



SKY GARDENS

GODREJ VIHAA, BADLAPUR



BADLAPUR

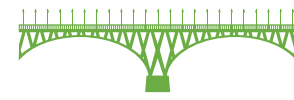
AN EVOLVING DESTINATION

With a home in Sky Gardens at Godrej Vihaa, Badlapur, you will be moving to one of the fastest growing suburbs of Mumbai, which is set to transform into a thriving locale. The swiftly developing infrastructure and connectivity makes it an attractive destination for new home buyers, who are now looking beyond the over-developed Mumbai city. Furthermore, the arrival of Sky Gardens at Godrej Vihaa is expected to redefine the skyline of Badlapur, just as was previously done in Gurgaon, Ahmedabad, Mahalaxmi and Chembur.



EASY CONNECTIVITY

- Newly developed roads, flyovers and skywalks
- Rail – Excellent connectivity via Central line to Thane, Dadar and Churchgate
- Road – NMMT buses connecting to Navi Mumbai
- Connected to Thane on one side and Mumbai-Pune Expressway on the other side



PROPOSED INFRASTRUCTURE & DEVELOPMENT

- Katai Naka-Badlapur State Highway (Dombivali)**
- Shil-Phata Karjat Road**
- Virar-Alibaug Road (Proposed Multi-Modal Corridor)**



EDUCATION & HEALTHCARE

- Reputed schools like Presidency English School, Gurukul International School, Don Bosco, Blossom Convent School, Fatima High School and many more.
- One-stop Medical services at Janmada Charitable Medical Centre, Dhanvantari Hospital, Spandan Hospital, Sushrut Hospital, Mangalya Hospital, Kimaya Hospital, Mamta Hospital



AN UPCOMING INVESTMENT DESTINATION

- Prices growing at CAGR of 16%#

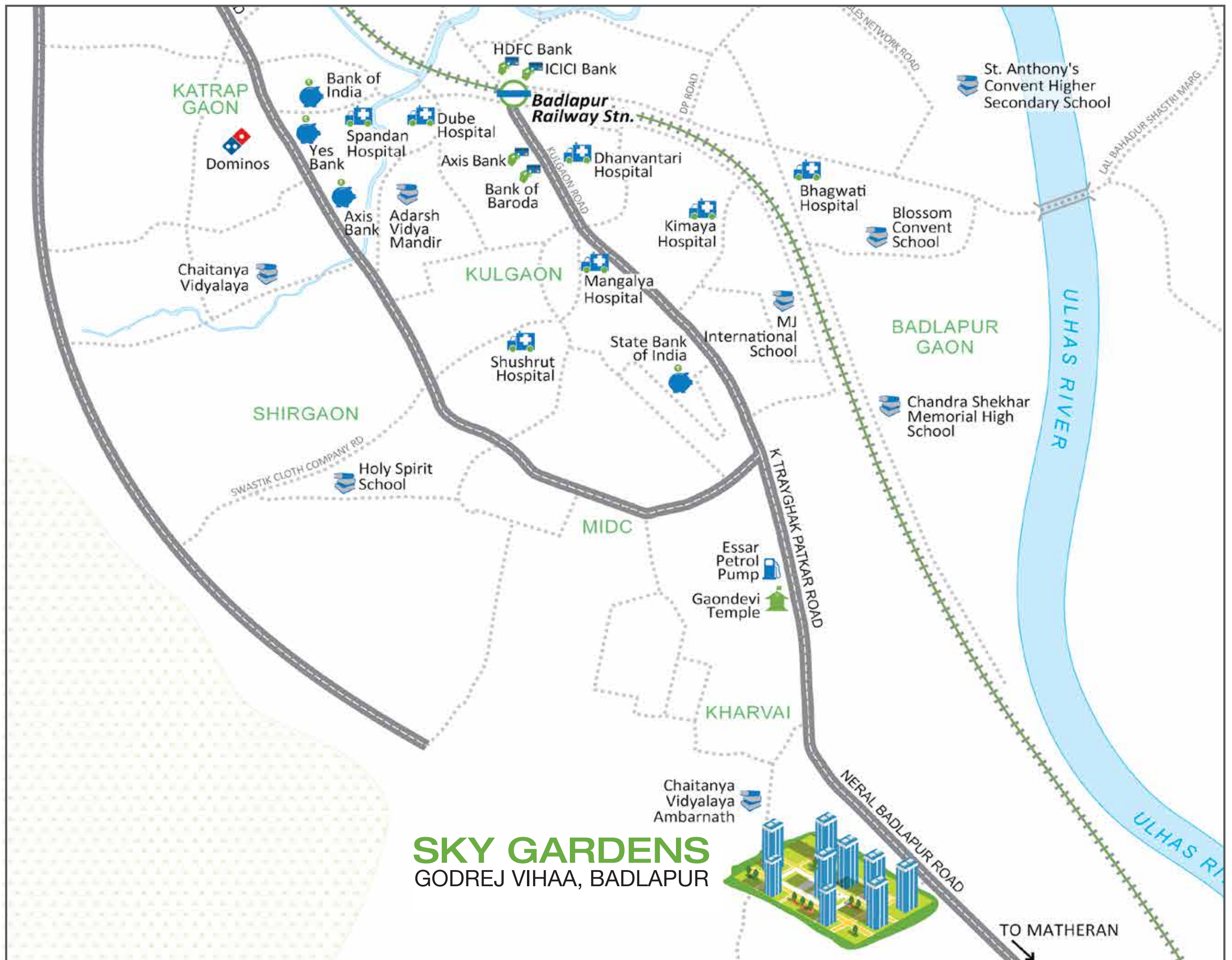
**Source: Google map. #Reference - 21st August 2015, Property Plus, The Hindu (Mumbai Edition).

