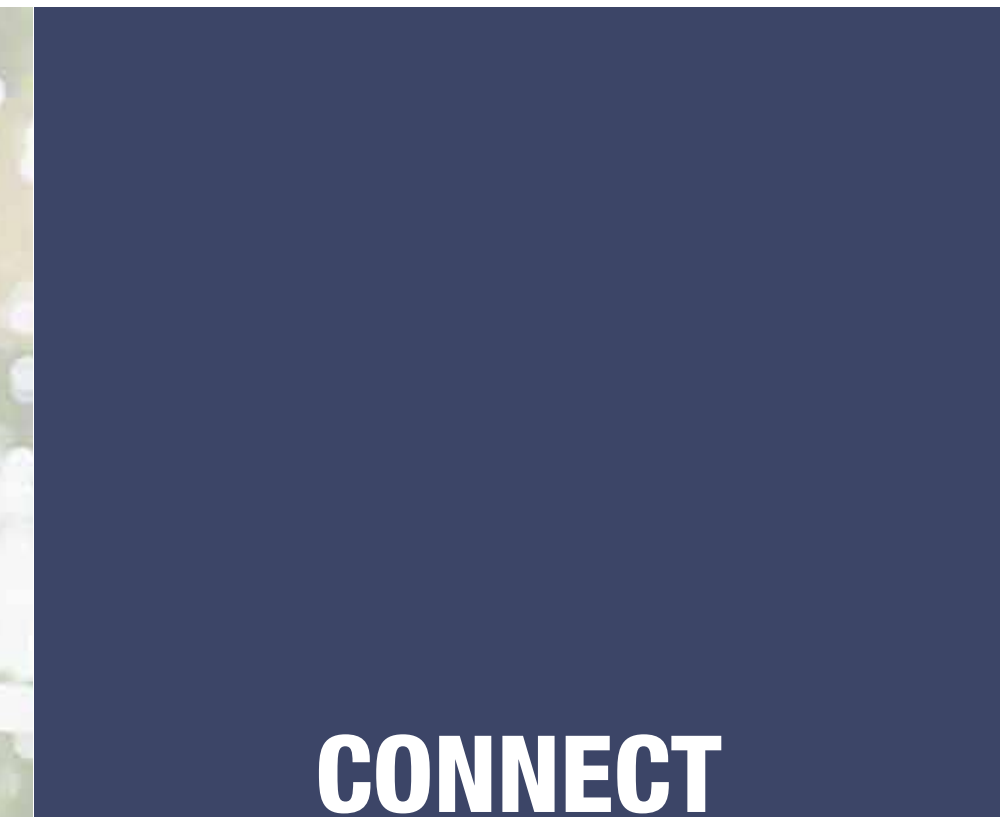


# GODREJ PRIME

CHEMBUR, MUMBAI



# CONNECT WITH LIFE

It is truly a luxury to have time on your side. Welcome to an address that is just as connected to the world outside, as it is complete within itself. On one hand, watch life's little luxuries come alive through the many offerings here, and on the other, connect early to the bustling infrastructure that makes the city of Mumbai, ever so vibrant.

Step in and connect with life. You have all the time.



# GODREJ PRIME

## CHEMBUR, MUMBAI

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### THE WONDERFUL BALANCE OF URBAN SOPHISTICATION AND LOCATION ADVANTAGE

Godrej Prime is one of Mumbai's well-connected residential address that stimulates a thriving and energetic lifestyle in a highly sought-after location to live, relax and play.

Indulge in the high life at Godrej Prime. Its cosy and efficiently-planned interiors are replete with a wide range of modern amenities that let you enjoy a comfortable lifestyle.

What's more, while 3.92-acre project has a vibrant setting, one can feel the pulse of the city with proximity to a lively mix of malls, popular restaurants, cozy cafés and entertainment hotspots. Having been located in the heart of the city, it is just as easily accessible from anywhere in Mumbai. With so much on offer, living here will truly be a delight.



# ADVANTAGE CHEMBUR

A JLL study evaluated 3 indicators – demand, price point and growth prospects and rated Chembur among the top 3 hottest destinations for real estate investment#. Owing to rapid infrastructure development and its proximity to key corporate hubs, Chembur offers superior rental yield, as high as 3.37% against the city average of 2-2.5%##. Catering to different investor budgets, enjoying easy connectivity across the Mumbai Metropolitan Region, and having a thriving social infrastructure, Chembur makes for an ideal investment destination.

### WORK

- Bandra Kurla Complex: 20 mins\*
- Lower Parel: 30 mins\*
- Seepz: 35 mins\*
- Nariman Point: 45 mins\*

### MOVE

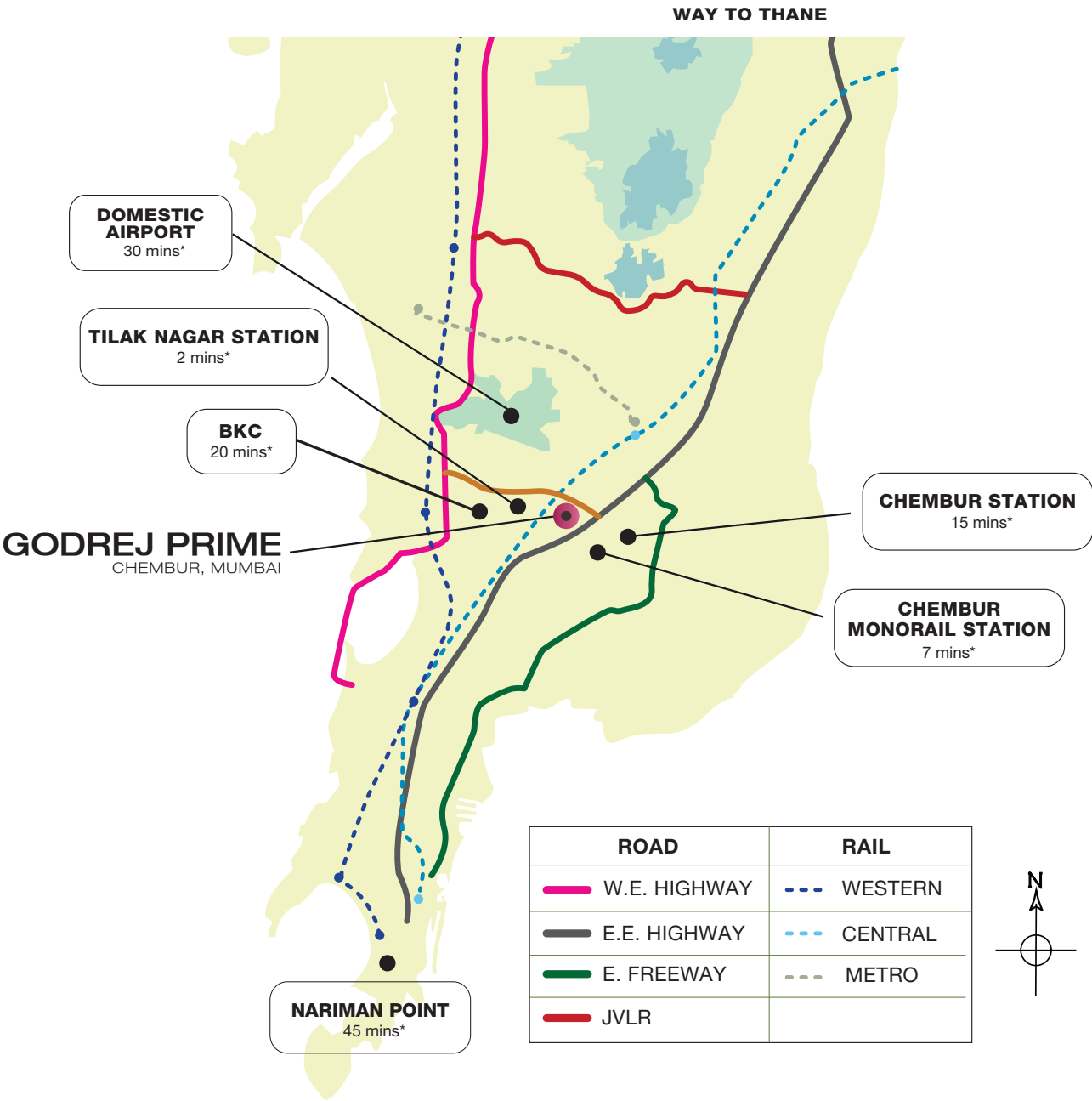
- Tilak Nagar Station: 2 mins\*
- Kurla Station: 15 mins\*
- Chembur Station: 15 mins\*
- Ghatkopar Metro Station: 20 mins\*
- Monorail: 7 mins\*
- Domestic Airport: 30 mins\*

### CONNECT

- Santacruz Chembur Link Road: 10 mins\*
- Upcoming BKC-Chunabhatti Flyover\*\*: 7 mins\*
- Eastern Freeway: 15 mins\*
- Eastern Expressway: 2 mins\*
- Sion Panvel Highway: 15 mins\*

### PLAY

Short drive to all the happening locations in town like Powai, Bandra & Colaba.



