



Presenting **GREEN TERRACES**





A world where timeless tradition
meets future vision.

For 128 years, we've built a legacy of honesty, quality, innovation and sustainability. With a vision for a greener, brighter future, we create spaces where many worlds unite.



14+
CITIES



123+
PROJECTS



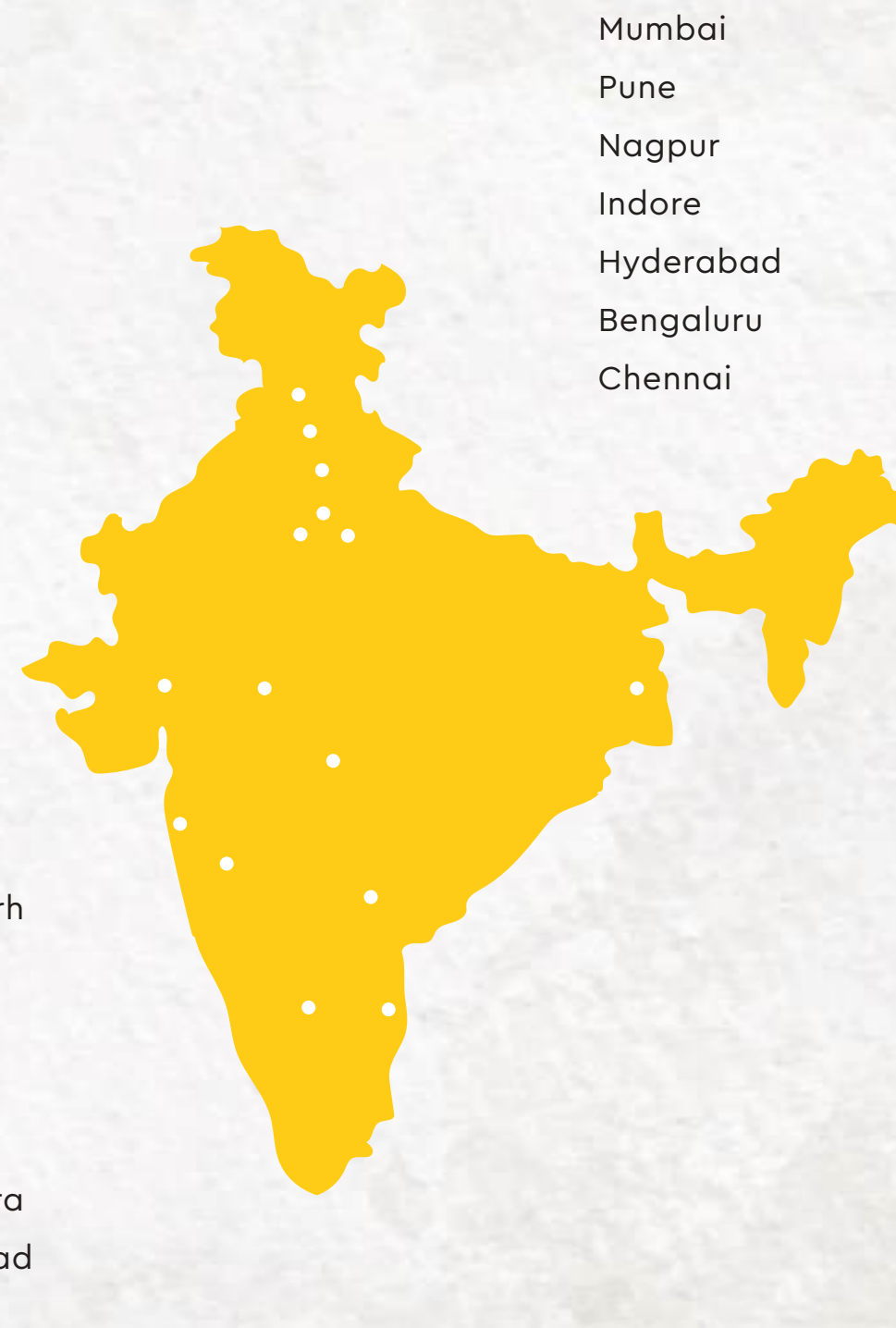
36
YEARS OF
EXPERIENCE



500+
AWARDS AND
RECOGNITIONS



1,00,000+
HAPPY FAMILIES





A world of excellence that sets new standards.

Godrej Properties is dedicated to creating innovative spaces that shape the future of urban living, with a strong commitment to excellence and a visionary approach to development.



