



SOLUS

BOUTIQUE OFFICE SPACES

Hiranandani Estate, Thane

🌐 HIRANANDANI ESTATE, THANE 🌐

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Solus - P51700000193
<https://maharera.mahaonline.gov.in>

DISCLAIMER: This project is registered under MahaRERA as "Solus"(Project). The Project has been developed by Roma Builders Private Limited (Promoter.) and has received Occupation Certificate. All intending purchasers are required by law to inspect all plans and approvals and appraise themselves of all other relevant information and notice in this brochure or any other document. Nothing in this brochure is intended to substitute the actual plans and approvals obtained from time to time by the Promoter. This Project is mortgaged with ICICI Bank Limited (Bank). The No Objection Certificate ("NOC")/ permission of the Bank shall be provided at any time required.



Aspirations matter, not size.

Those with great ambitions belong among the legends. While fertile surroundings facilitate rapid growth, constant flow of inspiration can drive you towards success. Therefore, in order to make it big, an ideal workplace plays a significant role. It should assist you in all aspects to fulfil your goals and objectives and be surrounded with immense motivation that fortifies swift growth of your business.

Ergonomically designed to enhance your every day.

Amenities

Floor Plate Efficiency	Upto 60% approx
Number of Floors	Lower Basement + Upper Basement + Ground + 26 Floors
Floor to Floor Height	Ground 4.2 meters and other floors 4 meters
Windows	Powder coated aluminium windows
Elevators	8 high speed elevators and 2 parking elevators
Entrance Hall	Spacious designed large entrance lobbies
Lift Lobbies	Finished with tiles
Security	Common security at the entrance lobby
Fire Fighting	Underground and Overhead Tank for Fire fighting purposes according to CFO norms. Provision for sprinklers at all the floors as per CFO norms
Water	Water available from Thane Municipal Corporation

Internal features

Fully Air-Conditioned Shops and Offices with floor tiles



This is just a visual representation. The furniture & fixtures shown above are not a part of the office space of Solus.

Let your space
speak for your
business.

Solus is a brilliantly planned edifice for all business types. It features retail spaces on the ground and first levels and office spaces in the rest of the premises. Furthermore, all its facets have been crafted in a detailed manner to boost the productivity of your business to greater levels. Settled in the magnificent Hiranandani Estate, Solus has some major-league organisations as its neighbours. Arrive at work through the tree-lined boulevards and relish the verdant splendour around. With the most happening - The Walk, a premium shopping arena within the vicinity, find inspiration on the ever-busy street lined with some of the best brands.

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.

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.

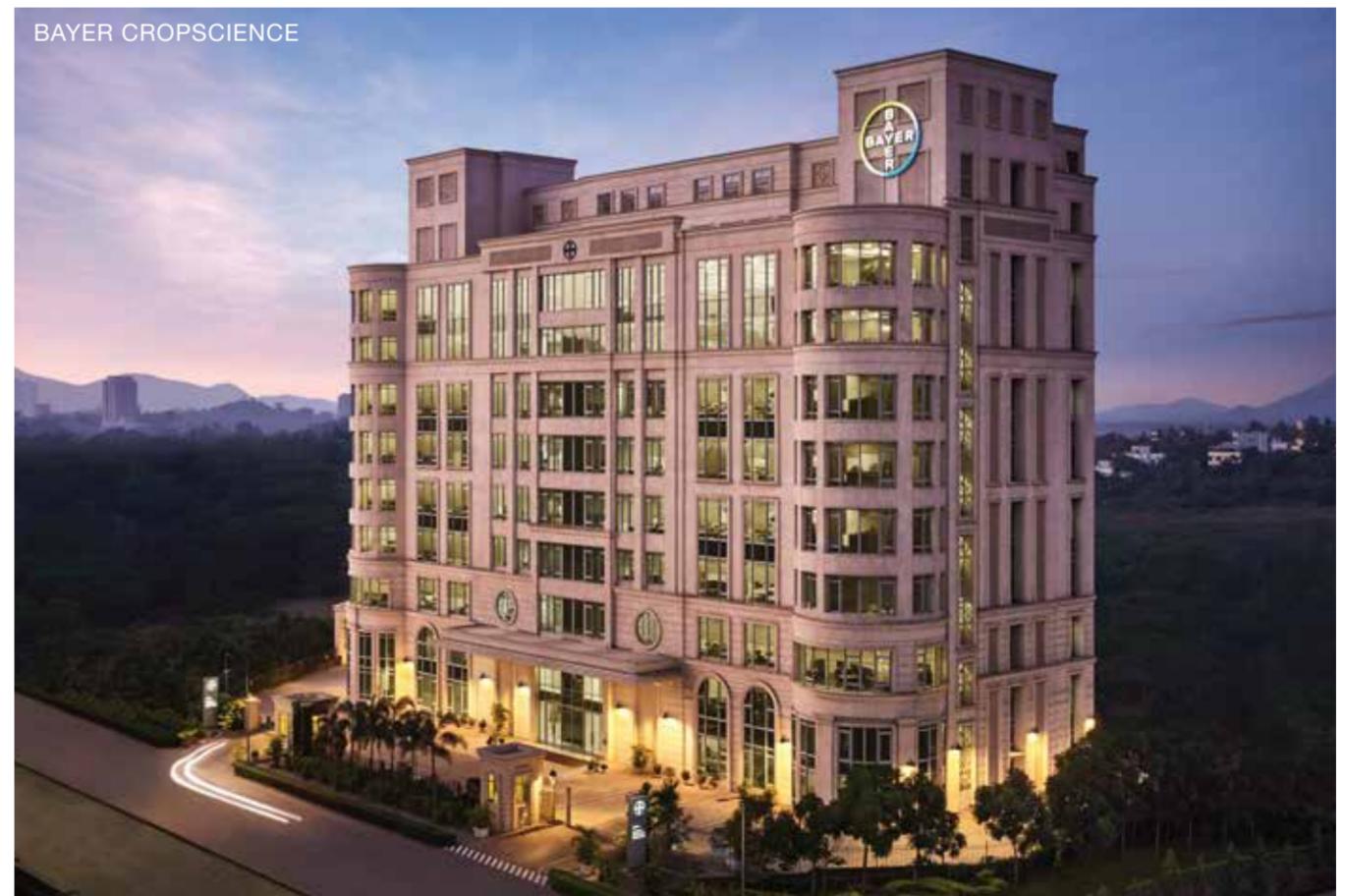
Bayer CropScience boasts of its India head office right here. Being encompassed by such inspiring neighbours will always keep you driven towards your goals.