#Source: JLL India, 2017 ##Source: Liasies Foras, extracted on January, 2018.

\*Source: Google Maps. Travel time basis normal traffic conditions.

\*\*Source: <https://timesofindia.indiatimes.com/city/mumbai/bkc-chunabhatti-flyover-will-be-ready-by-dec-2018-devendra-fadnavis/articleshow/60978345.cms>

# THE LUXURY OF TIME

## THE WORLD AT YOUR DOORSTEP



### HOSPITALS

- ▶ Das Hospital – 1.1 km\*
- ▶ Joy Hospital – 1.3 km\*
- ▶ Sushrut Hospital and Research Centre – 1.4 km\*
- ▶ K.J. Somaiya Hospital – 3.2 km\*



### SCHOOLS

- ▶ Lokmanya Tilak High School – 1.6 km\*
- ▶ OLPS High School – 1.8 km\*
- ▶ Loretto Convent School – 2.2 km\*
- ▶ Swami Vivekanand High School – 2.2 km\*
- ▶ St Gregorios School – 3.4 km\*



### CENTRAL BUSINESS DISTRICTS

- ▶ Bandra Kurla Complex – 6 km\*
- ▶ Lower Parel Business District – 12.1 km\*
- ▶ SEEPZ – 15.5 km\*
- ▶ Nariman Point – 19.5 km\*



### COLLEGES

- ▶ Swami Vivekanand College – 2.2 km\*
- ▶ K.J. Somaiya College of Engineering – 3 km\*
- ▶ K.J. Somaiya College of Arts and Commerce – 3.1 km\*
- ▶ Tata Institute of Social Sciences – 4.1 km\*



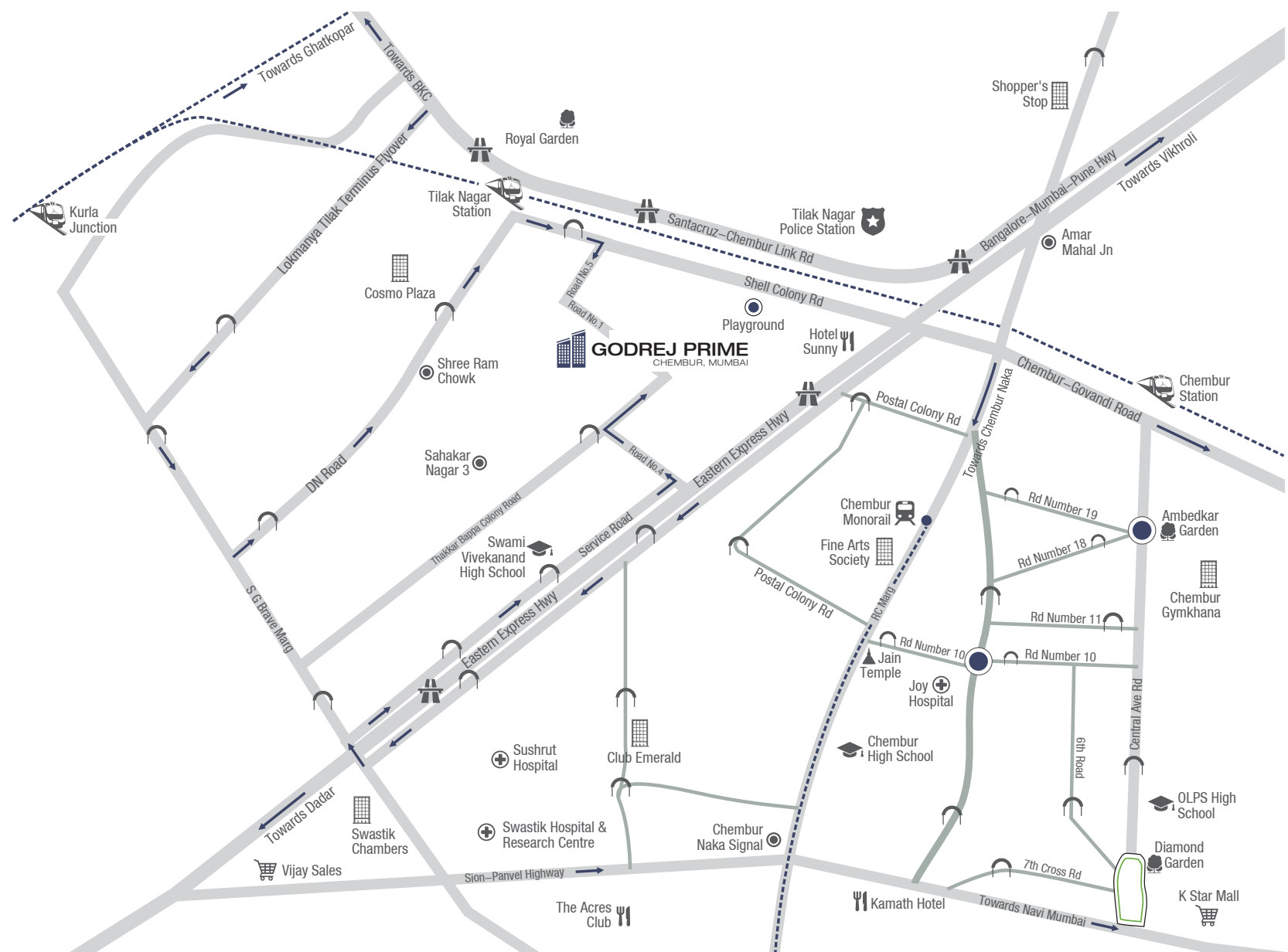
### MULTIPLEXES

- ▶ Fun Cinemas – 1.9 km\*
- ▶ Big Cinemas – 4.4 km\*



### MALLS

- ▶ Shoppers' Stop – 2 km\*
- ▶ K Star Mall – 2 km\*
- ▶ Phoenix Market City – 5.9 km\*
- ▶ R City Mall – 6.8 km\*



\*Approximate distance as per Google Maps.

Map not to scale. Source: Google Maps.

# GODREJ PRIME

## MASTER LAYOUT PLAN

- 1a. Outdoor gym
- 1b. Indoor gym
2. Open air theatre
3. Party area
4. Seating alcove
5. Green wall & seating
6. Deck with seating
7. Chess board area
8. Bar area
9. Juice bar
10. Skating area
11. Viewing deck
12. Entrance area
13. Open deck with planters
14. Lawn seating area
15. Kids' play area
16. Senior citizens' area
17. Lawn area
18. Dance floor
19. Golf putting area
20. Yoga zone
21. Jogging / Walking track
22. Artificial lawn
23. Basketball area
24. Jacuzzi & Steam room
25. Multipurpose hall
26. Crèche area
27. Indoor games area
28. Reading lounge

SION

↑  
EASTERN EXPRESS HIGHWAY  
↓

THANE



The images included are artist's impressions indicating the anticipated appearance of ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance.



# A RANGE OF AMENITIES AT OUR ROOFTOP



The image shown is an artist's impression for the purpose of representation only and is for the purpose of illustrating/indicating a possible placement of rooftop amenities that will be provided on the terraces of wing S2 to Nova - S9 of the project Godrej Prime. The elevations of building/s, the colour of the buildings, the windows, the levels, etc., shown in the image may change and shall be subject to planning, design and regulatory constraints. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance.



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## A CLUBHOUSE TO REJUVENATE, REVITALIZE AND RELAX

At the heart of Godrej Prime is the 711 sq. m. clubhouse where you and your friends can socialise with ease. Here, you have well-appointed amenities that cater to your health and well-being. At Godrej Prime, your comfort and happiness are our first priority.





