



CORPORATE OFFICE:

A-2403, Marathon Futurex, Mafatlal Mills Compound,
N. M. Joshi Marg, Lower Parel, Mumbai - 400 013.

SITE ADDRESS:

Sales Gallery, Off DAV School, Near Hiranandani Meadows, Thane.

Email: care@mextechgroup.com | Website: www.mirayatrinity.com

Disclaimer: The project is registered with MahaRERA as "Miraya Divine" with registration number **P51700055585** | "Miraya Trinity - Eternity" with registration number **P51700080732** | "Miraya Trinity Serenity" with registration number **P51700080732**



MIRAYA DIVINE



MIRAYA SERENITY



MIRAYA TRINITY ETERNITY

MIRAYA TRINITY

AN ARCHITECTURAL MASTERPIECE
IN THE HEART OF THANE





THE NEW EXPRESSION
OF REFINED LIVING

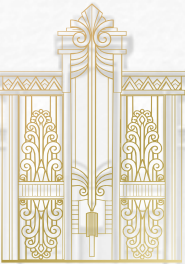


Artist's Impression



A RARE 7-ACRE OFFERING

A rare, virgin land parcel envisioned as a canvas for refined living. Bringing together the timeless language of Art Deco and the ease of modern living. Defined by thoughtful design, precise planning, and a commitment to sustainability and sophistication.





Actual Image

A sweeping cityscape of skyline, creek, and distant hills that brings openness to everyday living.



THE EXPANSIVE URBAN HORIZON

Overlooking Kolshet

A tranquil panorama of rolling hills and lush greens that brings a sense of calm to everyday living.



THE GREEN EMBRACE OF THE HILLS

Embracing Yeoor



Actual Image

SEAMLESSLY CONNECTED. EFFORTLESSLY CONVENIENT.

PRIME CONNECTIVITY

Just minutes away

- Metro 4 Station - 1 Min
- Ghodbunder Road - 1 Min
- Eastern Expressway - 2 Mins
- Thane Borivali Tunnel - 4 mins

TOP TIER HOSPITALS

Healthcare Made Effortless

- Tieten Hospital - 2 Mins
- Bethany Hospital - 5 Mins
- Jupiter Hospital - 5 Mins
- Metropolis Hospital - 7 Mins

THE BEST SCHOOLS

Education Seamlessly Accessible

- DAV School - 1 Min
- Vasant Vihar School - 2 Mins
- Sunitidevi Singhania School - 5 Mins
- CP Goenka International School - 5 Mins

CONVENIENCE RETAIL

Next Door Convenience

- Miraya Infinity Retail - 1 Min
- Hiranandani Meadows - 2 Mins
- Dosti Imperia Shoppee - 2 Mins
- Vasant Vihar Shoppee - 2 Mins





