



MahaRERA: P52000026790, P52000030367, P52000049669,
P52000056268 and P52000052251 (<https://maharera.maharashtra.gov.in>)

PANVEL

GODREJ CITY



REIMAGINE URBAN LIVING IN MUMBAI 3.0

The project is registered as "The Highlands, Godrej City, Panvel", "Tower 4, The Highlands", "Tower 5, The Highlands", "Tower 6, The Highlands" and "Tower 7, The Highlands", with MahaRERA having Registration No. P52000026790, P52000030367, P52000049669, P52000056268 and P52000052251 at <https://maharera.maharashtra.gov.in>. This project is being developed by Caroa Properties LLP (Developer) which is an affiliate of Godrej Properties Limited. "Tower 5, The Highlands" and "Tower 7, The Highlands" 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. The Developer shall not be liable for any information that may be circulated by any third party about the project. T&C apply.



Artist's impression for representation purpose only.

A LEGACY BUILT ON TRUST

Godrej Properties Limited, builds on the 128-year legacy of the Godrej Group that is anchored in trust, innovation, and a deep commitment to India's growth. Today, GPL stands as India's largest real estate developer by residential sales. It continues to redefine industry standards through cutting-edge design, responsible development, and a strong focus on sustainability.

CRAFTING EXEMPLARY SPACES ACROSS THE COUNTRY

Godrej Properties' brings their philosophy of innovation, sustainability, and excellence to the real estate industry. Each of their development combines a 128-year legacy of excellence and trust with a commitment to cutting-edge design and technology.



- MUMBAI
- BENGALURU
- KOLKATA
- CHENNAI
- INDORE
- NCR
- PUNE
- HYDERABAD
- NAGPUR
- AHMEDABAD



36

YEARS OF EXPERIENCE



15+

CITIES



120+

PROJECTS



1,00,000+

HAPPY FAMILIES



400+

AWARDS AND RECOGNITIONS

PANVEL: WHERE CONNECTIVITY DRIVES OPPORTUNITY

Seamlessly connected through expanding roadways, rail networks, and upcoming infrastructure, Panvel offers easy access to everyday essentials and a well-rounded lifestyle.



Atal Setu (MTHL)

The 6-lane bridge connects Sewri to Nhava Sheva in just 20 mins*, easing travel to South Mumbai, reducing travel time to Panvel under an hour*



Mumbai - Pune Expressway

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



Upcoming Mumbai Metro Gold Line⁷

The metro will seamlessly connect Chhatrapati Shivaji Maharaj Airport to Navi Mumbai International Airport.

*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 Jan '26 at 4 am.

⁷Mumbai Metro Gold Line (Line 8), https://www.mmmocl.co.in/project_brief. 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.

COMMUTE MADE EFFORTLESS WITH THE UPCOMING INFRASTRUCTURE

Panvel is a future-ready destination where smart connectivity, thriving businesses, and an integrated lifestyle converge to unlock sustained growth.



Upcoming Mohape Railway Station¹

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



Upcoming Virar-Alibaug Multimodal Corridor²

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



Upcoming Ulwe Coastal Road³

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

*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 14th Jan '26 at 6 am.

¹CSMT – Panvel – Karjat Line, https://cr.indianrailways.gov.in/cr/stn_redevelop/1443701235744_PANVEL%20YARD%20PALN.pdf |

https://cr.indianrailways.gov.in/view_detail.jsp?lang=0&id=0,4,268&dcd=10216&did=176491340531760F34DA20428FC1160007320DC444461

²Virar-Alibaug Multimodal Corridor, <https://www.mmrda.maharashtra.gov.in/en/photo-gallery/multimodal-corridor-virar-alibaug#gsc.tab=0>

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

20 MINUTES* FROM THE NAVI MUMBAI INTERNATIONAL AIRPORT

Recently inaugurated NMIA, stands as one of the country's largest aviation hubs, enhancing global connectivity and regional growth. As operations scale up, it is set to accelerate the city's growth focus toward Navi Mumbai, shaping a new centre for infrastructure and development.

11.598 million sq. m.
of Terminal Areas

20 million+ passengers
Annually (phase 1)

NMIA to span 22.658 million
sq. m., positioned among
India's largest greenfield
airports

Dedicated infrastructure
for **aeronautical
operations** covering
11.602 million sq. m

Nearly **3X larger than
Mumbai's CSMIA**,
which covers 7.487
million sq. m.



Stock image for representation purpose only.

Disclaimer: The sources mentioned for the above upcoming infrastructure were obtained on 10th May 2024 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.

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

AT THE HEART OF PANVEL LIES GODREJ CITY

Nestled within this evolving urban landscape, Godrej City unfolds as a thoughtfully envisioned mixed-use township, blending homes, workplaces, and lifestyle spaces into a seamless, self-sustained ecosystem.



