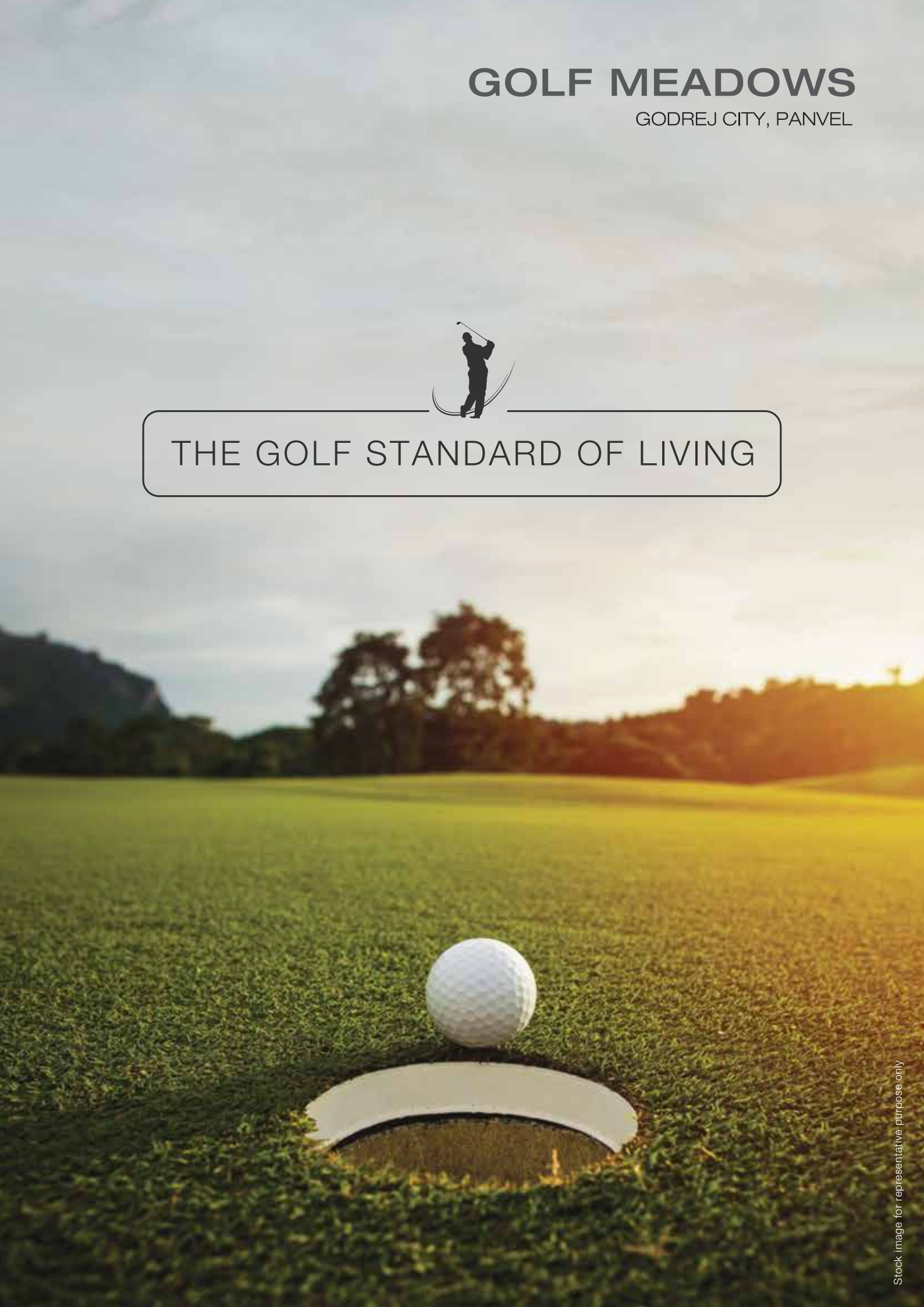


GOLF MEADOWS

GODREJ CITY, PANVEL



THE GOLF STANDARD OF LIVING





Presenting the golf standard lifestyle, where every corner inspires you to live more. Discover a life of luxury amidst the expansive greens of Panvel with conveniences and the finest of indulgences that lets you enjoy each moment to the fullest at your own pace. So, step in today and experience it for yourself.

GODREJ PROPERTIES

India's No.1 Listed Developer*
Pan-India Presence | Cutting-edge Design
Quality Construction | Legacy of 121 years

GODREJ ONE

Actual Image

*No.1 Listed Developer in India basis absorption (Volume - Lac sq.ft. and Value - In Cr.) in FY 17-18 (till Jan 2018) Source - Propequity.

MahaRERA Registration No.: P52000018146 | <http://maharera.mahaonline.gov.in>



PAVING THE WAY FOR A BRIGHTER FUTURE

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 121-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

Over the years GPL has delivered many firsts in the Indian real estate market. Planet Godrej, a skyscraper in Mumbai, was India's tallest occupied building when completed in 2008. It also illustrated a focus on customer safety and wellbeing by becoming the first project in the country to offer residents a fire escape chute.

The commercial office project, Godrej BKC, is the only LEED (Leadership in Energy and Environmental Design) Platinum rated building in India's leading commercial district, Bandra Kurla Complex, demonstrating Godrej Properties' commitment to environmental sustainability.

IN THE LAST 5 YEARS, GODREJ PROPERTIES HAS RECEIVED OVER 200 AWARDS & RECOGNITIONS

- 

PREMIUM REAL ESTATE COMPANY OF THE YEAR

CORPORATE LIVEWIRE AWARDS **2017**
- 

PROFESSIONAL EXCELLENCE IN REAL ESTATE

ABP NEWS REAL ESTATE AWARDS **2016**
- 

REAL ESTATE COMPANY OF THE YEAR

CONSTRUCTION WEEK INDIA AWARDS **2015**
- 

MOST RELIABLE BUILDER

CNBC AWAAZ REAL ESTATE AWARDS **2014**
- 

INNOVATION LEADER IN REAL ESTATE

NDTV PROPERTY AWARDS **2014**
- 

POPULAR CHOICE DEVELOPER OF THE YEAR

ET NOW **2013**

PANVEL – THE REAL ESTATE HOTSPOT IN NAVI MUMBAI

With lush green surroundings, planned infrastructures and seamless connectivity, Panvel is the ideal location that blends modern day living as well as the art of peaceful living.

Location

Located at the Mumbai-Pune Expressway, it enjoys strong connectivity to NH-48, NH-66 & the Panvel Station, further to CST, Thane & Churchgate.

Business Hubs

Vital hubs like the upcoming BKC II (Kharghar)¹, CBD Belapur, Thane-Belapur Road, Ghansoli, Nerul & Airoli.

The best positioned SEZ in India is coming nowhere else, but in Panvel with 2000+ hectares² planned to transform the face of Navi Mumbai.

