

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 122-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' in 2019 from the Brand Trust Report, 'Real Estate Company of the Year' at the 9th Construction 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.



Sales office: C wing - 601, Godrej Coliseum, Nr. Somaiya Hospital, Everard Nagar, Sion, Mumbai – 400022.



"Sky Gardens At Godrej Vihaa" with MahaRERA Registration No. P51700013329 | "Godrej Emerald Thane" with MahaRERA Registration NO. P51700000120 | "Godrej Nest, Kandivali" with MahaRERA No: P51800022159 available at website:<http://maharera.mahaonline.gov.in>
The Sale is subject to terms of Application Form and Agreement for Sale. 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.



ONCE IN A LIFETIME IN CHEMBUR

Sales Office: C wing - 601, Godrej Coliseum, Nr. Somaiya Hospital, Everard Nagar, Sion, Mumbai – 400022.

"Godrej Prime" MahaRERA No. P51800000519. The project is developed by Godrej Redevelopers (Mumbai) Pvt. Ltd. (Subsidiary of Godrej Projects Development Limited). "Godrej Central" MahaRERA No. P51800001107. The project is developed by Godrej Landmark Redevelopers (Mumbai) Pvt. Ltd. (Subsidiary of Godrej Projects Development Limited). RERA No. available at website:<http://maharera.mahaonline.gov.in>

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IT'S TIME TO MAKE THE BIG MOVE

Presenting Landmark Homes at
Godrej Prime and Godrej Central

ONCE IN A LIFETIME OPPORTUNITY

Own A Unparalleled Lifestyle With
Never Before Never Again Benefits



ULTRA-SPACIOUS
HOMES



EASY TO MOVE IN
NEARING POSSESSION



1000+ HAPPY
FAMILIES



ATTRACTIVE PRICE



EASY PAYMENT PLAN



SAVINGS ON GST*

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%##. With easy connectivity across the Mumbai Metropolitan Region, and a thriving social infrastructure, Chembur makes for an ideal destination.

WORK

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

MOVE

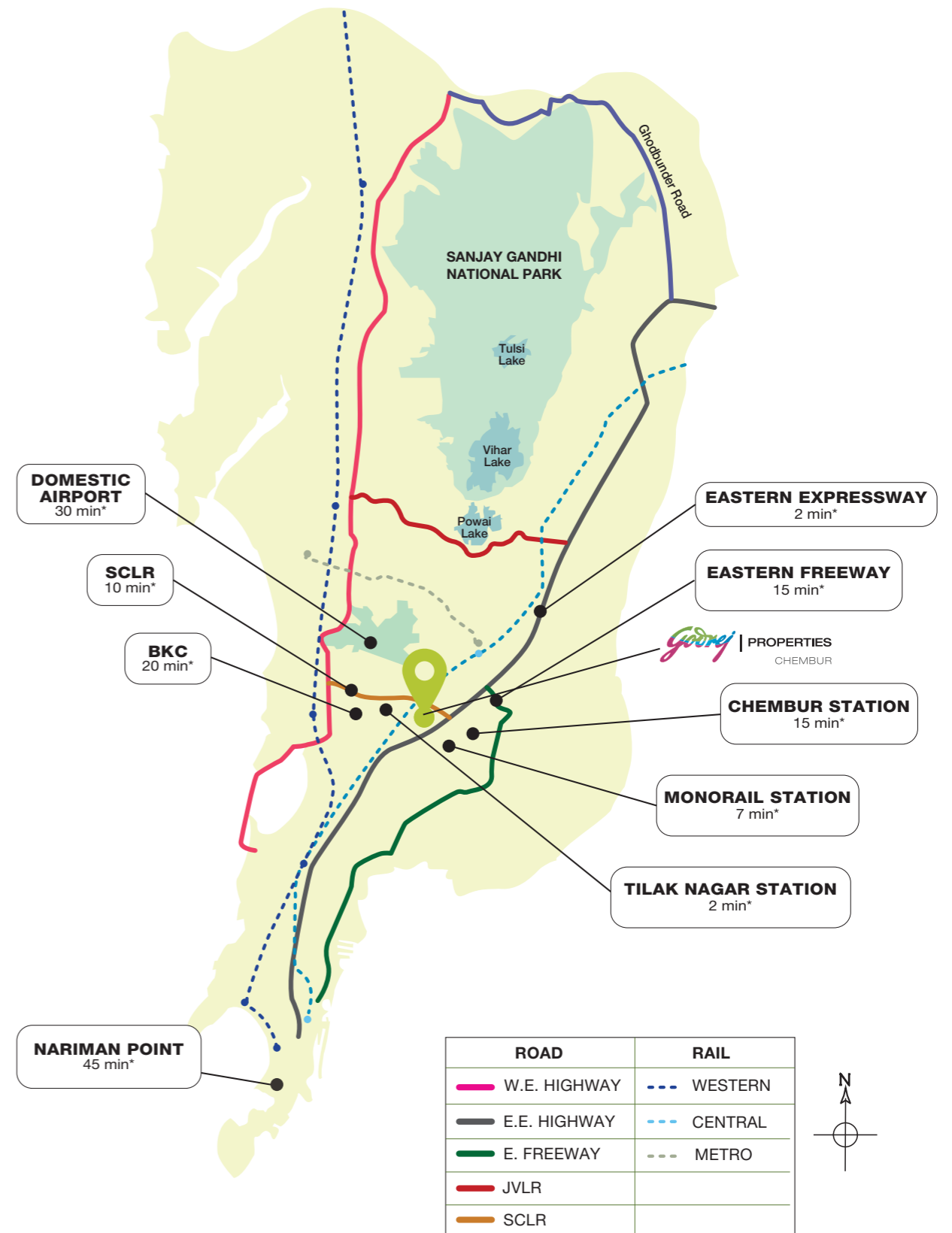
- ▶ Tilak Nagar Station: 2 mins*
- ▶ Kurla Station: 15 mins*
- ▶ Chembur Station: 15 mins*
- ▶ Ghatkopar Metro Station: 20 mins*
- ▶ Monorail: 7 mins*
- ▶ Domestic Airport: 30 mins*

