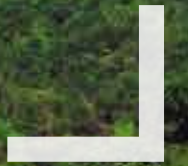




A PERFECT VIEW TO A PERFECT LIFE



Godrej | PROPERTIES

Actual view from the site

VISTA

GODREJ EMERALD, THANE



Artist's Impression. Not an actual site photograph.

A CONFLUENCE OF SERENITY & CONNECTIVITY

GHODBUNDER ROAD, THANE

Ghodbunder Road is renowned for excellent commercial, retail and social infrastructure, just as it is for the tranquil ambiance set by Yeoor hills and the Ulhas river. With world-class educational institutions in the vicinity, it has emerged as a sterling educational hub. This privileged location is home to not only corporate hubs like MBC IT Park and G:Corp, but also recreational hotspots such as Suraj Water Park and Tikuji-ni-wadi and shopping areas like Hypercity and DMart. Bridging the Eastern and Western Express Highways, Ghodbunder Road connects every part of the city with ease.



ROAD

Commercial hubs in Pokhran and Waghbil – **15-20 mins***
Eastern Suburbs – **<30 mins***
Western Suburbs – **<30 mins***
South Mumbai via Eastern Freeway – **<60 mins***



RAIL

Thane Railway Station – **24 mins***
Borivali Railway Station – **33 mins***
Bhayandar Railway Station – **36 mins***



METRO

Ghatkopar via Kasarvadavli Metro Station – **30 mins***
Wadala via Kasarvadavli Metro Station – **40 mins***



MONORAIL










Kapurbawdi Monorail Station – **15 mins***

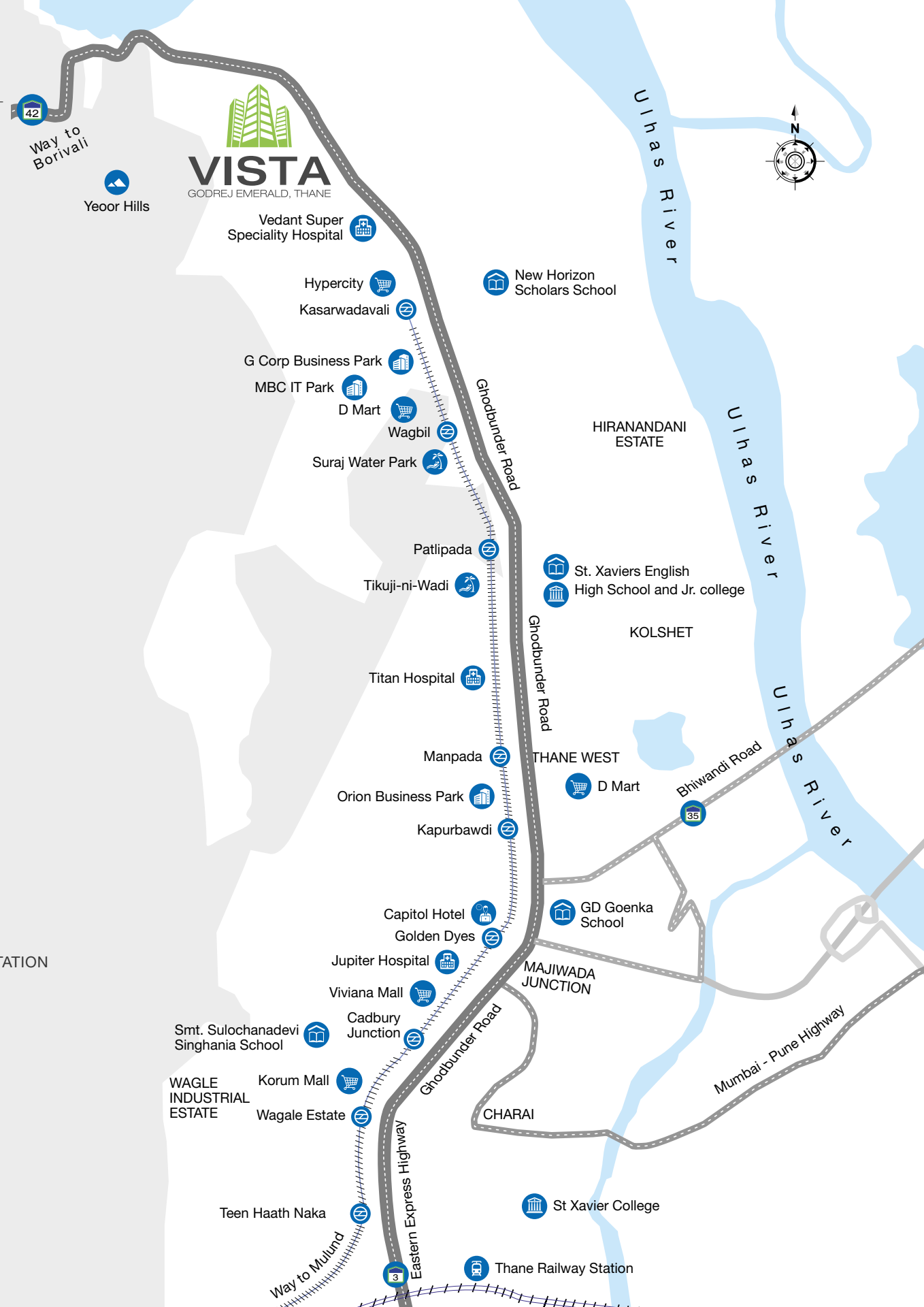
*Disclaimer: Approximate travel time as per Google Maps.
Distances and travel times mentioned can vary due to various conditions.

