

INTRODUCING
PANORAMA

GODREJ ASCEND
AT KOLSHET ROAD, THANE

#LifeAtItsPeak



LEGACY

125 YEARS IN THE MAKING

The Godrej story began in 1897, with the manufacturing of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries, and the hearts of millions of people in India, and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that was laid 125 years ago.

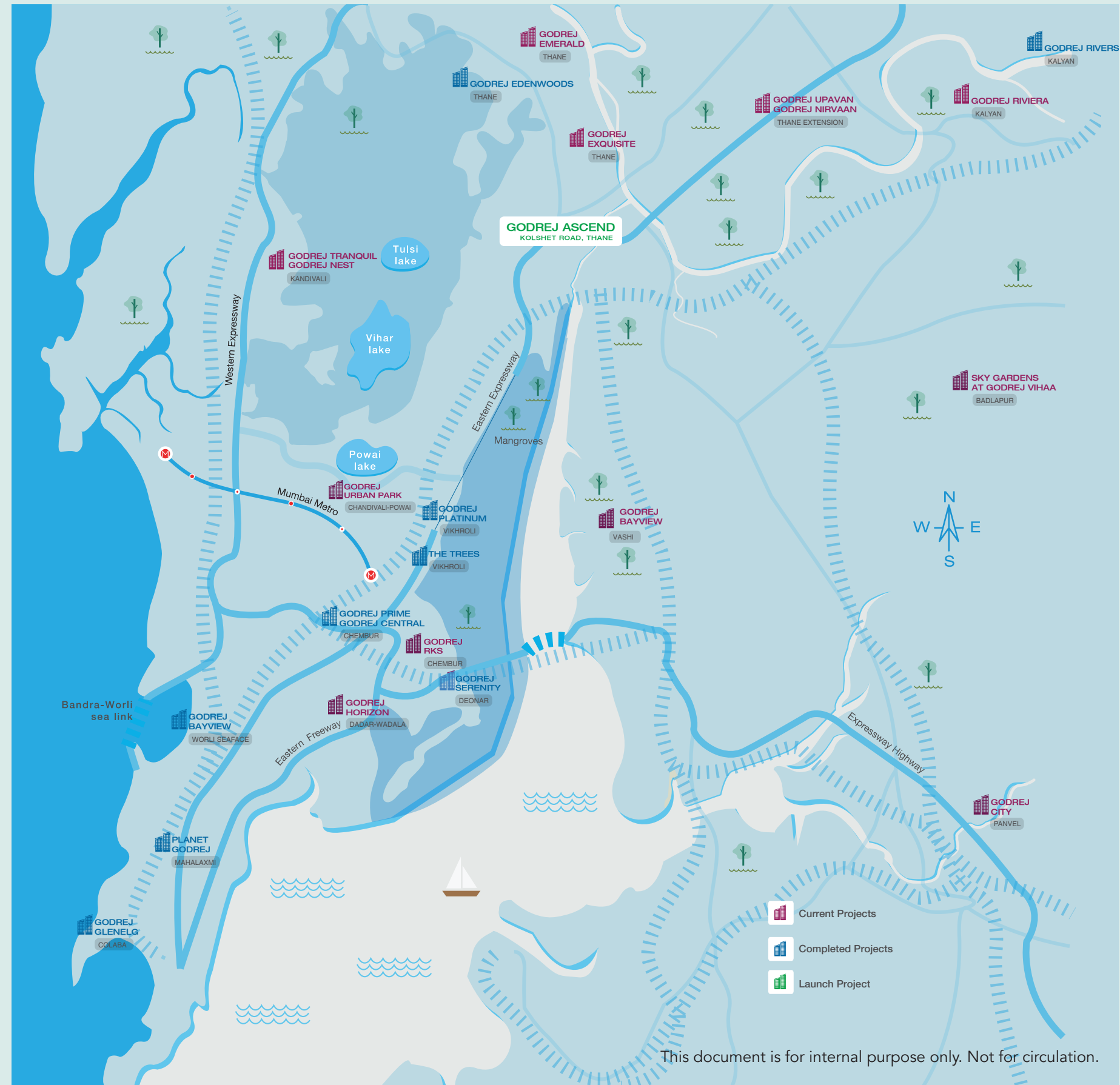


CRAFTING EXCLUSIVE SPACES SINCE 1990

Thane is set to reach new heights of happiness.

Each development by Godrej Properties comes from this rich 125-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

- India's largest publicly listed developer by booking value over the past five years.
- Successfully delivered over 1.85 Million square metre of real estate in the past five years.
- Over 250 awards received – including 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report.



This document is for internal purpose only. Not for circulation.

Source: Google Maps. Map not to scale.
The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. The projects are registered with MahaRERA registration number as below and are available at <http://maharera.mahaonline.gov.in>.
P51800023915 | P52000001298 | P52000018146 | P51800000165 | P51800000161 | P51800000158 | P51700000120 | P51700024496 | P51700022148 | P51800022159 | P51800000812 | P51700002689 | P51700002442 | P51700013329 | P51700008346 | P51800013802 | P51800001107 | P51800000519 | P51700034608 | P51700046541

OUR SUCCESS OVER THE YEARS

In recent years, Godrej Properties has received over 250 awards and recognitions

Builder of the Year CNBC -
Awaaz Real Estate Awards 2019

Real Estate Company of the Year -
8th Annual Construction Week India Awards 2018

Builder of the Year CNBC -
Awaaz Real Estate Awards 2018

Brand Trust Report The Most Trusted
Real Estate Brand in 2019

Best Real Estate Brand 2018
The Economic Times

India's Top Builders 2018'
Construction World Architect and Builder
(CWAB) Awards 2018

The Golden Peacock National Quality Award
2017 Institute of Directors 27th World Congress on
Business Excellence and Innovation

PRESENTING A HOLISTIC HOME BUYING EXPERIENCE, FOR THE FIRST TIME IN MUMBAI BY ANY DEVELOPER



ENABLING HOMEOWNERSHIP



ENABLING DREAMS



ENABLING JOY

OFFERING TRUST AT EVERY STAGE
OF A CUSTOMER'S HOME BUYING EXPERIENCE

THANE

An ever-growing metropolis with the perfect blend of nature and urban conveniences

- From a peaceful suburb lining the **Yeoor Hills and Sanjay Gandhi National Park**, Thane is a smart city in making.
- With **33 lakes, 15 gardens and a creek**, it is the preferred choice of address for many.
- Thane is an **IT hub, which is the 2nd largest contributor** to the State's economy after Mumbai.
- Kolshet Road has also emerged as a **top performer in the rental space** with a significant increase of 10% YoY in lease rates.*

KOLSHET ROAD THANE

A landmark address anchoring
unmatched connectivity & life



ENJOY THE CONVENIENCE OF A WELL CONNECTED LOCATION

Being strategically located, Godrej Ascend enjoys seamless connectivity to all the suburbs of Mumbai as well as Navi Mumbai.

CENTRAL SUBURBS

The Eastern Express Highway is just 6 min drive time and ensures seamless connectivity to Bhandup, Vikhroli, Chembur, BKC (via SCLR and BKC Connector).*

WESTERN SUBURBS

Ghodbunder Road easily connects you to Mira Road and Bhayandar within 30 min drive time.*

NAVI MUMBAI

The Thane-Belapur Road provides seamless connectivity to Navi Mumbai. You can reach Airoli within 20 min drive time.*

SOUTH MUMBAI

The Eastern Express Highway and the Eastern Freeway connect you to SOBO faster.*

*Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd February 2022 at 6 am.

FUTURE CONNECTIVITY

A metro line that connects you to almost every location in the city

Metro Line 4*:

- Upcoming Metro Line 4 from Wadala to Kasarvadavali is 32.32 km long and is planned to be fully elevated with 32 stations.
- Manpada and Kapurbawdi are the closest stations to Godrej Ascend.
- Upcoming Kapurbawdi Metro Station is 5 min drive time# away from Godrej Ascend.
- It shall provide interconnectivity among the existing Eastern Express Roadway, Central Railway, Mono Rail and other ongoing Metro Lines.
- A 50% to 75% reduction in current travel time.
- The project is expected to be completed by 2023*

Metro Line 5*:

- Upcoming Metro Line 5 connecting Thane-Bhiwandi-Kalyan is 24.90 km long and is planned to be fully elevated with 15 stations.
- Upcoming Balkum Metro Station is 7 min drive time# away from Godrej Ascend.
- Balkum is one of the closest station to Godrej Ascend and will provide interconnectivity to Metro line 4.
- Metro Line 5 will provide rail based access to commercial government bodies and geographical landmarks in Thane, Bhiwandi and Kalyan.
- The project is expected to be completed by 2024*

Kasarvadavali

Manpada

Kapurbawdi

GODREJ ASCEND

Majiwada

Mulund Naka

Wadala

Bhiwandi

Purna

Kashell

Balkum Naka

Kalyan

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.

[^]<https://mmda.maharashtra.gov.in/metro-line-4><https://mmda.maharashtra.gov.in/metro-line-5>

^{*}<https://www.mumbai-metro-times.com/mumbai-metro-line-4-green-line/#:~:text=The%20construction%20work%20on%20the,to%20be%20completed%20in%202023.>

[#]Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 23rd February 2022 at 6 am.

Stock image is for representative purpose only.

OTHER FUTURE DEVELOPMENT PROJECTS

Bridging the gap of connectivity, one step at a time

PROPOSED THANE-BORIVALI TWIN TUNNEL PROJECT*

- MMRDA to construct an underground road connecting Mumbai's western suburb of Borivali to Thane.
- Two tunnels connecting Thane and Borivali would make travel between them faster for commuters by reducing traffic congestion on the busy Ghodbunder Road. The tunnel will reduce the travel time to mere 20 minutes.



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*http://environmentclearance.nic.in/writereaddata/Online/TOR/02_Nov_2017_164044120WM6LSUGT03-MSRDCSGNPTunnel-ProjectSummary_September2017.pdf?msclkid=76ea43e2c6d111ec8a955edabbe3c56a

A LANDMARK SURROUNDED BY THE GREAT SOCIAL INFRASTRUCTURE

At Kolshet, you will always live in close proximity to reputed schools, top hospitals as well as malls and convenience stores.



