

CHESTERTON

OFFICES & RETAIL SPACES

Hiranandani Estate. Thane

HIRANANDANI BUSINESS PARK GROWTH BEYOND BOUNDARIES





TCS - OLYMPUS *

HIRANANDANI BUSINESS PARK, THANE

Your visiting card awaits a new address!

With its elegant workspaces and world-class 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 because of the presence of Hiranandani.

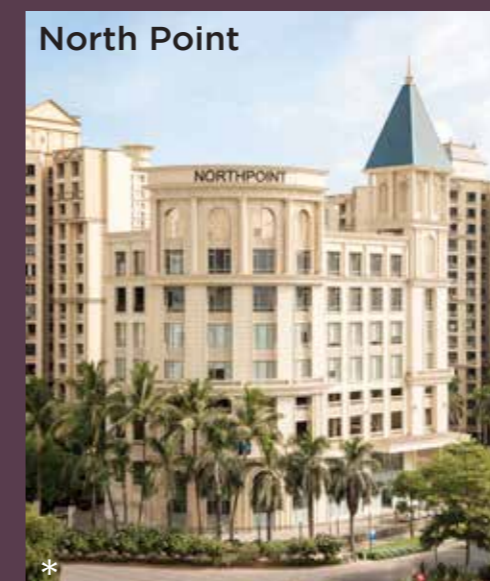
To name one, TCS has acquired a total of 1.8 million sq. ft. arena for its mammoth task force of around 14,000 employees in phase 1. The Bayer CropScience boasts of its India head office right here.

ICICI Bank, Avantor, M & R Consultants, Andhra Bank, Axis Bank, Indian Bank are a few companies at Hiranandani Business Park, Thane. Not only that, with smart studio, 1 BHK residences and offices coming nearby, it simply helps you strike the right balance between work and life. Life never gets monotonous here with The Walk giving you the daily dose of fun, food and entertainment.

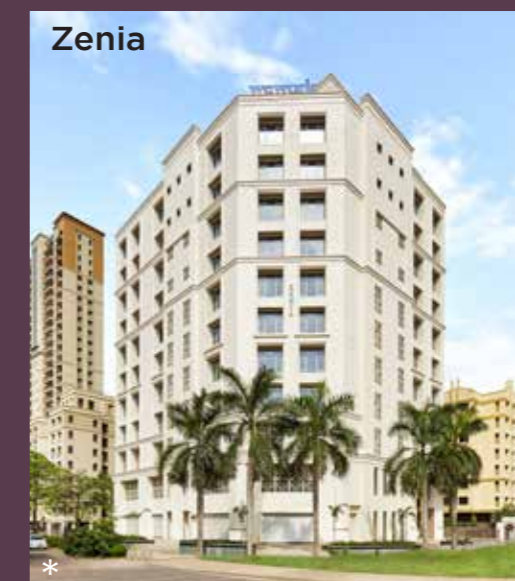
All in all, Hiranandani Business Park, Thane is the place to get your business up and going like never before.



Bayer CropScience *



North Point *



Zenia *

*Actual images of Hiranandani Business Park, Thane



GRAND PLANS NEED A GRAND PLATFORM

PRESENTING

CHESTERTON OFFICES & RETAIL SPACES

Great business ideas come up at fertile places and take shape in an inspiring atmosphere. Chesterton - a place that is perfect to inspire, motivate your employees and help your business grow in the right direction. Chesterton is a commercial place designed for ideas that are larger than life.



