

EMBRACE A LIFETIME OF POSSIBILITIES

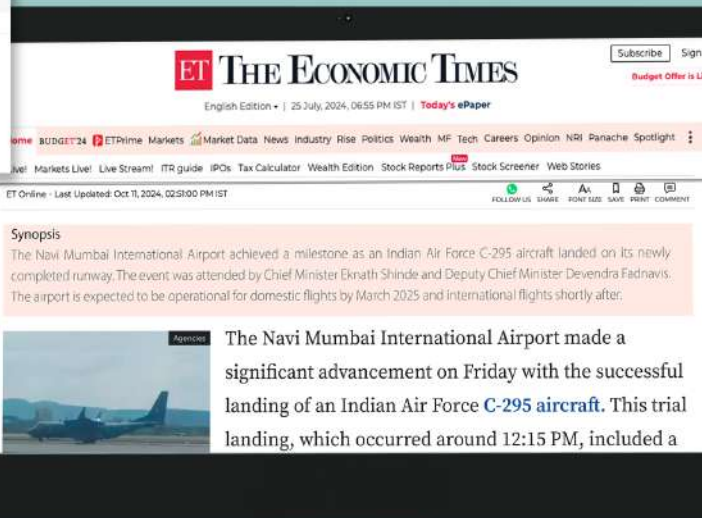
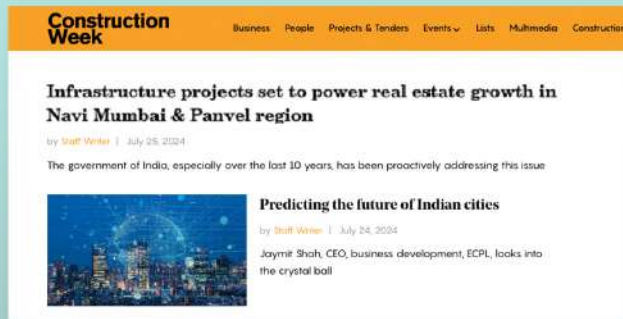


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MUMBAI 3.0 – THE EPICENTRE OF GROWTH

Mumbai 3.0 is on the rise and taking shape, bringing a transformative shift in lifestyle and infrastructure, reducing distances, and blending convenience with tranquillity. Amidst this evolution lies a thriving community in a strategic location, poised with boundless opportunities for the future.



Source:

<https://www.constructionweekonline.in/people/infrastructure-projects-set-to-power-real-estate-growth-in-navi-mumbai-panvel-region#:~:text=These%20include%20Navi%20Mumbai%20International,of%20Sion%2DPanvel%20expressway%2C%20Metro>
<https://www.timesnownews.com/mumbai/mumbai-3-0-panvel-to-emerge-as-next-best-real-estate-destination-in-mmr-details-article-108202276>
<https://economictimes.indiatimes.com/industry/services/property/-construction/maharashtra-govt-committed-to-develop-neral-karjat-panvel-naina-as-mumbai-3-0-deputy-cm-fadnavis/articleshow/94724194.cms?from=mdr>
<https://www.businessday.in/wef-2023/story/berkshire-hathaway-joins-hands-with-maharashtra-govt-to-develop-1000-acre-smart-city-near-navi-mumbai-airport-366999-2023-01-21>
<https://www.hindustantimes.com/cities/mumbai-news/state-gives-go-ahead-for-building-a-new-city-called-third-mumbai-101702843512250.html>
<https://www.ndtv.com/cities/navi-mumbai-international-airport-conducts-trial-to-be-operational-from-next-year-6765486>



DISCOVER YOUR FUTURE AS IT UNFOLDS BEFORE YOU

A well-connected location that provides seamless access to major road and rail networks, enhancing both regional and international connectivity. Positioned as a central hub, this locale is set to elevate Mumbai's global standing and drive its next era of growth and prosperity.



MARQUEE INFRASTRUCTURE DEVELOPMENT

Step into a future where opportunity takes flight into a promising future.



EXCEPTIONAL ROAD CONNECTIVITY

Enjoy effortless travel with exceptional road connectivity.



EXCELLENT RAIL & METRO CONNECTIVITY

Connect to the city with easy access via rail and metro services.





EXPLORE ALL THAT YOU NEED WITHIN REACH



Source: Google Maps. Map not to scale.

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

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

3. Navi Mumbai Metro Corridor, <https://mmrda.maharashtra.gov.in/documents/10180830438/Status-of-Metro-Phase-II-%26-III-Corridors/6f8bcec-50b3-4d86-8729-3db385b179fa>

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

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

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.



MARQUEE INFRASTRUCTURE DEVELOPMENT

Shaping the future with cutting-edge infrastructure.