SCHOOLS AND COLLEGES

• Rainbow Pre School	3 min*
• C.P. Goenka International School	5 min*
• D.A.V. Public School	6 min*
• St. Xaviers English High School	6 min*
• Orchids The International School	7 min*
• Rainbow International School	10 min*
• New Horizon School	9 min*
• Singhania School	11 min*
• Vasant Vihar High School	10 min*
• Hiranandani Foundation School	12 min*
• Podar International School	12 min*



MALLS AND CONVENIENCE STORES

• DMart	2 min*
• Inox at R Mall	4 min*
• High Street Mall	7 min*
• Lake City Mall	7 min*
• Haiko	7 min*
• Viviana Mall	9 min*
• Korum Mall	10 min*
• The Walk	13 min*
• Big Shopping Centre / Hypercity	12 min*



HOSPITALS

• Global Hospital	2 min*
• Currae Speciality Hospital	5 min*
• Titan Hospital	9 min*
• Jupiter Hospital	10 min*
• Hiranandani Hospital	10 min*
• Bethany Hospital	12 min*
• Fortis Mulund	24 min*

*This refers to drive time. Drive time refers to minute drive time duration as provided above and the same is as per Google Maps recorded on 23rd February 2022 at 6 am.

Introducing

PANORAMA

AT GODREJ ASCEND

Discover spacious living that caters to all your desires, in the heart of Thane.

PROJECT HIGHLIGHTS



The Sky Life
Sky Sports Arena



Basecamp
Clubhouse amidst Greens



The Summit
Grand Rooftop Clubhouse

MASTER LAYOUT PLAN

GODREJ ASCEND KOLSHET ROAD, THANE



Basecamp

01. Kids Play Area
02. Chess Park
03. Art Wall
04. Rainbow Street
05. Amphitheatre
06. Cycle Parking
07. Senior Citizen Area
08. Open Air Work Station
09. Pet Zone
10. Jogging Track
11. Skating Rink
12. Sand Pit
13. Cab / School bus waiting point
14. Pedestrian access point to MLCP
15. Party Lawn
16. 22 Yard Pitch
17. Reserved Green
18. Meditation Deck

The Sky Life

19. Poolside Cabana
20. Loungers
21. Kids Pool
22. Futsal Court
23. Open Gym
24. Multi-play Court
25. Open Deck
26. Yoga Deck
27. Half (Practice) Basketball Court
28. Tennis Court
29. Juice Centre
30. Swimming Pool
31. Shallow Pool

The Summit

32. Waiting Lobby
33. Business centre
34. Badminton Courts (2 nos)
35. Squash Court
36. Crèche
37. Gymnasium
38. Guest rooms (2 nos)

Indoor Amenities in Basecamp

39. Multi-purpose Hall
40. Skill Development & Knowledge centre & Hobby Center
41. Indoor Games room at 1st floor

GREETINGS FROM THE BASECAMP!

Introducing a smart, safe and well-equipped clubhouse thoughtfully curated for your children.



CURATED SPACES FOR YOUR LITTLE ONES' PLAYTIME



The translucent structure is the depiction of the future development as envisaged by the Developer. The same is subject to change basis approvals received from authorities as per applicable laws from time to time.

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.

SERENE LANDSCAPES ALL AROUND YOU

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Kido

WE PAY HEED TO YOUR CHILD'S NEED

So we partnered with
the international pre-school Kido

Our partnership with the globally renowned Kido International Preschool & Daycare will nurture your growing child's creative and educational needs in a way that very few preschools are equipped to do so. Catering to children aged 6 months to 6 years, Kido provides learning spaces infused with cutting-edge pedagogy customized to the child's learning curve. With flexible childcare hours, year-round operations and a communication app, parents can rest assured that their children are in good hands.



FUN BEGINS AT THE BASECAMP

In here, it's always playtime!



22 YARD PITCH



SKILL DEVELOPMENT, KNOWLEDGE & HOBBY CENTRE



SKATING RINK



SAND PIT



INDOOR GAMES ROOM



KIDS' PLAY AREA



SENIOR CITIZEN PLAZA



ART WALL



MEDITATION DECKS / CAMPING AREA



AMPHITHEATRE



CHESS COURT



JOGGING TRACK

And much more

YOU HAVE REACHED THE SUMMIT

Indulge in countless amenities that cater to every one of your needs. This is a place that provides you with the finest of experiences with no compromises.



A WORLD CLASS GYM DESIGNED FOR AN ACTIVE LIFESTYLE



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SKY SPORTS ARENA



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YOUR WELL-BEING IS IN GOOD HANDS

Enjoy a wide array of amenities for every need!



And much more

WELCOME TO THE SKY LIFE

Experience the world you've always dreamed of. Take your adrenaline rush to an all-new level with 10+ outdoor sporting facilities at The Sky Sports Arena. Our keep-fit avenues include a state-of-the-art swimming pool where you can replenish your spirit after a long day of work, a tennis and practice basketball court where you can enjoy some great cardio and exhibit your fun side, a world-class outdoor gym where you can work out at your convenience and much more.



A REFRESHING SWIM IN THE SKY



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YOUR FITNESS COMES EQUIPPED WITH THE BEST

Come, warm-up towards a fitter and healthier life



PRACTICE BASKETBALL COURT



SWIMMING POOL



TENNIS COURT



FUTSAL COURT



OPEN GYM



MULTI-PLAY COURT

And much more

All the above stock images are for representation purpose only.

INTRODUCING
PANORAMA
AT GODREJ ASCEND

Views For A Select Few

Experience a life of abundance with graciously designed homes, that provide you with all the space you need to lead a happy, pleasant life.

TOWER HIGHLIGHTS



HOMES WITH
MULTIPLE DECKS[^]



CROSS-VENTILATED
RESIDENCES[^]



CREEK
VIEWS[^]



ENHANCED PRIVACY
WITH NO SHARED WALLS[^]

[^]For limited units only, the same may vary basis units selected.

The project is registered as 'Godrej Ascend Phase 2' with MahaRERA Registration No. P51700046541 available at <http://maharera.mahaonline.gov.in>

EXPERIENCE LIFE IN HARMONY WITH NATURE, SURROUNDED BY EXPANSIVE GREEN LANDSCAPES

At Godrej Properties, sustainability is ingrained in our DNA, and we continue to set new standards in the delivery of environmentally friendly homes across the country. Godrej Ascend is the outcome of our commitment to putting sustainability at the forefront of all we do. That's exactly what we've been doing since 2010, guaranteeing that each of our buildings is green-certified.



THE BANYAN TREE

We would like to introduce to you the 50-year-old Banyan tree as the first resident of Godrej Ascend. It will enrich your life in a host of ways, from bonding over playing with your children around it to simply reading a book under its ample shade. The invigorating sound of chirping of beautiful birds will enrich any activity you choose to do in its presence.

STEP INTO NATURE'S WHOLESOME PARADISE

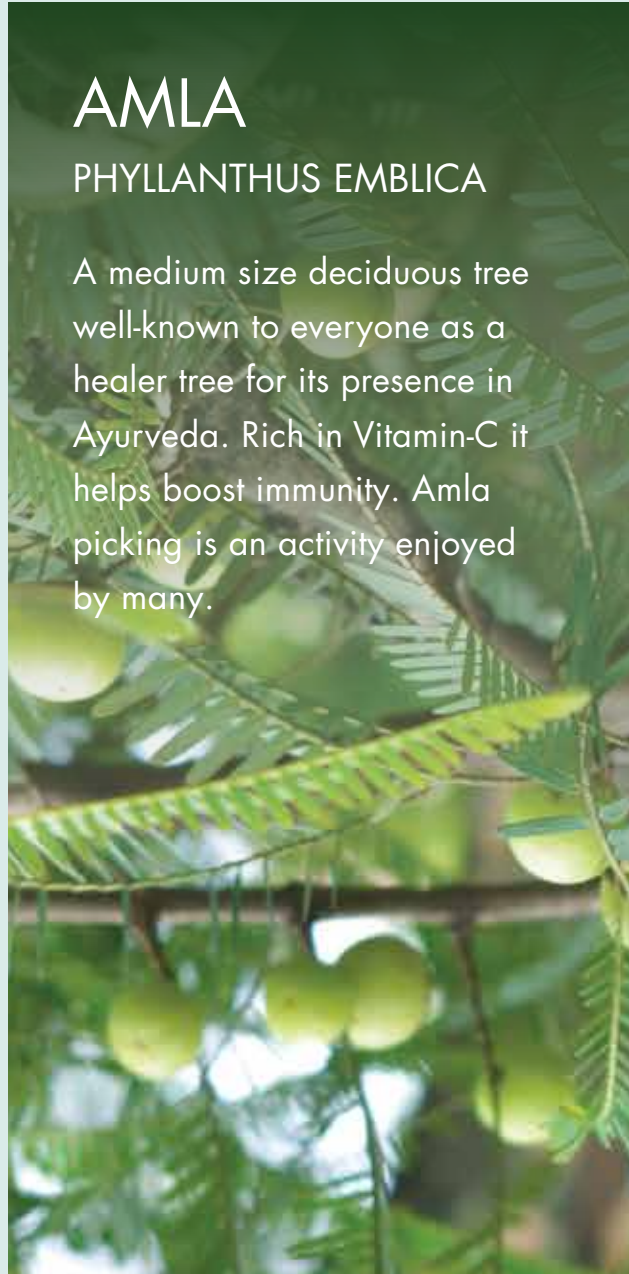
Welcome to a place where the greens welcome you with a soothing smile; where every walk feels like a stroll through the park, and where every moment is graced in the presence of Mother Nature.

Enjoy the charm of an urban life that merges seamlessly with nature, only at Godrej Ascend.

