

MahaRERA registration No. PC1270002501723 (<https://maharera.maharashtra.gov.in>)



**PANVEL**

**GODREJ CITY**



# **NEXSPACE**

**A WORLD THAT WORKS FOR YOU**





36

YEARS OF  
EXPERIENCE



15+

CITIES



115+

PROJECTS



85,000+

HAPPY FAMILIES



400+

AWARDS AND  
RECOGNITIONS


 **MUMBAI**  
48.8 mn sq. mt. / 32 projects

 **BENGALURU**  
33.4 mn sq. mt. / 17 projects

 **KOLKATA**  
7.9 mn sq. mt. / 4 projects

 **CHENNAI**  
5.0 mn sq. mt. / 2 projects

 **INDORE**  
1.8 mn sq. mt. / 2 projects

 **NCR**  
40.9 mn sq. mt. / 31 projects

 **PUNE**  
51.1 mn sq. mt. / 16 projects

 **HYDERABAD**  
5.2 mn sq. mt. / 2 projects

 **NAGPUR**  
4.0 mn sq. mt. / 2 projects

 **AHMEDABAD**  
23.4 mn sq. mt. / 1 project



## CRAFTED MUMBAI'S FINEST COMMERCIAL OFFICE SPACES

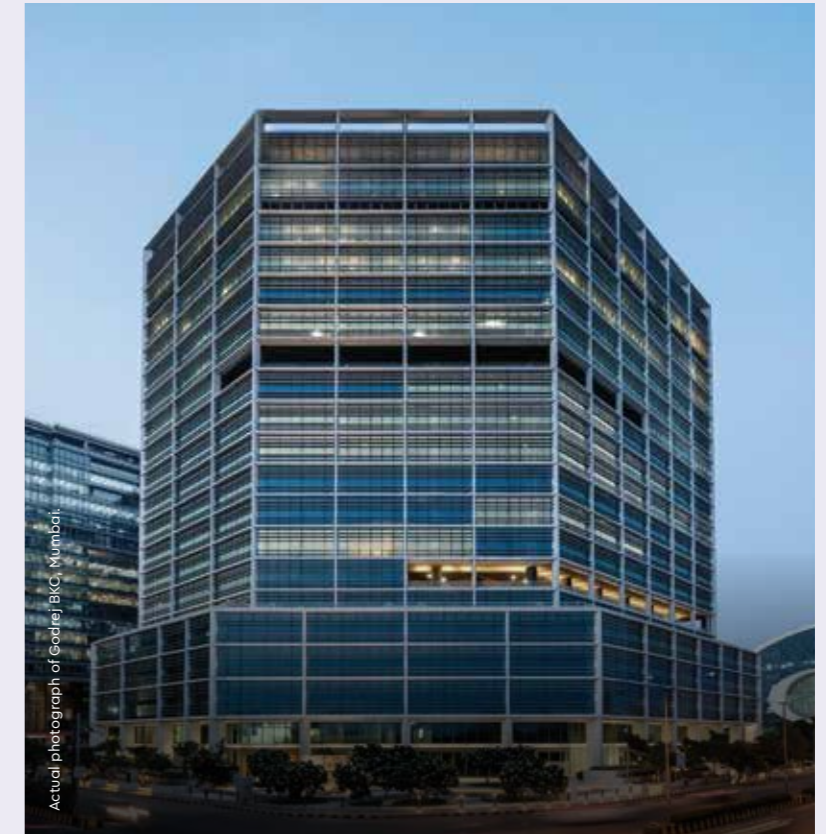
We craft world-class commercial office spaces that blend innovation, functionality, and luxury. Designed to support dynamic businesses, our premium spaces offer the perfect environment to foster growth, collaboration, and success.



**GODREJ ONE**  
Vikhroli, Mumbai



**GODREJ TWO**  
Vikhroli, Mumbai



**GODREJ BKC**  
Mumbai

## CRAFTING EXEMPLARY RETAIL SPACES ACROSS MUMBAI

At the forefront of Mumbai's evolving retail landscape, we specialize in designing innovative, high-quality retail spaces that cater to diverse business needs. These vibrant retail and state-of-the-art office spaces are built with growth in mind.