THE BEST OF SOCIAL INFRASTRUCTURE

A SERENE NEIGHBOURHOOD

Surround yourself with the effervescence of nature. Wake up to the chirping of birds, inhale and be left refreshed by the crisp air, and treat your eyes to tranquil nature views – the perks of living close to green expanses of the Sanjay Gandhi National Park, the largest national park in the world located within city limits^{##}. So, step in and treat yourself to the many gifts of nature.

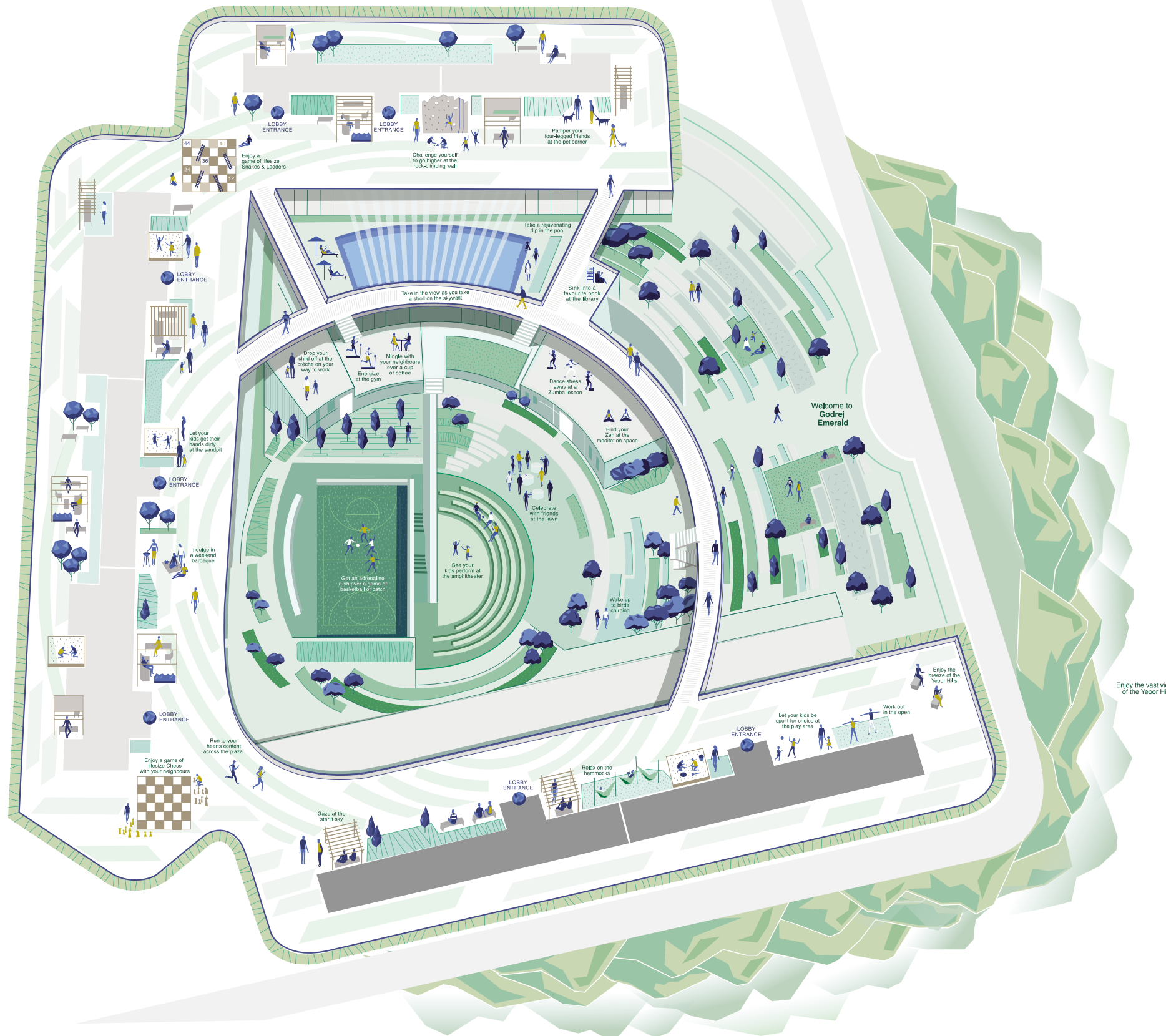
- | | | | | | |
|---|--------------|---|------------------|--|------------------------|
|  | SCHOOL |  | COLLEGE |  | HOSPITAL |
|  | HOTEL/RESORT |  | CORPORATE OFFICE |  | PROPOSED METRO STATION |
|  | MALL |  | RAILWAY |  | THEME PARK |



