

# GOLF MEADOWS

GODREJ CITY, PANVEL

The Project is registered as "Golf Meadows at Godrej City, Panvel Phase-2" with MahaRERA Registration No. P52000018146, available at website: <http://maharera.mahaonline.gov.in>.

Golf Meadows collectively refers to the names of the Towers in Godrej City Panvel Phase-2 i.e. Golf Meadows - Tower 1 and Golf Meadows - Tower 2.

# GODREJ PROPERTIES

Pan-India Presence | Cutting-edge Design  
Quality Construction | Legacy of 121 years  
India's first ISO-certified Real Estate Developer

## GODREJ ONE

Actual photograph



Stock image for representative purpose only

## 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 focus on customer safety and well-being 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



CORPORATE LIVEWIRE AWARDS  
2017



ABP NEWS REAL ESTATE AWARDS  
2016



CONSTRUCTION WEEK INDIA AWARDS  
2015



CNBC AWAAZ REAL ESTATE AWARDS  
2014



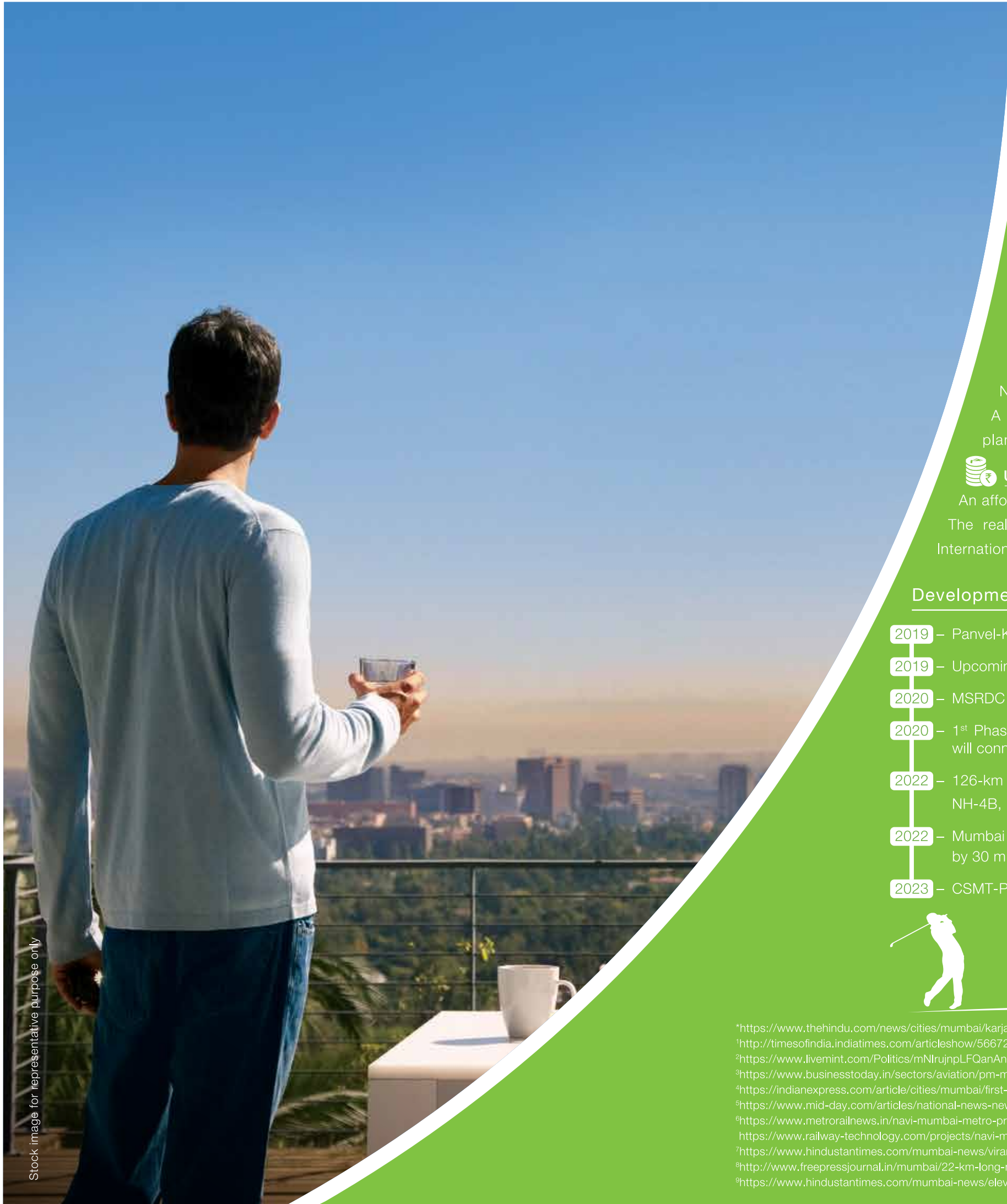
NDTV PROPERTY AWARDS  
2014



ET NOW  
2013



Source: \*<https://godrej-citypanvel.com/>  
\*<https://www.godrejproperties.com/ourstory/about-us>



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## PANVEL – THE REAL ESTATE HOTSPOT IN NAVI MUMBAI

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

### **Location**

Located next to the Mumbai-Pune Expressway, it enjoys easy connectivity to NH-48, NH-66 and the Panvel Station, further to CST, Thane, and Churchgate.

### **Business Hubs**

Vital hubs like the upcoming BKC II (Kharghar)<sup>1</sup>, CBD Belapur, Thane-Belapur Road, Ghansoli, Nerul and Airoli.

A well positioned SEZ in India is coming nowhere else, but in Panvel with 2000+ hectares<sup>2</sup> 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 18<sup>th</sup> February, 2018<sup>3</sup>

### Developments planned in Panvel in the upcoming years

- 2019** – Panvel-Karjat Corridor work to initiate in early 2019, connects with the nearest station that is 1.5 km away<sup>4</sup>
- 2019** – Upcoming airport's first phase is about to be completed and the first scheduled flight will take off in 2019<sup>4</sup>
- 2020** – MSRDC to build two 3-lane bridges along the Thane Creek on the Sion-Panvel Expressway<sup>5</sup>
- 2020** – 1<sup>st</sup> Phase of Navi Mumbai Metro Line by CIDCO. Navi Mumbai Metro corridor 3 is a 25-km stretch that will connect Vashi and Panvel via Nerul<sup>6</sup>
- 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 connectivity<sup>7</sup>
- 2022** – Mumbai Trans Harbour Link, India's longest sea-link to cut down travel time from Navi Mumbai to Mumbai by 30 minutes<sup>8</sup>
- 2023** – CSMT-Panvel Elevated Corridor to provide better connectivity from Panvel to South Mumbai<sup>9</sup>



<sup>4</sup><https://www.thehindu.com/news/cities/mumbai/karjat-panvel-corridor-gets-a-boost/article24764514.ece>

<sup>1</sup>[http://timesofindia.indiatimes.com/india/56672174.cms?utm\\_source=contentofinterest&utm\\_medium=text&utm\\_campaign=cppst](http://timesofindia.indiatimes.com/india/56672174.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst)

<sup>2</sup><https://www.livemint.com/Politics/mNlrujnpLQAnAnuHN0xXN/Nav-Mumbai-SEZ-to-start-operations-in-2019.html>

<sup>3</sup><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>

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

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

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

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

<sup>8</sup><https://www.hindustantimes.com/mumbai-news/virar-alibaug-multi-modal-corridor-inches-forward-tenders-to-be-issued-by-june/story-6tkv7Nu8gXMfgftPyw349I.html>

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

<sup>9</sup><https://www.hindustantimes.com/mumbai-news/elevated-rail-corridor-proposed-to-cut-travel-time-from-south-mumbai-to-navi-mumbai-airport/story-w4yEPNVkn64bIXhfeyLYM.html>



## UPCOMING NAVI MUMBAI INTERNATIONAL AIRPORT

The Navi Mumbai International Airport's construction is in full swing and the 1<sup>st</sup> phase is expected to be completed in 2019. It would have a handling capacity of 10 million passengers and 0.26 million tonnes of cargo per annum.\*

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\*<https://news.webindia123.com/news/articles/India/20180412/3319456.html>



## UPCOMING METRO LINE BY CIDCO

1<sup>st</sup> Phase of the metro line is slated to finish in the year 2020. Corridor three is a 25-km stretch that will connect Vashi and Panvel via Nerul.\*

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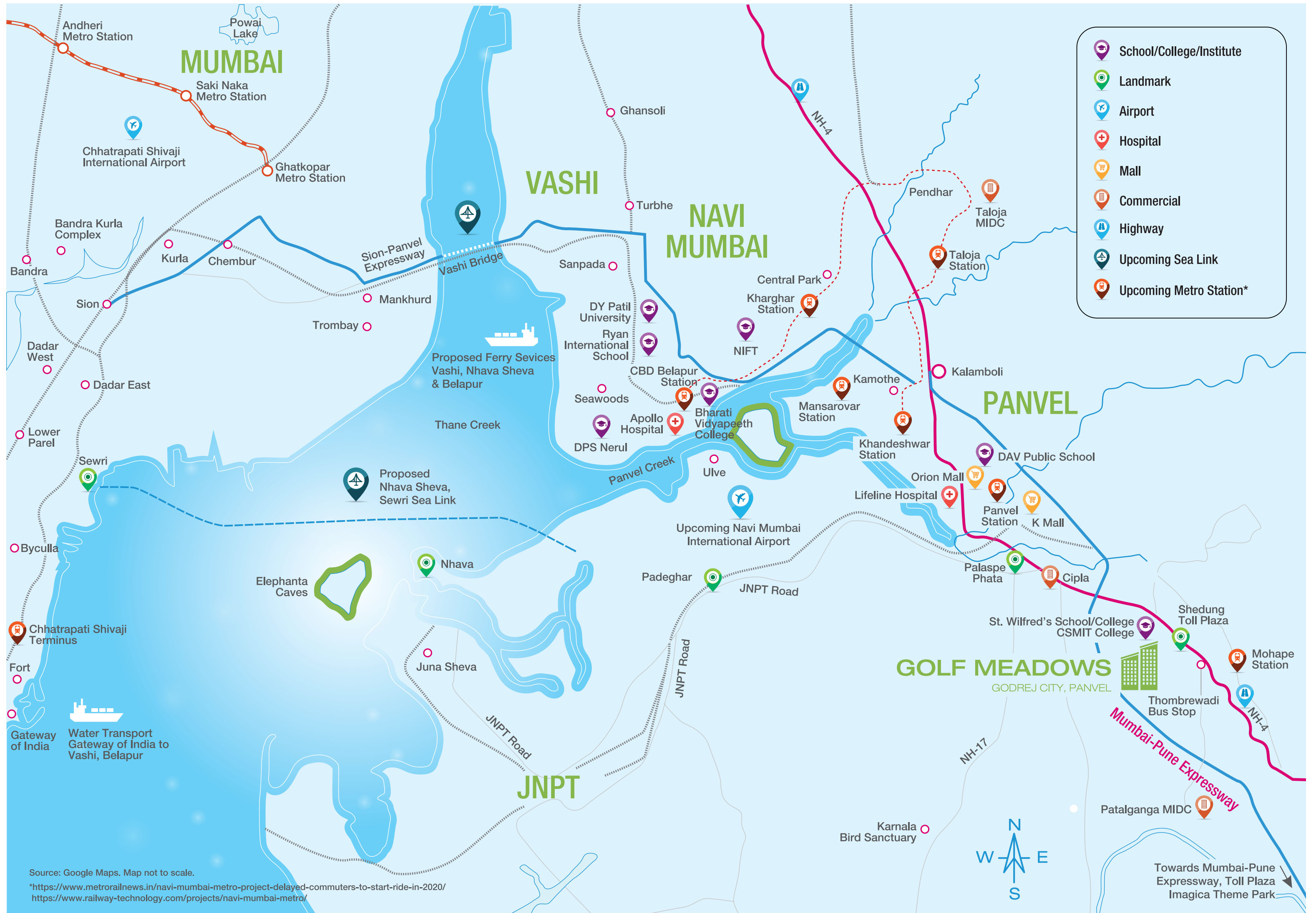
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STRATEGICALLY  
LOCATED ALONG  
MUMBAI-PUNE EXPRESSWAY

