



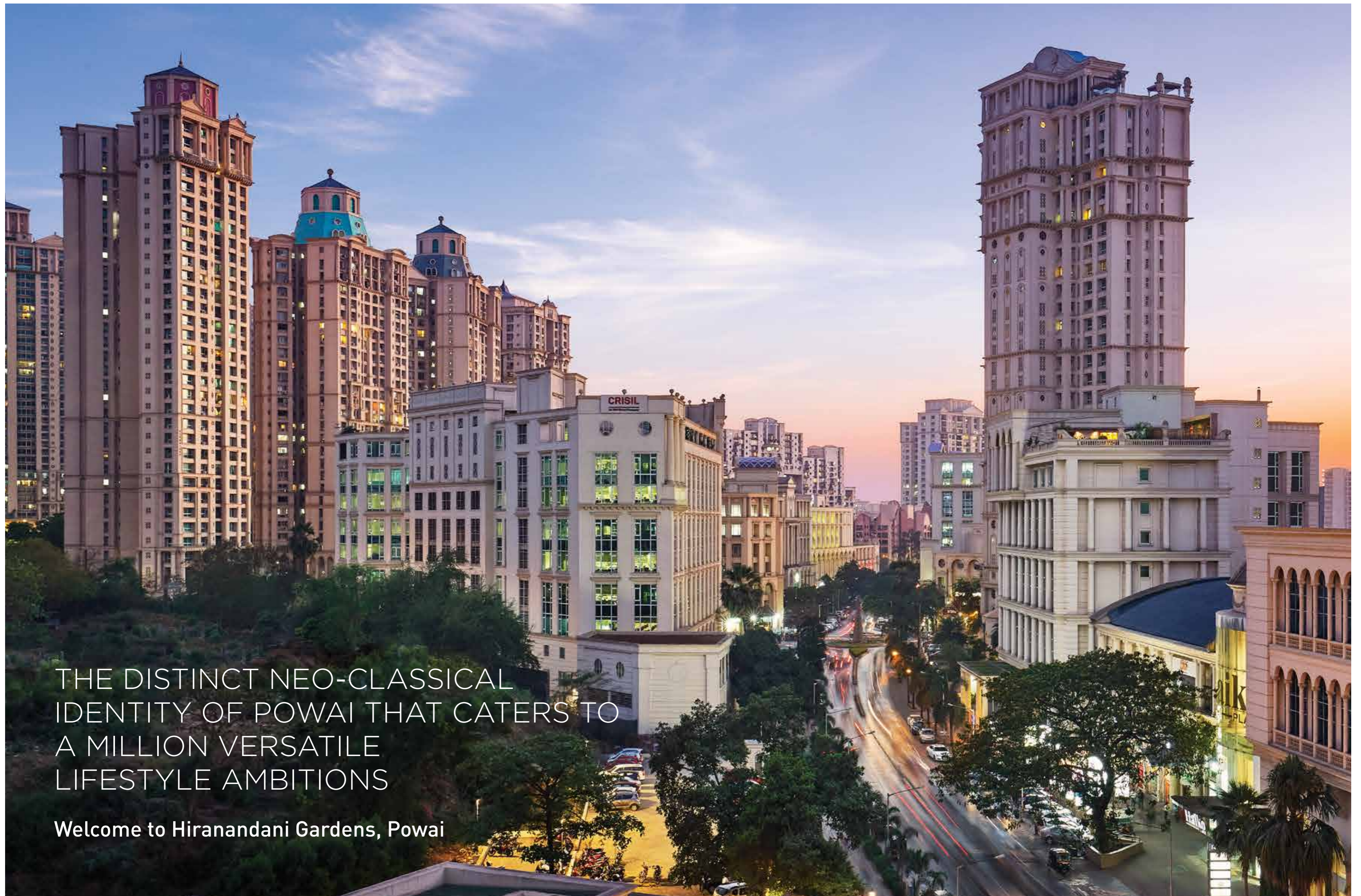
REGENT HILL

HIRANANDANI GARDENS, POWAI

THE POWER OF AMBITION



Hiranandani
creating better communities



THE DISTINCT NEO-CLASSICAL
IDENTITY OF POWAI THAT CATERS TO
A MILLION VERSATILE
LIFESTYLE AMBITIONS

Welcome to Hiranandani Gardens, Powai



Actual image of Hiranandani Gardens, Powai.



Regent Hill is crafted for the ambitious minds, who aspire to explore Hiranandani's timeless architecture and experience its one of a kind lifestyle. We at Hiranandani, value these worthwhile ambitions and by keeping them at the forefront, we have designed Regent Hill, an edifice that offers cosy and aesthetically tasteful apartments. These living sanctuaries display clean and relaxing elements and the vibrant Hiranandani environment is just an added valued asset for your meaningful ambitions.



