



# **GODREJ VISTAS**

## **VIKHROLI**



G O D R E J

# AN INSPIRING LEGACY

Since its inception in 1897, the Godrej Group has worked tirelessly to build a self-sustaining India with an unwavering commitment to excellence. Ever since, the Group has established its presence in diverse segments, from fast-moving consumer goods and home appliances to real estate, financial services, and more. And it has done so while upholding values that have shaped an incredible story of growth for centuries. Today, its 127-year legacy continues to rise with the finest landmarks across India, with a keen focus on trust, innovation, and sustainability. A legacy that began right here, in the heart of Vikhroli.



# BUILT ON TRUST

Godrej Construction is dedicated to creating a world where nature and progress coexist seamlessly, focusing on sustainable practices throughout its projects. Its comprehensive services span from eco-friendly construction materials to innovative concrete solutions, all crafted with a commitment to quality and efficiency. Godrej Construction prioritizes biodiversity, which is evident in its pioneering initiatives such as the Biodiversity Index for its township. With a strong emphasis on sustainability and certifications like IGBC, Godrej Construction stands out as a trusted partner for key infrastructure projects, including the underground Mumbai Metro.



# RESIDE NEAR ICONIC LANDMARKS

## Godrej Garden Enclave

Located in the heart of Vikhroli, Godrej Garden Enclave offers residents a life of value and prestige. It is where practicality meets a contemporary aesthetic with ample privacy for residents.



## Godrej Platinum

A collection of limited-edition residences in four spectacular towers designed to offer exclusive experiences and magnificent mangrove views\*.



## The Trees

Godrej Properties' flagship mixed-use ecosystem planned across 13.76 hectares<sup>^</sup> amidst serene environs.



## Godrej One

Godrej Properties' spectacular headquarters, which personifies the quality of life that can be experienced at The Trees.



## Godrej Two

A commercial masterpiece housing one of the exceptional office spaces and F&B experiences in the tranquil vicinity of The Trees.





VIKIROLI

# THE STORY OF VIKHROLI

The story of Godrej began in Vikhroli, a place that holds a significant place in its history. In the 1940s, the founding fathers of the Godrej family developed a whole industrial township here with a remarkable vision to shape a new world in Mumbai. Today, that vision has manifested into reality within Vikhroli. Here, a marvellous ecosystem with the finest infrastructure, set amidst nature's rich natural canvas, is home to Mumbai's bright future.



A WORLD OF LUXURIES,  
NESTLED IN THE LAP OF NATURE,  
RIGHT IN THE HEART OF MUMBAI,  
YET CLOSE TO THE CITY'S LUNGS.



DIVE INTO THE ENDLESS  
BEAUTY OF THE  
VIKHROLI MANGROVES.

Imagine a never-ending sea of green, where one of Mumbai's largest mangrove reserve invites you into the tranquil neighbourhood of Vikhroli. Known as the city's green lungs, the Vikhroli Mangroves bear witness to the dedicated stewardship of the Godrej family, that has taken to preserving nature's treasures and fostering a harmonious ecosystem for plants and wildlife to thrive.

## VIKHROLI MANGROVES: A HAVEN FOR DIVERSE FAUNA

In the heart of Vikhroli lie the mangroves, a sanctuary for the city's diverse fauna. The mangrove's dense vegetation supports a thriving food chain, creating feeding and breeding grounds for a variety of fish, crustaceans, and insects, hosting endangered species, and playing the role of a nursery for marine life. Migratory and resident birds have found solace in this natural refuge, delighting birdwatchers and researchers alike. This haven is home to over 16 species of mangroves, 82 butterflies, 209 birds, 13 crabs, 7 prawns, 20 fish species, and a handful of mammals. The Vikhroli Mangroves stand as a vibrant ecosystem, preserving the richness of biodiversity in a bustling city like Mumbai.

