

THE HIGHLANDS

GODREJ CITY, PANVEL



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HOME TO THE VIEWS

PRESENTING PANORAMIC TOWER WITH HILL VISTA RESIDENCES

Godrej | PROPERTIES

The project is registered as the TOWER 4, THE HIGHLANDS at GODREJ CITY, PANVEL with MahaRERA Registration no. P52000030367 along with P52000026790 available at <http://maharera.mahaonline.gov.in>. This project is being developed by Caroa Properties LLP (Developer). The Project assets / Property is mortgaged to Axis Bank and No Objection Certificate (NOC) is required from Axis Bank for sale of flats / Property.

PANVEL: THE FUTURE STARTS HERE



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Welcome to a home that provides you with proximity to nature and accessibility to everything you desire. Panvel is home to a host of promising new infrastructure projects, ensuring connectivity will always be at its best. Come, expand your horizons at Panvel.



Navi Mumbai International Airport¹

Flying will be easier than ever with the new airport only a short drive away.



Airport Metro Corridor²

This metro corridor will ensure quicker commute between the upcoming Navi Mumbai International Airport and the Chhatrapati Shivaji International Airport, bringing Mumbai city closer to Panvel.



CST-Panvel Fast Corridor³

The proposed CST-Panvel elevated air-conditioned rail corridor project will reduce the commute time from Chhatrapati Shivaji Terminus (CST) to Panvel to 50 mins from 77 mins.



Mumbai Trans Harbour Link⁴

With construction in full swing the MTHL set to be completed by 2022 is proposed to reduce the commute time between Sewri in South Mumbai and Nhava-Sheva in Navi Mumbai to just 20 mins.



Sion-Panvel Expressway⁵

To decongest the Sion-Panvel Highway, the Maharashtra State Road Development Corporation has planned to develop a 6-lane elevated road between Kharghar and Turbhe in Navi Mumbai at an investment of Rs. 1,222 crore saving 15-30mins of travel time.



Virar-Alibaug Multimodal Corridor⁶

With easy connectivity between Virar-Panvel and Panvel-Alibaug, this corridor is proposed to reduce the commute time between Virar and Alibaug to within 1 hour.

Sources: ¹<https://www.thehindu.com/news/cities/mumbai/with-key-infra-panvel-on-its-way-to-becoming-a-growth-centre/article25875591.ece> | ²<https://mmrda.maharashtra.gov.in/documents/10180/830438/Status+of+Metro+Phase+II+%26+III+Corridors/6bf8bcec-50b3-4d86-8729-3db385b179fa> | ³<https://www.hindustantimes.com/mumbai-news/your-cst-panvel-journey-to-get-27-minutes-shorter-by-2022/story-n3NruVEBbnXlmfAljKdy8H.html#:~:text=Currently%2C%20it%20takes%20trains%2077,travel%20time%20to%2050%20minutes> | ⁴<https://www.landfina.com/mumbai-trans-harbour-link-will-cut-travel-time-between-south-mumbai-and-navi-mumbai-to-just-20-minutes/> | ⁵<https://www.constructionweekonline.in/projects-tenders/12755-msrdc-pushes-rs-1222-cr-sion-panvel-highway-widening> | ⁶<http://www.landexpert.in/mmcorridor.html>

Disclaimer: The infrastructure facilities 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 facilities, as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above.

