

GODREJ URBAN PARK
CHANDIVALI


BETTER
— *by* —
NATURE



A legacy 124 years in the making.



The Godrej story began in 1897, with the manufacturing of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries and the hearts of millions of people in India and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that was laid 124 years ago.



Actual photograph of Godrej One

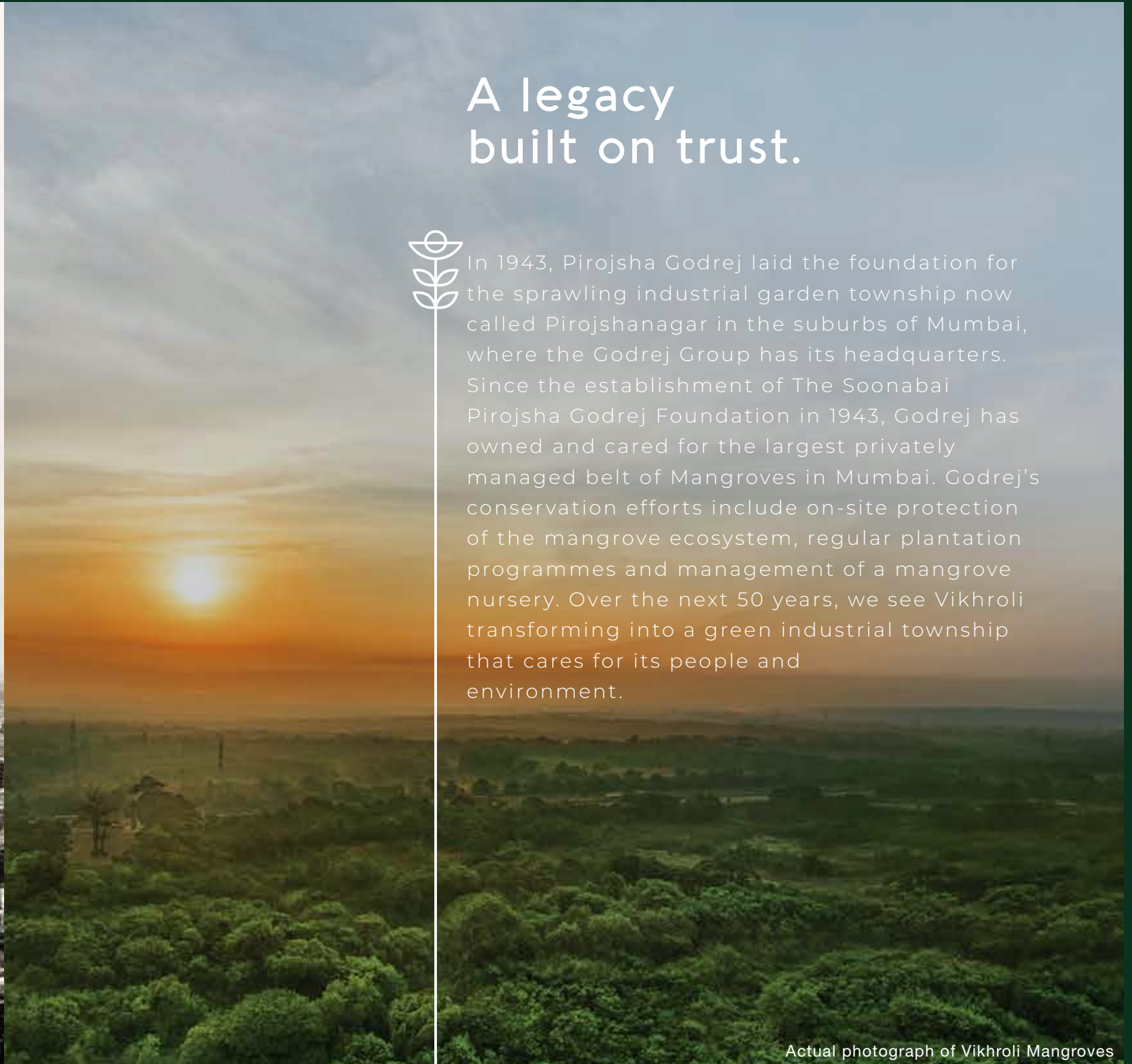


Actual Image

A legacy built on trust.



In 1943, Pirojsha Godrej laid the foundation for the sprawling industrial garden township now called Pirojshanagar in the suburbs of Mumbai, where the Godrej Group has its headquarters. Since the establishment of The Soonabai Pirojsha Godrej Foundation in 1943, Godrej has owned and cared for the largest privately managed belt of Mangroves in Mumbai. Godrej's conservation efforts include on-site protection of the mangrove ecosystem, regular plantation programmes and management of a mangrove nursery. Over the next 50 years, we see Vikhroli transforming into a green industrial township that cares for its people and environment.



Actual photograph of Vikhroli Mangroves



Crafting exclusive living spaces since 1990



Each development by Godrej Properties comes from this rich 124-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

- India's largest publicly listed developer by booking value over the past five years.
- Successfully delivered over **1.85 Million square metre** of real estate in the past five years.
- Over 250 awards received – including **'The Most Trusted Real Estate Brand'** in 2019 from the Brand Trust Report.



1 Sq. M. = 10.76 Sq. Ft.



Commitment to sustainability with the promise of quality.




Since 2010, we're committed that every single project we develop will be a certified green building.

Godrej Properties' many projects have received LEED Platinum certifications, globally recognized as the leading sustainability recognitions.

Godrej Garden City (Ahmedabad) is one of the only 2 projects in India and 16 worldwide chosen by The Clinton Foundation to partner them in achieving a climate positive development.

Godrej BKC is the only LEED Platinum rated building in India's leading commercial district.

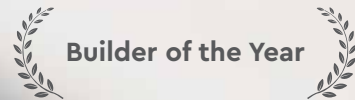


Actual photograph of Godrej One

Our success over the years.

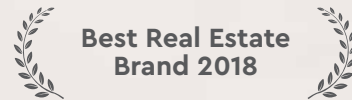


In recent years, Godrej Properties has received over 250 awards and recognitions.



Builder of the Year

CNBC – Awaaz Real Estate Awards 2019



Best Real Estate Brand 2018

The Economic Times



Real Estate Company of the Year

8th Annual Construction Week India Awards 2018



India's Top Builders 2018'

Construction World Architect and Builder (CWAB) Awards 2018



Builder of the Year

CNBC – Awaaz Real Estate Awards 2018



The Golden Peacock National Quality Award 2017

Institute of Directors 27th World Congress on Business Excellence and Innovation




Brand Trust Report

The Most Trusted Real Estate Brand in the 2019



Actual photograph of Godrej One






Chandivali - Where the comforts of a city and greenery surround you.



While being close to all the comforts of a city yet surrounded by greenery, Chandivali has become of the one the preferred destination to live in.

This well-connected location brings you closer to nature with lush green trees and hills. Being one of the few suburbs that's made a lot of progress in a very short span of time, it is the preferred choice of many new home buyers.



Source: <https://mmrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>
Source: <https://mmrda.maharashtra.gov.in/metro-line-1>
Stock image for representation purpose only.



A promising destination for a better life.



Over the past 6 years, Chandivali has seen a growth of **33%** in its saleable area.

Chandivali as a micromarket has seen a **140%** appreciation as compared to Powai making it a more viable option.

