



Castle Rock

2 BHK Apartments

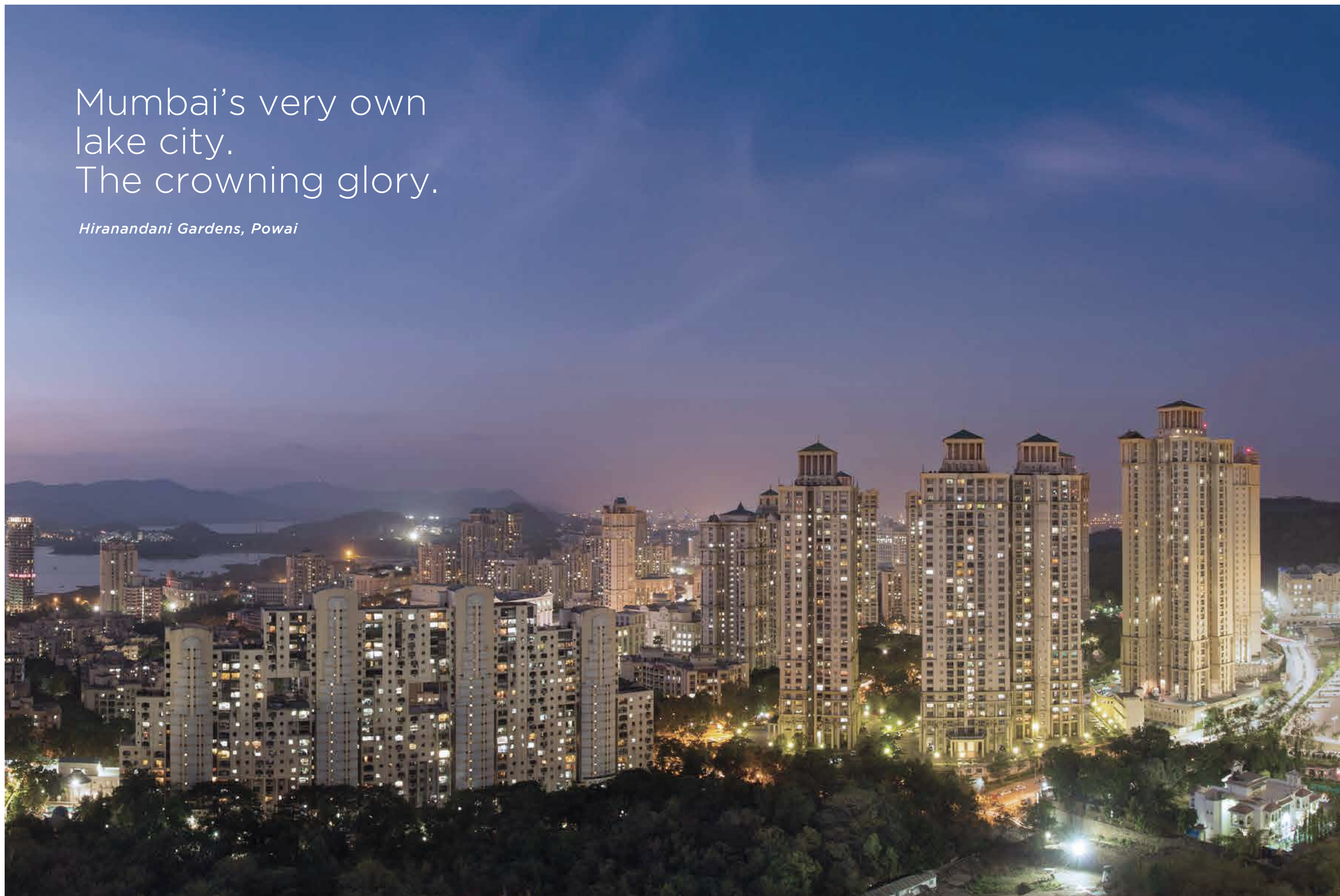
Hiranandani Gardens, Powai

*Years ago we set sail with a dream,
A dream to go beyond making abodes,
To create communities and not just hordes,
Today, we look back with a satisfying grin,
Thinking of how our passion
has transformed into a living dream.*



Mumbai's very own
lake city.
The crowning glory.

Hiranandani Gardens, Powai



Spread across 250 acres of land, nestled in the lap of serene hills and tranquil lakes, Hiranandani Gardens, Powai is a perfect example of neo-classical architectural excellence. Meticulously planned, Hiranandani Gardens goes the distance to satiate all the desires of a modern lifestyle. The unmatched sagacity of designing and immaculate layouts resonate the sense of fulfilment and pride of the residents.



Actual image of Hiranandani Gardens, Powai.

When architectural
brilliance meets
sheer passion,
the result is
awe-inspiring.

The exuberance to create and the abundance of dexterity can conceive wonders, one such example is Hiranandani Gardens, Powai. The stature, the class, the perfection that it reflects, says a lot about those who prefer to live here. With a plethora of world-best amenities and open green parks, it creates more than just a pristine atmosphere worth spending a lifetime in.



Actual image of Hiranandani Gardens, Powai.

So much to see,
do, live. Life here
is extensive.

With everything in abundance just around the corner, more hues get added to the vivacious lifestyles here. Right from culinary mastering restaurants to schools like the Hiranandani Foundation School and HFS International School, upmarket brands at the shopping arcades to best in healthcare like the Dr L H Hiranandani Hospital, business complexes to spas, with everything so nearby, no day here goes dry.