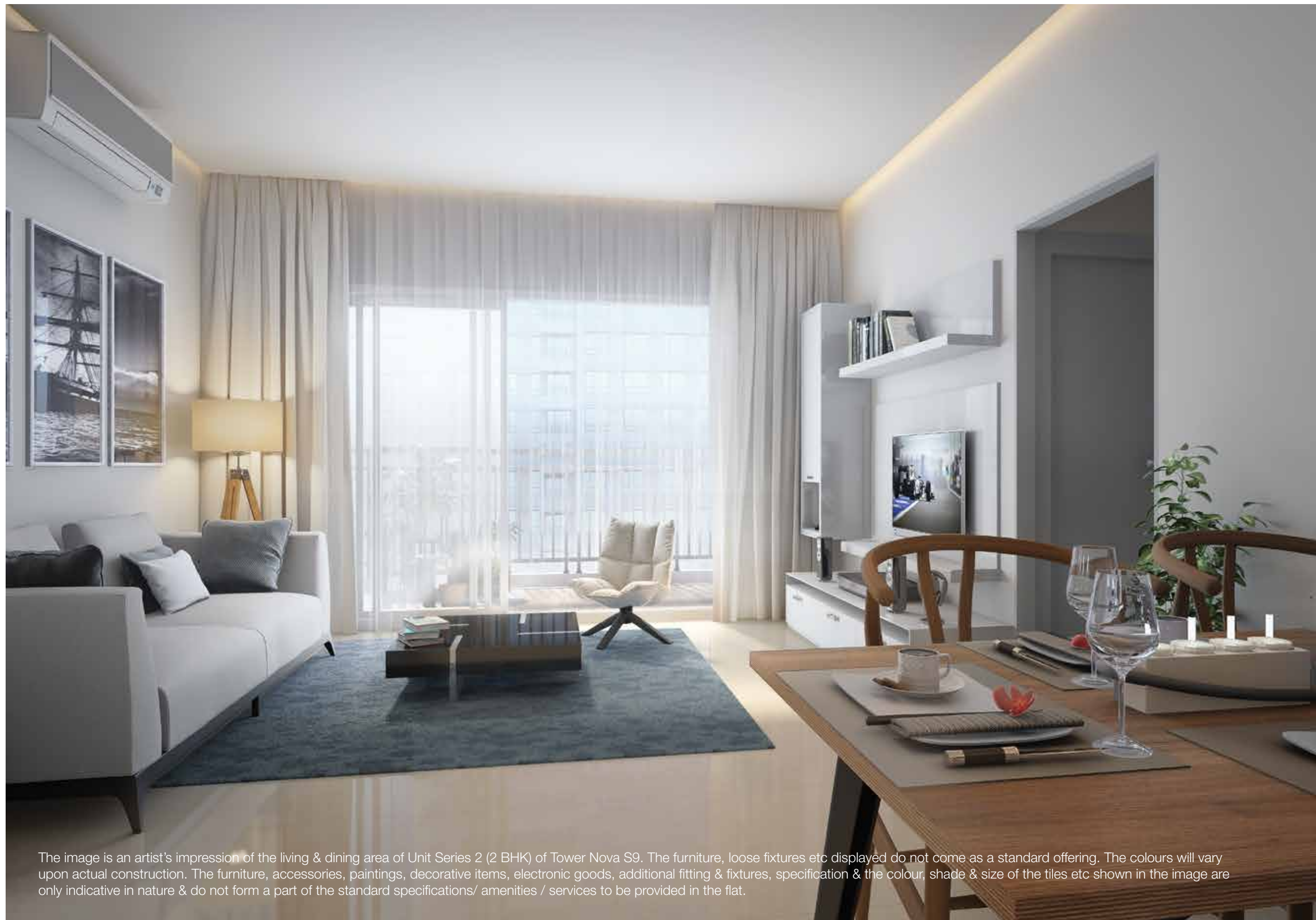
## ROOFTOP AMENITIES A NOTCH ABOVE

The rooftop is an aesthetically designed landscape that's versatile too. It is an excellent space spanning an area of 3065 sq.m., where you can socialise with your neighbours, see your children frolic about, and more every day. You can also indulge in light activities that will lift your mind and calm your heart.

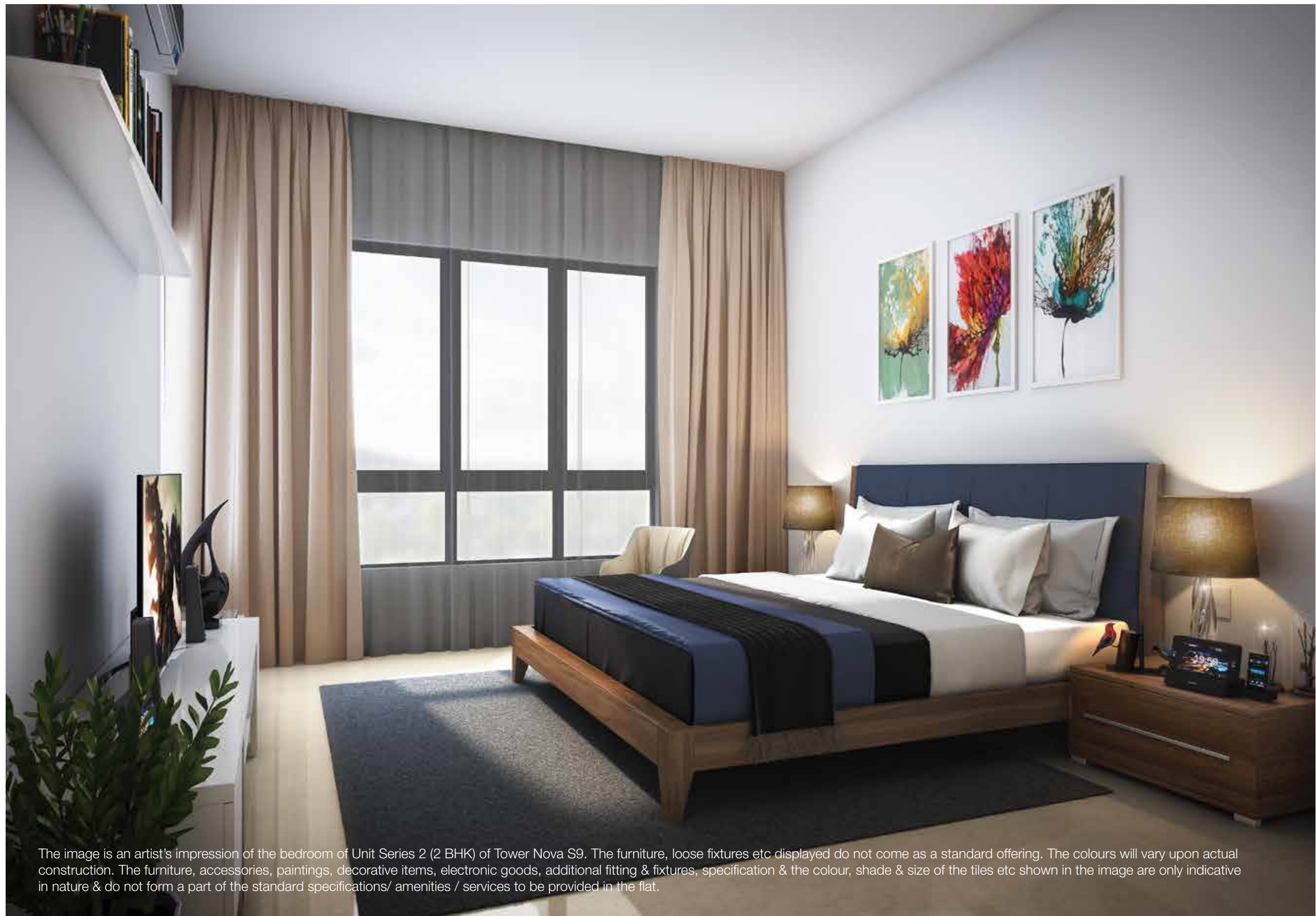


Artist's impression. Not an actual site photograph.