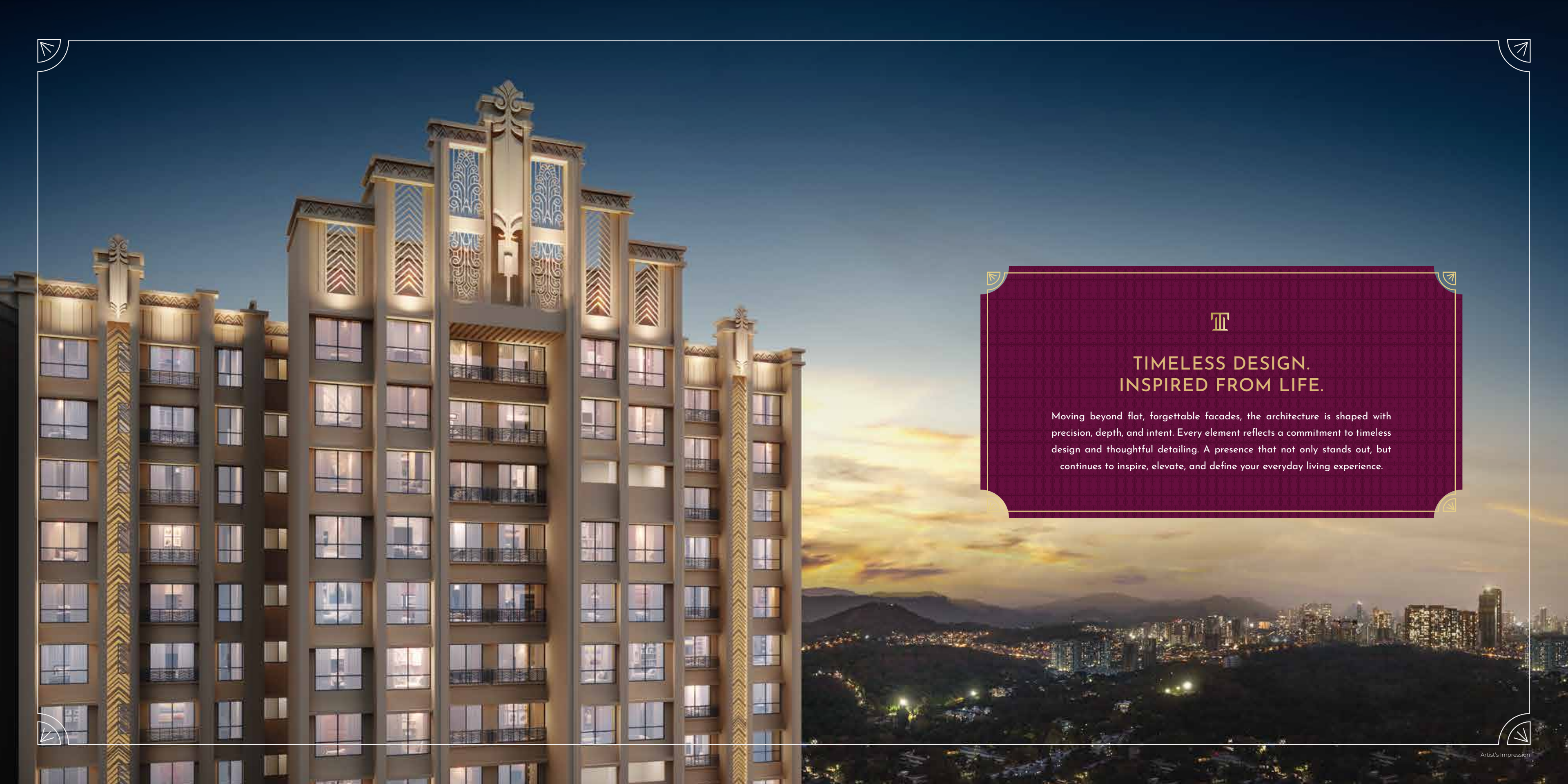
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A LOCATION OF QUIET DISTINCTION

Located at Pokhran Road No. 2, often regarded as the Malabar Hill of Thane, the address places you within one of the city's most established and exclusive neighbourhoods. Surrounded by premium residences, landmark developments, and a well-evolved social ecosystem, it reflects a certain standard of living.

With upcoming 5-star hotels, a premium membership club, and a community of discerning residents in close proximity, it is a location defined not just by connectivity, but by stature, maturity, and quiet distinction.



TIMELESS DESIGN. INSPIRED FROM LIFE.

Moving beyond flat, forgettable facades, the architecture is shaped with precision, depth, and intent. Every element reflects a commitment to timeless design and thoughtful detailing. A presence that not only stands out, but continues to inspire, elevate, and define your everyday living experience.

MIRAYA TRINITY

A rare opportunity to be part of something beyond the ordinary. Every decision—from land selection to planning and execution—has been consciously made to create a development that feels open, refined, and enduring.

PROJECT HIGHLIGHTS

- Prime Address at Pokhran Road No. 2
- ~25 Acres of Lush Green Surroundings
- A Rare and Pristine 7-Acre Land Parcel
- Designed in an Exquisite Art Deco Theme
- Just 3 Residential Towers Within the Project
- Low-Density Living by Design
- Single-Phase Planned Development
- Multilevel Podiums with 38-Storey Towers
- 40+ Lifestyle Amenities Across the Project
- Amenities Zones Curated Across Levels
- Spacious Homes with Efficient Layouts
- Cross-Ventilated Deck Residences
- Premium Internal Finishes & Specifications
- An IGBC Gold Pre-Certified Development





LOW-DENSITY BY DESIGN

Fewer residences and expansive planning create a rare sense of space and privacy. With no immediate obstructions and residences opening on both sides, each home is designed to invite light, air, and openness. As one of the lowest density developments in the locality, this is a conscious choice - creating a more refined, spacious, and elevated way of living.



