



Godrej Sky Terraces

CHEMBUR



Your new chapter to the
bungalow life begins here

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At Godrej Properties, innovation, sustainability, and excellence have always been the heart and soul of our creations. It's this legacy of trust and our unwavering commitment to cutting-edge design that has shaped everything that we've built.

A legacy that *feels like home*

Our principles have been rooted in good and green, and over the past 126 years, we've lovingly crafted numerous landmarks across the country, some of which are close to our hearts, like Godrej One, The Trees, and Planet Godrej. We look back with pride at our tradition of pioneering achievements in the real estate industry, and continue to lay the foundations for landmarks that will forever carry their own unique tales. For us, it's a nostalgic journey through time, appreciating the past as we look forward to the future.





A legacy of
cinematic excellence

Raj Kapoor, a name that instantly evokes a sense of nostalgia and admiration in the world of Indian Cinema. Affectionately referred to as the 'Showman of Indian Cinema,' his legacy is like a treasured time capsule of the golden era of Bollywood. His movies and music weren't mere creations, they were emotional journeys that resonated with millions. The famous R.K. Studios, founded by him, was a melting pot of cinematic excellence and a cradle of timeless classics. And even today, his simplicity and heartfelt storytelling remind us of the evergreen magic he brought to the silver screen.





Artistic impression for representation purpose only



Actual site image

A legacy of *honouring legends*

In a heartwarming connection, the collaboration between the Kapoor family and Godrej Properties stand proof to two remarkable legacies coming together. Our project, known as Godrej RKS, celebrates the fusion of creative brilliance with a strong commitment to quality and sustainability and an ode to timeless art. Because it's not just about building structures, it's about creating wonderful, cherished lifestyle experiences. This collaboration is a proof that magic can happen when vision and values align.



The project is registered as "Godrej RKS" on MAHARERA bearing Registration No. P51800023915 available on the MahaRERA website (<https://maharera.mahaonline.gov.in>).

Chembur: *A timeless classic*

Tucked in the warm embrace of Mumbai, Chembur stirs nostalgia for the bygone era, with cherished memories lingering in every corner. Today, Chembur is one of the most sought-after suburban gems, still firmly rooted in its traditional beliefs. It is where culture, cuisine, community, and cinema come together to take you on a nostalgic journey to explore the treasures of the past.



Classic culture

Bask in the warm embrace of culture at the legendary Fine Arts Society. Experience soulful melodies of Indian classical dances, the grace of ballet recitals, the allure of violin concerts, and an array of other artistic treasures.

Comforting cuisines

Every corner of Chembur beckons with its diverse culinary delights and cherished food memories. It's a place where legendary eateries have been serving delicious food, almost like a personal journey through a timeless potpourri of flavours.

Captivating cinema

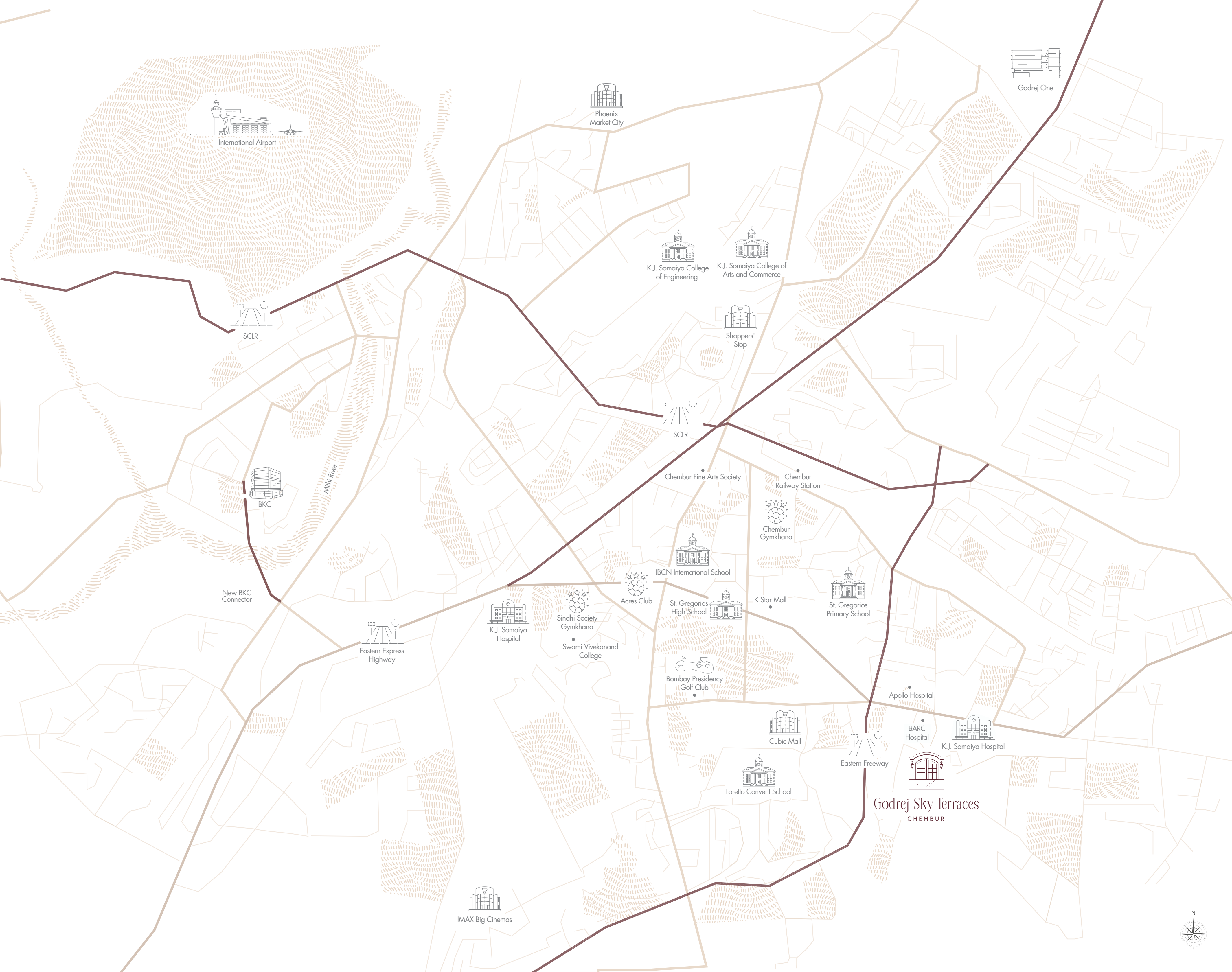
Chembur holds a deep affection for the silver screen. Within its streets, you'll unearth the echoes of packed movie halls that were once iconic landmarks. After all, this is where the most celebrated Bollywood family has left their mark and magic.

