

# PLOTS OF PROSPERITY

## AT KHALAPUR

Actual Image of Khalapur site.



# A TRUSTED LEGACY OF 126 YEARS

Godrej Properties brings the Godrej Group's philosophy of innovation, sustainability and excellence to the real estate industry. Each development combines a 126-year legacy of excellence and trust with a commitment to cutting-edge design, technology, and sustainability.

## A JOURNEY OF EXCELLENCE AND ACHIEVEMENT

Corporate Social Responsibility  
-Real Estate Category

Golden Peacock Award June 2022

Residential Hi - Rise  
Development - India

Asia Pacific Property Award  
June 2022

National Level EHS Award  
Construction Industry

Global Safety Summit National Level  
EHS Award 2022 - March 2022

Gold Award

IGBC Green Residential Society  
Rating System - March 2022

Construction and  
Infrastructure Award

15th ICC Environment Excellence  
Award 2021 - Jan 2022

Ranked 1 Globally Listed  
Real Estate Developers

GRESB, October 2021

Builder of the Year

CNBC - Awaaz Real Estate  
Awards 2019

Builder of the Year

CNBC - Awaaz Real Estate  
Awards 2018



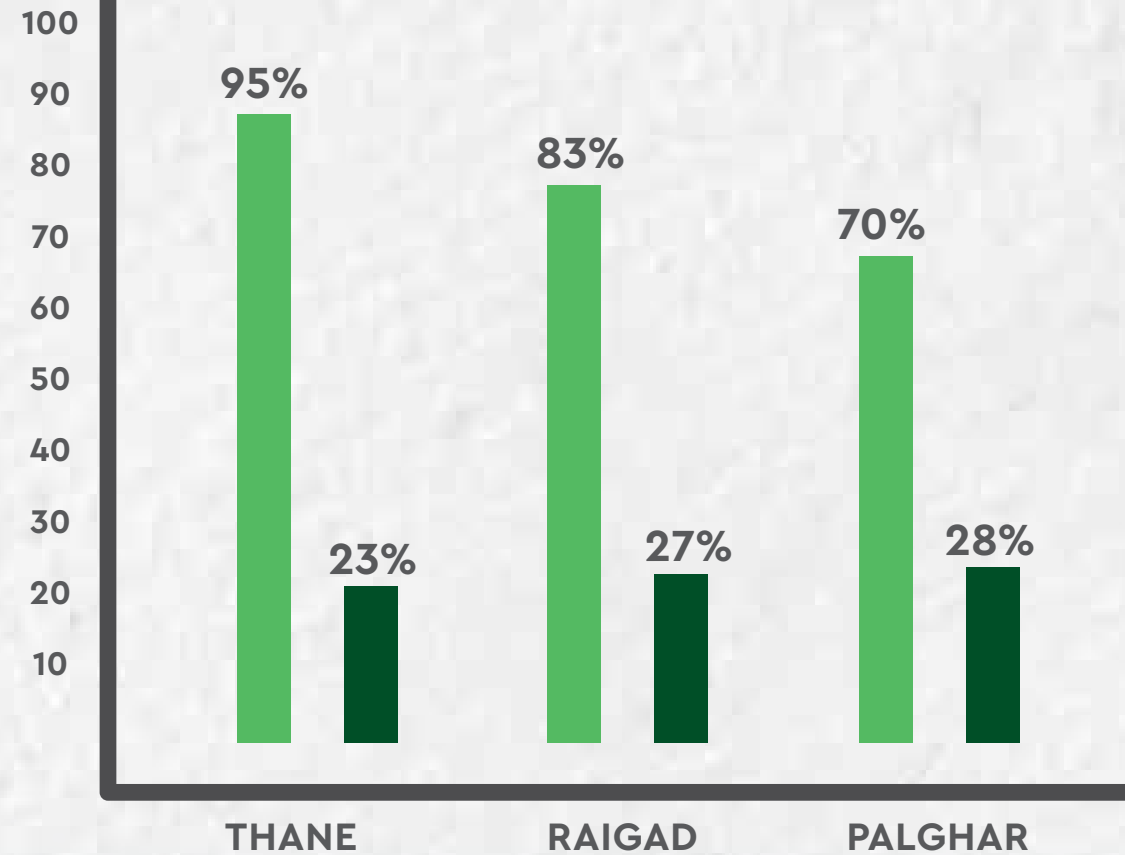
Actual photograph of Godrej One



# LAND - A SAFE & SMART ASSET CLASS

## SECURE, STEADY AND GROWTH READY

% APPRECIATION IN MUMBAI METROPOLITAN REGION  
2017 - 2023



AVERAGE GROWTH OF  
**83%**  
OVER THE LAST 6 YEARS IN MMR

