

GODREJ URBAN PARK
CHANDIVALI



Stock image for representation purpose only.

BETTER
-by-
NATURE

Godrej | PROPERTIES

— 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.

— The grey, the green and everything in between.

Chandivali - It's a great place to be.

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

And what's more, Chandivali enjoys great connectivity to different parts of the city and very soon it will get even better.

— Chandivali – A destination that's growing, year after year.

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.

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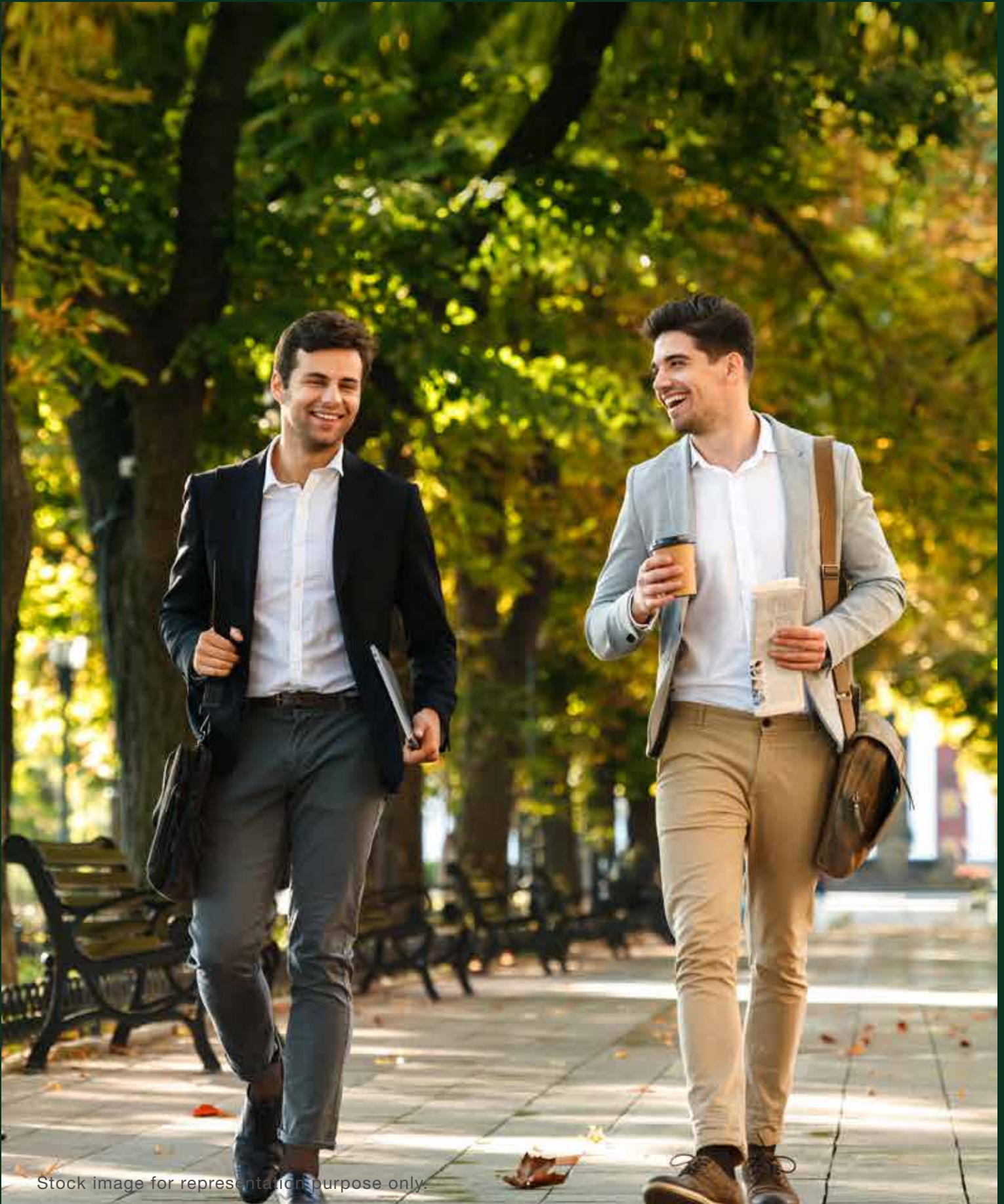
<https://mmrda.maharashtra.gov.in/metro-line-1>

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

Source: Liases Foras

— Chandivali a better neighbourhood, a better life.

Chandivali is nestled amidst the IT zone of Andheri East and the commercial zone of Powai. This tranquil location is also home to several IT multinational corporations, banks and educational institutions, making it an ideal location to live, work and play.



