

# A LEGACY OF TRUST

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 122-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 Economic Times Best Real Estate Brand 2018', 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018, 'Real Estate Company of the Year' at the 8<sup>th</sup> Annual Construction Week India Awards 2018, India's Top Builders 2018 at the Construction World Architect and Builder (CWAB) AWARDS 2018 and the Golden Peacock National Quality Award – 2017 at the Institute Of Directors 27<sup>th</sup> World Congress on Business Excellence and Innovation.



GODREJ TRANQUIL, KANDIVALI



GODREJ PRIME, CHEMBUR



GODREJ CITY, PANVEL



GODREJ EMERALD, THANE

Artist's Impression. Not an actual site photograph.



Registered Office: Unit No. 5C, 5<sup>th</sup> Floor, Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli East, Mumbai - 400 079.

The project is registered as Godrej Nirvaan under MahaRERA No. P51700022148 available at <http://maharera.mahaonline.gov.in>. The project is being developed by "Prakhhyat Dwellings LLP" in which Godrej Properties Limited is a partner.

MahaRERA Registration No. for the projects "Godrej Emerald Thane": P51700000120, "Godrej Tranquil Kandivali": P51800000812, "Godrej Prime": P51800000519, "Godrej City Panvel Phase I": P52000001298. All available at website: <http://maharera.mahaonline.gov.in/>

The sale is subject to terms of the Application Form and the Agreement, including specification. 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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.

# GODREJ NIRVAAN THANE EXTENSION



THANE  
EXTENSION

Where  
wishes  
come  
true.

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# The Evolution Story



## MUMBAI EXPLORED

The commercial capital of India, outlined by the Bandra Worli Sea Link

## THANE EXPLORED

Among world's top 20 real estate investment destinations according to a recent study by Knight Frank, International Property Consultant\*

## WHAT'S NEXT



## Thane Extension. The rising destination of tomorrow.

**Just 20 minutes\*\*** to the busy **Majiwada Circle** and the green stretches of Ghodbunder Road, Thane is planning its future.

The location is a growing real estate hub basis its accessibility, infrastructure and quality of life.

The central location of 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.

\*<https://www.hindustantimes.com/mumbai-news/thane-real-estate-among-top-20-in-the-world-where-rich-want-to-invest-survey/story-efXxd1kGc0g9jgV0hcL6iPI.html>

\*\*Source: Google Maps. Travel time basis normal traffic conditions.

## APARTMENTS BOUGHT

Source:- Liases Foras



# On the rise.

Over last 6 Years percentage growth in apartments bought in Thane has been 88%, while for Thane Extension it has been

