



GODREJ **SKY**
BYCULLA, MUMBAI



ABOVE ALL

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You want a central location, but a quiet environment. You want to be surrounded by greenery, but be connected to the whole city. You want spectacular views and modern luxuries. Like any city dweller, you want it all. And like most, you've learned to compromise. With Godrej Sky, you won't have to.

Godrej Sky - Above All

Matchless location: Byculla is central to the story of Mumbai, connecting its heritage to its bright future as well as lying at its geographic centre, making it one of the city's most sought-after destinations. Home to historic landmarks like Dr. Bhau Daji Lad Museum and Jijamata Udyaan, Byculla also boasts of a well-developed urban and social infrastructure.

Finest luxuries: Godrej Sky has been planned to provide a life of limitless comfort and convenience. Whether it's indoors or outdoors, every amenity has been designed to make your life more exciting and comfortable. Every apartment will be furnished with the finest luxuries from internationally acclaimed brands. Spectacular panoramic views from each apartment, serene natural surroundings, thoughtful amenities and state-of-the-art facilities add up to create a lifestyle of absolute luxury.

World-class design: The design of Godrej Sky has gone beyond aesthetics to build a more responsible and efficient way of life. The project has integrated a host of sustainability measures that will be beneficial to you every day. Godrej Sky has received the Indian Green Building Council's (IGBC) Gold Pre-certification for Green Homes. In keeping with the Godrej Properties' vision, Godrej Sky will create a sustainable future for you and for Mumbai.

IN PARTNERSHIP WITH



GODREJ **SKY**
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ABOVE ALL

LOCATION



The neighbourhood of Byculla has a distinctive character that sets it apart. On one hand, it retains its historical charm, while on the other hand, it keeps up with Mumbai's fast-paced march towards a brighter tomorrow. Godrej Sky is located in the heart of this much sought-after locality in South Mumbai.