##<https://mmrda.maharashtra.gov.in/multimodal-corridor-from-virar-to-alibaug>



CONNECTED TO LIFE & BEYOND

Sky Gardens at Godrej Vihaa is situated just 2.3 km from Badlapur Railway Station. It conveniently tunes you into the active lifestyle of downtown Mumbai via a network of several direct trains each day. In Sky Gardens at Godrej Vihaa, you can head up to the terrace to get a breathtaking view of the city and head down to quickly connect to the fast life.



*Source: Approximate travel time, as per Google Maps, recorded during normal traffic conditions in non-peak hours



SCHOOLS & COLLEGES

| | |
|----------------------------------|----------|
| • Chaitanya Vidyalaya School | 02 mins* |
| • Poddar Brio School | 06 mins* |
| • M J International School | 10 mins* |
| • BSM Engineering College | 17 mins* |
| • Don Bosco School | 20 mins* |
| • Holy Writ School | 22 mins* |
| • Leelavati Awhad Inst. of Tech. | 30 mins* |



HOSPITALS

| | |
|-----------------------|----------|
| • Shushrut Hospital | 07 mins* |
| • Mangalya Hospital | 06 mins* |
| • Kimaya Hospital | 06 mins* |
| • Mamta Hospital | 13 mins* |
| • Dhanwantri Hospital | 12 mins* |



LANDMARKS & TRANSIT

| | |
|------------------|-----------------|
| Badlapur Station | 10 mins* |
| DMart | 20 mins* |
| Retail | within premises |



BANKS & ATMs

| | |
|-----------------------|----------|
| • State Bank of India | 08 mins* |
| • Bank of India | 09 mins* |
| • Yes Bank | 09 mins* |

