

# GODREJ PRIME

CHEMBUR, MUMBAI



The first thing that we  
built, over **118 years** that  
still stands tall is ...



GODREJ **PRIME**  
CHEMBUR, MUMBAI

HOMES WHERE YOU HAVE  
MORE TIME FOR **LIFE**



## INTRODUCING GODREJ PRIME AT CHEMBUR, MUMBAI



- ✓ Smart Location
- ✓ Smart Design
- ✓ Smart Ticket Sizes
- ✓ Smart Returns

PREPARE FOR A LIFE WITH MORE TIME FOR YOURSELF AND YOUR FAMILY

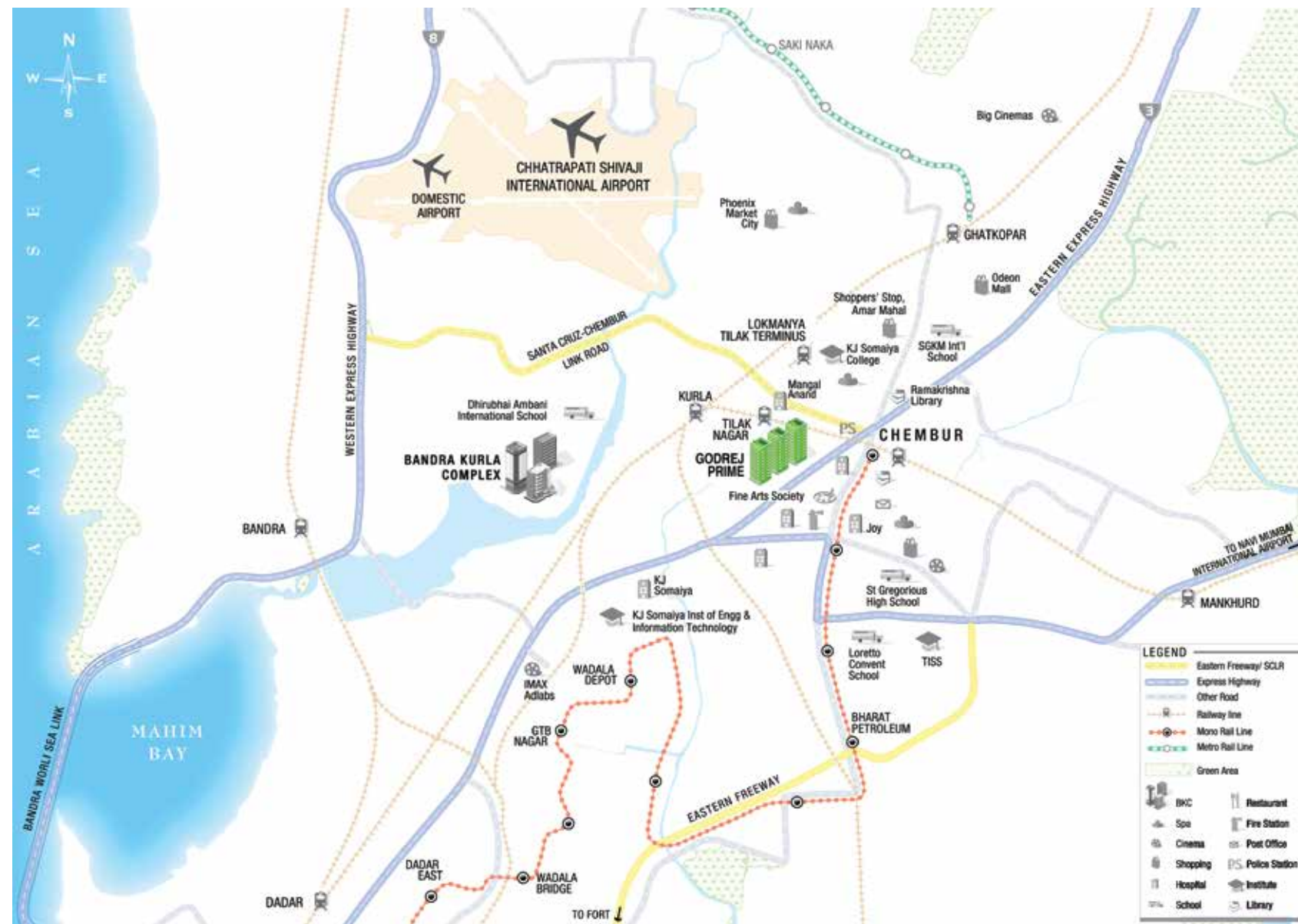






## CHEMBUR - OVERVIEW

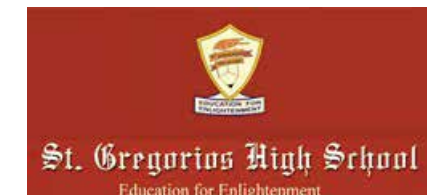
Chembur lies in the eastern quadrant of the city and benefits from easy connectivity with South and Central Mumbai, Central Suburbs, Thane and Navi Mumbai



