



#AeroPhase

Where growth meets opportunity



Stock image for representation purpose only



GODREJ CITY
PANVEL

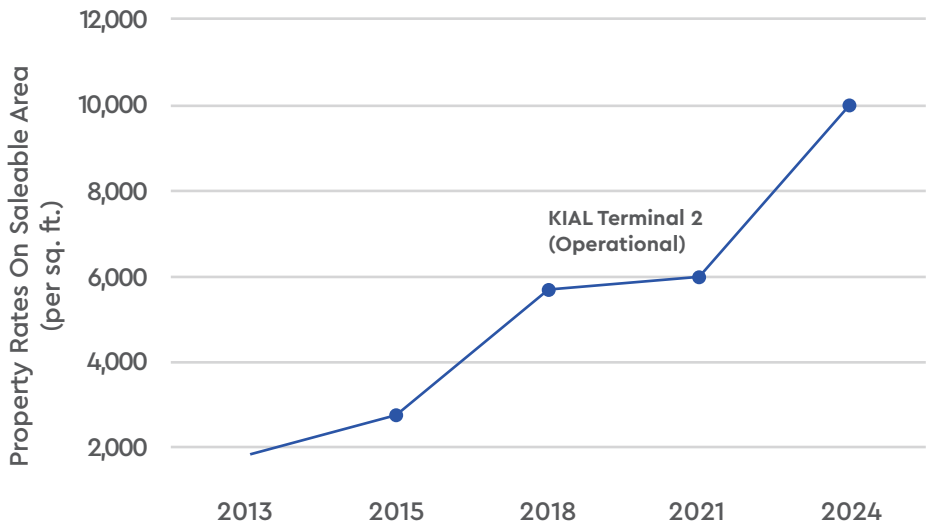


THE AIRPORT EFFECT

Airports drive urban growth



NORTH BENGALURU PROPERTY RATES SOARED WITH 5.5X GROWTH IN A DECADE



HOW AIRPORT EXPANSION DROVE BENGALURU'S REAL ESTATE GROWTH



Kempegowda Intl. Airport, Bengaluru

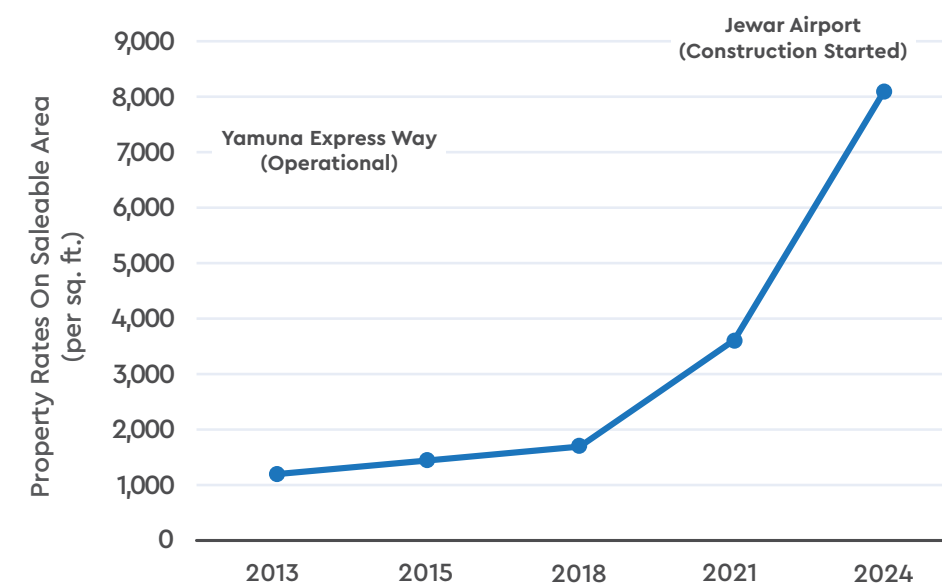
Terminal 2 and Airport Expansion:
The launch of T2 in 2022 increased airport capacity and global connectivity, sparking new demand for housing, hotels, and offices nearby.

Aerospace and SEZ Clusters:
Global giants like Boeing and Airbus operate out of the nearby Aerospace SEZ, boosting jobs and driving long-term housing demand.