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1.1

A NEW ADDRESS

A NEW PERSPECTIVE

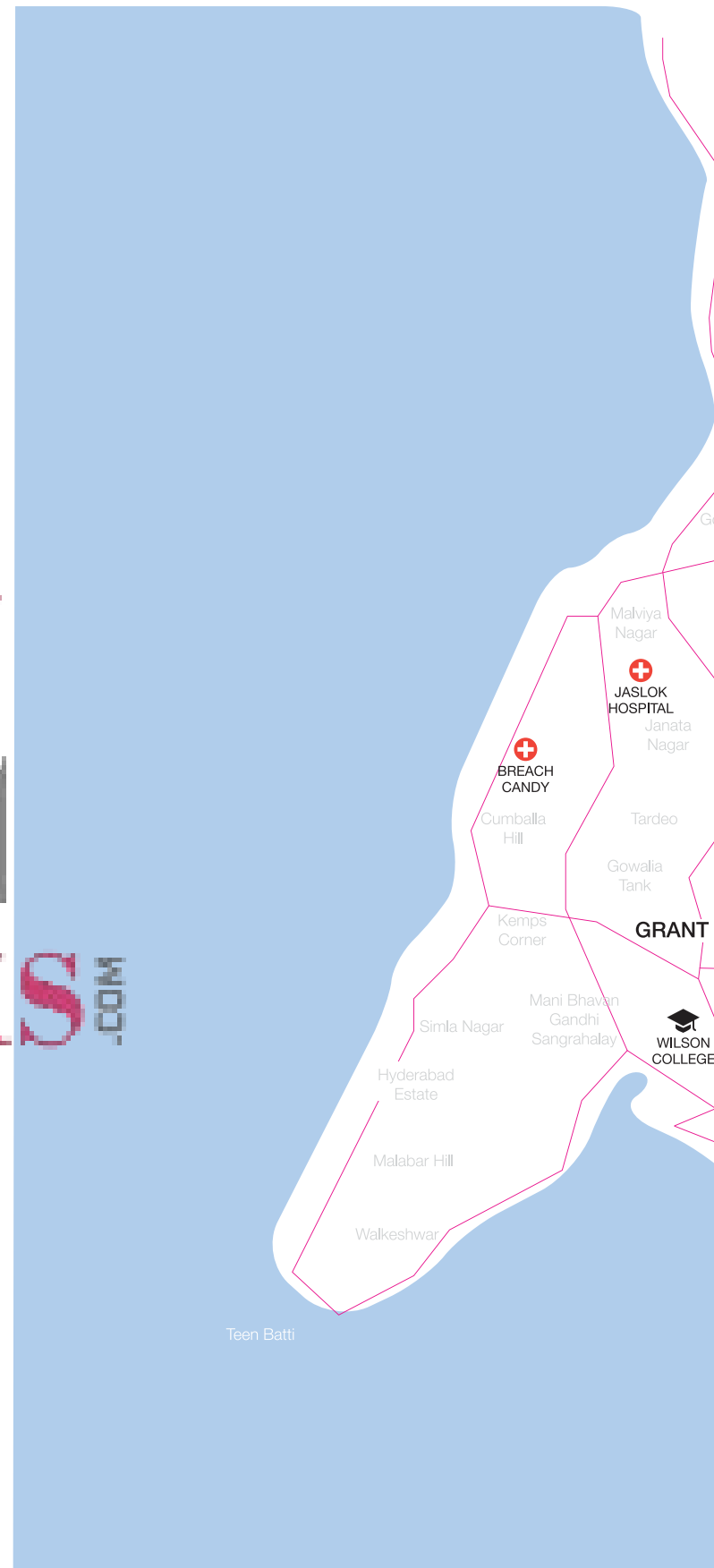
Byculla is at the cusp of modernity and heritage. The area of historic neighbourhoods with landmarks like the Gloria Church surrounded by quaint bylanes, the zoo with its verdant greenery and the Dr. Bhau Daji Lad Museum with its treasure trove of antiques is fast becoming the city of high rises and urban bustle. Today, the skyline of Byculla resembles that of Manhattan, dotted with world-class hospitals, 5-star hotels and clubs. At the centre of it all will be Godrej Sky, a landmark of luxury living that is all set to redefine the horizon of Mumbai.

Located in the heart of South Mumbai, Godrej Sky offers its residents the best of both worlds. A state-of-the-art lifestyle, replete with the finest luxuries and an unrivalled location that is well connected to the roots of the city. Godrej Sky consists of luxurious 2, 3, 4 BHK apartments, 5 BHK duplexes and penthouses that offer spectacular views of the harbour, the bay, the Mahalaxmi Racecourse, the greenery of the Jijamata Udyaan and Mumbai's enchanting cityscape.

Godrej Sky is more than just a home — it's a whole new perspective.



