

CHANDIVALI-POWAI

#ELEVATE  
YOUR LIFE

THE  
HEART  
OF GOOD  
THINGS



The project is registered as Godrej Urban Park under MahaRERA No. P51800028364 available at <http://maharera.mahaonline.gov.in>.

Stock image for representation purpose only.

## A LEGACY 124 YEARS IN THE MAKING

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The Godrej story began in 1897, with the manufacturing of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries and the hearts of millions of people in India and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that was laid 124 years ago.




Actual photograph of Godrej One, Mumbai

## A LEGACY BUILT ON TRUST

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In 1943, Pirojsha Godrej laid the foundation for the sprawling industrial garden township now called Pirojshanagar in the suburbs of Mumbai, where the Godrej Group has its headquarters. Since the establishment of The Soonabai Pirojsha Godrej Foundation in 1943, Godrej has owned and cared for the largest privately managed belt of mangroves in Mumbai. Godrej's conservation efforts include on-site protection of the mangrove ecosystem, regular plantation programmes and management of a mangrove nursery. Over the next 50 years, we see Vikhroli transforming into a green industrial township that cares for its people and environment.

Actual photograph of Vikhroli



# CRAFTING EXCLUSIVE LIVING SPACES SINCE 1990

Each development by Godrej Properties comes from this rich 124-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

- India's largest publicly-listed developer by booking value over the past five years.
- Successfully delivered over 1.85 million square metre of real estate in the past five years.
- Over 250 awards received - including 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report.



MahaRERA Registration No. Godrej Urban Park : P51800028364;  
 Godrej Exquisite: P51700024496; Godrej Emerald: P51700000120;  
 Godrej Nirvaan: P51700022148; Godrej Upavan: P51700027436;  
 Godrej Tranquil: P51800000812; Godrej Nest: P51800022159;  
 Godrej Prime: P51800000519; Godrej Central: P51800001107;  
 Godrej City, Panvel Phase-1: P52000001298; Golf Meadows at Godrej City:  
 P52000018146; The Highlands, Godrej City: P52000026790; Godrej Vihaa:  
 P51700002689, P51700002442, P517000008346; Sky Gardens at Godrej  
 Vihaa: P51700013329; Godrej RKS: P51800023915; The Trees:  
 P51800000165/P51800000161; Godrej Origins: P51800000158; Godrej  
 Platinum: P51800013802. Godrej Riviera Phase 1 : P51700032552.  
 All available at <http://maharera.mahaonline.gov.in>

1 Sq. M. = 10.76 Sq. Ft.

Source: Google Maps. Map not to scale.

- Current Projects
- Completed Projects
- Launch Project

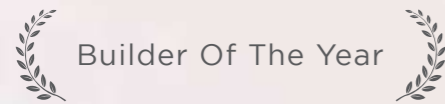


**COMMITMENT TO**  
**SUSTAINABILITY WITH**  
**THE PROMISE OF QUALITY**

Since 2010, we're committed to ensuring that every single project we develop will be a certified green building. Godrej Properties' many projects have received LEED Platinum certifications, globally recognized as the leading sustainability recognitions. Godrej Garden City (Ahmedabad) is one of the only 2 projects in India and 16 worldwide, chosen by The Clinton Foundation to partner them in achieving a climate positive development. Godrej BKC is the only LEED Platinum-rated building in India's leading commercial district.

## OUR SUCCESS OVER THE YEARS

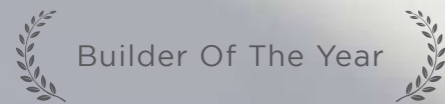
In recent years, Godrej Properties has received over 250 awards and recognitions.



