

GODREJ UPAVAN
THANE EXTENSION

The
Garden
of more 



The project is registered as Godrej Upavan under MahaRERA No. P51700027436 available at <http://maharera.mahaonline.gov.in>. The project is being developed by "Prakhhyat Dwellings LLP" in which Godrej Properties Limited is a partner. The sale is subject to terms of the Application Form and the Agreement, including specification. 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 / offer prior to making any purchase decisions. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website. The upcoming infrastructure facilities mentioned in this document are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of the facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same.



A *legacy*

123 years
in the making.

A *Legacy* built on trust

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 Image



Actual photograph of Vikhroli Mangroves

Crafting

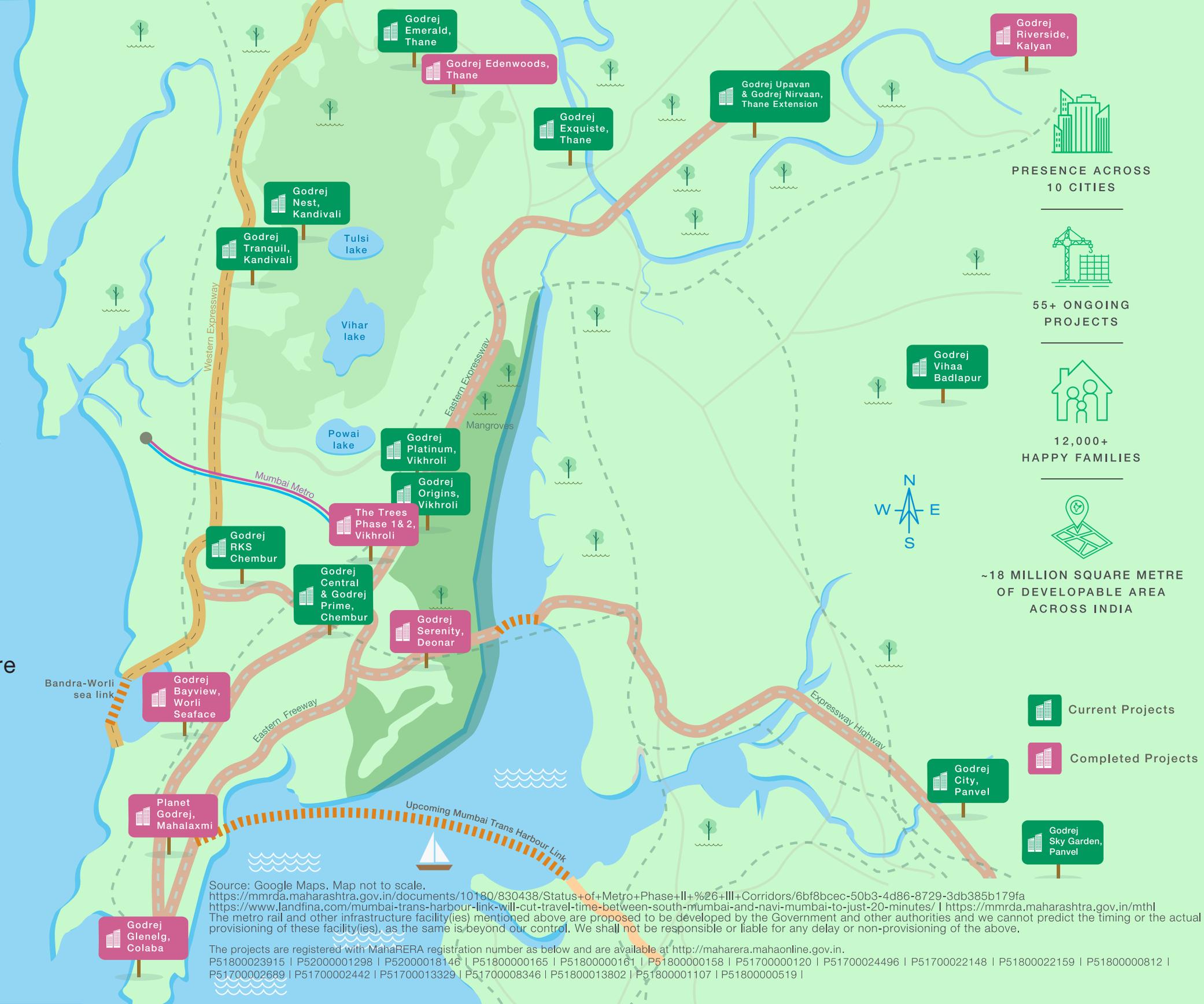
exclusive living spaces since 1990.

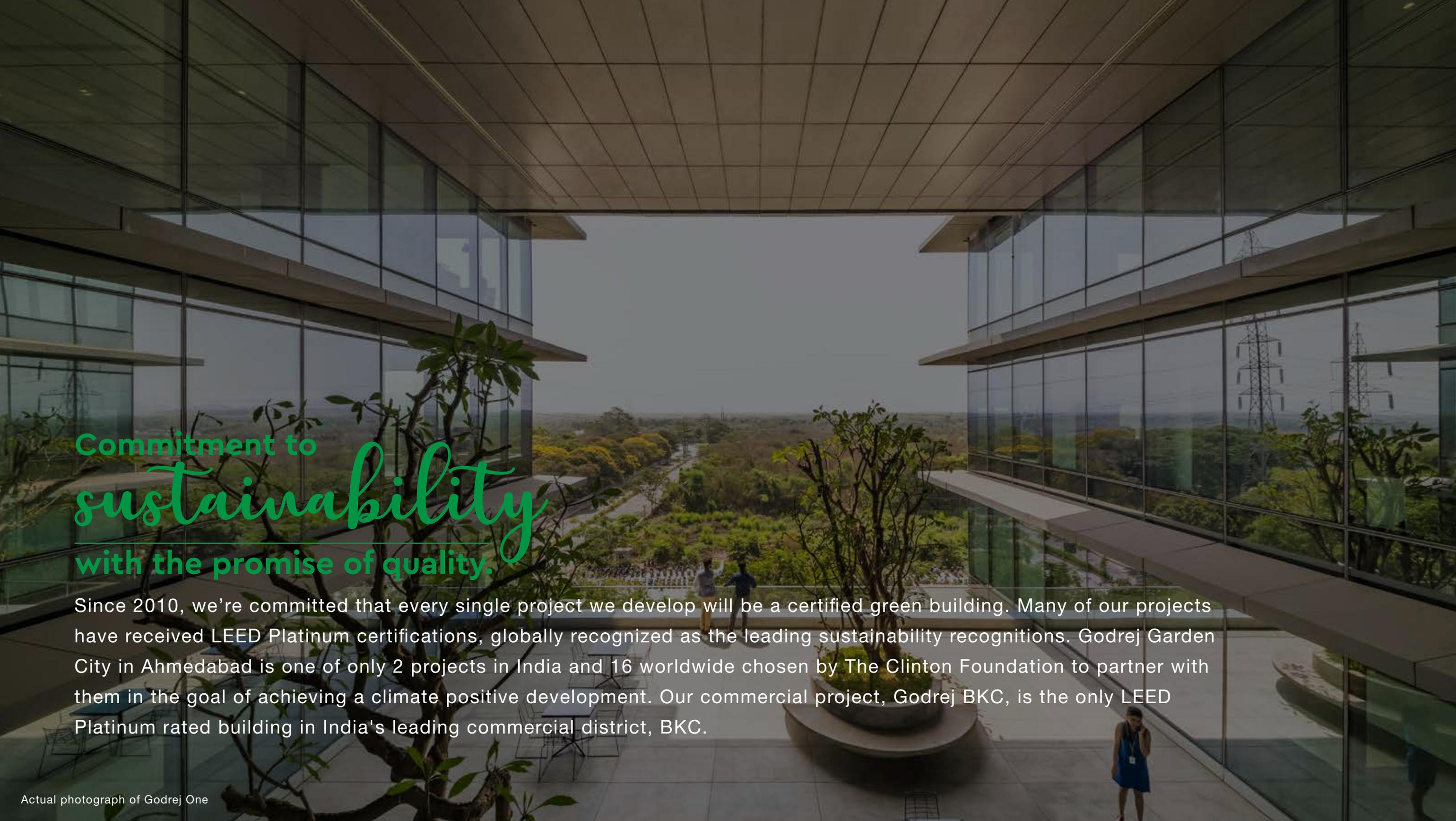
Each development by Godrej Properties comes from this rich 123-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

India's largest publicly listed developer by booking value over the past five years.

Successfully delivered over 2 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.





Commitment to
sustainability
with the promise of quality.

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

Our success over the years.

Godrej Properties has been felicitated with over 250 awards and recognitions.



**The Most Trusted
Real Estate Brand**

Brand Trust Report, 2019



**Real Estate
Company of the Year**

**9th Annual Construction
Week India Awards 2019**



**Best Real Estate
Brand 2018**

The Economic Times



**Builder
of the Year**

**CNBC - Awaaz Real Estate
Awards 2018**



**India's Top
Builders 2018'**

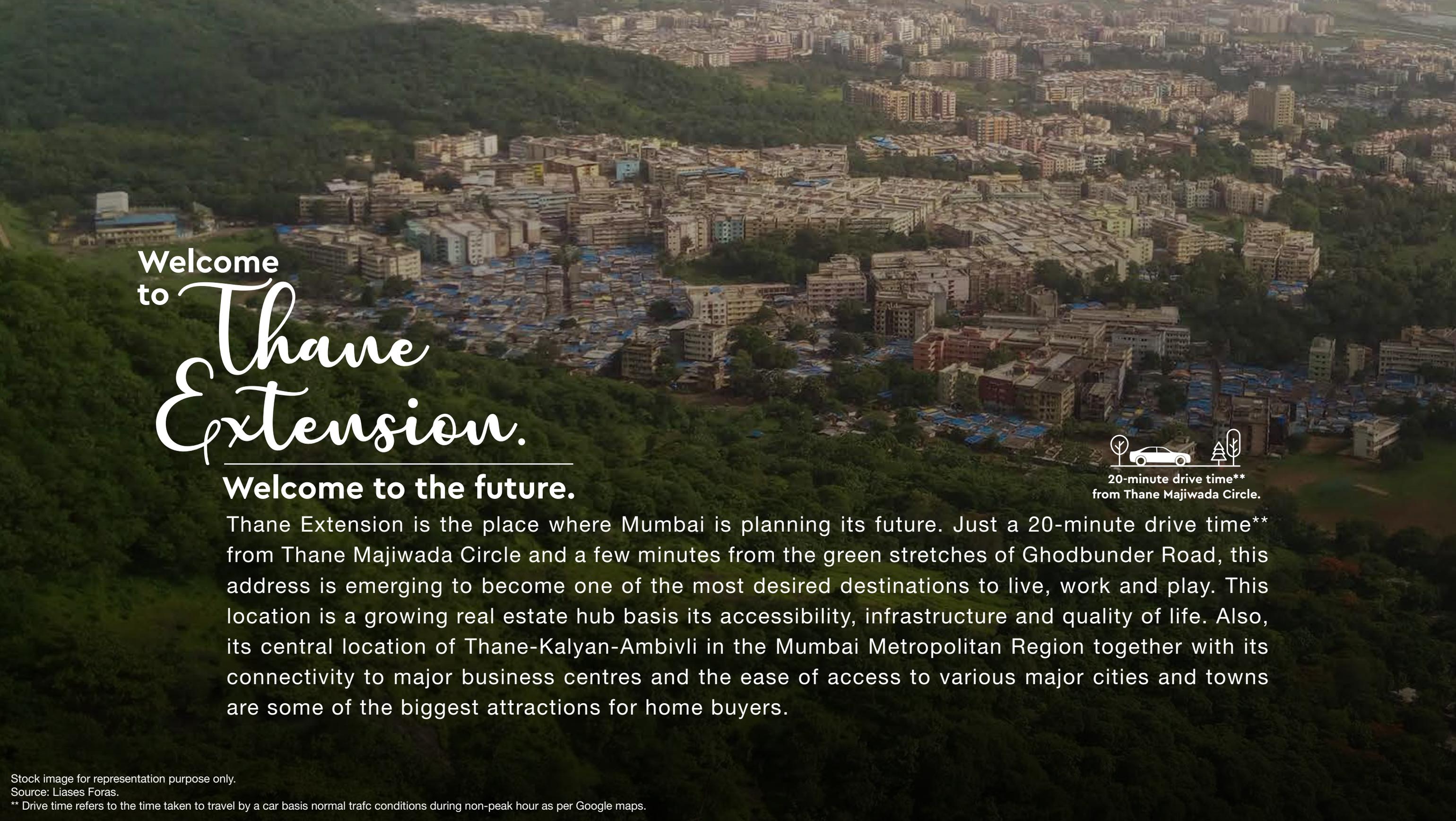
**Construction World Architect
and Builder (CWAB) Awards 2018**