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: Liases 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>

Map not to scale. *Source: Google Maps.

THE WORLD AT YOUR DOORSTEP

HOSPITALS

- ▶ Das Hospital - 1.1 km*
- ▶ Joy Hospital - 1.3 km*
- ▶ Sushrut Hospital and Research Centre - 1.7 km*
- ▶ K.J. Somaiya Hospital - 3.4 km*

CENTRAL BUSINESS DISTRICTS

- ▶ Bandra-Kurla Complex - 9.3 km*
- ▶ Lower Parel Business District - 12.1 km*
- ▶ SEEPZ - 17.6 km*
- ▶ Nariman Point - 21.9 km*

COLLEGES

- ▶ Swami Vivekanand College - 1.0 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 - 3.4 km*

SCHOOLS

- ▶ Lokmanya Tilak High School - 1.6 km*
- ▶ SGKM International School - 2.9 km*
- ▶ St. Gregorios School - 4.2 km*
- ▶ Loretto Convent School - 4.6 km*

MALLS

- ▶ Shoppers' Stop - 2 km*
- ▶ K Star Mall - 2 km*
- ▶ Phoenix Market City - 4 km*
- ▶ R City Mall - 6.8 km*

MULTIPLEXES

- ▶ Big Cinemas - 1 km*
- ▶ Fun Cinemas - 1.9 km*
- ▶ Cinemax - 3.8 km*



*Approximate distance as per Google Maps.

GODREJ PRIME
CHEMBUR



Artist's impression. Not an actual site photograph.

Spread across 1.58 hectares, Godrej Prime is one of Mumbai's well-connected and vibrant residential addresses that stimulates a thriving and energetic lifestyle in a highly sought-after location to live, relax and play.

Indulge in the high life with its spacious well-designed interiors, that are replete with a wide range of modern amenities spread across the project including 3065 sq.m. of rooftop amenities, where you can enjoy a lifestyle you truly deserve.

GODREJ PRIME MASTER LAYOUT PLAN

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

TOWARDS
SION



EASTERN EXPRESS HIGHWAY



TOWARDS
THANE



Artist's impression. Not an actual site photograph.