Meluha - The Fern, an ecotel hotel



HFS International School



High Street Retail



Hiranandani Business Park



Haiko Super Market



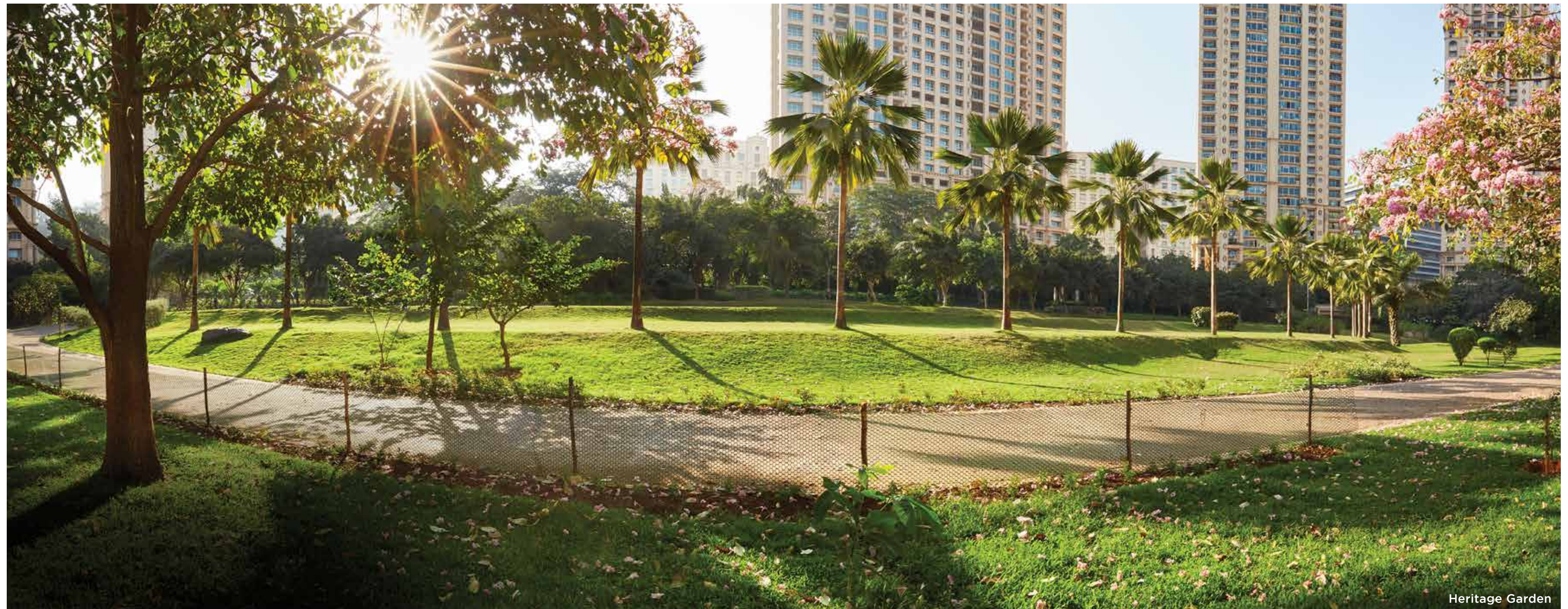
Dr L H Hiranandani Hospital

Discover a fresh hue of green every day.

With themed parks laid with nature trails and jogging tracks, streets lined with evergreen trees and velvety green mountains surrounding the area, you're bound to lose yourself in the serenity, find a new hue of green every day.



Nirvana Park



Heritage Garden

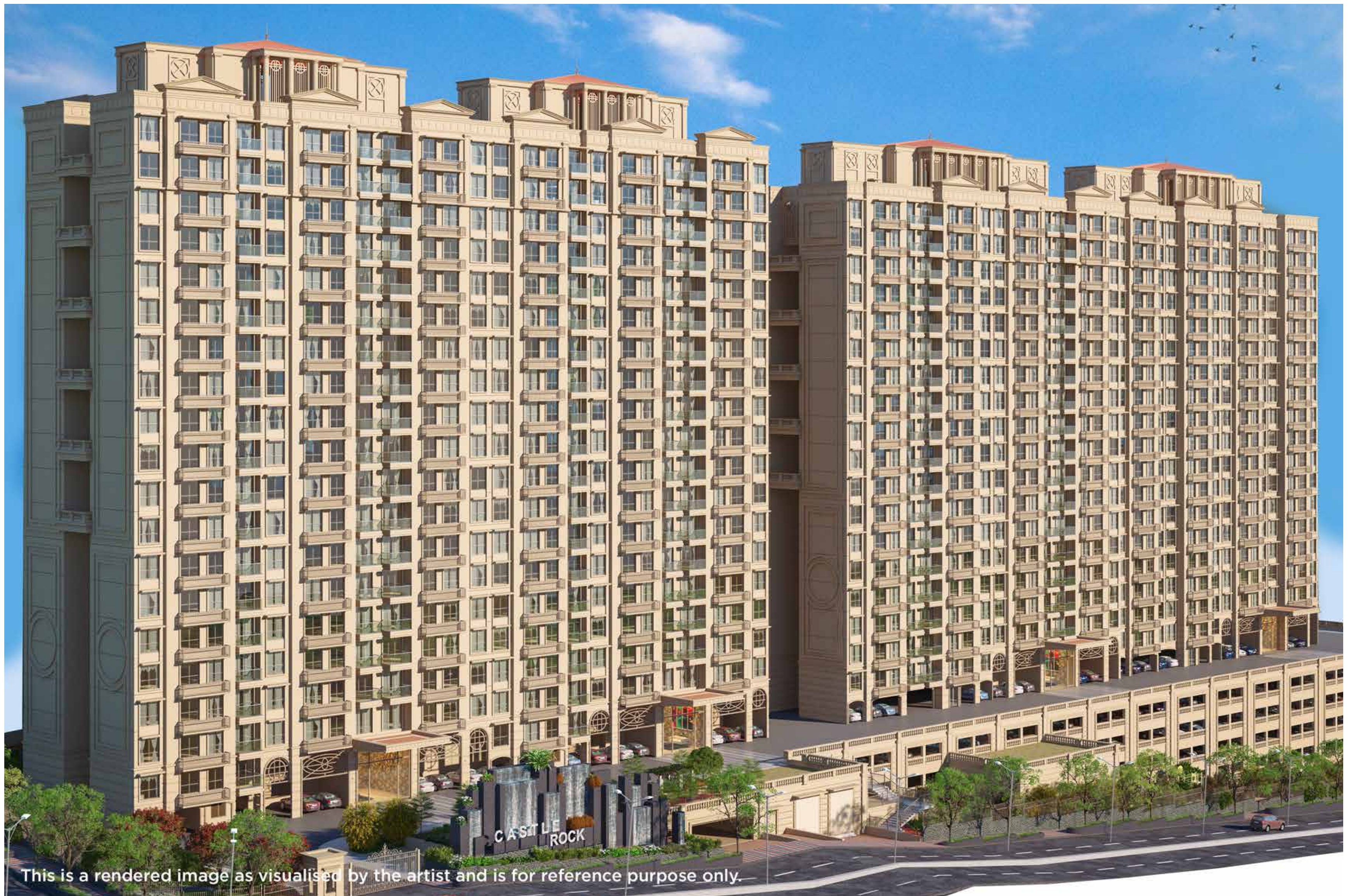
Castle Rock

2 BHK Apartments

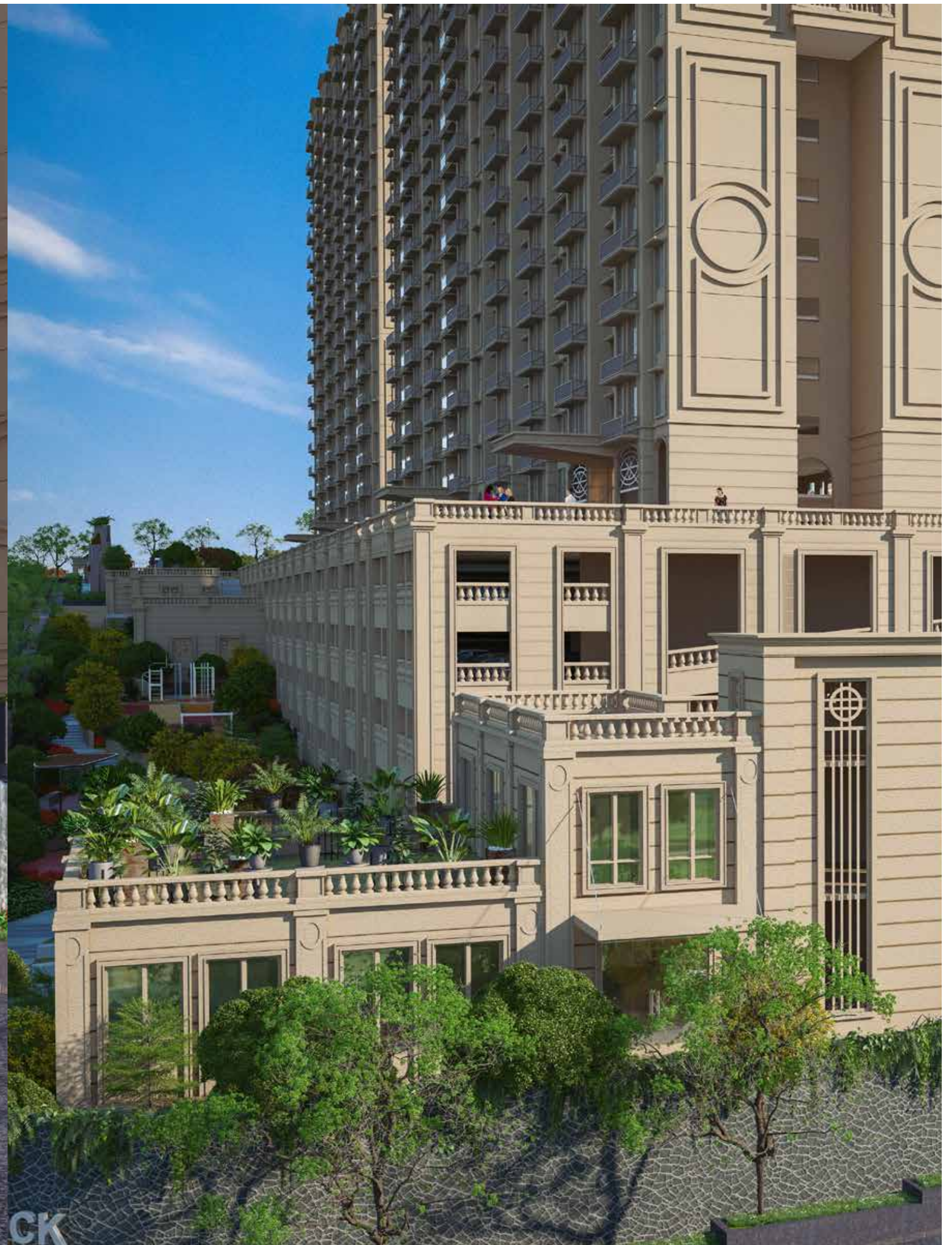
Re-imagine fine living, re-think the concept of perfect planning, re-kindle the feeling of belonging. Castle Rock as a project is conceptualized to drastically change the idea of modern lifestyle. Adorned with windows that open to scenic views, gates that open to the most happening township offering upscale facilities appreciated by the people from the country and abroad, lifestyles find a beautiful haven here.