Social Infrastructure Map



SCHOOLS & COLLEGES

- Bombay Scottish High School 2.0 kms 7 min*
- Hiranandani Foundation School 2.1 kms 7 min*
- Poddar International School 3.4 kms 11 min*
- IIT Mumbai (Powai) 3.7 kms 7 min*
- ICFAI Business School 3.1 kms 10 min*
- EuroKids Preschool, Powai 2.0 kms 6 min*



BUSINESS PARKS

- Hiranandani Business Park, Powai 2.7 kms 9 min*
- Kanakia Bommerang, Chandivali 1.7 kms 5 min*
- Times Square, Marol 3.9 kms 9 min*
- SEEPZ, Andheri East 4.8 kms 12 min*
- Godrej & Boyce, Vikhroli 6.8 kms 20 min*



MALLS & SHOPPING CENTRE

- High Street Hiranandani, Powai 1.8 kms 6 min*
- R City Mall, Ghatkopar 4.7 kms 14 min*
- Pheonix Market City, Kurla 6.1 kms 16 min*
- DMart, Chandivali 0.9 kms 3 min*
- Haiko Supermarket, Powai 2.5 kms 6 min*



HOSPITALS

- Nahar Medical Centre, Chandivali 1.1 kms 4 min*
- Hiranandani Hospital, Powai 3.3 kms 11 min*
- Seven Hills Hospital, Andheri East 5.2 kms 14 min*



*The above time mentioned are drive times. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2020 at 6 am.

Source: Google Maps. Map not to scale.

Roads & Infrastructure Map

-  METRO LINE-1 STATIONS
-  RAILWAY STATIONS
-  UPCOMING METRO LINE-6 STATIONS[^]
-  ROAD JUNCTION
-  EASTERN & WESTERN HIGHWAY

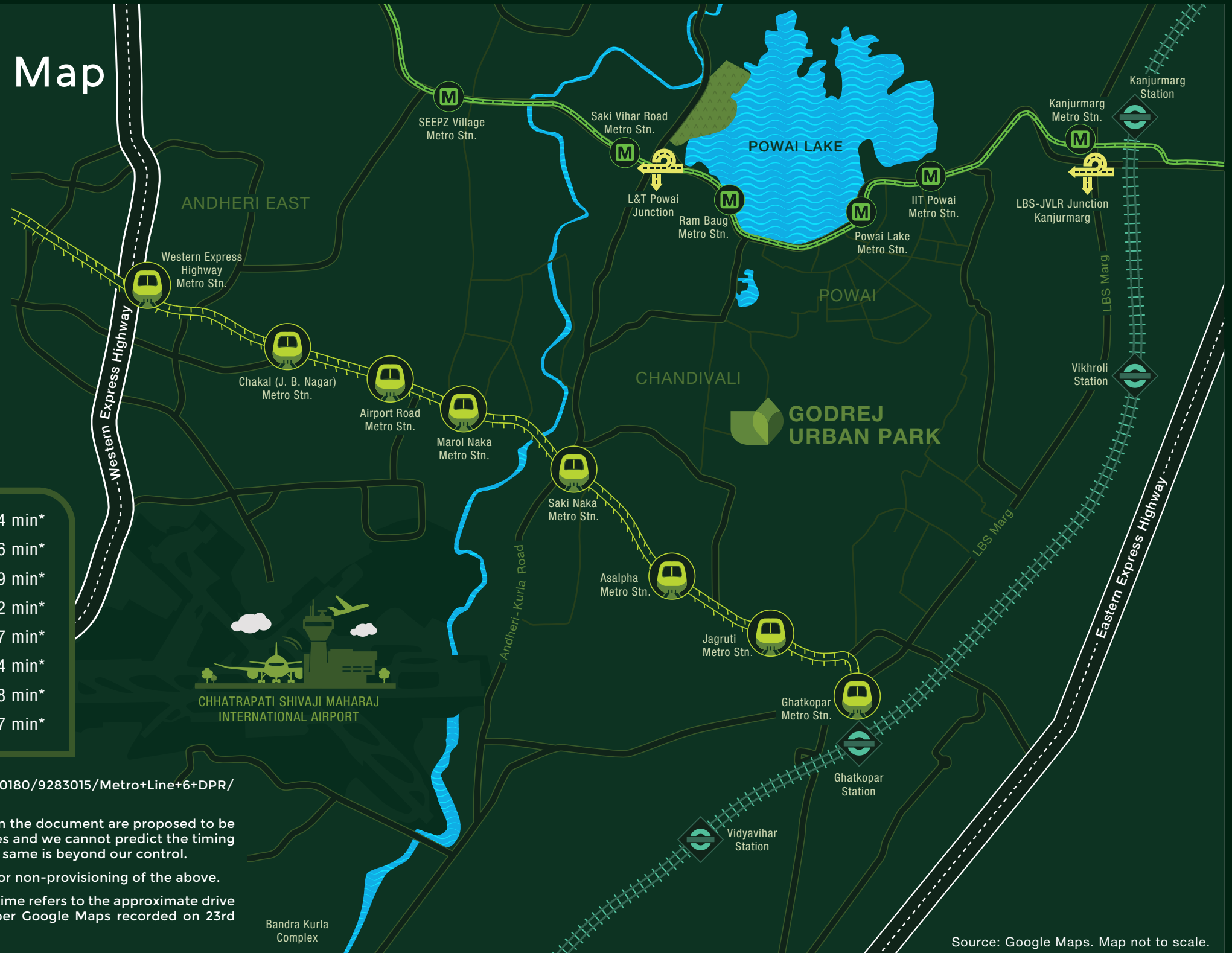
| | | |
|--|---------|---------|
| • Eastern Express Highway | 5.1 kms | 14 min* |
| • Western Express Highway (Bisleri Signal) | 5.8 kms | 16 min* |
| • L&T Powai junction | 3.2 kms | 9 min* |
| • LBS-JVLR junction Kanjurmarg | 5.1 kms | 12 min* |
| • Powai Udyan Metro Station (Upcoming) | 2.3 kms | 7 min* |
| • International Airport | 5.6 kms | 14 min* |
| • Saki Naka Junction Metro Station | 3.2 kms | 8 min* |
| • Asalpha Metro Station | 2.8 kms | 7 min* |

[^]<https://mmrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>

The upcoming infrastructure facilities mentioned in the document are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control.

We shall not be responsible or liable for any delay or non-provisioning of the above.

*The above time mentioned are drive times. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2020 at 6 am.



Bandra Kurla Complex

Source: Google Maps. Map not to scale.

Connecting you to the city, as much as to the nature.



Chandivali has a seamless road network with great connectivity to Western and Eastern Express Highways.