A TRADITION OF ACHIEVEMENTS

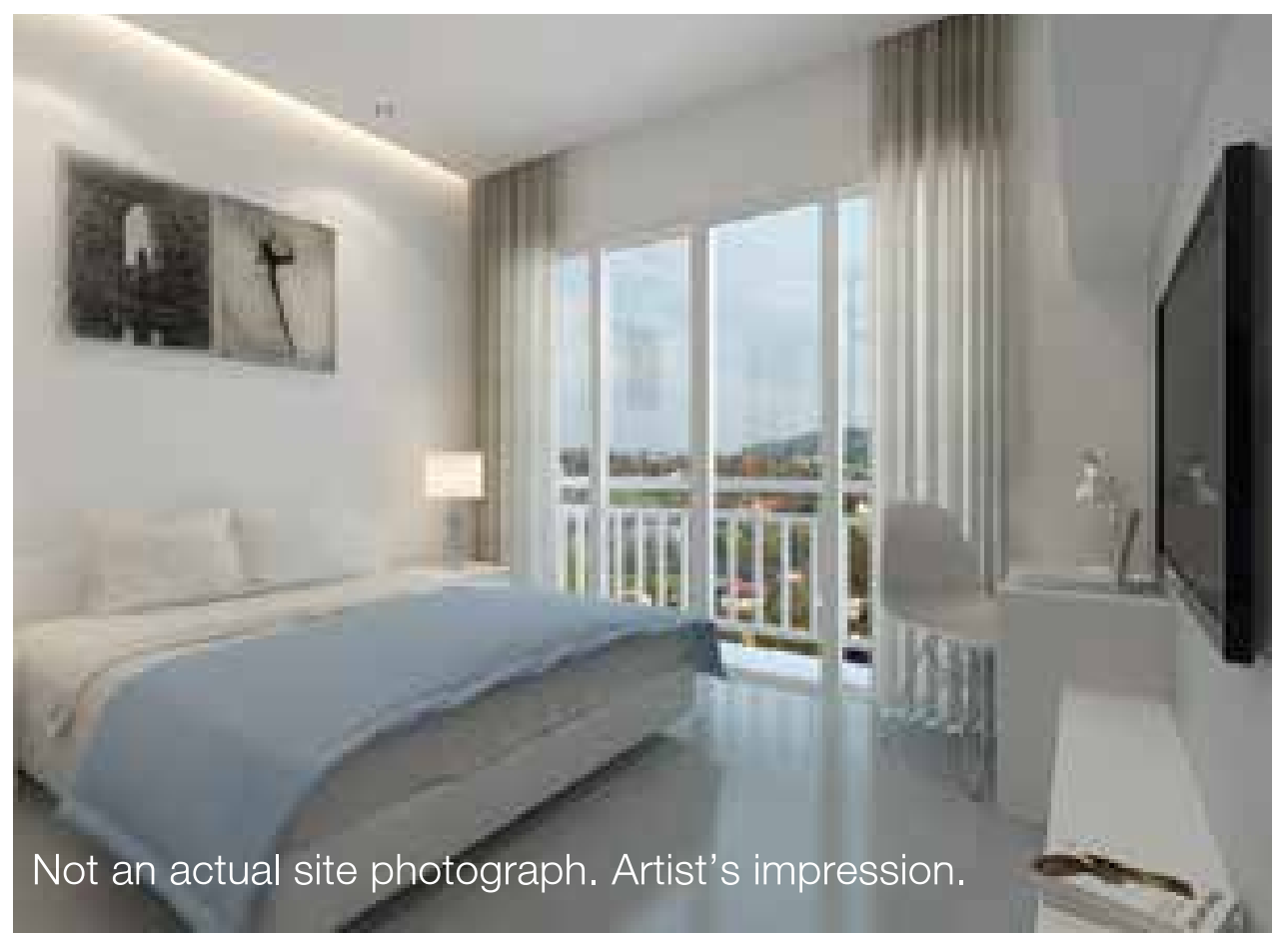
Godrej Properties has contributed to the growth story of Badlapur, the developing destination of home buyers, with the launch of the premium residential project, Godrej Vihaa, in 2015. The launch culminated into a huge success due to thoughtfully-constructed residential units with world-class amenities, which appealed to home buyers. It attracted the interest of those who wanted to upgrade their lifestyle as well as ones who looked for investment. The property carried forward the tradition of Godrej Properties, of offering an outstanding lifestyle across all its projects, thus promising the same for residents of Godrej Vihaa.



Not an actual site photograph. Artist's impression.



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A NEW LANDMARK IN THE MAKING

We now present to you Sky Gardens at Godrej Vihaa with rooftop amenities. Soak in striking hill views, or take a stroll across landscaped greens. Discover a one-of-a-kind lifestyle in one of the tallest towers in Badlapur. With a host of additional rooftop amenities, the arrival of Sky Gardens at Godrej Vihaa, is bound to take the lifestyle of Badlapur to a new high.



