

Your Piece of

# Gujarat



**INDIA'S NO. 1\***  
**REAL ESTATE**  
**DEVELOPER**



\*As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate.

# The Godrej Story



Godrej Properties carries forward the 128-year-old legacy of the Godrej Group, bringing its core values of innovation, sustainability, and excellence to the real estate industry. With an unwavering commitment to cutting-edge design and technology, Godrej Properties consistently strives to create homes that stand on a foundation of excellence, trust and impeccable quality while fostering lasting relationships with our customers. We endeavour to make every project that we deliver perfectly suited for your family.





## Our portfolio at a glance

### Delhi-NCR

48 mn sq.ft. / 31 PROJECTS

### Kolkata

9.2 mn sq.ft. / 5 PROJECTS

### Ahmedabad

24.3 mn sq.ft. / 2 PROJECTS

### Hyderabad

5.2 mn sq.ft. / 2 PROJECTS

### Indore

1.97 mn sq.ft. / 2 PROJECTS

### Bengaluru

34.3 mn sq.ft. / 18 PROJECTS

### Mumbai

52.7 mn sq.ft. / 31 PROJECTS

### Kochi

2.2 mn sq.ft. / 1 PROJECT

### Pune

53.9 mn sq.ft. / 17 PROJECTS

### Chennai

5.0 mn sq.ft. / 3 PROJECTS

### Nagpur

4.0 mn sq.ft. / 2 PROJECTS

### Chandigarh

0.5 mn sq.ft. / 1 PROJECT

12+

CITIES

34

YEARS OF  
EXPERIENCE

240+

MN SQ.FT. TOTAL  
SALEABLE AREA

400+

AWARDS &  
RECOGNITIONS

85,000+

HAPPY FAMILIES

## A legacy of successful plotted developments across the country

**VERDANIA ESTATE****GODREJ GREENVIEW ESTATE**

**GODREJ COUNTRY ESTATE**



**GODREJ HILLVIEW ESTATE**

**GODREJ GOLF SIDE ESTATE**

**GODREJ GREEN ESTATE**



**GODREJ PARKLAND ESTATE**



## GODREJ RETREAT



**GODREJ ORCHARD ESTATE**



**GODREJ FOREST ESTATE**



**GODREJ ZEN ESTATE**



**GODREJ WOODPARK**



**GODREJ EDEN ESTATE PHASE 1 & 2**



**GODREJ EDEN ESTATE PHASE 3**



**GODREJ WOODLAND**



**GODREJ RESERVE**



**GODREJ SUNRISE ESTATE**



The projects are registered as Godrej Golf Side Estate\*, \*Godrej Hillview Estate\* and \*Godrej Country Estate\* under Mahindra bearing No. PSJ20000549V4, PSJ20000553A8 and PP90000824S5 respectively all available at <<http://maharaha.maholine.gov.in/>> Godrej Green Estate: The project is registered as Godrej Green Estate Haryana Real Estate Regulatory Authority vide RERA Registration No. HRERAPKLSNP-34822 Website: (<https://haryanaregira.org.in/>) | Godrej Retreat: The project is registered as Godrej Retreat HERAPA-PBD-2110-2020, (<https://haryanaregira.org.in/>) | Godrej Park Land: The project is registered as Godrej Park Land:HERAPA-PKL-KRK-4863-2023, (<https://haryanaregira.org.in/>) | Godrej