AMLA

PHYLLANTHUS EMBLICA

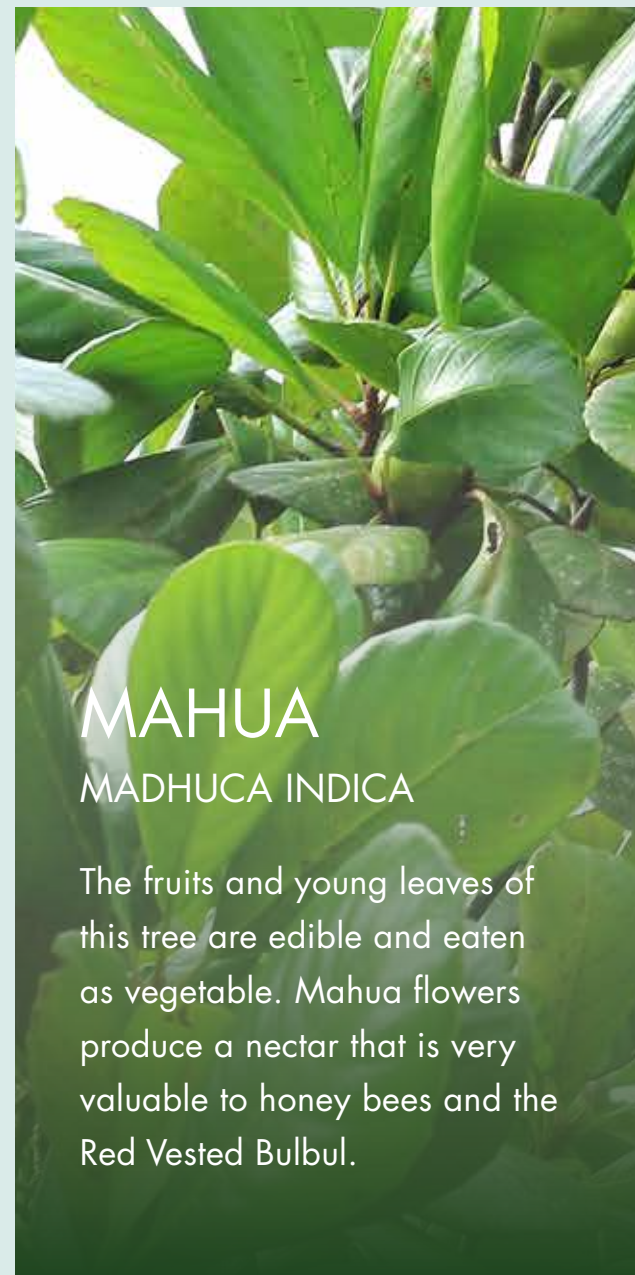
A medium size deciduous tree well-known to everyone as a healer tree for its presence in Ayurveda. Rich in Vitamin-C it helps boost immunity. Amla picking is an activity enjoyed by many.



MAHUA

MADHUCA INDICA

The fruits and young leaves of this tree are edible and eaten as vegetable. Mahua flowers produce a nectar that is very valuable to honey bees and the Red Vested Bulbul.



KANCHAN

BAUHINEA PURPUREA

It blossoms profusely with mildly fragrant purple flowers. These orchid like flowers are edible and invite many birds. The tree is used in Ayurveda and several traditional medicine systems.



SHIRISH

ALBIZZIA LEBBECK

It is commonly known as 'Shirish' and is a large shade giving tree. It bears beautiful fragrant 'powder-puff' flowers with whitish or greenish-yellow stamens. This tree is a nesting tree for many birds.



BAKUL

MIMUSOPS ELENGI

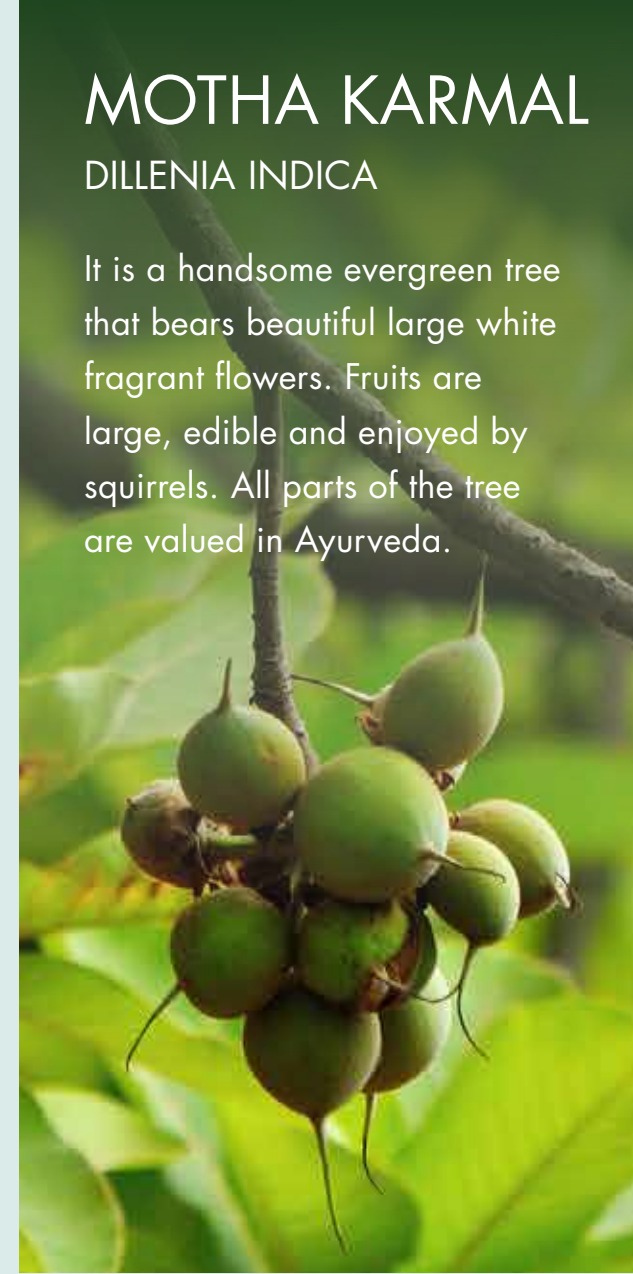
It is an evergreen tree with fragrant conspicuous flowers which appear in abundance. The berries can be eaten raw, preserved or pickled too while the flowers, leaves and bark are all used in Ayurveda.



MOTHA KARMAL

DILLENIA INDICA

It is a handsome evergreen tree that bears beautiful large white fragrant flowers. Fruits are large, edible and enjoyed by squirrels. All parts of the tree are valued in Ayurveda.

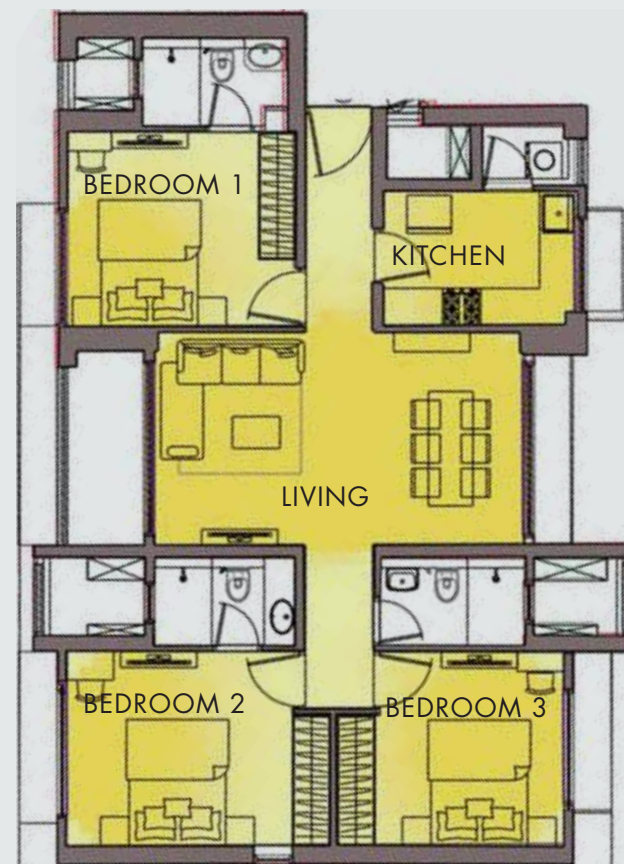


THOUGHTFULLY
DESIGNED HOMES,
EXCLUSIVELY FOR YOU

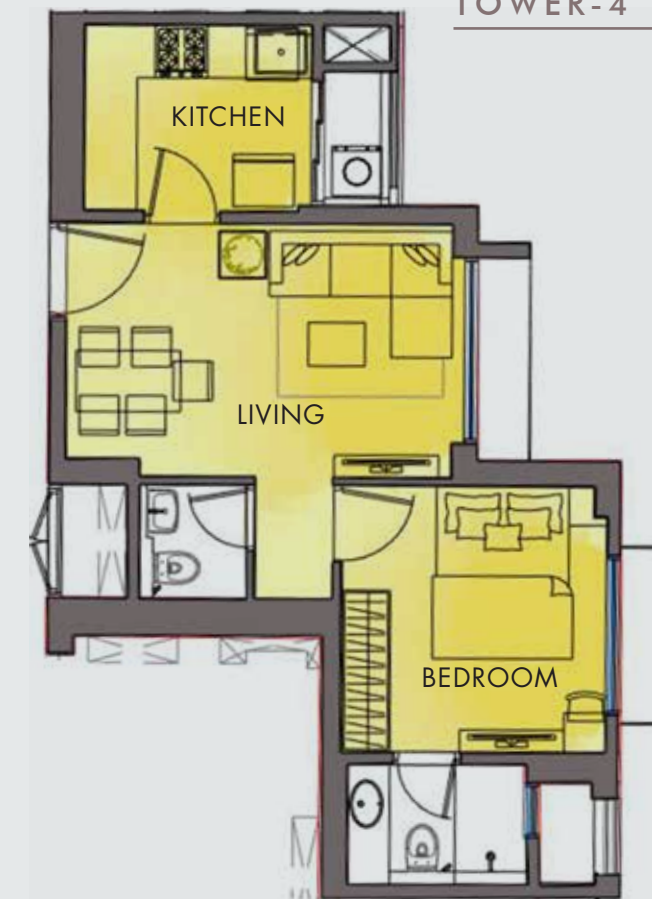
BRIGHTER SPACES

All habitable spaces have ample daylight to improve the residents comfort and will also help in reducing the Lighting Load of the apartments resulting in Energy Savings. Adequate illumination also ensures a comfortable transition from an indoor to outdoor environment.

3BHK REGAL
TOWER-2 TYPE-1



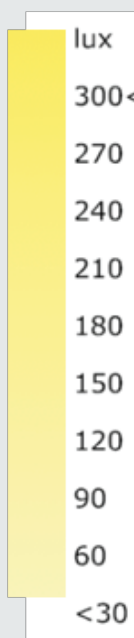
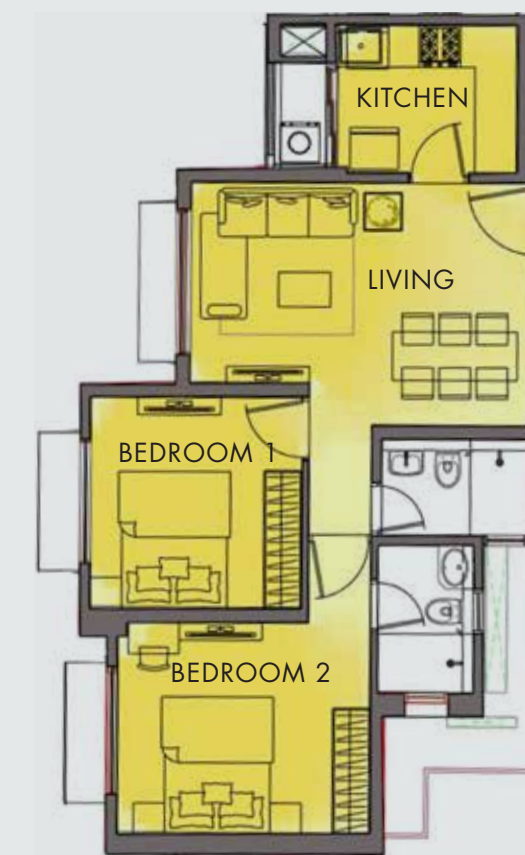
1BHK PREMIUM
TOWER-4 TYPE-2



3BHK LUXE
TOWER-2 TYPE-2



2BHK LUXE
TOWER-4 TYPE-1



The gradient in the yellow colour indicates the amount of sunlight entering the room wherein deep yellow serves as close to 300 Lux, which is well above the guidelines of the National Building Code.

