



YOUR PIECE OF SKY



Artist's impression

SITE ADDRESS:

Skyraa by Shapoorji Pallonji, Pokhran Road No. 2, Thane (West) - 400610 Maharashtra, India.

REGISTERED ADDRESS:

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

MahaRERA Numbers - Skyraa: P51700033243; Impulse Retail: P51700027176, P51700027197; Northern lights T3: P51700020305, Anarock Property Consultants Pvt Ltd MahaRERA Registration No. A51900000108. For more details, visit <http://maharera.mahaonline.gov.in>



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

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 development 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 projects mentioned herein are part of the larger development, which will be developed in a phased manner by the promoter Jaykali Developers Pvt. Ltd. (A Shapoorji Pallonji Group Company). Other T&C apply



----- PRESENTING -----

Shapoorji Pallonji
SKYRAA

Pokhran Road 2, Thane



—◆—
A LEGACY BUILT FOR THE FUTURE.
—◆—

Crafted intricately with state-of-the-art technology, Shapoorji Pallonji's creations are no less than engineering marvels and landmark destinations. And we've achieved this by making use of cutting-edge solutions for every project we've undertaken. This has helped shape our legacy of over 150 years, while maintaining a position of leadership in the industry.



SP GROUP FOOTPRINT



CREATING
LANDMARKS FOR OVER
150 YEARS



GLOBAL PRESENCE
IN MORE
THAN 60 COUNTRIES



OVER 200 MN. SQ. FT.
(18.5 MN. SQ. M.)
CONSTRUCTED IN INDIA



OVER
45,000 EMPLOYEE
BASE



SHAPOORJI PALLONJI REAL ESTATE FOOTPRINT



OUR INDELIBLE MARK ACROSS INDIA.

Our pursuit of excellence has taken us across 5 major cities
which has led us to potentially*
develop over 82 million sq. ft. of area (7.62 million sq. m.) across the country.

GURUGRAM

- Joyville, Gurugram

MUMBAI

- Vicinia, Powai
- Joyville, Virar
- Northern Lights, Thane
- The Designate, Khar
- BKC28, Bandra East

PUNE

- SP Residency, Fursungi
- Joyville, Hinjawadi
- Joyville, Hadapsar Annexe
- Vanaha, Near Bavdhan

BENGALURU

- Parkwest, Binnypet

KOLKATA

- Shukhobrishti

HOWRAH

- Joyville, Howrah

*Basis signed term sheets



WHEN CLASSIC LUXURY MEETS
AN INNOVATIVE ORIGINAL.



IMPERIAL TOWERS, MUMBAI



PALACE OF THE SULTAN OF OMAN



MUMBAI CENTRAL STATION MUMBAI



RESERVE BANK OF INDIA BUILDING, MUMBAI



MALABAR HILL WATER RESERVOIR, MUMBAI



HOTEL FAIRMONT BAB AL BAHR, ABU DHABI



CHENANI-NASHRI TUNNEL, JAMMU & KASHMIR



ATAL TUNNEL, ROHTANG

—◆—
WE TOOK A PIECE OF THE SKY,
AND MADE IT YOUR HOME.

—◆—
There's one of the tallest towers with the highest Clubhouse: Float on the 51st Level.

Shapoorji Pallonji
SKYRAA

Pokhran Road 2, Thane

—
YOUR PIECE OF SKY

—◆—
TOWERING HIGH ABOVE,
YET WELL-CONNECTED.

Flanked by the Yeoor Hills, the Upvan Lake, and home to the Creek Flamingo Sanctuary,
Thane brings you a premium lifestyle with easy access to the city.

Pokhran Road No. 2 has emerged as one of the most preferred residential areas in Thane.
The location boasts of seamless connectivity to all the prominent roadways in the city.
While at the cusp of tomorrow, here's an address that's in close proximity to major social
infrastructure like educational institutions, hospitals, commercial centres and so much more.

WHERE THE SKY IS YOUR ADDRESS
AND THE CITY WITHIN REACH.

