Hiranandani
creating better communities

Hiranandani
Skylark Enclave

Hiranandani Estate, Thane

It’s your turn to be
a part of the legend

Hiranandani Estate, Thane

A vast stretch of abundance spanning over 250+ acres, transformed Thane's destiny. After Hiranandani Estate, Thane became the most preferred destination to live wok and recreate. The concept of community living was established at a greater scale and attracted many families to settle here. With landscaped greenery surrounding stately architecture and several amenities for recreation, it turned into a realm that is calm, convenient and complete.

Actual image of Hiranandani Estate, Thane.

Experience opulence on
a whole new level

Actual image shot at Rodas Enclave, Hiranandani Estate Thane.

Hiranandani
Skylark Enclave

Some are born to be different. They seek a world of their own. For such enthusiasts, we have designed an abode in the rich peripheries of Hiranandani Estate. Smart location, amenities, landscapes and ultra-spacious residences.

Nestled in lush green surroundings, Skylark Enclave comprises of 3 aesthetic towers of 2, 2.5 and 3 BHK apartments.

Skylark Enclave is a private address of an integral part of an integrated township. Surrounded by green spaces, it complements the state-of-the-art features of world class living.

External features

- Gymnasium
- Landscaped Garden
- Swimming Pool
- Multi-purpose Court

Actual image of Skylark Enclave - Flamingo and Pelican

FLAMINGO

Actual image of Flamingo, Skylark Enclave

PELICAN

Actual image of Pelican, Skylark Enclave

A plush residence to
complement your grandeur

The Show flat image shown is of Basilius (5 BHK) at Rodas Enclave, Hiranandani Estate, Thane.
The furniture & fixtures shown in the above flat are not part of the apartment amenities of Skylark Enclave.

*The above image shown is of show apartment in Fairway (2 BHK) building at One Hiranandani Park, GB Road, Thane for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Skylark Enclave.

Internal specifications

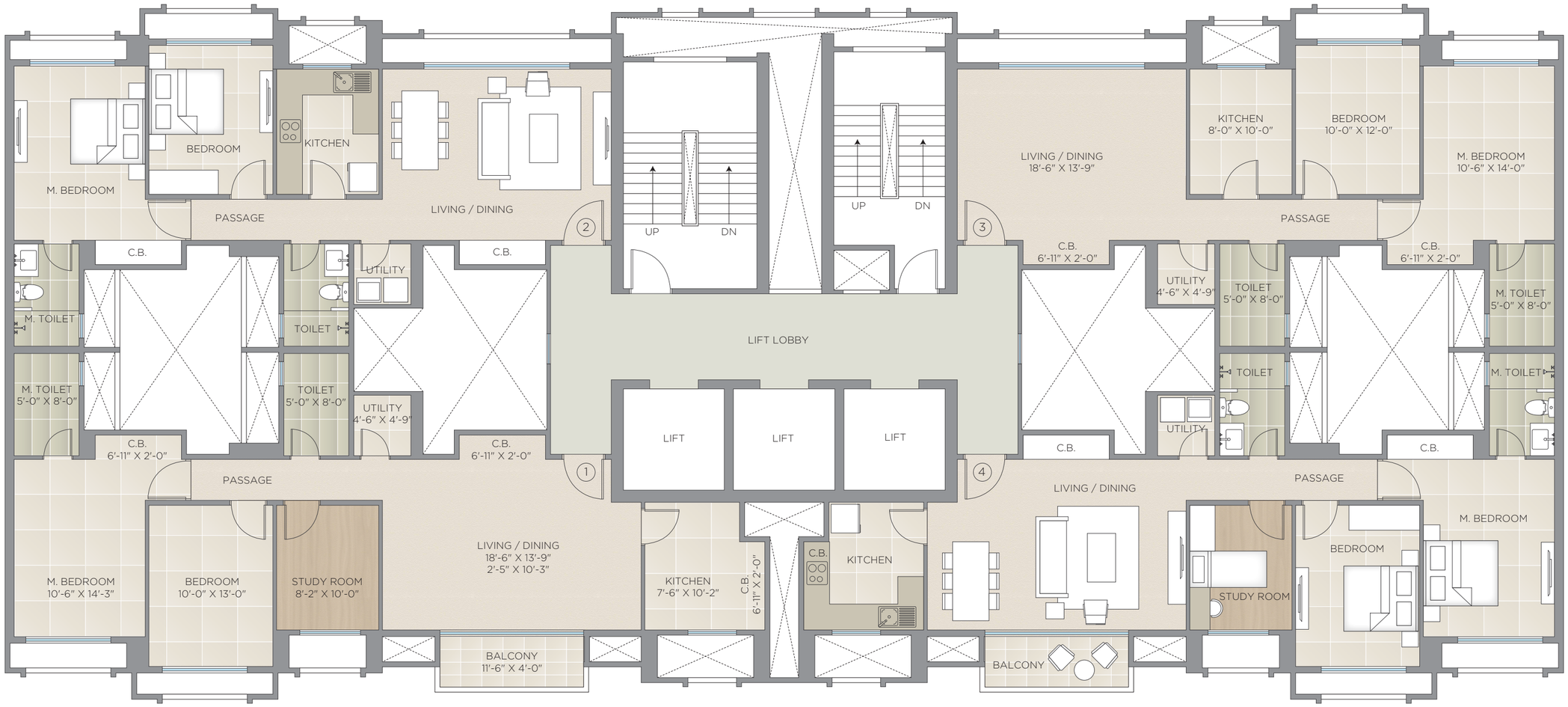
- Marble flooring in living and dining areas
- Aluminium heavy-duty windows
- Tiles in toilets, kitchen and bedroom
- Toilet with counters and bathroom fittings
- Kitchen platform with sink and fittings
- Elegant wood laminate flooring in study at 2.5 BHK and in common bedroom at 3 BHK
- Back up for selected light points in each flat
- Corrosion resistant plumbing

