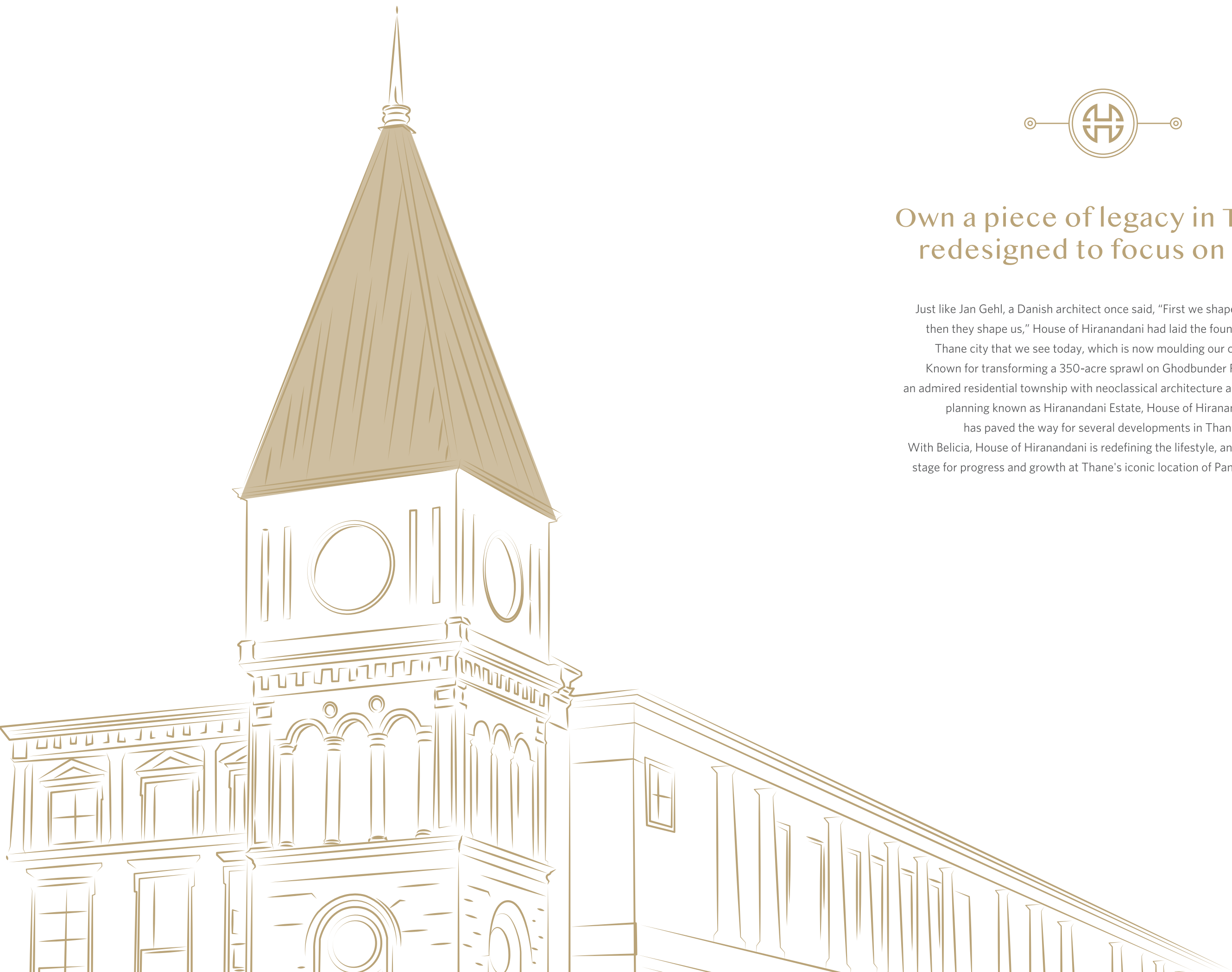




**BELICIA**  
— THANE —



## Own a piece of legacy in Thane, redesigned to focus on you.

Just like Jan Gehl, a Danish architect once said, “First we shape the cities, then they shape us,” House of Hiranandani had laid the foundation of Thane city that we see today, which is now moulding our choices.