Upcoming Hotspot

An affordable area benefitting from its location next to a corridor undergoing numerous developments. The real estate in the locality boomed after the ground-breaking ceremony for the Navi Mumbai International Airport on the 18th February, 2018³

Developments planned in Panvel in the upcoming years

- 2019** – Upcoming airport's first phase construction completion. The first flight scheduled to take off in 2019⁴
- 2020** – MSRDC to build 2 three-lane bridges along the Thane Creek on the Sion-Panvel Expressway⁵
- 2020** – 1st Phase of Navi Mumbai Metro Line by CIDCO. Navi Mumbai Metro corridor three is a 25-km stretch that will connect Vashi and Panvel via Nerul.⁶
- 2022** – 126-km long Virar-Alibaug Multi-modal Corridor to connect NH-8, Bhiwandi bypass, NH-3, NH-4 and NH-4B, Mumbai-Pune Expressway, NH-17 with metro connectivity⁷
- 2022** – Mumbai Trans-Harbour Link, India's longest sea-link to cut down travel time from Navi Mumbai to Mumbai by 30 minutes⁸
- 2023** – CSMT-Panvel Elevated Corridor to provide better connectivity from Panvel to South Mumbai⁹



¹http://timesofindia.indiatimes.com/article/show/56672174.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cpst

²<https://www.livemint.com/Politics/mNlrjnpLQAnAnuHN0xXN/Nav-Mumbai-SEZ-to-start-operations-in-2019.html>

³<https://www.businesstoday.in/sectors/aviation/pm-modi-lays-foundation-stone-of-navi-mumbai-airport-phase-i-to-be-ready-in-4-years/story/270890.html>

⁴<https://indianexpress.com/article/cities/mumbai/first-flight-from-navi-mumbai-airport-likely-in-2019-4905004/>

⁵<https://www.mid-day.com/articles/national-news-new-three-lane-bridges-sion-panvel-highway-ease-traffic-thane-creek-2020-mumbai-news/18225192>







⁶<https://www.metrorailnews.in/navi-mumbai-metro-project-delayed-commuters-to-start-ride-in-2020/>

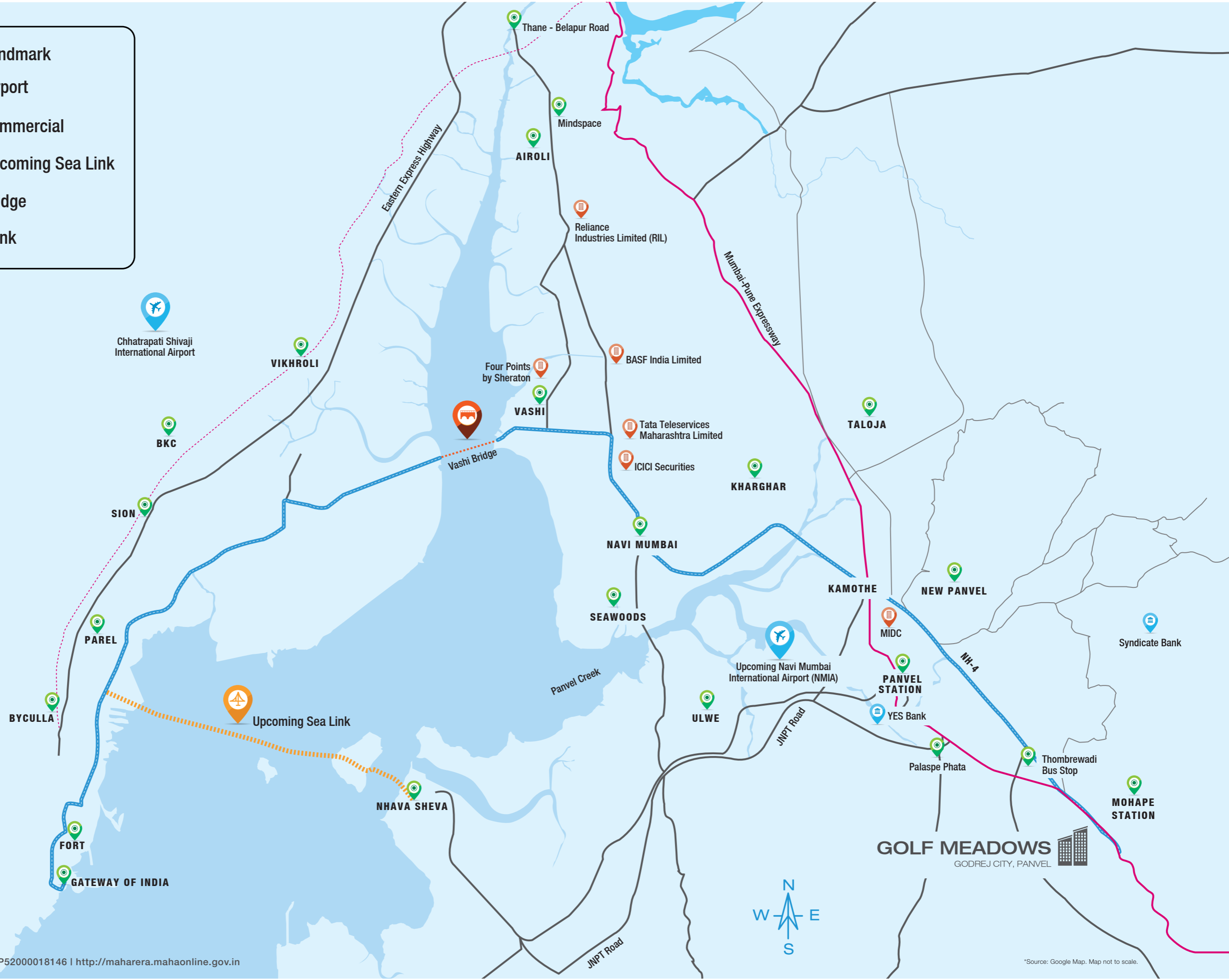
⁷<https://www.railway-technology.com/projects/navi-mumbai-metro/>

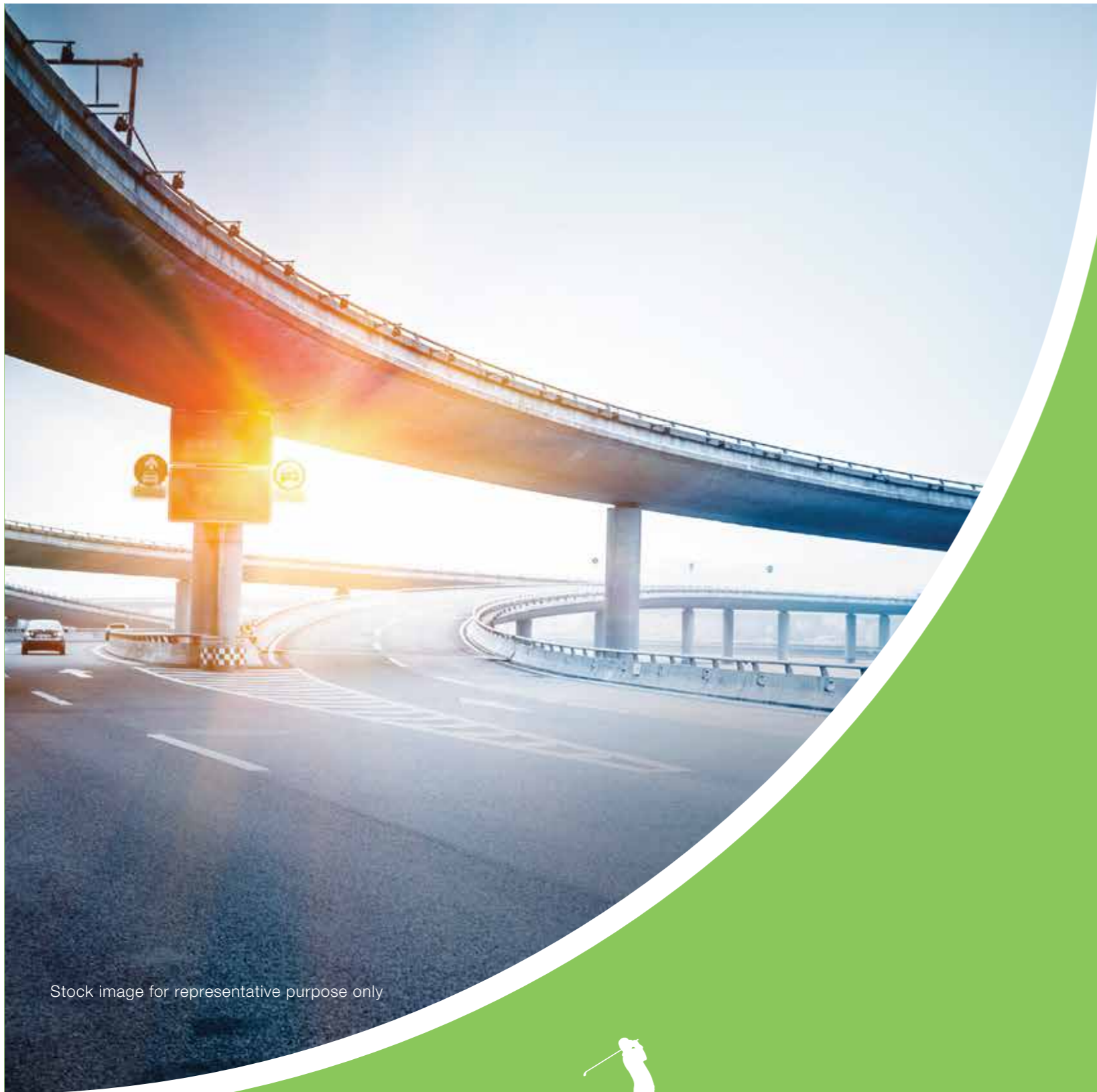
⁸<https://www.hindustantimes.com/mumbai-news/virar-alibaug-multi-modal-corridor-inches-forward-tenders-to-be-issued-by-june/story-6tkv7Nu8gXMfgftPyw349l.html>