Connected to NH-48, NH-66 and Panvel Railway Station.

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-  School/College/Institute
-  Landmark
-  Airport
-  Hospital
-  Mall
-  Commercial
-  Highway
-  Upcoming Sea Link
-  Upcoming Metro Station\*

Source: Google Maps. Map not to scale.  
 \*<https://www.metrorailnews.in/navi-mumbai-metro-project-delayed-commuters-to-start-ride-in-2020/>  
<https://www.railway-technology.com/projects/navi-mumbai-metro/>



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## AN ADDRESS WHERE NOTHING IS TOO FAR FROM HOME

Panvel hosts a 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 Arts, Commerce & Science	10 mins*	7 kms*
Pillai College of Engineering	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	28 mins*	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 and distance source google maps under normal traffic conditions.

## COME HOME TO A PERFECT LIFE AT GODREJ CITY, PANVEL

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Come, explore a 106-acre township with world-class amenities and a Frank Henegan designed 20-acre 9-hole golf course. With a commercial and business centre amidst extensive expanse of greens, life here is an amalgamation of peaceful living and the best of comforts.





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## 9-HOLE GOLF COURSE DESIGNED BY FRANK HENEGAN

Frank Henegan – the President of Henegan Golf Course Design for the past 27 years has actively been involved in transforming the design and construction of golf courses. Having developed courses across 30 cities and 11 countries all over the world, Henegan has gained proficiency by being exposed to every possible site condition and challenges in construction. This uniquely designed golf course at your backyard truly exemplifies another notch of living, the Golf Standard of Living.

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## BEST-IN-CLASS LIFESTYLE AMENITIES

Well-planned ultra-modern amenities to give you a unique living experience.

- A 20-acre 9-hole Golf Course • High-street Retail Shopping Spaces • ATM • Urban Farming
- Central Park & Theme Gardens • Shopping Plazas • Safety & Security Systems • Godrej City Bus
- Hospital & Pharmacy • Barbeque Spots • Restaurant & Cafés • School/Educational Area
- Mini-theatre • City Level Clubhouse • Commercial Plaza with Office spaces • Nature Trail



20-ACRE 9-HOLE  
GOLF COURSE



CENTRAL PARK &  
THEME GARDENS

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SCHOOL/  
EDUCATIONAL  
AREA



HIGH-STREET  
RETAIL





GRAND CITY  
CLUBHOUSE



RESTAURANT &  
CAFÉS



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URBAN FARMING



MINI-THEATRE

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# GOLF MEADOWS

GODREJ CITY, PANVEL

Experience a life of uber luxury in this 106-acre township that's truly inviting with homes next to the sprawling 9-hole golf course. Come; explore a world where freshness brims in every corner with a vehicle-free zone and exclusive lifestyle amenities.

Future Development

Future Development

Artist's impression. Not an actual site photograph.



## 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 Infinity 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 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



Not to scale

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.



ACTIVE ZONE



## ROOFTOP SPORTS ARENA - A DEDICATED AVENUE FOR SOME REJUVENATION

An exclusive space that utilises every corner for the best indulgences

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





Sunken Seating with Planters



Canopy Covered Walkway



Basketball Court



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Futsal Court



Cricket Pitch



## HEALTH & FITNESS ZONE



WALKING/JOGGING  
TRACK

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SPA  
INDULGENCE

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POOLSIDE CAFÉ



KIDS' PLAY  
AREA

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CHLORINE-FREE  
INFINITY POOL

Artist's impression. Not an actual site photograph.



ZEN GARDEN





REFLEXOLOGY  
PATHWAY

WELCOME TO HOMES WITH  
GOLF STANDARD OF LIVING



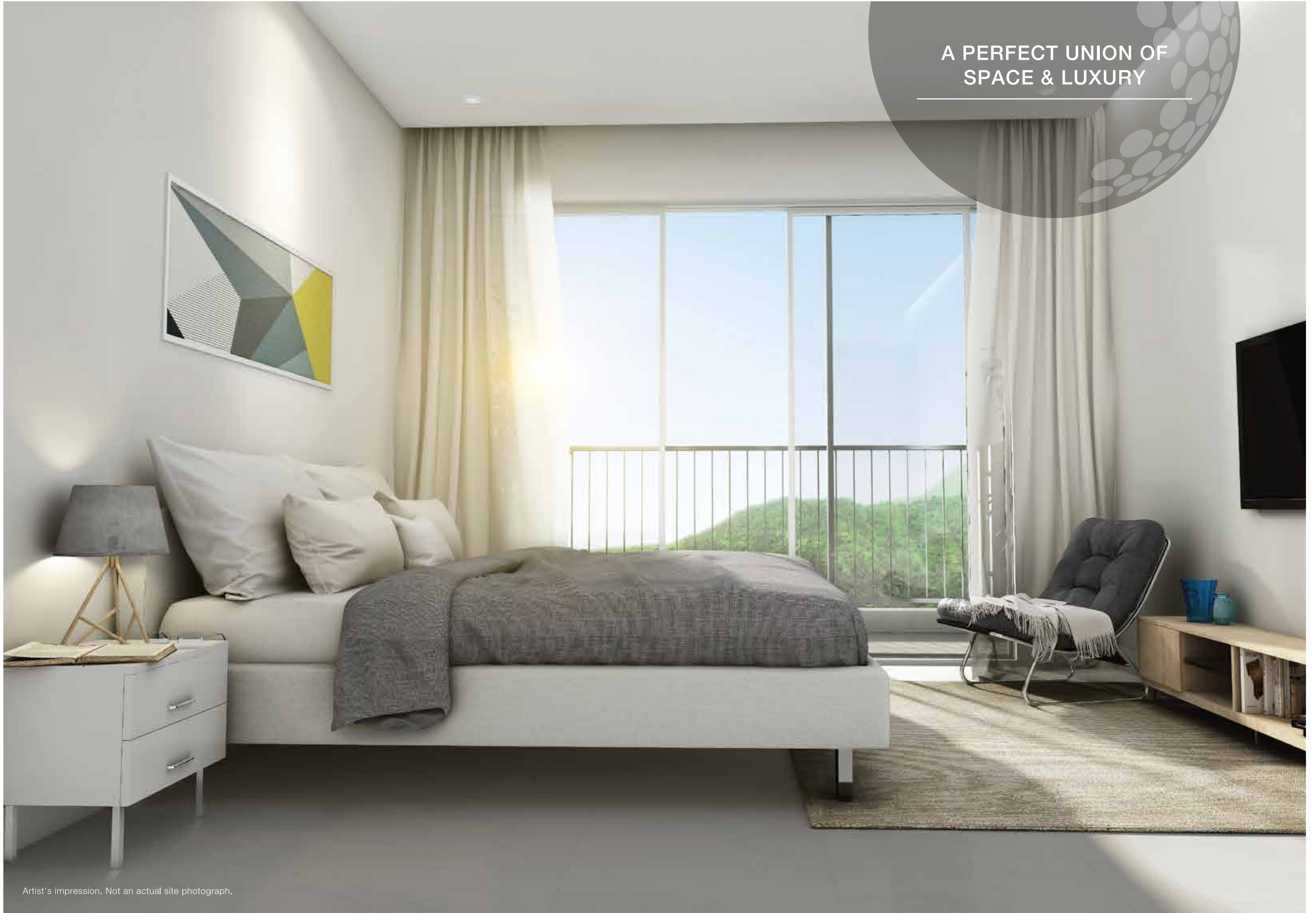
Artist's impression. Not an actual site photograph.

LUXURIOUS SPACES  
CRAFTED TO PERFECTION



Artist's impression. Not an actual site photograph.