Known for transforming a 350-acre sprawl on Ghodbunder Road into an admired residential township with neoclassical architecture and thoughtful planning known as Hiranandani Estate, House of Hiranandani has paved the way for several developments in Thane.

With Belicia, House of Hiranandani is redefining the lifestyle, and setting the stage for progress and growth at Thane's iconic location of Panch Pakhadi.



Thane, a city central  
to your future.

In the last few years, Thane has gradually emerged as a prominent, vibrant and significant investment destination in MMR, owing to enhanced connectivity, extensive infrastructure development, increasing office footprint and an upscale lifestyle.

\*Thane has been regarded as the top-searched city for housing. This is a testament to Thane's rising popularity and expanding skyline.





## Thane, transforming into a nucleus of growth.

- Numerous residential and commercial establishments of international standards.
- Cosmopolitan inhabitants with high spending capacity.
- Connectivity to Navi Mumbai, suburbs of Eastern Mumbai, and commercial hubs of Thane, Belapur Road, Powai and BKC.
- Proposed Infrastructure-boosting projects; metro lines 4 (Wadala-Ghatkopar-Thane) and 5 (Thane-Bhiwandi-Kalyan), and Virar-Alibaug Multi-Modal corridor.
- Increase in housing supply.\*





## Panch Pakhadi, a destination ahead of the rest.

A neighbourhood shaped on the foundation of the rich and traditional culture of Thane, Panch Pakhadi seamlessly blends in a contemporary vibe with spectacular bungalows, the majestic Thane Municipal Corporation building, Kachrali Lake, and the buzzing Ram Maruti Road and Gokhale Road. Moreover, Panch Pakhadi tops other micro markets in the city in terms of connectivity and ease of living.

### Transit time to other micro markets\*

| Travel time                    | Panch Pakhadi | Pokhran Road | Majiwada | Dhokali | Manpada | Kolshet |
|--------------------------------|---------------|--------------|----------|---------|---------|---------|
| Nearest Upcoming Metro Station | 2 min         | 5 min        | 2 min    | 5 min   | 2 min   | 12 min  |
| Eastern Express Highway        | 2 min         | 5 min        | 2 min    | 9 min   | 6 min   | 15 min  |
| Thane Station                  | 10 min        | 18 min       | 17 min   | 24 min  | 20 min  | 27 min  |

Note: The above table compares the approximate travel time with other micro markets. Panch Pakhadi has the least travel time to any destination in the city. Subject to traffic.

### Proximity to commercial centres\*

| Travel time        | Bhiwandi  | Bandra Kurla Complex | Andheri-Kurla Road | Nariman Point | Powai     |
|--------------------|-----------|----------------------|--------------------|---------------|-----------|
| From Panch Pakhadi | 25-30 min | 35-40 min            | 50-55 min          | 75-80 min     | 30-35 min |

Note: The above table compares approximate travel time to major commercial hubs. Subject to traffic.



## The liveability index of Panch Pakhadi

| Liveability index | Connectivity to Thane station | Impact of proposed infrastructure | Employment centres | Organised retail | Educational institutions | Healthcare |
|-------------------|-------------------------------|-----------------------------------|--------------------|------------------|--------------------------|------------|
| Panch Pakhadi     |                               |                                   |                    |                  |                          |            |
| Pokhran Road      |                               |                                   |                    |                  |                          |            |
| Majiwada          |                               |                                   |                    |                  |                          |            |
| Dhokali           |                               |                                   |                    |                  |                          |            |
| Manpada           |                               |                                   |                    |                  |                          |            |
| Kolshet           |                               |                                   |                    |                  |                          |            |

Favourable  Moderate  Less favourable 

The location has more to offer than you can imagine.

- Easy accessibility to Mulund Toll Naka.
- Proximity to key consumption centres like Ram Maruti Road and others.
- Reputed schools and hospitals.
- Short distance from commercial hubs within and outside the city.
- Highest expected rental yield of 3.02%.\*



Stock image used for representation purpose



## Reasons to invest in Panch Pakhadi

Panch Pakhadi has limited land parcels for development. However, it has superior infrastructure and conveniences compared to other locations such as Kolshet, Dhokali, Majiwada and Pokhran Road. This scarcity of land attracts greater demand for homes in this micro market at higher prices. Hence, Panch Pakhadi earns the greatest potential for investment gains and a high quality of life.