**The Golden Peacock
National Quality Award 2017**

**Institute of Directors
27th World Congress on Business
Excellence and Innovation**





Welcome
to *Thane
Extension.*

Welcome to the future.

Thane Extension is the place where Mumbai is planning its future. Just a 20-minute drive time** from Thane Majiwada Circle and a few minutes from the green stretches of Ghodbunder Road, this address is emerging to become one of the most desired destinations to live, work and play. This location is a growing real estate hub basis its accessibility, infrastructure and quality of life. Also, its central location of Thane-Kalyan-Ambivli in the Mumbai Metropolitan Region together with its connectivity to major business centres and the ease of access to various major cities and towns are some of the biggest attractions for home buyers.



20-minute drive time**
from Thane Majiwada Circle.

The hub of Tomorrow invites you to settle down.

Thane Extension is an address that gives more to its residents. It has consistently maintained a compounded Annual Growth Rate (CAGR) of greater than **20%** in the last 5 years, and this growing location has been attracting a lot of new home-buyers.

From 2013 to 2019, Thane Extension has seen a hike of **254%** in the number of flats bought as opposed to Thane that has seen just **148%** growth.



Tomorrow's

even better at Thane Extension.



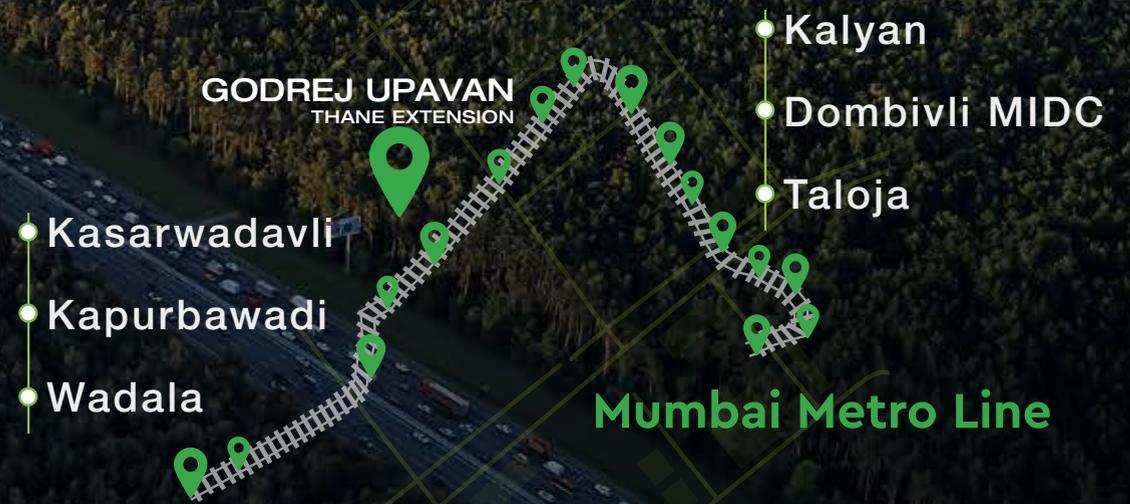
Upcoming Mumbai Metro Line 5¹

Metro Line 5 will run from Thane to Kalyan, through Bhiwandi.

Improved connectivity to thane

MMRDA on 7th Aug, 2019 announced the construction of Metro Line 5 to start post monsoon.[#]

**Metro Line 5
will be connected with
Metro Line 4 and
Metro Line 12***



1. <https://www.hindustantimes.com/mumbai-news/metro-lines-4-and-5-to-be-linked-at-station-in-thane/story-ExLA0iRu8QWQnm16T5v0QJ.html>

*<https://www.moneylife.in/article/maharashtra-clears-three-new-metro-routes-worth-rs24000-crore-for-mumbai/57748.html>

#<https://indianexpress.com/article/cities/mumbai/mumbai-thane-bhiwandi-kalyan-metro-construction-start-after-monsoon-5884119/>

More _____
connections
with the world.



THANE-DOMBIVLI BRIDGE

The proposed 980-mt bridge will reduce travel time from Mankoli to Dombivli to 5 minutes.*



8 LANE 126 KM LONG VIRAR ALIBAUG CORRIDOR

Over 330 hectares of land have been earmarked for this project.²

MMRDA has planned a 126 km long, 8 lane corridor, from Virar to Alibaug which will connect important towns such as Virar, Panvel, Bhiwandi, Kalyan, Pen, Uran and Alibaug.

*<https://maharashtratimes.indiatimes.com/maharashtra/thane-kokan-news/thane/new-contractor-for-mankoli-bridge/articleshow/66940395.cms>

2. <https://www.hindustantimes.com/mumbai-news/virar-alibaug-corridor-in-fast-lane-maharashtra-gov>

Stock image for representation purpose only.

More _____
connections
with the world.



THE KALYAN BUSINESS DISTRICT

This project will come up in partnership with the South Korean government and will be completed by 2028 with an investment of ₹56,676 cr.³



Samruddhi Mahamarg

The 701 km long expressway will connect Thane to Nagpur and will reduce the travel time to 8 hrs from current travel time of 14 to 15 hours (Mumbai to Aurangabad in 4 hrs and Aurangabad to Nagpur in 4 hrs).⁴

3. <https://epaper.timesgroup.com/Olive/ODN/TimesOfIndia/shared/ShowArticle.aspx?doc=TOIM%2F2018%2F04%2F07&entity=Ar05503&sk=E73935FF&mode=text>

4. <https://www.financialexpress.com/infrastructure/roadways/mumbai-nagpur-super-communication-expressway-route-length-maharashtra-samruddhi-mahamarg/1444512/>

<https://indianexpress.com/article/india/40-pc-work-on-samruddhi-corridor-completed-623-km-stretch-to-be-operational-by-dec-2021-6529858/>

Stock image for representation purpose only.

Where life gives you so much more than what you've ever expected.

Your home at Godrej Upavan comes with **2 hectares of greens and over 50 lifestyle amenities.** It has everything you want in a home and many other things, just to surprise you every single day. The greens around your home offer you so much more than what you've ever expected from life. So, come settle down in the garden of more.



2 hectares of greens is part of the larger development and not exclusive to Godrej Upavan.

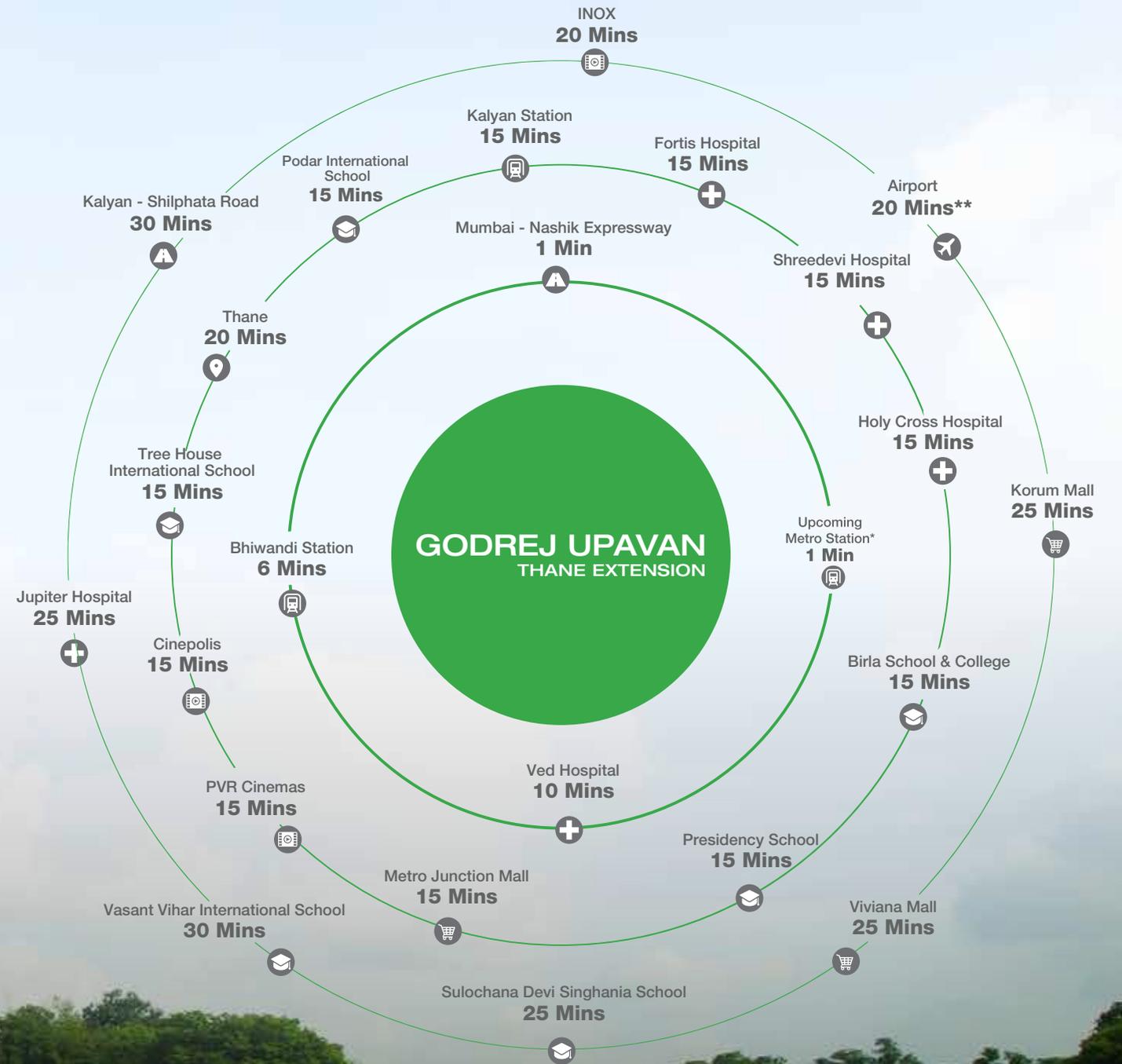
The Developer is constructing 4 buildings being building Nos. 7, 8, 9 and 10 comprising of stilt + 31 upper floors and 2 building being building No. 11 and 12 comprising of stilt + 9 upper floor. However, in order to further enhance design and infrastructure of the Project, the Developer intends to construct upto (i) 1 additional floor on the buildings Nos. 7, 8, 9 and 10 and (ii) 23 additional floors on building Nos. 11 and 12, thereby increasing the height of each of the buildings to Stilt + 32 upper floors from the potential available of the project land subject to receipt of necessary approvals from the relevant authorities. Sale will be subject to the terms of the application form and agreement for sale. Recipients are advised to apprise themselves of the necessary information of the project and offer prior to making any purchase decisions. Artist's impression. Not 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.