*The above images shown are of show apartment in Fairway (2 BHK) building at One Hiranandani Park, GB Road, Thane for reference purpose only. The furniture & fixtures shown in the above flat are not a part of the apartment amenities of Skylark Enclave.

FLAMINGO

Typical Floor Plan

2nd to 28th Floor



Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA (with balcony, 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.)
2.5 BHK	1	981	91.14	969	90.03	46	4.29	1015	94.32
2 BHK	2 & 3	800	74.32	731	67.95	107	9.89	838	77.84
2.5 BHK	4	981	91.14	947	87.98	68	6.34	1015	94.32
Flat removed for Double Height Entrance Lobby = Flat No 102									
Refuge Flat Nos. are 803, 1203, 1703, 2203 & 2703									

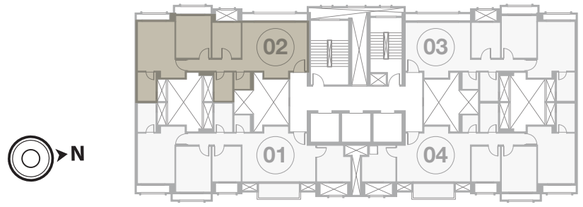
- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq.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

N

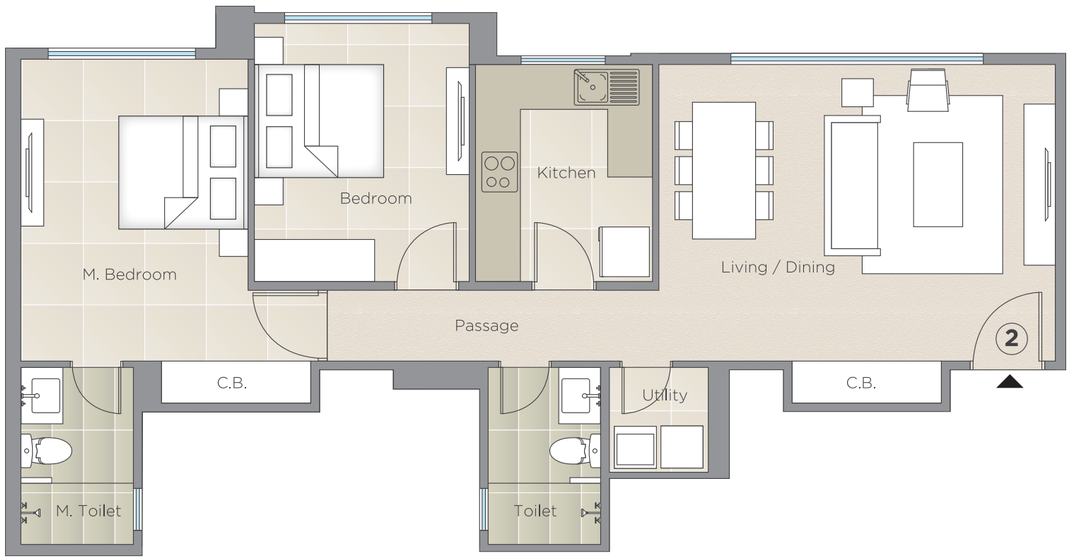
Flamingo - The project has been registered via MahaRERA registration number: P51700001611 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