Castle Rock, Hiranandani Gardens, Powai promises to present you with a living experience beyond imagination.





This is a rendered image as visualised by the artist and is for reference purpose only.



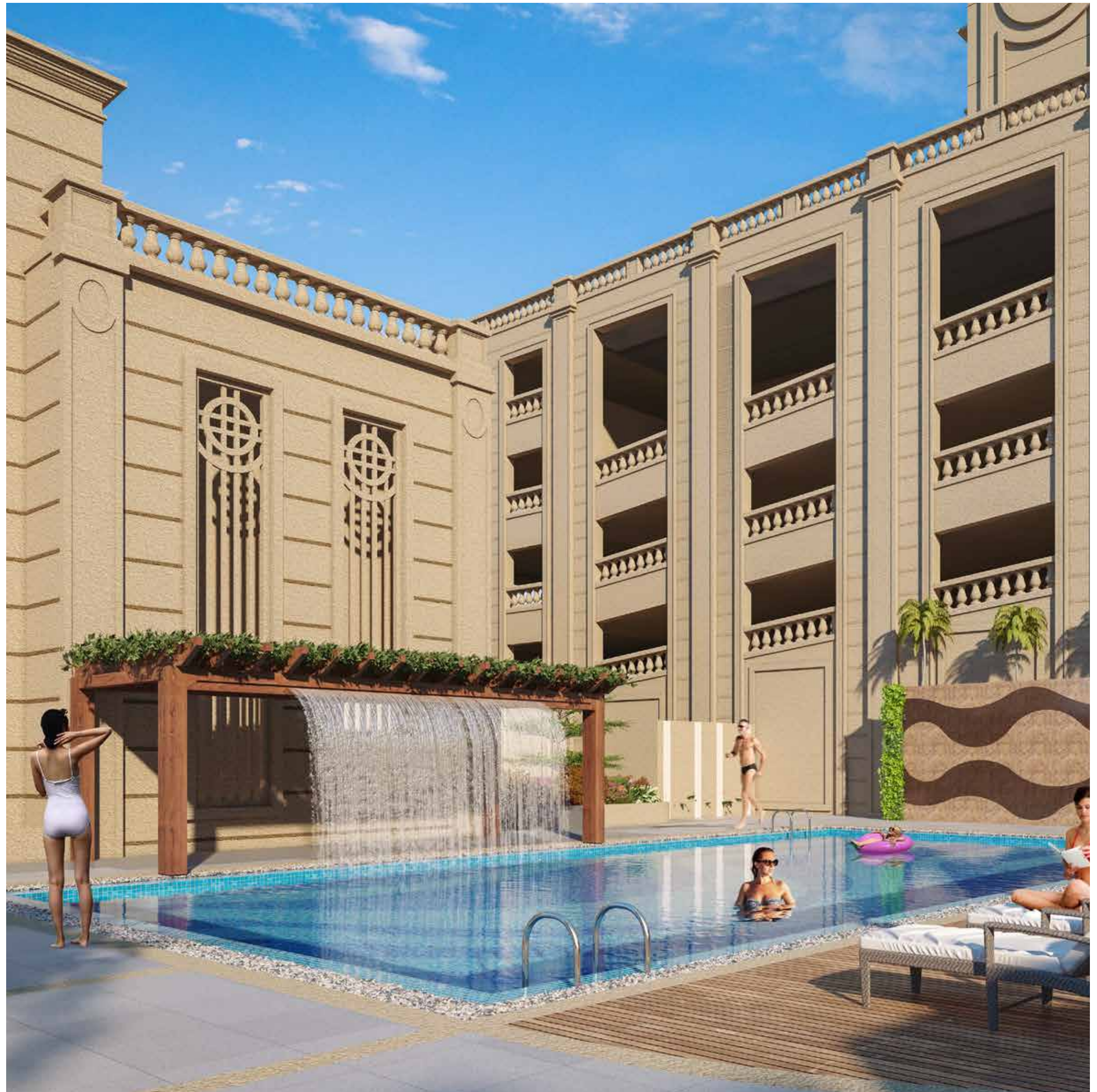
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There's more to everyday.

Castle Rock offers exclusive amenities to its residents, ensuring every moment spells enthusiasm whereas each day repose. As, life is all about living the best of everything.

- Clubhouse*
- Swimming Pool*
- Gymnasium*

**In the event the Clubhouse as proposed to be provided in the said Sector/Layout, is not sanctioned by MCGM for any reason, customer will not be liable to pay the deposit, payment / charges relating to Clubhouse*



This is rendered image as visualised by the artist and is for reference purpose only.

Look around to
find green.
Look within
for peace.

Experience sheer convenience wrapped in green, with
velvety green hills on one side and the Heritage
garden, Racquet's Club, High Street, restaurants and
cafes at 5-7 minutes distance from you.



Racquet's Club



Heritage Garden

*Actual images of Hiranandani Gardens, Powai.

Find finesse in every corner and curve.

Let every section of your residence evoke a sense of swank and smart living. Introduce yourself to the intelligently laid out interiors, finished to perfection.