- ✓ Domestic Airport - 13 kms
- ✓ International Airport - 14 kms
- ✓ Bandra Kurla Complex - 5 kms
- ✓ Dadar - 8 kms
- ✓ Fort - 16 kms
- ✓ Nariman Point - 19 kms
- ✓ Bandra West - 10 kms
- ✓ Worli - 12 kms
- ✓ Lower Parel - 11 kms
- ✓ Thane - 18 kms
- ✓ Navi Mumbai - 19 kms



LOCATION ADVANTAGE







## NEIGHBOURHOOD



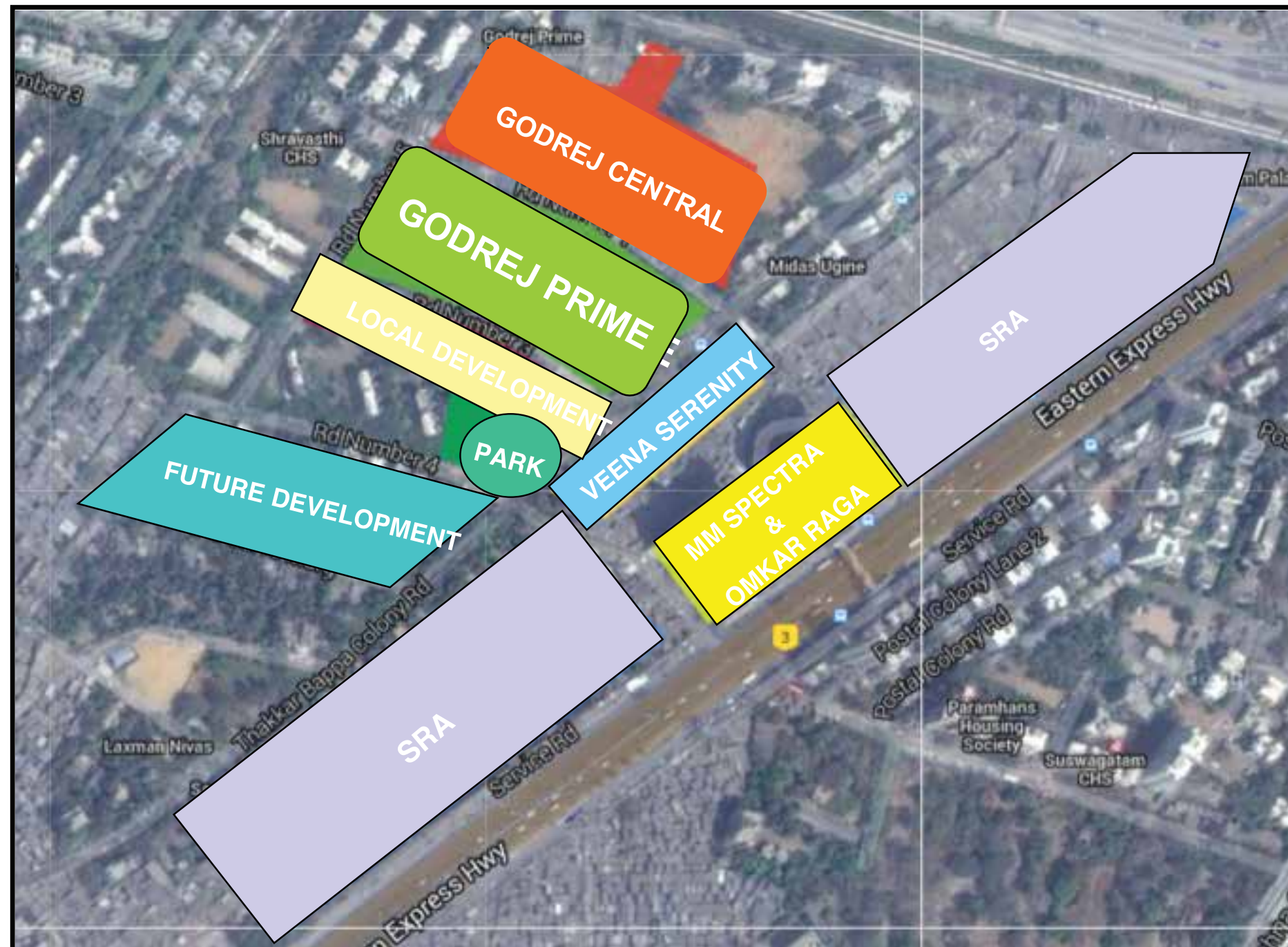
The neighbourhood is changing rapidly and getting revamped  
All the neighbouring plots are in the process of getting developed and the largest development of its kind in Chembur is by Godrej Properties - GODREJ CENTRAL with 7.5 lakh sqft of sale area