Source: Google Maps

##Source: <https://theculturetrip.com/asia/india/articles/6-things-to-know-about-sanjay-gandhi-national-park/>

MASTER LAYOUT PLAN



Premium 2 & 3 BHK residences
with Private Sundeck

40+ Amenities with Open
Spaces make up over 80% of
Total Project Area

Vehicle-free Podium

Lush Greens

Over 5 Acres of Open Area

Natural Contour of Site
Maintained

Sanjay Gandhi National Park -
Native Trees to be Planted –
more than 300 trees present

Enjoy the vast views
of the Yeoor Hills

A LIFE OF MANY LUXURIES

From the simplest but most treasured luxuries, that of nature and time, to the tangible ones like premium offerings that create a limited edition lifestyle, they are all here.



Start each day with the mesmerising beauty of the Yeoor Hills and the refreshing breeze, in your well-ventilated abode



Recharge, Rejuvenate and Indulge with over 40 amenities



Host a low-key sun downer with close friends, at your very own exclusive sundeck

40+ AMENITIES TO LIVE THE PERFECT LIFE



JOGGING TRACK



FITNESS CENTER



AMPHITHEATRE FOR 250 PEOPLE



TABLE TENNIS



SEMI-COVERED SWIMMING POOL



KIDS' PLAY AREA (FOR EVERY WING)



LIBRARY



TODDLERS' PLAY AREA



SENIOR CITIZEN'S ALCOVE
(FOR EVERY WING)



