



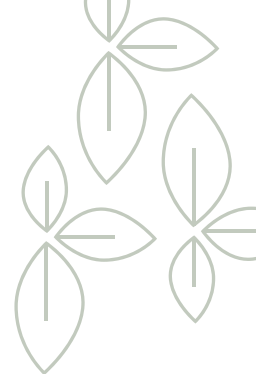
OBEROI GARDEN CITY[®]

T H A N E



MahaRERA No.: PR1331012400078
Project Name: OGC Thane Phase 1
<https://maharera.maharashtra.gov.in>





Chirping birds for morning alarms
Butterflies for neighbours

Fireflies to light up the night
Nature enriched sounds instead
of playlists

Whispering trees gossiping away
Fresh air for morning prayer

Step into a sanctuary
where a world is curated around you



Welcome to the *Garden Life*
Welcome to Oberoi Garden City Thane



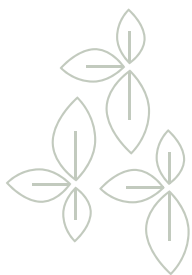
Architect's Impression

Oberoi Garden City, Thane is a phase wise development scheme ("OGC Thane") and its first phase has been registered under the name of "OGC Thane Phase 1" with MahaRERA bearing registration number: PR1331012400078 and the detail of the Project is available at <https://maharera.maharashtra.gov.in>, under the category registered projects ("Real Estate Project"). The Real Estate Project is branded and marketed under the name and style known as "Jardin". The content herein does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever. The pictorial/other representations herein, the layout, number of buildings/towers/wings/structures, amenities, flat specification are merely creative imagination and an Architect's impression, actual product may vary/differ from what is indicated herein. The photograph/s herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual lifestyle and are not part of the actual sale/offering. Refer to the page "Disclaimer" (page no. 38) all of which are deemed to be incorporated herein.

“We believe that everyone should have access to nature and the potential for a holistic lifestyle. Our approach is to create resilient spaces that are relevant and futuristic. Oberoi Garden City Thane is a sustainability-first integrated development that continues the vision that we pioneered at Oberoi Garden City Goregaon. As a catalyst for transformation and spread across 75 acres, Oberoi Garden City Thane offers exclusive homes, world-class hospitality, and access to global education. All this within lush gardens and an unmatched, refined lifestyle.”

VIKAS OBEROI

Chairman & Managing Director



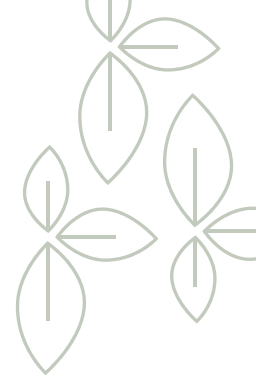
JARDIN
OBEROI GARDEN CITY^ℓ
THANE

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Architect's Impression

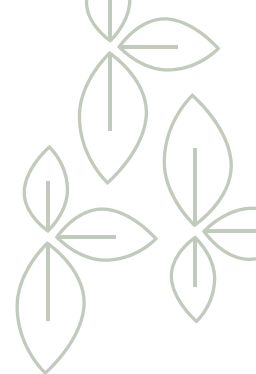
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While many build Homes with Gardens
We build Homes *within them*



Architect's Impression



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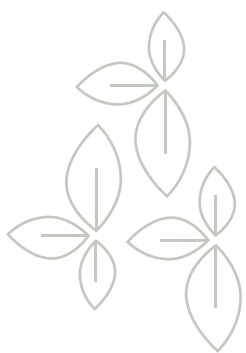
Nature

The Garden of Stories



Actual Image shot at OGC Thane Customer Experience Centre

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Find that elusive balance in the *heart of nature*.

At Oberoi Garden City Thane, our homes blend with gardens and at every turn, immerse in the serenity and beauty of natural surroundings.



Architect's Impression

With sweeping views of the Yeoor Hills, this sanctuary elevates your well-being, offering a refined balance of luxury and tranquility.



