

# NEW-AGE ADVENTURES

COMING SOON AT  
THE MULUND-THANE CIRCLE




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*Godrej* | PROPERTIES

# LIVE A LIFE THAT LEAPS WITH JOY





# BREATHE OBSERVE REFLECT ELEVATE

COOKING CLUB  
TAICHI/MEDITATION LAWN  
AND MANY MORE....

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# LIVE INSPIRED

# LIVE ACTIVE



## JUMP SPRINT ENGAGE ENJOY

FUTSAL, BADMINTON COURT  
AND MANY MORE....





# PREP TRAIN SWEAT TONE-UP

WATER VOLLEYBALL,  
BOXING SIMULATOR  
AND MANY MORE....

# LIVE FIT



# THE BEST OF BOTH WORLDS COMES TOGETHER AT MULUND-THANE CIRCLE

Welcome to a vibrant neighbourhood that brings together the best of two cities – the Mulund-Thane circle. With social, corporate and retail setups including major malls like Korum and Viviana, there's a lot to do in and around the locale. That's not all, by the virtue of being located at the perimeter shared by Mulund and Thane, even hubs in Mumbai city are easily accessible from this area.

Come, enjoy the experience of the world coming to your doorstep.

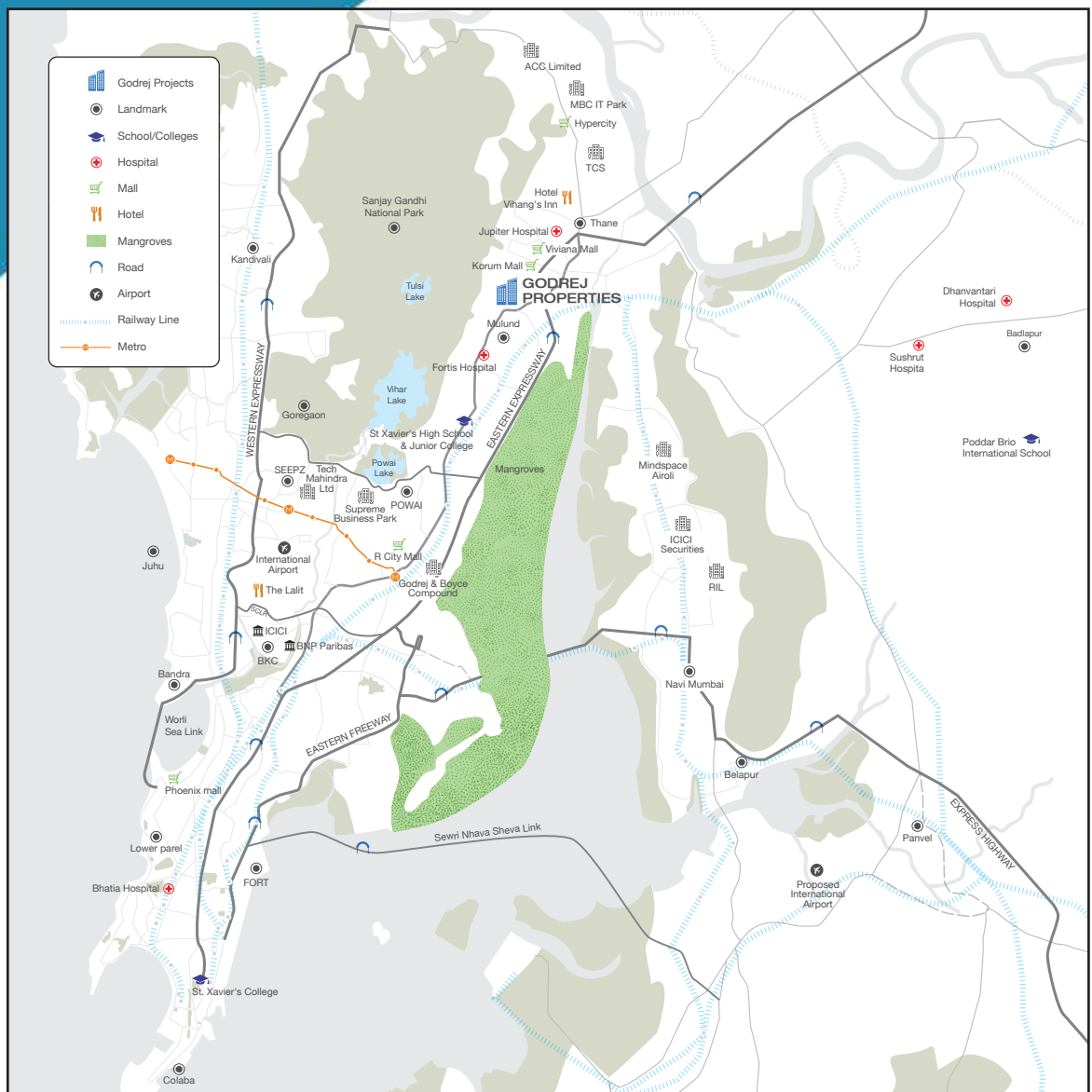


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**WORK  
LIVE  
PLAY  
GROW**

# WELCOME TO A FUTURE-READY LOCATION

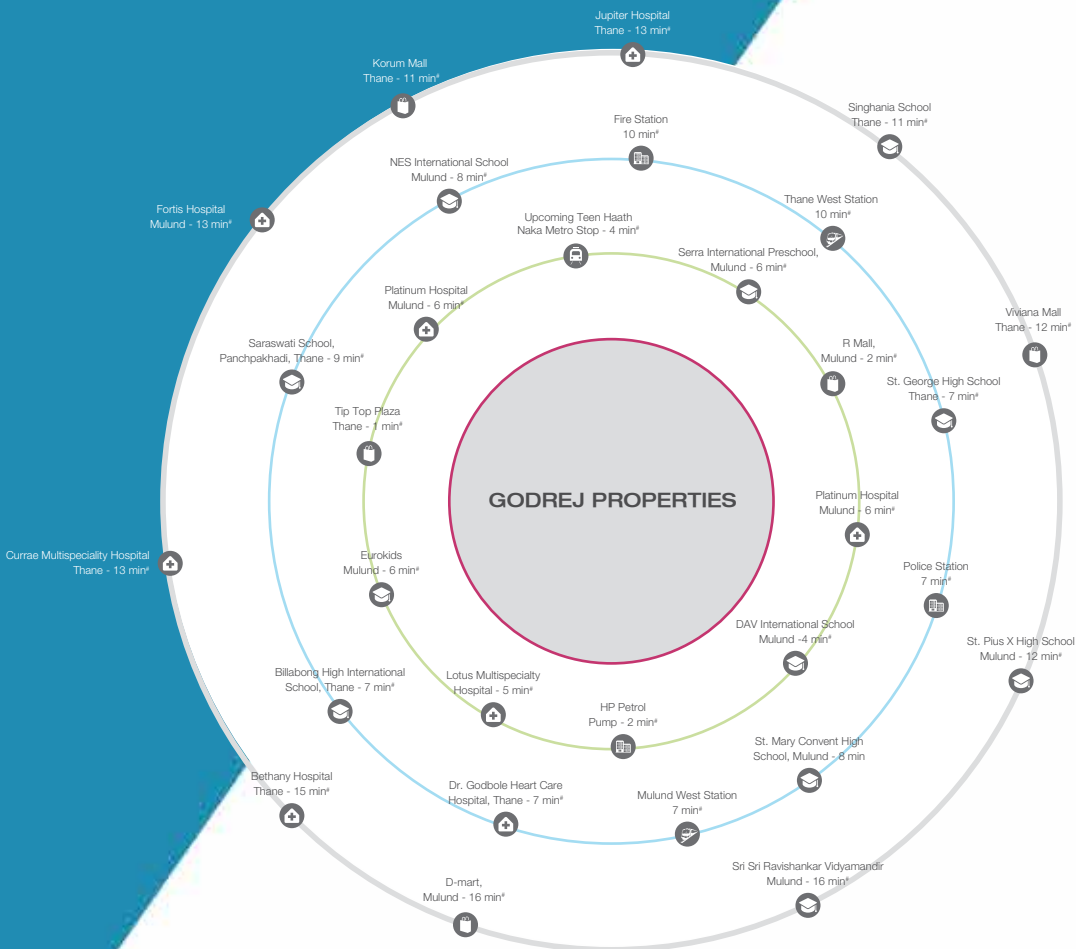
Being situated right at the gateway of Thane, on LBS Road, the location benefits from being a conduit between Mumbai and Thane. It connects seamlessly to popular hubs in the city via a well-connected network of road and rail.