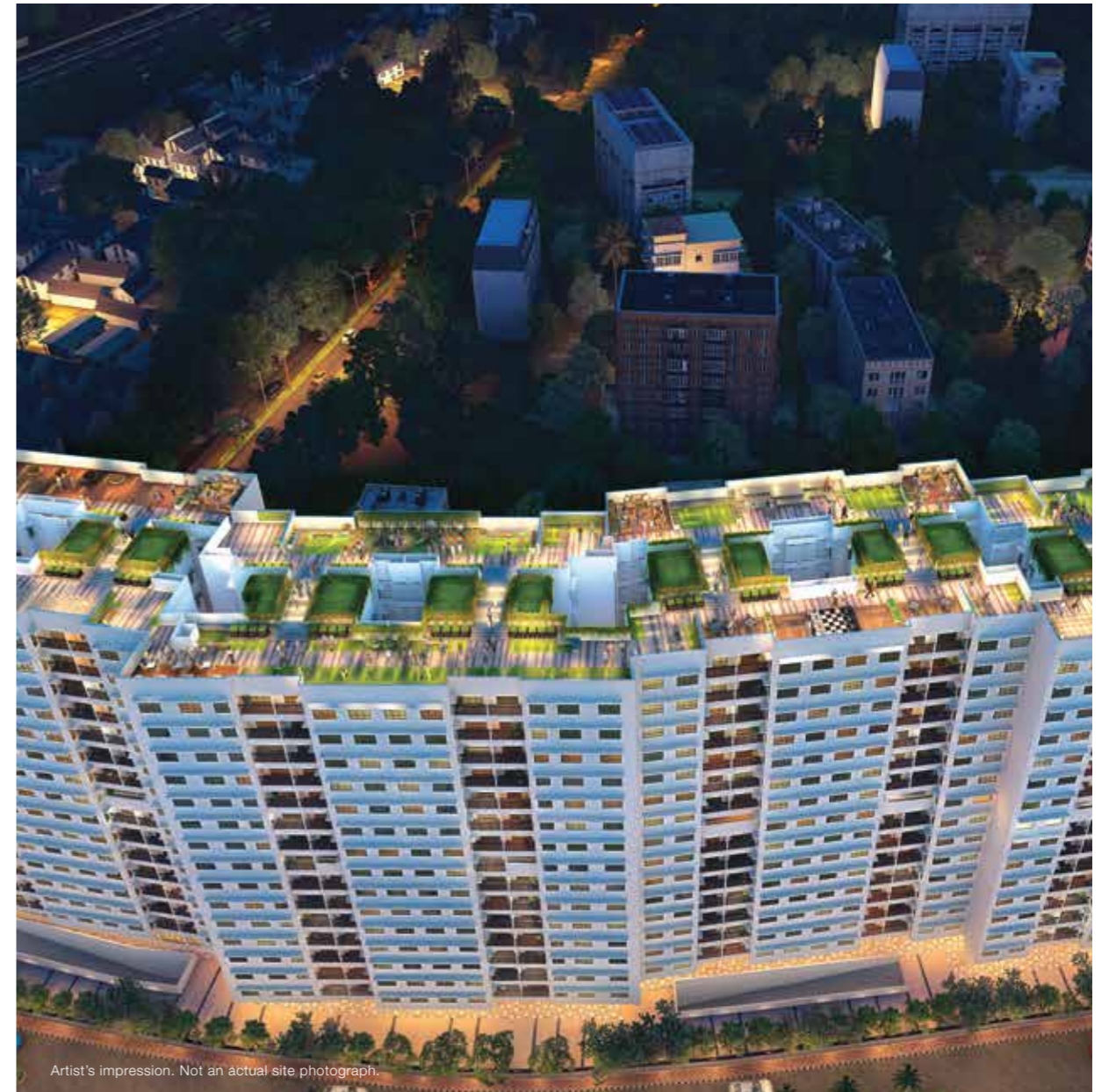
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A CLUBHOUSE TO REJUVENATE, REVITALIZE AND RELAX

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 hence, putting your comfort and happiness as the first priority.



Stock image for representation purpose only.



Artist's impression. Not an actual site photograph.

ROOFTOP AMENITIES, A NOTCH ABOVE

We all enjoy being uplifted in our lives, and rooftops are one of the places that make us feel that. The rooftop at Godrej Prime 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.

EXPLORE HOBBIES THAT DEFINE YOU

At Godrej Prime, time is on your side and this luxury is complemented by exclusive avenues that take shape through our many amenities at the clubhouse and the rooftop.



IN THE CLUBHOUSE



INDOOR GAMES AREA

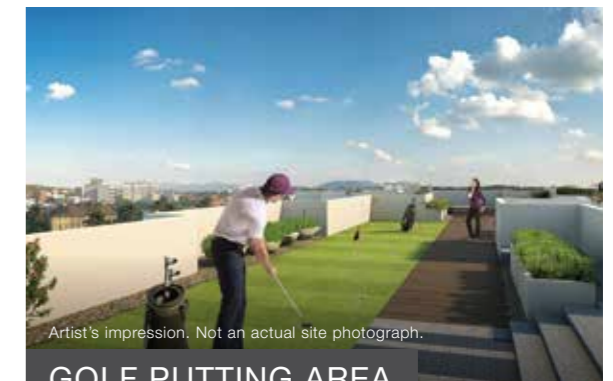


TABLE TENNIS



BASKETBALL AREA

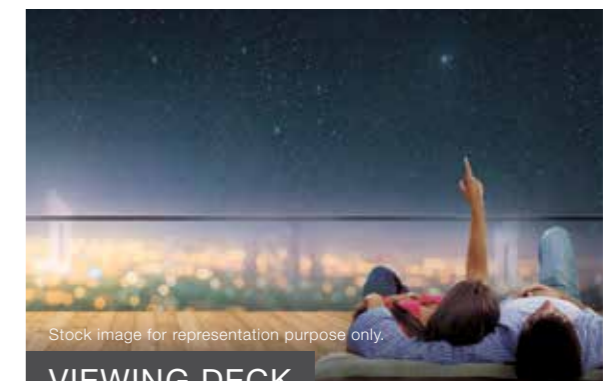
AT THE ROOFTOP



GOLF PUTTING AREA



SENIOR CITIZENS' AREA



VIEWING DECK

RECONNECT WITH YOURSELF

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 Mumbai, Godrej Prime is an address where you can find time to tend to your personal growth.



