



Site address: Bhokarpada, Taluka - Panvel, District - Raigad, NH - 4, Maharashtra - 410221

**Call : +91 22 4893 1666**

Corporate office address.: Olympia, Central Avenue,  
Hiranandani Business Park, Powai, Mumbai - 400076  
Tel.: (+91 22) 6545 3705 / 6545 3600



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.

# **GOLDEN WILLOWS**

**HIRANANDANI  
FORTUNE CITY  
— PANVEL —**

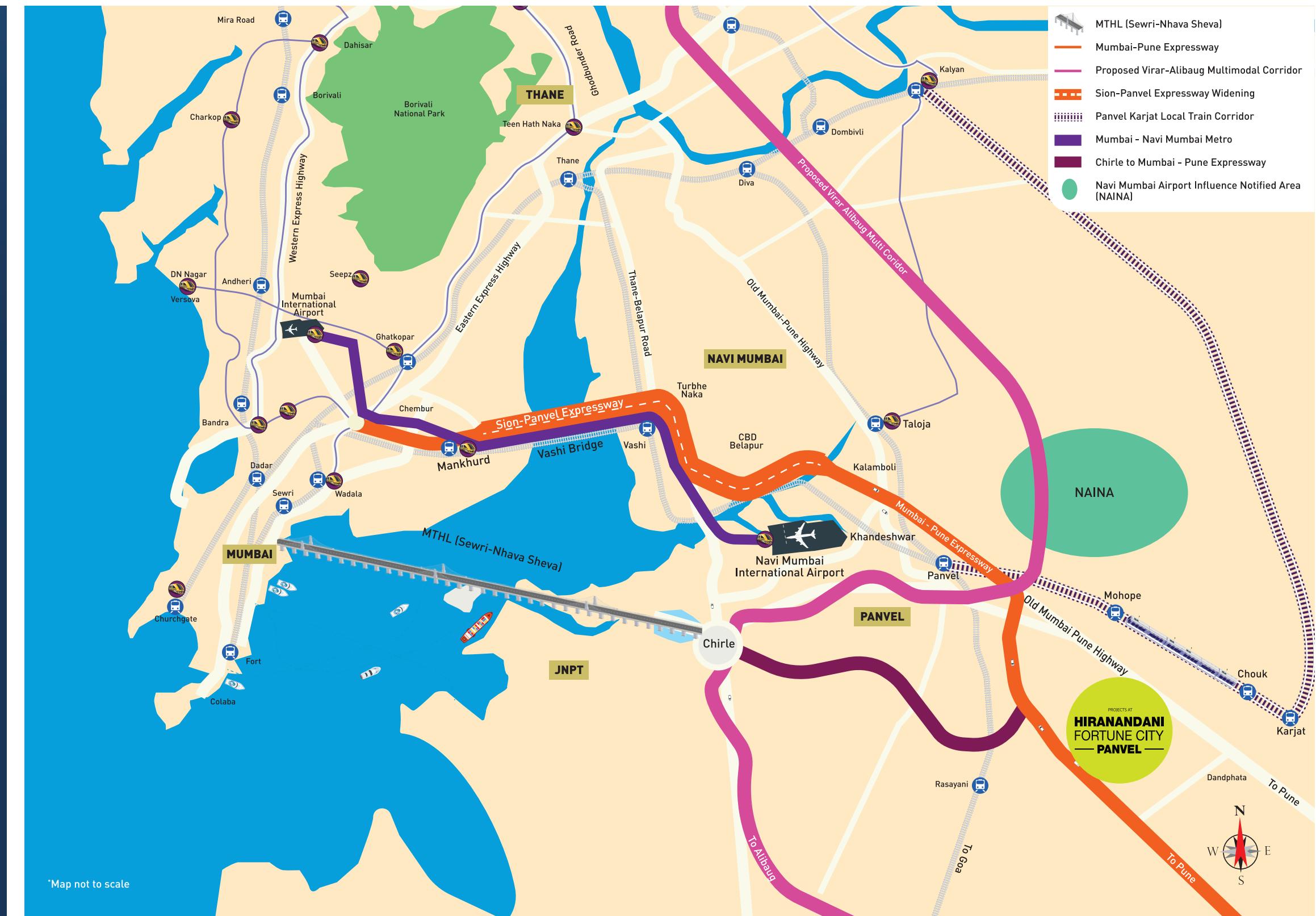


YOU HAVE THE CHOICE  
**TO SHAPE THE FUTURE**

With each passing day, Panvel is becoming a prime example of a perfect growth story! Being next to Mumbai, its future looks brighter than ever with the planned infrastructure development.

## 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

Already operational, it reduces travel time from South Mumbai to Panvel from 2 hours to 45 minutes only.

Source: <https://www.constructionworld.in/transport-infrastructure/highways-and-roads-infrastructure/mthl-to-connect-mumbai-pune-expressway-through-elevated-corridor/39690>

REPRESENTATIONAL IMAGE



**ELEVATED CORRIDOR**

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

**VIRAR-ALIBAUG**  
MULTI-MODAL CORRIDOR

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

REPRESENTATIONAL IMAGE



**SION-PANVEL HIGHWAY**  
WIDENING PROJECT

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



**NAVI MUMBAI**  
INTERNATIONAL AIRPORT