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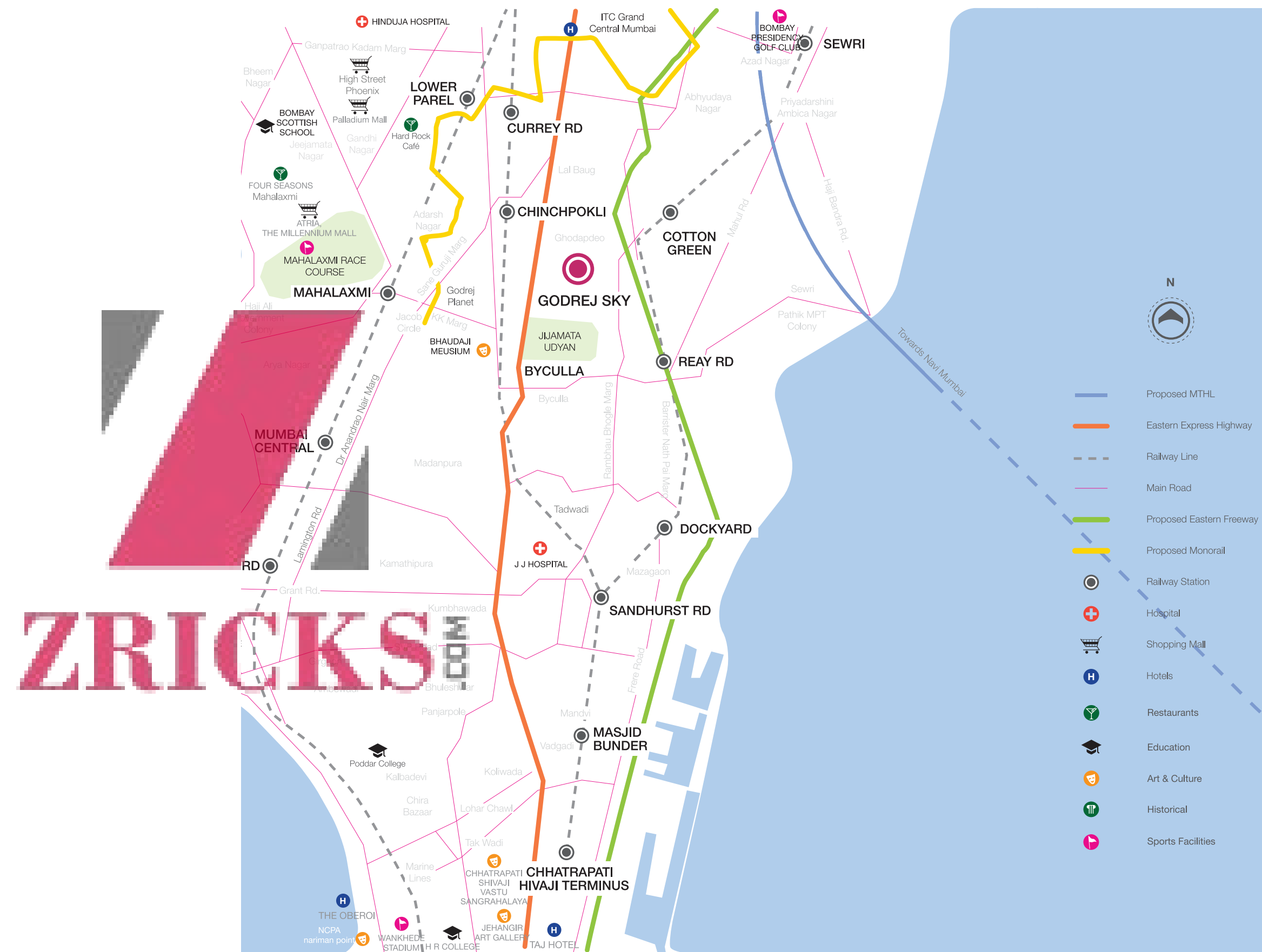


Actual view from 22nd floor

Sea View: Godrej Sky apartments will offer view of Mumbai's deep natural harbour to the East or the blue expanse of Arabian Sea to the West, and in some cases, both.

Green View: Byculla's Jijamata Udyaan, historic parks and gardens, and tree-lined streets of picturesque low-rise residential structures provide warm views of greenery in every direction for each Godrej Sky apartment.

ABOVE ALL | LUXURY



YOUR PERSONAL OBSERVATORY



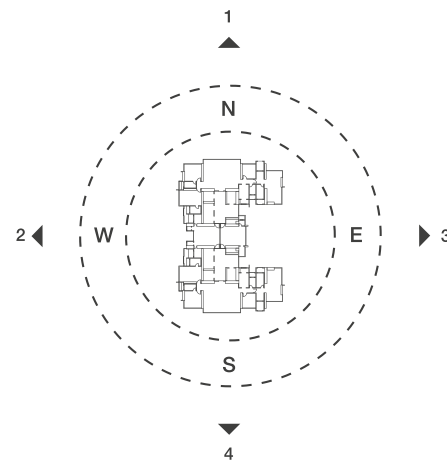
Every apartment in Godrej Sky offers at least two distinct views, of the sea and harbour, of Mumbai's iconic skyline, or the lush green landscape that surrounds this premium property.