Stock image for representation purpose only.

IN THE CLUBHOUSE



INDOOR GYM



JACUZZI



READING LOUNGE

AT THE ROOFTOP



YOGA ZONE



REFLEXOLOGY COURT WITH SEATING



OUTDOOR GYM

Stock images for representation purpose only.

EXPLORE A CAREFREE LIFE

With avenues for you to indulge in conversations, wellness, and entertainment at Godrej Prime, you get secure and dedicated spaces for children as well.



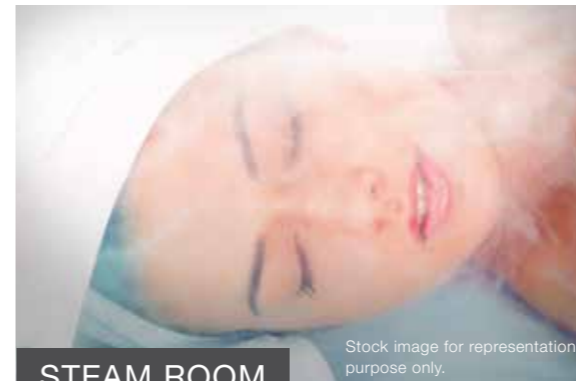
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IN THE CLUBHOUSE



Stock image for representation purpose only.

MULTIPURPOSE HALL



Stock image for representation purpose only.

STEAM ROOM



Stock image for representation purpose only.

CRÈCHE AREA

AT THE ROOFTOP



Stock image for representation purpose only.

OPEN AIR THEATRE



SEATING ALCOVE WITH PLANTERS

Artist's impression. Not an actual site photograph.

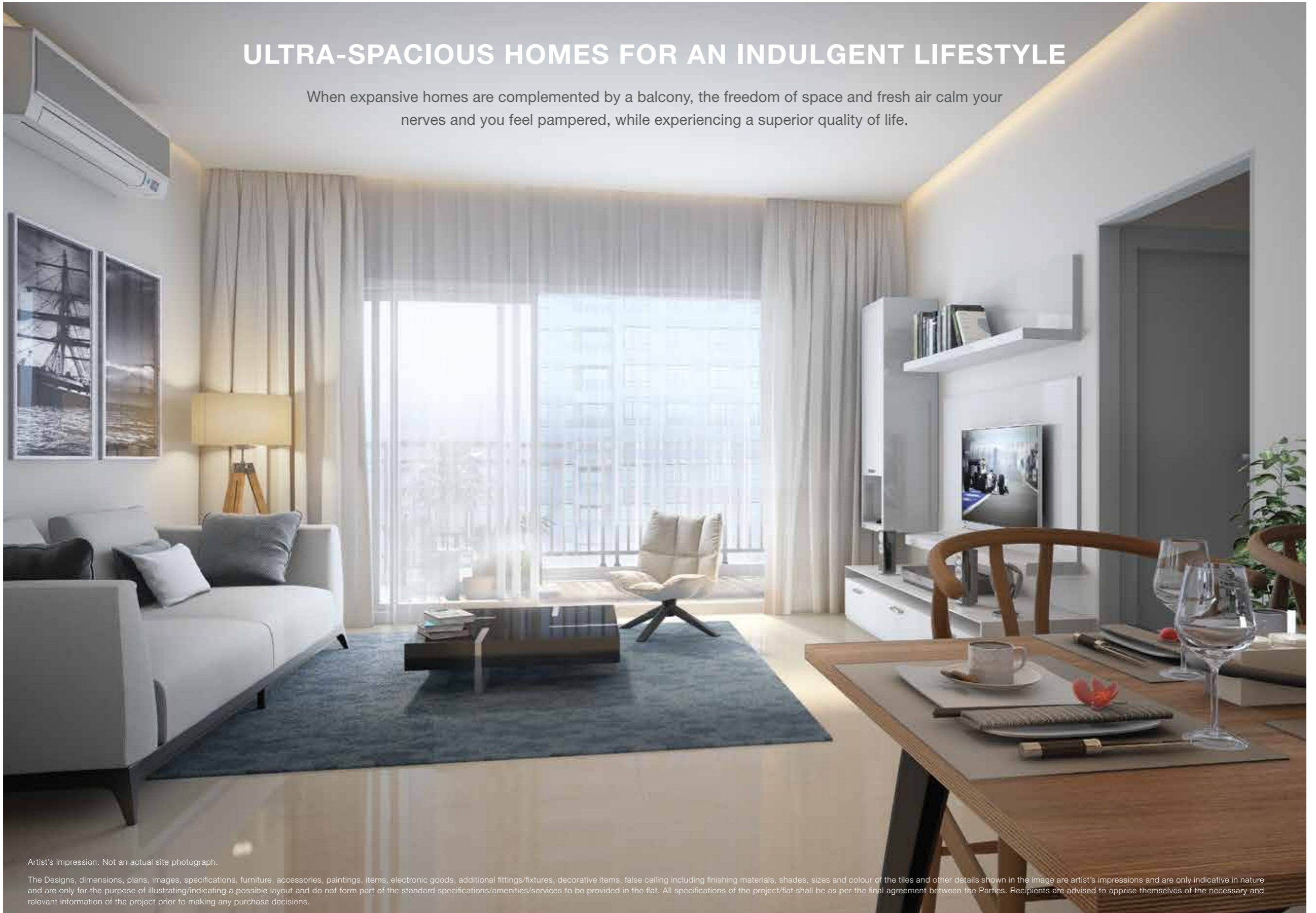


Artist's impression. Not an actual site photograph.