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

Source: <https://themetroguy.com/panvel-navi-mumbai-international-airport-status-news-plan-design/>

REPRESENTATIONAL IMAGE



**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.

**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.

REPRESENTATIONAL IMAGE



**PANVEL KARJAT**  
LOCAL TRAIN CORRIDOR

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



**HIRANANDANI  
FORTUNE CITY  
— PANVEL —**





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**A RARE WORLD WITH AMAZING  
LIFESTYLE CHOICES**

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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.

The serene views of lush green forest, Barwai river and the surrounding mountains, make it a surreal setting for your perfect home.





## FILL YOUR LIFE WITH A PLETHORA OF CHOICES

It endeavours to be the 1<sup>st</sup> 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)

## EXPLORE FLAVORFUL HAVEN

An already functional restaurant in the township with an extravagant variety of cuisines.

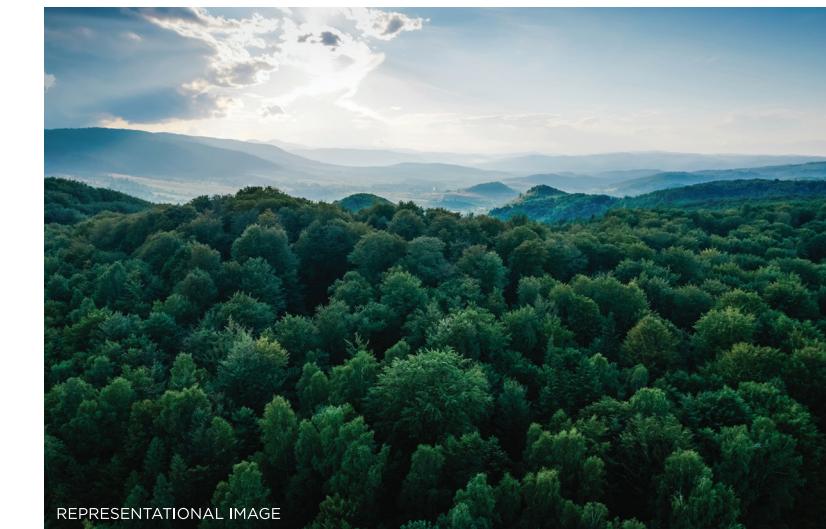
## AN URBAN HUB FOR RECREATION

Hakone Gaming Center, of Hiranandani Gardens, Powai is now in Hiranandani Fortune City. It features a diverse range of experiences like Go-karting, Paintball, Bumper car rides and many more, making it a first-of-its kind gaming center in Panvel.