⁹<http://www.freepressjournal.in/mumbai/22-km-long-mumbai-trans-harbour-sea-link-to-be-ready-by-2021/1219391>

¹⁰<https://www.hindustantimes.com/mumbai-news/elevated-rail-corridor-proposed-to-cut-travel-time-from-south-mumbai-to-navi-mumbai-airport/story-w4yEPNVkn64bIXhfeyLYM.html>

-  Landmark
-  Airport
-  Commercial
-  Upcoming Sea Link
-  Bridge
-  Bank





Stock image for representative purpose only



AN ADDRESS WHERE NOTHING IS TOO FAR FROM HOME

Panvel hosts an excellent social infrastructure that includes schools, hospitals, entertainment, commercial, hotels and much more within a distance of few minutes.

HOSPITALS

Dhirubhai Ambani Hospital	18 mins	10.9 kms
Lifeline Hospital	20 mins	10 kms
MGM Hospital	18 mins	12 kms
Gandhi Hospital	21 mins	11 kms

SCHOOLS & COLLEGES

St. Wilfred High School & College of Commerce & Arts	10 mins	7 kms
Pillai Engineering College	20 mins	16 kms
Delhi Public School (CBSE)	20 mins	10.7 kms
St. Joseph High School	23 mins	15 kms
MGM college of Medical & Engineering	18 mins	12 kms
Ryan International School	25 mins	18 kms
National Institute of Fashion Technology	26 mins	19 kms
Bhartiya Vidyapeeth College	28mins	20 kms

MALLS & THEATRES

Orion Mall & PVR Cinemas	17 mins	11.6 kms
DMart	22 mins	16 kms
Inorbit Mall	35 mins	29 kms
K Mall/Big Bazaar	15 mins	11 kms
Seawoods Grand Central Mall	35 mins	26 kms

CORPORATE PARKS & INDUSTRIES

Reliance Industries Limited	30 mins	16.2 kms
Navi Mumbai Special Economic Zone	40 mins	23 kms
MIDC	15 mins	14 kms
CIDCO ITC Park	30 mins	20 kms
Mindspace, Airoli	45 mins	39 kms








BANKS

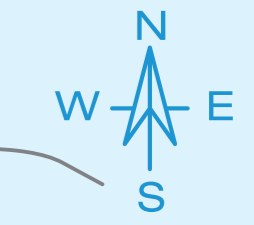
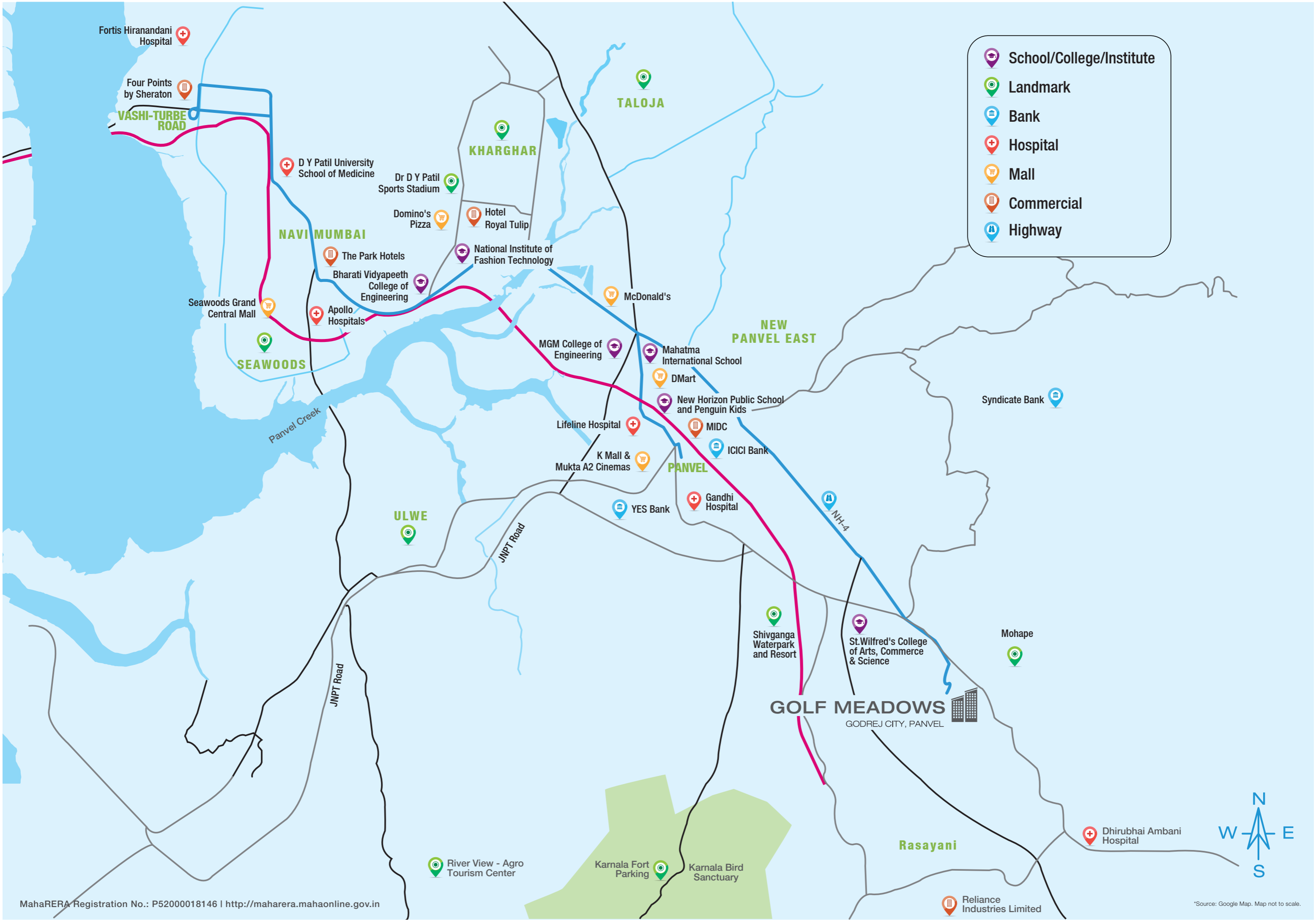
YES Bank	10 mins	4 kms
ICICI Bank	26 mins	16 kms