NOIDA'S REAL ESTATE
REACHED NEW HEIGHTS WITH THE AIRPORT



NOIDA'S REAL ESTATE SURGES WITH 7X GROWTH IN 10 YEARS



NOIDA INTL. AIRPORT, JEWAR



Massive Investment Inflow:

The airport project is expected to channelize over **₹10,000 crores** in infrastructure and allied development, **making the region a hotspot for growth.**

Dedicated Commercial Sectors:

Sectors 162, 163, and 164 have already been earmarked for commercial development, **paving the way for offices, retail, and hospitality spaces.**

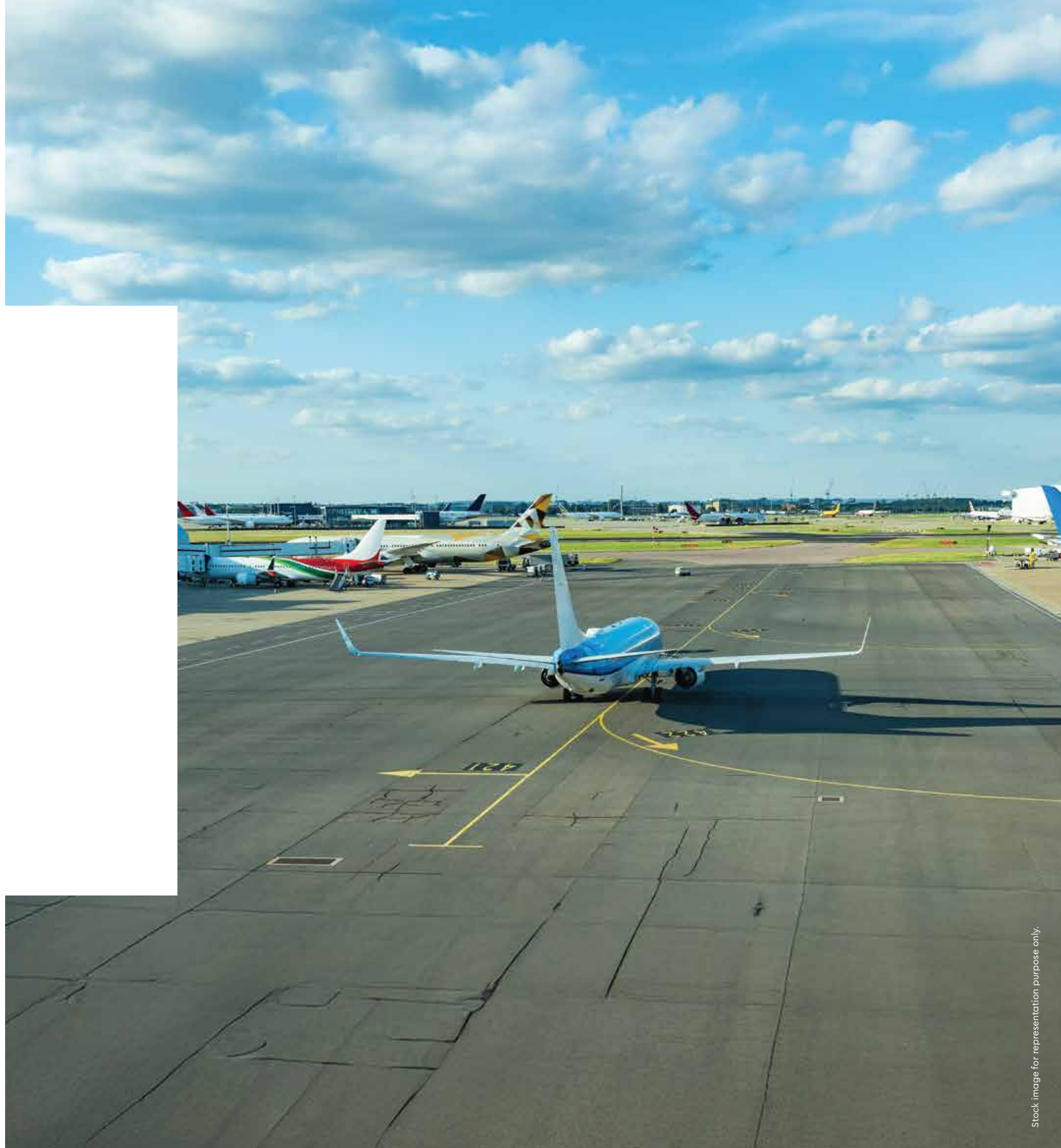
Innovative Urban Mobility:

In the long term, the airport and its ecosystem are projected to create nearly 1 million jobs, **transforming the region into an economic powerhouse.**



