

# TRAFFORD

RETAIL & OFFICE SPACES

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HIRANANDANI ESTATE, THANE



— HOUSE OF —  
**HIRANANDANI™**

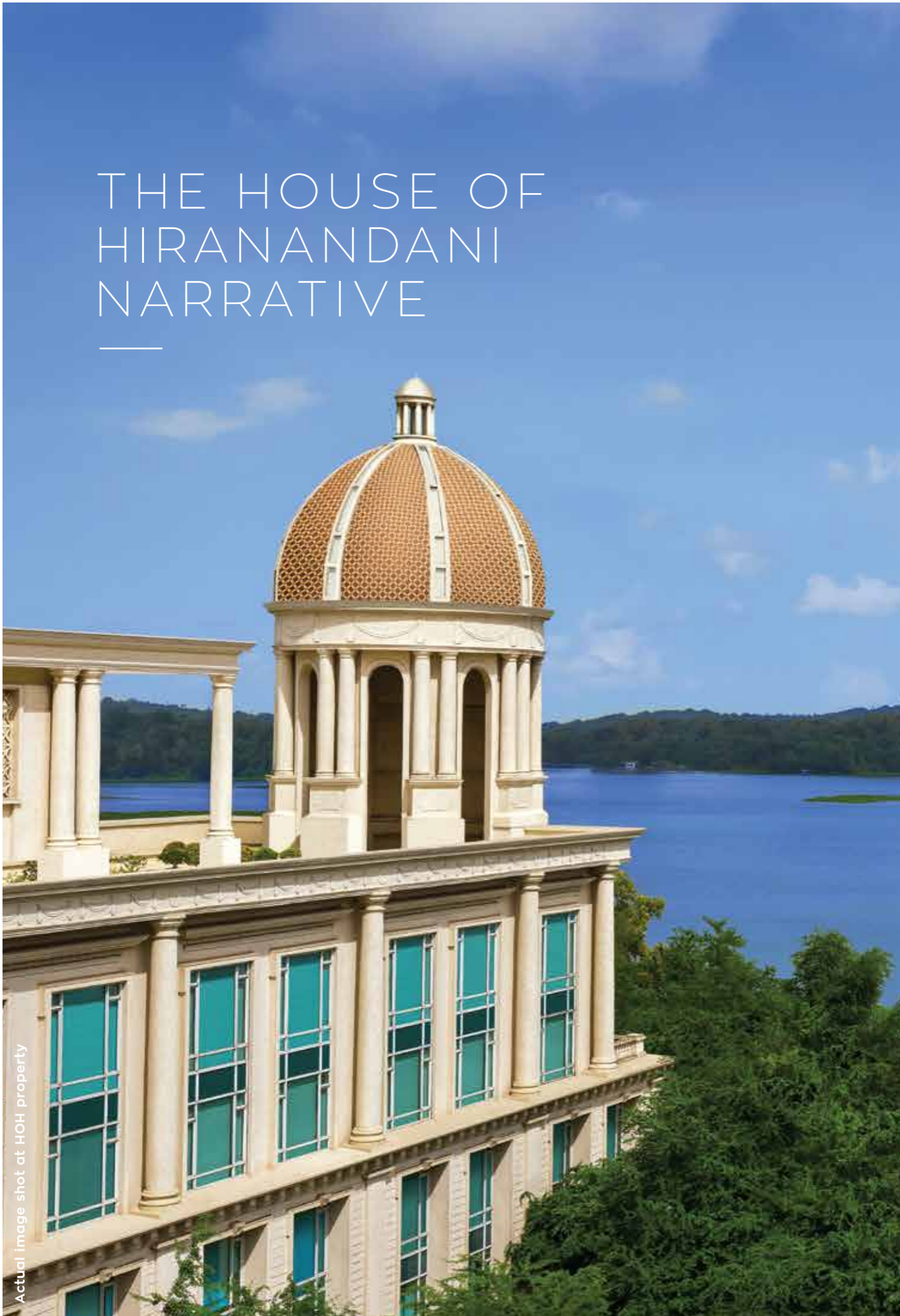
# THE HOUSE OF HIRANANDANI NARRATIVE

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House of Hiranandani has set the benchmark in India's real estate with thoughtfully designed premium residences that offer a sophisticated lifestyle alongside retail, offices, and expansive open spaces. Renowned for its signature planning and construction quality, the brand continues to redefine urban living across India's prime cities.

