



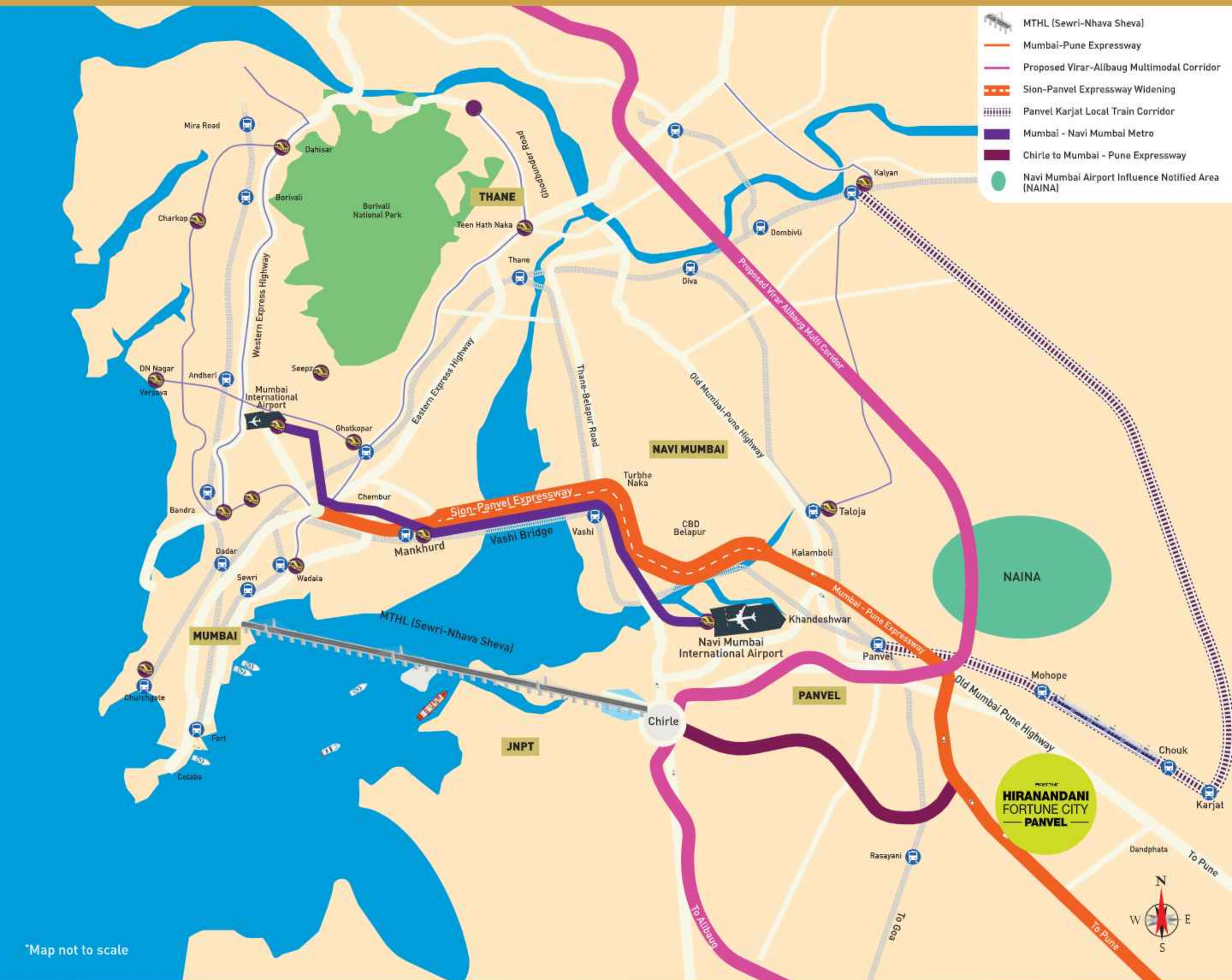
GOLDEN WILLOWS

**HIRANANDANI
FORTUNE CITY
— PANVEL —**



YOU HAVE THE CHOICE
TO SHAPE THE FUTURE

LOCATION PLAN



THE ONLY CHOICE TO GROW IS RAPID DEVELOPMENT

Panvel is gearing up to become the next biggest destination in the MMR region, by leading a multi-nodal network of transportation & nine major infrastructural developments.

