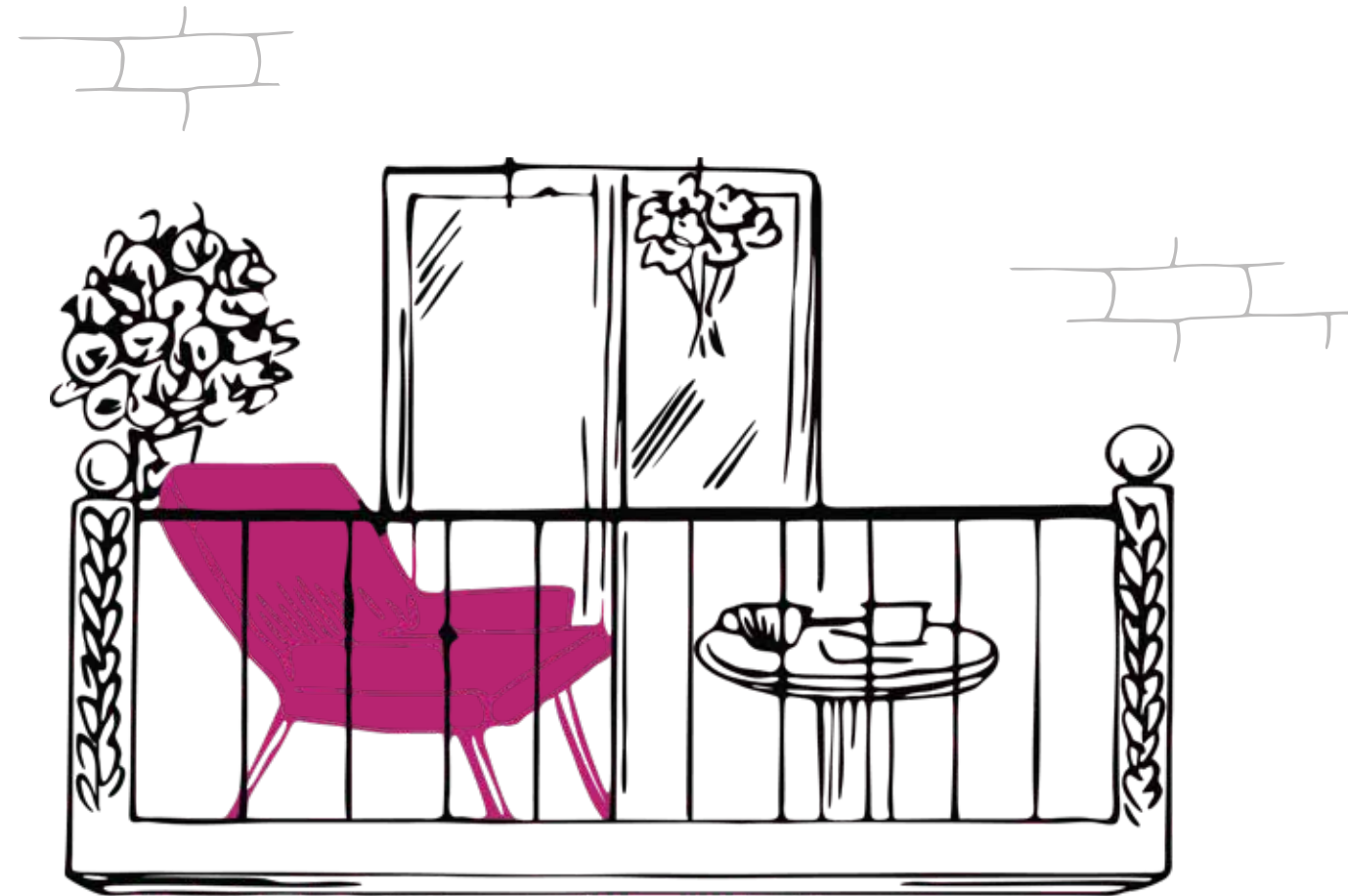




THANE
DREAMS



THANE
DREAMS



Welcome to Thane Dreams!