Stock image for representation purpose only.

Social Infrastructure Map



Source: Google Maps. Map not to scale.



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*



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*



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*

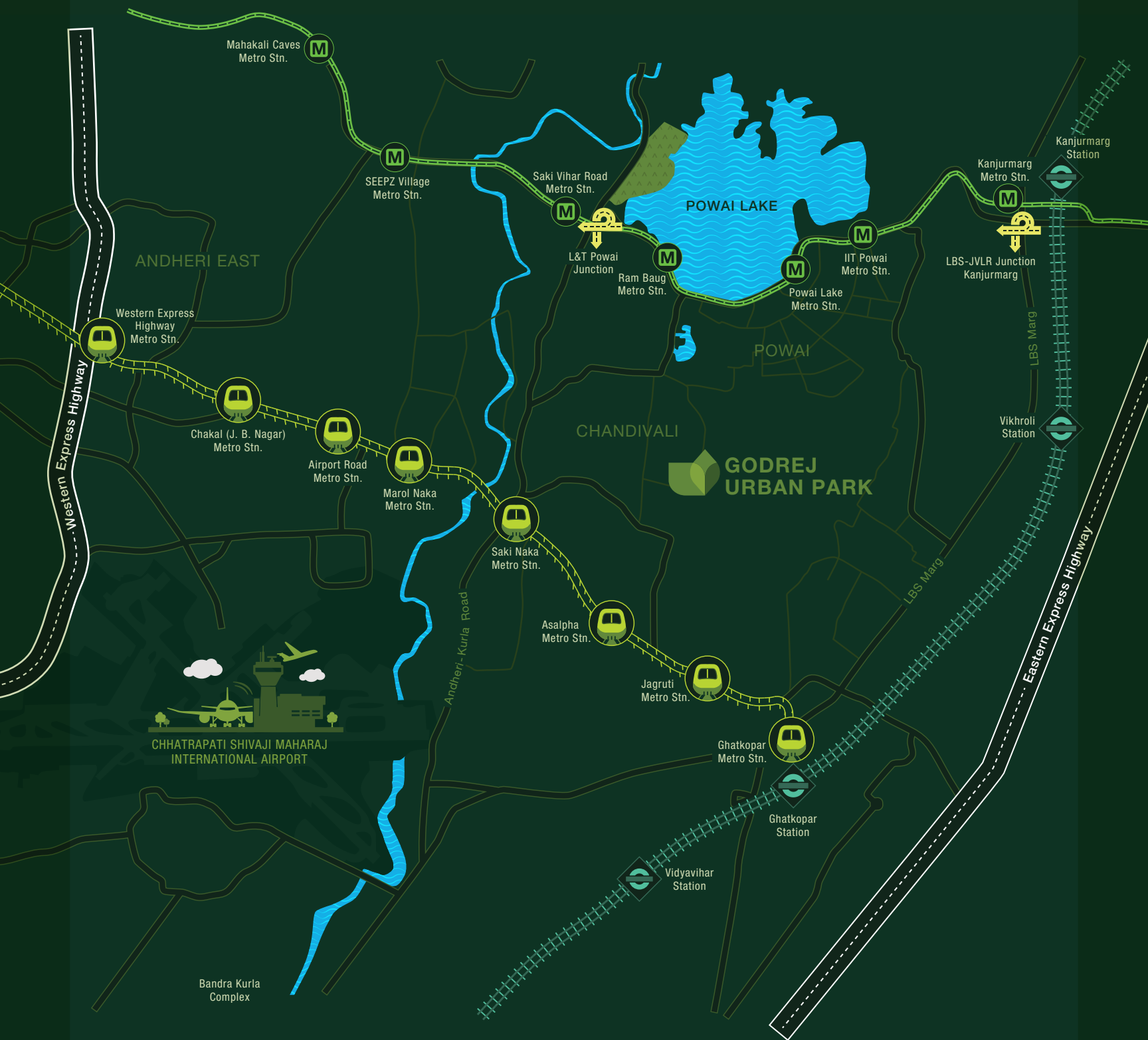


HOSPITALS

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.

Roads & Infrastructure Map



Source: Google Maps. Map not to scale.