City View: India's vertical city is one of the most dynamic cityscapes in the world. From the heights of Godrej Sky, residents have stunning views of the city's pulsing commercial heart to the North and heritage districts to the South.

1. North



Actual view



2. West



Actual view

3. East




Actual view

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4. South



Actual view

A stylized logo consisting of a large, bold, red letter 'Z' with a grey triangle pointing upwards from its top-left corner and another grey triangle pointing downwards from its bottom-right corner.

From lush open spaces to elegant interiors, Godrej Sky is both a home and a lifestyle, a world of its own within Mumbai. Landscaped gardens, a state-of-the-art clubhouse and outdoor recreation amenities facilitate a healthy lifestyle. Within the impeccably designed building, each individual home is a private haven.

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AN EXQUISITE LIFESTYLE



Understated, global luxury is the essence of every apartment in Godrej Sky. 2, 3, 4 bedroom homes, 5 bedroom duplexes and penthouses facilitate flexibility and space for young couples and large families alike. Each home at Godrej Sky, with the first habitable floor above 95ft, is outfitted with Italian marble flooring in living rooms. Expansive windows offer at least two different panoramic views. From the clubhouse to each individual bedroom, Godrej Sky is an unparalleled world of its own.

LIVING ROOM

In each Godrej Sky living room, spatial generosity and transparency seamlessly connect indoor and outdoor spaces. High ceilings, flexible open floor plans, windows that are nine feet high, and sun decks with magnificent views over Mumbai's ever changing cityscape, all help create a meditative space, entirely adaptable to each resident's personal needs.

KITCHEN

Modern, modular kitchens maximize space, utility and style. All kitchens are arranged with two parallel counter spaces and anchored by a professional-style cooking space. With extensive preparation space and connected storage, kitchens at Godrej Sky provide ample space to prepare a feast of any scale, while gas detectors provide safety and security.

AN EXQUISITE LIFESTYLE



MASTER BEDROOM

Enjoy a panoramic view of the city from the comfort of your bed. Three walls of corner connected, floor-to-ceiling windows fill the master bedrooms with light and offer spectacular panoramic views over the serene eastern harbour and the soothing greens of Byculla. A broad private terrace extends the bedroom space into the outdoors, and a spacious walk-in wardrobe keeps bedrooms neatly compartmentalised and uncluttered. A serene private suite, your master bedroom is the perfect personal retreat.



MASTER BATHROOM

A luxurious master bathroom is the final extension of the master bedroom, and an ideal place to refresh, rejuvenate and relax in the comfort of your own home. Life-sized vanity mirrors help you prepare yourself for the day ahead, while a whirlpool tub with built-in armrests or a soaking tub will help you unwind once you return home.

2.2

THE SKY IS THE LIMIT



The zenith of the Godrej Sky experience will be found in the penthouses. Like all apartments in Godrej Sky, the duplexes and penthouses will draw light from outside into their open living areas. Double-height windows will transform the city outside into a visual feast.

In addition to standard Godrej Sky features like polished Italian marble floors, modular kitchens and walk-in wardrobes, each penthouse will feature a private roof garden and a plunge pool. Open, expansive and transparent, a penthouse at Godrej Sky is the perfect space for an exquisite lifestyle.




2.3


A WELL-APPOINTED WORLD




Beyond the international fixtures, and top-of-the-line amenities in each individual apartment, residents of Godrej Sky will have access to a whole host of facilities for fitness, entertainment and relaxation. An apartment at Godrej Sky is as much a lifestyle as a home.

 State-of-the-art clubhouse

 Fully equipped gym with attached steam rooms and Jacuzzi

 Sports facilities including billiards, foosball, dartboard, air hockey and table tennis

 Guest lobby with harbour view on each floor

 Drivers waiting lounge with call-in facility






 Wi-Fi boosters and 100% power back-up

 Boom barrier and modern security system





2.4

A LEISURELY OUTDOOR LIFESTYLE

The amenities at Godrej Sky continue well into the lush, natural world. An annexe adjacent to the clubhouse will offer space for 50 - 75 guests, while a variety of outdoor facilities will allow residents of Godrej Sky to enjoy the complex's serene natural surroundings. A raised promenade featuring creative plantings, seating areas, water features and gorgeous views bring residents in close contact with the natural world around them.