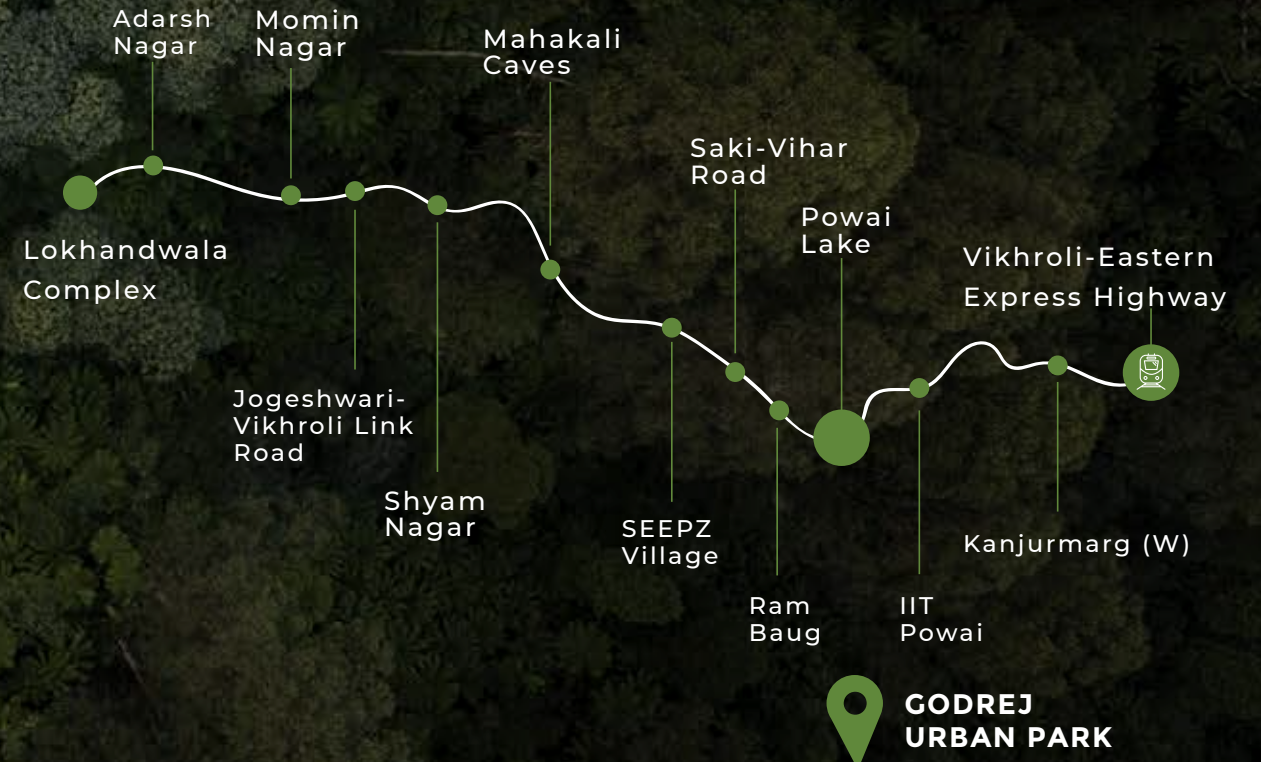
Close to the existing Metro Line 1

Just 8 minute[#] drive time from Saki Naka and Asalpha Metro Stations



Close to the upcoming Metro Line 6*

Just 7 minute[#] drive time from Powai Udyan Metro Station (Upcoming)



Artistic representation. Not to scale.

*Source: <https://mmrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>

Source: <https://mmrda.maharashtra.gov.in/metro-line-1>

Disclaimer: The upcoming infrastructure facilities mentioned in the video are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above.

[#]Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2020 at 6 am. Stock image for representation purpose only.

A home well-connected.

Drive your children to school at Bombay
Scottish High School - **7** minute drive time*

Fly to your next destination,
International Airport - **14** minute
drive time*

Hassel-free commute to work
at BKC - **24** minute drive time*



**GODREJ
URBAN
PARK**



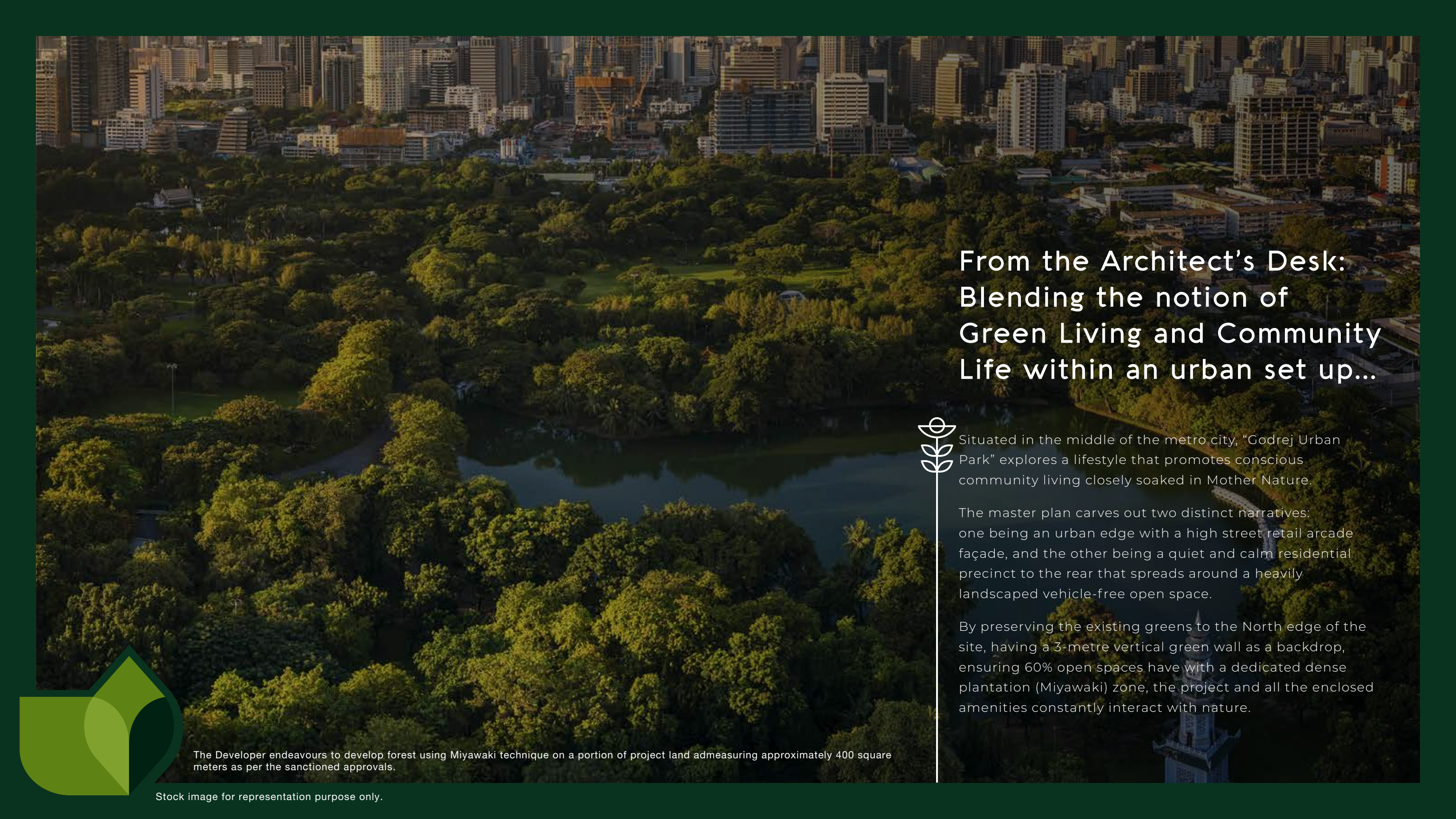
Retail therapy at its best
at R-City Mall - **14** minute
drive time*

All your daily needs around the
corner (Haiko Supermarket
& DMart) - **6** minute drive time*



Enjoy a walk at Powai Lake Promenade -
5 minute drive time*

*Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2020 at 6 am.
Source: <https://mmrda.maharashtra.gov.in/metro-line-1>
Stock image for representation purpose only.