REGENT HILL

HIRANANDANI GARDENS, POWAI

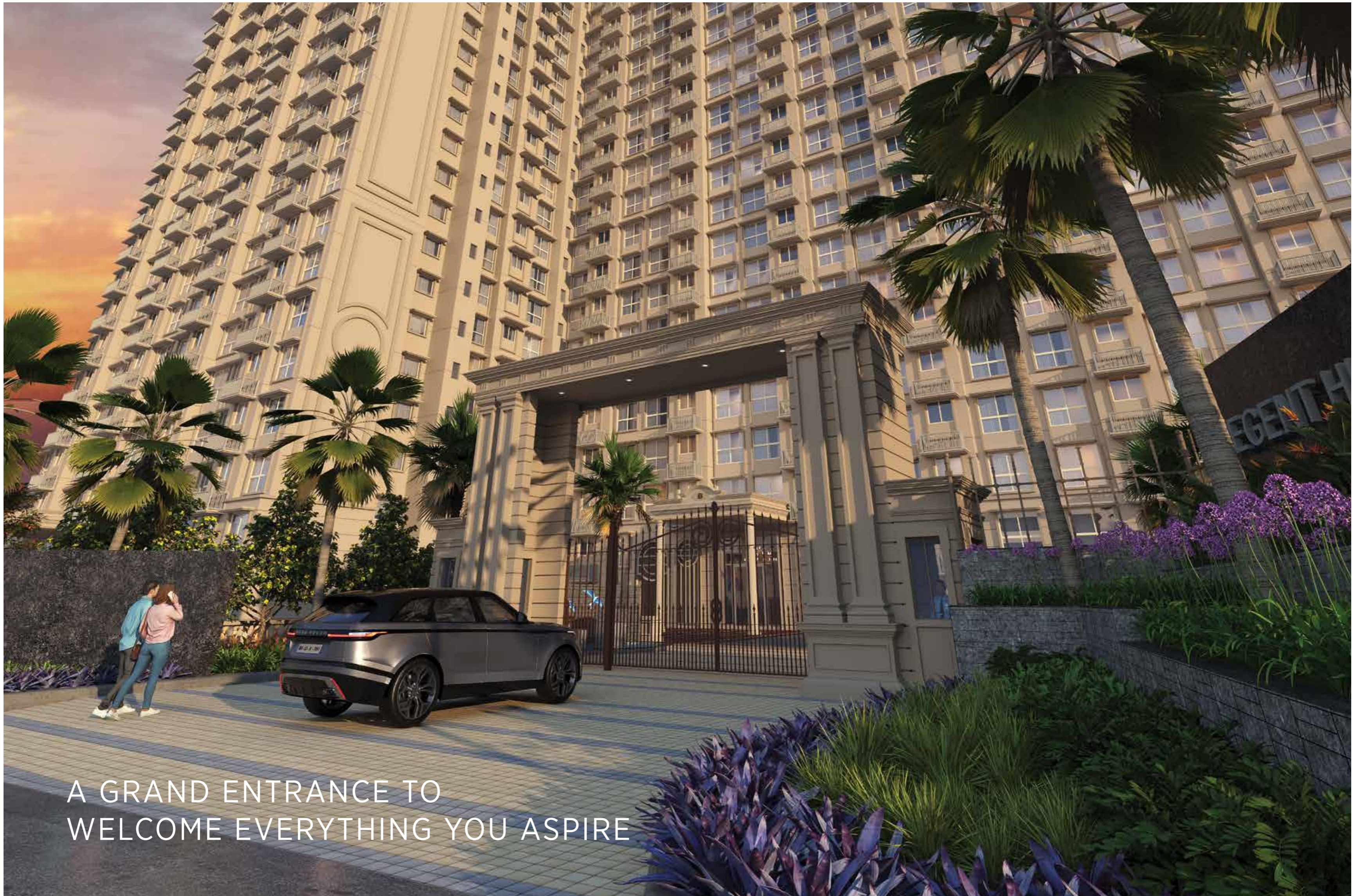
Homes for the Ambitious

1 BHK APARTMENTS

HIGH-RISE TOWERS FOR
YOUR RISING AMBITIONS

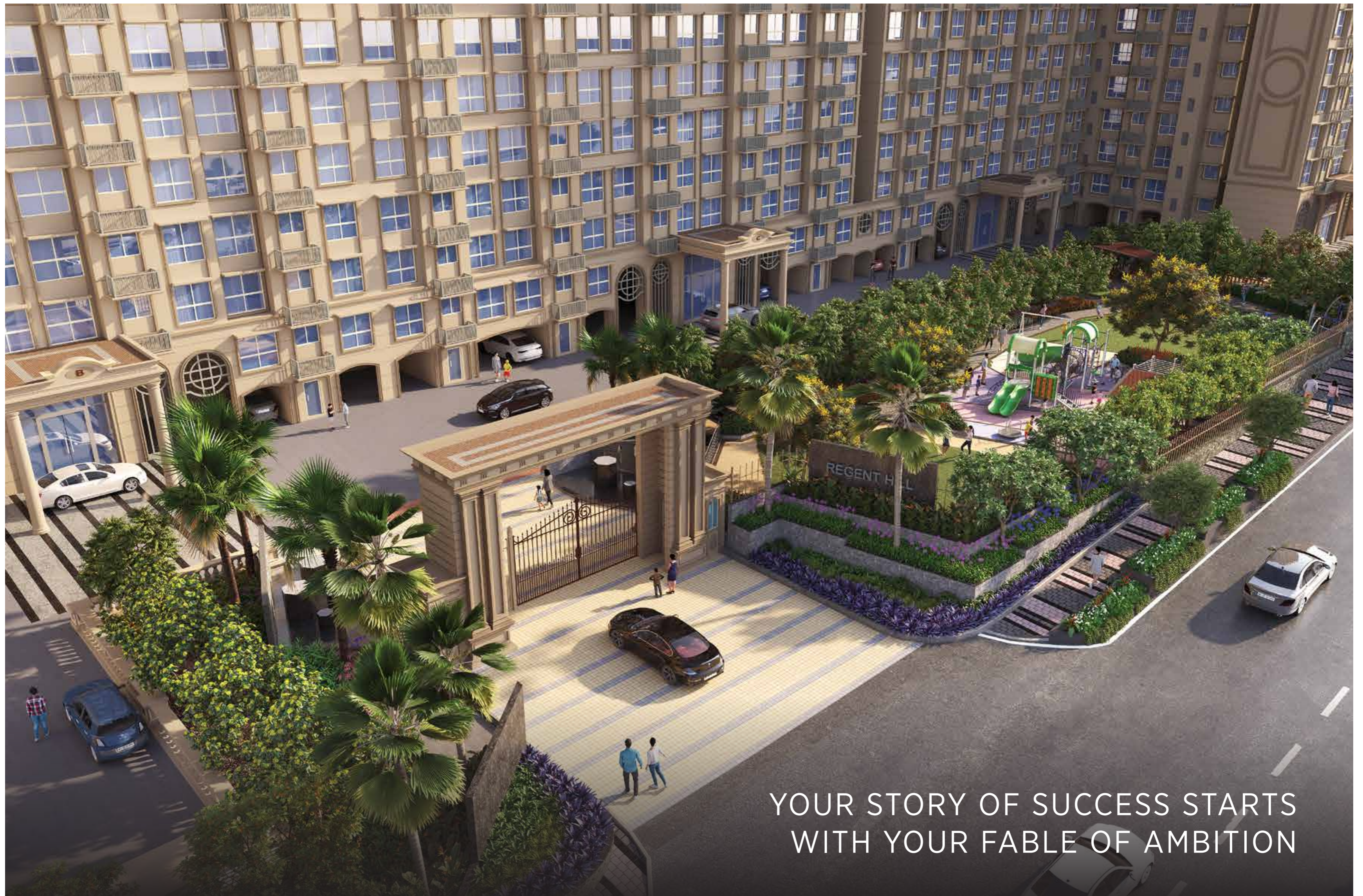