TCS

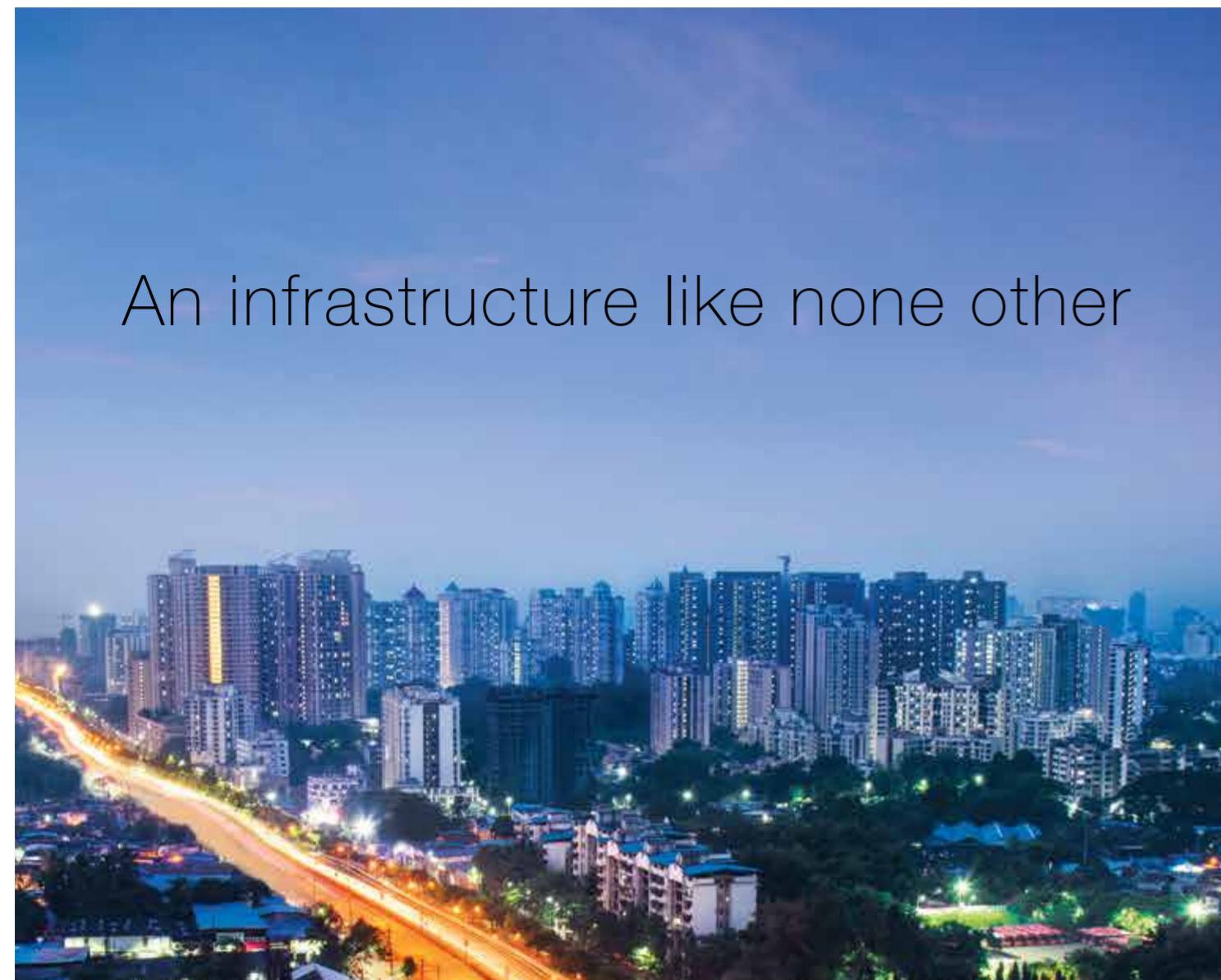


Actual images of TCS, Hiranandani Business Park, Thane.

