



GODREJ PRIME

CHEMBUR, MUMBAI

#SomePlaceNice

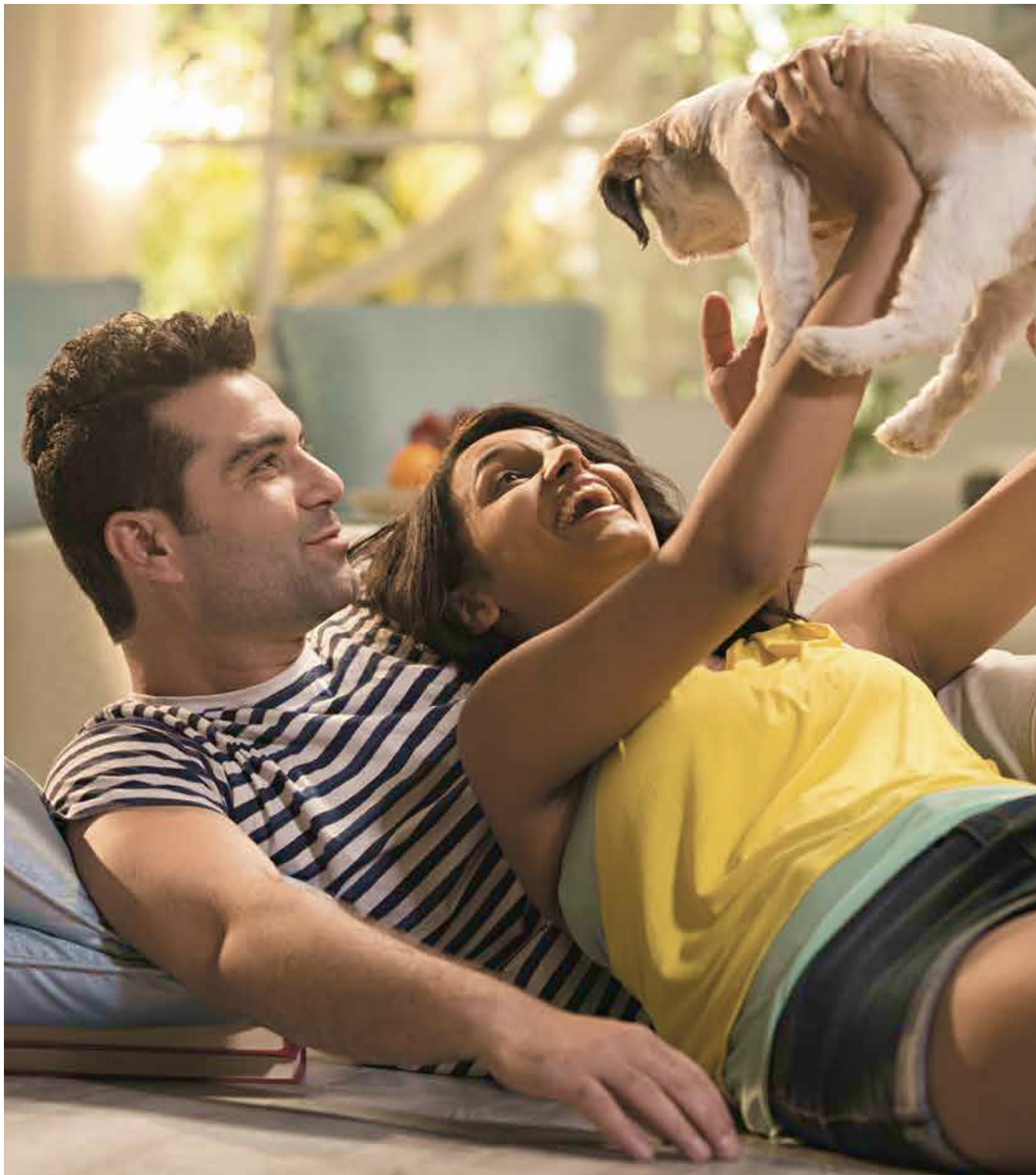


Godrej | PROPERTIES

MahaRERA Registration NO. P51800000519 available at <http://maharera.mahaonline.gov.in>.
This project is being developed by Godrej Redevelopers (Mumbai) Pvt. Ltd. (Subsidiary of Godrej Projects Development Limited).
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PRESENTING

GODREJ PRIME

CHEMBUR, MUMBAI

A PLACE TO RELAX & UNWIND.