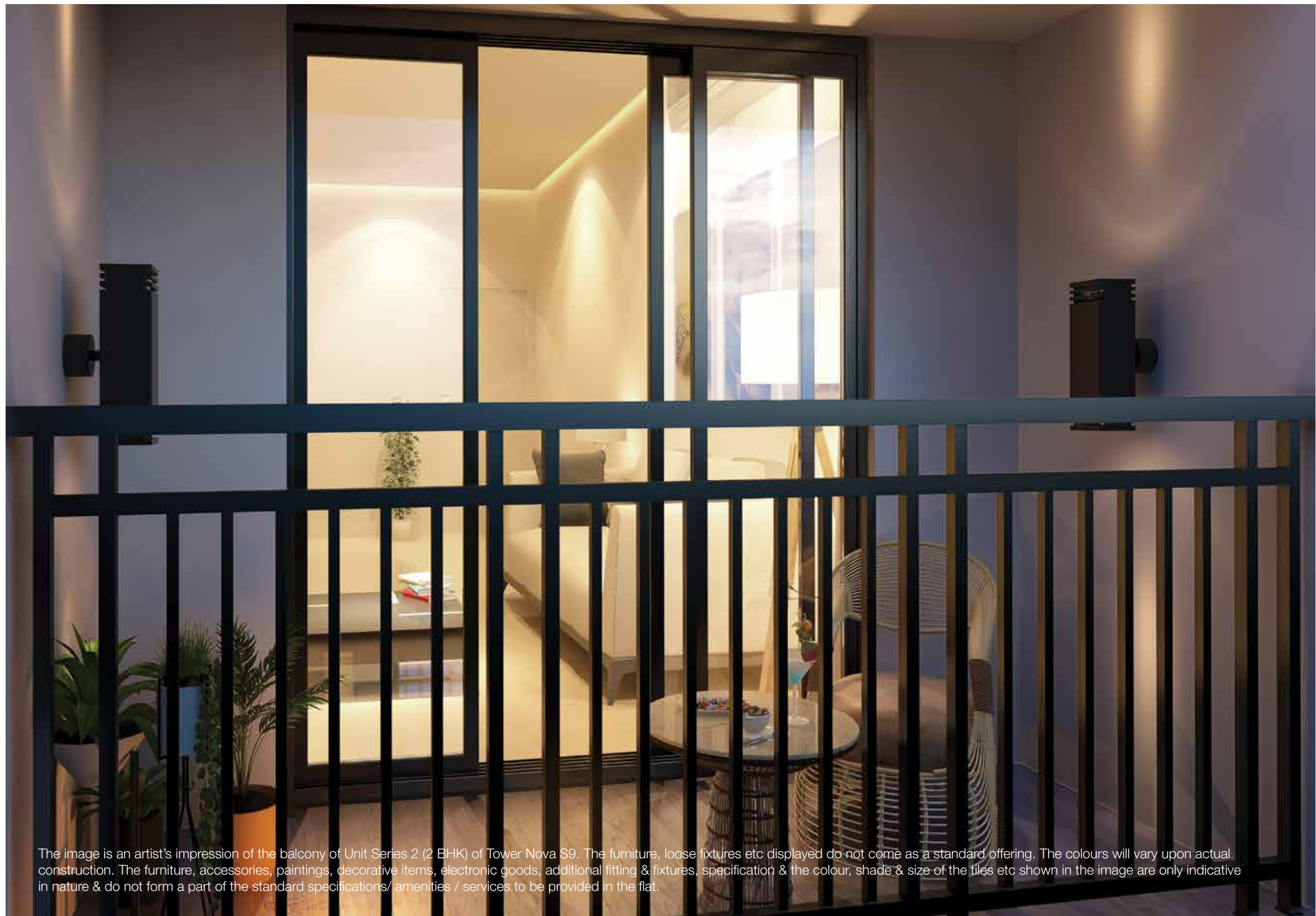


The image is an artist's impression of the living & dining area of Unit Series 2 (2 BHK) of Tower Nova S9. The furniture, loose fixtures etc displayed do not come as a standard offering. The colours will vary upon actual construction. The furniture, accessories, paintings, decorative items, electronic goods, additional fitting & fixtures, specification & the colour, shade & size of the tiles etc shown in the image are only indicative in nature & do not form a part of the standard specifications/ amenities / services to be provided in the flat.



The image is an artist's impression of the bedroom of Unit Series 2 (2 BHK) of Tower Nova S9. The furniture, loose fixtures etc displayed do not come as a standard offering. The colours will vary upon actual construction. The furniture, accessories, paintings, decorative items, electronic goods, additional fitting & fixtures, specification & the colour, shade & size of the tiles etc shown in the image are only indicative in nature & do not form a part of the standard specifications/ amenities / services to be provided in the flat.





The image is an artist's impression of the balcony of Unit Series 2 (2 BHK) of Tower Nova S9. The furniture, loose fixtures etc displayed do not come as a standard offering. The colours will vary upon actual construction. The furniture, accessories, paintings, decorative items, electronic goods, additional fitting & fixtures, specification & the colour, shade & size of the tiles etc shown in the image are only indicative in nature & do not form a part of the standard specifications/ amenities / services to be provided in the flat.



# CONNECT WITH FORGOTTEN HOBBIES

CONNECT WITH LIFE

With time on your side, you get all the space to rediscover life. At Godrej Prime, this luxury of time is complimented with exclusive avenues that take shape through our many amenities – at the clubhouse, but also the rooftop. So, you can take the time to really enjoy life at your own pace.



# IN THE CLUBHOUSE



Table Tennis



Indoor Games Area



Basketball Area

Artist's impression. Not an actual site photograph.

# AT THE ROOFTOP



Golf Putting Area

Artist's impression. Not an actual site photograph.



Senior Citizens' Area



Viewing Deck



# CONNECT WITH A BETTER YOU

CONNECT WITH LIFE

Discover more time for yourself – to invest in all that will take you ahead in your health and spiritual journey. By the virtue of being located in one of the most well-connected suburbs in the Mumbai Metropolitan Region, Godrej Prime is an address where you can find the time to tend to your personal growth.



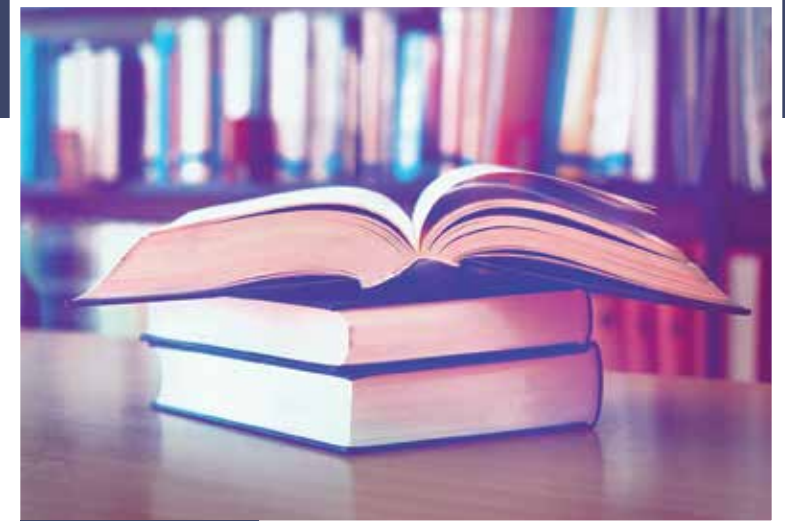
# IN THE CLUBHOUSE



Indoor Gym



Jacuzzi



Reading Lounge

# AT THE ROOFTOP



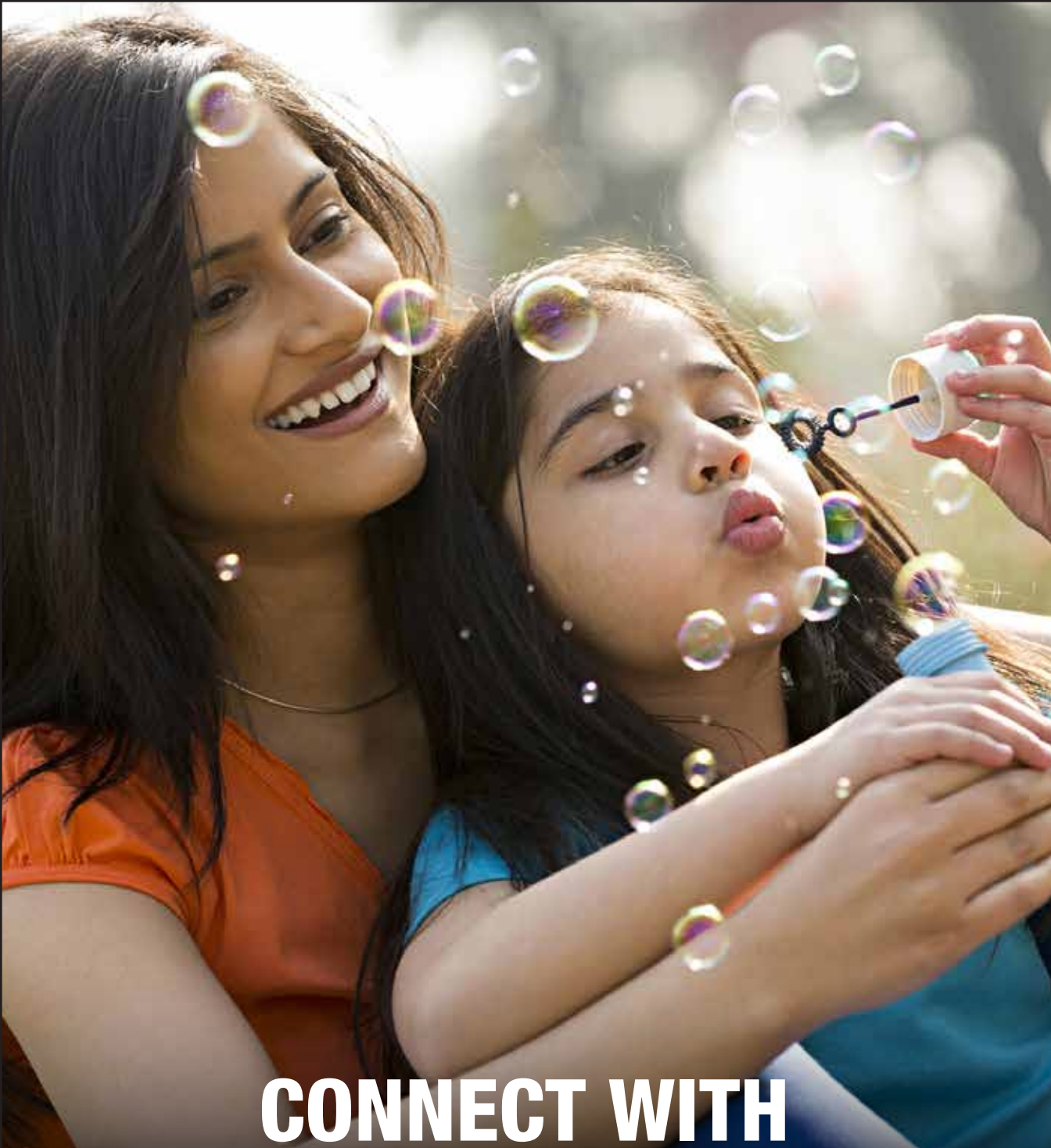
Yoga Zone



Reflexology Court with Seating



Outdoor Gym



# CONNECT WITH A CAREFREE YOU

CONNECT WITH LIFE

As time slows down, one becomes more at ease. Godrej Prime not only offers several avenues for you to indulge in conversations, wellness, and entertainment, but also, the dedicated spaces for children give you the assurance and freedom to sit back and relax, knowing your little ones are taken care of.