Just like the development of Metro Line 1 positively impacted the nearby localities along the Versova-Andheri-Ghatkopar route, the proposed metro line 4 is expected to positively impact the nearby localities including Panch Pakhadi with better rental yields and capital appreciation.

### Micro market comparison for 3 years\*

| Carpet Price per sq. ft. (INR) | Dhokali | Panch Pakhadi | Pokhran Road |
|--------------------------------|---------|---------------|--------------|
| 2019                           | 17,700  | 18,914        | 20,801       |
| 2022                           | 16,400  | 21,000        | 20,750       |
| Appreciation (%)               | -7%     | 11%           | 0%           |
| Avg rental values (INR)        | 28,000  | 37,000        | 35,000       |
| Expected rental yield (%)      | 2.93%   | 3.02%         | 2.89%        |

\*Source: Cushman & Wakefield Report, March 2023



An iconic landmark.  
A coveted address.

In a city teeming with nostalgic recollections and historic structures, Nitin compound is one such landmark on the Almeida Road that has prominence enough to lend its name to the famed Nitin Company Junction. And now, many decades later it lends its address to Thane's newest residential gem

**BELICIA**  
THANE





# Location Map

YEOR  
HILLS

TULSI  
LAKE

VIHAR  
LAKE

POWAI  
LAKE

TOWARDS  
POWAI

Under Construction  
Metro Line 4

Under Construction  
Metro Line 5

BHIWANDI  
ROAD

TOWARDS NASHIK

HIRANANDANI  
ESTATE

HIRANANDANI  
FOUNDATION SCHOOL

HIRANANDANI  
HOSPITAL

GB  
ROAD

ONE  
HIRANANDANI PARK

HIRANANDANI  
MEADOWS

BETHANY  
HOSPITAL

THANE

SINGHANIA  
SCHOOL

JUPITER  
HOSPITAL

MAJIWADA  
JUNCTION

VIVIANA  
MALL

UPCOMING  
METRO  
STATION

KORUM  
MALL

BELICIA

SIDDHESHWAR  
TALAV

KACHARALI  
TALAV

TMC

TOWARDS KALWA

KALWA

KALWA

THANE

ETERNITY  
MALL

MULUND

TOWARDS MUMBAI

DIGHE

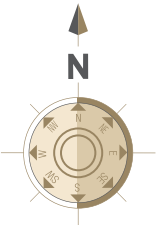
DIVA  
JUNCTION

WAGLE  
ESTATE

KANJUR  
MARG

EASTERN EXPRESS  
HIGHWAY

|                                                                                       |                    |
|---------------------------------------------------------------------------------------|--------------------|
|  | Railway<br>Station |
|  | Flyover            |
|  | Road               |
|  | Metro Line 4       |
|  | Metro Line 5       |
|  | Railway Line       |



Distances are approximate as per Google Maps.  
Map not to scale. For representation purpose only.



Stock image used for representation purpose



## Infrastructure that exceeds expectation



### Supreme Connectivity

- Eastern Express Highway - 200 m
- Upcoming Metro Station - 300 m
- Teen Hath Naka Flyover - 1.5 km
- Thane Railway Station - 2.2 km
- Mulund Toll Naka - 3.5 km
- Mumbai Airport - 18.7 km



### Healthcare Facilities

- Kaushalya Hospital - 100 m
- Thane Health Care - 550 m
- Jupiter Hospital - 1.8 km
- Bethany Hospital - 4 km
- Hiranandani Hospital - 7 km



### Educational Institutions

- Smt. Sulochanadevi Singhanian School - 1.5 km
- Rainbow Pre-School International - 1.6 km
- CP Goenka International School - 4.5 km
- Vasant Vihar High School and Junior College - 6 km
- Hiranandani Foundation School - 7.6 km



### Retail / Malls

- Korum Mall - 700 m
- Viviana Mall - 1.5 km
- Emerald Plaza, Hiranandani Meadows - 4.1 km
- The Walk High street, Hiranandani Estate : 7.5 km



### Corporate Parks

- Dev Corpora - 700 m
- Primus Business Park - 1.6 km
- Ashar IT Park - 1.7 km

Note: Distance mentioned from Belicia, as per Google Maps (approximately).  
The actual distances may vary due to factors such as road closures, traffic conditions, and changes in routes, etc.