PANVEL'S AIRPORT EFFECT

The Start Of Unmatched Growth





PANVEL'S REAL ESTATE CLEARED FOR TAKEOFF



India's Next Mega Airport



Navi Mumbai Intl. Airport

NMIA to span **5,599 acres**, positioned among India's **largest greenfield airports**

Dedicated infrastructure for **aeronautical operations** covering **2,867 acres**

Nearly **3X larger than Mumbai's CSMIA**, which covers 1,850 acres

Part of the **NAINA vision**, a planned **integrated development zone** near the airport

Expected to **generate jobs** during **construction** and **post-construction**

The NMIA envisions itself as a **catalyst** for **regional growth** in **Navi Mumbai and Panvel**

INAUGURATION & OPERATIONAL TIMELINE

PM Narendra Modi to
inaugurate NMIA in 2025

India's **mega aviation leap** with one
of its **largest greenfield airports**

Phase 1 (2025): 20 million
passengers per year

Phase 2 (2029): Expand capacity to
60 million passengers per year

Full development by 2032: Up to
90 million passengers per year

Built for the future to serve growing
air traffic across **western India**

Backed by **₹16,700 crore investment**,
reflecting its **national importance** and
economic potential

Progressing on schedule with
strong government support

Catalyst for Mumbai 3.0 growth,
regional **infrastructure**, and **employment**

NAVI MUMBAI INTL. AIRPORT
INDIA'S NEXT AVIATION POWERHOUSE
LAUNCHING 2025



CONNECTIVITY AT THE CORE OF UNPARALLELED GROWTH

UNLOCKING UNPARALLELED GROWTH POTENTIAL IN PANVEL

Atal Setu, India's longest sea bridge, connects **South Mumbai** to **Navi Mumbai** in **40 minutes***

Ulwe Coastal Road², a new **arterial route**, links **Atal Setu** to **NMIA** in **Phase 1** and extends to **JNPT** in **Phase 2**, boosting **east-west logistics** and **passenger flow**

Kharghar Coastal Road³, a planned **coastal route** linking **Kharghar**, **Belapur**, and **Nerul** to **NMIA**, will improve **intra-city connectivity** from major **residential** and **commercial zones**

Mumbai-Pune Expressway provides **seamless regional access** from **Pune** and **western Maharashtra** to **NMIA** via **Panvel**

Upcoming Metro Line 8⁴ connects **NMIA** and **CSMIA** to enable **fast airport-to-airport transfers** and reduce **road congestion**

CSMT-Panvel-Karjat Rail Extension⁵, to improve **suburban** and **intercity travel** along Mumbai's **eastern corridor**, supporting **commuter movement**

Virar-Alibaug Multimodal Corridor⁶, a proposed **126-km corridor**, will link **northern suburbs (Virar)** to **southern coastal areas (Alibaug)**

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*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 29th May '25 at 5 am.

