

JOKA, KOLKATA

ORCHARD
GODREJ SE7EN

The Greener  Side of Life.



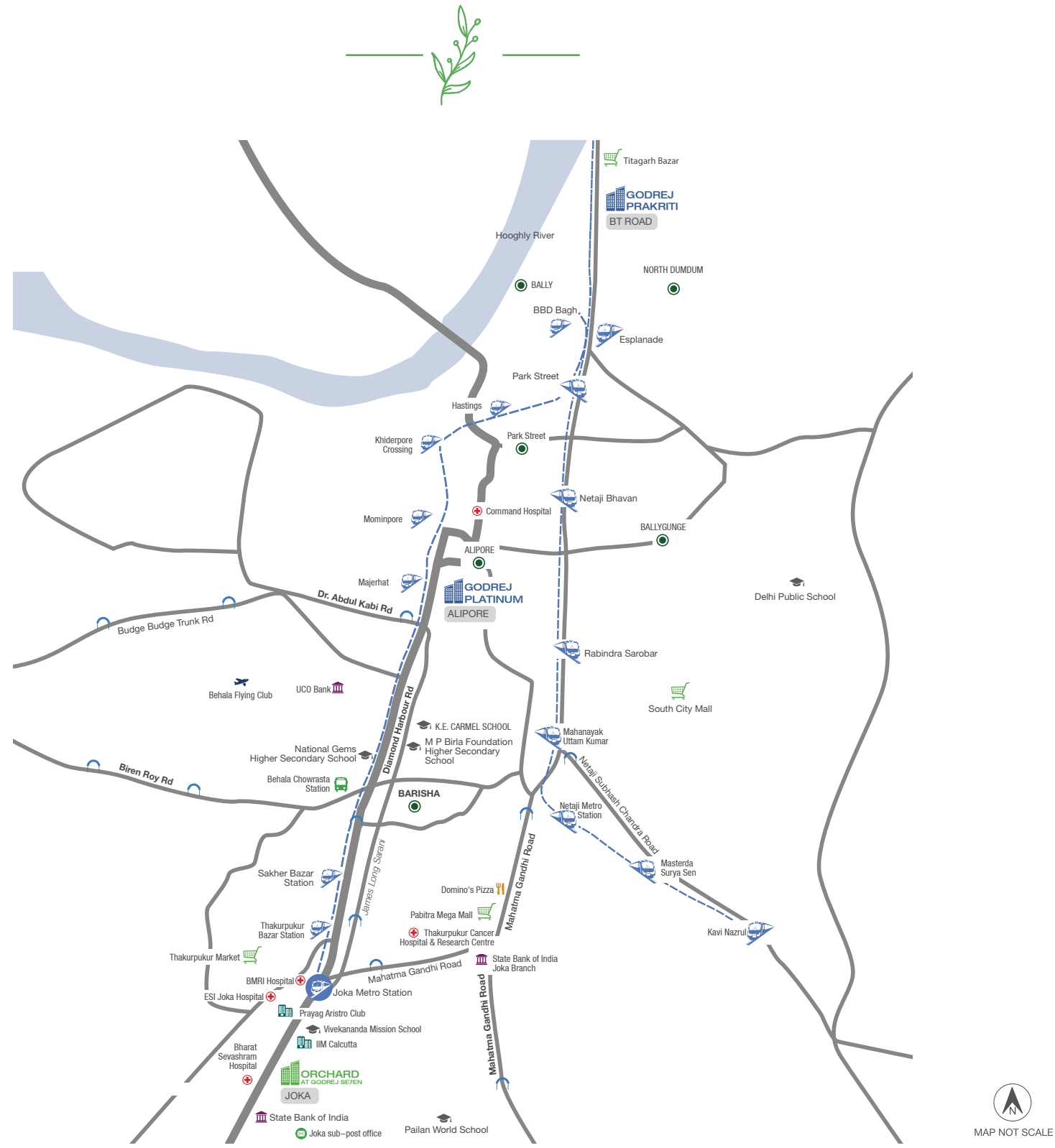
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JOINT DEVELOPMENT PARTNER
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A NATIONAL OUTDOOR MEDIA COMPANY

Godrej | PROPERTIES

How we are changing the Kolkata Skyline since 2009

KOLKATA



- Godrej Projects | Landmark | School/Colleges | Hospital | Mall | Hotel/Restaurant | Road | Airport | Cricket stadium
- Tech Park/Companies | Metro | Green Land | Water Body | Delivered Projects | Under Construction Projects | Current Launches

SOURCE: GOOGLE MAP

This is not an offer, invitation to offer or commitment of any nature. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. 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 developer shall not assure any responsibility of information provided by third parties and reliance shall be placed on information provided on the company's official website. The official website of godrej properties ltd. is www.Godrejproperties.Com. Please do not rely on the information provided on any other website.