There's more of everything in Thane Extension.



EASY ACCESSIBILITY TO

Pune, Nashik, Goa and Ahmedabad



The above time shown are drive times. Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

Source: *<https://www.hindustantimes.com/mumbai-news/metro-lines-4-and-5-to-be-linked-at-station-in-thane/storyExLA0iRu8QWQnm16T5v0QJ.html>

**<https://economictimes.indiatimes.com/news/politics-and-nation/pm-narendra-modi-lays-foundationstone-of-navimumbai-international-airport /articleshow/62970239.cms>

Stock image for representation purpose only.

Location Map



	NATIONAL HIGHWAY
	ROAD
	PROPOSED METRO LINE
	LANDMARK
	METRO STATION
	HOSPITAL
	SCHOOL & COLLEGE
	MALL
	CINEMA HALLS

MAP NOT TO SCALE. SOURCE: GOOGLE MAPS.

*Source: <https://mnrda.maharashtra.gov.in/metro-line-5#>

Add more greens to life. _____

Every tower of Godrej Upavan is strategically designed along the periphery of the project, just to make sure that the residents enjoy maximum central green space. Also, our thoughtful design ensures that people have the most amazing views of the greens and the city from the comfort of their homes.



Master Layout Plan



AMENITIES ON GROUND

1. Music Garden
2. Sand pits for kids
3. Tree House with slides
4. Reflexology Walkway
5. Senior Citizen Area
6. Kids' Play zone
7. Baby + Toddlers' Play zone
8. Interactive fountain for kids
9. Multipurpose play court
10. Cricket Practice Pitch
11. Skating Bowl
12. Futsal Play Court
13. Fragrance Court
14. Feature Pavilion
15. Open Party Lawn
16. Surface Painting Area
17. Organic Plantation Area
18. Laughter Therapy Court
19. Meditation Court
20. Yoga Court
21. Pet Water Zone
22. Pet Park
23. Jogging/ Walking Track

AMENITIES ON MLCP & CLUB ROOF TOP

24. Community Style Seating Area
25. Cafe Style Seating Area
26. Barbeque Counter
27. Life Size Chess Board
28. Outdoor Board Games Area
29. Pool Side Deck with Sun Loungers
30. Swimming Pool - Kids
31. Swimming Pool - Adults
32. Pool Pavilion with Seating
33. Bio Pool
34. Pool Side Party Deck with Barbeque Counter
35. Party Lawn
36. Stretching Court
37. Outdoor Cross Fit Court
38. Outdoor Yoga Court
39. Outdoor Gym

AMENITIES ON RESIDENTIAL TOWER ROOF TOP

40. Seating Lounge
41. Barbeque Counter

42. Star Gazing Deck
43. Sky Gym
44. Yoga Deck (Not Provided in Tower T10)
45. Sky Meditation Pavilion (Not Provided in Tower T10)

AMENITIES IN CLUB HOUSE

46. Multipurpose Hall
47. Badminton Court
48. Creche
49. Library
50. Business Centre
51. Indoor Game Room
52. Gym

This is an artist's impression indicating the anticipated appearance of the 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

Welcome

**to a home that loves _____
to give you more of everything**

Your home at Godrej Upavan is nestled amidst vast expanse of greens and gives you over 50 ways to enjoy life. This is a world where the greens take the centre stage and offer you luxuries to make your everyday feel like a celebration. This is a home that loves to offer everything you need and anything you'll ever want, and so much more.

— *There's so much do at Godrej Upavan.* —



Grand clubhouse



**Convenience
Zone**



**Sports
Zone**



**Health
Zone**



**Kids
Zone**



**Sky
Zone**

There's
more To _____
indulgence than a dip in the pool.

Your home at Godrej Upavan comes with a state-of-the-art Clubhouse. This grand clubhouse doesn't just come with a magnificent pool, but also has luxuries that you've always dreamt of. It's a home that offers you enough and more ways to disconnect with the outside world.



Gym



Multipurpose
Hall



Badminton Court



Library



Business
Centre



Indoor Game
Room

Grand Clubhouse



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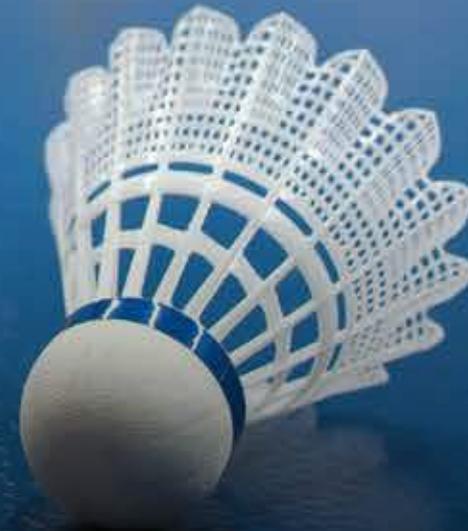


Gym



*Multipurpose
Hall*

Badminton Court





Library



Business Centre



Indoor Game Room



Convenience Zone

There's *more to* _____
conveniences than home delivery.

Once you move into Godrej Upavan, you'll never have to step out of your world, for anything. Here, we bring every convenience you'll ever need to your doorstep, just because we want you to live the most comfortable life.



24X7 Concierge Service[^]#



Shuttle Service#



Pharmacy#



ATM#



Retail Plaza#



Convenience Store#



Crèche#

Stock image for representation purpose only. #Part of larger development. Not exclusive to Godrej Upavan.

[^]The above services shall be on "No charge" basis. No Charge means the Service Provider shall NOT charge any money for the Services (as mentioned above) rendered by them to the flat purchasers of the Client. The flat purchasers need to pay only for the actual cost of the service availed (E.g. Actual price of movie ticket, Utility Bill amount, etc.) No transportation/incidental expenses are charged for the Services rendered. [Subject to Availability of the tickets/services & also depending on the acceptable mode of payment]



ATM

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Pharmacy

Stock image for representation purpose only.



Shuttle Service

Stock image for representation purpose only.



Retail Plaza

Stock image for representation purpose only.



Convenience Store

Stock image for representation purpose only.



Creche

Stock image for representation purpose only.

24/7

Concierge Service^{^#}

Everything you need
is just a call away.

- Bill Payment Service
 - Entertainment/Events
 - Gifting Services
 - Courier Services
 - Visas and Travel Ticket Booking
 - Banking Services
 - Pest Control
 - Handyman Service
- & more.

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**Sports
Zone**

There's
more to
sports than a game of cricket.

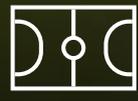
Why just play one sport when you can play many? The Sports Zone at Godrej Upavan lets you play your favourite game and also gives you a chance to learn many new ones. So, here's your chance to live your childhood, all over again.



Multipurpose
play court



Cricket
Practice Pitch



Futsal Play
Court



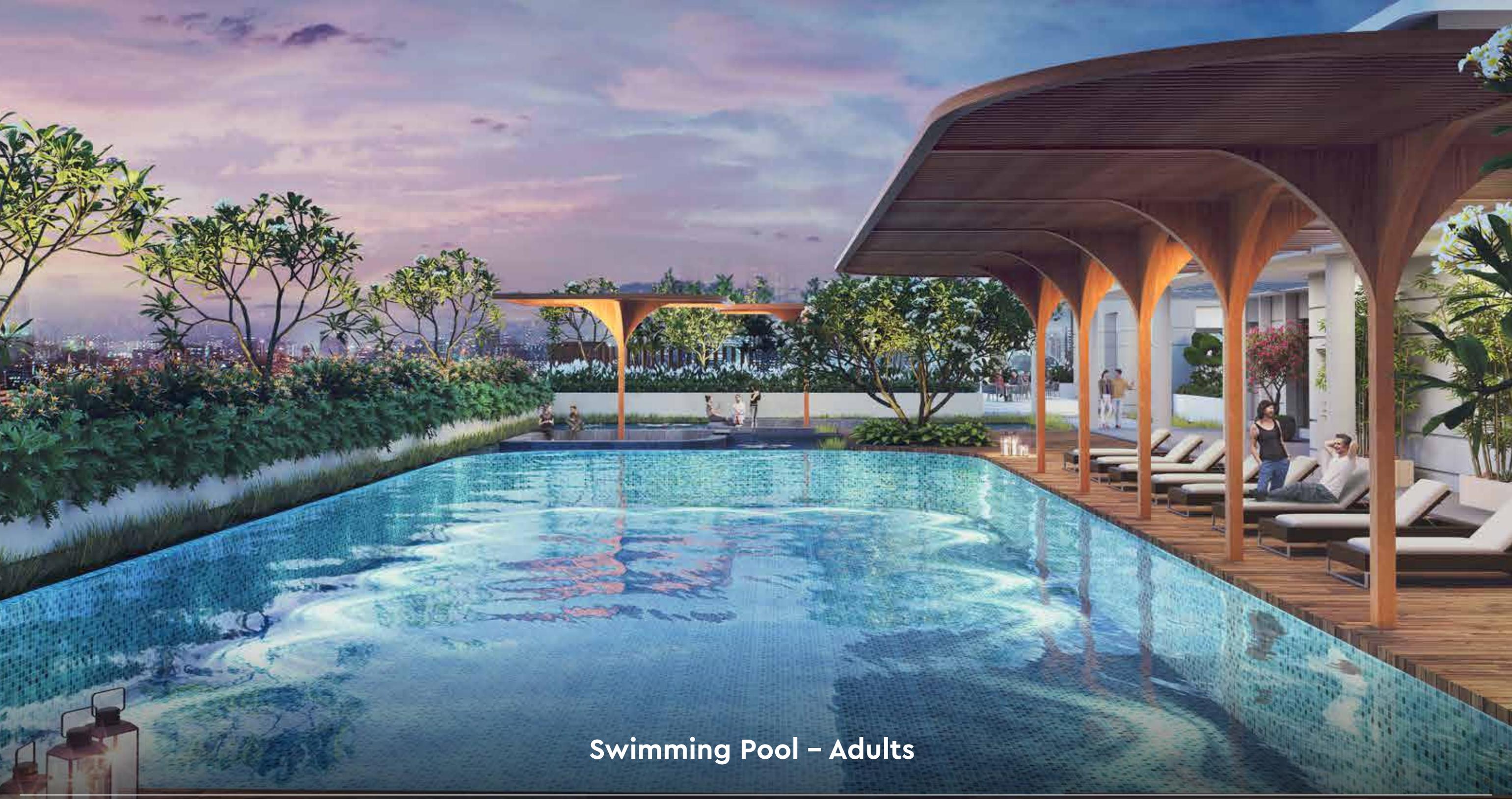
Swimming Pool
- Adults



Outdoor
Gym



Walking/Jogging
Track



Swimming Pool – Adults

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Multipurpose play court

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Cricket Practice Pitch

Artist impression. Not an actual site photograph.