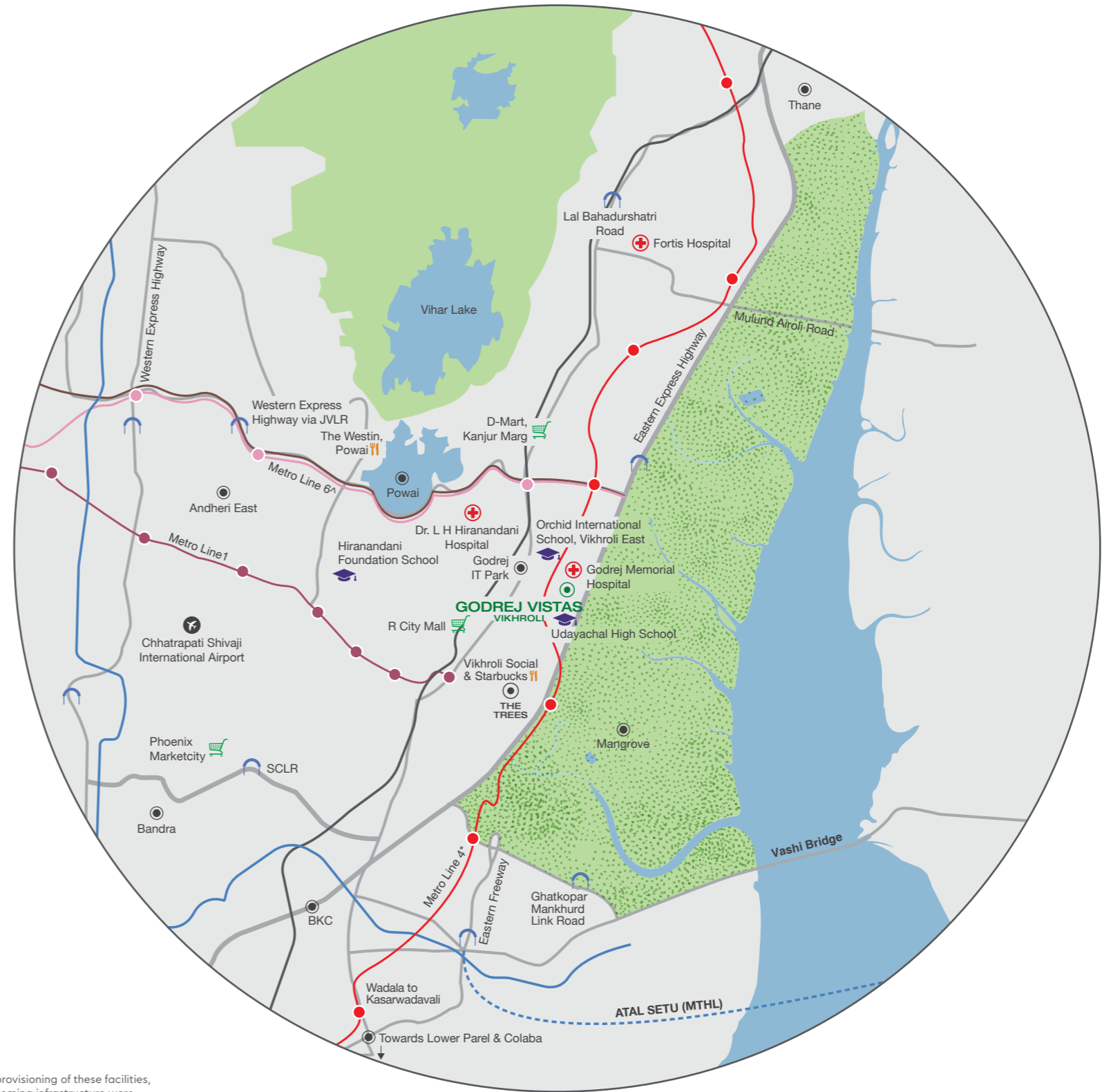


# VIKHROLI MANGROVES: THE GUARDIANS OF MUMBAI'S GREEN FUTURE

In the ever-expanding city of Mumbai, the Vikhroli Mangroves imparts a crucial lesson to people. Simply put, the city's progress need not compromise its natural riches. The Vikhroli Mangrove Forest has a diverse habitat with dense forests, mudflats, water bodies and tidal ponds. With over 16 diverse mangrove species, the Grey Mangrove (*Avicennia Marina*) is the dominant one and accounts for 90% of the mangrove cover in Vikhroli, and the rest includes the River Mangrove, Orange Mangrove, Mangrove Apple, Sea Holly and many other species. The Vikhroli Mangroves exemplify the coexistence of urban growth and environmental preservation, presenting a model for a sustainable and resilient Mumbai.



# VIKHROLI – THE NEW CENTRE OF MUMBAI



Map not to scale.  
 Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 12<sup>th</sup> March 2024 at 6 am.  
 The infrastructure facilities mentioned are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the same. The sources mentioned for the above upcoming infrastructure were obtained on 4<sup>th</sup> August, 2023 from the relevant official government sources.  