-  Outdoor pool with attached Jacuzzi
-  Separate kids' pool
-  Jogging track
-  Multi-purpose court for volleyball and basketball
-  Cricket pitch with bowling machine

Volleyball courts, myriad walking paths at ground level, the shaded pool area and secluded gourmet coffee shop with wi-fi access all facilitate an invigorating interface with the outdoors.

-  Covered vehicle drop-off area
-  Open lawns for yoga and meditation
-  Ground level pet-walking area
-  Childrens' play area
-  Designated area for senior citizens



ABOVE ALL

DESIGN



Godrej Sky is the perfect expression of contemporary design and sustainable practices. Envisioned as a vertical city, the apartments have been intuitively designed around your needs. While spatial generosity and transparency define the indoors, ample green spaces, sky terraces and expansive views embellish the outdoors. With environmental stewardship at the heart of every Godrej Properties project, Godrej Sky represents modern luxury at its best.

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GREEN DESIGNS FOR A GREENER FUTURE

High-speed elevators ensure not just comfort, low operating costs, safety and reliability, but also greater energy efficiency, making them just one of the many environmentally sound design innovations throughout Godrej Sky. Garbage chutes throughout the building allow for single-point trash collection while on-site organic waste recycling reduces organic waste volume by 90%, giving each resident an opportunity to contribute to Mumbai's greener, cleaner future. With each of these features, Godrej Sky received a Gold Pre-Certification under IGBC Green Homes Rating System v2.0.



IGBC GOLD CERTIFICATION

Received Gold Pre-Certification under the Indian Green Building Council Green Homes Rating.



ENERGY SAVINGS

High-efficiency glazing, LED lighting in common areas, Solar PV external lighting and roof insulation to improve energy performance.



ENVIRONMENT FRIENDLY

Garbage chute and organic waste converter reduces outgoing wastes to municipal landfills. Use of low VOC paints, natural ventilation and ample day lighting improves indoor environment.



WATER HARVESTING

Rainwater harvesting and waste water recycle & re-use reduces pressure on municipal supply. Low flow water fixtures are used to minimize consumption without compromising on comfort. Responsible landscaping with drought tolerant species and drip irrigation minimize water intake.



FUEL FREE STATIONS

Efficient elevator system and charging stations for electric vehicles.



ORGANIC WASTE CONVERTER

Organic Waste Converters to convert the kitchen waste of the individual apartments to compost which can be used for landscaping and gardening.



ENERGY-EFFICIENT LIGHTING

Occupancy sensors and light sensors for common area lighting. Intelligent sensors within each apartment saves unwanted energy wastage.



LOW VOC INTERIOR WORKS

Wall and Ceiling finishes with healthy and eco-friendly, low VOC paints.



RESPONSIBLE LANDSCAPING

Use of drought tolerant species in more than 40% of the total landscape plantation.



RAINWATER HARVESTING

Rain water harvesting scheme has been proposed to reuse the harvested water as domestic water.



ELEVATOR SYSTEM

High-speed Elevators with efficient traffic management and minimal waiting time.



GARBAGE CHUTE

Easiest possible disposal of garbage and trash.



GLAZING SYSTEM

UPVC Engineered; 'U' value glass facade with enhanced natural light.



WASTE WATER RECYCLING

Waste water and soil shall be effectively recycled and used for flushing and landscaping.



ENERGY EFFICIENT PLUMBING FIXTURES

Helps save water and energy.



CFC FREE EQUIPMENT

All residential units are naturally ventilated and air-conditioning units installed in common areas will operate on CFC free refrigerant.



ELECTRIC VEHICLE CHARGING STATIONS

Available at each podium level.



