

SKY GARDENS

GODREJ VIHAA, BADLAPUR

BADLAPUR: THE NEXT BIG DESTINATION



Amongst the fastest growing suburbs of Mumbai, Badlapur is set to transform into a thriving locale with swiftly developing infrastructure and connectivity. Further, the arrival of Sky Gardens 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



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



PROPOSED INFRASTRUCTURE & DEVELOPMENT

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



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>

Own a Godrej Residence at an effective EMI of ₹ 13,900/-* Per Month



Artist's impression. Not an actual site photograph

HAPPINESS TOUCHES THE SKIES AT SKY GARDENS

Not just a home, this is a lifestyle of its own. A habitat where you can soak in the striking views of the hills or take a stroll around across landscaped greens. Smartly-designed residences that pamper you with a host of urban comforts. But that's not all, the real magic begins when you head up to the terrace. Atop one of the tallest towers in Badlapur, feature a bouquet of amenities that you can enjoy under blue skies and in the company of fresh breeze.

Come, make the Sky Gardens your new address and gift your family a life filled with new joys.

PROJECT HIGHLIGHTS



Gated
Community



Rooftop
Amenities



Smartly designed
Homes



18 Storied
Towers

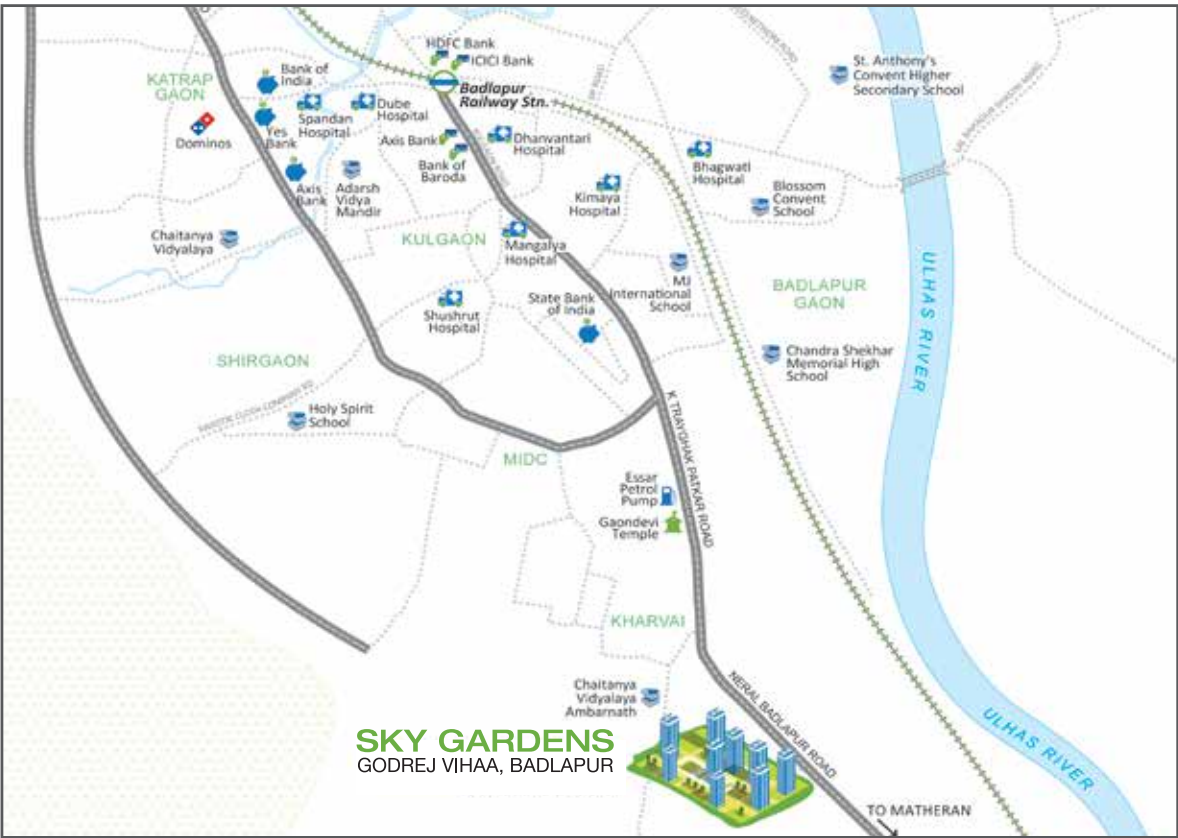


Self sustained eco-system
with retail plaza

*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.

LIFE, ABOVE THE CITY, YET CONNECTED TO IT.

Situated just 2.3 kms from Badlapur Railway Station, Sky Gardens at Godrej Vihaa conveniently tunes you into the hustle and bustle of downtown Mumbai via a network serving with several direct trains each day. Head up to the terrace to get a breathtaking macro view of the city & head down to quickly connect to the animated, fast life.



SKY GARDENS
GODREJ VIHAA, BADLAPUR



SCHOOL & COLLEGE

- Chaitanya Vidyalaya School 2 mins*
- Poddar Brio School 6 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*



HOSPITAL

- Shushrut Hospital 7 mins*
- Mangalya Hospital 6 mins*
- Kimaya Hospital 6 mins*
- Mamta Hospital 13 mins*
- Dhanwantri Hospital 12 mins*



BANKS & ATMs

- State Bank of India 8 mins*
- Bank of India 9 mins*
- Yes Bank 9 mins*



CONNECTIVITY

- Badlapur Station 10 mins*
- D'Mart 20 mins*
- Retail within premises

*Source: Approximate travel time, as per Google Maps, recorded during normal traffic conditions

A NEW LIFE AWAITS YOU AT THE ROOFTOP



Amidst a bustling locale, 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 amongst the tallest towers in Badlapur.