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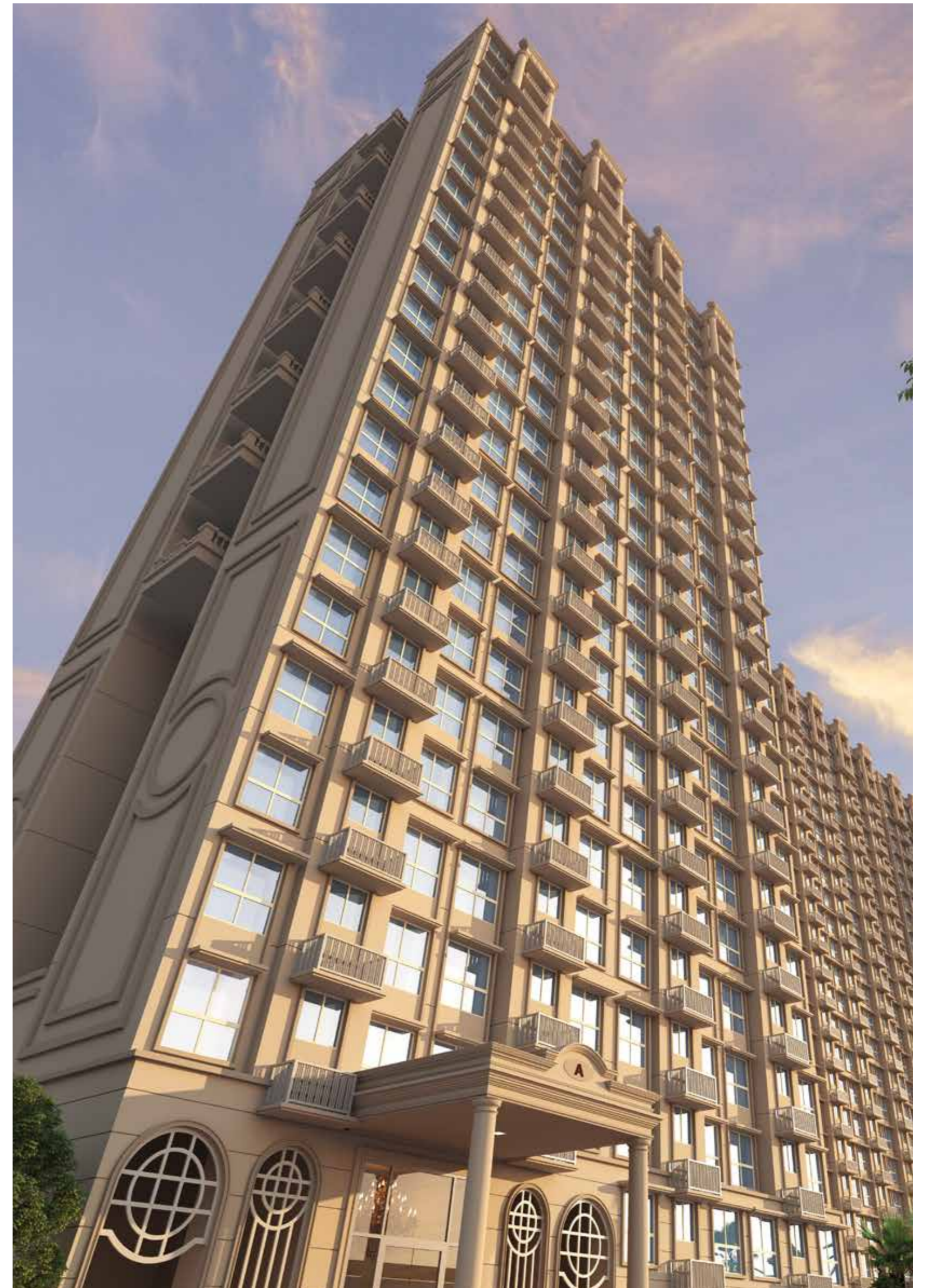
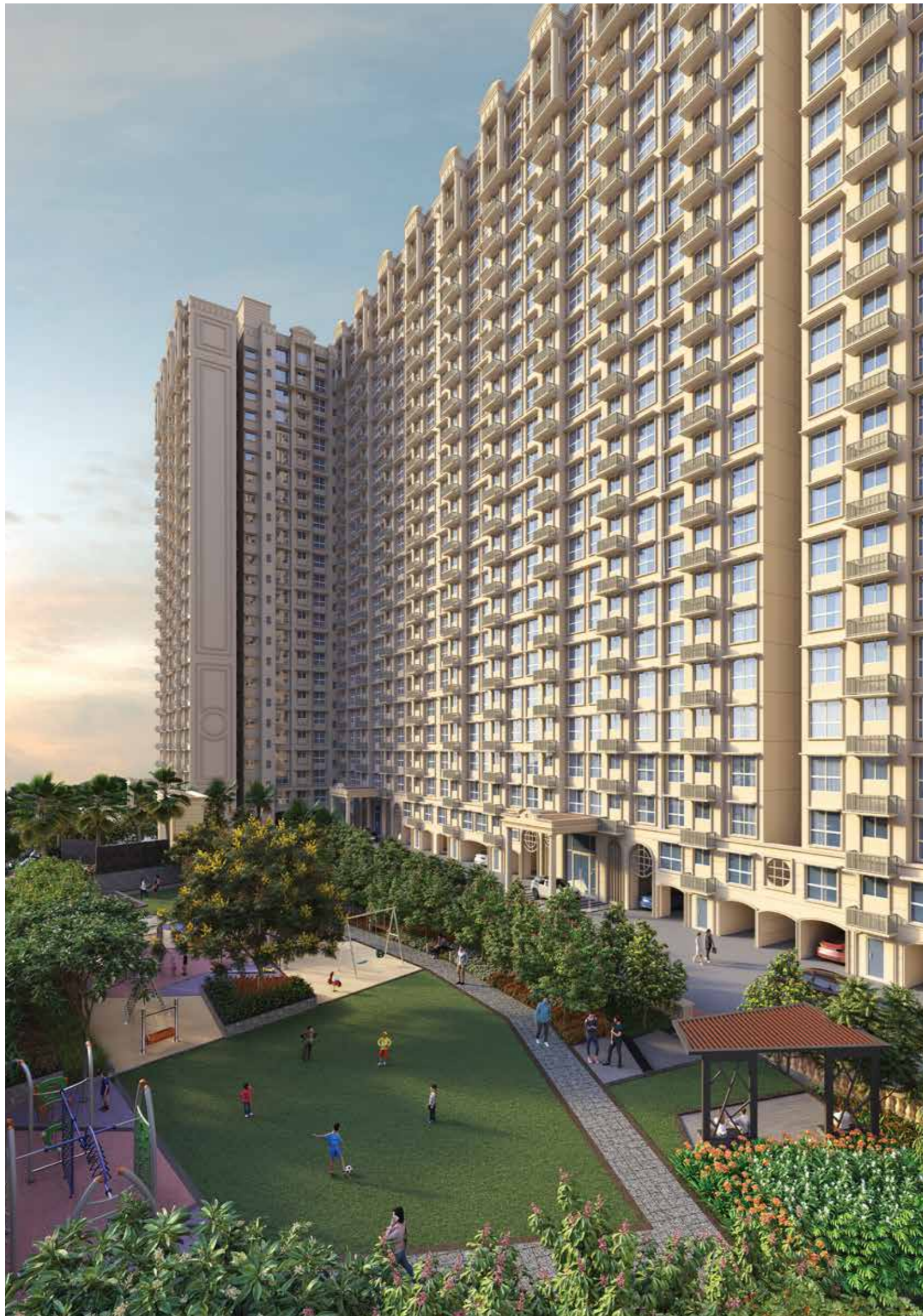
A GRAND ENTRANCE TO
WELCOME EVERYTHING YOU ASPIRE