How Godrej transformed Joka's landscape



Entry in Joka in the last quarter
of 2019 with Godrej SE7EN



More than 250 units
sold at launch



Godrej SE7EN sold out
within just 1.5 years from its launch



The highest selling project
in Kolkata in FY 20-21



Most Recently won the ET Realty Award -
Residential Project - Mid Segment ET Realty
Residential Project: Developer (GPL)



Won Multiple Awards
within a short span of time



Approximate distance as per Google maps
 Approximate time is calculated on the fastest route with minimal traffic
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Life is greener, when you're always close to what matters most.



HEALTHCARE



- Bharat Sevasram Sangha Hospital
(0.1 kms | Approx. 1 minute drive time)
- ESI Hospital (2.2 kms | Approx. 6 minutes drive time)
- BMRI Nursing Home (2.3 kms | Approx. 7 minutes drive time)
- Kasturi Medical Centre (2.8 kms | Approx. 7 minutes drive time)
- BMRI Hospital (5.1 kms | Approx. 12 minutes drive time)
- Disha Eye Hospital (5.8 kms | Approx. 16 minutes drive time)
- CMRI Hospital (10.8 kms | Approx. 29 minutes drive time)
- Kothari Medical Center (11.8 kms | Approx. 30 minutes drive time)

SCHOOLS



- Vivekananda Mission School (850 ms | Approx. 2 minutes drive time)
- Kendriya Vidyalaya (2 kms | Approx. 7 minutes drive time)
- Pailan World School (3.5 kms | Approx. 11 minutes drive time)
- DPS Joka School (6.2 kms | Approx. 14 minutes drive time)
- K.E Carmel School (6.6 kms | Approx. 15 minutes drive time)
- M.P. Birla Foundation School (7 kms | Approx. 19 minutes drive time)
- National Gems Higher Secondary School
(7.1 kms | Approx. 21 minutes drive time)

RESTAURANTS



- Subway (1.6 kms | Approx. 5 minutes drive time)
- Domino's Pizza (2.3 kms | Approx. 6 minutes drive time)
- Behrouz Biryani (3.3 kms | Approx. 9 minutes drive time)
- Mio Amore (3.4 kms | Approx. 9 minutes drive time)
- Azad Hind Dhaba (4.9 kms | Approx. 14 minutes drive time)
- Haka (5.6 kms | Approx. 15 minutes drive time)
- KFC (5.7 kms | Approx. 15 minutes drive time)
- 6, Ballygunje Place (5.7 kms | Approx. 15 minutes drive time)
- Wow Momo (7 kms | Approx. 18 minutes drive time)

SHOPPING AND ENTERTAINMENT



- Trendz (3.3 kms | Approx. 7 minutes drive time)
- Reliance Digital (3.3 kms | Approx. 7 minutes drive time)
- South City Mall (13 kms | Approx. 33 minutes drive time)
- Quest Mall (17 kms | Approx. 41 minutes drive time)
- CBD and IT hubs
- Esplanade (18 kms | Approx. 41 minutes drive time)
- Burrabazar (19 kms | Approx. 45 minutes drive time)
- Salt Lake Sector 5 (27 kms | Approx. 56 Minutes drive time)

RAILWAYS AND METRO



- Joka Metro (Upcoming) (1.6 kms | Approx. 5 minutes drive time)
- Sealdah Station (19 kms | Approx. 45 minutes drive time)
- Howrah Station (19.9 kms | Approx. 43 minutes drive time)