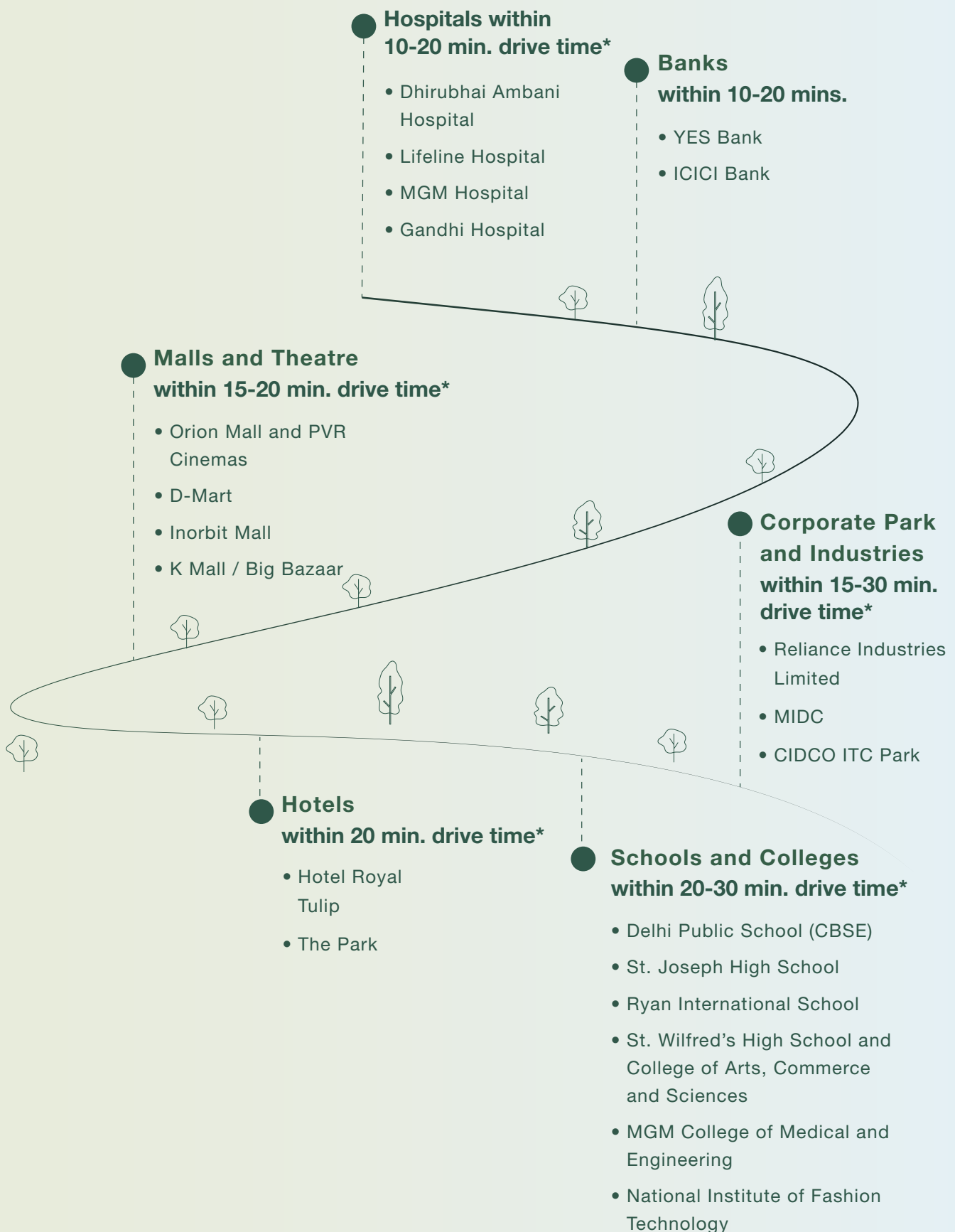
GODREJ CITY- EXPERIENCE EASY ACCESSIBILITY

When you live at The Highlands, easy accessibility is something we encourage you to take for granted, especially since everywhere you need to be is just around the corner.



Source: Google Maps. Travel time mentioned basis traffic conditions in non-peak hours. Map not to scale. Sources for the upcoming infra.
Sources: ¹<https://www.thehindu.com/news/cities/mumbai/with-key-infra-panvel-on-its-way-to-becoming-a-growth-centre/article25875591.ece>
²<https://mmrda.maharashtra.gov.in/documents/10180/830438/Status+of+Metro+Phase+II+%26+III+Corridors/6bf8bcecc-50b3-4d86-8729-3db385b179fa>
⁴<https://www.landfina.com/mumbai-trans-harbour-link-will-cut-travel-time-between-south-mumbai-and-navi-mumbai-to-just-20-minutes/>
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A HOME WITH THE WORLD AROUND YOU



GODREJ CITY, PANVEL

Welcome to this 42 hectare township with a 9-hole Golf Course, surrounded by pockets of residential, commercial and retail areas.

Right from your daily convenience and leisure to healthcare and education, a host of amenities awaits in a city built just for you.



Stock image for representation purpose only.

WOODS

Launched in 2017 to much success, Woods brings you holistic living with homes surrounded by green spaces, including splendid strolling tracks, a grand central park, and a confluence of green landscapes.



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The Project is registered as "Godrej City Panvel Phase I" with MahaRERA Registration NO. P52000001298 available at website <http://maharera.mahaonline.gov.in>. 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.

GOLF MEADOWS

Successfully launched in 2018, Golf Meadows offers premium living at its best with world-class homes overlooking the city's exquisite golf-course. Surround yourself with the finest of amenities and discover a life of luxury and convenience right at home.



Artist's impression. Not an actual site photograph.

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.