 \*Metro Line 4 - <https://mvrda.maharashtra.gov.in/projects/transport/metro-line-4/overview>  
 \*Metro Line 6 - <https://mvrda.maharashtra.gov.in/projects/transport/metro-line-6/overview>  
 \*Adani NAVI MUMBAI INTERNATIONAL AIRPORT, <https://www.nmairport.co.in/>



### F&B RESTAURANTS

- ▶ Vikhroli Social - 7 mins
- ▶ Butterfly High - 8 mins
- ▶ Starbucks - 10 mins
- ▶ Bombay Island Coffee - 10 mins



### HEALTHCARE

- ▶ Godrej Memorial Hospital - 2 mins
- ▶ Hiranandani Hospital Powai - 15 mins
- ▶ Fortis Hospital Mulund - 15 mins
- ▶ Apollo Spectra Hospital Chembur - 15 mins
- ▶ BARC Hospital - 20 min



### SCHOOLS

- ▶ Udyachal School, Vikhroli - 4 mins
- ▶ Orchid International School, Vikhroli East - 10 mins
- ▶ Garodia International School, Ghatkopar - 12 mins
- ▶ Hiranandani Foundation School - 25 mins



### ENTERTAINMENT & HOSPITALITY

- ▶ TAJ The Trees - 8 mins
- ▶ R City Mall, Ghatkopar - 15 mins
- ▶ D-Mart, Kanjur Marg - 15 mins
- ▶ Phoenix Marketcity, Kurla - 20 mins
- ▶ Renaissance Hotel - 25 mins