Orchard: The project is registered as Godrej Orchard Estate bearing RERA Registration No. PSJ2000048466 available at (<http://maharaha.maholine.gov.in/>) | The project registered as Godrej Forest Estate bearing RERA Registration No. PSJ2000054035 available at (<http://maharaha.maholine.gov.in/>) | Godrej Reserve: The project is registered as Godrej Reserve Phase I bearing RERA Registration No. PSJ2000052259 available at (<http://www.kometaonline.com/>) | Godrej Wood Path: The project is registered as Godrej Woodland Path VA REPA/2350/2020/VA/PSW/2022/P02521 available at (<http://www.kometaonline.com/>) | Godrej Zen Estate: The project is registered as Godrej Zen Estate Phases 1 and 2 are registered with Maharashtra Real estate regulatory authority. The project is registered as Godrej Zen Estate Phase 1 bearing RERA registration no. PSJ2100054326 and Godrej Zen Estate Phase 2 bearing RERA registration no. PSJ2100054190 respectively, available at (<http://maharaha.maholine.gov.in/>). The project is registered as Godrej Vansita Estate RERA Registration No. TN/VI/Layout/5492/2023, available at (<https://rera.tn.gov.in/>, Verdania Estate: The Project Verdania Estate is registered with Madhya Pradesh Real Estate Regulatory Authority (MPRERA) bearing Registration No. P-SWR-25-5891 available on MPRERA website (<https://www.rera.mp.gov.in/>) | Godrej Eden Estate Phase 3: The project Godrej Eden Estate Phase 3 is registered with Maharashtra bearing registration no. PP2600250516, Available at (<http://maharaha.maholine.gov.in/>) | Godrej ZEN Estate: This project is registered with Maharashtra Real Estate Regulatory Authority (MHREAR) bearing Registration No. VBREARA/RP/CN/2022/00249, available at (<https://www.vbreaprojects.com/>) | GODREJ ZEN ESTATE PHASE 1A, GODREJ ZEN ESTATE PHASE 1B, GODREJ ZEN ESTATE PHASE 1C, GODREJ ZEN ESTATE PHASE 1D, GODREJ ZEN ESTATE PHASE 1E, GODREJ ZEN ESTATE PHASE 1F, GODREJ ZEN ESTATE PHASE 1G, GODREJ ZEN ESTATE PHASE 1H, GODREJ ZEN ESTATE PHASE 1I, GODREJ ZEN ESTATE PHASE 1J, GODREJ ZEN ESTATE PHASE 1K, GODREJ ZEN ESTATE PHASE 1L, GODREJ ZEN ESTATE PHASE 1M, GODREJ ZEN ESTATE PHASE 1N, GODREJ ZEN ESTATE PHASE 1O, GODREJ ZEN ESTATE PHASE 1P, GODREJ ZEN ESTATE PHASE 1Q, GODREJ ZEN ESTATE PHASE 1R, GODREJ ZEN ESTATE PHASE 1S, GODREJ ZEN ESTATE PHASE 1T, GODREJ ZEN ESTATE PHASE 1U, GODREJ ZEN ESTATE PHASE 1V, GODREJ ZEN ESTATE PHASE 1W, GODREJ ZEN ESTATE PHASE 1X, GODREJ ZEN ESTATE PHASE 1Y, GODREJ ZEN ESTATE PHASE 1Z, 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Artist's impression for representation purpose only

