VIEWS BEGIN
WHERE OBSTRUCTIONS END

Breathtaking views of Yeoor Hills and Vasai Creek
At Godrej Emerald, you shall experience the best of nature from the comfort of your home with panoramic views of Yeoor Hills and Vasai Creek. The thoughtfully planned development would offer vast open spaces, expansive greenery and pedestrian-friendly areas along with a lavish clubhouse to enjoy a truly world-class lifestyle. In addition, get to experience the best of urban living with great connectivity and proximity to retail conveniences.
Thane is a city where you can strive to achieve a perfect work-life balance, with its scenic environment perfectly complimenting the excellent road and rail connectivity.

With upcoming infrastructure such as the metro, monorail, sea-route connectivity between Bhayander & Gaimukh Creek, and the 10 km tunnel link between Thane & Borivali poised to further enhance everyday convenience, Thane is an ideal city to call your new home.

*Travel time mentioned is an approximate estimate*
EXCELLENT CONNECTIVITY

Godrej Emerald shall offer unparalleled connectivity to all parts of Mumbai through road, rail and the upcoming metro and monorail projects. Now, you can stay in touch with nature without losing your urban connection.

ROAD
Easy access to commercial hubs in Pokhran and Waghbil, which are 15 to 20 minutes away. Seamless connectivity to all parts of Mumbai through Eastern and Western Express Highways.

RAIL
20 mins from Thane Railway Station and 25 mins from Borivali Railway Station.

METRO
Only 7 mins away from Kasarvadavli, the closest metro station of the upcoming 32 km long metro line connecting Thane to Ghatkopar & Wadala.

MONORAIL
Proposed monorail in the Thane - Bhiwandi - Kalyan corridor.

THE CITY OF FUTURE

Home to over 12 million residents, Thane has emerged as a city with its own distinct character and economic drivers. Thane is a major commercial hub and enjoys the presence of numerous MNCs. In a recent CII-JLL report, the city has been rated as one of the most promising investment regions in the country. Smart Cities Council has compiled a list of India’s most promising cities and as expected, Thane has made it to the list. Featured as one of the top contenders, it ticks all boxes in a promising city’s checklist.

Infrastructure Water and Electricity
Proximal Excursion Spots
Educational and Medical Avenues
Better Connectivity
Employment Opportunities
Proposed 10 km long tunnel to Borivali

60% price appreciation by 2020 – Knight Frank Report, 2015
Rated no.1 investment hotspot by CII-JLL

*Travel time mentioned is an approximate estimate
A LOCATION OF GROWTH

Godrej Emerald is located at Ghodbunder Road, which is renowned for its excellent commercial, retail and social infrastructure. The development shall be well planned and its strategic location shall ensure that major life-enhancing conveniences would be reachable within a few minutes from your doorstep.

SCHOOLS
• CP Goenka International School
• Sulochanadevi Singhania High School
• Billabong High International School
• Holy Cross High School
• Vasant Vihar School
• New Horizon School
• St. Xavier’s School
• St. John’s High School
• DAV Public School
• Universal High School

MALLS
• Korum Mall
• Viviana Mall
• Lake City Mall
• Wonder Mall
• R Mall
• Eternity Mall
• Big Mall

DINING
• Vihang’s Inn
• United 21
• Pop Tate’s
• Mainland China
• Pizza Express
• Barbeque Nation
• Mahesh Lunch Home
• Urban Tadka
• Copper Chimney

CORPORATES
• Orion Business Park
• G Corp Tech Park
• Dev Corpora
• MBC Park Ace Business Park
• Highland Corporate Centre
• Amfotech IT Park
• I-Think Techno Campus

HOSPITALS
• Hiranandani Hospital
• Jupiter Hospital
• Titan Hospital
• Orthonova Hospital
• Currae Hospital
• Vedant Hospital

ART & CULTURE
• Kala Bhavan
• Dr. Kashinath Ghanekar Auditorium
• Gadkari Rangayatan

HYPERMARKETS
• D Mart
• HyperCity
• Big Bazaar
• Star Bazaar
SURROUNDED BY NATURE

Godrej Emerald shall be curated in a way where each tower would showcase panoramic views of the green-spread within & beyond the site. Views of Yeoor Hills, Vasai Creek and the reserved No-Development Green Zone (NDZ) will give you an immense feeling of being amidst the nature.

Godrej Emerald shall have 5 acres of open landscaped area providing a wide bouquet of amenities for the residents to enjoy community living. The central greens shall be developed in a way that would act as a natural extension of the greens of the Yeoor Hills, and the entire development’s design will provide ample natural sunlight and ventilation at all levels of the towers.
PROPOSED MASTER LAYOUT PLAN

The plan has been designed keeping in mind your comfort and your convenience. Godrej Emerald shall have a wide bouquet of amenities ranging from a recreational ground to a clubhouse.