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/Upload/20250704100328271_08.2019.pdf
 3. Navi Mumbai Metro Corridor, <https://mmrda.maharashtra.gov.in/documents/10180/830438/Situs+of+Metro+Phase+II+%26+III+Corridors/6bf8bcec-50b3-4d96-8729-3db385b179fa>
 4. Special Economic Zone, <https://www.ibef.org/news/ris-navi-mumbai-project-may-attract-us-75-br-investments-in-over-10-years>
 5. Virar-Alibaug Multimodal Corridor, <https://www.mmrda.maharashtra.gov.in/en/photo-gallery/multimodal-corridor-virar-alibaug#gsc.tab=0>
 6. Mumbai Metro Gold Line (Line B), https://www.mmmcd.co.in/project_brief
 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 Jan '26 at 4 am.

A HOME WITH THE WORLD AROUND YOU



Hospitals within 10–20 min. drive time*

- Dhirubhai Ambani Hospital, Lodhivali
- Lifeline Hospital
- M.G.M. Hospital
- Gandhi Hospital



Malls and Theatres within 15–20 min. drive time*

- Orion Mall and PVR Cinemas
- D-Mart
- Inorbit Mall
- K Mall



Corporate Park and Industries within 40 min. drive time*

- MIDC
- CIDCO ITC Park



Schools and Colleges within 20–30 min. drive time*

- Delhi Public School, Panvel
- St. Joseph High School
- Ryan International School
- St. Wilfred's High School and College