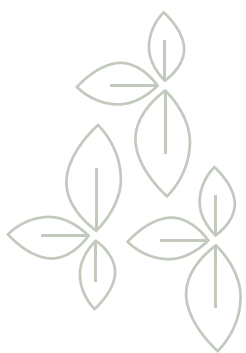
Architect's Impression

Wellness

Embrace Holistic Living



Architect's Impression



Embrace the art of *holistic living*.

A vibrant lifestyle of thoughtfully designed spaces that are paired with exceptional offerings in dining, entertainment, sports, recreation, wellness and leisure.



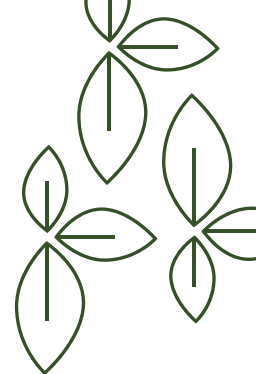
Architect's Impression

It's a life of balance, where your mind is calm, body energized and spirit shining with enduring vitality.



Actual Image Shot at Esquire

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Actual Image Shot at Esquire

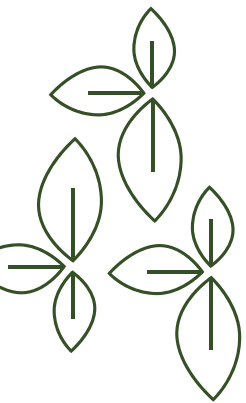
Achieve your fitness goals with state-of-the-art
and world-class sports facilities that support your
journey to well-being.

Lifestyle

Elevating Everyday Experiences

JW Marriott Hotel Thane Garden City*

With the arrival of Thane's first luxury 5-star hotel, JW Marriott Hotel Thane Garden City* and an exclusive Private Membership Club, you can come home to a refined lifestyle and raise a toast to life's finest moments.



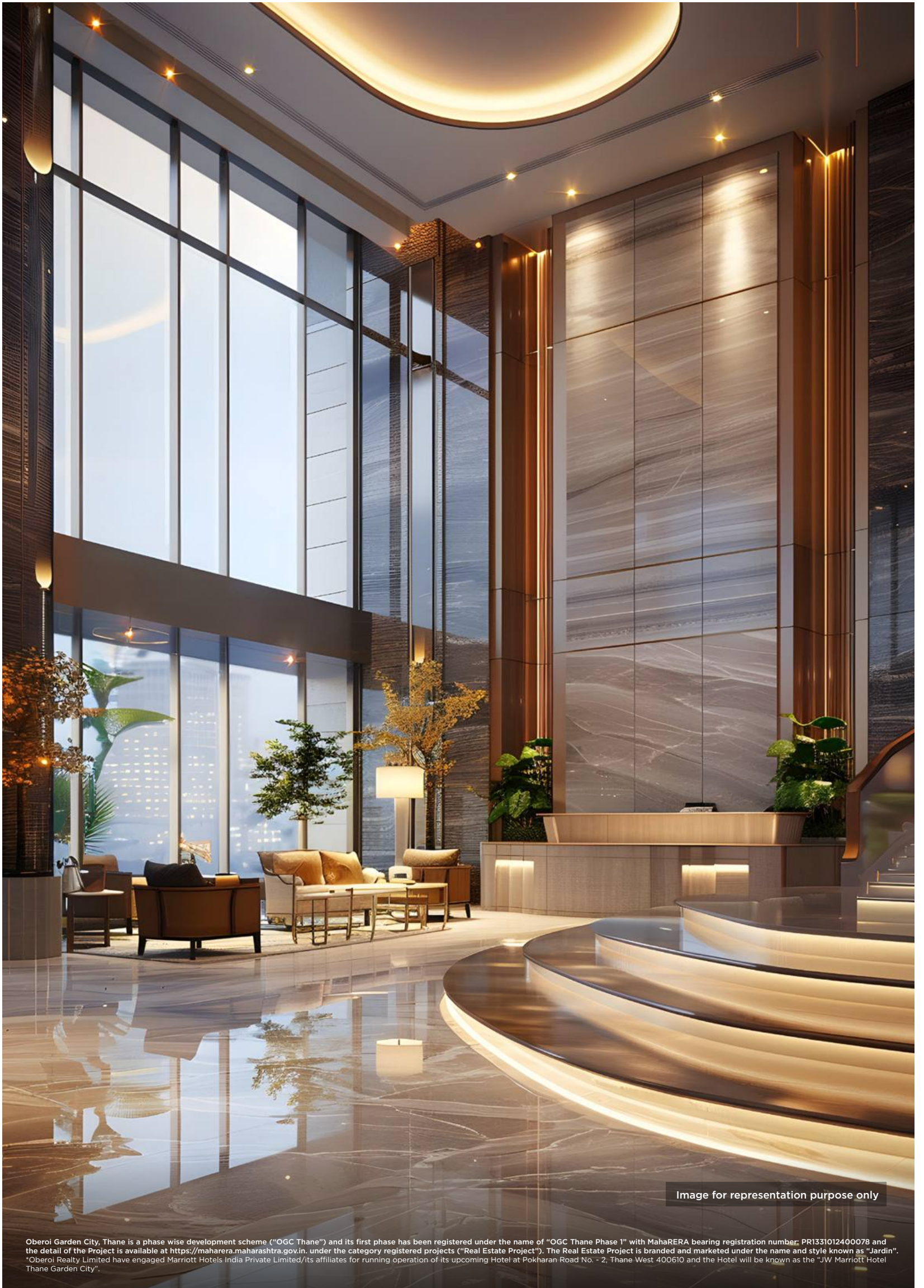
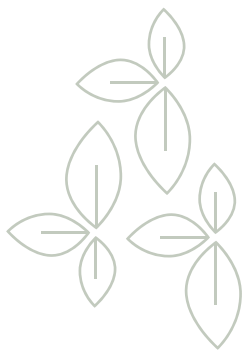


