

# *THE* **Resitail** *LIVING*

**RESIDENCES & RETAIL SPACES**



Stock image for representational purpose only.

**Shapoorji Pallonji**  
**NORTHERN LIGHTS**  
Pokhran Road 2, Thane



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# *Residences*

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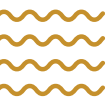
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# *Retail Spaces*

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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.

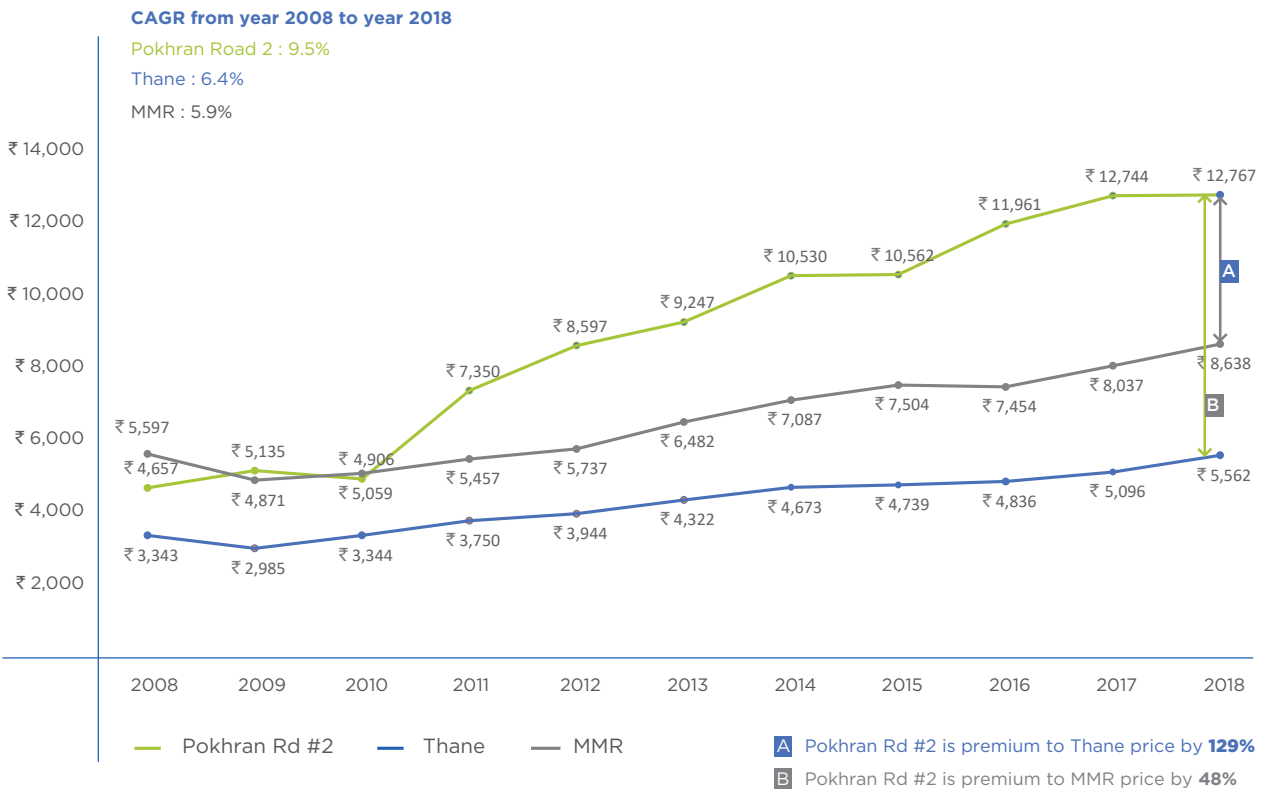


Thane is also surrounded by Yeoor Hills and is home to Thane Creek Flamingo Sanctuary.



Representative view from higher floors, shot by drone camera which may vary basis the apartment location. This view may not be perpetual.