HOME OFFERINGS

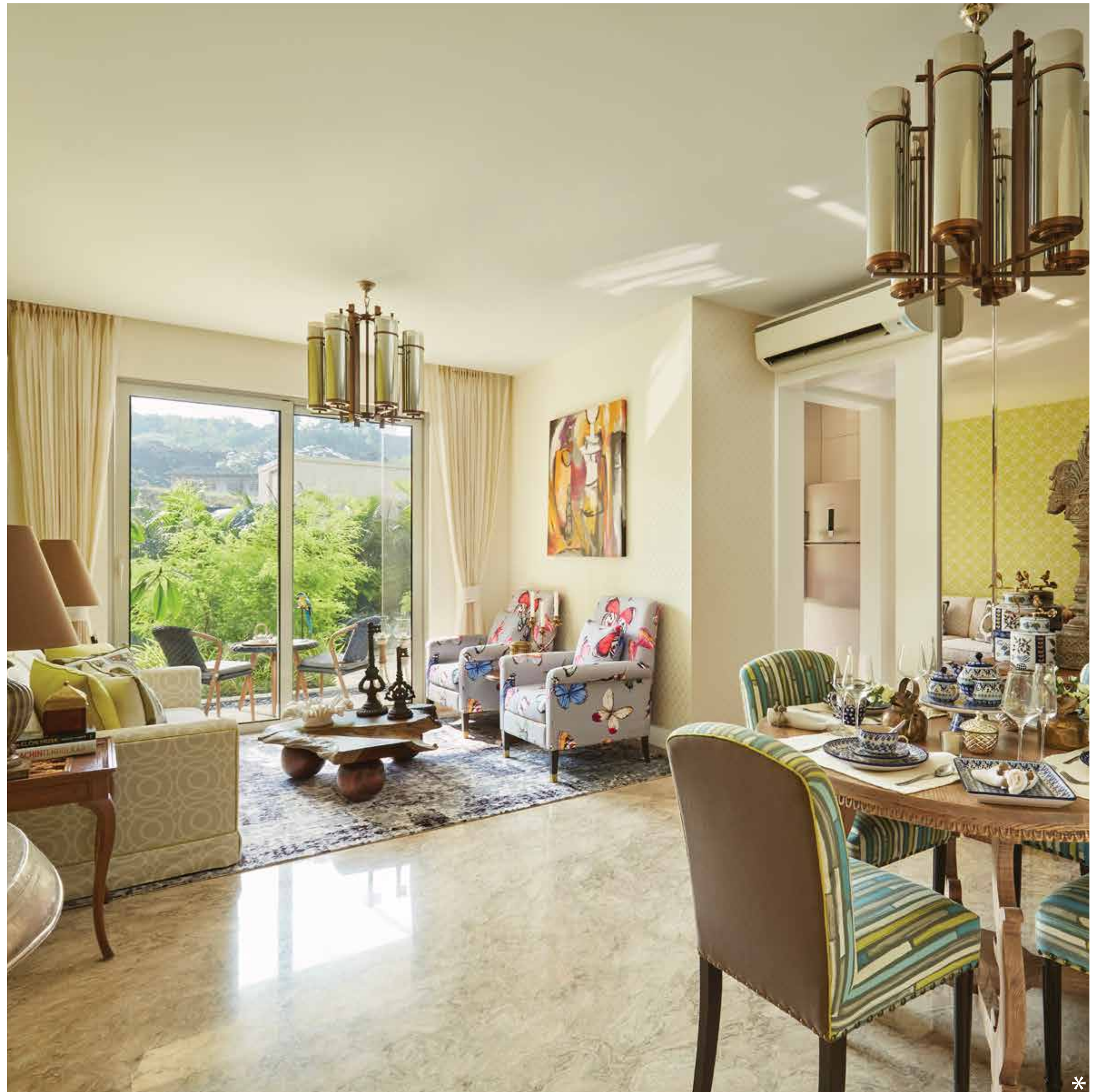
- Air-conditioned living, dining and bedrooms with split units
- Marble flooring in living, dining, bedroom, passage & kitchen
- Aluminium double glazed windows
- Video door phones

KITCHEN OFFERINGS

- Modular kitchen with platform and white goods (hob, hood, refrigerator, washing machine cum dryer, microwave oven) with dado tiles
- Marble flooring and dado tile
- Water heater and water purifier

BATHROOM OFFERINGS

- Tiles on floor and wall with dado up to door height
- Corrosion resistant plumbing
- Standard sanitary fittings in all toilets
- Water heater and exhaust fan
- Vanity unit below wash basin counters



*The above images shown are of show apartment of Castle Rock 2 BHK at Sales Gallery, Powai and is for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Castle Rock.

CASTLE ROCK-A
Typical Floor Plan



Carpet Area Statement

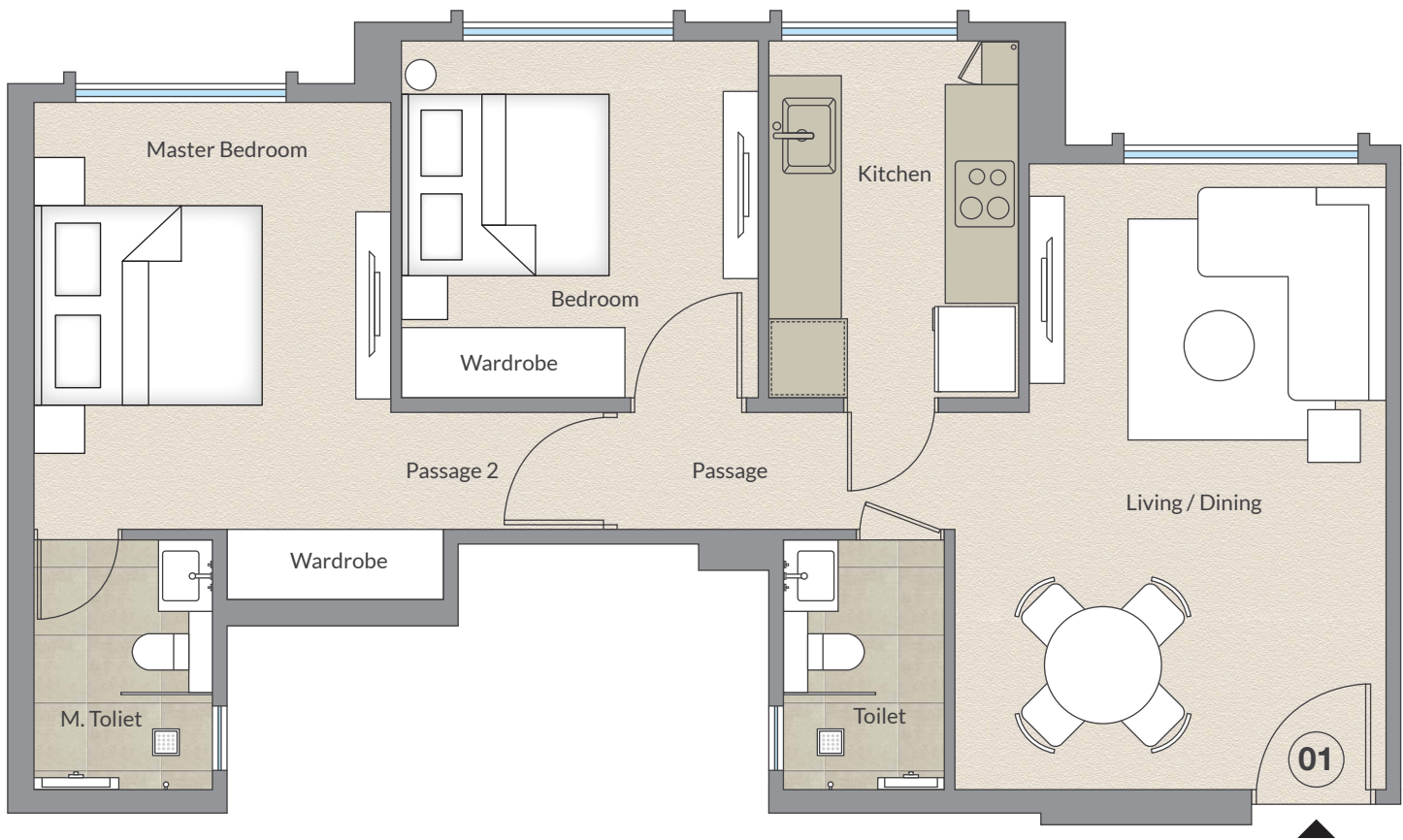
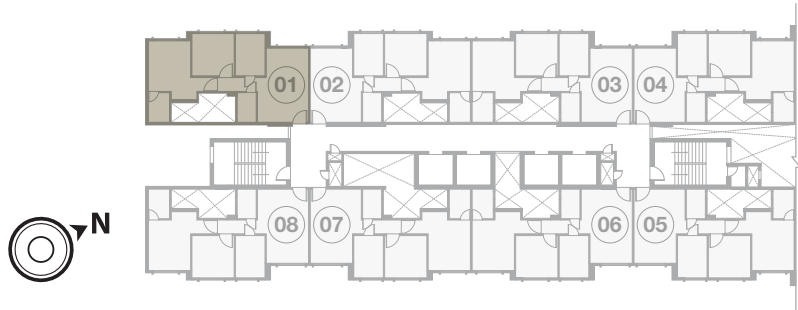
Flat Type	Flat Nos.	As Per MOFA		As Per RERA	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5, 6, 7 & 8	605	56.20	629	58.44
Flats removed for entrance lobby = 501 & 502					
On 22 nd floor, Flat No. 2208 is removed					