METRO LINE-1 STATIONS



UPCOMING METRO LINE-6 STATIONS[^]



ROAD JUNCTION



RAILWAY STATIONS



WESTERN & EASTER EXPRESS HIGHWAY

• Eastern Express Highway	5.1 kms	14 min*	• International Airport	5.6 kms	14 min*
• Western Express Highway (Bisleri Signal)	8.0 kms	16 min*	• Saki Naka Junction Metro Station	3.2 kms	8 min*
• L&T Powai junction	3.2 kms	9 min*	• Asalpha Metro Station	2.8 kms	7 min*
• LBS-JVLR junction Kanjurmarg	5.1 kms	12 min*	• Vikhroli Railway Station	6.4 kms	15 min*
• Powai Udyan Metro Station (Upcoming)	2.3 kms	7 min*			

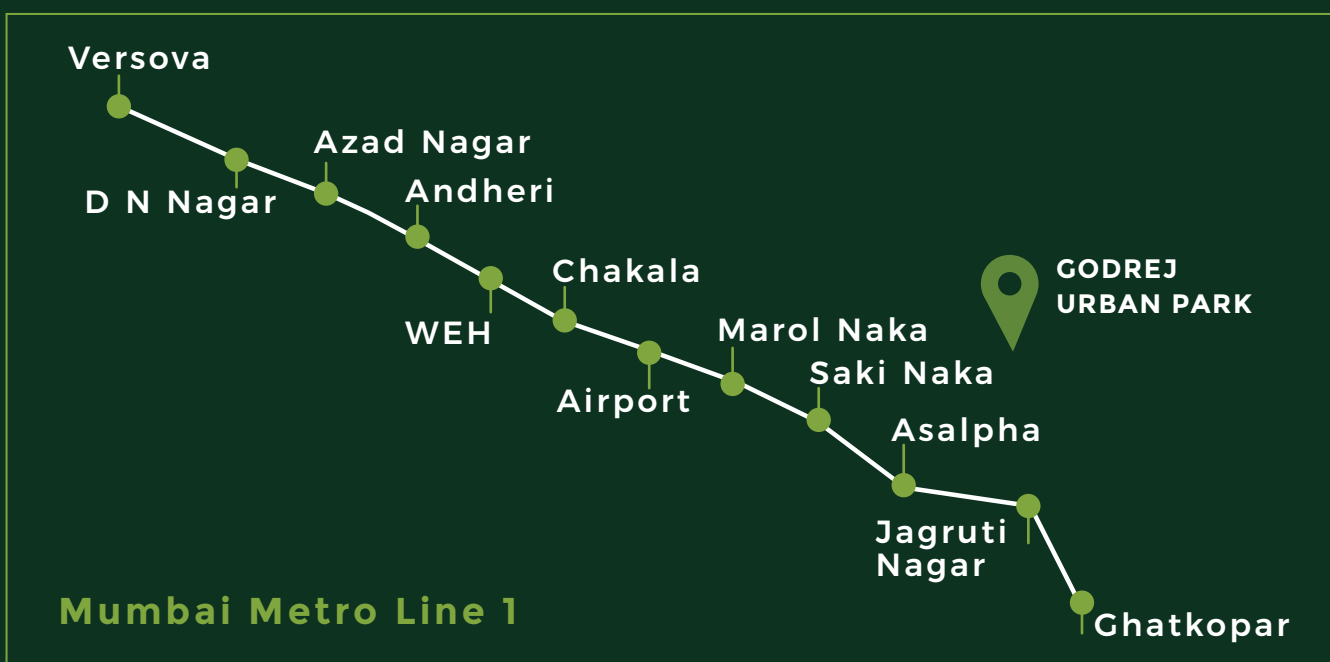
[^]<https://mmrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>
The upcoming infrastructure facilities mentioned in the document are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning 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.

— Close to nature, closer to life.

At Chandivali, you'll not only form a connection with nature, but you'll also be well connected to almost every part of the city.