"The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as per specifications and/or service in the flat / unit and does not form part of the standard specifications.

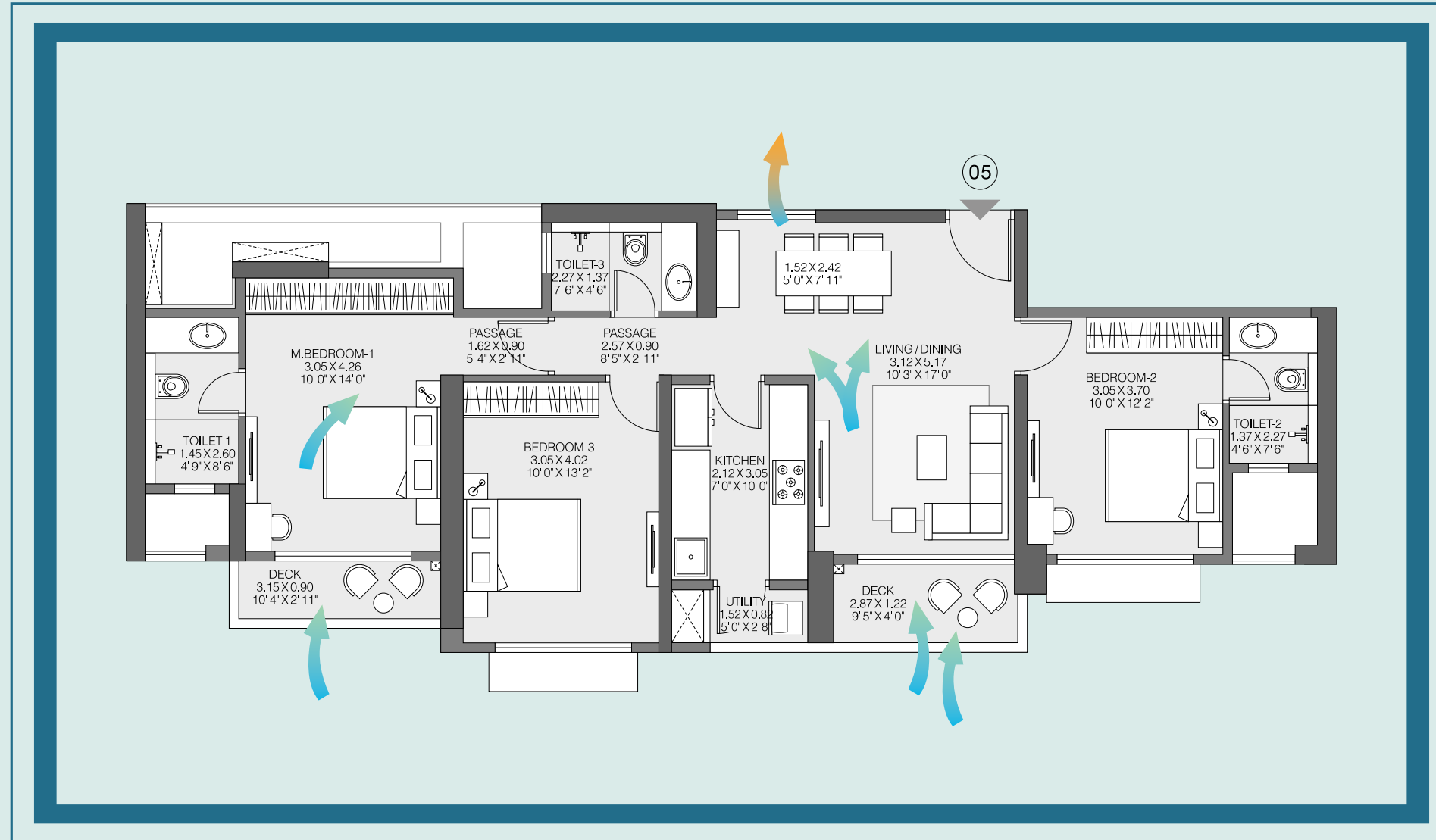
The project is registered as "Godrej Ascend Phase 1" under MahaRERA no. P51700034608 available at <http://maharera.mahaonline.gov.in>

COOLER SPACES

Our design thoughtfully incorporates cross-ventilation in all the habitable spaces resulting in reduced indoor temperature and higher thermal comfort levels. Providing adequate ventilation also avoids pollutants affecting indoor air quality. Cross-ventilation also helps in reducing the load on air conditioners which in turn results in lower electricity consumption thereby reducing our carbon footprint.

CROSS-VENTILATION

Our thoughtfully designed homes ensure ample cross-ventilation.



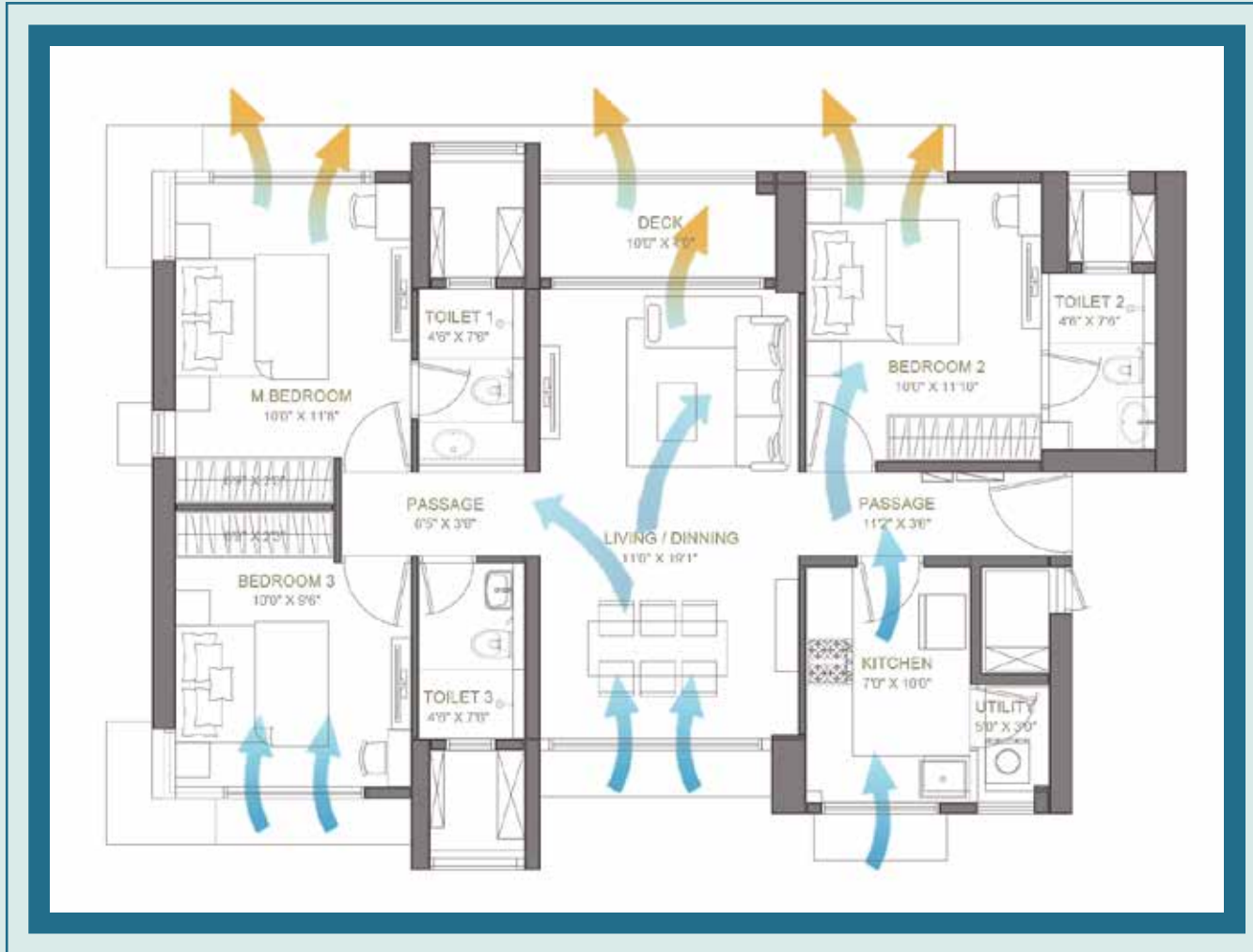
3BHK ROYAL TOWER-3 (PANORAMA)

"The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as per specifications and/or service in the flat / unit and does not form part of the standard specifications. This plan is for space planning purpose only. All the dimension specified in the plan are unfinished structural dimension. The representation of the layout provided herein is as per the plans approved by the competent authority and maybe undergo modification/change during/before construction after seeking approval from the competent authority(ies). The plan on the left represents unit series 01 & 04 of Tower 2 and the plan on the right represents unit series 01 of Tower . 1 Sq m = 10. 764 Sq ft.