Compared to apartments, plot values have shown greater appreciation, making plots a potentially more attractive investment choice. Land has proven to appreciate steadily despite market volatility and price fluctuation in other asset classes. Land investments exhibit a lower correlation with stocks and fixed deposits.

# A RELIABLE GROWTH INSTRUMENT

As a limited resource, land has a growing demand with exponentially rising prices. Land is a profitable and reliable investment opportunity to generate substantial returns. In comparison to equity, apartments and fixed deposits and it has been proven to yield one of the best returns.

ASSET	2017	2023	% Appreciation
Land	₹1557 PSF	₹3036 PSF	95%
Equity Index	10531	19189	82%
Fixed Deposits	₹10000	₹14700	47%
Apartment	₹3631 PSF	₹4602 PSF	27%

\*Anarock Research - for Thane District



# LAND CRAFTS A LEGACY FOR GENERATIONS

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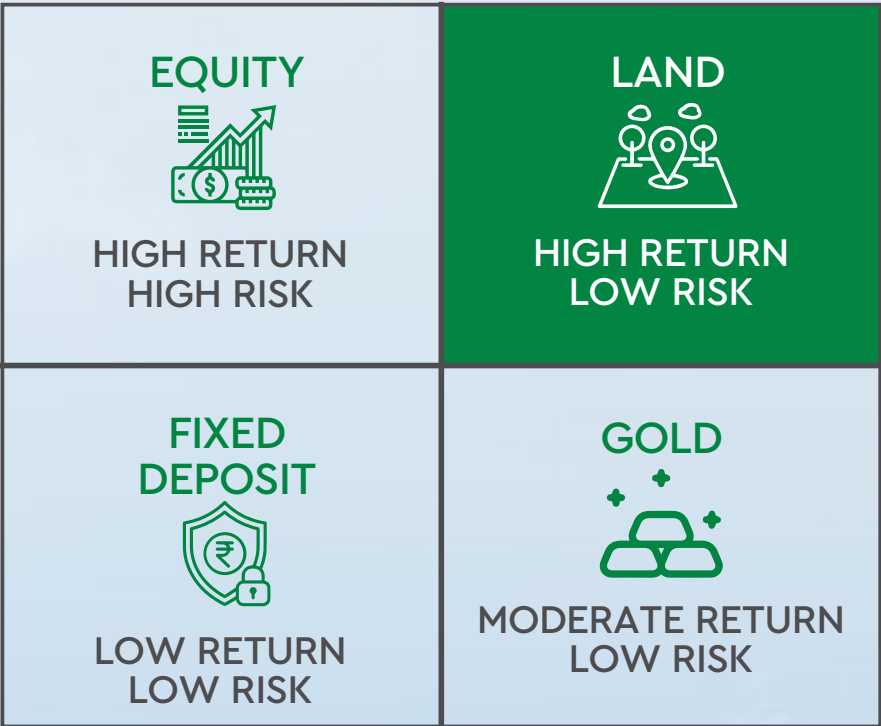
Land can be passed down through generations, providing a valuable asset that grows in worth over time



# DIVERSIFICATION IS KEY

## BRANDED LAND CAN BE A GAME CHANGER

Asset allocation reduces volatility and provides better risk adjusted returns. Different assets (Fixed Deposits, Land, Gold, Equity) are exposed to different risk factors. Diversifying across these assets reduces the concentration of risk in one area and provides a safety net for the overall portfolio.