From the Architect's Desk: Blending the notion of Green Living and Community Life within an urban set up...



Situated in the middle of the metro city, "Godrej Urban Park" explores a lifestyle that promotes conscious community living closely soaked in Mother Nature.

The master plan carves out two distinct narratives: one being an urban edge with a high street retail arcade façade, and the other being a quiet and calm residential precinct to the rear that spreads around a heavily landscaped vehicle-free open space.

By preserving the existing greens to the North edge of the site, having a 3-metre vertical green wall as a backdrop, ensuring 60% open spaces have with a dedicated dense plantation (Miyawaki) zone, the project and all the enclosed amenities constantly interact with nature.



The Developer endeavours to develop forest using Miyawaki technique on a portion of project land admeasuring approximately 400 square meters as per the sanctioned approvals.

Stock image for representation purpose only.

MASTER LAYOUT PLAN

Outdoor Amenities

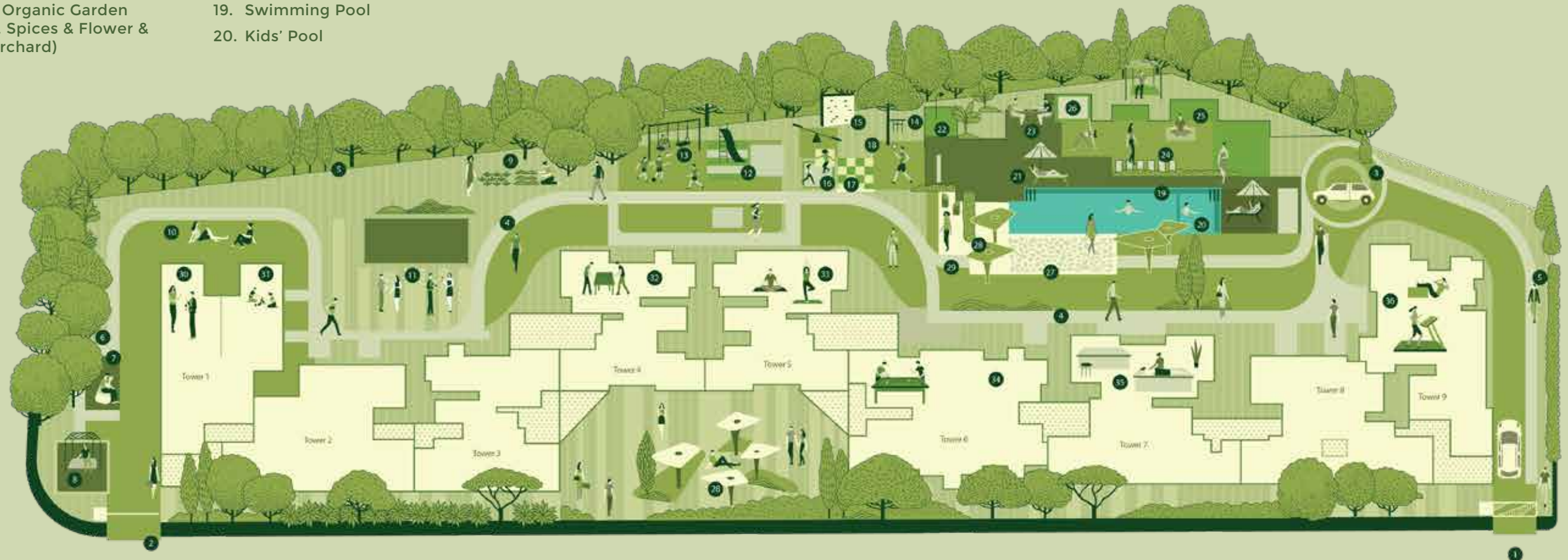
1. Main Entrance
2. Entrance Gate Area
3. Drop Off
4. Walking/Jogging Trail
5. Boundary Plantation
6. Miyawaki Forest Area
7. Nature Sit Out
8. Senior Citizens Seating Area
9. Herbal Organic Garden (Herbs, Spices & Flower & Fruit Orchard)

10. Leisure Lawn
11. Event Plaza
12. Kids Play Area
13. Swing Park
14. Basketball Pole
15. Rock Climbing Wall
16. Toddlers Play
17. Music Wall
18. Featured Wall
19. Swimming Pool
20. Kids' Pool

21. Pool Deck
22. Open Shower Area
23. Lounge Seating
24. Stepping Stones
25. Yoga & Meditation Area
26. Workstation
27. Reflexology Garden
28. Featured Structures
29. Youngsters' Sit Out

Indoor Amenities (At Stilt level)

30. Recreation Hall
31. Recreation Zone for Kids
32. Indoor Games Room
33. Yoga Room
34. Pool-Snooker Room
35. Spa Room
36. Gymnasium



Artist's impression. Not an actual site photograph.



Presenting GODREJ URBAN PARK

It's in the nature of these homes to make life better for you.



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*The Developer intends to develop Tower no. 6 and Tower no. 7 up to 16 habitable upper floors as depicted herein, however, in order to further enhance design and infrastructure of the Project, the Developer may subject to approval of concerned competent authorities: (i) develop Tower no. 6 and Tower no. 7 of the Project up to 15 habitable upper floors which may result in the terrace area of Tower no. 6 and Tower no. 7 being non-contiguous with terrace area of Tower no. 8 of the Project and (ii) add balconies in all the flats of Tower no. 2, Tower no. 7 and Tower no. 8 of the Project. Sale will be subject to the terms of the application form and agreement for sale. Recipients are advised to apprise themselves of the necessary information of the project and offer prior to making any purchase decisions.



An oasis of greens, turning your home into a retreat.



Isn't life better when you're surrounded by green trees, open green spaces and green landscapes? At Godrej Urban Park, our homes come with greenery everywhere. These 5-Storey Greens promise to bring nature into your home, and every little thing aspires to make your life better.



Mother Earth
Greens



Lobby
Greens



Façade
Greens



Terrace
Greens



Home
Greens

Stock image for representation purpose only.





Where nature nurtures like a mother



Herbal Organic Garden
Grow your favourite veggies in your own backyard.



Fruit Orchard
Savour the freshness in every bite.



Leisure Lawn
Unwind by spending some time with loved ones.



Yoga and Meditation
De-stress amidst nature.



Mother Earth Greens

Stock image for representation purpose only

A lush forest area with a paved path, various trees, and plants. The scene is filled with greenery, including tall trees and dense foliage. A paved path winds through the forest, and there are several large, light-colored rocks or boulders scattered throughout. The lighting is soft and natural, suggesting a daytime setting.

Miyawaki Forest Area[^]

A lush forest area spread across 400 sq.m. (Over 4300 sq ft.)

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A young girl with her eyes closed, sitting in a meditative pose on a wooden platform in a lush green forest. She is wearing a white long-sleeved shirt and pink pants. The background is filled with vibrant green foliage and trees, creating a serene and natural atmosphere.


Stay refreshed with our Clean Air Zone*, every single day.



The Mother Earth Greens feature a Pure Air Zone that uses ionisation field instead of filters to clean air.

It provides 98.5-99% pure air for an area of up to 12,000 sq. ft. that treats PMs, bacteria, pollens, etc.

It's proven to capture submicron particles including viruses since its average particle size is 125 nm, thus curbing the spread.

A stylized green leaf logo with a dark green outline and a lighter green fill, located in the bottom left corner of the page.