## Making the future convenient

Panch Pakhadi brims with several upcoming and proposed infrastructure projects that will further ease the life of the residents.



### Proposed Rail Infrastructure\*

#### METRO LINE 4: WADALA-GHATKOPAR-THANE

- A 32.32 km elevated corridor from Wadala to Thane.
- Nearest upcoming station from project - Mahapalika Marg.
- To reduce the current travel time by between 50% and 75% depending on road conditions.

#### METRO LINE 5: THANE-BHIWANDI-KALYAN

- 24.9 km long elevated corridor will connect Thane to satellite towns of Bhiwandi and Kalyan.



### Proposed Road Infrastructure\*

#### VIRAR-ALIBAUG MULTIMODAL CORRIDOR

- 126 km highway from Virar to Alibaug.
- Will divert the goods traffic movement from city.
- To connect Delhi-Mumbai industrial corridor in Vasai.
- Travel time from Virar to Alibaug to be reduced by 50%.

#### THANE-BORIVALI UNDERGROUND TUNNEL

- 11.8 km tunnel from Tikujiniwadi, Thane to Western Express Highway, Borivali.
- Travel time to reduce between Thane and Mumbai to 20 min.





---

City centre's  
newest landmark,  
unveiled.

---



## Sky-high living. Top-notch lifestyle.



1.5-acre land parcel



Vastu compliant apartments



48-storey tower



6 lifts per tower



Luxurious 2, 3 & 4 BHK  
with study apartments



2 parking lifts



First habitable floor from the  
7<sup>th</sup> floor with panoramic views



Strategic location



6-8 apartments per floor\*



Proximity to nearest  
upcoming metro station



Designer entrance lobby



City and Yeoor Hill views

Belicia consisting of basement, stilt/ground plus 5 (five) podium floors including 1 (one) amenity floor plus 48 (forty-eight) upper residential floors.  
\*Each floor shall consist of either 6, 7 or 8 apartments.