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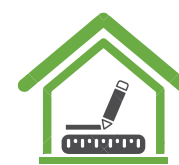
PROJECT HIGHLIGHTS



Gated
Community



Rooftop
Amenities



Smartly-designed
Homes



18 Storied
Towers



Self-sustained Ecosystem
with Retail Plaza

*The effective EMI is calculated on a 20-year home loan of 80% of ₹28,95,000/- at an interest of 8.45% with tax savings assumed at 30% slab over the entire tenure. This is subject to customer's loan eligibility. The same may vary basis agreement value, interest rates and tax rebates during the tenure.

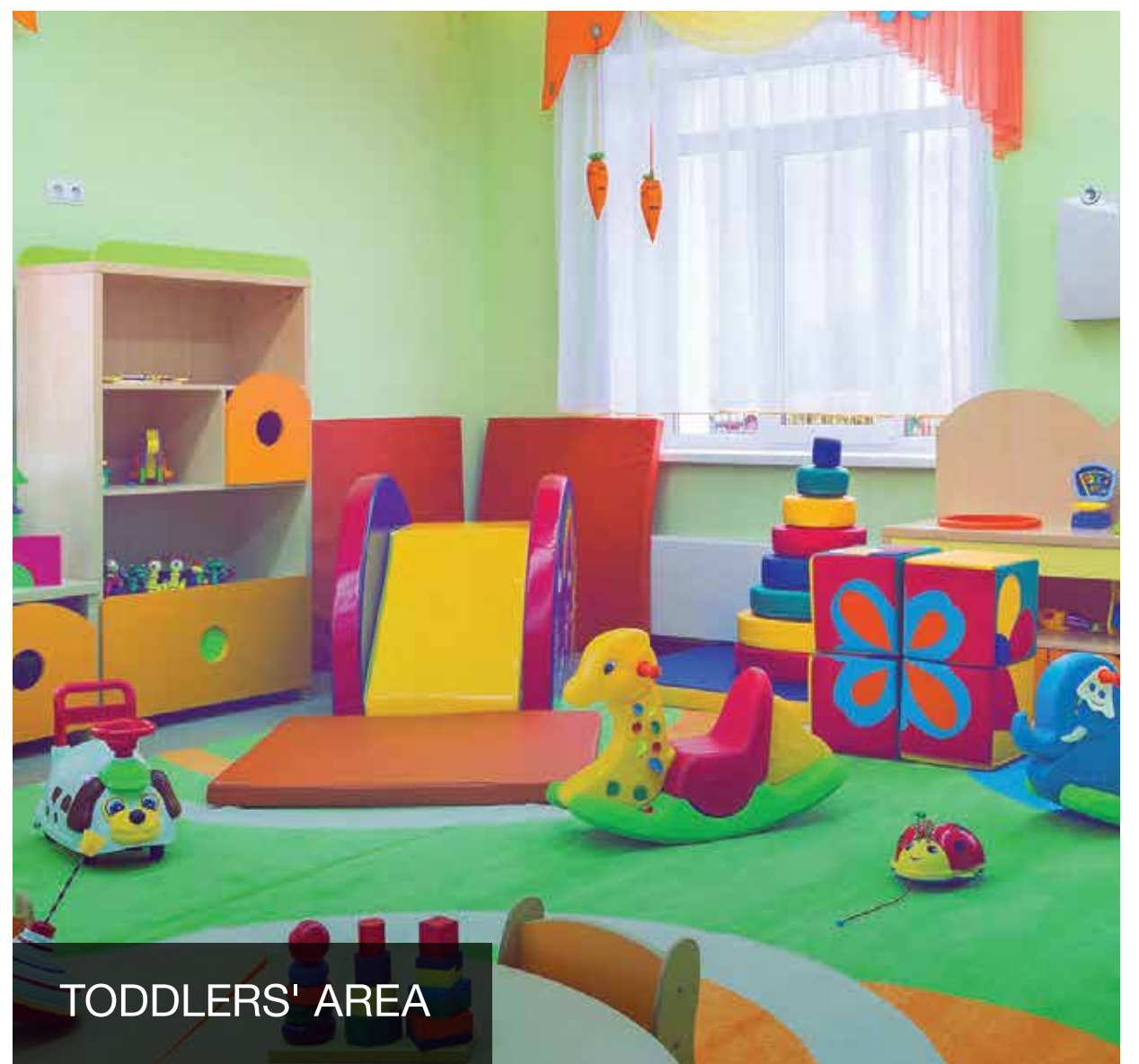
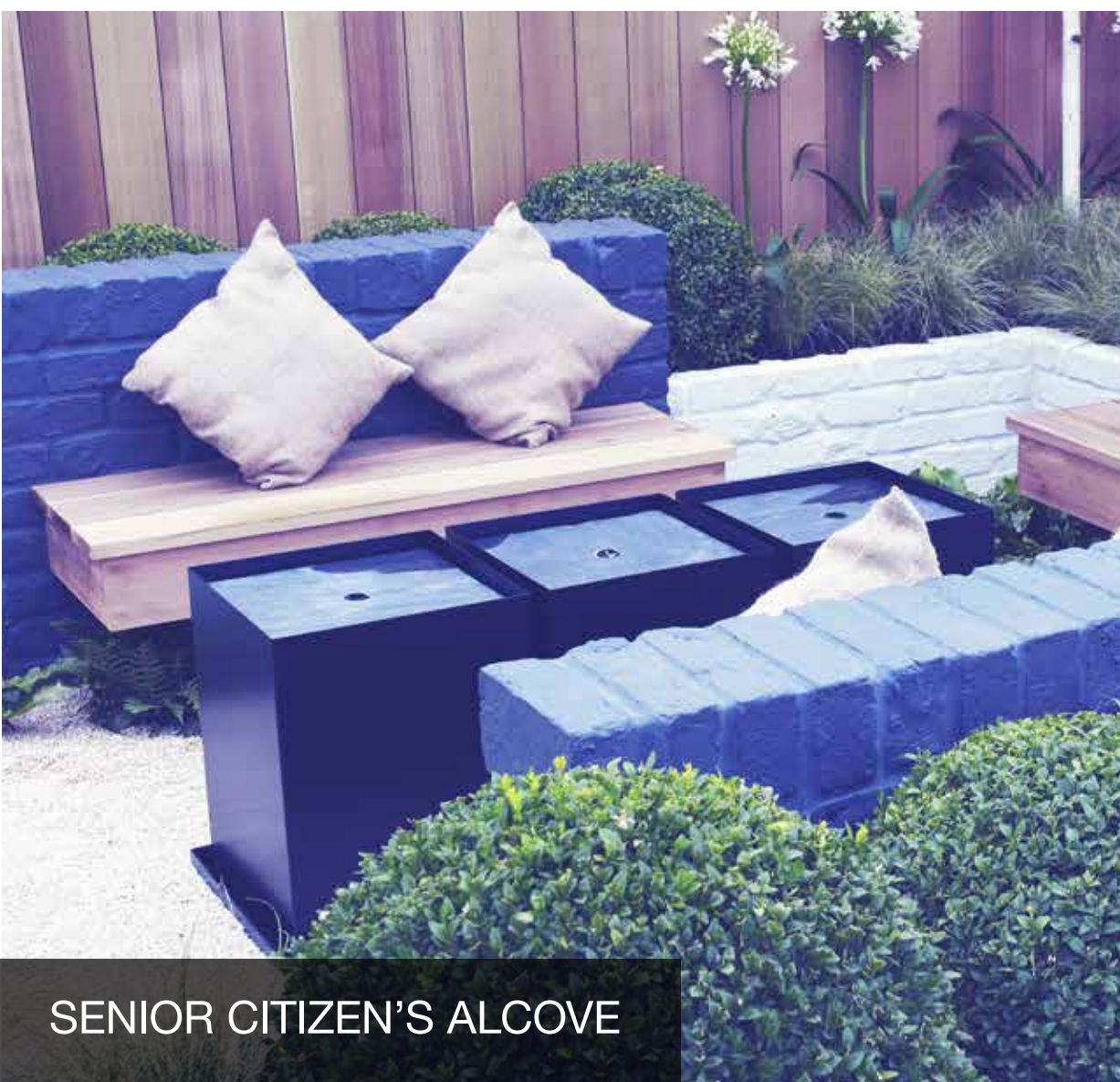


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AMENITIES AT THE ROOFTOP

In Sky Gardens at Godrej Vihaa, you can always head to the skies for leisure and recreation. For the first time in Badlapur, you will benefit from a home in a gated community, where the rooftop amenities let you experience the true joy of engaging in activities under the open skies.