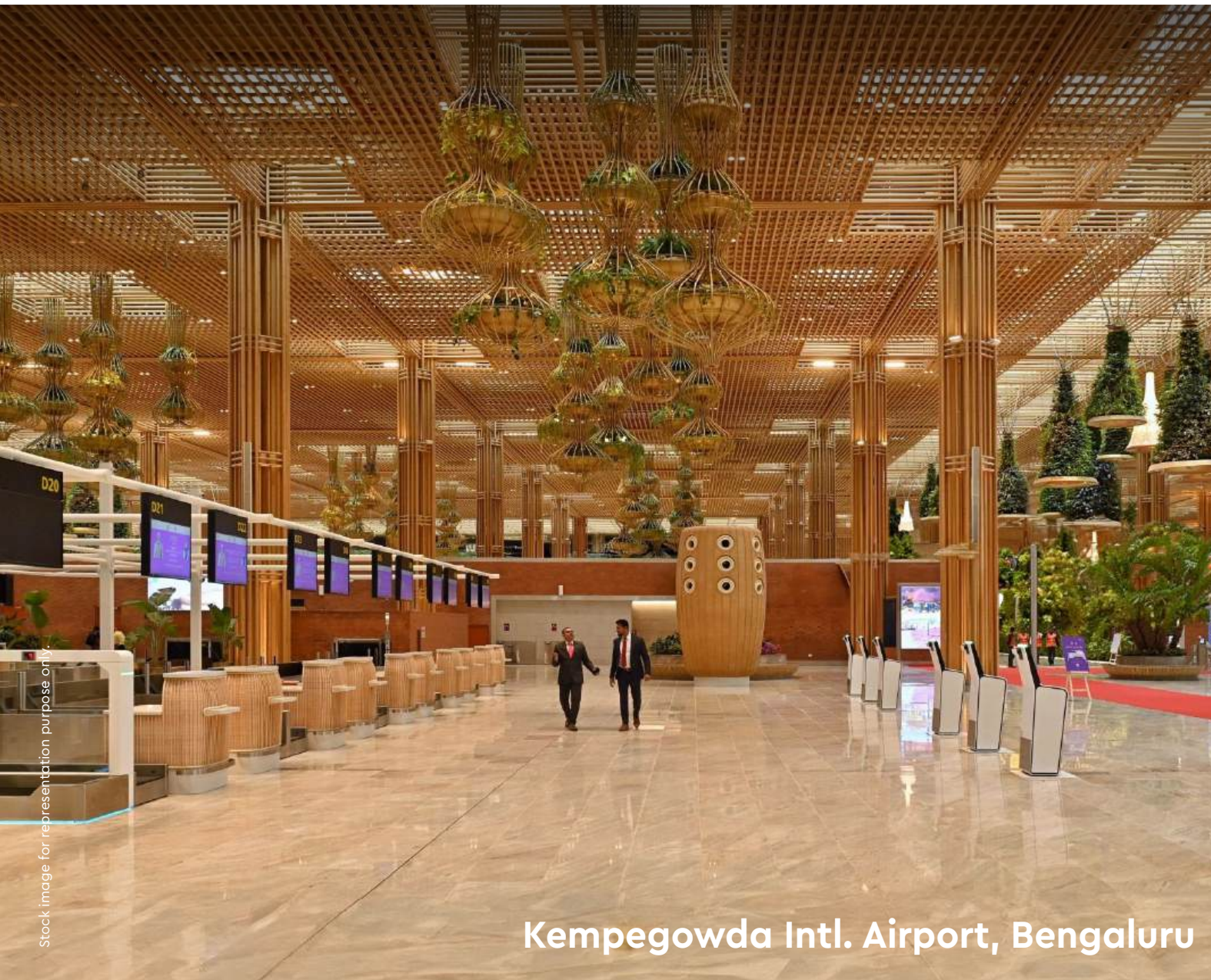
Source: Google Maps. Map not to scale.

This contains artist's impressions for representation purposes only. The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above. The projects are registered with MahaRERA registration number as below and are available at <http://maharera.mahaonline.gov.in>. P51700027436 | P51800023915 | P52000001298 | P52000018146 | P51800000165 | P51800000161 | P51800000158 | P51700000120 | P51700024496 | P51700022148 | P51800022159 | P51800000812 | P51700002689 | P51700002442 | P51700013329 | P51700008346 | P51800013802 | P51800001107 | P51800000519 | P51700034608 | P51700032552 | P51900034851 | P51800051172 | P51700000120 | P51700013329 | P51800028364 | P51700031726 | P51800023915 | P51900048424 | P51900005216 | P51800053882 | P52000077384 | P52000077385 | P51800077080 | P51800077085 | PM1180002500076 | PM1330002500429.

