

EXCLUSIVE PREVIEW OF  
GODREJ VIHAA  
BADLAPUR, MUMBAI

ZRICKS

THE  
HOME OF  
NEW  
BEGINNINGS



# AGENDA

- Godrej Properties
- Mumbai Growth Story
- Why Godrej Vihaa
- Location
- Master Layout
- Unit Configurations
- Floorplan
- Unitplan
- Launch Details
- Payment Plan

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PROJECTS ACROSS 12 CITIES

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**IN 12 CITIES ACROSS INDIA**

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with your support  
and we want you to  
GROW WITH US



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# BADLAPUR – OVERVIEW



Badlapur, located in Thane district, is an upcoming location owing to its proximity to the proposed Panvel- Badlapur Highway, local train connectivity and commercial activity in the area. It is developing with modern infrastructure in projects, basic amenities like schools, banks, hospitals, local market etc nearby. It is well connected to the Mumbai Pune Expressway. NMMT buses are available from Badlapur to Vashi and CBD Belapur/Turbhe Bus Station.

- Well connected
- Well developed
- Affordable city



# WHY BADLAPUR



**ROAD-RAIL CORRIDOR**

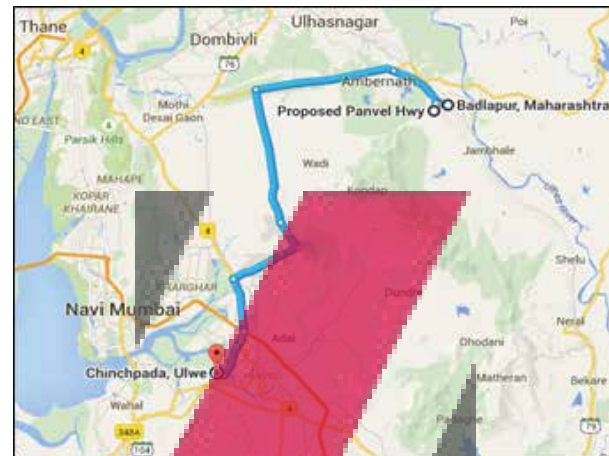
- > 140-km road-rail corridor planned from Alibaug to Virar
- > One can drive at a speed of 120 kmph
- > Current travel time of 3-5 hours to reduce to under 2 hours
- > The alignment passes close to the 12 growth centres
- > The corridor will promote planned development in Virar, Kalyan, Navi Mumbai and Alibaug
- > It will improve the connectivity of ports
- > Once the Nihava-Sewri sea link is laid, the corridor will also provide fast connectivity with Mumbai
- > The corridor will be the fastest way to commute from around the Ahmedabad Highway (NH-6) to Goa, Nashik, Pune, Alibaug and Navi Mumbai

**SATELLITE TOWNS**

The road-rail corridor will boost the growth of at least a dozen urban clusters near Mumbai

## VIRAR-ALIBAUG CORRIDOR

- 140 km of road-rail corridor planned from Alibaug to Virar
- It will be the fastest to commute from around Ahmedabad Highway (NH8) to Goa, Nashik, Pune, Alibaug & Navi Mumbai



## PROPOSED BADLAPUR-PANVEL HIGHWAY

- Travel Time from Proposed International Airport Panvel to Badlapur is 39 minutes without much hassle.



## SMART CITY

- Mumbai, Thane and Kalyan-Dombivli are among the ten cities from Maharashtra selected for development as smart cities.
- It is one of the cleanest town in Maharashtra with no slums

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WHY INVEST IN  
GODREJ VIHAA  
BADLAPUR, MUMBAI



Prices growing at a compounded  
annual growth rate of **16%\***



Major infrastructure projects  
under construction



Awarded the Clean and Green City  
Award - by the state government

**\*Source: 21st August, 2015, Property Plus - The Hindu (Mumbai edition)**

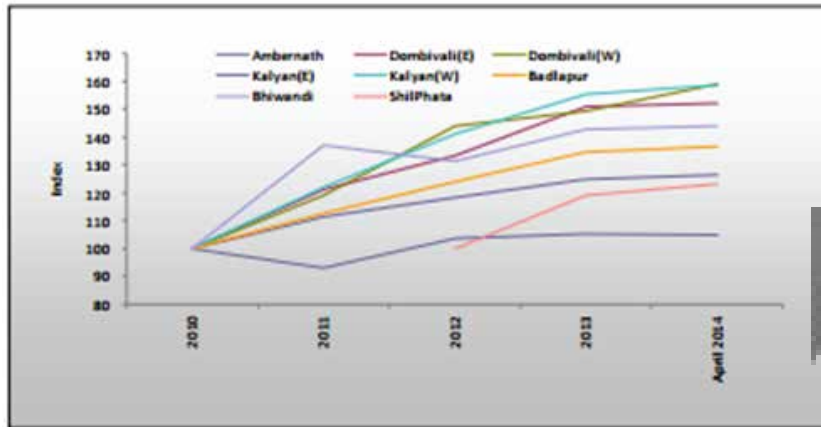
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# DESTINATION BADLAPUR