RISK VS RETURN ANALYSIS OF VARIOUS ASSET CLASSES





**SEIZE THE  
OPPORTUNITY.**

**INVEST IN  
BRANDED  
LAND**

ASSET  
DIVERSIFICATION

CAPITAL GAIN &  
GST BENEFITS

GENERATIONAL  
ASSET

LESS  
VOLATILE



TANGIBLE  
ASSET

POTENTIAL  
APPRECIATION

COLLATERAL  
SECURITY

CASH FLOW  
AVENUES

# CHOOSE THE RIGHT BRAND FOR YOUR N.A. PLOT

## A TRUSTED BRAND



Established brands have a track record of reliability, trustworthiness, and quality. Investing in their land means investing in a reputation you can count on.



## HASSLE FREE DOCUMENTATION

Water-tight documentation is a hallmark of trustworthy land developers. Land boundaries and ownership rights are clearly defined in these documents with utmost transparency.



## PROJECT EXECUTION EXPERTISE



Execution expertise in land development by branded developers involves efficiently turning plans into reality, encompassing construction, infrastructure, and project management excellence.



## POTENTIAL VALUE APPRECIATION

A strong brand enhances the value of the land over time. It attracts potential buyers and ensures a steady appreciation in its worth.



## SECURITY & MAINTENANCE



Branded developers provide security services and maintenance especially in gated communities. This ensures the safety and upkeep of the property, making it more attractive for prospective buyers or residents.