A GLIMPSE INTO THE LIFE THAT AWAITS YOU AT GODREJ CITY, PANVEL



Safety and Security



Medical Centre and Pharmacy



Shopping Plazas



World-class School



Urban Farming



Retail and Commercial Centre



9-hole Golf Course



Godrej City Shuttle



Daily Convenience Store



ATM



Central Park and Themed Gardens



Godrej City Master Clubhouse



Restaurants and Cafes

WELCOME TO THE HIGHLANDS - HILLSIDE HOMES AT GODREJ CITY

At The Highlands, experience the best of everything life has to offer. Like a chance to wake up to panoramic hill views* in a home surrounded by leisurely comforts.

A place where an escape into the wilderness is as easy as the commute back to the city. Discover a life of perfect balance, right here at The Highlands.



MASTER LAYOUT PLAN



EVERY DAY AT THE HIGHLANDS IS A DAY WELL SPENT

On ground amenities

- Music garden
- Tree house with slides and hammocks
- Surface painting area (washable surface)
- Sand pits for kids
- Kids' play zone
- Baby play zone
- Toddlers' play area
- Open lawn with fragrance court
- Pool side party deck with barbeque counter
- Pool side deck with sun loungers
- Bio pool
- Feature pavilion
- Open party lawn
- Interactive fountain
- Organic plantation area
- Barbeque area
- Stepped theme gardens
- Amphitheatre
- Cascading water features / water wall
- Pet park
- Pet water zone
- Half Olympic size chlorine free swimming pool
- Swimming pool for kids
- Tennis court
- Box Cricket
- Skating bowl
- Futsal court
- Multipurpose play court
- Jogging / Walking track

- Board games area
- Basketball Court
- Maze garden
- Mini Golf
- Outdoor bowling alley
- Open gym
- Rock climbing wall
- Meditation garden with laughter therapy park
- Yoga garden
- Senior citizen area
- Reflexology walkway

Clubhouse amenities

- Multipurpose hall
- Badminton court
- Creche
- Gym
- Library
- Indoor game room (Pool, TT, Carrom, Foosball, etc)
- Squash court
- Jacuzzi
- Digital gaming zone
- Yoga / Zumba room

Rooftop amenities

- Barbeque counter
- Seating lounge
- Stargazing deck
- Sky gym
- Sky meditation pavilion

Clubhouse rooftop amenities

- Cafe style seating area
- Life-size chess board
- Barbeque counter
- Community style seating area
- Digital gaming zone
- Yoga / Zumba room

INTRODUCING HILL VISTA RESIDENCES AT THE CENTRAL PANORAMIC TOWER

At the Hill Vista Residences, great views of the hillside and central greens are a visual treat. Spacious homes make room for more, with naturally lit interiors brightening up your day.