## Weighted Average Price Trends (INR/sq.ft.) of available units



\*Source: PropEquity

## Property rates of 'ready-to-move-in' units in residential markets

Location	Capital Values (INR/sq.ft.)	Rental Values for 2 BHK (INR/month)
Shill-Phata	4500-6300	-
Dombivali	5000-8500	10000 - 11000
Kalyan	3000 - 7500	8000 - 10000
Ambernath	30000 - 3600	4500 - 5000
Badlapur	2700 - 3700	4000 - 4500
Bhiwandi	6500 - 7500	10000 - 12000

\*\*Indicative mid market segment

Source: ICICI Proerty Services Group

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# BADLAPUR – SOCIO, ECONOMIC & INFRASTRUCTURE OVERVIEW



SOCIAL OVERVIEW	ECONOMIC OVERVIEW	INFRASTRUCTURE OVERVIEW
<ul style="list-style-type: none"> <li>• Badlapur is an old densely populated locality</li> <li>• Average literacy rate of Badlapur city is 83%</li> <li>• Majority people residing in Badlapur are professionally into services</li> <li>• Badlapur offers basic social infrastructure such as schools, medical facilities, kirana stores, etc.</li> <li>• Tourist attractions in and around Badlapur are Kondeshwar, Matheran Range, Chanderi, Tavli, Barvi Dam, etc.</li> </ul>	<ul style="list-style-type: none"> <li>• The majority of the city population is working middle class</li> <li>• The (MIDC) has developed an industrial area within the area governed by the <b>Kulgaon-Badlapur Municipal Council</b></li> <li>• There are branches of many national banks in Badlapur, including State Bank of India, ICICI Bank, Bank of Maharashtra, Canara Bank, Axis Bank (formerly known as UTI Bank), Punjab National Bank, IDBI Bank (previously known as United Western Bank), Bank of Baroda, Bank of India, Union Bank of India, Central Bank of India, Corporation Bank and HDFC Bank.</li> </ul>	<ul style="list-style-type: none"> <li>• The area falls on the Central Line of the Mumbai local railway network.</li> <li>• Apart from this, the area is connected to Mumbai via the Eastern Express Highway and to Pune via the Mumbai-Pune Expressway</li> <li>• The Mumbai International Airport is within reach through the Pipeline Road</li> <li>• The area also offers bus services to Vashi by the Navi Mumbai Municipal Transport</li> <li>• The Panvel-Bhimashankar-Chakan Highway will cut down commuting distance from Mumbai to Karjat by 21 kms.</li> <li>• The Neral-Badlapur Highway will ease connectivity between Kalyan and Karjat.</li> <li>• Some other highways are being upgraded to 4-lanes, cutting travel time for commuters to and from Karjat to Khopoli or Pune.</li> </ul>

# SITE LOCATION



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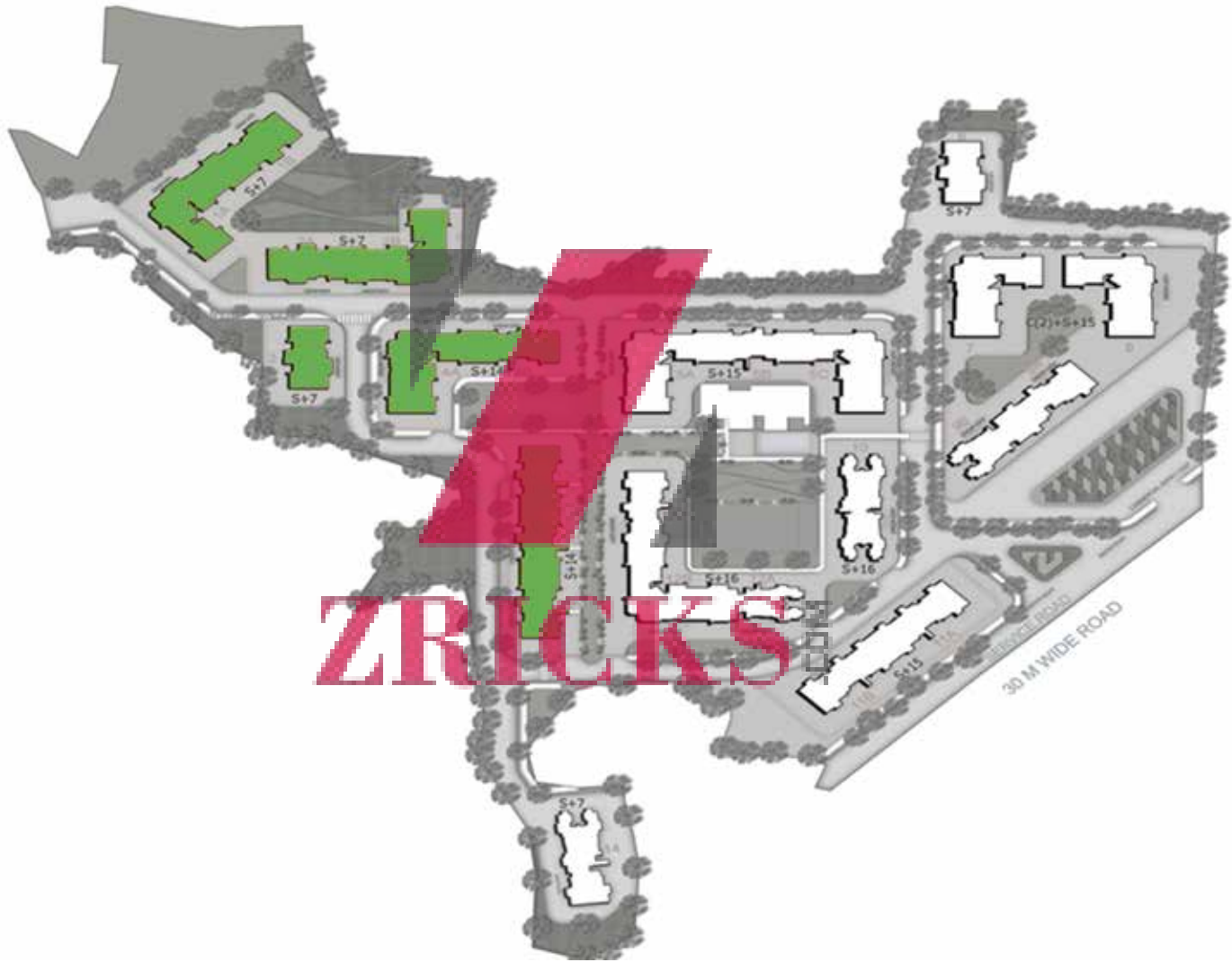
# MASTER LAYOUT