HOTELS

Hotel Royal Tulip	25 mins	21 kms
The Park	30 mins	24 kms

Drive time source google maps under normal traffic conditions*

-  School/College/Institute
-  Landmark
-  Bank
-  Hospital
-  Mall
-  Commercial
-  Highway



COME HOME TO A PERFECT LIFE AT GOLF MEADOWS AT GODREJ CITY, PANVEL

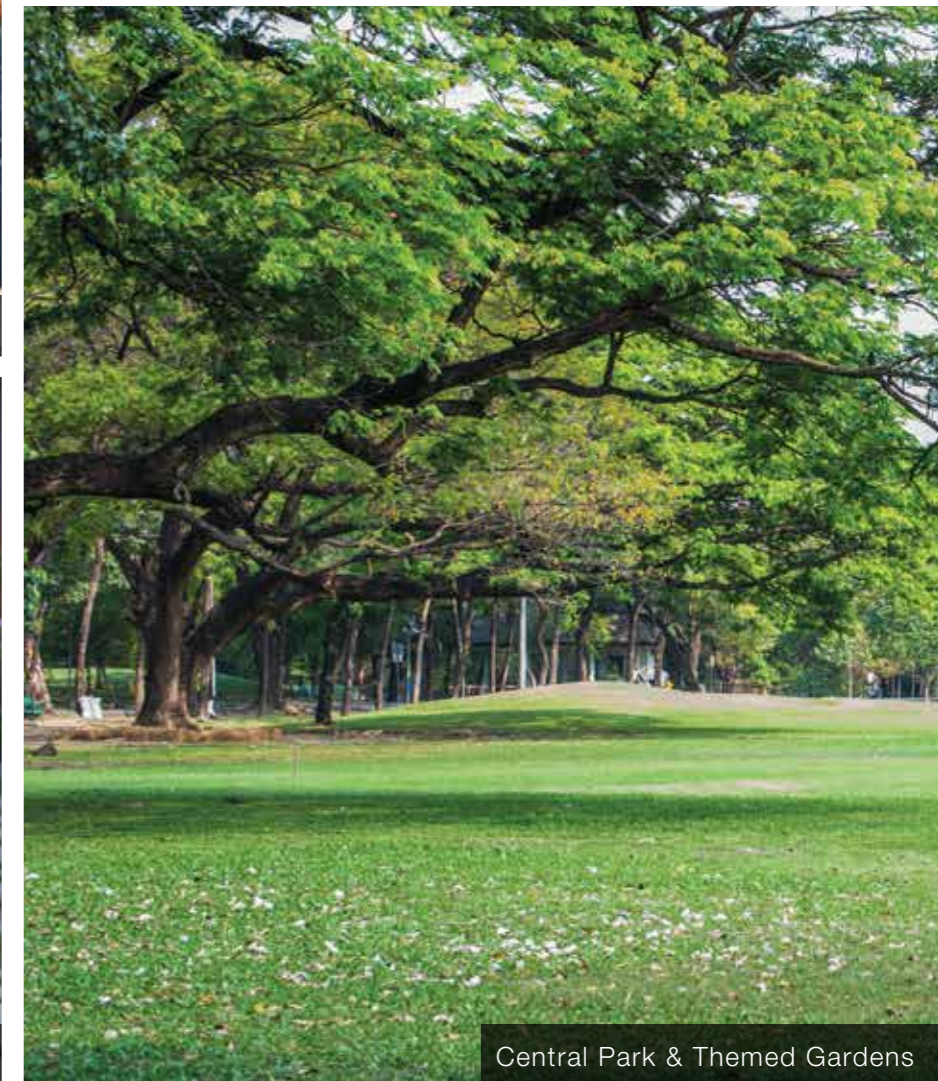
Live next to a 9-hole golf course, exquisitely designed by **FRANK HENEGAN**, the president of Henegan Golf Course Design, who has delivered courses in over 11 countries around the world. Come, have the luxury of teeing off in this uniquely designed golf course, wrapped around picturesque hillocks. The truly inviting expanse of this golf course lets you live a life that's big on luxury. That's the Golf Standard of Living.



BEST-IN-CLASS CITY LIFESTYLE AMENITIES:

- A 20 acre 9-hole golf course
- High-street retail
- ATM
- Urban farming
- Central park & Theme gardens
- Shopping plazas
- Safety & Security systems
- Godrej City bus
- Health area/Hospital & Pharmacy
- Barbeque spots
- Restaurant & Cafés
- Mini-theatre
- Grand city clubhouse
- Commercial plaza with 150+ office spaces
- Forest nature trail with viewing point
- School/Educational area

Stock images for representative purpose only



An aerial photograph of a golf course with several green fairways and sand traps. In the foreground, there are several modern, multi-story residential towers with glass facades. The surrounding area is lush with green trees. The text 'Future Development' is overlaid on the image in two locations: one near the golf course and another near the residential towers.

LAUNCHING GOLF MEADOWS

GODREJ CITY, PANVEL

Come explore, in this 106-acre township our two new towers with the best-in-class sports amenities and other indulgences. Amidst extensive expanse of greens, live in a vehicle-free area and indulge in exclusive lifestyle amenities. Unveiling our two new towers with 1, 2 and 3 BHK homes, uniquely designed with elite specifications – Golf Meadows at Godrej City, Panvel offering the best you can ever imagine.

Future Development

Future Development



MASTER LAYOUT PLAN

1. Entrance
2. Drop-off Points
3. Walking/Jogging Track
4. Central Breezeway
5. Open Party Lawn
6. Zen Garden
7. Pet Zone
8. Amphitheatre
9. Senior Citizens' Area & Reflexology Pathway
10. Outdoor Activity Lawn
11. Chlorine-free Swimming Pool
12. Chlorine-free Kids' Pool
13. Kids' Play Area
14. Barbeque Corner
15. Seating Promenade

Clubhouse

16. Café
17. Gymnasium

Rooftop Sports Arena

18. Basketball Court
19. Futsal Court
20. Cricket Practice Pitch
21. Sunken Seating with Planters
22. Canopy Covered Walkway

