

SKY GARDENS

GODREJ VIHAA, BADLAPUR



The Project is registered as "Sky Gardens at Godrej Vihaa" with MahaRERA Registration No. P51700013329 available at <http://maharera.mahaonline.gov.in>. Godrej Vihaa is being developed by K.R. Real Estate Pvt. Ltd. and Godrej Properties Limited is the Development Manager of the Project. Stock image for representation purpose only.

Brand Godrej

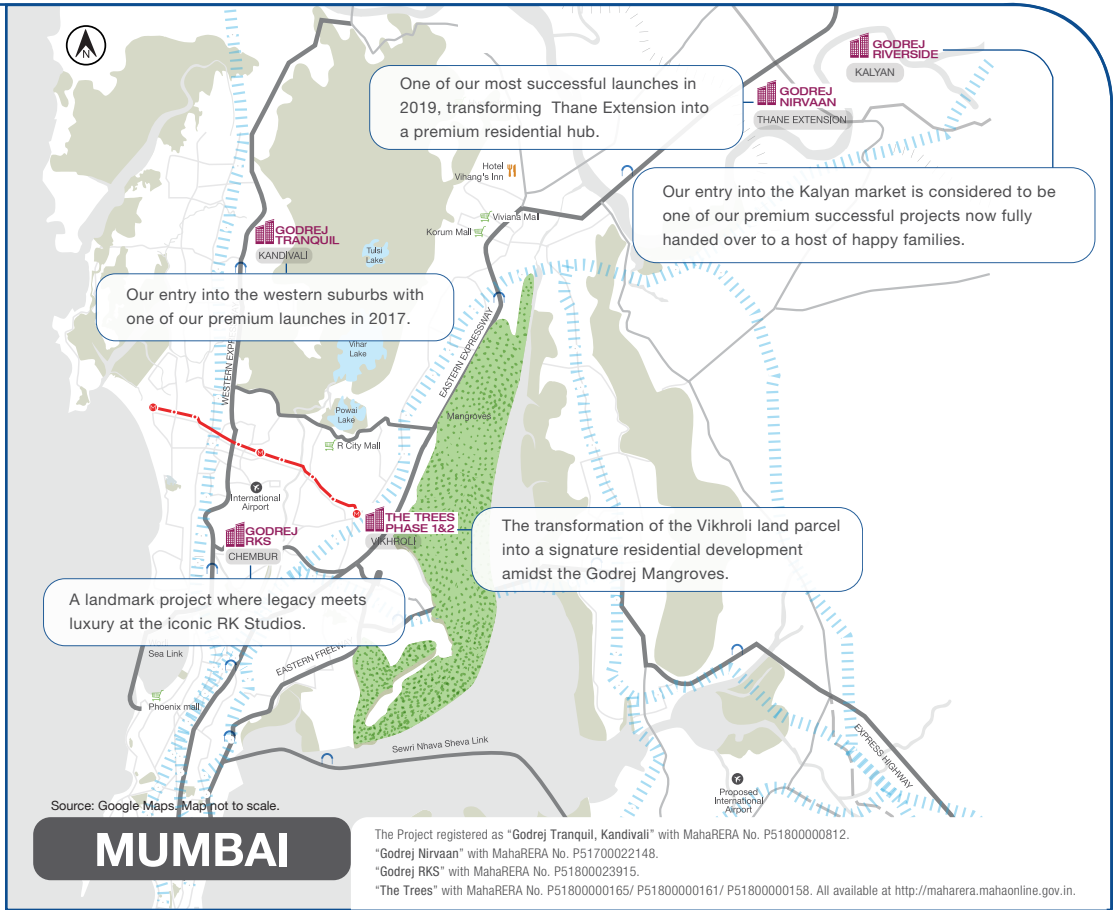
A LEGACY OF TRUST



Actual Photograph of corporate office at Vikhroli

A Pioneer of Change

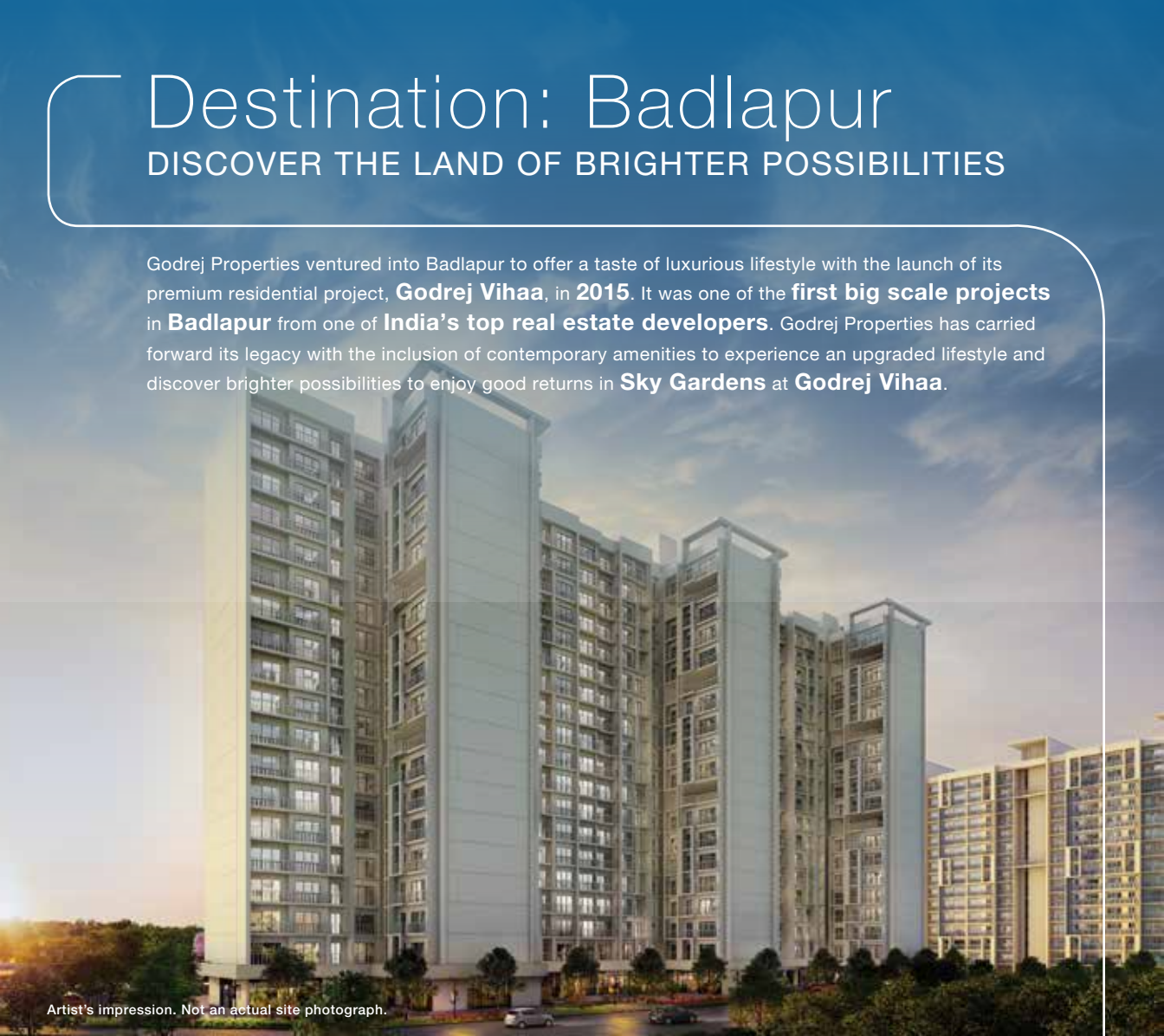
Change is constant, but it presents you with brighter growth possibilities. Godrej Properties has transformed the land of Mumbai and various micro markets, including **Kalyan, Thane Extension, Kandivali, Vikhroli** and **Chembur** into prominent landmarks.