IEWS OF HILLS
AND CENTRAL GREENS

2 PRIVATE SUNDECKS
WITH GREAT VIEWS

CENTRAL
PANORAMIC TOWER



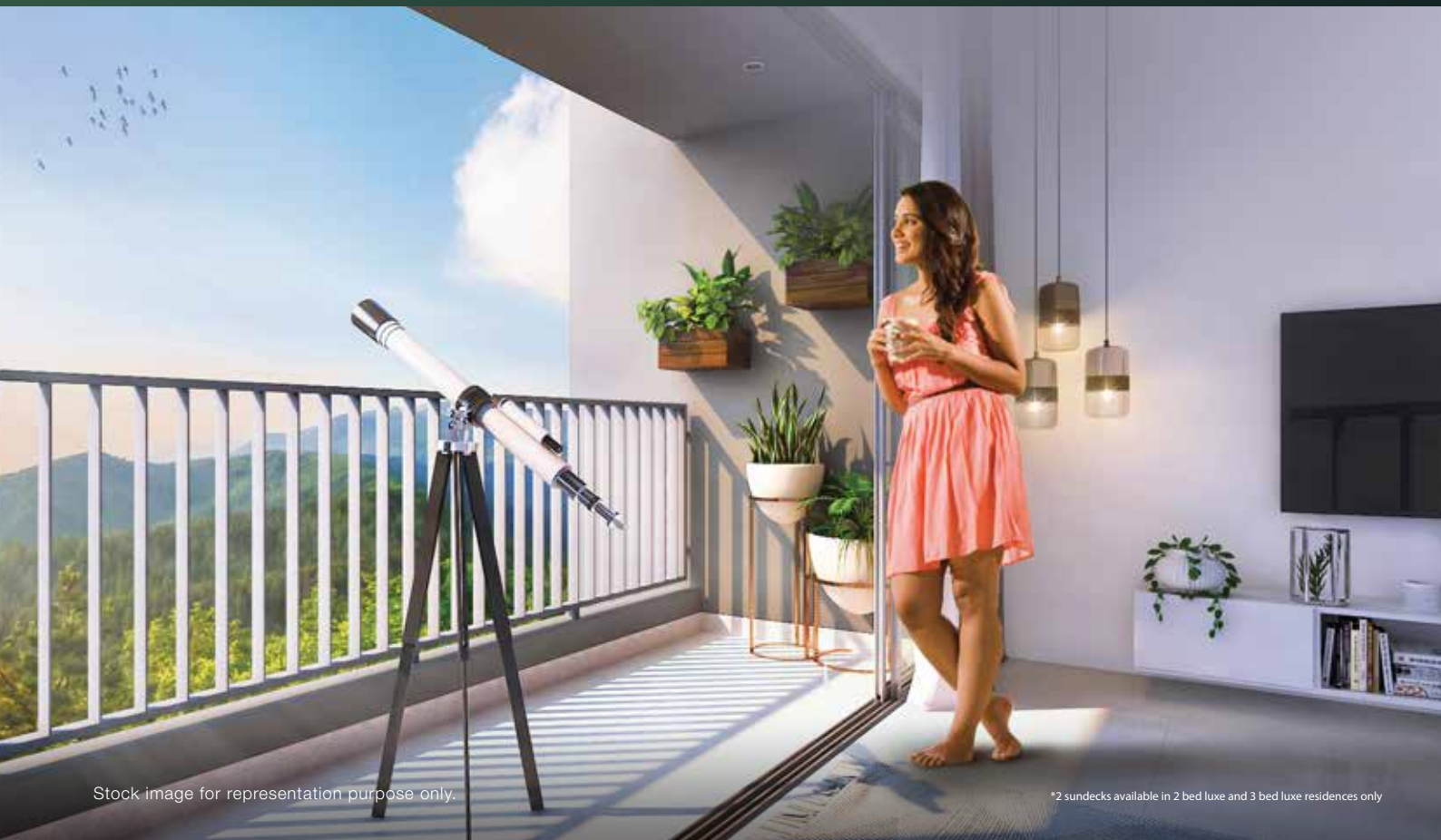
Artists impression. Not an actual photograph.

EXPERIENCE THE BLISS OF HOME TO THE VIEWS



Actual site photograph

THE LUXURY OF TWO SUNDECKS* TO ENJOY VISTAS THAT LIFT YOUR SPIRITS



Stock image for representation purpose only.

*2 sundecks available in 2 bed luxe and 3 bed luxe residences only

**LIVE SURROUNDED BY
MORE THAN 4,000+ TREES***



Stock image for representation purpose only. | *4,000+ Trees are spread across the township and not specific to The Highlands.

**EXPERIENCE NATURAL OPULENCE AT THE
1,445 SQ.M. GRAND CLUBHOUSE.**



Artists impression. Not an actual photograph.

Playtime starts here

Kids deserve to make the best of their childhood. And at The Highlands, a variety of play zones and activity areas ensure they do just that.

- Kids, Baby and Toddlers' Play Zones
- Sand Pits
- Kids' Swimming Pool and Creche



Artists impression. Not an actual photograph.

Live the active life

Breaking a sweat can be fun. And with an array of world-class sports facilities at The Highlands, fitness and fun always go hand-in-hand.

- **Tennis Court**
- **Half Basketball Court**
- **Jogging / Walking Track**
- **Gym**
- **Half Olympic Size Chlorine Free Swimming Pool**
- **Box Cricket**
- **Skating Bowl & Squash Court**



Reconnect with yourself

At The Highlands, we encourage you to 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**



Stock image for representation purpose only.