ROOFTOP AMENITIES



AN ADDRESS WHERE THERE IS SOMETHING FOR EVERY MOOD

Equipped with a wide range of amenities, your new address in Badlapur will be ready to cater to all that you fancy – from peaceful moments of meditation, to challenging sessions at the gym, from fun time with friends to ‘me’ time in the central greens.



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OVERALL PROJECT AMENITIES



SWIMMING POOL



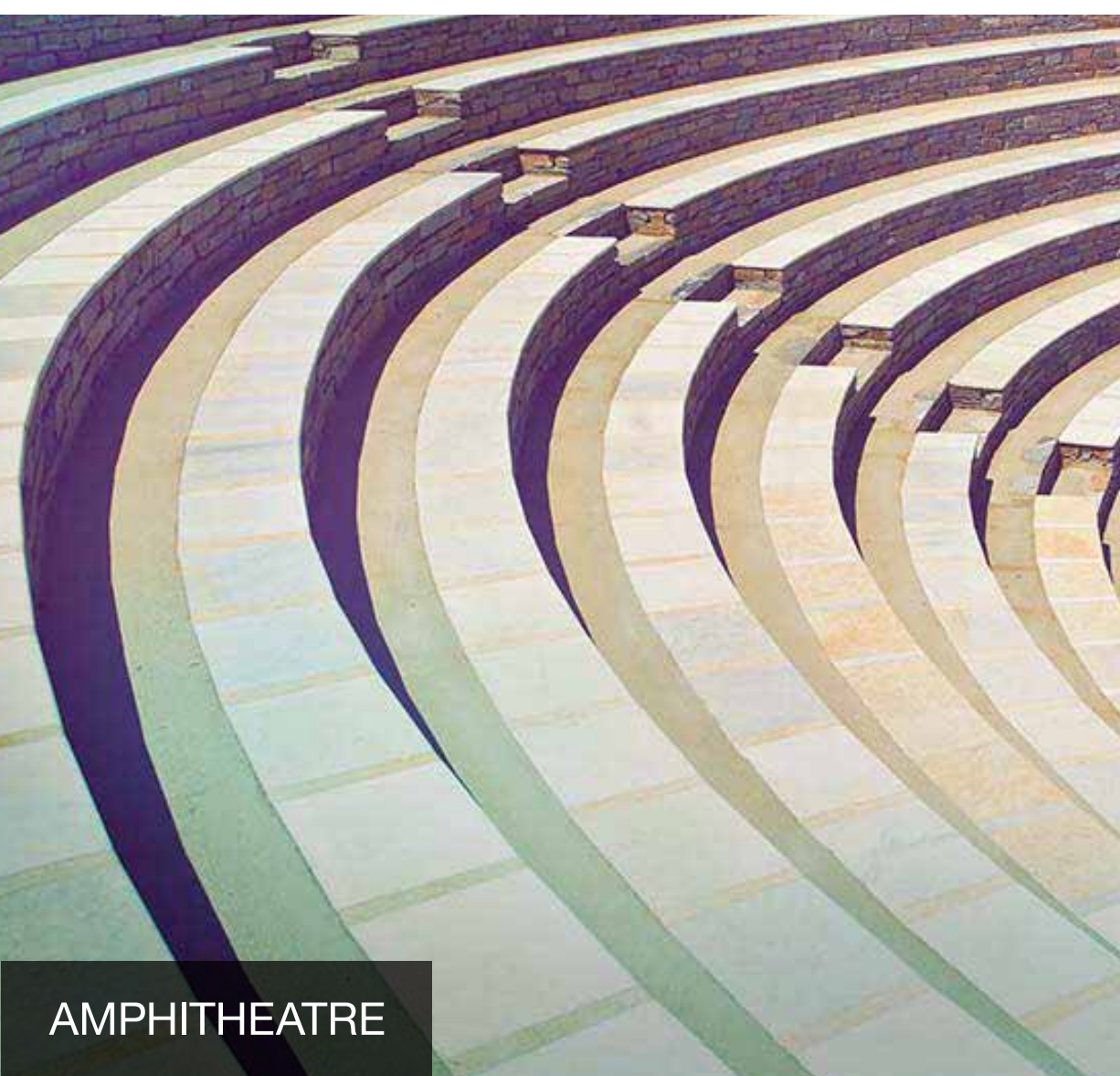