1. MULTI-PURPOSE HALL (AT STILT LEVEL)
2. CLUB HOUSE (AT PODIUM LEVEL)
3. SWIMMING POOL
4. KIDS PLAY AREA
5. SENIOR CITIZEN ALCOVE
6. TENNIS COURT
7. BOX CRICKET
8. HALF BASKETBALL COURT
9. OPEN GYM. ACUPRESSURE PARK
10. YOGA DECK, MEDITATION PAVILION
11. PARTY LAWN
12. JOGGING TRACK
13. AMPHITHEATRE
14. SKATING RINK
15. MULTI SPORT COURT

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# PHASE 1 LAYOUT



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# PROJECT FACTS



PLOT SIZE  
**12 ACRES**

TOTAL PROJECT  
AREA  
**13.20 LAKH  
SQ.FT.**

STRUCTURE-  
**STILT + 7 FLOORS**  
& STILT +  
**14 FLOORS**  
IN PHASE 1

AREA FOR PHASE 1  
**3,48,786 LAKH  
SQ.FT**

CONFIGURATION  
IN PHASE 1  
**1 & 2 BHK  
RESIDENCES**

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# VIHAA AT A GLANCE



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# PROPOSED AMENITIES

SWIMMING POOL



OPEN GYM



ACUPRESSURE PARK



TENNIS COURT



BOX CRICKET



YOGA DECK,  
MEDITATION PAVILION



KIDS PLAY AREA



JOGGING TRACK



SENIOR CITIZEN ALCOVE



AMPHITHEATRE



& MANY MORE....

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# PROPOSED SPECIFICATIONS

- Vitrified tiles in living room, kitchen and all bedrooms
- Granite platform in kitchen
- Instant gyser in master bathroom
- C P fittings - Jaguar basic
- Intercom and video door phone
- Power backup in common areas

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# UNIT CONFIGURATION



APARTMENT TYPOLOGY	APPROX. CARPET AREA (SQ.FT)*
1 BHK	435.41
COMPACT 2	528.83 – 539.06

\*Above mentioned prices and areas are tentative and subject to change without prior notice.

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# TOWER 1



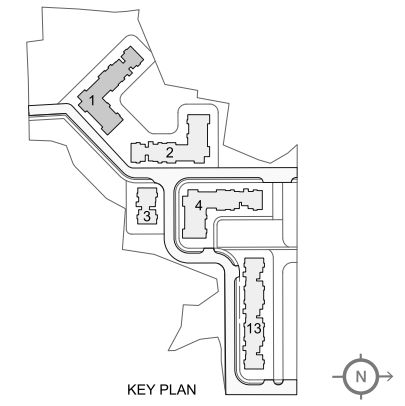
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**BUILDING - 1A  
STILT + 7 FLOORS**

FLAT NO.	TYPE	CARPET AREA
1	1.5-BHK-B'	539.06 SQ.FT.
2	1.5-BHK-A'	528.83 SQ.FT.
3	1.5-BHK-A'	528.83 SQ.FT.
4	1-BHK-B'	435.41 SQ.FT.
5	1-BHK-B'	435.41 SQ.FT.
6	1.5-BHK-C'	528.83 SQ.FT.
7	1.5-BHK-B'	539.06 SQ.FT.

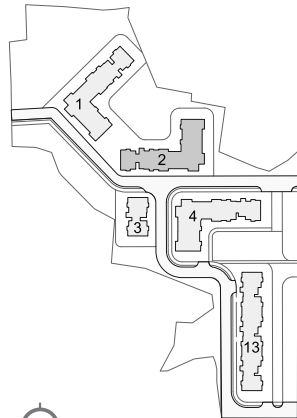
**BUILDING - 1B  
STILT + 7 FLOORS**

FLAT NO.	TYPE	CARPET AREA
1	1-BHK-A'	435.41 SQ.FT.
2	1-BHK-A'	435.41 SQ.FT.
3	1-BHK-A'	435.41 SQ.FT.
4	1-BHK-A'	435.41 SQ.FT.