A PLACE TO SPEND TIME WITH
THE ONES THAT MATTER.



A PLACE THAT IS YOU.

#SOMEPLACENICE

A well-connected address in an exciting location filled with multiple avenues for your recreation. Feel the pulse of the city with proximity to a lively mix of malls, popular restaurants, cozy cafés and entertainment hotspots. With so much on offer, living here will truly be a delight – experience living at #SomePlaceNice at Godrej Prime.

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

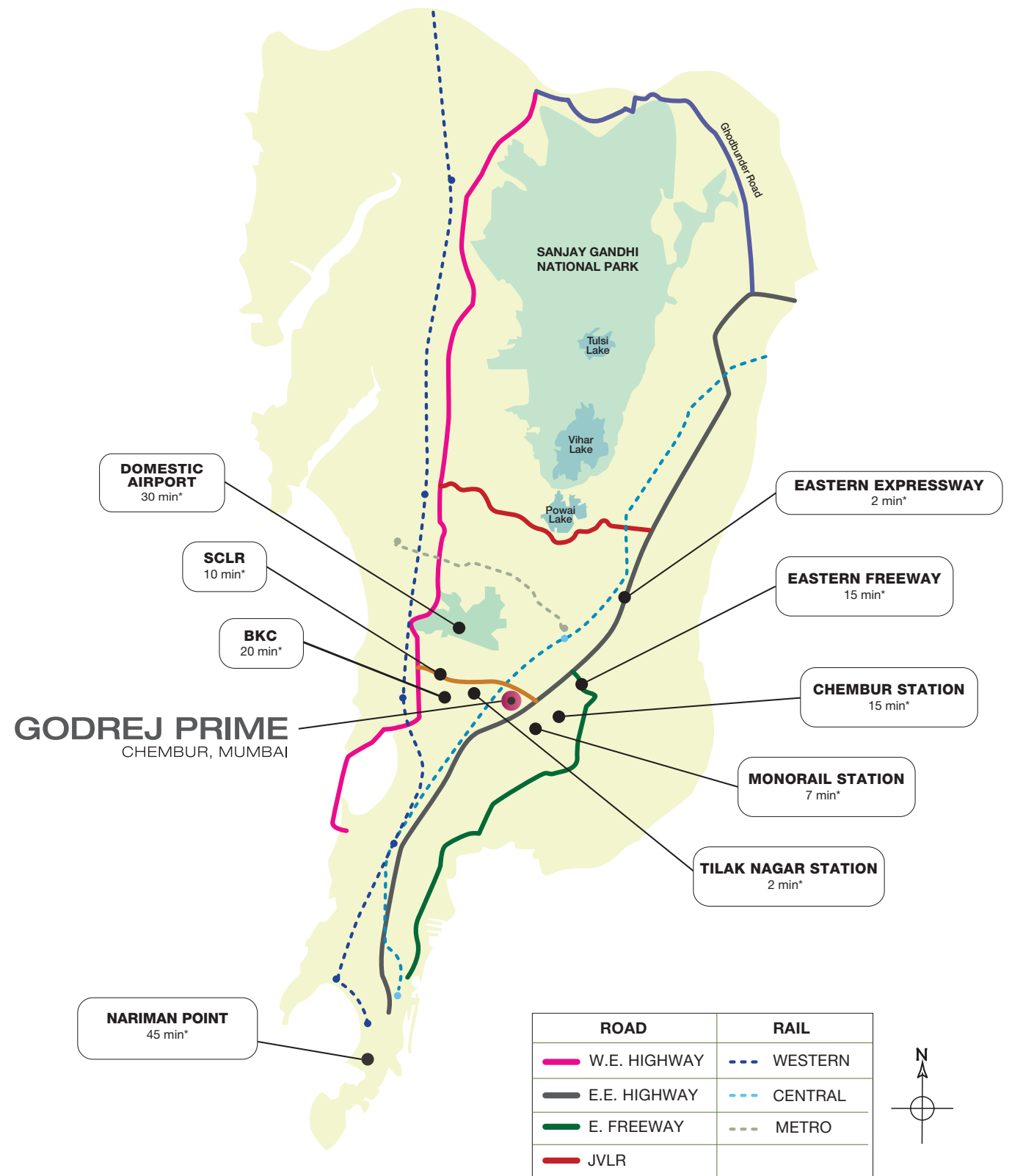
- ▶ Tilak Nagar Station: 2 mins*
- ▶ Kurla Station: 15 mins*
- ▶ Chembur Station: 15 mins*
- ▶ Ghatkopar Metro Station: 20 mins*
- ▶ Monorail: 7 mins*
- ▶ Domestic Airport: 30 mins*