DISCLAIMER: Subject to title & location clearances, necessary approvals/permissions. Design, Costs, facilities, plans and specifications in static and/or interactive publicly material depict anticipated appearance of completed development and are subject to change without notice.



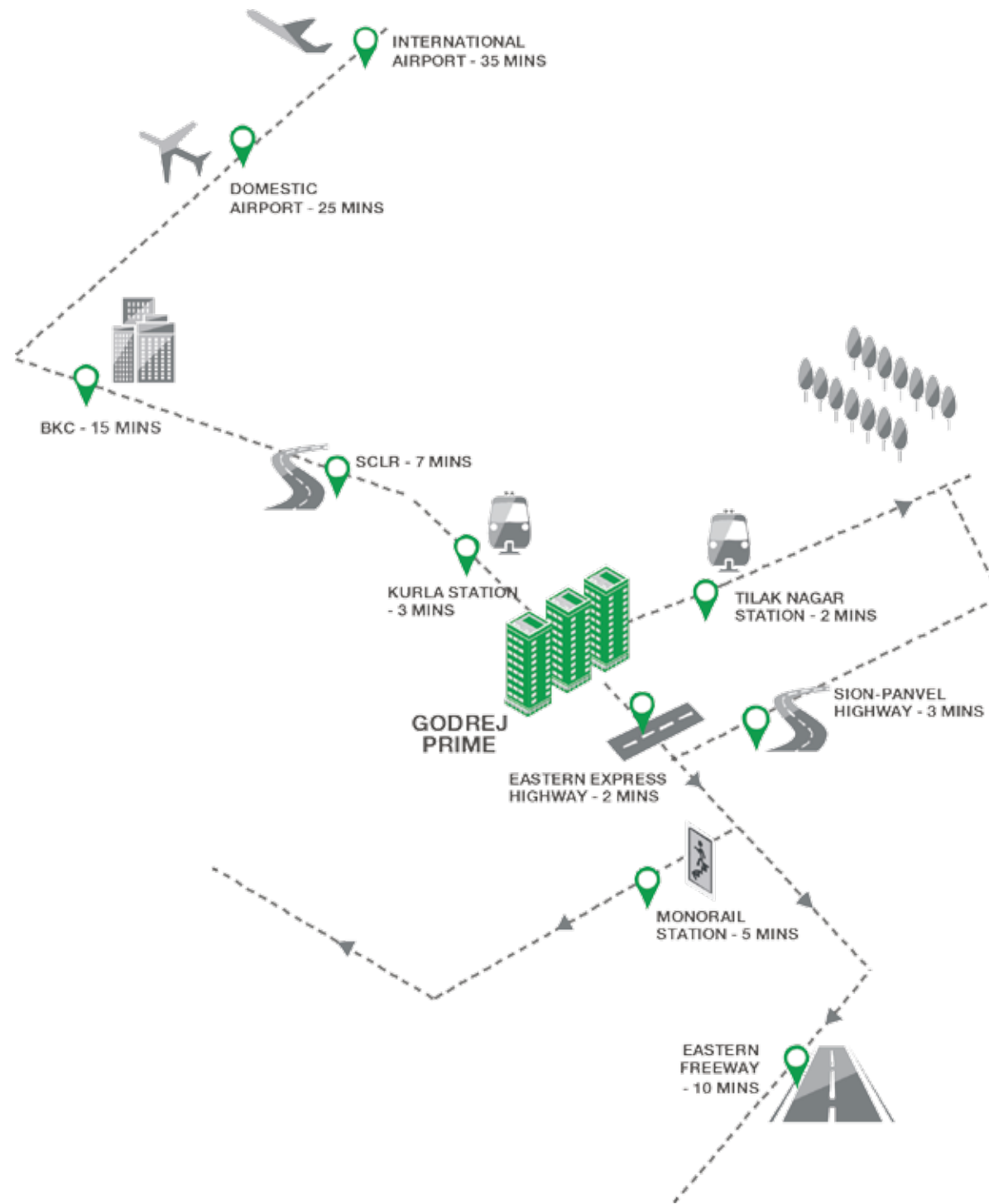


## DEVELOPMENT IN THE VICINITY





## PRIME CONNECTIVITY





## CONNECTIVITY



### MONORAIL

Connecting Chembur  
To Jacob Circle



### METRO

Connecting Charkop to  
Mankhurd, via Tilak Nagar



### EASTERN FREEWAY

Connecting  
Chembur to Fort



### SCLR

Connecting  
Chembur to Santacruz

### Via SCLR

Chhatrapati Shivaji International Airport - 31 Mins

