

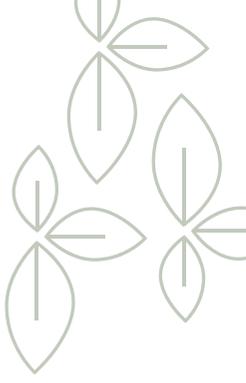


OBEROI GARDEN CITY<sup>l</sup>  
THANE



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



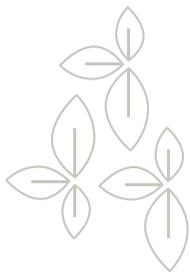
Architect's Impression

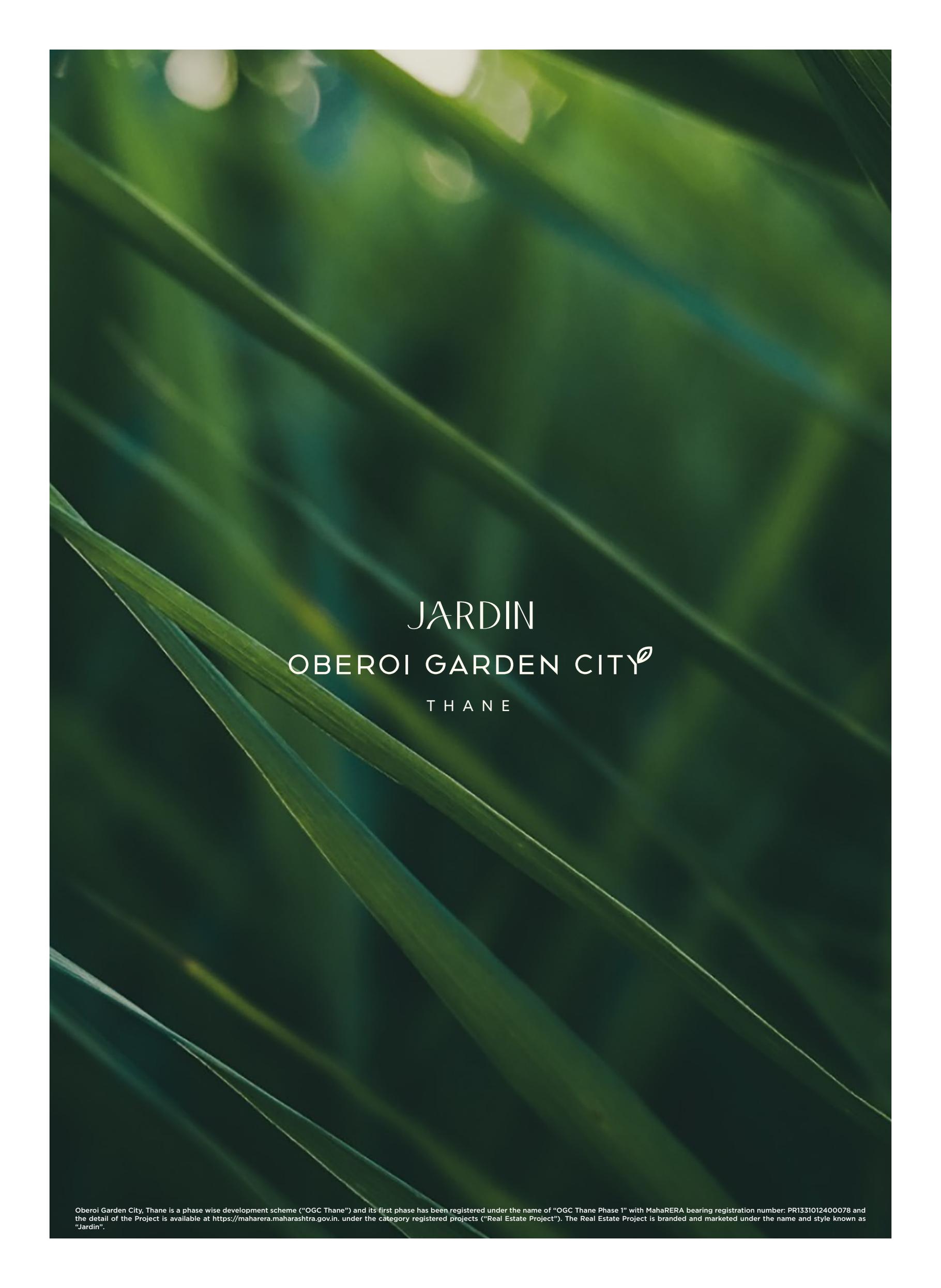
Oberoi Garden City, Thane is a phase wise development scheme ("OGC Thane") and its first phase has been registered under the name of "OGC Thane Phase 1" with MahaRERA bearing registration number: PR1331012400078 and the detail of the Project is available at <https://maharera.maharashtra.gov.in> under 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/offers. 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*