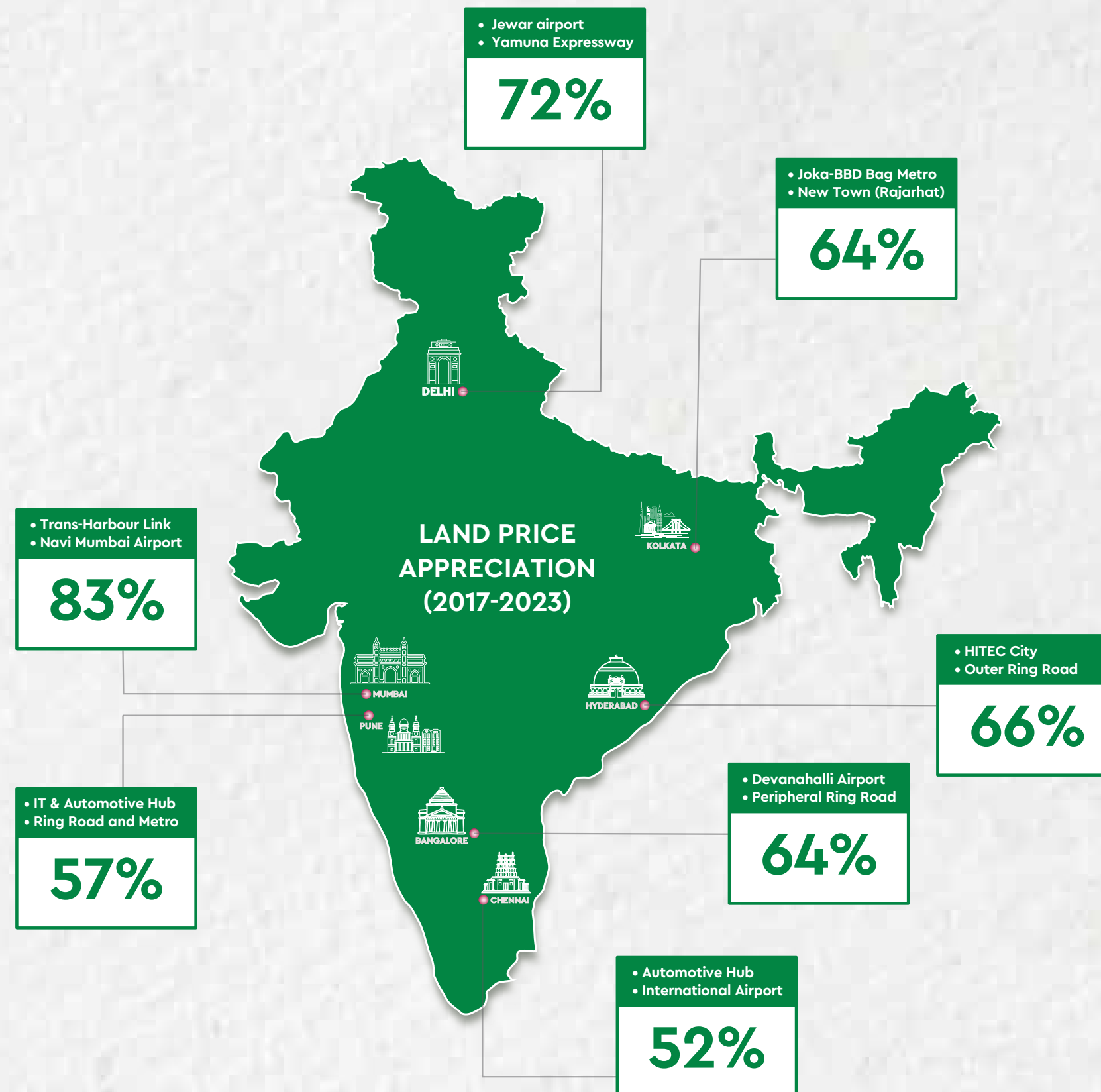
## ASSURED LIFESTYLE & AMENITIES

Reputed brands provide well-planned infrastructure, security of a gated community, essential amenities, and community facilities, making your investment more attractive and enjoyable.





# THE PROSPEROUS RISE OF CITY EXTENSIONS IS SPARKED BY INFRASTRUCTURE DEVELOPMENT





SEIZE THE MOMENT, BE A VISIONARY  
INVEST IN THE LAND OF FUTURE AT KHALAPUR



# UNCOVER THE MYRIAD BENEFITS OF INVESTING IN KHALAPUR



LOCATED EQUIDISTANT FROM  
MUMBAI & PUNE, THE  
COMMERCIAL CAPITALS OF  
INDIA



SEAMLESSLY CONNECTED TO  
UPCOMING 22KM 6-LANE  
TRANS HARBOUR SEA-LINK



LINKED TO THE NAVI  
MUMBAI  
METRO CORRIDOR



UPCOMING INTERNATIONAL  
AIRPORT NEARBY



CLOSE TO JAWAHARLAL  
NEHRU PORT TRUST



NEAR TO PANVEL  
RAILWAY JUNCTION  
ENSURING EXCELLENT  
RAIL CONNECTIVITY



A DESTINATION OF  
INFRASTRUCTURAL BOOM WITH  
THE UPCOMING VIRAR-ALIBAG  
MULTIMODAL CORRIDOR



CONNECTED TO THE  
MUMBAI-PUNE EXPRESSWAY



UPCOMING SPECIAL  
ECONOMIC ZONE  
NEARBY



VERY CLOSE TO CENTRAL  
BUSINESS DISTRICT (CBD)  
OF NAVI MUMBAI



PERFECTLY INTEGRATED WITH  
HEALTHCARE ENCLAVES AND  
HOSPITALS



CLOSE PROXIMITY TO  
PROMINENT TOURIST  
ATTRACTIONS AND LEISURE  
AVENUES

\* 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 above.