A PERFECT UNION OF  
SPACE & LUXURY



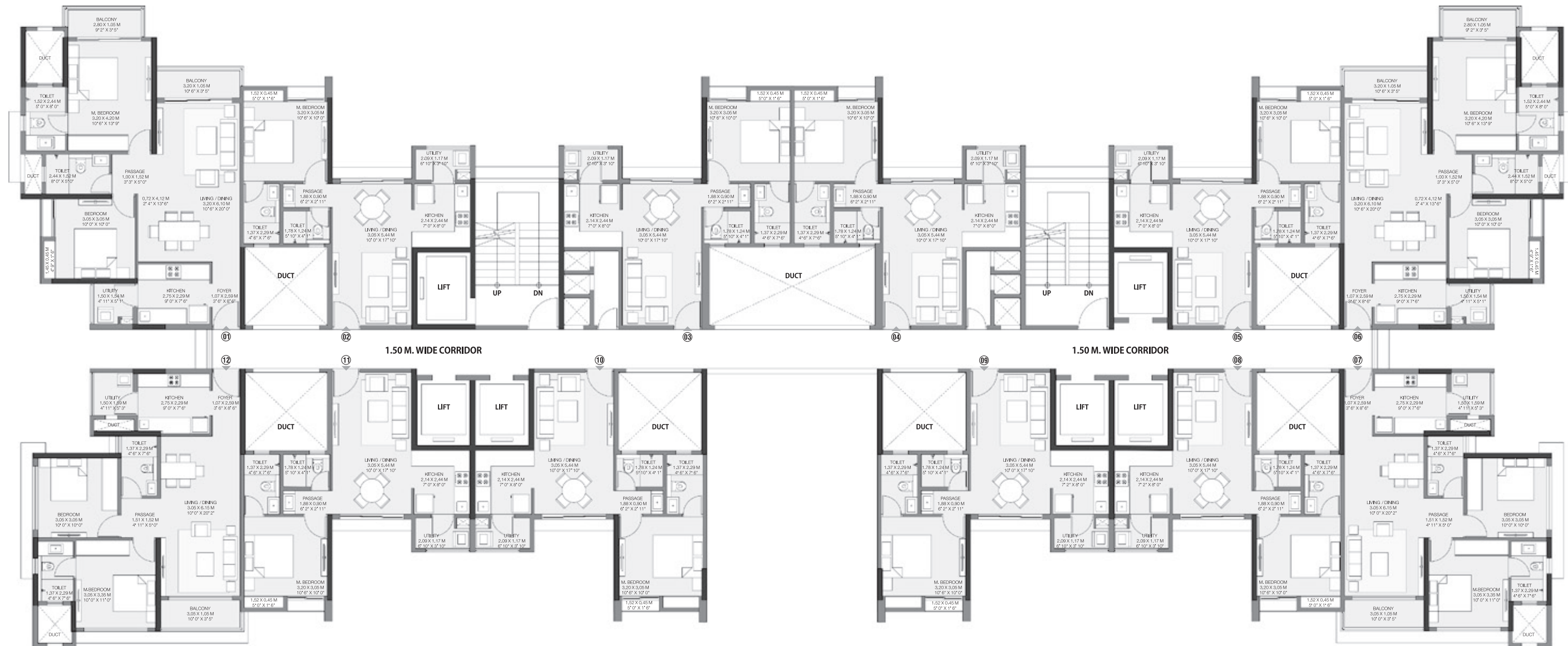
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## FLOOR PLANS

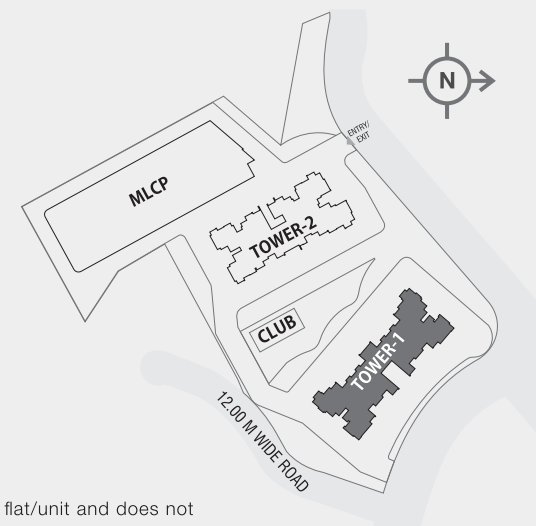
# GOLF MEADOWS

GODREJ CITY, PANVEL



## TOWER-1

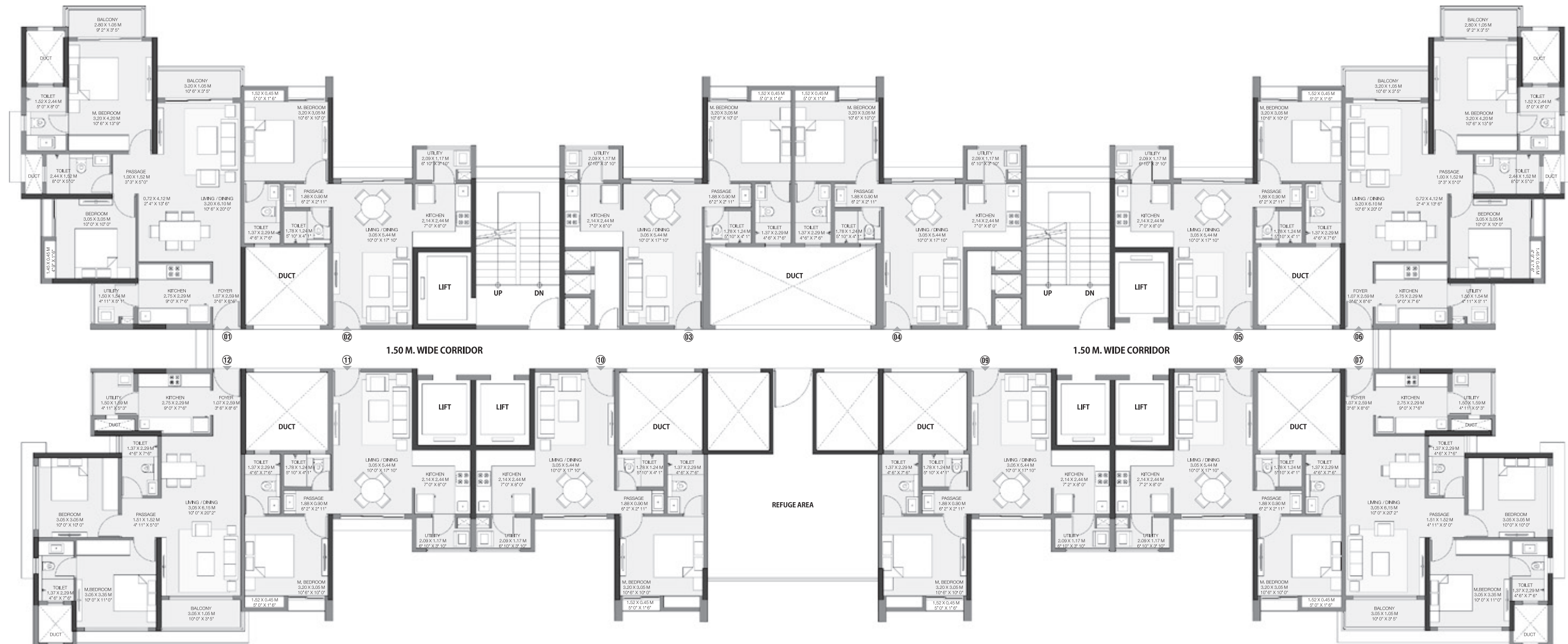
TYPICAL FLOOR PLAN



The furniture, decorative items, etc. shown in the plan are only suggested 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 the standard specification. 1 SQ. M. = 10.764 SQ. FT.

# GOLF MEADOWS

GODREJ CITY, PANVEL



## TOWER-1

REFUGE FLOOR PLAN



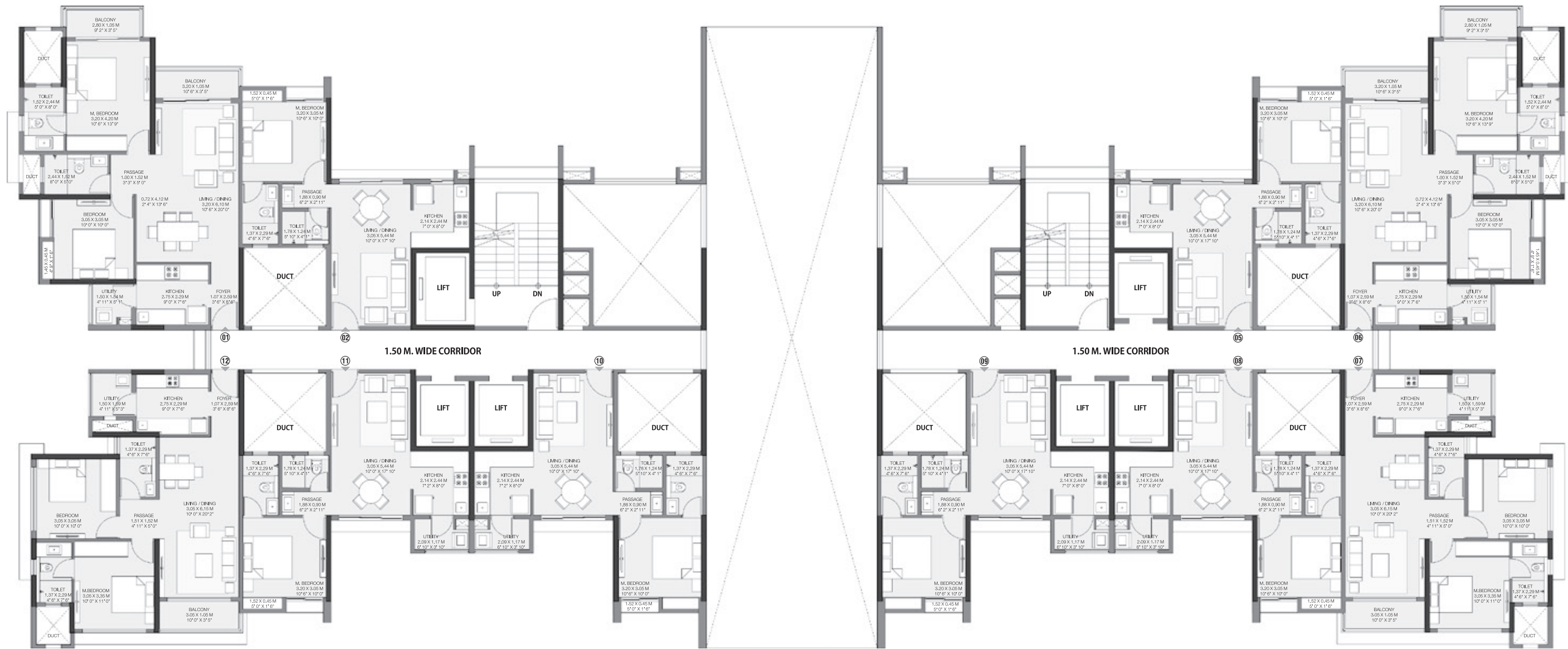
FLOOR: 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup>, 24<sup>th</sup> and 26<sup>th</sup>