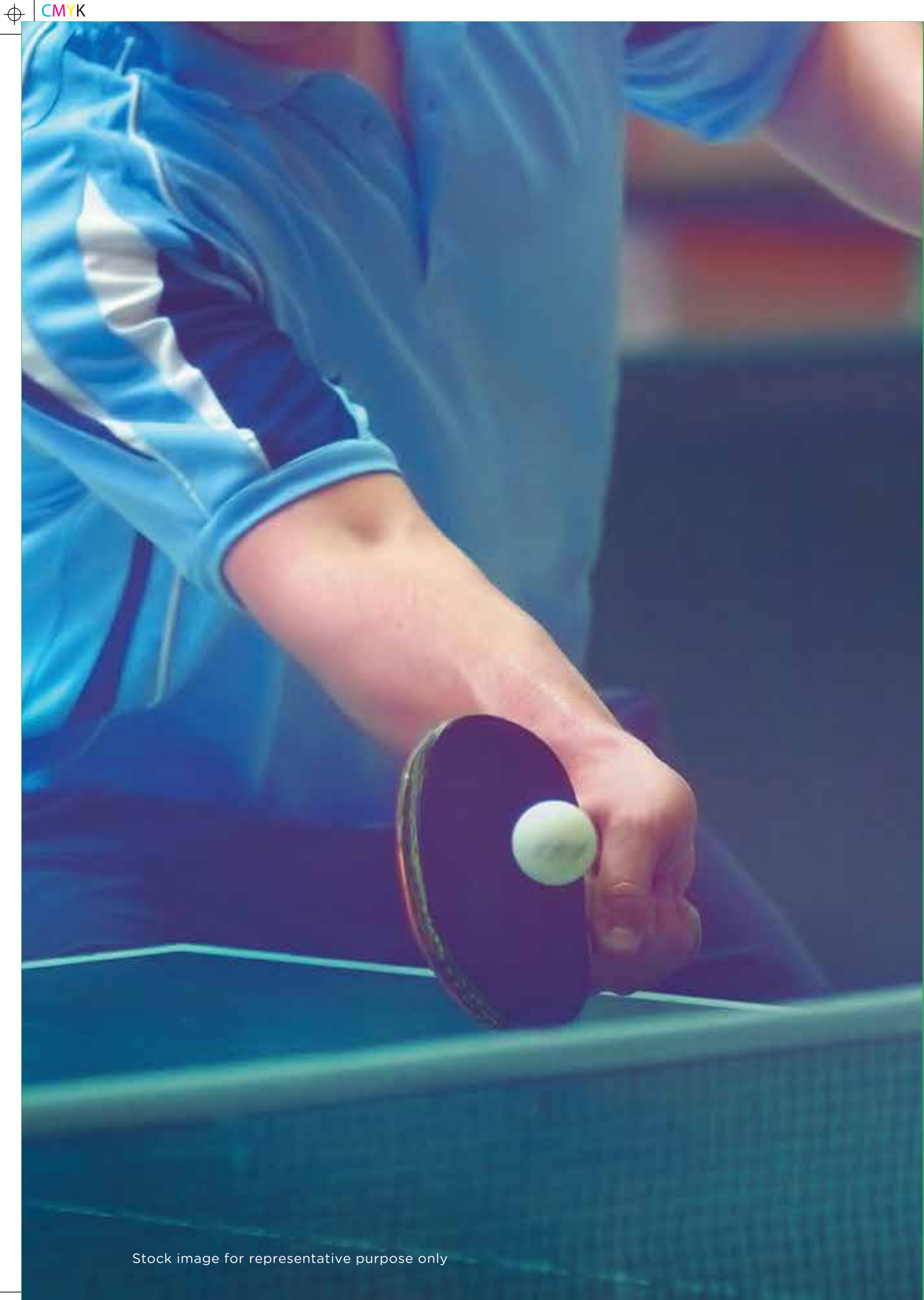
Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google maps. The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or 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.

Master layout plan



LEGEND

- | | |
|----------------------------|--|
| 1. ADDA CULTURE | 16. FREE PLAY LAWN |
| 2. MLCP | 17. EARTH ROOM |
| 3. BANYAN TREE PLAZA | 18. SENIOR CITIZEN SITTING |
| 4. ISLAND WITH ROCK FAMILY | 19. FISH POND |
| 5. CENTRAL WATERBODY | 20. SERVICES |
| 6. ACUPRESSURE PATHWAY | 21. GREEN LANDSAPCE |
| 7. ANGLING CORNER | 22. WORK FROM GARDEN |
| 8. MARKETING OFFICE | 23. TOWER EXCLUSIVE WORK HUBS |
| 9. BBQ PIT | 24. OPEN AIR BOX CRICKET ZONE |
| 10. PARTY PAVILION | 25. MULTI COURT WITH HALF BASKETBALL & BADMINTON COURT |
| 11. LIVING ARBOR PAVILION | 26. OUTDOOR GYM |
| 12. OUTDOOR FITNESS AREA | 27. KID'S PLAY AREA |
| 13. BOTTLE WALL | 28. KID'S POOL |
| 14. TREE HOUSE | 29. SWIMMING POOL WITH CHANGING ROOM |
| 15. OPEN AIR THEATRE | 30. YOGA PAVILION |



Where nature brings you closer, to the best of life.