BAYER CROPSCIENCE



Actual images of Bayer CropScience, Hiranandani Business Park, Thane



An infrastructure like none other

Upcoming infrastructure around Hiranandani homes in Thane

Owning the privileges of upcoming infrastructure that will make your future more convenient than ever at

Hiranandani Estate, Thane.

CONNECTIVITY

- Ghodbunder Road – 2.3 km
- Eastern Express Highway - 6.2 km
- Thane Railway Station – 9 km
- Mulund Check Naka – 10.8 km
- Western Express Highway – 29.8 km
- Mumbai Domestic Airport – 36 km

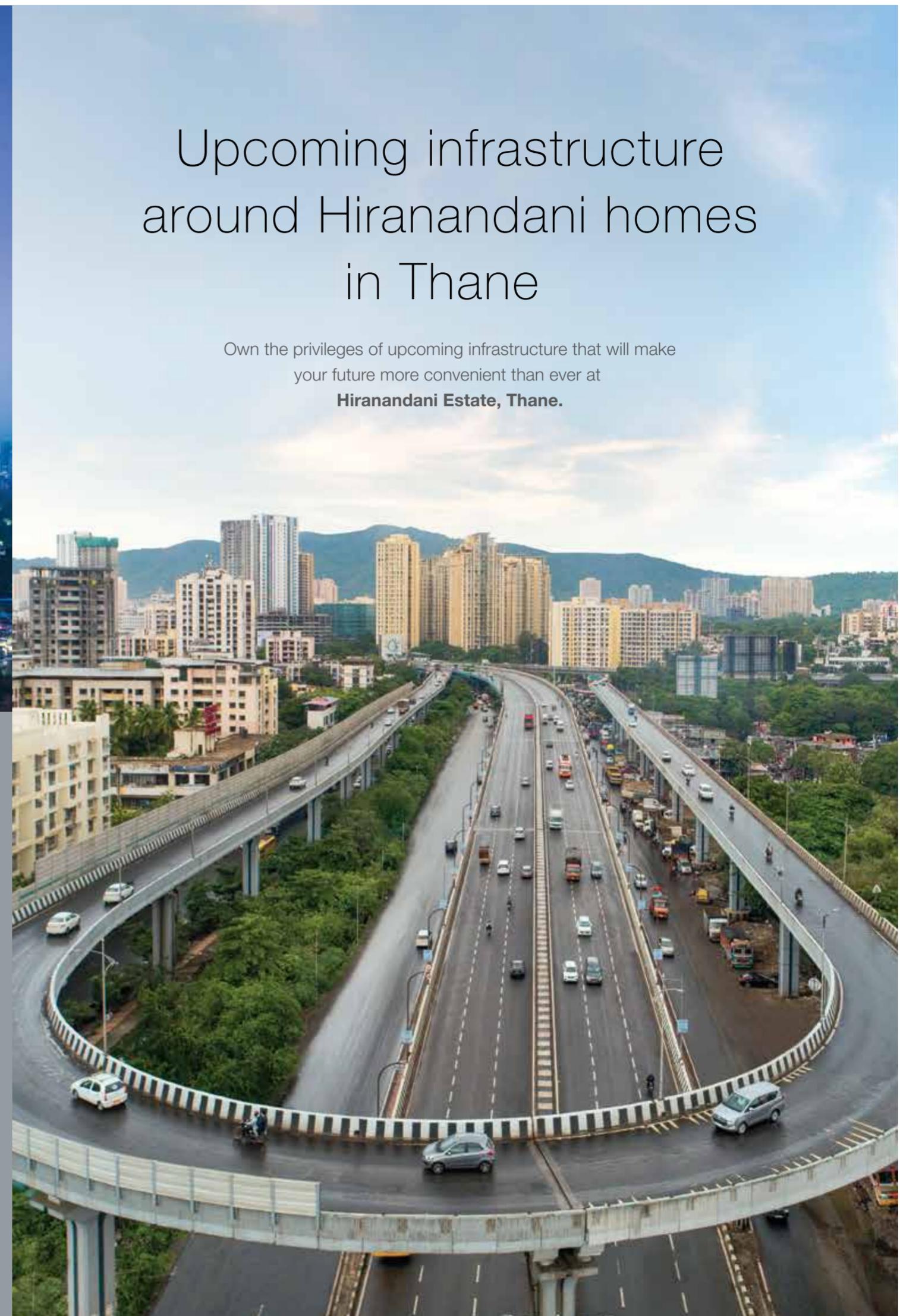
HOSPITALS

- Hiranandani Hospital – 1.6 km
- Titan Hospital – 3.2 km
- Currae Specialty Hospital – 6.3 km
- Bethany Hospital – 6.3 km
- Jupiter Hospital - 6.7 km