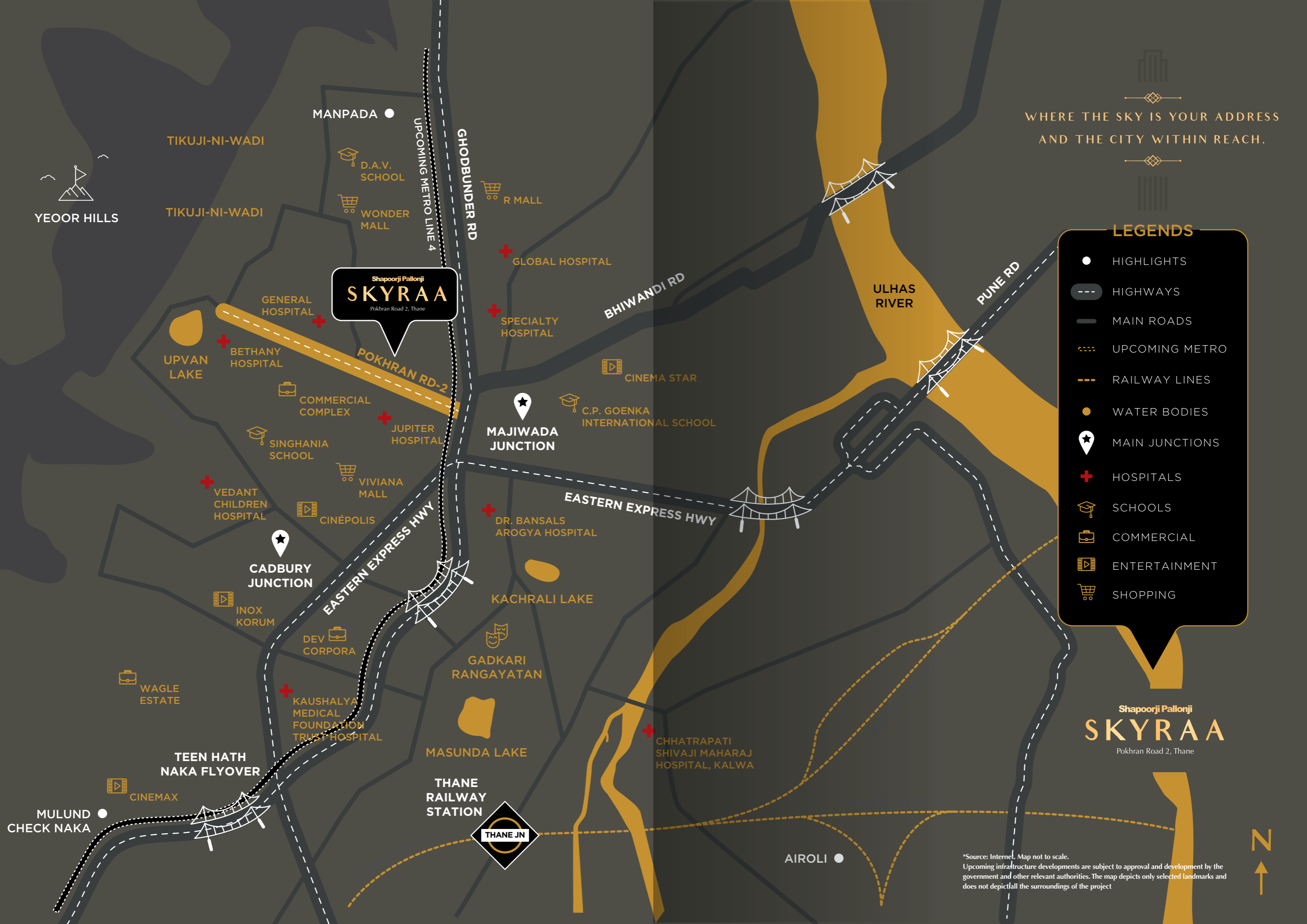
LEGENDS

- HIGHLIGHTS
- HIGHWAYS
- MAIN ROADS
- UPCOMING METRO
- RAILWAY LINES
- WATER BODIES
- ★ MAIN JUNCTIONS
- + HOSPITALS
- 🎓 SCHOOLS
- 🏢 COMMERCIAL
- 🎬 ENTERTAINMENT
- 🛒 SHOPPING

Shapoorji Pallonji
SKYRAA
Pokhran Road 2, Thane

Shapoorji Pallonji
SKYRAA
Pokhran Road 2, Thane

*Source: Internet. Map not to scale. Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities. The map depicts only selected landmarks and does not depict all the surroundings of the project





THE PLACE WHERE EVERYONE
WANTS TO BE.



LOCATION HIGHLIGHTS

UPCOMING INFRASTRUCTURE*

Over the years, Thane has transformed into a hub of major infrastructural developments.