Its commercial portfolio includes Grade A+ offices and retail spaces in Mumbai and Thane, trusted by clients like Tata Consultancy, IDFC, WeWork, Bayer Crop Science, and Skechers. With over 14.76 million sq. ft. delivered, House of Hiranandani embodies enduring excellence.



# HIRANANDANI ESTATE

## A COMMUNITY SHAPED BY THOUGHTFUL DESIGN

Hiranandani Estate, Thane is a thriving township designed to enrich life at every turn. As Thane's first and largest integrated community, it has evolved into a landmark with thoughtfully planned streets, vibrant retail, lush parks, reputed schools, and reliable healthcare - creating a place where people belong, flourish, and enjoy the quiet sophistication of well-curated living.



**375+ Acres**  
Integrated Township



**17,778+**  
Trees Planted

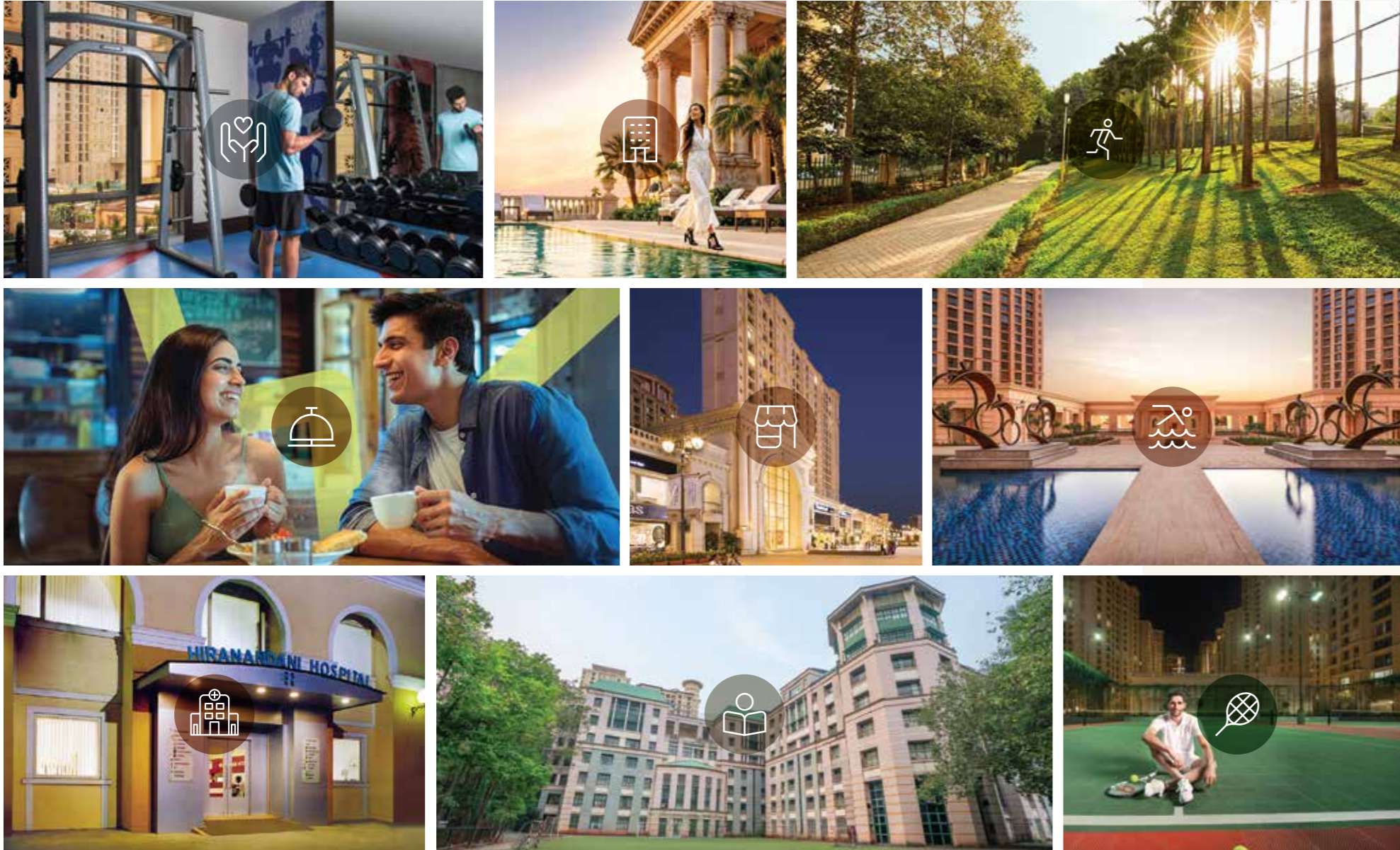


**10,819+**  
Homes Delivered



Actual image shot at HOH property

# WHERE EVERYDAY LIVING FINDS ITS FINEST EXPRESSION



Images used for representation purpose & Shot at HOH Property.

