Shapoorji Pallonji
Real Estate

VALUABLE OUTSIDE. INVALUABLE INSIDE.



Shapoorji Pallonji

NORTHERN LIGHTS

Pokhran Road 2, Thane

BEST OF THANE
OUTSIDE.

SHAPOORJI PALLONJI
INSIDE.

POKHRAN ROAD 2 OUTSIDE. THE PERFECT OPPORTUNITY INSIDE.

Pokhran Road No. 2 boasts of seamless connectivity to the prominent roadways and a robust growth in social infrastructure like educational institutions, hospitals, commercial centres and much more. The area has emerged as one of the most preferred residential locations in Thane.

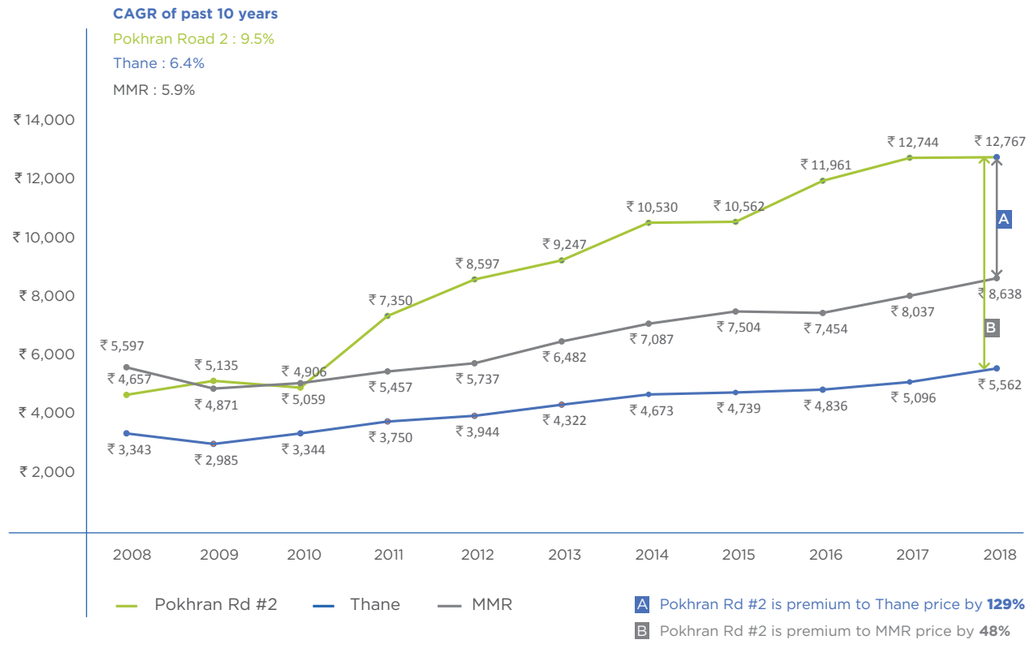
In all, there are 33 lakes in the city of Thane including Upvan Lake, which is known for its serene views, recreational activities, Upvan Art Festival and much more.

Thane is also surrounded by Yeoor Hills and is home to Thane Creek Flamingo Sanctuary.



Actual view from higher floors.
It may vary basis the apartment's location and geographical condition.

WEIGHTED AVERAGE PRICE TRENDS/ POKHRAN VS THANE VS MMR



Source: Propequity

MMR: Mumbai Metropolitan Region

Major Landmarks (from Project Site)

Ghodbunder Road	300 m
Tikuji-ni-wadi	3.6 km
Thane Railway Station	4.5 km
Mulund Check Naka	5.5 km
Wagle Estate	5.9 km
Thane Toll Eastern Express Way	8 km
Airoli	9 km
BKC	24.9 km
Mumbai Domestic Airport	28 km

*Source: Internet. Estimate of travel distance.

Upcoming Infrastructure*

Over the years Thane has transformed into a hub of major infrastructural developments. Some of the upcoming and proposed infrastructure:

- Proposed road tunnel between Tikuji-ni-wadi (Thane) & Borivali
- Wadala-Kasarvadavali Metro line 4, Kapurbawdi-Bhiwandi Metro line 5
- Vitawa bypass road, connecting Kopri to Thane-Belapur Road
- Proposed Kapurbawdi Metro Station - 1.2 km from the site
- Proposed Majiwada Metro Station at a walking distance

Schools (from Project Site)

Tilak International School	0.45 km	New Horizon School	2.7 km
BIMS Paradise English High School	0.85 km	Smt. Sulochanadevi Singhania School	3.7 km
Vasant Vihar High School	1.4 km	St. John the Baptist High School	4 km
CP Goenka International School	1.9 km	Orchid International School	5.1 km
Lok Puram Public School	2 km	Rainbow International School	5.2 km
Lodha World School	2.4 km	St. Lawrence High School	6.4 km