02.06.20

FLAMINGO
2 BHK | Typical Floor Plan



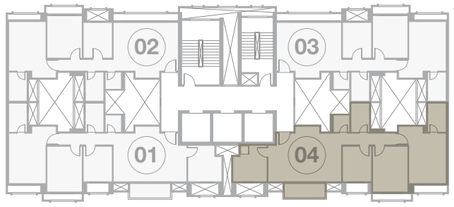
N



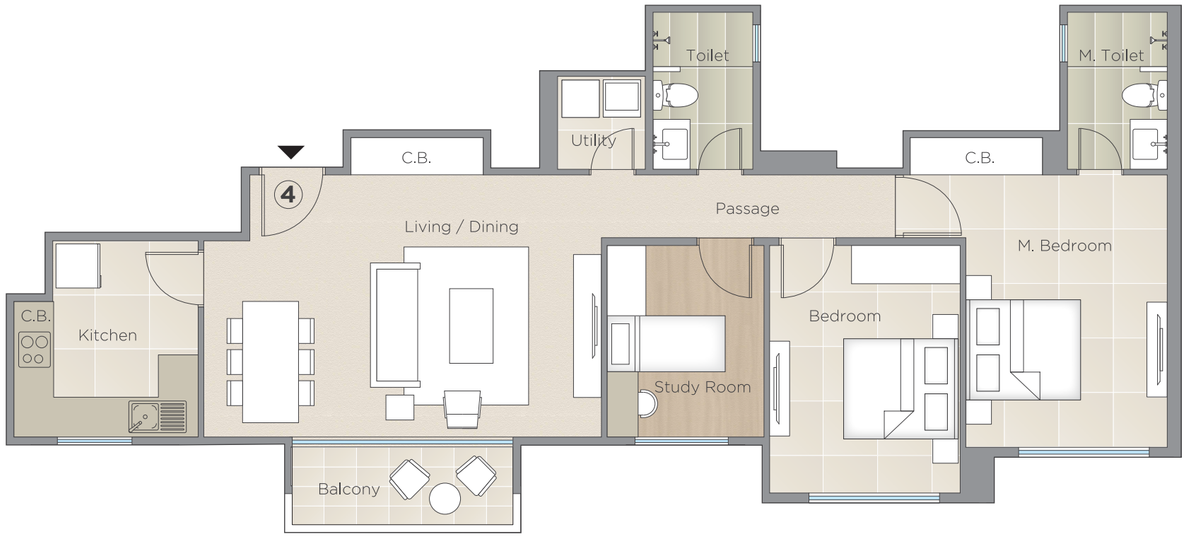
Apartment Total Internal Area	800 Sq. Ft. as per MOFA
Living / Dining	18'-6" x 13'-9"
C.B.	6'-11" x 2'-0"
Kitchen	8'-0" x 10'-0"
Utility	4'-6" x 4'-9"
Toilet	5'-0" x 8'-0"
Bedroom	10'-0" x 12'-0"
M. Bedroom	10'-6" x 14'-0"
C.B.	6'-11" x 2'-0"
M. Toilet	5'-0" x 8'-0"
Passage	15'-10" x 3'-3"

- 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.