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# TOWER 2



KEY PLAN

## BUILDING - 2A STILT + 7 FLOORS

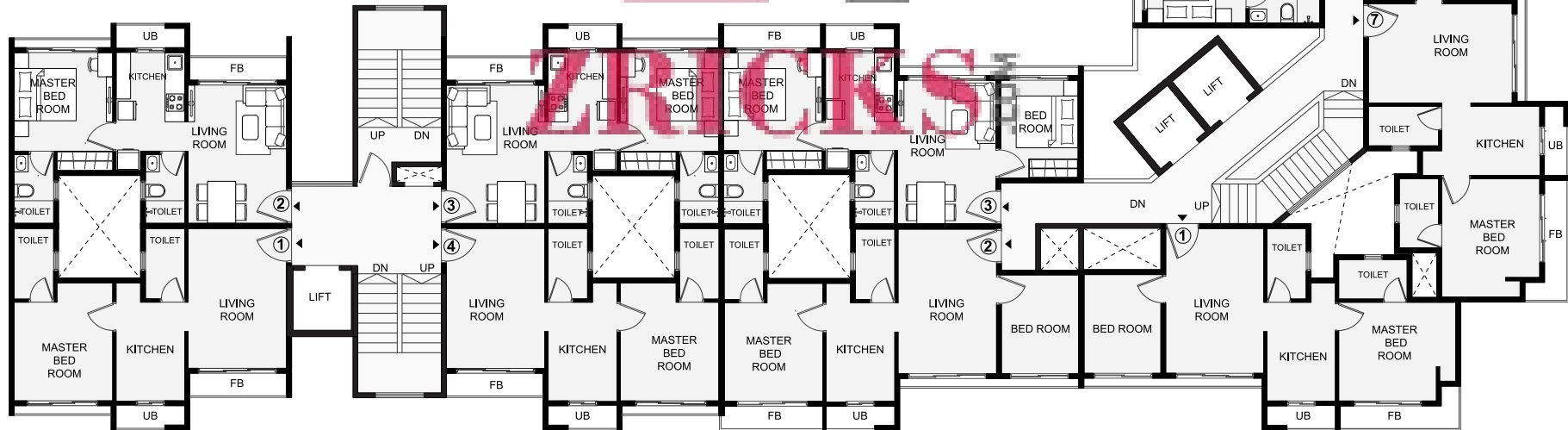
FLAT NO.	TYPE	CARPET AREA
1	1-BHK-'A'	435.41 SQ.FT.
2	1-BHK-'A'	435.41 SQ.FT.
3	1-BHK-'A'	435.41 SQ.FT.
4	1-BHK-'A'	435.41 SQ.FT.

## BUILDING - 2B STILT + 7 FLOORS

FLAT NO.	TYPE	CARPET AREA
1	1.5-BHK-'B'	539.06 SQ.FT.
2	1.5-BHK-'A'	528.83 SQ.FT.
3	1.5-BHK-'A'	528.83 SQ.FT.
4	1-BHK-'B'	435.41 SQ.FT.
5	1-BHK-'B'	435.41 SQ.FT.
6	1.5-BHK-'C'	528.83 SQ.FT.
7	1.5-BHK-'B'	539.06 SQ.FT.