Walking/Jogging Track

Artist impression. Not an actual site photograph.



Futsal Play Court

Artist impression. Not an actual site photograph.



Outdoor Gym

Artist impression. Not an actual site photograph.



Health
Zone

There's so *much more* to healthy living than a jog in the park.

Make health a priority at Godrej Upavan. We have designed a Health Zone to ensure you pursue a healthy life. Here, we offer you many green spaces to add fitness to your routine.



Reflexology
Walkway



Organic
Plantation Area



Yoga
Garden



Senior Citizen
Area



Laughter
Therapy Court



Bio
Pool



Music
Garden



Bio Pool

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Organic Plantation Area

Stock image for representation purpose only.



Yoga Court

Stock image for representation purpose only.



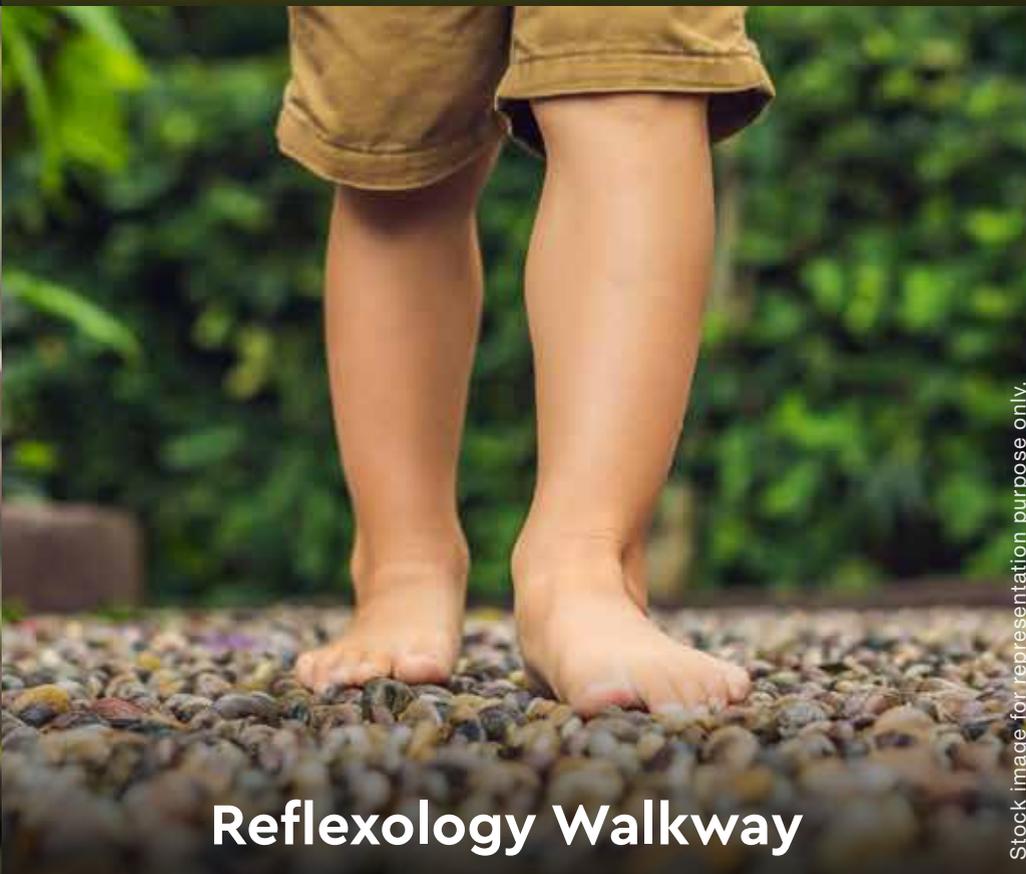
Senior Citizen Area

Stock image for representation purpose only.



Laughter Therapy Court

Stock image for representation purpose only.



Reflexology Walkway

Stock image for representation purpose only.



Music Garden

Stock image for representation purpose only.



**Kids'
Zone**



There's more _____ to your little one's playtime.

Your little one's playtime deserves more than parks and gardens. That's why at Godrej Upavan, we've built a wonderful Kids' Zone, to make sure that your kids have many more things to remember about their childhood.



Tree House
with slides



Swimming pool
for kids



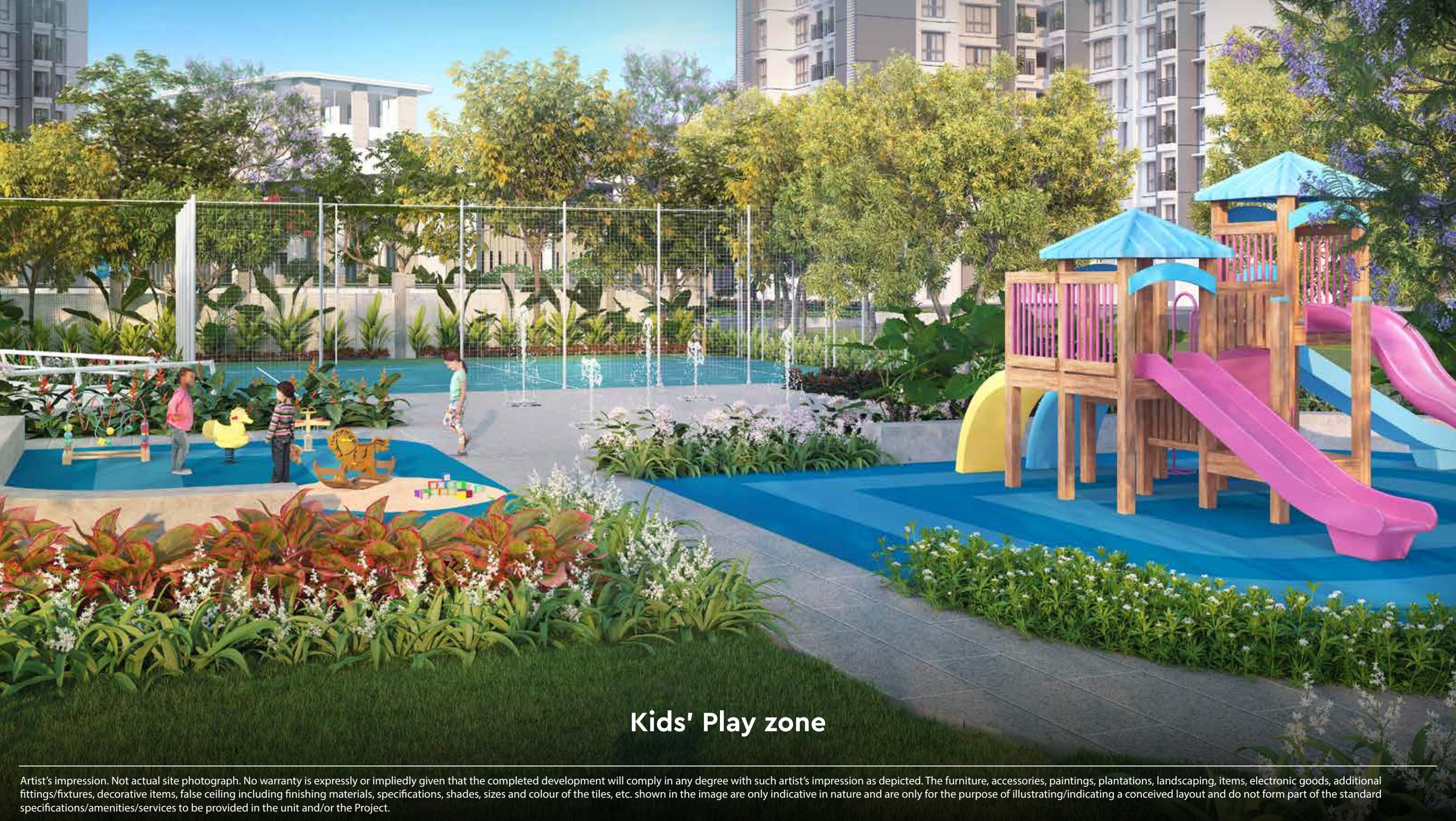
Interactive fountains
for kids



Skating
Bowl

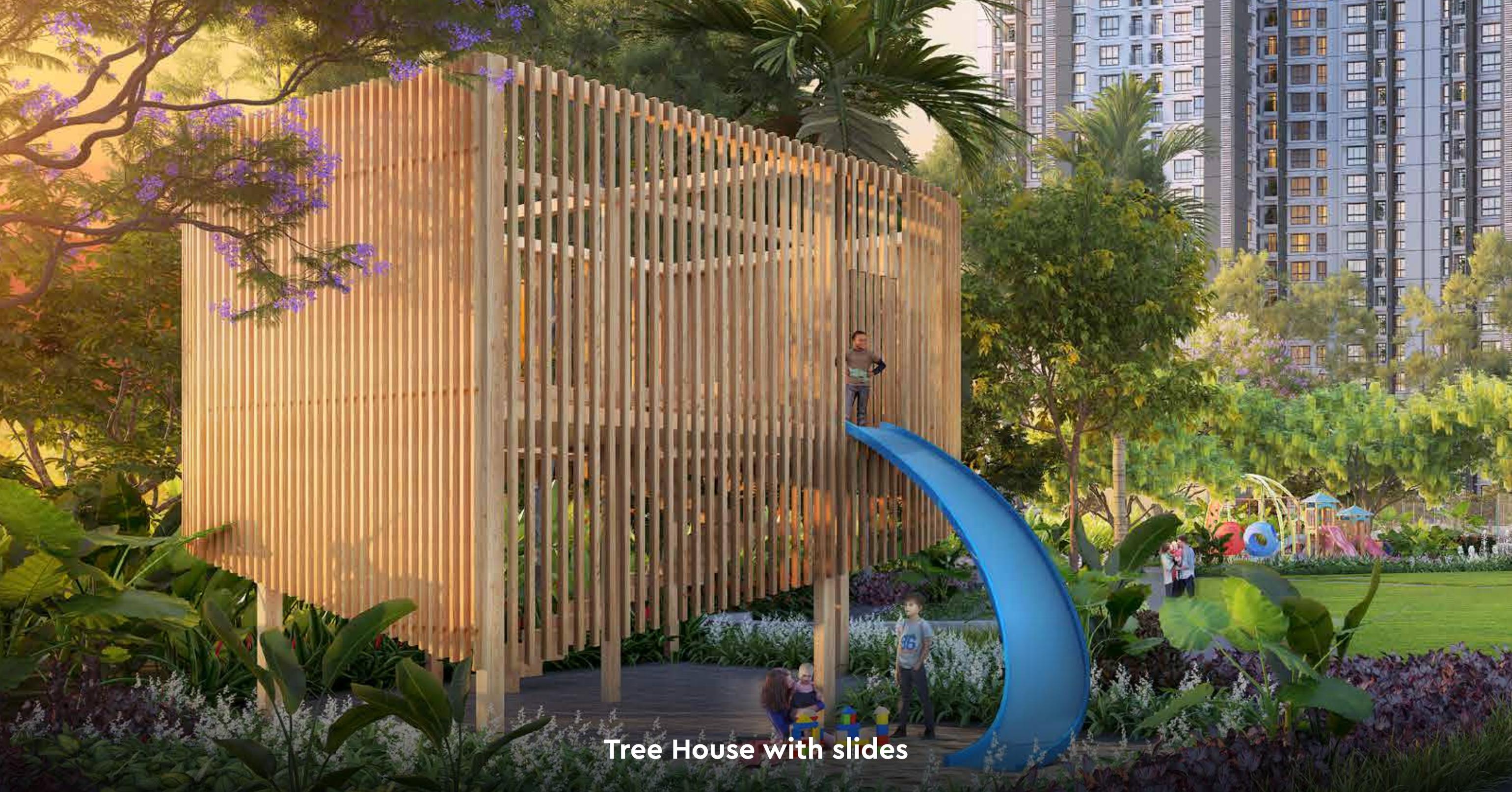


Kids'
Play zone



Kids' Play zone

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Tree House with slides

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Stock image for representation purpose only.