Kick back and unwind

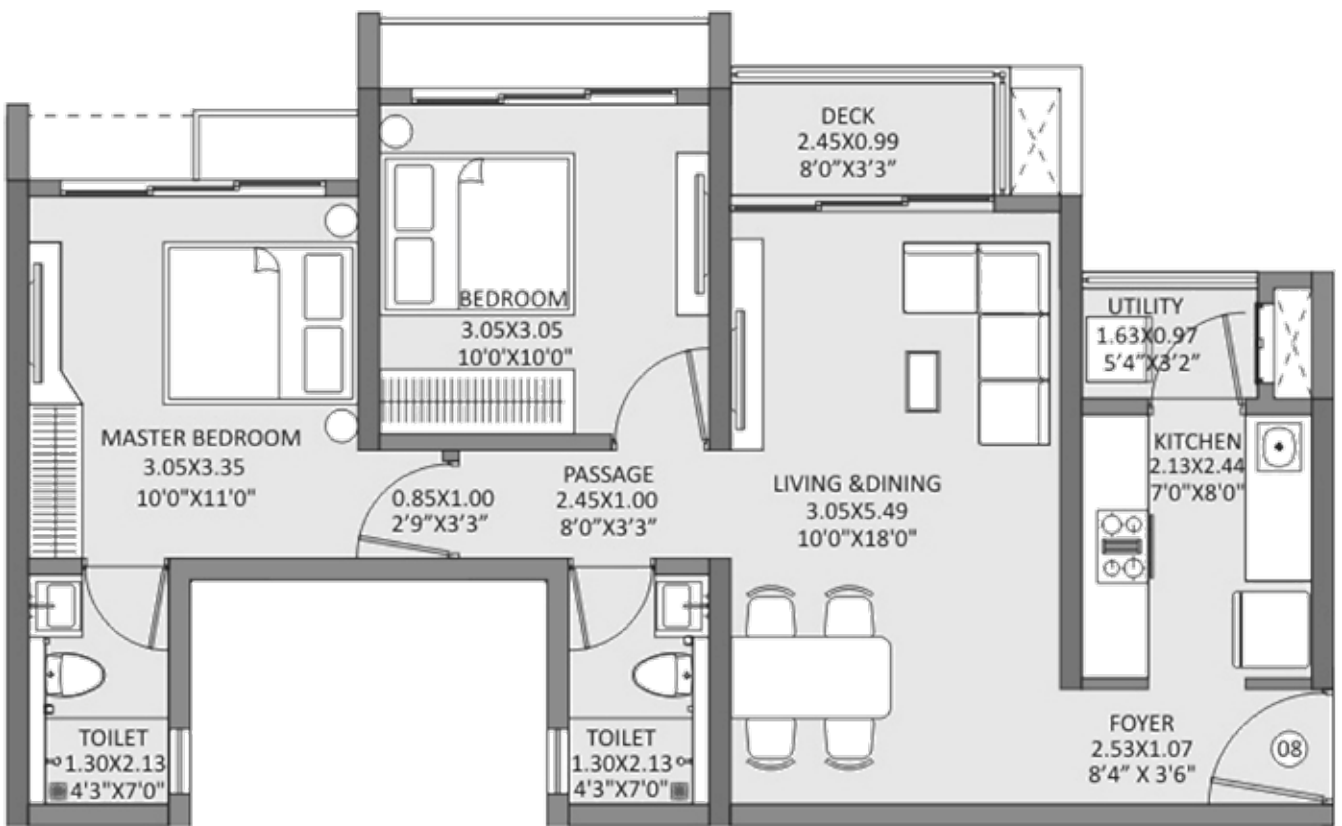
Whether it's giving your child their first swimming lesson or surprising your family with a barbecue cookout, every moment at The Highlands is worthy of a lifelong memory.

- **Amphitheatre**
- **Open Party Lawn**
- **Poolside Deck with Sun Loungers**
- **Multipurpose Hall**
- **Barbecue Counter**



Artists impression. Not an actual photograph.