The Fun Zone

23. Spa
24. Reading Room
25. Yoga/Aerobics Room
26. Indoor Games
27. Billiards Room



STATE-OF-THE-ART AMENITIES



Futsal Court



Chlorine-free Swimming Pool



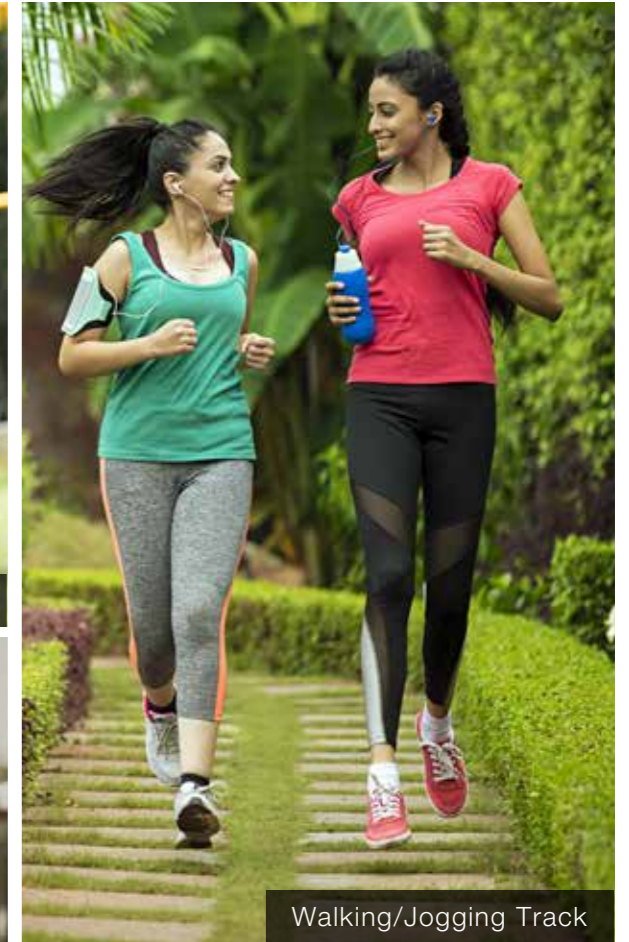
Spa



Kids' Play Area



Café



Walking/Jogging Track



Zen Garden

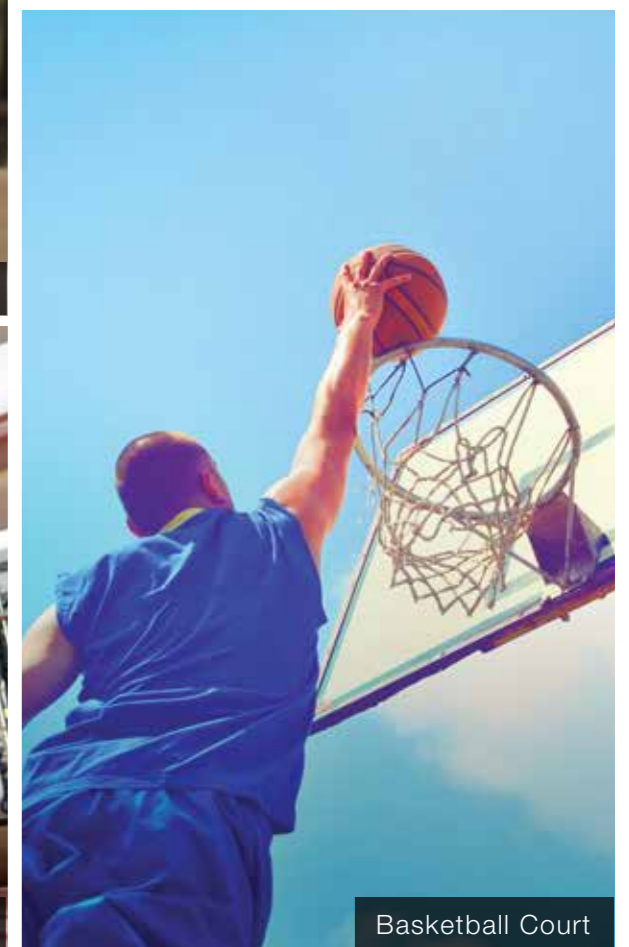


Reflexology Pathway

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Gymnasium



Basketball Court

Stock images for representative purpose only



A DEDICATED AVENUE FOR SOME REJUVENATION

ROOFTOP SPORTS ARENA – an exclusive space that utilises every square meter for the best indulgences. The rooftop offers activities for some fun and fitness with cricket pitch, full-size futsal court and a basketball court amongst others.

- Futsal Court
- Basketball Court
- Cricket Practice Pitch
- Sunken Seating with Planters
- Canopy Covered Walkway

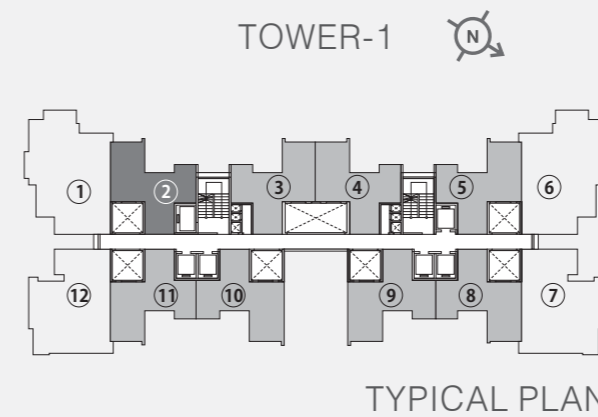
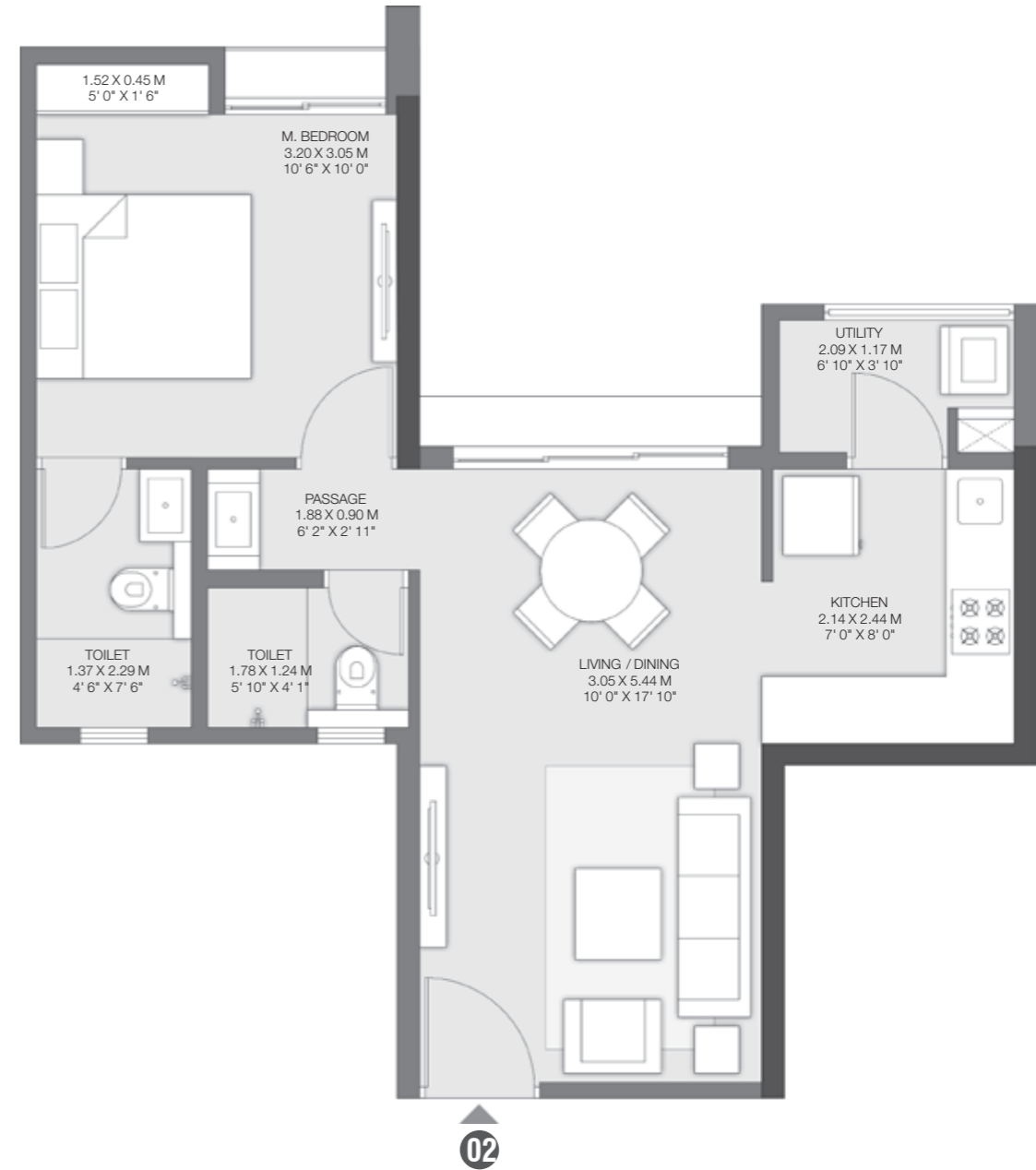
Artist's impression. Not an actual site photograph.