### PROPOSED INFRASTRUCTURE

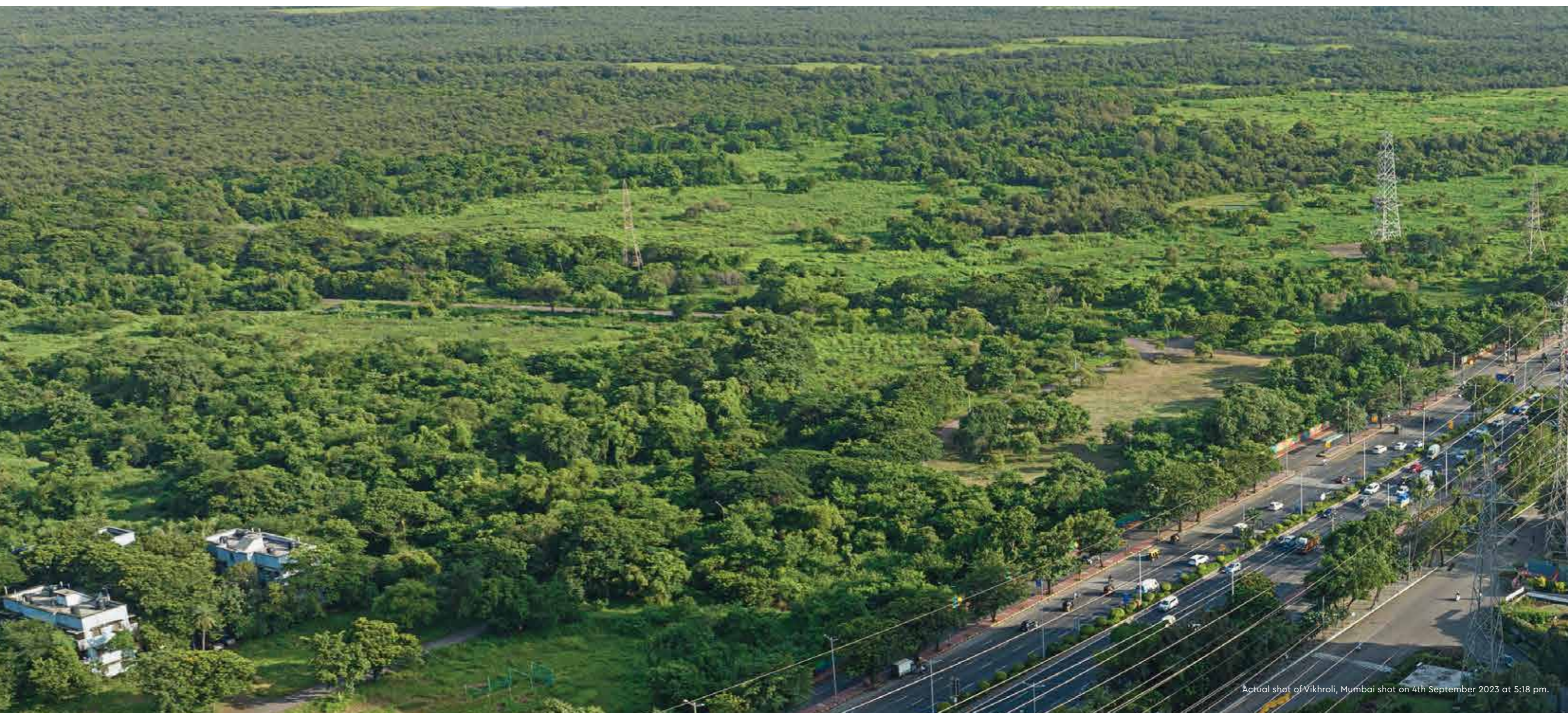
- ▶ Metro Line 4<sup>\*</sup> - Wadala to Kasarvadavali
- ▶ Metro Line 6<sup>^</sup> - Lokhandwala, Andheri to Eastern Express Highway, Vikhroli



Stock image for representation purpose only.

A PLACE AT THE HEART OF IT ALL,  
WHERE YOU HAVE EVERYTHING  
YOU DESIRE WITHIN REACH

Step into a life located just off the Eastern Express Highway, where the green lungs of Mumbai bring you closer to every part of the city seamlessly. Connected effortlessly to every corner of the city, Vikhroli is a serene oasis located within Mumbai's heart. Soak in a life where your heart's desires are a short drive away.



# WHERE YOU ARE ALWAYS AT THE HEART OF YOUR FAVOURITE THINGS AND LIFE'S CONVENIENCES

Every day spent in Vikhroli, is a wonderful welcome to all your senses, with the freshness from thousands of trees greeting you with open arms as you enter. Soak in your most loved comforts in retail, dining and other lifestyle conveniences that have been carefully designed for residents to enjoy.



Taj Hotel



Starbucks



Vikhroli Social



Corporate Offices



# A PLACE THAT MAKES SURE YOU'RE ALWAYS AT THE HEART OF LUXURY

The moment you step into Vikhroli, you will be transported to a place unlike any in the city. Here, thousands of trees greet you every morning while you are cradled in contemporary comforts amidst nature. Let a greener world bring together a life of exquisite indulgence, the finest in hospitality, commercial and retail spaces along with cleaner air in the city for a select few.