KIDS' PLAY AREA

ULTRA-SPACIOUS HOMES FOR AN INDULGENT LIFESTYLE

When expansive homes are complemented by a balcony, the freedom of space and fresh air calm your nerves and you feel pampered, while experiencing a superior quality of life.

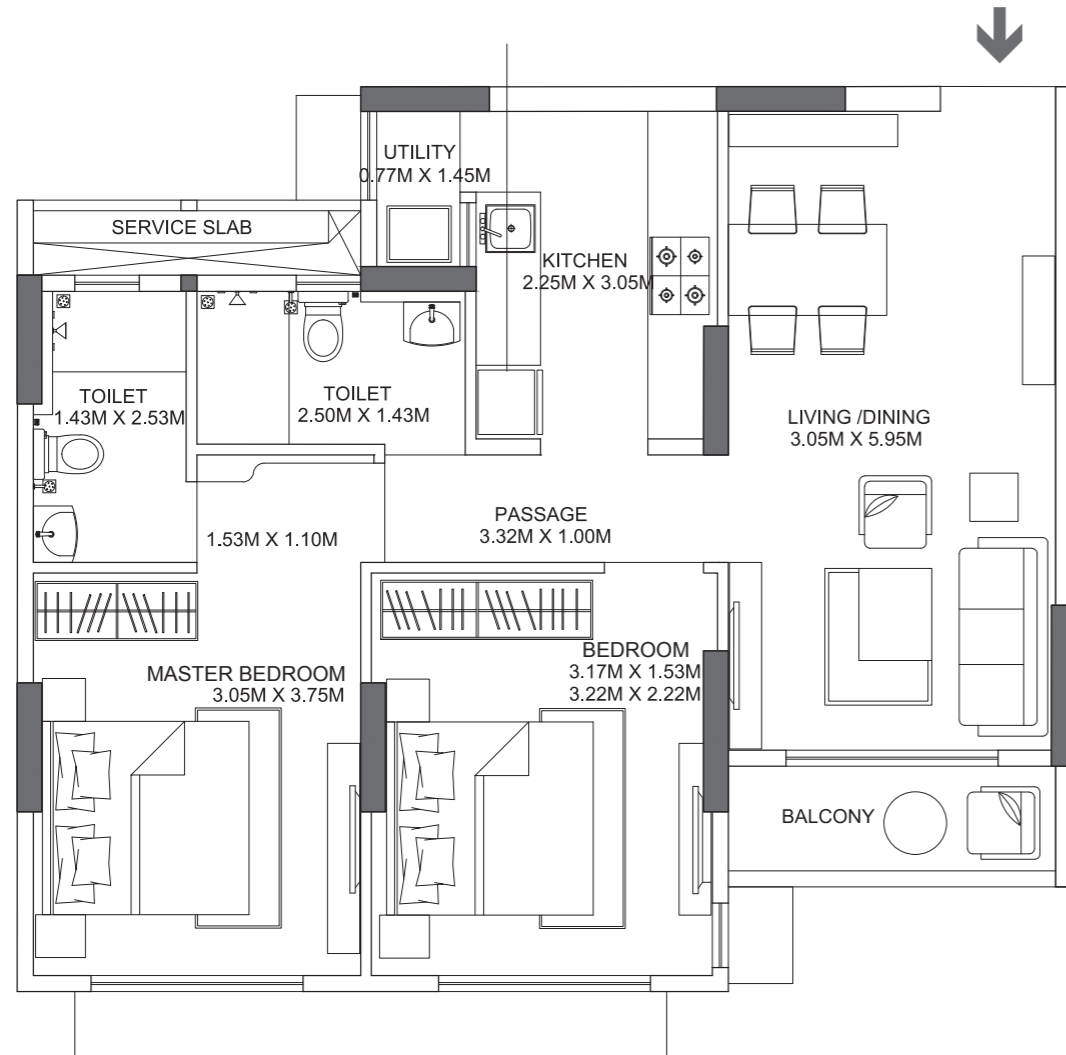