LUXURIOUS SPACES CRAFTED TO PERFECTION





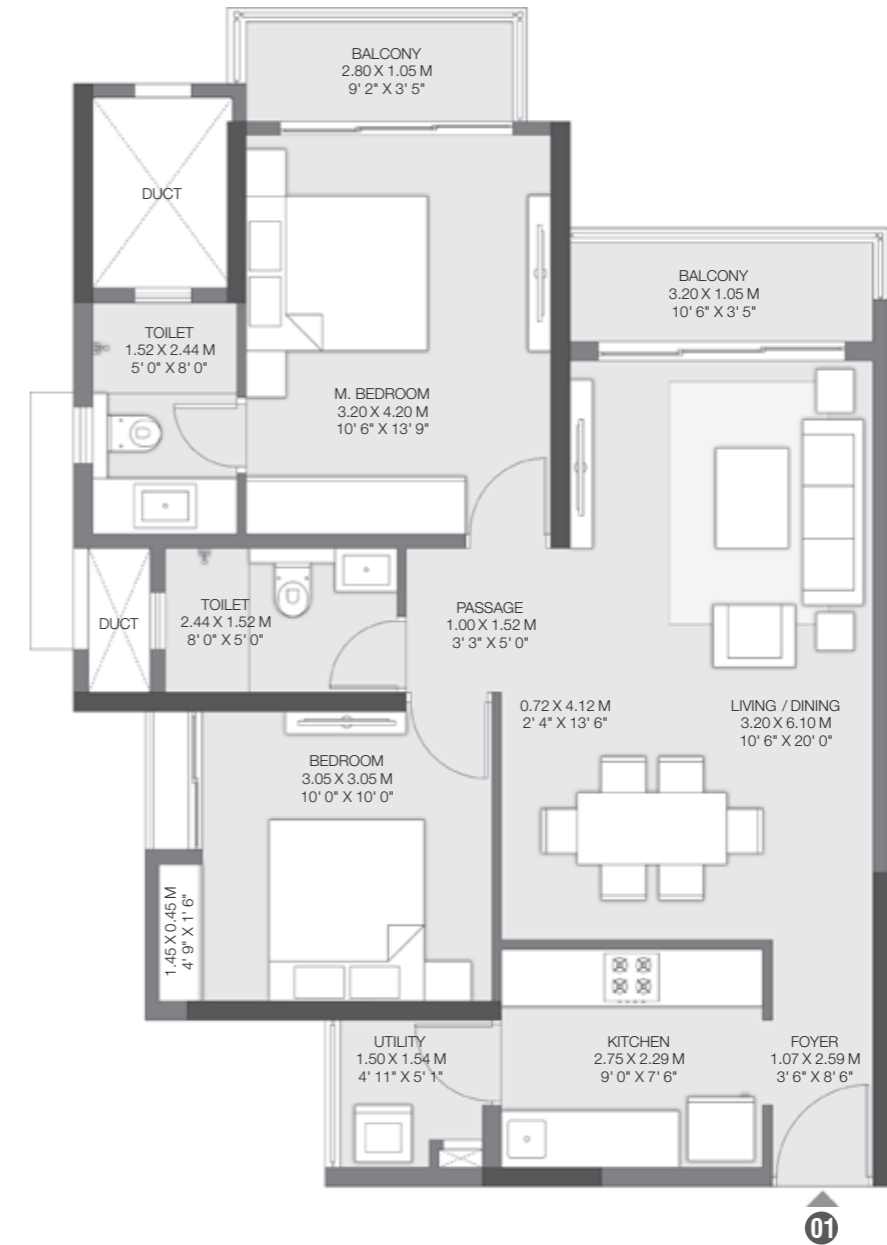
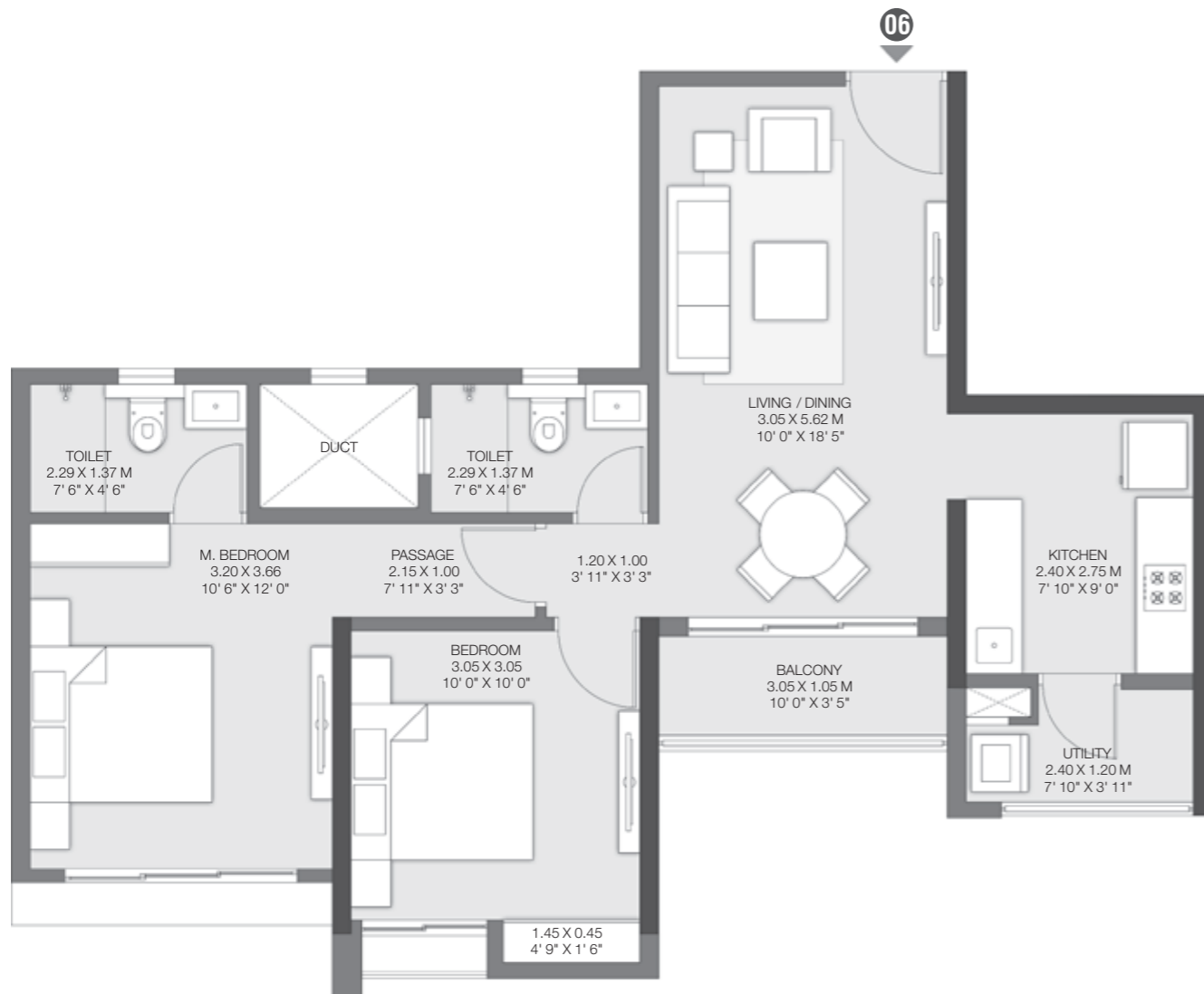
UNIT PLANS



