

THE HIGHLANDS

GODREJ CITY, PANVEL

LIVE WHERE
LIFE'S LOOKING UP.

Godrej | PROPERTIES



The project is registered as The Highlands, Godrej City, Panvel with MahaRERA Registration No. P52000026790 available at <http://maharera.mahaonline.gov.in>. This project is being developed by Caroa Properties LLP. 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-n3NruVEBbnXImfAljKdy8H.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/6bf8bcec-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



*Source: Drive time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hour as per Google Maps.

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.



Stock image for representation purpose only.

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**



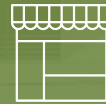
**Shopping
Plazas**



**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.



Stock image for representation purpose only. *For select apartments only.

MASTER LAYOUT PLAN



EVERY DAY AT THE HIGHLANDS IS A DAY WELL SPENT

AMENITIES ON GROUND

- 1 Surface Painting Area
(washable surface)
- 2 Sand Pits for Kids
- 3 Kids' Play zone
- 4 Toddlers Play Area
- 5 Open Lawn with Fragrance Court
- 6 Pool side Deck with Sun Loungers
- 7 Open Party Lawn
- 8 Organic Plantation Area
- 9 Stepped Theme Gardens
- 10 Amphitheatre
- 11 Pet Park
- 12 Half Olympic length Chlorine
free Swimming Pool
- 13 Swimming Pool – Kids
- 14 Box Cricket
- 15 Skating Bowl
- 16 Multipurpose Court -
Futsal & Tennis
- 17 Jogging / Walking track
- 18 Board Games Area
- 19 Half Basketball Court
- 20 Meditation Garden
- 21 Laughter Therapy Garden
- 22 Yoga Garden
- 23 Senior Citizen Area
- 24 Reflexology Walkway

AMENITIES IN CLUB HOUSE

- 25 Multipurpose Hall
- 26 Badminton court
- 27 Creche
- 28 Gym
- 29 Library
- 30 Indoor Games
- 31 Squash Court
- 32 Yoga / Zoomba Room

AMENITIES ON CLUB TERRACES

- 33 Cafe Style Seating Area
- 34 Life Size Chess board
- 35 Barbeque Counter
- 36 Community Style Seating Area
- 37 Star Gazing Deck V

EXPLORE A WHOLE NEW LIFE BY THE HILLSIDE AT THE HIGHLANDS

Hillside living isn't just about looking up to breath-taking views, but a life nestled amidst nature. Discover a life of perfect balance, right here at The Highlands - a home surrounded by leisurely comforts where an escape into the wilderness is as easy as the commute back to the city.



Artist's impression. Not an actual photograph.

EXPERIENCE THE BLISS OF HILLSIDE LIVING

Live surrounded by
more than **4,000+ trees***.

Stock image for representation purpose only.

Make every breath better,
with **Cleaner Air***

*Cleaner air is owing to the proximity of trees. Source: <https://www.bbc.com/news/science-environment-370313709>

Stock image for representation purpose only.

Reconnect with nature
on a **Nature Trail**.

Stock image for representation purpose only.



Put down your roots
at your **Fruit Orchard.**

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 .

Artist's impression. Not an actual photograph.

EXPLORE THE HIGHLANDS CLUBHOUSE

GROUND LEVEL

1. ENTRY
2. MULTI PURPOSE HALL
3. SHOWER AND CHANGE ROOM
4. POOL DECK
5. SQUASH COURT
6. CRECHE
7. BADMINTON COURT
8. REFLECTION POOL
9. ADULT'S LAP POOL
10. KID'S POOL
11. SPA POOL
12. LAWN GAMES
13. CROQUE

LEVEL-1

14. YOGA DECK
15. GYM
16. MASSAGE AND SPA
17. YOGA ROOM
18. LIBRARY
19. TERRACE

LEVEL-2

20. INDOOR GAMES
21. TERRACE
22. OUTDOOR GAMES
23. COMMUNITY STYLE SEATING

LEVEL-3

24. CAFE STYLE SEATING AREA
25. TERRACE
26. RAMP



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



Artist's 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.

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



Stock image for representation purpose only.