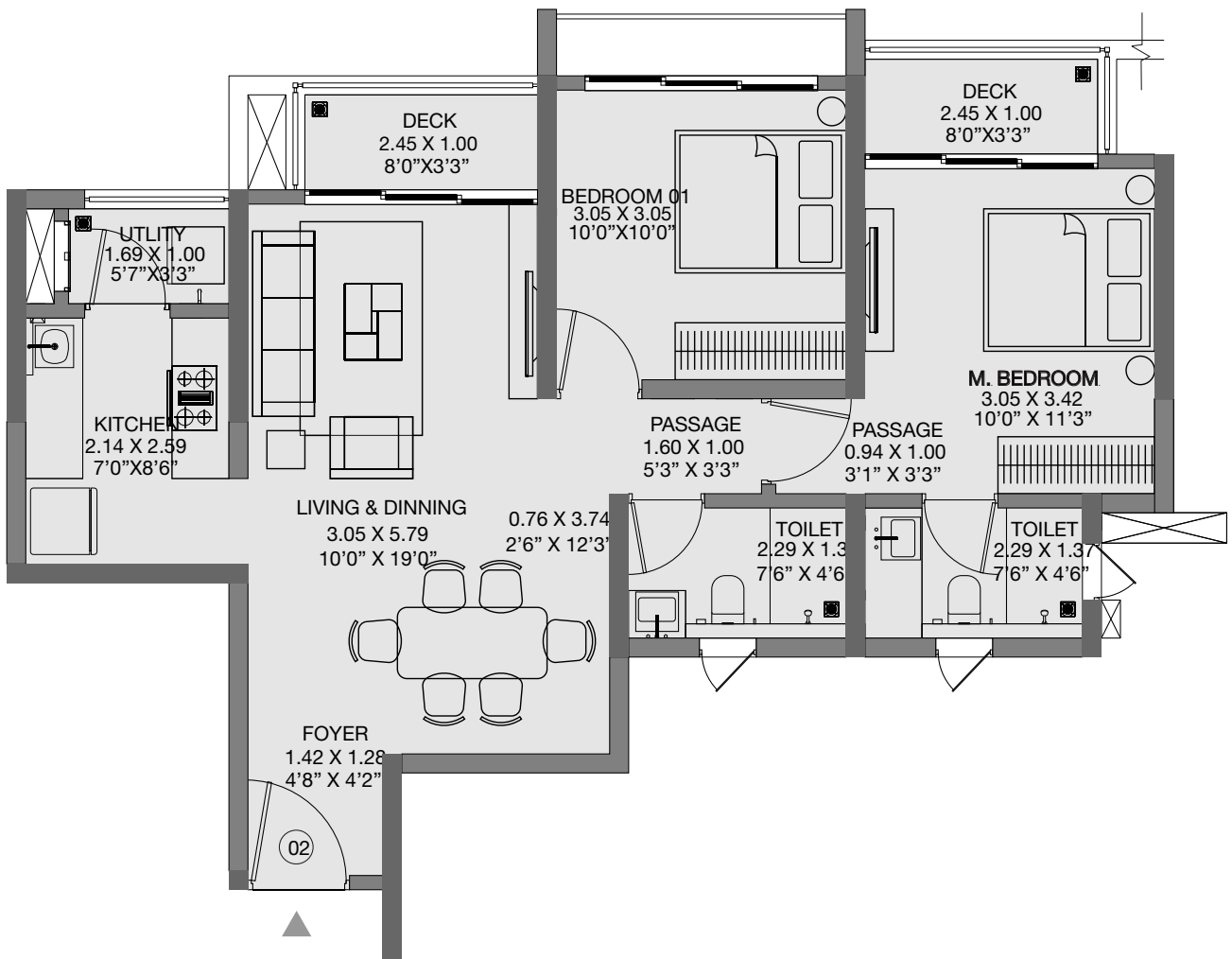
UNIT PLANS - 2 BHK PREMIUM



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The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligation to be provided as per specifications and/or service in the flat/unit and does not form part of the standard specifications. 1 Sq m = 10.764 Sq ft.