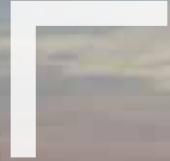
MINI THEATRE



MULTI-PURPOSE HALL
BADMINTON COURT

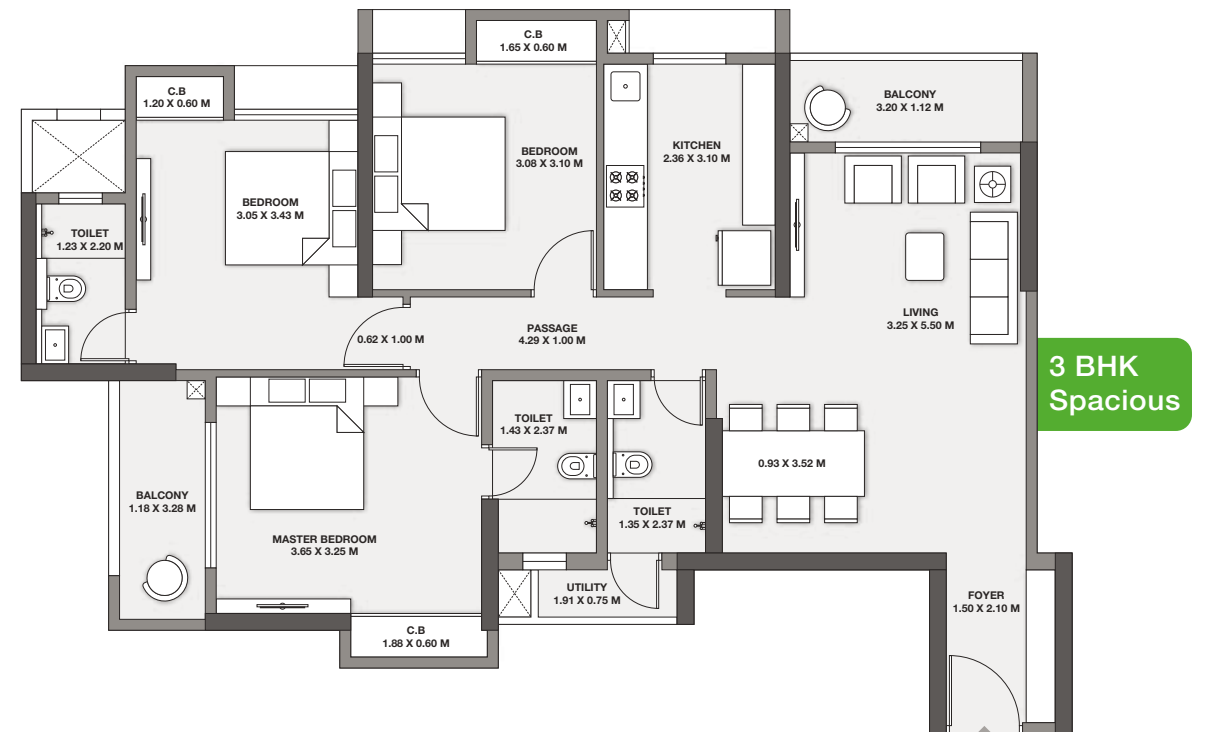