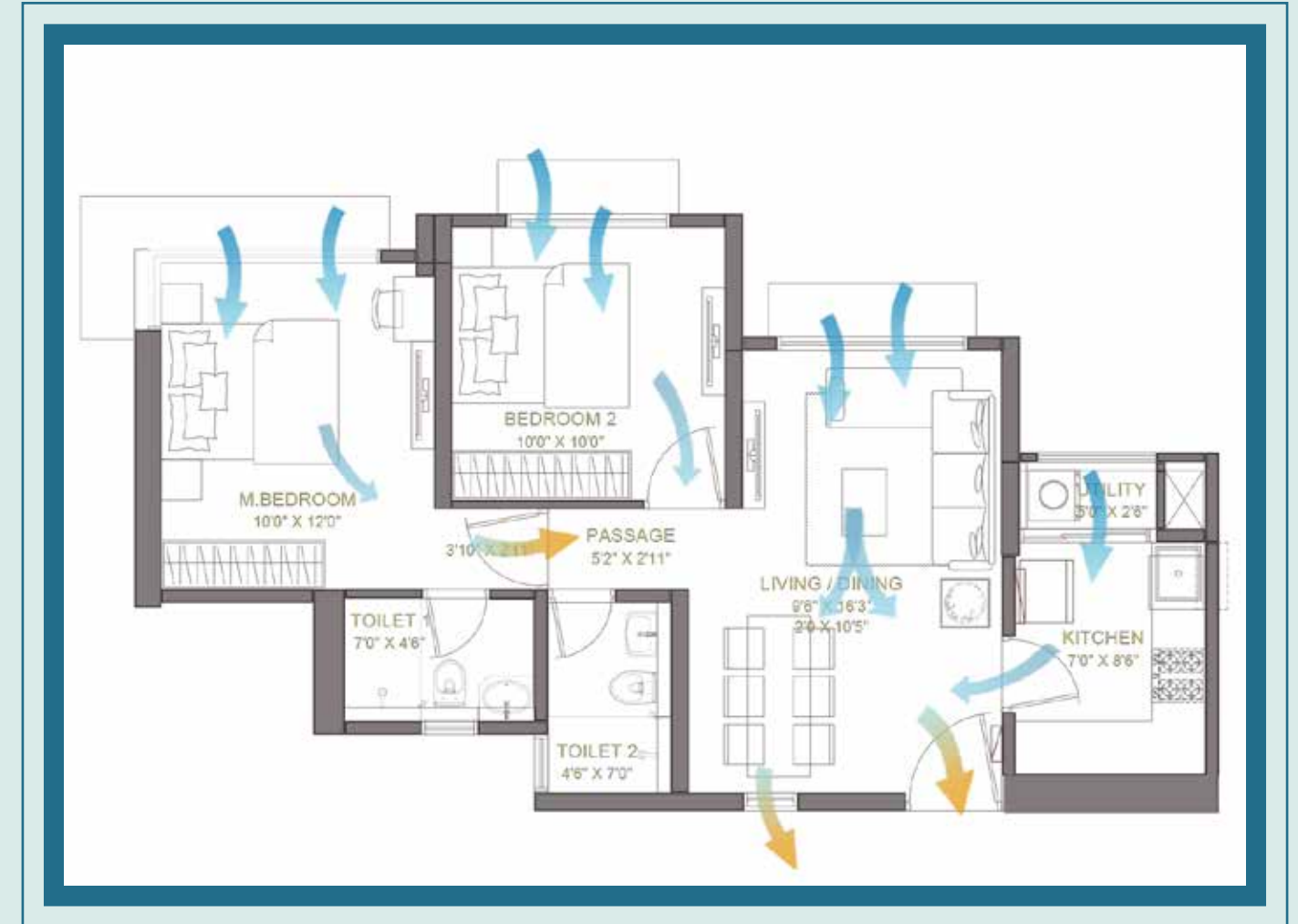
The project is registered as 'Godrej Ascend Phase 2' with MahaRERA Registration No. P51700046541 available at <http://maharera.mahaonline.gov.in>

Source: KDS Report dated May 2022

CROSS-VENTILATION



**3BHK REGAL
TOWER-2 TYPE-1**



**2BHK LUXE
TOWER-4 TYPE-1**

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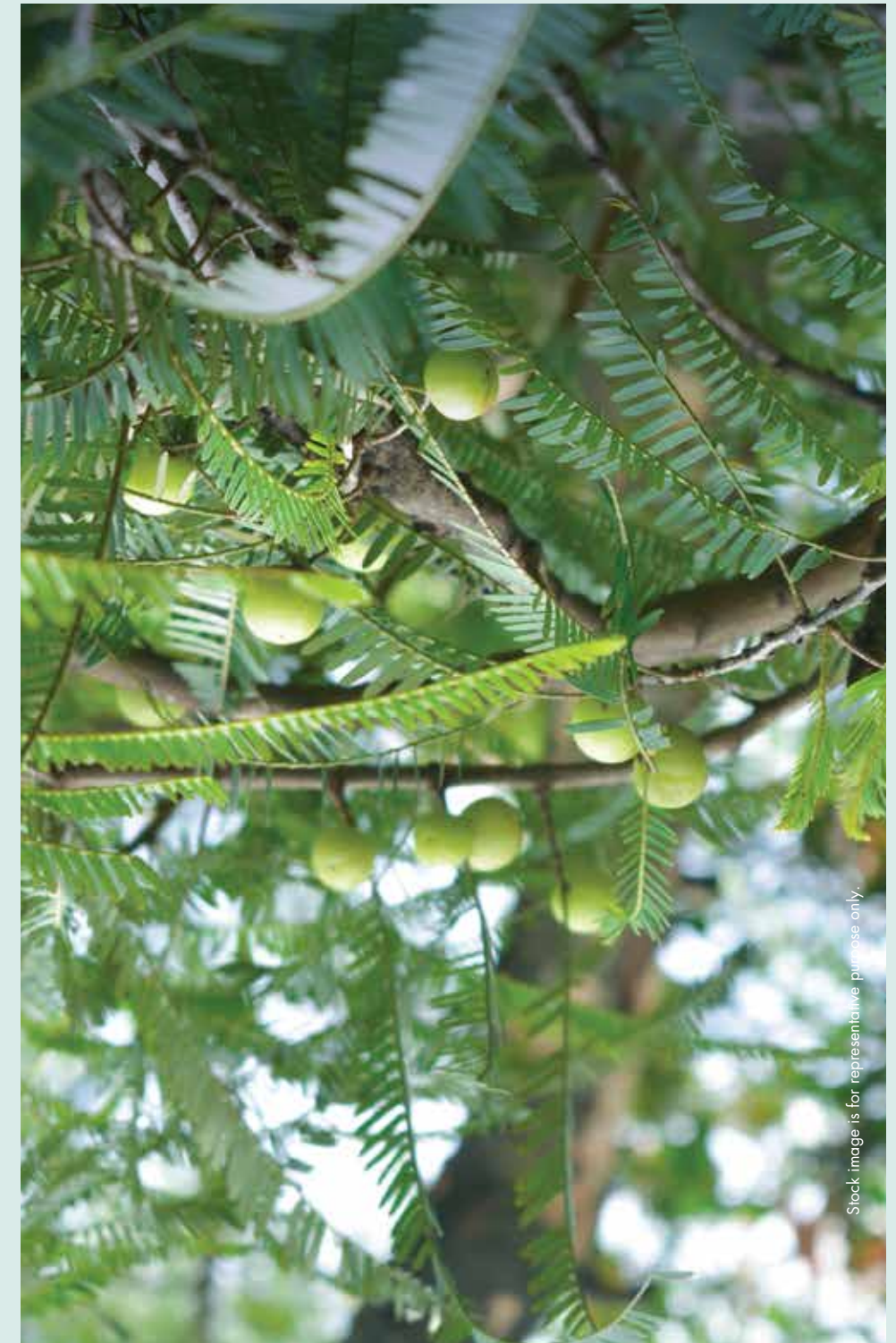
Source: KDS Report dated May 2022

WE GO AN EXTRA STEP TO TAKE CARE OF THE ENVIRONMENT

We encourage reduction in use of fossil fuels by reserving 25% parking for E-Vehicles.

Solar panel substitutes 60 kW of the electricity demand by renewable energy amounting for almost 1% of the projects total demand, thus helping in saving the environment.

We use native species for landscaping thereby reducing consumption of water while also maintaining Bio-Diversity.