## THE CHOICE IS YOURS TO HAVE OVER 100+ ACRES OF OPEN AND GREEN SPACES

The only township of the region to relish such huge open spaces, adorned by 1.2 lakh trees with 51 rare species.



## THE CHOICE IS YOURS WHETHER YOU OPT FOR 25 ACRES OF ADJACENT FOREST

A lush green reserve forest of 25 acres adjoining the project gives you the perfect natural setting and unhindered forest views from your home.



## PRESERVE HERITAGE CHOOSE NOW

We are proud to preserve an ancient 200+ year-old Shiva Temple within the project. It is a destination of peace, culture and spirituality.



# 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



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## DEVELOPMENT PLAN



## MASTER LAYOUT PLAN



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# CAREFULLY PLANNED FOR EVERY LIFESTYLE CHOICE

- 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. Spillout 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



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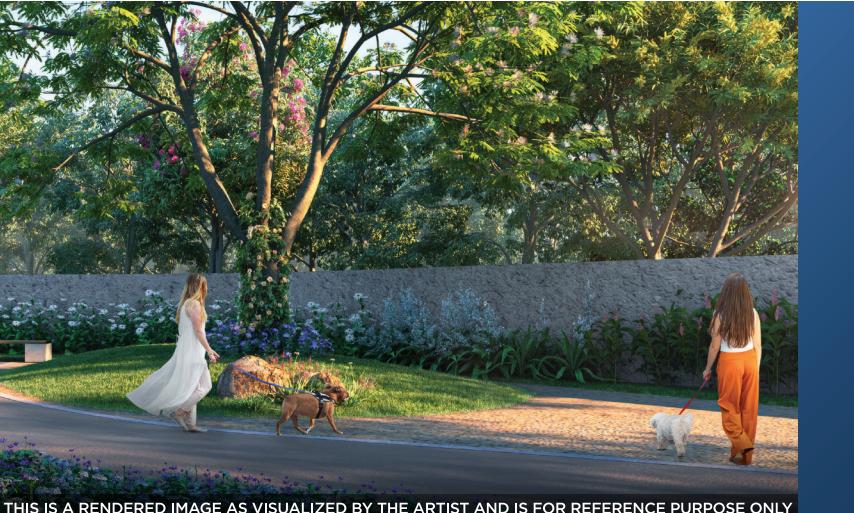
- Tot's Lot
- Rock Climbing Wall
- Activity Court
- Kids' Adventure Playground



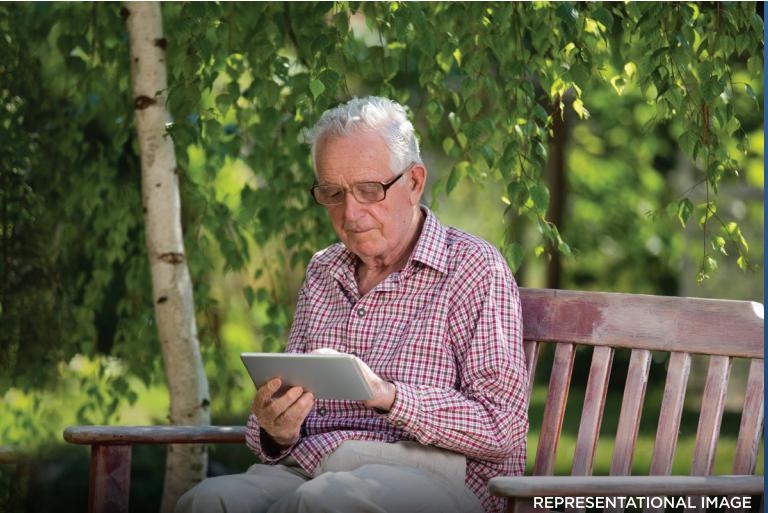
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## A PARADISE FOR PET LOVERS