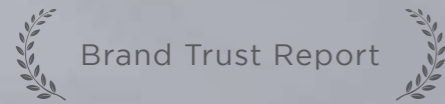
CNBC - Awaaz Real Estate Awards 2019



8<sup>th</sup> Annual Construction Week India Awards 2018



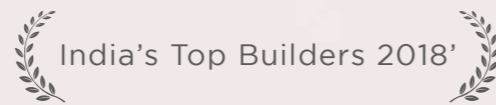
CNBC - Awaaz Real Estate Awards 2018



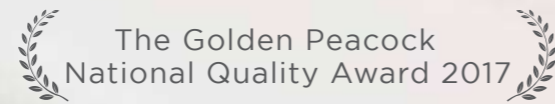
The Most Trusted Real Estate Brand In The 2019



The Economic Times



Construction World Architect and Builder (CWAB) Awards 2018



Institute Of Directors  
27<sup>th</sup> World Congress On Business Excellence And Innovation



## CHANDIVALI-POWAI ITS A GOOD PLACE TO BE

Welcome to Chandivali-Powai. A scenic place resting in the heart of a bustling city. While being close to all the comforts of a city, yet surrounded by hills and greenery, Chandivali-Powai has scaled as a preferred residential hub for many. Infact, it's one of Mumbai's best kept secrets when it comes to connectivity, convenience and quality of life, Chandivali-Powai ticks all the boxes in favour of a balanced lifestyle. Surrounded by scenic views and ample greenery, it's the perfect place to live an unruffled and blissful life in an address that's at the heart of all that's good. And what's more, Chandivali enjoys great connectivity to different parts of the city and very soon it will get even better.

## TOP-NOTCH SOCIAL INFRASTRUCTURE.

### SCHOOLS & COLLEGES

- EuroKids Preschool, Powai 2.0 kms 6 mins\*
- Hiranandani Foundation School 2.1 kms 7 mins\*
- Bombay Scottish High School 2.0 kms 7 mins\*
- IIT Mumbai (Powai) 3.7 kms 7 mins\*
- ICFAI Business School 3.1 kms 10 mins\*
- Poddar International School 3.4 kms 11 mins\*

### BUSINESS PARKS

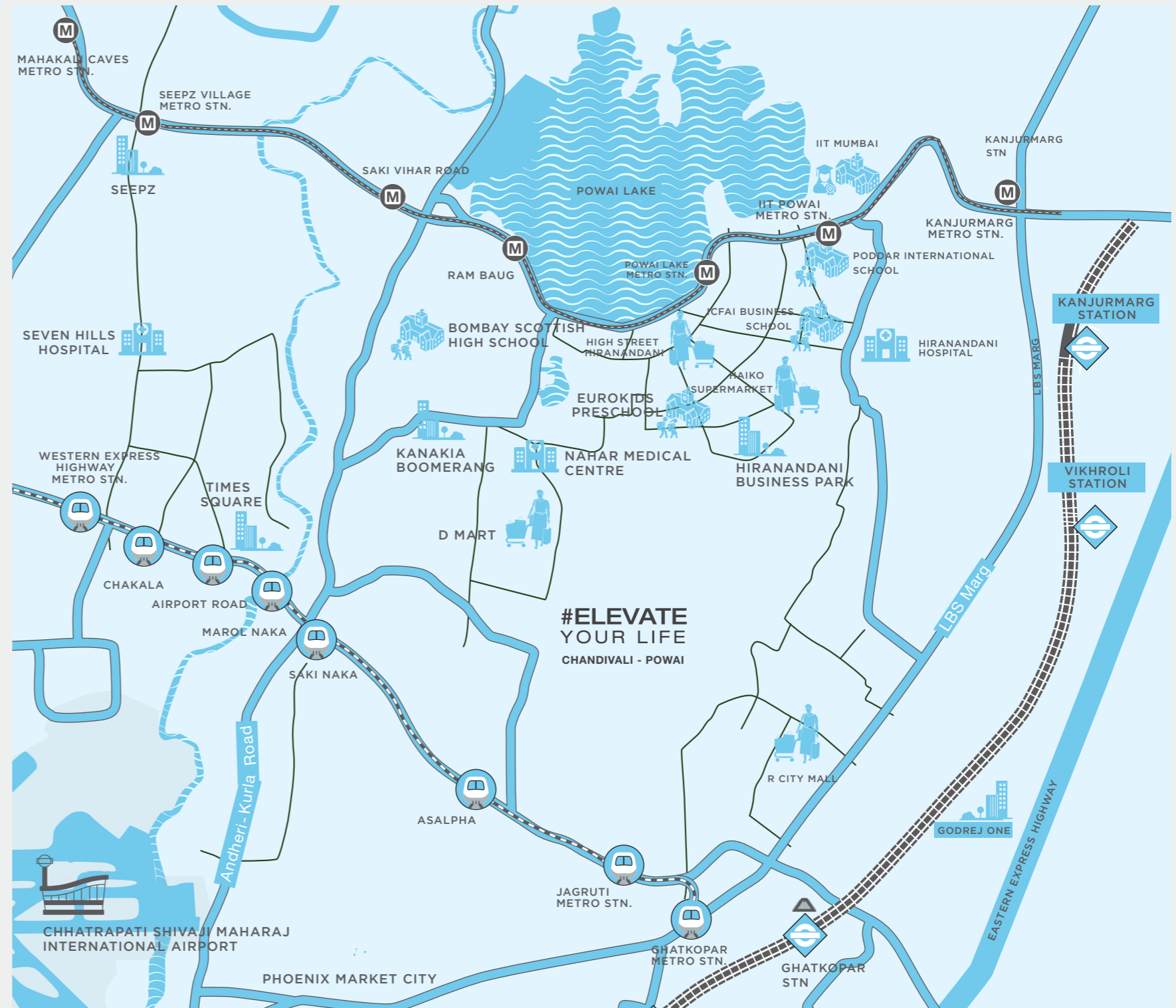
- Kanakia Bommerang, Chandivali 1.7 kms 5 mins\*
- Hiranandani Business Park, Powai 2.7 kms 9 mins\*
- Times Square, Marol 3.9 kms 9 mins\*
- SEEPZ, Andheri East 4.8 kms 12 mins\*
- Godrej & Boyce, Vikhroli 6.8 kms 20 mins\*

