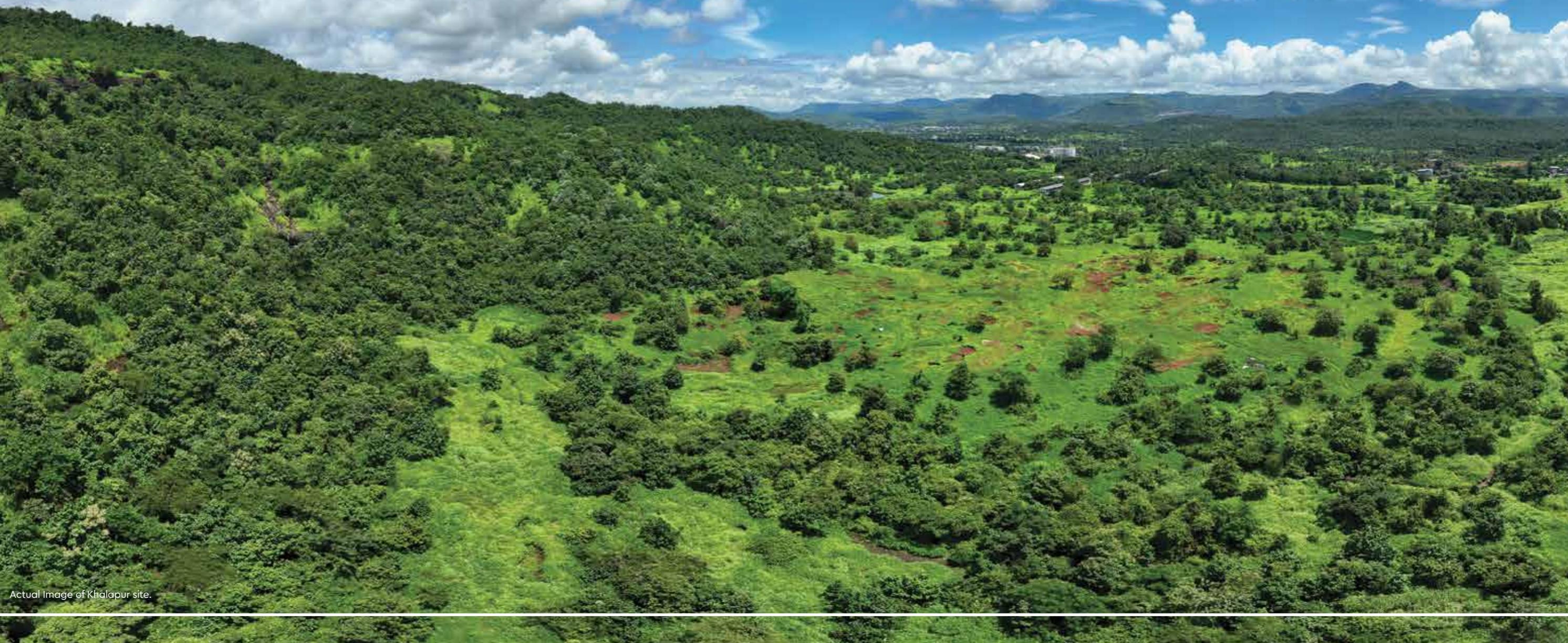


PLOTS OF PROSPERITY

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



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



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

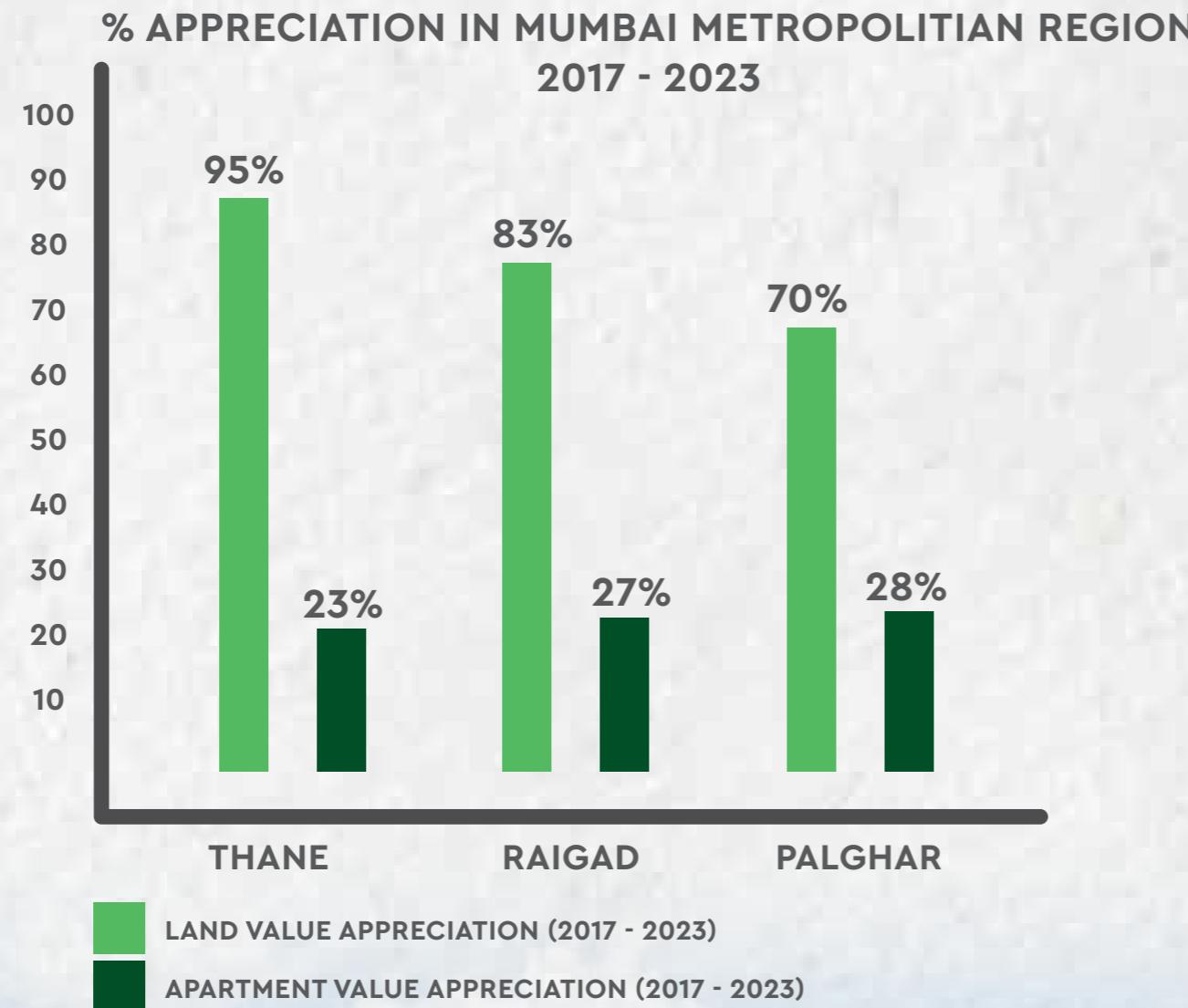
CNBC - Awaaz Real Estate
Awards 2018



Actual photograph of Godrej One