Destination: Badlapur

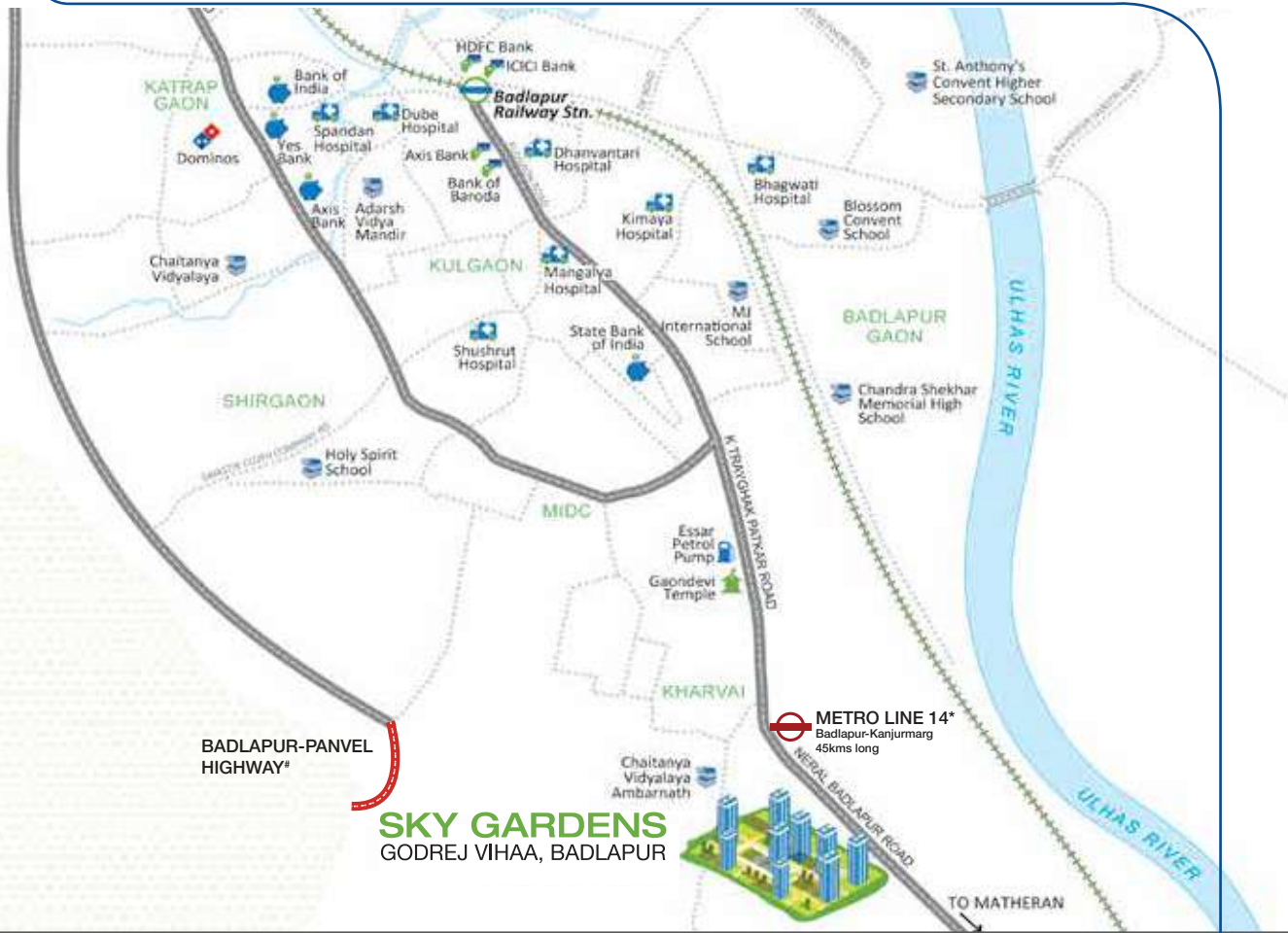
DISCOVER THE LAND OF BRIGHTER POSSIBILITIES

Godrej Properties ventured into Badlapur to offer a taste of luxurious lifestyle with the launch of its premium residential project, **Godrej Vihaa**, in **2015**. It was one of the **first big scale projects** in **Badlapur** from one of **India's top real estate developers**. Godrej Properties has carried forward its legacy with the inclusion of contemporary amenities to experience an upgraded lifestyle and discover brighter possibilities to enjoy good returns in **Sky Gardens** at **Godrej Vihaa**.



Artist's impression. Not an actual site photograph.

Location Map



RISE OF BADLAPUR WITH The Promise of 4

Any destination is as good as its infrastructure. Badlapur is blessed with verdant environs combined with good infrastructure. Its spectacular rise as the prime real estate destination for new home seekers and investors is driven by 4 key factors. This helped transform Badlapur into a thriving residential hub with around **19.9%¹ price surge** over the last 1 year in the **value of top apartments**.



INFRASTRUCTURE



EASY CONNECTIVITY



EDUCATION & HEALTHCARE
FACILITIES



ECO-FRIENDLY
NEIGHBOURHOOD

Source¹: <https://www.proptiger.com/compare/badlapur-east-vs-badlapur-west-51729-51730>

Source²: <https://economictimes.indiatimes.com/wealth/real-estate/mumbai-luxury-home-prices-likely-to-fall-by-1-in-2020-as-buyers-tread-cautiously-report/articleshow/72437621.cms?from=mdr>

Stock image for representation purpose only.

PROMISE 1



INFRASTRUCTURE

Badlapur has emerged as a promising real estate destination that offers a development opportunity with easy connectivity.