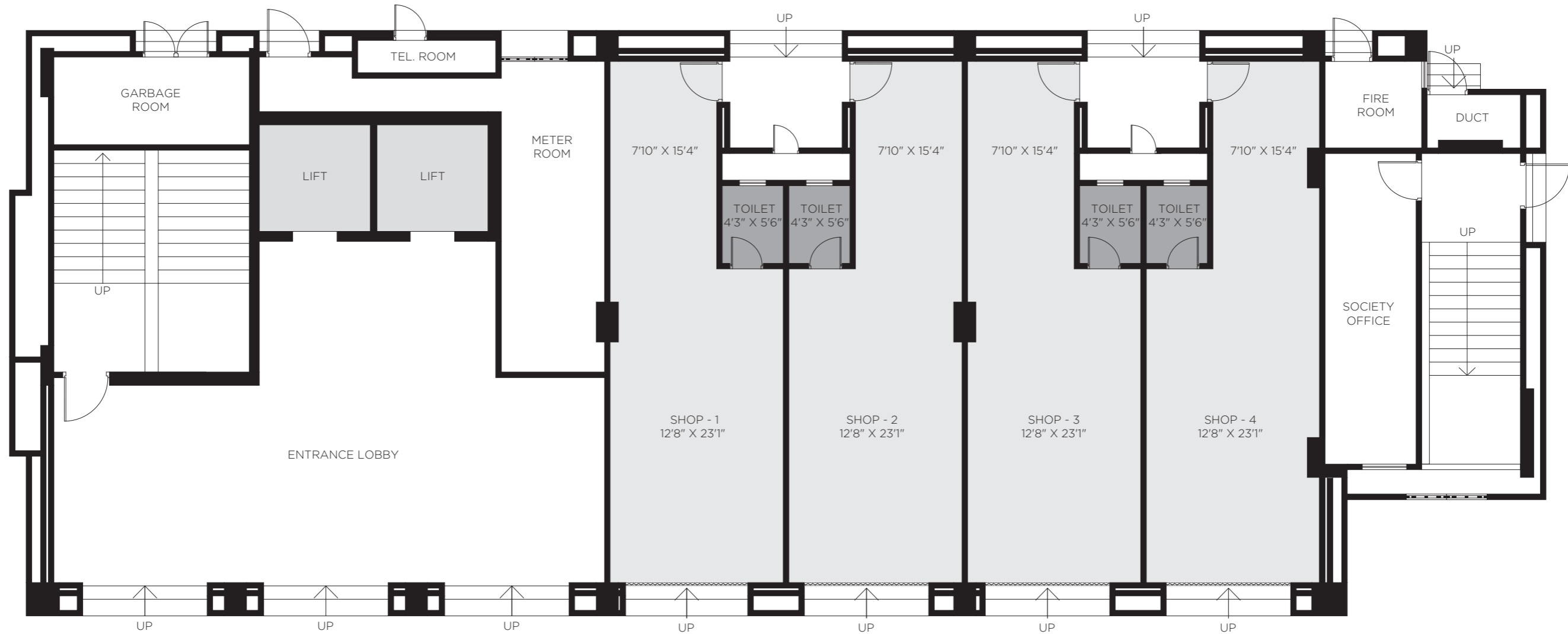
MULTIPLE FACETS OF THIS GRAND PLATFORM

Number of floors	Ground + 10 floors
Floor to floor Height	Ground & First floor : 4.20mts & 2nd to 10th Floor : 3.45mts
Windows	Double glazed aluminium windows
Elevators	2 elevators
Entrance hall	Well designed lobbies
Lift lobbies	Finished with tiles
Security	Common security for the building at the ground floor, common areas and at the main gate
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

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

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GROUND FLOOR



Carpet Area Statement

Shop Nos.	Carpet Area	
	(in Sq. Ft.)	(in Sq. Mtr.)
1	445.41	41.38
2 & 3	445.52	41.39
4	441.86	41.05
Refuge office No. 705, 7 th floor		