SEWAGE TREATMENT PLANT

Sewage and waste water will be collected in electrical shafts and treated through a Sewage Treatment Plant (STP). Treated water is to be stored and used for landscaping.



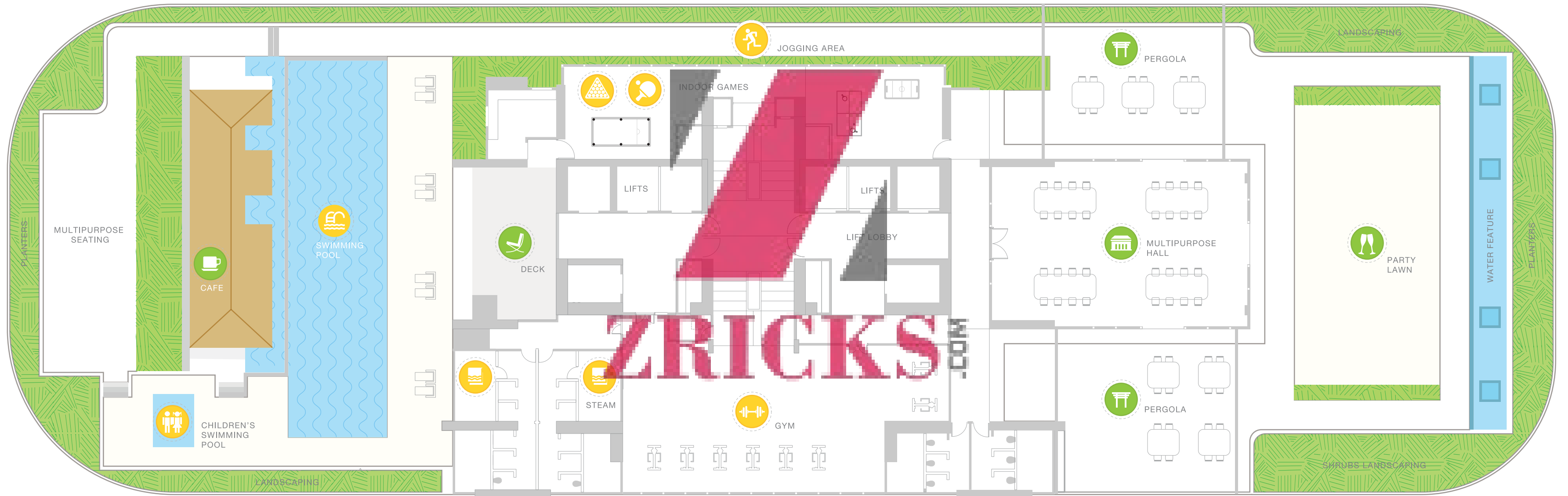
OZONE TREATMENT PLANT

Maintains better quality water in the swimming pool and other water bodies.

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THE BIG PICTURE: GROUND FLOOR



PODIUM

ABOUT GODREJ PROPERTIES

DEVELOPMENT MANAGER

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines a 118 - year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across 10.25 million square meters (110.30 million square feet) in 12 cities.

Godrej Properties has always embraced the notion that collaboration is the essence of excellence. To that end, we have worked with the best designers, architects and contractors within India and around the globe to deliver imaginative and sustainable spaces. By bringing together the best talent in the global real estate sector, Godrej Properties works to create developments that will last into the future, and foresee the needs of each and every resident.

In the last 3 years, Godrej Properties has received over 100 awards and recognitions, including the "Real Estate Company Of The Year" at the Construction Week India Awards 2015, "Most Reliable Builder for 2014" at the CNBC AWAAZ Real Estate Awards 2014, "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014 and "Popular Choice - Developer of the Year" award by ET NOW in 2013.