CONNECT

- ▶ Santacruz Chembur Link Road: 10 mins*
- ▶ Upcoming BKC-Chunabhatti Flyover**: 7 mins*
- ▶ Eastern Freeway: 15 mins*
- ▶ Eastern Expressway: 2 mins*
- ▶ Sion Parvel 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>

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*

- 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*

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

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

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



*Approximate distance as per Google Maps.

LIVE THE HIGH LIFE

1. Bar area
2. Dance floor
3. Party area
4. Seating alcove
5. Green wall & seating
6. Deck with seating
7. Chess board area
8. Outdoor gym
9. Juice bar
10. Skating area
11. Viewing deck
12. Entrance area
13. Open deck with planters
14. Lawn seating area
15. Kid's play area
16. Senior citizen's area
17. Lawn area
18. Open air theatre
19. Golf putting area
20. Yoga zone
21. Jogging / Walking track
22. Deck pathway
23. Connecting pathways with steps
24. Planter on pebbolino tiles
25. Artificial lawn
26. Basketball area



THANE

EASTERN EXPRESS HIGHWAY

SION

DISCLAIMER: 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



Table Tennis



Indoor Games Area



Basketball Area

Artist's impression. Not an actual site photograph



Outdoor Gym



Jacuzzi



Reading Lounge



Multipurpose Hall



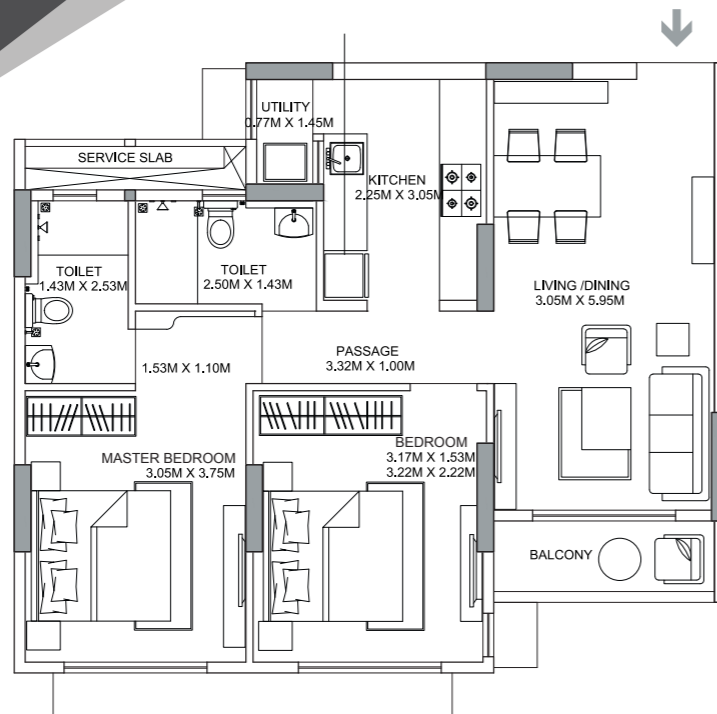
Steam Room



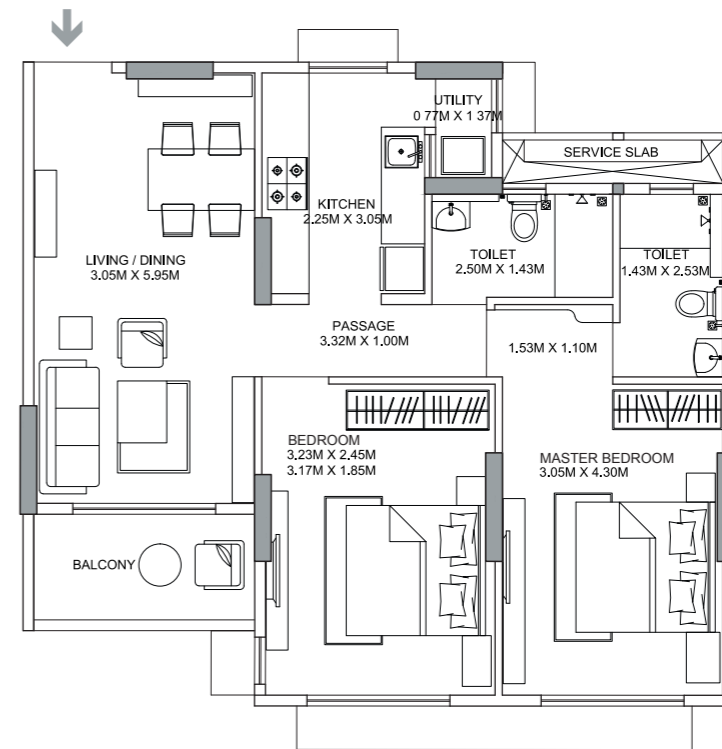
Crèche

SPACIOUS HOMES DESIGNED TO DELIGHT

RERA CA: 65.49 SQ.M.



RERA CA: 68.94 SQ.M.



The Designs, dimensions, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, shades, sizes and colour of the tiles and other details shown in the image are artist's impressions and 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 project/flat 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. The plan represents the unit series 2 & 3 respectively of Godrej Prime Nova - S9. 1 SQ.M = 10.764 SQ.FT.