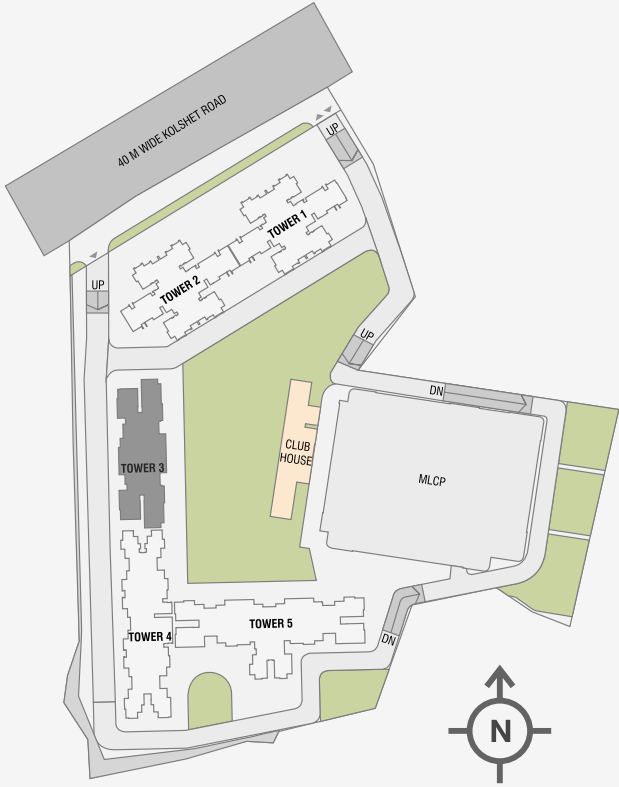
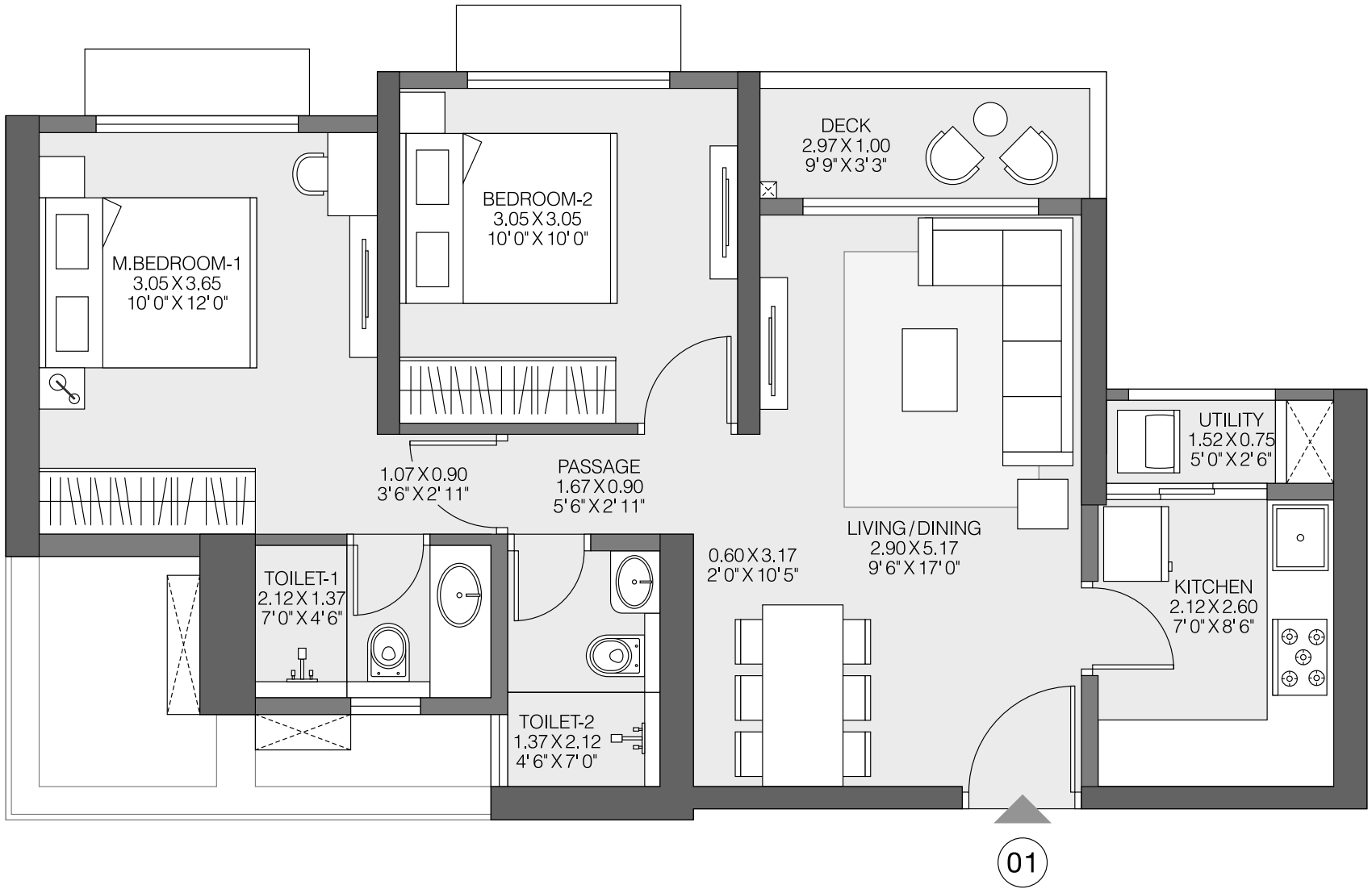
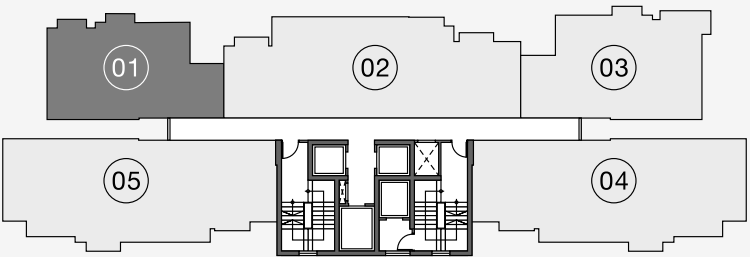
UNIT PLANS & FLOOR PLANS

GODREJ ASCEND
KOLSHET ROAD, THANE

2 BHK SUPREME

TYPICAL FLOOR
(1st To 37th)

**TOWER-3
PANORAMA**



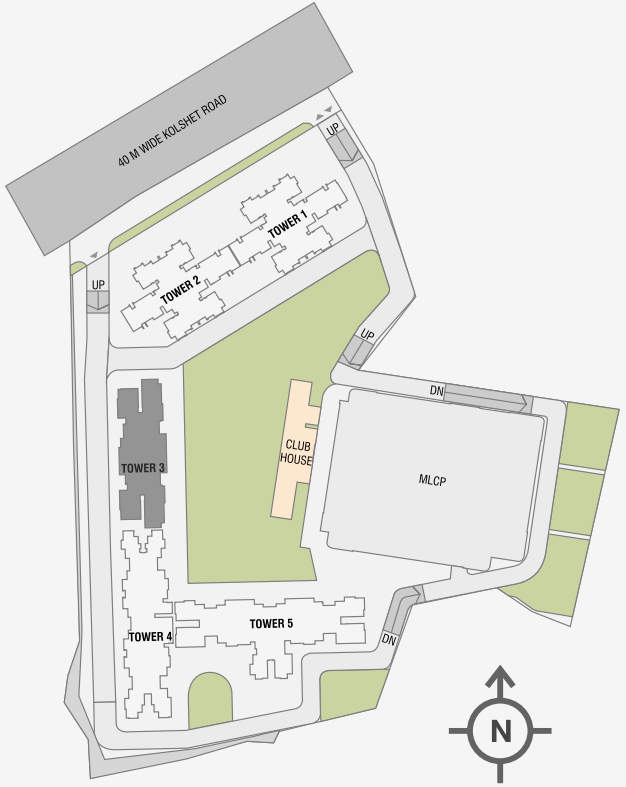
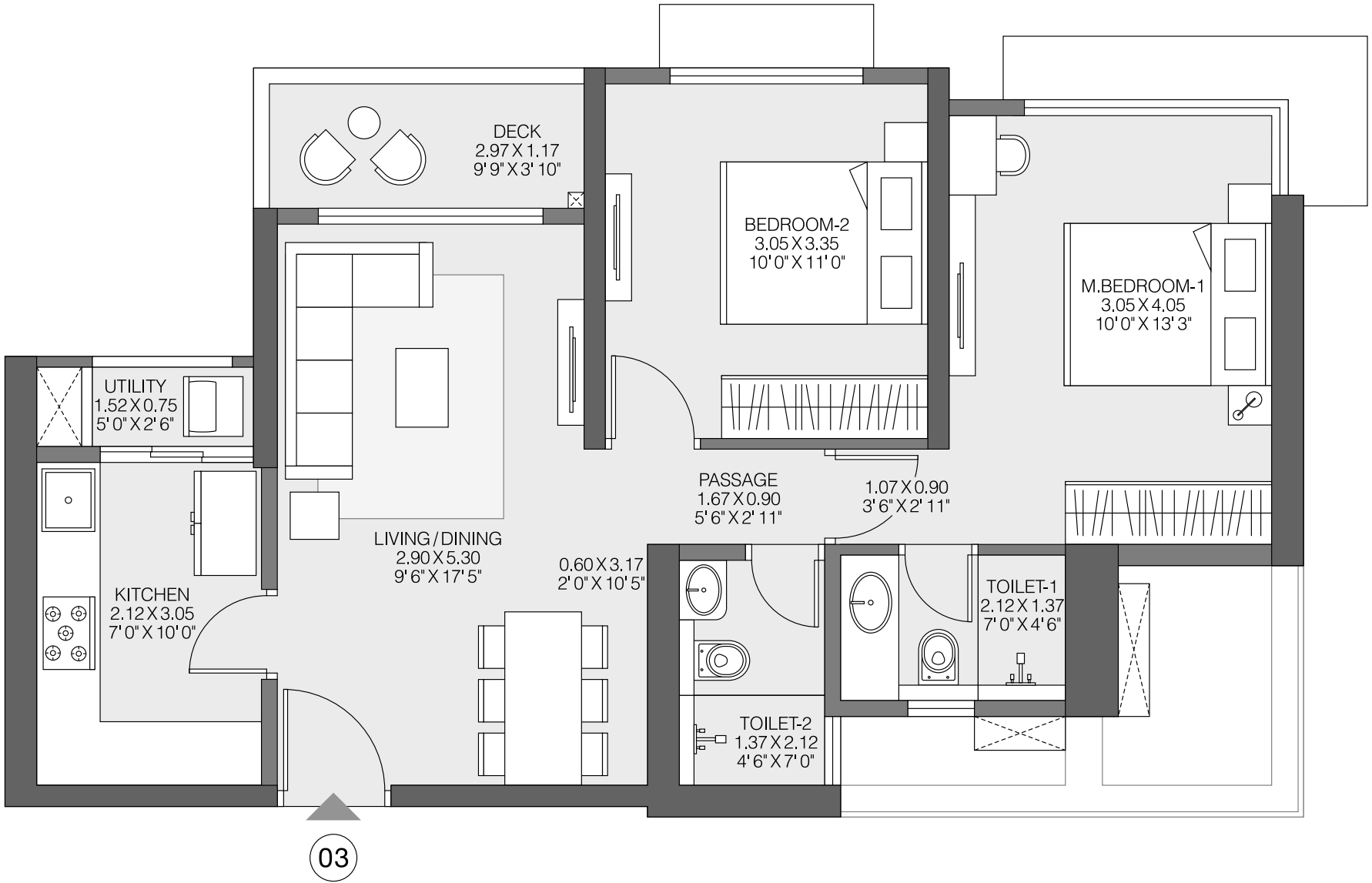
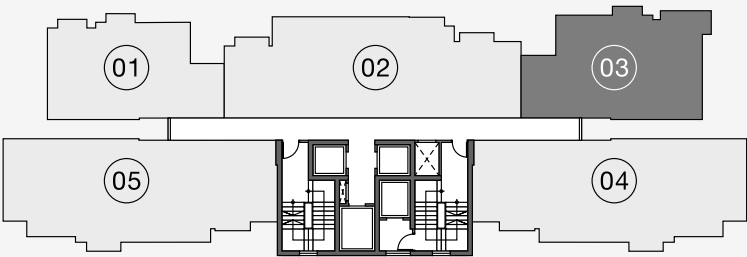
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GODREJ ASCEND
KOLSHET ROAD, THANE

2 BHK SUPREME

TYPICAL FLOOR
(1st To 37th)