Hospitals (from Project Site)

Bethany Hospital	1.8 km	Kaushalya Medical Foundation Trust Hospital	3.5 km
Currae Specialty Hospital	1.8 km	Sapphire Hospital	4.8 km
Dr. Bansals Arogya Hospital	1.9 km	ESIC Hospital	4.4 km
Global Hospital	2.1 km		
Jupiter Hospital	2.3 km		
Titan Hospital	2.9 km		

Entertainment (from Project Site)

Cinemax Wondermall	1.1 km
Vasant Vihar Plaza	1.5 km
Cinema Star	2 km
Korum Mall	3.2 km
Gold Cinemas	4.1 km
Cinemax Eternity Mall	4.9 km
Decathlon	6.5 km

Commercial (from Project Site)

Dev Corpora	2.6 km
iThink	3.4 km
Wagle Estate	5.9 km

*Source: Internet. Travel distances are estimates. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities.

LOCATION MAP



Map not to scale. The information has been taken from the internet. The map depicts only selected landmarks and does not depict all the surroundings of the project.

THANE'S GLORY OUTSIDE. LIFESTYLE AMENITIES INSIDE

Northern Lights by Shapoorji Pallonji, spread across 4.8 acres (19,424.9 sq. m),
offers 1 BHK, 2 BHK, 1+2 BHK, 2+2 BHK & 3 BHK apartments in the tallest towers of Thane.
Inside this sprawling complex the project also offers a large amenity space,
for you and your family to indulge in.
With 60+ amenities & features, you can rest assured,
there will never be a day with nothing to do.

KEY HIGHLIGHTS

4.8 acres
Approx. 4.8 acres (19,424.9 sq. m) of development

The Tallest Towers in Thane

60+
Amenities & Features

Eureka Forbes Air and Water Purifier within the Apartment

Jio DIGITAL LIFE
Future-ready Homes*
Powered by **JioGigaFiber**

Facility Management by Forbes Facility Services

2 Levels of Dedicated Amenity Space

Proposed Retail Space within the Development

Podium
Amenity Level

Disclaimer: *Provisions for JioGigaFiber (High-Speed Broadband, Voice, TV & Entertainment and Smart and Secure Home Solutions) are available for every apartment.



Artist's impression, not an actual site image.

Artist's Impression, not an actual site image.

AMENITIES AND FEATURES


Multipurpose Court


Cricket Pitch


Gymnasium


Library


Party Lawn


Electronic Gaming Room


Proposed Retail Development


Spa


Amphitheatre


Pool Table


Adventure Climbing Wall


Day Care/Crèche

Stock images for representation purpose only.

Wellness

- Spa
- Yoga Deck
- Sauna
- Reflexology Area
- Jacuzzi
- Medical Emergency Room
- Meditation Court
- Super Tree Sculpture

Health & Fitness

- Multipurpose Court
- Gymnasium
- Main Lap Pool
- Fitness Corner
- Spinning Room
- Pilates Room
- Cross-fit Zone
- Tai Chi Zone

Recreation

- Pool Deck
- Music Room
- Indoor Amenities Area
- Children's Play Area - Slam Dunk
- Card Room
- Electronic Gaming Room
- Library
- Family/Children's Pool
- Family Lap Pool
- Cricket Pitch
- Senior Citizens' Corner
- Community Hall
- Urban Farming Zone
- Adventure Climbing Wall
- Art and Crafts Room
- Sand Pit
- Karate/Martial Arts Room
- Pocket Garden

Entertainment

- Party Lawn
- Multi-purpose Lawn
- Poolside Garden
- Amphitheatre
- Al Fresco Dining
- Roof Terrace Barbeque Area
- Tropical Aquarium