Clean Air Zone is a product of Evergreen Systems India Pvt. Ltd. and certified by CSIR- National Physical Laboratory which shall be installed in a portion in the landscape area of the Project. The Developer shall not be liable and/or responsible for the representations of whatsoever nature made with regard to the technology, efficiency, etc. of the Clean Air Zone product.

Stock image for representation purpose only.

A lifestyle deeply integrated with nature, right from the entrance.



Forest-themed Interiors
To make your life feel like it's a vacation.



Green Bio Wall in Lobby Area*
Breathe pure and fresh air all-around.



Lobby Greens

Stock image for representation purpose only.

*Moss Wall

Great design can make the place you live look good. But a design with nature, is even better.

The well-designed and intricately crafted greens on the façade of the towers make them look distinct and stand out. They will assist in keeping the atmosphere clean and fresh while using drip irrigation for maintenance.



A lush vertical garden on the facade



Peripheral Bio Wall upto 3 M*



Facade Greens

Stock image for representation purpose only.

Where the blue
meets the green.



Meditation Lawn
Be one with nature amidst the greenery.



Outdoor Chess Garden
Sharpen your brain in an inspiring space.



Hammock Park
Kickback and enjoy the breeze.



Terrace Greens

Stock image for representation purpose only.



A home that is as much about nature, as it is about you.



Organic Kitchen Garden
Where you can grow your own
herbs and spices
to make food flavourful.



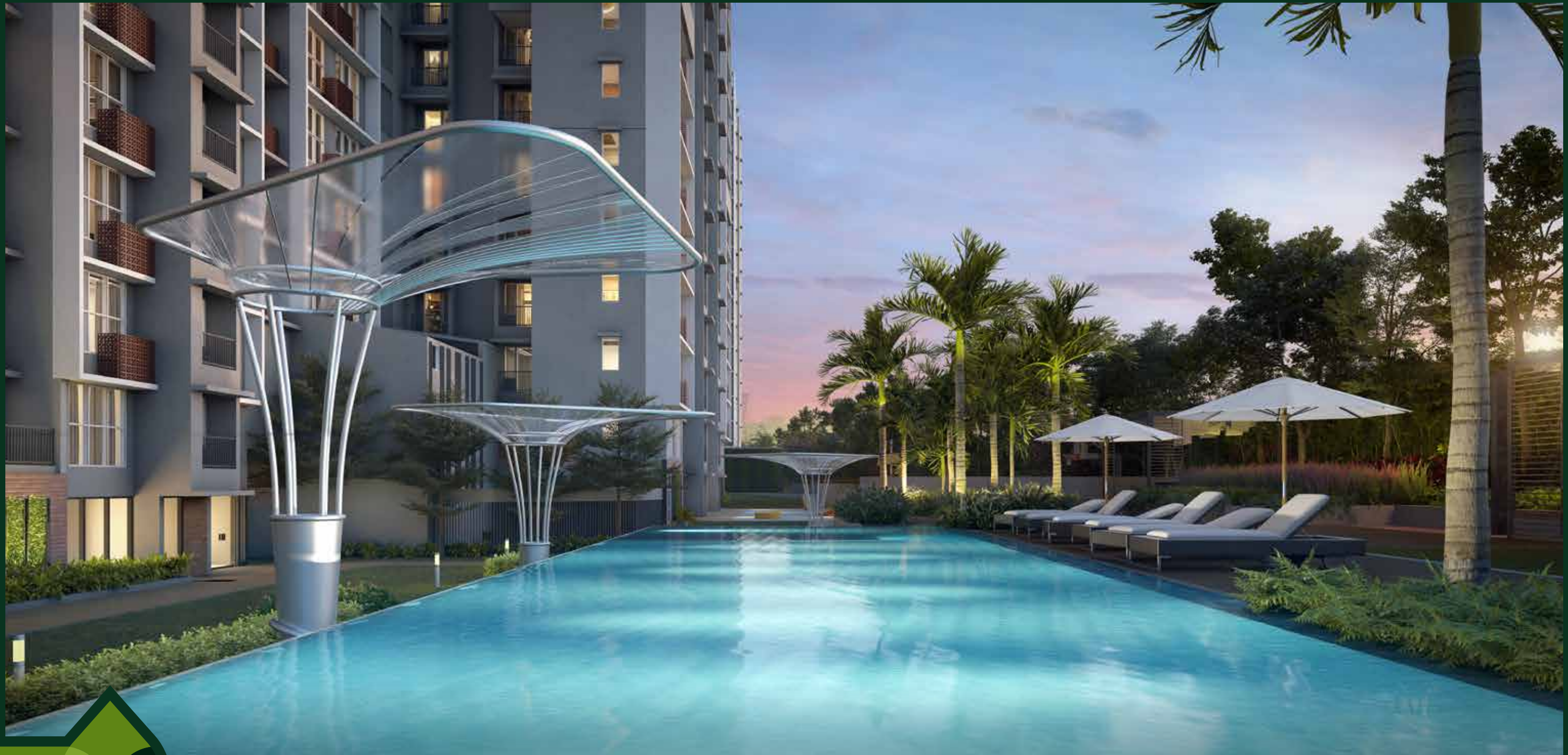
Home Greens

Stock image for representation purpose only.



Enjoy a better lifestyle
at Godrej Urban Park with
30+ lifestyle amenities.





Take a lap at the Swimming Pool

Artist's impression. Not an actual site photograph.

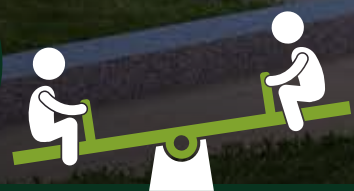
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Play a game of Basketball

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Let your children
create memories at
the Kids' Play Area

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Stock image for representation purpose only.

Spa



Stock image for representation purpose only.

Gymnasium



Stock image for representation purpose only.