**TOWER-3
PANORAMA**



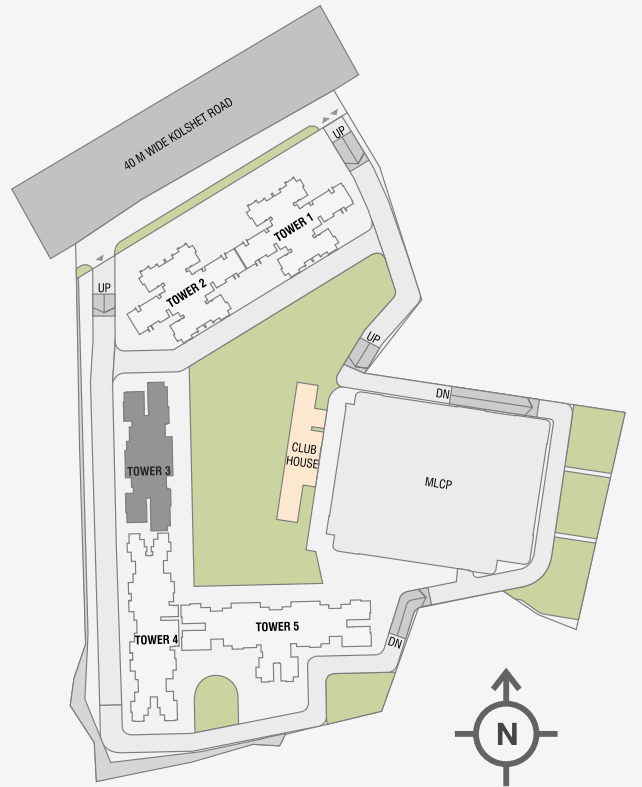
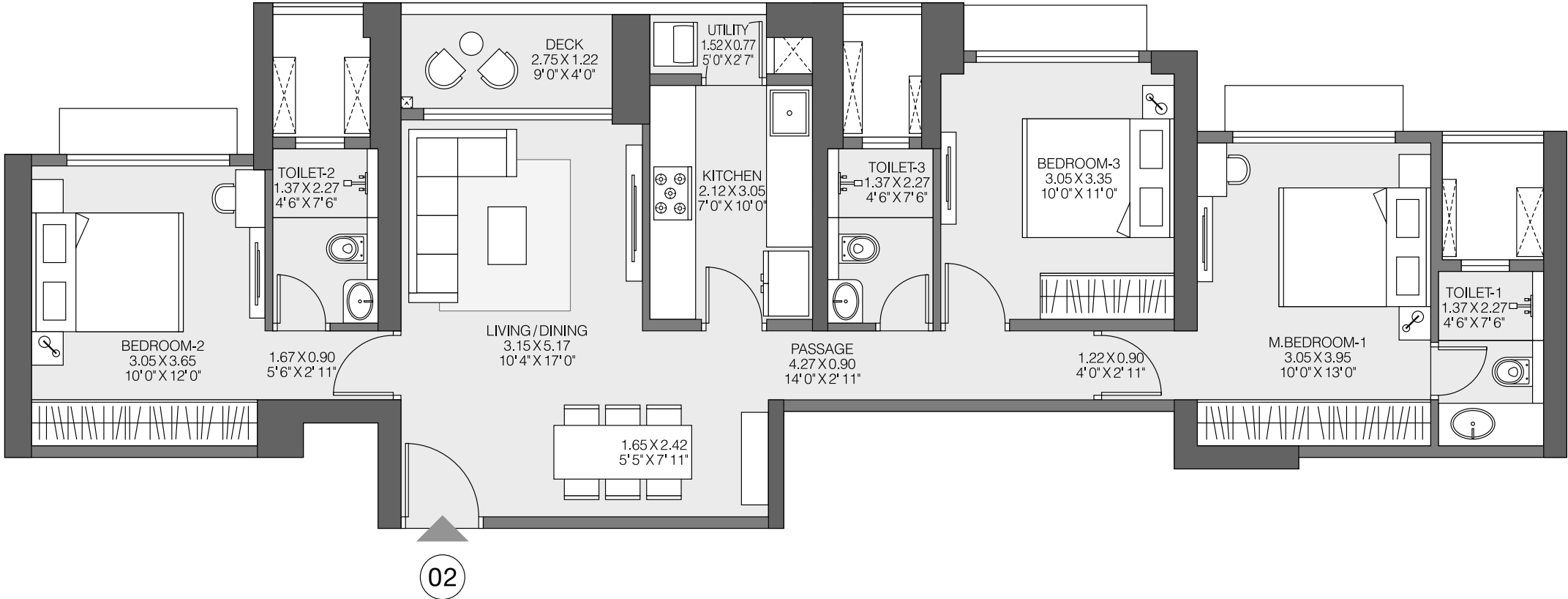
The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as per specifications and/or service in the flat / unit and does not form part of the standard specifications. This plan is for space planning purpose only. All the dimension specified in the plan are unfinished structural dimension. The representation of the layout provided herein is as per the plans approved by the competent authority and maybe undergo modification/change during/before construction after seeking approval from the competent authority(ies). 1 Sq m = 10. 764 Sq ft. The project is registered as 'Godrej Ascend Phase 2' with MahaRERA Registration No. P51700046541 available at <http://maharera.mahaonline.gov.in>

GODREJ ASCEND
KOLSHET ROAD, THANE

3 BHK SUPREME

TYPICAL FLOOR
(1st To 37th)

**TOWER-3
PANORAMA**



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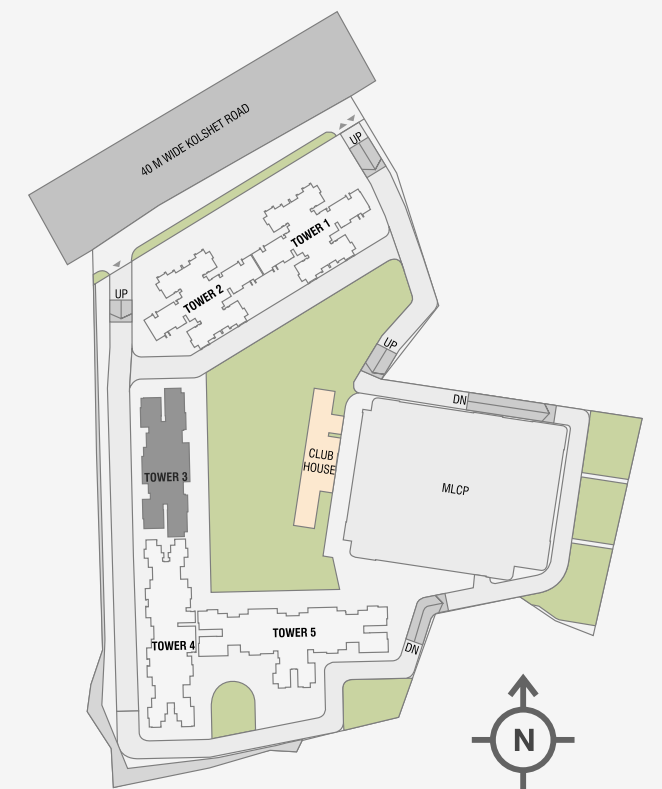
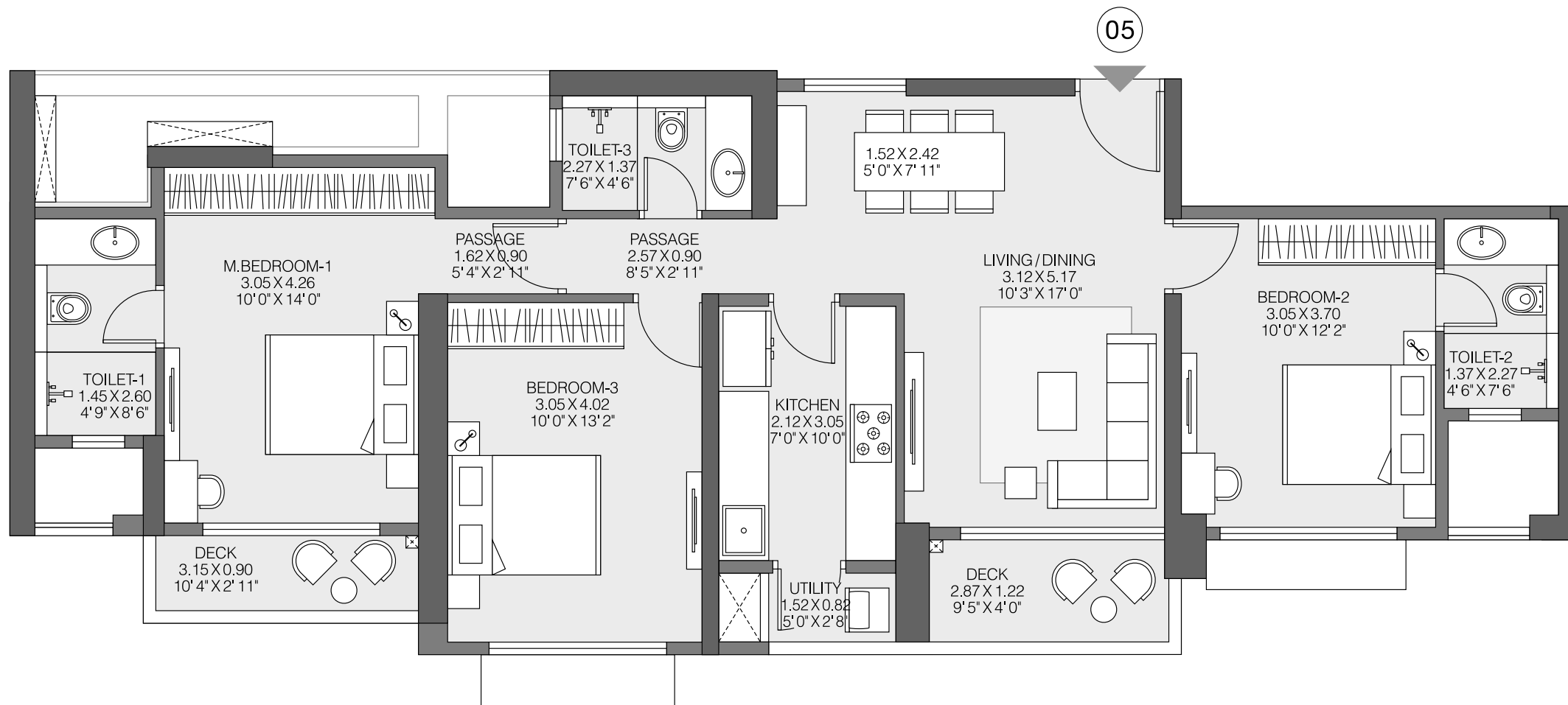
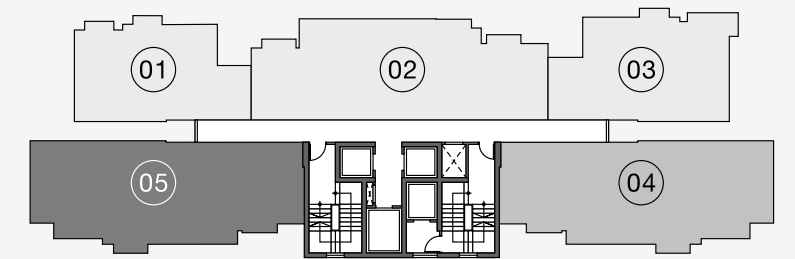
GODREJ ASCEND