Connected community

In Chembur's timelessness, you'll discover one of Mumbai's most esteemed golf clubs, where time seems to stand still amidst its 6,184-yard, 18-hole golf course. It's also where you'll find an abundance of lush green parks, amidst thriving communities.

Bringing comforts
closer to you

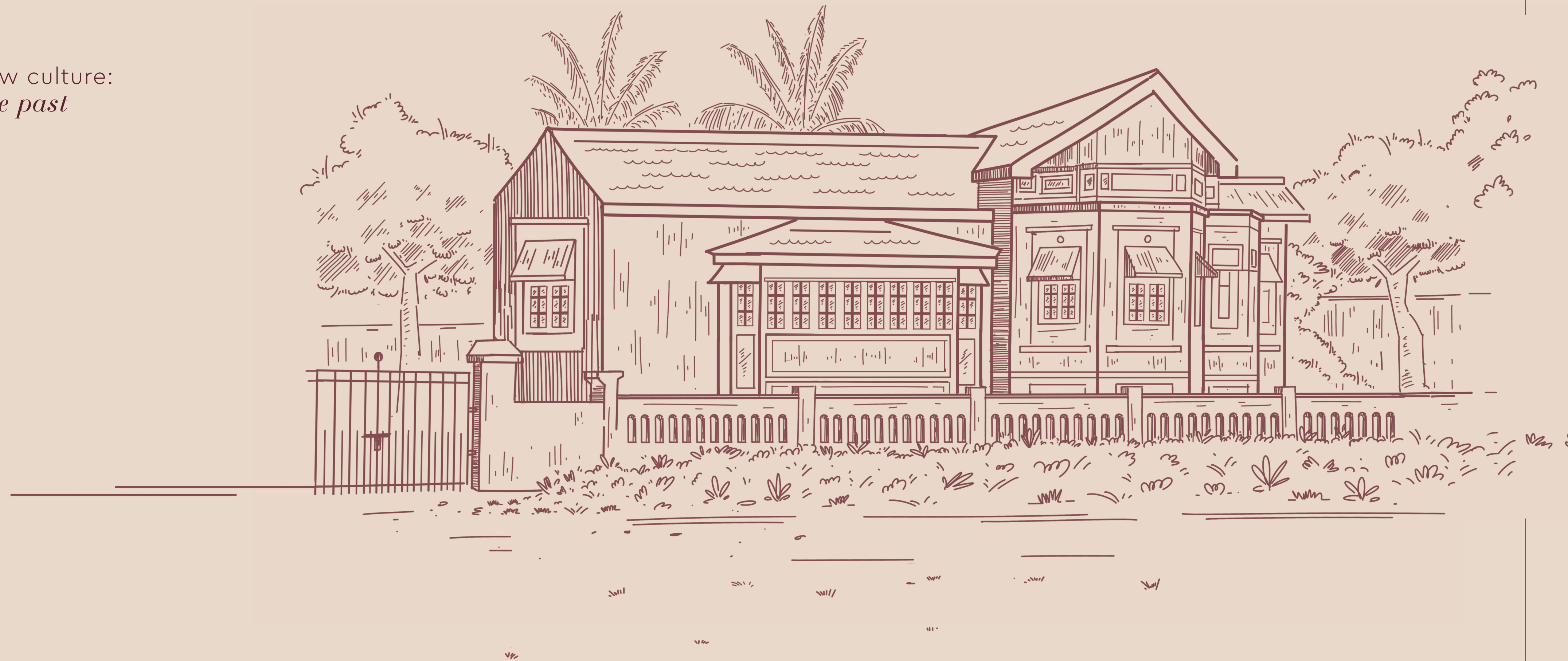
TRANSIT DESTINATIONS		Drive time
Eastern Freeway		08 mins
Eastern Express Highway		10 mins
BKC Connector		14 mins
SCLR		14 mins
Chembur Station		12 mins
Monorail		08 mins
Airport		22 mins
HOSPITALS/CLINICS		
BARC Hospital		02 mins
Surana Hospital & Research Centre		08 mins
Sushrut Hospital		08 mins
K.J. Somaiya Hospital		12 mins
EDUCATIONAL HUBS		
St. Gregorios School		05 mins
Tata Institute of Social Sciences		04 mins
OLPS High School		06 mins
JBCN International School		07 mins
Loretto Convent School		08 mins
The Green Acres Academy		08 mins
Shah & Anchor Kutchhi Engineering College		04 mins
K.J. Somaiya College of Arts and Commerce		12 mins
K.J. Somaiya College of Engineering		14 mins
Vivekanand Education Society's College of Arts, Science & Commerce		12 mins
RECREATIONAL		
Cubic Mall		04 mins
K Star Mall		05 mins
Fun Cinemas		05 mins
Chembur Gymkhana		07 mins
Chembur Fine Arts Society		08 mins
The Bombay Presidency Golf Club		06 mins
The Acres Club		08 mins
IMAX Big Cinemas		10 mins
Phoenix Market City Kurla		18 mins
BUSINESS DISTRICTS		
RCF		07 mins
BKC via BKC Connector		16 mins
Trombay		14 mins
Navi Mumbai		20 mins
Powai via LBS/JVLR		22 mins
Fort		18 mins
Andheri Seepz via SCLR		28 mins



Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 5th December 2023 at 6 am. Map not to scale.

Nestled in the heart of Mumbai, Chembur's bungalow culture is a celebration of an unhurried, leisurely way of life. Here, the grandeur of sprawling lawns, wide verandas, and intricate facades linger with the simple joys of life – where children played in the gardens, families gathered for leisurely evening strolls, and neighbours were more than just acquaintances. Stepping into this quaint suburb is like taking a step back in time, where the past and the present come together in perfect harmony, making it a nostalgia-rich home.

Chembur's bungalow culture: *A glimpse into the past*





In a home steeped in nostalgia, time becomes a gentle companion, weaving memories aplenty. Here, every piece of furniture holds the magic of cherished moments. Every photograph on the wall tells a story. Of a father and his son strolling on a pebbled path as the father imparts timeless wisdom. Of countless journeys where generations have sat, contemplating dreams and watching the seasons change. Of countless gatherings, childhood games, midnight conversations, where every nook holds shared history. Welcome to a home where nostalgia isn't just a sentiment, it's the very heartbeat of existence.

