



GODREJ **ETERNIA**

CHANDIGARH

WELCOME TO GODREJ ETERNIA



Godrej Properties brings you Chandigarh's first modern commercial complex. Built across more than 4 acres and located in the Industrial and Business Park – 1, central to the tri-city of Chandigarh, Mohali and Panchkula, Godrej Eternia is close to upcoming international hotels, malls and showrooms.

The project designed by world renowned architects HBRA (Hammond Beeby Rupert Ainge, USA) and Patel Batliwala & Associates, features expansive and flexible office spaces, along with a 20 m. (66 ft.) wide landscaped street creating a retail plaza inherent to the city's architecture.

PLATINUM LEED CERTIFIED OFFICES WITH LAVISH AMENITIES

This exclusive office space comes with intelligent interiors. Flexible floor plates offer seamless scope for expansion with an option of exclusive penthouse on the terrace floor. Enjoy the surrounding open area that comes with green landscape to add calm to your business hours.

- 100% power back-up ensures higher work efficiency
- Multi-layered parking for 1300 cars makes every business visit a pleasurable experience
- The common areas are equipped with modern security systems like CCTVs and alarm systems that ensure 24 x 7 protection
- The office interiors combine intelligent designs with few pillar obstructions to give it an expansive feel
- Conceptually, the building is composed of two trapezoidal wings offset to permit maximum visibility. Interior light wells provide lighting, permitting tenants to have continuous window facing perimeter



Artist's impression

MODERN RETAIL SPACES

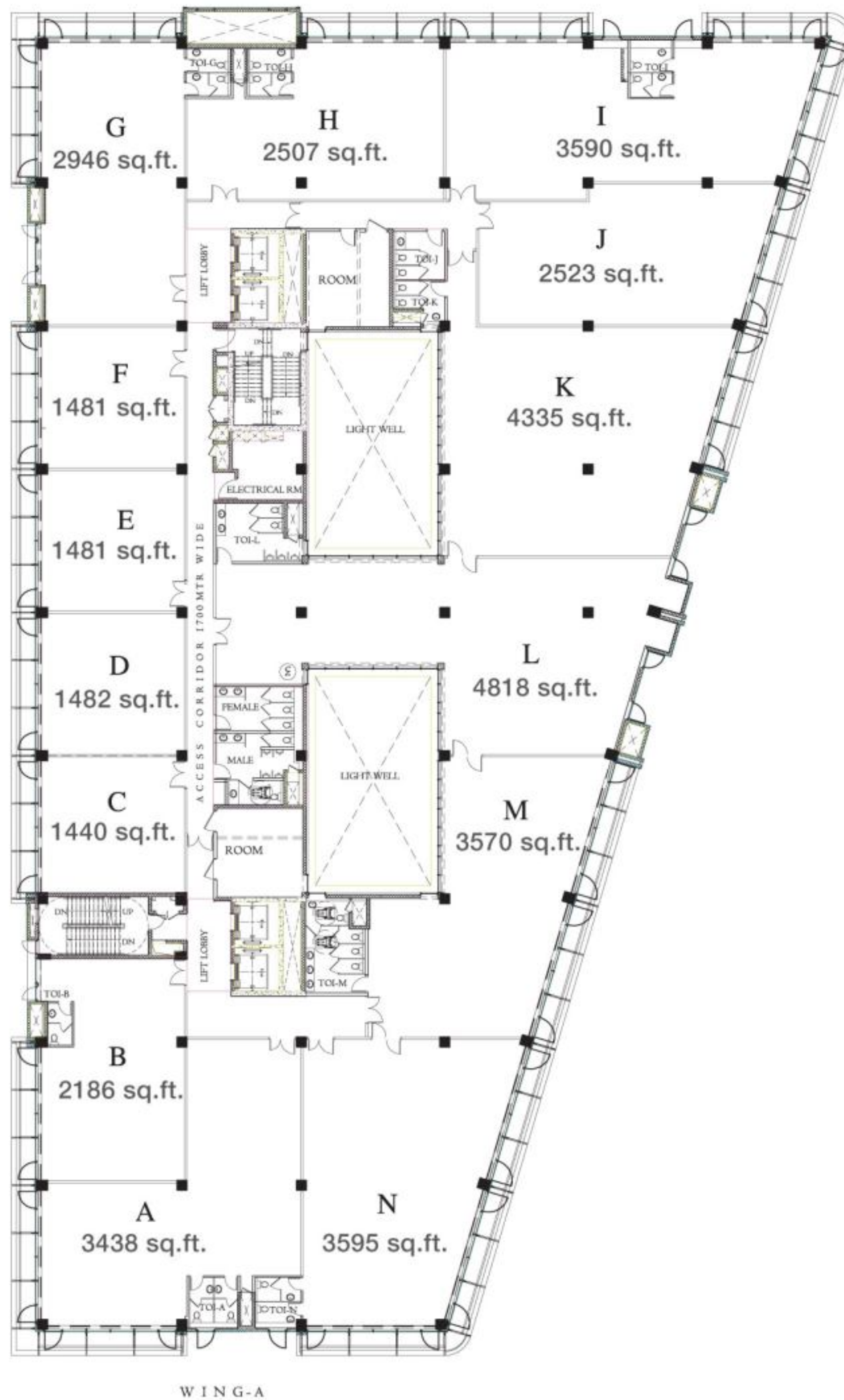


Actual image

Godrej Eternia introduces Chandigarh to a first-of-its-kind expansive shopping street that promises to bring to life the sidewalk cafes; where everyone can enjoy the comfortable, lazy, informal and quaint atmosphere, sip a cup of coffee, socialize, dine or simply spend time reading a book