- **Established in 1990**
- **India's first ISO certified real estate developer**
- **Projects in 12 cities across India**
- **Prime locations, good value, excellent construction, efficient support**
- **Collaboration with outstanding associates**



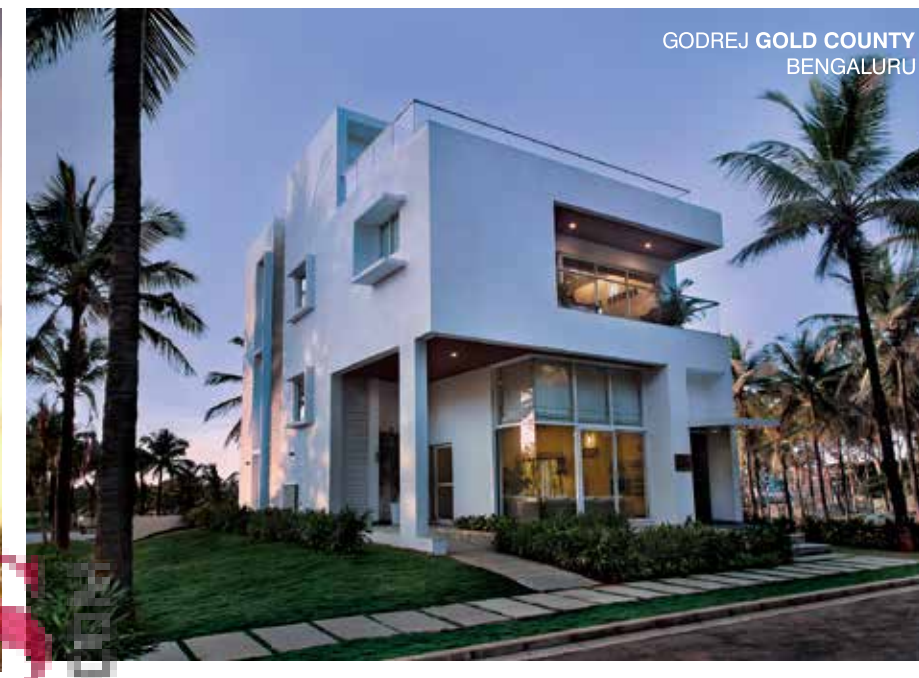
GODREJ ONE
MUMBAI



GODREJ GLENELG
MUMBAI



GODREJ BKC
MUMBAI



GODREJ GOLD COUNTY
BENGALURU



GODREJ PLATINUM
BENGALURU



PLANET GODREJ
MUMBAI

OUR ONGOING PROJECTS

RESIDENTIAL PROJECTS:

Godrej Garden City, Ahmedabad
 Godrej 17, Bengaluru
 Godrej United, Bengaluru
 Godrej Platinum, Bengaluru
 Godrej Gold County, Bengaluru
 Godrej Azure, Chennai
 Godrej Palm Grove, Chennai
 Godrej Frontier, Gurgaon
 Godrej Summit, Gurgaon
 Godrej Oasis, Gurgaon
 Godrej Aria, Gurgaon
 Godrej Icon, Gurgaon
 Godrej Prakriti, Kolkata
 Godrej Platinum, Kolkata
 Godrej Alpine, Mangalore
 Godrej Central, Mumbai
 Planet Godrej, Mumbai
 Godrej Platinum, Mumbai
 Godrej Serenity, Mumbai
 Godrej Prime, Mumbai
 Godrej Anandam, Nagpur
 Godrej Horizon, Pune
 Godrej Infinity, Pune
 Godrej Prana, Pune

COMMERCIAL PROJECTS:

Godrej Eternia, Chandigarh
 Godrej Genesis, Kolkata
 Godrej Waterside, Kolkata
 Godrej Coliseum, Mumbai
 Godrej BKC, Mumbai
 The Trees, Mumbai
 Godrej Castlemaine, Pune
 Godrej Eternia, Pune
 Godrej Millennium, Pune



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This is not an offer, invitation to offer and/or commitment of any nature. The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. The images include artist's impressions indicating the anticipated appearance of completed development. Godrej Projects Development Private Limited is the Development Manager for the Project and R R Builders is the land owner. Approvals under process.

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