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



The project has been registered via MahaRERA registration number: P51800000408 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

CASTLE ROCK-A
2 BHK | Typical Floor Plan

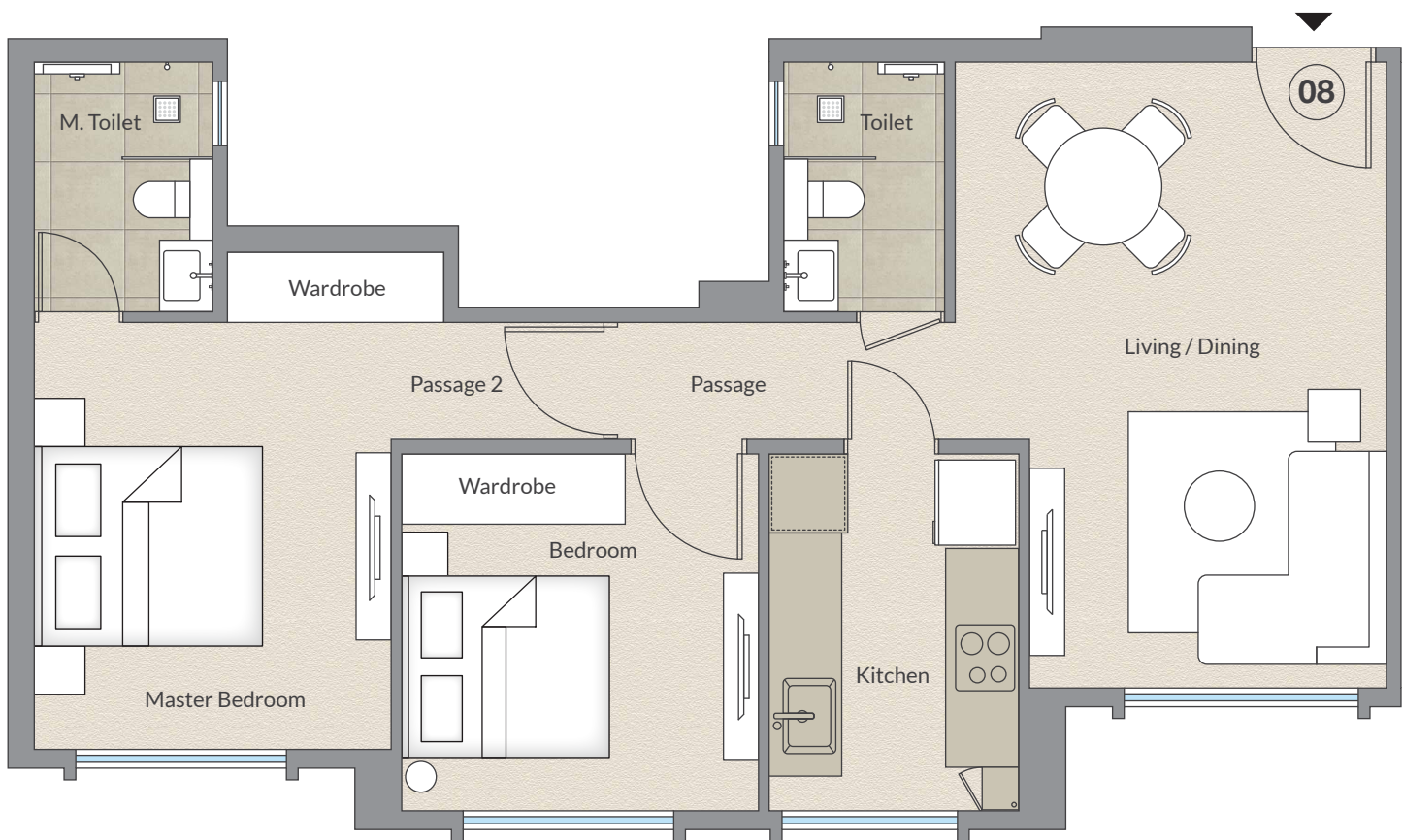
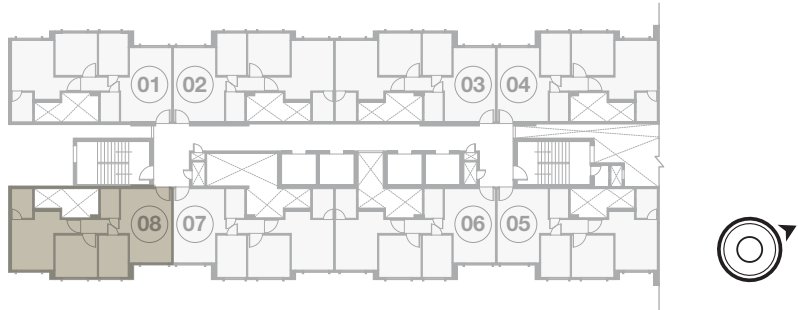


Apartment Total Internal Area 605 Sq. Ft. as per MOFA

Living / Dining	9'-11" x 17'-6"
Kitchen	2'-1" x 10'-6"
Toilet	6'-9" x 9'-9"
Bedroom	4'-3" x 6'-9"
M. Bedroom	9'-11" x 9'-11"
Wardrobe	9'-11" x 11'-11"
M. Toilet	6'-0" x 2'-0"
Passage	4'-9" x 6'-9"
Passage 2	9'-6" x 3'-2"
Passage 2	6'-1" x 3'-2"

- All internal dimensions for carpet area are from unfinished wall surfaces.
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CASTLE ROCK-A
2 BHK | Typical Floor Plan

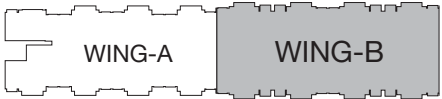


Apartment Total Internal Area 605 Sq. Ft. as per MOFA

Living / Dining	9'-11" x 17'-6"
Kitchen	2'-1" x 10'-6"
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Bedroom	4'-3" x 6'-9"
M. Bedroom	9'-11" x 9'-11"
Wardrobe	9'-11" x 11'-11"
M. Toilet	6'-0" x 2'-0"
Passage	4'-9" x 6'-9"
Passage 2	9'-6" x 3'-2"
Passage 2	6'-1" x 3'-2"