Source: Google maps. Map not to scale.

# WHERE THE FINEST OF CONVENIENCES ARE WITHIN YOUR REACH

Welcome to a home that brings everything to your doorstep. Upscale social infrastructure surrounding the address offers its residents the convenience of having the most reputed schools, healthcare, shopping and entertainment setups, within a short distance. Owning a home here would mean the perfect balance between having access to urban conveniences and enjoying a life close to nature.



0 min - 6 min\* 7 min - 10 min\* 11 min - 16 min\*

\*Approximate travel time as per Google Maps, subject to change as per traffic conditions.



# WHERE WORK, TOO, IS NOT FAR FROM HOME

A vast number of corporate setups have recently found their address in Thane, making work come closer to home. Further, proximity to LBS Marg and Eastern Express Highway helps reach popular commercial destinations across the Mumbai Metropolitan Region easily and swiftly. Areas like BKC, Fort, Bandra, Andheri, as well as commercial complexes on the Airoli-Navi Mumbai stretch would be reachable within minutes from your new home.



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# CORPORATE HUBS & SETUPS

## **THANE - 18 MIN<sup>#</sup>**

- TCS
- G Corp
- MBC IT Park
- ACC Limited

## **BANDRA KURLA COMPLEX - 34 MIN<sup>#</sup>**

- ICICI
- BNP Paribas
- ILFS
- Leading Financial PSU
- MNC HQs

## **THANE-BELAPUR ROAD - 20 MIN<sup>#</sup>**

- Mindspace Airoli
- DAKC
- ICICI securities
- BASF
- RIL and more

## **SEEPZ - 36 MIN<sup>#</sup>**

- Major IT conglomerates like TCS
- Tech Mahindra Ltd
- Rolta
- Patni and more

## **VIKHROLI - 20 MIN<sup>#</sup>**

- Godrej & Boyce Compound
- Cipla, Accenture
- Capgemini and more

## **POWAI - 25 MIN<sup>#</sup>**

- Supreme Business Park
- L&T Business Park
- Nomura, Capita, and more

<sup>#</sup>Approximate travel time as per Google maps,  
subject to change as per traffic conditions

# CHOOSE FROM A RANGE OF 2, 3 & 4 BHK HOMES

Live a lifestyle that is uncompromised  
on luxury and space.

## A HOME WITH SOMETHING FOR EVERYONE

### PREMIUM ADDRESS THAT BEFITS YOUR STATUS

- Ultra-luxe 2, 3 & 4 BHK apartments with spacious bedrooms and exclusive sundecks
- Meticulously-planned premium specifications to match the lifestyle you truly deserve

### DISCOVER THE CHAMPION IN YOUR LITTLE ONE

- Tennis, Swimming, Archery, Futsal, Badminton and more in world-class sporting facilities
- Distinctive amenities such as Courtyard Bowling Alley, Water Volleyball, Segway, and more

### LEAD A VIBRANT LIFESTYLE WHERE YOU NEVER GET BORED

- Off-the-beaten-track activities like Digital Workout, Bungee Dancing, Tai Chi, and more
- Dedicated amenities that activate the mind, body and soul

### A LIFE THAT ONLY REITERATES, 'AGE IS JUST A NUMBER'

- Exclusive Senior Citizen's Pavilion and Fun Club
- Aqua Gym



THE BEST OF TWO CITIES.  
ONE LANDMARK ADDRESS.