SHOPPING & ENTERTAINMENT

- The Walk – 0.5 km
- Hypercity – 2.2 km
- Suraj Water Park – 2.8 km
- Tikuji-ni-wadi – 3.9 km
- Cinemax Wondermall – 4.8 km
- Viviana Mall – 6.8 km
- Korum Mall – 8.3 km

*All distances are approximate





THANE -WADALA METRO LINE 4:

- It will be operated between Kasarvadavali at Ghodbunder Road, Thane to Wadala in Mumbai.
- A game changer to connect Mumbai with Thane.
- The stretch of 32.32 km will cover 32 stations.

Nearby Metro 4 station: Dongripada Station

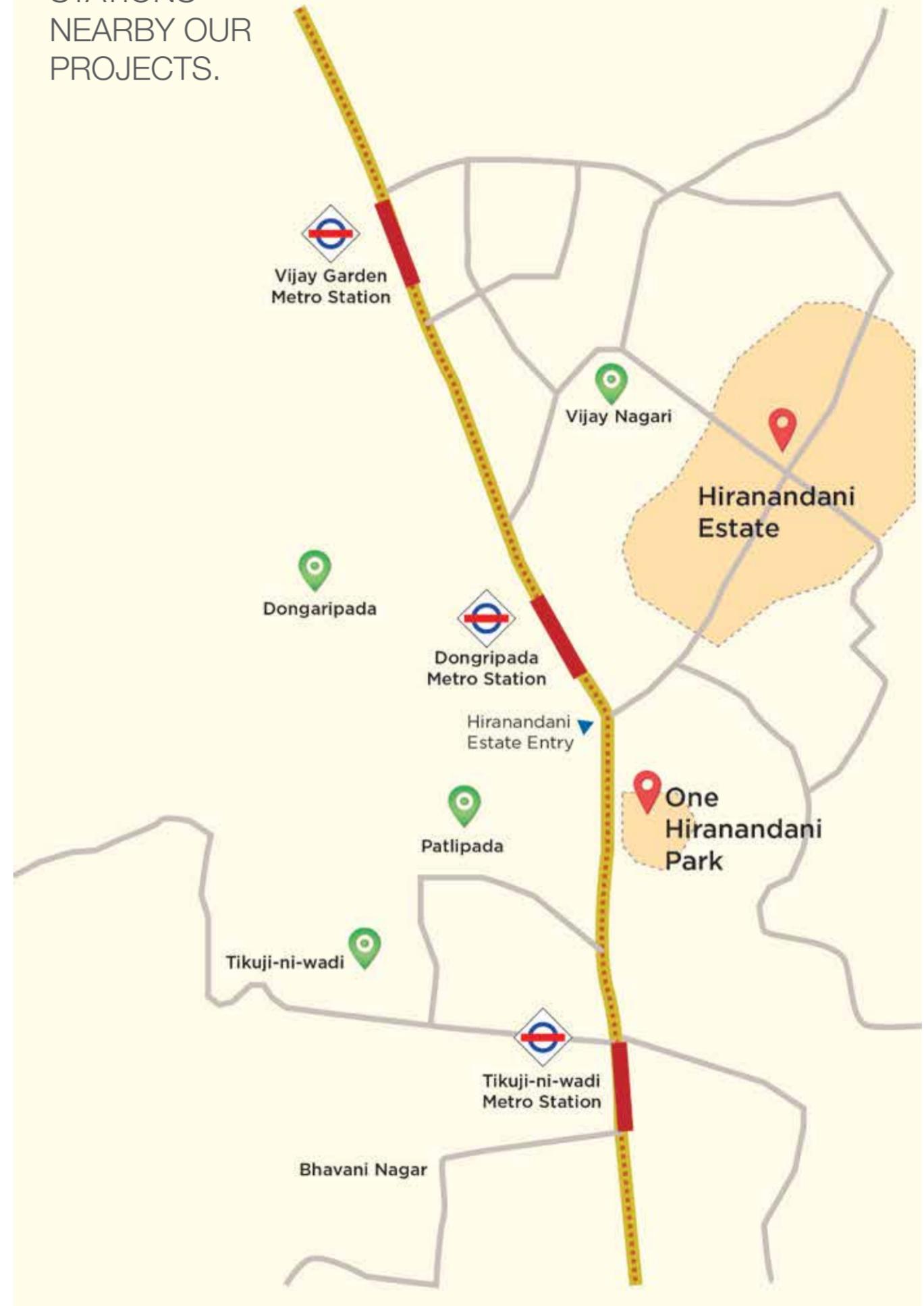


MUMBAI METRO LINE 4A AND MUMBAI METRO LINE 5:

- Metro Line 4A will be an extension of Metro Line 4 from Kasarvadavali to Gaikmukh area.
- Metro Line 5 will connect Thane to Bhiwandi and Kalyan. The 24.9 km-long Metro corridor will have 17 stations.