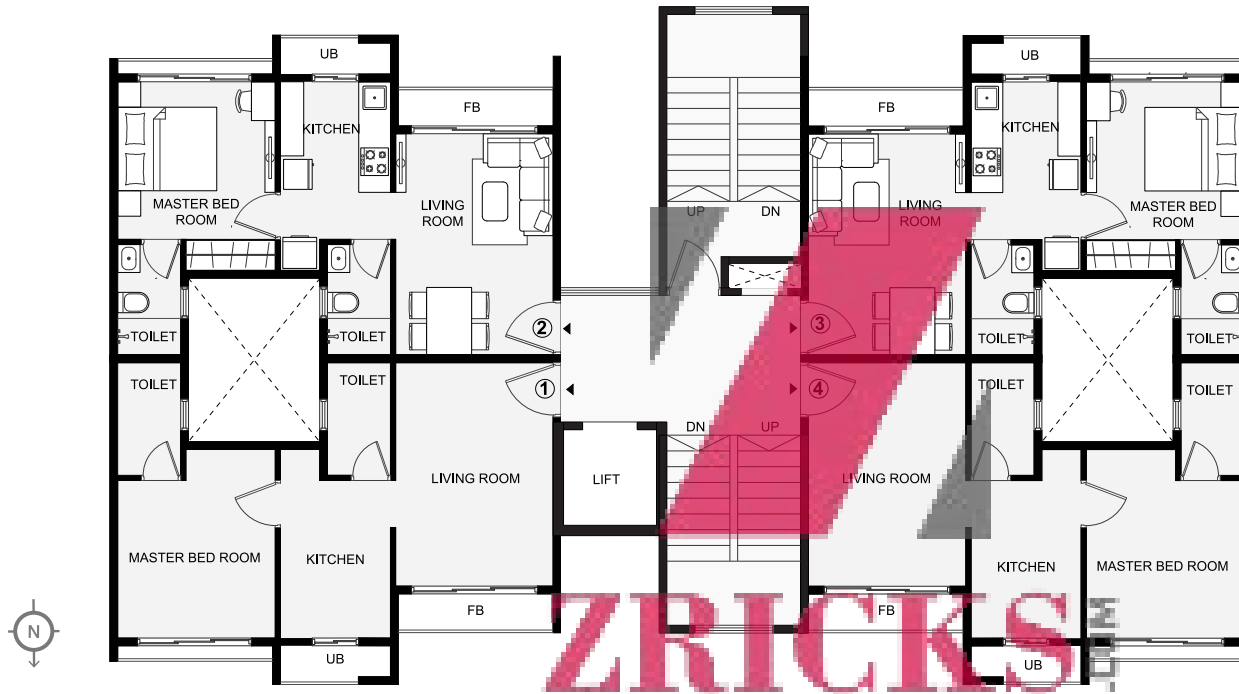
2A

2B



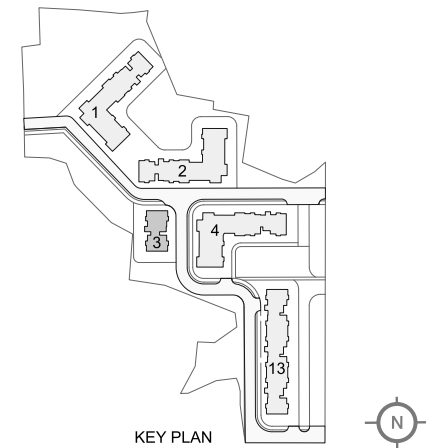
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# TOWER 3



**BUILDING - 3  
STILT + 7 FLOORS**

FLAT NO.	TYPE	CARPET AREA
1	1-BHK-'A'(STILT + 7 FLOORS)	435.41 SQ.FT.
2	1-BHK-'A'(STILT + 7 FLOORS)	435.41 SQ.FT.
3	1-BHK-'A' (STILT + 7 FLOORS)	435.41 SQ.FT.
4	1-BHK-'A' (STILT + 7 FLOORS)	435.41 SQ.FT.



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# TOWER 4



4A

4B

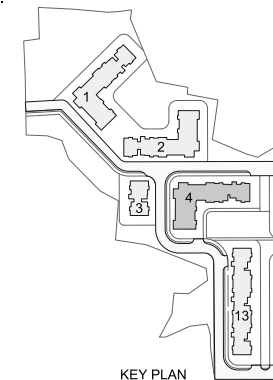
**BUILDING - 4A  
STILT + 14 FLOORS**

**BUILDING - 4B  
STILT + 14 FLOORS**

FLAT NO.	TYPE	CARPET AREA
1	1.5-BHK-'B'	539.06 SQ.FT.
2	1.5-BHK-'A'	528.83 SQ.FT.
3	1.5-BHK-'A'	528.83 SQ.FT.
4	1-BHK-'B'	435.41 SQ.FT.
5	1-BHK-'B'	435.41 SQ.FT.
6	1.5-BHK-'C'	528.83 SQ.FT.
7	1-BHK-'B'	539.06 SQ.FT.

FLAT NO.	TYPE	CARPET AREA
1	1-BHK-'A'	435.41 SQ.FT.
2	1-BHK-'A'	435.41 SQ.FT.
3	1-BHK-'A'	435.41 SQ.FT.
4	1-BHK-'A'	435.41 SQ.FT.

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KEY PLAN



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# TOWER 13



## BUILDING - 13B STILT + 14 FLOORS

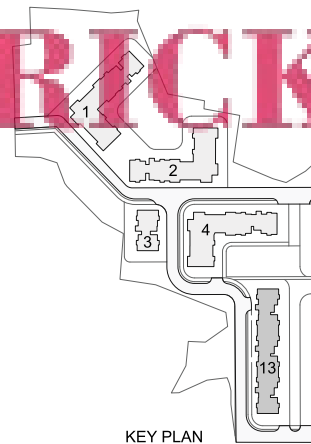
FLAT NO.	TYPE	CARPET AREA
1	1-BHK-'A'	435.41 SQ.FT.
2	1-BHK-'A'	435.41 SQ.FT.
3	1-BHK-'A'	435.41 SQ.FT.
4	1-BHK-'A'	435.41 SQ.FT.



## BUILDING - 13A STILT + 14 FLOORS

FLAT NO.	TYPE	CARPET AREA
1	1-BHK-'A'	435.41 SQ.FT.
2	1-BHK-'A'	435.41 SQ.FT.
3	1-BHK-'A'	435.41 SQ.FT.
4	1-BHK-'A'	435.41 SQ.FT.

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KEY PLAN



## BUILDING - 13C STILT + 14 FLOORS

FLAT NO.	TYPE	CARPET AREA
1	1-BHK-'A'	435.41 SQ.FT.
2	1-BHK-'A'	435.41 SQ.FT.
3	1-BHK-'A'	435.41 SQ.FT.
4	1-BHK-'A'	435.41 SQ.FT.