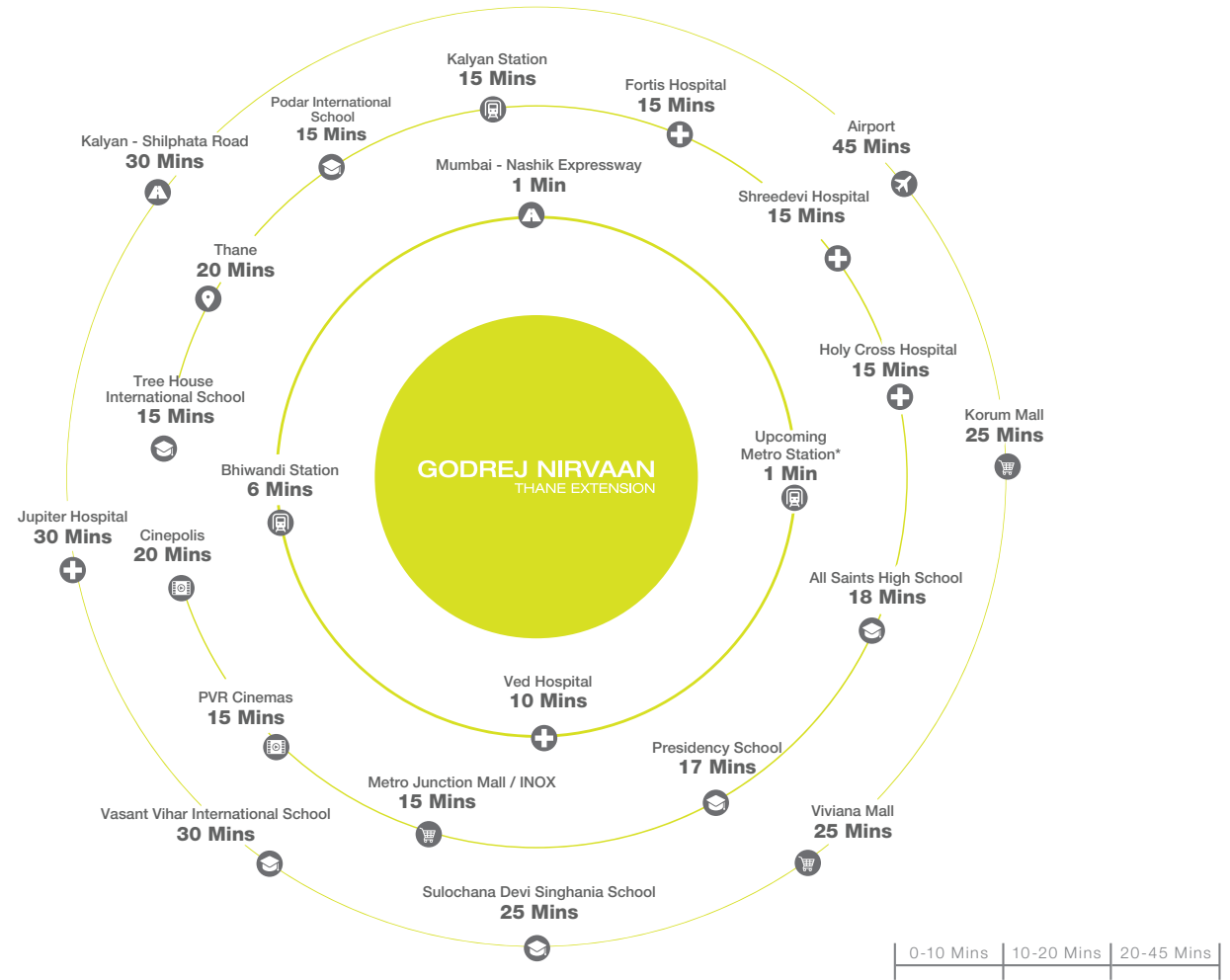
# 232%

Thane extension has retained a Compounded Annual Growth Rate (CAGR) of greater than 20% in the past 5 years.

# The world around you



Stock image for representative purpose only



Source: Google Maps. Travel time basis normal traffic conditions.  
 \*<https://mmda.maharashtra.gov.in/metro-line-5#>



**EASY ACCESSIBILITY TO**  
 Pune, Nashik, Goa and Ahmedabad

# Witness the birth of the hub of the future. Thane Extension.

Stock image for representative purpose only

## UPCOMING METRO LINE 5<sup>1</sup>

### IMPROVED CONNECTIVITY TO THANE

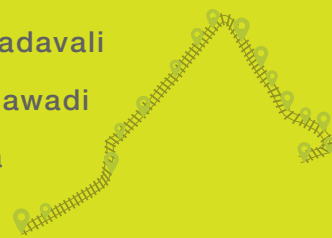
Metro line 5 will run from **Thane to Kalyan**, through Bhiwandi.



MMRDA on **7<sup>th</sup> August 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\*

○ Kasarvadavali  
○ Kapurbawadi  
○ Wadala



○ Kalyan  
○ Dombivli MIDC  
○ Taloja

1. <https://mmrda.maharashtra.gov.in/metro-line-5#>  
<https://indianexpress.com/article/cities/mumbai/mumbai-thane-bhiwandi-kalyan-metro-construction-start-after-monsoon-5884119/>  
<https://www.moneylife.in/article/maharashtra-clears-three-new-metro-routes-worth-rs24000-crore-for-mumbai/57748.html>

## THANE-DOMBIVLI<sup>2</sup> BRIDGE

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



## 8 LANE 126 KM LONG VIRAR ALIBAUG CORRIDOR<sup>3</sup>

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.



## THE KALYAN BUSINESS DISTRICT<sup>4</sup>

The project will come up in partnership with South Korean government and will be completed by 2028 with an investment of

**₹56,676-crore**



Over **330 hectares** of land have been earmarked for this project



2. <https://maharashtratimes.indiatimes.com/maharashtra/thane-kokan-news/thane/new-contractor-for-mankoli-bridge/articleshow/66940395.cms>  
<https://www.hindustantimes.com/mumbai-news/state-gives-nod-to-grant-1-44-acre-of-mangrove-land-for-thane-dombivli-bridge/story-LPYxxsMO13eup1qCf4OrsN.html>  
3. <https://www.hindustantimes.com/mumbai-news/virar-alibaug-corridor-in-fast-lane-maharashtra-govt-seeks-14-000-cr-loan-from-world-bank/story-EcYUuVdMKR4KI9R8Ok9ZoM.html>  
4. <https://epaper.timesgroup.com/Olive/ODN/TimesOfIndia/shared/ShowArticle.aspx?doc=TOIM%2F2018%2F04%2F07&entity=Ar05503&sk=E73935FF&mode=text>

# A LOCATION THAT HAS IT ALL

The prowess of a growing real estate hub is often decided by its accessibility, infrastructure and quality of life. On all accounts, Thane Extension wins the race hands down, in comparison to all other developing regions in Mumbai and its suburbs. The central location of 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.