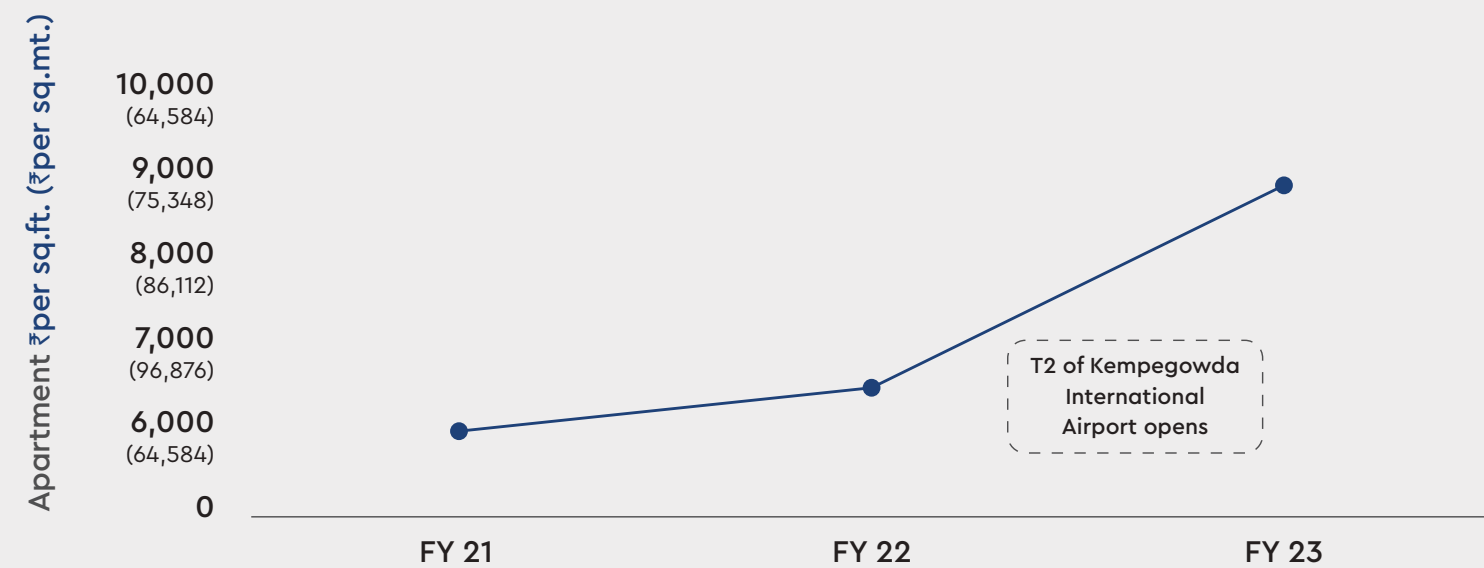


HOW AIRPORTS HAVE SHAPED & SHIFTED CITIES!

How airport expansion drove Bengaluru's real estate growth



Residential average property price trend in North 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:

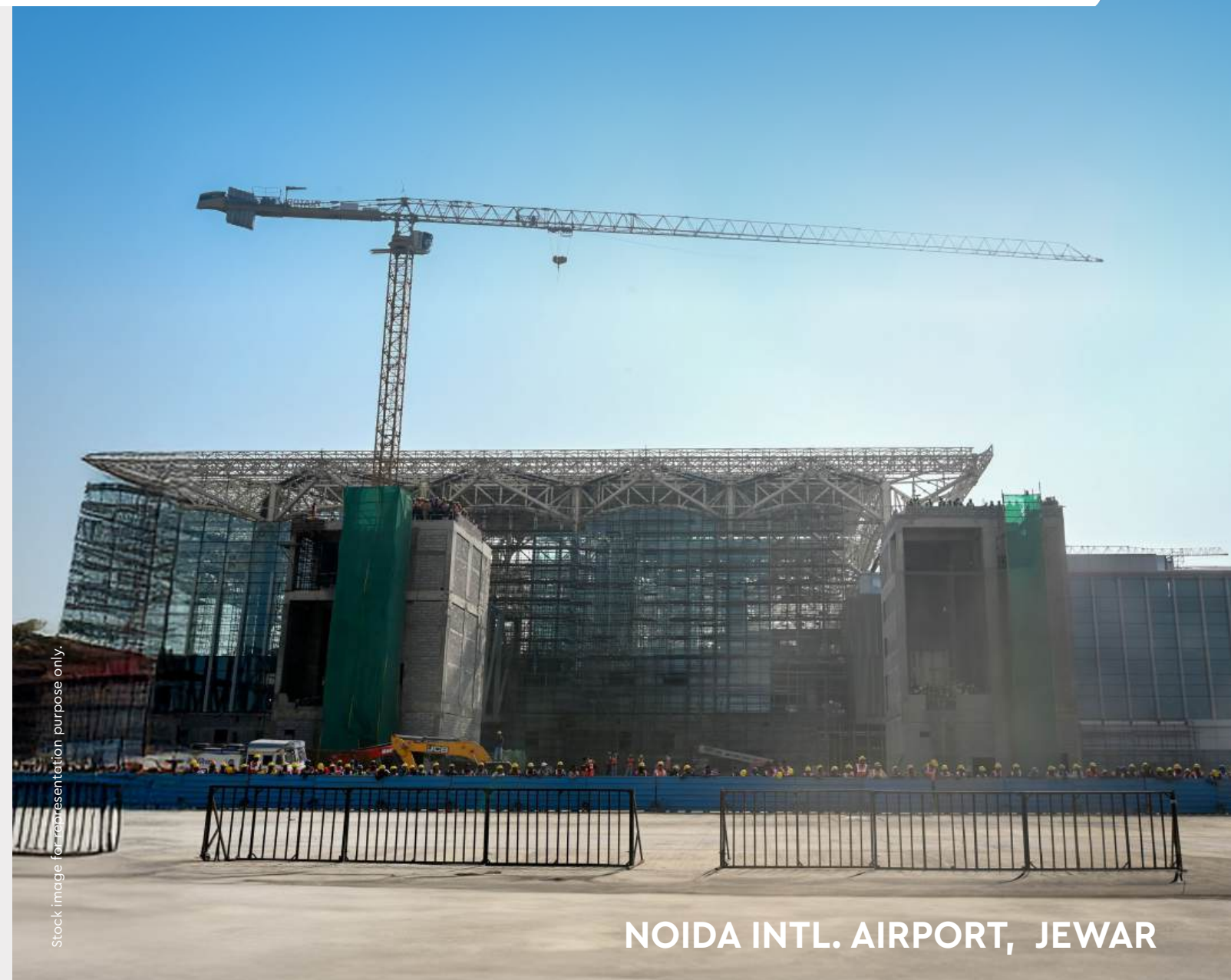
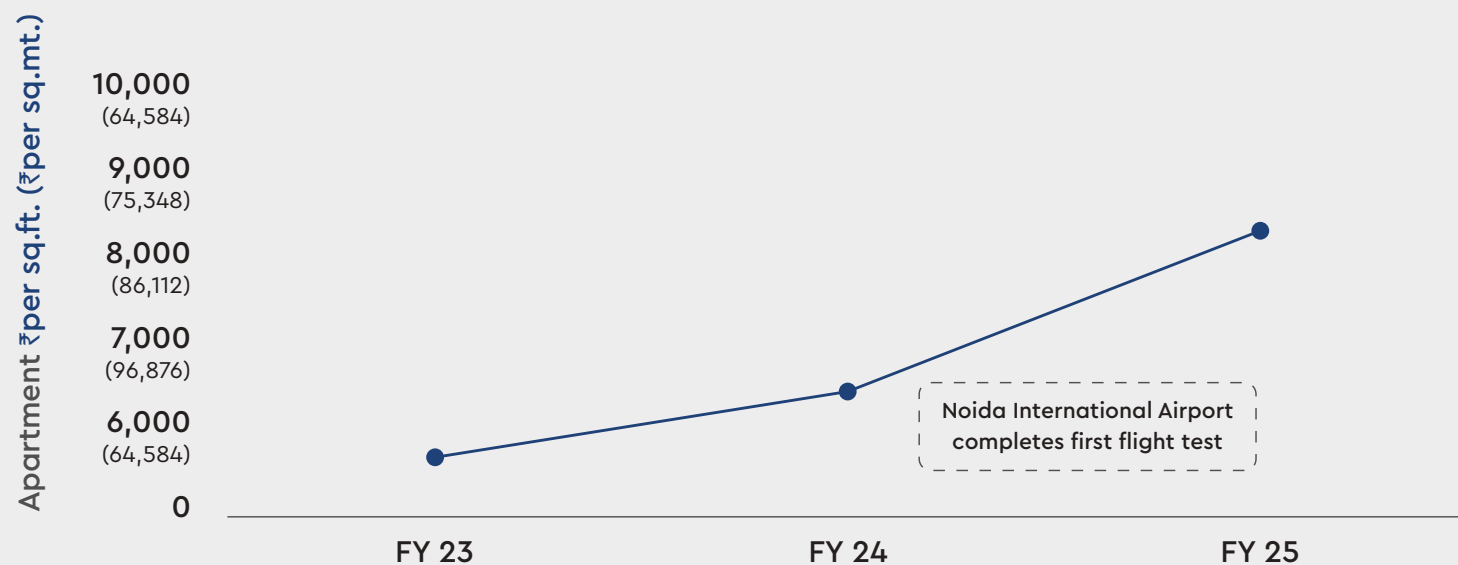
Global giants like Boeing and Airbus operate out of the nearby Aerospace SEZ, boosting jobs and driving long-term housing demand.