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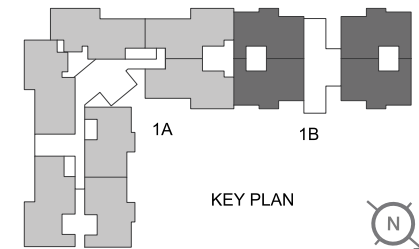
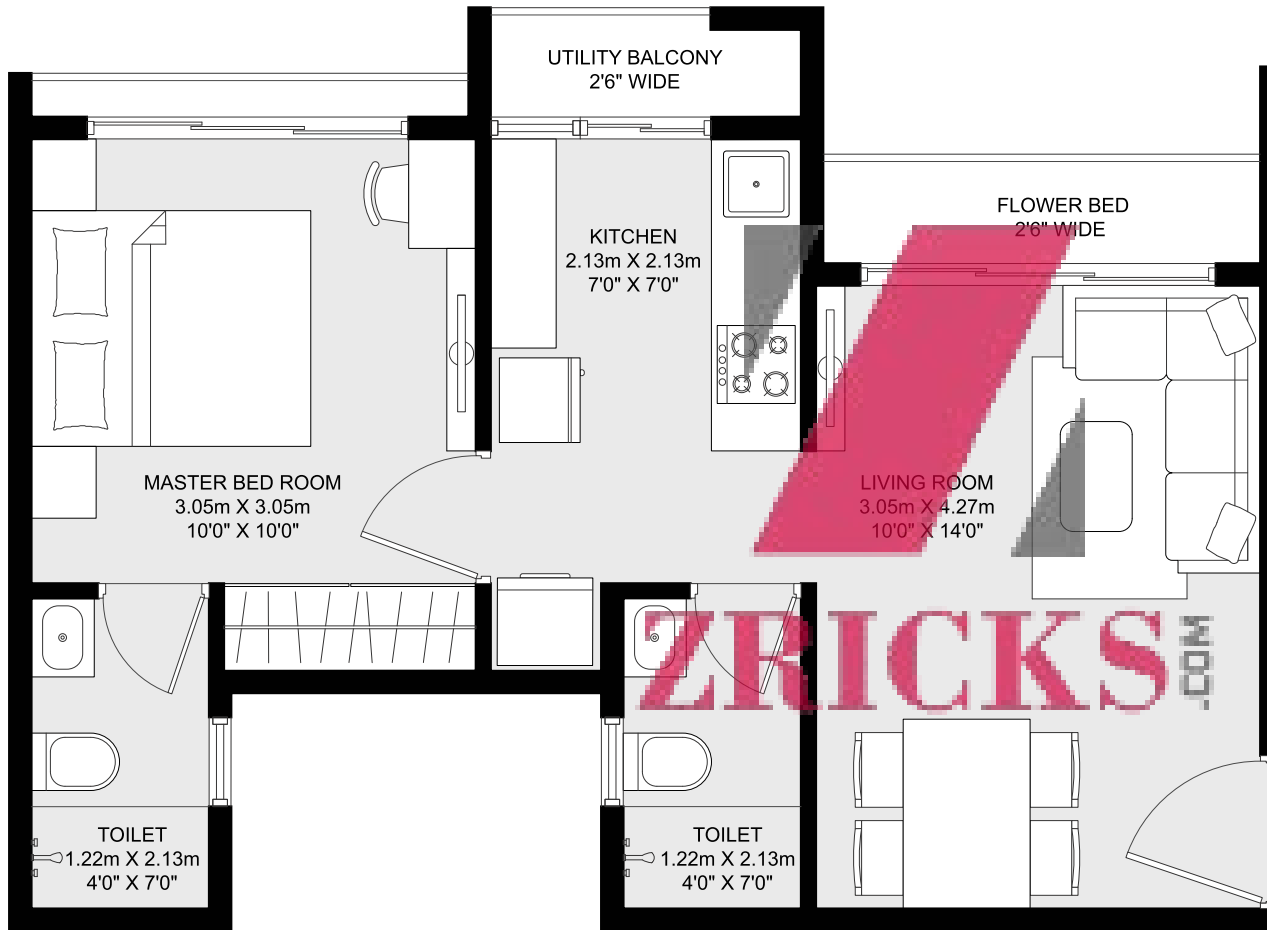


# 1 BHK

1-BHK - TYPE 'A'

TOWER :- 1B, 2A, 3, 4B, 13A, 13B & 13C

CARPET AREA : 435.41 SQ.FT.