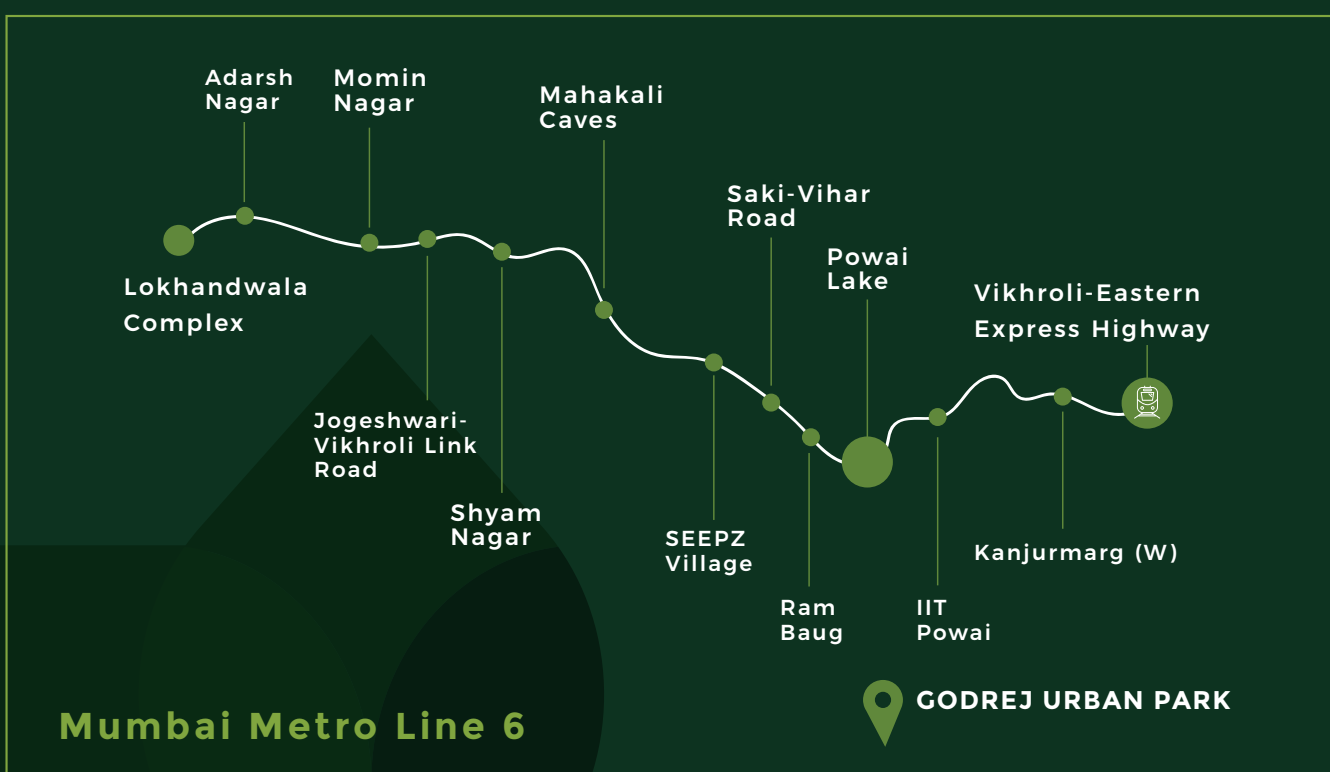
- Well-connected to Western & Eastern Express Highway
- 8 minute* drive time to Saki Naka Metro Station and Asalpa Metro Station



The upcoming Metro Line 6* will be ready by 2021-22:

Lokhandwala-Jogeshwari-Vikhroli-Kanjurmarg Line will boost public transport.

The 14.47-km* Metro Line 6 Corridor will have 13 stations.



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

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

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— 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

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



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*

— Presenting — GODREJ URBAN PARK

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

At Godrej Urban Park, the greens that you find across
the development, the air you breathe, the herbs you
grow, and the views you enjoy, all aspire to be the
best versions of themselves to make your life better.



Artist's impression. Not an actual site photograph.

This contains artist's impressions. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project.

"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."

Master Layout Plan



Artist's impression. Not an actual site photograph.

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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
30. Clean Air Zone

Indoor Amenities (At Stilt level)

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

— It's a home that makes your life greener and better

Welcome to Godrej Urban Park. It's a home that makes your life greener and better. Here, our 5-Storey Greens make sure that you'll never have to step outside your world in search of nature.



Mother Earth
Greens



Lobby
Greens



Façade
Greens



Terrace
Greens



Home
Greens



Mother Earth Greens

— Having a green neighbourhood is good.
But having a lush forest area spread
across 400 sq. m., is even better.



Miyawaki Forest[^]