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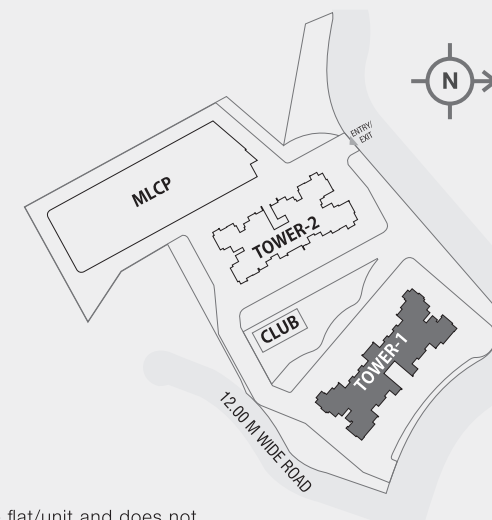
# GOLF MEADOWS

GODREJ CITY, PANVEL



## TOWER-1

1<sup>ST</sup> FLOOR PLAN



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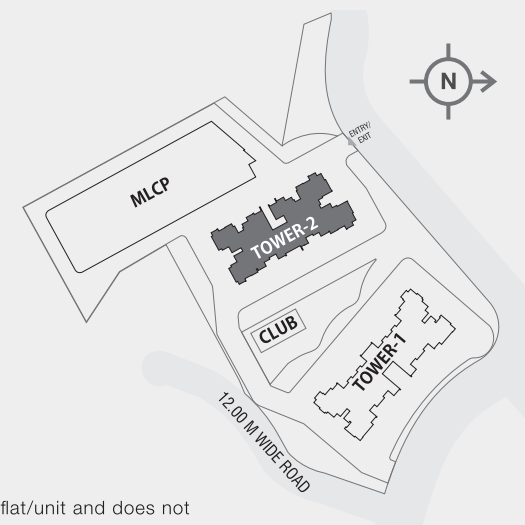
# GOLF MEADOWS

GODREJ CITY, PANVEL



## TOWER-2

TYPICAL FLOOR PLAN



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# GOLF MEADOWS

GODREJ CITY, PANVEL

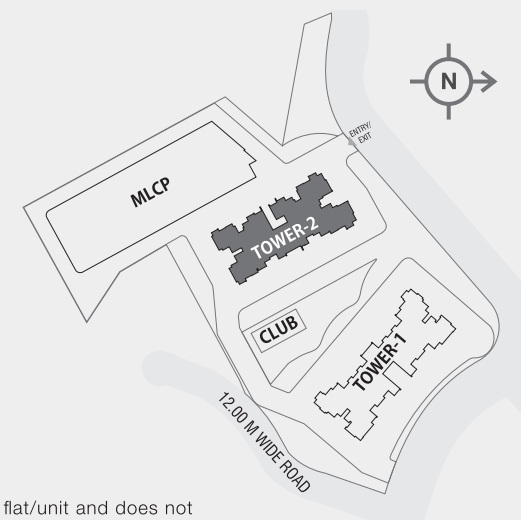


## TOWER-2

REFUGE FLOOR PLAN



FLOOR: 8<sup>th</sup>, 10<sup>th</sup>, 12<sup>th</sup>, 14<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup>, 24<sup>th</sup> and 26<sup>th</sup>



**Godrej** | PROPERTIES



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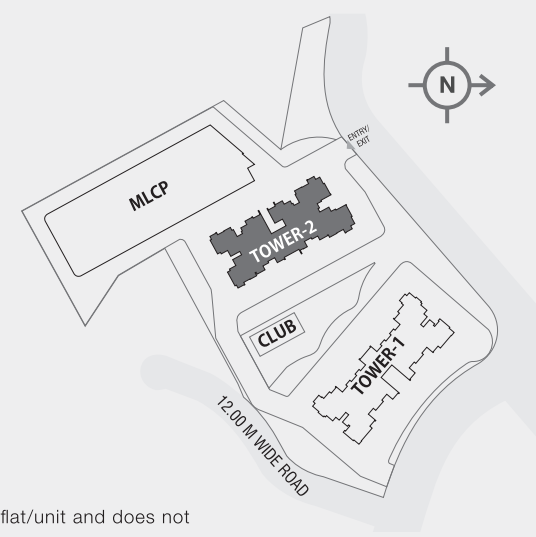
# GOLF MEADOWS

GODREJ CITY, PANVEL



## TOWER-2

1<sup>ST</sup> FLOOR PLAN



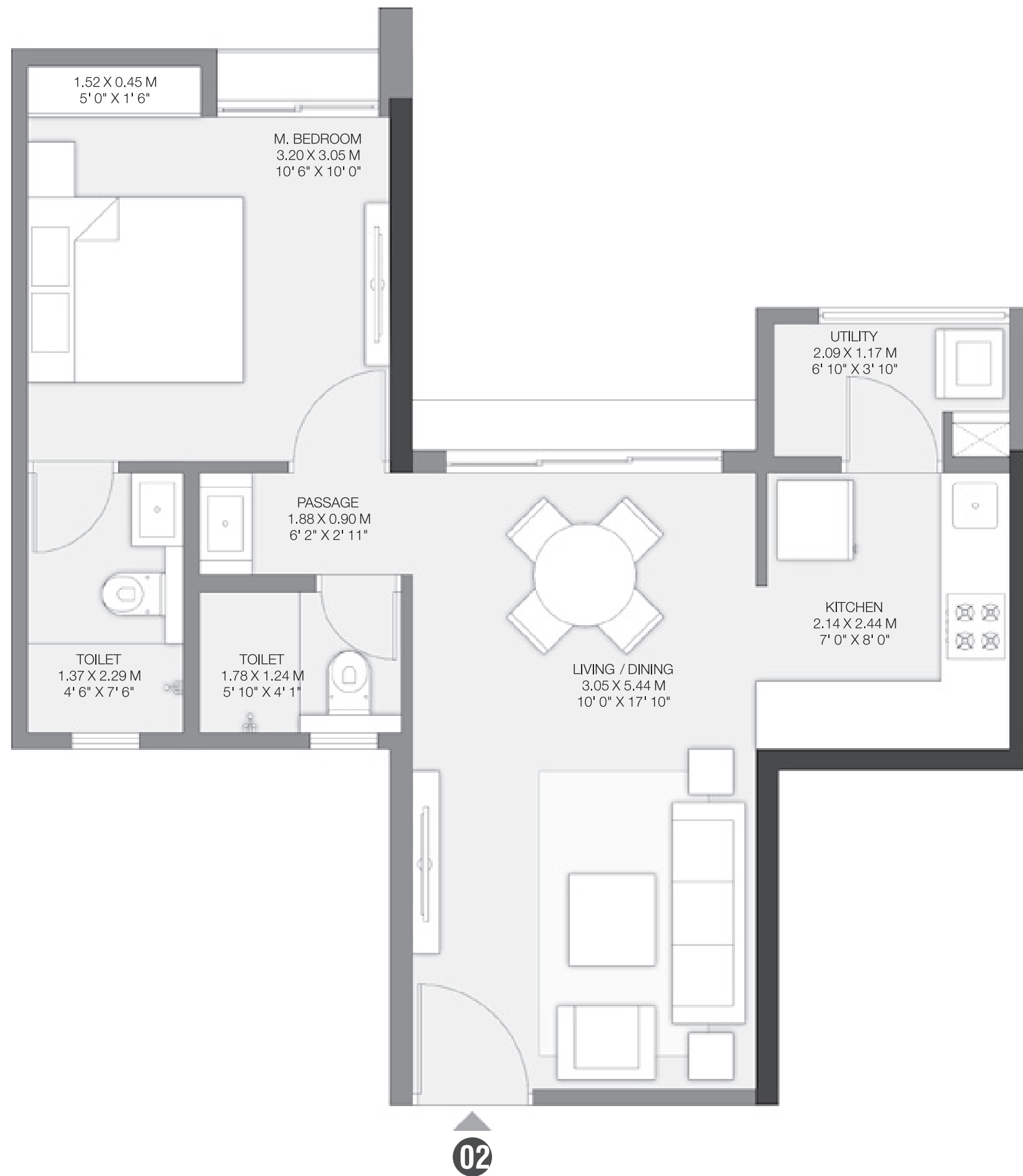
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## UNIT PLANS