FLAMINGO
2.5 BHK | Typical Floor Plan



N



Apartment Total Internal Area	981 Sq. Ft. as per MOFA
Living / Dining	18'-6" x 13'-9"
	2'-5" x 10'-3"
C.B.	6'-11" x 2'-0"
Kitchen	7'-6" x 10'-2"
C.B.	6'-11" x 2'-0"
Utility	4'-6" x 4'-9"
Toilet	5'-0" x 8'-0"
Bedroom	10'-0" x 13'-0"
M. Bedroom	10'-6" x 14'-3"
C.B.	6'-11" x 2'-0"
M. Toilet	5'-0" x 8'-0"
Study Room	8'-2" x 10'-0"
Balcony	11'-6" x 4'-0"
Passage	15'-10" x 3'-3"

- 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.

PELICAN

Typical Floor Plan

2nd to 28th Floor

Carpet Area Statement

Flat Type	Flat Nos.	As Per MOFA (with balcony, 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.)
2.5 BHK	1	915	85.01	863	80.14	82	7.59	945	87.73
3 BHK	2 & 5	1052	97.73	1012	93.99	82	7.59	1094	101.58
2 BHK	3 & 4	766	71.16	711	66.06	88	8.19	799	74.25
2.5 BHK	6	919	85.38	868	80.61	82	7.59	950	88.2
Flat removed for Double Height Entrance Lobby = Flat No 102									
Refuge Flat Nos. are 805, 1205, 1705, 2205 & 2705									

- 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.

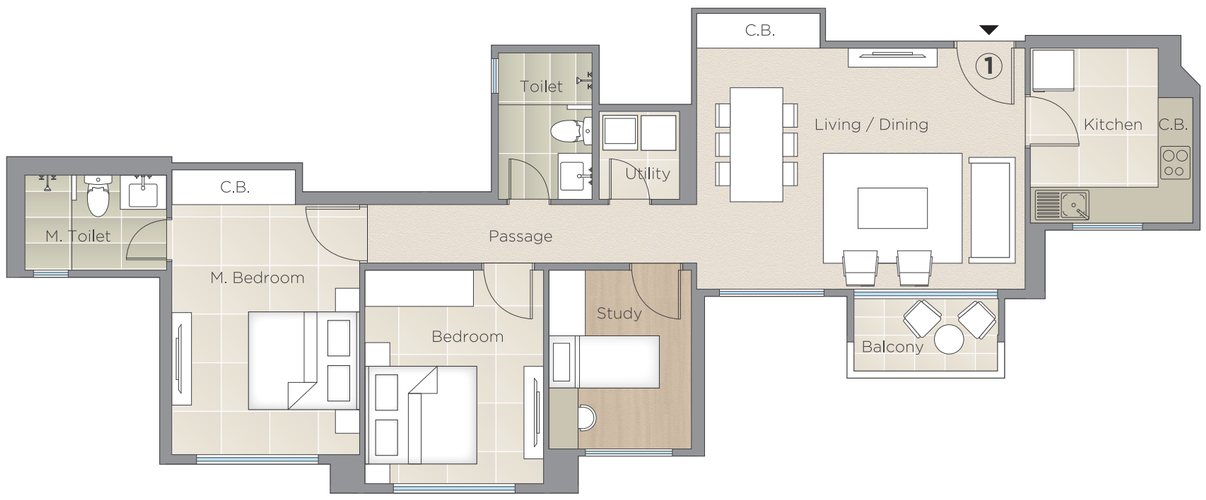
N

Pelican - The project has been registered via MahaRERA registration number: P51700001511 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