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 Highway	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	0.55 km	New Horizon School	1 km
BIMS Paradise English High School	1 km	Smt. Sulochanadevi Singhania School	2.5 km
Vasant Vihar High School	1.3 km	St. John the Baptist High School	3.5 km
CP Goenka International School	0.85 km	Orchid International School	5.4 km
Lok Puram Public School	1.4 km	Rainbow International School	5.4 km
Lodha World School	2 km	St. Lawrence High School	5 km

Hospitals (from Project Site)

Bethany Hospital	1.3 km	Kaushalya Medical Foundation Trust Hospital	2.7 km
Currae Specialty Hospital	1 km	Sapphire Hospital	5 km
Dr. Bansals Arogya Hospital	0.80 km	ESIC Hospital	3.8 km
Global Hospital	3 km		
Jupiter Hospital	1.3 km		
Titan Hospital	3 km		

Entertainment (from Project Site)

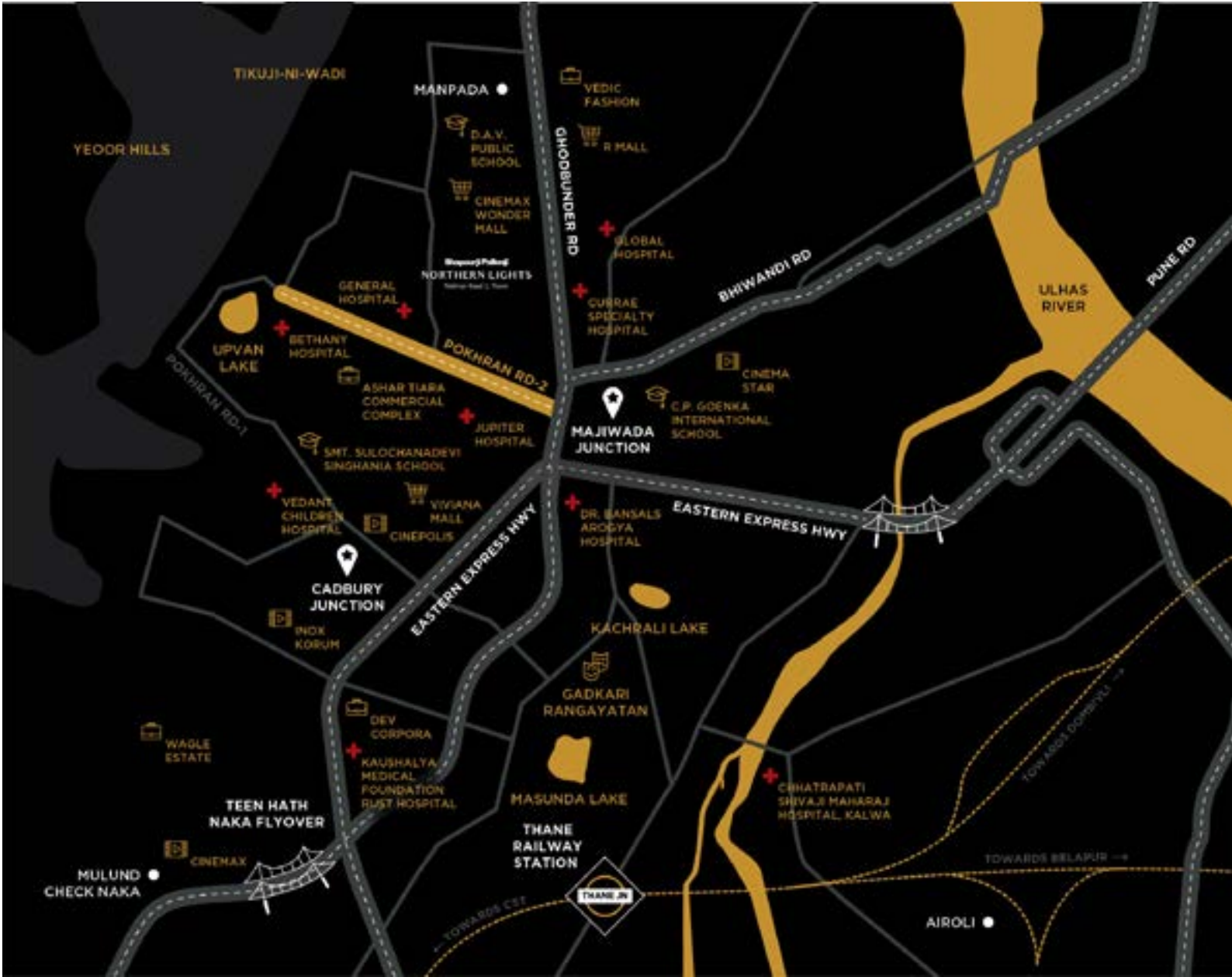
Cinemax Wondermall	1.3 km
Vasant Vihar Plaza	1.3 km
Cinema Star	1 km
Viviana Mall	1.4 km
Korum Mall	2.3 km
Gold Cinemas	1.4 km
Cinemax Eternity Mall	4.2 km
Decathlon	6.7 km

Commercial (from Project Site)

Dev Corpora	2 km
iThink	1 km
Wagle Estate	4.8 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 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



One of The Tallest Towers  
in Thane

**60+**

Amenities & Features



Air and Water Purifier  
within the Apartment

**Jio Fiber**

Future-ready Homes\*  
Powered by **JioFiber**



The Impulse Retail Spaces  
in the Vicinity



2 Levels of Dedicated  
Amenity Space



Podium  
Amenity Level

Disclaimer: \*Provisions for JioFiber (High-Speed Broadband, Voice, TV & Entertainment and Smart and Secure Home Solutions) are available for every apartment. Amenities mentioned here are pertaining only to residential towers and not to retail towers. Applicable amenities/facilities will be operated by a third party, on a chargeable basis.