NAINA¹

Poised to become India's largest SMART City, NAINA will span 371 sq. km around the Navi Mumbai International Airport. Developed by CIDCO with ₹14,000 Cr allocated for infrastructure projects, this visionary urban landscape is expected to attract a population of around 2 million, supported by excellent connectivity and robust social infrastructure.



UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT²

Set to be twice the size of Chhatrapati Shivaji Maharaj International Airport, the new Navi Mumbai International Airport will handle 60 million passengers annually, positioning it as one of India's busiest airports. This landmark development is expected to drive trade, boost the economy, and create numerous job opportunities.



MTHL (Atal Setu)

The operational 6-lane Atal Setu bridge reduces travel time from Sewri to Nhava Sheva to just 20 minutes*, easing congestion in Mumbai and unlocking the region's economic potential for rapid development.



NAVI MUMBAI SPECIAL ECONOMIC ZONE³

Developed by Reliance Industries, the Navi Mumbai SEZ will serve as an integrated business district, boosting the local economy by attracting businesses, creating jobs, and driving housing demand, with projected investments of USD 75 billion over the next decade.



*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 October '24 at 6 am.

¹NAINA, <https://cidco.maharashtra.gov.in/naina#gsc.tab=0>

²Adani Navi Mumbai International Airport, <https://www.nmiairport.co.in/>

³Special Economic Zone, <https://www.ibef.org/news/rils-navi-mumbai-project-may-attract-us-75-bn-investments-in-over-10-years>

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EXCEPTIONAL ROAD CONNECTIVITY

Say goodbye to long commutes with seamless connectivity and proximity to your dream opportunities, enabling you to embrace new business ventures that propel you toward success.



MTHL (Atal Setu)

The Atal Setu is a game-changer for Mumbai's connectivity. This 6-lane bridge decongests the city and reduces travel time between Sewri and Nhava Sheva to just 20 minutes*, making commuting faster and smoother.



VIRAR-ALIBAUG MULTIMODAL CORRIDOR⁴

The new corridor will enable 50% faster travel, connecting Maharashtra's key economic centers and opening new business opportunities, while ensuring quicker access from major highways like NH-48, NH-548-A, and the Mumbai-Pune Expressway.



ULWE COASTAL ROAD⁵

The proposed 5.8 km route will connect Navi Mumbai International Airport to Atal Setu, reducing drive time to South Mumbai and enhancing accessibility for commuters.



MUMBAI - PUNE EXPRESSWAY

India's first six-lane concrete expressway reduces travel time to 2.5 hours, boosts economic growth by improving logistics between cities, and enhances safety with modern amenities.



MUMBAI - GOA EXPRESSWAY

The Mumbai-Goa Highway streamlines travel along the Konkan coast, boosting tourism and trade, while ongoing expansion enhances access to coastal areas and creates new opportunities for local businesses.

Stock image for representation purpose only

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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

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UPCOMING MOHAPE RAILWAY STATION⁶

Less than 8 minutes* from Godrej City - Panvel, this station on the upcoming CSMT-Panvel-Karjat line will reduce travel time to South Mumbai by 30 minutes and catalyze NAINA's development.



UPCOMING MUMBAI METRO GOLD LINE OR LINE 8⁷

The upcoming Mumbai Metro Gold Line (Line 8) will integrate into the city's expanding network, reducing travel time by connecting Chhatrapati Shivaji Maharaj International Airport to Navi Mumbai International Airport via a fully elevated 35 km route.



NAVI MUMBAI METRO LINE 1⁸

Navi Mumbai Metro Line 1 is an 11.1 km operational route from CBD Belapur to Pendhar, extending through MIDC Taloja and Khandeshwar with proposed Lines 2, 3, and 4 to bring the suburbs closer to Mumbai.

EXCEPTIONAL CONNECTIVITY VIA RAIL AND METRO

Enjoy living in a well-connected haven that makes travel worry-free with close proximity to railway networks and the metro.



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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 10th October '24 at 6 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://efaidnbmnnnibpcajpcglclefndmkaj/https://cidco.maha-rashtra.gov.in/pdf/Media/155300024646734_PRESS-RELEASEENGLISH.pdf

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THE ONE CITY THAT HAS IT ALL, WITH MANY WORLDS AT YOUR DOORSTEP.

Welcome to a place that's home to every kind of world that'll make you feel whole. A retreat from the ordinary, where life thrives in all its glory to offer you a wealth of comforts, luxuries and experiences, all in one vibrant location to call your own.



GODREJ CITY PANVEL

Many Worlds. One City.

GODREJ CITY: LEADING THE FUTURE FOR MUMBAI 3.0

In the heart of Mumbai 3.0, Godrej City represents the future of urban living, where infrastructure development meets quality lifestyle. Designed for connectivity and convenience, it promises unmatched opportunities and remarkable potential for homebuyers and investors alike.