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REPRESENTATIONAL IMAGE

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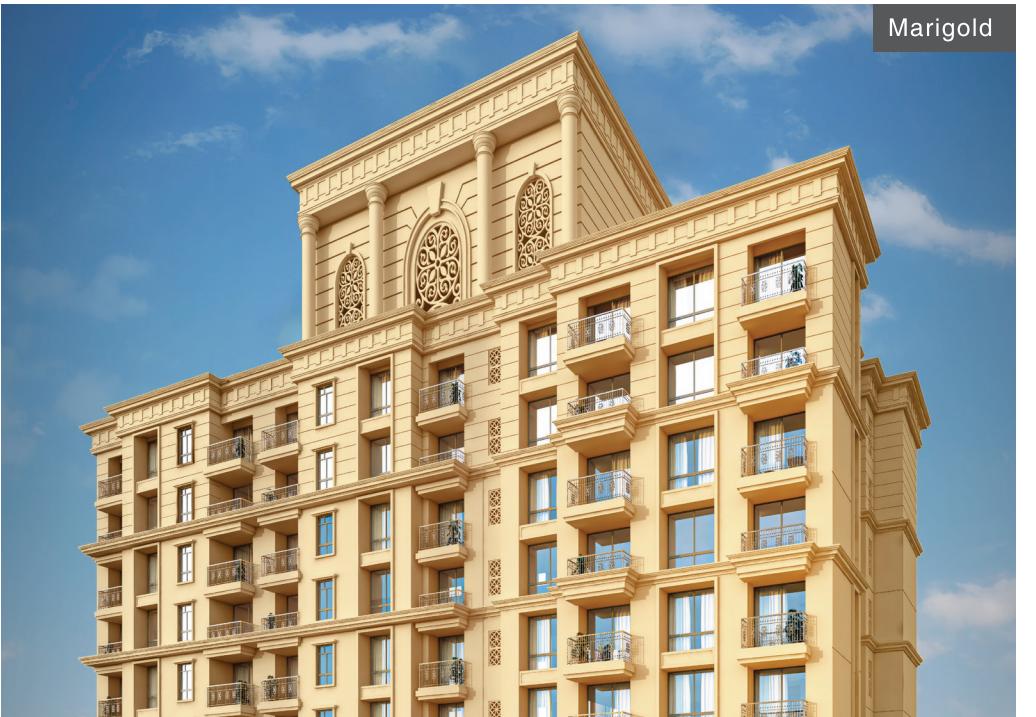
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## TOWER FEATURES

- 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



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## 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

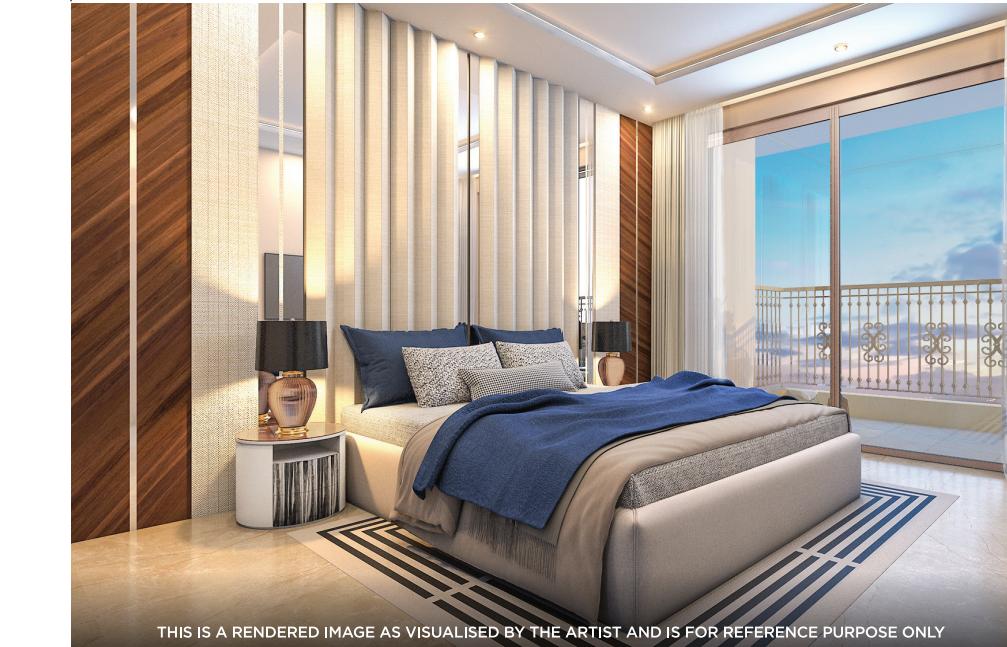
Heavy duty aluminum single glazed windows

- 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.