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- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

CASTLE ROCK-B
Typical Floor Plan



Carpet Area Statement

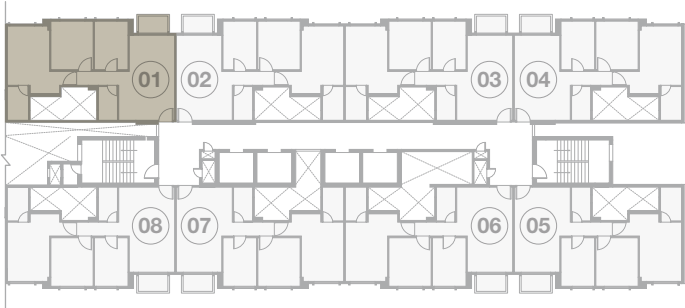
Flat Type	Flat Nos.	As Per MOFA (with Deck, if any)		As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5, 6, 7 & 8	750	69.68	750	69.68	27	2.50	777	72.18
Flats removed for entrance lobby = 501 & 502									

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



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CASTLE ROCK-B
2 BHK | Typical Floor Plan

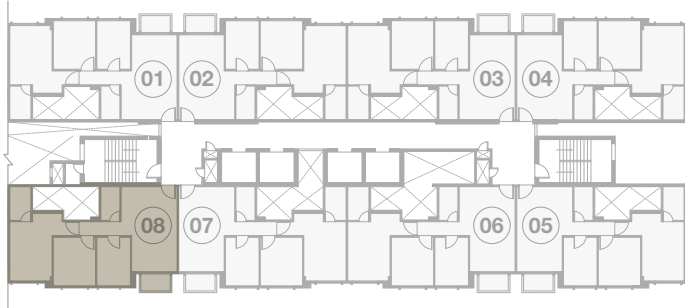


Apartment Total Internal Area 750 Sq. Ft. as per MOFA

Living / Dining	10'-8" x 20'-0"
Kitchen	7'-8" x 11'-3"
Toilet	4'-3" x 7'-9"
Bedroom	9'-11" x 11'-5"
M. Bedroom	9'-11" x 13'-11"
Wardrobe	6'-11" x 2'-0"
M. Toilet	4'-9" x 7'-9"
Passage	10'-0" x 3'-2"
Passage 2	6'-1" x 3'-2"
Deck	6'-11" x 4'-0"

- All internal dimensions for carpet area are from unfinished wall surfaces.
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- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

CASTLE ROCK-B
2 BHK | Typical Floor Plan



Apartment Total Internal Area 750 Sq. Ft. as per MOFA

Living / Dining	10'-8" x 20'-0"
Kitchen	7'-8" x 11'-3"
Toilet	4'-3" x 7'-9"
Bedroom	9'-11" x 11'-5"
M. Bedroom	9'-11" x 13'-11"
Wardrobe	6'-11" x 2'-0"
M. Toilet	4'-9" x 7'-9"
Passage	10'-0" x 3'-2"
Passage 2	6'-1" x 3'-2"
Deck	6'-11" x 4'-0"

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- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

CASTLE ROCK-C
Typical Floor Plan



Carpet Area Statement

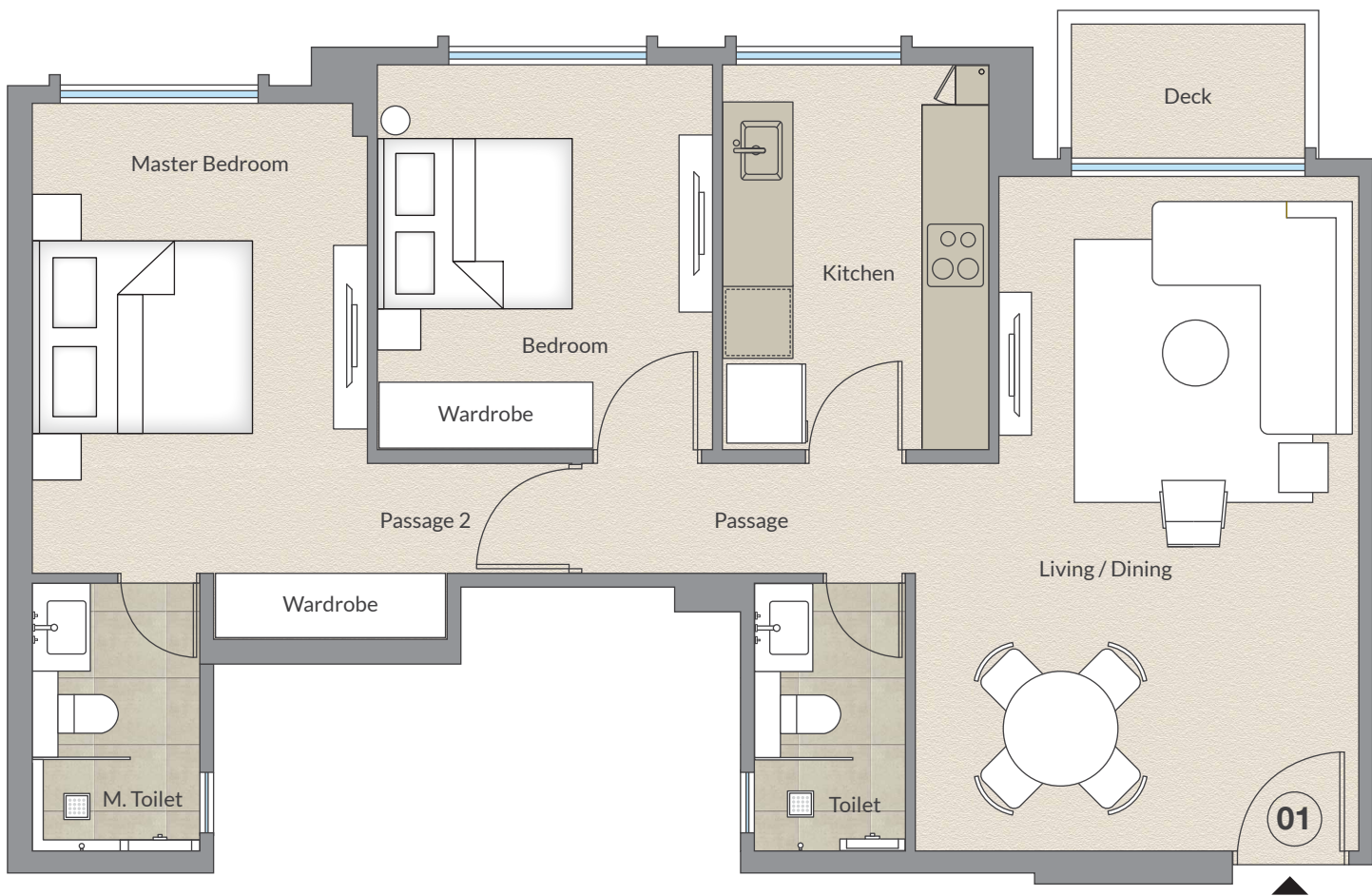
Flat Type	Flat Nos.	As Per MOFA (with Deck, if any)		As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5 & 6	750	69.68	750	69.68	27	2.50	777	72.18
Flats removed for entrance lobby = 101 & 102									

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- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.