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YOUR STORY OF SUCCESS STARTS
WITH YOUR FABLE OF AMBITION

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INTERIORS THAT ARE CUSTOMIZED TO MATCH THE FONDNESS OF FIERCE AMBITIONS

Apartment Features

- Air-conditioned living, dining and bedroom with split units
- Large format tiles in living, dining and bedroom
- Aluminium double glazed windows
- Tiles in toilets & kitchen
- Thoughtfully designed toilets with bathroom fittings
- Vanity unit below wash basin counters
- Superior quality geyser, exhaust fan and water purifiers
- Modular electrical switches
- Meticulously planned electrical layout by interior designer
- High-quality non-corrosive plumbing
- False ceiling with lights at select locations



Tower Features

- Air-conditioned building entrance lobby
- CCTV surveillance at building entrance lobby
- Beautiful lift lobbies on the floor
- Gearless high speed elevators
- Power backup for pump, lift, lobby and stairs area
- LED lights in the common areas
- Comprehensive fire fighting and fire alarm system
- Mechanised car parking
- FTTH ready low voltage structured cabling system inside the apartment
- Common DTH dish antenna
- Audio Intercom using IP-EPABX (video call supported)

- Sheer curtain with two tracks provided in living, dining & bedroom
- Wallpaper provided on one wall in bedroom and living room
- Modular kitchen cabinets with immaculate kitchen platform and sink along with white goods -
 - Hob & Hood
 - Refrigerator
 - Washing machine cum dryer
 - Microwave oven

The above images shown are of show apartment of 1 BHK at Sales Gallery for reference purpose only. The furniture & fixtures shown in the above flat are not part of the apartment amenities.

WELCOME TO



ROCKRIDGE
GREENS

6 WELL-DEFINED ZONES
TO ENJOY EVERY
MOMENT OF LIFE.



Explore the most awaited landmark, thoughtfully designed to make your life exciting. The smooth, elegant expressive curves derived from nature create a sense of community with its sustainable integration with the surrounding environment. The landscape here is designed as a lush greenscape as seen from above with a special selection of plant palettes that bloom all year round. The design also embraces an optimal shade coverage provided by the lush trees and buildings such that residents can enjoy the vast landscape throughout the day and round the year.

**3.5+ ACRES OF INTERNATIONALLY
DESIGNED LANDSCAPE**

6 WELL-DEFINED ZONES

30+ AMENITIES

Landscape Architect:
SITE CONCEPTS INTERNATIONAL, SINGAPORE

Building Architect:
HAFEEZ CONTRACTOR




REGENT HILL


ROCKRIDGE
GREENS

HIRANANDANI GARDENS, POWAI

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





ROCKRIDGE GREENS

- 1 THE PIER (ENTRY/ EXIT GATE AND PORTAL)
- 2 THE RIPPLE
- 3 LAWN 'GREEN CONCOURSE'
- 4 MANICURED WALKWAY
- 5 CASCADING GRASS GLADES (AMPHITHEATRE)
- 6 PERFORMANCE SQUARE
- 7 CHILDREN'S PLAY AREA
- 8 PARENT'S PAVILION
- 9 'THE RETREAT' SITTING ALCOVE
- 10 'THE SHADE' SITTING PAVILION
- 11 MEDITATION PARK
- 12 SCULPTURE GARDEN
- 13 MULTIPURPOSE COURT
- 14 CRICKET PITCH
- 15 WALKWAY PATH
- 16 WIFI GARDEN
- 17 "THE COURTYARD" GARDEN
- 18 REFLEXOLOGY AREA
- 19 PALM MEADOWS
- 20 "THE WAVE CREST" (LAP POOL)
- 21 POOL DECK WALKWAY
- 22 INTERACTIVE WAVE BRIDGE
- 23 GREEN WALL
- 24 TIMBERLAND FALLS
- 25 ADVENTURE WALL PLAY
- 26 PATHWALK
- 27 DROP-OFF
- 28 GREEN BUFFER
- 29 LOOKOUT SQUARE
- 30 SPECTATORS SEATING
- 31 JOGGING/BICYCLE TRACK
- 32 PARKING
- 33 WALKING PROMENADE
- 34 FOCAL ARTWORK
- 35 CHILDREN'S PLAY YARD



This is a render image as visualised by the artist for reference purpose only. Trees & Green area shown is for representation purpose only.