Artist's impression, not an actual site image.





Disclaimer: Amenities mentioned here are pertaining only to residential towers and not to retail towers. \*Only spaces are provided. Applicable amenities/facilities will be operated by a third party, on a chargeable basis.

Artist's Impression, not an actual site image.



AMENITIES AND FEATURES



Multipurpose Court



Cricket Pitch



Gymnasium



Library



Party Lawn



Electronic Gaming Room



The Impulse - Retail Development



Spa



Amphitheatre



Pool Table



Adventure Climbing Wall



Day Care/Crèche



Wellness

- Spa
- Yoga Deck
- Sauna
- Reflexology Area
- Jacuzzi
- Place for Medical Emergency Room<sup>£</sup>
- 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
- Place for Music and Singing Room<sup>£</sup>
- Indoor Amenities Area
- Children's Play Area - Slam Dunk
- Card Room
- Place for Electronic Gaming Room<sup>£</sup>
- Place for Library<sup>£</sup>
- 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

- Place for Al Fresco Dining<sup>£</sup>
- Roof Terrace Barbeque Area
- Tropical Aquarium



Utilitarian

- Place for Business Centre<sup>£</sup>
- Laundry Room
- Day Care/Crèche
- Seating Corner
- Shower Area
- Timber Deck
- Hammock Lounge
- Admin Office
- The Impulse - 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.

Disclaimer: Amenities mentioned here are pertaining only to residential towers and not to retail towers, <sup>£</sup>Only spaces are provided. Applicable amenities/facilities will be operated by a third party, on a chargeable basis.



PRODUCT CONFIGURATION

Towers Orion, Omega and Oyster at Northern Lights, present thoughtfully designed homes that offer you a happier, healthier and holistic life.



Living Room

Artist's impression, not an actual site image.



Master Bedroom

Artist's impression, not an actual site image.

TOWER 3 CONFIGURATION

SERIES	TYPOLOGY	RERA CARPET AREA		ENCLOSED BALCONY AREA		OPEN BALCONY AREA		ELEVATION PROJECTION (E.P.)		SERVICE SLAB AREA	
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
1	2 BHK	52.4	563.6	4.7	50.6	5.4	57.8			3.6	39.1
2	2 BHK	54.6	587.7	3.9	41.4	5.5	59.2			3.6	39.1
3	3 BHK	93.3	1004.3	4.4	47.1	5.6	60.1	3.0	32.5	3.4	36.9





Artist's Impression, not an actual site image.

KEY HIGHLIGHTS



High street character  
accessible from 2 roads



Well planned layout,  
with great services  
and amenities



Well-appointed  
double height  
central atrium



The right  
Floor-to-Floor  
height of 4.2 m



24x7 security including  
CCTV surveillance



Incredible 125 m of  
retail frontage and  
prime corner branding



Centralized  
Air Conditioning



Retail Format -  
Ground + 1



Dedicated parking for  
90 plus cars.  
Two wheeler  
parking also available



Well planned  
specifications  
for the shops



DG power back-up for  
all common areas



High Street retail  
with exclusive access  
point for residents

Disclaimer: Amenities mentioned here are pertaining only to retail towers and not to residential towers.



## ACTUAL VIEW FROM NORTHERN LIGHTS



Representative view from higher floors, shot by drone camera  
which may vary basis the apartment location. This view may not be perpetual.



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## LASTING IMPRESSIONS OUTSIDE. A LEGACY INSIDE.

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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

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## CHANGING SKYLINES OUTSIDE. TRANSFORMING LIVES INSIDE.

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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.