Nature's Basket



Butterfly High



Crèche



R City Mall





Introducing

**GODREJ VISTAS**  
**VIKHROLI**

## *At the heart of it all*

Come home to a place that is the gateway to all your desires, with sweeping views\* of endless mangroves on the Eastern side and majestic hills on the Western side. Where life blooms amidst the harmony of nature and modern architecture, and brings cherished memories day after day. This isn't just an address, it's an open-armed welcome to a world where every moment is filled with joy, located at the heart of the city.





WATCH NATURE'S  
GREEN CARPET UNFOLD  
WITH STUNNING VIEWS\*  
OF THE MANGROVES

Actual shot of Vikhroli Mangroves, Mumbai shot on 21st September 2010 at 3:38 pm.



WITNESS THE  
BREATHTAKING CITYSCAPE  
PUT ON A SHOW BEFORE  
YOUR EYES



INDULGENCES

LET A TREASURE TROVE OF AMENITIES  
CATER TO YOUR HEART'S EVERY DESIRE

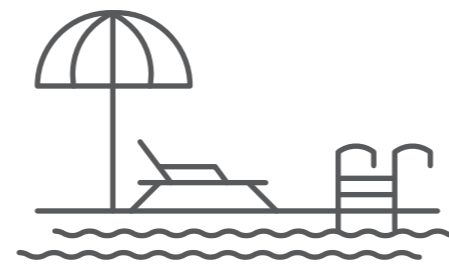
Discover a lifestyle enriched by thoughtfully curated amenities  
that make every moment warmer and joyful.



# COMMUNITY COURTYARD

AT THE HEART OF A LIFE WITH  
ACTIVE EXPERIENCES THAT  
MAKE LIFE EXCITING

Treat yourself to the comfort of community as you pursue your favourite things at the Podium Level. Here, there is something for everyone to enjoy.





Stock image for representation purpose only.

SPACE FOR  
OUTDOOR CAFÉ

Smile to your heart's content as you make  
memories in the Outdoor Café



Stock image for representation purpose only.

JACUZZI

Soak in the warm, comforting embrace  
of a Jacuzzi after a long day



Stock image for representation purpose only.

GYMNASIUM

Make your journey towards fitness  
an endeavour you look forward to



Stock image for representation purpose only.

## MAZE GARDEN

Walk along the maze garden and discover what it means to live in the heart of nature



Artist's impression for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted.

## INFINITY EDGE SWIMMING POOL

Dive into tranquil bliss that stretches  
into infinity



Stock image for representation purpose only.

SPACE FOR  
PROTEIN BAR

Savour the goodness of a life that keeps  
you healthy at the Protein Bar



Stock image for representation purpose only.

## GUEST ROOM

Let your guests retreat into welcoming corners during their stay



Stock image for representation purpose only.

KIDS' PLAY AREA

Give your little ones a chance to make authentic and carefree memories



Stock image for representation purpose only.

## OUTDOOR SEATING AREA

Embrace golden memories in spaces designed for every member of your family



Stock image for representation purpose only.

## MULTIPURPOSE HALL

Celebrate gatherings and good times  
with family in the Multipurpose Hall



Stock image for representation purpose only.

## INDOOR GAMES AREA

Delight in game nights and the spirit of competition



Stock image for representation purpose only.

## AUDIO VIDEO ROOM

Treat yourself to cinematic bliss as you spend time in the Audio Video Room

# SPORTS ARCADE

FOLLOW YOUR  
ACTIVE HEART  
AND PURSUE YOUR  
FAVOURITE SPORTS

Treat yourself to active living that helps you find the much needed balance between life and work with ease. Play your favourite sport with renewed passion day after day.