ZONE 1

THE GREEN LIFE

A BLISSFUL EXPERIENCE
AWAITS YOU



COURTYARD GARDEN



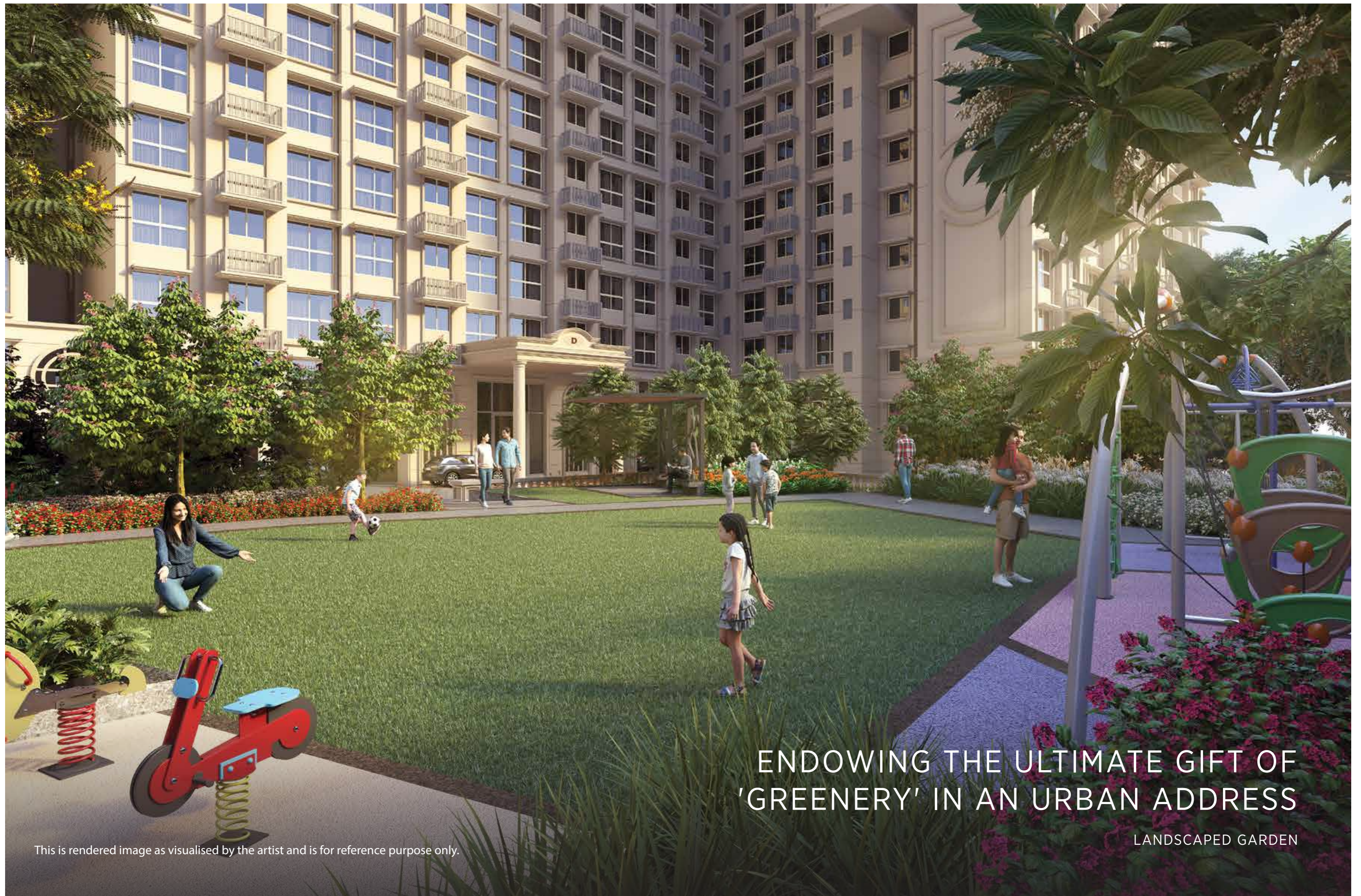
SCULPTURE GARDEN



REFLEXOLOGY AREA

Enter the world of greenery where oxygen level multiplies.

- Meditation Park¹¹
- Sculpture Garden¹²
- Wifi Garden¹⁶
- Courtyard Garden¹⁷
- Reflexology Area¹⁸
- Palm Meadows¹⁹
- Green Lawn⁰³



ENDOWING THE ULTIMATE GIFT OF
'GREENERY' IN AN URBAN ADDRESS

LANDSCAPED GARDEN

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ZONE 2

THE ACTIVE LIFE

EXCITING ROUTINE TO
RECHARGE YOUR PASSION

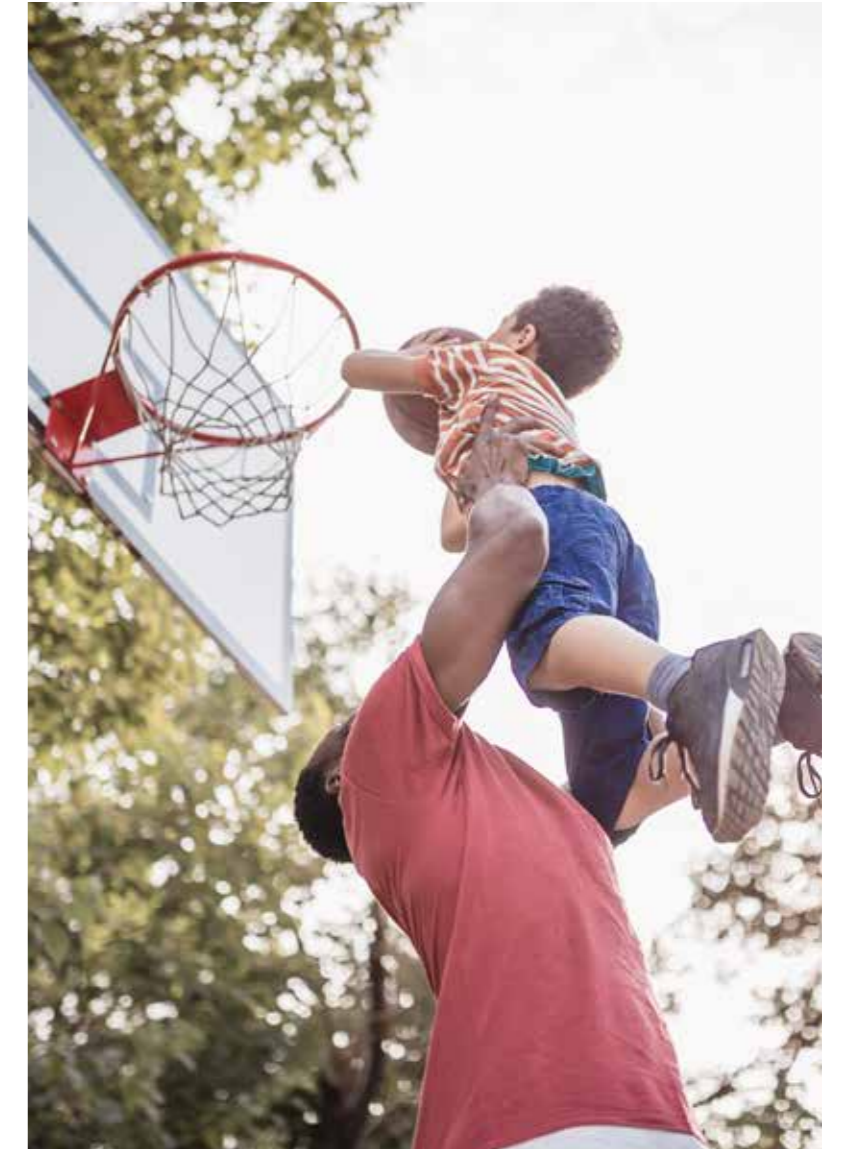


Indulge in a variety of sport that gives adrenaline rush every day.