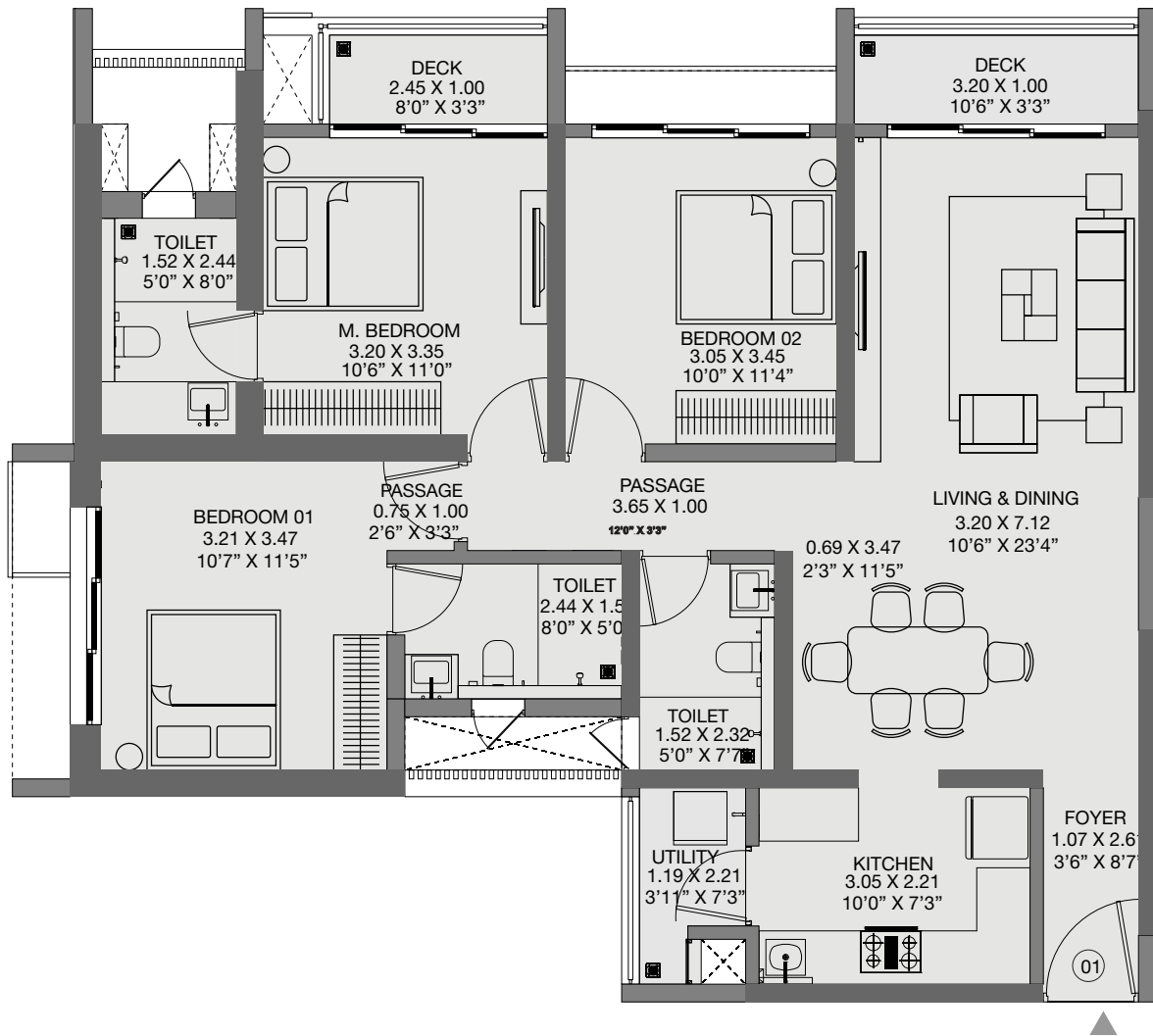
UNIT PLANS - 2 BHK LUXE



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UNIT PLANS - 3 BHK LUXE



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AN EXCLUSIVE OFFERING

EXCLUSIVE LAUNCH PRICING

Typology	RERA Carpet Area (Sq. mtrs)	RERA Carpet Area (Sq. ft)	Starting Agreement value*
2 BHK Premium	61.12	658	₹ 79 Lakh
2 BHK Luxe	68.25	735	₹ 89 Lakh
3 BHK Luxe	98.87	1064	₹ 1.29 Crore

*Agreement value does not includes floor rise, stamp duty, registration, other charges, GST and any government taxes / levies.

THE GREAT HILL VISTA OPPORTUNITY

Booking during Launch Window

Launch Offer

Pre- Booking during Pre-Launch Window

Launch Offer + Assured Pre-Booking Offer[#]

Express Booking during Pre-Launch Window

**Launch Offer + Assured Pre-Booking Offer[#] +
Express Booking Offer + Priority Inventory Blocking**

Avail 50% Stamp Duty Benefit*

Exclusive 10x10 Payment Plan**

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. T&C Apply. 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. Developer shall not be liable for any transaction entered into, with any third party basis the information that may be circulated by such third party about the project. #Part of the township, not exclusive to The Highlands. #Assured expression of Interest benefits refers to discount upto 3 lakh basis unit booked and AFS executed. Amount at the discretion of Developer. **This shall mean payment in 10 installments as per the construction linked payment plan whereby the customer has to pay 10% of the Agreement Value upfront. The customer has to then execute the Agreement for Sale by making payment towards the stamp duty and registration charges within 60 days of the Booking. The customer then has to pay remaining installments basis the construction milestones. *50% reduced stamp duty benefit as mandated as per government guidelines.

A LEGACY OF TRUST

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 123-year legacy of excellence and trust with a commitment to cutting-edge design and technology.