Interactive fountains for kids



Stock image for representation purpose only.

Skating Bowl



Stock image for representation purpose only.

Swimming Pool – Kids



Sky
Zone

There's
more to
rooftops than beautiful views.

Days are amazing, but evenings at Godrej Upavan are so much better. The Sky Zone at the rooftop offers you amazing spaces to spend quality time with the ones closest to you.



Star Gazing
Deck



Sky Meditation
Pavilion



Seating
Lounge



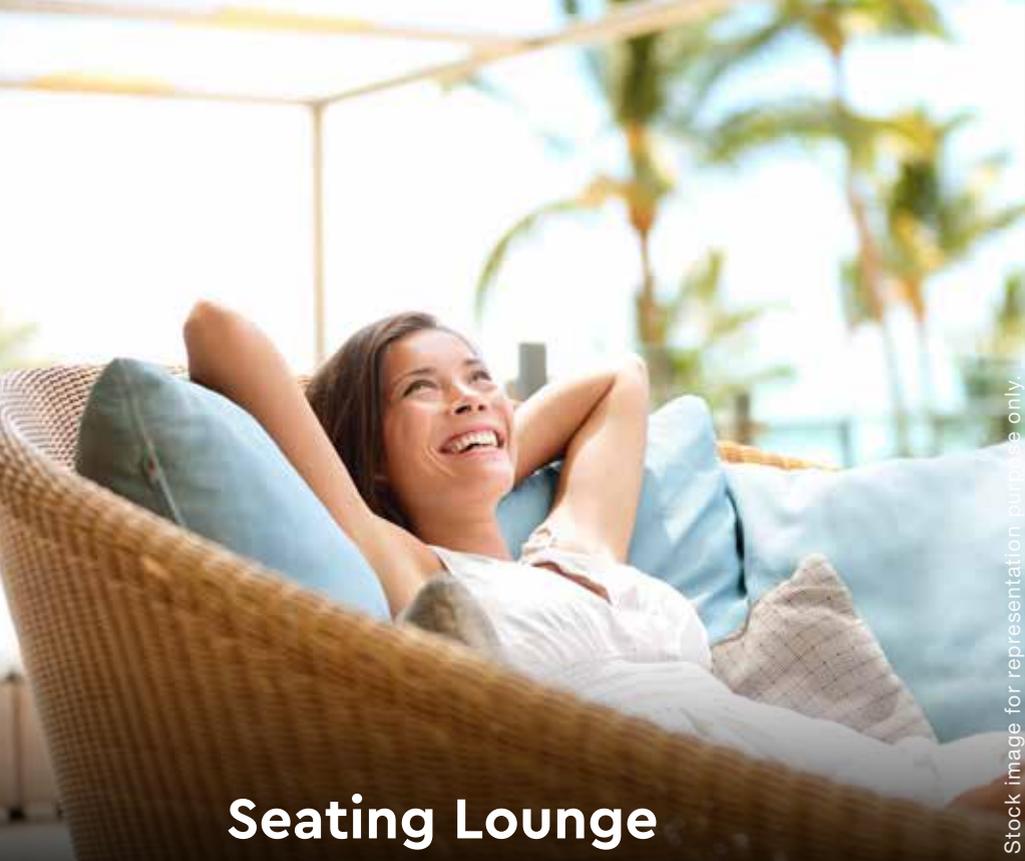
Sky Gym



Barbeque
Counter



Yoga
Deck



Seating Lounge

Stock image for representation purpose only.



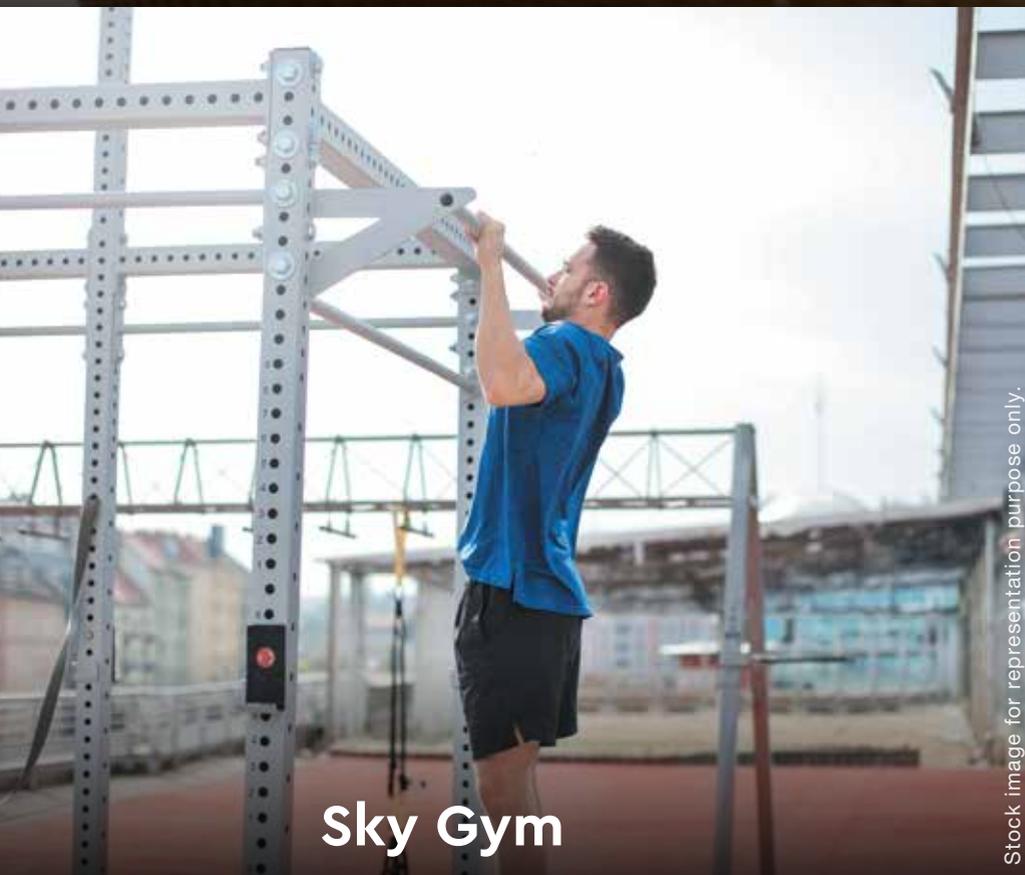
Star Gazing Deck

Stock image for representation purpose only.



Sky Meditation Pavilion

Stock image for representation purpose only.



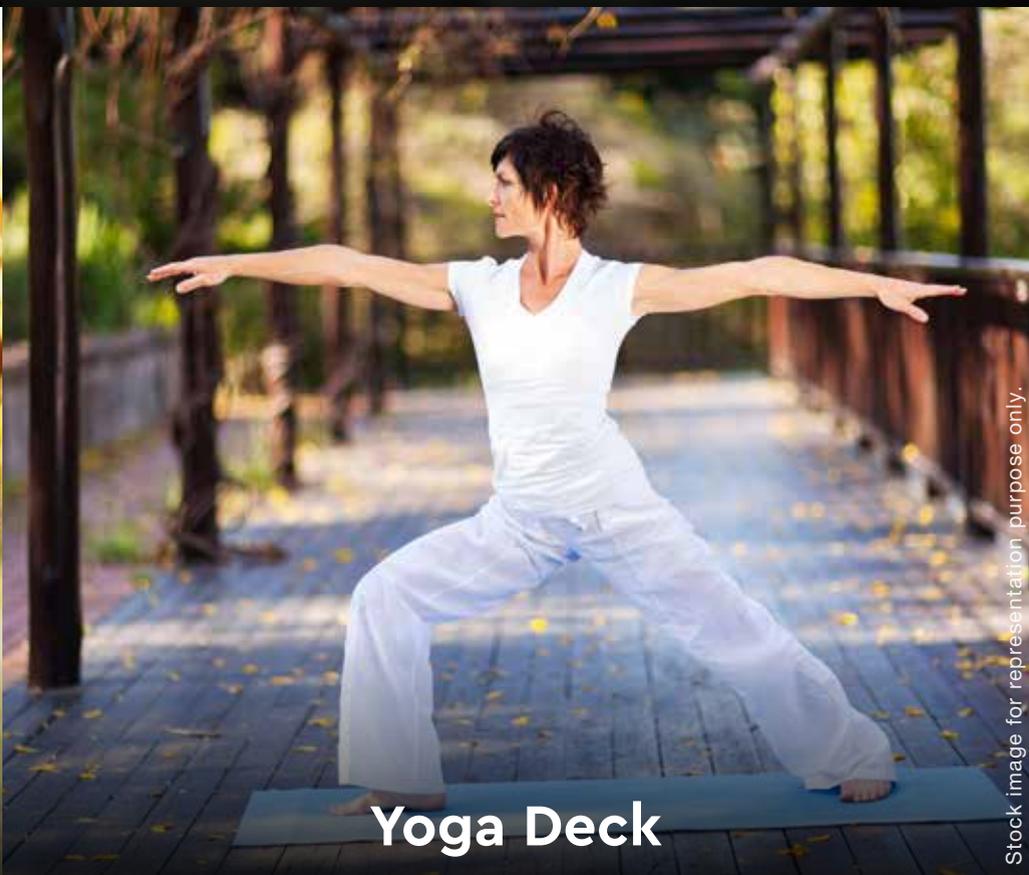
Sky Gym

Stock image for representation purpose only.



Barbeque Counter

Stock image for representation purpose only.



Yoga Deck

Stock image for representation purpose only.