Your home of the future,
with a slice of the past

Your home to *childhood adventures*

Tucked away in a quiet corner, there stands a charming bungalow-like home that takes you back to an era gone by. With its sprawling backyard and spacious living area, each room invited you to relive the simple delights of childhood. Be it the sun-kissed kitchen echoing with the laughter of family meals or the cozy reading nook by the window, where bedtime stories once unfolded, each corner takes you back to a time when life was an adventure waiting to be explored. This bungalow-like home is an ode to the joyful spirit of childhood that continues to inspire our lives even today.





L A U N C H I N G



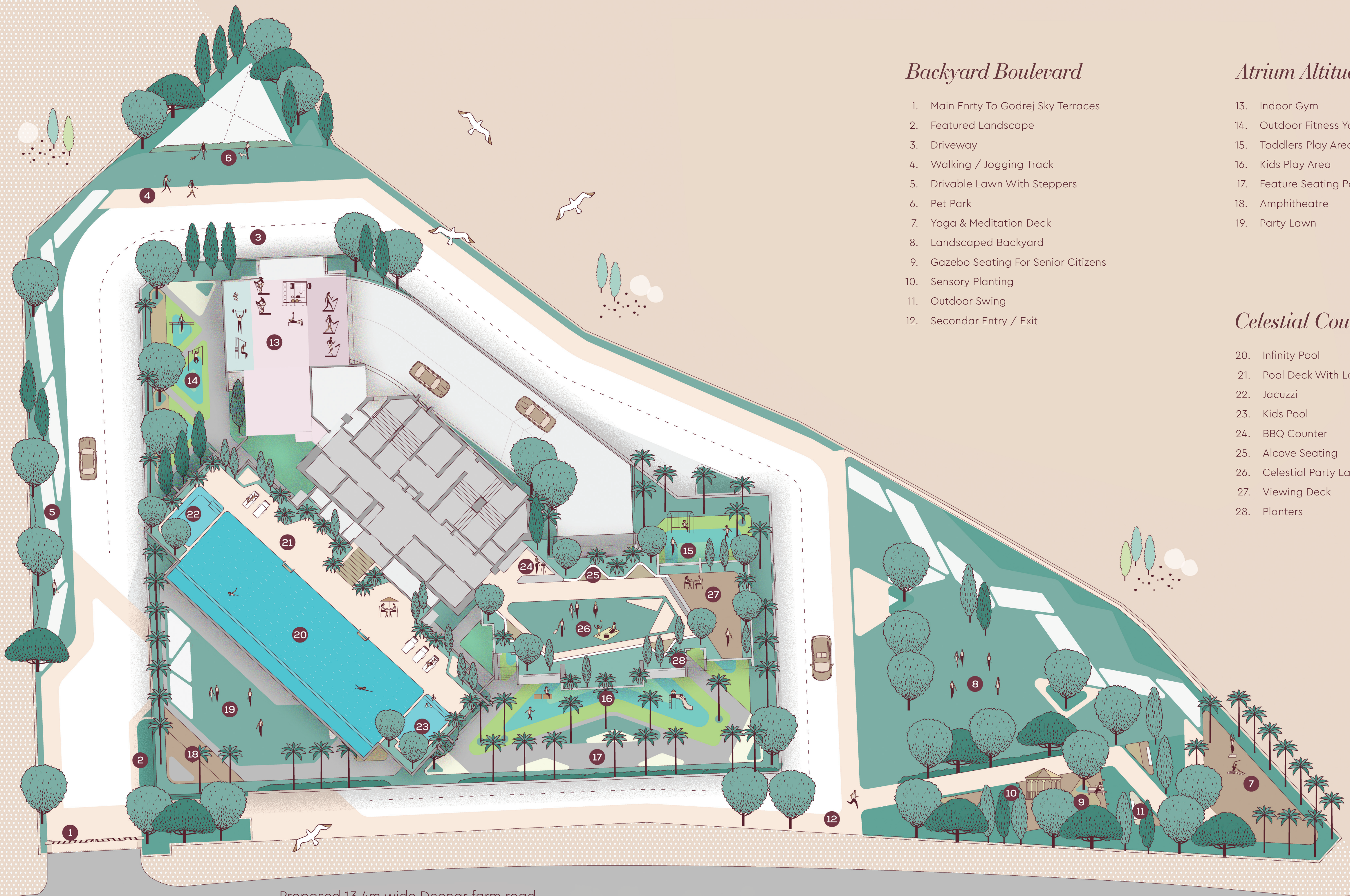
Godrej Sky Terraces

C H E M B U R

Live The Bungalow Life







Backyard Boulevard

1. Main Enrty To Godrej Sky Terraces
2. Featured Landscape
3. Driveway
4. Walking / Jogging Track
5. Drivable Lawn With Steppers
6. Pet Park
7. Yoga & Meditation Deck
8. Landscaped Backyard
9. Gazebo Seating For Senior Citizens
10. Sensory Planting
11. Outdoor Swing
12. Secondar Entry / Exit

Atrium Altitude

13. Indoor Gym
14. Outdoor Fitness Yard
15. Toddlers Play Area
16. Kids Play Area
17. Feature Seating Pads
18. Amphitheatre
19. Party Lawn