TIMEBOUND BY DISCIPLINE

Envisioned as a single-phase development, all towers and amenities are planned to be delivered together, ensuring a seamless transition into a fully complete environment. With construction progressing simultaneously, residents step into a finished, peaceful setting - free from ongoing disruption, defined by clarity, comfort, and a consistently elevated quality of life.





A home you look forward to returning to. One that elevates how you feel, every single day. Where thoughtful spaces and quiet comforts come together to create a sense of ease. A space where living feels refined, effortless, and truly rewarding.

COME HOME TO
AN ELEVATED LIFE



Artist's Impression

An entrance defined by scale, proportion, and Art Deco detail, creating an impression from the moment of arrival.



A GRAND ENTRANCE LOBBY

A thoughtfully designed lounge where comfort, calm, and conversation come together effortlessly.



A RELAXING LOUNGE



Artist's Impression



A generous spread of greens designed to bring openness into everyday living. Walk along landscaped paths, pause in quiet corners, or simply enjoy the sense of space around you. An environment that feels light, breathable, and naturally calming.

A LANDSCAPE DESIGNED TO BREATHE



Artist's Impression

CLUB AFFINITY

A space designed for connection, energy, and shared experiences. From active pursuits to moments of relaxation, every corner is thoughtfully crafted to bring people together. A vibrant setting where you play, unwind, recharge, and celebrate - creating a lifestyle that feels engaging, effortless, and truly complete.

AMENITIES HIGHLIGHTS

INDOOR EXPERIENCES

Gymnasium | Yoga Studio | Badminton | Squash
Indoor Games | Library | Business Centre

WELLNESS & RELAXATION

Spa | Steam | Sauna | Salon
Meditation Zones | Reflexology Path

KIDS & PLAY AREAS

Kids Play Area | Toddlers Zone
Rock Climbing | Skating | Cricket Pitch

OUTDOOR LIVING

Swimming Pool | Kids Pool | Jogging Track
Amphitheatre | Landscaped Greens | Gazebo

SOCIAL & LEISURE

Banquet Hall | Party Lawn
Senior Citizens Area | Sit-outs

WORK & CONVENIENCE

Business Centre | Reading Lounge
Co-working Spaces | Meeting Room



Artist's Impression

A spacious and elegantly crafted venue
designed to host life's most memorable gatherings.



A SIGNATURE BANQUET

A state-of-the-art fitness environment where
performance, wellness and design coexist seamlessly.



A CONTEMPORARY GYM



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Library



Salon



Badminton Court

ENDLESS WAYS TO EXPERIENCE LIFE



A complete lifestyle ecosystem designed
to elevate every moment of living.