- Located **18.4 Kms¹** from **Kalyan**
- **A key highway³** connecting Kalyan and Karjat passes through Badlapur
- Just **an hour and a half drive² (43 Kms)** to reach **Navi Mumbai** from Mumbra bypass
- **Proposed Airport³ (48.1 Kms)** is an hour's drive from town
- Availability of **larger land** parcels for development

Source¹: Google Maps.

Source²: Google Maps. Travel time basis traffic conditions in non-peak hours.

Source³: <https://accommodationtimes.com/badlapur-a-fascinating-hotspot-for-first-home-buyers/>

Disclaimer: The proposed airport and other infrastructure facility (ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility (ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. Stock image for representation purpose only.

PROMISE 2



EDUCATION & HEALTHCARE FACILITIES

Badlapur is home to some of the prominent schools, education and healthcare institutions.

Prominent Schools and Educational Institutions¹

- Chaitanya Vidyalaya School
- Poddar Brio School
- M J International School
- BSM Engineering College
- Don Bosco School
- Holy Writ School
- Leelavati Awhad Institute of Technology

Major Hospitals²

- Shushrut Hospital
- Mangalya Hospital
- Kimaya Hospital
- Mamta Hospital
- Dhanwantri Hospital

PROMISE 3



EASY CONNECTIVITY

Badlapur provides easy connectivity to key parts of Mumbai city. It has made commuting convenient.



- **Badlapur** Railway station **2.3 Kms¹** away



- **Airoli-Katai Naka Elevated Road** to reduce travel time between Mumbai and Badlapur to **90 minutes²**



- Easy Connectivity to **Central Line, Navi Mumbai** and **Pune** through railways and roadways



- The Virar-Alibaug Multi Modal connects **NH-8**, Bhiwandi bypass, **NH-3**, **NH-4** and **NH-4B, Mumbai-Pune Expressway** and **NH-17**



- Proposed **Metro line¹**

Source¹: Google maps. | Source²: <https://housing.com/news/badlapur-property-market-overview/>

Disclaimer: The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. Stock image for representation purpose only.

PROMISE 4



ECO-FRIENDLY NEIGHBOURHOOD

Badlapur is surrounded by scenic tourist destinations. They include:

- Matheran is just 20 Km¹ drive from Badlapur
- Malanggad
- Ambreshwar Shiva Temple
- Kondeshwar Temple
- Vishnubaug Environment Theme Park
- Chanderi Fort
- Janani Bazaar

An Address

WHERE THERE IS SOMETHING FOR EVERY MOOD

Equipped with a wide range of amenities, your new address in Badlapur will be ready to cater to all that you fancy – from peaceful moments of meditation, to challenging sessions at the gym, from fun time with friends to ‘me’ time in the central greens.



Stock image for representation purpose only.

Project AMENITIES



SWIMMING POOL



TENNIS COURT



BOX CRICKET



AMPHITHEATRE



HALF BASKETBALL COURT



SKATING RINK

An Elevated Lifestyle

AWAITS YOUR ARRIVAL IN SKY GARDENS AT GODREJ VIHAA

Be prepared to embrace the new, elevated lifestyle that awaits your arrival in **Sky Gardens at Godrej Vihaa**. Here, you can enjoy a host of world-class amenities to have quality time with your family. You can also take a pause and head to the rooftop to soak in the splendid mountain views*. Embrace our elevated lifestyle to reconnect with your true self and enjoy pure bliss.



Artist's impression. Not an actual site photograph.

*We do not represent or warrant the continuance of such uninterrupted view for any period of time after the date of publication.



Rooftop Amenities

A PERFECT VENUE TO HELP YOU UNWIND

Artist's impression. Not an actual site photograph.

For the **first time** in **Badlapur**, the sky is filled with brighter possibilities. In **Sky Gardens at Godrej Vihaa**, you will experience venues exclusively crafted for your leisure. Here you can indulge in a host of recreational activities to unwind. These include:



STAR-GAZING DECK



MEDITATION PAVILION



SENIOR CITIZEN'S ALCOVE



TODDLERS' AREA



LIFE-SIZE CHESS BOARD



BARBEQUE AREA

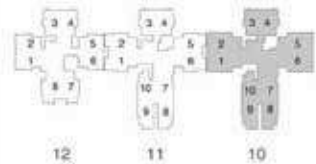
Floor Plans

TOWER 10
FLOORS 1 TO 6, 8 TO 11, 13 TO 16 & 18

FLOORS 1 TO 6, 8 TO 11, 13 TO 16 & 18



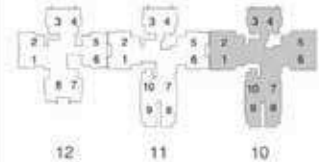
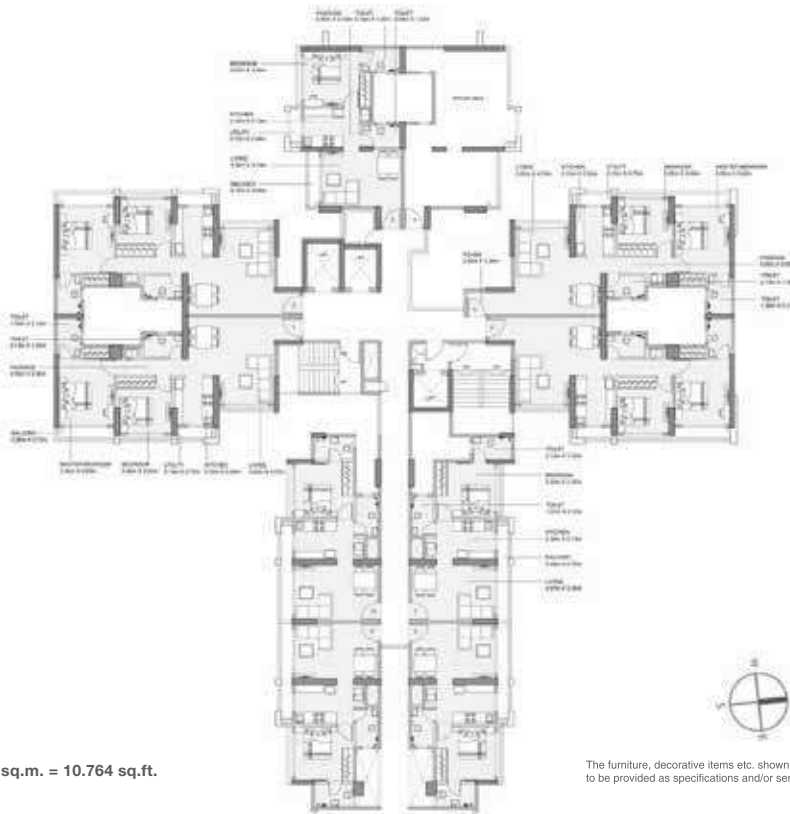
The furniture, decorative items etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specifications.