02.06.20

PELICAN

2.5 BHK | Typical Floor Plan

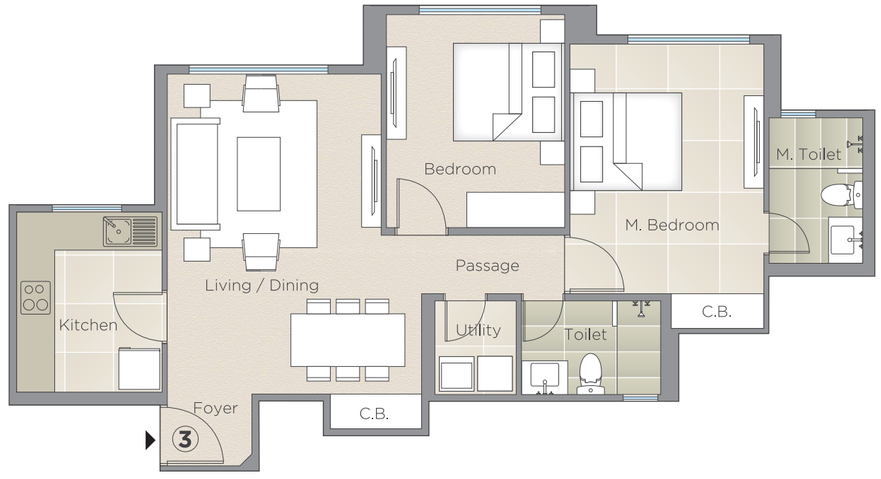


Apartment Total Internal Area	915 Sq. Ft. as per MOFA
Living / Dining	18'-6" x 13'-6"
C.B.	6'-11" x 2'-0"
Kitchen	7'-0" x 9'-9"
C.B.	6'-10" x 2'-0"
Utility	4'-5" x 4'-10"
Toilet	5'-0" x 8'-0"
Bedroom	10'-0" x 12'-0"
M. Bedroom	10'-6" x 14'-1"
C.B.	6'-11" x 2'-0"
M. Toilet	7'-9" x 5'-1"
Study Room	8'-0" x 10'-0"
Passage	18'-10" x 3'-3"
Balcony	8'-0" 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.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

PELICAN

2 BHK | Typical Floor Plan

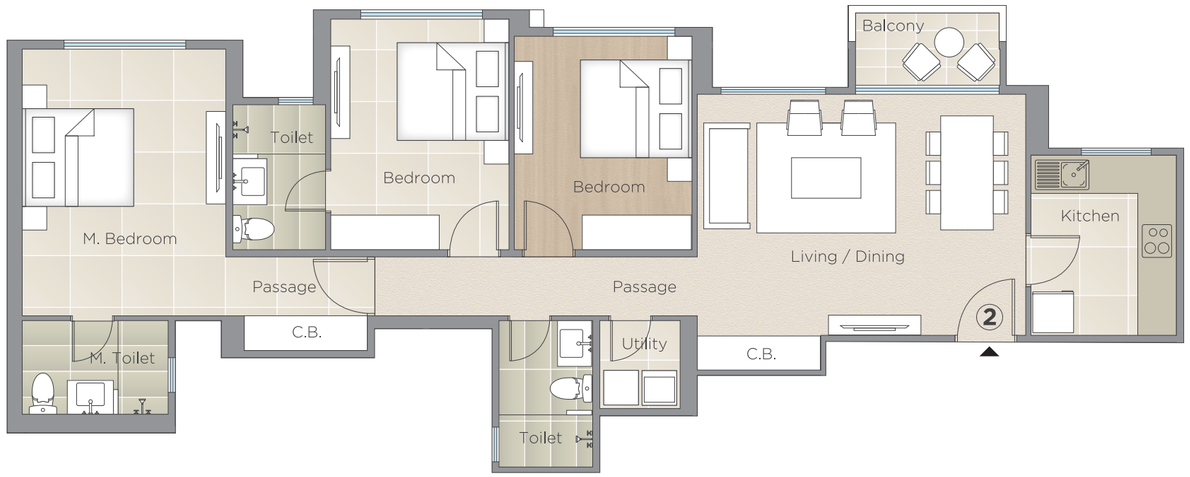


Apartment Total Internal Area	766 Sq. Ft. as per MOFA
Living / Dining	12'-0" x 18'-0"
	2'-4" x 8'-11"
C.B.	5'-1" x 2'-0"
Kitchen	8'-0" x 10'-0"
Utility	4'-6" x 5'-2"
Toilet	7'-8" x 5'-0"
Bedroom	10'-0" x 12'-0"
M. Bedroom	10'-10" x 14'-0"
C.B.	5'-1" x 2'-0"
M. Toilet	5'-0" x 8'-0"
Passage	8'-1" x 3'-3"
Foyer	4'-8" x 4'-1"

- 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.