## HIRANANDANI ESTATE, THANE



Clubs & Recreational Areas



Sports Infrastructure



Reputed Educational Institutes



The Walk  
An Immersive Retail Hub



Hospital & Healthcare Facilities



Lush Sprawling Green Spaces & Jogging Tracks



Hospitality



Fitness Centres



Actual image shot at HOH property

# CATCH THE BUZZ OF A HIGH-STREET RIGHT AROUND THE CORNER



An open-air retail destination where fashion, flavours, and festivities come together in a setting unlike any other. From sought-after brands to immersive experiences, every visit to The Walk unfolds into a story - just steps away from where you are.

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**0.1 million**  
sq. ft. of  
vibrant space

**35+**  
dynamic  
outlets

A unique  
**open-to-sky**  
experience

— — — — —  
JUST A STROLL AWAY, YET A WORLD APART.  
— — — — —



Images used for representation purpose only.

### Cafés & Eateries

From morning coffees to late-night bites, a world of cafés and eateries surrounds you. Enjoy flavours from Blabber, Pizza Express, KFC, Starbucks, Third Wave Coffee, Jimi's Burger, Doolally Taproom, and more—all just steps away.

### Games & Wellness

Whether it's a spa day, or a gaming challenge, The Walk brings together indulgence and energy under one roof. Explore experiences at Envi Spa, Cult.fit and the Racquet Club, crafted for both relaxation and recreation.



### Convenience & Lifestyle Stores

From everyday electronics to fashion and lifestyle essentials, The Walk's conveniently located retail blocks deliver a smooth shopping experience. The Walk is home to trusted names like Croma, Westside, Rapsap, iPlanet, and more.

### Entertainment & Events

The Walk regularly hosts live performances, pop-up events, and seasonal festivals, ensuring there's always something happening to engage visitors of all ages.

# OUR COMMERCIAL PORTFOLIO-THANE

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6M+ sq.ft.  
Office Space  
Developed

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3M+ sq.ft.  
Future Potential  
Office Space

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0.1M+ sq.ft.  
Retail Development

SOLUS



OLYMPUS



QUANTUM



BAYER HOUSE



# MNCs AT THE HIRANANDANI ESTATE, THANE.

## QUANTUM

A progressive corporate address that hosts leading institutions including IDFC First Bank along with several prominent enterprises. A Grade - A and IGBC Gold Certified building, Quantum reflects the evolving stature of Thane as a preferred destination for forward-looking businesses.

## OLYMPUS

Home to global technology major Tata Consultancy Services, Olympus supports a large professional workforce with intelligently planned office environments designed for productivity and scale.

## BAYER HOUSE

Global life-science leader Bayer House brings its legacy of research, innovation and corporate excellence to this distinguished business ecosystem.

## SOLUS

A brilliantly planned edifice for all business types. It features retail spaces on the ground and first levels and boutique offices in the rest of the premises.



Actual image shot at HOH property

PRESENTING

# TRAFFORD

RETAIL & OFFICE SPACES

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Welcome to a landmark address with ready-to-move-in large format office spaces spread across seven storeys, where thriving businesses meet a vibrant community. Strategically located and thoughtfully designed to inspire growth, this is where connections and opportunities come alive.



Ready-to-Move-In  
Office Spaces



Retail  
Spaces

# A COMMUNITY SEAMLESSLY CONNECTED TO EVERYTHING

## CONVENIENCES WITHIN THE TOWNSHIP

### Commercial Towers

- ▶ WeWork
- ▶ Quantum
- ▶ TCS
- ▶ Centaurus

### Retail

- ▶ The Walk

### Garden & Lake

- ▶ Hiranandani Estate Central Park
- ▶ Kavesar Lake

### Schools

- ▶ New Horizon Scholars School
- ▶ Hiranandani Foundation School
- ▶ Podar International School