# Vadodara: A city that nurtures its heritage while inspiring modern marvels

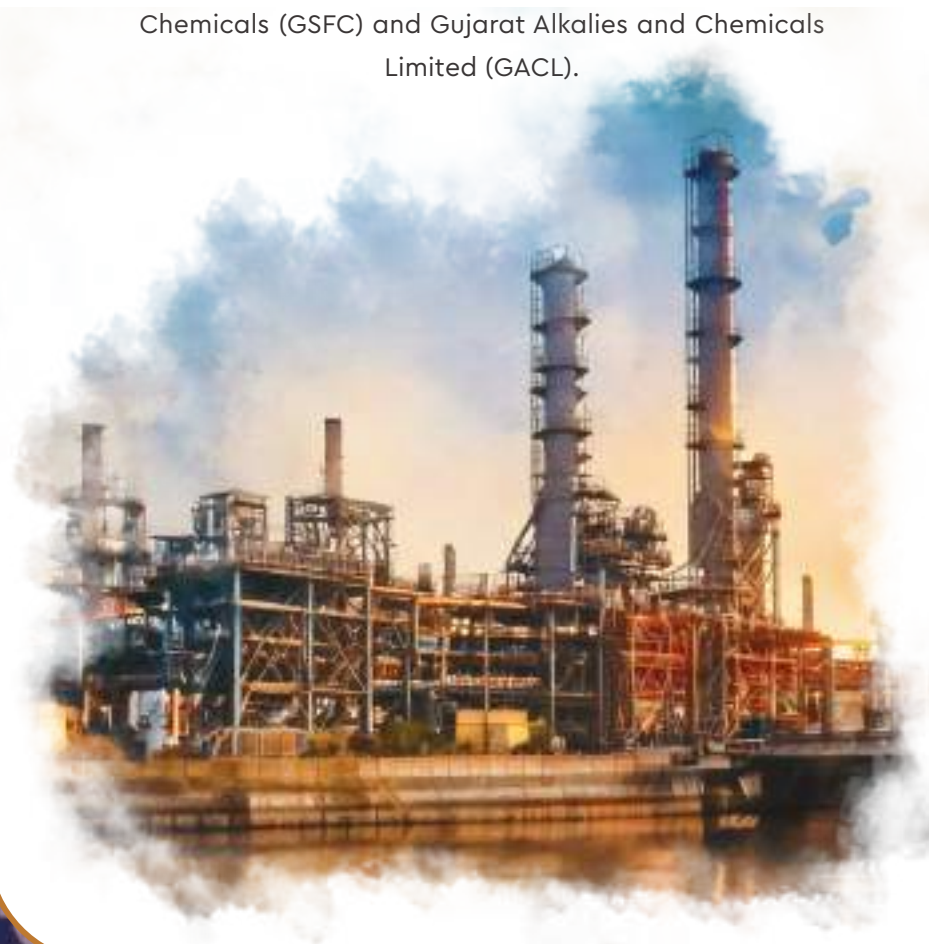
With a rich architectural legacy and a deep commitment to preserving its traditions, Vadodara stands as a beacon of inspiration for many cities. At its heart, progress and preservation walk hand in hand, shaping a future that celebrates its roots, inspiring developments that honour its timeless beauty while paving the way for growth. Here, the city's rich culture breathes life into future developments, preserving Vadodara's heritage in every piece.



# Vadodara: A city poised for economic growth and progress

## THRIVING INDUSTRIAL BASE

Vadodara has a well-established industrial base with significant investments in prominent sectors, including chemicals, petrochemicals, pharmaceuticals, textiles, and engineering. It also hosts large facilities for major companies like Gujarat State Fertilisers & Chemicals (GSFC) and Gujarat Alkalies and Chemicals Limited (GACL).



## ROBUST INFRASTRUCTURE

Several key ongoing infrastructure projects, including the expansion of road and rail networks, along with the development of new business districts, are attracting investments and driving economic progress.



## STRATEGIC LOCATION ADVANTAGE

Situated near major ports like Kandla and Mumbai, Vadodara benefits from its proximity and thus has enhanced trade and logistics capabilities that fuel industrial and commercial growth in the city.

# Discover the future of progress in Vadodara-Ajwa, the new hub of growth



## CONNECTIVITY

It is well-connected to NH 8, the airport, as well as educational facilities like Sigma College and Podar International School.



## SOCIAL INFRASTRUCTURE

Essential facilities like hospitals, schools, colleges, markets, and banks are located on Ajwa Road along with serene water bodies and gardens.



## RETAIL & SHOPPING

It is conveniently located near malls, neighbourhood centres, and department stores for your ease and convenience.