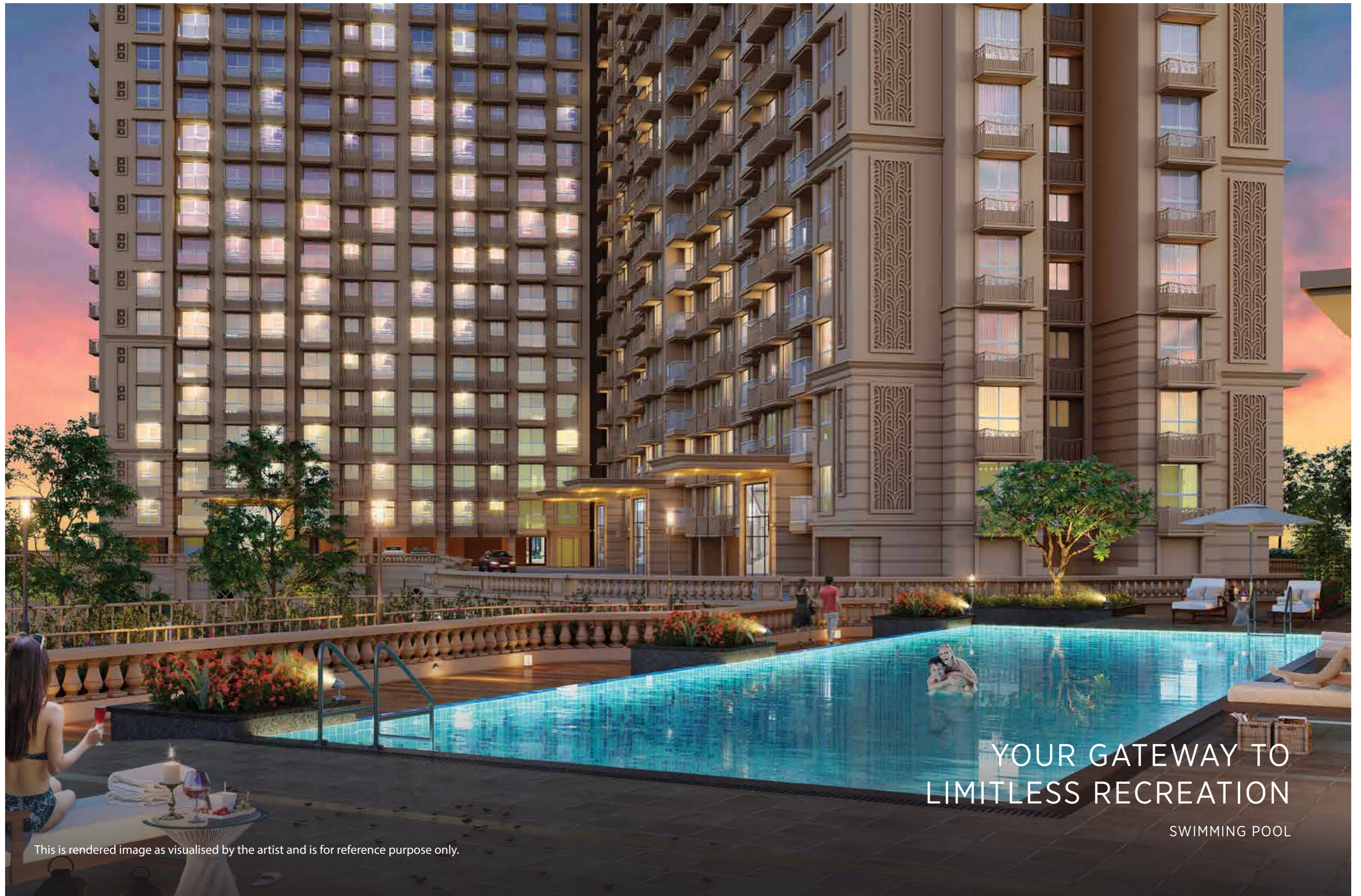
- Swimming Pool²⁰
- Cricket Pitch¹⁴
- Multipurpose court¹³
- Clubhouse with Gymnasium, Cardio Room and Multipurpose Hall



CRICKET PITCH



MULTIPURPOSE COURT



YOUR GATEWAY TO
LIMITLESS RECREATION

SWIMMING POOL

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ZONE 3

THE CALM LIFE

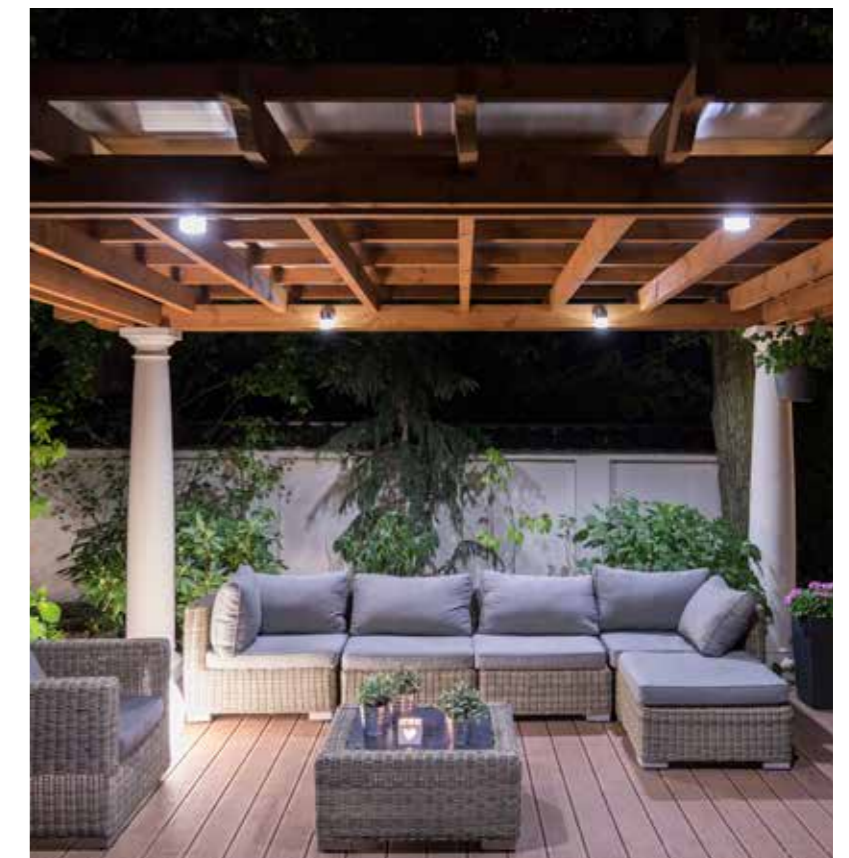
RECONNECT, RE-ENERGIZE,
REUNITE WITH YOURSELF



THE SHADE SEATING PAVILION



PARENTS' PAVILION



THE RETREAT SEATING ALCOVE

Experience a space that rejuvenates your mind and energizes your soul.