LAND - A SAFE & SMART ASSET CLASS

SECURE, STEADY AND GROWTH READY



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

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



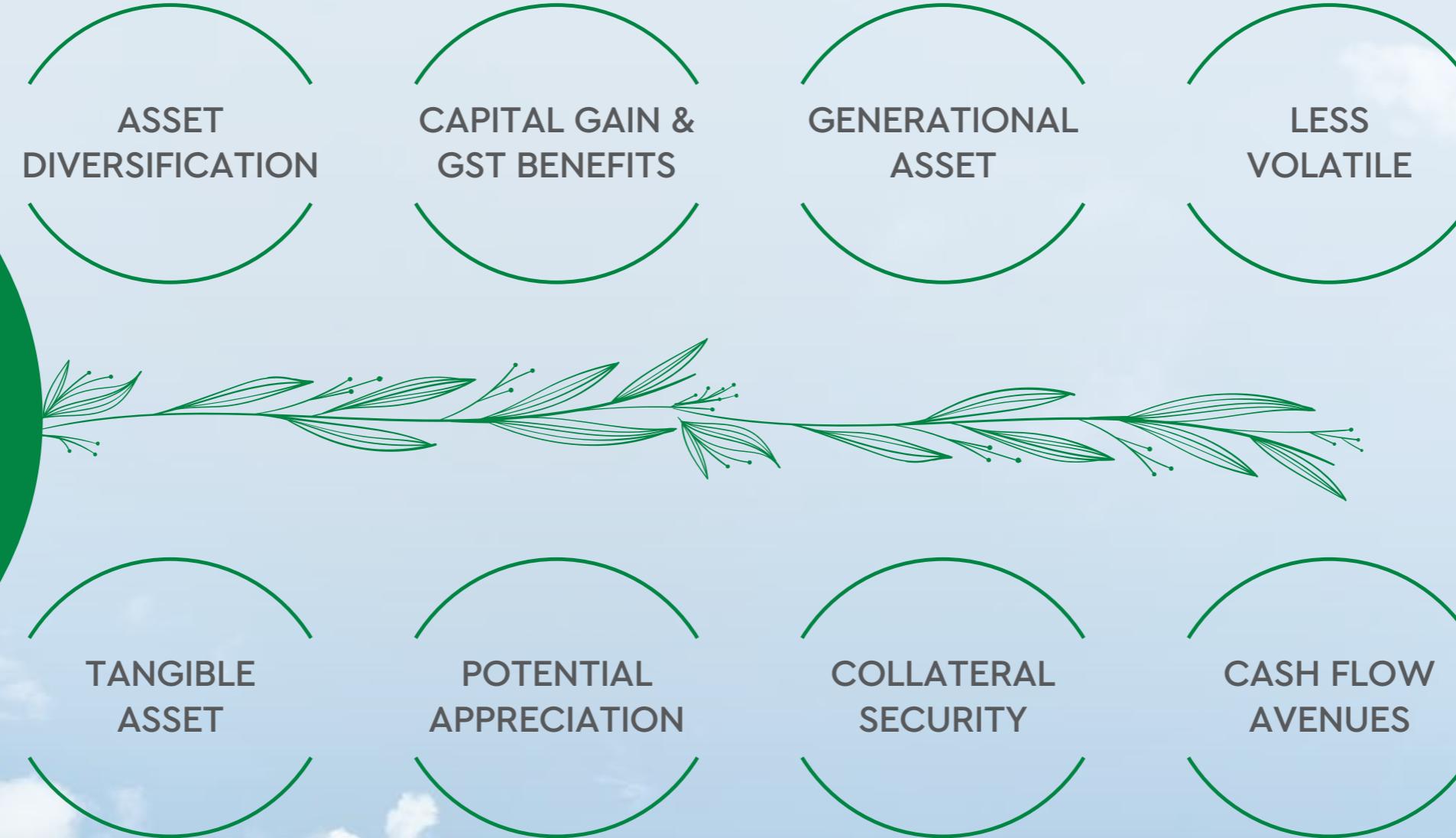
DIVERSIFICATION IS KEY BRANDED LAND CAN BE A GAME CHANGER

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





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.



PROJECT EXECUTION EXPERTISE



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



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.



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.



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.