# IN THE CLUBHOUSE



Multipurpose Hall



Steam Room



Crèche Area

# AT THE ROOFTOP



Open Air Theatre



Seating Alcove with Planters



Kids' Play Area

Artist's impression. Not an actual site photograph.

# MORE REASONS TO MAKE THIS YOUR ADDRESS



## SEAMLESS CONNECTIVITY\*

Located in the very heart of Mumbai, it provides ease of connectivity - be it to the Central Suburbs, Western Suburbs or South Mumbai.



## WELL DEVELOPED INFRASTRUCTURE

A prominent residential area in Mumbai with existing sound infrastructure like SCLR, Eastern Express Highway, Eastern Freeway and a number of recreational avenues.



## PROMISING APPRECIATION

A JLL study evaluated 3 indicators – demand, price point and growth prospects and rated Chembur among top 3 hottest destinations for real estate investment<sup>#</sup>.



## LIFESTYLE AMENITIES

Amenities spread across the clubhouse and rooftop, are crafted in such a way that everyone in the family gets to indulge in a wide range of activities.



## ROOFTOP AMENITIES

With exclusive rooftop amenities ranging from a viewing deck to relax your senses to a reflexology path to soothe your nerves, this home pampers you with a superior quality of life.



## QUALITY HOMES

It comes with the luxury of spacious homes with high quality internal specifications and exclusive decks for each apartment.



## THOUGHTFULLY DESIGNED LAYOUTS

The thoughtfully designed residences with only four flats per floor provide you private space while giving you an opportunity to socialize with like-minded neighbours.



## A RENTAL HOTSPOT

Owing to its proximity to key corporate hubs and rapid infrastructure development, Chembur offers superior rental yield, as high as 3.37% against the city average of 2-2.5%<sup>##</sup>



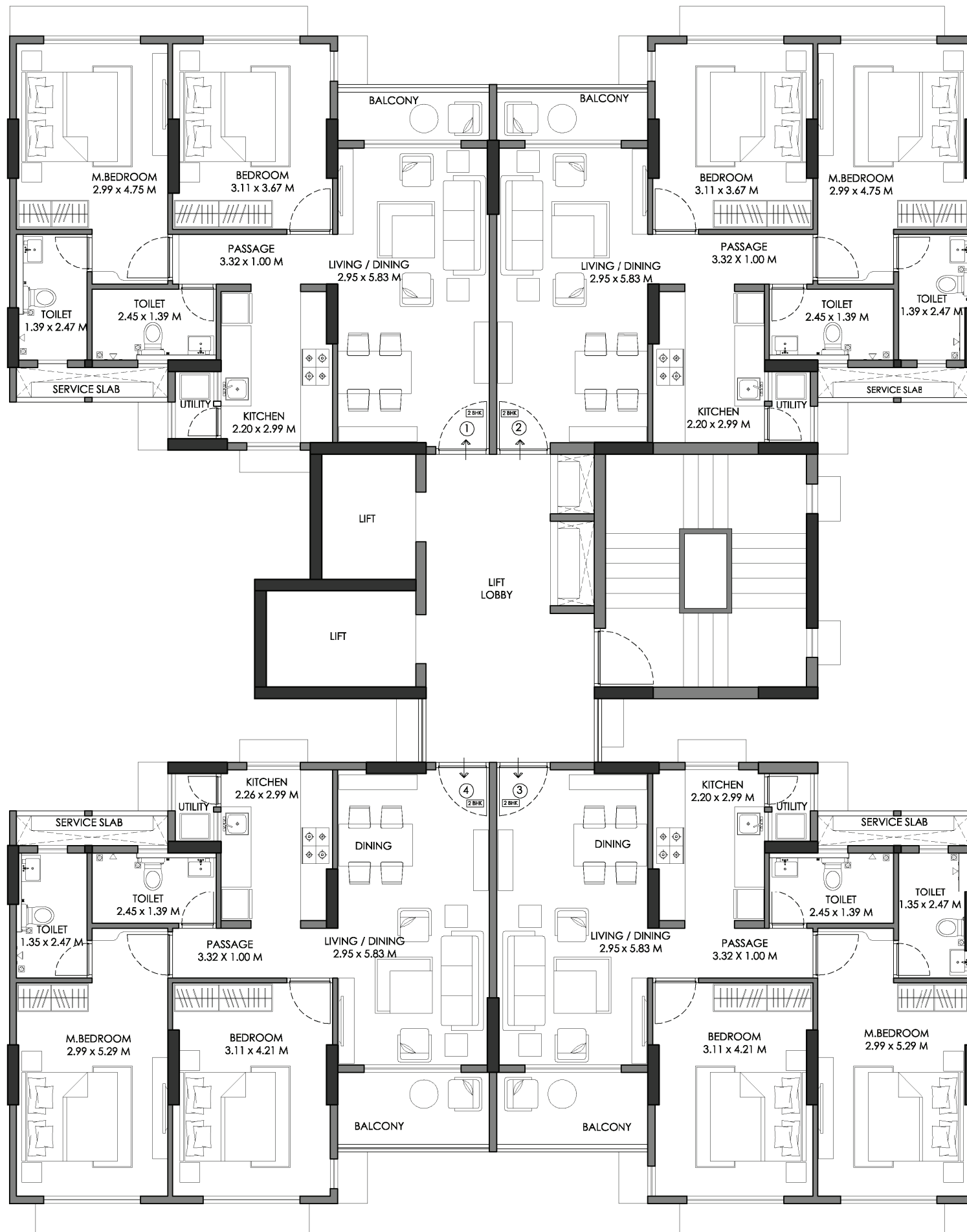
## A NAME YOU CAN TRUST

A trustworthy and reliable brand name in real estate, Godrej Properties comes with a promise of delivery and assurance of quality.

\*In terms of available infrastructure. #Source: JLL India, 2017 ##Source: Liases Foras, extracted on January, 2018.