### Hospitals

- ▶ Hiranandani Hospital
- ▶ KIMS Hospital

## LANDMARKS BEYOND THE TOWNSHIP

### Commercial complexes

- ▶ G Corp Tech Park: 3.3 Km
- ▶ Dev Corpora: 8.0 Km

### Entertainment zones

- ▶ Tikujiniwadi: 4.1 Km
- ▶ Baccha Party: 4.4 Km
- ▶ Zoreko (Smaash): 8.4 Km

### Malls/Department stores

- ▶ Lake Shore Mall: 6.7 Km
- ▶ Korum Mall: 8.8 Km

### Healthcare facilities

- ▶ Bethany Hospital: 6.8 Km
- ▶ Jupiter Hospital: 6.4 Km

### Connectivity

- ▶ Eastern Express Highway: 6.6 Km
- ▶ Mumbai Agra National Highway: 5.5 Km
- ▶ Thane Railway Station: 8.6 Km
- ▶ Teen Hath Naka Flyover: 9.6 Km
- ▶ Mulund Toll Naka: 11.8 Km
- ▶ CSMI International Airport: 27.2 Km

### Educational institutions

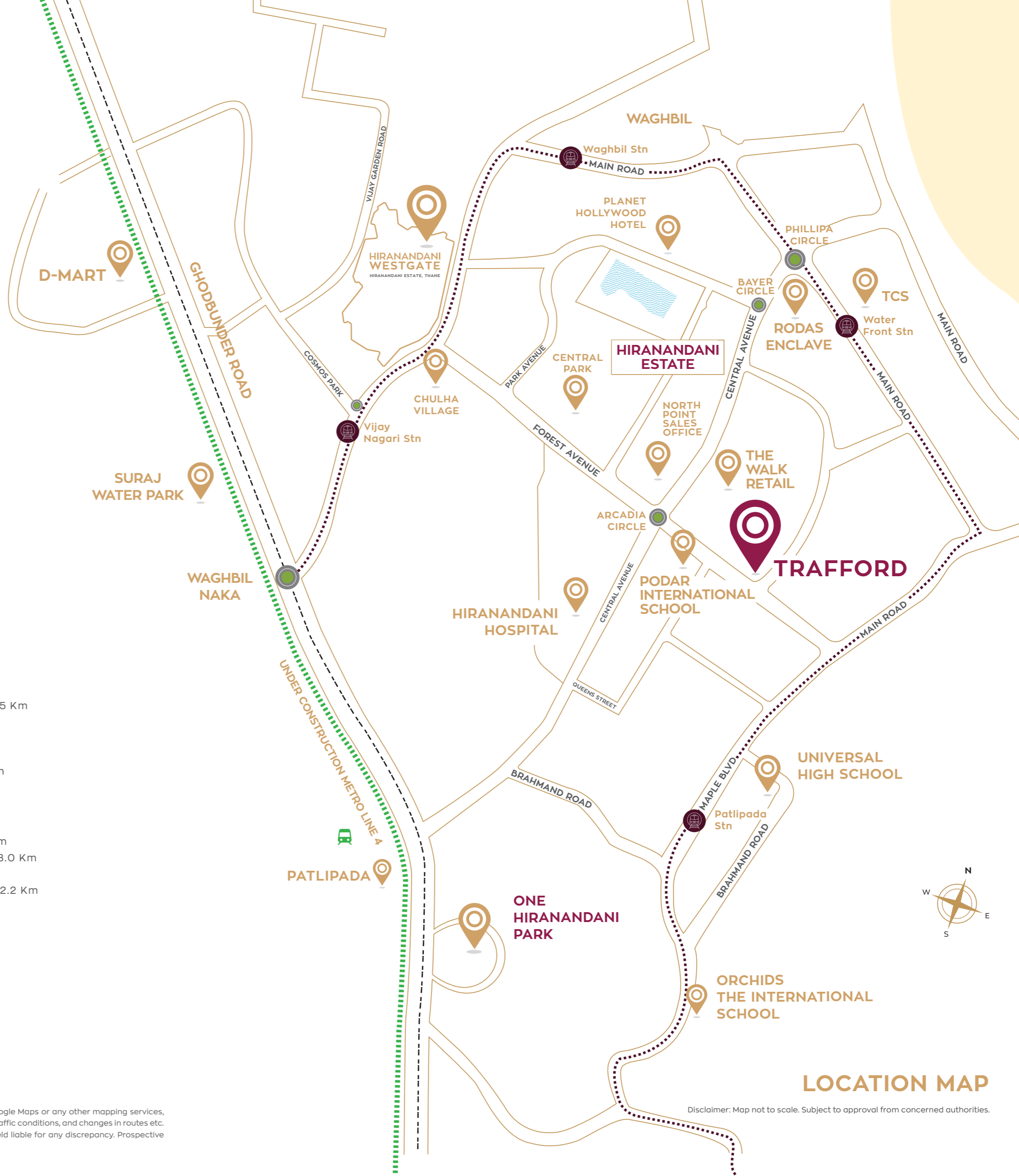
- ▶ Lodha World School: 6.4 Km
- ▶ Sunitidevi Singhanian School: 6.7 Km
- ▶ Sulochanadevi Singhanian School: 8.0 Km
- ▶ Universal High School: 1.5 Km
- ▶ Orchids The International School: 2.2 Km