### MALLS & SHOPPING CENTRE

- DMart, Chandivali 0.9 kms 3 mins\*
- High Street Hiranandani, Powai 1.8 kms 6 mins\*
- Haiko Supermarket, Powai 2.5 kms 6 mins\*
- R City Mall, Ghatkopar 4.7 kms 14 mins\*
- Pheonix Market City, Kurla 6.1 kms 16 mins\*

### HOSPITALS

- Nahar Medical Centre, Chandivali 1.1 kms 4 mins\*
- Hiranandani Hospital, Powai 3.3 kms 11 mins\*
- Seven Hills Hospital, Andheri East 5.2 kms 14 mins\*



Source: Google Maps. Map not to scale.

<sup>^</sup><https://mvrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>The upcoming infrastructure facilities mentioned in the document are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. \*The above time mentioned are drive times. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2021 at 6 am.



## AT THE HEART OF CONNECTIVITY



METRO LINE-1 STATIONS



UPCOMING METRO LINE-6 STATIONS<sup>^</sup>



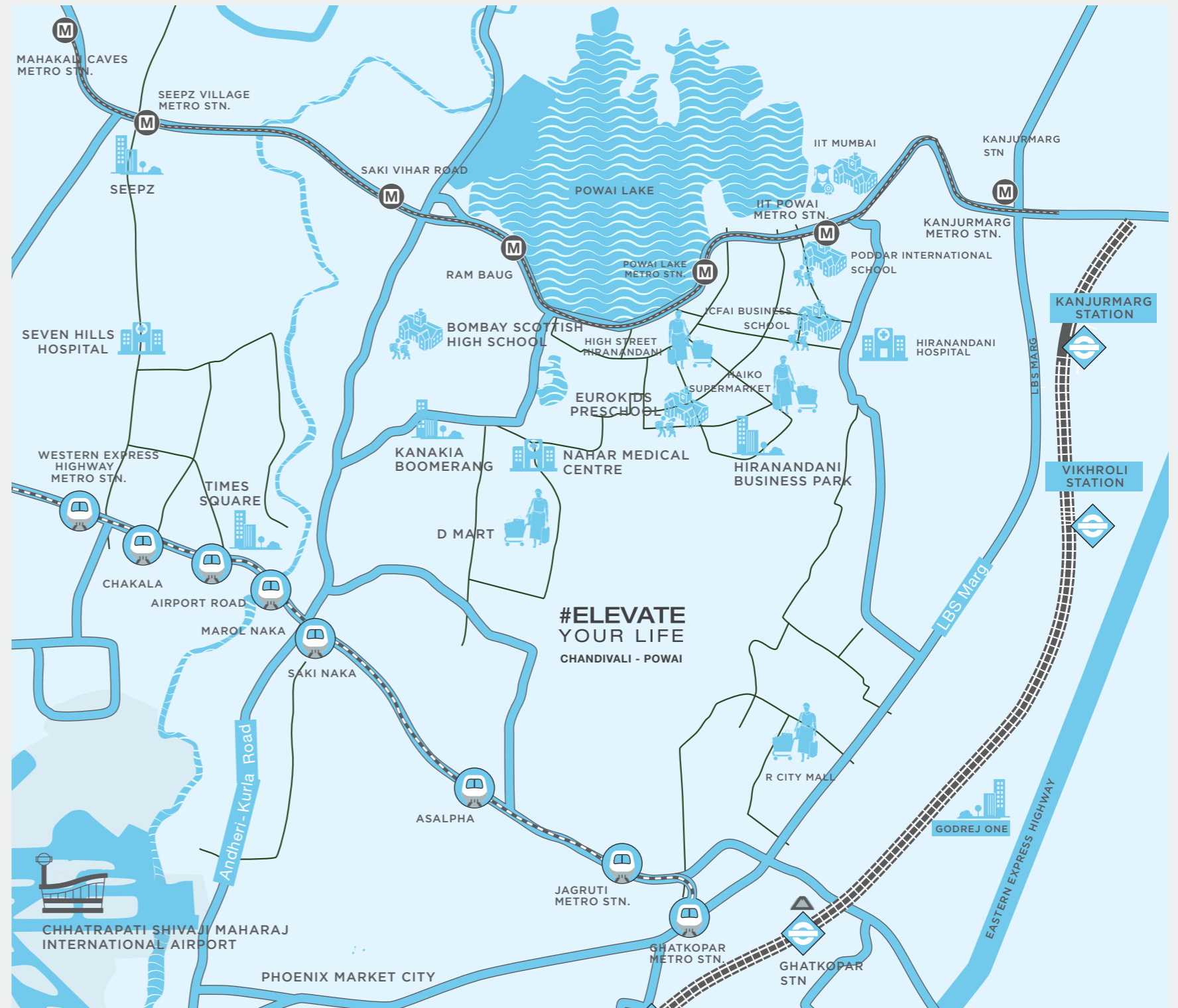
RAILWAY STATIONS



WESTERN & EASTERN EXPRESS HIGHWAY

- |  |         |         |
|--|---------|---------|
| • Powai Udyan Metro Station (Upcoming <sup>^</sup> ) | 2.3 kms | 7 min*  |
| • Asalpa Metro Station                               | 2.8 kms | 7 min*  |
| • Saki Naka Junction Metro Station                   | 3.2 kms | 8 min*  |
| • L&T Powai junction                                 | 3.2 kms | 9 min*  |
| • LBS-JVLR junction Kanjurmarg                       | 5.1 kms | 12 min* |
| • Eastern Express Highway                            | 5.1 kms | 14 min* |
| • International Airport                              | 5.6 kms | 14 min* |
| • Vikhroli Railway Station                           | 6.4 kms | 15 min* |
| • Western Express Highway (Bisleri Signal)           | 8.0 kms | 16 min* |

<sup>^</sup><https://mmrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>The upcoming infrastructure facilities mentioned in the document are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. \*The above time mentioned are drive times. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2021 at 6 am.



Source: Google Maps. Map not to scale.

# KEEPING YOU CLOSE TO ALL THE GOOD THINGS IN LIFE

Chandivali-Powai enjoys great rail connectivity. It is close to the Saki Naka Metro station (4 km) on the Versova-Andheri-Ghatkopar elevated metro corridor (Blue Line 1). Two under-construction metro corridors, Colaba-Bandra-SEEPZ Line (Aqua Line 3) and Lokhandwala-Jogeshwari-Vikhroli-Kanjurmarg Line (Pink Line 6), will connect the locality at MIDC and Powai Lake stations, respectively.