Kids' Swimming Pool





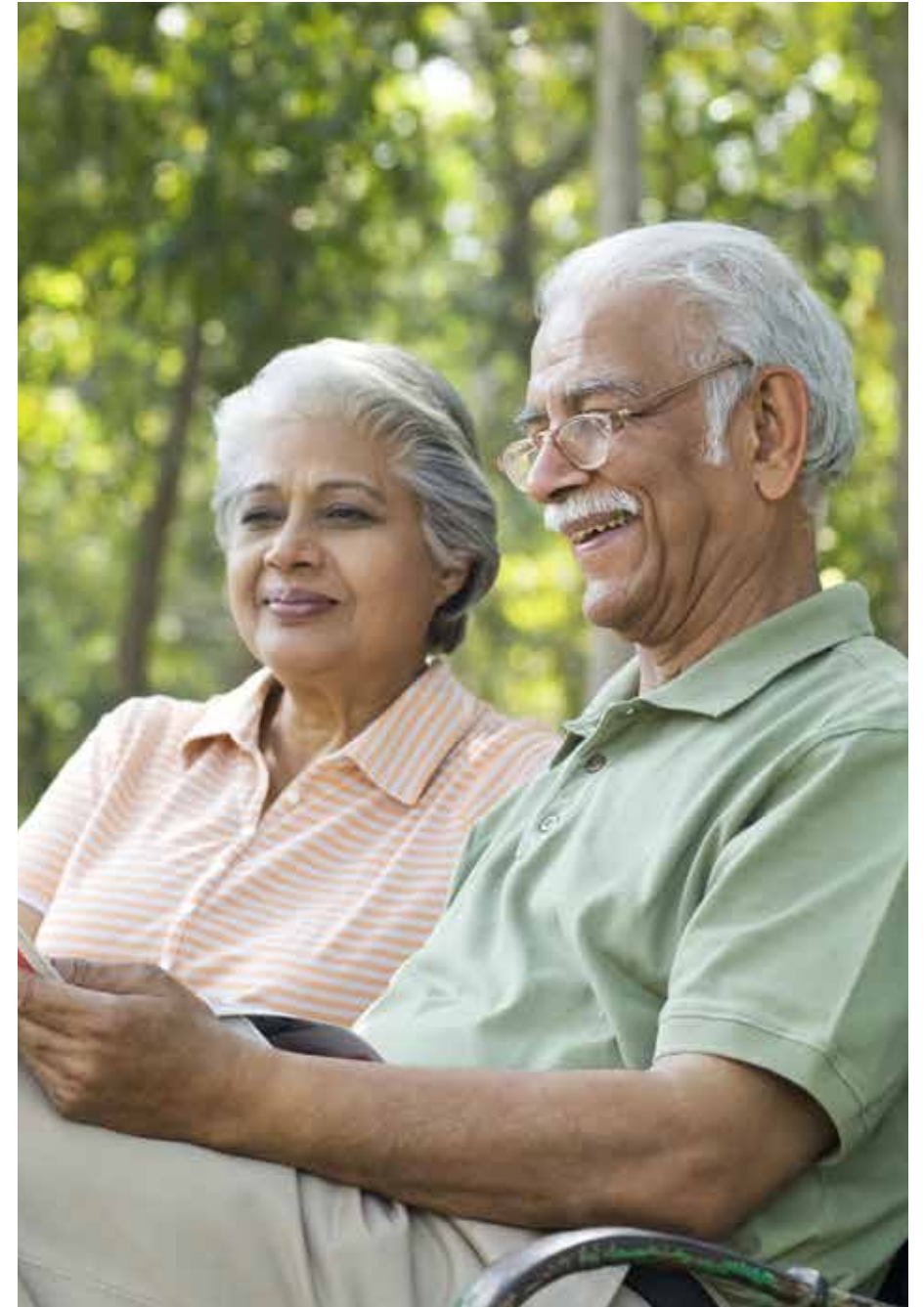
Stock image for representation purpose only.

Reflexology Garden



Stock image for representation purpose only.

Jogging/Walking Trail



Stock image for representation purpose only.

Senior Citizen's Seating Area





Stock image for representation purpose only.

Event Plaza



Stock image for representation purpose only.

Rock Climbing Wall



Stock image for representation purpose only.