Phoenix Marketcity Kurla - 14 Mins

Domestic Airport - 24 Mins

BKC - 16 Mins







## WEALTH CREATION AT GODREJ CENTRAL



2014 – A challenging year for residential real estate

GPL – Consistent performer with varied project launches and robust sales activity

GODREJ CENTRAL – Desirable project which has proven that connectivity and location not only enhance project attractiveness but deliver tremendous price appreciation

### **Godrej Central**

Launch Rate, Feb' 14	Rs. 13,100
Price last sold, Sep' 14	Rs. 14,900





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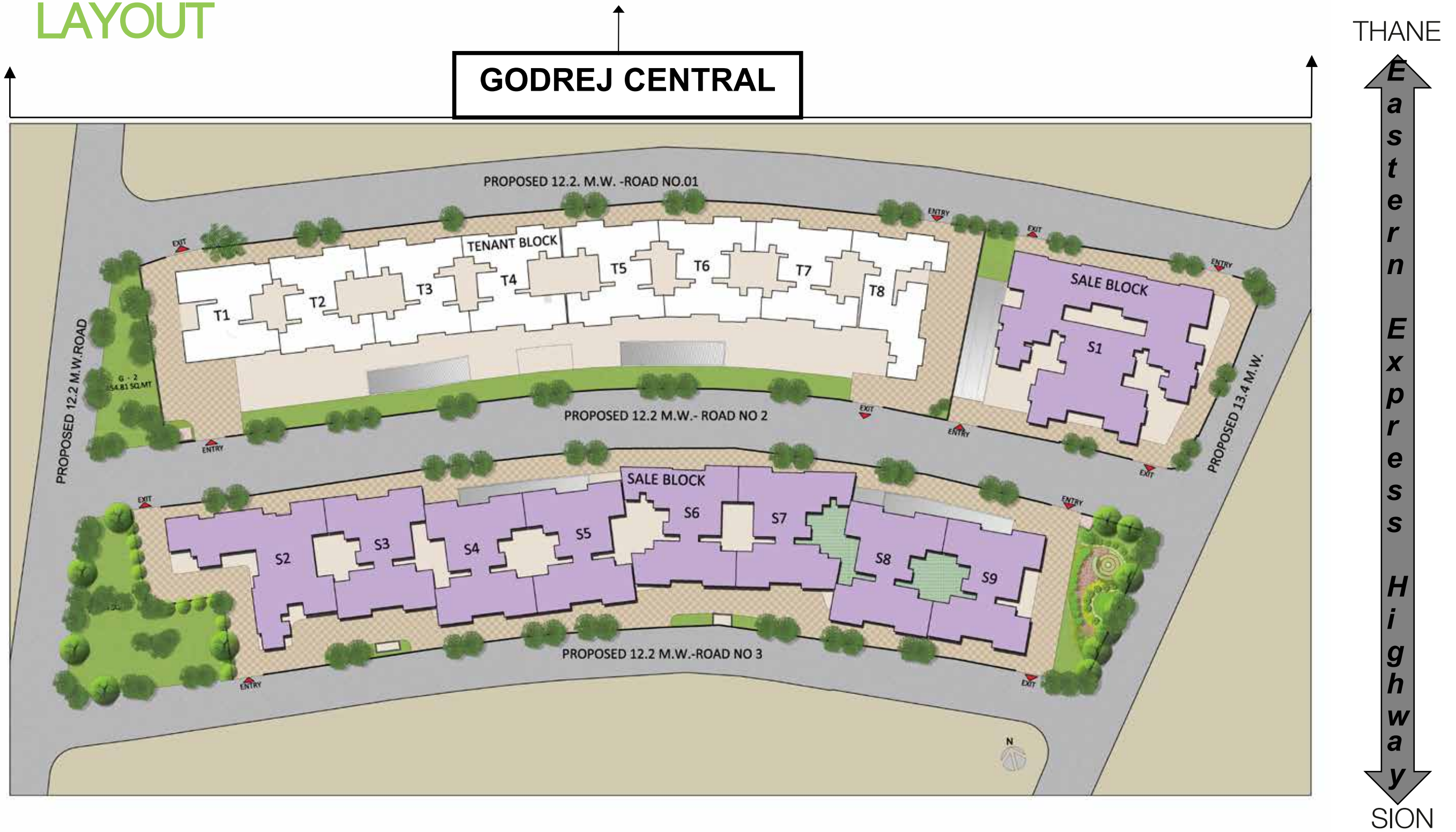
## PROPOSED ELEVATION