Stock image for representation purpose only.

## BADMINTON COURT

Fill up your heart with uninhibited fun on  
the Badminton Court



Stock image for representation purpose only.

## SQUASH COURT

Rally on through every moment of life with  
a game of Squash



Stock image for representation purpose only.

OUTDOOR TURF  
(NET CRICKET)

Let every ball bowl you over with the spirit  
of victory and joy

# PANORAMIC PORTAL

FIND YOURSELF IN THE MIDST OF  
SKY-HIGH LUXURIES  
IN THE HEART OF MUMBAI

Soak in stellar views in the lap of the sky,  
as you spend time enjoying your favourite  
things that make your heart skip a beat.





Artist's impression for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted.

LOUNGE IN A SKY SANCTUARY  
IN THE HEART OF THE CITY,  
THAT FEELS LIKE A PRIVATE LOUNGE

Let tranquil evenings in your exclusive sky bridge lounge become a cherished part of your life. Soak in the acres of green mangrove views\*, as each glimpse leaves you in awe of living at the heart of a home amidst the clouds.

\*The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any kind of impact on the views



Stock image for representation purpose only.

WORK FROM ROOFTOP

Sky's the limit, so find the best work views\*  
on the Terrace

\*The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any kind of impact on the views



Stock image for representation purpose only.

ORGANIC FARMING

Harvest a life that brings smiles to one  
and all from the heart



Stock image for representation purpose only.

## YOGA LAWN

Let life take root in peace as you greet nature on the Yoga Lawn



Stock image for representation purpose only.

## STARGAZING

Soak in the wonder of starry nights from  
the heart of everything wonderful



Stock image for representation purpose only.

## SEATING PAVILION & VIEWING DECK

Surrender yourself to breathtaking vistas  
as you gaze upon life's treasures



Stock image for representation purpose only.

## ART CORNER & HOBBY SPACE

Unleash your inner artist as you pursue creativity in the Art Corner



Stock image for representation purpose only.

## BIRDWATCHING PLAZA

Give your life a chance to soar high as  
you watch the birds take flight

# A LEGACY SO RARE, IT COMES WITH GENERATIONS OF EXPERTISE


Through decades and generations, Godrej Properties has grown into India's most trusted developer. Our portfolio extends across 10 cities, with 99 projects covering a staggering 215 million square feet. With time, our growth has soared, culminating in an astonishing booking value of over INR 12,000 crores in FY 23.

  
**215**  
MN SQ. FT. OF TOTAL  
SALEABLE AREA

  
**400+**  
AWARDS AND  
RECOGNITIONS

  
**34**  
YEARS OF  
EXPERIENCE

  
**99**  
PROJECTS

  
**10**  
LOCATIONS



**Ahmedabad**  
23.4 mn sq. ft. / 1 PROJECT

**Mumbai**  
48.6 mn sq. ft. / 29 PROJECTS

**Pune**  
51.1 mn sq. ft. / 16 PROJECTS

**Bengaluru**  
32.6 mn sq. ft. / 17 PROJECTS

**Kochi**  
2.2 mn sq. ft. / 1 PROJECT

**Chandigarh**  
0.5 mn sq. ft. / 1 PROJECT

**NCR**  
39.4 mn sq. ft. / 25 PROJECTS

**Kolkata**  
8.2 mn sq. ft. / 4 PROJECTS

**Nagpur**  
3.7 mn sq. ft. / 2 PROJECT

**Chennai**  
5.0 mn sq. ft. / 3 PROJECTS

# CREATIONS SO RARE, ONLY A FEW CAN EXPERIENCE IT

The craftsmanship of our buildings extends beyond aesthetics; it's about creating an experience. Every line, every curve, and every detail is carefully crafted, as each of our structures is meticulously designed to harmonise with their surroundings while standing as timeless works of art.