## AMPLE GREEN SPACES

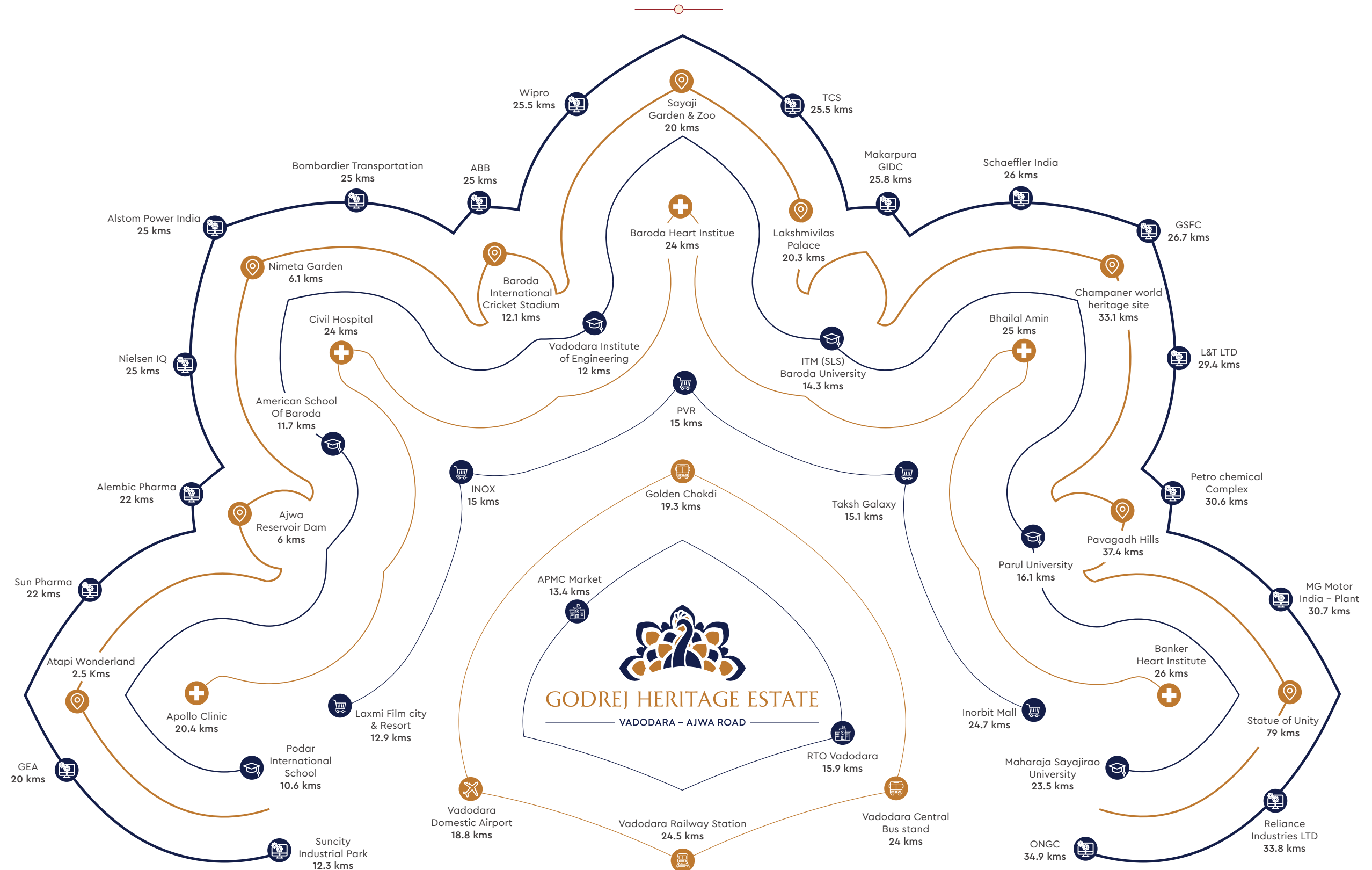
Find yourself surrounded by abundant greenery, with parks, temples, and talavs (water reservoirs).



## ENTERTAINMENT

Easy access to nearby water parks and amusement centres for recreational activities.