Area: 6.25 acres | No. of Floors: 4 Podium + 1 Stilt + 28

**Clubhouse**
- 01 Indoor Badminton Court
- 02 Squash Court
- 03 Library
- 04 Poolside Cafe
- 05 Home Theatre
- 06 Table Tennis
- 07 Fitness Center/Gym
- 08 Steam Room
- 09 Creche Area
- 44 Business Center
- 31 ATM
- 33 Martial Arts Arena
- 36 Yoga/Reiki Corner
- 37 Aerobics/Zumba Arena
- 21 Wi-Fi Enabled Zone
- 32 Concierge Desk

**Recreational Ground**
- 10 Amphitheatre for 250 people
- 11 Semi-Covered Swimming Pool
- 12 Multi-Purpose Play Court
- 13 Box Cricket
- 14 Skating Rink
- 28 Nature Walking Path
- 34 Putting Green
- 35 Bird House
- 42 Organic Farm
- 20 Party Lawn

**Podium**
- 15 Canopy Walk
- 16 Kids Play Area
- 17 Semi Covered Pavilions
- 18 Seating Areas
- 19 Multiple Life size Games
- 22 Jogging Track
- 23 Vewing Gallery
- 24 Rock climbing wall
- 25 Open Gym
- 26 Tree House
- 27 Meditation Pavillion
- 29 Sand Pit for Kids
- 38 Pet Corner
- 40 Hammock Zone
- 41 Senior Citizen Corner
- 43 Outdoor Dining Area
- 30 Accupressure Walkway
- 39 Well Designed Entrance Lobbies

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ADVANTAGES OF GODREJ EMERALD

- The project shall be curated in a way where each tower would showcase spectacular views of the Yeoor hills
- The tower placement shall be thoughtfully designed to get maximum benefits of the southwesterly winds for majority of the residences
- The project shall comprise of 5 acres of green and open landscaped area providing a wide bouquet of amenity spaces which would be exciting for the residents to enjoy a community living
- The landscape and the central greens shall be developed in a way that would act as a natural extension of the greens of the Yeoor hills
- The entire development shall be designed to provide ample natural sunlight and ventilation at all levels of the building tower
- The usage of Monolithic casting using Aluminum Formwork System shall provide strength to the development and would also provides more living space by using flat slab construction

DESIGN FEATURES

- External walls being shear walls shall increase the life of the buildings with no leakage and seepage issues
- There shall be rain water harvesting system along with low flow fixtures
- The solar water heaters and green certified materials used in the project would provide healthy and a happy living space
- The combination of energy efficient lights and diffused landscape lighting in the common areas would lower the electricity bills and lead to higher energy savings

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PRECIOUS BEGINNINGS

Open air play courts and activity areas to let kids be kids

Nature lounges, pause points and gazebos for tranquil moments

Clubhouse, swimming pool and multi-sport court to unwind after a long day

Yoga corners and a meditation pavilion to connect with nature

Cycling and walking trails to rejuvenate your routine

Outdoor dining area and barbeque corner for constant camaraderie and bonhomie
The amphitheatre shall be designed to make art a part of everyday living. It would add to the community space and encourage residents to partake in constant camaraderie and bonhomie.
SKY WALK

The skywalk shall act as the spine that connects various amenities in an interactive way.
While letting you soak in scenic views, it will also encourage easy movement across the landscape.
The covered stilt landscape facilitates an intuitive activity area suitable for use during all seasons. Furthermore, the parking free podium shall be easily accessible and safe for both, toddlers and elderly.

GARDEN AMENITY ZONE

The covered stilt landscape facilitates an intuitive activity area suitable for use during all seasons. Furthermore, the parking free podium shall be easily accessible and safe for both, toddlers and elderly.
SEMI-COVERED SWIMMING POOL

The swimming pool's design shall encourage usage through comfort and privacy. You can take a refreshing dip, or enjoy solitude.
PROPOSED UTILITIES IN THE PROJECT

- Electricity Power Backup for Common Areas
- Sewage Treatment Plant
- Rain Water Harvesting
- Differently-abled Friendly
- CCTV for Entrance Lobby
- Fire Safety Measures and Installations
- Low VOC Paint
- Solar Panels
- Water Backup
- Energy Efficient Lights in Common Areas
## PROPOSED SPECIFICATIONS