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CASTLE ROCK-C
2 BHK | Typical Floor Plan



Apartment Total Internal Area 750 Sq. Ft. as per MOFA

Living / Dining	10'-8" x 20'-0"
Kitchen	2'-6" x 11'-6"
Toilet	7'-8" x 11'-3"
Bedroom	4'-3" x 7'-9"
M. Bedroom	9'-11" x 11'-5"
Wardrobe	9'-11" x 13'-11"
M. Toilet	6'-11" x 2'-0"
Passage	4'-9" x 7'-9"
Passage 2	10'-0" x 3'-2"
Deck	6'-1" x 3'-2"
	6'-11" x 4'-0"

- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
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CASTLE ROCK-C
2 BHK | Typical Floor Plan

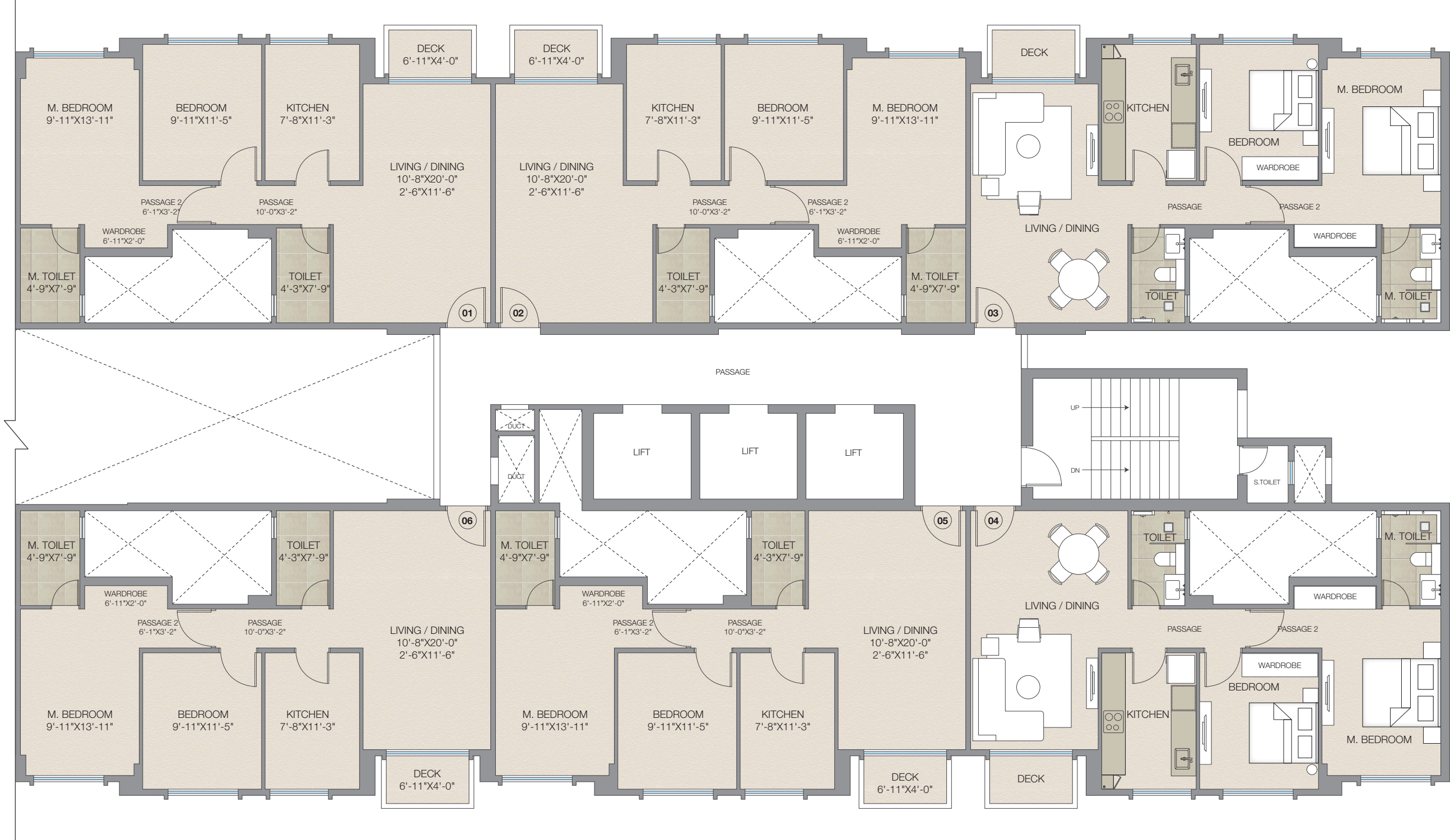


Apartment Total Internal Area 750 Sq. Ft. as per MOFA

Living / Dining	10'-8" x 20'-0"
Kitchen	2'-6" x 11'-6"
Toilet	7'-8" x 11'-3"
Bedroom	4'-3" x 7'-9"
M. Bedroom	9'-11" x 11'-5"
Wardrobe	9'-11" x 13'-11"
M. Toilet	6'-11" x 2'-0"
Passage	4'-9" x 7'-9"
Passage 2	10'-0" x 3'-2"
Deck	6'-1" x 3'-2"
	6'-11" x 4'-0"

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CASTLE ROCK-D
Typical Floor Plan



Carpet Area Statement

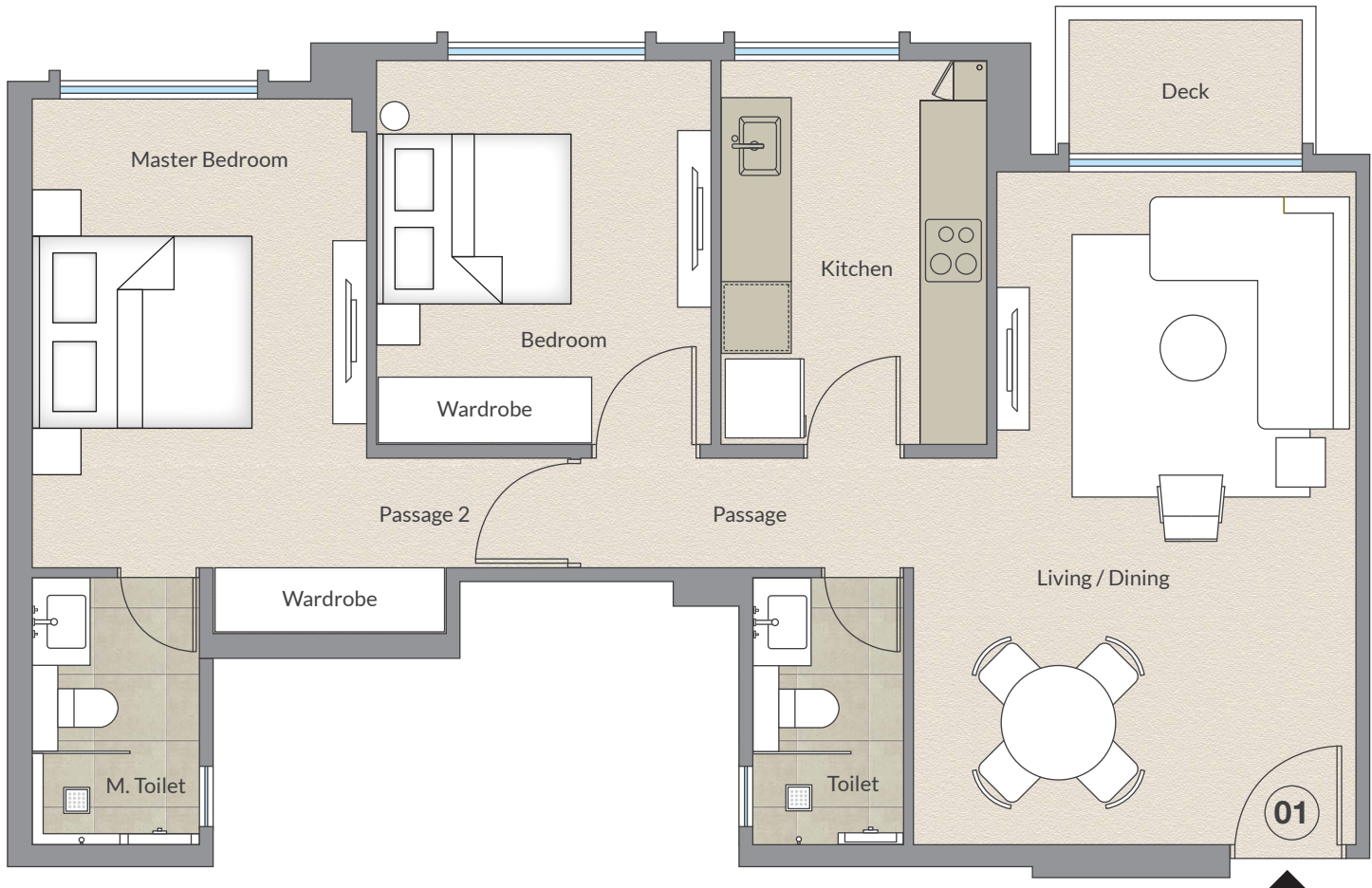
Flat Type	Flat Nos.	As Per MOFA (with Deck, if any)		As Per RERA (A)		Total of Deck & Encl. Balcony (if any) (B)		Total (A+B)	
		(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
2 BHK	1, 2, 3, 4, 5 & 6	750	69.68	750	69.68	27	2.50	777	72.18
Flats removed for entrance lobby = 101 & 102									