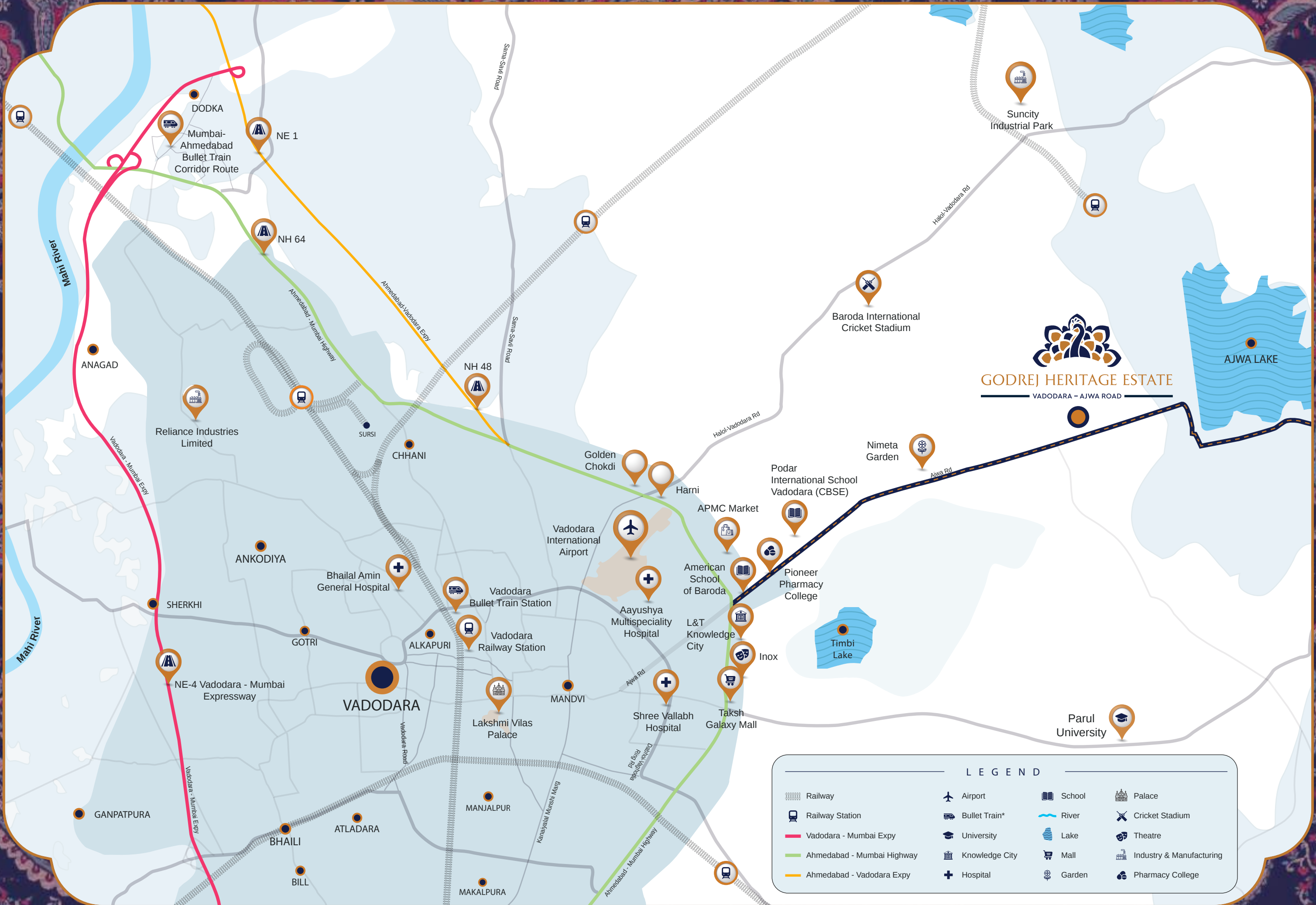
# The advantages of Vadodara-Ajwa's strategic location



## LEGEND

- Government Offices
- Public Transport
- Malls & Entertainment
- Hospitals
- Schools & Universities
- Tourist Attractions
- Industrial & IT Hub

Approximate distance as per Google Maps only.



Map not to scale. The above map is for representation purpose only.  
<https://infra.economicstimes.indiatimes.com/news/urban-transportation/gujarat-metro-rail-corporation-submits-dpr-for-vadodra-and-rajkot-metro-projects-to-union-govt/120718321>  
Source:Google maps\*

\*The proposed Bullet Train Station is under construction. Timelines and completion are subject to government authorities. The developer does not guarantee timelines or completion of such external developments.