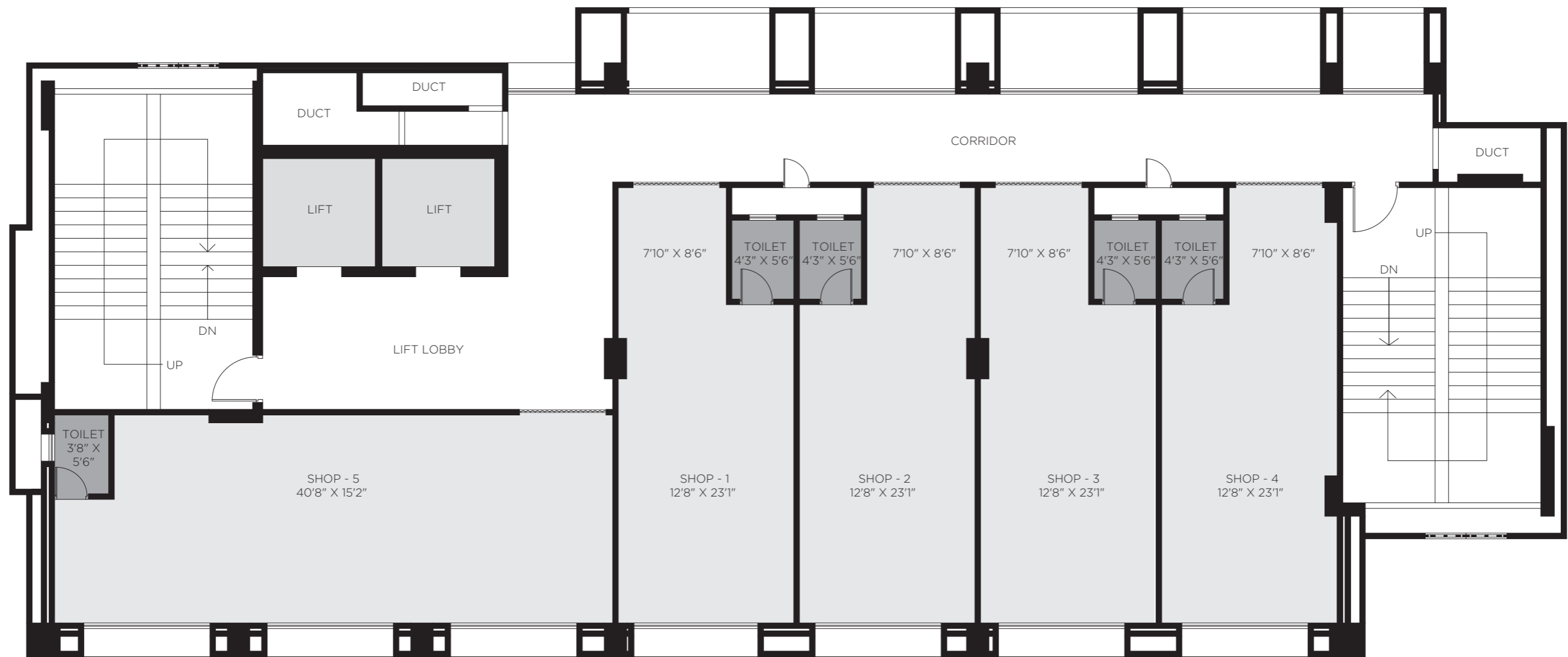
- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq.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



The project has been registered via MahaRERA registration number: P51700019400 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

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FIRST FLOOR