APPROVED THANE INTERNAL RING METRO



UNDER CONSTRUCTION METRO LINE 4



## LOCATION MAP

Disclaimer: Map not to scale. Subject to approval from concerned authorities.

The distances and connectivity details provided herein are approximate, including those calculated using Google Maps or any other mapping services, and are for informational purposes only. The actual distances may vary due to factors such as road closures, traffic conditions, and changes in routes etc. The Promoter does not guarantee the accuracy or the current status of the connectivity and shall not be held liable for any discrepancy. Prospective purchasers are advised to verify all information independently before making any decisions.



**TRAFFORD**  
 RETAIL & OFFICE SPACES



**HIRANANDANI ESTATE**  
 — T H A N E —

**LEGENDS**

- Residential
- Commercial
- Retail
- Healthcare
- Clubhouse
- Hospitality
- Educational
- Services
- Office Spaces

The layout is for illustrative purposes only and represents developed and proposed development areas. The actual may vary. Map not to scale.

WHERE DESIGN AND  
FUNCTION REDEFINE  
THE WAY YOU WORK

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FLOORS  
Ground + 7

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FLOOR HEIGHT  
Ground & First Floor - 4.0 metres  
2<sup>nd</sup> to 7<sup>th</sup> Floor - 3.165 metres

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02  
High-Speed Elevators

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24x7  
Security

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WINDOWS  
With Aluminium &  
Durable Powder-Coated Finish

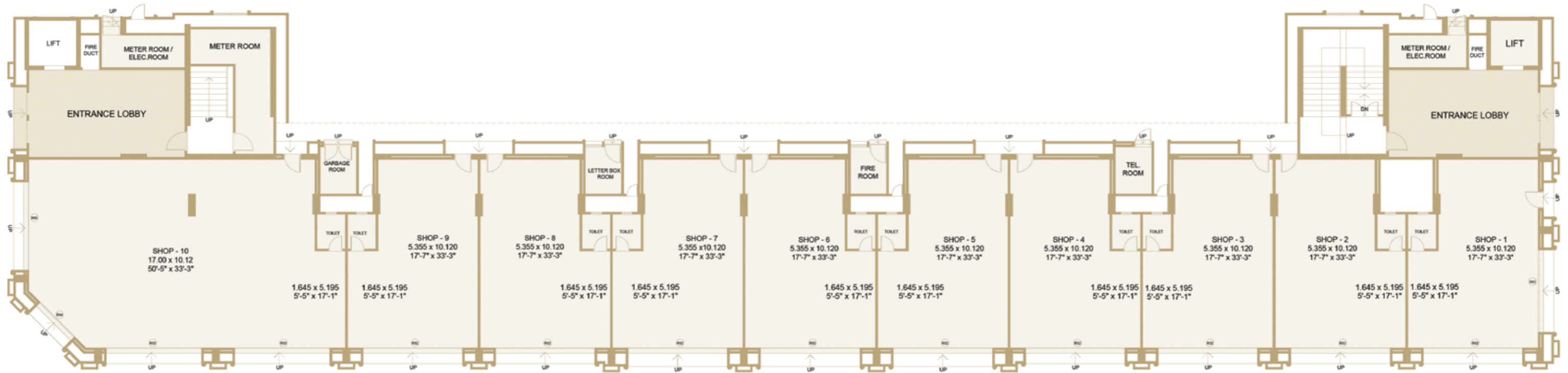
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RETAIL SPACES  
On The Ground Floor