Where Dreams Meet Reality.

Your THANE DREAM is within your reach!

SITE ADDRESS: VIHANG MARINA, BHAYANDARPADA, GHODBUNDER
ROAD, THANE (W), 400615.

CORPORATE OFFICE: 12TH FLOOR, DEV CORPORA, CADBURY
JUNCTION, EASTERN EXPRESS HIGWAY, KHOPAT, THANE (W), 400601.



MAHA RERA NO. P51700034747
<https://maharera.mahaonline.gov.in/>

Disclaimer: This brochure does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches and other details herein are merely a creative imagination and an Architect's impression and are only indicative. The developer reserves the right to change any or all of these in the interest of the development as permissible under law. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. All dimensions mentioned in this brochure may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the Municipal Corporation of Thane and the same are subject to construction exigencies. The photographs contained herein may be stock/standard photography used for the purpose and may have been taken at a location other than the project site and are used to indicate a conceptual lifestyle. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose. In any project, the common areas, amenities and facilities shall be available for the entire project and will be developed in a phase-wise manner, over a period of time, and will be completed and handed over after all the phases of the project are completed. The customer or prospective customer understands that the brochure Content shall not be deemed to constitute any advertisement, invitation, solicitation, offer or sale of any product offerings. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the developer's sales team only, by physically visiting the project site and by visiting the MahaRERA website. Actual product/ development and any other aspect may differ from what is portrayed herein. All layouts, plans, specifications, dimensions, designs, measurements and locations are indicative and not to scale and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction. The pictures of the proposed Residential Flat/Unit and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only the purpose of show casing the Residential Flat/Unit and the Developer is not liable / required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the pictures.



Awaken your dream

In the heart of Ghodbunder Road, at Bhayandarpada, a new chapter of life unfolds.

'THANE DREAMS' by Vihang Group isn't just a residence; it's a testament to ambition and achievement.

Here, city life's struggles fade, replaced by the serenity of Thane hills and creek views.

Wake up to a life where your aspirations have soared.

Your home in the sky stands as a symbol of success.

Panoramic views remind you daily of your achievements.

Inside, spacious rooms and modern amenities speak of an upgraded lifestyle.

Welcome to Thane Dreams, where a better life finds its destination.

Where dreams meet reality

Breathtaking Hill & Creek Views

A Private Balcony

Gaimukh Metro Station
Just Few Steps Away

Prime Metro-facing Location

Sprawling 3-acre
Public Garden

A Premium Stand-alone
Clubhouse

A Vibrant Retail Zone

Vihang's Thane Dreams is for you if you are...



An Aspirational Indian
who wants more from life.



A VFM Thinker
who seeks maximum value – Value For Money – not just the lowest price.



An Achiever
who understands the value of every hard-earned rupee and wants the new home to reflect the same.



A Multi-generational Thinker
who thinks about his daughter who will become a teenager, and parents who will need better amenities as they grow older.



A Happiness-seeker
who wants a gated community to enjoy a happy and secure life!



A Futurist Family
which doesn't just think of immediate but long-term needs.

If you are any of the above, Thane and Thane dreams are for you!
Let's explore the amazing future that Thane has reserved for you!

Know about Thane, the land where dreams do come true!

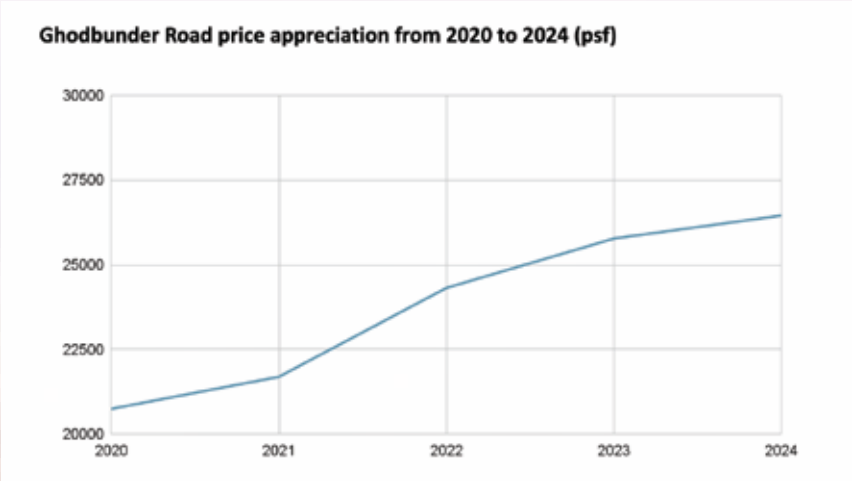
5 reasons that make Thane an ideal destination for home buyers!