Squash Court



Indoor Games



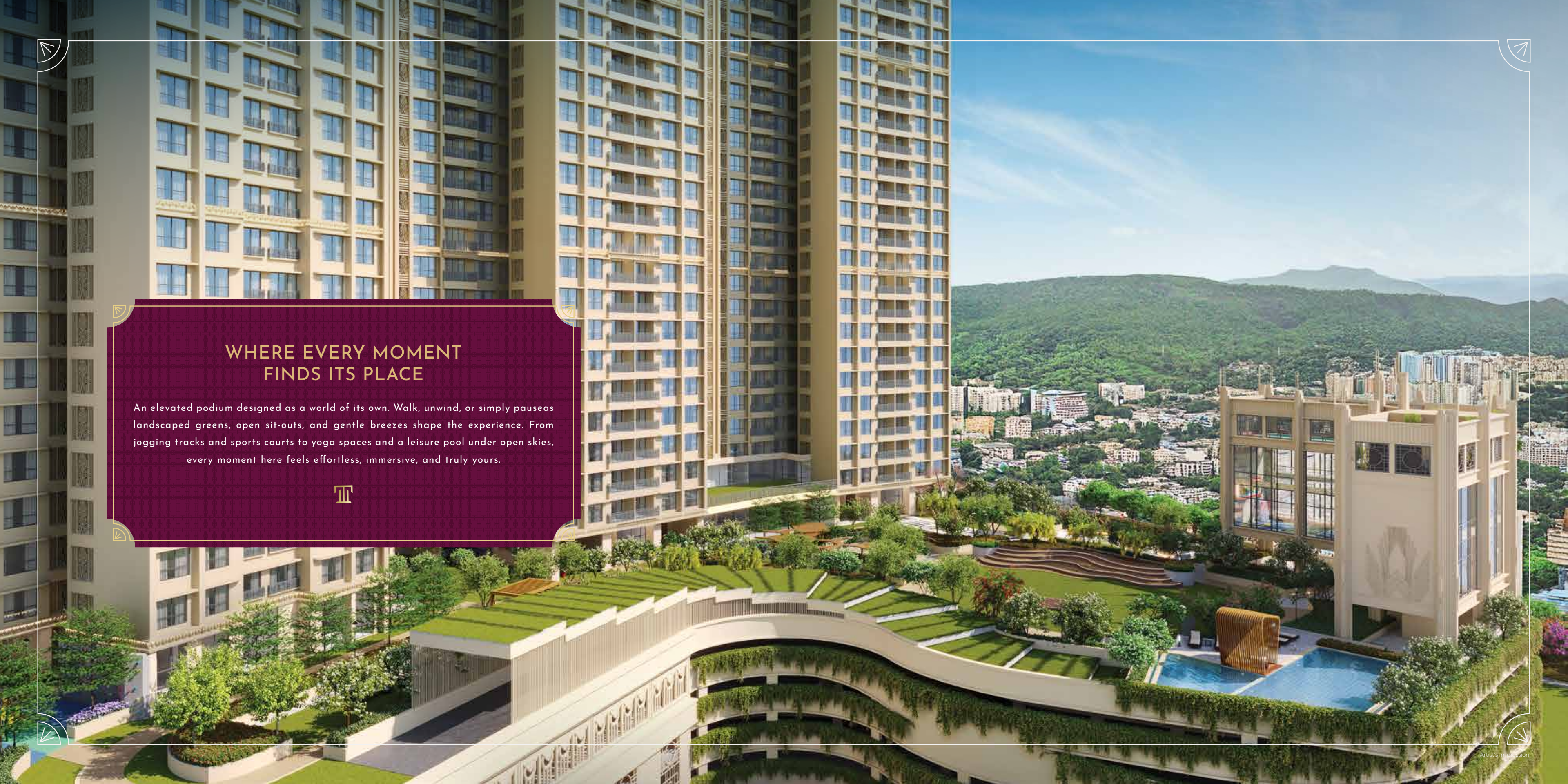
Senior Citizen Sitting Area



Lobby



Crèche



WHERE EVERY MOMENT FINDS ITS PLACE

An elevated podium designed as a world of its own. Walk, unwind, or simply pause as landscaped greens, open sit-outs, and gentle breezes shape the experience. From jogging tracks and sports courts to yoga spaces and a leisure pool under open skies, every moment here feels effortless, immersive, and truly yours.





A PLACE WHERE LIFE UNFOLDS BEAUTIFULLY

Thoughtfully designed living environments where light, openness and elegance come together effortlessly.



Stock Image

Where generous proportions, abundant light and refined detailing create a space designed for hosting, unwinding and everything in between



EXPANSIVE LIVING ROOMS

A private sanctuary crafted for calm, comfort and effortless relaxation where every day begins and ends in quiet luxury.



TRANQUIL BEDROOMS



Stock Image

A thoughtfully planned kitchen where functionality meets elegance, transforming everyday cooking into a seamless experience.



MODERN KITCHENS



Stock Image



INTERNAL SPECIFICATIONS

A curated selection of materials, fittings, and finishes designed to elevate everyday living.