# TRAFFORD

## RETAIL & OFFICE SPACES



### Ground Floor Plan

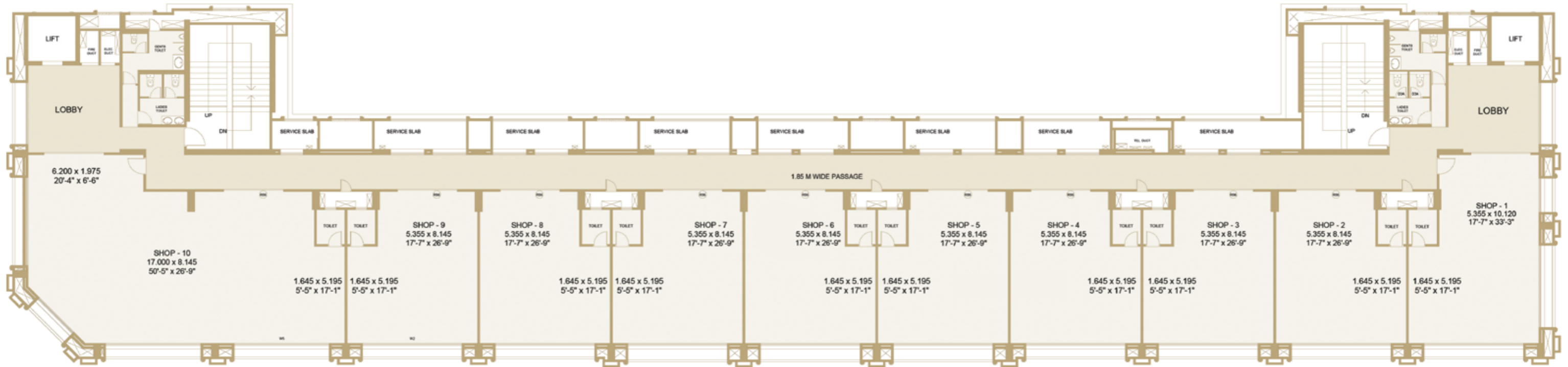


1. All internal dimensions for carpet area are from unfinished wall surfaces
2. Carpet area is subject to a variation cap up to (+/-) 3% on account of site conditions/columns/finishes
3. In toilet the carpet area is inclusive of ledge wall (if any)

CARPET AREA STATEMENT - GROUND FLOOR		
SHOP NOS.	AS PER RERA	
	IN SQ.FT.	IN SQ.MT.
1-9	710.284	65.987
10	1749.526	162.535
TOTAL	2,459.81	228.522

# TRAFFORD

## RETAIL & OFFICE SPACES



### First Floor Plan



1. All internal dimensions for carpet area are from unfinished wall surfaces
2. Carpet area is subject to a variation cap up to (+/-) 3% on account of site conditions/columns/finishes
3. In toilet the carpet area is inclusive of ledge wall (if any)

CARPET AREA STATEMENT - FIRST FLOOR		
SHOP NOS.	AS PER RERA	
	IN SQ.FT.	IN SQ.MT.
1	710.284	65.987
2-9	596.444	55.411
10	1553.858	144.357
TOTAL	2860.586	265.755

# TRAFFORD

RETAIL & OFFICE SPACES



## Fourth - Seventh Floor Plan



1. All internal dimensions for carpet area are from unfinished wall surfaces
2. Carpet area is subject to a variation cap up to (+/-) 3% on account of site conditions/columns/finishes
3. In toilet the carpet area is inclusive of ledge wall (if any)

CARPET AREA STATEMENT - 4 <sup>th</sup> - 7 <sup>th</sup> FLOOR		
SHOP NOS.	AS PER RERA	
	IN SQ.FT.	IN SQ.MT.
1	3596.004	334.077
2	4906.306	455.807
TOTAL	8502.31	789.884

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THE GLORIOUS LEGACY WITH NEXT-GEN VISION

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Actual image shot at HOH property