SKY GARDENS

GODREJ VIHAA, BADLAPUR

TOWER 10 FLOORS 7, 12 & 17



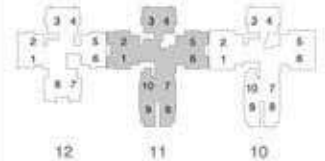
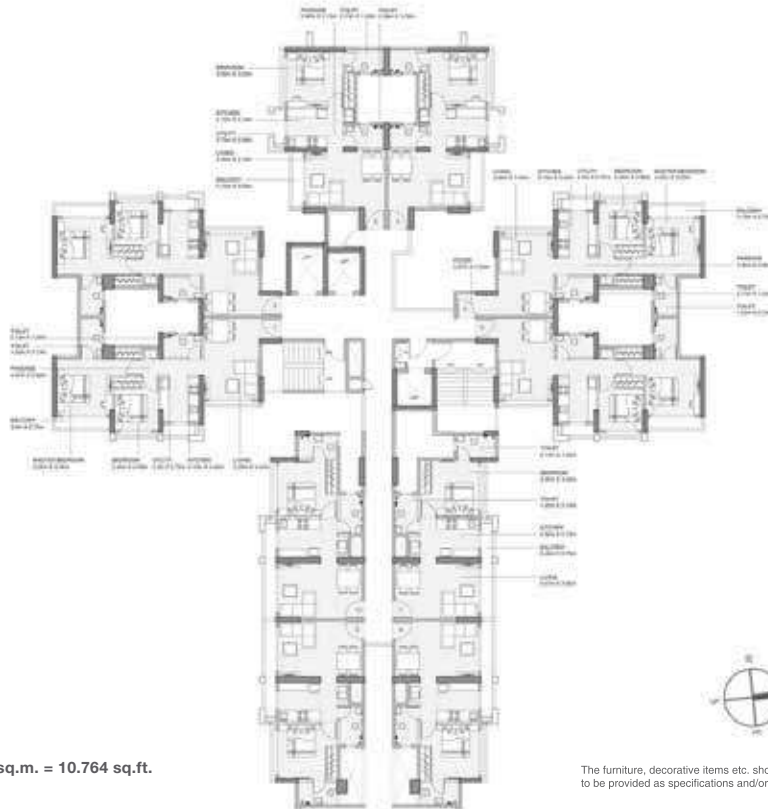
The furniture, decorative items etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specifications.

SKY GARDENS

GODREJ VIHAA, BADLAPUR

TOWER 11

FLOORS 1 TO 6, 8 TO 11, 13 TO 16 & 18

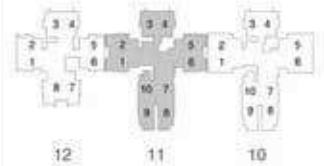
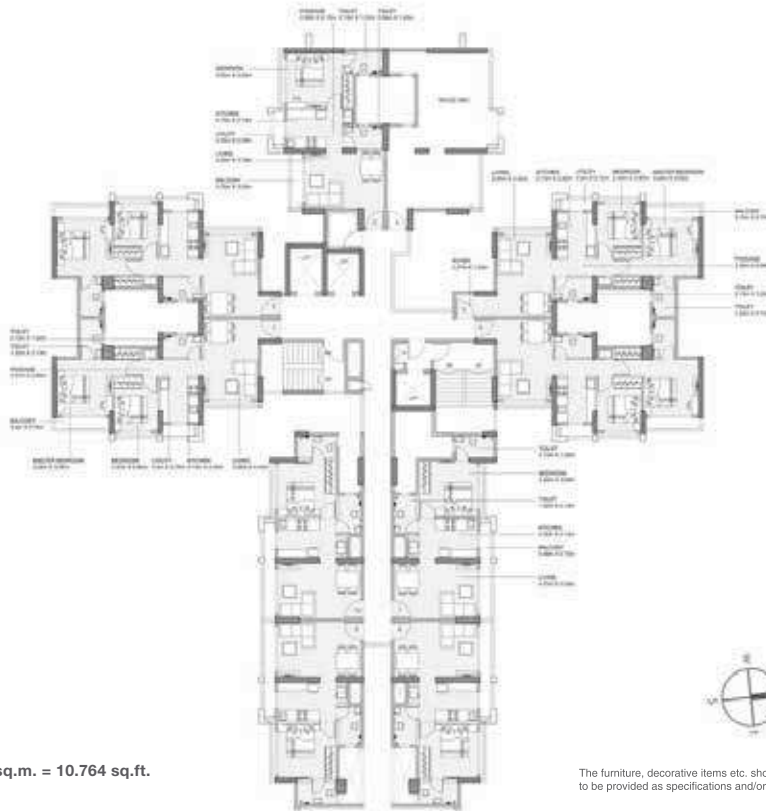


The furniture, decorative items etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specifications.

SKY GARDENS

GODREJ VIHAA, BADLAPUR

TOWER 11 FLOORS 7, 12 & 17



The furniture, decorative items etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specifications.

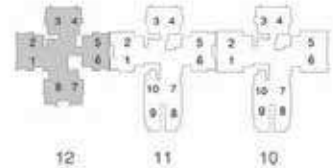
SKY GARDENS
GODREJ VIHAA, BADLAPUR

TOWER 12
FLOORS 7, 12 & 17



1 sq.m. = 10.764 sq.ft.

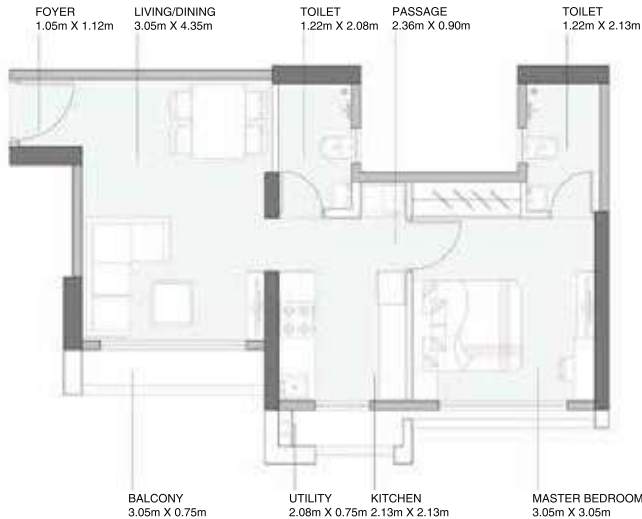
The furniture, decorative items etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specifications.