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CASTLE ROCK-D
2 BHK | Typical Floor Plan

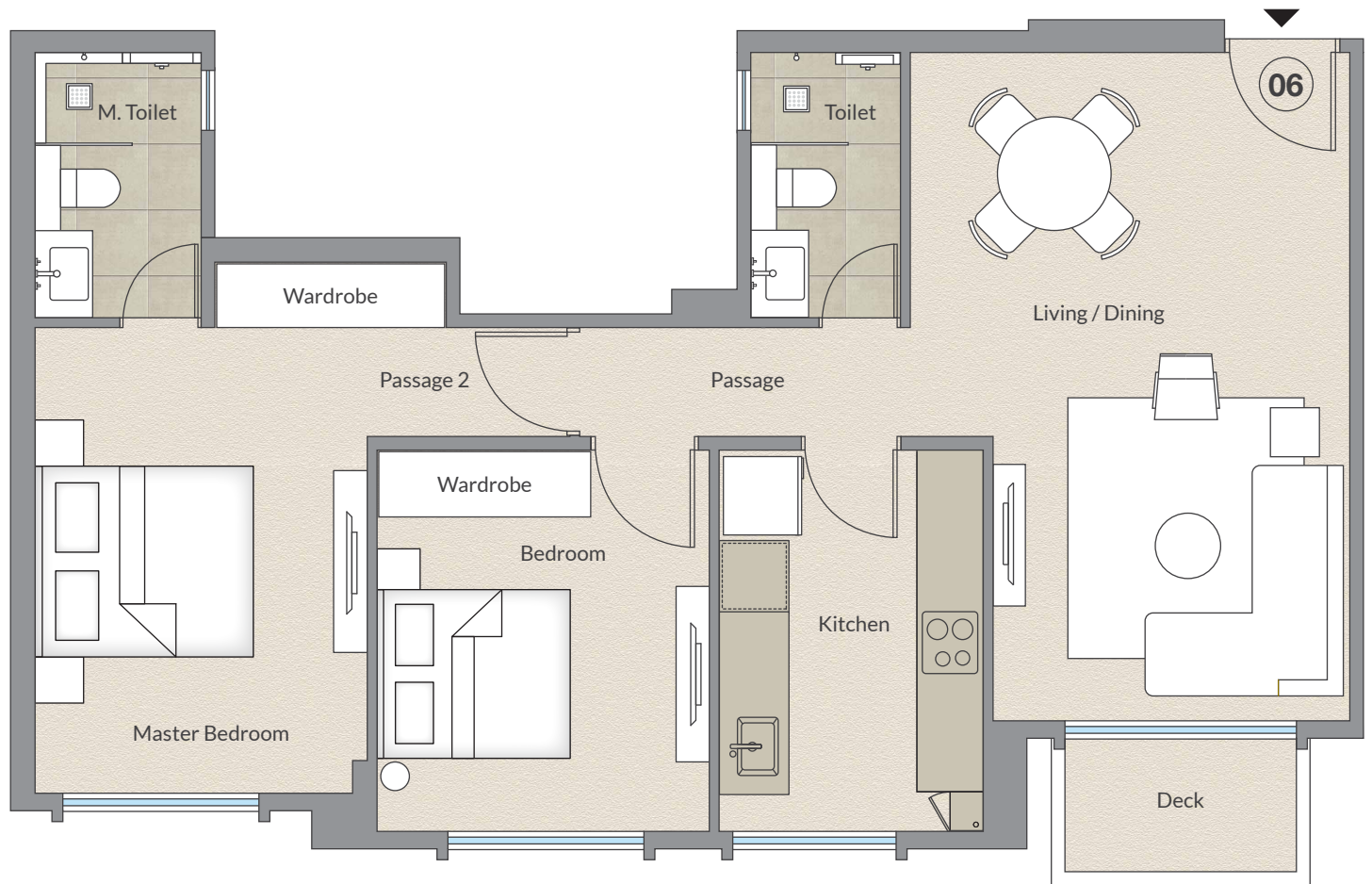


Apartment Total Internal Area 750 Sq. Ft. as per MOFA

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Wardrobe	6'-11" x 2'-0"
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CASTLE ROCK-D
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Experience the feeling of living close to everything.

You name it, you have it. With nothing far from you, the experience propels you to the convenience level-next.

Walking distance* from **CASTLE ROCK**



*Approximate distance



Actual image of Hiranandani Gardens, Powai.



HIRANANDANI GARDENS, POWAI

*Trees and Green Area shown is for representation purpose only.
*Layout plan is not up to the scale.

Wide dreams, drawing the eyes skyward.

Exceeding expectations and living up to many mantles, Hiranandani group has marked its presence through building world-class townships, introducing integrated lifestyles and building better communities, with a focus on creating superior experiences in every aspect of life. With a dedicated and experienced team of professionals assisting the management, Hiranandani Group has grown into a valuable real estate company with a significant presence in India.

Better townships for better communities

Every Hiranandani township reflects this commitment to raising a complete world that looks into all aspects of living. Diverse ventures come together to create an integrated experience, minutely balancing all areas of happiness. An eco-friendly ambience, convenient infrastructure, luxurious lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.



Interior image of Olympia, Hiranandani Gardens, Powai.



Sales Off.: Hiranandani Sales Gallery, Central Avenue, Opp Rodas Hotel,
Hiranandani Business Park, Powai, Mumbai - 400 076.

Tel.: (+91-22) 2576 3788, 2576 3600

• sales@hiranandani.net • www.hiranandani.com • /hiranandanidevelopers

Castle Rock - A & B wing - The project has been registered via MahaRERA registration number: P51800000408 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Castle Rock - C & D wing - The project has been registered via MahaRERA registration number: P51800000405 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Entity Name: HGP COMMUNITY PRIVATE LIMITED

CIN: U45201MH2016PTC274222.