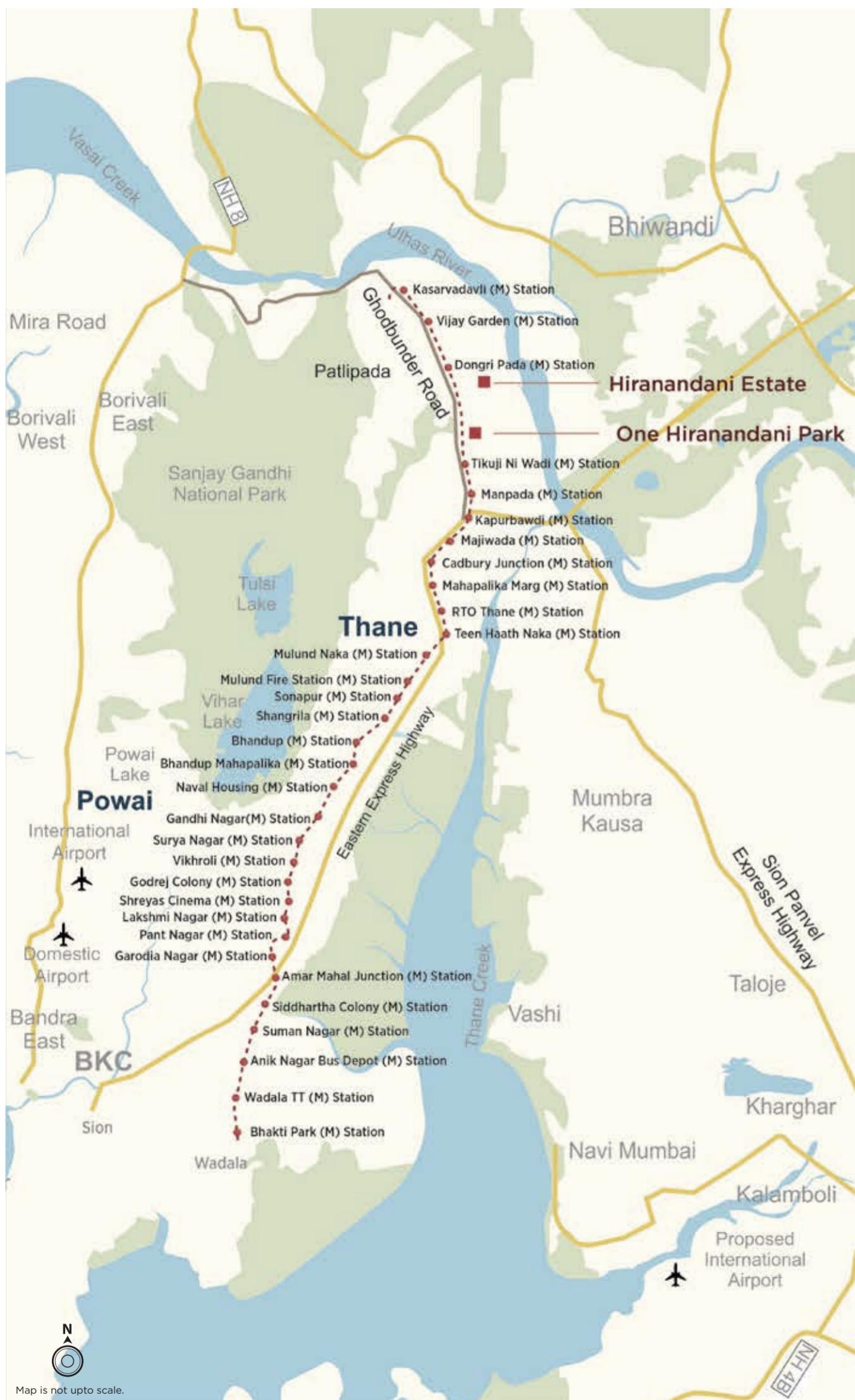
Nearby Metro 5 station: Kapurbawdi Station

METRO LINE 4 STATIONS NEARBY OUR PROJECTS.