Carpet Area Statement

Shop Nos.	Carpet Area	
	(in Sq. Ft.)	(in Sq. Mtr.)
1, 2 & 3	389.98	36.23
4	386.75	35.93
5	610.86	56.75
Refuge office No. 705, 7 th floor		

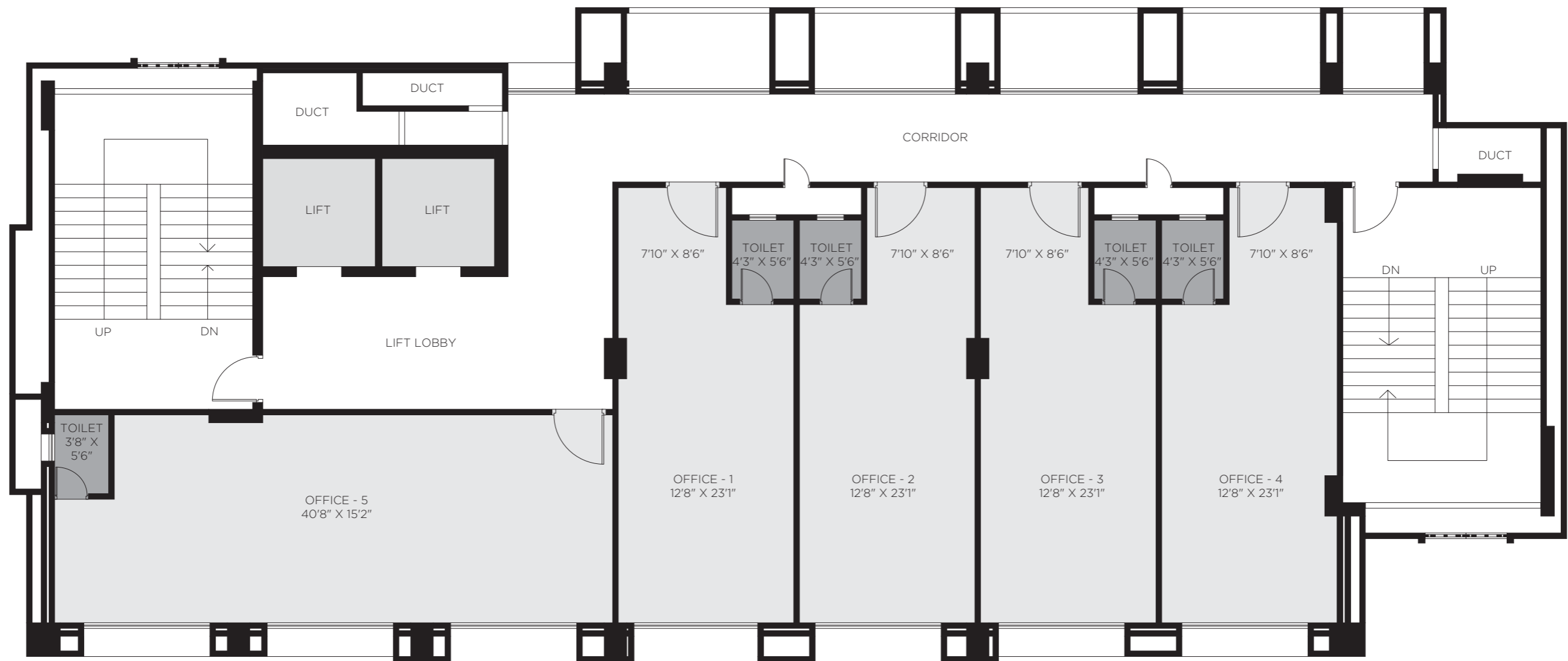
- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- Conversion: 1 Sq. Mtr. = 10.764 Sq.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