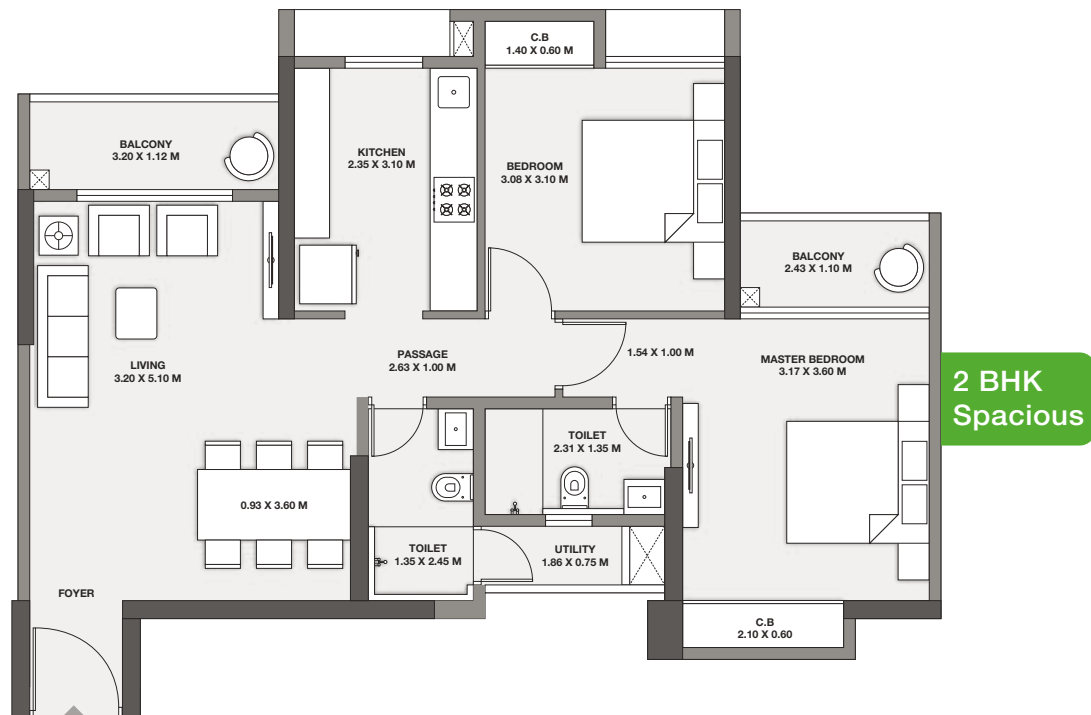
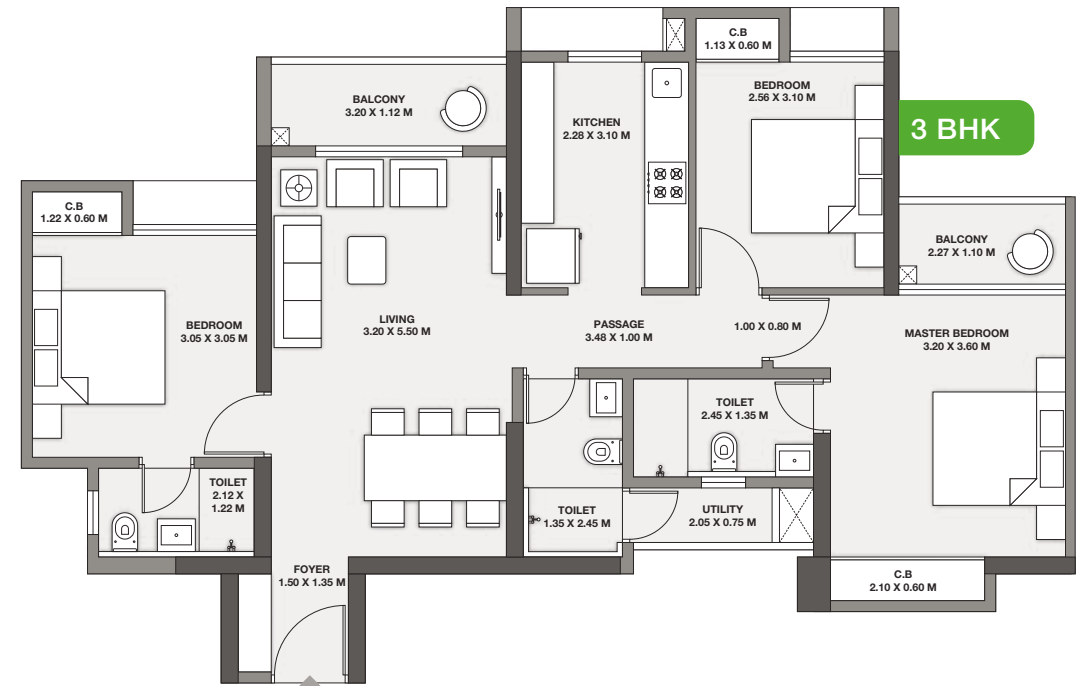
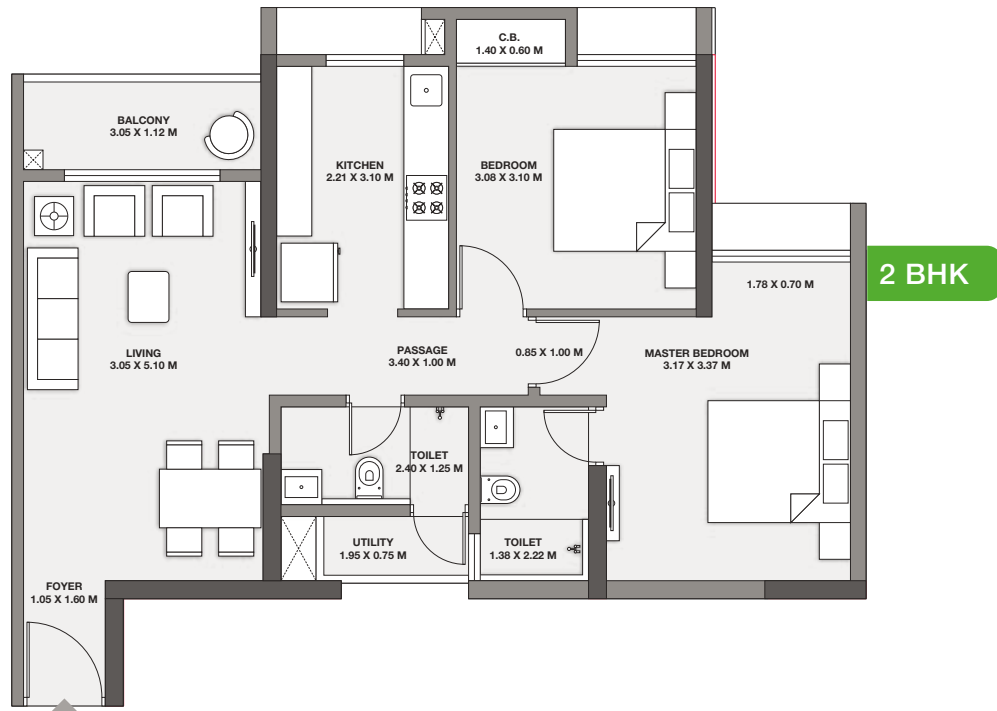