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



Fruit Orchard



**Yoga & Meditation
Area**



**Herbal Organic
Garden**

1 Sq. m. = 10.76 Sq. Ft.

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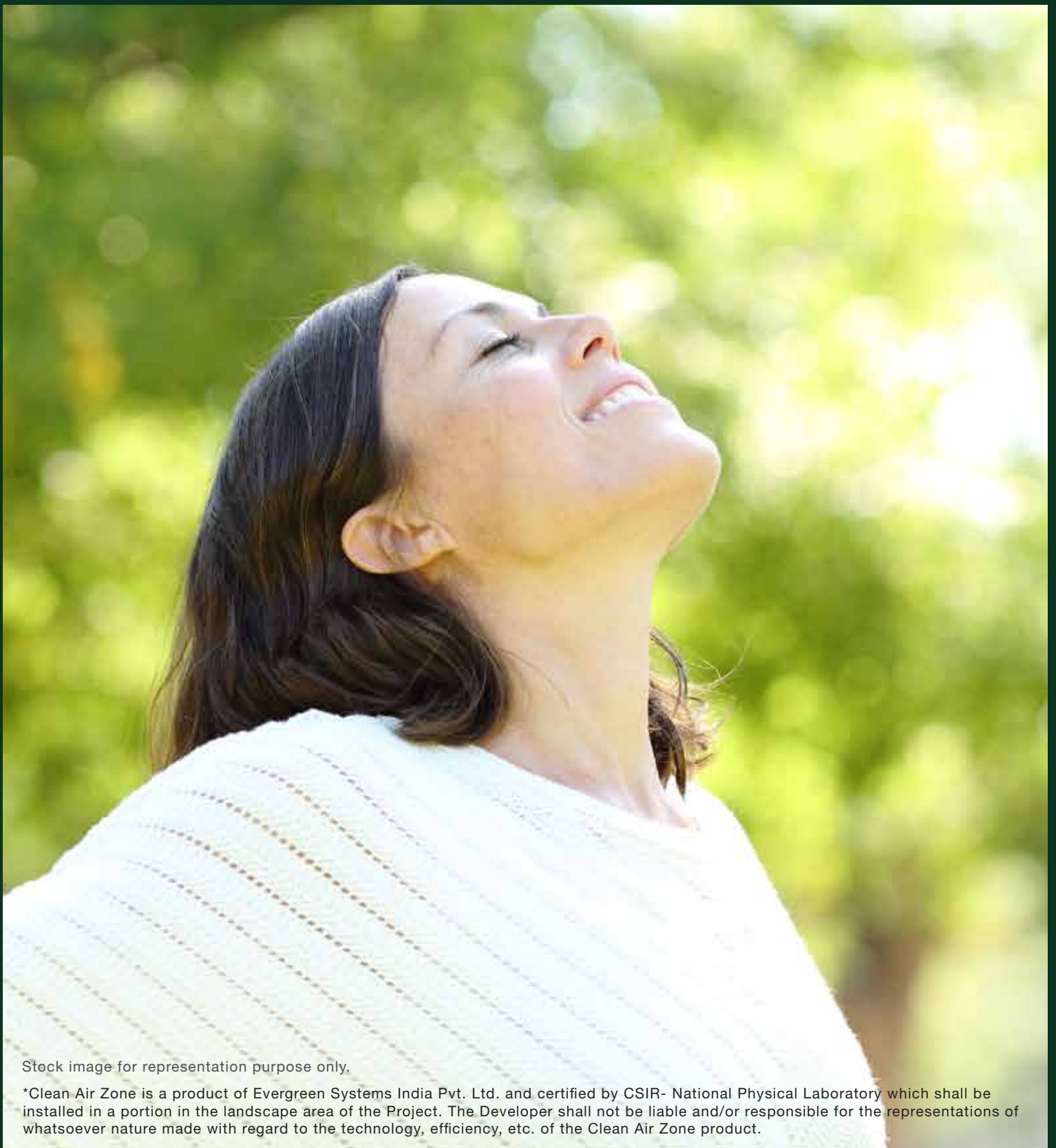
[^]Miyawaki Forest: The Developer endeavours to develop forest using Miyawaki technique on a portion of project land admeasuring approximately 400 square meters as per the sanctioned approvals.



Mother Earth Greens

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

- At Godrej Urban Park, the Clean Air Zone* uses ionization field instead of filters to clean air.
- It provides 98.5% - 99% clean air* treating PMs, bacteria, pollens, etc.



Stock image for representation purpose only.

*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.



Lobby Greens

— A home with luxurious interiors is good.
But a home with greenery in the lobby,
is even better.

- Forest-themed Interiors
- Green Bio Wall in Lobby Area*





Façade Greens

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

- A lush vertical garden on the facade
- Peripheral Bio Wall up to 3-Metre*





Home
Greens

— Having herbs & spices delivered home is nice. But growing them inside your home is even better.

- Private Organic Garden in the Kitchen



Stock image for representation purpose only.



Terrace Greens

— The view of the city from the rooftop is great. But the view of the hills, is even better.

- Meditation Lawn
- Outdoor Chess Garden
- Hammock Park

and many more amenities that make your life better



— 30+ lifestyle amenities to take care of your holistic needs.