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TYPICAL FLOOR



Carpet Area Statement

Office Nos.	Carpet Area	
	(in Sq. Ft.)	(in Sq. Mtr.)
1, 2 & 3	388.80	36.12
4	385.67	35.83
5	609.78	56.65
Refuge office No. 705, 7 th floor		

- 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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HIRANANDANI ESTATE
BENCHMARKING
COMMUNITY LIVING
IN THANE





Hiranandani Hospital



Hiranandani Foundation School



A LIFESTYLE THAT HELPS YOU COMBINE WORK AND RECREATION.

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

The township 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.



Landscaped Garden





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

HIGH STREET SHOPPING EXPERIENCE – THE WALK

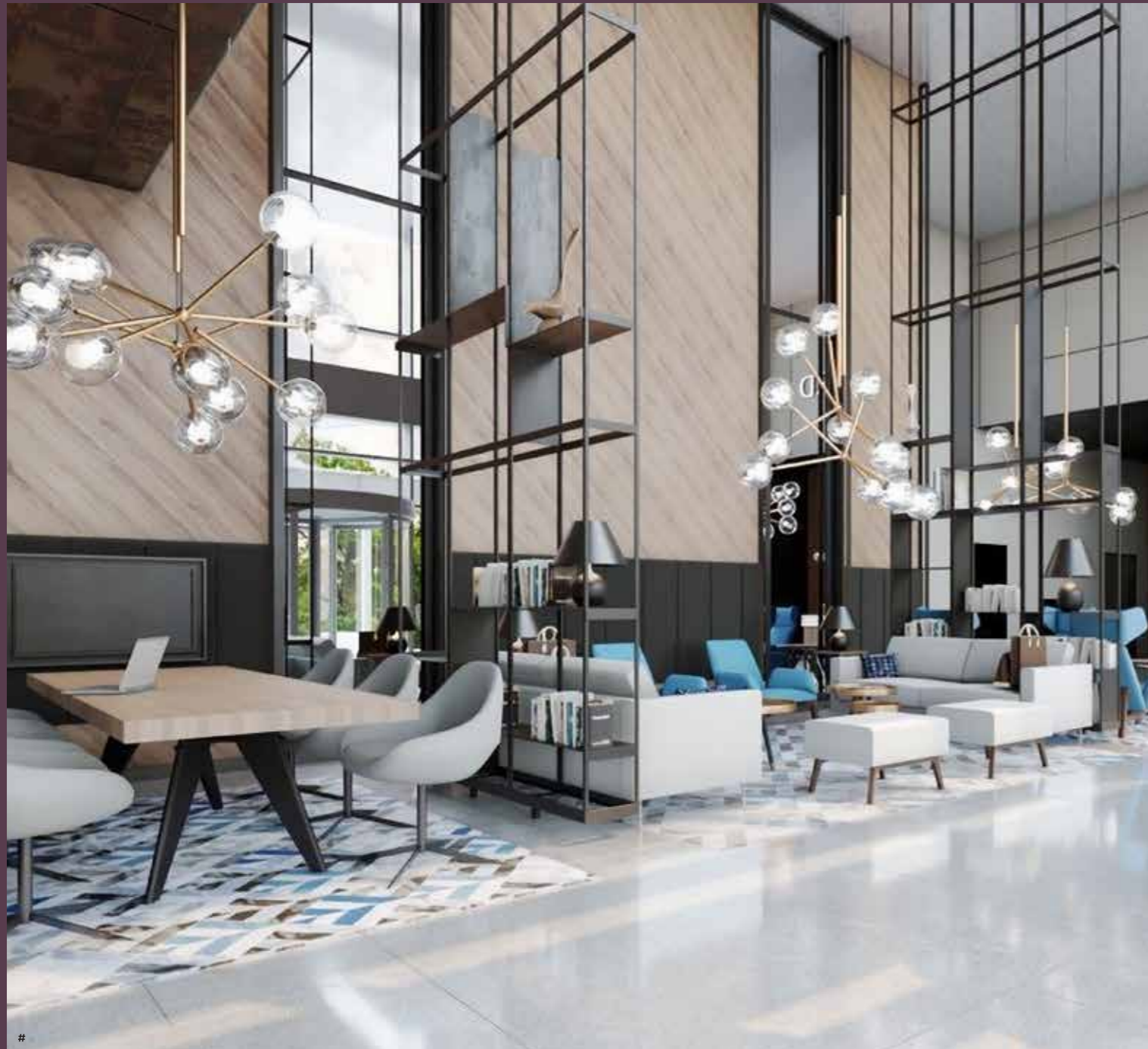
Acclaimed the world over for engaging shopping experiences, the concept of High Street Shopping in all its glory has arrived in India with The Walk. Located at Hiranandani Estate, Thane's finest residential destination, The Walk boasts an impressive line-up of premium brands, supermarket, cafes and fine 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.



A TRUE LUXURY

COMING SOON AT HIRANANDANI ESTATE, THANE

- **A boutique 5 Star Hotel - Taj Vivanta**
with 130 keys, 122 Guest rooms & 8 Suite rooms.
- Grand Double height Entrance lobby.
- Banquet hall with Pre-function area.
- All day dining restaurant at lower floor & Specialty restaurant at upper level.
- Well-equipped Gymnasium with open to sky Swimming pool at top level.



#Images are for representation purpose



LOCATION MAP

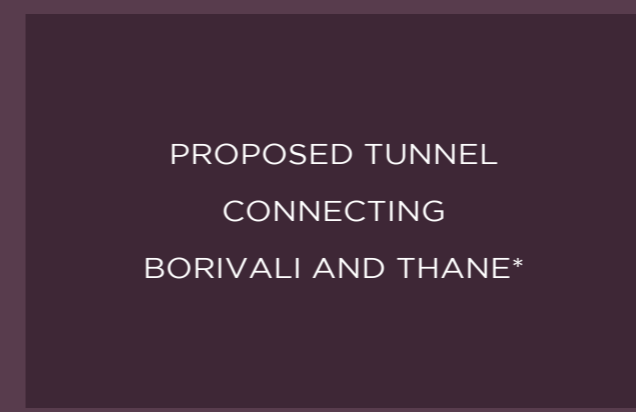
AN INFRASTRUCTURE LIKE NONE OTHER

With umpteen number of lakes and rivers around and the backdrop of hills, Thane gives you a serene lifestyle that is very well connected to the rest of the city. Thane has arterial roads that take you directly to the economical capital of India and has a tranquil backdrop to revel in.

The location of Hiranandani Estate, Thane gets better with a robust infrastructure projected with roadways, railways, metro, tunnels and waterways en route to completion. With decongested traffic and peaceful travelling, Hiranandani Estate is all set to be the next sought after destination.