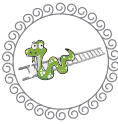
ROOFTOP AMENITIES



TODDLERS' AREA



LIFE-SIZE CHESS BOARD



LIFE-SIZE SNAKE & LADDER GAME ZONE



FLOWER GARDEN



ZEN GARDEN



SENIOR CITIZEN'S ALCOVE



PARTY ZONE



BARBEQUE AREA



STAR GAZING DECK



YOGA & MEDITATION PAVILION



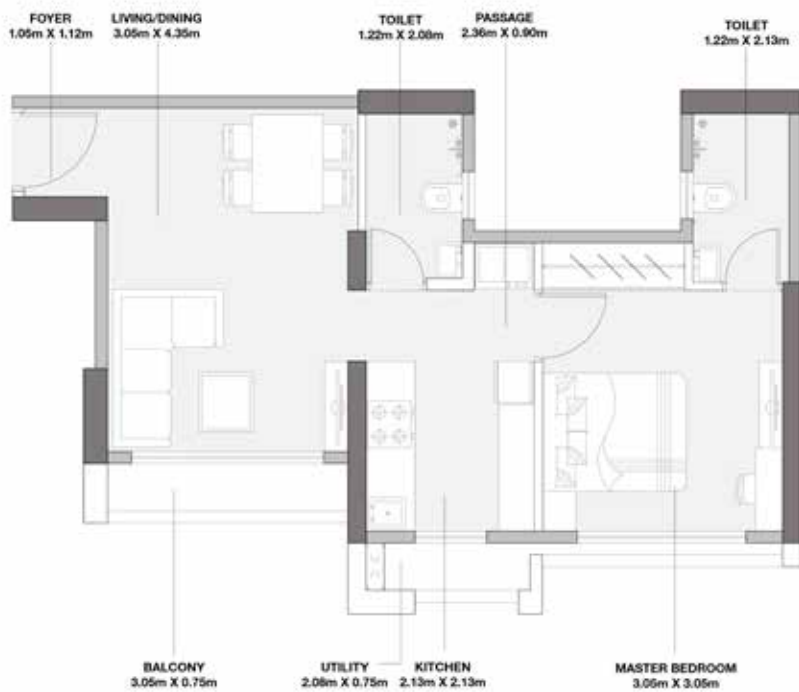
SKYWALK



REFLEXOLOGY PATH

SMARTLY DESIGNED RESIDENCES

1 BHK



2 BHK



SKY GARDENS AT GODREJ VIHAA: A PROFITABLE INVESTMENT

- The high life in one of the **tallest towers in Badlapur**
- **Smartly-designed** 1 bedroom residences with an added washroom and premium 2 bedroom residences
- 10 mins from **Badlapur Railway Station (East)**
- Retail, Education and Healthcare facilities within **5, 10 and 15 mins' distance, respectively**
- Proximity to Navi Mumbai offers **excellent employment and rental opportunities**
- Blockbuster sales of **Godrej Vihaa, Phase 1**



SUPER-DEAL OF THE SEASON

'Advance Booking Offer' for first 250 applicants only

Typology	RERA Carpet Area (Sq mtrs) including Exclusive Area*	Indicative Flat Cost**	Effective EMI*** per month
1 BHK	43.29 Sq. Mtrs	₹28.95 lacs	₹13,900/-
2 BHK	66.11 Sq. Mtrs	₹44.95 lacs	₹23,990/-

*The RERA carpet areas are indicative and is including the exclusive area.

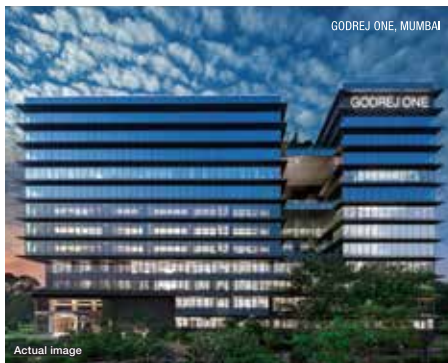
**The Flat cost does not include Floor Rise, Parking, Stamp Duty, GST and other charges.

***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.

TWO DECADES OF EXCELLENCE

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120 year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 13.70 million square meters (140.10 million square feet) in 12 cities.

In the last five years, Godrej Properties has received over 200 awards and recognitions, including the "Premium Real Estate Company of the Year" at the Corporate LiveWire Awards 2017, the "Professional Excellence in Real Estate" at the ABP News Real Estate Awards 2016, the "Real Estate Company of the Year" at the Construction Week India Awards 2015, the "Most Reliable Builder" at the CNBC AWAAZ Real Estate Awards 2014, the "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014, and the "Popular Choice - Developer of the Year" award at the ET NOW Awards in 2013.



IN PARTNERSHIP WITH
Vakratunda
Dedicated To Build Value
K.R. REAL ESTATE PRIVATE LIMITED



Sales Pavilion: Sky Gardens at Godrej Vihaa, Next to Usha Kiran Residency, Kharvai Naka, Badlapur East
Godrej Coliseum, 101, 1st Floor, A Wing, Eastern Express Highway, Above Apex Honda, Sion East, Mumbai

Registered Office: Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079

The Project is registered as "Sky Gardens At Godrej Vihaa" with MahaRERA Registration No. P51700013329 available at website: <http://maharera.mahaonline.gov.in>

All images shown herein is an artist's impression indicating the anticipated appearance and no warranty is expressly or implicitly given that the completed development will comply with any degree with artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. This is not an offer / an invitation to offer and / or commitment of any nature. "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. **The project is being developed by K.R. Real Estate Pvt. Ltd. and Godrej Properties Ltd. is the Development Manager of the project.**