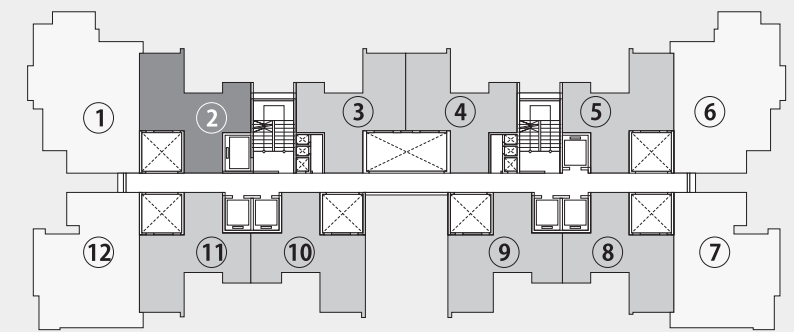
# GOLF MEADOWS

GODREJ CITY, PANVEL



## 1 BHK PREMIUM

TOWER-1 



TYPICAL PLAN

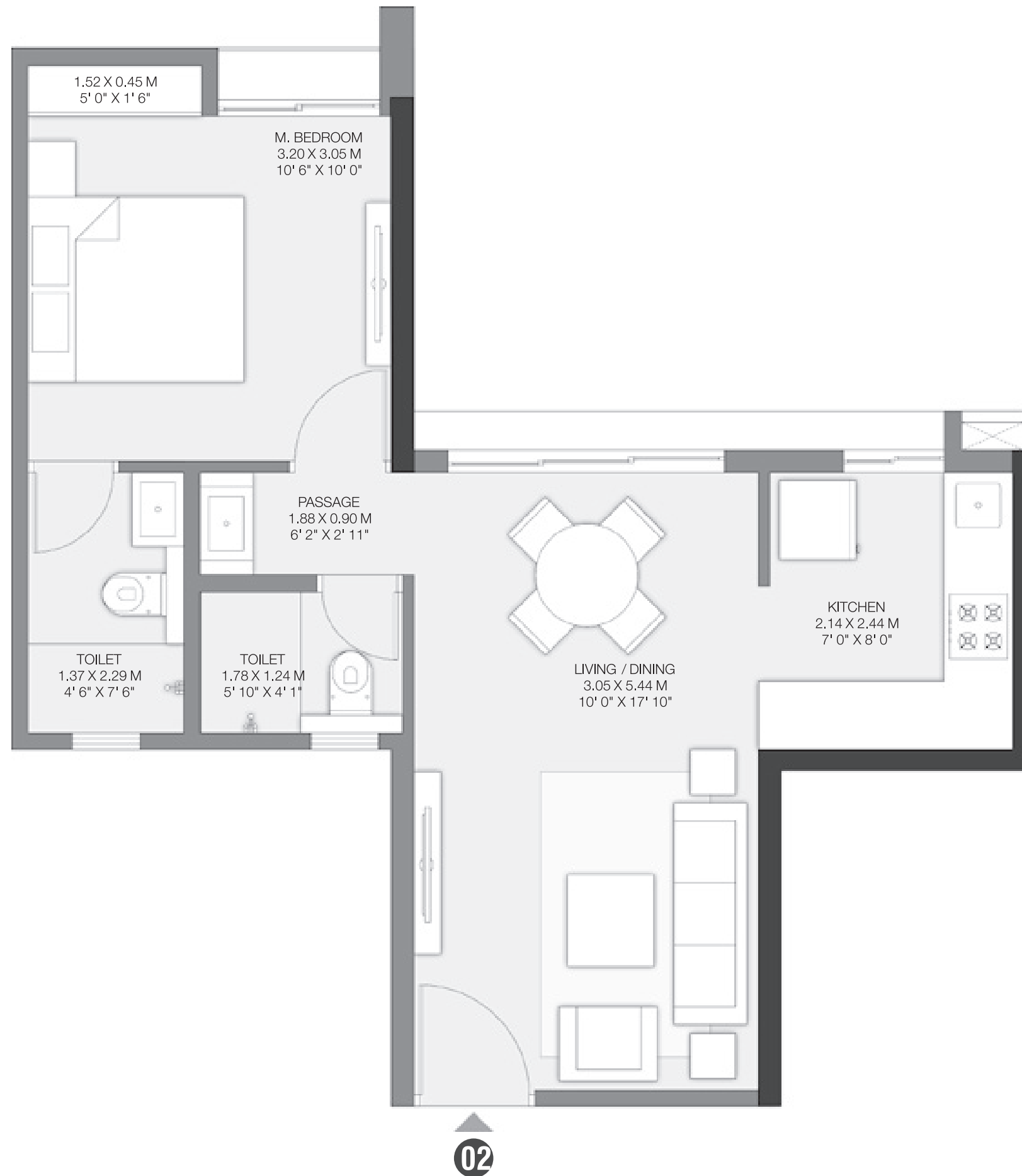
 | **PROPERTIES**




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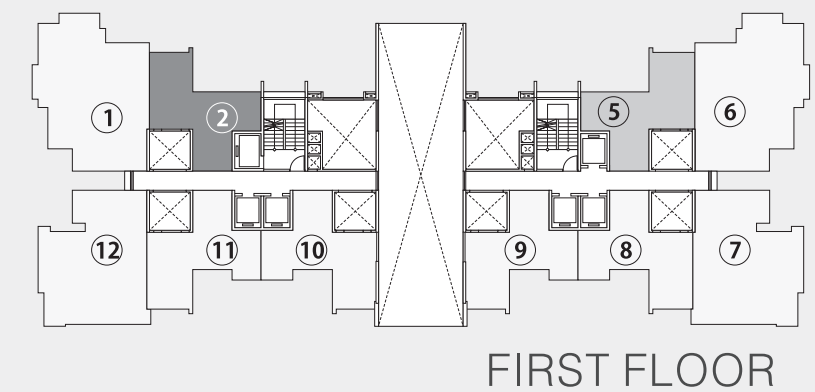
# GOLF MEADOWS

GODREJ CITY, PANVEL



## 1 BHK PREMIUM

TOWER-1 



 | **PROPERTIES**



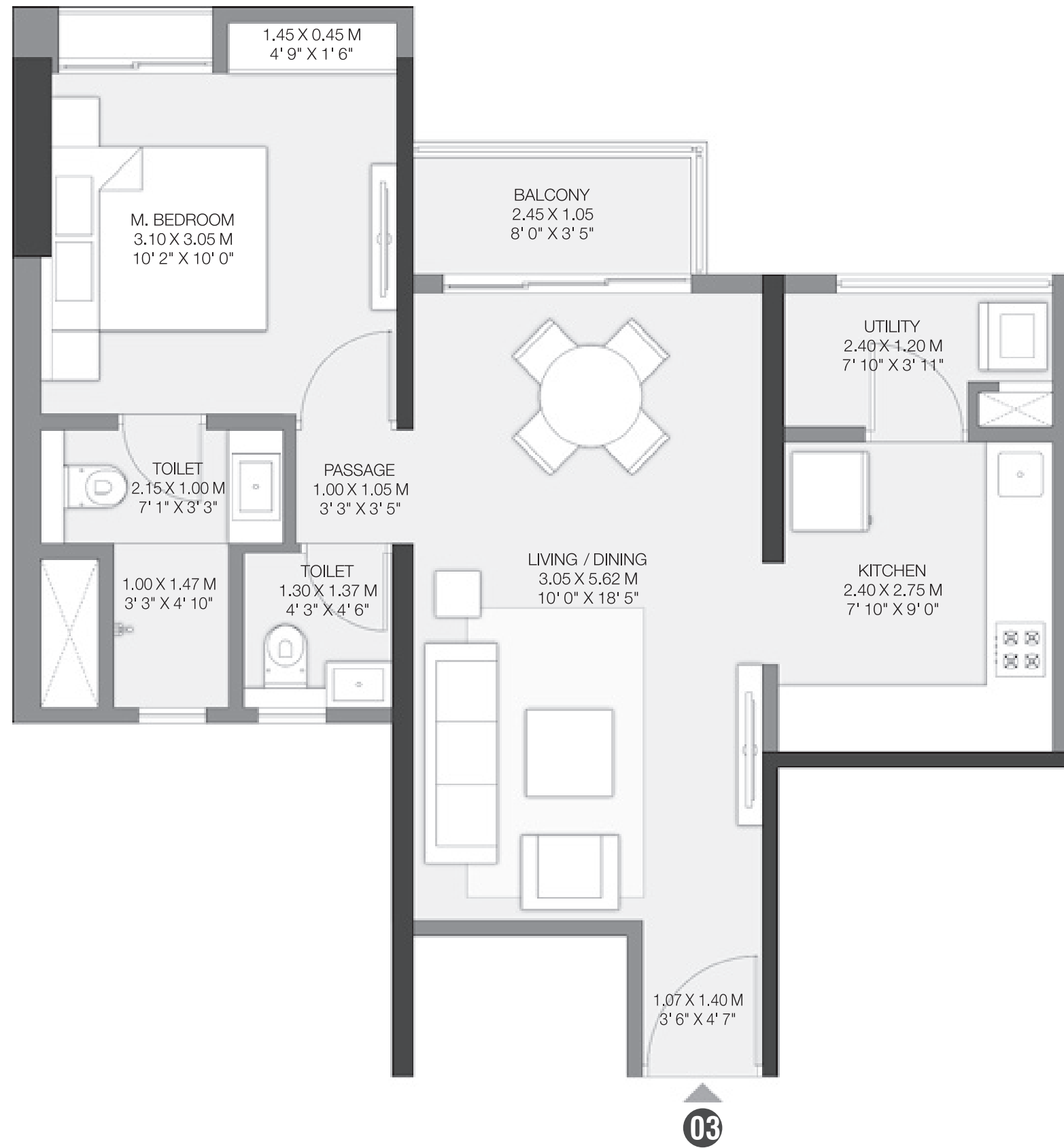
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The plan represents the unit series 02 of tower 01 only at first floor.

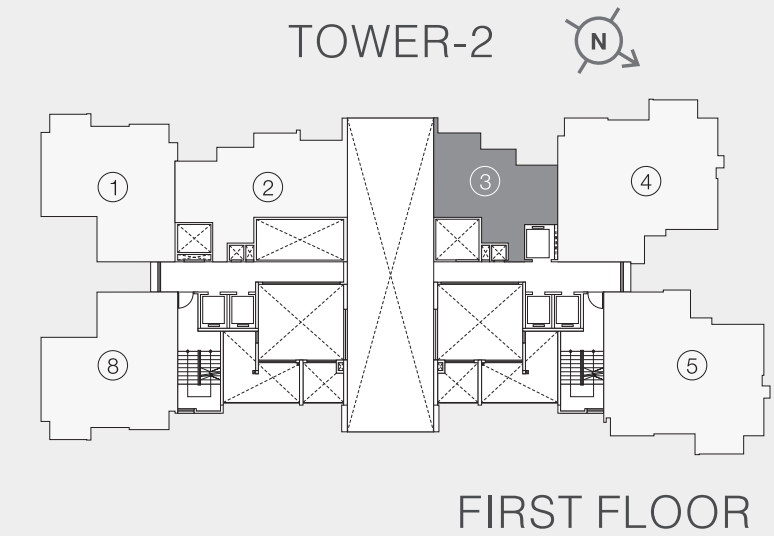
1 SQ. M. = 10.764 SQ. FT.