KOLSHET ROAD, THANE

3 BHK ROYAL

TYPICAL FLOOR
(1st To 37th)

TOWER-3 PANORAMA



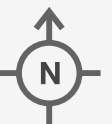
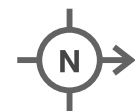
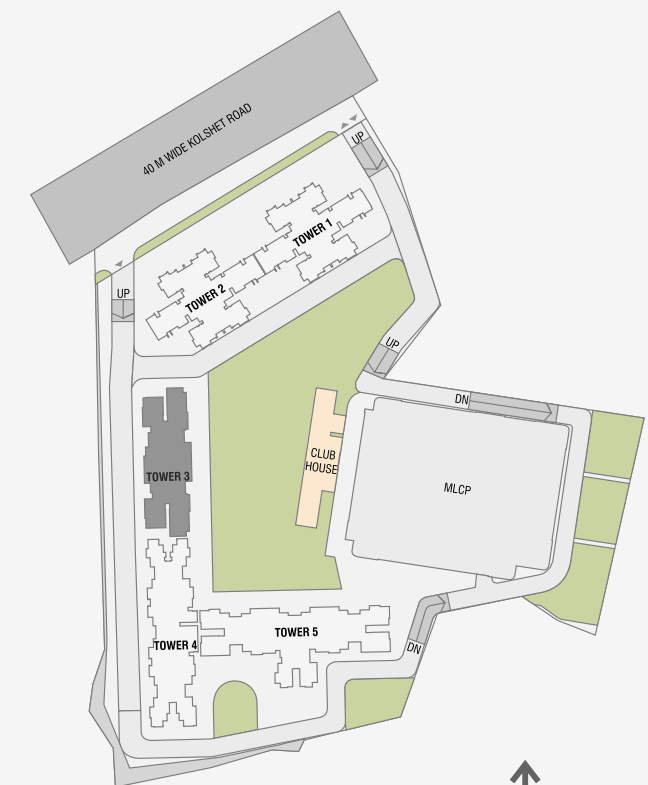
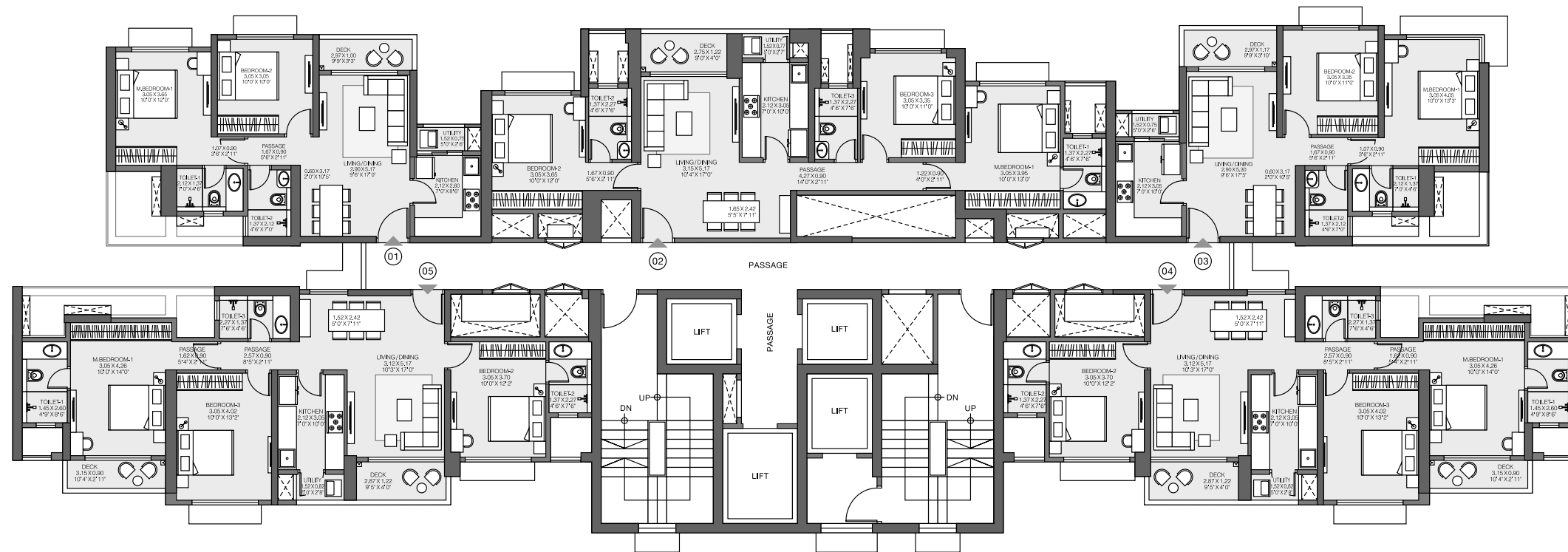
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**TOWER-3
PANORAMA**

TYPICAL FLOOR

1st to 7th, 9th to 12th, 14th to 17th,
19th to 22nd, 24th to 27th,
29th to 32nd, 34th to 37th Floor Plan



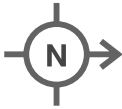
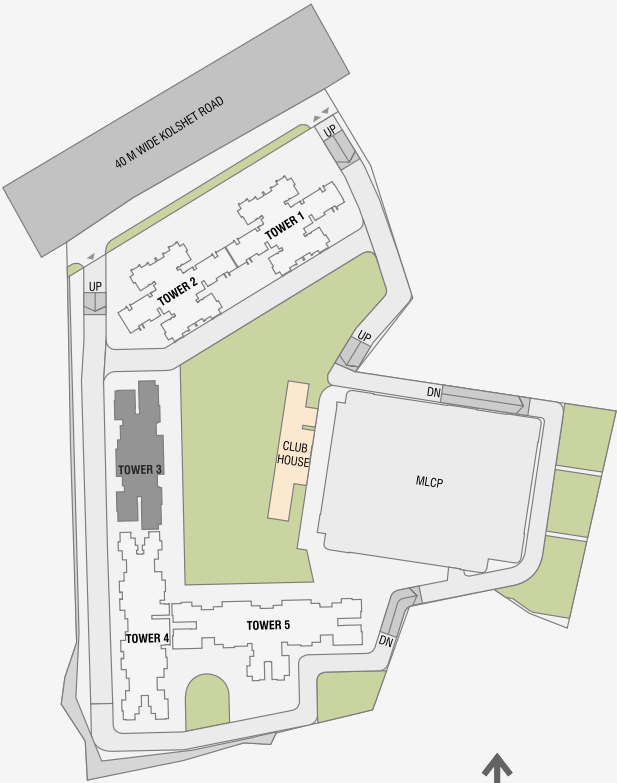
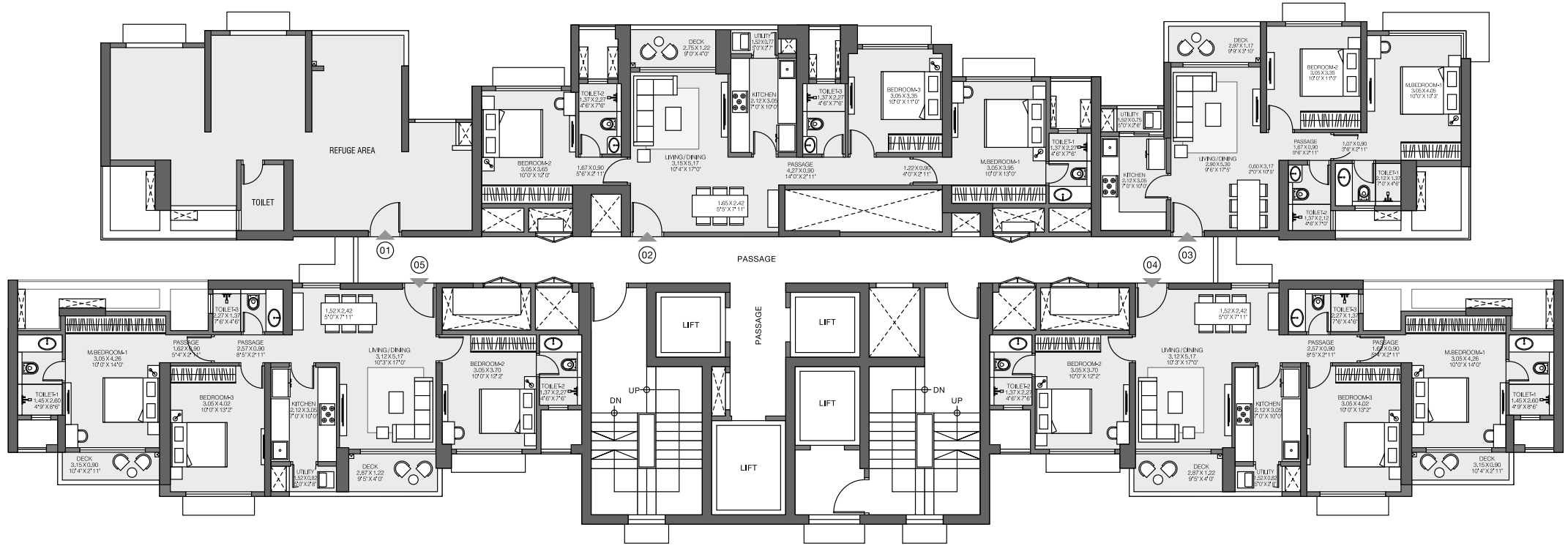
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**TOWER-3
PANORAMA**

REFUGE FLOOR

8th, 13th, 18th, 23rd,
28th & 33rd floors



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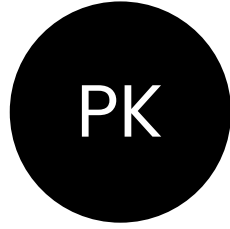
SALES LOUNGE : Godrej Ascend, Kolshet Road, Thane, Mumbai 400607

REGISTERED OFFICE : Godrej Properties Limited. 5th Floor, Godrej One, Pirojshanagar, Vikhroli (East), Mumbai, Maharashtra 400 079.

The Sale is subject to terms of Application Form and Agreement for Sale. The images shown are stock images. All specifications of the unit shall be as per the final agreement between the Parties. 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 Ltd. is www.godrejproperties.com Please do not rely on the information provided on any other website.

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Pushpa Khanna

+91 99302 28832