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



# MASTER LAYOUT PLAN

## AMENITIES ON GROUND

- 1 Music Garden
- 2 Meditation Garden with Laughter Therapy Park
- 3 Open Lawn with Fragrance court
- 4 Pool side Party deck with Barbeque Counter
- 5 Yoga Garden
- 6 Bio Pool
- 7 Swimming Pool - Adults
- 8 Swimming Pool - Kids
- 9 Pool side Deck with Sun Loungers
- 10 Feature Pavilion
- 11 Tree House with slides and hammocks
- 12 Surface Painting Area (washable surface)
- 13 Pet Park
- 14 Pet Water zone
- 15 Tennis Court
- 16 Box Cricket
- 17 Skating Bowl
- 18 Feature Pavilion with seating
- 19 Open Party Lawn
- 20 Sand pits for kids
- 21 Kids' Play zone
- 22 Baby Play zone
- 23 Toddlers' Play Area
- 24 Interactive fountain for kids
- 25 Senior Citizen Area with Reflexology Walkway
- 26 Organic Plantation Area

## AMENITIES ON BUILDING ROOF TOP

- 27 Barbeque Counter
- 28 Seating Lounge
- 29 Star Gazing deck
- 30 Sky Gym
- 31 Sky Meditation Pavilion

## AMENITIES ON CLUB HOUSE ROOF TOP

- 32 Barbeque Counter
- 33 Café style seating area
- 34 Community style seating area
- 35 Life Size Chess board

## AMENITIES ON MLCP ROOF TOP

- 36 Futsal Court
- 37 Multipurpose play court
- 38 Jogging / Walking track
- 39 Cross fit out door fitness area
- 40 Board Games area

## AMENITIES IN CLUB HOUSE

- 41 Multipurpose Hall
- 42 Badminton court
- 43 Creche
- 44 Gym
- 45 Library
- 46 Indoor game room



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

# Every wish, fulfilled.

Godrej Nirvaan is a world in itself where every square inch of the development has been designed to make your life complete.

Be it playing spaces for your kids, daily convenience a walk away, senior citizen park for your parents or a half Olympic size swimming pool for yourself, no matter what your wish is, Godrej Nirvaan makes it come true.

**THANE  
EXTENSION**

Where  
wishes  
come  
true.



# Your wish is our command

Do you wish to set yourself free from the city's humdrum by taking a plunge into a swimming pool?

Or just wished that you could gaze at the endless blanket of stars and spend an entire evening doing nothing?

Godrej Nirvaan, nestled between a world of amenities, is the address that'll bring your wishes to life.

Convenience zone with 24x7 Concierge Services \*

Sports zone

Kids' zone

Festive zone

Wellness zone

Sky Zone



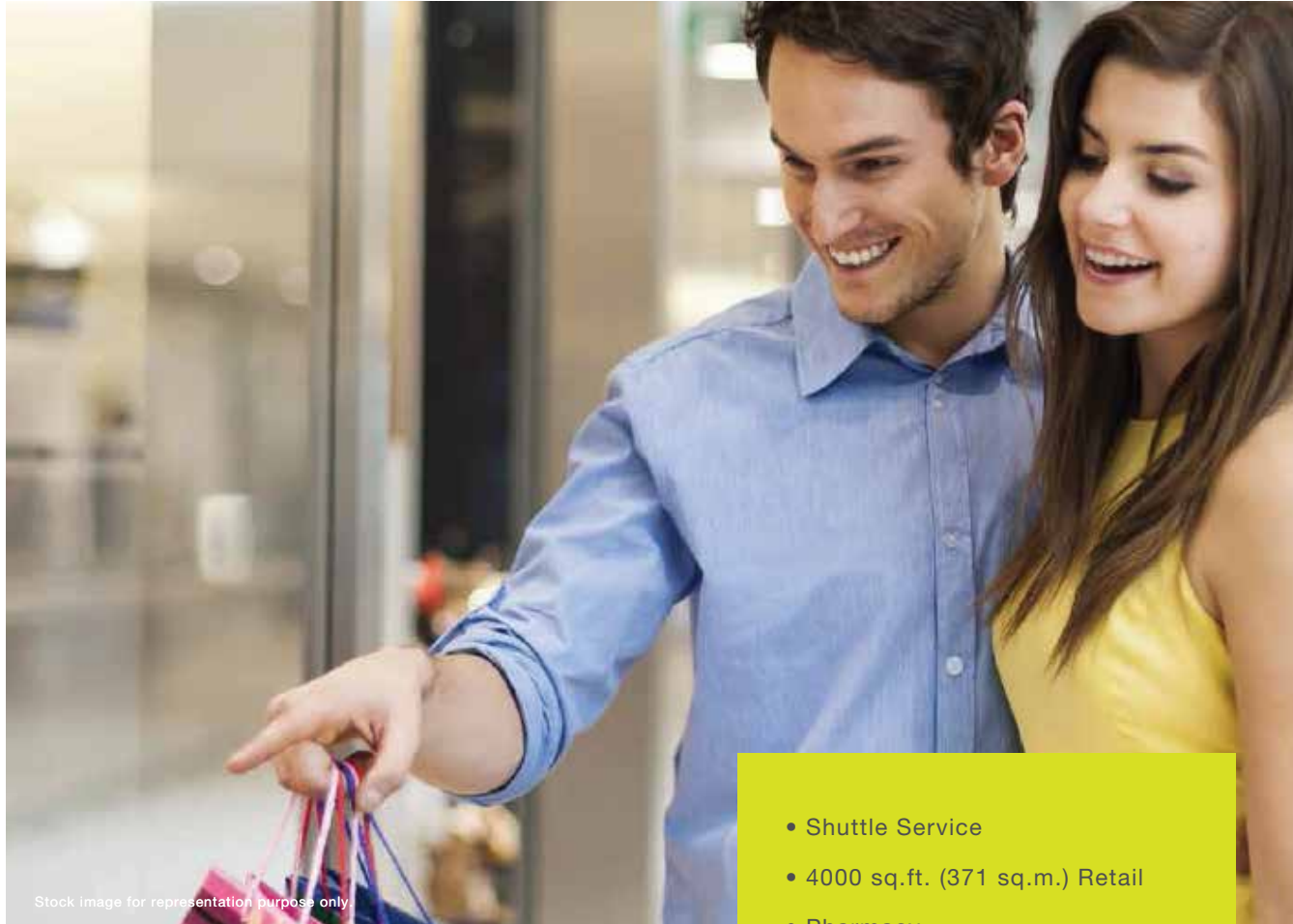
Artist's impression. Not an actual site photograph.