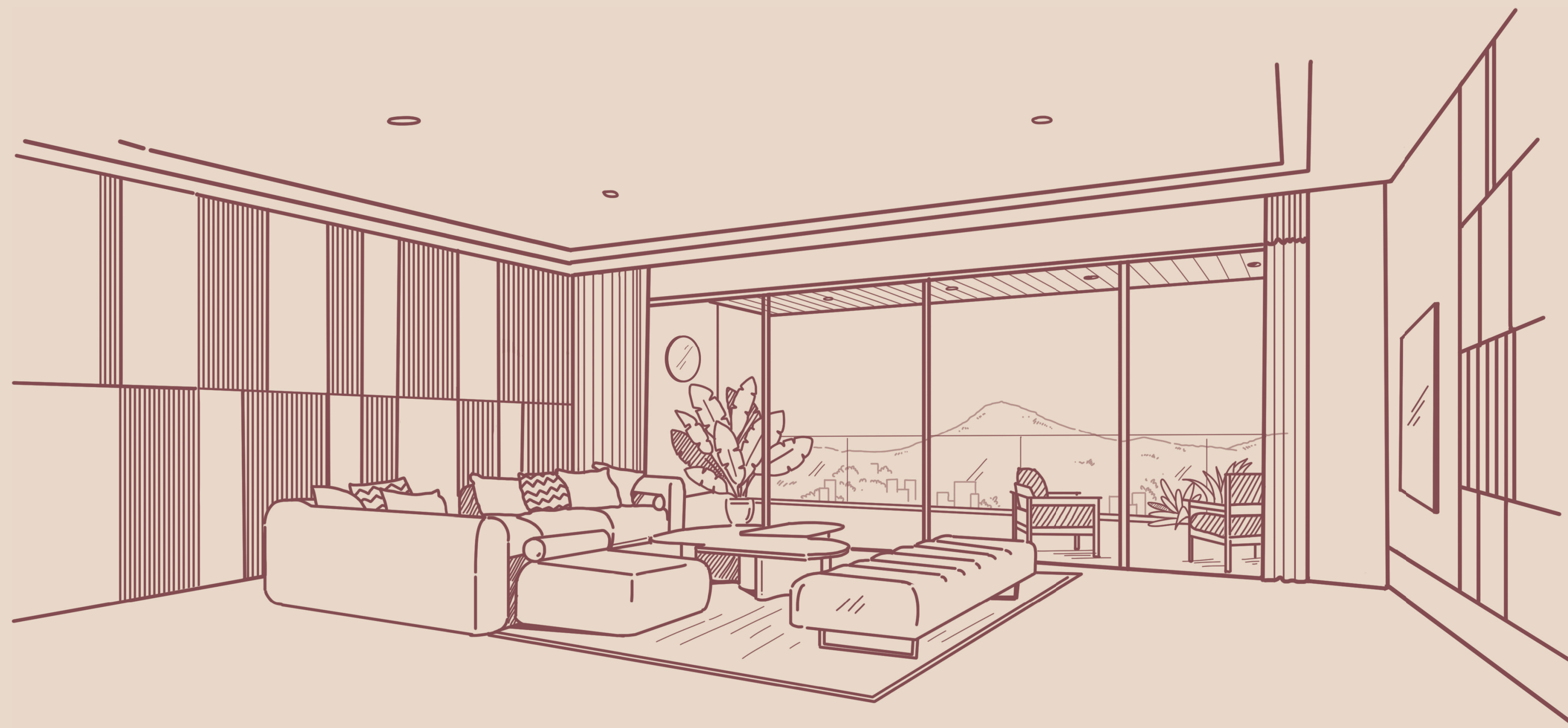
Celestial Courtyard

20. Infinity Pool
21. Pool Deck With Loungers
22. Jacuzzi
23. Kids Pool
24. BBQ Counter
25. Alcove Seating
26. Celestial Party Lawn
27. Viewing Deck
28. Planters

Proposed 13.4m wide Deonar farm road

Artist's impression. Not an actual site photograph. The master layout is only for the purpose of illustration/indicating a possible layout and does not form a part of the standard specifications / amenities / services to be provided in the flat. Recipients are advised to apprise themselves of the necessary and relevant information of the project / offer prior to making any purchase decisions. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website. The developer has obtained Concession Plan approval from Hon'ble Municipal Commissioner of Brihanmumbai Municipal Corporation bearing P-77114/2023/1618 AND OTHER /M/E/WARD/DEONAR-E dated 04th Sept. 2023, whereunder the swimming pool has been considered on the 21st floor (i.e. On terrace above 24th level) of the Project. The Developer intends to construct the said swimming pool on the Terrace floor above 24th floor and has applied/will apply for the relevant approval with respect the same with the office of the "Brihanmumbai Municipal Corporation". The development of the swimming pool shall therefore be subject to the grant of the sanctioned approvals from the office of the Executive Engineer of Building Proposal Department of Brihanmumbai Municipal Corporation.

Everything you need to
make you feel at home



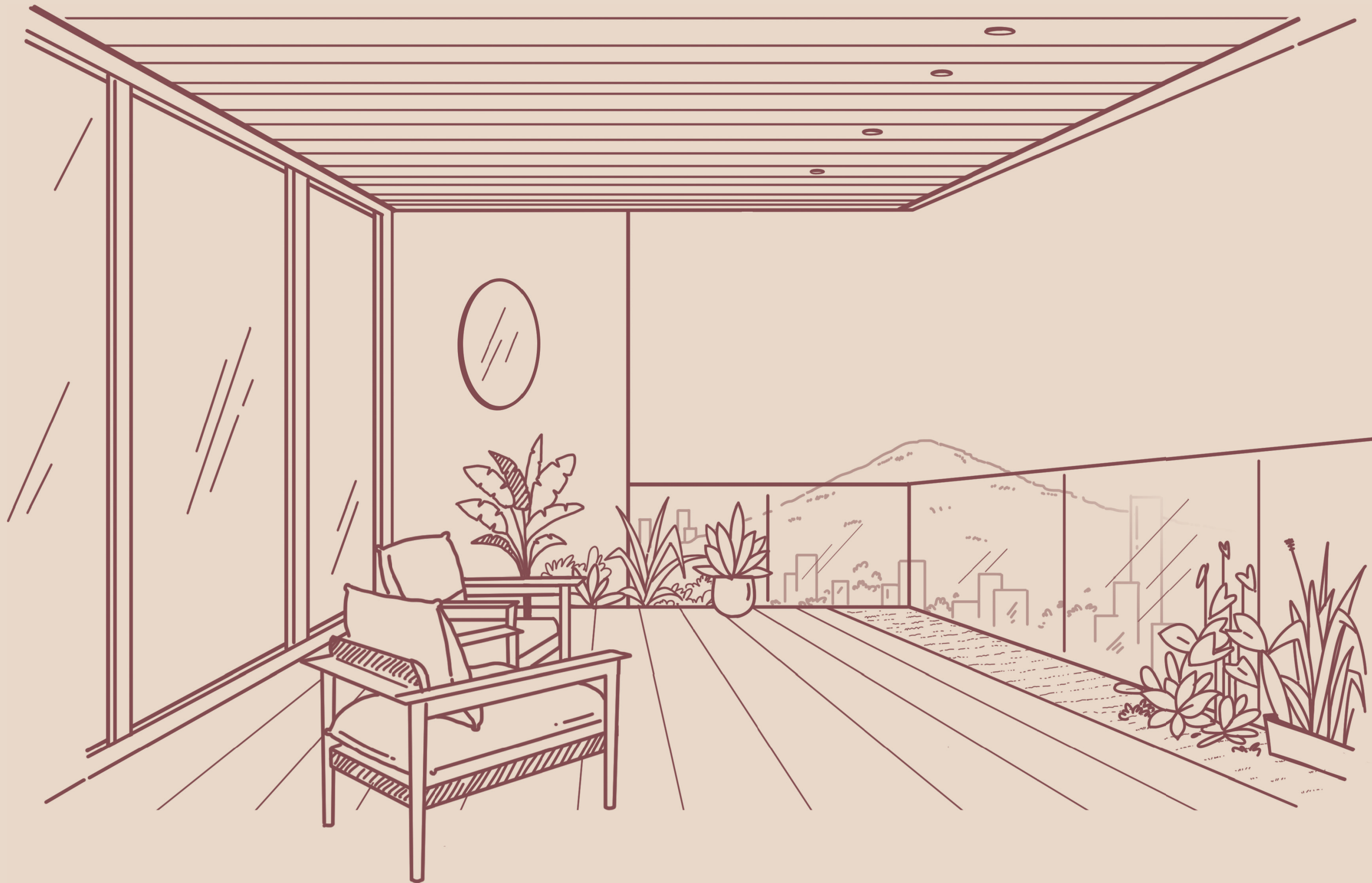
A space big enough for big dreams

Our generous spaces make for the perfect backdrop for everyday stories. Every corner of these spacious living areas invites us to revisit the past, revel in the present and look forward to a rather fulfilling future.