Noida's real estate reached new heights with the airport announcement and constructions



Residential property price trend in Noida & Greater Noida



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.

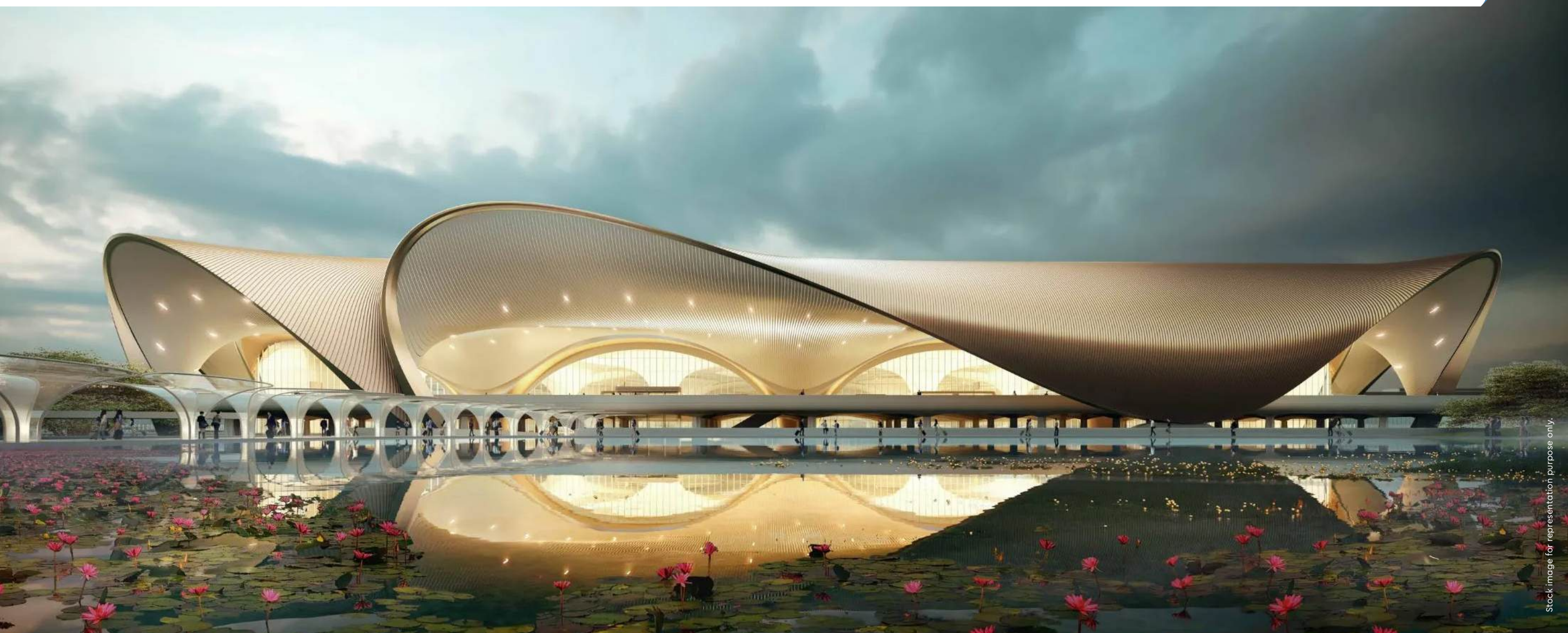
Dedicated Commercial Sectors:

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.**

History is being re-written in Panvel with
Navi Mumbai Intl. Airport: India's first multi-modal airport



A multimodal airport
seamlessly linked to rail,
road, and sea networks
for seamless transit

**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

A new urban magnet
for jobs, investments,
and future-ready
communities



A world of robust systems that supports growth.

Road transport drives connectivity and economic growth, enhancing travel efficiency and access to key hubs.



Atal Setu (MTHL)

The 6-lane bridge connects Sewri to Nhava Sheva in just 20 mins*, easing travel to South Mumbai.

Upcoming Virar-Alibaug Multimodal Corridor⁴

The upcoming corridor will reduce travel time by 50%, connecting key economic hubs and major highways.

Upcoming Ulwe Coastal Road⁵

The 5.8 km road will link Navi Mumbai Airport to Atal Setu, shortening drive time to South Mumbai.



A world of accessibility that fosters opportunities.

Mumbai 3.0 will offer improved connectivity through metro and rail networks, enabling faster commutes, better accessibility and accelerated regional growth for enhanced convenience and economic progress.



Upcoming Mohape Railway Station⁶

Less than 8 minutes* from Godrej City, will reduce travel time to South Mumbai.

Upcoming Mumbai Metro Gold Line⁷

Seamlessly connecting Chhatrapati Shivaji Maharaj Airport to Navi Mumbai International Airport.

Navi Mumbai Metro Line 1⁸

Operational 11.1 km route linking CBD Belapur to Pendhar, with extensions planned for better connectivity.

*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 10th Dec '24 at 4 am. | ⁴Virar-Alibaug Multimodal Corridor, <https://www.mmrda.maharashtra.gov.in/photo-gallery/multimodal-corridor-virar-alibaug> | ⁵Ulwe Coastal Road, https://cidco.maharashtra.gov.in/pdf/ulwe_coastal_road/CRZ_-_Clearance.pdf. | The sources mentioned for the above upcoming infrastructure were obtained on 10th Dec'24 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.

*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 10th Dec '24 at 4 am. | ⁶CSMT – Panvel – Karjat Line, https://cr.indianrailways.gov.in/cr/stn_redevelop/1443701235744_PANVEL%20YARD%20PALN.pdf | ⁷Mumbai Metro Gold Line (Line 8), <https://www.mmmocl.co.in/project-brief.html> | ⁸Navi Mumbai Metro Line 1, 2, 3 & 4, https://efaidnbmnnnibpccajpglclefindmkaj/https://cidco.maharashtra.gov.in/pdf/Media/155300024646734_PRESS-RELEASEENGLISH.pdf | The sources mentioned for the above upcoming infrastructure were obtained on 10th Dec '24 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.



A world of integrated networks driving opportunities.

These expressways connect key destinations, enhance travel efficiency, boost regional trade and support economic growth with modern infrastructure.



Stock image for representation purpose only.

Mumbai – Pune Expressway

India's first six-lane expressway cuts travel time between the cities to 2.5 hours, boosting logistics.

Mumbai – Goa Expressway

The highway enhances Konkan connectivity, promoting tourism and trade.



A world of connectivity that powers progress.

Discover a world of transformative growth and connectivity in Mumbai 3.0, redefining urban living and economic opportunities.



Stock image for representation purpose only.

Upcoming NAINA¹

Proposed to be India's largest Smart City, NAINA spans across 371 sq. km with world-class infrastructure and houses 2 million people.

Fueling Tomorrow's Urban Transformation²

Backed by ₹7,500 crore infrastructure push across NAINA, CIDCO is building roads, utilities, and transit-ready networks to drive long-term regional growth.

Upcoming Navi Mumbai SEZ³

Upcoming Reliance's Navi Mumbai SEZ, a \$75 billion project, will drive growth, jobs and housing demand.

¹NAINA, <https://cidco.maharashtra.gov.in/naina#gsc.tab=0> | ²<https://cidco.maharashtra.gov.in/Upload/20250716142726707.pdf> | ³Special Economic Zone, <https://www.ibef.org/news/rils-navi-mumbai-project-may-attract-us-75-bn-investments-in-over-10-years>. | The sources mentioned for the above upcoming infrastructure were obtained on 10th Dec'24 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.



India's Media Pulse Will Now Beat in Panvel

Proposed investment of INR 2,000 crore with a potential to generate an estimated employment of 2500. Phase 1 investment of approximately INR 500 Crore on a land area of roughly 10 acres.