\*The following 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.



## CONVENIENCE ZONE

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Stock image for representation purpose only

- Shuttle Service
- 4000 sq.ft. (371 sq.m.) Retail
- Pharmacy
- ATM
- Convenience Store

Ever wished that you could just breeze through life? Well, we wish that for you too. You name it and we have it all here, conveniences like a pharmacy, ATM, shuttle service and convenience stores, we bring everything close to your world to make your life comfortable.

## 24X7 CONCIERGE SERVICES\*

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Stock image for representation purpose only.

- Plumbing Services
- Electrical and Mechanical Services
- Laundry Services
- Car Washing Services
- Deep Cleaning Services

Be it home services like plumbing services, deep cleaning services, car washing services, electrical and mechanical services, we make sure to do everything to make your life simple.

\*The following 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.

## SPORTS ZONE

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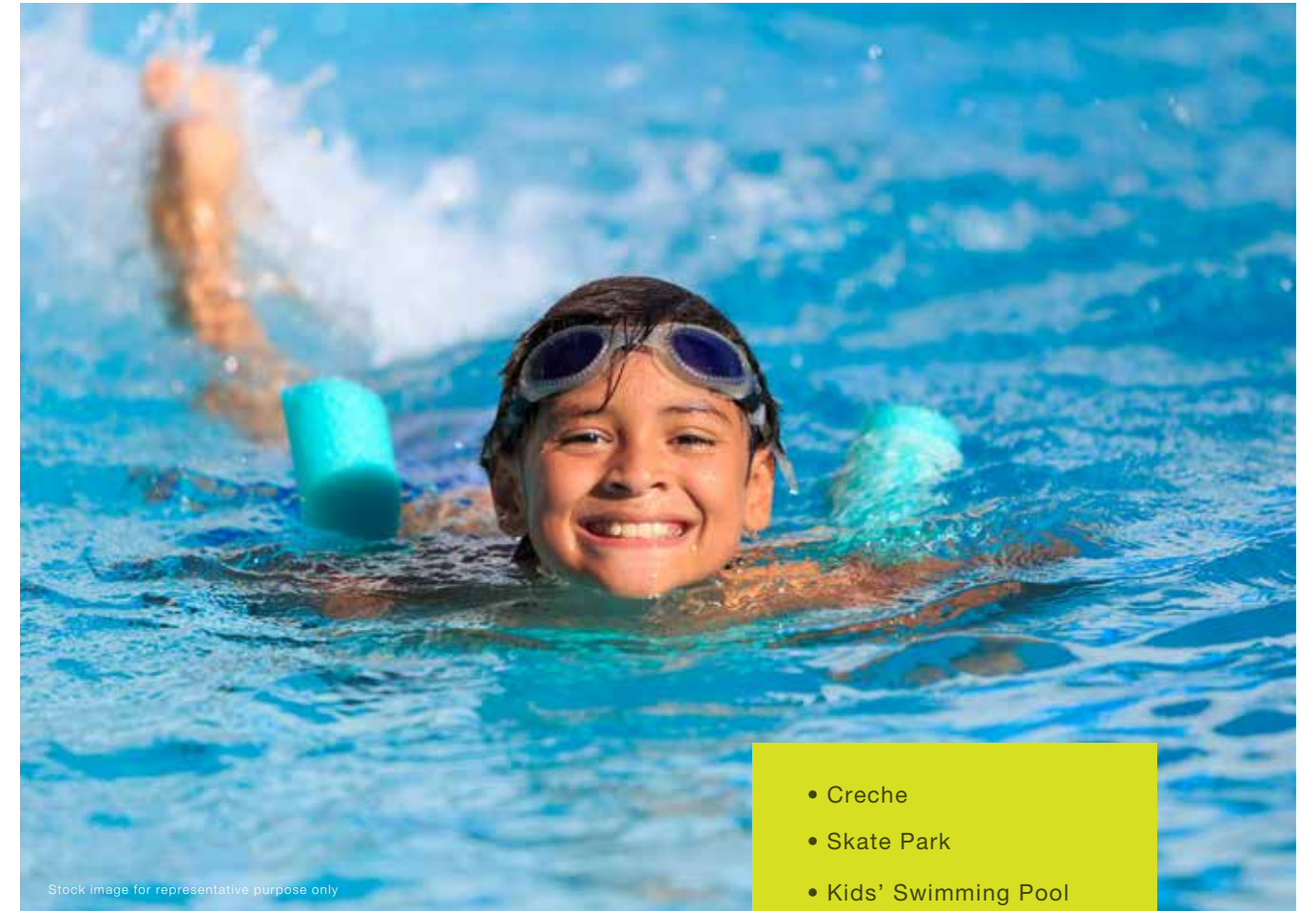
Stock image for representation purpose only.