Image for representation purpose only

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*Oberoi Realty Limited have engaged Marriott Hotels India Private Limited/its affiliates for running operation of its upcoming Hotel at Pokharan Road No. - 2, Thane West 400610 and the Hotel will be known as the "JW Marriott Hotel Thane Garden City".



Oberoi International *School*

Access to global education just a few steps away from home.

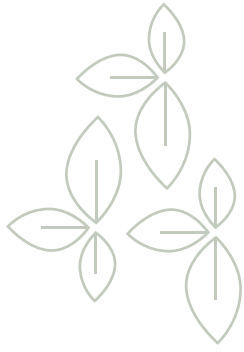


Actual Image shot at Oberoi International School, Goregaon

With vast playgrounds and open spaces to explore, where days are filled with adventure and where learning and play are just a short walk away.

Living

Inspired Spaces For Life



A beautiful oasis, both *outside and within.*

Live every moment in pure essence of luxury, with homes enriched in natural light and expansive rooms that frame breathtaking views.



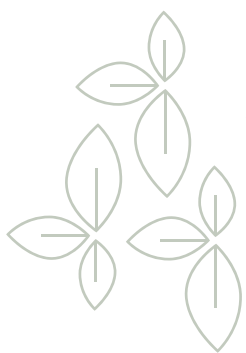
Actual Image of show flat at Jardin



Actual Image of show flat at Jardin



Actual Image of show flat at Jardin



Spaces that reflect *your essence*.

A sanctuary that balances personal space with shared experiences. Our thoughtfully designed spaces offer room for personalization, allowing your tribe to thrive while celebrating both privacy and togetherness.



Actual Image of show flat at Jardin

Design

Crafted for Elegance

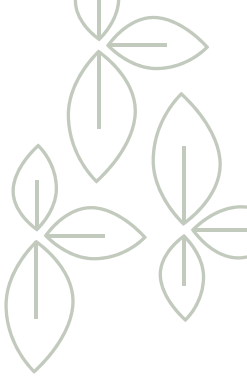


Architect's Impression

Nayan Trivedi
LERA Consulting Structural Engineers, New York

“At Oberoi Garden City Thane, the structural design embraces end user flexibility, durability and high comfort criteria at par with international practices. Envisioned to be a state of art construction, the design of these residential towers encompass use of high strength concrete and steel, providing excellent design life & strength.”