Welcome to Orchard At Godrej Se7en. Here, you won't just find serenity and peace amidst nature's generous bounty, but you'll also find the very best that life has to offer. A place that is equipped to take care of every detail that will change the way you live. Come and explore this wondrous place nature has designed for you, and feel even closer to a life more beautiful.

Indoor Amenities



**Festival Hall
With Pantry**



**Relaxation
Lounge**



**Indoor Games
Room**



**Reading
Lounge**



**Table Tennis
Room**



Kids Lounge



**Hobby
Centre**



**State-Of-The-Art
Gymnasium**



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Life is greener,
when you can enjoy the outdoors, inside.



When ingenuity and creativity come together, you get something that's nothing short of spectacular. That's exactly what our outdoor amenities aim to be. We've ensured you and your family feel right at home in the great outdoors, literally. Which means, you can now enjoy the outdoors, inside. It's been designed in a way to ensure you're never short of comforts or conveniences – whether you take a dip or take a break, it's all within reach.

Outdoor Amenities



**Open Air
Box Cricket Zone**



Kid's Play Area



Multi-Court With
**Half Basketball and
Badminton Courts**



Swimming Pool
With Changing Rooms
and **Steam**



Outdoor Gym



Kids Pool



Yoga Pavilion



Stock image for representative purpose only

Life is greener,
when nature offers you magnificence
in every shade of green.



Nature has a lot to offer. Apart from a scenic colour palette that boasts of every shade of green, it is also equipped with 1.75 acres of vehicle-free central greens for you to enjoy. Here you will find enough and more space to indulge in long, leisurely walks or take in a breath-taking view nature has in store for you. Everywhere you look, nature will greet you in all its glory and ensure you're always in the best of health, happiness, and well-being.

Landscaping and Greenery



100+
Fruit-Bearing Trees



Tree Lined
Northern Greens



900+ Trees



Central Lake



Extensive Landscaping
at Podium Level



~ 2.5 Km Of
Green Walkways



600 Meter Of Lush Green
Corridor From D.H. Road



1.75 Acres Of
Central Greens
Acting As A Green Spine
to The Township

These trees will be sourced and planted by GPL with the help of CENTRE FOR SUSTAINABLE DEVELOPMENT and Salient Design Studio. This activity will be completed before 2026



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Life is greener,
when everything you need,
is right around the corner.



Imagine living in a place where all that you and your family need, is within reach. Where you are never too far from everyday conveniences, and your every need is catered to – from the most basic necessities, to gourmet treats, to pampering sessions, it's all in here, waiting for you, at your service.

High Street Retail



Pharmacy



Supermarket



Dry Cleaning Services



Salon



Delicious Food Joints



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Life is greener, when sustainability is the philosophy of life.



Here, life is cleaner, greener, and a whole lot healthier. At Orchard we think sustainable, and live sustainable too. We are continuously making efforts to reduce the carbon footprint and help make this planet a better place. We truly believe that living sustainably will definitely result in a positive impact for generations to come. As we say, think sustainable, act responsible.

Healthy and Sustainable Living



Farmer's Market

Enjoy farm-fresh vegetables at your doorstep



Charging facility

for EVs



UV room below each tower for delivery parcel sanitization



Waste water is treated through the Sewage Treatment Plant (STP) which is used to maintain the landscape



Extensive Landscaping
At Podium Level



IGBC Silver
Pre-certified



Health Café



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Life is greener, when conveniences make life convenient.



If convenience is what you seek, we promise to give you just that, and a lot more too. Here you will find a home that is built to suit your needs and wants. You can enjoy easy access to everything you need, without having to step out. With our systems in place, you have a world of conveniences to explore without the worry or hassle of travelling. Literally, a world within a world that offers all comforts under one roof.