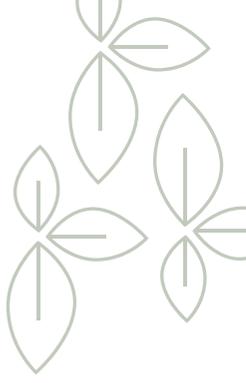
JARDIN  
OBEROI GARDEN CITY<sup>🌿</sup>  
THANE

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".



Architect's Impression

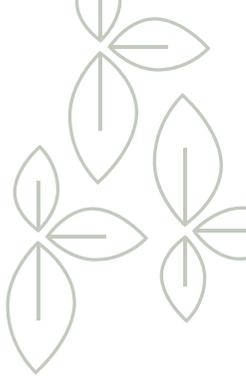
Oberoi Garden City, Thane is a phase wise development scheme ("OGC Thane") and its first phase has been registered under the name of "OGC Thane Phase 1" with MahaRERA bearing registration number: PR1331012400078 and the detail of the Project is available at <https://maharera.maharashtra.gov.in> under 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.



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



Architect's Impression



## CONTENTS

*09*

Nature

*13*

Wellness

*18*

Lifestyle

*22*

Living

*27*

Design

*30*

Sustainability

*32*

Amenities

*34*

Location Map

*Nature*

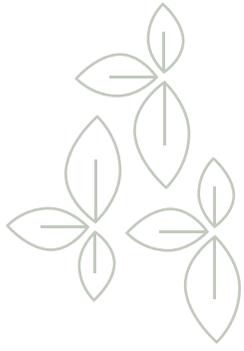


The Garden of Stories



Actual Image shot at OGC Thane Customer Experience Centre

Obero 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: PR133102400078 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 pictorial/other representations herein including landscapes/amenities/facilities/ furniture/fixture/artefacts, equipment's, fillings shown are used to indicate a conceptual lifestyle and are not a part of the actual offerings/sale. Actual flat/unit may vary/differ from this show flat. All areas/specification/amenities to the Flat/Project/Layout/Scheme shall be as per the Agreement for Sale between the Parties. Refer to the page "Disclaimer" (page no. 38) all of which are deemed to be incorporated herein.



## 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.

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.



Architect's Impression

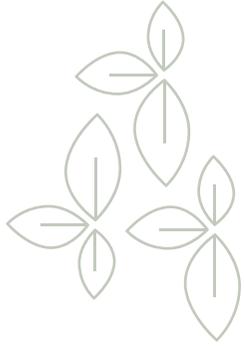
## *Wellness*

---

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.

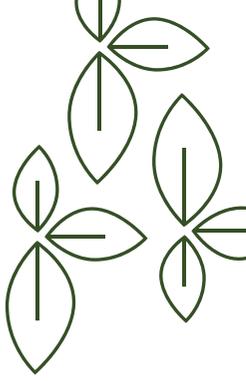


It's a life of balance, where your mind is calm, body energized and spirit shining with enduring vitality.