- 1) Improved infrastructure, connectivity to Mumbai, and a growing aspirational population seeking affordable yet modern housing options.
- 2) Thane accounted for the largest share of new residential homes among Tier-1 cities in India during Q1-2024, with 22%¹ of the total new supply.
- 3) The residential market showed substantial growth in Q2 2024 with QoQ growth rate of 15%² due to affordable property options and excellent connectivity.
- 4) Availability of 1 BHK units at 33%³.
- 5) Did you know that Thane, the "City of Lakes," is now a prominent residential and commercial hub of MMR!

Sources: 1 Magicbricks Research | 2 & 3 PropEquity

The most happening destination of Thane – Ghodbunder Road!

- Sought-after real estate hotspot due to its prime location and ongoing infrastructure upgrades.
- Increased demand from the Mumbai suburbs has shifted to Ghodbunder Road due to its well-priced properties.
- Preferred choice of working professionals for convenient access to corporate hubs in both Thane and Mumbai Suburbs.
- Integrated townships and gated communities that provide a holistic living experience.
- Social infrastructure like schools, hospitals, shopping centres, and recreational facilities in close-knit clusters for enhanced lifestyle.
- From the upcoming Zoo at Owale, Ghodbunder Road to the serene Yeoor Hills, the tranquil Thane Creek, and the bustling Gaimukh Chowpatty, Thanekars enjoy a perfect blend of urban convenience and natural beauty.
- Trend of good rental yields and strong property value appreciation.



Source: PropEquity

Upcoming and proposed infrastructure initiatives that will drive the economic development of Ghodbunder Road



Twin Tube Tunnel between Thane and Borivali
The twin tube tunnel between Thane and Borivali under the Sanjay Gandhi National Park (SGNP) will reduce the distance between Thane and Borivali by 12 km and cut travel time from an hour to 15-20 minutes.



Metro Line 10 from Gaimukh to Dahisar
The proposed Metro Line 10 will enhance connectivity by linking multiple metro lines, reducing travel time by 30 to 45 minutes, and decreasing road traffic congestion by 30 to 35%.



Mumbai Metro Line 4A (Wadala-Gaimukh)
Metro Line 4A extends 32.32 km from Wadala to Kasarvadavali with 30 stations. It will interconnect Eastern Express Roadway, Central Railway, Mono Rail, Metro Line 2B, Metro Line 5, and Metro Line 6. Travel time is expected to be reduced by 50% to 75%.



Proposed Water Jetty from Gaimukh to Mira-Bhayandar and Vasai
It aims to reduce road traffic and provide a faster commute through water jetty services, a broader strategy to enhance the state's water transport network, which will significantly improve regional connectivity and commuter convenience. Travel time is anticipated to reduce by 15 minutes.



Metro Line 5 (Thane-Bhiwandi-Kalyan)
This 24.90 km long elevated corridor with 15 stations from Thane to Bhiwandi to Kalyan will interconnect with Metro Line 4 (Wadala to Kasarvadavali), the proposed Metro Line 12 (Kalyan to Taloja), and the existing Central Railway. Travel time is expected to be reduced by 50% to 70%.



Proposed coastal road from Gaimukh via Kolshet Central Park to Bhiwandi Kalyan road
It aims to divert heavy container vehicles that currently pass through Thane, easing the traffic burden and enhancing overall connectivity in the region. Travel time is anticipated to be reduced by 15 to 20 minutes.