- Gym & Jogging Track
- Badminton Court
- Tennis Court
- Swimming Pool
- Box Cricket
- Futsal Court

Want to go back to your good old cricketing days? Improve your smashes or perfect your volleys? Or perhaps just get those six packs that you always wanted? Here's a home that grants all your wishes.

## KIDS' ZONE

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Stock image for representative purpose only.

- Creche
- Skate Park
- Kids' Swimming Pool
- Interactive Fountains
- Graffiti Wall
- Tree House

A place to skate. Tree houses to climb. Slides to enjoy. Or a park to run. Godrej Nirvaan is just the right place to live a dream childhood.

## WELLNESS ZONES

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Stock image for representative purpose only

- Organic Plantation Area
- Yoga Garden
- Sky Meditation Pavilion
- Laughter Therapy Zone
- Reflexology Walkway

Do you ever feel like leaving your worries behind to lose yourself in meditation? Or just wish to add yoga to your routine to live a healthy life? Godrej Nirvaan fulfils all your wishes.

## FESTIVE ZONE

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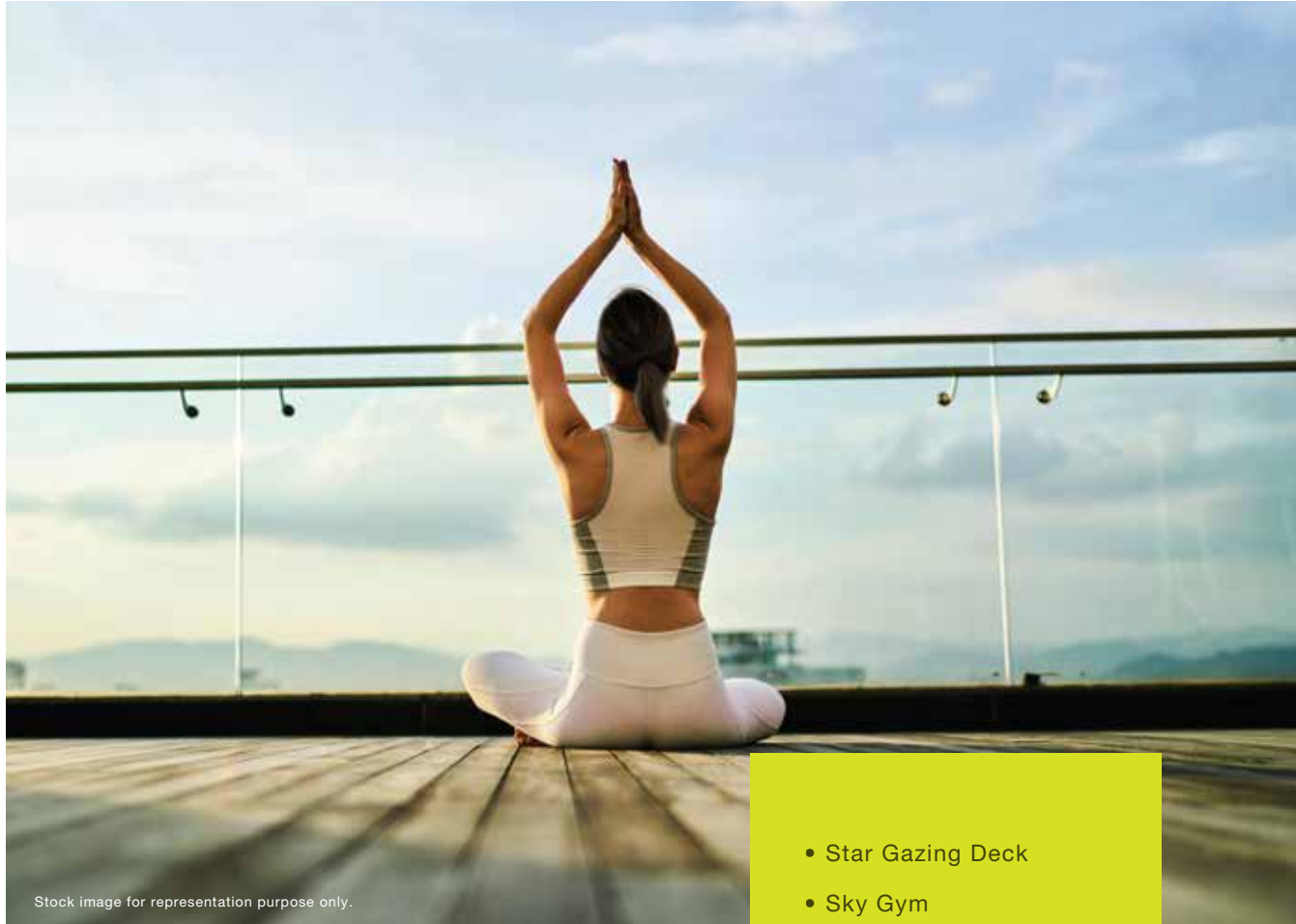