Actual Image Shot at Esquire

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 pictorial/other representations herein including landscapes/amenities/facilities/ furniture/ fixtures/facts, equipment's, fillings shown are used to indicate a conceptual lifestyle and are not a part of the actual offerings/sale. Actual flat/unit may vary/differ from this show flat. All areas/specification/amenities to the Flat/Project/Layout/Scheme shall be as per the Agreement for Sale between the Parties. Refer to the page "Disclaimer" (page no. 38) all of which are deemed to be incorporated herein.



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.

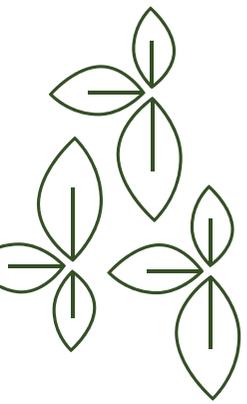
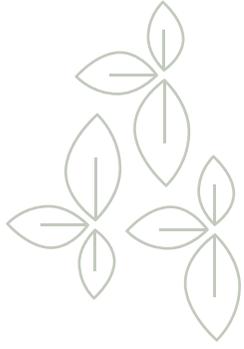




Image for representation purpose only

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". \*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.



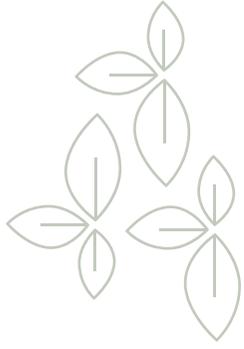
Actual Image shot at Oberoi International School, Goregaon

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.



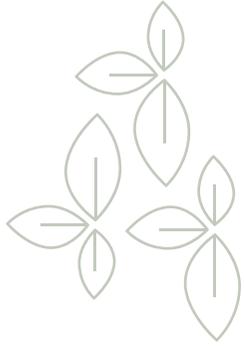
Actual Image of show flat at Jardin



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

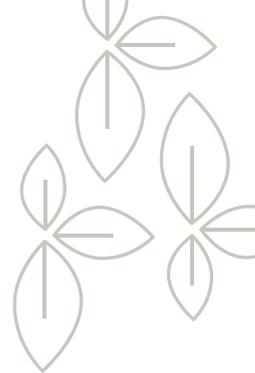


## Nayan Trivedi

*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.”

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.



## 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. ”

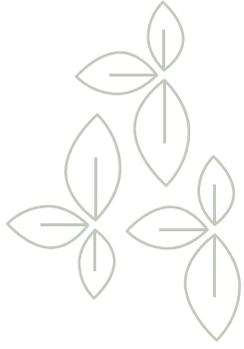
## GRANT ASSOCIATES, SINGAPORE

“ 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. ”

## *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.



Actual Image of Customer Experience Centre at OGC Thane

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



## Lounge and Entertainment

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



## Conveniences

- Laundry Collection Room\*
- Doctor's Room\*



## Nature and Wellness

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



## Children's Activity Zone

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

\*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 Singhania School - 2.4 Km