PRESENCE ACROSS
10 CITIES



60+ ONGOING
PROJECTS
ACROSS INDIA



12,000+
HAPPY FAMILIES
ACROSS INDIA



~17.46 MILLION SQ. M.
(188 MILLION SQ. FT.)
OF DEVELOPABLE AREA
ACROSS INDIA



250+ AWARDS
AND RECOGNITIONS

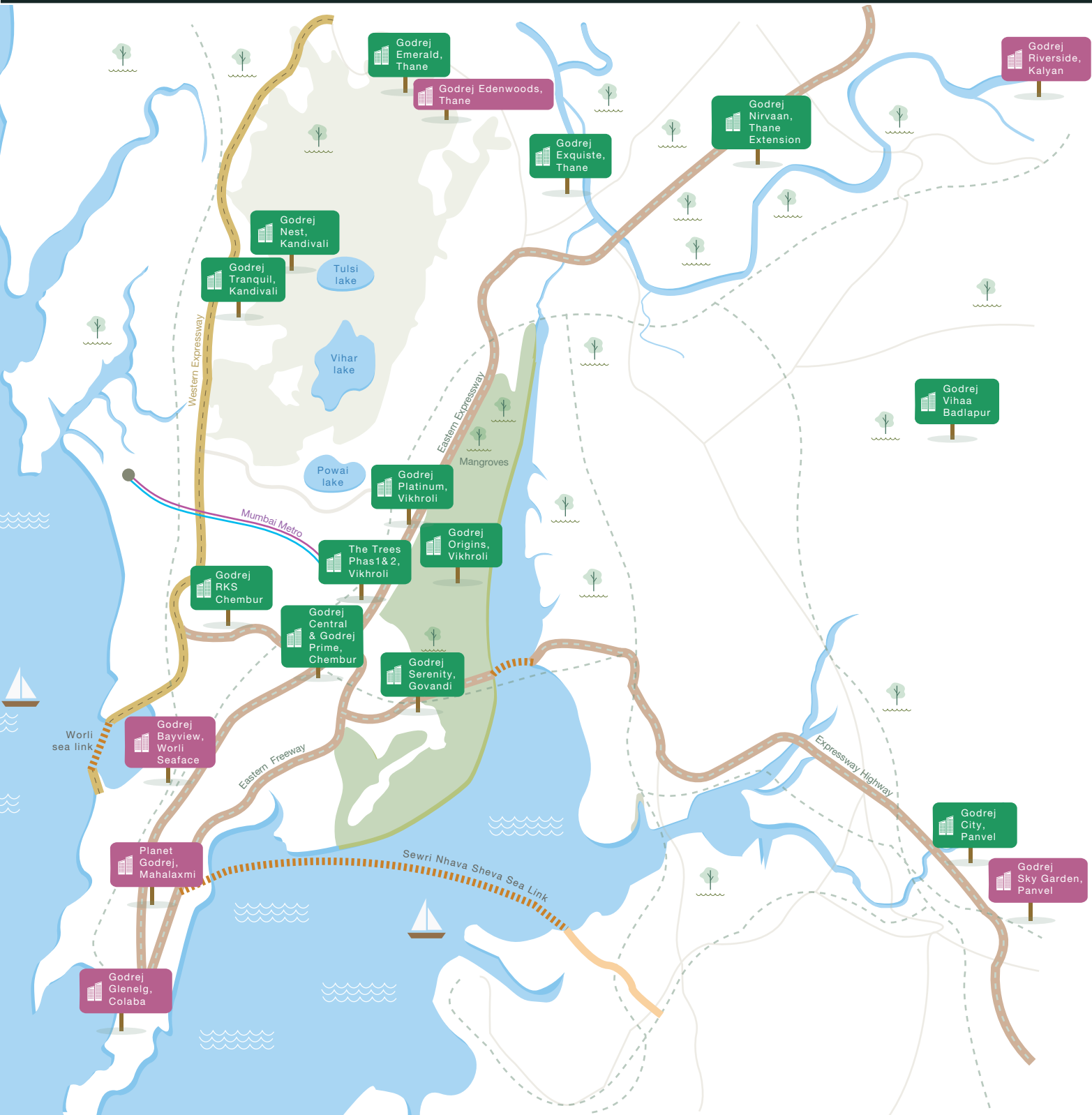


Actual photograph

PLANET GODREJ, MAHALAKSHMI

Actual site photograph

OUR PRESENCE IN MUMBAI



 Current and Upcoming Launches

 Completed Projects

Source: Google Maps. Map not to scale.
<https://mmrda.maharashtra.gov.in/documents/10180/830438/Status+of+Metro+Phase+II+%26+III+Corridors/6bf8bcec-50b3-4d86-8729-3db385b179fa>
<https://www.landfina.com/mumbai-trans-harbour-link-will-cut-travel-time-between-south-mumbai-and-navi-mumbai-to-just-20-minutes/>

MahaRERA Registration No. Godrej Exquisite: P51700024496; Godrej Emerald: P51700000120; Godrej Nirvaan: P51700022148; Godrej Nest: P51800022159; Godrej Prime: P51800000519; Godrej Central: P51800001107; Woods at Godrej City: P52000001298; Golf Meadows at Godrej City: P520000018146; Sky Gardens: P51700013329; Godrej RKS: P51800023915; Godrej Tranquil: P51800000812; The Trees: P51800000165/P51800000161/P51800000158/P51800013802, Godrej Platinum: P51800013802. All available at <http://maharera.mahaonline.gov.in>



: SALES LOUNGE :

Godrej City, Off Old Mumbai Pune Highway, Khanawale, Panvel, Raigad - 410206.

: REGISTERED OFFICE :

Godrej Properties Limited. Unit No- 5C, 5th Floor, Godrej One, Pirojshanagar, Vikhroli, Mumbai, Maharashtra 400 079.

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