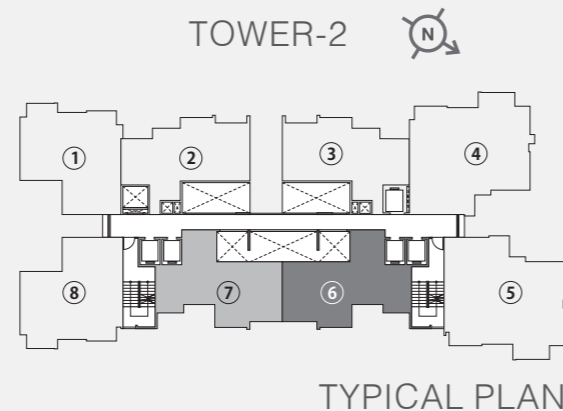
1 BHK PREMIUM



The furniture, decorative items, etc shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents the unit series 02 of tower 01. 1 SQ.M. = 10.764 SQ.FT.



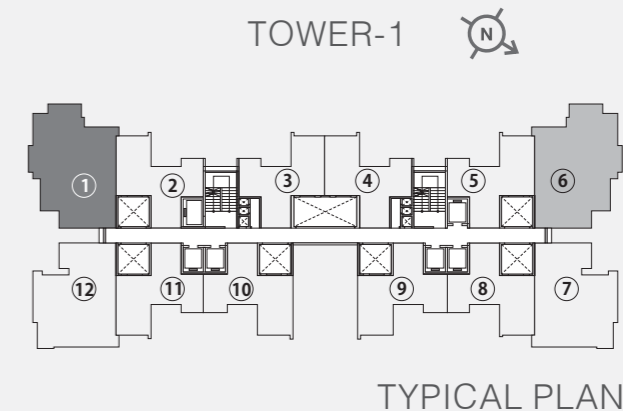
2 BHK PREMIUM



TYPICAL PLAN

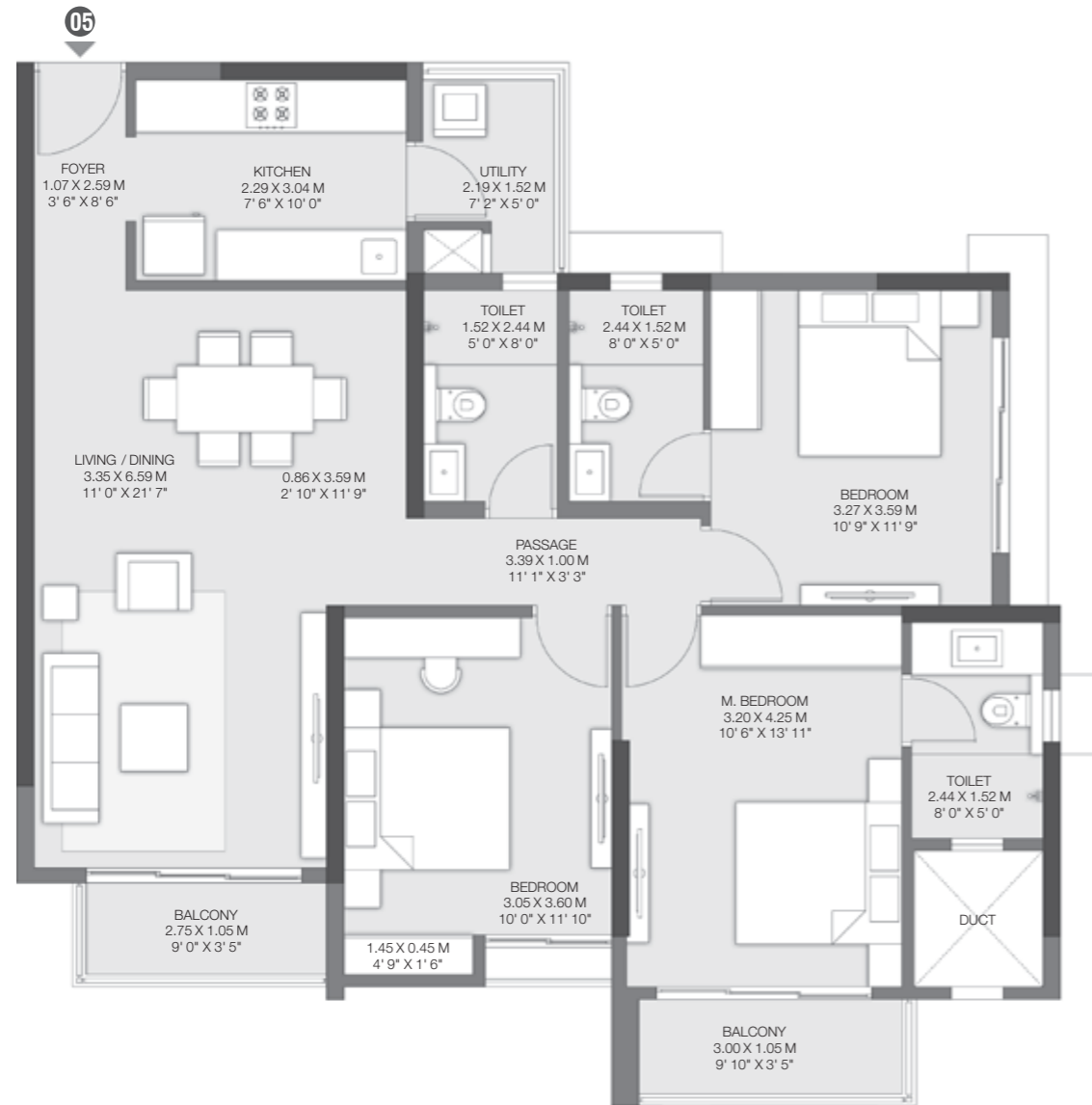
The furniture, decorative items, etc shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents the unit series 06 of tower 02. 1 SQ.M. = 10.764 SQ.FT.

2 BHK LUXE



TYPICAL PLAN

The furniture, decorative items, etc shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents the unit series 01 of tower 01. 1 SQ.M. = 10.764 SQ.FT.



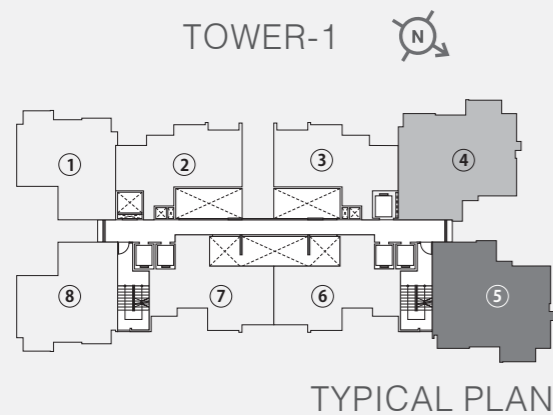
EXCLUSIVE PRE-LAUNCH SAVINGS FOR 250 'EARLY BIRDIE' BOOKINGS

THE GOLF STANDARD PRE-LAUNCH OFFERING

Typology	RERA Carpet + Appurtenant Area (in sq.m.)	RERA Carpet + Appurtenant Area (in sq.ft.)	Starting Agreement Value* (In Crores)
1 BHK Premium	42.6	459	0.46+
2 BHK Premium with Private Sun Deck	64.4	693	0.67+
2 BHK Luxe with 2 Private Sun Decks**	76.9	828	0.83+
3 BHK Luxe with 2 Private Sun Decks**	101.5	1093	1.15+

**Luxe Residences with AC, Wardrobe and Modular Kitchen

Covered Car Parking with every residence




3 BHK LUXE

TYPICAL PLAN

The furniture, decorative items, etc shown in the plan are only suggestive and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of standard specification. The plan represents the unit series 05 of tower 01. 1 SQ.M. = 10.764 SQ.FT.