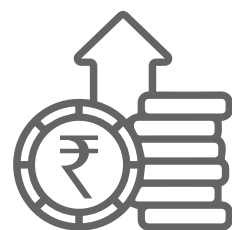
\*The proposed metro rail is subject to approval, execution, and timelines of the concerned authorities. The developer has no control over the same and shall not be responsible for any changes, delays, or non-implementation.

# Gujarat's heritage, reimagined for modern living

Experience a world where time-honoured heritage meets the sophistication of modern design. With every corner reflecting cultural richness and every amenity catering to today's lifestyle, this is a place that promises an experience of a lifetime. Here, heritage is not only preserved but celebrated in every space, offering a living experience that's truly extraordinary.



# Unlock the immense potential of land and own your own piece of Gujarat today



## Gain long-term value

Benefit from potential price appreciation and comparatively quicker resale value.



## Ideal for joint families

Enjoy the freedom of your own space, while staying connected to everything you need around you.



## Benefit of more space and freedom

Customise your home, enjoy privacy and comfort in a place that reflects your taste.



## Plant your private green oasis

Let your garden thrive, grow vegetables, plant fruit trees, and live sustainably in a quieter area outside the city.



## Build your dream home

Build a home that's truly yours, designed to your taste and crafted at your pace.\*



## Step into the freedom of open living

A place that's your own, with open spaces, easy parking, and the joy of shaping every corner to match your dreams.

Please note: All designs for building your home should adhere to the specifications and guidelines set by the developer.\*

Presenting

THE FIRST-EVER THEMED PLOTTED DEVELOPMENT  
IN VADODARA BY



Launching



GODREJ HERITAGE ESTATE

— VADODARA – AJWA ROAD —

Your Piece of  
*Gujarat*



EXPERIENCE A LIFE THAT PLACES HERITAGE  
AT THE HEART OF EVERYTHING

# A home rooted in heritage, built for future



Celebrating Gujarat's rich heritage, with modern comforts that make every day easier.



Artist's impression for representation purpose only

# A clubhouse crafted to blend heritage charm with contemporary comfort



Step into a space that slows life down where heritage shapes the ambiance and modern experiences elevate every moment.



Artist's impression for representation purpose only

# A tranquil pool awaits, turning every dip into a quiet escape



Whether it's a morning dip or an evening pause, the serene pool elevates every moment into a gentle, refreshing escape.



# Timeless Heritage, Thoughtfully Reimagined for Modern Life

Step into a place where lush greens, peaceful corners, and well-crafted amenities redefine what everyday luxury feels like.



Artist's impression for representation purpose only

# Discover places to play and spaces to celebrate



A place for playful adventures and lively celebrations, crafted so every family can enjoy both fun and togetherness and create memories of a lifetime.