LIVING ROOM

There's more
space to enjoy with your loved ones.

- Good segregation of Dining area and seating area in the Living room, giving you ample space

- Minimum passage area ensures maximum area is utilised under rooms, kitchen and toilet.

- Full height windows provided for maximisation of views and sun light in living room

BEDROOM

There's more
space to dream

- East & West facing apartments ensure maximum sun light and ventilation in your apartment.

- Cupboard Niche ensures easy circulation space inside your bedroom.

- Full height windows provided for maximisation of views and sun light in living room & bedroom.

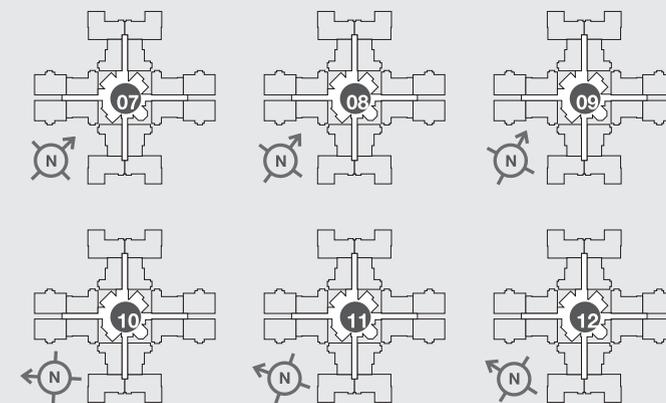
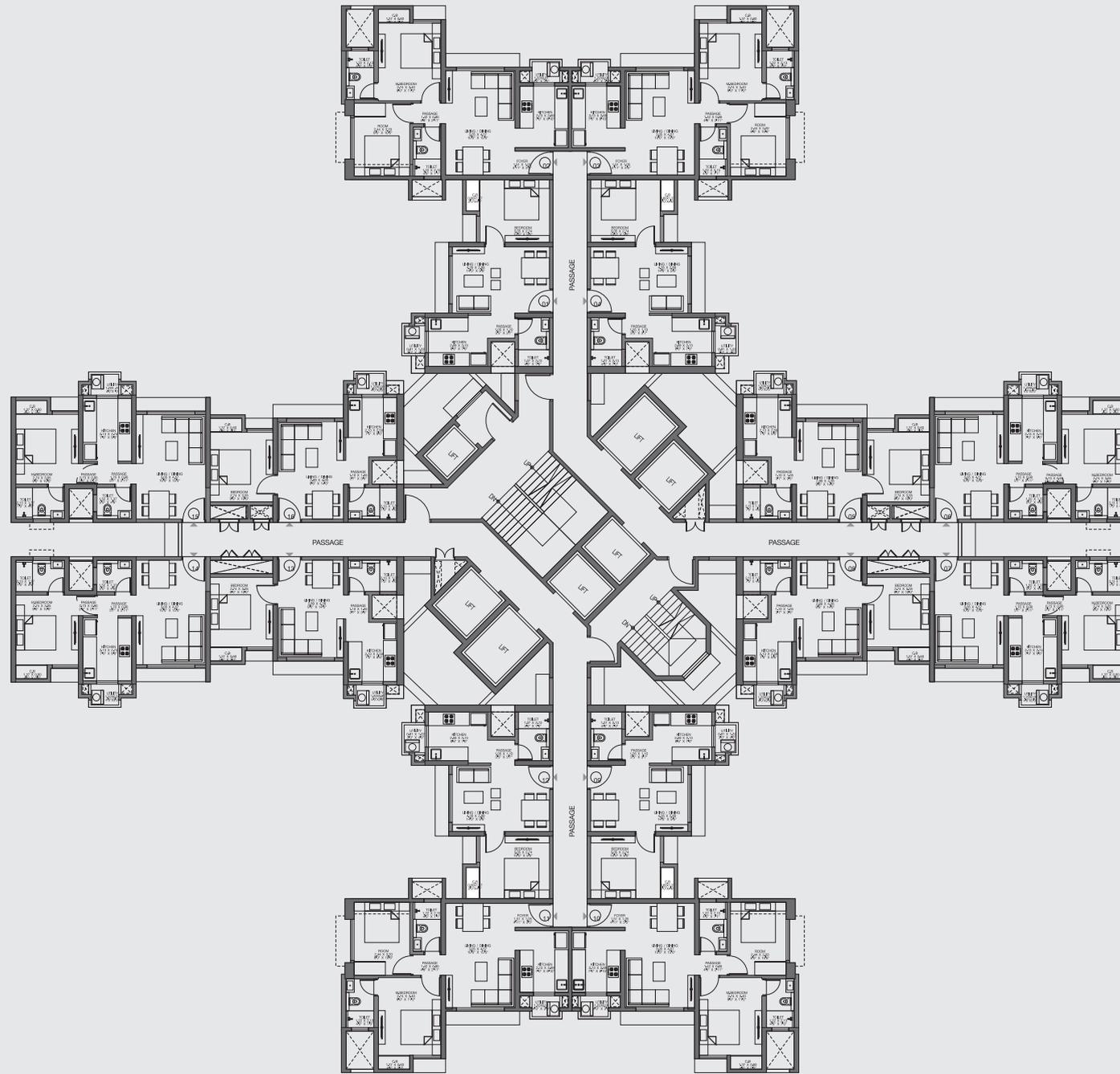
Floor Plans

TOWER-7,8,9,10,11,12

TYPICAL FLOOR PLAN

FLOOR:-

1st to 7th, 9th to 12th, 14th to 17th
19th to 22nd, 24th to 27th, 29th to 31st



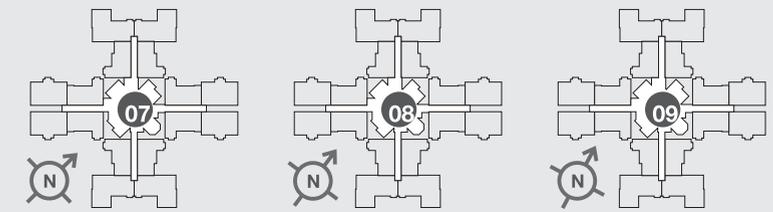
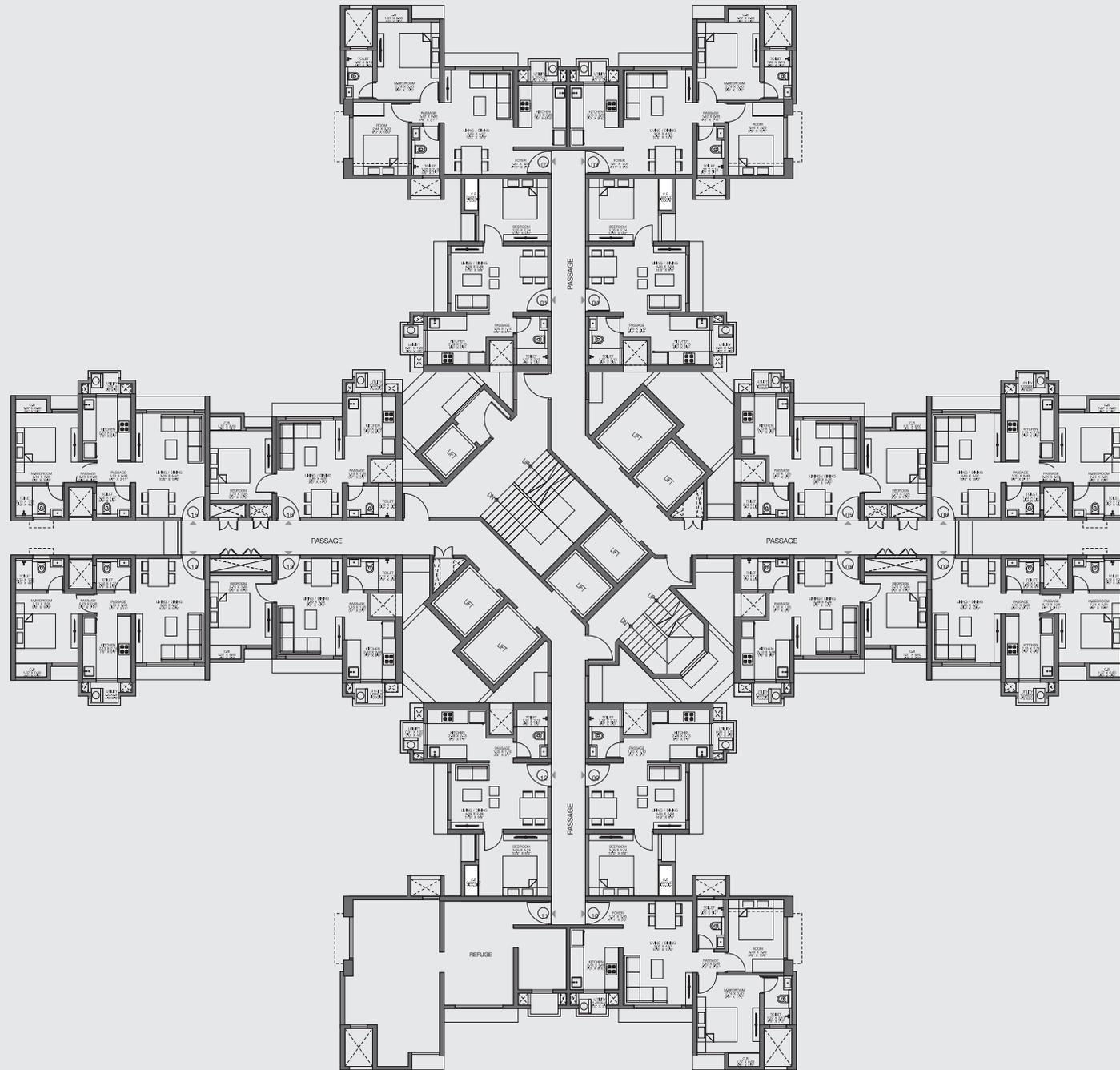
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TOWER-7,8,9