Big living spaces.
Big stories. Bigger memories.

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A large deck, decked for happy times

Step out onto your spacious deck that has enough room for daily delights. Be it the sparkling city lights or the warm glow of the setting sun, your deck is where the gentle hum of life merges with good old nostalgia.



Large decks for
larger-than-life views



Large decks for
panoramic views and endless memories

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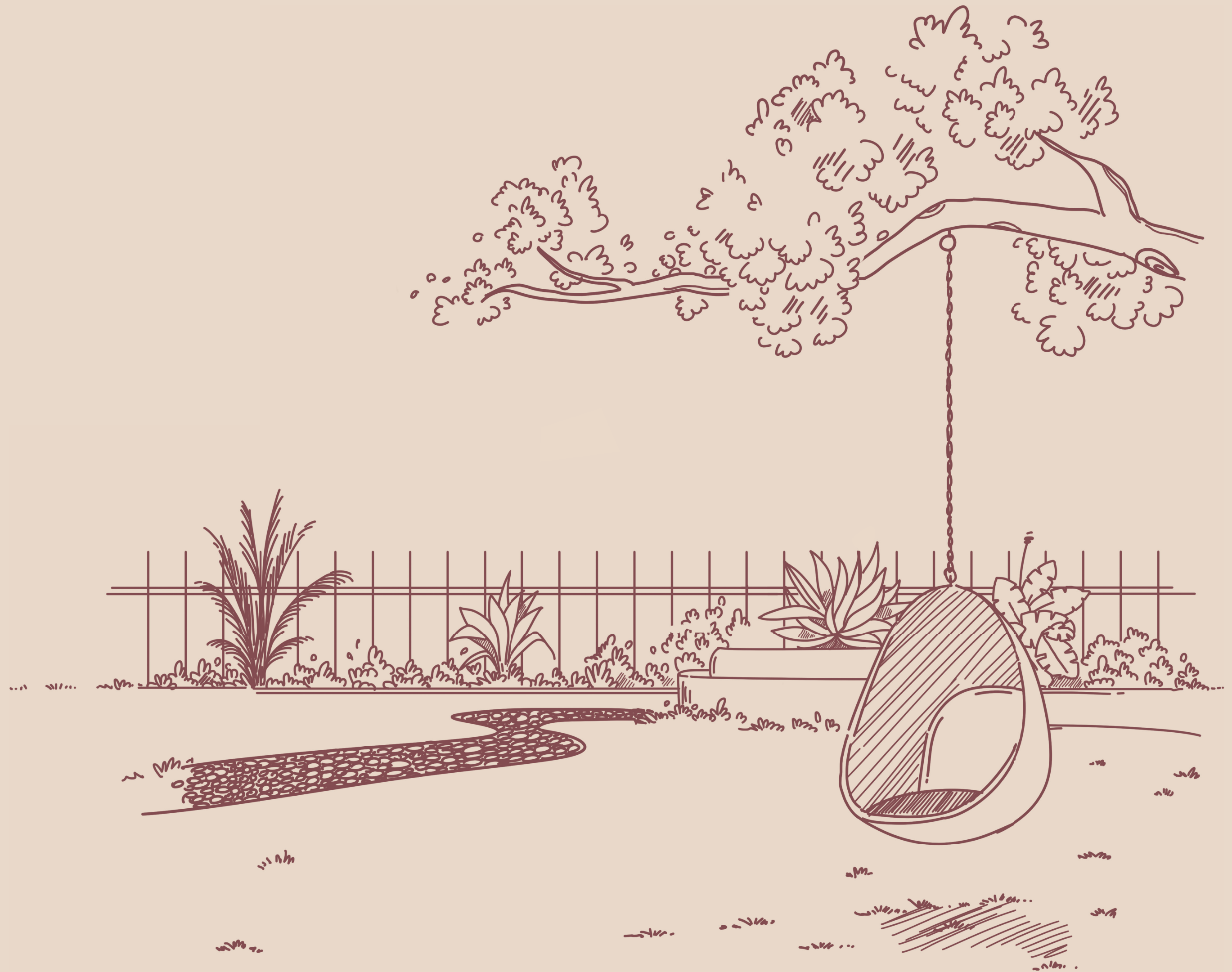
An entrance that lets you make an entrance

Imagine a gateway reserved solely for you. An entrance that's your portal to a world that's uniquely yours. An entrance to a home that holds the promise of love, safety and countless memories of the past, present and the future.



A backyard that brings back memories

Inspired by sunlight-dappled backyards,
your home promises a place where your living space becomes
an extension of nature, where you can enjoy the serenity,
and rejuvenate your spirit, all while relishing the conveniences
and comforts of your home.