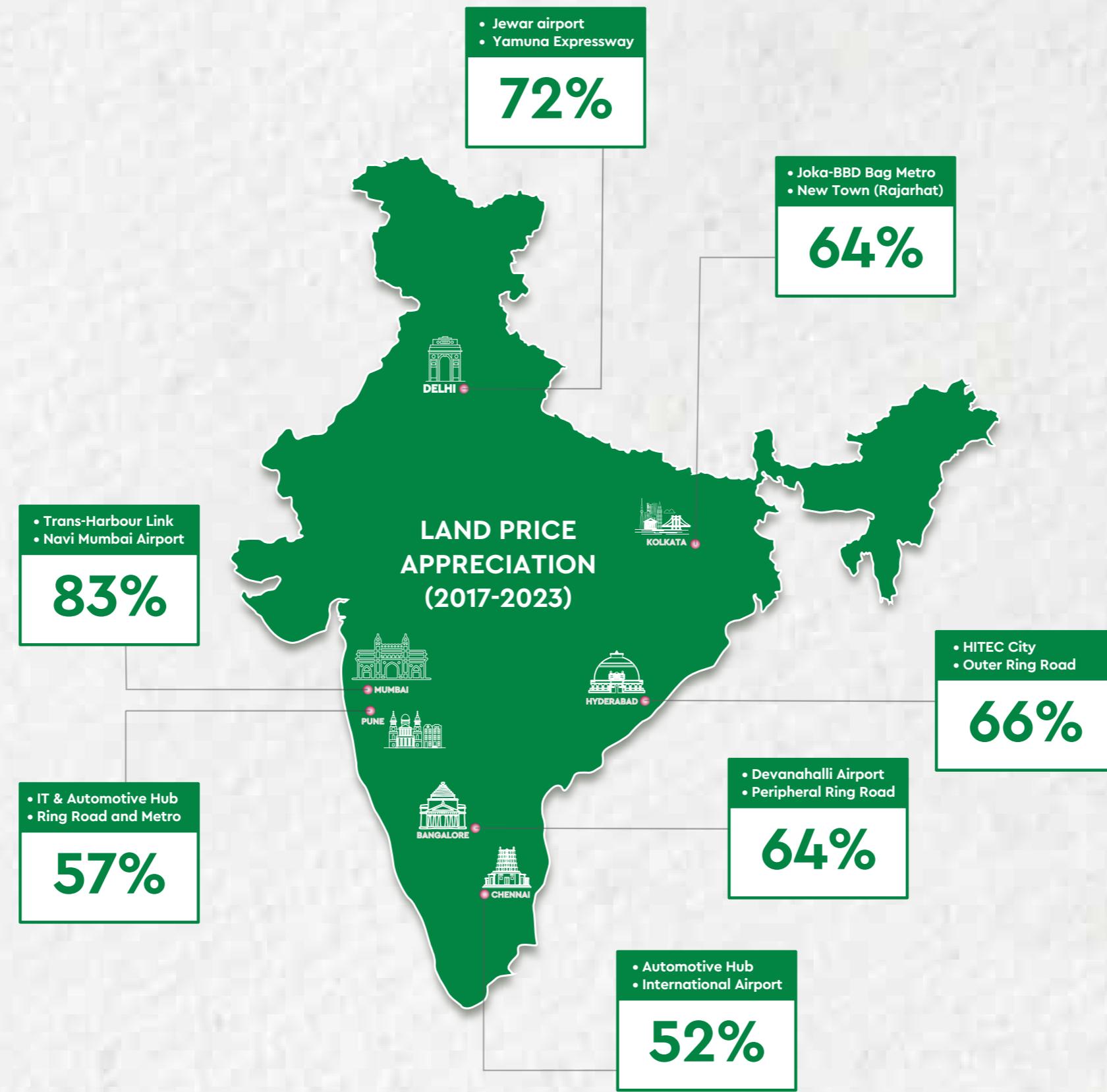


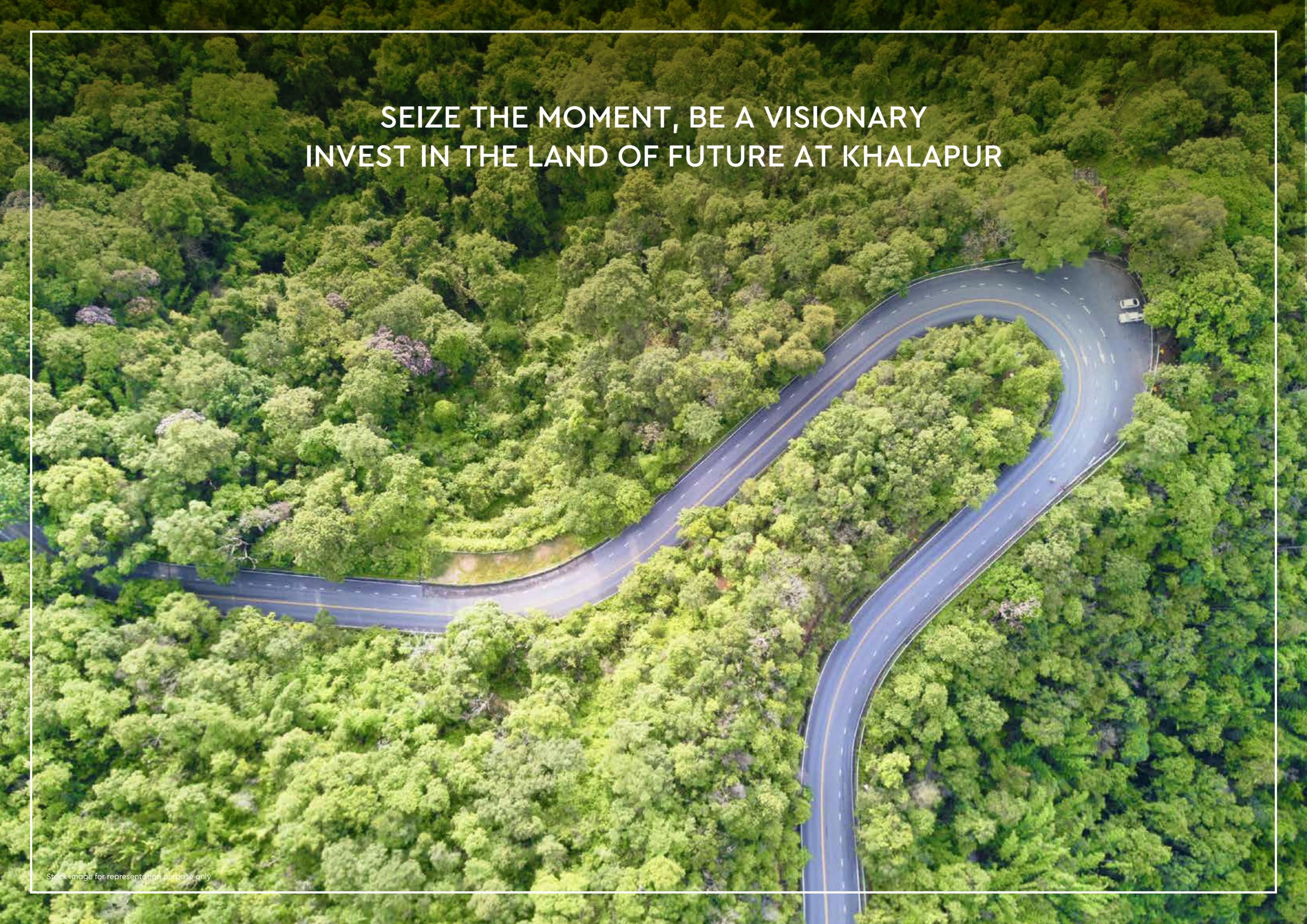
ASSURED LIFESTYLE & AMENITIES

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



An aerial photograph showing a two-lane asphalt road with yellow dashed lines, curving through a lush, green forest. The road starts from the bottom left, goes up a slight incline, then turns sharply to the right, creating a large S-shape. It continues to curve through the dense foliage before ending at the top right. A few small white cars are visible on the road.