Swimming Pool



Basketball Pole



Gym



Jogging/Walking Trail

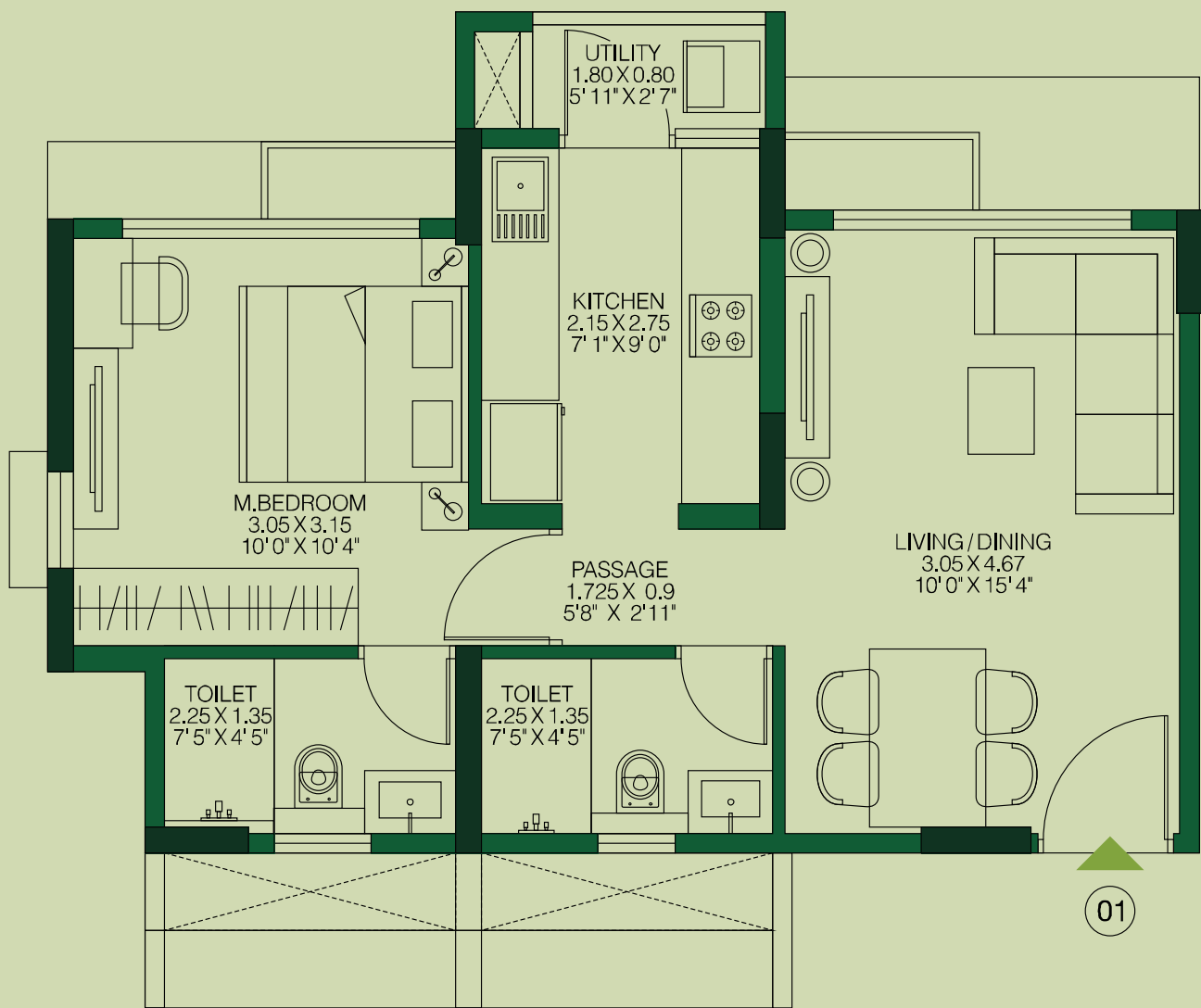


Indoor Games Room

& a lot more 

Unit Plan

1 BHK Luxe