Pool Deck

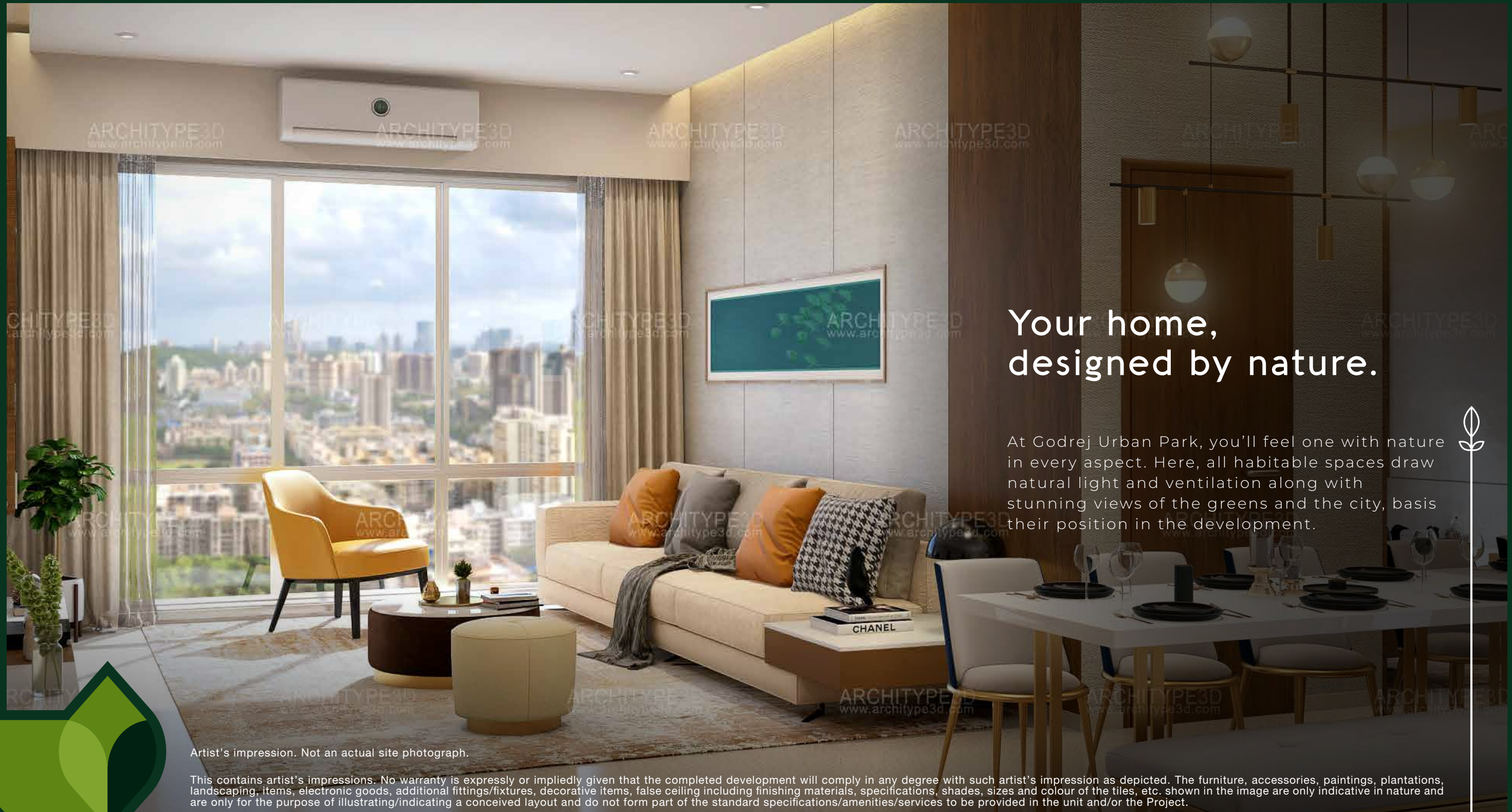




Retail Plaza

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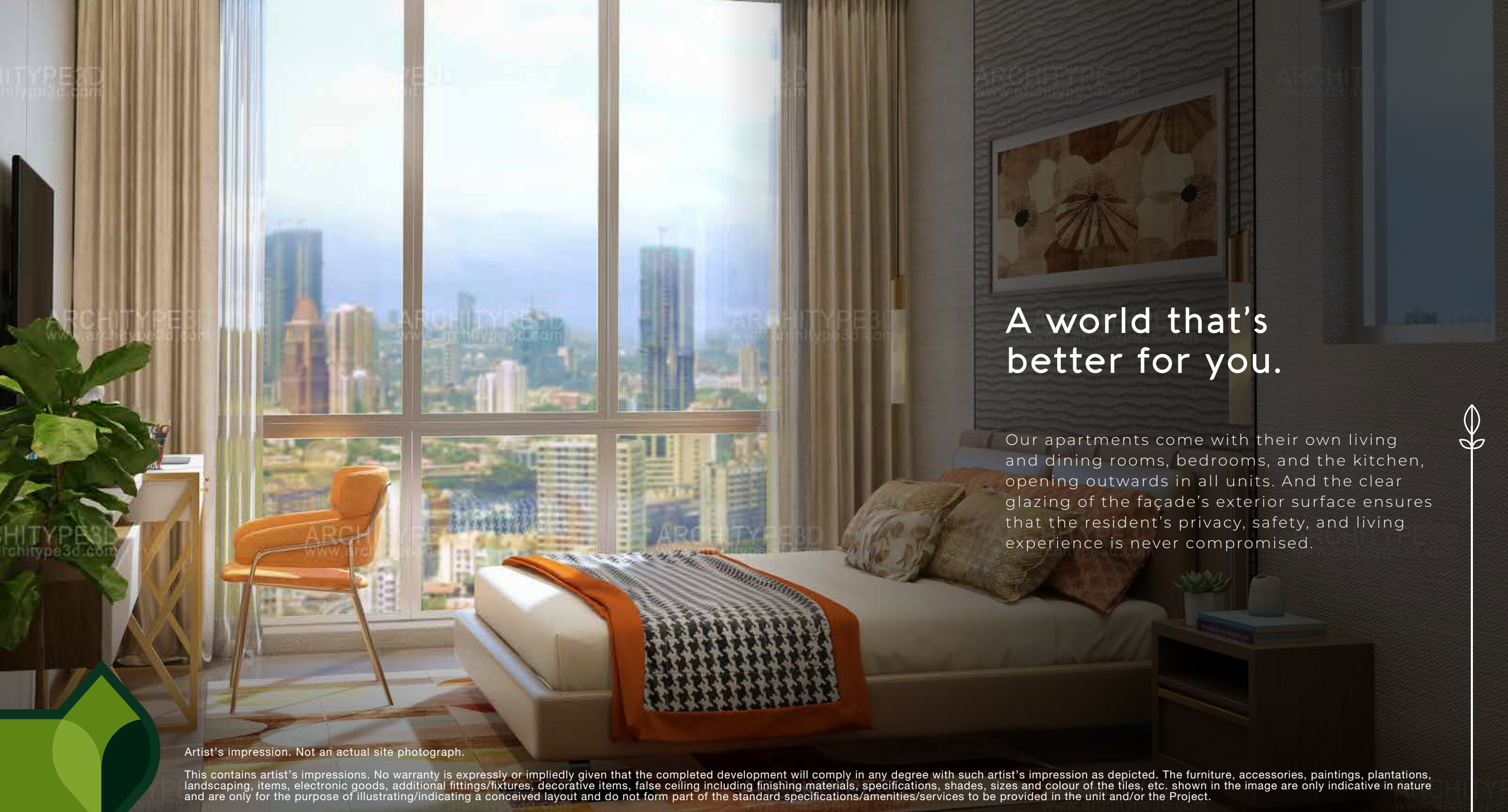
Your home, designed by nature.

At Godrej Urban Park, you'll feel one with nature in every aspect. Here, all habitable spaces draw natural light and ventilation along with stunning views of the greens and the city, basis their position in the development.

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A world that's better for you.

Our apartments come with their own living and dining rooms, bedrooms, and the kitchen, opening outwards in all units. And the clear glazing of the façade's exterior surface ensures that the resident's privacy, safety, and living experience is never compromised.

Artist's impression. Not an actual site photograph.

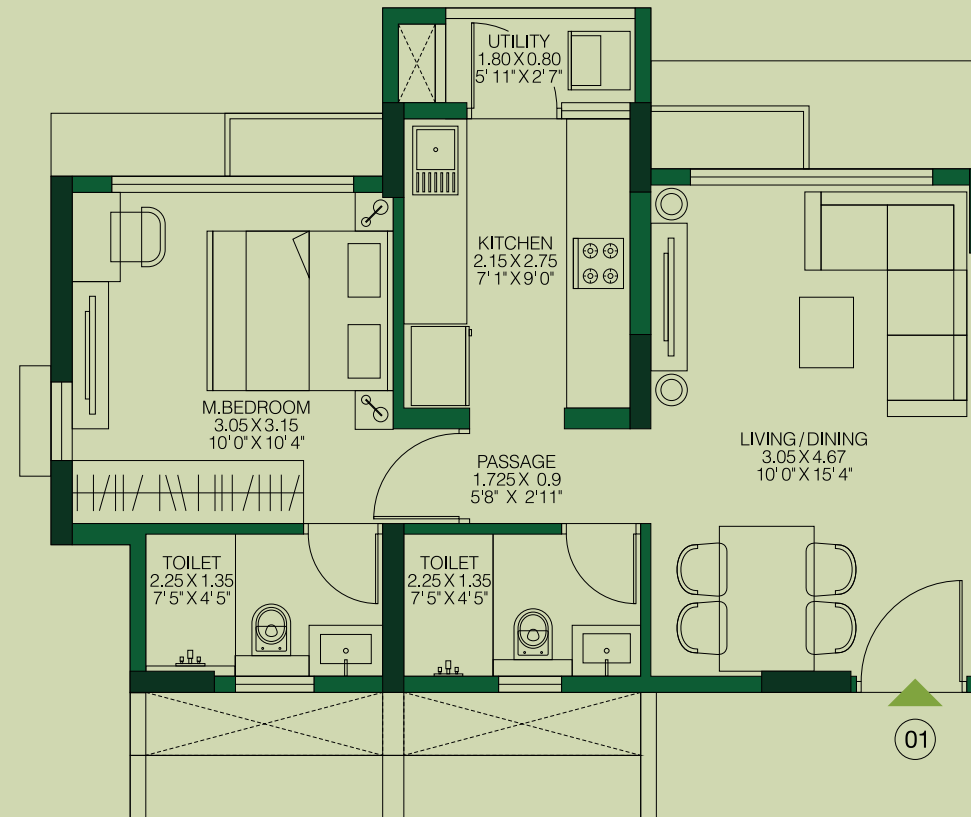
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Unit Plans