Conveniences



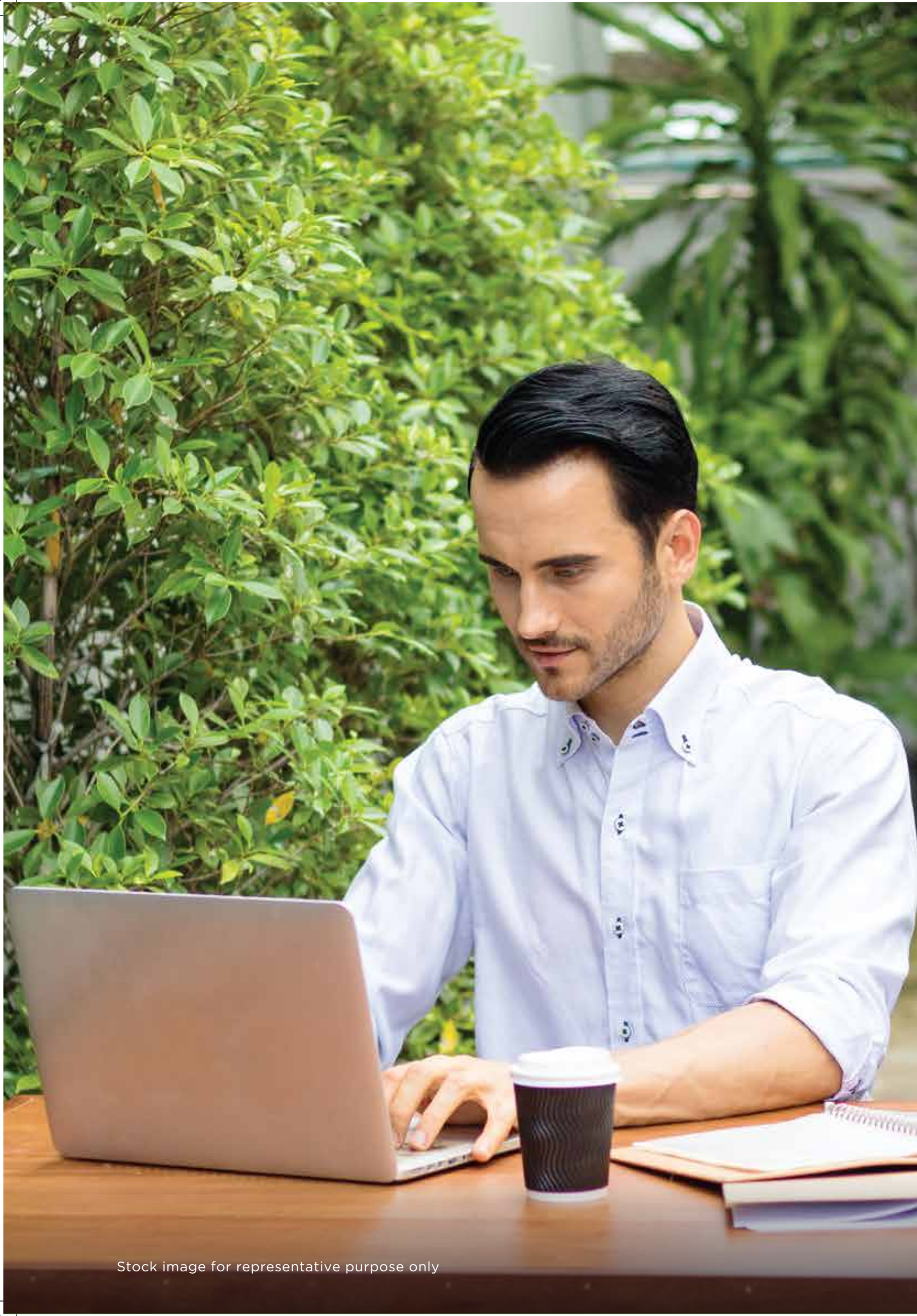
**Golf Carts for
the elderly** to ease travel



**Own AC bus for daily
drop-offs**
to various key locations



**In-house
ambulance**



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Life is greener, when your workspace has more than one space.



While Work-From-Home has changed the working norms for the world, out here you can Work-From-Anywhere. And by that, we mean that you have the luxury of choosing from a host of workspaces. Whether it's from the comfort of your home, or designated work venues we've created for you, or in the bustling Clubhouse, or even amidst the serenity of nature, you can now work from just about anywhere.