# FLOOR PLANS



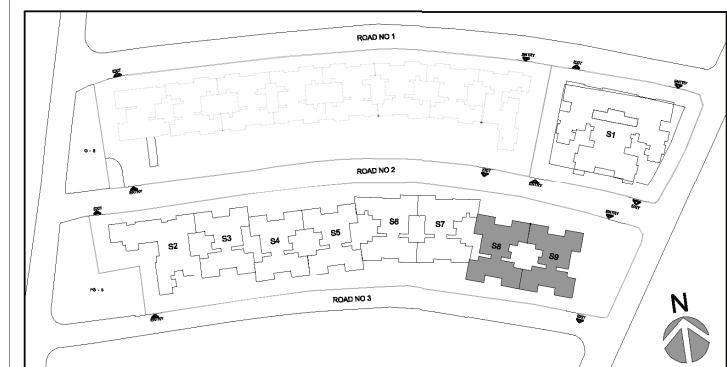
# GODREJ PRIME

CHEMBUR, MUMBAI

## BUILDING S8 & S9 TYPICAL FLOOR PLAN

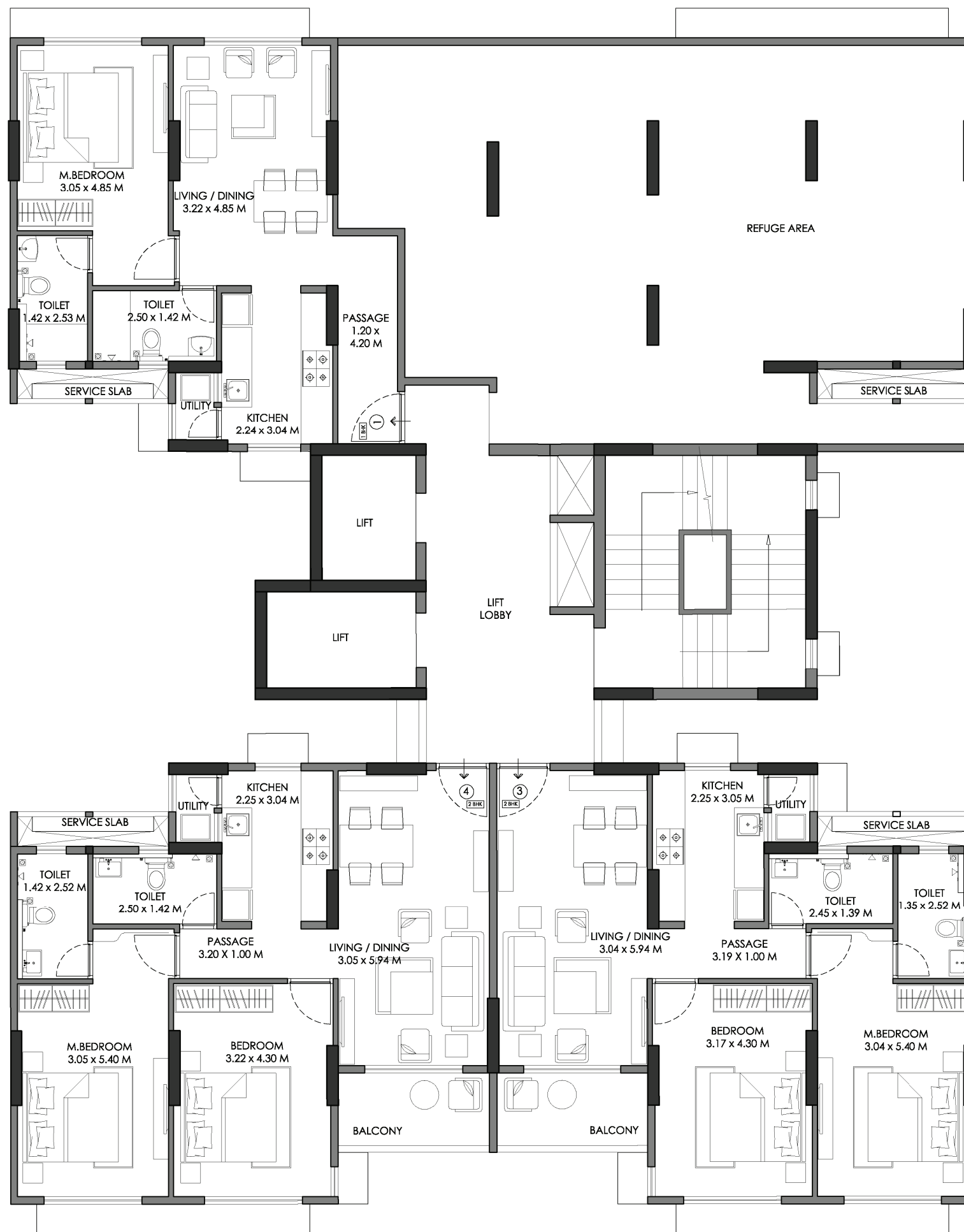
FLAT NO.	FLAT TYPE
1	2 BHK
2	2 BHK
3	2 BHK
4	2 BHK

KEY PLAN:



Disclaimer : The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as specification and/ or service in the flat/ unit and does not form a part of standard specification. 1 SQ. M. = 10.764 SQ. FT.





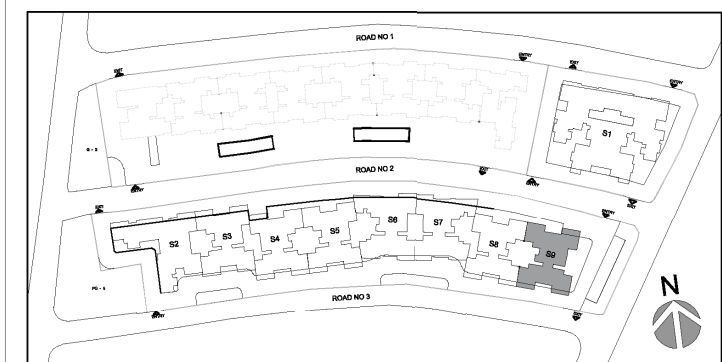
# GODREJ PRIME

CHEMBUR, MUMBAI

## BUILDING NOVA S9 8<sup>TH</sup> FLOOR PLAN (REFUGE AREA)

FLAT NO.	FLAT TYPE
1	1 BHK
2	REFUGE
3	2 BHK
4	2 BHK

KEY PLAN:



Disclaimer : The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as specification and/ or service in the flat/ unit and does not form a part of standard specification. 1 SQ. M. = 10.764 SQ. FT.

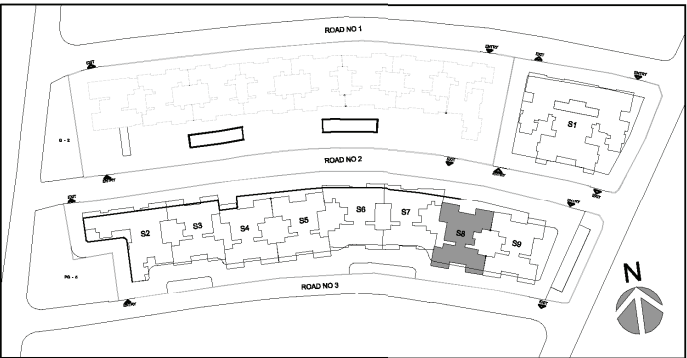


**GODREJ PRIME**  
CHEMBUR, MUMBAI

**BUILDING S8**  
**8<sup>TH</sup> FLOOR PLAN (REFUGE AREA)**

FLAT NO.	FLAT TYPE
1	REFUGE
2	1 BHK
3	2 BHK
4	2 BHK

KEY PLAN:



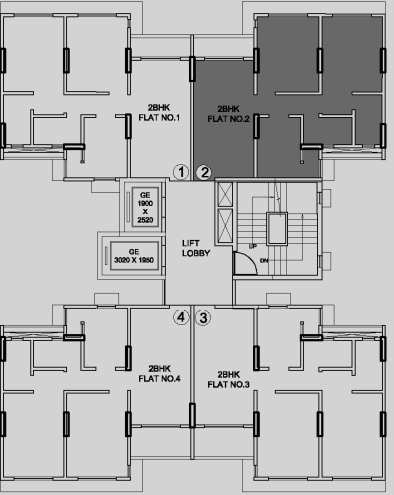
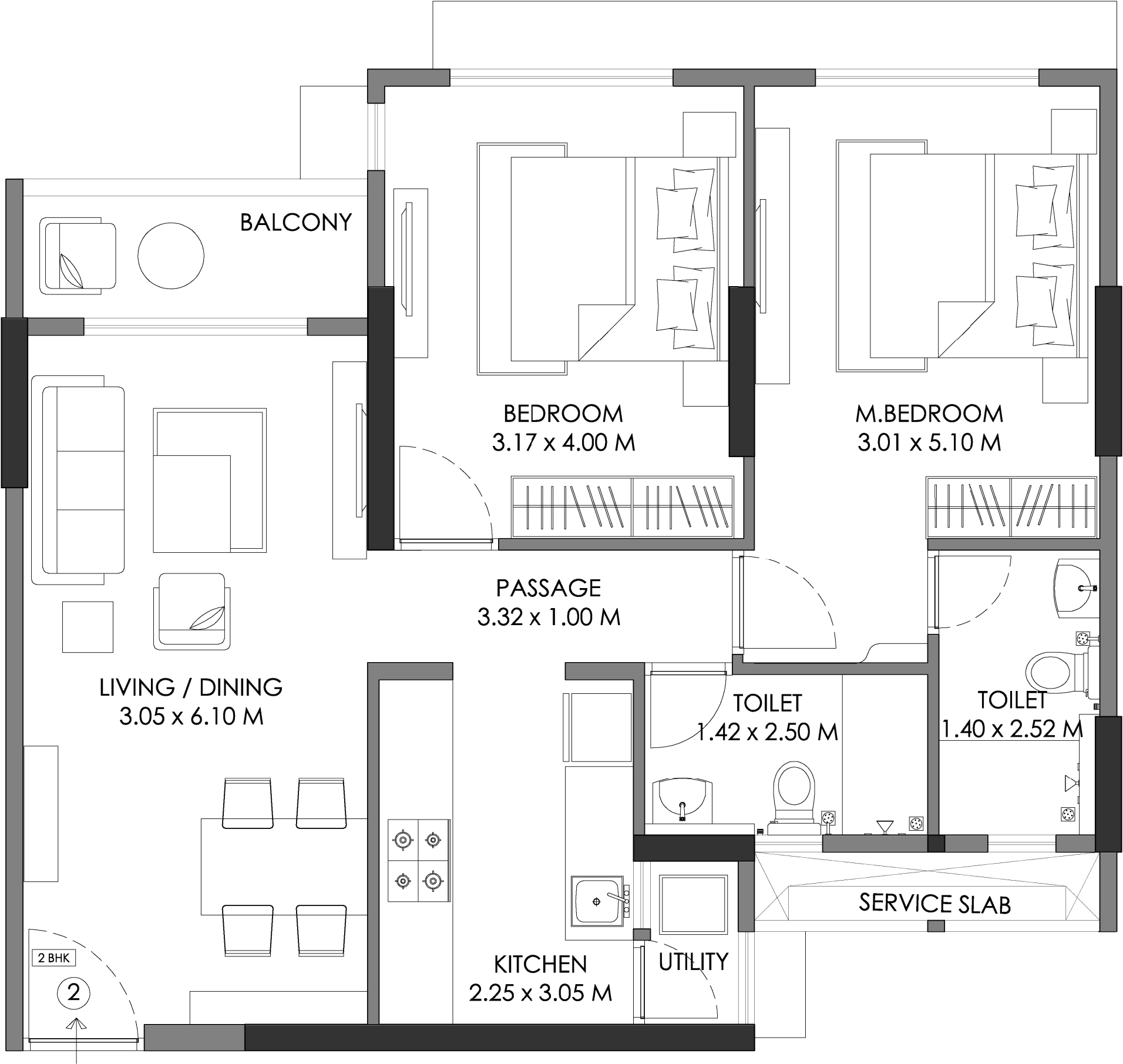
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# UNIT PLANS