## LAYOUT

### GODREJ CENTRAL



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## PRODUCT

APARTMENT TYPOLOGY	APPROX. CARPET AREA (Sq.Ft)*	STARTING FROM (Cr.)*	BOOKING AMOUNT (Lacs.)
2 BHK	663 -796	1.56	10
2.5 BHK	753-868	1.80	12
3 BHK	987-1,076	2.25	14

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

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## PROPOSED AMENITIES



- CLUBHOUSE (6000 sq.ft)  
Gymnasium  
Mini theatre,  
Library  
Indoor games area, etc.



- ROOFTOP AMENITIES INCLUDING  
Seating Alcove with Planters  
Jogging Track  
Toddlers Area  
Senior Citizen's Area  
Yoga Deck

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## BOOKING DETAILS

<b>Beneficiary Account Name</b>	<b>Godrej Redevelopers (Mumbai) Private Limited</b>
Bank Name	HDFC Bank Ltd Fort, Mumbai
Beneficiary Account no :	00600310035470
NEFT/RTGS IFSC Code :	HDFC0000060
SWIFT Code :	HDFCINBB

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## PAYMENT PLAN

Proposed Payment Plan	
Milestones	Amount
On Booking	5 % of Agreement Value
Within 45 days of Application	7.5 % of Agreement Value
Receipt of CC	7.5 % of Agreement Value
Start of excavation/ piling	10 % of Agreement Value
Completion of Basement Slab 1	5 % of Agreement Value
Completion of Plinth	5 % of Agreement Value
Completion of 3rd Floor slab	7.5 % of Agreement Value
Completion of 6th Floor Slab	7.5 % of Agreement Value
Completion of 9th Floor Slab	7.5 % of Agreement Value
Completion of 12th Floor Slab	7.5 % of Agreement Value
Completion of Final slab	7.5 % of Agreement Value
Completion of Brick work	7.5 % of Agreement Value
Completion of Plastering	5 % of Agreement Value
Completion of Plumbing & Flooring	5 % of Agreement Value
On Possession	5 % of Agreement Value
Total	100%

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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.

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CHEMBUR, MUMBAI

## GODREJ PRIME SITE

ADDRESS: Sahakar Nagar II, Shell Colony,  
Chembur, Mumbai - 400 071.

## GODREJ PROPERTIES LTD OFFICE:

R: Godrej Coliseum, C 201, 2<sup>nd</sup> Floor,  
Everard Nagar, Sion East, Mumbai 400 022

T: 022- 66235900 | 1800-258-2588

W: [www.godrejproperties.com](http://www.godrejproperties.com)



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