Stock image for representative purpose only

- Multipurpose Hall
- Open Party Lawn
- Barbecue Corner
- Café Style Seating Area

Do you wish to host a reunion bash or call your friends over a barbecue party? There's a lot of space in this world to make your every wish come true.

# SKY ZONE

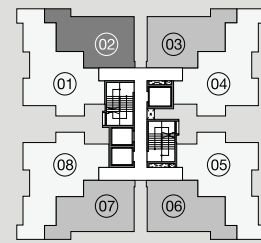
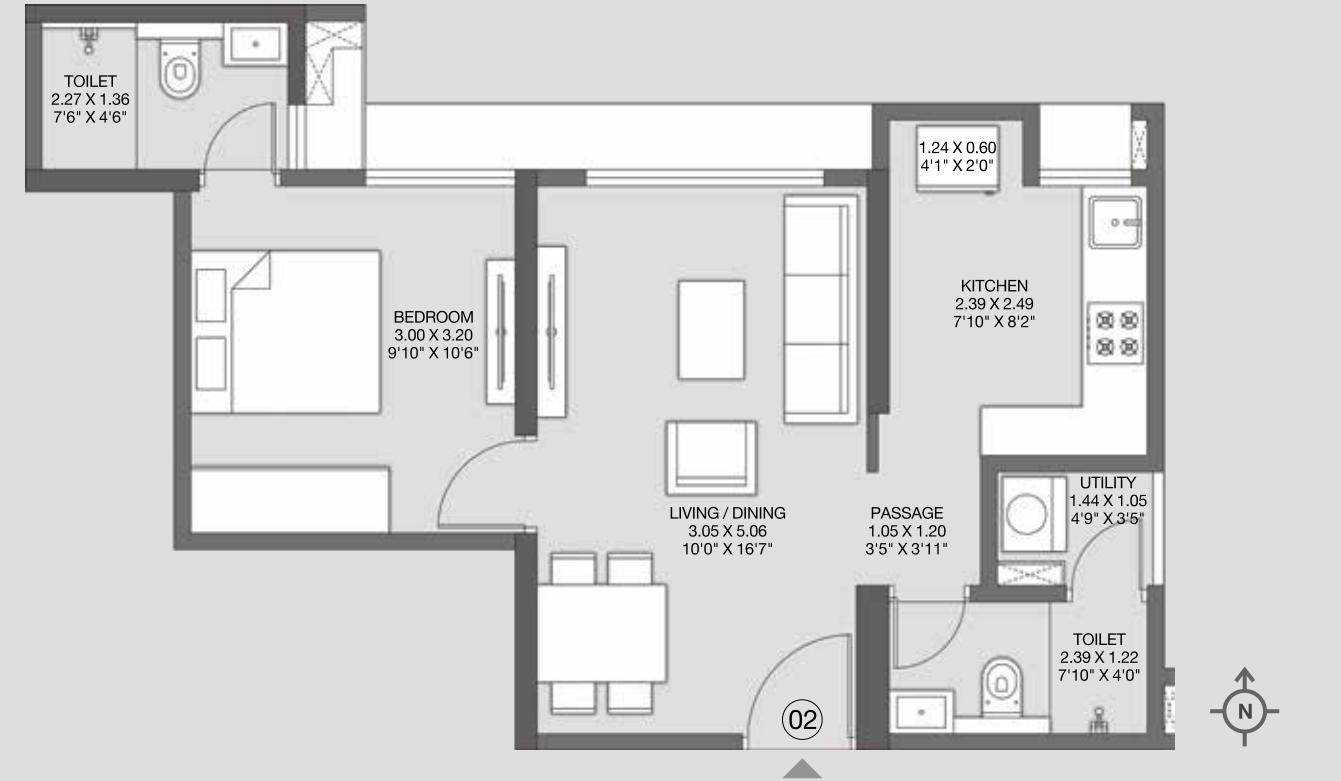


- Star Gazing Deck
- Sky Gym
- Sky Meditation Pavilion

If living on the clouds was always your dream, here's the address that'll bring this dream to life. With amenities like the Stargazing Deck, Sky Gym, Sky Meditation Pavilion and more, you'll soon be raising a toast to the stars.