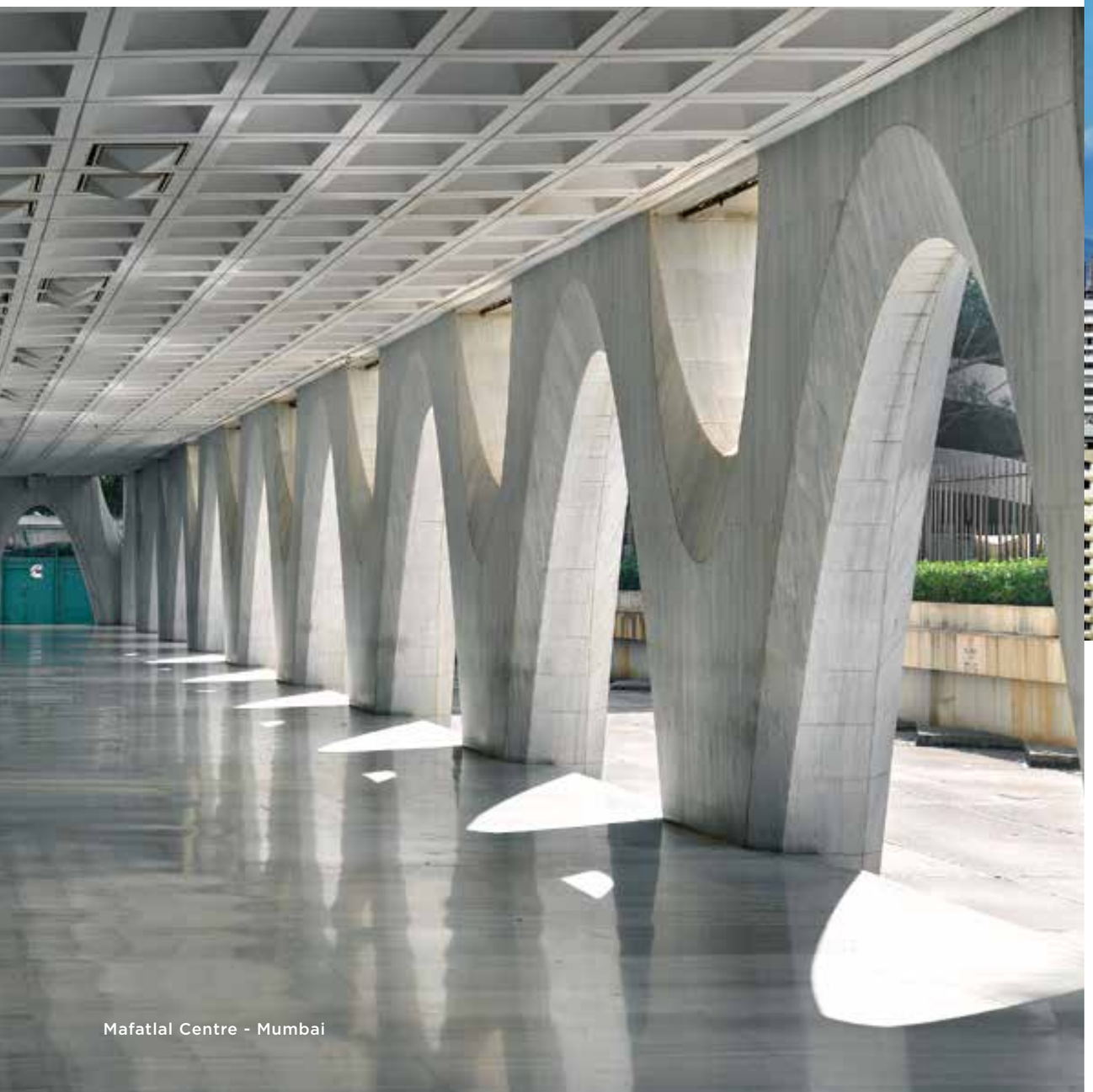
Utilitarian

- Business Centre
- Laundry Room
- Day Care/Crèche
- Seating Corner
- Shower Area
- Timber Deck
- Hammock Lounge
- Admin Office
- Proposed Retail Development
- Cascade Planter
- Walkway/Fire Engine Access
- Steps with Canopy
- Viewing Trellis
- Pedestrian Walkway
- Pet Walkway
- Multipurpose Room
- Food Hall
- Cascade Water Feature
- Indoor Water Feature
- Feature Sculpture

Some of these amenities will be delivered in future phases of the development.

LASTING IMPRESSIONS OUTSIDE. A LEGACY INSIDE.

For over 150 years, Shapoorji Pallonji has consistently been committed to delivering projects and solutions globally, resulting in several architectural marvels around the world. The group has successfully carved a niche for itself, by developing landmark structures with perfection and innovation.



Mafatlal Centre - Mumbai



The Imperial - Mumbai

CHANGING SKYLINES OUTSIDE. TRANSFORMING LIVES INSIDE.

Since 1865, Shapoorji Pallonji has been committed to creating iconic structures and providing cutting - edge solutions, using what it knows best: Engineering. The group that operates in 6 major business areas, has been creating landmarks in more than 60 countries, delivering on its values and commitment in every project.

CHANGING SKYLINES OUTSIDE. TRANSFORMING LIVES INSIDE.

