

MANOR, PALGHAR

GODREJ COUNTRY ESTATE

Godrej | PROPERTIES

The project is registered as Godrej Country Estate under MahaRERA No. P99000048245 available at <http://maharera.mahaonline.gov.in>

The Project is being developed by Godrej Projects Development Limited. The Sale is subject to terms of Application Form, Agreement for Sale and the Deed of Conveyance. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer 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 on any other website.

#ReimagineLife

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A Legacy 125 Years in the Making

The Godrej story began in 1897, with the manufacturing of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries and the hearts of millions of people in India and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that was laid 125 years ago.



Actual photograph of Godrej One, Vikhroli

Our Successful Plotted Developments in India



Godrej Woodland, Bangalore

Artist's Impression. Not an actual site photograph.

A thoughtfully designed development among thousands of trees, and sprawling greens; our development was our foray into plotted development in the South.



Godrej Retreat, Faridabad

Artist's Impression. Not an actual site photograph.

Our resort-style plotted development in North Zone. Every plot here comes with the kind of luxury you'll only find at a resort. It's a home where you can plot a lifetime of happiness.



Godrej Wood Park, Pune

Artist's Impression. Not an actual site photograph.

In this one-of-a-kind development, the nature trail sets the perfect pace for a brighter day. Here, you have continuous open greens and rich bio-diversity.



Life Within Reach

Manor, Palghar has been a beautiful hideaway reserved for those who owned farmland for a long time. Now its splendour is available to you. Close to some of Maharashtra's main towns & cities and yet remote enough to give you a blanket of nature and tranquillity. It is the perfect getaway for your weekend home. The access to nature and serenity here and its seamless connectivity add to its deep attraction for urban dwellers looking for a weekend home.

Source: Google Maps. Map not to scale.

The sources mentioned for the above upcoming infrastructure were obtained on 5th December 2022 from the relevant official government sources. The infrastructure facilities mentioned 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 same.

1. NHAI, 11th May 2022, https://nhai.gov.in/nhai/sites/default/files/mix_file/Delhi_Mumbai_Award_Status_May_22_v2.pdf

2. MCGM, 12th March 2021, <https://portal.mcgm.gov.in/irj/portal/anonymous/qccoastal1>

*The above time mentioned are minute drive time. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 6th December 2022 at 6 am.

Introducing Godrej Country Estate

A Home Away From Home Immersed In Nature

The purchase of a first home gives a sense of comfort and attachment. But a second home gives you an opportunity to expand your horizons and give flight to your deepest desires and ideas about living. When you walk into our expansive plotted development, you will get a glimpse of how to shape your aspirations to manifest the endless list of amenities and indulgences. In the open plots of land, you will discover an opportunity and a canvas to create not just a home, but a life you have always wanted to live.



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Your Dream Is Now A Reality

Feel the cool breeze, hear the birds chirping, and soak up the lush, green surroundings - here you have everything that you need to relax.

~50-Acre
Development*



Title transfer from
Godrej#



~2-Acre Mango
Orchard



Fruit Bearing
Trees



8 Acres Of Open
Spaces\$



The Retreat - Health Club and
60+ Lifestyle Amenities+



Rich Biodiversity: 2000+ trees,
70+ species of birds & butterflies^



*Spread across the ~50 Acre land parcel which is being developed in accordance with the sanctioned layout approval.
*The Project Land is owned, seized and possessed by Godrej Projects Development Limited, who shall transfer the allotted plot to the concerned Allottee, subject to the terms of the Application Form, Allotment Letter, Agreement for Sale and Sale Deed ("Transaction Documents"). The cost & expense towards stamp duty and registration charges for effectuating the transfer of title basis the Transaction Documents and updating the 7/12 extracts for the concerned plot in the name of Allottee shall be borne by the Allottee.
^As per the report issued by Ecobasics dated September 2022
\$The open spaces, amenities, etc., in the project shall be in accordance with the non-agricultural order and sanctioned layout approval dated 10th November 2022 bearing number 238 of 2022 and 239 of 2022 issued by the Collector of Palghar.
^The Developer intends to construct a health club and has applied for approval of the same with the office of the Collector of Palghar. The development of the health club is subject to the grant of the sanctioned approvals from the office of the Collector of Palghar.

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Relish In The Luxuries

Godrej Country Estate is not just a home; it's a cocoon where you will get to nurture your love and passion for life. After all, there are opportunities at every step to share a moment of peace and tranquillity, interact with nature, and strengthen the bonds you share. The spirit of growth you will experience here is symbolized perfectly by the fruit trees in the development. It's delicious fruit will forever be a reminder of the richness and vitality of life in your perfect getaway.

The Perfect Place To Unwind


The Retreat - Health Club


2 Squash Courts


Swimming Pool


Restaurant


Kids' Play Area


Indoor Badminton Court


Gymnasium


Mini Theatre


Business Center


Banquet Hall


Basketball Court


Cricket Pitch


Skating Area


Jogging/Cycling Track


Tennis Court


9 Gardens


6 Organic Farms


Mango Orchard


Guest Rooms


& Many More..

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Spread across the ~50 Acre land parcel which is being developed in accordance with the sanctioned layout approval. The open spaces, amenities, etc., in the project shall be in accordance with the non-agricultural order and sanctioned layout approval dated 10th November 2022 bearing number 238 of 2022 and 239 of 2022 issued by the Collector of Palghar. The Developer intends to construct a health club and has applied for approval of the same with the office of the Collector of Palghar. The development of the health club is subject to the grant of the sanctioned approvals from the office of the Collector of Palghar.

Head Out To Your Scenic Adventure

Kelwa Beach

Kelwa Beach is one of the highly preferred beaches of Maharashtra. It provides a view of the lovely sea, sand and the beauty around the lush green trees.



Satpati Beach

One of the largest beaches in Maharashtra, the Satpati beach is also a popular fishing hub of India. It remains overcrowded during weekends and in evening time.



Tansa Lake

A dam reservoir, which is said to be the longest and oldest masonry dam in the MMR area. It is supposed to be the only freshwater lake, built in 1892 as part of the Tansa Dam project.

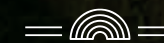
Kelwa Beach, Satpati Beach & Tansa Lake are 70 Minutes drive time from our development. The same is as per Google Maps recorded on 5th December 2022 at 6am.

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Beauty, Charm And Adventure. All Around You.

Kohoj Fort Trek, Wada

Kohoj is a medieval military fortification located near Palghar. Kohoj Fort Trek can be reached from the Vaghote village on Palghar - Wada Road. At the base of the fort is a lake that gives the beautiful reflection of the fort.



Suryamal, Jawhar Sunset Point

Located in the Palghar district, Suryamal is the highest peak in the region. This small, but picturesque hill offers breath-taking views from its top. This place is a heaven for nature lovers and for those who wish to escape the chaos of the city.



Vaitarna Dam

Vaitarna Dam, a major source of water is situated on Vaitarna River. The dam constructed in 1950s was a trendsetter since it paved way for many such dams to be constructed in the state & the country.

Kohoj Fort Trek, Wada is 30 Minutes drive time from our development. Suryamal, Jawhar Sunset Point is 75 Minutes drive time from our development. Vaitarna Dam is 85 Minutes drive time from our development. The same is as per Google Maps recorded on 5th December 2022 at 6am.

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