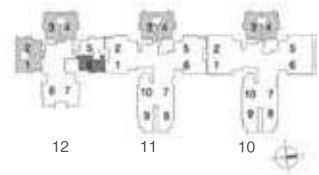
Unit Plans

SKY GARDENS

GODREJ VIHAA, BADLAPUR



1 LUXE RESIDENCE

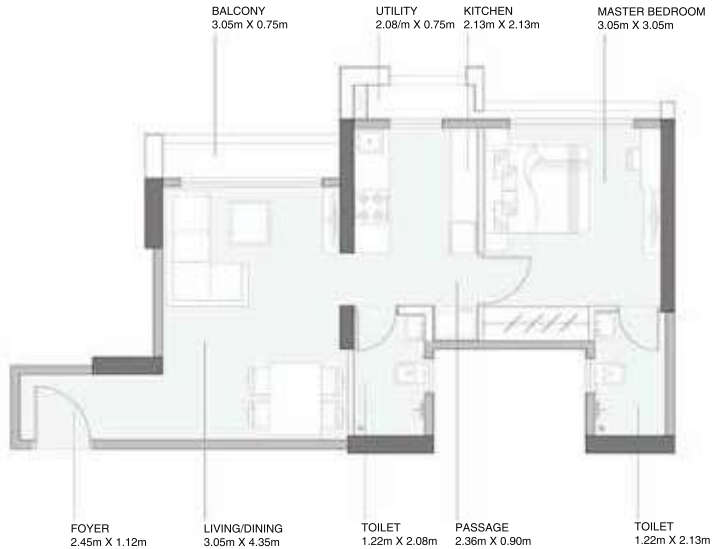


The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

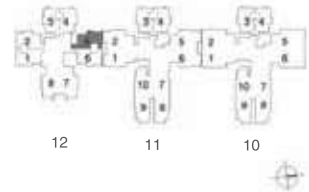
1 sq.m. = 10.764 sq.ft.

SKY GARDENS

GODREJ VIHAA, BADLAPUR



1 LUXE RESIDENCE



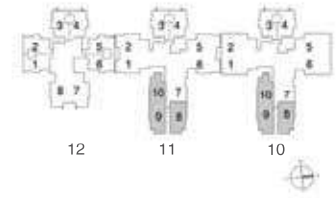
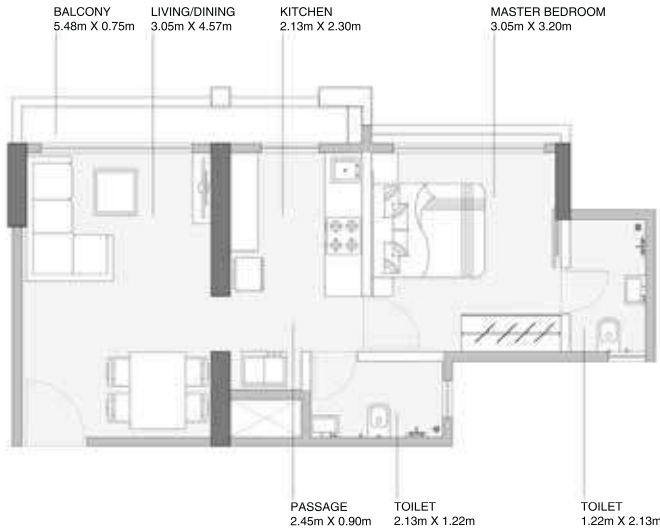
The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

1 sq.m. = 10.764 sq.ft.

SKY GARDENS

GODREJ VIHAA, BADLAPUR

1 LUXE RESIDENCE

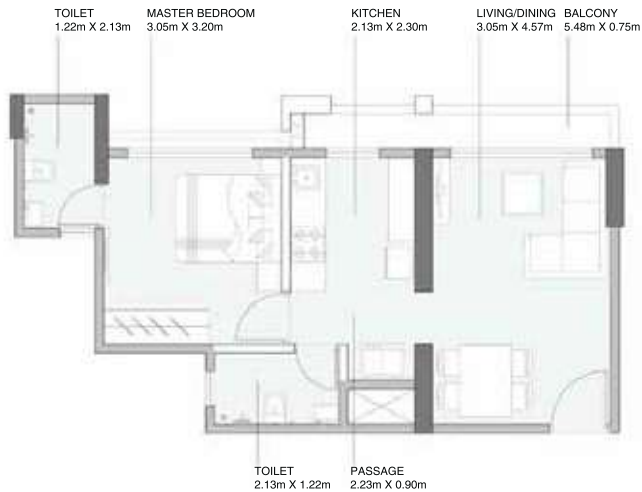


The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

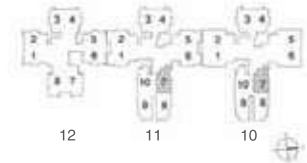
SKY GARDENS

GODREJ VIHAA, BADLAPUR

1 LUXE RESIDENCE



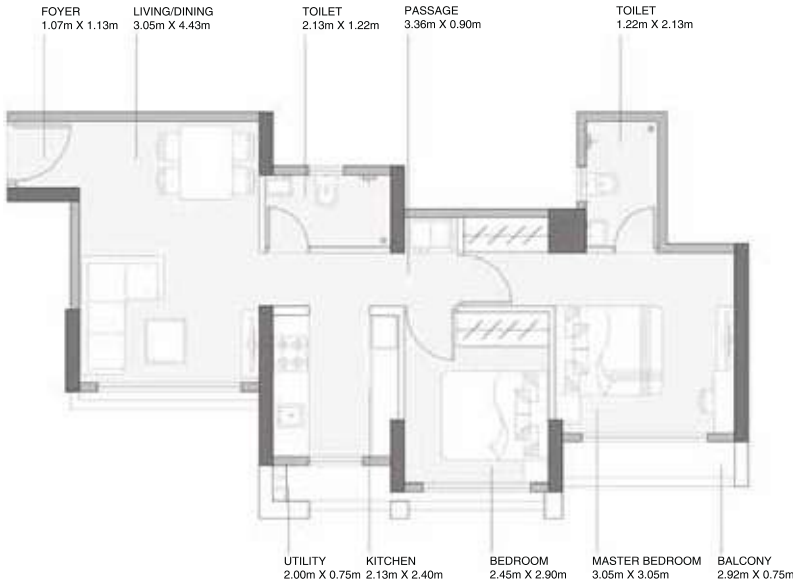
1 sq.m. = 10.764 sq.ft.