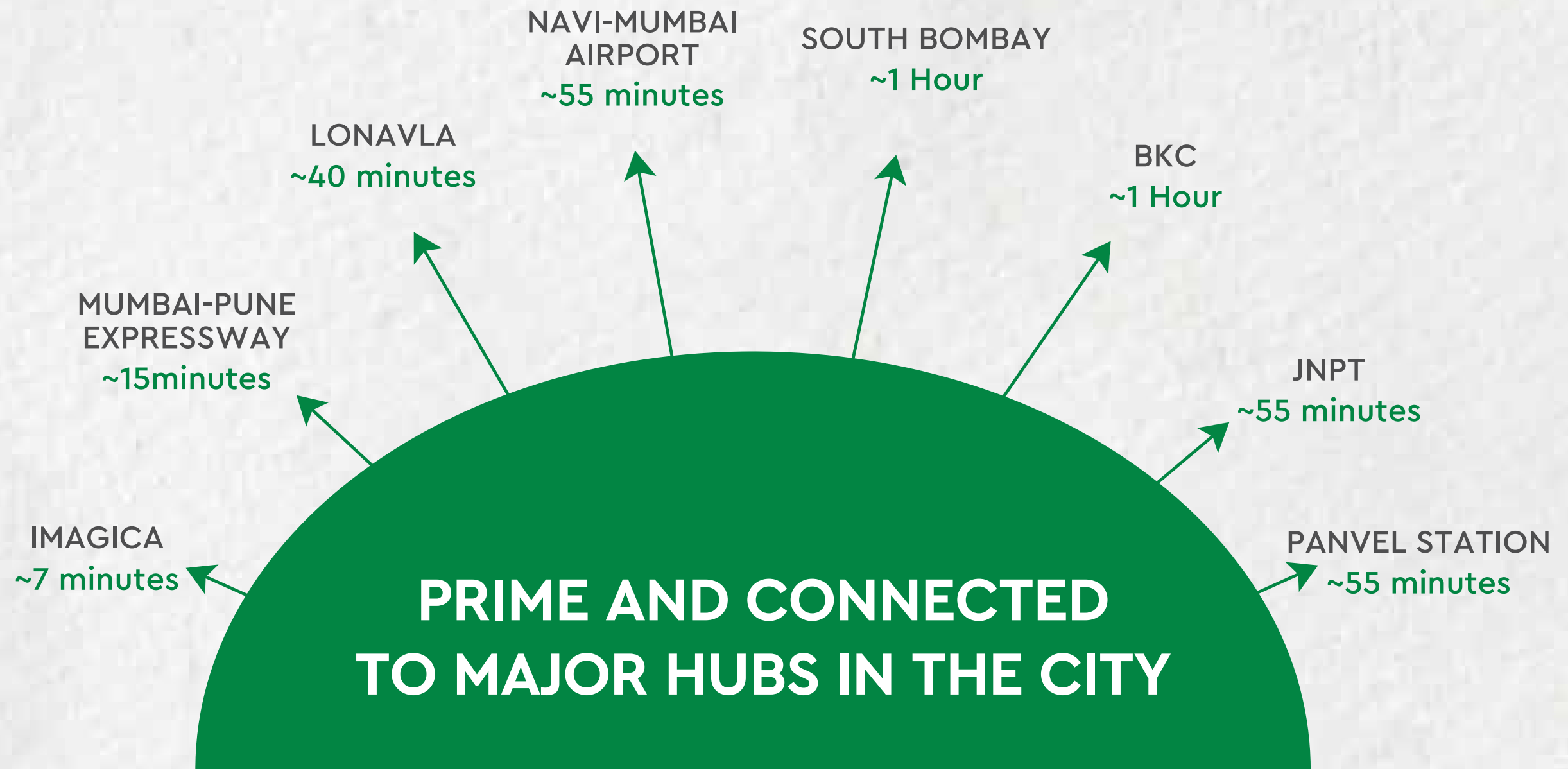
## KHALAPUR'S LAND - THE LOCATION OF WEALTH CREATION



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

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As per Google Maps Data sourced at 2pm on Sunday (22nd Oct 2023) for a four wheeler.



# UPCOMING GROWTH CATALYSTS – PAVING WAY TO PROSPERITY

## NAVI MUMBAI INTERNATIONAL AIRPORT

The much awaited ₹16,000 crore project is set to be operational by the end of 2024. It is likely to create 1,42,000 direct and 2,00,000 indirect job prospects, giving the local economy a boost. A planned development for the region surrounding the Navi Mumbai International Airport (NAINA) is expected to become a fully functional smart city by 2035.



**Price Appreciation of 10% - 15%  
Expected in the Micromarket  
owing to the new airport\***



## MUMBAI TRANS - HARBOUR LINK

The proposed Mumbai Trans - Harbour link will be operational from December 2023 which promises to be a game changer through enhanced connectivity to Mumbai's economic heart reducing the travel time from South Mumbai to Nhava-Sheva from 1 hour 15 minutes to 20 minutes



**70,000 vehicles to traverse  
the 22 km stretch everyday in  
20 min. making Panvel and  
Khalapur an upcoming hotspot**





# UPCOMING GROWTH CATALYSTS – PAVING WAY TO PROSPERITY

## JAWAHARLAL NEHRU PORT TRUST (JNPT)

JNPT is India's largest container port, driving economic activity in the region which is a 45 minute drive away from Khalapur. The port's hinterland connectivity by rail and road will soon be strengthened by ongoing projects, such as the Dedicated Freight Corridor (DFC), the Multi-Modal Logistics Park (MMLP) and widening port-to-road connectivity.