45+ YEARS OF EXCELLENCE



50.85+ MN. SQ. FT. DELIVERED



27,041 HOMES DELIVERED



14.76 MN. SQ. FT. COMMERCIAL SPACES DELIVERED



69,357+ TREES PLANTED



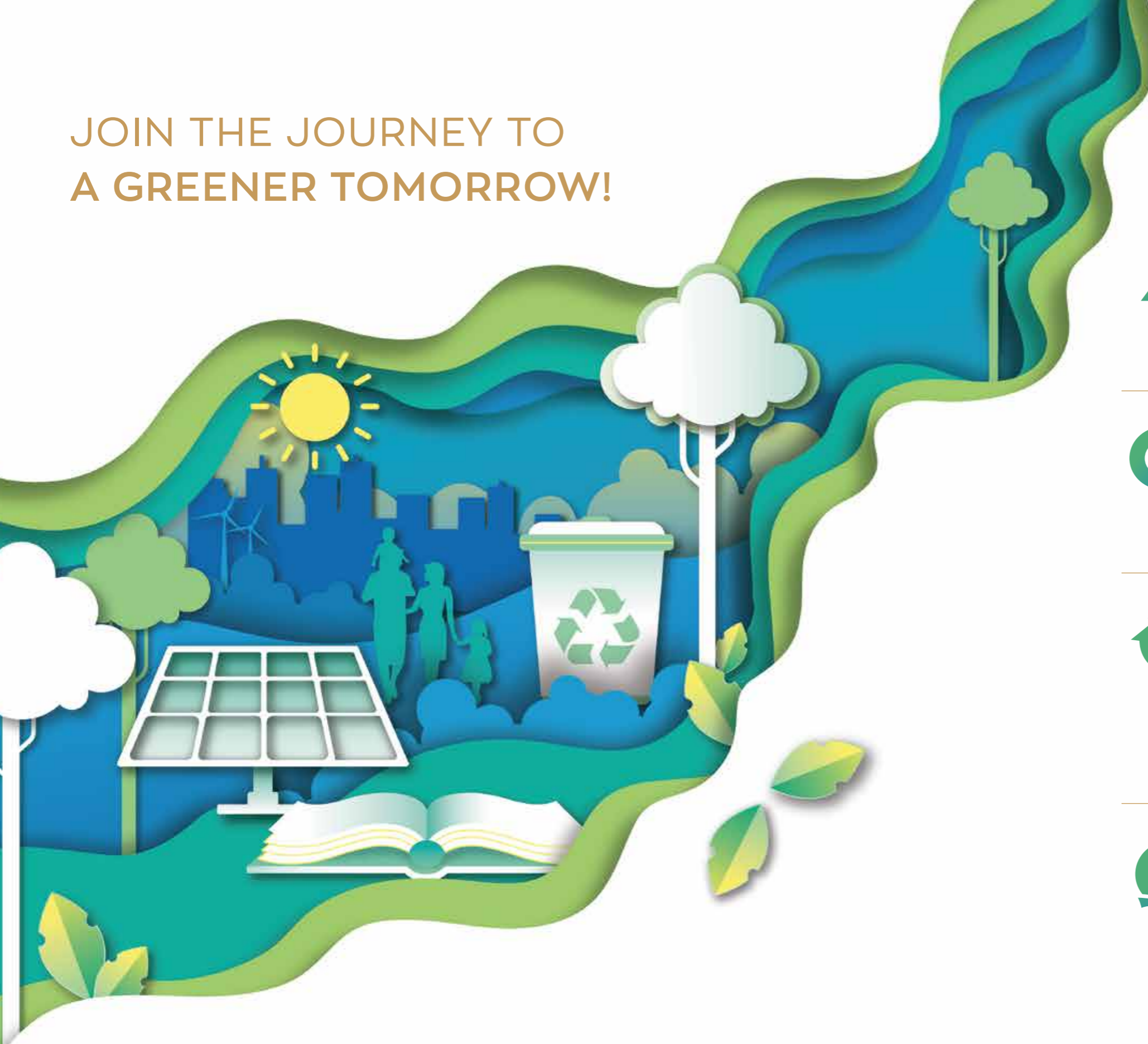
95,228 STUDENTS EDUCATED



— HOUSE OF —  
**HIRANANDANI™**

\*Milestones updated as on December 2025

# JOIN THE JOURNEY TO A GREENER TOMORROW!



At House of Hiranandani, sustainability and green practices have long been integral to our ethos. We are dedicated to environmental conservation through initiatives like creating Miyawaki forests and restoring Kavesar Lake at Hiranandani Estate, Thane to name a few.

We are poised to advance our environmental conservation efforts with the launch of our focused initiative, Tomorrow Matters. Through this program, we strive to forge a brighter future for generations to come by aligning our sustainability goals for the next 5 years.

**Tomorrow  
matters**<sup>™</sup>  
Sustainability initiative by House of Hiranandani



## ENERGY SMART

Explore eco-friendly homes with energy-efficient designs, maximising sunlight and ventilation. Our projects feature smart lighting, solar panels, aiming for Seven million kWh kWh of renewable energy.



## GROW GREEN

Embrace nature in our communities with lush green spaces and tree-lined avenues. We pledge to plant 25,000 trees in the next 5 years, contributing to biodiversity conservation.



## WASTE WISE

Join our sustainability initiative! Our waste management minimises environmental impact by focusing on recycling plastic and converting wet waste into organic compost. Our goal is to responsibly handle and recycle 18,000 kg of plastic in 5 years while creating over 34,00,000 kg of compost through efficient waste management practices.