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 sound infrastructure such as the SCLR, Eastern Express Highway, Eastern Freeway and a number of recreational avenues.



PROMISING APPRECIATION

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



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 better quality of life.



SPACIOUS HOMES WITH DECK

This project comes with the luxury of spacious homes and high quality internal specifications. Select residences also have an exclusive deck.



THOUGHTFULLY DESIGNED LAYOUTS

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%^{**}



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.

^{**}Source: Liasis Foras, extracted on January, 2018. | [#]Source: JLL India, 2017

**2 BED SPACIOUS RESIDENCES
STARTING AT ₹ 1.90 CR+***

**72 | GODREJ
FESTIVE HOMES**

**0% INTEREST
TILL POSSESSION****

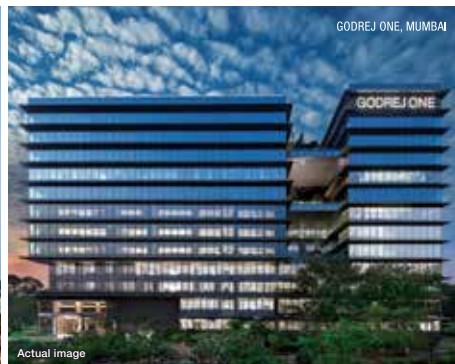
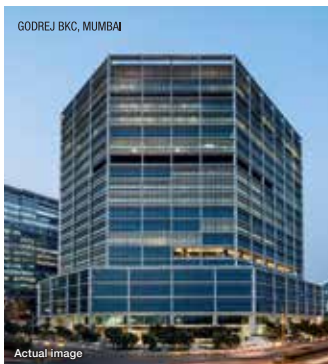
OFFER VALID FOR SELECT 72 RESIDENCES ONLY

*Indicative Agreement Value. Stamp Duty Registration, GST and Other Charges over and above the Agreement Value. PLC & Floor Rise as applicable over and above for all residences. **The Pre-EMI offer is subject to loan eligibility of the customer and is valid with select banks. Offer valid for limited period only. The customer has to pay 10% of agreement value as down payment to avail this offer followed by stamp duty and registration fee and all other applicable taxes and/or cess. The customer then has to pay 0 Pre-EMI until application of Occupation Certificate. T&C Apply.

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.

In recent 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 tavailable at website:<http://maharera.mahaonline.gov.in> 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.