PELICAN

3 BHK | Typical Floor Plan

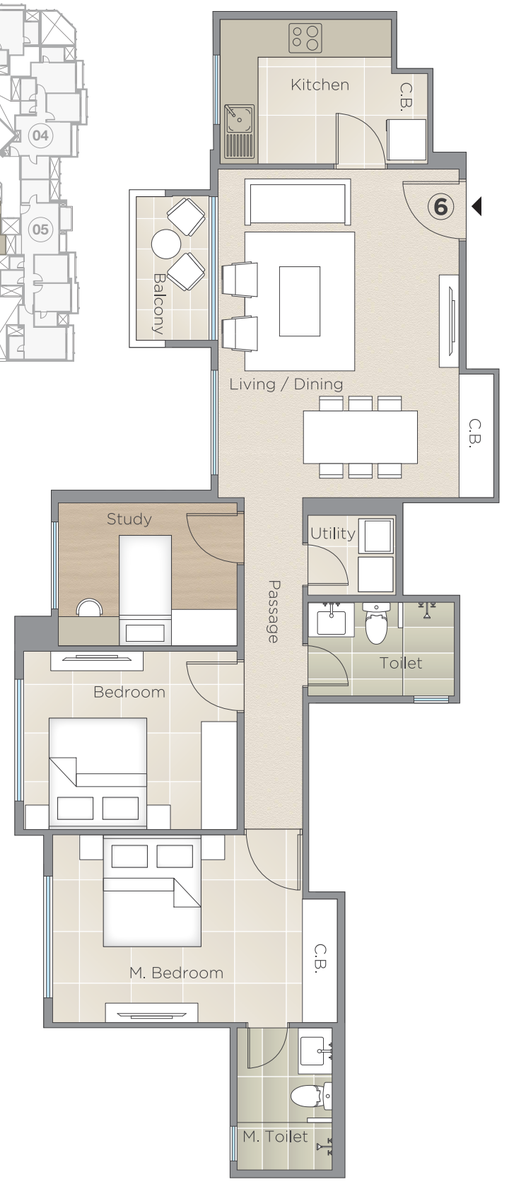


Apartment Total Internal Area	1052 Sq. Ft. as per MOFA
Living / Dining	18'-6" x 13'-6"
C.B.	6'-11" x 2'-0"
Kitchen	8'-0" x 10'-0"
Utility	4'-5" x 4'-10"
Toilet	5'-0" x 8'-0"
Bedroom	10'-0" x 13'-0"
Bedroom	10'-0" x 12'-0"
Toilet	5'-0" x 8'-0"
M. Bedroom	11'-5" x 15'-0"
C.B.	6'-11" x 2'-0"
M. Toilet	8'-0" x 5'-0"
Passage 1	8'-1" x 3'-3"
Passage 2	18'-5" x 3'-3"
Balcony	8'-0" 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.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

PELICAN

2.5 BHK | Typical Floor Plan



Apartment Total Internal Area	919 Sq. Ft. as per MOFA
Living / Dining	13'-6" X 18'-6"
C.B.	6'-11" X 2'-0"
Kitchen	9'-6" X 8'-0"
C.B.	5'-0" x 2'-0"
Utility	4'-10" X 4'-5"
Toilet	8'-0" X 5'-0"
Bedroom	12'-0" X 10'-0"
Study	10'-0" X 8'-0"
M. Bedroom	14'-1" X 10'-6"
C.B.	6'-11" X 2'-0"
M. Toilet	5'-1" X 7'-9"
Passage	18'-10" x 3'-3"
Balcony	8'-0" 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.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq. Ft.

Witness history taking shape

Skylark Enclave is strategically located on the Thane Ghodbunder Road stretch, the fastest growing real estate destination of Thane. Over the past few years, the region has swiftly transformed into a hub of quality living. Owing to the rapid real estate development and the growing demand for residential and retail properties, this growing suburban stretch already accommodates hyper malls, water and amusement parks, botanical gardens and multiplexes. Premium Malls have successfully changed the way people perceive in shopping and entertainment facilities. It is the top destination for top retail brands. Educational and medical institutions of Thane can easily be called the well-flourished sister-city of Mumbai.

Location Advantages

Ghodbunder Road	2.1 km
Eastern Express Highway	6 km
Thane Station	8.8 km
Western Express Highway	29.6 km
Domestic Airport	35.8 km
International Airport	37.6 km

Actual image of Ghodbunder road, Thane.