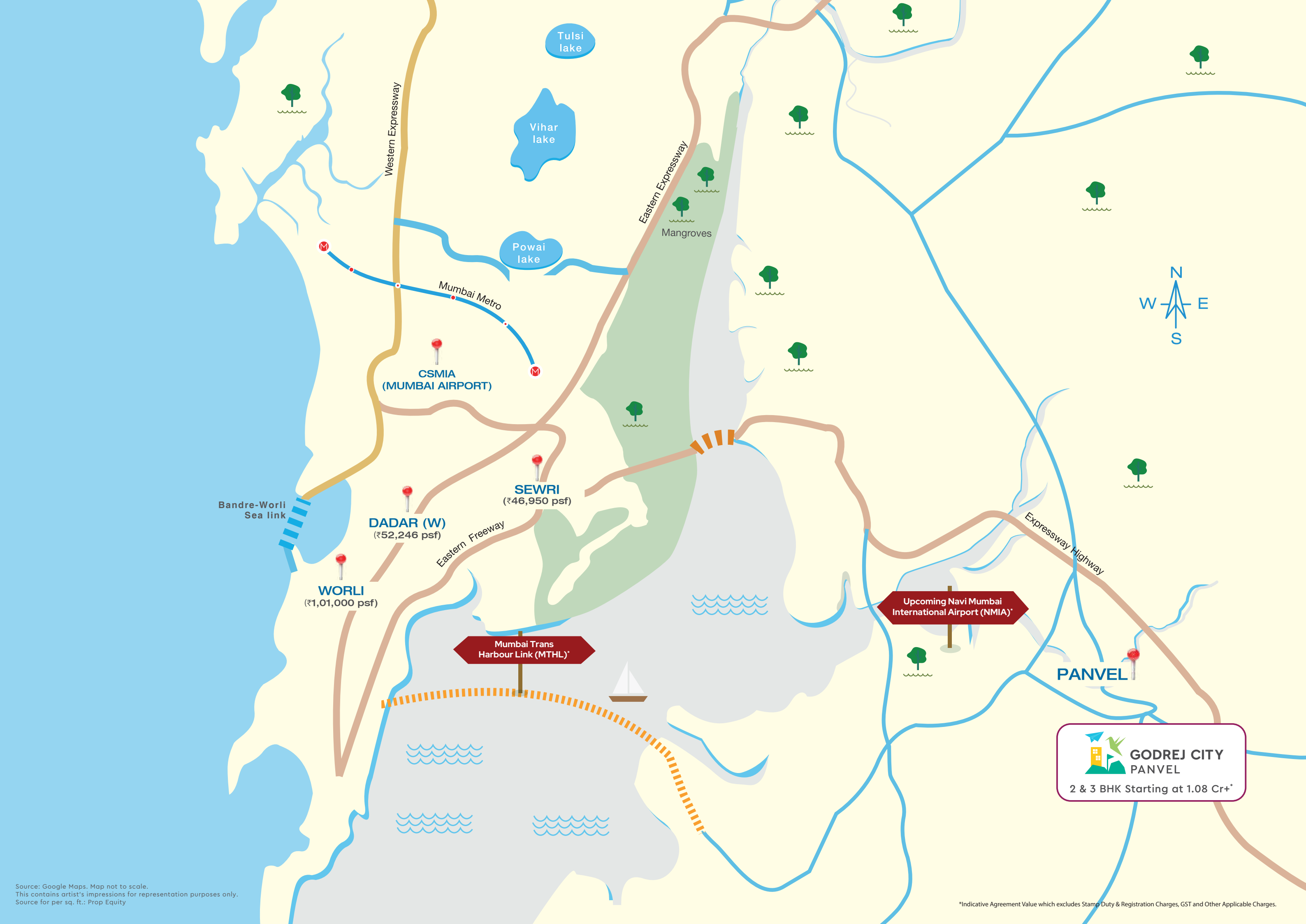
²Ulwe Coastal Road, https://cidco.maharashtra.gov.in/pdf/ulwe_coastal_road/CRZ_Clearance.pdf.

³Kharghar Coastal Road, <https://forestsclearance.nic.in/timeline.aspx?pid=FP/MH/ROAD/153241/2022> ⁴Mumbai Metro Gold Line (Line 8), <https://www.mmmocl.co.in/project-brief.html>

⁵CSMT – Panvel – Karjat Line, https://cr.indianrailways.gov.in/cr/stn_redevelop/1443701235744_PANVEL%20YARD%20PALN.pdf

⁶Virar-Alibaug Multimodal Corridor, <https://www.mmrda.maharashtra.gov.in/photo-gallery/multimodal-corridor-virar-alibaug>

The sources mentioned for the above upcoming infrastructure were obtained on 29th May '25 from the relevant official government sources. 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.