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SIM BOON YANG

Managing Director, Eco.Id, Singapore

“ The architectural vision imagines a collection of slender towers carefully planted in a green hillscape. Each tower is positioned for unhindered views and then interwoven into an extraordinary series of garden and activity spaces that amplifies the experience of nature and wellbeing. This will give all residents both the thrill of an elevated vista and a sense of home and community. ”

GRANT ASSOCIATES, SINGAPORE

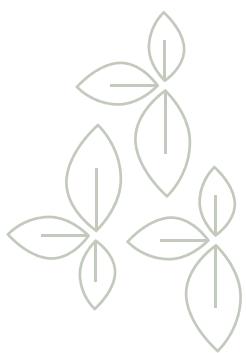
“ The landscape at Oberoi Garden City Thane is designed to integrate nature into the heart of everyday living, offering spaces for wellness and recreation in the dense urban context of Thane. These meaningful landscapes not only enhance the human experience but also bring enduring value to the development as it matures. ”

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Sustainability

Harmony with Nature



Built for life and for a *better future.*

We are committed to building a sustainable tomorrow through innovation and human-centric design.



We integrate purpose-driven sustainability into our business practices, ensuring long-term benefits for people and the planet.



Sports and Fitness

- Gymnasium
- Golf Simulator
- Squash Courts
- Yoga/Meditation/Dance Studio
- Indoor Games Room
- Multipurpose Court
- Swimming Pool
- Futsal Court
- Jogging Path
- Skating Rink
- Rock Climbing



Nature and Wellness

- Miyawaki Forest
- Reading Deck
- Outdoor Meditation Deck
- Yoga Lawn
- Reflexology Path
- Landscaped Podium
- Steam Room
- Spa*
- Salon*



Lounge and Entertainment

- Café*
- Mini Theatre
- Library
- Stepped Seating
- Senior Citizen Seating Area
- Party Lawn
- Function Room



Children's Activity Zone

- Activity Room
- Kids' Pool
- Children's Play Area
- Toddlers' Play Area



Conveniences

- Laundry Collection Room*
- Doctor's Room*
- Convenience Store*
- Pets' Play/Walking

*Separate Space will be provided for the designated use and same will be facilitated/engaged through a third party on chargeable basis.

Note: The amenities/facilities/designated areas listed above are for the use of residents of "Jardin" at Oberoi Garden City Thane.



Architect's Impression



Apartment Amenities

- Vitrified Tiles for Living, Dining, Kitchen & Bedrooms
- Vitrified Tiles for Bathroom Flooring & Dado
- Wash Basin Counters
- Vitrified Tile Dado 2'0" high above Kitchen Platform
- Kitchen Platform with SS Sink & Drain Board
- Anti-skid Tiles in the Balcony
- Powder Coated Aluminium Windows
- Concealed Plumbing
- Branded C.P. Fittings
- Branded Electrical Switches
- Laminated Flush Door

Shopping

- DMart Manpada - 1.8 Km
- Viviana Mall - 2.2 Km
- Korum Mall - 2.8 Km
- R Mall (Thane) - 3.4 Km

Connectivity

- Majiwada Junction - 1.5 Km
- Cadbury Junction - 2.6 Km
- Teen Hath Naka - 4.5 Km
- Thane Railway Station - 5.3 Km

Highways

- Ghodbunder Road - 1.1 Km
- Eastern Express Highway - 2.5 Km
- Mumbai-Nashik Highway - 4 Km

Schools

- Oberoi International School (Upcoming)
- Vasant Vihar High School & Jr. College - 1 Km
- D.A.V. Public School - 1.3 Km
- Smt. Sulochanadevi Singhanian School - 2.4 Km