PARTY/GARBA LAWN



KIDS' PLAY AREA



# A garden that calms the mind and centres the soul



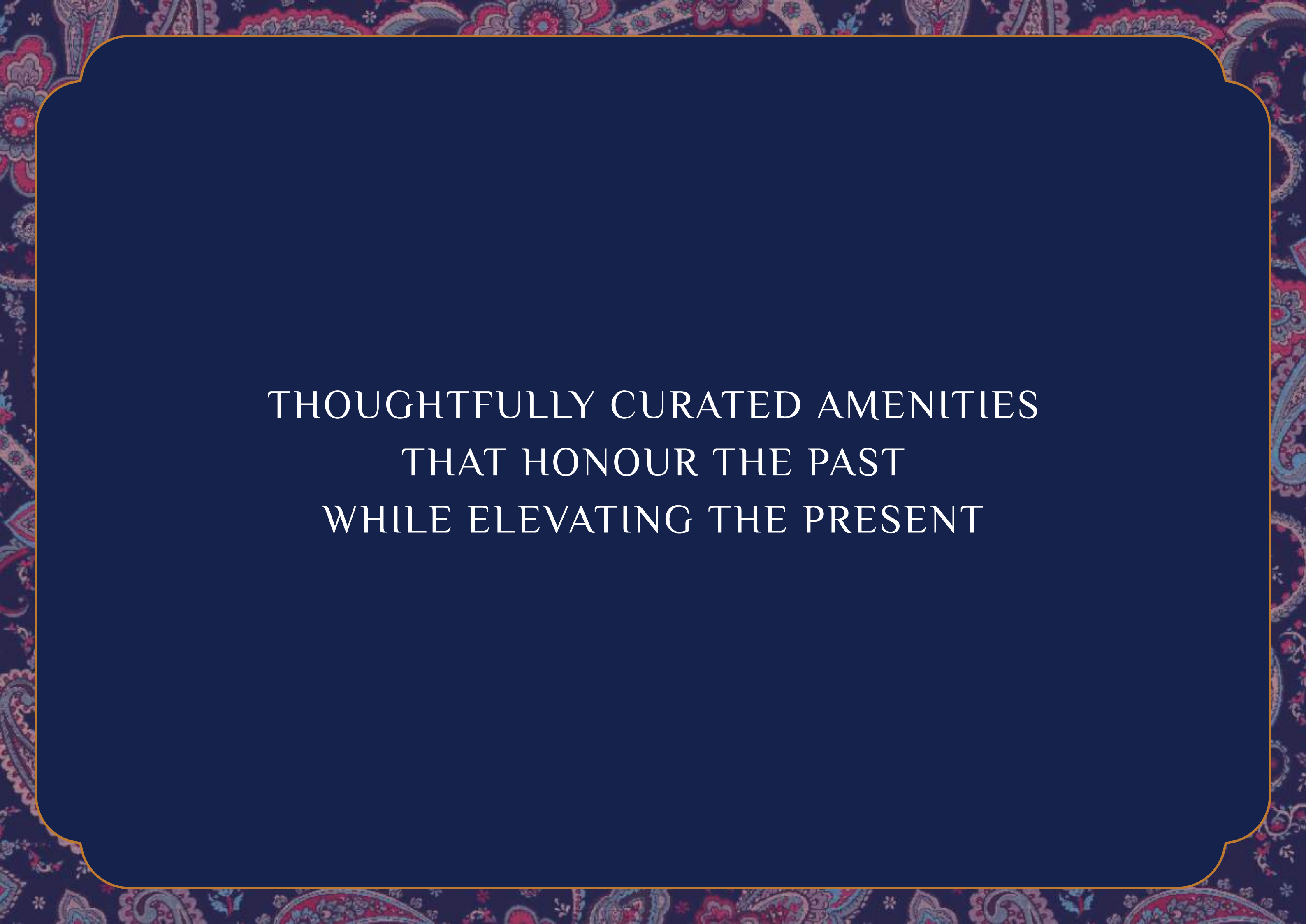
Walk slowly, breathe deeply and let the harmony of greens give you moments of balance, clarity and quiet joy, every day.



## Walk amidst serene gardens, embraced by heritage

Experience Gujarat's iconic green splendour brought to life in your backyard. With intricate trellises and welcoming promenades, the green landscaping here weaves visuals of timeless beauty before your eyes.





THOUGHTFULLY CURATED AMENITIES  
THAT HONOUR THE PAST  
WHILE ELEVATING THE PRESENT

Discover club-class amenities where leisure, wellness,  
and entertainment spread across ~ 25,000 sq.ft (2,322 sq.mt) come together