### Structure
- Earthquake resistant framed RCC structure in Monolithic casting using Aluminum Formwork System

### Flooring
- Living/Dining: Vitrified flooring
- Master bedroom: Vitrified flooring
- Other bedrooms: Vitrified flooring
- Balconies: Anti-skid ceramic tiles
- Utility area: Anti-skid ceramic tiles
- Master toilet: Anti-skid ceramic tiles
- Other toilet: Anti-skid ceramic tiles
- Kitchen: Anti-skid ceramic tiles

### Kitchen
- Granite counter top with SS Sink

### Toilet
- Sanitary ware: Parryware / Jaquar or equivalent
- C P fittings: Jaquar or equivalent

### Electricals
- Modular switches of Legrand / Anchor Roma or equivalent
- Cable TV, Telephone and AC points provision in living room and master bedroom*

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*Provision for electrical points varies with typology.
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1. 1.5BHK = 46.61 SQ.M
2. 1.5BHK = 45.51 SQ.M
3. 2BHK S = 71.06 SQ.M
4. 2BHK S = 71.06 SQ.M
5. 1.5BHK = 46.71 SQ.M
6. 1.5BHK = 46.61 SQ.M
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1 3BHK = 81.09 SQ.M
2 3BHK = 79.93 SQ.M
3 3BHK S = 91.15 SQ.M
4 3BHK S = 91.15 SQ.M
5 3BHK = 79.93 SQ.M
6 3BHK = 81.09 SQ.M
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PINE
REFUGE LEVEL
6,10,15,20 & 25th Floor

① 1.5BHK = 46.61 SQ.M
② 1.5BHK = 45.51 SQ.M
④ 2BHK S = 71.06 SQ.M
⑤ 1.5BHK = 46.71 SQ.M
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Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines a 118-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 10.25 million square meters (110.30 million square feet) in 12 cities.

In the last 3 years, Godrej Properties has received over 100 awards and recognitions, including Godrej Properties received ‘Best Developer of the Year 2015’ award at the Construction Times Awards 2015. Godrej Properties was selected as ‘Asia’s most promising brand’ by World Consulting & Research Corporation (WCRC). Godrej Properties also received ‘Innovation Leader in Real Estate’ award at the NDTV Property Awards 2014.

- Established in 1990
- India’s first ISO certified real estate developer
- Projects in 12 cities across India
- Prime locations, good value, excellent construction, efficient support
- Collaboration with outstanding associates

ABOUT GODREJ PROPERTIES

RESIDENTIAL PROJECTS
Godrej Garden City Ahmedabad
Godrej 17 Bengaluru
Godrej Woodsman Estate Bengaluru
Godrej Platinum Bengaluru
Godrej Gold County Bengaluru
Godrej E-City Bengaluru
Godrej United Bengaluru
Godrej Palm Grove Chennai
Godrej Azure Gurgaon
Godrej Frontier Gurgaon
Godrej Icon Gurgaon
Godrej Summit Gurgaon
Godrej Oasis Gurgaon
Godrej Aria Gurgaon
Godrej Praheti Kolkata
Godrej Platinum Kolkata
Godrej Alpine Mangalore
Godrej Bayview Mumbai
Planet Godrej Mumbai
Godrej Platinum Mumbai
Godrej Riverside Mumbai
Godrej Serenity Mumbai
Godrej Waldorf Mumbai
Godrej Edenwoods Mumbai
Godrej Hill Mumbai
Godrej Central Mumbai
Godrej Prime Mumbai
Godrej Anandam Nagpur
Godrej Horizon Pune
Godrej Prana Pune
Godrej Infinity Pune
Godrej Sherwood Pune

COMMERCIAL PROJECTS
Godrej Eternia Chandigarh
Godrej Genesis Kolkata
Godrej Waterside Kolkata
Godrej Coliseum Mumbai
Godrej BKC Mumbai
The Trees Mumbai
Godrej Castlemaine Pune
Godrej Eternia Pune
Godrej Millennium Pune
ABOUT VIHANG GROUP

Brick by brick, you can build an empire. With this thought in mind, Vihang Group was established in 1989 by its Chairman and Director, Mr. Pratap Baburao Sarnaik. It has now created an image as one of the advanced developers in Real Estate Sector. The Vihang Group has not only carved a niche in the realty sector as a 'quality service provider' but also achieved its benchmark in the Hospitality business by setting up a Recreation Club, Vihang's Palm Club & Hotel Vihang's Inn located at Ghodbunder Road.

Originally, Vihang Group established itself in Real Estate Development and later, it diversified into other verticals like Hospitality, Recreation, Entertainment and Production. With 27 years of experience, the Group has set a milestone of selling 2500+ units and has received Occupation Certificate (OC) for approximately 1.39 Lacs sq.m. The brand is well-established in Thane, especially under Housing Construction. Its key factors include quality construction, modern amenities, timely delivery and economical price.
DISCLAIMER

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