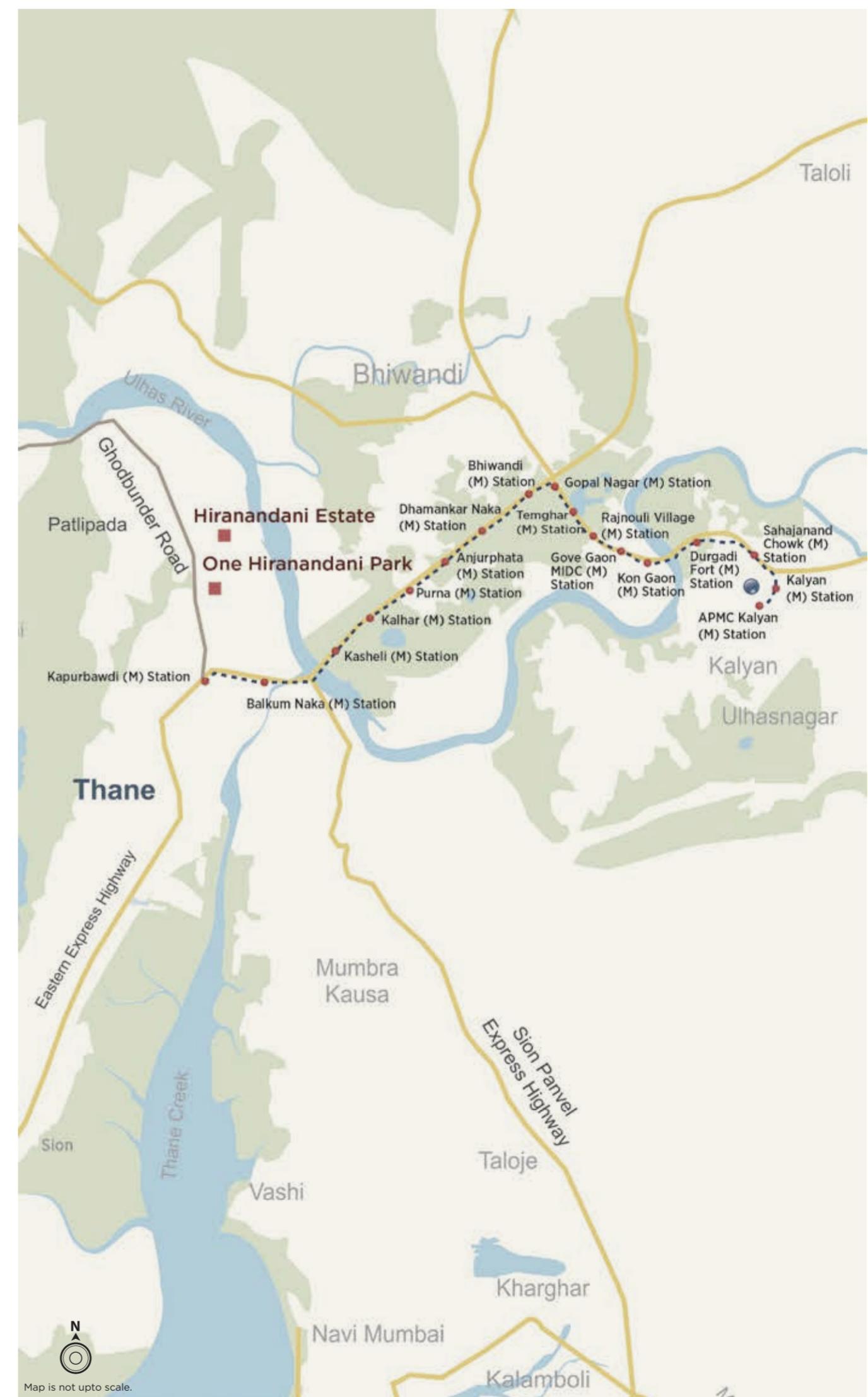


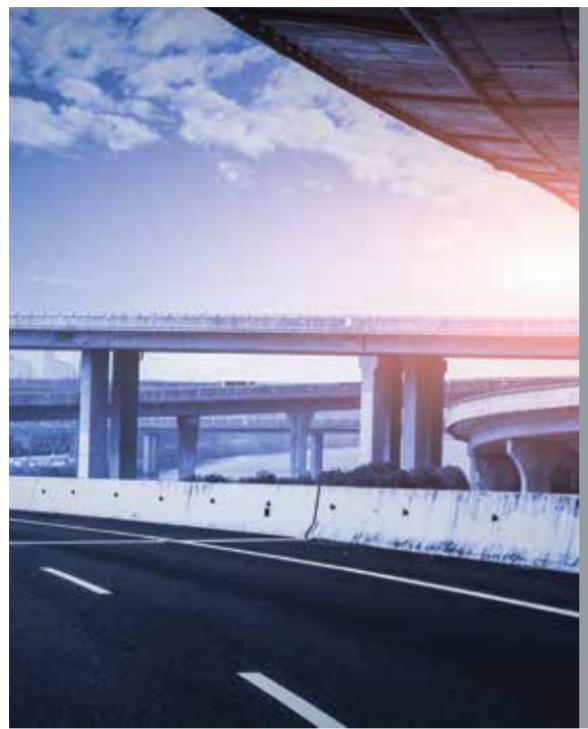
The above informations are as per the projects proposed by the Government.
Images shown for representation purpose only.