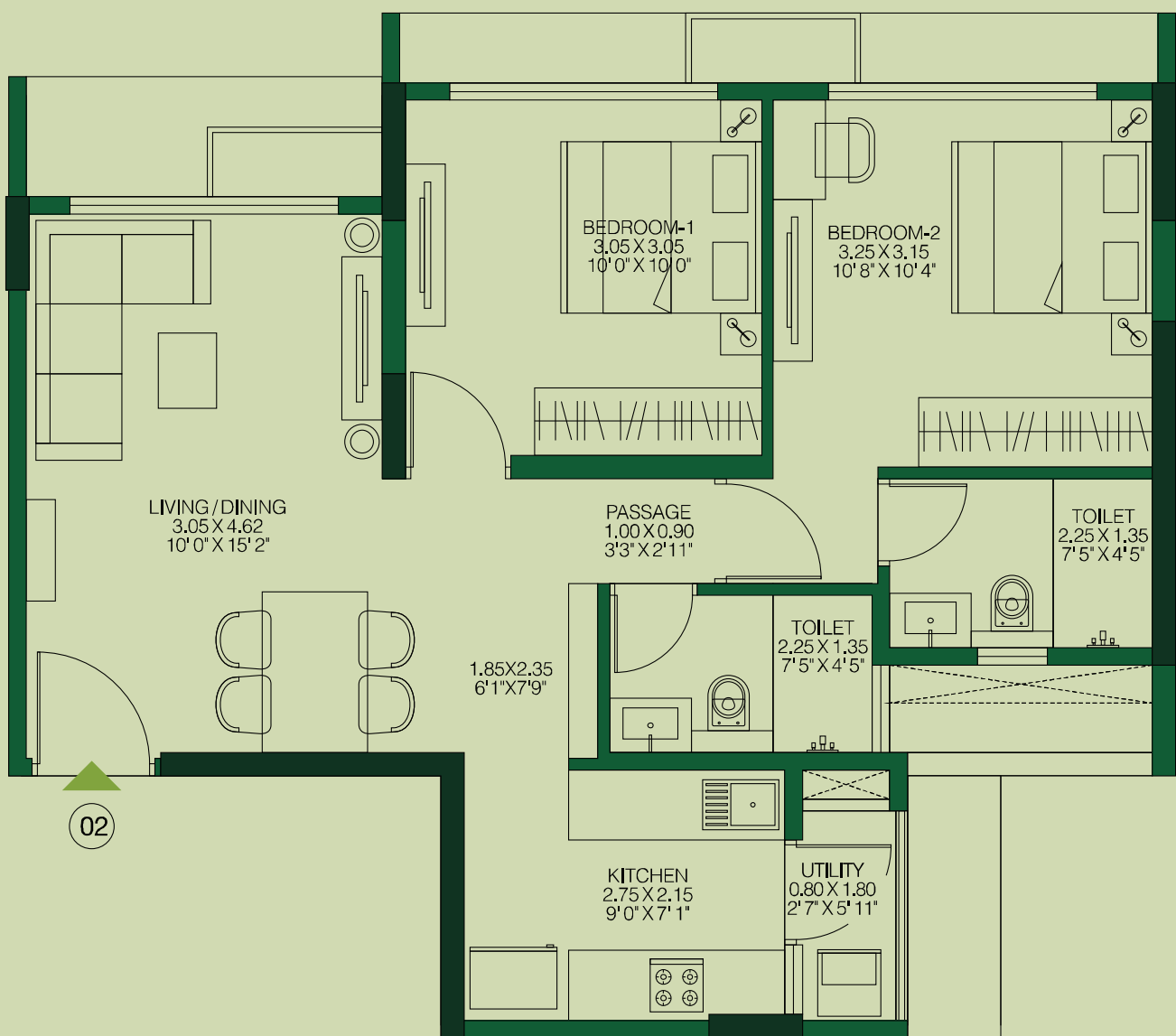


The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/ unit and does not form part of the standard specifications.