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

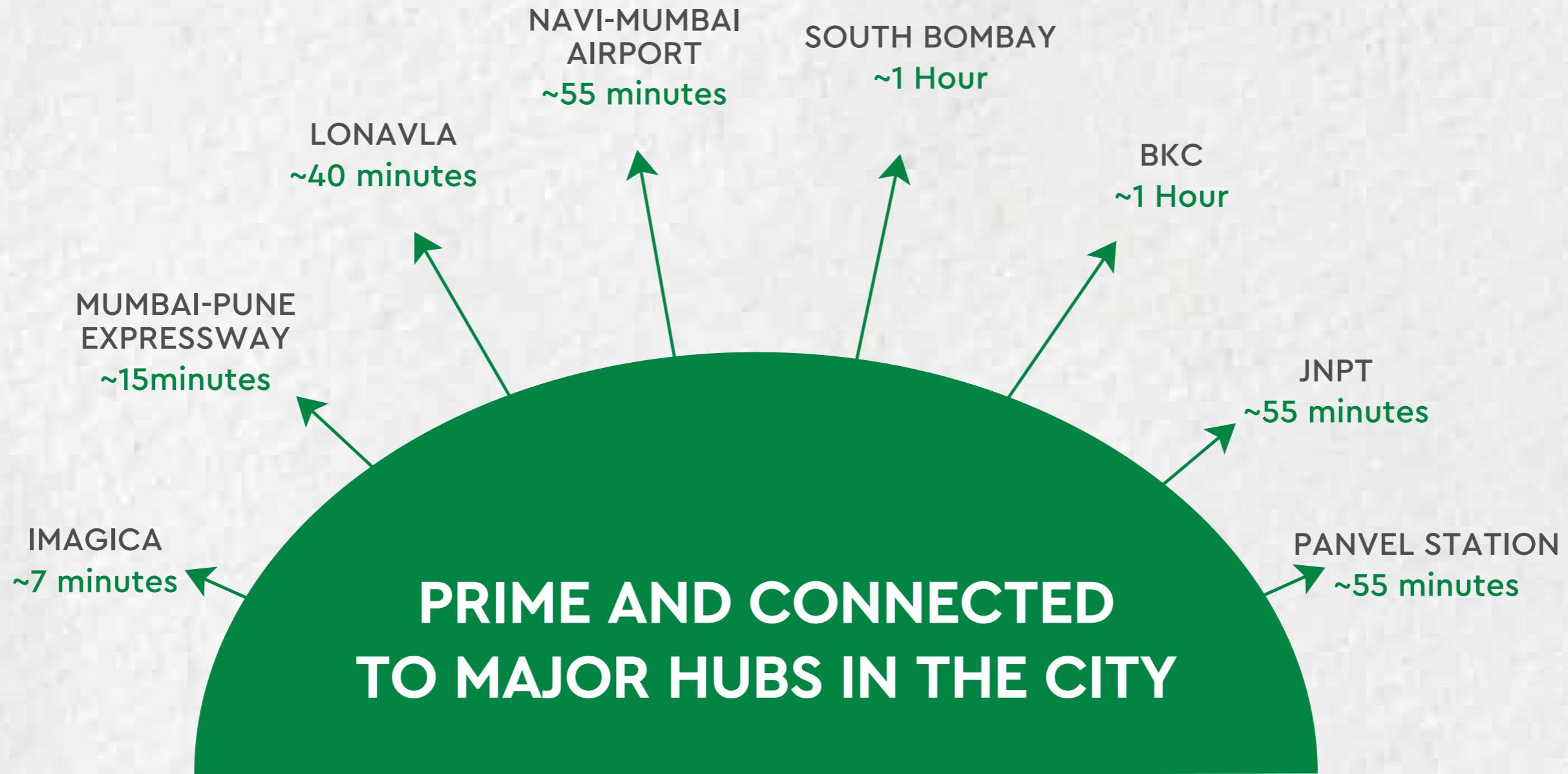


CLOSE PROXIMITY TO PROMINENT TOURIST ATTRACTIONS AND LEISURE AVENUES



KHALAPUR'S LAND - THE LOCATION OF WEALTH CREATION





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.