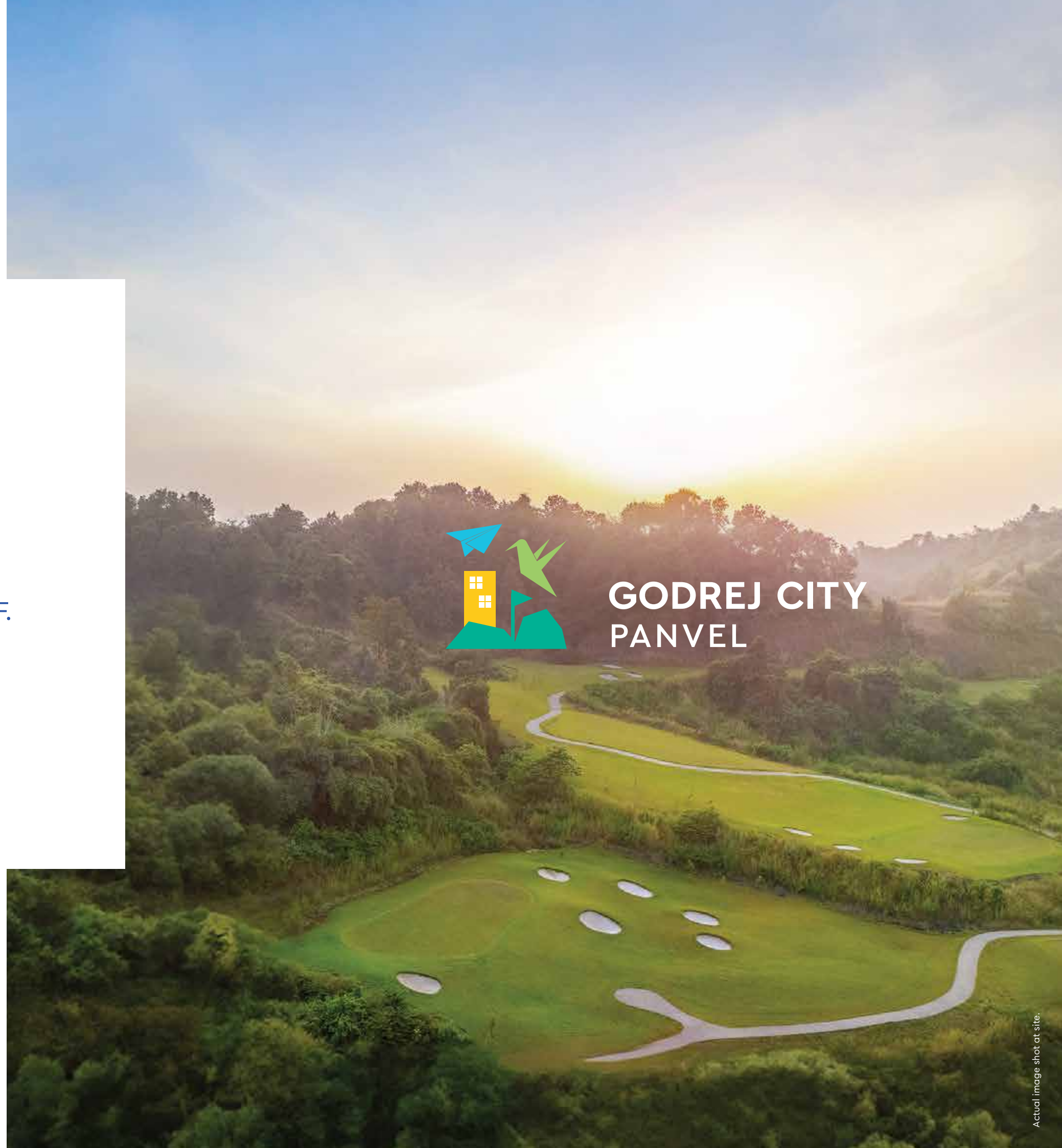




BE A PART OF THE GROWTH,
BEFORE OPPORTUNITY TAKES OFF.



GODREJ CITY
PANVEL





GODREJ CITY: AT THE HEART OF MUMBAI'S NEXT GROWTH CHAPTER



GODREJ CITY PANVEL

MAKE A VISIT AND DISCOVER THE OPPORTUNITY

25-30 minutes² away from NMIA¹,
Godrej City will benefit from the
rising demand for quality homes
near the airport¹.

20-minutes² access to South Mumbai via
operational **Atal Setu (MTHL)**, positioning
Godrej City as a prime, **well-connected**
residential hub.

Multimodal access with **Ulwe Coastal Road³,**
Metro Line 8⁴, CSMT-Panvel-Karjat Rail⁵,
Virar-Alibaug Corridor⁶, positioning Godrej City
at the centre of **Mumbai's transit transformation.**

Panvel is attracting **rising**
interest from buyers and developers
as **NMIA nears completion**
and **infrastructure expands.**

Part of the **Mumbai**
3.0 Vision, Navi Mumbai-Panvel is
emerging as a **premium residential and**
commercial hub.

Actual image shot at site.

¹Adani Navi Mumbai International Airport <https://www.nmiaairport.co.in/About-NMIA-Project?utm>

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³Ulwe Coastal Road, https://cidco.maharashtra.gov.in/pdf/ulwe_coastal_road/CRZ_Clearance.pdf

⁴Mumbai Metro Gold Line (Line 8), <https://www.mmmocl.co.in/project-brief.html>

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THE FUTURE GROWTH OF PANVEL





This project is being developed by Caroa Properties LLP (Developer) wherein Godrej Properties Limited is a partner. Green Terraces (i.e. Tower 1, 2 and 3), Godrej City, Panvel" are mortgaged to Axis Bank and No Objection Certificate (NOC) is required from Axis Bank for sale of flats / Property. The Sale is subject to terms of Application Form and Agreement for Sale. 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. This contains stock images, for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such stock images 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. Date of publication: 25th June, 2025. T&C apply.