1 Sq m = 10.764 Sq ft.

Unit Plan

2 BHK Luxe



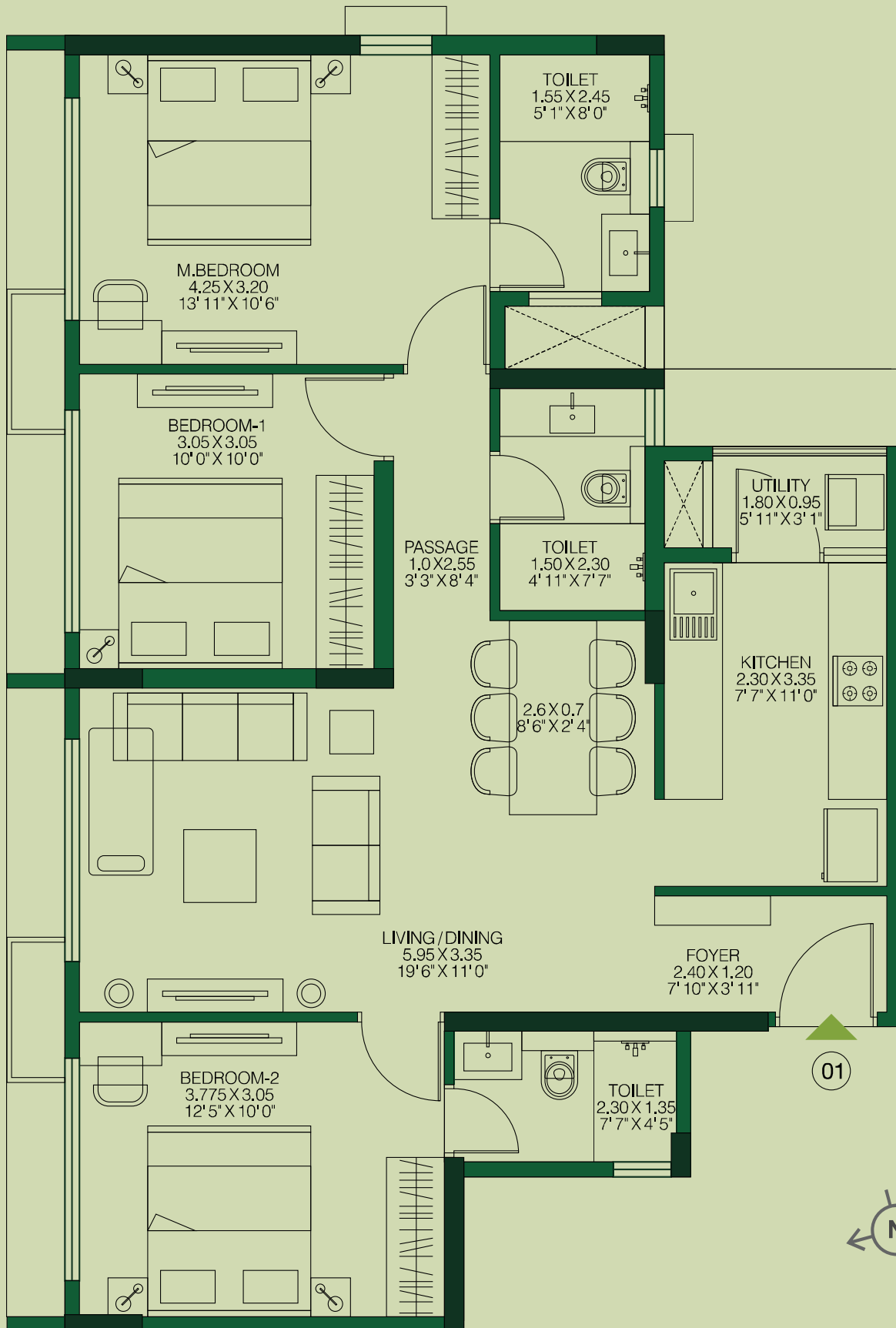
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1 Sq m = 10.764 Sq ft.



Unit Plan

3 BHK Luxe



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.

1 Sq m = 10.764 Sq ft.

The Biggest Pre-Launch Opportunity of the Season

Limited Pre-Booking Window			
Typology*	RERA Carpet Area (sq m)	RERA Carpet Area (sq ft)	Indicative Launch Agreement Value (Crore)**
1 BHK Luxe	40.02-41.80	431-450	1.25
2 BHK Luxe	56.76-57.13	611-615	1.75
3 BHK Luxe	84.07-87.70	905-944	2.75

*Includes one Car Parking
**Indicative Launch Agreement Value does not include Stamp Duty Registration, GST & Other Charges

Early Bird Advantages of Pre-Booking[^]

First Movers Advantage on Price:

- You are eligible for the attractive All-in-Pre-Launch Price which will be lower than the All-in-Pre-Launch Price.

First Mover Advantage on Choice of Residence:

- You will be eligible for a Priority based allocation basis your Pre-Launch token.
- With limited number of residences, the Pre-Launch token will help you make a preferred choice of residence.

Reduced Stamp Duty* with 2% saving till March 31st

- The Maharashtra Government has reduced Stamp Duty from 5% to 3% for all registrations before 31st March.

Limited Opportunity in a Limited Window

- The price will be valid only for the first 200 bookings and for a limited time period

*https://www.e-stampdutyreadyreckoner.com/gr/gr_stamp_duty_reduce_29_08_2020.pdf

[^]Terms and conditions apply..



Crafting thoughtful living spaces since 1990.

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Our portfolio across 10 cities in India comprises of residential and commercial developments. From futuristic elevations to ergonomic interiors, we have focussed on delivering a superior living experience to our residents.



PRESENCE ACROSS
10 CITIES



60+ ONGOING
PROJECTS



12,000+
HAPPY FAMILIES



18 MILLION SQUARE METRES OF
DEVELOPABLE AREA ACROSS INDIA



250+ AWARDS
AND RECOGNITIONS



Actual site photograph

PLANET GODREJ, MAHALAKSHMI



: SALES LOUNGE :

Godrej Urban Park, Opp Pappilon Park Gate No 5, Chandivali Road, 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 Urban Park under MahaRERA No. P51800028364 available at <http://maharera.mahaonline.gov.in>.