Thane Dreams – the centre of attraction – and your new address

2 mins. from

Situated on the prestigious Ghodbunder Road
 3-Acre Public Garden
 Gaimukh Metro Station
 Shri Balasaheb Thackeray Gaimukh Chowpatty
 Proposed World-Class Zoo
 Children's Academy ICSE School
 Multipurpose Sports Courts
 Party Halls & Restaurants

5 mins. from

Heart Shape Lake
 Gowniwada Metro Station
 Kasarvadavali Metro Station
 Dhanwantri Hospital
 Tieten Hospital
 Mc Donald's
 Big Bazaar
 Hypercity
 Decathlon
 G-Corp
 New Horizon School & College
 Saraswati School
 Cambridge Intl. Pre-school

10 mins. from

Pratap Sarnaik International School
 Euro School
 AP. Shah College
 Dnyan Ganga College
 Muchalla Polytechnique & HM
 Parshwanath College Of Engineering
 Suraj Water Park
 Elvis Butterfly Garden
 Domino's
 D-Mart
 TCS Hiranandani Estate
 Currae Hospital
 Hotel Vihang's Inn

15 mins. from

Tikuji-ni-wadi
 Xavier's School
 Korum Mall
 Viviana Mall
 Proposed Thane Borivali Tunnel
 Bethany Hospital
 Metropol Hospital
 Jupiter Hospital
 Western Express Highway
 Eastern Express Highway
 Vihang's Palm Club

Your family's dream Clubhouse awaits

Imagine a world where every day feels like a vacation, right in the heart of Thane. A place where families bond, laughter echoes, and dreams take flight. Welcome to your exclusive clubhouse, where luxury meets family-friendly fun.





Pamper yourself at the spa-like swimming pool – alone or with your family!



Energise your mornings and rejuvenate your evenings at the seamless jogging track.



Celebrate life's milestones in grandeur at the lavish multipurpose hall.



Give your kids the childhood they deserve with a large play area filled with engaging activities.



Keep fit together, stay strong together at the well-appointed gymnasium.



Discover your inner self at the dedicated yoga zone.