Some of the upcoming and proposed infrastructure are:

Proposed road tunnel between Tikuji-ni-wadi (Thane) and 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

PHYSICAL AND SOCIAL INFRASTRUCTURE



Schools (from Project Site)

Vasant Vihar High School.....	1.4 km
CP Goenka International School.....	1.9 km
Lok Puram Public School.....	2 km
Lodha World School.....	2.4 km
Smt. Sulochanadevi Singhanian School.....	3.7 km
St. John the Baptist High School.....	4 Km



Hospitals (from Project Site)

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



Entertainment (from Project Site)

Cinemax Wondermall.....	1.1 km
Viviana Mall.....	1.4 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 . Upcoming infrastructure developments are subject to approval and development by the government and other relevant authorities. The stated distance & travel time is are estimates for reference only. the travel time may vary basis the traffic condition



A WORLD THAT'LL MAKE YOU
FEEL LIKE YOU'RE IN SEVENTH HEAVEN.

Here's an address that is worthy of being called your home. The 52-storey Shapoorji Pallonji Skyraa at Northern Lights brings you meticulously crafted lifestyle apartments and exclusive Garden Homes at the tallest towers in Thane. Experience luxury at its finest with 60+ amenities and an exquisite Clubhouse: Float, on the 51st Level, and a Rooftop Sky Lounge which offers breath-taking views on the city below. Welcome home to the life you've always dreamt of.



WHAT MAKES SKYRAA STAND APART?



ONE OF THE TALLEST TOWERS IN THANE



FLOAT – THE HIGHEST CLUB AT THE 51ST LEVEL



LUXURY 3 & 4 BHK APARTMENTS



GRAND DOUBLE-HEIGHT ENTRANCE LOBBY



60+ AMENITIES AND FEATURES



AIR AND WATER PURIFIERS WITHIN THE HOMES



THE IMPULSE – PREMIUM RETAIL SPACES



Artist's impression

—◆—
LUXURY SUITES THAT
ARE DESIGNED TO IMPRESS.
—◆—

—◆—
HOMES WITH SPACIOUS
BALCONIES THAT
SERVE UP STUNNING VIEWS.
—◆—



Artist's impression



TAKING YOUR INDULGENCE
UP A NOTCH, LITERALLY.



We took a piece of the sky and crafted it into a beautiful place for you to call home.
Living in these lifestyle apartments that are crafted to exude opulence, it's like
floating in luxury. If homes could speak, this one would say "You've Arrived".



—◆—
WHERE THE MOONLIT SKY AND
STARS GUIDE YOU TO INDULGENCE
—◆—

Experience a piece of paradise as you claim your piece of the sky. With a plethora of luxuries to pamper you with at the highest Clubhouse: Float, your home at Skyraa will make you feel like the king or the queen of the world. Here, you can rest assured knowing that there will never be a dull moment.



Artist's impression

—◆—
GRAND DOUBLE -
HEIGHT ENTRANCE LOBBY
—◆—



Actual Image



Stock image for representation purpose only

—◆—
A SOOTHING
MUSIC ROOM
—◆—

OTHER AMENITIES



Stock image for representation purpose only

A PEACEFUL YOGA ROOM



Stock image for representation purpose only

A LIBRARY AND GOLF SIMULATOR



Stock image for representation purpose only

CRÈCHE



Stock image for representation purpose only

A LARGE SWIMMING POOL WITH DECK



Stock image for representation purpose only

A WELL - EQUIPPED GYMNASIUM



Stock image for representation purpose only

THE IMPULSE: A HIGH - STREET RETAIL PLAZA

*Only space will be provided. The above-mentioned commercial spaces are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business generated. The residents would have to pay separately, as applicable, for the services offered from these spaces.



PEEK INTO
YOUR LIFE IN THE SKY.



Shapoorji Pallonji
SKYRAA
Pokhran Road 2, Thane

One of the tallest towers of Thane | Direct access from Pokhran road 2

Float: Club at 51st Level

- Air-Conditioned Club
- Sky lounge with café[#]
- Business center & workspace[#]
- Library, Golf simulator[#]
- Viewing / seating deck
- Music room[#]

Luxury 3 & 4 BHK Residences

- Marble flooring[^]
- Bigger size balconies with ~6ft. width
- 4 apartments per floor^{*} & 6 elevators

^{*}Only space will be provided. The above-mentioned commercial spaces are intended to be operated by external operators. The promoter will make best efforts to identify suitable operators who may operate the spaces based on feasibility of the business generated. The residents would have to pay separately, as applicable, for the services offered from these spaces. [^]Marble flooring is provided in the living room, bedrooms & kitchen only. [#]T&C apply.