*Planet Godrej*  
Mahalaxmi

Crafted by Singapore-based DP Architects and Mumbai-based JP Parekh, this overlooks the Mahalaxmi Racecourse in Mumbai.



*Godrej Bayviewv*  
Worli

Situated in Worli and designed by the renowned architect Hafeez Contractor, this property offers 3 and 4 bedrooms and spectacular views of the sea.



*Godrej RKS*  
Chembur

RK Studios' timeless heritage unites with Godrej's legacy. This development embodies the Bombay Art Deco architectural style, an ideal backdrop for living your story.



*Godrej Avenue Eleven*  
Mahalaxmi

Designed to stand tall against Mumbai's skyline, Godrej Avenue 11 shall be a spectacular development in Mahalaxmi that redefines luxury and grandeur in a home that's truly rare beyond compare.



*Godrej Glenelg*  
Cuffe Parade

A one-of-its-kind property in Cuffe Parade, this comprises of a magnificent villa and seven luxurious apartments.



*Godrej Five Gardens*  
Matunga

Nestled in the heart of the city, this is poised to be a captivating residential development catering to a select few.



*Godrej Sky Terraces*  
Chembur

Nestled in the quiet neighbourhood of Chembur, Godrej Sky Terraces celebrates two remarkable legacies coming together. This is where vintage homes, sprinkled with modern designs, give you a glimpse of the yesteryears.



*Godrej Horizon*  
Dadar-Wadala

Nestled in Dadar-Wadala, Godrej Horizon is a testament to a great life. This is where you can enjoy a host of world-class amenities, rooftop indulgences and the prestige of residing in a community that redefines the standard of excellence.



The projects are registered with Maharashtra RERA as: 'Godrej RKS' bearing MahaRERA No. P51800023915, 'Godrej Five Gardens' bearing MahaRERA No. P51900048424, Godrej Sky Terraces on MAHARERA bearing Registration No. P51800053882 'Godrej Horizon' Phase I and 'Godrej Horizon' Phase II bearing MahaRERA numbers as P51900034851 and P51900049757 respectively, available on MahaRERA website (<https://maharera.mahaonline.gov.in>). The project is registered as 'Godrej Avenue Eleven' under MahaRERA No. P51900005216 available at <http://maharera.mahaonline.gov.in>. The name is currently being updated. The project is being developed by Godrej Residency Pvt. Ltd ("Developer") wherein Godrej Group Entities and Neelkamal Realtors Tower Private Limited are its shareholders. Neelkamal Realtors Tower Private Limited is a wholly owned subsidiary of DB Realty Ltd. Godrej Properties Limited is also acting as the Development Manager for the Project. The Developer is constructing 2 buildings being building Tower A and Tower B (MahaRERA No. P51900006299) with Tower A comprising of 66 upper floors.

CELEBRATE LIVING

*At the heart of it all*

Located at the epicentre of Mumbai, Godrej Vistas brings you a haven where every step is a stride towards a life that is not just lived, but thoroughly enjoyed and celebrated. It is a place located amidst the most thoughtful amenities, nurturing environments, and the embrace of community. Soak in the joys of a joyous future, as each day promises new possibilities and leaves you with cherished memories that make your life rich, as you find yourself living at the heart of it all.



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The project is being developed by Godrej and Boyce Manufacturing Company Limited ("Owner- Promoter") and Godrej Properties Limited has been appointed as the Development Manager for the Project by the Owner Promoter. Godrej Construction is a division of Godrej & Boyce Manufacturing Company Limited. The sales office of the Project is at Plant 13, Pirojshanagar, Vikhroli East, Mumbai-400079 and registered office of the Owner Promoter is at Godrej and Boyce Manufacturing Company Limited, Pirojshanagar, Vikhroli, Mumbai-400079. 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 Owner-Promoter and the Applicant/Allottee and/or uploaded on MahaRERA website. Artist's impression for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project. The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any kind of impact on the views. Recipients 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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website. T&C Apply.