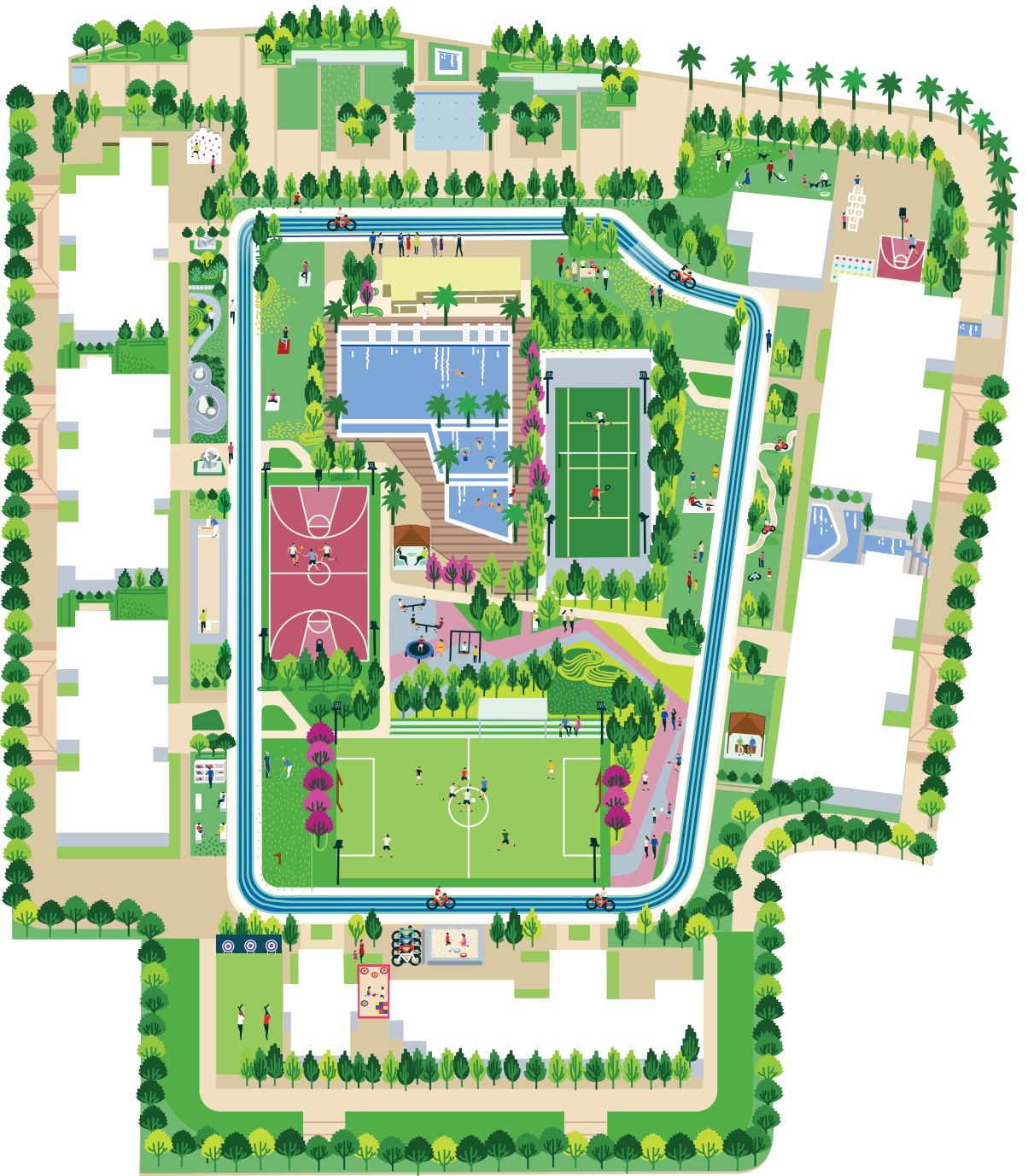
Artist's impression. Not an actual site photograph.

WHERE YOU  
DISCOVER  
NEW JOYS  
THROUGH AN  
ACTIVE  
LIFESTYLE



Artist's impression. Not an actual site photograph.





"The images included are artist's impression indicating the anticipated appearance of ongoing/proposed development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance."



AMENITIES IN THE PROJECT

- A. ENTRY/EXIT
- B. SECURITY CABIN
- C. DROP-OFF LOBBY
- D. RAMP TO GROUND FLOOR
- E. COMMERCIAL MAIN ENTRANCE
- F. LOGO WITH WATER FEATURE
- G. INTERACTIVE WATER FEATURE
- H. AMPHITHEATRE
- I. LAWN
- J. TREE COURT

CLUBHOUSE

- 1. LAVISH LOUNGE WITH POOL VIEW
- 2. BADMINTON COURT CUM MULTIPURPOSE HALL
- 3. INTERACTIVE SQUASH COURT
- 4. MINI THEATRE
- 5. SPORTS JUICE BAR
- 6. CRÊCHE
- 7. CULINARY CLUB
- 8. SENIOR CITIZEN CLUB
- 9. INDOOR GAMES- INCLUDING SNOOKER/POOL/AIR HOCKEY FOOSBALL & TABLE TENNIS
- 10. MUSIC JAM ROOM
- 11. SELF DEFENCE STUDIO/DANCE STUDIO
- 12. AG6 WORKOUT
- 13. HEALTH CLUB WITH STATE-OF-THE-ART GYMNASIUM AIR YOGA/BUNGEE DANCING STUDIO AEROBICS/ZUMBA STUDIO MESSAGE, STEAM & JACUZZI CLUBHOUSE TERRACE
- 14. BARBEQUE PAVILION
- 15. CONGREGATION SPACE
- 16. STAR-GAZING TELESCOPE