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 Garden**
- **Yoga Garden**
- **Reflexology Walkway**
- **Senior Citizens' Area**

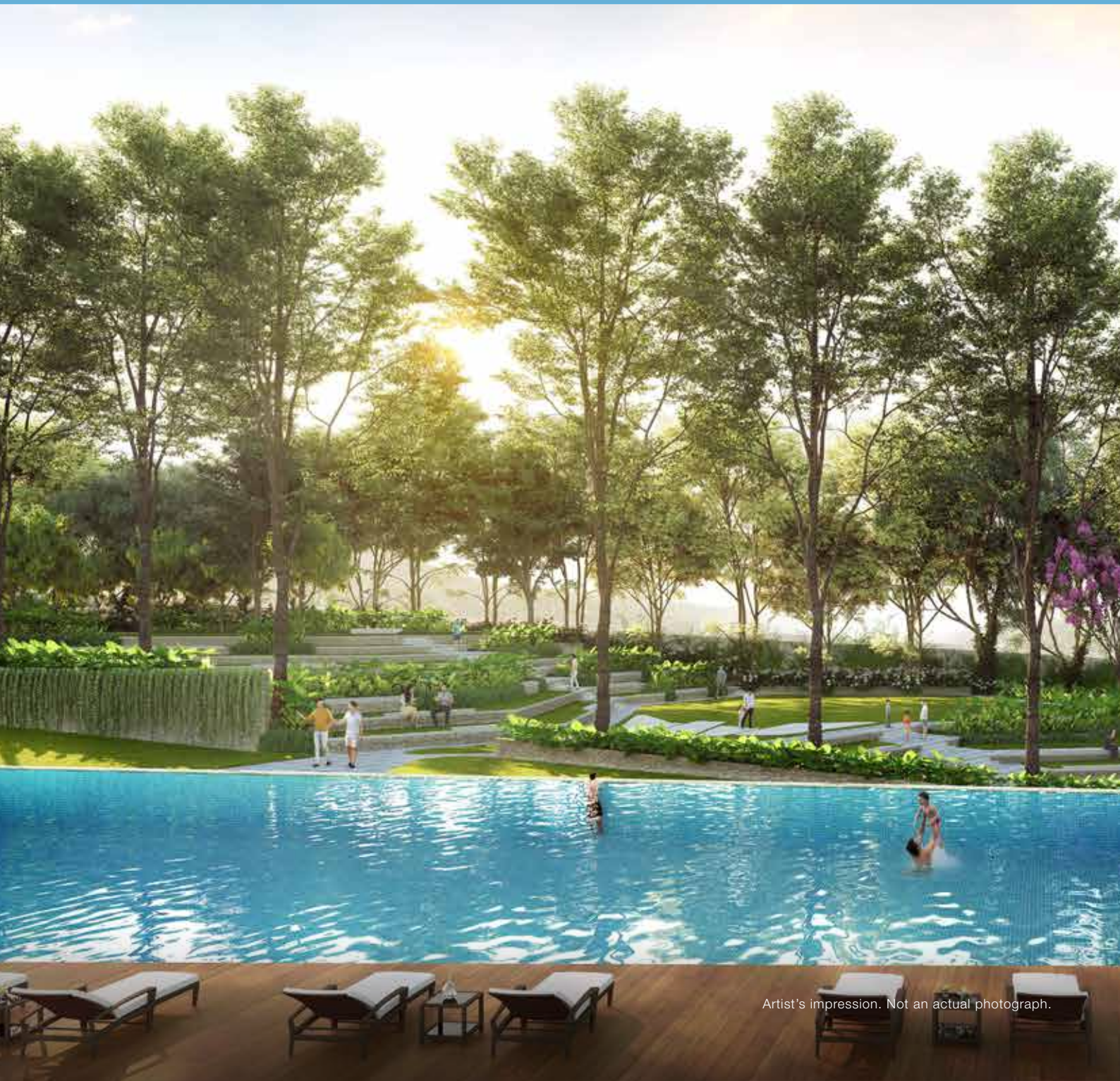


Stock image for representation purpose only.