Work from Anywhere



Work From Home

– Spaces that are designed to help you set up your home office/school.



Work From Tower

– Workstation pods at each tower that ensures a silent and secure work environment, without interfering in your home office space.



Work From Club

– Work from the Conference Room, Meeting Rooms or Business Centre.



Work From Garden

– Curated spaces where designated spots in the garden are equipped with power points to facilitate work amidst the calm of nature.



Artist's impression

Life is greener,
when every home is thoughtfully designed,
just for you.



They say, it's the thought that counts. And we couldn't agree more. Which is why, each of our homes is thoughtfully planned and designed, to give you the best living experience – inside out. What we have built is not just a place to live, but a place to grow. Surrounded by nature, nurtured by nature, our space promises a better lifestyle and a better life.

Differentiated Specifications



8 feet high modular
main door



Full height sliding door
between living/dining and balcony



All apartments with wooden Laminated flooring
in the Master Bedroom



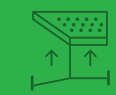
Utility balcony
with every apartment



Wall hung premium
WCs and Washbasins



Finished ODU platform for AC outdoor units



Ceiling height dado in toilets

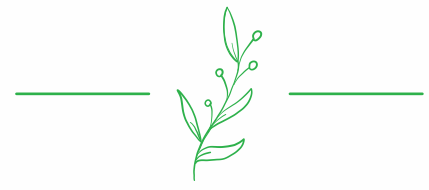


Power backup
with every apartment

Floor plans



Second Floor



ORCHARD

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SECOND FLOOR PLAN



Fourth Floor



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FOURTH FLOOR PLAN



Unit plans





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TYPICAL UNIT PLAN - 2BHK-1

CARPET AREA(SQ.M)	EXCLUSIVE AREA(SQ.M)	SALEABLE AREA(SQ.M)
45.77 SQ.M.	3.55 SQ.M.	76.50 SQ.M.

- Attached balcony with L&D provides views of the expansive greens / Cityscape View.
- Abundant Light & Ventilation in the apartment through the large windows.
- Units designed to provide cross Ventilation in L&D and BR-2.
- Utility Area is provided for keeping Washing Machine & Drying clothes.
- Loft space provided for extra storage.
- MBR planned to provide residents with privacy.
- Dedicated cupboard space in MBR to provide spacious living.

KEY PLAN



1 SQ.M = 10.764 SQ.FT.



ORCHARD

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TYPICAL UNIT PLAN - 2BHK- 2

CARPET AREA(SQ.M)	EXCLUSIVE AREA(SQ.M)	SALEABLE AREA(SQ.M)
50.73 SQ.M.	5.47 SQ.M.	87.51 SQ.M.

- Lavish L&D Space
- Attached balcony with L&D & MBR provides views of the expansive greens/ CityScape view.
- Abundant Light & Ventilation in the apartment through the large windows.
- Units designed to provide cross Ventilation in L&D and BR-2.
- Utility Area is provided for keeping Washing Machine & Drying clothes.
- Loft space provided for extra storage.
- MBR planned to provide residents with privacy
- Dedicated cupboard space in MBR to provide spacious living.

KEY PLAN



1 SQ.M = 10.764 SQ.FT.



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TYPICAL UNIT PLAN - 3BHK-1

CARPET AREA(SQ.M)	EXCLUSIVE AREA(SQ.M)	SALEABLE AREA(SQ.M)
59.27 SQ.M.	3.76 SQ.M.	97.77 SQ.M.

- Attached Balcony with L&D provide views of the expansive greens
- Abundant Light & Ventilation in the apartment through the large windows.
- Units designed to provide cross Ventilation in L&D and BR-2.
- Utility Area is provided for keeping Washing Machine & Drying clothes.
- Loft space provided for extra storage.
- Lavish MBR planned to provide residents with privacy
- BR3 can be used as kids room or study area

KEY PLAN



1 SQ.M = 10.764 SQ.FT.



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TYPICAL UNIT PLAN - 3BHK-2

CARPET AREA(SQ.M)	EXCLUSIVE AREA(SQ.M)	SALEABLE AREA(SQ.M)
74.00 SQ.M.	4.14 SQ.M.	119.13 SQ.M.