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# 1 BHK – ISOMETRIC VIEW



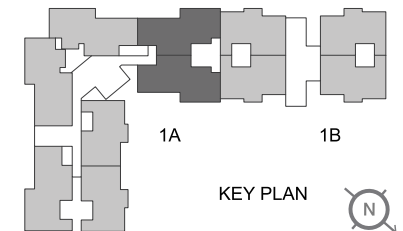
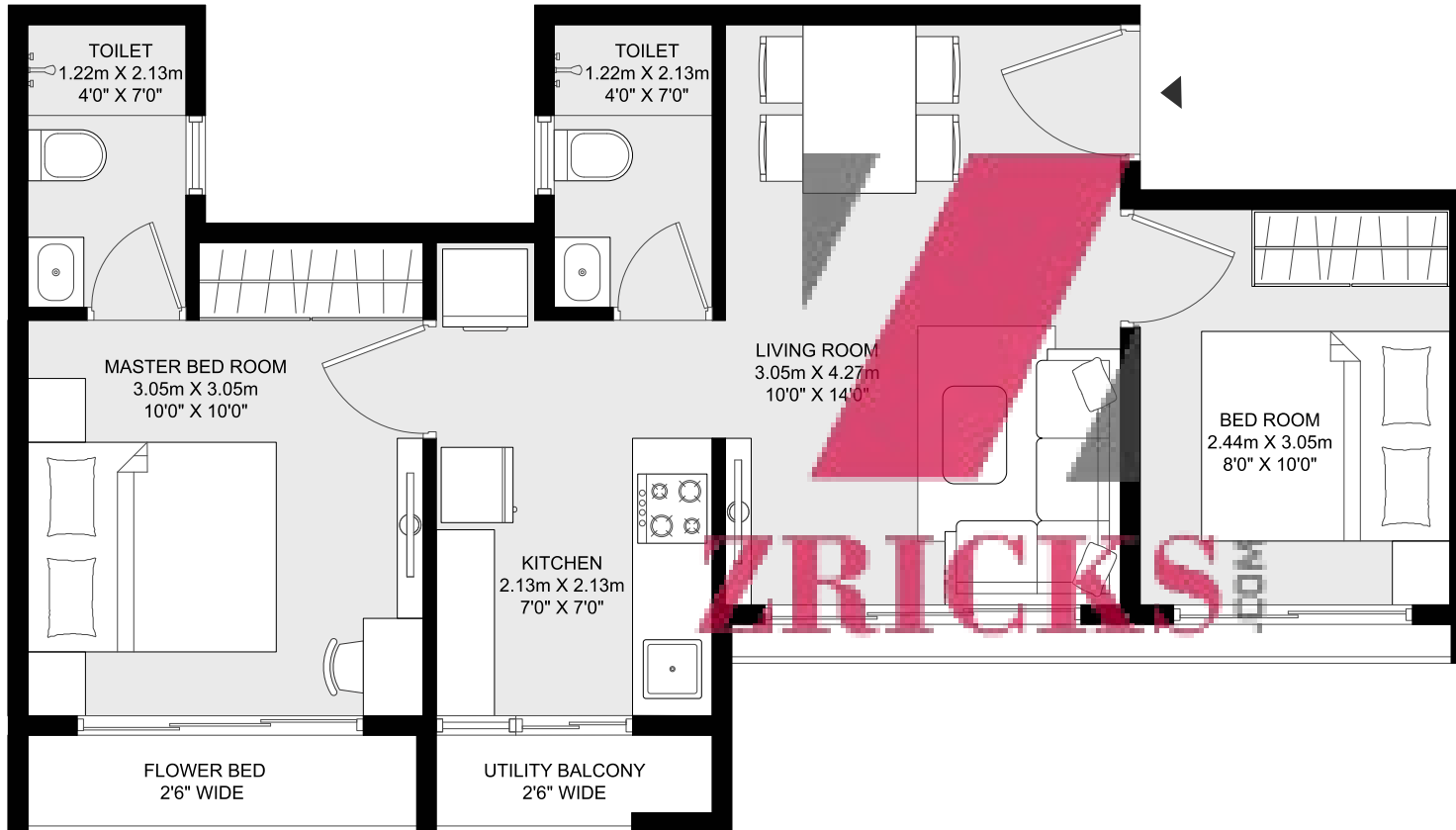
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# COMPACT 2

COMPACT 2 TYPE - 'A'

TOWER :- 1A, 2B, 4A

CARPET AREA : 528.83 SQ.FT.



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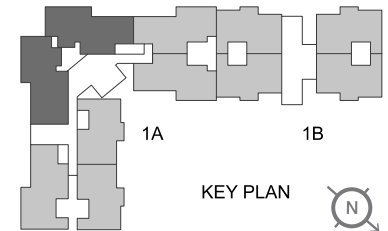
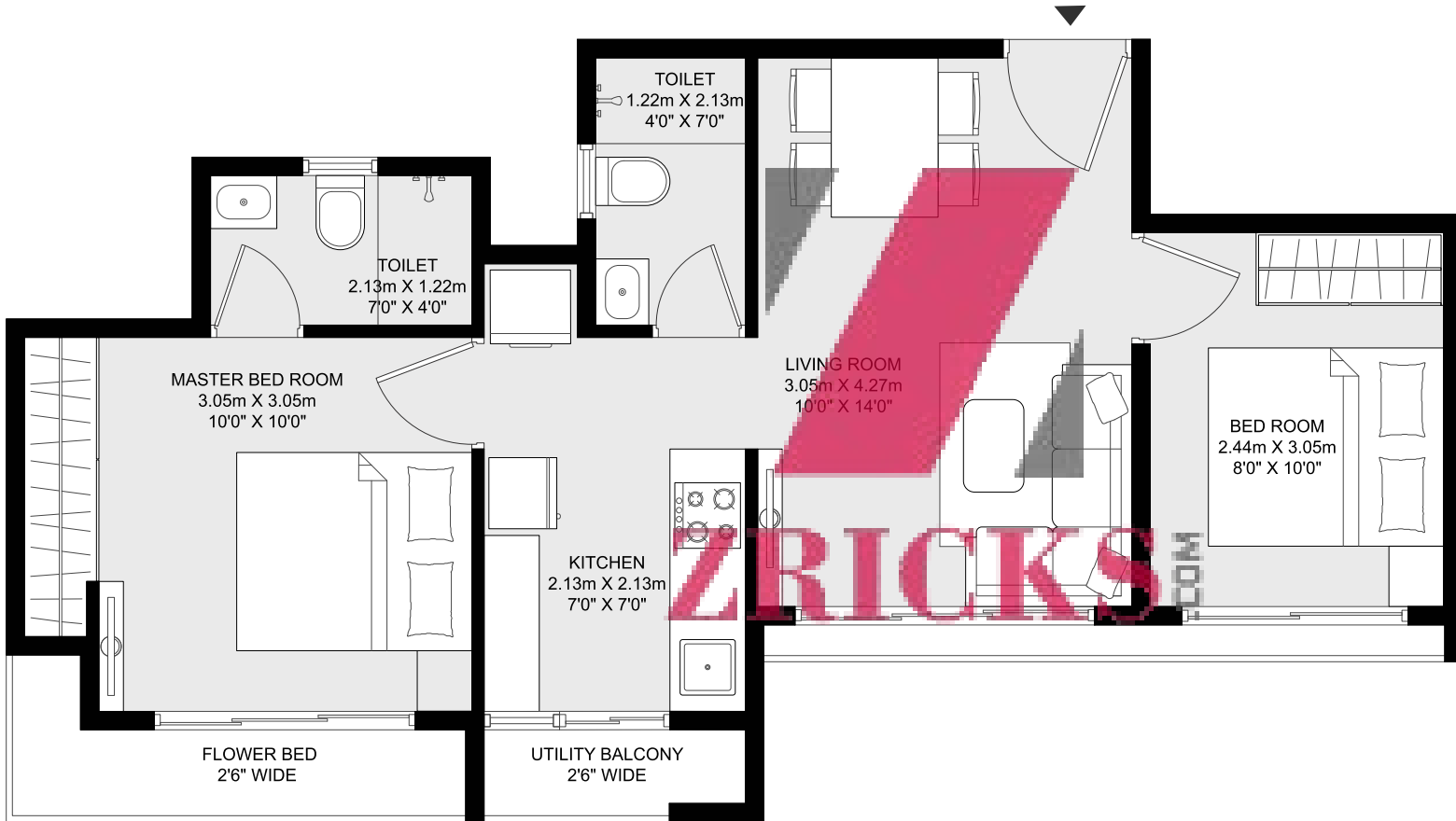
# COMPACT 2