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**CHANGING SKYLINES OUTSIDE. TRANSFORMING LIVES INSIDE.**

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Malabar Hill Reservoir - Mumbai



MCA Stadium - Pune



Mumbai Central Station - Mumbai



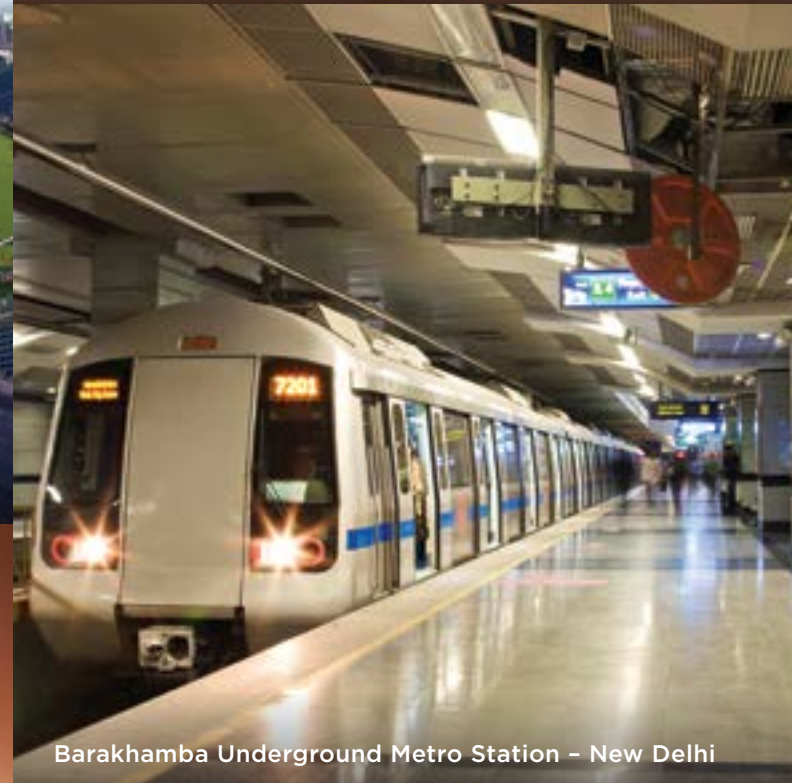
World Trade Centre - Mumbai



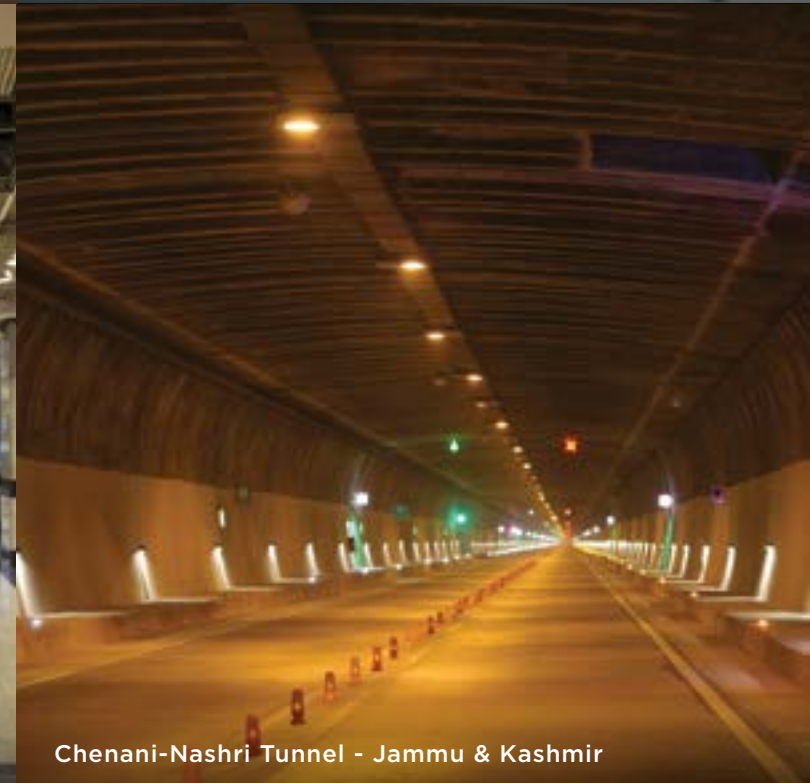
Palace of the Sultan of Oman - Oman



Fairmont Bab Al Bahr - Abu Dhabi



Barakhamba Underground Metro Station - New Delhi



Chenani-Nashri Tunnel - Jammu & Kashmir

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**'RECOGNITION WELL DESERVED' - NO. 1 CONSTRUCTION COMPANY**

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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,  
Shapoorji Pallonji - The Impulse - Phase 1, P51700027176; Phase 2, P51700027197.  
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

CIN No. : U45400MH2010PTC210326



L&T Finance Ltd has financed the project and have a charge/mortgage on the project and its assets. The NOC/permission of the mortgagee/security trustee will be provided for sale of flats/units, if required.

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