- The Retreat Seating Alcove⁹
- The Shade Seating Pavilion¹⁰
- Parents' Pavilion⁸
- Lookout Square²⁹

ZONE 4

THE FIT LIFE

BEING HEALTHY IS A HABIT
TO BE CELEBRATED



Explore the spacious area to run, jump and
relive once again.

- Jogging/Cycling Track³¹
- Pathwalk²⁶
- Walking Promenade³³



JOGGING/CYCLING TRACK



PATHWALK

ZONE 5

THE PLAYFUL LIFE

CHERISH THE GOODNESS
OF CHILDHOOD



ADVENTURE WALL PLAY



INTERACTIVE WAVE BRIDGE



CHILDREN'S PLAY AREA

Discover the innocence of your child with a free space to enjoy their childhood.

- Adventure Wall Play²⁵
- Interactive Wave Bridge²²
- Children's Play Area⁷
- Play Yard⁵⁵



A CANOPY OF LEAVES BOWING
TO WELCOME YOU EVERYDAY

CHILDREN'S PLAY AREA

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

ZONE 6

THE SPOTLIGHT LIFE

LIGHTS, CAMERA, ACTION TO
A WONDERFUL MOMENT



AMPHITHEATRE



PERFORMANCE SQUARE

Seek all the attention you rightly deserve and
celebrate it with your family and friends.

- Amphitheatre⁵
- Performance Square⁶



LIGHTING UP OCCASIONS
WITH SHEER DELIGHTFULNESS

AMPHITHEATRE

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

A HOMELY KINGDOM THAT WELCOMES AND ACTUALIZES EVERY IMAGINABLE AMBITION

As soon as you step your foot into Hiranandani Gardens, Powai, you will already perceive the evident difference in the quality of life. Energizing greens, secluded refreshing spaces and best-in-class modern facilities will encircle you. It is an all-embracing lifestyle destination that offers upgraded, private amenities designed for all-round development. It also has its own world-class hospital, an international school, a five-star hotel and the famous 'High Street' that attract crowds for its diverse retail and gourmet options. Hiranandani Gardens, Powai also has commercial and business landmarks with a walk-to-work provision. Amongst this encouraging and ambitious environment, lies the inspiring and accomplished residential abode, Regent Hill. In addition, this neighbourhood also enjoys an advantage of multiple conveniences and an easy reach to all the necessary accessibilities.



Hiranandani Foundation School



HFS International



Hiranandani Hospital



Forest Club



Meluha-The Fern, An Ecotel Hotel



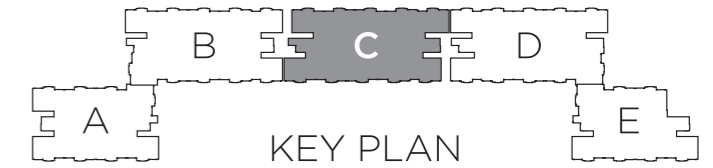
High Street Retail



Hiranandani Business Park

REGENT HILL C

Typical Floor Plan



REGENT HILL - C Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA	
		(in Sq. Ft.)	(in Sq. Mtr.)
1 BHK	1, 2, 3, 4, 7, 8, 9 & 10	379	35.25
1 BHK	5 & 6	378	35.16

- 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.



REGENT HILL D

Typical Floor Plan



REGENT HILL - D Carpet Area Statement

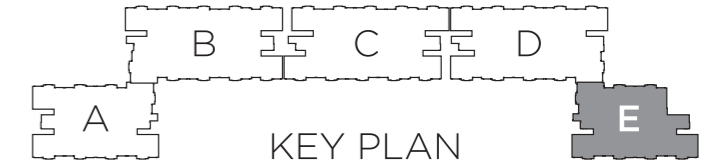
Flat Type	Flat Nos.	As Per RERA	
		(in Sq. Ft.)	(in Sq. Mtr.)
1 BHK	2, 3, 4, 5, 6, 7, 8 & 9	379	35.25
1 BHK	1 & 10	378	35.16

- 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.



REGENT HILL E

Typical Floor Plan



REGENT HILL - E Carpet Area Statement

Flat Type	Flat Nos.	As Per RERA	
		(in Sq. Ft.)	(in Sq. Mtr.)
1 BHK	1, 2, 3, 4, 5, 6 & 7	379	35.25

- 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.



WHEN EVERY THING IS JUST A THOUGHT AND A FEW FOOTSTEPS AWAY.

The Hiranandani life weaves a balanced picture of a work-live principle, allowing you to live with maximal comfort around the maximus amenities and accessibilities.

Hiranandani Gardens in Powai, the crowning glory of Mumbai, is where your glorious destiny begins and blossoms!