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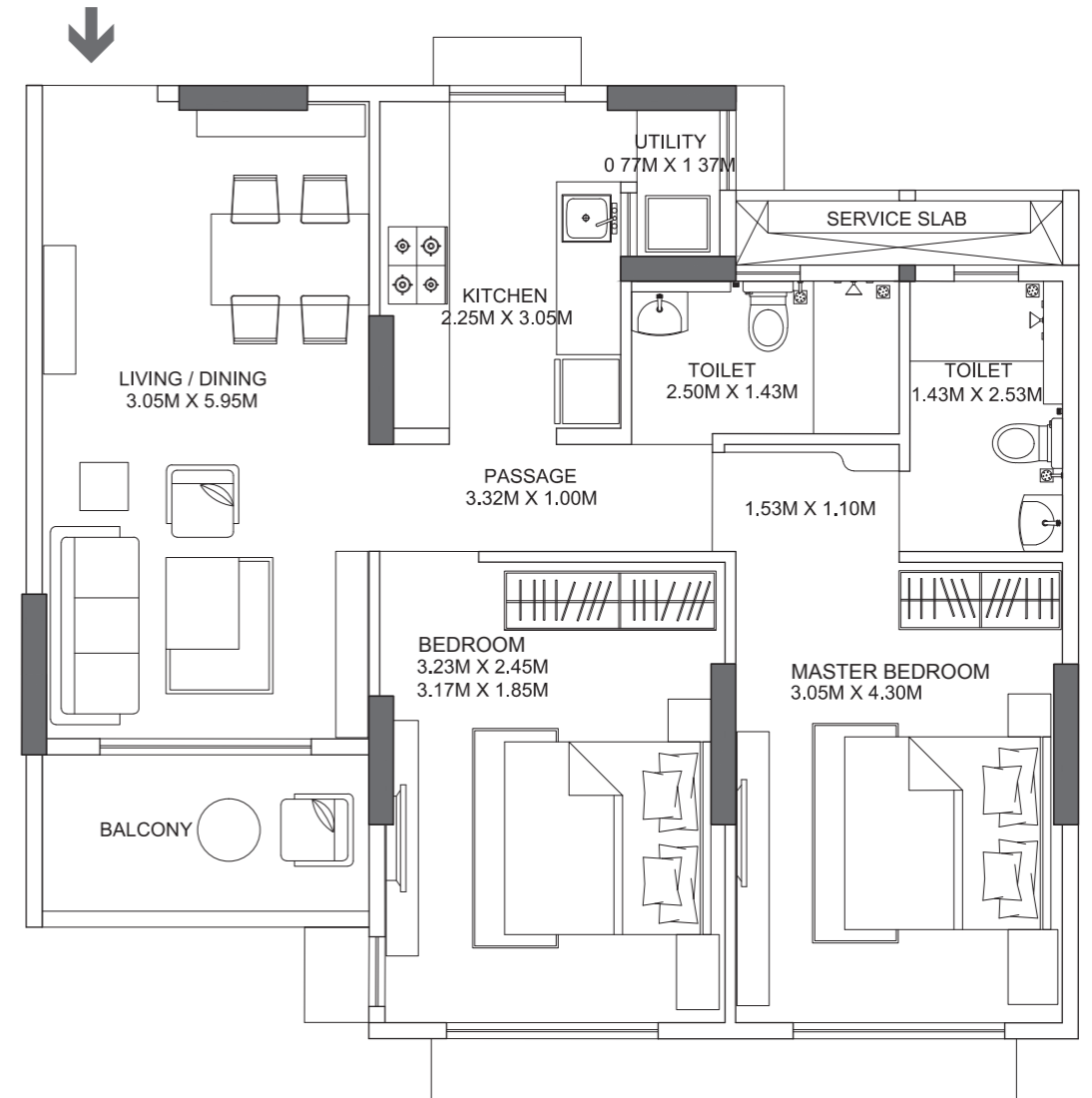
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SPACIOUS HOMES DESIGNED TO DELIGHT

2 BED RESIDENCE
RERA CA: 68.4 SQ.M.



2 BED RESIDENCE
RERA CA: 73.39 SQ.M.



PRIVÉ

GODREJ CENTRAL, CHEMBUR



Artist's impression. Not an actual site photograph.