METRO ROUTE 4



METRO ROUTE 5





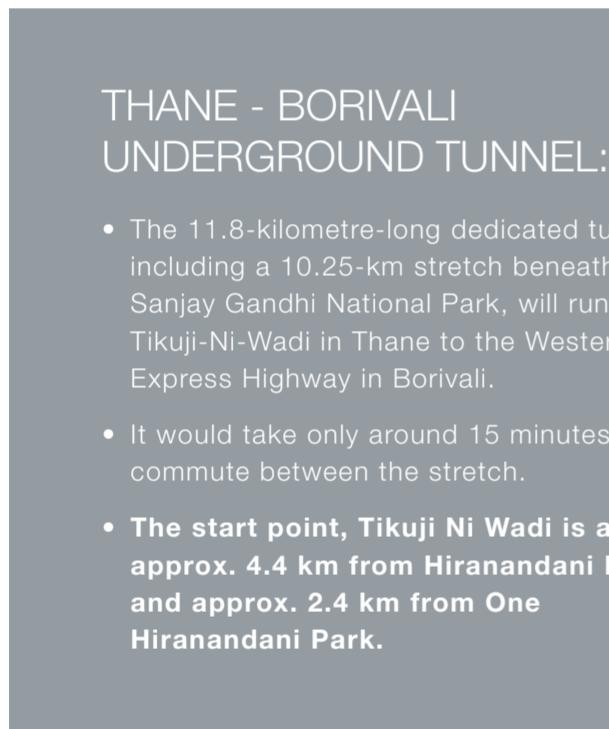
KOPRI BRIDGE WIDENING MUMBAI - THANE:

- The bridge will be widened from existing 4 Lanes to create an 8 lane bridge.
- This project on Eastern Expressway Highway connects Mumbai and Thane.
- **It is at approx. 10 km from Hiranandani Estate.**



THANE - GHODBUNDER ELEVATED CORRIDOR:

- The 4.4 km elevated road will be a major connector between NH3 and Western Express Highway NH-8.
- The stretch will be from the Fountain Hotel on WEH to the Gaimukh area in the Sanjay Gandhi National Park (SGNP).
- **It is at approx. 7 km from Hiranandani Estate.**

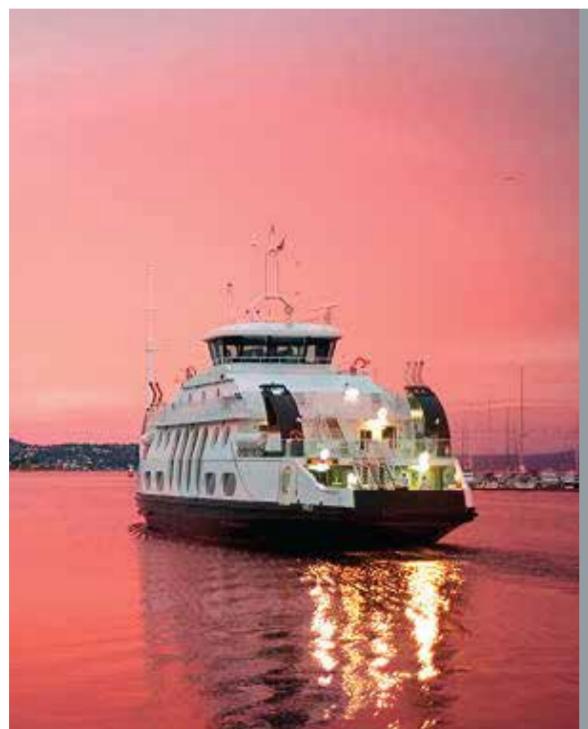


THANE - BORIVALI UNDERGROUND TUNNEL:

- The 11.8-kilometre-long dedicated tunnel, including a 10.25-km stretch beneath Sanjay Gandhi National Park, will run from Tikuji-Ni-Wadi in Thane to the Western Express Highway in Borivali.
- It would take only around 15 minutes to commute between the stretch.
- **The start point, Tikuji Ni Wadi is at approx. 4.4 km from Hiranandani Estate and approx. 2.4 km from One Hiranandani Park.**

NEW FLYOVERS FOR EASY COMMUTE:

- Commuters between Thane and Mumbai would be able to use three bridges as an alternative route to exit the city limits.
- Flyovers at LBS Marg near Castle Mill another at MG Road at Naupada and the third flyover Vandana Talkies, Thane are expected to ease the commuters' problems.



WATER WAYS:

- It will connect Thane with Vasai, Kalyan, Mumbai and Navi Mumbai.
- Will save around one hour of travel time for commuters of Thane to Mumbai, while 30 minutes for commuters of Navi Mumbai.
- **Saket, the start point on Thane end is at approx. 8 km from Hiranandani Estate.**



UPCOMING THANE COASTAL ROAD:

- Upcoming Thane Coastal Road, a 13 kilometre proposed Coastal Road from Kharegaon to Gaimukh, is being built in order to decongest the traffic on Ghodbunder road.
- Thane Coastal Road will pass through the Coastal Regulation Zone (CRZ) and it will have tunnels and underground passages to enable hassle-free commuting in this region.

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Actual image of Hiranandani Estate, Thane

Hiranandani Estate,
Benchmarking
community living in Thane.



Creating communities with care

We at Hiranandani strongly believe in endlessly working towards creating an environment that's conducive to every individual. The level of comfort, the sense of security and the feeling of bliss in everyday living, more or less recapitulates the lifestyle experiences at Hiranandani Estate.