REFUGE FLOOR PLAN

FLOOR:-

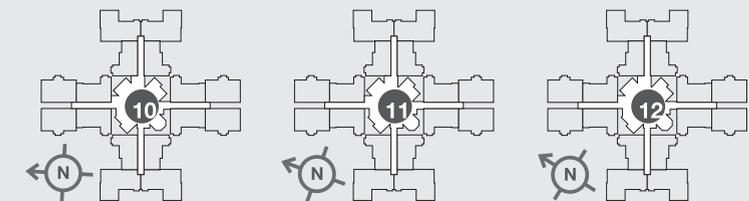
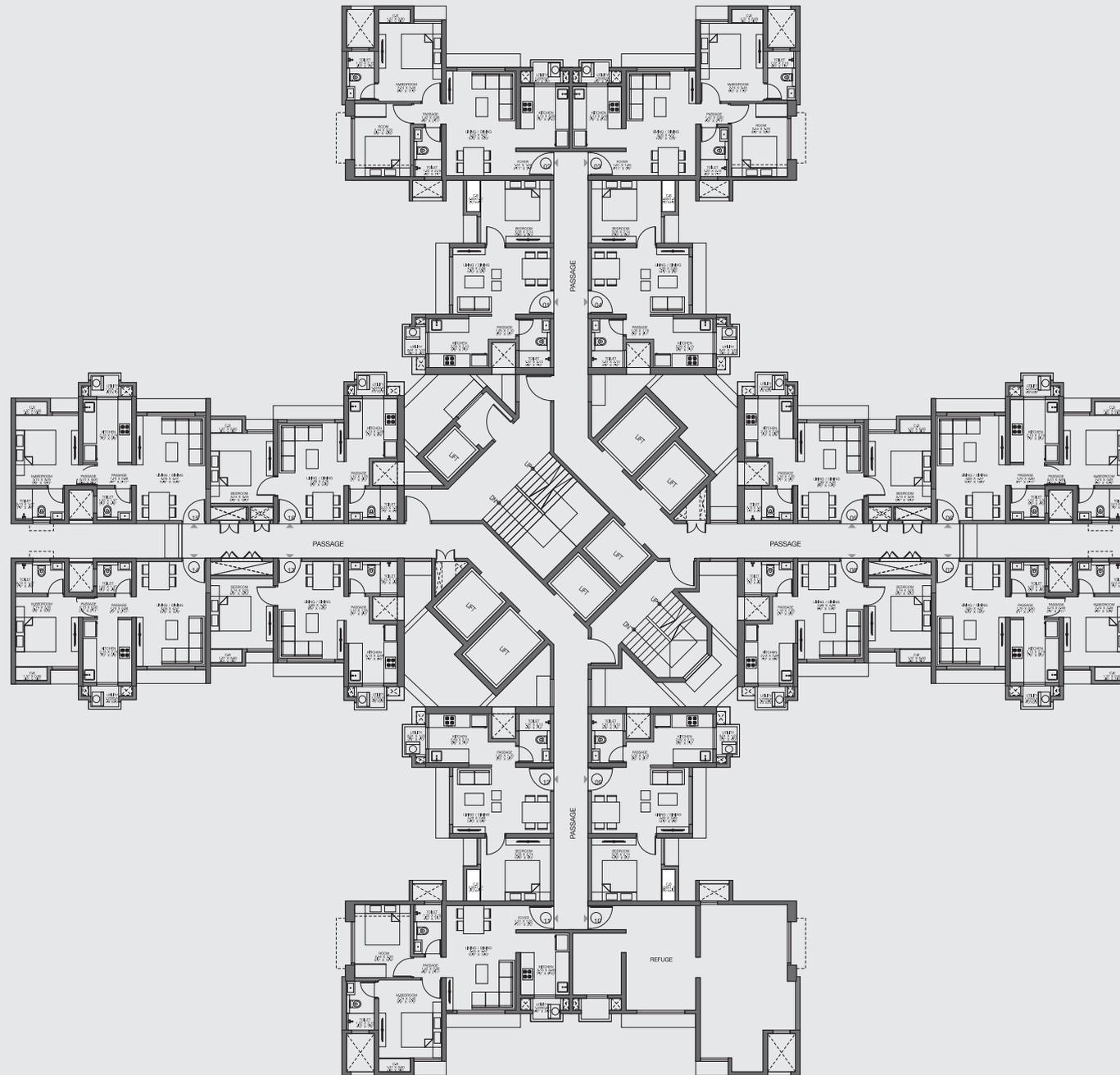
8th, 13th, 18th, 23th, 28th



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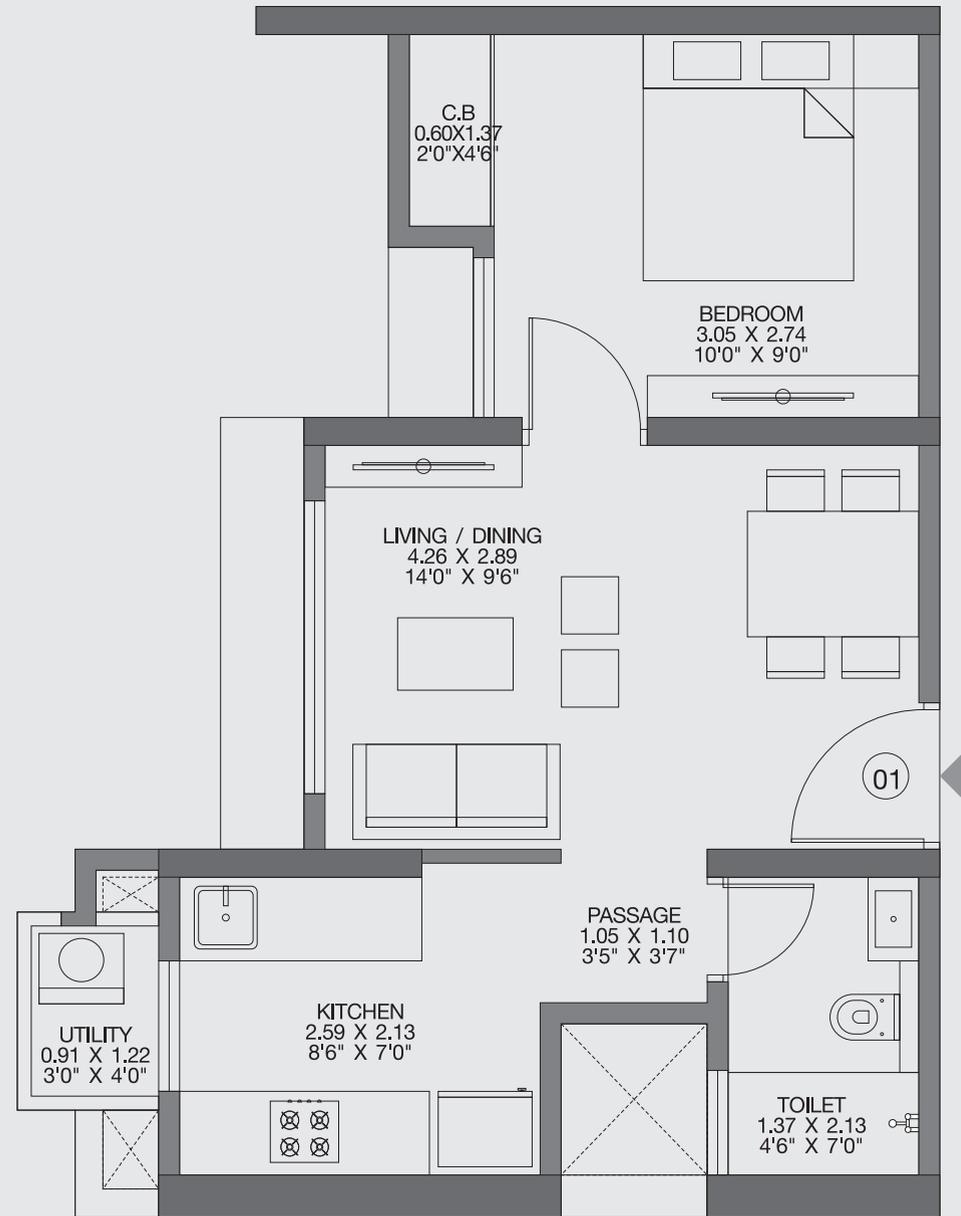
TOWER-10,11,12 REFUGE FLOOR PLAN

FLOOR:-
8th, 13th, 18th, 23th, 28th

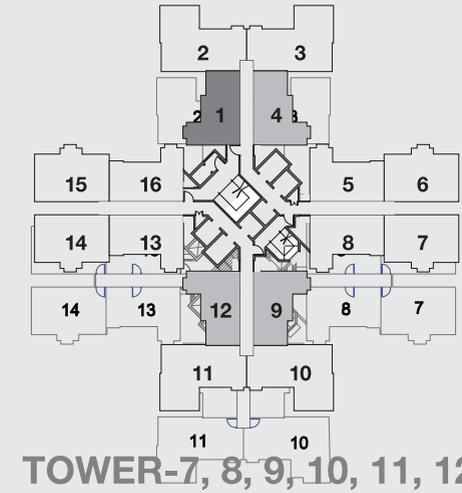


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Unit Plans



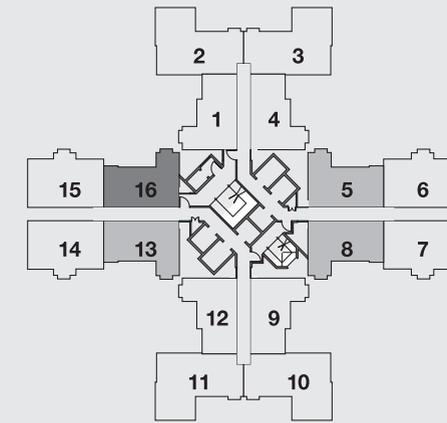
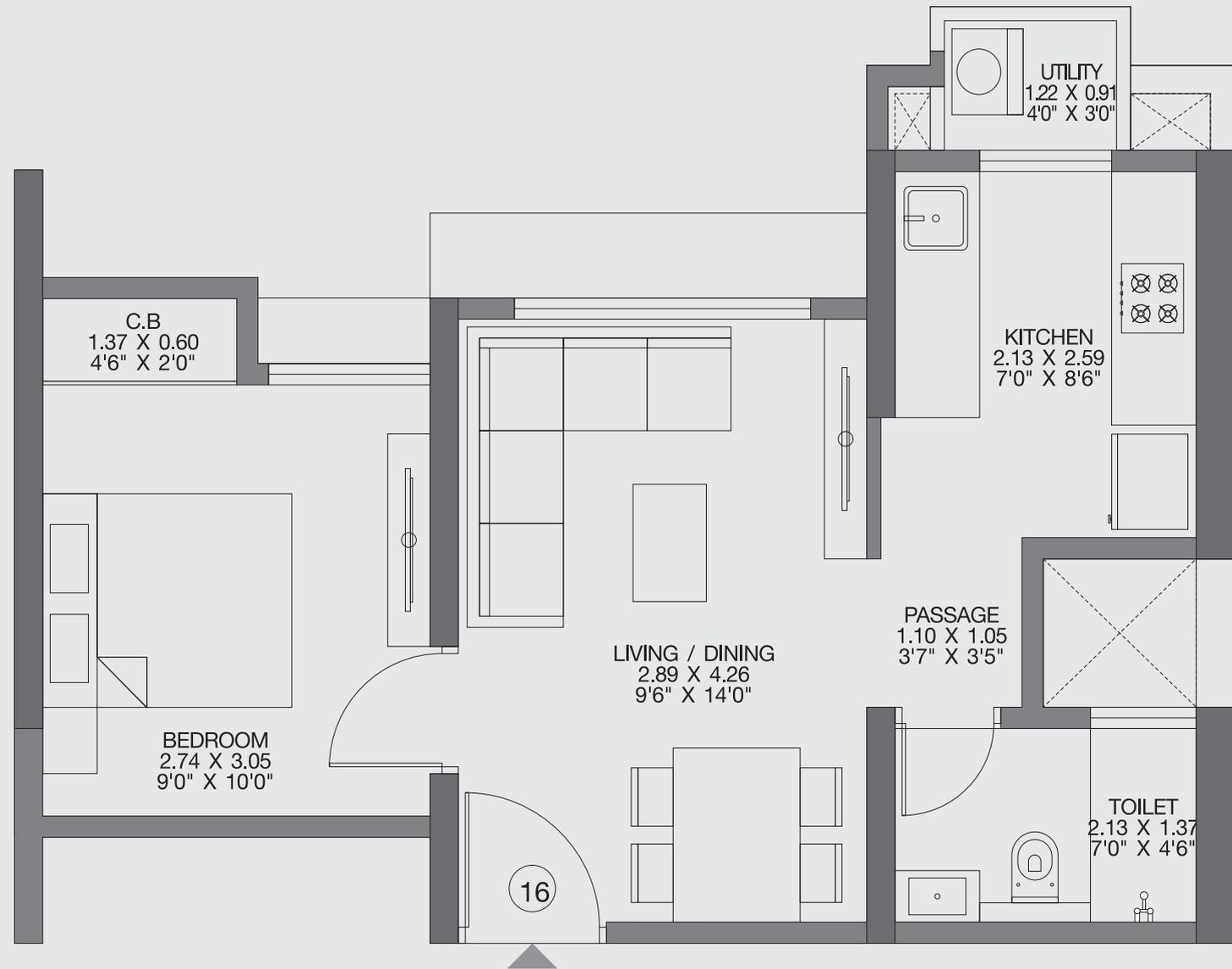
1 PREMIUM-A TYPICAL FLOOR PLAN