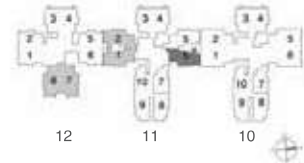
The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

SKY GARDENS

GODREJ VIHAA, BADLAPUR



2 DELIGHT RESIDENCE



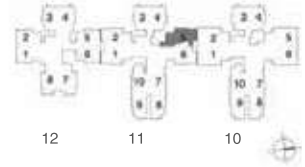
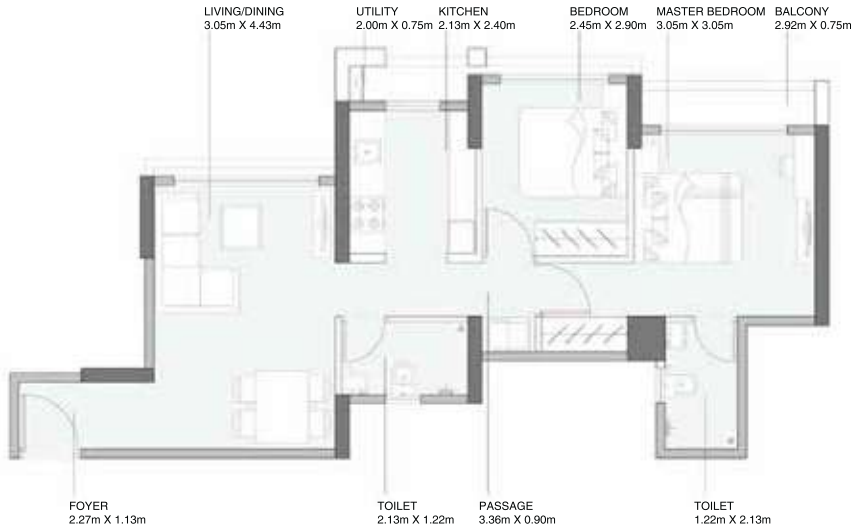
The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

1 sq.m. = 10.764 sq.ft.

SKY GARDENS

GODREJ VIHAA, BADLAPUR

2 DELIGHT RESIDENCE

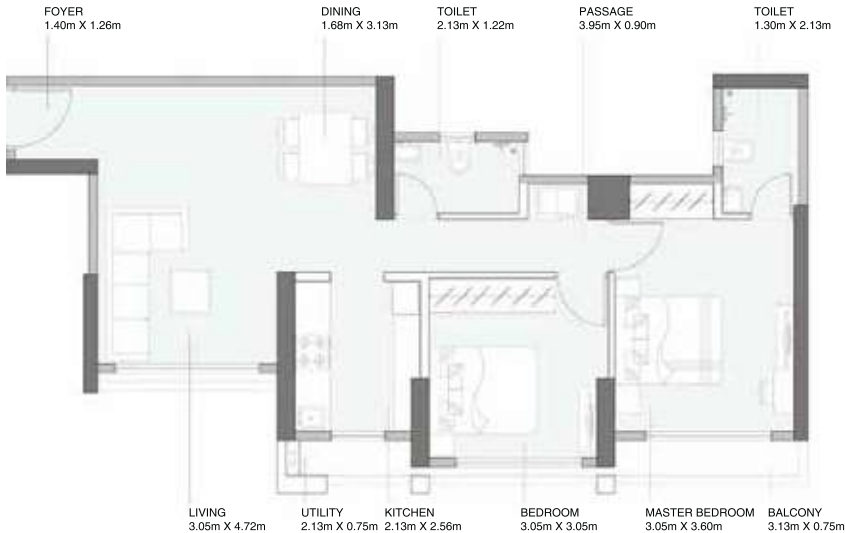


The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

1 sq.m. = 10.764 sq.ft.

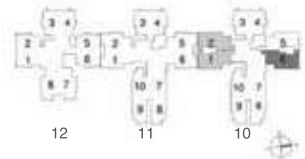
SKY GARDENS

GODREJ VIHAA, BADLAPUR



1 sq.m. = 10.764 sq.ft.

2 LUXE RESIDENCE

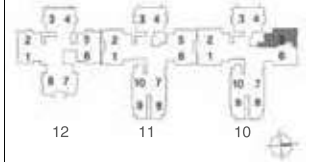
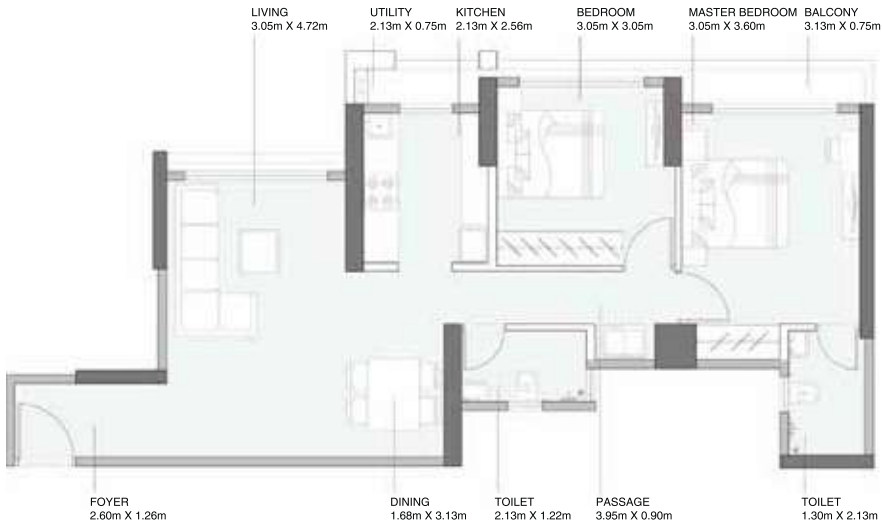


The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

SKY GARDENS

GODREJ VIHAA, BADLAPUR

2 LUXE RESIDENCE



The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification.

1 sq.m. = 10.764 sq.ft.

Sales Pavilion: Sky Gardens at Godrej Vihaa, Next to Usha Kiran Residency, Kharvai Naka, Badlapur East - 421503

Registered Office: Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai - 400 079

The Project is registered as “Sky Gardens At Godrej Vihaa” with MahaRERA Registration No. P51700013329 available at website:

<http://maharera.mahaonline.gov.in>.

All images shown herein is an artist's impression indicating the anticipated appearance and no warranty is expressly or implicitly given that the completed development will comply with any degree with artist's impression as depicted. All specifications of the flat shall be as per the final agreement between the Parties. The Sale is subject to terms of Application Form and Agreement for Sale. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.

SKY GARDENS AT GODREJ VIHAA

TOWER OF POSSIBILITIES



Stock image for representation purpose only

— THE LEGACY OF GODREJ —

Godrej's beginning dates back to 1897, with the manufacture of locks. Since then, we have come a long way in fulfilling people's wishes. Starting 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. We designed what they wished for. People for whom 'safety' means just one name - Godrej. We will always be grateful for our customers putting so much faith in us. It is this very legacy and commitment towards fulfilling the wishes of your customers that gives shape to everything we work on. We are very proud to have built the dream home for so many people and how we still find ourselves at work everyday fulfilling that very desire for more people.



Actual site photograph

— IT IS THE POSSIBILITY OF —
EXPERIENCING SKY LIFE AT ITS BEST



Artist's impression. Not an actual site photograph.

At Sky Gardens, our amenities give your lifestyle endless possibilities. Never before have 1BHK Luxe homes given residents so much to look up to. Here, you will have the privilege to live a life you’ve always wanted with exclusive rooftop amenities, sun decks, greater connectivity and all the urban luxuries and conveniences that you can think of. So come, open the doors to a way of living that towers above the rest at Sky Gardens, Badlapur.