TENNIS COURT



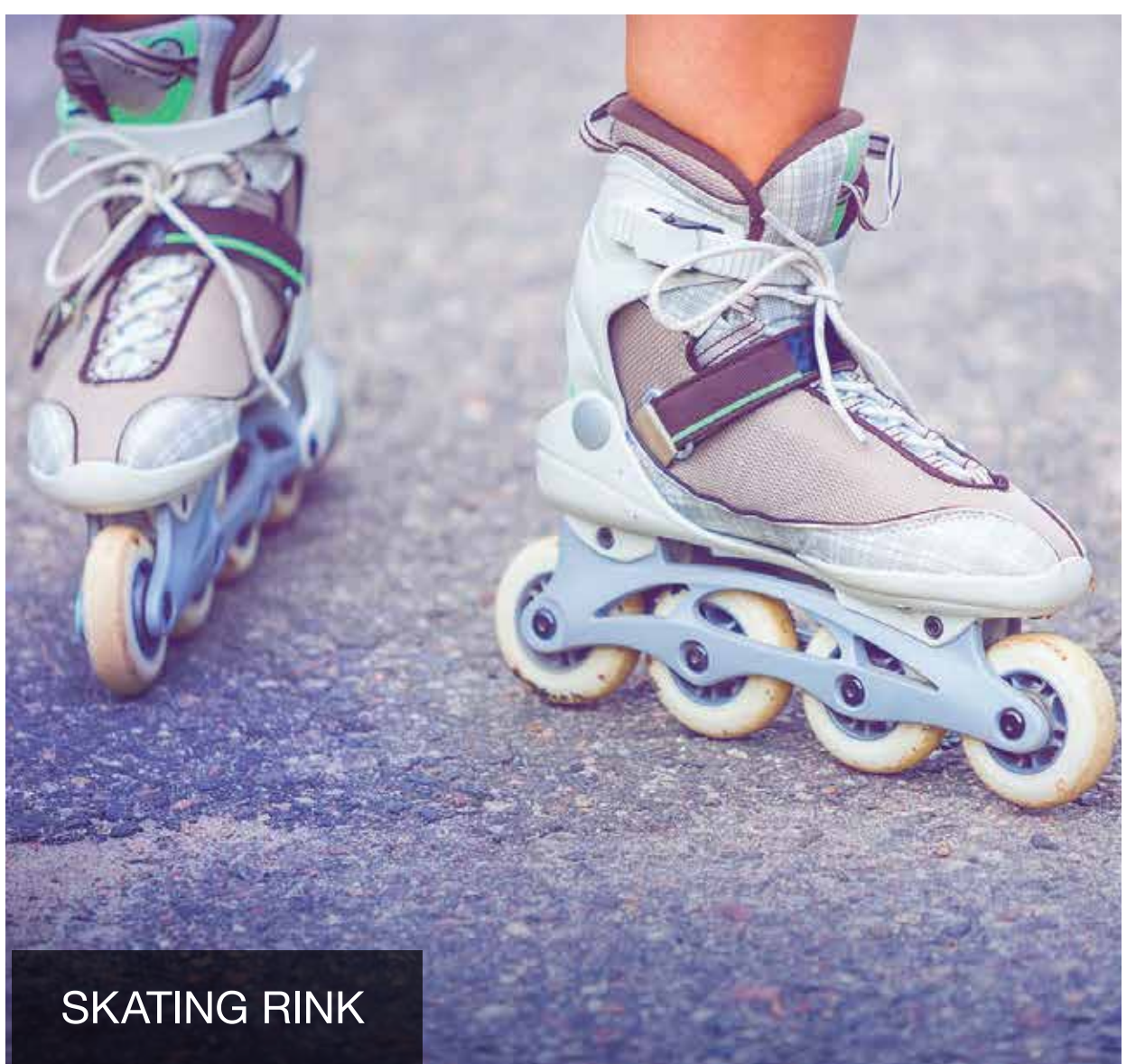
BOX CRICKET



HALF BASKETBALL COURT



AMPHITHEATRE



SKATING RINK

A NEW LIFE AWAITS YOU AT THE ROOFTOP

Set in a busy urban locality, lies a gated community of homes that offer the promise of the urban high life. Homes here feature world-class amenities and top-notch security. Come, experience the high life, 18 storeys high, in one of the tallest towers in Badlapur.