ATAL SETU

MUMBAI TRANS-HARBOUR LINK

It reduces travel time from South Mumbai to Panvel from 2 hours to 45 minutes only.

VIRAR-ALIBAUG

MULTI-MODAL CORRIDOR

It will be a 126 km. stretch, 8-lane corridor linking Virar-Alibaug and passing through Panvel.

NAVI MUMBAI

INTERNATIONAL AIRPORT

Anticipated completion in March 2025, it will be the 2nd International Airport of MMR.

METRO CONNECTING MMR'S 2 INTERNATIONAL AIRPORTS

This line will connect the 2 International Airports, thus providing easy metro connectivity to entire MMR region in your vicinity.

ELEVATED CORRIDOR

It will link MTHL from Chirle, Navi Mumbai to connect to the Mumbai Pune expressway, reducing travel time from Mumbai to Pune by further 1.5 hours.

SION-PANVEL HIGHWAY WIDENING PROJECT

A 6-lane elevated road between Kharghar and Turbhe in Navi Mumbai will decongest the existing traffic by bifurcating traffic for Sion-Panvel and Thane-Belapur Road.

NAVI MUMBAI AIRPORT INFLUENCE NOTIFIED AREA (NAINA)

NAINA is a highly ambitious project which envisions the planned development with a plethora of infrastructure projects like schools, colleges, shopping centers, hospitals and playgrounds.

PANVEL KARJAT LOCAL TRAIN CORRIDOR

Suburban railway connectivity to the entire MMR with stations in close proximity to your home.

HIRANANDANI
FORTUNE CITY
— PANVEL —



ACTUAL IMAGE

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



ACTUAL IMAGE

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

GOLDEN WILLOWS



ACTUAL IMAGE

FILL YOUR LIFE WITH A PLETHORA OF CHOICES

It endeavours to be the 1st integrated and self-sustained township of Mumbai NXT adorned with iconic architecture and world-class amenities.

- Fully functional Hiranandani Trust School
 - Fully functional retail arcade with restaurants, grocery, pharmacy, banks etc.
- Functional Health Center in the township
 - Ready Commercial Development - Yotta Data Center Park (Asia's largest data center)