Kick back and unwind

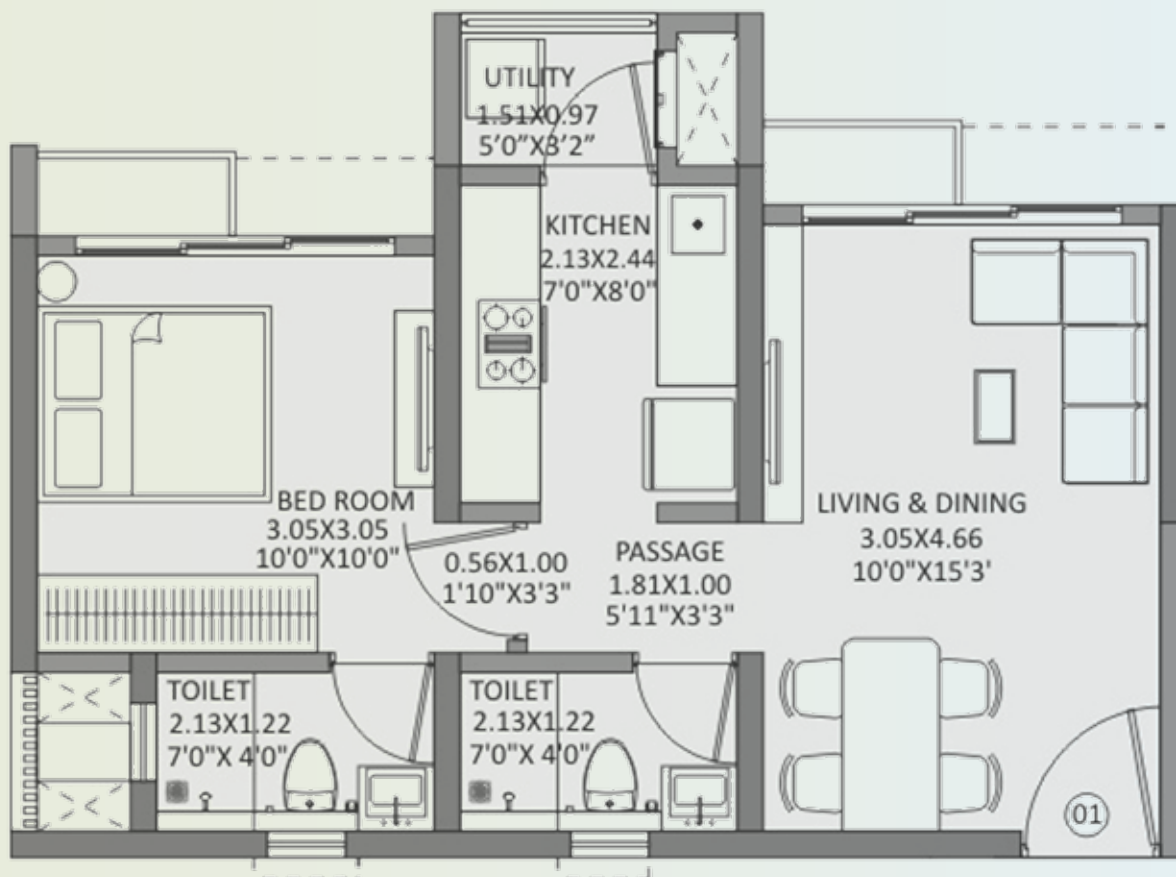
Whether it's giving your child their first swimming lesson or surprising your family with a barbeque cookout, every moment at The Highlands is worthy of a lifelong memory.

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



Artist's impression. Not an actual photograph.