- Vitrified Flooring in Living, Dining, Kitchen & Bedrooms
- Vitrified Tile Flooring & Dado in Bathrooms
- Premium Wash Basin with Counter
- Vitrified Tile Dado above Kitchen Platform
- Kitchen Platform with SS Sink & Drain Board
- Anti-Skid Flooring in Deck Areas
- Agglomerated Marble Window Sills
- Pre-Engineered Windows
- Art Deco Designed Window Railings
- High-Quality, Non-Corrosive Concealed Plumbing
- Premium Branded CP & Sanitary Fittings
- Branded Modular Electrical Switches
- Premium Engineered Wood Doors
- Low VOC Paint Finish

BUILDING RESPONSIBLY.
LIVING BEAUTIFULLY.



We are proudly certified with the IGBC Gold Rating by the Indian Green Building Council, a nationally recognised benchmark for sustainable and environmentally responsible development. This certification reflects our commitment to

**SUSTAINABLE
DESIGN**

**RESPONSIBLE
MATERIALS**



**CONSERVATION
& EFFICIENCY**

**INCLUSIVITY
& ACCESSIBILITY**

Every element has been thoughtfully planned to ensure a healthier, future-ready and resource-efficient lifestyle for our residents.



THREE DIMENSIONS OF ELEGANCE.

Founded in 2022, Miraya is led by three second-generation developers with over 30 years of individual experience in real estate. With a strong track record of 75+ projects and over 5 million sq. ft. delivered across key cities, the group brings proven execution capability and a credible, experience-driven approach.

Driven by a vision to create lifestyle-led developments in premium locations, Miraya focuses on thoughtful planning, distinctive design, and disciplined execution to deliver lasting value.



MR. HIREN CHHEDA | MR. ANIL MUTHA | MR. RAJESH PATEL

EXPERTISE. EXPERIENCE. EXCELLENCE.

The promoters are a distinguished trio of second-generation developers, each bringing over three decades of individual experience across construction, premium residential, and commercial real estate.

Known for their low-profile approach and strong execution track record, they have delivered landmark developments across key micro-markets, combining design sensibility, construction expertise, and market insight to create projects defined by quality, precision, and long-term value.



PARTNERS WITH EXPERTISE



DESIGN ARCHITECT

Architect Deepak Mehta leads a boutique practice with over four decades of legacy. An associate of Hafeez Contractor, the firm specialises in classical and heritage architecture, with landmark contributions to Hiranandani Estate and Neelkanth Heights. With projects across 12 cities, his work reflects design depth and strong personal involvement.



CONSTRUCTION PARTNERS

RRC Ventures is a trusted construction partner with over 40 years of experience in delivering large-scale developments. As a principal contractor for the Hiranandani Group, it has executed over 3.5+ crore sq. ft. across key cities, with a reputation built on reliability, scale, and consistently disciplined execution.



INTERIOR DESIGNERS

KNS Architects, established in 1997, is a globally recognised design firm shaping architecture and interiors across India and beyond. Led by Kanhai Gandhi, Neemesh Shah, and Shresht Kashyap, it has delivered projects across sectors, with a global presence and multiple international awards to its credit.



COMMITTED TO EXCELLENCE



LANDSCAPING ARCHITECT

Associate Architect with Hafeez Contractor, is a boutique architectural consulting firm with DMA established in 1985, specializing in Classical and Heritage Architecture. Key projects include Hiranandani Estate and Neelkanth Heights, with delivered projects across 12+ cities in India, backed by Deepak Mehta's personal involvement.



PROJECT MANAGEMENT CONSULTANTS

VentureX is an integrated PMC for large-scale developments, backed by 33+ years of expertise. With 110+ lakh sq. ft. delivered across 10+ cities, it spans residential, commercial, and hospitality sectors. Trusted by ICICI, Godrej, and Tata, it offers end-to-end capabilities across PMC, cost, TDD, and feasibility.



STRATEGY, MARKETING & SALES PARTNER

A leading real estate platform specialising in luxury residential and high-value commercial developments, Royalti brings over 16 years of experience, 3,000+ deals, and ₹4,000+ crore in transactions. As a lifecycle project partner, it manages end-to-end responsibilities from strategy and positioning to marketing and sales execution.



DISCLAIMER

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