A STANDALONE TOWER WITH 28 EXCLUSIVE RESIDENCES

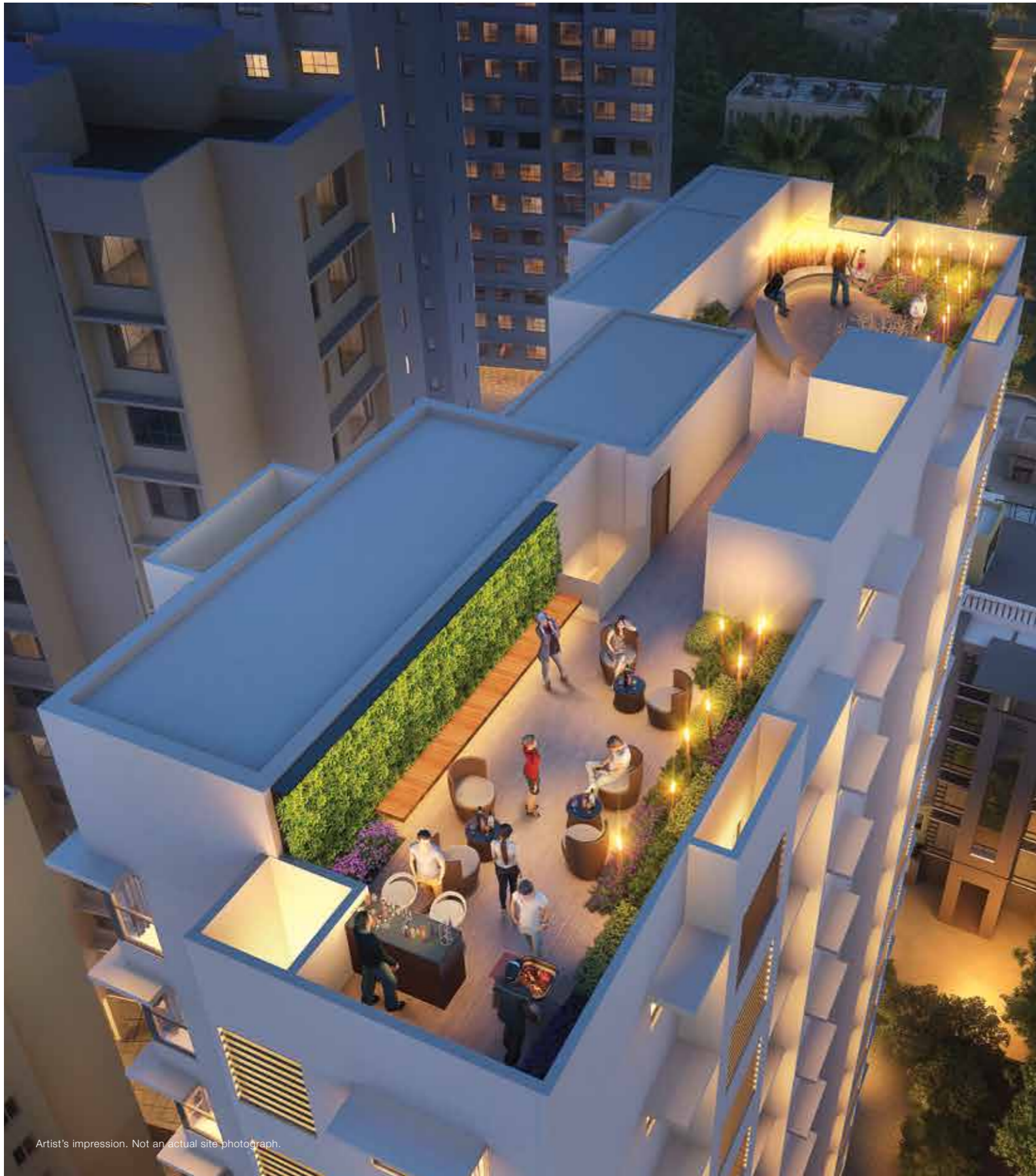
Privé at Godrej Central is a standalone tower with only 2 residences per floor. This expansive thoughtfully-planned space of its own is open to a distinguished few who want their own personal space and also the company of like-minded people as neighbours. Such are the privileges of living at this truly class-apart address.

MASTER LAYOUT PLAN OF GODREJ CENTRAL



Artist's impression. Not an actual site photograph.

Subject to title & location clearances, necessary approvals/permissions. Design, Costs, facilities, plans and specifications in static and/or interactive publicity material depict anticipated appearance of completed development and are subject to change as per the changes permitted/approved by Appropriate Authorities.



Artist's impression. Not an actual site-photograph.



PARTY LOUNGE WITH
BARBEQUE CORNER



SEATING ALCOVES
& BAR DECK



SKY GARDEN
& CULTURE SPACE

The above render is an artist's impression indicating anticipated appearance of aerial night view of the Rooftop of Tower J of the project "Godrej Central". The colours, shades of walls, tiles etc. shown of the building are for the purpose of representation only and will vary upon actual construction. The arrangement of the equipment's displayed as amenities on the rooftop of the terrace may vary when actually installed.