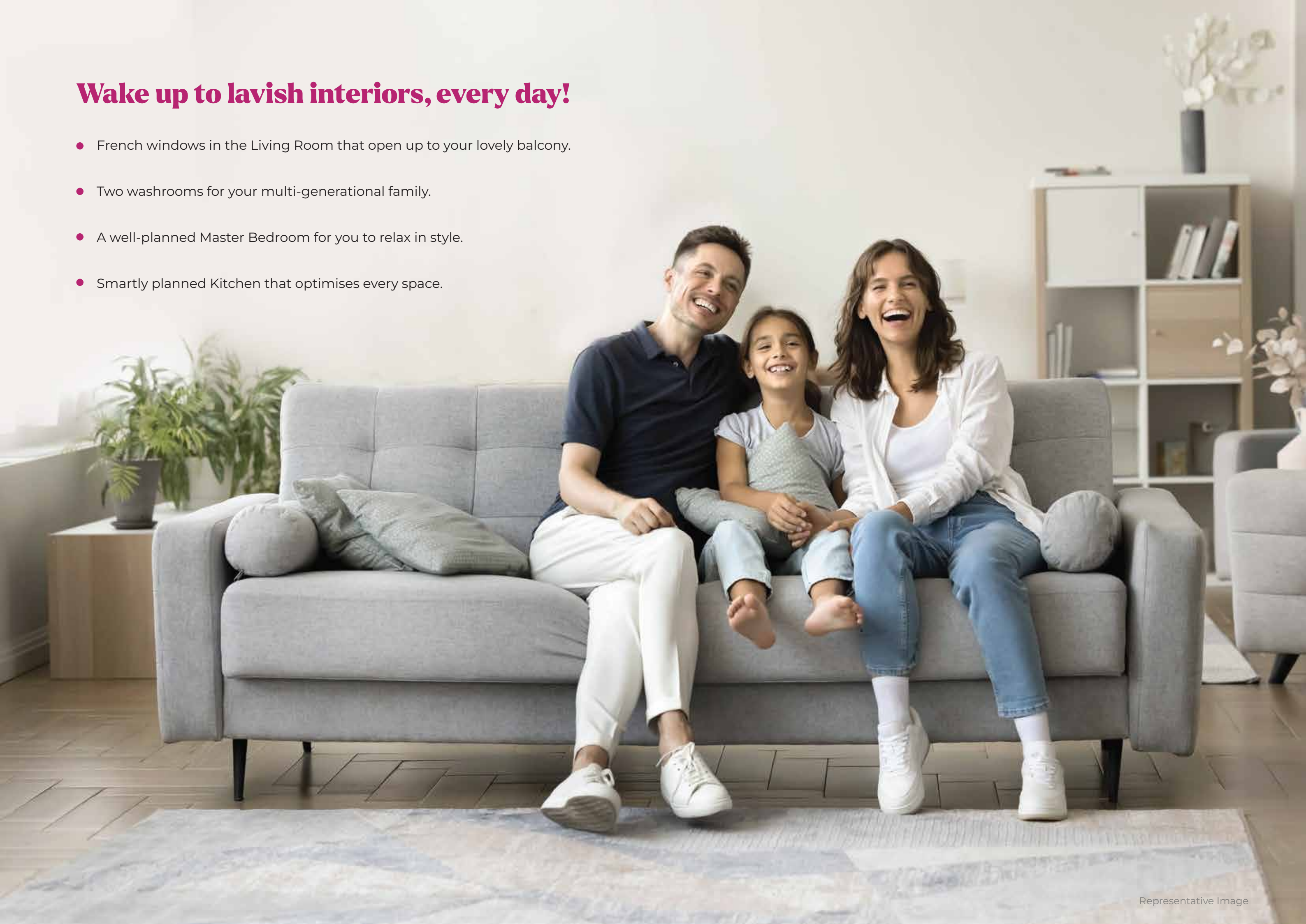


Behold the Balcony life with Metro view!

Escape the ordinary and embrace the extraordinary on your private balcony. Your personal sanctuary to unwind, entertain, or simply savour life's moments. Breathtaking view of the creek, metro and endless skies
A perfect blend of indoor and outdoor living.

Wake up to lavish interiors, every day!

- French windows in the Living Room that open up to your lovely balcony.
- Two washrooms for your multi-generational family.
- A well-planned Master Bedroom for you to relax in style.
- Smartly planned Kitchen that optimises every space.



A dream life made of things big and small!

Outside



Stylish
exterior finish



Stunning entrance
lobby to impress you and
your guests



Elevators of
renowned brand

Inside



Kitchen **granite counter**
with SS sink



Premium
vitrified tiles



Aluminium powder coated
sliding windows



Premium switches
and wiring



Bathroom fittings of
reputed brands



Fire-rated
main doors

Behind the scene



Rainwater
recharge pit



Power backup in
common area



CCTV
surveillance



Fire fighting
system enabled



OUR LEGACY

35

SUCCESSFUL YEARS

20+

PROJECTS DELIVERED

30 Lakh

SQ.FT. UNDER DEVELOPMENT

20 Lakh

SQ.FT. DEVELOPED

3500+

FLATS IN PROGRESS

2000+

HAPPY FAMILIES

Vihang Group – Making ‘Thane Dreams’ come true for thousands of families since 1989!

Over three decades of making a difference in people's lives with real estate, education, hospitality and more!

Since 1989, Vihang Group has been a trusted and leading developer in Thane and the region. We have shaped the city's skyline with our iconic residential and commercial projects.

Our notable portfolio includes standout projects like Vihang Valley, Vihang Hills, Vihang Vermont, Vihang Nova, Vihang Woods, Vihang Plaza, and Vihang Marina, among others.

Along the way, we have grown step by step, fuelled by patience and perseverance. With each of our significant creations, we've always strived to make aspirational lifestyle not just a dream, but a possible reality for Indian families to aspire for a better future.



Own your Dream Home today!



GAIMUKH
METRO STATION