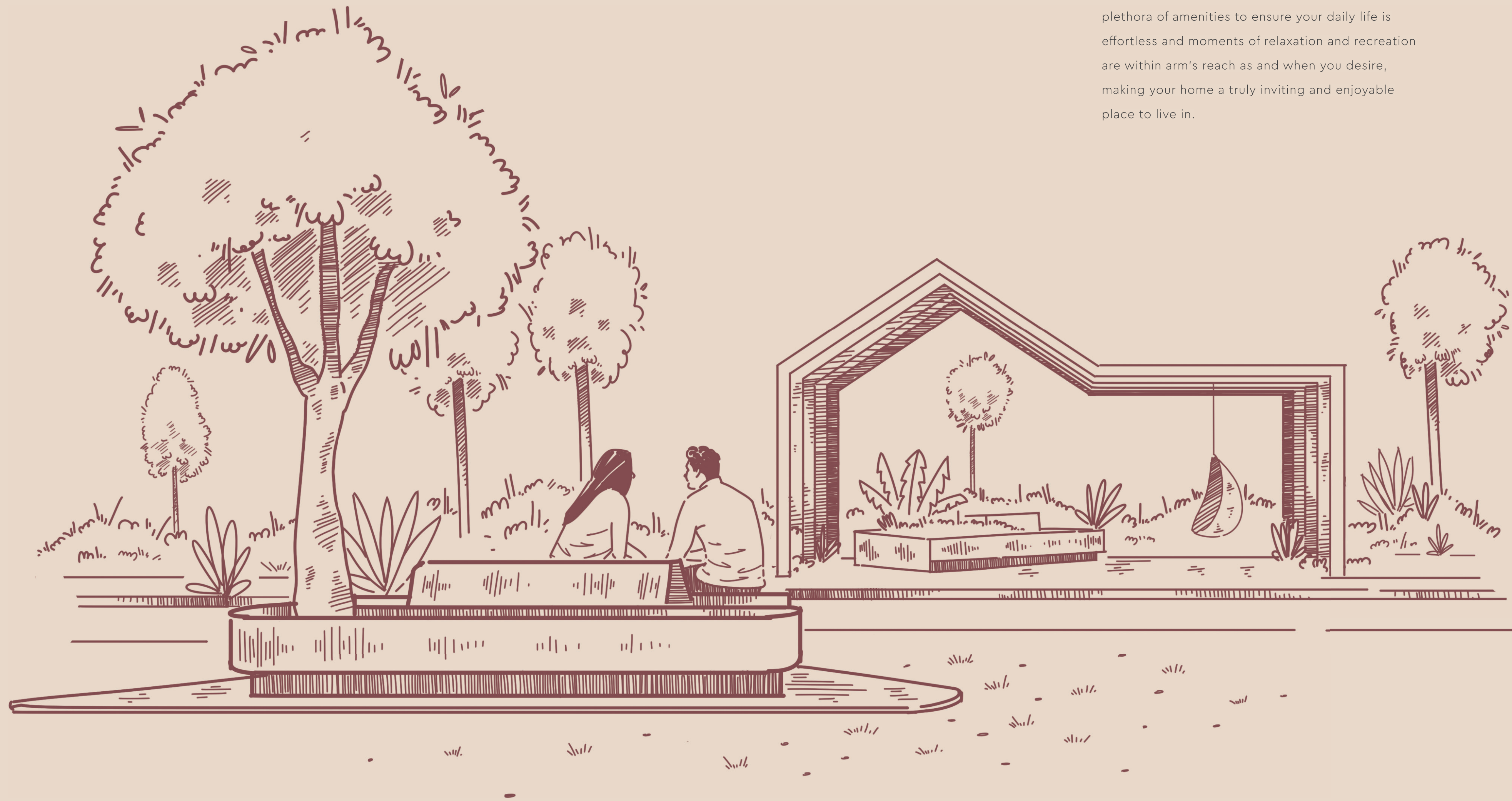




Leisure awaits in
sprawling backyards

Modern luxuries.
Timeless appeal

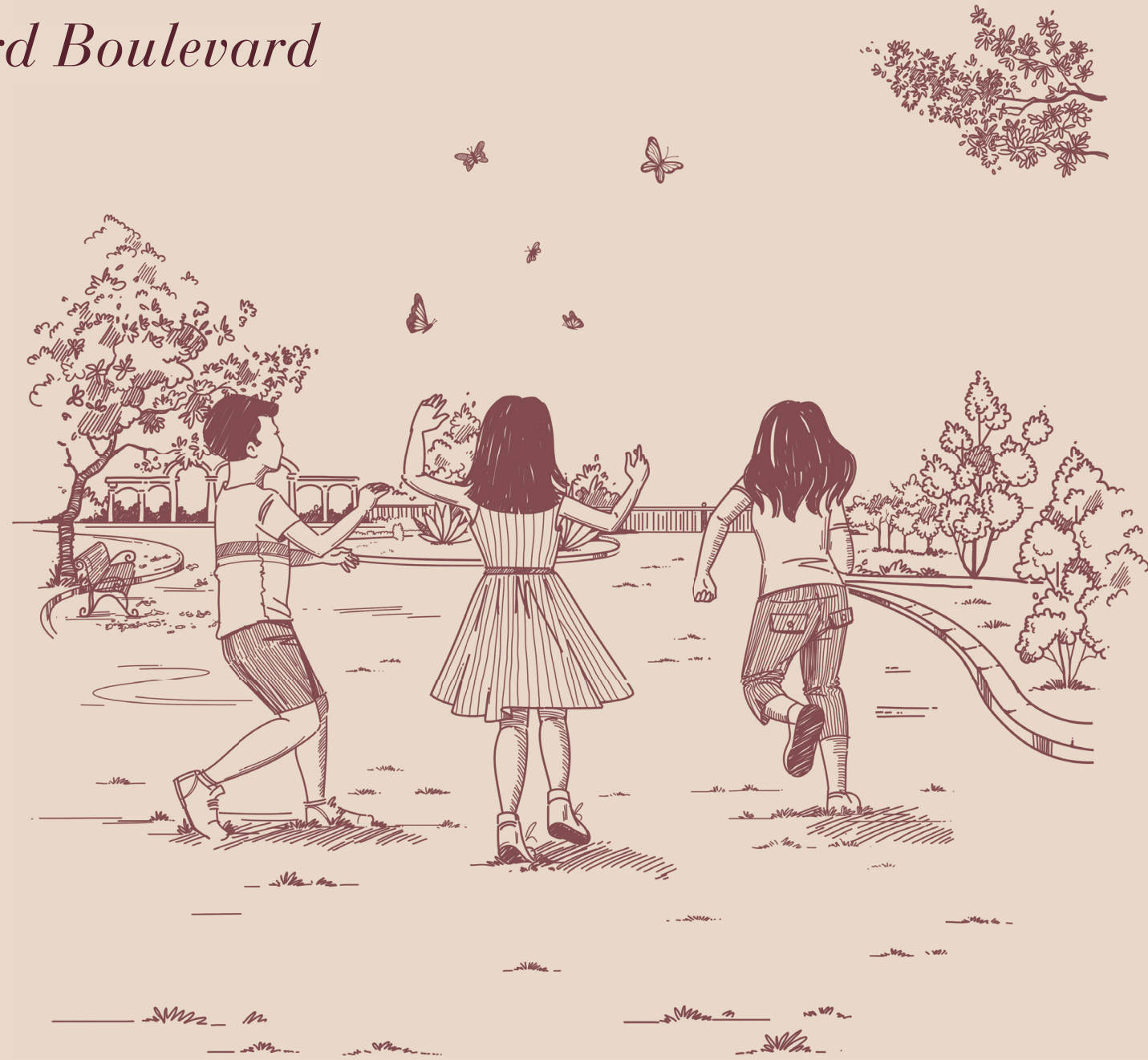
Your home is equipped with an array of amenities that are carefully designed to not only make your life easier but also to give you the unparalleled comfort you deserve. Which is why, we have a plethora of amenities to ensure your daily life is effortless and moments of relaxation and recreation are within arm's reach as and when you desire, making your home a truly inviting and enjoyable place to live in.