**GODREJ PRIME**  
CHEMBUR, MUMBAI

**2 BHK**  
**TOWER S8, NOVA S9**



KEY PLAN



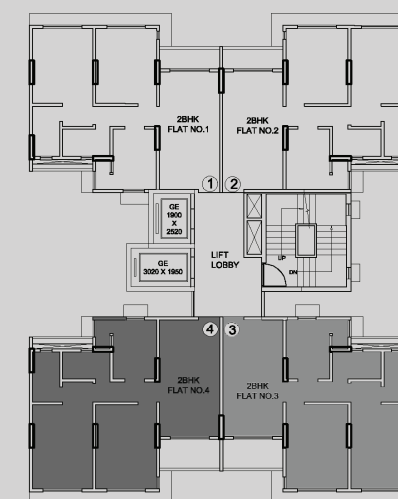
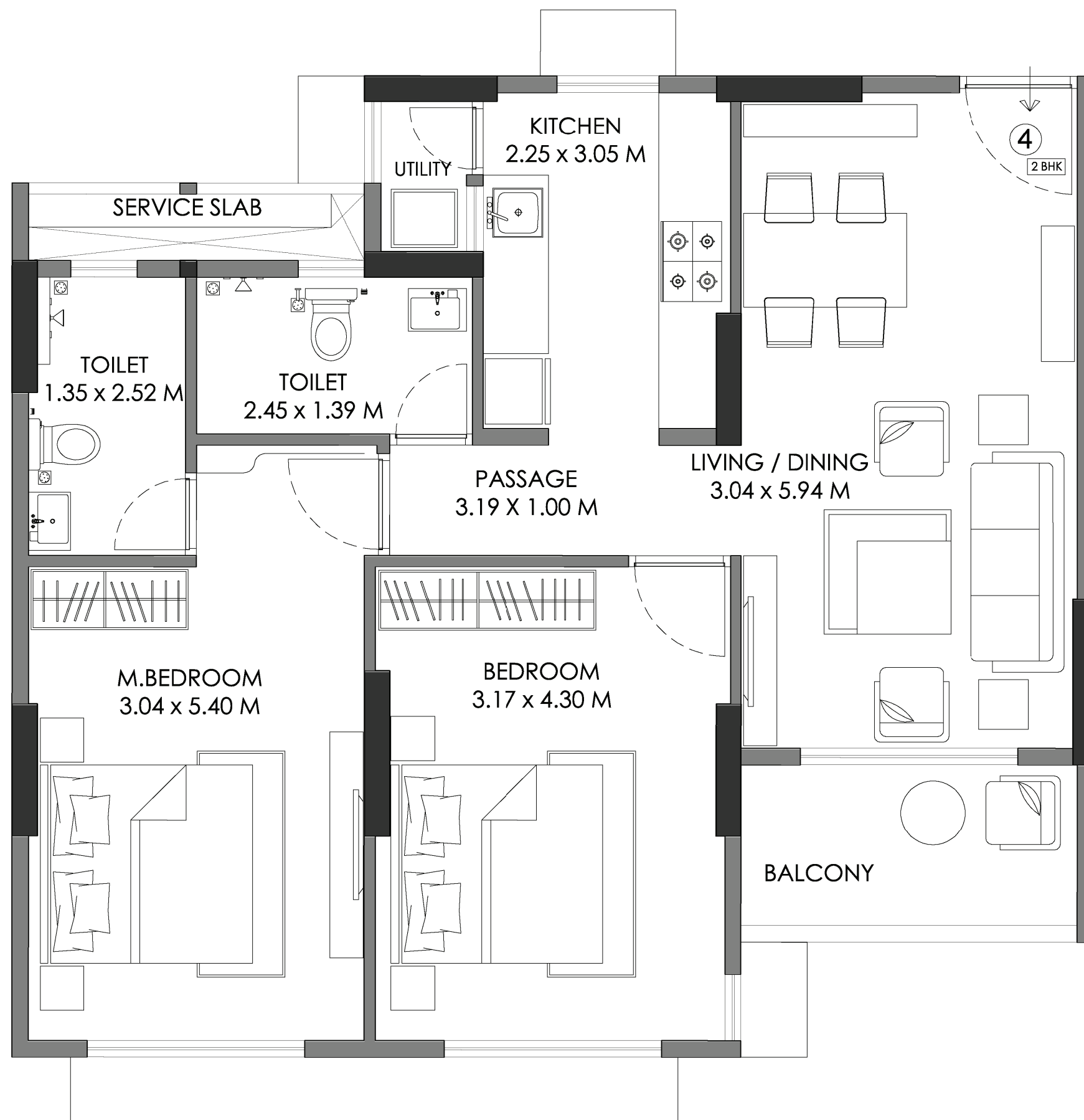
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# GODREJ PRIME

CHEMBUR, MUMBAI

2 BHK  
TOWER S8, NOVA S9



KEY PLAN

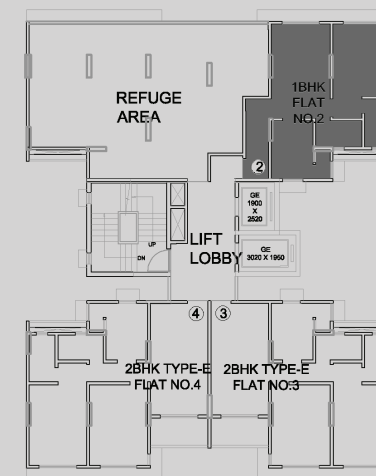
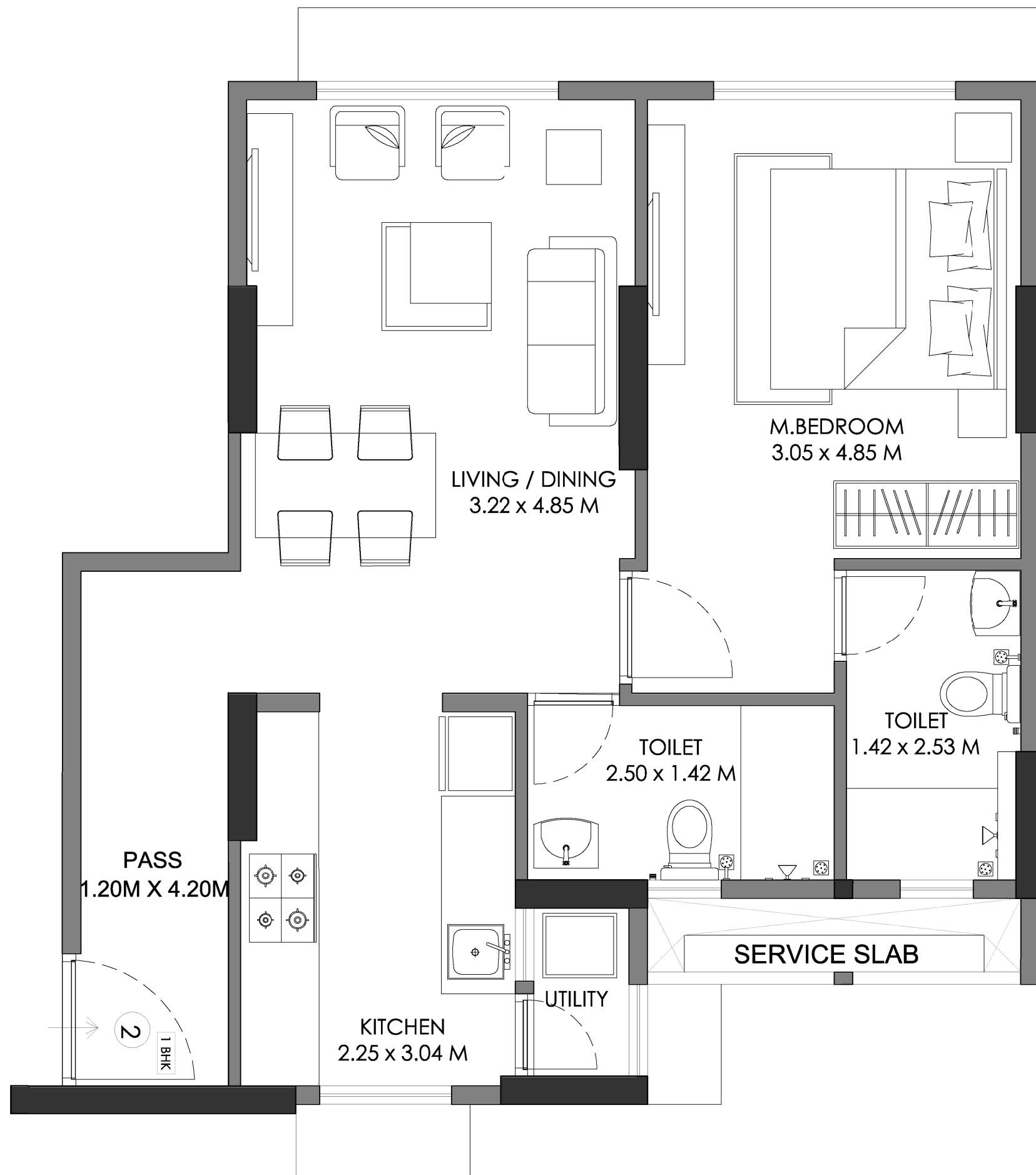