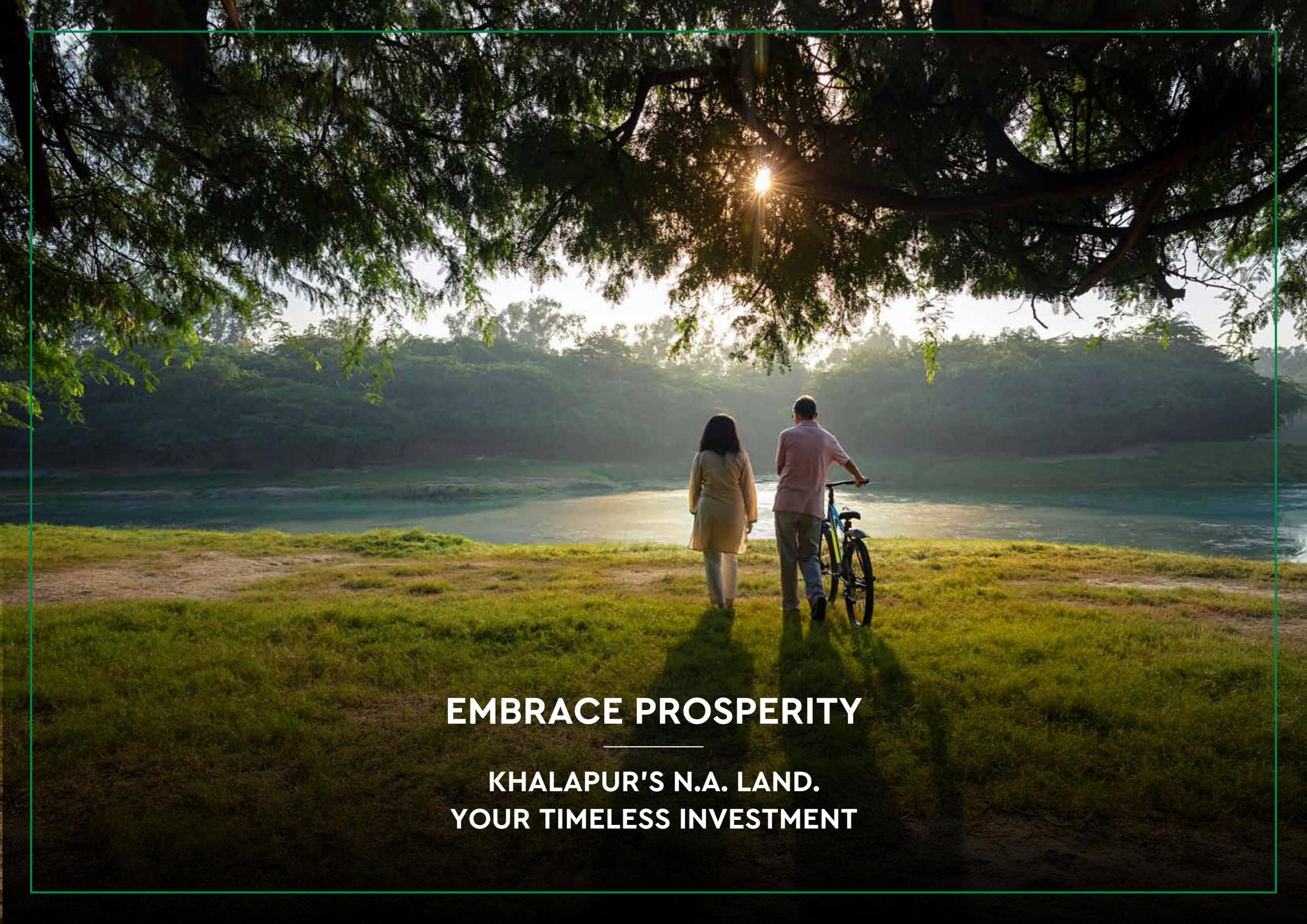
Stock image for representation purpose only

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. As per Business Standard's published report - October 2023

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



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.

A photograph of a man and a woman walking away from the camera towards a river. The man is pushing a bicycle. They are walking on a grassy bank. In the background, there is a large body of water and a dense forest. The sun is setting, creating a bright glow through the trees.

EMBRACE PROSPERITY

KHALAPUR'S N.A. LAND.

YOUR TIMELESS INVESTMENT