*Agreement value does not include PLC charges, floor rise charges, any other charges, stamp duty charges and other government taxes. T&C Apply.



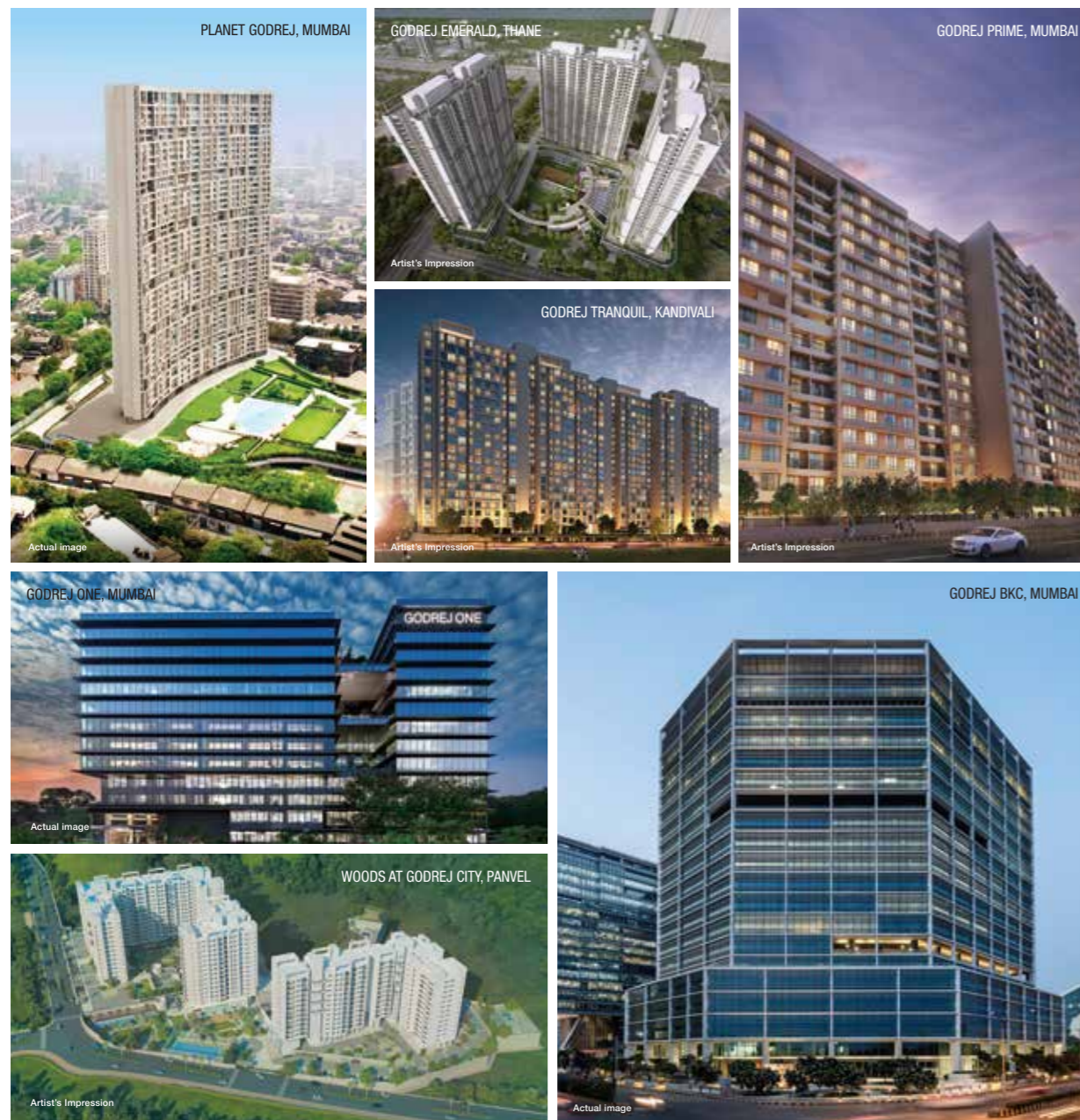
9 REASONS TO CHOOSE GOLF MEADOWS AT GODREJ CITY, PANVEL

- An attractive opportunity to build a real estate asset with one of the most trusted brands, Godrej Properties
- Be a part of the Panvel development story, a fast-growing megapolis with numerous infrastructural projects set to transform the location in the near future
- A privileged way of living – the Golf Standard of Living with a 9-hole 20 acre Golf Course, designed by the internationally acclaimed Frank Henegan
- Live in a self-sustained township with all conveniences taken care of - walk to school, shopping avenues, medical facilities
- A gated community of Golf Meadows at Godrej City, offering a wide range of best-in-class amenities
- A high-rise premium building with luxurious double-height lobbies for a grand welcome
- Premium & Luxe Spacious Residences, offering the thoughtfully planned spaces and specifications for a golf-side lifestyle
- Private decks in 2 & 3 Premium & Luxe residences for extraordinary views of the central green vistas, hill expanses or the Golf Course
- Pre-book and seal this pre-launch opportunity with exclusive pre-launch benefits

About Godrej Properties Limited

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 121-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 200 awards and recognitions, including the 'Real Estate Company of the Year' at the 8th Annual Construction Week India Awards 2018, 'Golden Peacock Award for Sustainability' for the year 2015 by Institute of Directors (IOD), 'Most Reliable Builder for 2014' at the CNBC AWAAZ Real Estate Awards 2014, 'Innovation Leader in Real Estate' award at the NDTV Property Awards 2014 and 'Popular Choice - Developer of the Year' award by ET NOW in 2013.



Registered Office: Unit No. 5C, 5th Floor, Godrej One, Pirojshanagar, Vikhroli East, Mumbai - 400 079.

MahaRERA Registration No. for the projects "Godrej Emerald Thane": P51700000120, "Godrej Tranquil Kandivali": P51800000812, "Godrej Prime": P51800000519. This project is being developed by Godrej Redevelopers (Mumbai) Pvt. Ltd. (Subsidiary of Godrej Projects Development Limited), "Godrej City Panvel Phase I": P52000001298. Woods collectively refers to the names of the Towers in Godrej City Panvel Phase 1 i.e. Woods - Tower 1, Woods - Tower 2 and Woods - Tower 3. All available at website: <<http://maharera.mahaonline.gov.in/>>

This is not an offer/an invitation to offer and/or commitment of any nature. The images included are artist's impression indicating the anticipated appearance of ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance. All specifications of the flat 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(s)/offer(s) prior to making any purchase decisions. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided in any other website.



Sales Site Office Address: Golf Meadows at Godrej City, Off Old Mumbai Pune Highway, Khanawale, Panvel, Raigad - 410206.

The Project is registered as “Golf Meadows Godrej City, Panvel” with MahaRERA Registration No. P52000018146, available at website: <http://maharera.mahaonline.gov.in>. Golf Meadows collectively refers to the names of the Towers in Golf Meadows Godrej City, Panvel i.e. Tower 1 and Tower 2.

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