Hospitals

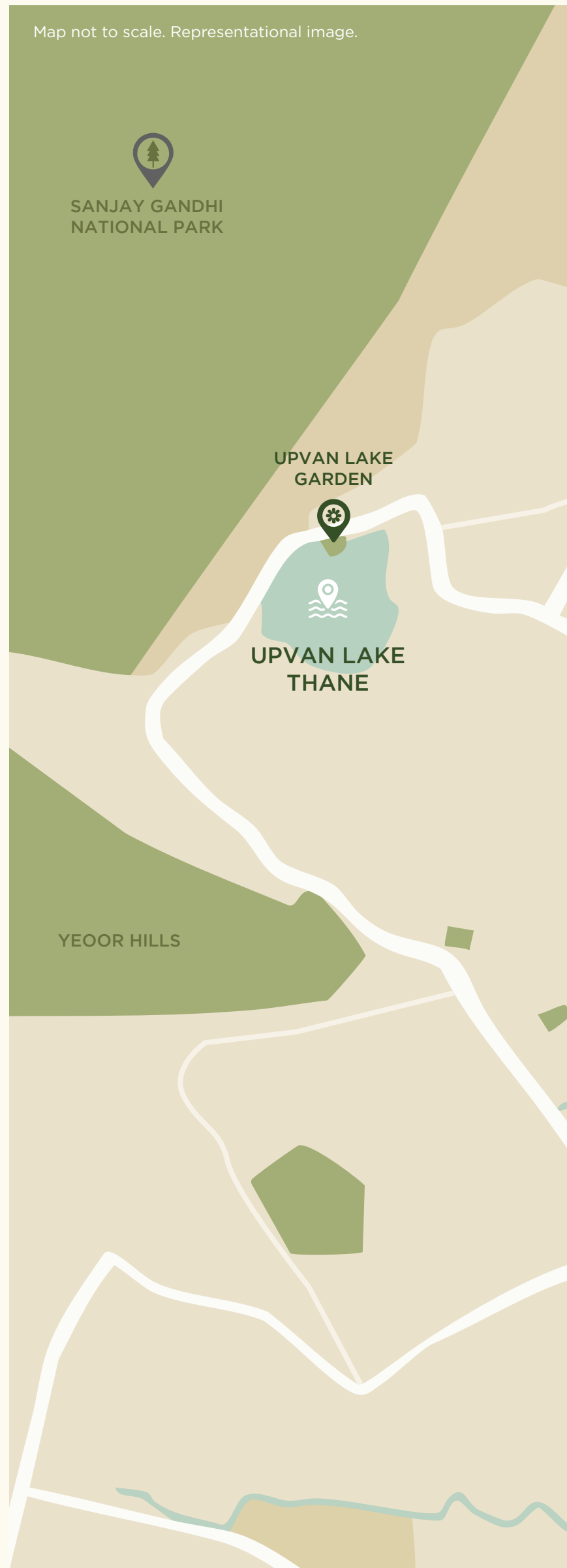
- Bethany Hospital - 1 Km
- Jupiter Hospital - 2 Km
- KIMS Hospital - 5.1 Km

Upcoming Infrastructure

- Kapurbawdi Metro Station - ~1.4 Km
- Majiwada Metro Station - ~1.4 Km
- Thane-Borivali Twin Tube Tunnel - ~3 Km

Approx. distance as per Google Maps

Map not to scale. Representational image.