1. Toddlers' Area
2. Life-size Chess Board
3. Life-size Snakes & Ladders Game Zone
4. Flower Garden
5. Zen Garden
6. Senior Citizen's Alcove
7. Party Zone
8. Barbeque Area
9. Star-gazing Deck
10. Yoga & Meditation Area
11. Skywalk
12. Reflexology Path

UTILITIES FOR A BETTER LIFESTYLE & ECOSYSTEM



RAIN WATER HARVESTING



FIRE SAFETY MEASURES AND INSTALLATIONS



SEWAGE TREATMENT PLANT



SOLID WASTE MANAGEMENT



TERRACE AMENITIES



STORM WATER DRAINS



LANDSCAPING & TREE PLANTING

A LEGACY OF TRUST

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 123-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 250 awards and recognitions, including 'The Most Trusted Real Estate Brand 2019', from the Brand Trust report, 'Real Estate Company of the Year' at the 9th Costruction Week Awards 2019, 'Equality and Diversity Champion' 2019 at the APREA Property Leaders Awards, 'The Economic Times Best Real Estate Brand 2018' and the 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018.

IN RECENT YEARS, GODREJ PROPERTIES HAS RECEIVED OVER 250 AWARDS & RECOGNITIONS



THE ECONOMIC TIMES
2018



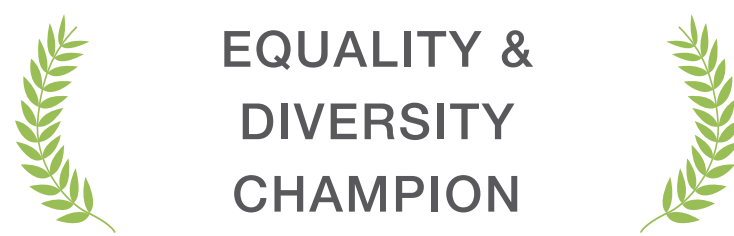
BRAND TRUST REPORT
2019



CNBC-AWAAZ REAL ESTATE AWARDS
2018



9TH CONSTRUCTION
WEEK AWARDS
2019



APREA PROPERTY
LEADERS AWARDS
2019



GODREJ TRANQUIL, KANDIVALI



GODREJ PRIME, MUMBAI



WOODS AT GODREJ CITY, PANVEL



GODREJ EMERALD, THANE

Artist's Impression. Not an actual site photograph

Registered Office: Unit No. 5C, 5th Floor, Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli East, Mumbai - 400 079.

MahaRERA Registration No. for the projects "Godrej Emerald Thane": P51700000120, "Godrej Tranquil Kandivali": P51800000812, "Godrej Prime": P51800000519. This project is being developed by Godrej Redevelopers (Mumbai) Pvt. Ltd. (Subsidiary of Godrej Projects Development Limited), "Godrej City Panvel Phase I": P52000001298. Woods collectively refers to the names of the Towers in Godrej City Panvel Phase 1 i.e. Woods - Tower 1, Woods - Tower 2 and Woods - Tower 3. All available at website: <<http://maharera.mahaonline.gov.in/>>

The sale is subject to terms of the Application Form and the Agreement, including specification. Recipients are advised to apprise themselves of the necessary and relevant information of the project / offer 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 “Sky Gardens At Godrej Vihaa” with MahaRERA Registration No. P51700013329. Godrej Vihaa is being developed by K.R. Real Estate Pvt. Ltd. and Godrej Properties Limited is the Development Manager of the Project available at website <http://maharera.mahaonline.gov.in>

The Sale is subject to terms of Application Form and Agreement for Sale. The images are artist’s impressions indicating the anticipated appearance. The furniture, accessories, paintings, 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 possible layout and do not form part of the standard specifications/amenities/services to be provided in the flat. 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. T&C Apply. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website.