1 BHK LUXE
UNIT PLAN

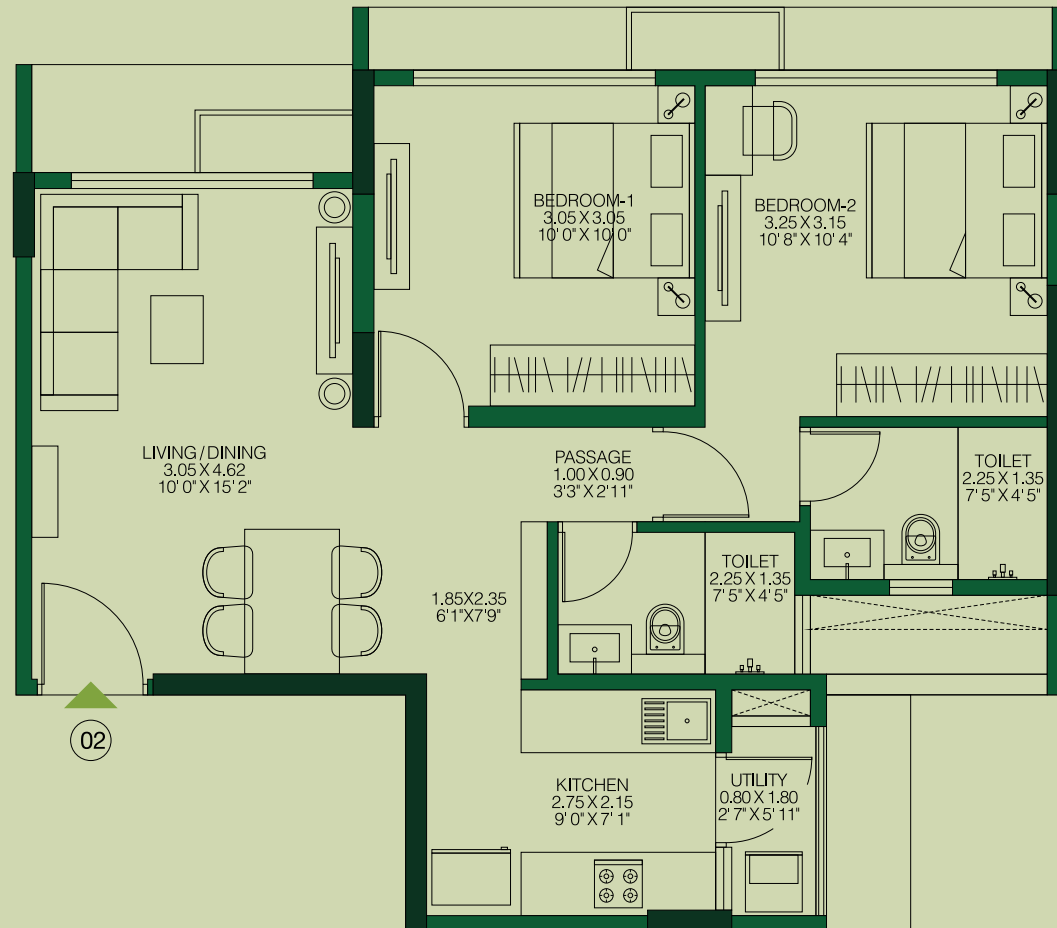


Series No 1 Of Tower 03 For 1ST To 15TH Floor Plan | Series No 2 Tower 04 For 1ST To 15TH Floor Plan | Series No 1 Tower 05 For 1ST To 15TH Floor Plan

The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/ unit and does not form part of the standard specifications. The plan represents unit series 1 of Tower 3__1 Sq m = 10.764 Sq ft.

The project is registered as Godrej Urban Park under MahaRERA No. XXXXXXXX available at <http://maharera.mahaonline.gov.in>

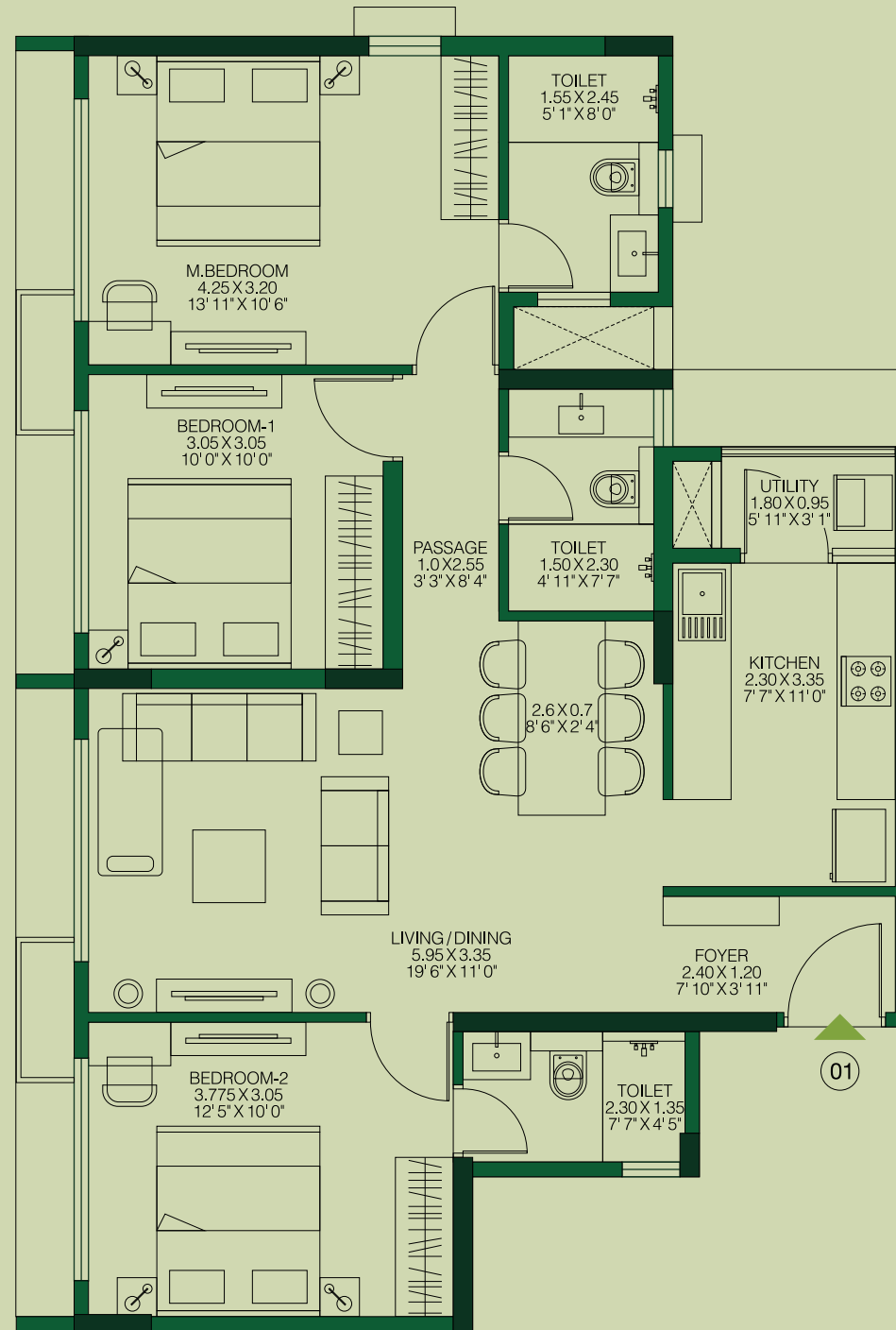
2 BHK LUXE
UNIT PLAN



The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/ unit and does not form part of the standard specifications. The plan represents unit series 2 of Tower 3__1 Sq m = 10.764 Sq ft.

The project is registered as Godrej Urban Park under MahaRERA No. XXXXXXXX available at <http://maharera.mahaonline.gov.in>

3 BHK LUXE
UNIT PLAN



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The project is registered as Godrej Urban Park under MahaRERA No. XXXXXXXX available at <http://maharera.mahaonline.gov.in>



: SALES LOUNGE :

Godrej Urban Park, Near Sangarsh Nagar, Chandivali, Powai, Mumbai-400072

: REGISTERED OFFICE :

Godrej Properties Limited. 5th Floor, Godrej One, Pirojshanagar, Vikhroli (East), Mumbai, Maharashtra 400 079.

The Sale is subject to terms of Application Form and Agreement for Sale. The images shown are stock images. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The official website of Godrej Properties Ltd. is **www.godrejproperties.com**. Please do not rely on the information provided on any other website.

The project is registered as Godrej Highgrove under MahaRERA No. _____ available at <http://maharera.mahaonline.gov.in>.