## FULFIL EVERY DREAM OF FINE LIVING

Magnificently planned bedrooms ensuring zero wastage of spaces and offers ultimate comfort.



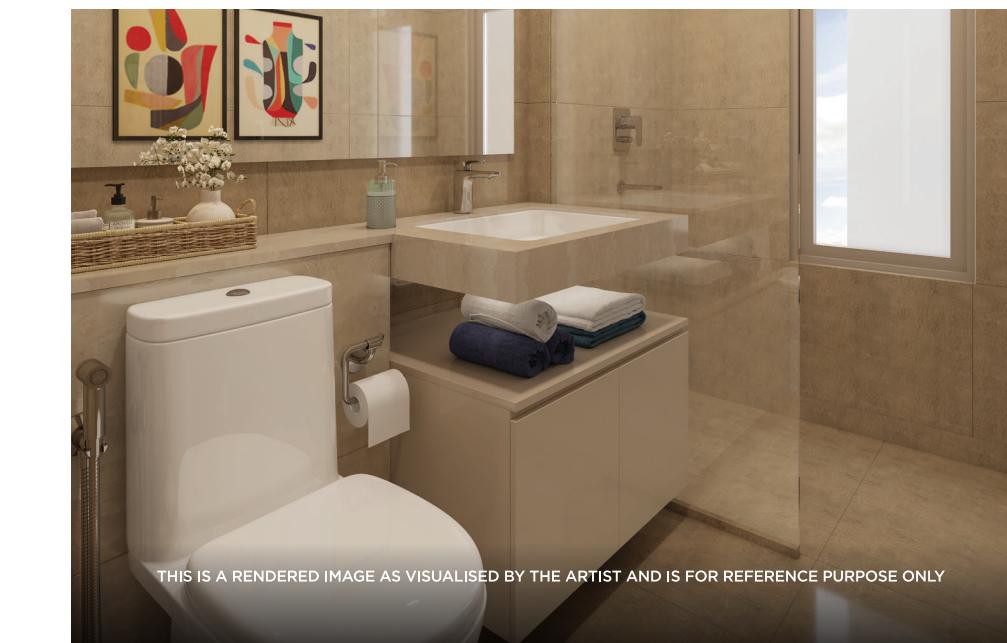
## SAVOUR THE TASTE OF EXTRAVAGANCE

Experience the fun of cooking in our sleek yet straightforward kitchens, designed to ease your effort and raise your comfort.

- Kitchen with Utility

Quartz stone platform

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



## ELEGANCE IS THE NORM IN EVERY CORNER

Discover exquisitely designed bathrooms made just to uplift your experience and satisfy your senses as you relax and let the steam off.

**Fully concealed fittings, Glass shower partition**

THE BIGGEST EVER CLUBHOUSE IN  
**MUMBAI****NXT**

# CLUB ROYALÉ

SPREAD ACROSS 90,000+ SQ.FT.



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## ADDING MORE CHOICES FOR ULTIMATE BLISS

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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.