## ECO ENLIGHTEN

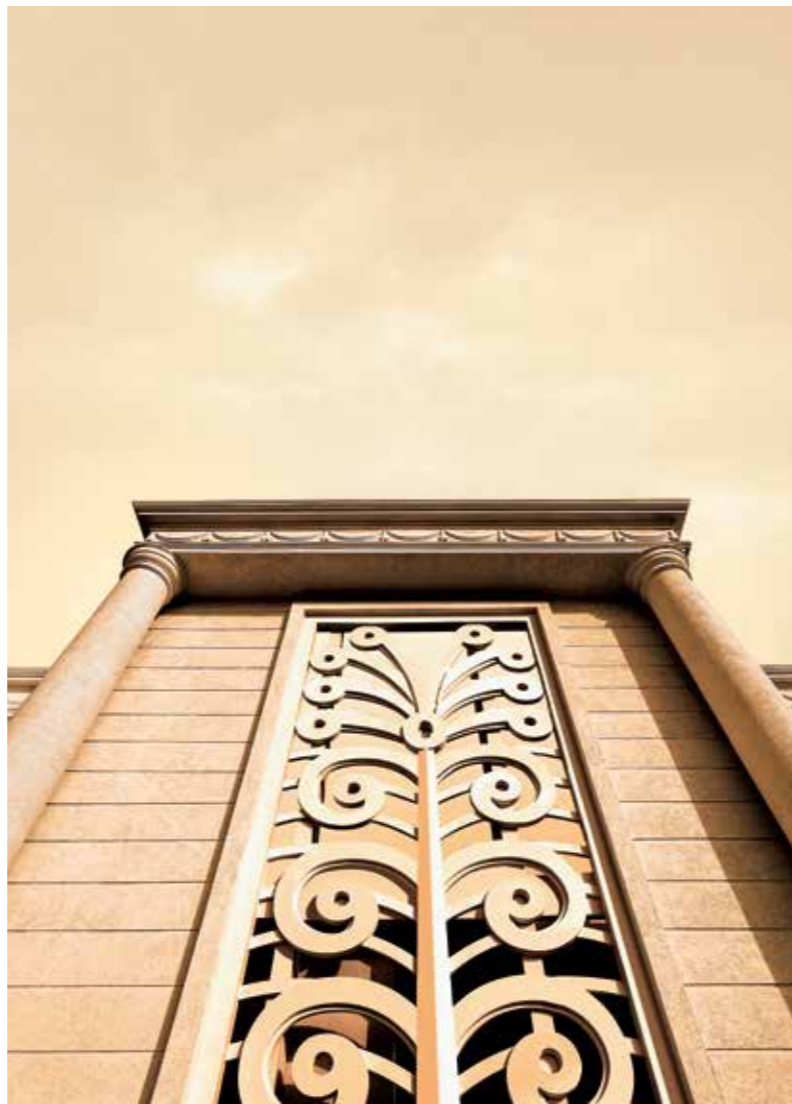
Empower yourself for a sustainable future with Tomorrow Matters. Join our educational campaign through workshops and webinars, aiming to equip 100,000 individuals with actionable knowledge to reduce their carbon footprints in the next 5 years.

Embrace a lifestyle that echoes a joint commitment to a sustainable and responsible future. Welcome to a home where your choices today shape a better tomorrow for all.



Scan to discover  
a brighter future

  
**HOUSE OF  
HIRANANDANI**<sup>™</sup>



OUR BRAND VALUES

**New Urbanism**

New Urbanism is a pragmatic approach which promotes the creation of environment friendly communities that are more pedestrian oriented and self-sustainable.

**Architectural Prowess**

Every House of Hiranandani structure is a thoughtful mix of vivid imagination, quality workmanship, contemporary accents and flawless execution with attention to detail.

**Quality Construction**

From carefully selected materials to precision engineering, our commitment to excellence is reflected in every aspect of our construction process.

OUR BUSINESS RANGE



Residential



Commercial



High-Street Retail



Industrial & Logistics Parks



Hospitality



Healthcare



Financial Services



Education

OUR PAN-INDIA PRESENCE



Mumbai



Hyderabad



Bengaluru



Chennai



## HOUSE OF HIRANANDANI™



022 4896 4323

[www.houseofhiranandani.com](http://www.houseofhiranandani.com)



TRAFFORD  
RERA No.PC1330002502695

Sales Office: Sales Gallery, North Point, Central Avenue, Hiranandani Estate, off Ghodbunder Road, Thane (W).

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