Actual image shot at House of Hiranandani property, One Hiranandani Park, Thane



## Amenities that enthrall



Kids' play area



Yoga deck



Squash court



Mini theatre



Games room



Party hall



Badminton court



Business centre





## Terrace level amenities



Gymnasium



Swimming pool



Changing rooms



---

The highlights of  
a good life

---



## Live the luxury



Neoclassical  
architecture



Ample car  
parking spaces



Best-in-class  
amenities



Proximity to  
social infrastructure



East-west facing  
apartments



Utmost privacy  
& security





## Homes crafted to perfection



Marble flooring in living, dining & bedroom area



Double glazed windows for noise reduction



Air-conditioned homes



Utility space provided



Ample natural light & ventilation



Efficient space planning with maximum habitable area



Expansive windows for panoramic views



Base cabinet in kitchen



Large decks



Selected 3 BHKs with powder toilet



Floor to floor height of 3.1 metres



Selected residences to have a foyer area at the entrance for privacy



## House of Hiranandani advantage



Legacy of 40+ years with proven record  
of delivering 25,375 apartments



Pioneer of Thane real estate



Unique architecture and design



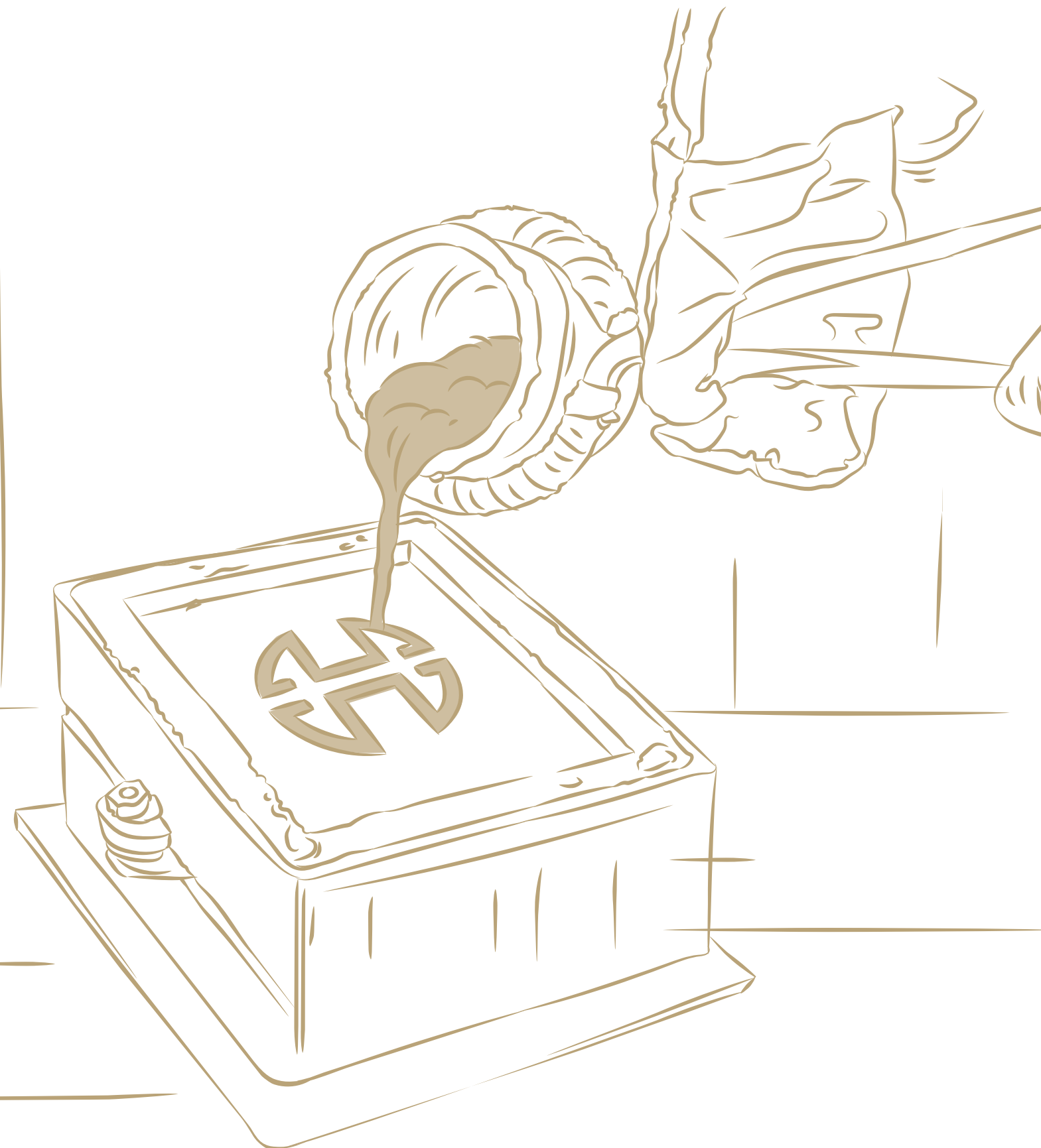
Innovative, well-researched construction  
techniques and sustainable practises



Iconic township developments crafted with focus  
on customer comfort, convenience, health and well-being



Casting  
a new era  
of luxury  
around you





Office Address: House of Hiranandani,  
Olympia, Central Avenue, Hiranandani  
Gardens, Powai, Mumbai - 400076

Site Address: Belicia, Almeida Road,  
Near Nitin Company Junction,  
Panchpakhadi, Thane (W) 400602

Disclosure: All intending purchasers are required by law to inspect all plans and appraise themselves with all the relevant information and notice in this opportunity document or any other document. Nothing in this opportunity document is intended to substitute the actual plan and approvals obtained from time to time by the promoter. Project Belicia is being developed by Rajshila Construction LLP group entity of Prescon. Eterna Developers LLP group entity of House of Hiranandani is the Development Manager of the Project. Project is funded and mortgaged with Tata Capital Housing Finance Limited and Tata Capital Financial Services Limited.

Scan for  
more details



MahaRERA No. P51700050457  
Available at website  
<https://maharera.mahaonline.gov.in>