SKYWALK



Artist's impression. Not an actual site photograph.

UNIT PLANS

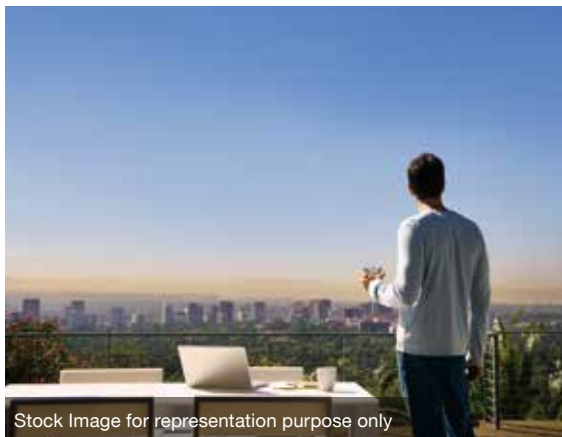


MAKE YOUR EVERY DREAM SHINE



OWN A HOME. IT'S NEVER TOO EARLY.

- Today, a young salaried individual or a family need not wait to buy their dream home. Here's an exclusive offer which is a unique and attractive opportunity to book a dream home
- The project is in close proximity to social infrastructure, educational, commercial & corporate hubs, and enjoys excellent connectivity to Mumbai
- A dream home combined with several amenities, by a trusted brand, is a unique and attractive opportunity for every home buyer



OWN AN ASSET. BUILD AN INVESTMENT.

- Godrej Properties' attractive offering in Thane is a great opportunity for investors to build a real estate asset with one of the most trusted brands
- Investments in various real estate offerings by Godrej Properties have seen returns from 3x to 20x in 2-20 years
- Limited supply, 10% initial investment combined with the project being a gated community offering best-in-class amenities, makes it lucrative for investment



LIVE AMIDST NATURE, WITHIN THE CITY

- This latest offering by Godrej Properties is a unique balance between city life and nature
- Enjoy world-class amenities with family and friends in a gated community that will spoil you with a walk-into-the-hills experience, while remaining equally connected to the city

REASONS TO INVEST

- A Gated Community with best-in-class amenities, limited supply and only 10% as initial investment
- Privileged Views, Privileged 'Early Bird in the Vista' Offer - Lucrative Saving with 3.85% interest rate till possession*
- A profitable offering by one of the most trusted brands in the real estate arena
- Part of a legacy of projects that have yielded investors 3-20x returns in a span of 2 to 20 years
- Seamless connectivity to infrastructure in and around Thane

THE 'EARLY BIRD IN THE VISTA' OFFER

The Early Bird Big Saving with an Interest rate at 3.85% till possession*

Typology	RERA Carpet Area Range (sq mtr)	Exclusive Area Range (sq mtr)	Indicative Agreement Value (Cr)
2 BHK	59.60 to 60.65	6.01	1.10 ++
2 BHK Spacious	65.12 to 68.15	7.72 to 9.17	1.25 ++
3 BHK	76.61 to 77.44	7.62 to 8.73	1.45 ++
3 BHK Spacious	83.10 to 98.67	10.47 to 10.60	1.63 ++

- ++ Stamp Duty, Registration, GST and Other Charges over and above Agreement value. Floor Rise, PLC as applicable over and above for all residences
- *The above offer is at an assumption of home loan interest of 8.5% on agreement value. The benefit is calculated basis the difference (4.65%) on Pre-EMI interest rates and 3.85% rate till possession which will be offered as an upfront discount on the agreement value

TWO DECADES OF EXCELLENCE

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120-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 approximately 14 million square meters (147 million square feet) in 12 cities.

In the last 3 years, Godrej Properties has received over 200 awards and recognitions, including the “Real Estate Company Of The Year” at the Construction Week India Awards 2015, ‘Golden Peacock Award for Sustainability’ for the year 2015 by Institute Of Directors (IOD), “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.



IN PARTNERSHIP WITH



Site address: Vista, Godrej Emerald, Ghodbunder Road, Bhayandarpada, Thane (W) - 400 615

Registered address: Godrej Properties Limited, Godrej One, 5th Floor, Pirojshanagar, Vikhroli East, Mumbai - 400 079

The Project is registered as “Godrej Emerald Thane” with MahaRERA Registration NO. P5170000120 available at website <http://maharera.mahaonline.gov.in>. Vista collectively refers to the names of the Buildings in Godrej Emerald i.e. Vista - Building 1 and Vista - Building 2.

This is not an offer, an invitation to offer and/or commitment of any nature. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their discretion in relying on the information/amenities described/shown therein.