Stock image for representation purpose only.

Godrej City Panvel to host a pioneering Film and Media Campus through a Government of Maharashtra – Godrej Fund Management MoU.

Signed at WAVES Summit 2025, this strategic partnership ushers in a new era of creative economy and media development

Strategic move to position Panvel as a national hub for content creation and media innovation.



A world of mapped opportunities

Source: Google Maps. Map not to scale.

1. Adani Navi Mumbai International Airport, <https://www.nmiaairport.co.in>

2. NAINA, <https://cidco.maharashtra.gov.in/naina#gsc.tab=0>

3. Navi Mumbai Metro Corridor, <https://mmrda.maharashtra.gov.in/documents/10180/830438/Sttus+of+Metro+Phase+II+%26+III+Corridors/6bf8bcec-50b3-4d86-8729-3db385b179fa>

4. Special Economic Zone, <https://www.ibef.org/news/rils-navi-mumbai-project-may-attract-us-75-bn-investments-in-over-10-years>

5. Virar-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 25th Sept '25 from the relevant official government sources.

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

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.

A world of unmatched amenities
that cater to every need.



Schools and Colleges
within 30 mins*



Hotels within
30 mins*



Malls and Theatres
within 30 mins*



Corporate Parks and Industries
within 35 mins*



- Delhi Public School (CBSE)
- St. Joseph High School
- MGM College of Medical and Engineering
- National Institute of Fashion Technology

- Hotel Royal Tulip
- The Park



- Orion Mall and PVR Cinemas
- D-Mart
- Inorbit Mall
- K Mall / Big Bazaar

- Reliance Industries Limited
- MIDC
- CIDCO
- ITC Park

*Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 10th Dec '24 at 4 am.



GODREJ CITY PANVEL

In this city, every lifestyle finds its place, with endless opportunities, comforts and connections. After all, in this thriving city, everything you need is within reach.

A world of thriving communities that brings everything to your doorstep.



**9-Hole
Golf Course**



**Proposed Godrej
Film City**



**145 Acres[^] of
Integrated Township**



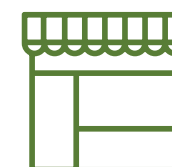
**Exclusive Shuttle
Bus Services**



**Upcoming SNBP
School[#]**



**Padel
Courts**

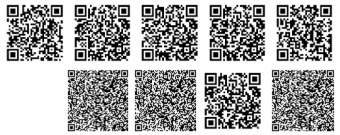


**High Street
Retail**



**Healthcare
Facilities**

Part of Integrated Township Project to be developed by Caroa Properties LLP as may be approved by approving authority from time to time.
*As per approved Master Layout Plan dated 15.03.2024, the ITP is 521312.284 SQM i.e. 128.85 Acres and Developer is in process of further acquisition. Presently developer has submitted an Application to Director Town Planning Pune for sanction of additional land Locational Clearance dated 5th September 2024 for the area of 51161 SQM i.e. 12.65 Acres.
The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any kind of impact on the views.
*The school is a part of Integrated Township to be developed by SNBP Group of Institutes as may be approved by approving authority from time to time.
<https://www.moneycontrol.com/news/brand-connect/godrej-fund-management-and-the-government-of-maharashtra-sign-mou-at-the-waves-summit-2025-for-the-development-of-a-state-of-the-art-film-television-and-media-campus-at-godrej-city-panvel-13013114.html>
This is part of the future development of the larger layout as approved by the approving authority to be developed in phases



A world of iconic projects
that set the standard.

Over the years, Godrej City has introduced a series of successful developments that have set new benchmarks in lifestyle and design. Each launch reflects our commitment to quality and innovation, making Godrej City a sought-after destination in Panvel.



Actul Image

WOODS AND GOLF MEADOWS

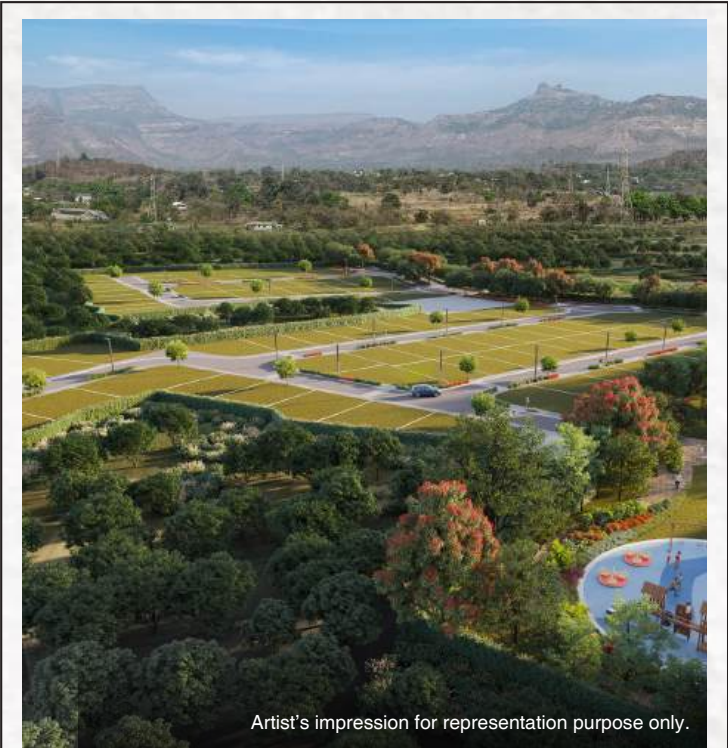
DELIVERED



Artist's impression for representation purpose only.