# GOLF MEADOWS

GODREJ CITY, PANVEL



## 1 BHK PREMIUM



**Godrej** | PROPERTIES



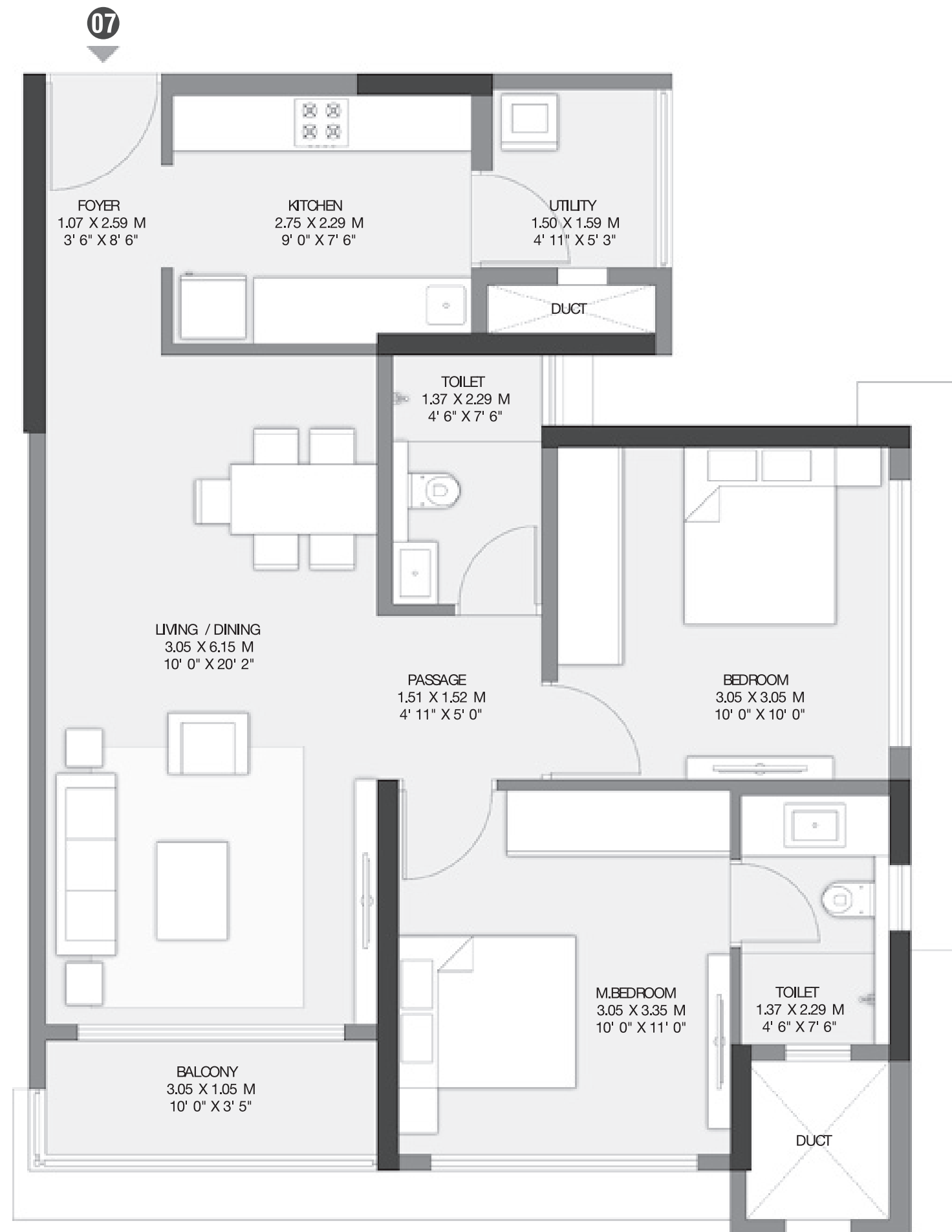
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The plan represents the unit series 03 of tower 02 only at first floor.

1 SQ. M. = 10.764 SQ. FT.

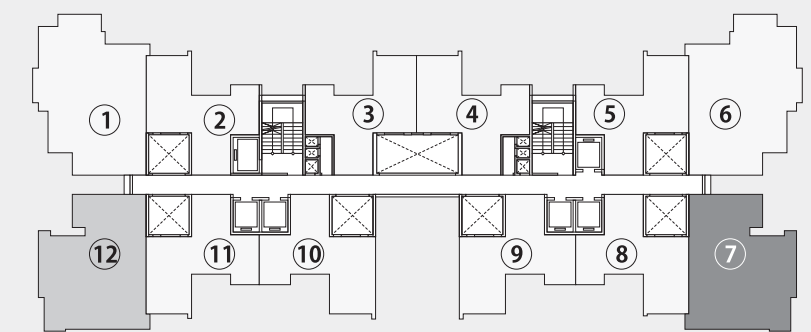
# GOLF MEADOWS

GODREJ CITY, PANVEL



## 2 BHK PREMIUM

TOWER-1 



TYPICAL PLAN

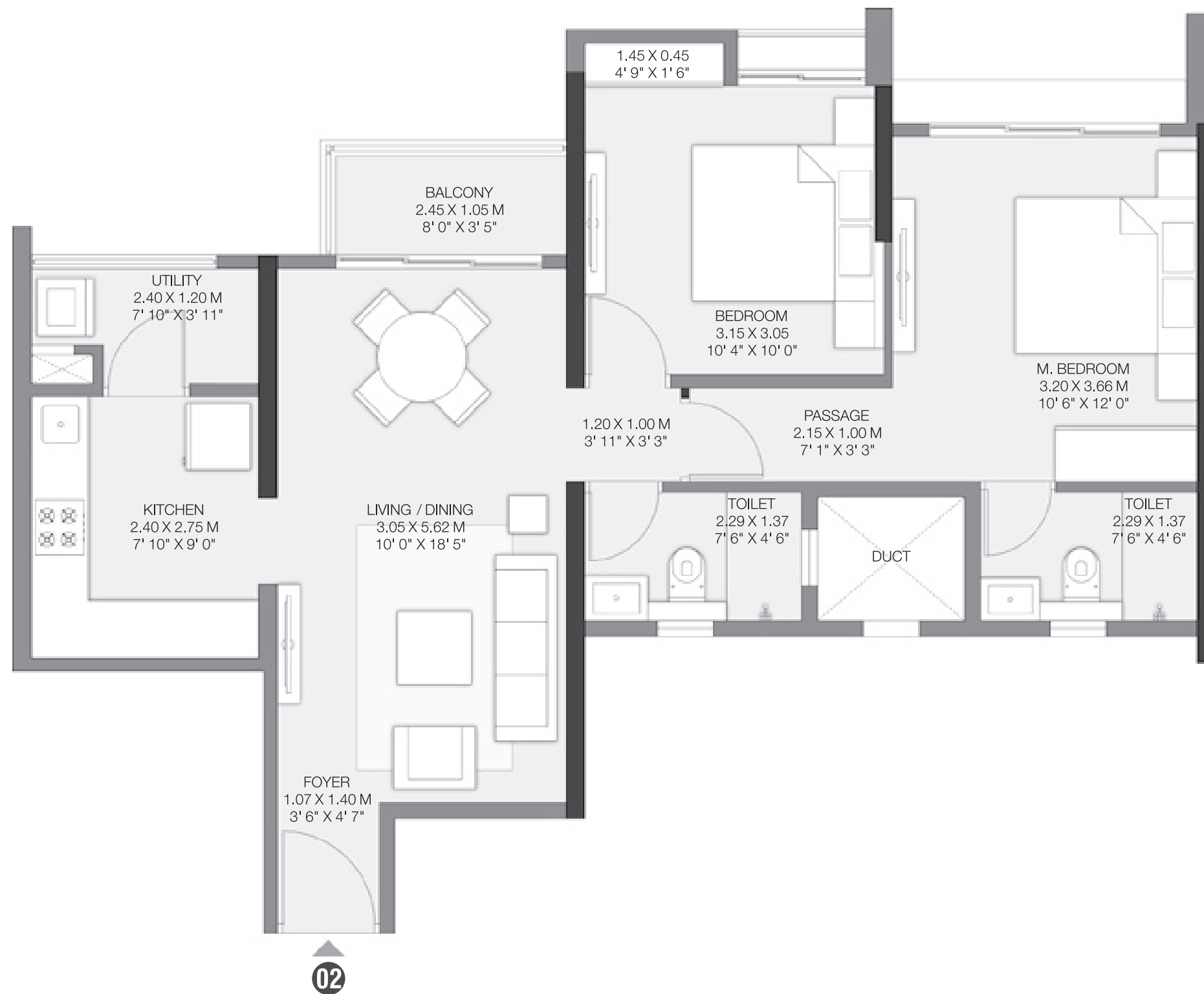


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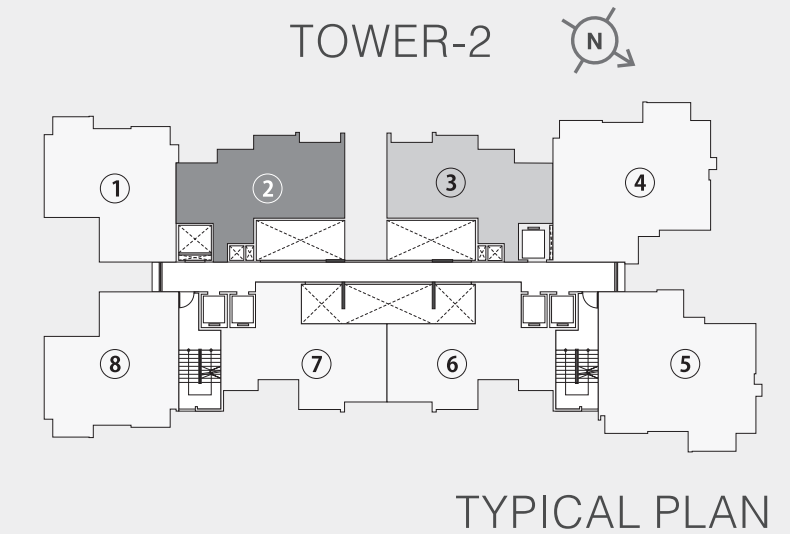