UNIT PLANS - 1 BHK

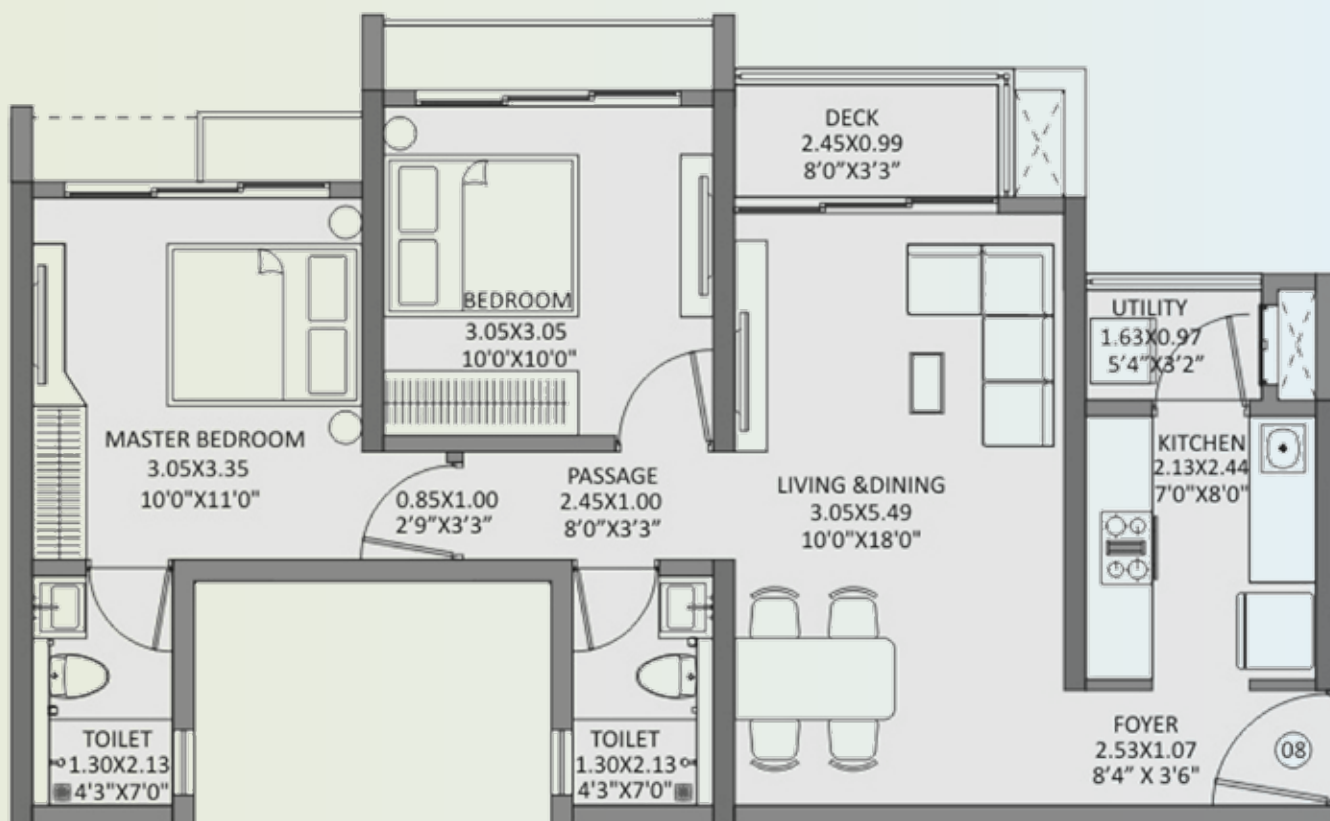


THE MAX LAUNCH PRICE (MLP) ADVANTAGE GRID

TYOLOGY	RERA CA (SQ. M.)	RERA CA (SQ. M.)	MAXIMUM AGREEMENT VALUE	MAXIMUM ALL INCLUSIVE
1 BHK*	40.7	438	₹45 LAKH	₹50 LAKH
PRE-BOOK TO AVAIL EXCLUSIVE OFFERS ON THE (MLP) MAX LAUNCH PRICE				
<p>*1 BHK price does not include covered parking</p> <p>**Agreement value does not includes Stamp duty, Registration, GST, Government Tax and other charges</p>				

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. The Plan represents unit series 1 of Tower 2. 1 Sq m = 10.764 Sq ft.