THE HIGHLANDS

UNDER CONSTRUCTION



Artist's impression for representation purpose only.

GODREJ GOLF SIDE ESTATE I & II

PHASE I - SOLD OUT
PHASE II - LAUNCHED 2025



Artist's impression for representation purpose only.



Introducing a new era of modern living at Panvel's Finest

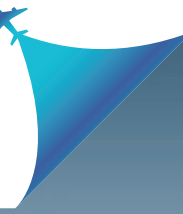
Nestled in the heart of Godrej City, #Aerophase enjoys a prime central location within the thriving township with the added advantage of being next to a golf course, expansive green areas, and retail hubs. It blends urban living with nature, offering lush landscapes and premium amenities, making it an exceptional place to call home.

Presenting
GREEN TERRACES



**A world of greens and
scenic landscapes that co-exist.**

Homes here, offers stunning golf views* on one side and serene greenery on the other. With spacious layouts and a deck in every home, you can experience luxury living with unique vistas from every residence.



Actual shot of Golf Course in Godrej City, Panvel.

*The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any kind of impact on the views.



**A world designed in the heart of Godrej City,
where nature, leisure and views redefine your lifestyle.**

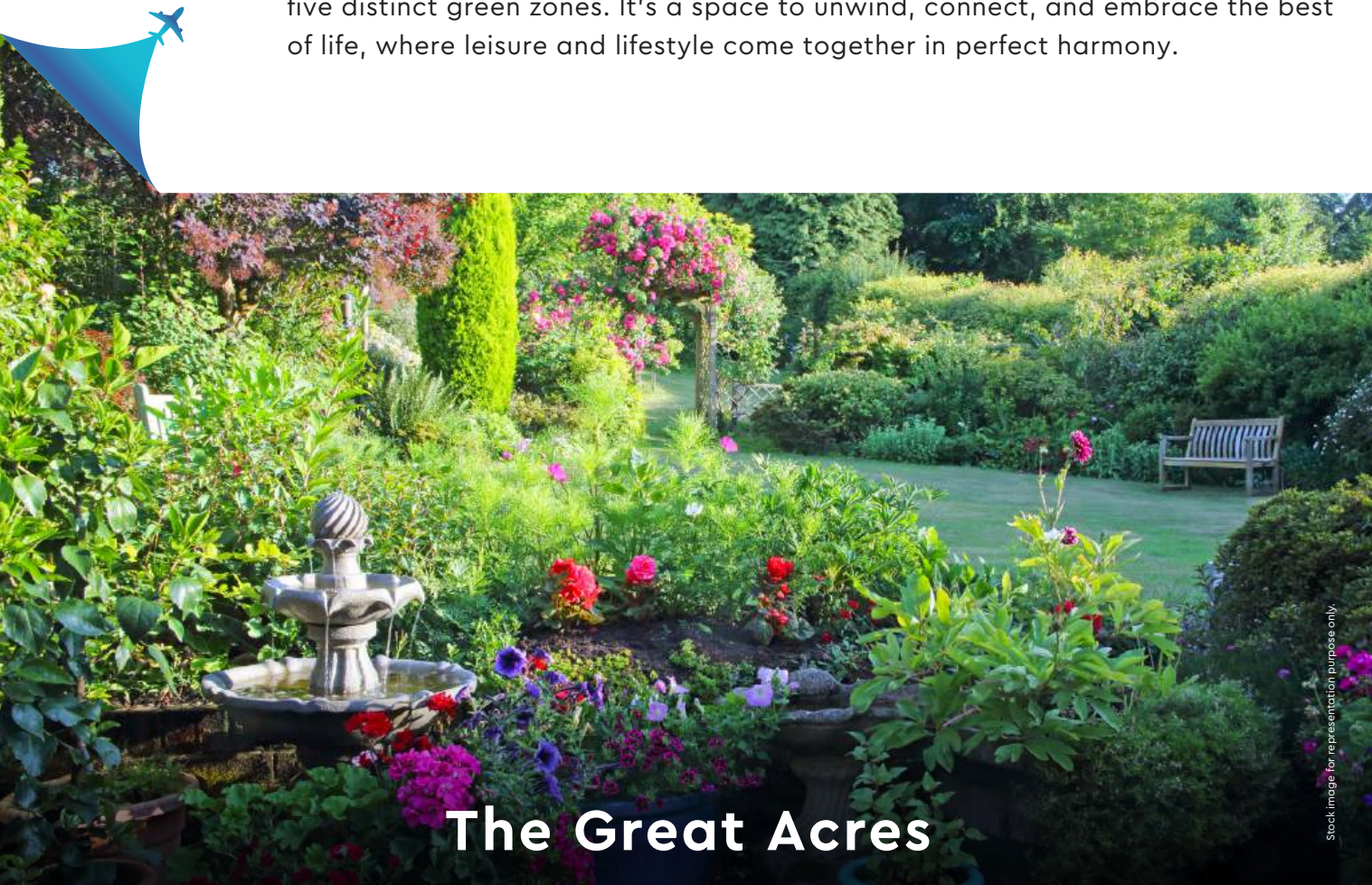
Situated in the heart of Godrej City, this development brings together leisure, scenic views and offers green spaces for communities to thrive. It's the ideal setting for a balanced lifestyle, where nature and connectivity create the perfect environment for all.