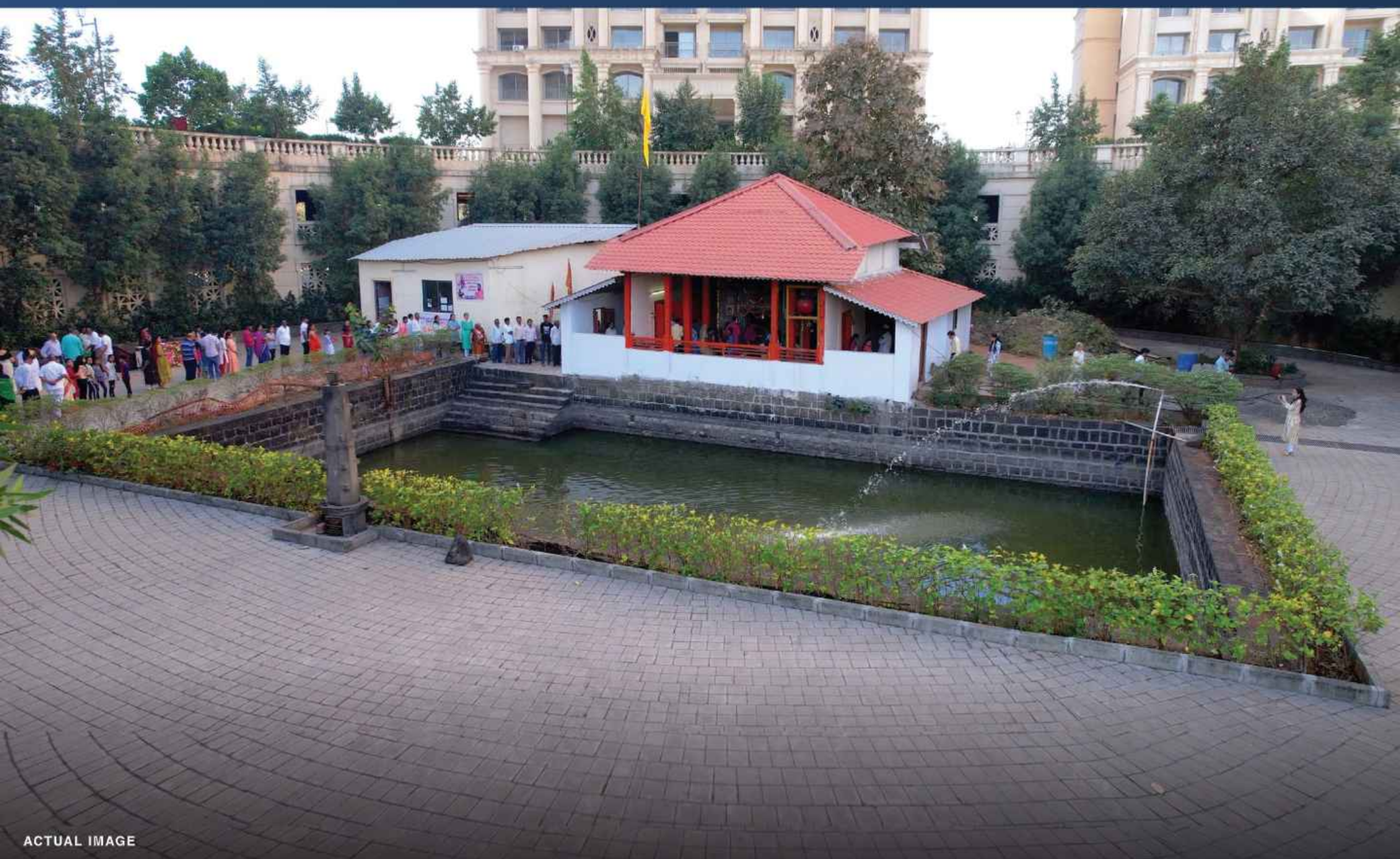




**100+ ACRES OF
OPEN AND GREEN SPACES**

**25 ACRES OF
ADJACENT FOREST**

OLD HERITAGE TEMPLE



ACTUAL IMAGE



REPRESENTATIONAL IMAGE



REPRESENTATIONAL IMAGE



GOLDEN WILLOWS

11.11 Acres land parcel

85% Open space

5.2 Acres (50%) green amenity space

70+ Unique amenities

9 Well-defined utopian zones

Landscape Architect: Site Concepts
International, Singapore



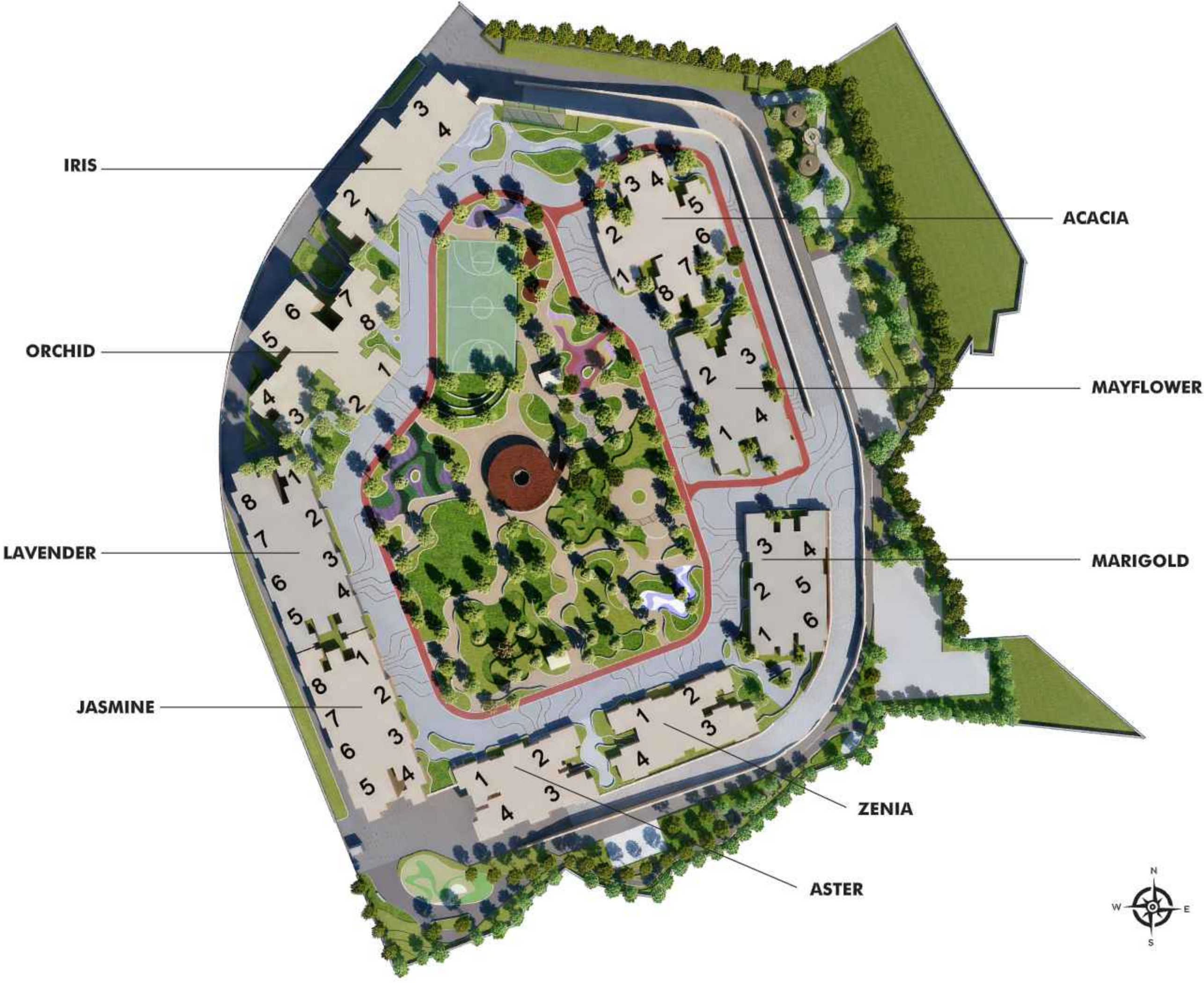
THIS IS A RENDERED IMAGE AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY.



DEVELOPMENT PLAN



MASTER LAYOUT PLAN



This is a render image as Visualized by the artist for reference purpose only. Trees & Green area shown is for representation purposes only. Map not to scale

CAREFULLY PLANNED FOR EVERY LIFESTYLE CHOICE.



This is a render image as Visualized by the artist for reference purpose only. Trees & Green area shown is for representation purposes only. Map not to scale

- 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

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



SALIENT FEATURES OF 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 aluminium single glazed windows