# GOLF MEADOWS

GODREJ CITY, PANVEL



## 2 BHK PREMIUM



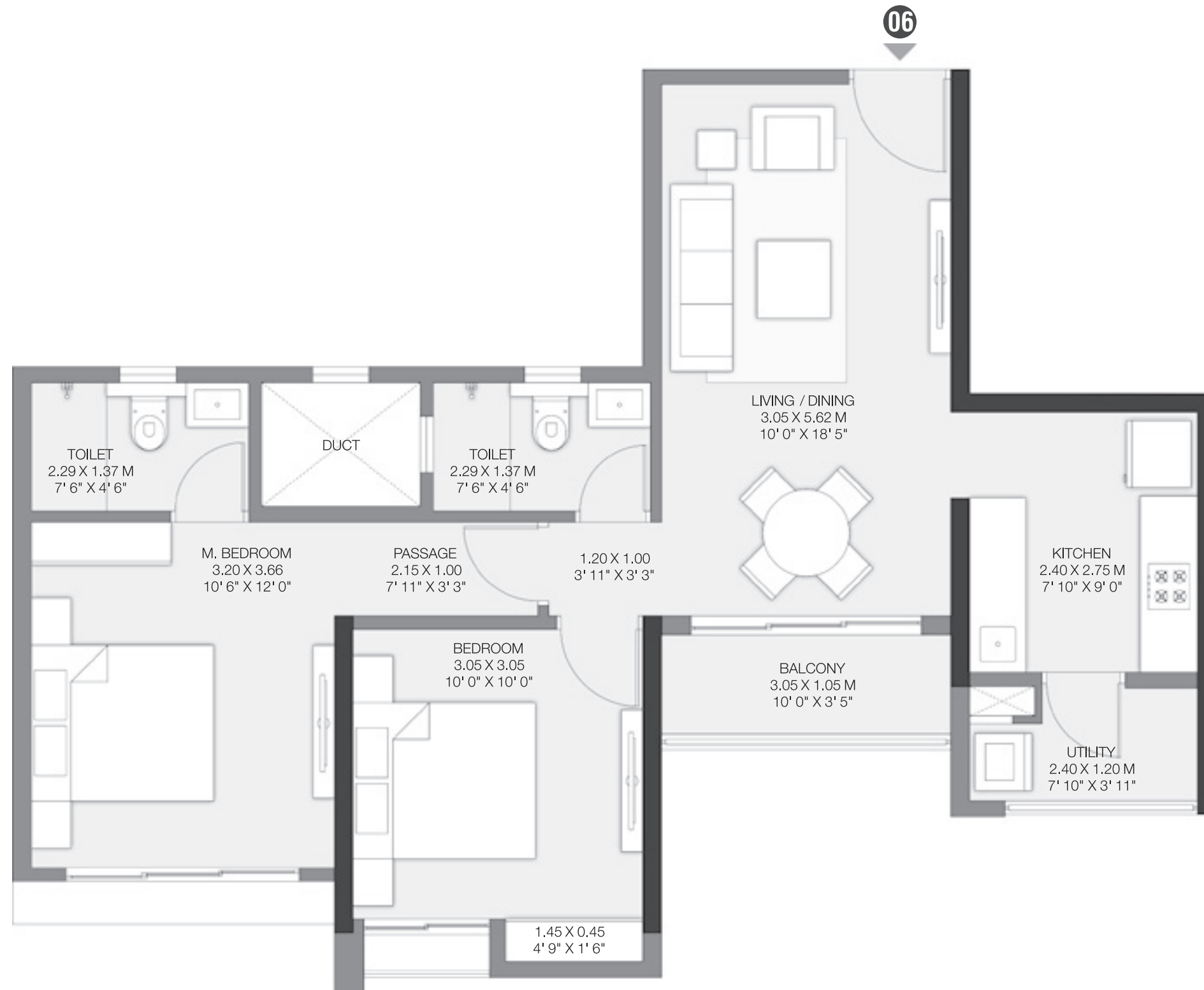
**Godrej** | PROPERTIES



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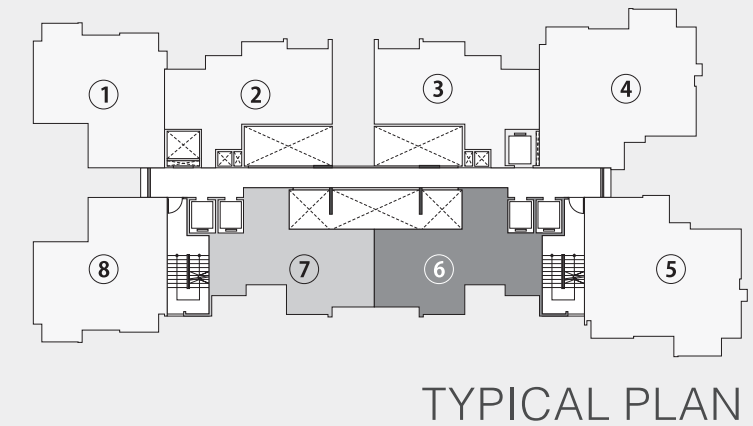
# GOLF MEADOWS

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## 2 BHK PREMIUM

TOWER-2 



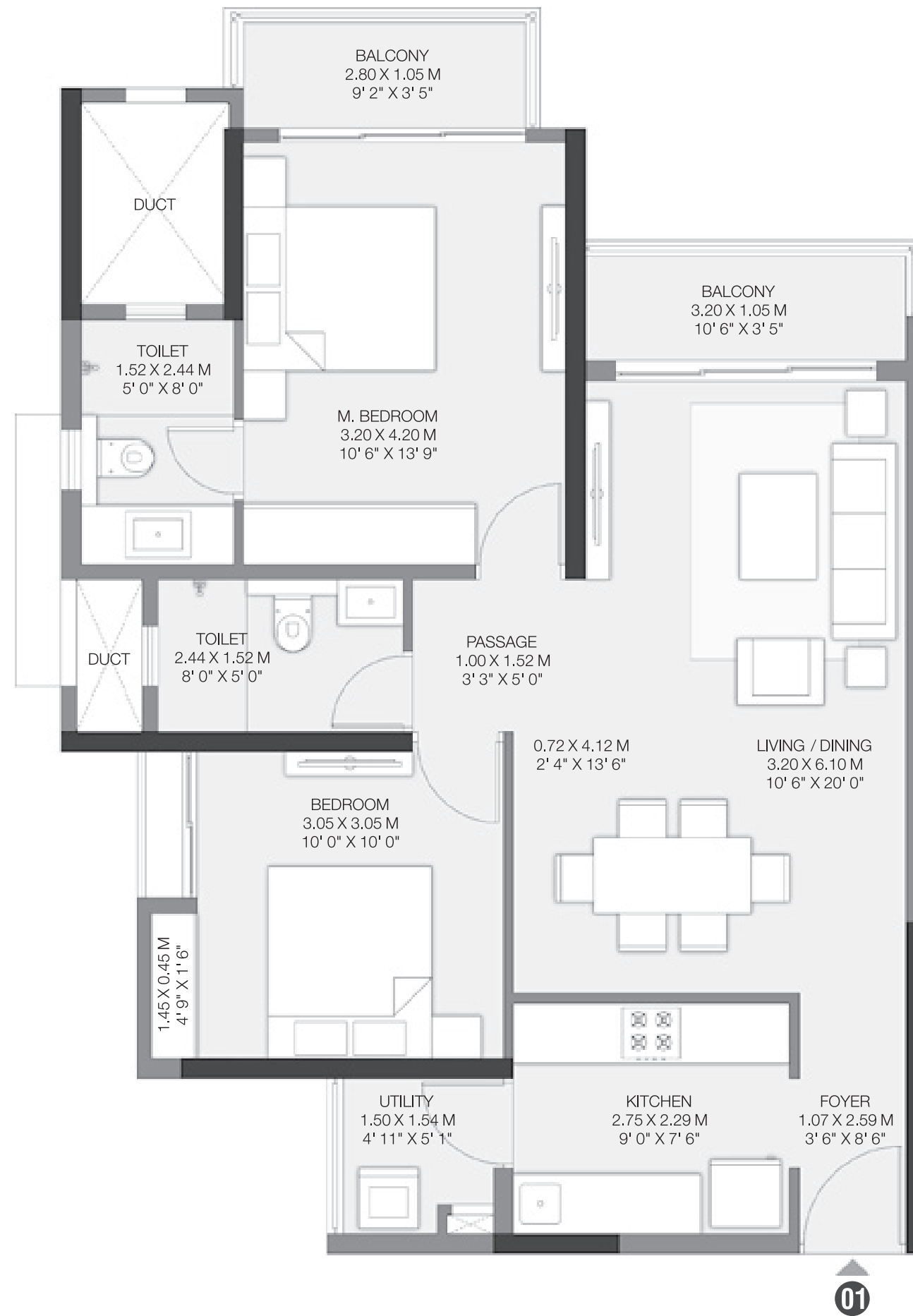
 | **PROPERTIES**



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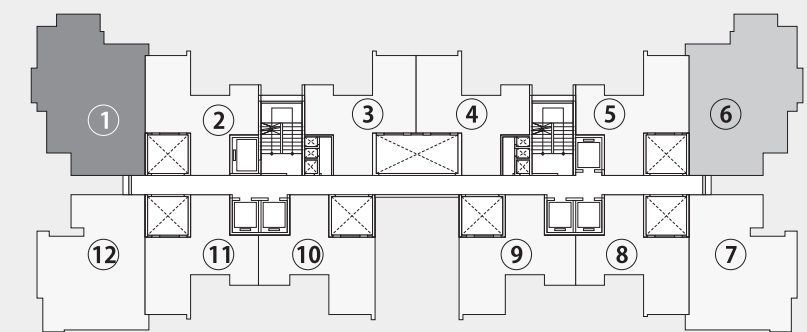
# GOLF MEADOWS