Hiranandani Estate

The pinnacle of lifestyle amenities

Actual image of Hiranandani Estate, Thane.

Surrender to
the bountiful greens

Hiranandani Estate, Thane is a self-sufficient township that comprises of the Hiranandani Hospital, Hiranandani Foundation School (ICSE) and a dedicated clubhouse along with cafes, restaurants and Racquet Club. All of these convinces bloom in sync with blossoming nature. This estate is a home to thousands of families who reside amongst the 120+ towering glories. We are well-known for our international style living combined with unparalleled hospitality.

Actual image of Hiranandani Estate, Thane.

To teach is to make children love learning

Hiranandani Foundation School

Nurturing a healthy and active community

Hiranandani Hospital

Enjoying a game makes you a winner, always!

Tennis Courts

Dive into the blues of rejuvenation

Clubhouse

Images shown are actual images of Hiranandani Estate, Thane.

MNCs AT THE HIRANANDANI BUSINESS PARK, THANE

With its innovative workspaces and higher-end amenities, Hiranandani Business Park has attracted some of the biggest names in the world of business. The lake city of Thane has itself acquired fame and prestige owing to the eminence of Hiranandani. Besides the Business Park's unique positioning of being in the middle of nature has made it the preferred choice of blue-chip companies, banks, MNCs and offices of renowned Indian corporates.

Actual image of Bayer CropScience, Hiranandani Business Park, Thane.

TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase-1.

Bayer CropScience boasts of its India head office right here. Being encompassed by such inspiring neighbours will always keep you driven towards your goals.

Actual images of TCS, Hiranandani Business Park, Thane.

Shop the global way -The Walk

Inspired from the world's engaging shopping experiences, the concept of High Street Shopping finally has taken debut in India with The Walk. Located at Hiranandani Estate, Thane's finest residential destination, The Walk will play hosts to an impressive line-up of global-grade brands, premium Indian brands, entertainment hubs and fine dining restaurants in a refreshing high street format. Created for discerning retail shoppers, The Walk is poised to become the most appreciated retail destination in Mumbai.

Actual images of The Walk - High Street, Hiranandani Estate, Thane.

DESSERTS

Apsara Ice Creams Since 1971 · KEVENTERS The Original Milkshake · theobroma

QUICK BITES

Pizza Hut · KFC It's finger lickin' good · WOK EXPRESS

CAFE

Chaayos experiments with chai · STARBUCKS · Café Coffee Day · aromas CAFE

RESTAURANTS

Barcelos Flame Grilled Chicken · CHARCOAL EATS · Rainforest · TAP THE LOUNGE · Kareem's kebabs curries biryanis · THE BUTTER KITCHEN India on a plate · Café Amigos · South Bombay Pure veg. South Indian Cafe