## VIRAR - ALIBAG MULTIMODAL CORRIDOR

This corridor will serve as a vital link among economic centers within Maharashtra and India. It will also ensure faster access to the city from important national highways like NH 8 (Delhi-Mumbai), NH 3 (Agra-Delhi) and NH 4 (Pune-Bangalore) thereby enhancing access to important economic hubs.



## RELIANCE SPECIAL ECONOMIC ZONE (SEZ)

Reliance SEZ in Navi Mumbai is a massive integrated business district that contributes significantly to the local economy by creating job opportunities, driving demand for housing and services, and attracts businesses from various sectors. The project shall attract US\$ 75 bn investments in over 10 years.

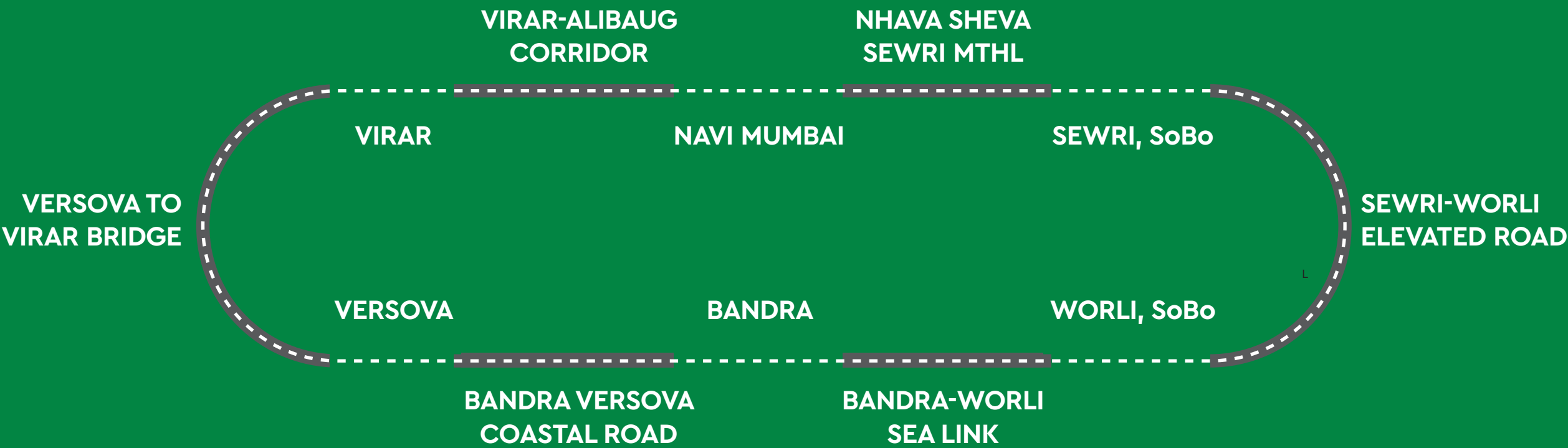


Stock image for representation purpose only

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As per Business Standard's published report - October 2023



# KHALAPUR'S TRANSFORMATION: MUMBAI'S UPCOMING RING ROAD REVOLUTION



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A romantic scene of a couple walking away from the camera on a grassy path towards a calm lake. The sun is low on the horizon, creating a warm, golden glow and long shadows. A large tree with dense foliage frames the top of the image. The man is on the right, wearing a light pink shirt and grey trousers, pushing a blue bicycle. The woman is on the left, wearing a light-colored dress. The background shows a dense line of trees across the water.

**EMBRACE PROSPERITY**

**KHALAPUR'S N.A. LAND.  
YOUR TIMELESS INVESTMENT**