Hotels within 30 min. drive time*

- Hotel Royal Tulip
- The Park



Banks within 10–20 min. drive time*

- YES Bank
- ICICI Bank

A SPRAWLING 145 ACRE (5.8L SQ.MT.) INTEGRATED TOWNSHIP



Internationally designed
9-Hole Golf Course



Expansive Open
Greens



High-Street Retail
& Conveniences



World-class School by
SNBP Group of Institutes



Township and
Phase Clubhouses



24/7 ACLS Ambulance
with Apollo Hospitals



Barista Café
& Subway



Tournament grade
Padel Park with 5 Courts

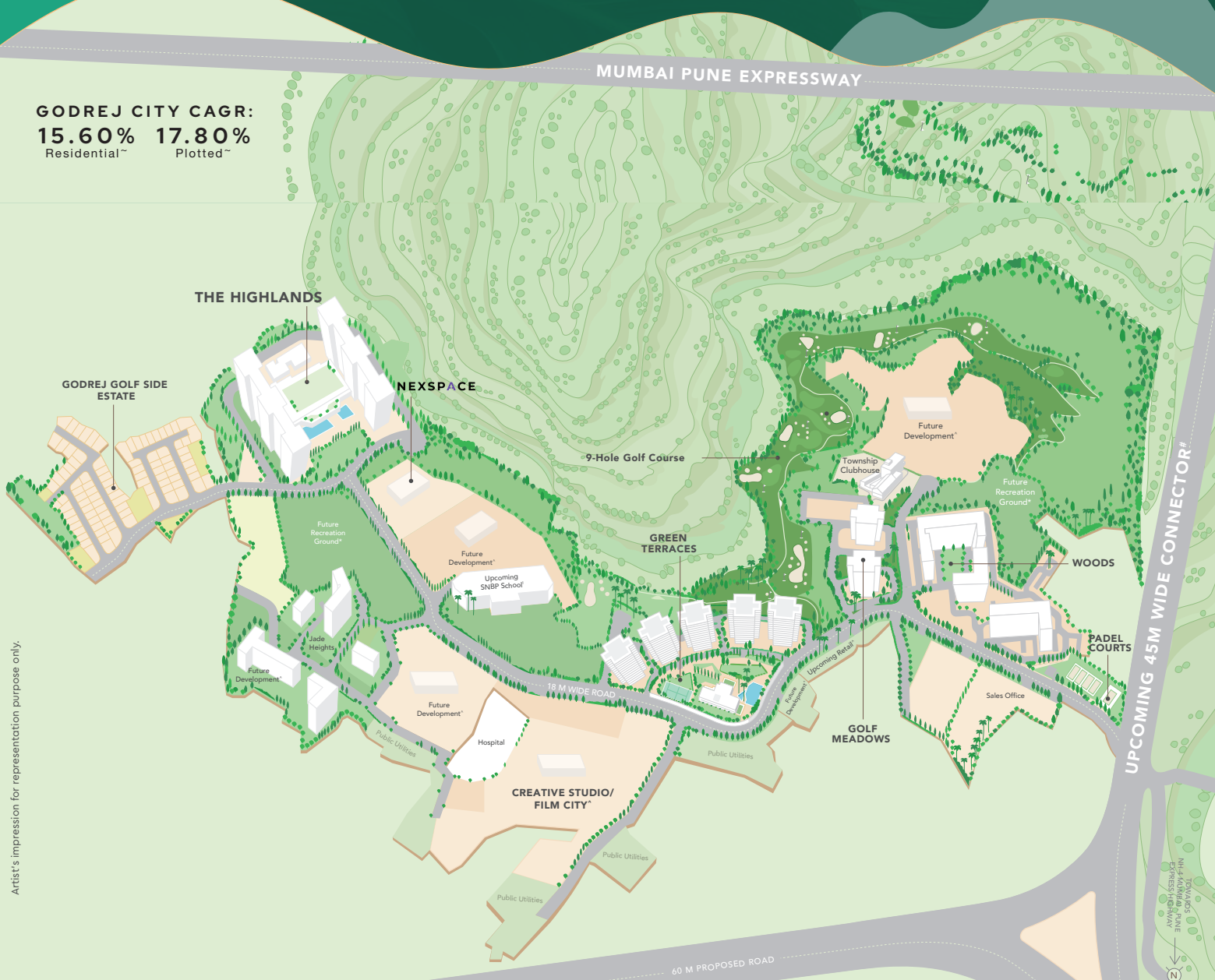


State-of-the-art
hospital facilities



Grade A Office Spaces
at Nexspace

GODREJ CITY CAGR:
15.60% Residential~
17.80% Plotted~



Artist's impression for representation purpose only.

*This amenity/facility is a part of the larger layout to be developed by the developer in a phase wise manner. We do not guarantee the exact location, size and scale of the amenity as shown here and the same shall be developed by the developer as may be approved by the competent authority from time to time. This is for representation purpose. †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. ‡This is part of the future development of the larger layout as approved by the approving authority to be developed in phases. #45m Wide Connector, <https://msrdc.in/Site/Upload/Event/Modified%20Draft%20Development%20plan%20of%20MSRDC%20SPA%20U.pdf>. The sources and claims mentioned for the above upcoming infrastructure were obtained on 30th November 2024 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. ~As per the findings based on the study done on Godrej City, Panvel and Godrej Golf Side Estate by CRE Matrix for growth rate between FY 2024 to FY 2026 for the respective asset classes, calculated on the APR of the carpet/plot area.



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PRESENTING

THE HIGHLANDS

A thoughtfully designed community of modern homes where comfort meets convenience. From playful corners for children to serene retreats for elders, it's a place where life unfolds beautifully, and families thrive in harmony.

This contains artist's impression image for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such image 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 images 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 sale will be subject to the terms of the application form, allotment letter and Agreement for Sale. The specifications/amenities mentioned in the Agreement for Sale and/or uploaded on MahaRERA website shall be final and binding on the Developer and Purchaser.

MASTER LAYOUT PLAN



Artist's impression. Not an actual site photograph. The master layout of the phase (The Highland) is only for the purpose of illustration/indicating a possible layout and do not form a part of the standard specifications / amenities / services to be provided in the flat. Recipients are advised to apprise themselves of the necessary and relevant information of the project / offer 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 includes part of the future development of the larger layout as approved by the approving authority to be developed in phases which may be further amended by the developer from time to time.

AMENITIES

Explore abundant indulgences at The Highlands where modern amenities elevate your lifestyle.

AMENITIES - IN THE COMMON AREA

- Surface painting area (washable surface)
- Sand pits for kids
- Kids' play zone
- Toddlers' play area
- Open lawn
- Pool side deck with sun loungers
- Open party lawn
- Organic plantation area
- Stepped theme gardens
- Amphitheatre
- Pet park
- Half olympic length swimming pool
- Swimming pool – kids
- Box cricket
- Skating ring
- Multipurpose court
- Jogging / walking track
- Board games area
- Half basketball court
- Meditation garden
- Laughter therapy garden
- Yoga garden
- Senior citizen area
- Reflexology walkway

AMENITIES - IN CLUBHOUSE

- Multi-purpose hall
- Badminton court
- Space/demarcated area for creche
- Gym
- Library
- Indoor games
- Squash court
- Yoga / zumba room

AMENITIES ON CLUBHOUSE ROOFTOP

- Cafe style seating area
- Life size chess board
- Barbecue counter
- Community style seating area
- Star gazing deck



ENJOY EXCLUSIVE AMENITIES AT THE GRAND CLUBHOUSE

PLAYTIME STARTS HERE



Kids' & Toddlers'
Play Zones



Sand
Pits



Kids' Swimming
Pool and Crèche



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KICK BACK AND UNWIND

Whether it's giving your child their first swimming lesson or surprising your family with a barbeque cookout, every moment is worthy of a lifelong memory.



Amphitheatre



Open Party
Lawn



Multipurpose
Hall



Poolside Deck with
Sun Loungers



Barbeque
Counter



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RECONNECT WITH YOURSELF

Pause, reflect, and reconnect with your inner self with spaces designed just for you.



Meditation Garden



Laughter Therapy Park



Yoga Garden



Reflexology Walkway



Senior Citizens' Area



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Senior Citizens' Area



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