UNIT PLANS - 2 BHK PREMIUM

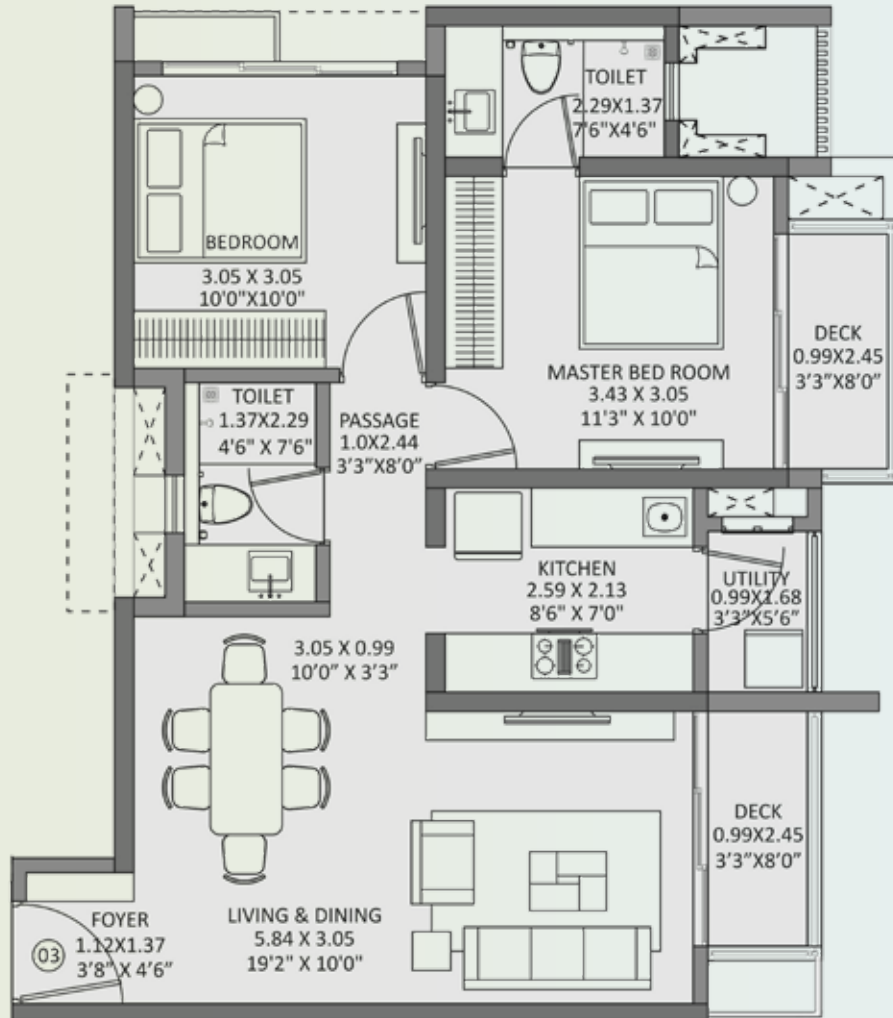


THE MAX LAUNCH PRICE (MLP) ADVANTAGE GRID

TYOLOGY	RERA CA (SQ. M.)	RERA CA (SQ. M.)	MAXIMUM AGREEMENT VALUE	MAXIMUM ALL INCLUSIVE
2 BHK PREMIUM	61.1	657	₹77 LAKH	₹87 LAKH
PRE-BOOK TO AVAIL EXCLUSIVE OFFERS ON THE (MLP) MAX LAUNCH PRICE				
**Agreement value does not includes Stamp duty, Registration, GST, Goverment Tax and other charges				

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. The Plan represents unit series 8 of Tower 2. 1 Sq m = 10.764 Sq ft.

UNIT PLANS - 2 BHK LUXE



THE MAX LAUNCH PRICE (MLP) ADVANTAGE GRID

TYOLOGY	RERA CA (SQ. M.)	RERA CA (SQ. M.)	MAXIMUM AGREEMENT VALUE	MAXIMUM ALL INCLUSIVE
2 BHK LUXE	68	732	₹87 LAKH	₹97 LAKH
PRE-BOOK TO AVAIL EXCLUSIVE OFFERS ON THE (MLP) MAX LAUNCH PRICE				
**Agreement value does not includes Stamp duty, Registration, GST, Goverment Tax and other charges				

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. The Plan represents unit series 3 of Tower 3. 1 Sq m = 10.764 Sq ft.