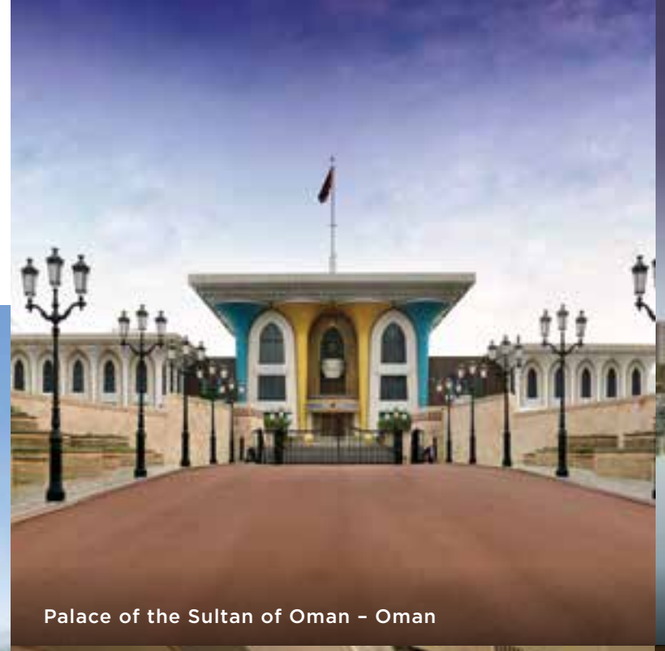


Malabar Hill Reservoir - Mumbai

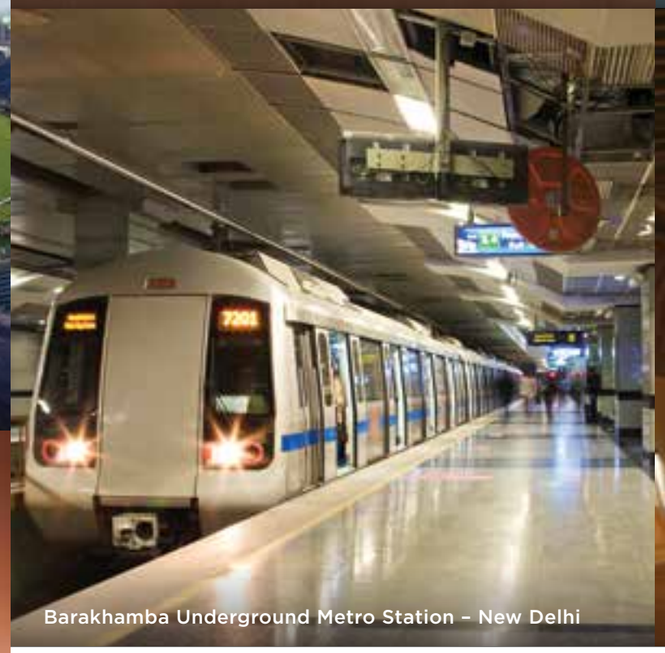

MCA Stadium - Pune


Mumbai Central Station - Mumbai


World Trade Centre - Mumbai


Palace of the Sultan of Oman – Oman


Fairmont Bab Al Bahr – Abu Dhabi


Barakhamba Underground Metro Station – New Delhi


Chenani-Nashri Tunnel - Jammu & Kashmir

‘RECOGNITION WELL DESERVED’ – ***NO. 1 CONSTRUCTION COMPANY***

Shapoorji Pallonji E&C has been ranked as India’s No. 1 Construction Company among top 50 real estate and infrastructure companies, by the Construction Week India magazine (Volume 10, Issue 3, 2018). One of India’s independent construction companies, developing its own residential projects, brand Shapoorji Pallonji is symbolic of trust and quality.

Shapoorji Pallonji
Real Estate

Site Address:

Northern Lights by Shapoorji Pallonji, Pokhran Road No. 2,
Thane (West) - 400610 Maharashtra, India.
MahaRERA No. P51700019864, P51700019865, P51700020305
For more details visit, http://maharera.mahaonline.gov.in

Registered Address:

Jaykali Developers Private Limited (A Shapoorji Pallonji Group Company), 70, Nagindas Master Road, Fort, Mumbai - 400023

Corporate Address:

Jaykali Developers Private Limited (A Shapoorji Pallonji Group Company),
SP Centre, 41/44 Minoo Desai Marg, Colaba, Mumbai - 400005

L&T Finance Limited has financed the project and has a charge/mortgage on the project and its assets.

Disclaimer: The stock images and features shown and/or mentioned and the image renders used herein are purely indicative and promotional and may differ from actuals. This is only an invitation to offer and does not constitute an offer. The purpose of this advertisement is to indicate to the customers the amenities and facilities that may come up in the project as per the present approved layout. The customers are requested to kindly base their reliance on the Agreement for Sale to be entered into by the purchaser of the flats/units in the project. The project will be developed in a phased manner by the promoter Jaykali Developers Pvt. Ltd. (A Shapoorji Pallonji Group Company). T&C apply.

Om Kaalika Developers