## Hospitals

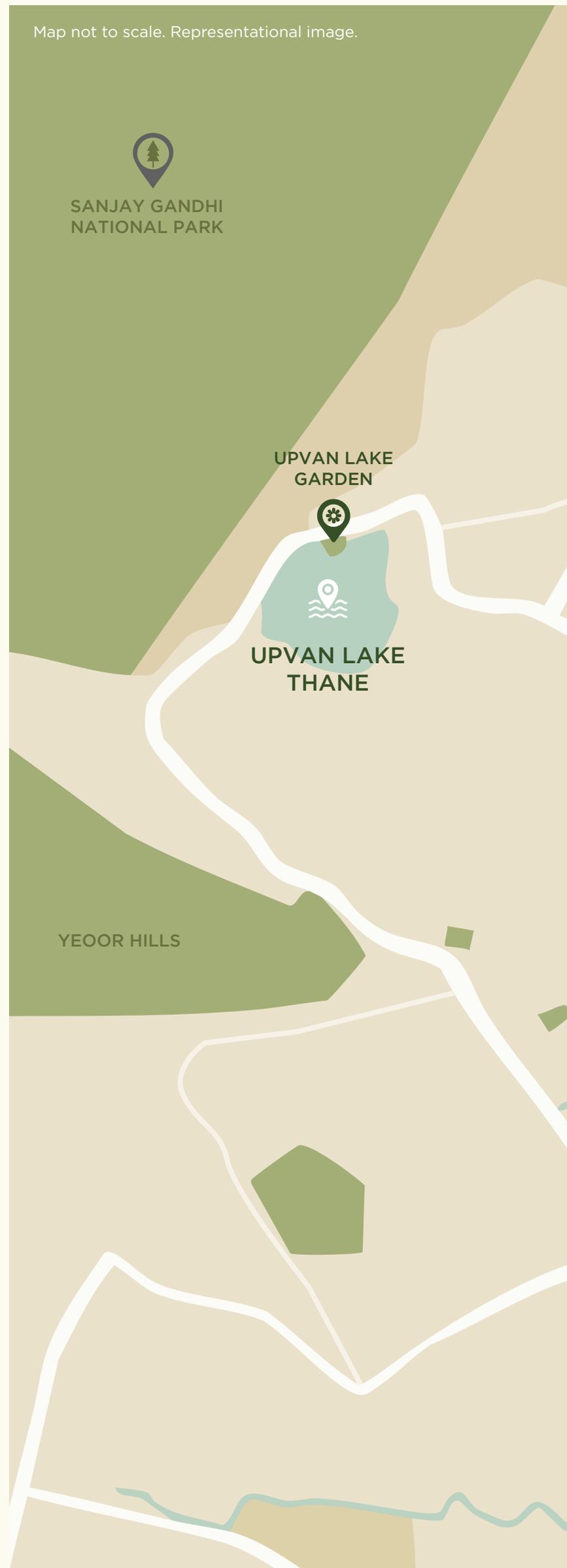
- Bethany Hospital - 1 Km
- Jupiter Hospital - 2 Km
- KIMS Hospital - 5.1 Km

## 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

R MALL

DMART KOLSHET

CROMA

D.A.V. PUBLIC SCHOOL

VASANT VIHAR HIGH SCHOOL & JR. COLLEGE

JARDIN OBEROI GARDEN CITY THANE

BETHANY HOSPITAL

OBEROI GARDEN CITY THANE FUTURE DEVELOPMENT

UNNATHI GARDENS

POKHARAN ROAD NUMBER 2

UPCOMING KAPURBAWDI METRO STATION

UPCOMING MAJIWADA METRO STATION

JUPITER HOSPITAL THANE

SMT. SULOCHANADEVI SINGHANIA SCHOOL

VIVIANA MALL

EUROKIDS DAY CARE

POKHARAN ROAD NUMBER 1

EASTERN EXPRESS HIGHWAY

CADBURY JUNCTION

GHODBUNDER ROAD

KOLSHET ROAD



# 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.

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 is for mere indication and for suggestion purpose only referring to the vicinity/ areas around the Oberoi Garden City Project/Scheme, no inference or conclusion can be drawn without seeking necessary advice and consultation. Refer to the page "Disclaimer" (page no. 38) all of which are deemed to be incorporated herein. \*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 Realty Limited have engaged Marriott Hotels India Private Limited/its affiliates for running operation of its upcoming Hotel at Sky City, Borivali East- 400 066 and the Hotel will be known as the "Mumbai Marriott Hotel Sky City". \*Proposed and upcoming.



Map not to scale. Representational image.



# DISCLAIMER

1. **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” and the details of the Real Estate Project is available on the website <https://maharera.maharashtra.gov.in> under registered projects.
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

## Customer Experience Centre:

Oberoi Garden City Thane,  
Customer Experience Centre,  
Pokhran Road No. 2,  
Thane, Maharashtra 400610.

## Corporate Office:

Oberoi Realty Limited,  
Commerz, 3rd Floor,  
International Business Park,  
Oberoi Garden City,  
Off Western Express Highway,  
Goregaon (East),  
Mumbai - 400 063.



+91 80698 07505



[www.oberoirealty.com](http://www.oberoirealty.com)