PROJECT HIGHLIGHTS



Spacious home
with balcony



Self sustained
ecosystem
with Retail Plaza



10 mins drive
time to
Badlapur station*



Upcoming metro line 14
Badlapur to Kanjurmarg*



Exclusive rooftop
amenities



Project level
amenities









*Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on December 21, 2021 at 6am by travelling from 4 wheeler.

*The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above.

— IT IS THE POSSIBILITY OF —
MAKING DAILY COMMUTES EASIER.

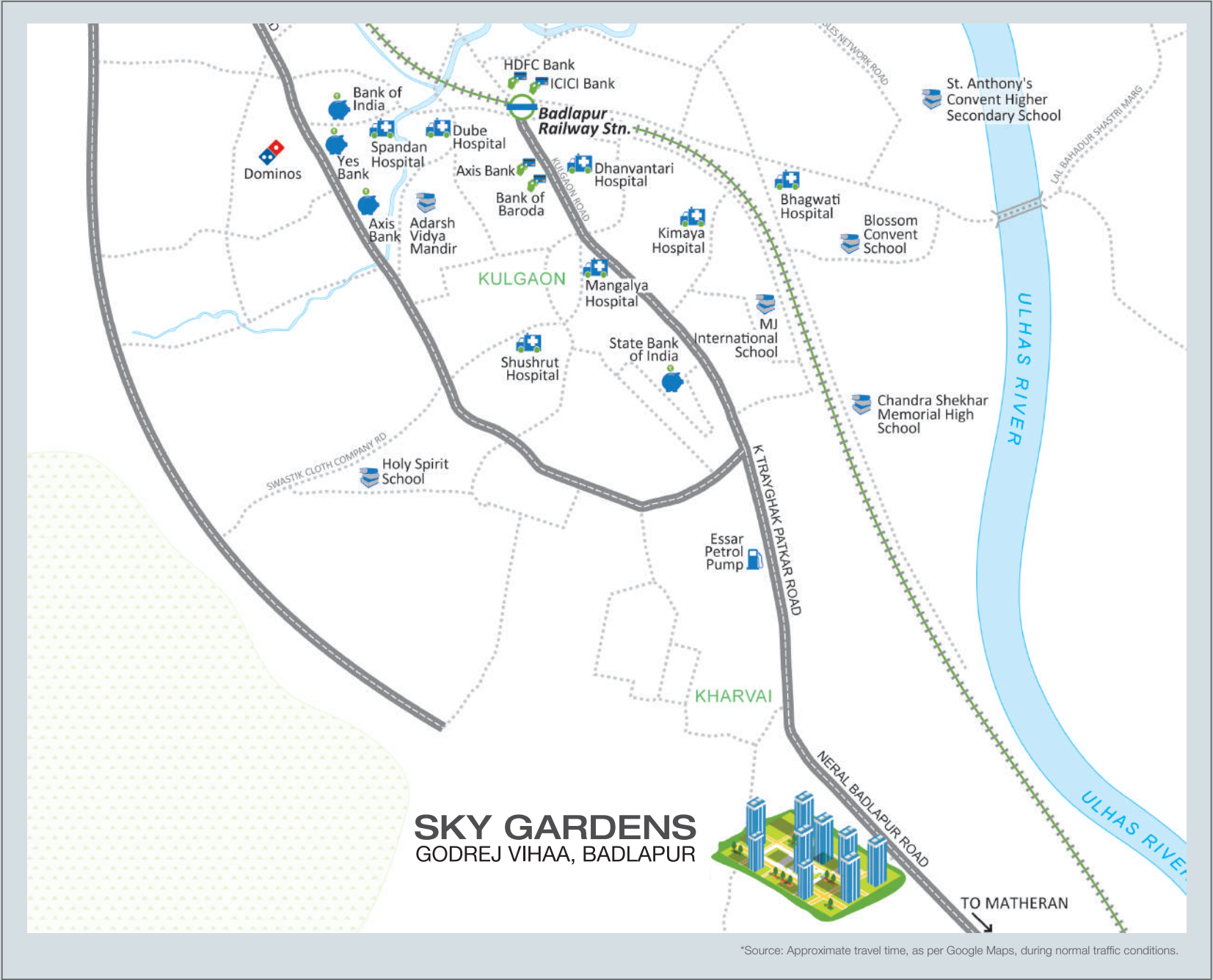
Stock image for representation purpose only

At Sky Gardens, you will always be well connected to every destination.
With an impressive infrastructure development in progress and an efficient rail and
road network, your daily commutes will soon be shorter and stress-free!

EASY CONNECTIVITY	PROPOSED INFRASTRUCTURE & DEVELOPMENT
 <div>Newly developed roads, flyovers and skywalks</div>	 <div>Katai Naka-Badlapur State Highway (Dombivali)**</div>
 <div>Rail – Excellent connectivity via Central line to Thane, Dadar and Churchgate</div>	 <div>Shil-Phata Karjat Road**</div>
 <div>Road – NMMT buses connecting to Navi Mumbai</div>	 <div>Virar-Aliibaug Road (Proposed Multi-Modal Corridor)*</div>
 <div>Connected to Thane on one side and Mumbai-Pune Expressway on the other side</div>	 <div>Upcoming metro line 14#</div>

**Source: Google map.
Disclaimer: The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above.

— IT IS THE POSSIBILITY OF —
STAYING CONNECTED TO EVERY CONVENIENCE.



Apart from staying in close proximity to the Badlapur Railway Station, your home at Sky gardens is surrounded by top educational institutes, hospitals, banks and more in the vicinity.



SCHOOLS & COLLEGES

- Chaitanya Vidyalaya School 02 mins*
- Poddar Brio School 06 mins*
- M J International School 10 mins*
- BSM Engineering College 17 mins*
- Don Bosco School 20 mins*
- Holy Writ School 22 mins*
- Leelavati Awhad Inst. of Tech. 30 mins*



LANDMARKS & TRANSIT

- Badlapur Station 10 mins*
- DMart 20 mins*
- Retail within premises



HOSPITALS

- Shushrut Hospital 07 mins*
- Mangalya Hospital 06 mins*
- Kimaya Hospital 06 mins*
- Mamta Hospital 13 mins*
- Dhanwantri Hospital 12 mins*