PROPOSED METRO LINE 4
CONNECTING
WADALA AND THANE*



PROPOSED TUNNEL
CONNECTING
BORIVALI AND THANE*

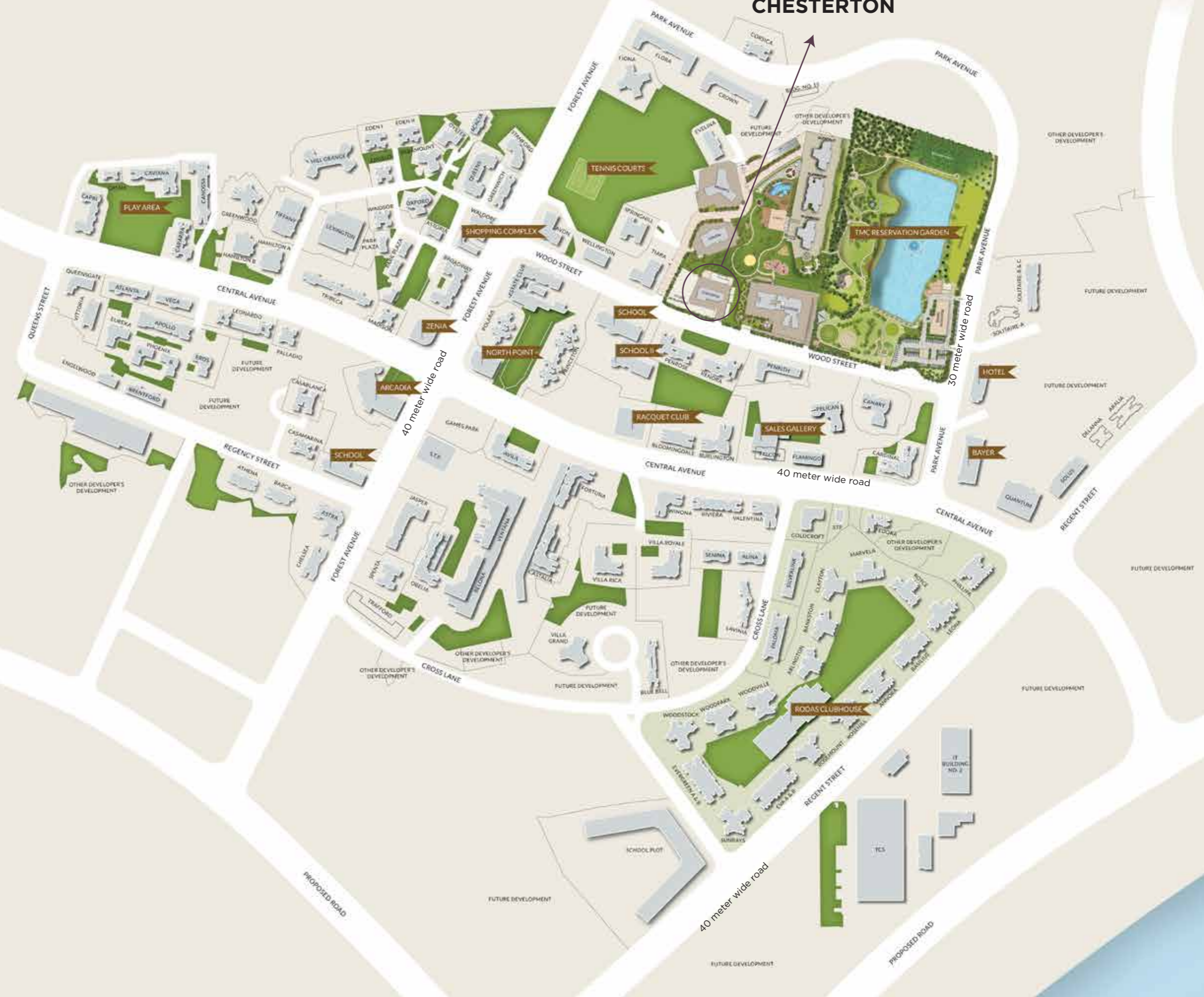


PROPOSED
FERRY SERVICE*

*The above information is as per media reports. All images shown for representation purpose only.

TOWARDS THANE
GHODBUNDER ROAD
TOWARDS BOBIVLI

CHESTERTON



HIRANANDANI ESTATE, THANE

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



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CHESTERTON project has been registered via MahaRERA registration number: P51700019400 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

CHESTERTON - The property is mortgaged with HDFC Ltd. The No Objection Certificate (NOC)/ permission of the mortgagee Bank would be provided for sale of units/property, if required.