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



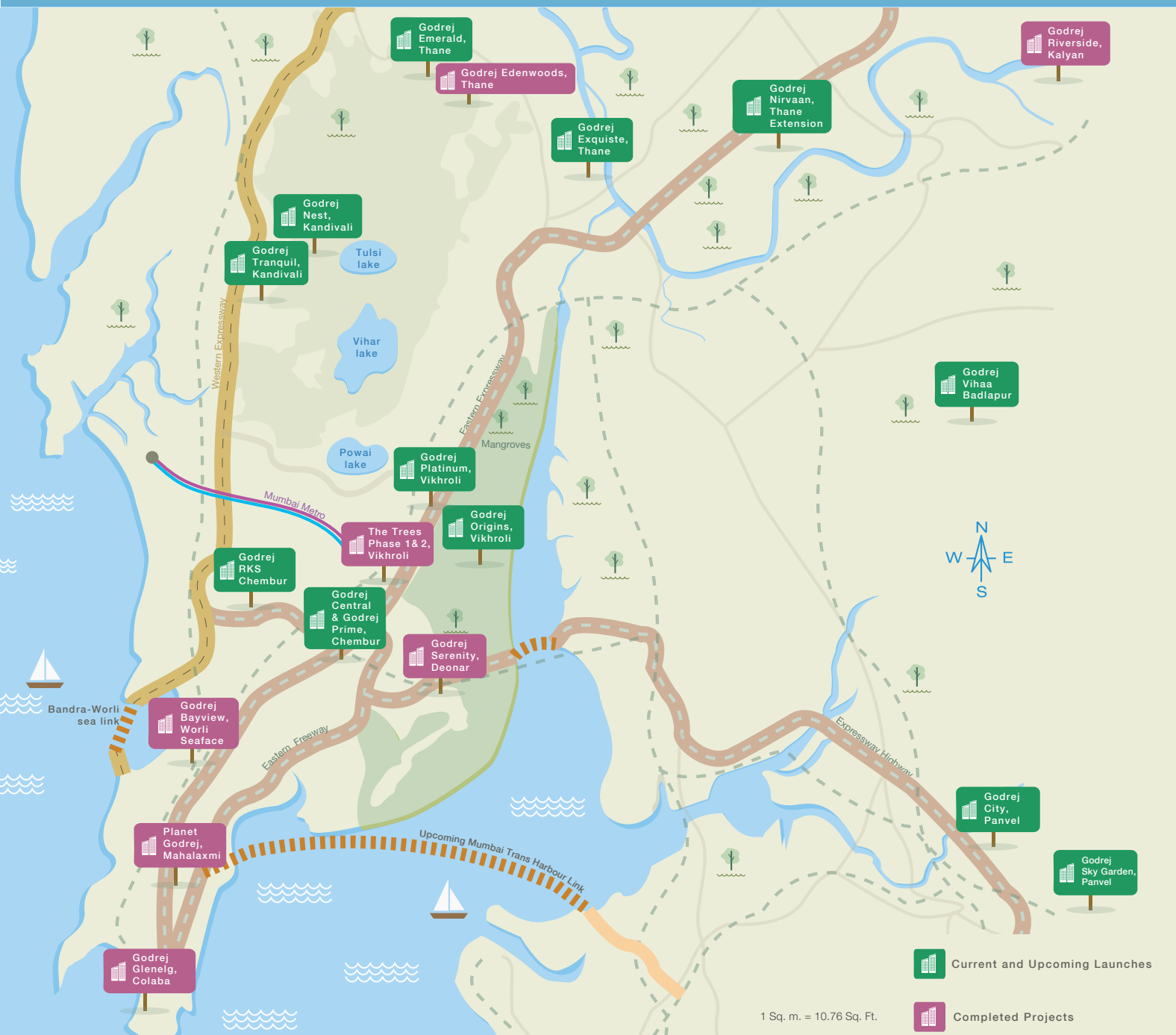
250+ AWARDS
AND RECOGNITIONS

PLANET GODREJ, MAHALAKSHMI

Actual photograph.

Actual site photograph

OUR PRESENCE IN MUMBAI



The projects are registered with MahaRERA registration number as below and are available at <http://maharera.mahaonline.gov.in>.

P51800023915 | P52000001298 | P52000018146 | P51800000165 | P51800000161 | P51800000158 |
P51700000120 | P51700024496 | P51700022148 | P51800022159 | P51800000812 | P51700002689 |
P51700002442 | P51700013329 | P51700008346 | P51800013802 | P51800001107 | P51800000519 |

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/>

<https://mmrda.maharashtra.gov.in/mthl>

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.



GODREJ PROPERTIES LIMITED.

Unit No- 5c, 5th Floor, Godrej One, Pirojshanagar, Vikhroli, Mumbai, Maharashtra 400079.

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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The sale is subject to terms of application form and Agreement for sale. 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 in any other website.