PODIUM TOP AMENITIES

- 1. BOULDERING
- 2. BOARD GAME ZONE
- 3. SPORTS SCULPTURE COURT
- 4. 100-M RUNNING TRACK
- 5. JOGGING TRACK
- 6. CYCLING TRACK
- 7. STEPPED LANDSCAPE
- 8. ZEN GARDEN
- 9. TAICHI & MEDITATION LAWN
- 10. BOX CRICKET
- 11. BASKETBALL COURT

- 12. BACKYARD BOWLING
- 13. WIFI/WORKSTATION AREA
- 14. OUTDOOR LIBRARY
- 15. SEGWAY TRACK
- 16. GOLF PUTTING
- 17. ARCHERY
- 18. CYCLE STAND
- 19. SAND PIT
- 20. TETHERBALL AREA (FOR PRACTICE)
- 21. OUTDOOR GYM
- 22. TODDLERS' PLAY AREA
- 23. MULTIPURPOSE LAWN
- 24. FUTSAL WITH VIEWING CORRIDOR
- 25. AMPHITHEATRE
- 26. PLAY MOUND
- 27. ADVENTURE CLUB (TENT CAMPING AREA)
- 28. SENIOR CITIZEN AREA
- 29. REFLEXOLOGY PATHWAYS
- 30. KIDS' PLAY AREA
- 31. GAZEBO & SEATING AREA
- 32. PICNIC LAWN

- 33. KIDS CYCLE & SKATING AREA
- 34. STEPPED WATER FEATURE
- 35. TENNIS COURT
- 36. KIDS POOL
- 37. AQUA GYM
- 38. POOLSIDE SEATING AREA
- 39. HALF LAP POOL (25 M)
- 40. WATER VOLLEYBALL
- 41. SHALLOW POOL WITH SUNDECK CHAIRS
- 42. WATER CASCADE
- 43. ORGANIC GARDEN
- 44. EVENT LAWN
- 45. PET PARK
- 46. HOPSCOTCH
- 47. TWISTER
- 48. HULA HOP ZONE
- 49. KIDS' MINI HALF-BASKETBALL



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# UNIT PLAN

## 2 BHK PREMIUM



The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents unit series 4 of Wing A. 1 SQ.M = 10.764 SQ.FT

# UNIT PLAN

## 3 BHK LUXE



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# UNIT PLAN

## 3 BHK ULTRA LUXE



The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents unit series 2 of Wing E. 1 SQ.M = 10.764 SQ.FT

# UNIT PLAN

## 4 BHK ULTRA LUXE



The furniture, decorative items, etc. shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents unit series 1 of Wing E. 1 SQ.M = 10.764 SQ.FT

## CHOOSE FROM A RANGE OF 2, 3 & 4 BHK HOMES

Pre-Book now and avail Blockbuster Pre-Booking Benefit

Type	RERA Carpet Area (in sq.m.)	Exclusive Area (in sq.m.)	Starting Agreement Value (in. cr.)*
2 BHK Premium	65.81	7.38	1.89 cr
3 BHK Luxe	88.63	11.63	2.77 cr
3 BHK Ultra Luxe	99.66	11.40	2.89 cr
4 BHK Ultra Luxe	124.79	11.72	3.9 cr

\*Stamp Duty Registration, GST and other charges over and above Agreement value. Floor Rise, PLC as applicable over and above for all residences

# WHERE EVERY MINUTE ASSURES WELLNESS

## A LIFE BRIMMING WITH EXCITEMENT

Thoughtfully crafted to make you feel active and alive, your home is the place you will discover a new side of your personality. With a host of dedicated active spaces, experience a life brimming with vibrance, every pulsating second.

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**Site address:** Modella Mill Compound, LBS Road, Near Mulund Check Naka, Thane (W), 400601

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