All the amenities you need
for every level of comfort

1

Backyard Boulevard



2

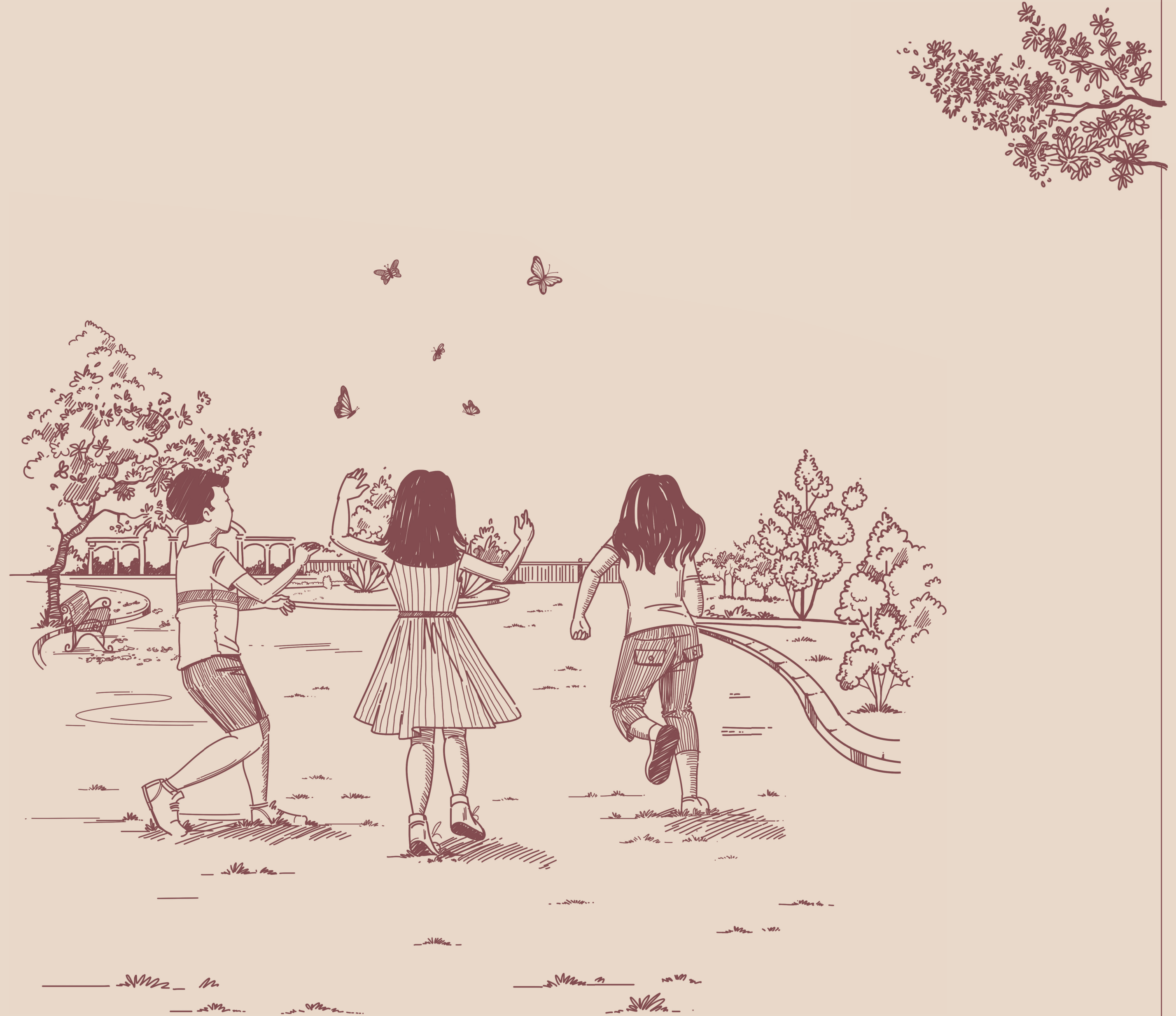
Atrium Altitude



1

Backyard Boulevard

As you enter the spacious property, you will be greeted by our amenities that are a harmonious blend of modern conveniences and a touch of nostalgia. Each of these will not only elevate your daily living experience but also make you feel right at home.





Welcome home

A walk through the main entrance is like revisiting the cherished memories of coming home after school. It's full of welcoming warmth, like the embrace of a loved one, and truly sets the stage for the nostalgia-rich journey that awaits you.



Stock image is for representative purposes only.

Come, let's take a walk together

Enjoy your leisurely walks or go for a quick jog down memory lane. The driveway and jogging track are where you can relive the days of evening strolls and youthful jogs as echoes of laughter fill the air to create a sense of homecoming.



Stock images is for representative purpose only.

Or sit down and take a break

At the community park, the space is rich with youthful games, picnics, and laughter. Every corner holds the promise of new adventures and cherished moments with friends and family, bringing a touch of nostalgia to every visit.



Stock image is for representative purpose only.

Or just be

That's what the Yoga Deck is for. A tranquil retreat spent in quiet contemplation that encourages you to reconnect with your inner self while bringing back the simplicity of the past.

2

Atrium Altitude

Well-equipped amenities to keep everyone happy, across ages. Be it the little ones or the grown-ups, each of these amenities is designed to enrich your life with a feeling of community, comfort, and convenience and a holistic living experience.





Stock image is for representative purpose only.

It's time to celebrate

Every occasion that makes you happy deserves to be celebrated, and we have just the space for it. A space that invites you to host memorable events along with the charm of backyard parties.



Stock image is for representative purpose only

And celebrate big

Unfold various events and activities in splendour at a space where community connections and shared stories come to life, offering an avenue to create new memories.



Stock image is for representative purpose only.