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# GODREJ PRIME

CHEMBUR, MUMBAI

## 1 BHK TOWER S8 REFUGE LEVEL



KEY PLAN

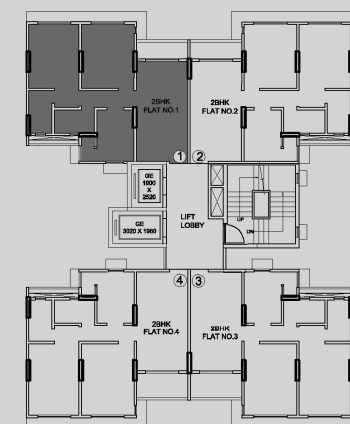
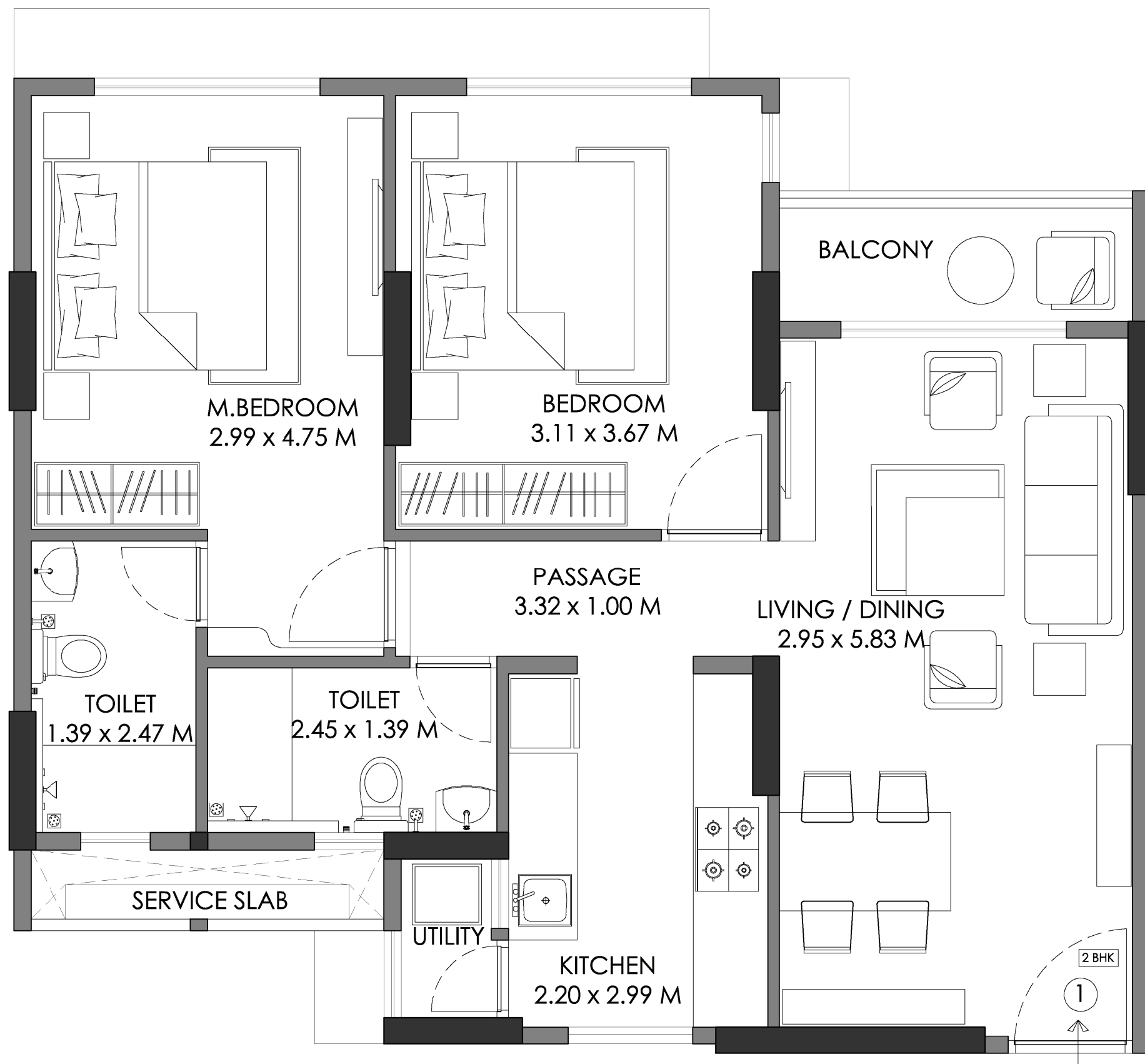
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# GODREJ PRIME

CHEMBUR, MUMBAI

2 BHK  
TOWER S8, NOVA S9

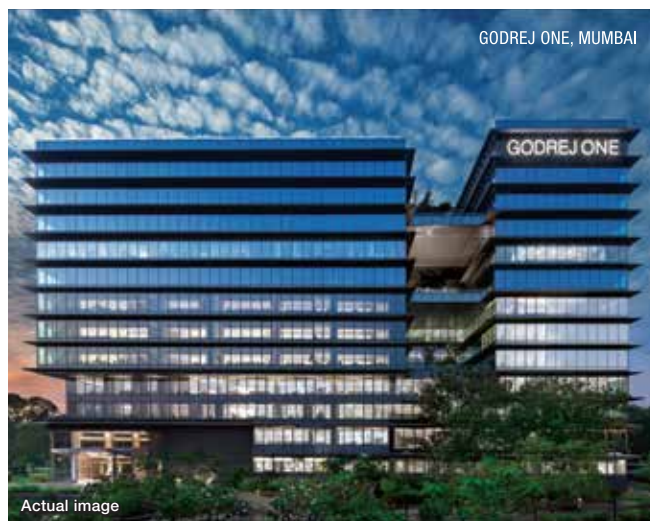
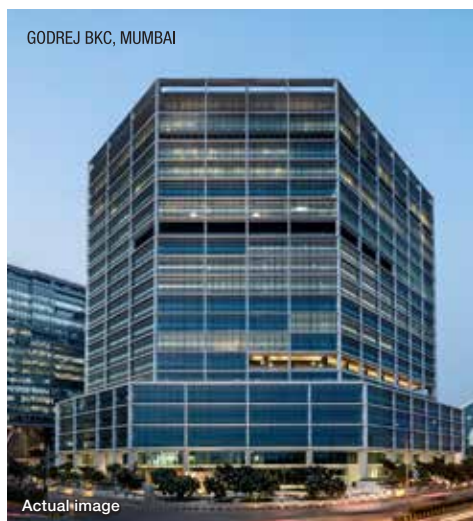


KEY PLAN



Disclaimer : The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as specification and/ or service in the flat/ unit and does not form a part of standard specification. The plan represents the Unit Series 1 of Tower(s) S8 & Nova S9 – 1 SQ. M. = 10.764 SQ. FT.

# 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 121-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 14.29 million square meters (150.12 million square feet) in 12 cities.

In the last 3 years, Godrej Properties has received over 200 awards and recognitions, including the "Real Estate Company Of The Year" at the Construction Week India Awards 2015, 'Golden Peacock Award for Sustainability' for the year 2015 by Institute Of Directors (IOD), "Most Reliable Builder for 2014" at the CNBC AWAAZ Real Estate Awards 2014, "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014 and "Popular Choice - Developer of the Year" award by ET NOW in 2013.



**Site office:** Godrej Prime, Sahakar Nagar-2, Chembur, Mumbai 400 071

"Sky Gardens At Godrej Vihaa" with MahaRERA Registration No. P51700013329 | "Godrej Emerald Thane" with MahaRERA Registration No. P51700000120 | "Godrej Tranquil, Kandivali" with MahaRERA No. P51800000812 | "Godrej City Panvel Phase I" with MahaRERA Registration NO. 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. | "Godrej Sky, Mumbai" with MahaRERA No. P51900003595 available at website:<http://maharera.mahaonline.gov.in> This project is being developed by Godrej Redevelopers (Mumbai) Pvt. Ltd. (Subsidiary of Godrej Projects Development Limited). This is not an offer, an invitation to offer and/or commitment of any nature. This contains artistic impressions and stock images for illustrative purpose and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. All specifications of the flat/project shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown herein.