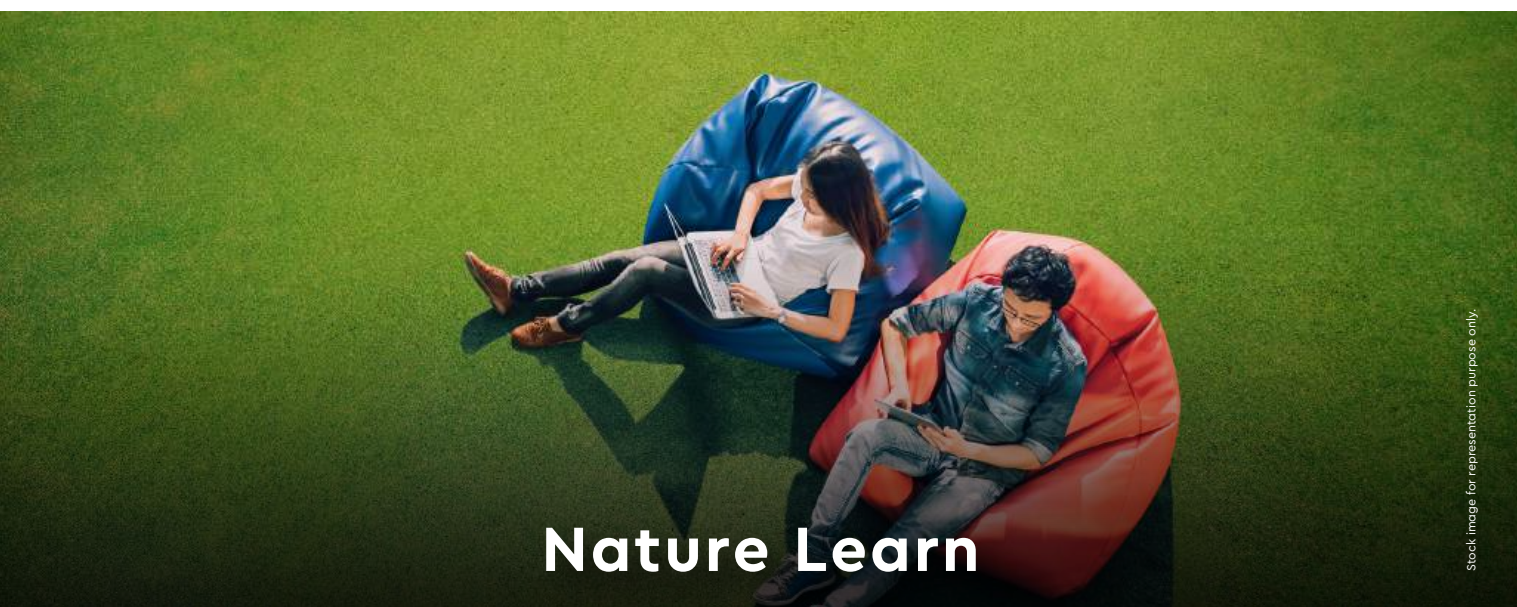
A world of exclusive amenities that enrich your every day.

Welcome to the Central Park, a beautifully designed podium-top oasis featuring five distinct green zones. It's a space to unwind, connect, and embrace the best of life, where leisure and lifestyle come together in perfect harmony.



The Great Acres

Multipurpose Lawn | Sculpted Greens | Tree Court Seating



Nature Learn

Nature Trail | Zen Den | Study & Work Pods



Adventure Park

Zip & Zoom | Bounce Zone | Swing & Soar



Re-play

Half Basket Ball Court | Futsal Court | Outdoor Fitness Area



Playland

Adventure Playground | Toddlers' Play Area | Kids' Tumble Slide



A world of clubhouse amenities* that elevate your lifestyle.

The Clubhouse is all about balance. With thoughtfully designed indoor and outdoor spaces, it's where comfort and fun come together for a lifestyle you'll love.



Half Olympic
Length Pool



Lawnside
Multipurpose Hall



Indoor Badminton
Court



Squash
Court



Fitness
Center



Steam
Room



Musical
Chamber



Gaming
Arcade



*This forms part of the current phase and not a part of the larger layout of the integrated township.



**Crafted for those who cherish
the finer things in life.**

At Godrej City, nature and modern living blend seamlessly. With open spaces and peaceful retreats, it's a lifestyle crafted for those who cherish the finer things. Here, every detail is thoughtfully designed to offer a perfect balance of tranquility and convenience, making it a place where you can truly thrive and create lasting memories. Whether it's relaxing amidst lush greenery or enjoying top-notch amenities, every moment here is an experience in itself. Godrej City is more than just a home it's a destination for a life well-lived.





This project is being developed by Caroa Properties LLP (Developer) wherein Godrej Properties Limited is a partner. Green Terraces, Godrej City, Panvel, Tower 4, Green Terraces, Godrej City, Panvel and Tower 5, Green Terraces, 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. Artist's impression and stock image for representation purposes only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression and stock images. 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. 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. The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document, or on any new development, redevelopment, or infrastructure in the vicinity resulting into any kind of impact on the views. Date of publication: 9th July 2026. T&C apply.