**Well-connected to Western & Eastern Express Highway**  
**8 minute^ drive time to Saki Naka Metro Station and Asalpha Metro Station**



**The upcoming Metro Line 6\*** will be ready by 2021-22: Lokhandwala-Jogeshwari-Vikhroli-Kanjurmarg Line Lokhandwala-Jogeshwari-Vikhroli-Kanjurmarg Line will boost public transport.

**The 14.47-kms\* Metro Line 6 Corridor will have 13 stations.**

8 minute\* drive time to Saki Naka In a status report by Mumbai Metropolitan Region Development Authority's (MMRDA), trial runs for Metro line 6 will be carried on from December 2021.



Source\*: <https://mmrda.maharashtra.gov.in/metro-line-1>, <https://mmrda.maharashtra.gov.in/documents/10180/9283015/Metro+Line+6+DPR/17c5ed14-e9fb-4920-9521-02eebb25c4a9>  
 Disclaimer: The upcoming infrastructure facilities mentioned are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. The above time mentioned are drive times. Drive time^ refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2020 at 6 am.

# A HOME THAT CONNECTS YOU TO ALL THAT'S GOOD

Drive your children to school at  
Bombay Scottish High School -  
7 minute\* drive time\*

Fly to your next  
destination,  
International Airport  
- 14 minute\* drive time

Hassle-free commute to  
work at BKC -  
24 minute\* drive time



**GODREJ  
URBAN PARK**



Retail therapy at its  
best at the upcoming  
High Street Retail at  
Godrej Urban Park

All your daily needs around  
the corner (Haiko  
Supermarket & DMart)  
- 6 minute\* drive time



Enjoy a walk at  
Powai Lake Promenade -  
5 minute\* drive time

Disclaimer: Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23<sup>rd</sup> December 2020 at 6 am.



Stock image for representation purpose only.



## A NEIGHBOURHOOD THAT ENSURES WORK-LIFE BALANCE

Chandivali-Powai is nestled amidst the IT zone of Andheri East and the commercial zone of Powai. This tranquil location is also home to several IT multinational corporations, banks and educational institutions, making it an ideal location to live, work and play.

COMMERCIAL/OFFICE SPACE	LEAST ROAD DISTANCE (KM)	AVG. TIME* (MIN)
Hiranandani Business Park	2.7 Km	8 min
Supreme Business Park	2.6 Km	8 min
Kanakia Boomerang	1.7 Km	5 min
Times Square	2.7 Km	9 min
Kailash Corporate Lounge	4.0 Km	12 min
SEEPZ	4.8 Kms	12 min
BKC	9.4 Km	24 min

\*Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd December 2020 at 6 am.

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# LAUNCHING 3 SIGNATURE TOWERS<sup>9</sup> AT GODREJ URBAN PARK



Artist's impression. Not an actual site photograph.

ELEVATE YOUR LIFE   
AT GODREJ URBAN PARK

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They say home is where the heart is. And the heart is where all the good things are at. So, we've created a place just for you. In the heart of the city. In the heart of good things. Love and laughter, happiness and peace, comforts and luxuries. It has everything your heart desires, served right by your side. With a the Rooftop Annexe, the Urban Resort Annexe and the Green Park Annexe - All the good things in life await you with open arms and an open heart.

THE   
HEART  
OF GOOD  
THINGS



# ENJOY 3 LEVELS OF HAPPINESS AT GODREJ URBAN PARK

## ROOFTOP ANNEXE

- Play Areas
- Entertainment Zone
- Hammock Park
- Work Station
- Yoga Zone

## URBAN RESORT ANNEXE

- Swimming Pool
- Pool Side Deck
- Meditation Zone
- Gymnasium
- Spa Room

## GREEN PARK ANNEXE

- Fruit Orchard
- Clean Air Zone\*\*
- Miyawaki Forest##
- Lush Vertical Green
- Private Organic Garden

\*\*Clean Air Zone is a product of Evergreen Systems India Pvt. Ltd. and certified by CSIR- National Physical Laboratory which shall be installed in a portion in the landscape area of the Project. The Developer shall not be liable and/or responsible for the representations of whatsoever nature made with regard to the technology, efficiency, etc. of the Clean Air Zone product.