The townships flawlessly reflect a commitment that has only grown stronger with time. A commitment to create communities that set an example for the rest and go on to enrich more and more lives.

Indulge in
the New Age
High Street
experience
- The Walk.

Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping in all its glory has arrived in India with The Walk. Located at Hiranandani Estate, Thane's finest lifestyle destination, The Walk boasts an impressive line-up of premium brands, supermarket, cafes and fine dining restaurants in a refreshing high street format. Thoughtfully designed and created for discerning retail shoppers, The Walk has become the most frequented retail destination.



Actual image of The Walk High Street, Hiranandani Estate, Thane

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

07.12.21

GROUND FLOOR PLAN



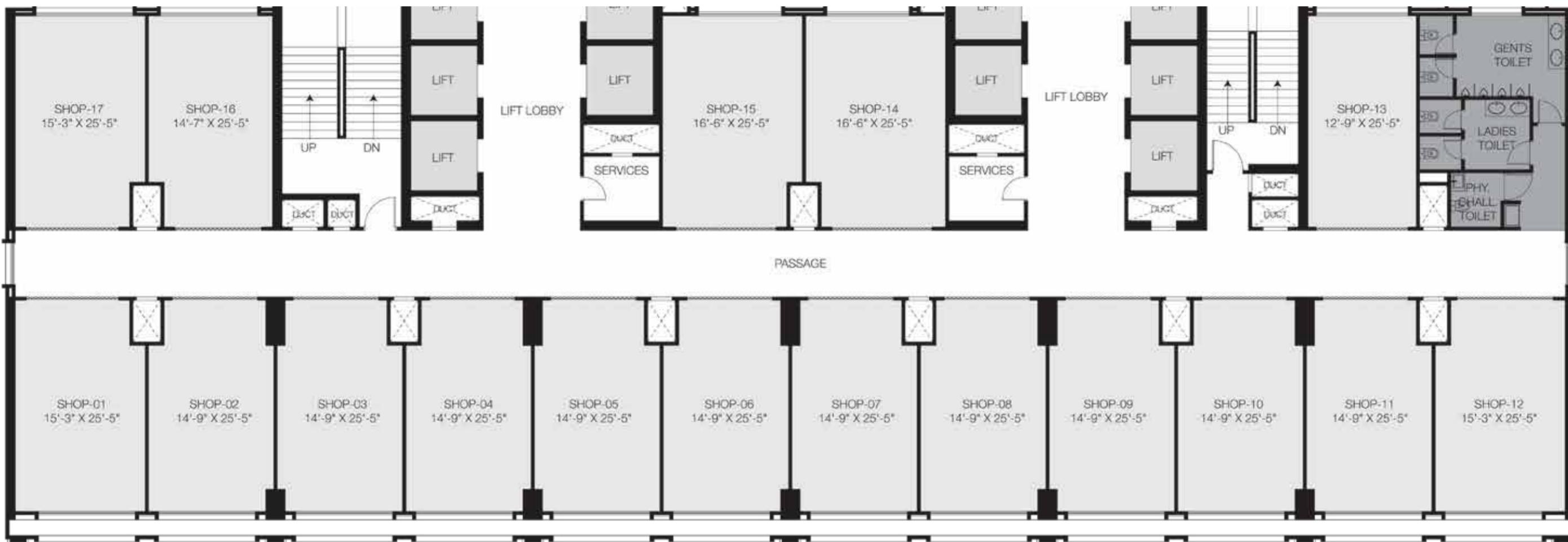
Carpet Area Statement

Shop Nos.	As Per MOFA		As Per RERA	
	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 & 12	385	35.70	385	35.70
2 to 11	363	33.71	363	33.71

- 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.



FIRST FLOOR PLAN



Shop Nos.	As Per MOFA		As Per RERA	
	(in Sq. Ft.)	(in Sq. Mtr.)	(in Sq. Ft.)	(in Sq. Mtr.)
1 & 12	377	34.94	377	34.94
2 to 11	355	32.95	355	32.95
13	323	29.97	323	29.97
14 & 15	406	37.69	406	37.69
16	359	33.30	359	33.30
17	376	34.92	376	34.92

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



TYPICAL FLOOR PLAN



Carpet Area Statement

Office Nos.	As Per MOFA		As Per RERA	
	(In Sq. Ft.)	(In Sq. Mtr.)	(In Sq. Ft.)	(In Sq. Mtr.)
1	320	29.65	320	29.65
2, 3 & 14	413	38.34	413	38.34
4, 5, 8, 9, 12 & 13	316	29.31	316	29.31
6, 7, 10 & 11	388	36.03	388	36.03
15	377	34.98	377	34.98
16	356	33.01	356	33.01
17 & 18	402	37.34	402	37.34

Refuge Office Nos. are 603, 604, 605, 803, 804, 805, 1103, 1104, 1105, 1403, 1404, 1405, 1703, 1704, 1705, 2003, 2004, 2005, 2303, 2304 & 2305

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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.



Interior image of Olympia, Hiranandani Gardens, Powai.