COMPACT 2 TYPE - 'B'

TOWER :- 1A, 2B, 4A

CARPET AREA : 539.06 SQ.FT.



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# COMPACT 2 – ISOMETRIC VIEW



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# LAUNCH DETAILS

# TICKET SIZE

APARTMENT TYPOLOGY	APPROX. CARPET AREA (SQ.FT)*	PRICE STARTING FROM (Lacs)*
1 BHK	435.41	24.5
COMPACT 2	528.83 – 539.06	29.75

\*Above mentioned prices and areas are tentative and subject to change without prior notice.



# BOOKING DETAILS

Beneficiary Account Name

KRREPL A/C GODREJ VIHAA

Booking Amount ₹ 1,00,000/- (Rupees One Lakh Only)

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# PAYMENT PLAN



For S + 7 Building		
Milestones		Amount (Agreement Value)
Booking	Customer	Token
After 30 days	Customer	10%
On receipt of CC + Allotment	Customer	Balance of 20%
Excavation	Bank	10%
Plinth Completion	Bank	5%
1st Floor Slab Completion	Bank	10%
3rd Floor Slab Completion	Bank	10%
5th Floor Slab Completion	Bank	10%
Top Floor Slab Completion	Bank	10%
Brick work Completion	Bank	10%
Finishing	Bank	5%
MEP	Bank	5%
Possession	Bank	5%

For S + 14 Building		
Milestones		Amount (Agreement Value)
Booking	Customer	Token
After 30 days	Customer	10%
On receipt of CC + Allotment	Customer	Balance of 20%
Excavation	Bank	10%
Plinth Completion	Bank	5%
1st Floor Slab Completion	Bank	7.5%
3rd Floor Slab Completion	Bank	7.5%
5th Floor Slab Completion	Bank	7.5%
7th Floor Slab Completion	Bank	7.5%
9th Floor Slab Completion	Bank	7.5%
11th Floor Slab Completion	Bank	7.5%
Top Floor Slab Completion	Bank	5%
Brick work Completion	Bank	5%
Finishing	Bank	5%
Possession	Bank	5%

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# DOCUMENTATION



## Documents to be submitted along with the application form

### Resident of India

- Copy of PAN card.
- Photographs of all applicants.

### Partnership Firm

- Copy of PAN card of the partnership firm
- Copy of partnership deed.
- In case of one of the partners has signed the documents , an authority letter from the other partners authorizing the said person to act on behalf of the firm.

### Private Limited & Limited Company

- Copy of PAN card of the company.
- Articles of Association (AOA) & Memorandum of Association (MOA) duly signed by the Company Secretary of the Company
- Board resolution authorizing the signatory of the application form to buy property on behalf of the company.

### Hindu Undivided Family (HUF)

- Copy of PAN card of HUF.
- Authority letter from all co-parcener's of HUF authorizing the Karta to act on behalf of HUF.

### NRI / Foreign National of Indian Origin

- Copy of the individual's passport.
- In case of demand draft (DD), the conformation from the banker stating that the DD has been prepared from the proceeds of NRE / NRO account of the allottee.
- In case of a cheque, all payments should be received from the NRE / NRO / FCNR account of the customer only or foreign exchange remittance from abroad and not from the account of any third party.



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thank you

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