A WORLD OF OPPORTUNITIES AWAITS YOU

ITALIAN MARBLE
FLOORING IN THE LIVING
& DINING ROOM

PREMIUM VITRIFIED
TILES IN OTHER
ROOMS

3 TIER
SECURITY
SURVEILLANCE

KUTCHE7
MODULAR
KITCHEN

CROSS VENTILATION
IN EVERY
APARTMENT

SPACIOUS
MASTER
BEDROOM

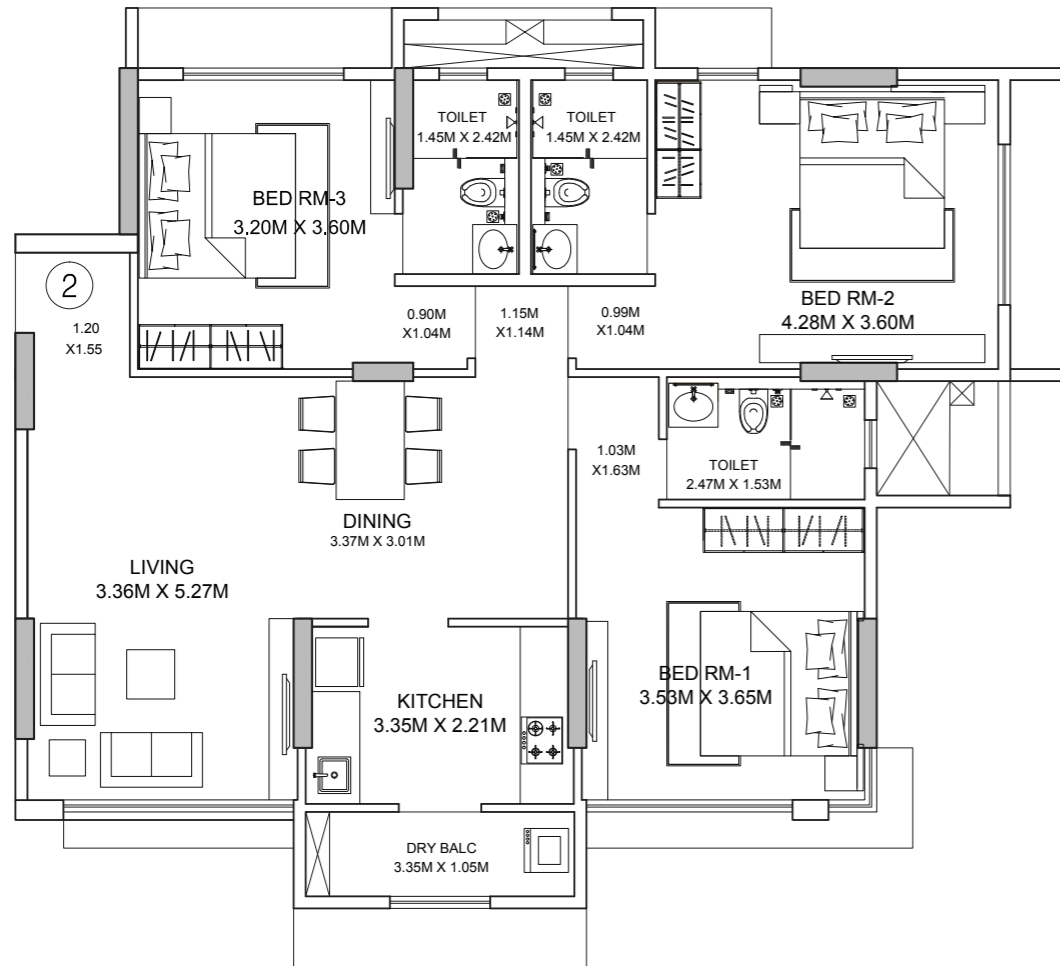


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UNIT PLAN | 3 BHK

SPACIOUS 3 BED HOMES WITH
RERA CARPET AREA OF 100.76 SQ.M.



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MORE REASONS TO MAKE THIS YOUR ADDRESS



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



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



Chembur has been ranked by global real estate consultant, Knight Frank# as one of the top Indian locations to invest in.



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.



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 better quality of life.



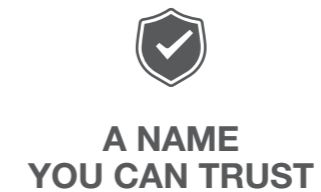
This projects comes with the luxury of spacious homes and high quality internal specifications.



Thoughtfully designed residences with only 4 flats/floor in Godrej Prime and only 2 flats/floor in Privé at Godrej Central, provide you exclusivity of space while giving you an opportunity to socialize with like-minded neighbours



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%##



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

##Source: Liases Foras, extracted on January, 2018. | *Source: JLL India, 2017

A ONCE IN A LIFETIME OPPORTUNITY

Typlogy	RERA CA (SQ. MTR.)*	RERA CA (SQ. FT.)*	Once Upon A Lifetime Price All Incl (Cr) Starting**	Once In A Lifetime Price All Incl (Cr) Starting**
2 BHK Premium	68.46	737	2.03	1.89
2 BHK Luxe	73.39	790	2.17	2.03
3 BHK Luxe	100.76	1084	2.94	2.79

*The RERA CA Sq. ft. is inclusive of the appurtenant areas . **Pricing will vary basis floors & size of units

PRE-BOOK TODAY TO AVAIL THIS 'ONCE IN A LIFETIME' OPPORTUNITY

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T&C Apply.