- **Doors**

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

- **Appliances & Fittings**

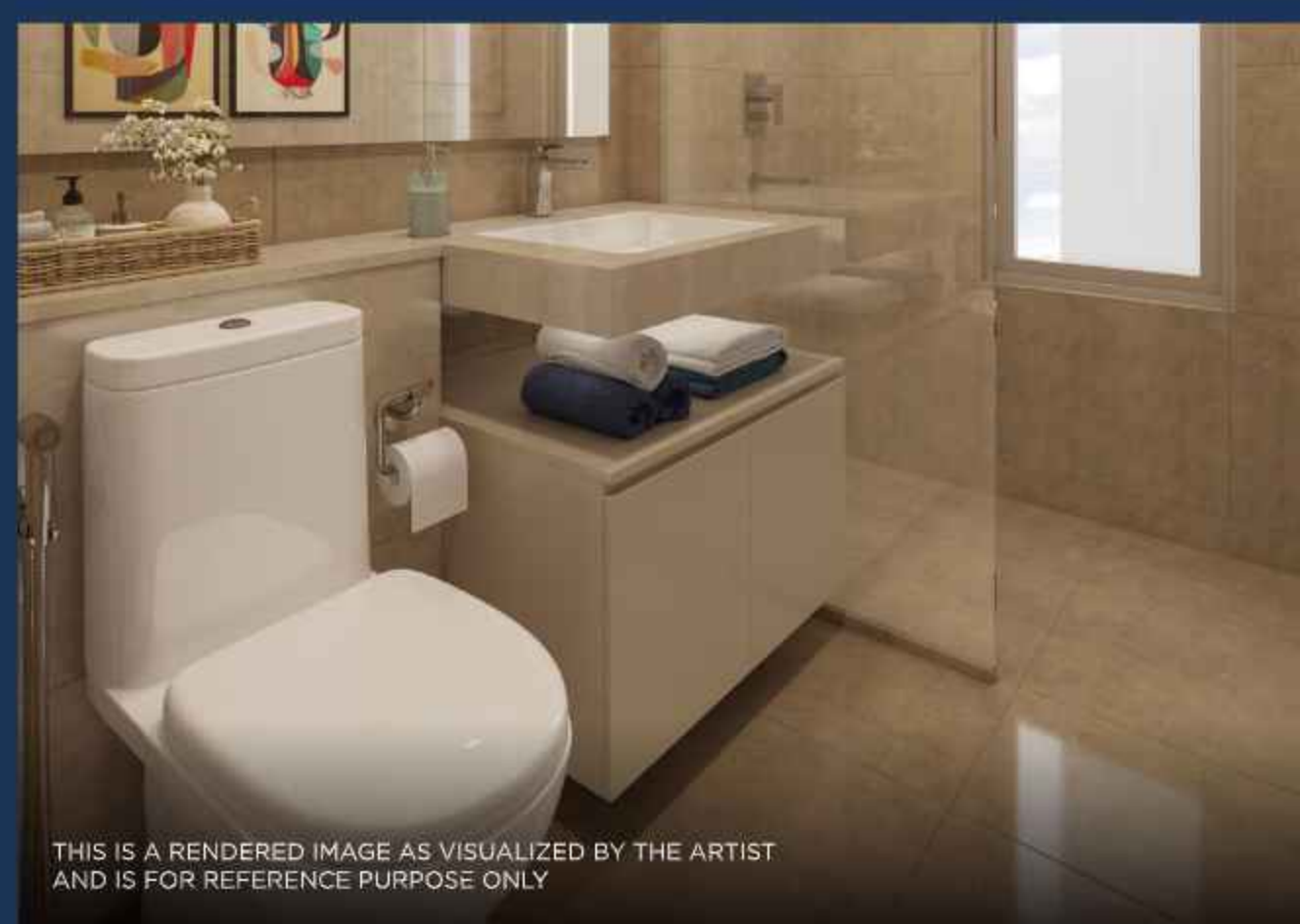
Plug points for ACs, Concealed internal copper wiring with drain pipe, Waterproof switches in all balconies, Video door phone with intercom.

- **Kitchen with Utility**

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

- **Bathroom**

Fully concealed fittings, Glass shower partition





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.





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



THIS IS A RENDERED IMAGE AS VISUALIZED BY THE ARTIST AND IS FOR REFERENCE PURPOSE ONLY



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

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

40+
YEARS

Won over

100+
AWARDS

Home to

22000+
HAPPY
FAMILIES





hiranandani
communities
a niranjan hiranandani initiative

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



ORCHID
MAHARERA P52000030193



ACACIA
MAHARERA P52000030196



IRIS
MAHARERA P52000030194



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.