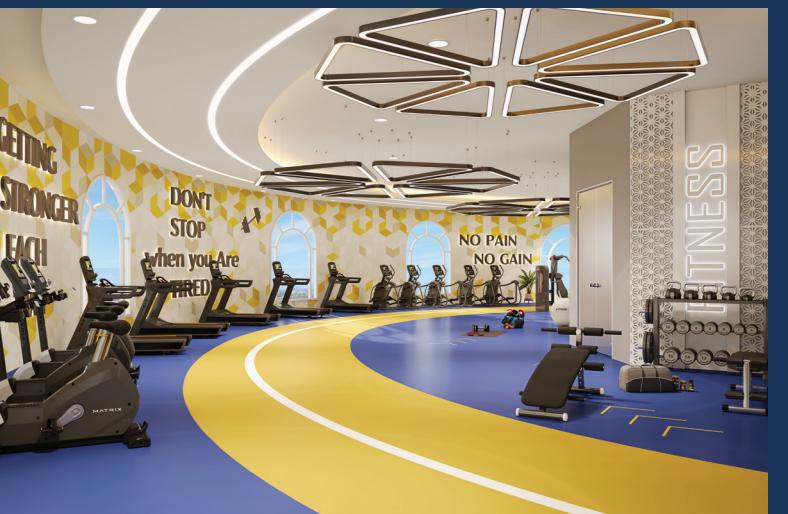
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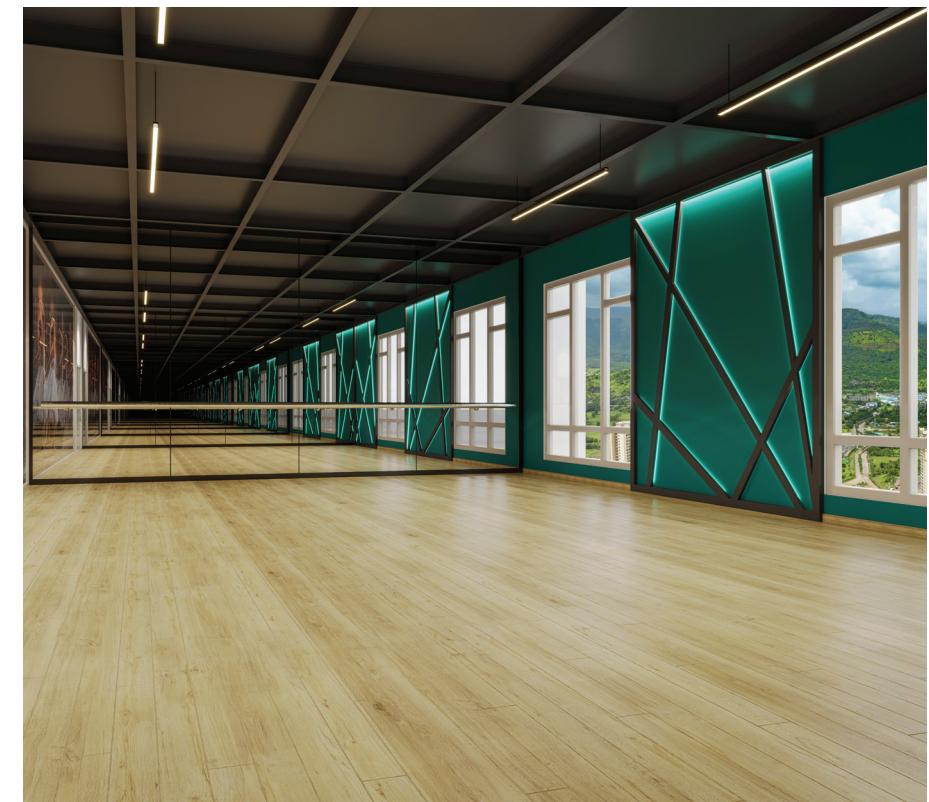
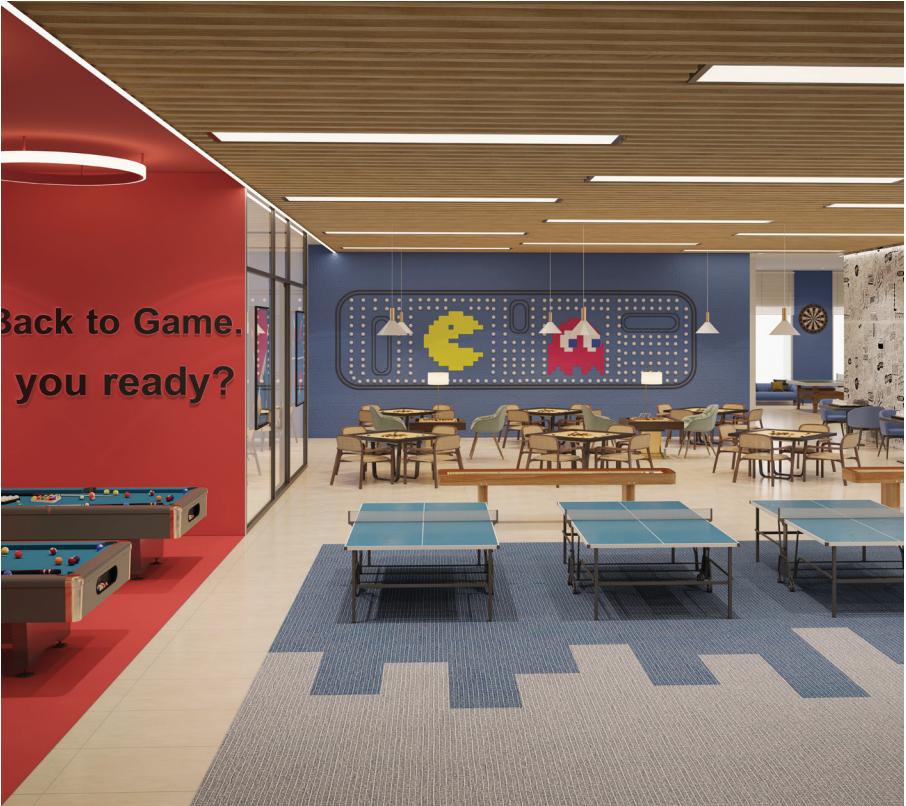
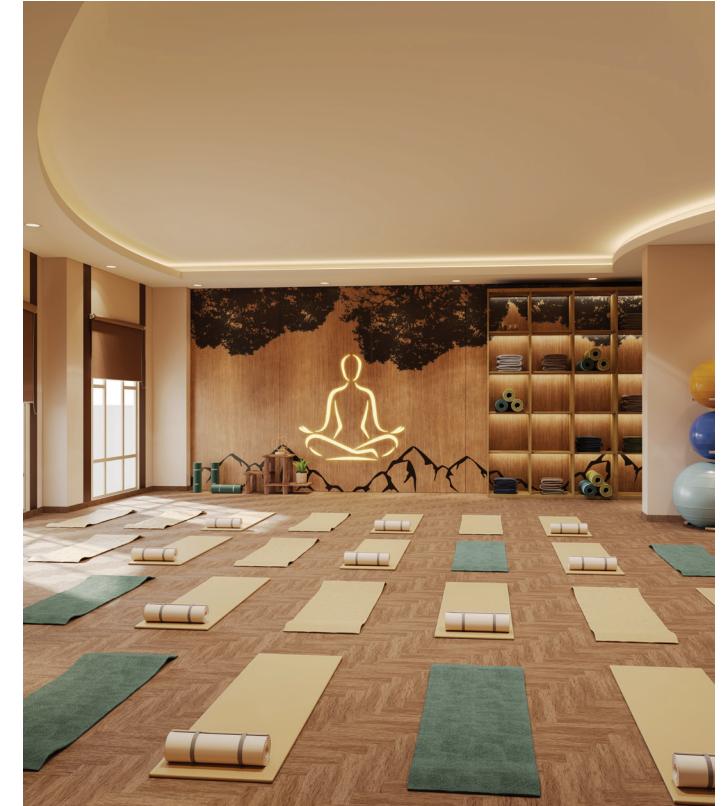
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## CLUBHOUSE AMENITIES

- 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



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ACTUAL IMAGE OF HIRANANDANI GARDENS, POWAI

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## CHOOSE BETTER PLANNING FOR BIGGER DREAMS

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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