THANE

GHODBUNDER ROAD

KOLSHET ROAD

POKHARAN ROAD NUMBER 2

POKHARAN ROAD NUMBER 1

EASTERN EXPRESS HIGHWAY

CADBURY JUNCTION

R MALL

DMART KOLSHET

CROMA

D.A.V. PUBLIC SCHOOL

VASANT VIHAR
HIGH SCHOOL &
JR. COLLEGE

JARDIN
OBEROI GARDEN CITY
THANE

BETHANY
HOSPITAL

UNNATHI
GARDENS

OBEROI GARDEN CITY
THANE
FUTURE DEVELOPMENT

UPCOMING KAPURBAWDI
METRO STATION

UPCOMING MAJIWADA
METRO STATION

JUPITER HOSPITAL
THANE

SMT. SULOCHANADEVI
SINGHANIA SCHOOL

EUROKIDS
DAY CARE

VIVIANA
MALL



THE WORLD OF OBEROI REALTY

Cities are not defined by buildings, but by experiences. It is the warmth of homes, the buzz of commercial activities, and the excitement of malls that help to create a vibrant city.

At Oberoi Realty, we enrich lives with our premium developments in residential, commercial, retail, hospitality and social infrastructure verticals.

Through world-class design, quality finishes, fine aesthetics, state-of-the-art amenities and a commitment to increasing our green footprint, we strive to create developments that are sustainable and elevate lifestyles.

Oberoi Garden City, Goregaon

Commerz
Commerz II
Commerz III

Oberoi Mall
The Westin Mumbai Garden City
Oberoi International School

Elysian
Esquire
Exquisite

Seven
Woods

Thane

Forestville
Oberoi Garden City
JW Marriott Hotel
Thane Garden City* (Upcoming)
Oberoi International School# (Upcoming)
Premium Mall# (Upcoming)

Borivali

Sky City
Sky City Mall
Mumbai Marriott Hotel
Sky City^ (Upcoming)

Kandivali

(East) —————
Park View

Andheri

(West) —————
Springs
Sky Heights
Sky Gardens

Jogeshwari- Vikhroli Link Road

Splendor
Splendor Grande
Prisma
Maxima
Oberoi International School

Santacruz

(West) —————
Priviera

Mulund

(West) —————
Eternia
Enigma

Worli

Three Sixty West
The Ritz-Carlton, Mumbai

Our mix of innovative design, expansive landscape layouts, planning initiatives and use of cutting-edge technology has resulted in 51 completed projects across Mumbai, establishing us as one of India's leading real estate companies.



Map not to scale. Representational image.



DISCLAIMER

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2. You are requested to independently, either directly or through your legal/financial consultants, thoroughly verify all details/documents pertaining to this Real Estate Project including details pertaining to the approved layout with phasing/user superimposed, the proforma Agreement for Sale, including the fixtures and fittings, the common areas, facilities and amenities, the approvals and permissions, title certificate and details of encumbrances (if any), and the manner in which the entire layout is proposed to be developed; as available on <https://maharera.maharashtra.gov.in> under the name “OGC Thane Phase 1”.
3. This document does not constitute an offer and/or acceptance and/or contract and/or agreement and/or transaction and/or any intention thereof and/or a disclosure under any statute of any nature whatsoever.
4. The site/layout plan, the orientation of buildings/towers/wings/structures, the common areas, facilities and amenities, the fixtures, fittings, soft furnishing/furniture, gadgets, technology, information, pictures, images and visuals, drawings, specifications, sketches, and other details herein are merely creative imagination and an Architect’s impression and are only indicative. These should not be construed in any manner as disclosures under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder and/or applicable law, and the relevant applicable disclosures shall be made at an appropriate time. Oberoi Realty Limited accepts no liability or loss arising from the use of the material, information or statistics published in this document.
5. All dimensions mentioned in this document may vary/differ due to construction exigencies. Actual product may vary/differ from what is indicated herein. Further, dimensions mentioned on the floor plans are as per the plans approved by the TMC and the same are subject to construction exigencies.
6. The photographs contained herein may be stock/standard photography taken at a location other than the project site and are used to indicate a conceptual lifestyle.
7. No representation or warranty is made or intended as to the accuracy or completeness of information herein or as to its suitability or adequacy for any purpose.
8. By agreeing to purchase, you have represented that you are fully and completely understood and satisfied on all aspects of the Real Estate Project including as mentioned above, and that all documents and information as required to be furnished to you under RERA and applicable law have been duly furnished. Other terms and conditions apply.

CONTACT US

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