- A large well-lit plaza and a 20m (66 ft.) wide pedestrian walkway interconnects the complex that's sure to catch the excitement, energy levels and buzz of over 4,000 people in the development
- The retail space enjoys large frontage for greater visibility to attract shoppers.
- The landscaped retail promenade provides a perfect backdrop for sit-out areas
- Ample lifts and parking spaces have been provided to ensure smooth pedestrian flow even during crowded weekends

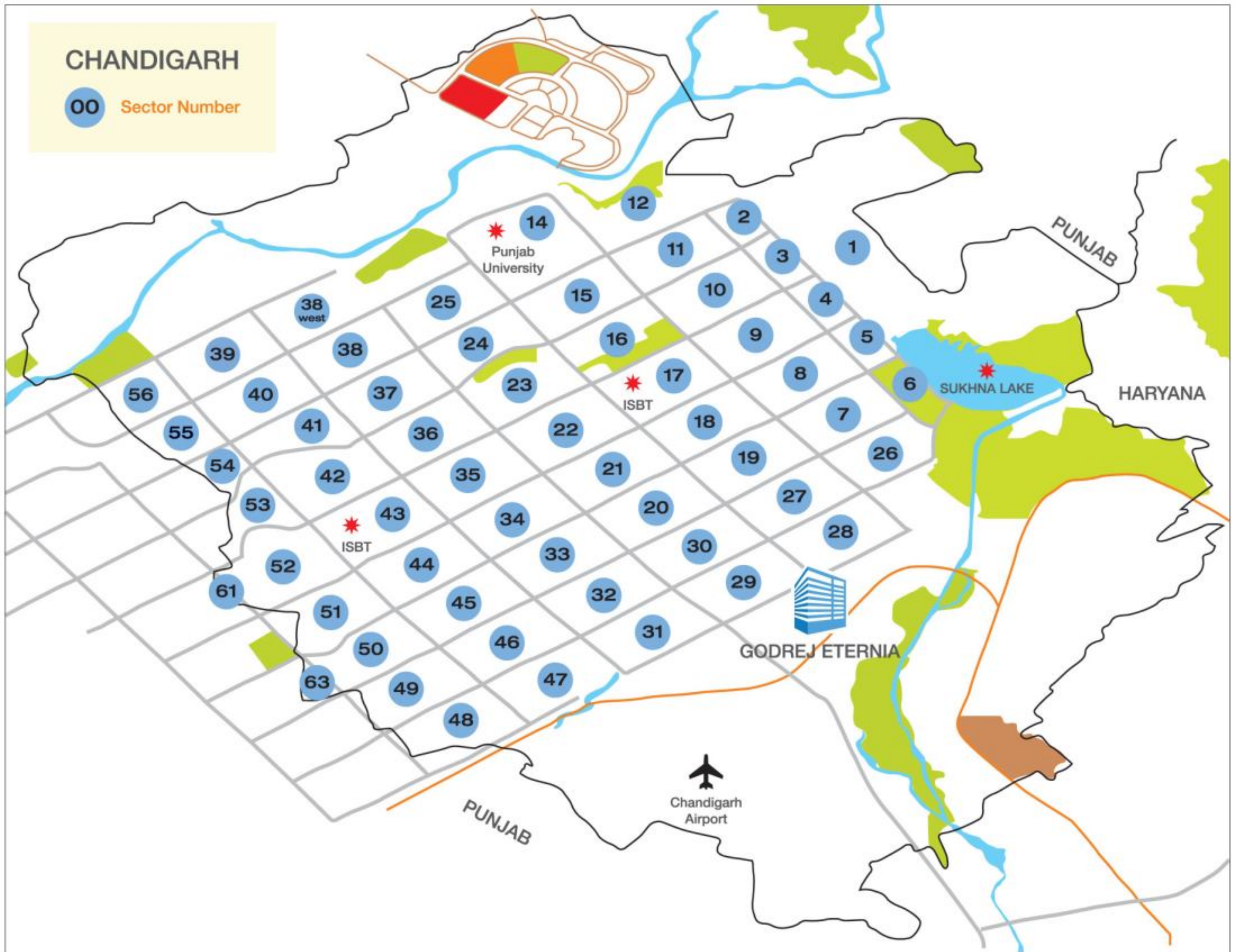
FLOOR PLAN



PROJECT DETAILS

- Plot area: 4.04 acres
- Architectural design by HBRA (USA) and Patel Batliwala (Mumbai)
- Construction by L & T
- Total development size: 63,173 sq. m. (6,80,000 sq. ft.)
- Total office and retail area: 44,593 sq. m. (4,80,000 sq. ft.)
- Ground + 5 floors, two level basement for valet parking
- Ground floor for retail space, cafes and restaurants
- Avail office space from first to fourth floor
- Fifth floor is designed for penthouse offices, gymnasium, salon and restaurants

LOCATION MAP



| Location | Distance |
|----------------------------|----------|
| Chandigarh Railway Station | 3 kms |
| City Centre (Sector 17) | 4 kms |
| Mohali | 6 kms |
| Zirakpur | 5 kms |
| Chandigarh Airport | 5 kms |
| Panchkula | 5 kms |



Site office: Plot No. 70, Industrial area, Phase I, Chandigarh - 160002. Ph: (+91) 0172 - 5073398

Regional office: SCO - 153-155, First Floor, Madhya Marg, Sector-9C Chandigarh - 160009. Ph: (+91) 0172 - 5020251

Call 1800 258 2588 | eternia@godrejproperties.com | www.godrejgardencity.com

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