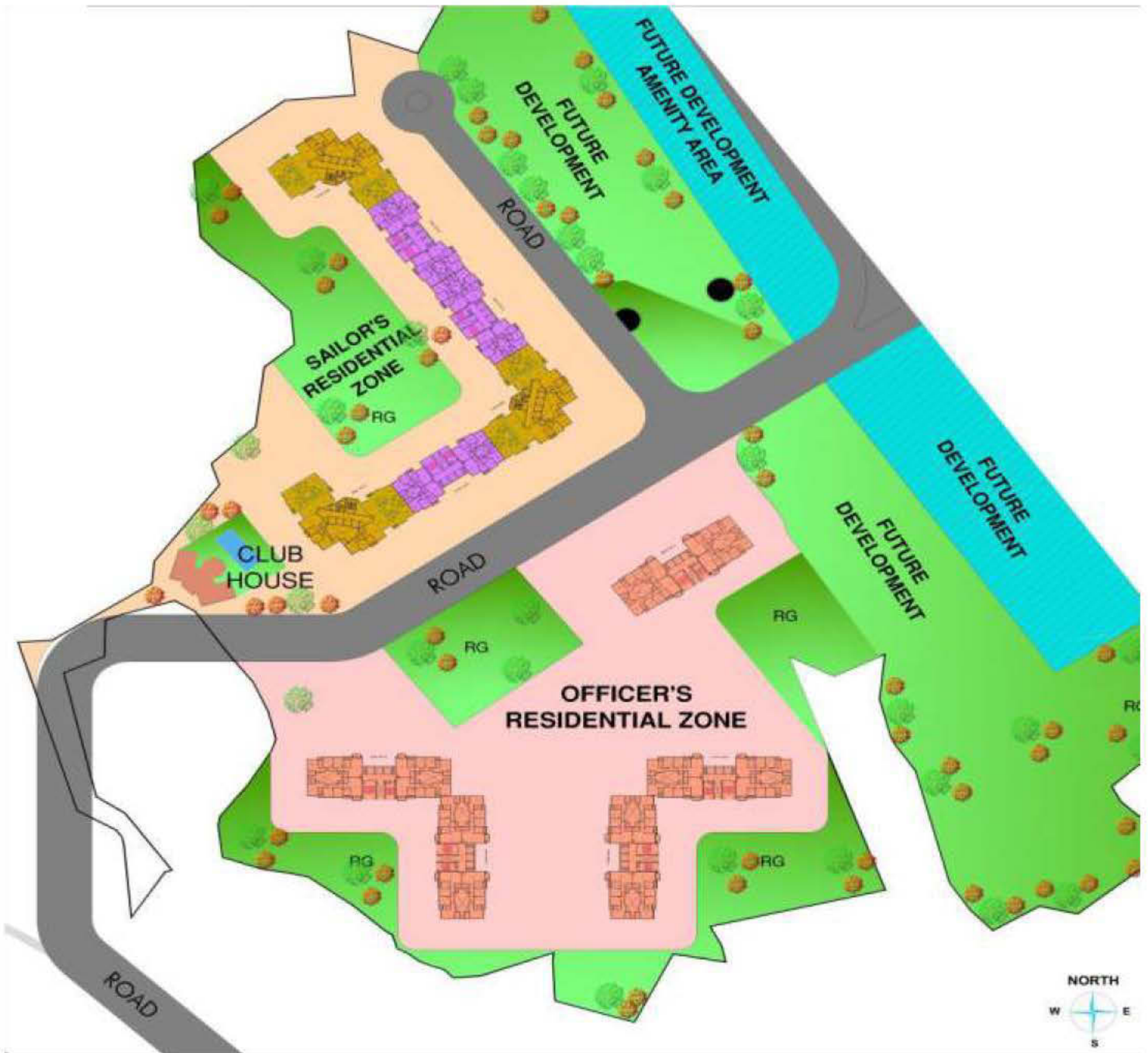
Tel : 022 25702228 Fax: 022 25706156

Registered Address:514, Dalamat Towers Nariman Point, Mumbai - 400 021

Persipina Developers Private Ltd - CIN No. U45200M-42007PTC172089

Handwritten note:
Hiranandani
01/4/15

Proposed Residential Development for Sailors & Officers



Offerings

For Coastal Officers / Sailors :

Easy Payment Schedule

- 10% at the time of booking.
- Balance as per progress of work (Construction Linked payment)

Common Amenities

- Buildings designed in the signature Hiranandani style of architecture.
- Well designed & inviting entrance lobbies
- Well furnished lift lobbies on every floors
- Large elevators
- Ample parking for residents & also visitors
- Landscape gardens with children's play area
- Separate club house for officers & sailors
- Indoor & outdoor sport facilities as per your requirement
- Defence canteen facilities
- 20 convenience shops will be provided to coast guard society

Internal Amenities for the Apartments

- Entire apartment flooring in vitrified tiles
- Immaculately painted walls & ceilings
- Well designed bathrooms with tiles upto 8 ft.height
- Deluxe bathroom fittings of reputed brand
- Kitchens to have granite platform with SS sink
- Modular electrical fittings
- Aluminium sliding windows
- Sufficient electrical points as per furniture layout

Assistance in getting home loans from selected financial Institutes.

Development plan and Configuration on offer

Sr. No.	Flat Type	Carpet Area	Saleable Area
1	1 BHK	435	588
2	2 BHK	700	945
3	3 BHK	1000	1350

Current Sale Price

• Base Price : Rs. 5500/- psf + Rs. 25 as floor rise

• **Other Charges:**

- Adhoc Maintenance Charges (24 months)
- Township infrastructure Corpus Fund
- MSEB/MJP Charges.
- Club Membership Charge
- Society Formation Charges
- Car Parking

*Other Charges Approx. Rs. 2,50,000/-

*Statutory Charges as actual

Note : Actual floor plan will be mutually finalized

Illustration

Floor No	Base Rate	Floor Rise	Net Rate
27	5500	500	6000
26	5500	475	5975
25	5500	450	5950
24	5500	425	5925
23	5500	400	5900
22	5500	375	5875
21	5500	350	5850
20	5500	325	5825
19	5500	300	5800
18	5500	275	5775
17	5500	250	5750
16	5500	225	5725
15	5500	200	5700
14	5500	175	5675
13	5500	150	5650
12	5500	125	5625
11	5500	100	5600
10	5500	75	5575
9	5500	50	5550
8	5500	25	5525
7	5500	0	5500
6	5500	0	5500
5	5500	0	5500
4	5500	0	5500
3	5500	0	5500
2	5500	0	5500
1	5500	0	5500