# UNIT PLAN

## 1 LUXE

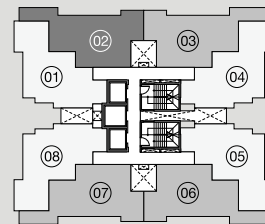
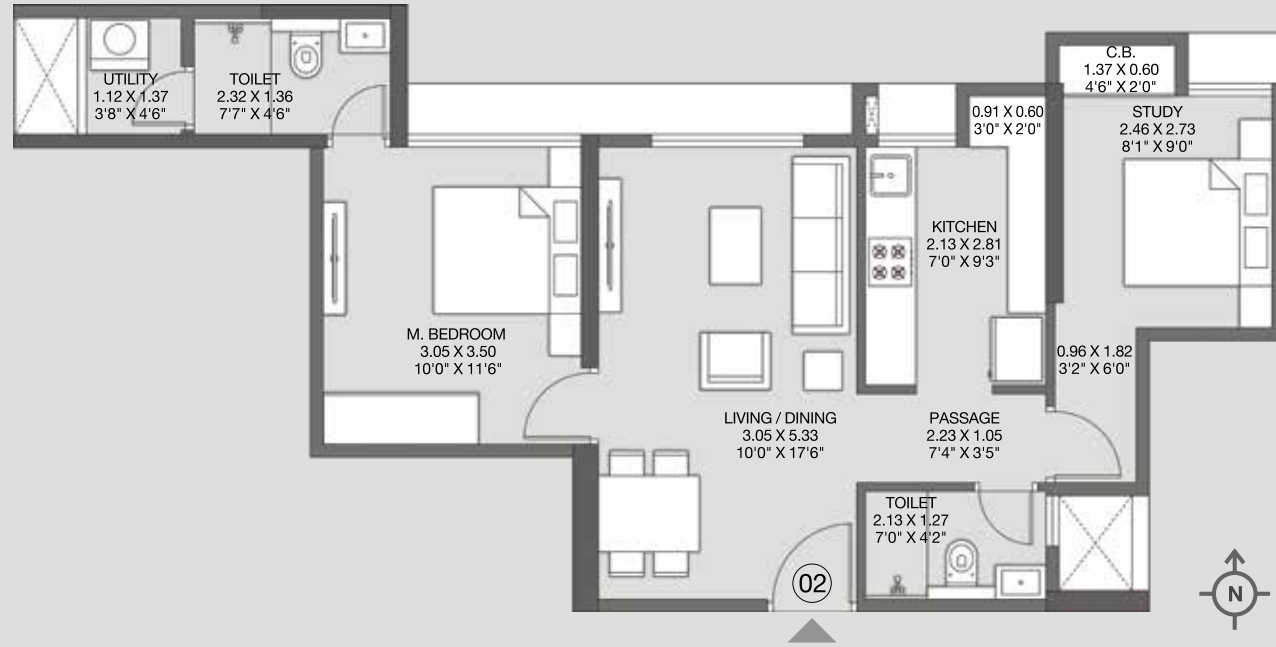


TOWER-4, 5, 6

The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/unit and does not form part of the standard specifications. The plan represents unit series 2 of Tower / wing 4 to 91 sq.m. = 10.764 sq.ft.

# UNIT PLAN

## 2 PREMIUM

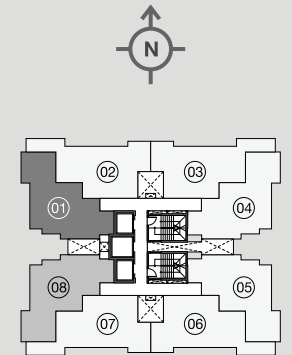


TOWER-1, 2, 3

The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/unit and does not form part of the standard specifications. The plan represents unit series 2 of Tower / wing 1 to 31 sq.m. = 10.764 sq.ft.