RECEPTION  
LOUNGE



MINI THEATRE  
AREA



GYMNASIUM



ATTENDANT'S  
ROOM



INDOOR KIDS'  
PLAY AREA



SPA AREA



GUEST ROOMS



INDOOR BADMINTON  
COURT



SQUASH COURT



INDOOR GAMES  
ROOM



ZUMBA /  
YOGA ROOM



SWIMMING POOL



KIDS' POOL



SUNKEN SEATING

# Behold infrastructure that depicts timeless grandeur, designed for a life well-lived



WALKING TRACK



AMPHITHEATRE



ZEN GARDEN



GARBA/PARTY  
LAWN



WATERBODY



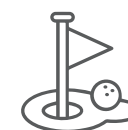
KIDS' PLAY  
AREA



GAZEBO



ORCHARD



GOLF PUTTING  
AREA



PICKLE BALL  
COURT



CRICKET PITCH



SUNDIAL PLAY AREA

# A stage where the past inspires the present



An amphitheatre that celebrates the joy of gathering where stories are shared, performances come alive and every evening feels like a festival under the sky.



# COME HOME TO YOUR PIECE OF *Gujarat*

Come home to a life where the rich heritage of Gujarat surrounds you every day. Build your home in a space where every detail is inspired by the heritage of Gujarat, and every moment is an opportunity to create your own cherished memories as you own a piece of Gujarat for yourself.



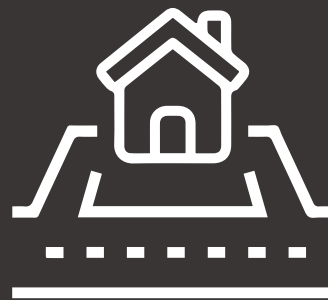
## Plot Configuration

| TYOLOGY | RANGE (SQ. FT.) | RANGE (SQ. MT.)  |
|---------|-----------------|------------------|
| TYPE 1  | 1000 TO 1300    | 92.90 TO 120.77  |
| TYPE 2  | 1301 TO 1500    | 120.87 TO 139.35 |
| TYPE 3  | 1501 TO 2000    | 139.45 TO 185.80 |
| TYPE 4  | 2001 TO 2500    | 185.90 TO 232.25 |
| TYPE 5  | 2500+           | 232.25+          |

## Specification



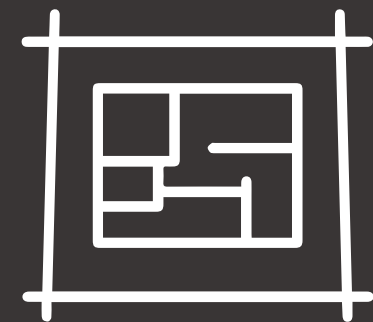
ATTRACTIVE PLOT SIZE RANGES  
1100 - 2500+ SQ .FT  
(102.19-232.25+ SQ .MT)



FREEDOM OF  
CONSTRUCTION



ELECTRICITY  
AND WATERLINE



PERMISSIBLE FSI - 1.2

## RTGS Details

| NAME OF THE BANK | BANK KEY/IFSC CODE | SWIFT CODE | ENTITY NAME                         | ACCOUNT TITLE                                           | BANK ACCOUNT NUMBER |
|------------------|--------------------|------------|-------------------------------------|---------------------------------------------------------|---------------------|
| HDFC BANK        | HDFC0003920        | HDFCINBB   | GODREJ PROJECTS DEVELOPMENT LIMITED | GPDL COLLECTION BANK ACCOUNT FOR GODREJ HERITAGE ESTATE | 57500001693552      |



Site Office: Godrej Heritage Estate, Godrej Projects Development Ltd., Ajwa Nimeta Road, Vaghodia, Vadodara, Gujarat – 391510. The sale is subject to terms of the application form and the agreement for sale. All the areas, facilities and amenities for the project/plot(s) shall be as per the final agreement between the parties. Customer/s are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decision. The images shown are artist's impressions, stock images, or AI-generated. They are intended only as illustrations to indicate a possible layout and are not part of the standard specifications, amenities, or services of the project. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website. This project is being developed by GODREJ PROJECTS DEVELOPMENT LIMITED (Developer). GODREJ® is a registered trademark. The same may not be used by any means or in any forms whatsoever without written permission. Any unauthorized use of the same shall constitute trademark infringement and will be subject to legal action in accordance with applicable laws. \*T&C Apply.