While the little ones have their fun

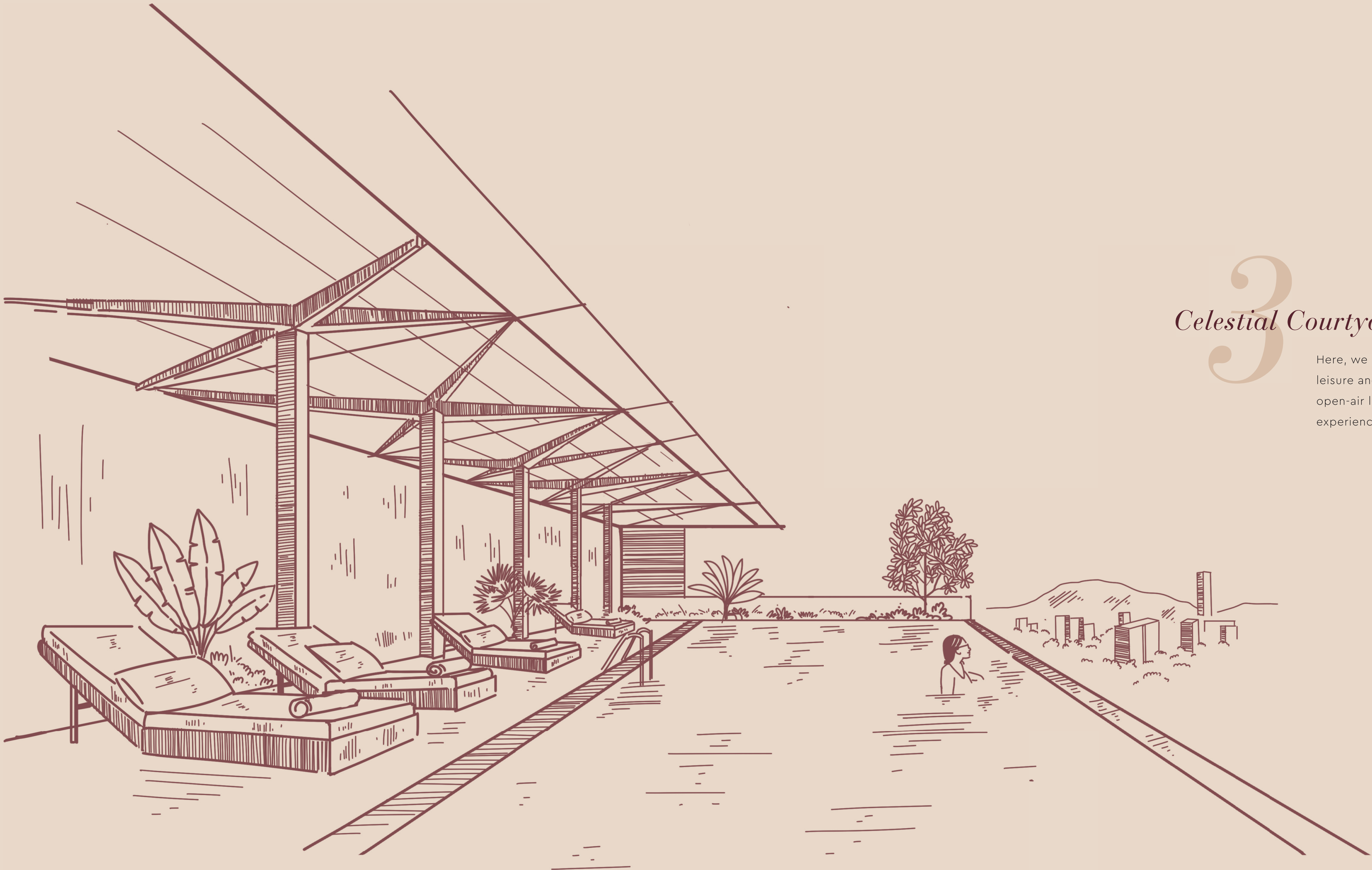
The kids play area is the true definition of carefree joy. Here, the new generation's curiosities find every reason to discover and explore a childhood full of adventures and happy memories.



Stock image is for representative purpose only.

You can find your way to fitness

The outdoor exercise pad is a contemporary twist on the open spaces where you once played and exercised in your neighbourhood. Set against a modern backdrop, it's all you need to stay well and fit.



3

Celestial Courtyard

Here, we invite you to experience the epitome of leisure and relaxation and timeless pleasures of open-air living. Here, every visit is a rejuvenating experience to be cherished.

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Swim beneath the clouds

The swimming pool and deck are reminiscent of those cherished summer days, where you basked in the sun, splashed in the water, and enjoyed carefree moments. It brings back the joy of vacations and simpler times.

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Party beneath the stars

The party lawn and deck create an inviting atmosphere. With sprawling green spaces and elegant outdoor seating, it's a space where you can host memorable events, just like the festive family get-togethers that linger in your memory.



Every corner of our bungalow-inspired homes has room for reminiscence. It's not just about bricks and mortar, it's about emotions and experiences. It's about reliving the cherished moments of our childhood, where every space is an invitation to create new memories.

It's a tribute to the past and a promise for the future, a space where the magic of nostalgia meets the possibilities of the present.

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 92 projects covering a staggering 200 million square feet. With time, our growth has soared, culminating in an astonishing booking value of over INR 12,000 crores in FY 23.



200

MN SQ. FT. OF TOTAL
SALEABLE AREA



400+

AWARDS AND
RECOGNITIONS



33

YEARS OF
EXPERIENCE



92

PROJECTS



10

LOCATIONS



Chandigarh

0.5Mnsq.ft./ 1 PROJECT

NCR

34.8 Mnsq.ft./ 20 PROJECTS

Kolkata

7.3Mnsq.ft./ 3 PROJECTS

Nagpur

1.5Mnsq.ft./ 1 PROJECT

Chennai

5Mnsq.ft./ 3 PROJECTS

Ahmedabad

21Mnsq.ft./ 1 PROJECT

Mumbai

47.5 Mnsq.ft./ 30 PROJECTS

Pune

48.9 Mnsq.ft./ 16 PROJECTS

Bengaluru

31.8 Mnsq.ft./ 16 PROJECTS

Kochi

2.2Mnsq.ft./ 1 PROJECT

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 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 the Mumbai skyline, Godrej Avenue 11 shall be a spectacular development in Mahalaxmi that redefine 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 Bayview
Worli

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



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 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 Avenue Eleven' bearing MahaRERA No. P51900005216, 'Godrej Five Gardens' bearing MahaRERA No. P51900048424, '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 Sky Terraces on MAHARERA bearing Registration No. P51800053882 available on MahaRERA website (<https://maharera.mahaonline.gov.in>). The Developer of Project is Godrej Properties Limited. The sales office is at Godrej Sky Terraces, Plot Bearing/CTS/Survey/Final Plot No.: 418, 418/1 to 418/11 at Deonar, Kurla, Mumbai Suburban, 400088, and registered office of Developer is Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079. The Sale is subject to terms of Application Form and Agreement for Sale. All specifications of the unit shall be as per the Agreement for Sale. Customers 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. Please do not rely on the information provided on any other website. This contains artist's impressions. 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 specifications/amenities mentioned in the Agreement for sale and/or uploaded on RERA website shall be final and binding on the Developer and Purchaser.