145 ACRES (58 HECTARE) OF INTEGRATED TOWNSHIP





EXPANSIVE OPEN GREENS





30 ACRE (12 HECTARE) 9-HOLE GOLF COURSE*





A NEW STANDARD OF EDUCATION,
WHERE DREAMS TAKE FLIGHT.



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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.

THE BEST OF INFRASTRUCTURE^, RIGHT AT YOUR FINGERTIPS.

HIGH STREET RETAIL



DAILY CONVENIENCES



COMMERCIAL CENTERS

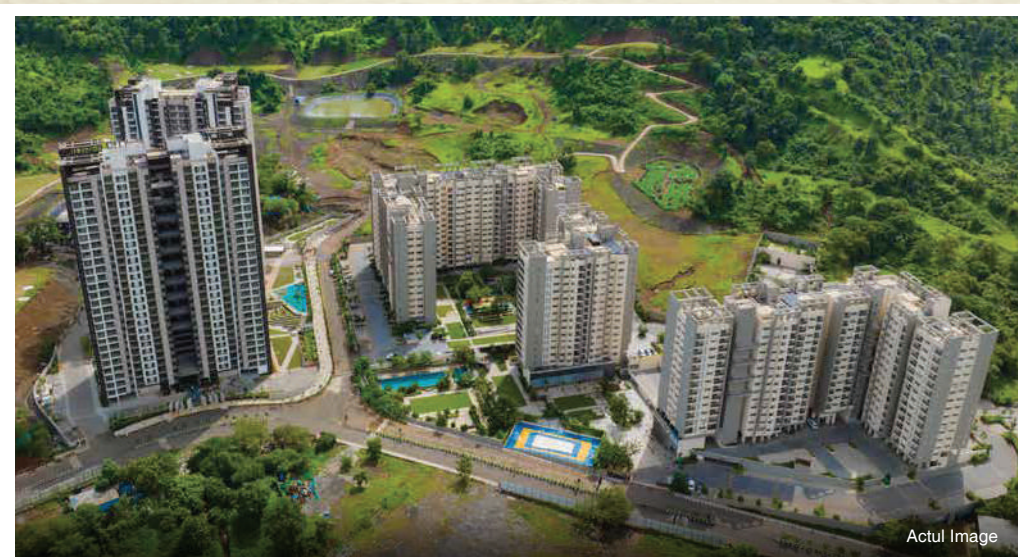


HEALTHCARE FACILITIES



SUCCESSFUL LAUNCHES WITHIN GODREJ CITY

Godrej Properties has set new benchmarks with thoughtfully designed homes surrounded by lush greenery and world-class amenities in Godrej City. From spacious apartments with breathtaking views to plotted land amidst vibrant community spaces that foster connections, every launch is a testament to their legacy of trust and quality.



WOODS AND GOLF MEADOWS

DELIVERED



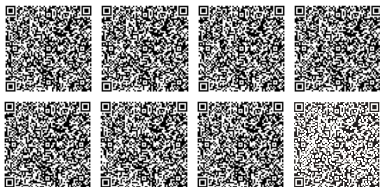
THE HIGHLANDS

ON-GOING



GODREJ GOLF SIDE ESTATE

SOLD OUT



The project is registered as "Godrej City Panvel Ph.1", "Golf Meadows Godrej City", "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. P52000001298, P52000018146, P52000026790, P52000030367, P52000049669, P52000056268 and P52000052251 at <http://maharera.mahaonline.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 project is registered as Godrej Golf Side Estate with MahaRERA No. P52000054914 available at website: <http://maharera.mahaonline.gov.in>. This project is being developed by Godrej Hillside Pvt. Ltd. (Developer). Godrej Golf Side Estate is not a part of the Integrated Township, but adjacent to Godrej City. 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.

PIONEERING WITH A LEGACY OF TRUST AND EXPERIENCE

With a successful track record of launching numerous integrated residential developments nationwide, Godrej Properties proudly showcases their expertise, legacy, and unwavering commitment to quality. Each of their projects stands apart, offering a wide range of amenities designed to delight both homebuyers and investors alike.

AHMEDABAD

23.4 mn sq.ft. / 1 project

MUMBAI

48.8 mn sq.ft. / 29 project

PUNE

51.1 mn sq.ft. / 16 project

BENGALURU

33.4 mn sq.ft. / 17 project

KOCHI

2.2mn sq.ft. / 1 project

HYDERABAD

5.2 mn sq.ft. / 2 project



CHANDIGARH

0.5 mn sq.ft. / 1 project

NCR

40.9 mn sq.ft. / 26 project

KOLKATA

7.9mn sq.ft. / 4 project

NAGPUR

4 mn sq.ft. / 2 project

CHENNAI

5 mn sq.ft. / 3 project

Map not to scale.

Source: GPL, Annual Report FY24, <https://www.godrejproperties.com/investor/annual-reports>

Conversion 10.7639 square feet = 1 square