GODREJ CITY, PANVEL



## 2 BHK LUXE

TOWER-1



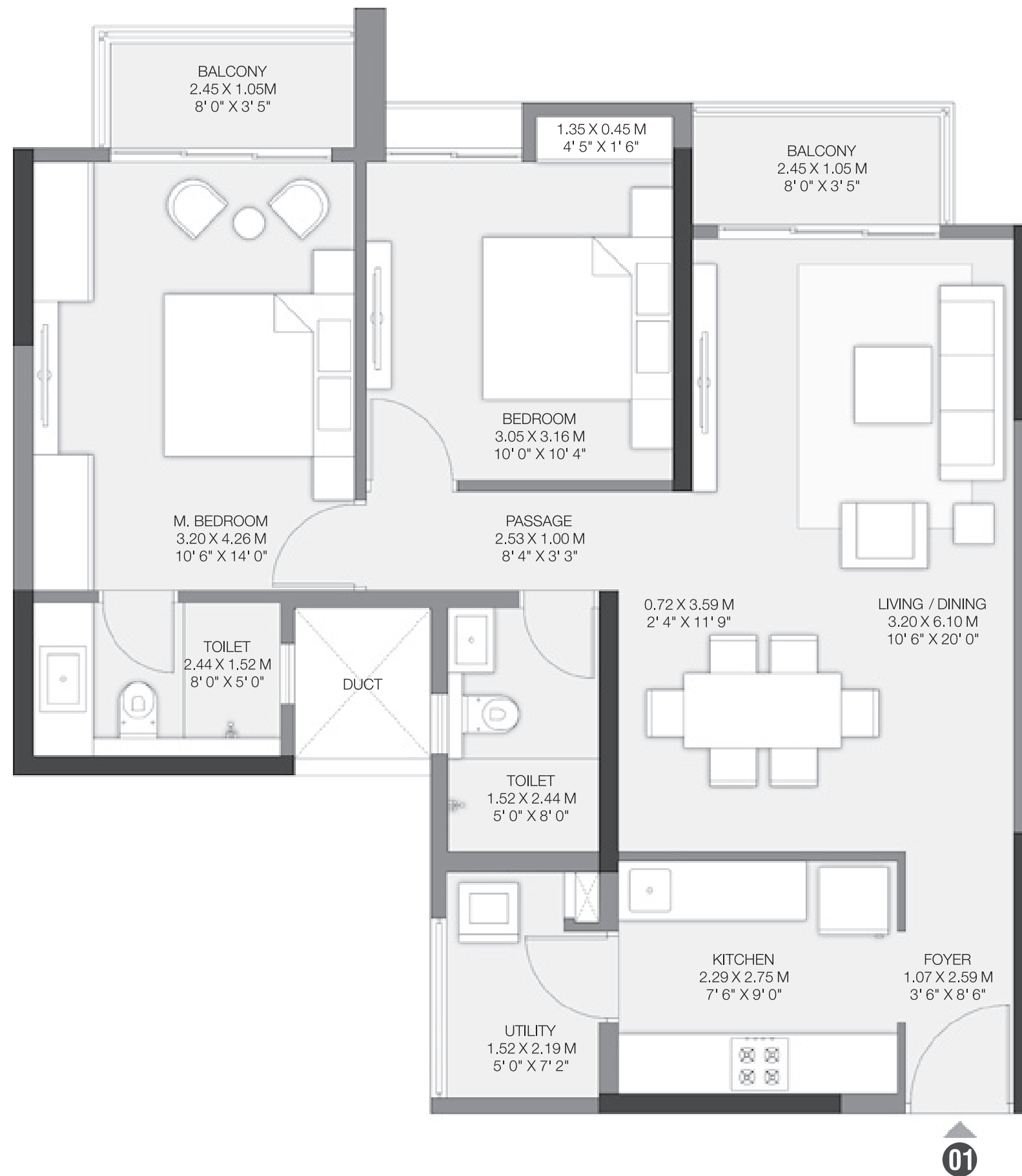
TYPICAL PLAN



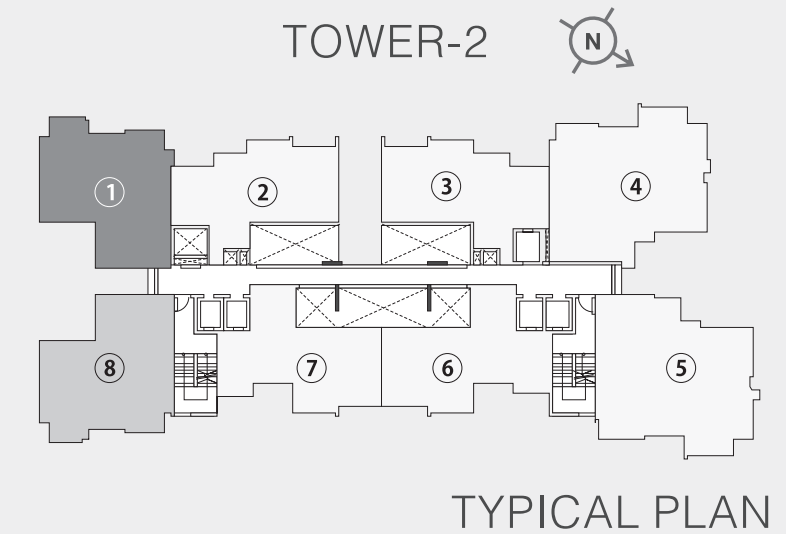
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## 2 BHK LUXE



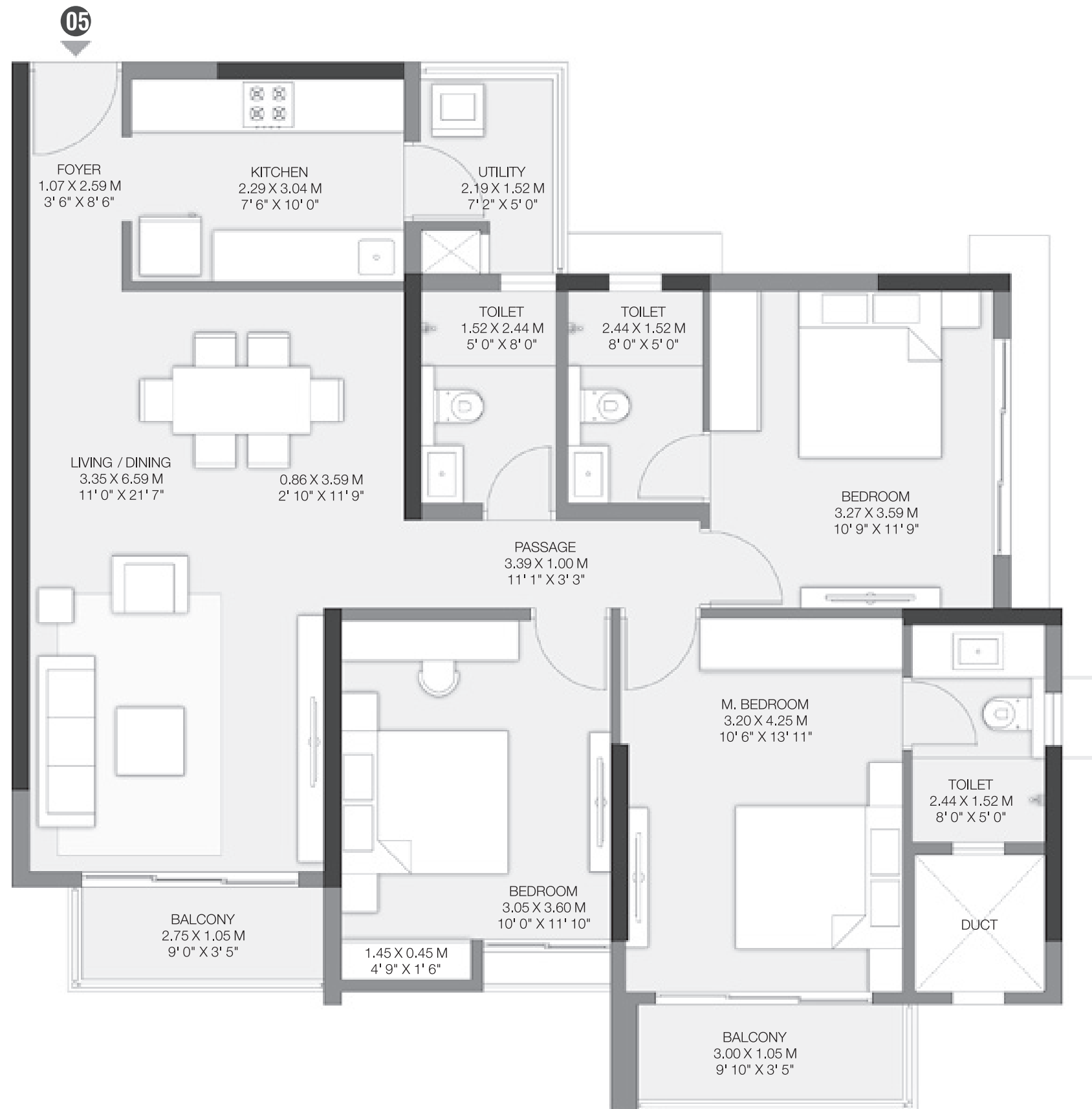
**Godrej** | PROPERTIES



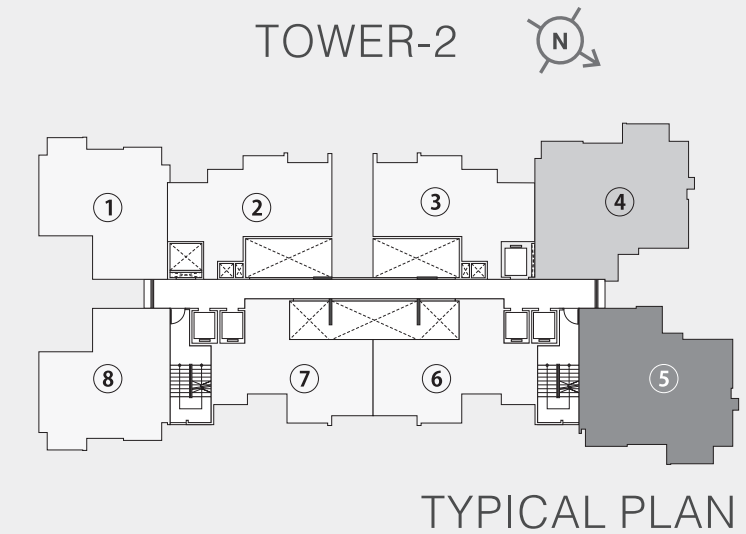
The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as specifications and/or service in the flat/unit and does not form part of the standard specification. The plan represents the unit series 01 of tower 02. 1 SQ. M. = 10.764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

# GOLF MEADOWS

GODREJ CITY, PANVEL



## 3 BHK LUXE



**Godrej** | PROPERTIES



The furniture, decorative items, etc. shown in the plan are only suggested 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 the standard specification. The plan represents the unit series 05 of tower 02. 1 SQ. M. = 10.764 SQ. FT.

## EXCLUSIVE PRIVATE DECK

Bask in the luxury of private sundecks attached to your 2 and 3 BHK residences.

Artist's impression. Not an actual site photograph.



Stock image for representative purpose only

## GREEN LIVING

- Every space here is dedicated to your overall health and well-being. Golf Meadows follows IGBC guidelines and provides a sustainable environment across the project
- Cross ventilation in a majority of the regularly occupied spaces – like Living and Dining area, Bedrooms, Study room, and Kitchen area
- Heat reduction of ground and roof level – ground level due to tree cover and other landscape. 100% at roof level through heat reflective paint/China mosaic that reflects heat radiation
- Designed for differently abled people – ramp across the project are thoughtfully-designed as per accessibility standards, call buttons on elevators provided with audio and tactile assistance for visually impaired
- Rainwater harvesting system designed to capture at least 50% of runoff water from the roof
- Water efficient plumbing fixtures – dual flushing cistern for WC and low flow water supply fixtures
- Organic waste treatment plant – 100% of the biodegradable waste generated shall be treated



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**Sales Site Office Address: Golf Meadows at Godrej City, Off Old Mumbai Pune Highway, Khanawale, Panvel, Raigad - 410 206.**

**The Project is registered as "Golf Meadows at Godrej City, Panvel Phase-2" with MahaRERA Registration No. P52000018146, available at website:**

**<http://maharera.mahaonline.gov.in>. Golf Meadows collectively refers to the names of the Towers in Godrej City Panvel Phase-2 i.e. Golf Meadows - Tower 1 and Golf Meadows - Tower 2.**

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 the 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. \*Agreement value does not include PLC charges, floor rise charges, any other charges, stamp duty charges, and other government taxes. T&C Apply. Registration fees will be as applicable. 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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.