SALON AND SPA

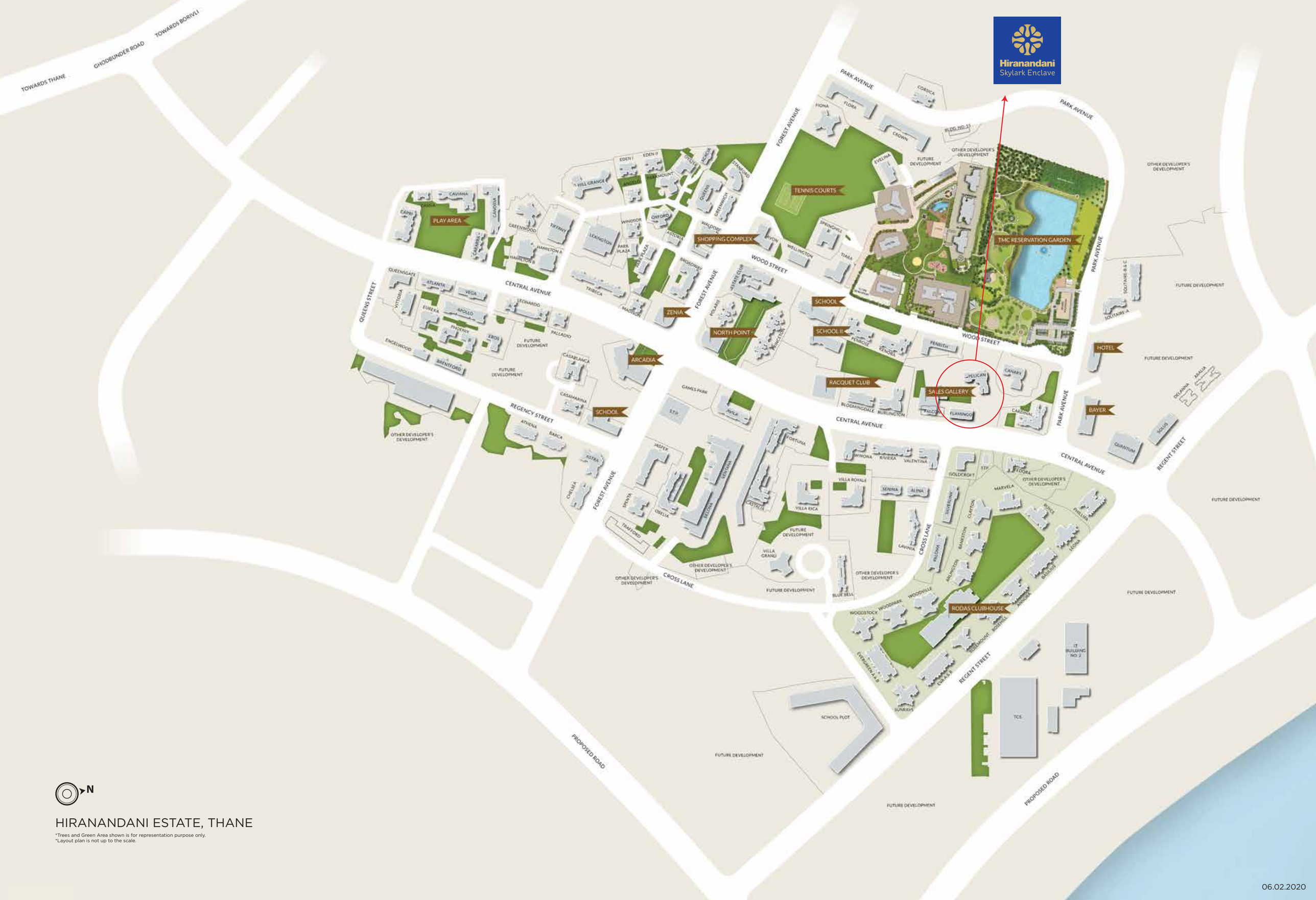
ENVI Distinctly you Salon and Spa · VLCC salón · enrich love begins with you · Silk N Salt UNISEX SALOON

SHOWROOMS

WESTSIDE · maple · HAIKO SUPERMARKET · GANGAR EYENATION

RESTOBAR

WEST INDIA CO. ONE QUARTER LANA BAR & KITCHEN · POP TATE'S THE UNRESTAURANT · SANDY'S BAR LIBRARY · AGENT JACK'S · INTERMEZZE BREWERY | GASTROPUB · DHADAK Resto Bar



HIRANANDANI ESTATE, THANE

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

06.02.2020

Wide dreams, drawing 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, elegant lifestyle and proximity to work are seamlessly incorporated together, adding depth and joy to daily life.

Actual image of Hiranandani Gardens, Powai.

Hiranandani
creating better communities

Call: (+91-22) 2586 6000 / 2586 6036 / 2545 8001

Sales Gallery, Central Avenue,
Hiranandani Estate, off Ghodbunder Road, Thane (W).

Corporate Office: Olympia, Central Avenue,
Hiranandani Business Park, Powai, Mumbai - 400 076.

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

Pelican - The project has been registered via MahaRERA registration number: P51700001511 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

Flamingo - The project has been registered via MahaRERA registration number: P51700001611 and is available on the website https://maharera.mahaonline.gov.in under registered projects.

Flamingo and Pelican are mortgaged with ICICI Bank Limited. The No Objection Certificate (NOC)/ permission of the mortgagee Bank would be provided for sale of flats/units/property, if required.

02.06.2020