##The Developer endeavours to develop forest using Miyawaki technique on a portion of project land admeasuring approximately 400 square meters as per the sanctioned approvals.

## LIFE AT THE ROOFTOP ANNEXE PINNACLE OF ALL THINGS GOOD

Whether it's a quiet evening with your family or a chill night out with friends, you're bound to have a fine experience. A rooftop lounge with a party deck under the stars ensures a good time for you with your loved ones.







STAR GAZING DECK



LIFE-SIZE CHESS



ENTERTAINMENT ZONE



HAMMOCK PARK



PARTY DECK



WORKPODS



READING NOOK



SENIOR CITIZENS SIT-OUT



YOGA AND MEDITATION ZONE

Stock images for representation purposes only

A woman with her hair in a bun is relaxing in a swimming pool. She is leaning her head against a white towel rolled up on the edge of the pool, which is decorated with two yellow and white flowers. The background shows a white wall and some green foliage.

## LIFE AT THE URBAN RESORT ANNEXE

### IT'S WHERE THE GOOD LIFE STAYS

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Complete with 25+ amenities like swimming pool, gym and spa, it's the perfect place to unwind and indulge in some fun leisure activities. From a place to relax to a place to indulge, find all the good things here.



KID'S PLAY AREA



BASKETBALL COURT



SWIMMING POOL



KID'S POOL



POOL DECK



YOGA & MEDITATION AREA



WORK PODS



REFLEXOLOGY GARDEN



POOL-SNOOKER ROOM



SPA



GYMNASIUM

A man and a woman are jogging on a paved path in a park. The woman is on the left, wearing a light blue tank top, white shorts, and yellow sneakers. The man is on the right, wearing a blue t-shirt, black shorts, and white sneakers. They are both smiling and looking towards the camera. The background is a lush green park with trees and grass.

## LIFE AT THE GREEN PARK ANNEXE

### EXPERIENCE THE GOODNESS OF GREENS

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Where a Miyawaki forest, a jogging track and vast expanses of greens keep your well-being on track. Experience all the good things that nature has in store for you.

Stock image for representation purposes only

Miyawaki Forest The Developer endeavours to develop forest using Miyawaki technique on a portion of project land admeasuring approximately 400 square meters as per the sanctioned approvals.



FRUIT ORCHARD



Artist's Impression. Not an actual site photograph.

MIYAWAKI FOREST\*



NATURE SIT OUT



HERB SPICE & FLOWER GARDEN



LEISURE LAWN



CLEAN AIR ZONE\*\*

Stock images for representation purposes only

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WHERE THE GOODNESS OF A BALCONY   
CAN BE EXPERIENCED AT HOME

Your luxury home here comes with a private sundeck. A place perfect for little adventures with your loved ones. Wake up each day, soak in the warmth of the sun and spend relaxed evenings sipping coffee with your loved ones.

Stock image for representation purposes only. Balcony is present in select units only.