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1 PREMIUM-B

TYPICAL FLOOR PLAN



TOWER-7, 8, 9, 10, 11, 12

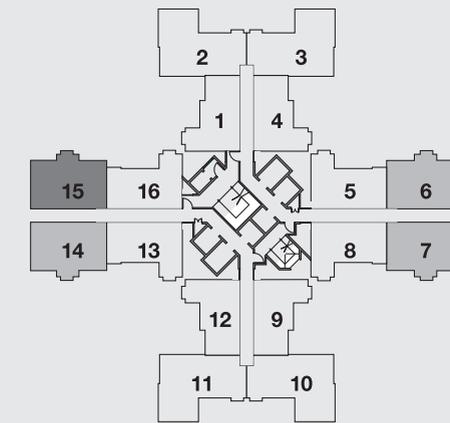
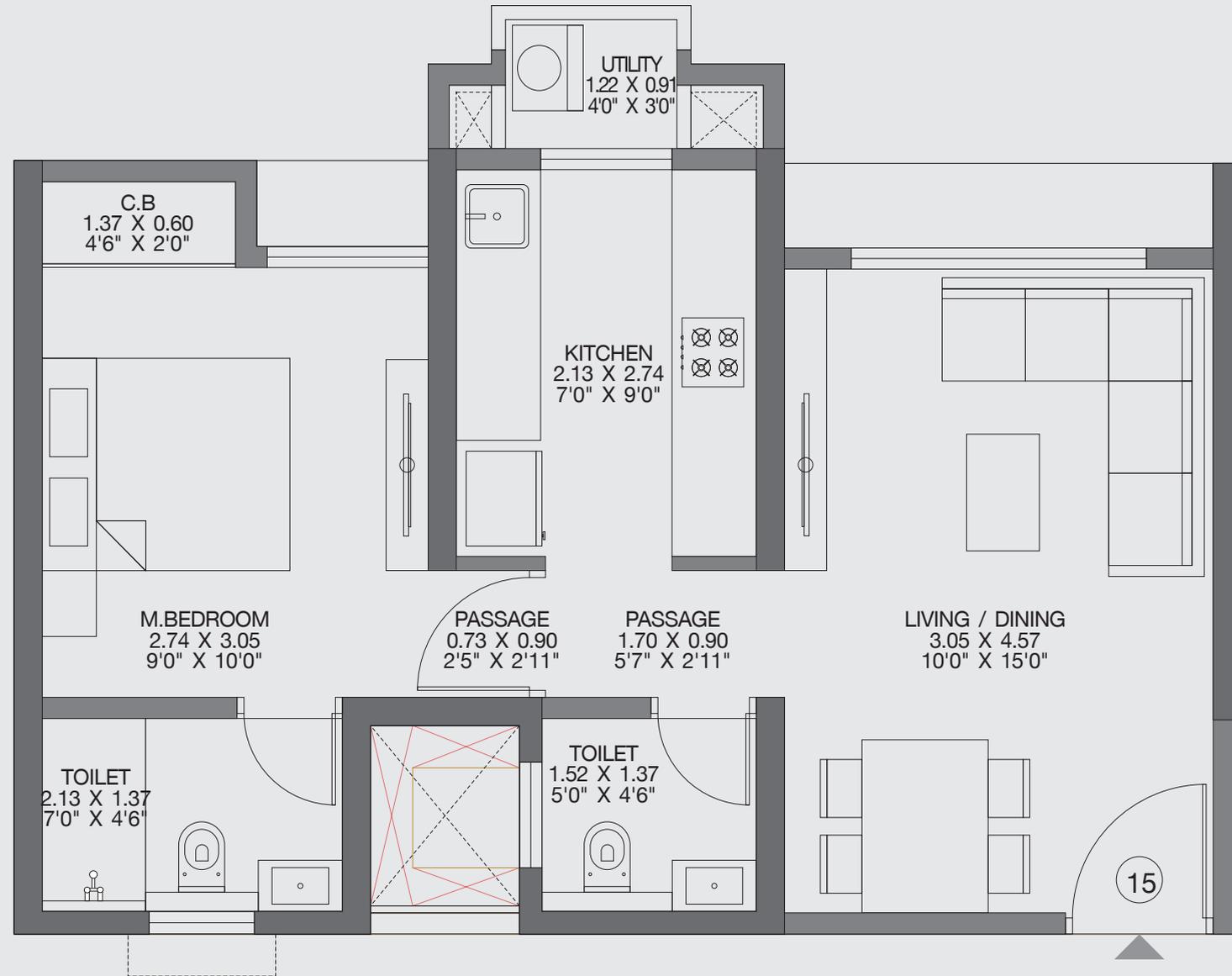


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1 LUXE

TYPICAL FLOOR PLAN



TOWER-7, 8, 9, 10, 11, 12

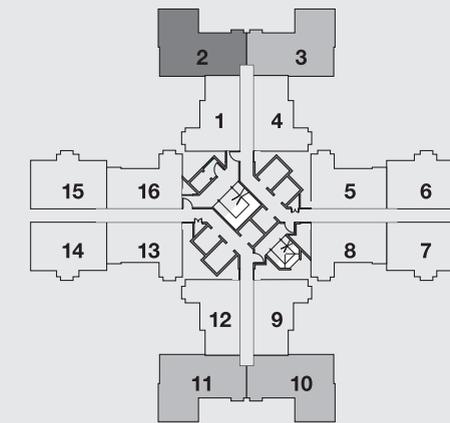
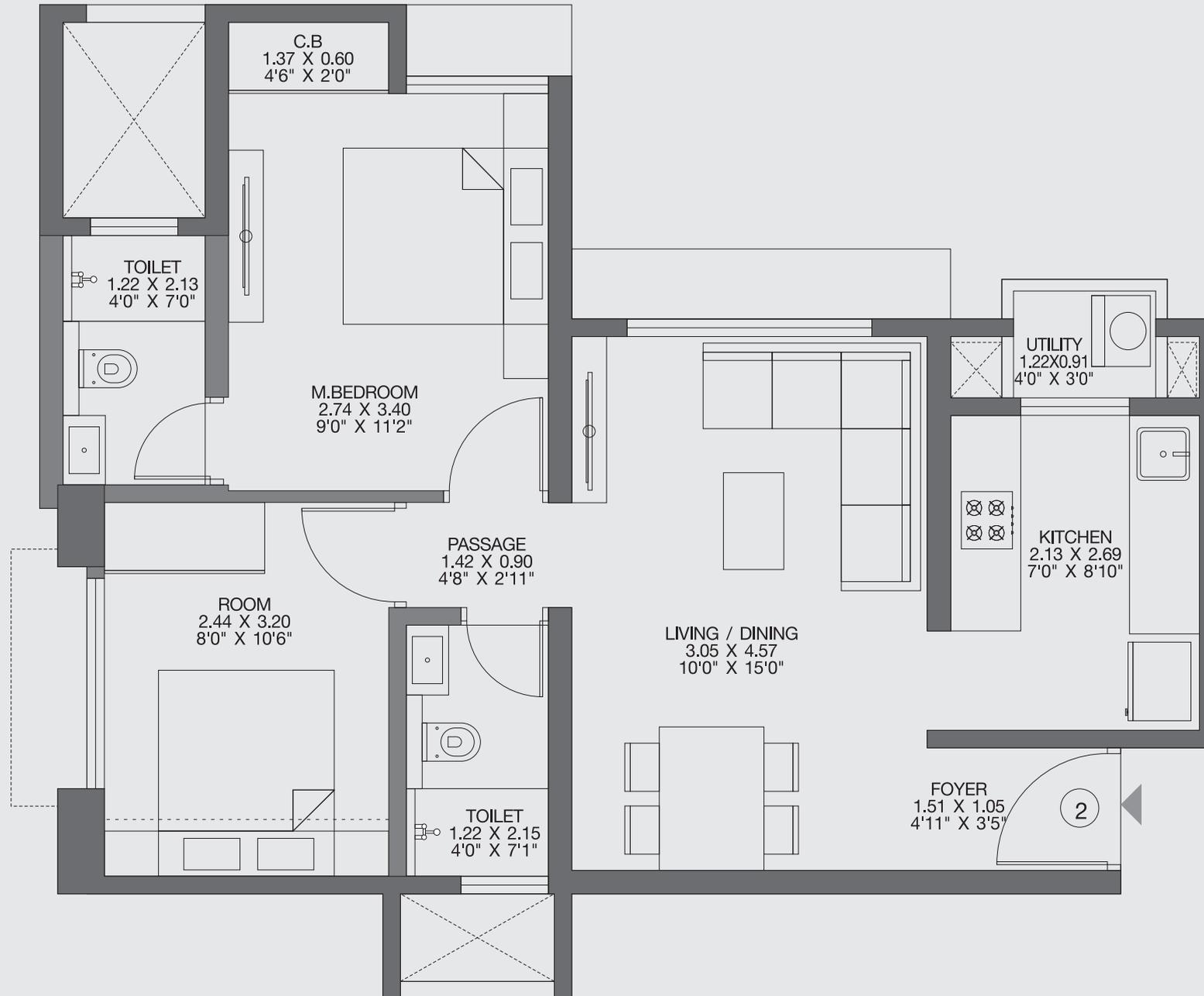


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2 PREMIUM

TYPICAL FLOOR PLAN



TOWER-7, 8, 9, 10, 11, 12



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: SALES LOUNGE :

Godrej Upavan, Sales Lounge, E-10, Bhumi World - Industrial Park, Mumbai-Nashik Highway, Thane, 421 302, Maharashtra.

: REGISTERED OFFICE :

Godrej Properties Limited. 5th Floor, Godrej One, Pirojshanagar, Vikhroli (East), Mumbai, Maharashtra 400 079.

The Sale is subject to terms of Application Form and Agreement for Sale. The images shown are stock images. 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. The official website of Godrej Properties Ltd. is **www.godrejproperties.com**. Please do not rely on the information provided on any other website.

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