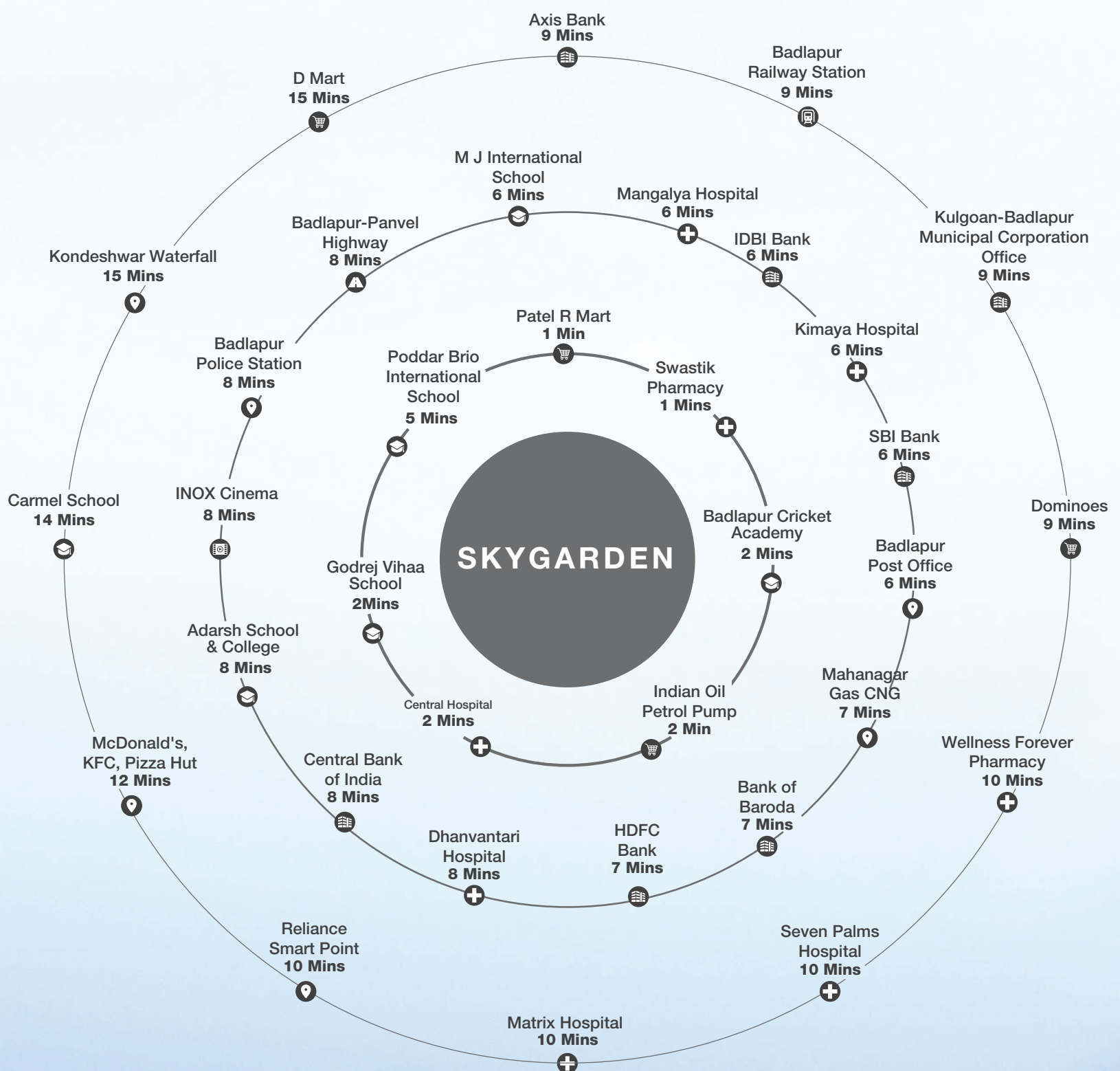


BANKS & ATMs

- State Bank of India 08 mins*
- Bank of India 09 mins*
- Yes Bank 09 mins*

*Source: Approximate travel time, as per Google Maps, during normal traffic conditions.

— IT IS THE POSSIBILITY OF —
HAVING TIME ON YOUR SIDE.



— IT IS THE POSSIBILITY TO —
TAKE YOUR LIFESTYLE SKY HIGH!



Artist's impression. Not an actual site photograph.

Whether you choose to meditate in the morning, roast a barbeque for your afternoon lunch, unwind with your kids in the toddlers area or simply sit back and star gaze at night - Our exclusive rooftop amenities at Sky Gardens makes it a possibility. So come and enjoy your lifestyle on top of the world!

— IT IS THE POSSIBILITY OF — HEADING TO SKIES FOR LEISURE RECREATION

The first time in Badlapur, you will benefit from a home in a gated community, where the rooftop amenities let you experience the true joy of engaging in activities under the open skies.



Not an actual site photograph. Artist's impression.

— IT IS THE POSSIBILITY TO ENJOY —
ROOFTOP AMENITIES AT SKY GARDENS.

STAR-GAZING DECK



YOGA & MEDITATION PAVILION



SENIOR CITIZEN'S ALCOVE



TODDLERS' AREA



LIFE-SIZE CHESS BOARD



BARBEQUE AREA



— IT IS THE POSSIBILITY TO —
INDULGE IN A HOST OF LIFESTYLE AMENITIES.

SWIMMING POOL



TENNIS COURT



BOX CRICKET



AMPHITHEATRE



HALF BASKETBALL COURT



SKATING RINK



— IT IS THE POSSIBILITY OF — BRINGING CONVENIENCE TO YOUR DOORSTEP.

At Sky Gardens, convenience is a way of life. With a grocery store,
a pharmacy, an ATM facility and much more, everything you desire is within the vicinity.



Stock image for representation purpose only

— IT IS THE POSSIBILITY TO ENJOY —
SPACIOUS LIVING.



Artist's impression. Not an actual site photograph.

At Sky Garden, your 1BHK Luxe home will always be one of a kind. With full length windows, sundecks, additional utility area and a spacious layout, there will always be room for whatever your heart desires.

1BHK LUXE HIGHLIGHTS



Homes with
sundecks



Larger foyer
area



Additional
utility area



Full length
windows



Niche area for
Wardrobe & Washing
machine area



Homes
with hill views

— IT IS THE POSSIBILITY TO LIVE —
A LIFE BEYOND EXPECTATIONS AT

NEW TOWER LAUNCH AT
— SKY GARDENS —

—— #TowerOfPossibilities ——



At Sky Gardens, your lifestyle will always be one of a kind. Enjoy the best of connectivity, revel in the many luxurious rooftop amenities, recharge with our sports facilities, walk to the convenience store or simply unwind in a spacious 1BHK Luxe home. There's so much more to life! No wonder we call it 'The Tower of Possibilities'.



The Project is registered as “Godrej Vihaa Phase 1” - RERA No. P51700002689; “Godrej Vihaa Phase 2” - RERA No. P51700002442; “Godrej Vihaa Phase 3” (Sky Gardens) - RERA No. P51700013329; “Godrej Vihaa Phase 5, Mumbai” - RERA No. P51700008346,

Godrej Vihaa is being developed by K.R. Real Estate Pvt. Ltd. and Godrej Properties Limited is the Development Manager of the Project available at website <https://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. Customers 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 Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.