Walking distance* from **REGENT HILL**

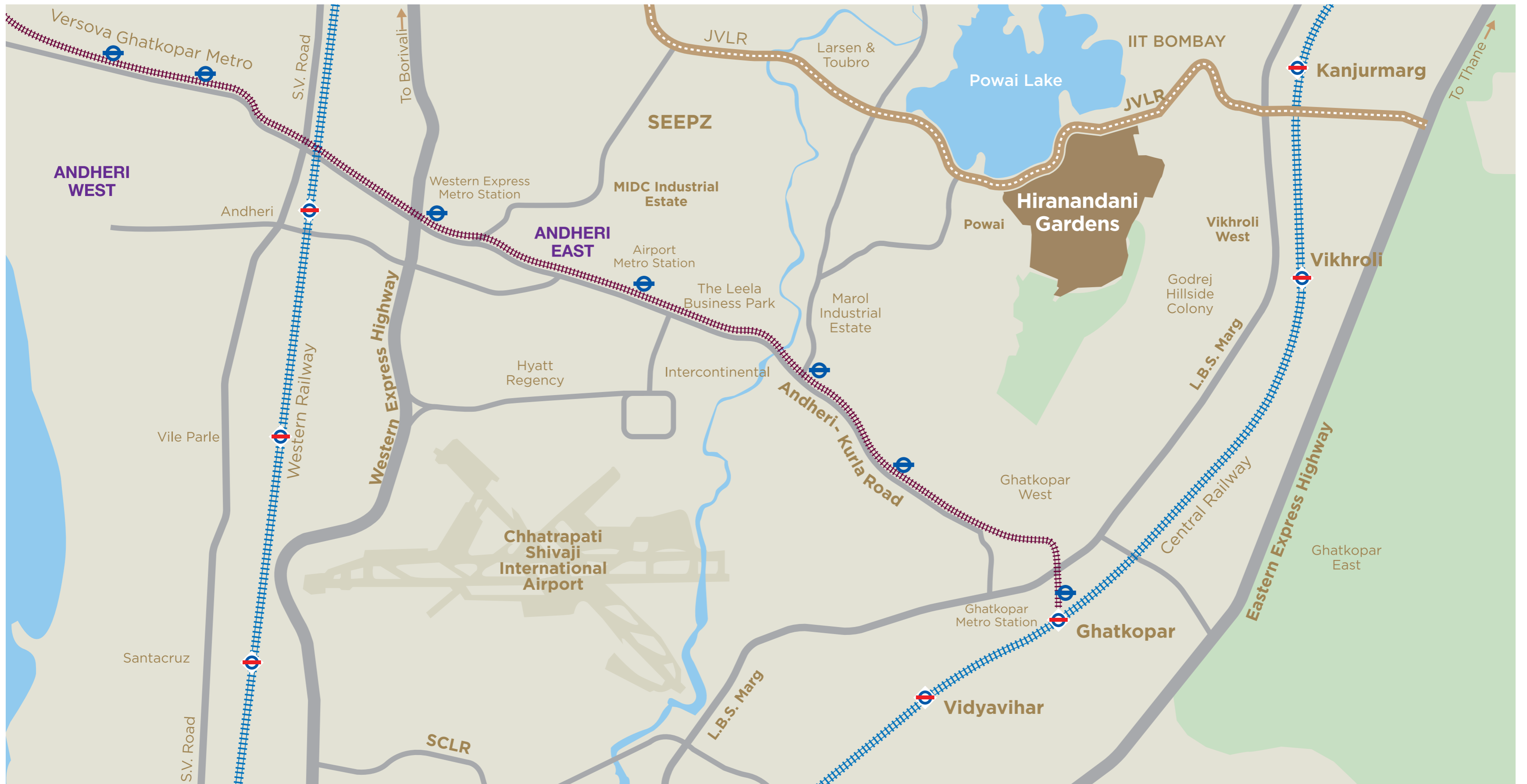


CONNECTIVITY AT HIRANANDANI GARDENS, POWAI

One of the greatest comforts a home can bring into your life is convenient travel. The prime location of Hiranandani Gardens, Powai places you within easy reach of the city and all its prime destinations for travel, work, business, entertainment, hospitality and so much more. You're also at the doorway of a choice of travel infrastructure that'll enable you to travel the length and breadth of your city and even beyond.



Actual image of Hiranandani Gardens, Powai



Distance as per google map

LOCATION ADVANTAGES OF HIRANANDANI GARDENS, POWAI



Key Destinations

- SEEPZ - 5 Km
- BKC - 10 Km
- Airport - 10.5 Km
- Andheri West - 11.1 Km
- Thane - 17 Km
- Churchgate - 27 Km



Road Connectivity

- JVLR - 1.4 Km
- LBS Marg - 3.4 Km
- Eastern Express Highway - 4.8 Km
- SCLR - 8.1 Km
- Eastern Freeway - 12 Km



Finest Education

- Hiranandani Foundation School - 1 Km
- Poddar International School - 1 Km
- SM Shetty - 1 Km
- IIT Bombay - 2 Km
- Pawar Public School - 2 Km
- Bombay Scottish School - 3 Km



Rail Connectivity

- Upcoming Metro Station:
Powai Lake - 2 Km
- Kanjurmarg Station - 4.2 Km
- Vikhroli Station - 4.5 Km

FIND YOUR EVERYDAY
ROUTE TO SOMETHING BIG.

TRAVEL ROUTES AT HIRANANDANI GARDENS, POWAI

Upcoming Metro Connectivity**



Mumbai Metro 6 will be a 14.47 km long track which will connect Lokhandwala-Kanjurmarg. It connects to Metro 2 (Dahisar-Mankhurd), Metro 3 (Seepz-Colaba), Metro 7 (Dahisar- Airport) and Metro 4 (Thane-Wadala), thus providing, easy connectivity across Mumbai.

JVLR Convenience



The Jogeshwari- Vikhroli Link Road efficiently connects the Western and Eastern Express Highways, and provides quick connectivity to Churchgate, Thane and Borivali in suburbs.

Employment Opportunities



Hiranandani Gardens, Powai is an ideal destination for ambitious minds. The township is abounded with renowned companies like TCS, Colgate, Crisil, Scorpio Marine Management, General Mills, Nomura, Schindler, Deloitte and many more.

Educational Institutes



From well-known IIT Bombay to reputed schools and colleges, Powai has wide choices to fulfil your new-age aspirations.

**The above information about upcoming metro is as per the project proposed by the Government.

*Reference images. source: google images



BETTER PLANNING FOR BIGGER DREAMS.

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, Hiranandani 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

18K+
happy
families



Actual image of Hiranandani Gardens, Powai.



Sales Off.: Hiranandani Sales Gallery, Central Avenue, Opp. Rodas Hotel,
Hiranandani Business Park, Powai, Mumbai - 400 076.
Tel.: (+91 22) 2576 3788, 2576 3600
www.hiranandani.com | sales@hiranandani.net
[f/hiranandanidevelopers](https://www.facebook.com/hiranandanidevelopers) | [i/hiranandanidevelopers](https://www.instagram.com/hiranandanidevelopers)

Regent Hill A, B, C, D and E Wing - The project has been registered via MahaRERA registration No.: P51800018620 and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.

Regent Hill A, B, C, D and E Wing are mortgaged with Standard Chartered Bank. The No Objection Certificate (NOC)/permission of the mortgagee Bank would be provided for sale of flats/units/property, if required.

Entity Name: HGP COMMUNITY PRIVATE LIMITED
CIN: U45201MH2016PTC274222.