# UNIT PLAN

## 2 PREMIUM

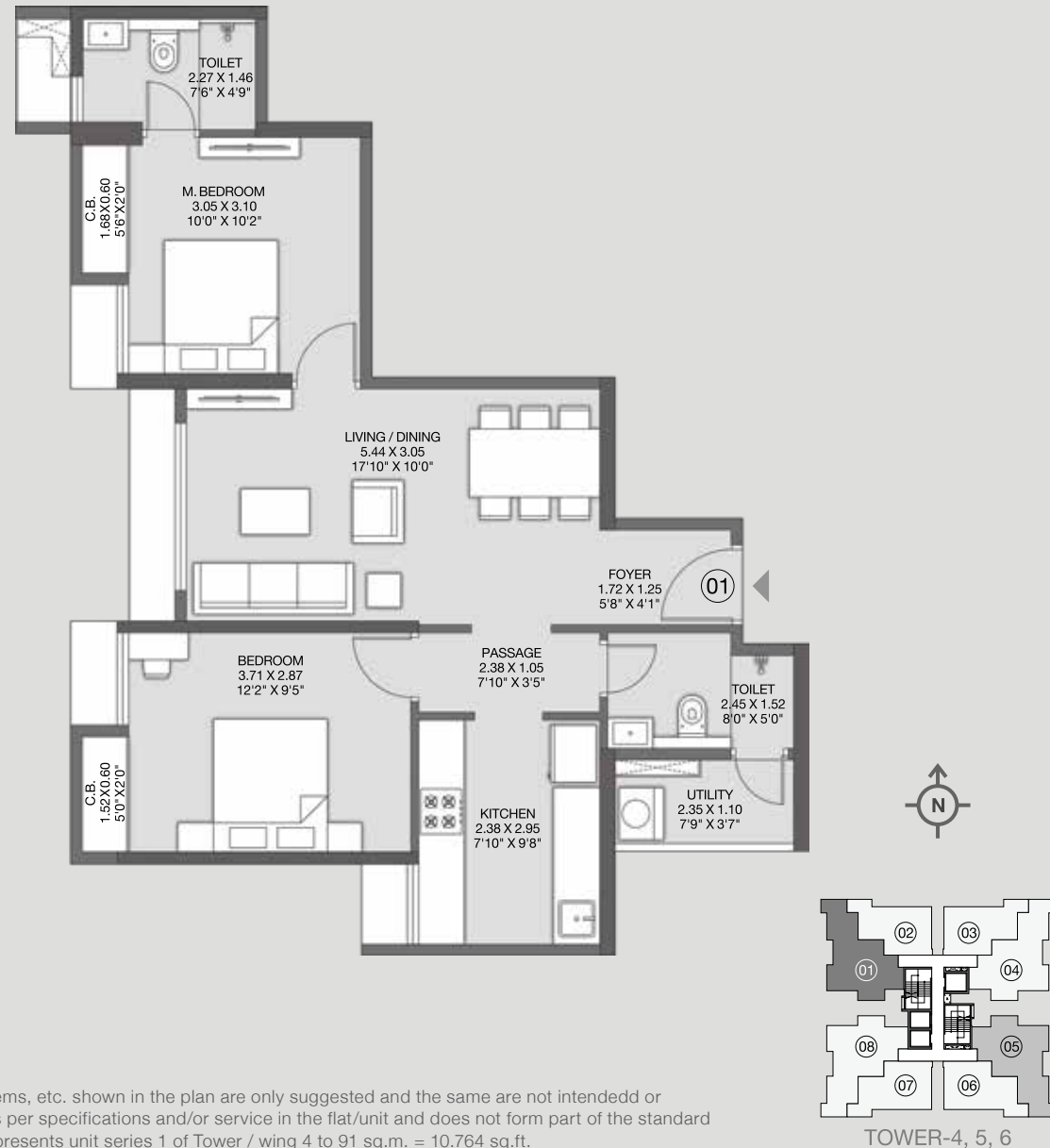


TOWER-1, 2, 3

The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/unit and does not form part of the standard specifications. The plan represents unit series 1 of Tower / wing 1 to 31 sq.m. = 10.764 sq.ft.

# UNIT PLAN

## 2 LUXE



The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/unit and does not form part of the standard specifications. The plan represents unit series 1 of Tower / wing 4 to 91 sq.m. = 10.764 sq.ft.

# PRODUCT CONFIGURATION

The perfect opportunity.

A promising destination.

- Hectares of **open** and **green spaces**
- Well-connected location just **20 mins to Majiwada\***
- Live life to the fullest with **50+ Lifestyle Amenities**
- Convenience at your doorstep with **24x7 Concierge Services**
- Benefit from the proximal **Upcoming Metro Station\*\*\*** and **Business Centres**
- A promising destination with **232% growth^^** in number of residential apartments bought in last 6 years

## A home for all your wishes

TYOLOGY	RERA CARPET AREA** (Sq.M.)	RERA CARPET AREA** (Sq.ft.)	STARTING AGREEMENT VALUE#
1 LUXE##	42.85	461	₹43.9 LAKH
2 PREMIUM^	55.36	595	₹62.9 LAKH
2 LUXE^	62.77	675	₹69.9 LAKH

Pre-Book now to avail **exclusive Pre-Launch price**  
**Exclusive Pre-Launch Price for first 500 Pre-bookings only**

\*Source: Google Maps. Travel time basis normal traffic conditions. ^^ Liases Foras \*\*\*<https://mmrda.maharashtra.gov.in/metro-line-5#>  
 \*\*The RERA carpet area includes the appurtenant area. #The Agreement value does not includes stamp duty registration, floor rise, GST and other charges.  
 ##1 Luxe is without covered car parking. ^2 Bed Premium & 2 Bed Luxe is with dependent covered car parking.