- Foyer area at entry to provides privacy to the residents
- Attached balcony with L&D provides views of the CityScape view.
- Abundant Light & Ventilation in the apartment through the large windows.
- Units designed to provide cross Ventilation in L&D, MBR and BR-2.
- Utility Area is provided for keeping Washing Machine & Drying clothes.
- Loft space provided for extra storage.
- Lavish MBR planned to provide residents with privacy.

KEY PLAN



1 SQ.M = 10.764 SQ.FT.



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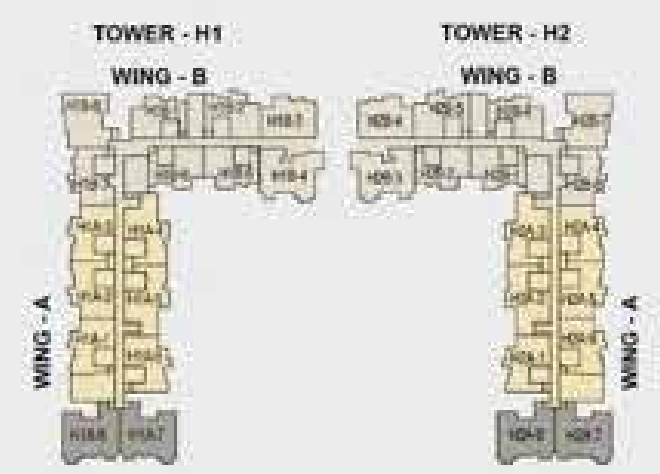
GODREJ SE7EN, JOKA, KOLKATA

TYPICAL UNIT PLAN - 3BHK-3

CARPET AREA(SQ.M)	EXCLUSIVE AREA(SQ.M)	SALEABLE AREA(SQ.M)
73.95 SQ.M.	5.19 SQ.M.	121.85 SQ.M.

- Foyer area at entry provides privacy to the residents.
- Attached Balcony with L&D & MBR provides views of the expansive greens.
- Abundant Light & Ventilation in the apartment through the large windows
- Units designed to provide cross Ventilation in L&D, MBR and BR-2.
- Utility Area provided for keeping Washing Machine & Drying clothes.
- Loft space provided for extra storage.
- Lavish MBR with balcony planned to provide residents with privacy.

KEY PLAN



1 SQ.M = 10.764 SQ.FT.



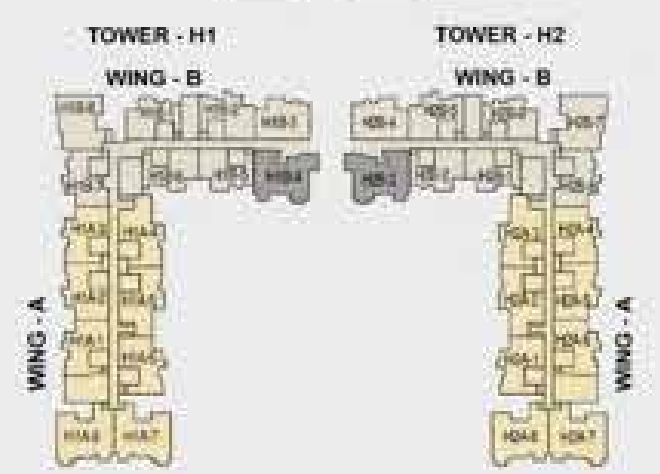
ORCHARD

GODREJ SE7EN, JOKA, KOLKATA
TYPICAL UNIT PLAN - 3BHK- 3A

CARPET AREA(SQ.M)	EXCLUSIVE AREA(SQ.M)	SALEABLE AREA(SQ.M)
76.18 SQ.M.	4.79 SQ.M.	124.95 SQ.M.

- Foyer area at entry provides privacy to the residents.
- Attached Balcony with L&D & MBR provides views of the expansive greens.
- Provision of cupboard space at entry of BR2 provides spacious living
- Abundant Light & Ventilation in the apartment through the large windows.
- Units designed to provide cross-Ventilation in L&D, MBR and BR-2
- Utility Area provided for keeping Washing Machine & Drying clothes.
- Loft space provided for extra storage.
- Lavish MBR with balcony planned to provide residents with privacy.
- Large storage space in each BR.

KEY PLAN



1 SQ.M = 10.764 SQ.FT.

JOINT DEVELOPEMENT PARTNER

SELVEL

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