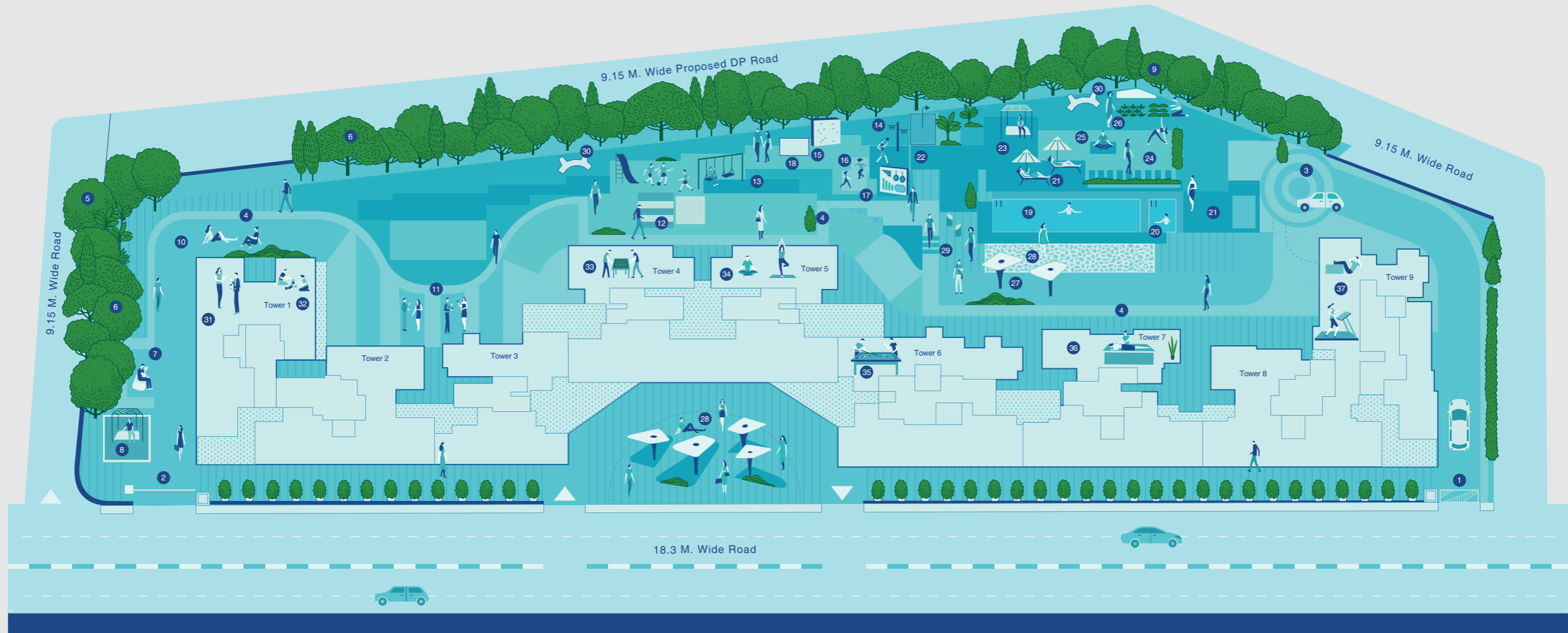
## GET CLOSER TO CONVENIENCES

At Godrej Urban Park, life is super convenient.

Get everything you need, easily, with a thoughtfully curated Retail Avenue. Ranging from a pharmacy to general store and high-end retail, here everything is just around the corner.

Artist's Impression. Not an actual site photograph.

# MASTER LAYOUT PLAN



## Outdoor Amenities

- 1 Main Entrance
- 2 Entrance Gate Area
- 3 Drop Off
- 4 Walking Trail
- 5 Fruit Orchard
- 6 Forest Area
- 7 Nature Sit Out
- 8 Senior Citizens Seating Area
- 9 Herb Spice & Flower Garden
- 10 Leisure Lawn
- 11 Event Plaza
- 12 Kids Play Area
- 13 Swing Park
- 14 Basket Ball Pole
- 15 Rock Climbing Wall

- 16 Toddlers Play
- 17 Music Wall
- 18 Feature Wall
- 19 Swimming Pool
- 20 Kids Pool
- 21 Pool Deck
- 22 Open Shower & Changing Area
- 23 Lounge Seating
- 24 Stepping Stones
- 25 Yoga & Meditation Area
- 26 Work Station
- 27 Reflexology Garden
- 28 Feature Structures
- 29 Youngster's Sit Out
- 30 Clean Air Zone

## Indoor Amenities ( At Stilt level)

- 31 Recreation Hall
- 32 Recreation Zone for Kids
- 33 Indoor Games Room
- 34 Yoga Room
- 35 Pool-Snooker Room
- 36 Spa Room
- 37 Gymnasium



Artist's Impression. Not an actual site photograph.

No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project.



THE BEST CHAPTERS  
OF YOUR LIFE BEGIN HERE

It's time to walk into a home that puts you first. It's time to enjoy an out of the world experience at a home that offers you the best of city life. Come enjoy life at #TheHeartOfGoodThings.



Artist's impression. Not an actual site photograph.