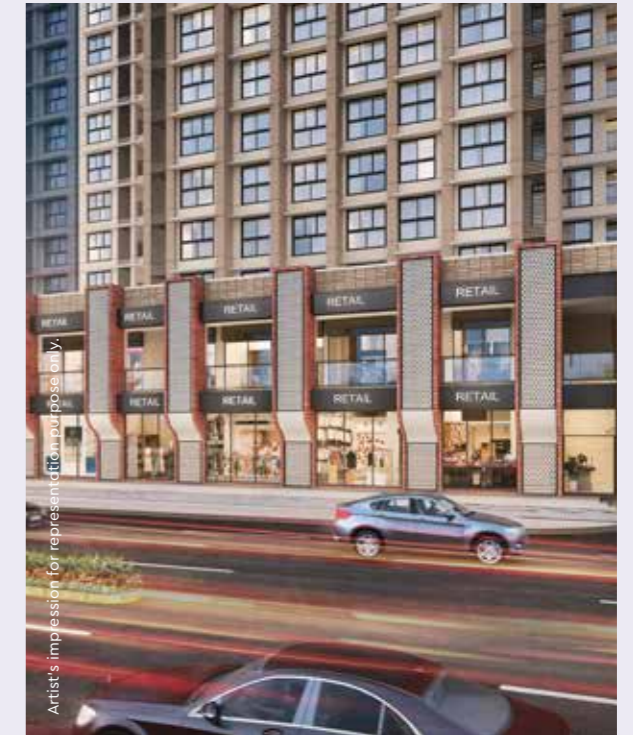
**THE TREES**  
Vikhroli, Mumbai



**GODREJ EXQUISITE**  
Thane



**GODREJ RKS**  
Chembur, Mumbai

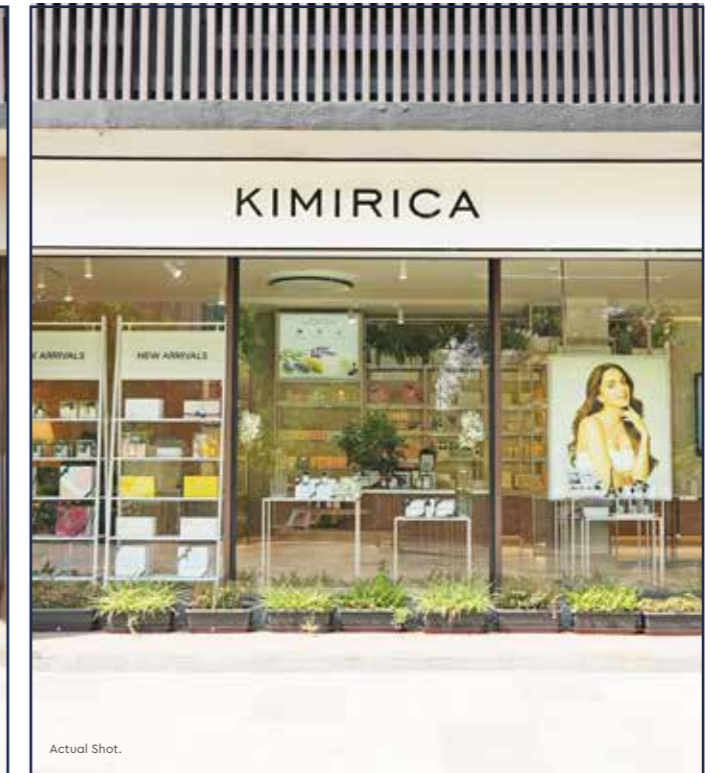


**GODREJ ASCEND**  
Kolshet Road, Thane



The projects are registered as Godrej RKS with MahaRERA No. P51800023915 (being developed by Godrej Projects Development Limited) Godrej Exquisite under MahaRERA No.: P51700024496 (being developed by Godrej Macbricks Private Limited, a part of Godrej Properties Group), The Trees, Origins with MahaRERA No. P51800000158 (being developed by Godrej Projects Development Limited) and Godrej Ascend Phase 1 P51700034608 (being developed by Godrej Projects Development Limited) available at <http://maharera.maharashtra.gov.in>. T&C apply.

A GLIMPSE OF HIGH-STREET RETAIL  
DELIVERED IN OUR FLAGSHIP DEVELOPMENT  
AT THE TREES, VIKHROLI.



**BUILT ON TRUST,  
IN A WORLD  
THAT MOVES  
YOUR BUSINESS  
FORWARD.**

**GLOBALLY RECOGNIZED IN  
THE SUSTAINABILITY SECTOR**

**ISO CERTIFIED**

ISO 14001:2015  
certified across  
all our operations



**TOP 10%**

Dow Jones Best in class  
indices in the Real Estate &  
Management Sector



**#1 GRESB**

Global Ranking by the  
Global Real Estate  
Sustainability Benchmark



**UNGC COMMITTED**

Active participant of  
United Nations Global Compact (UNGC)  
since FY 2023





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## **MUMBAI 3.0: THE NEXT CHAPTER OF URBAN GROWTH**

Mumbai 3.0 signals a bold new chapter in the city's journey, where visionary infrastructure, seamless connectivity, and emerging growth corridors redefine the rhythm of urban life. As the city expands beyond its traditional boundaries, a future of limitless possibilities begins to take form.

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By Shashank Bae

**bt Business Today**

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Home > People > Infrastructure projects set to power real estate growth in Navi Mumbai & Panvel region

PEOPLE

**Infrastructure projects set to power real estate growth in Navi Mumbai & Panvel region**

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**Mumbai 3.0: Panvel To Emerge As Next Best Real Estate Destination In MMR; Details**

Panvel and its environs are currently undergoing a significant transformation, poised to evolve into what could be termed as Mumbai 3.0.

**ET** The Economic Times

**Maharashtra govt committed to develop Neral-Karjat, Panvel, NAINA as Mumbai 3.0: Deputy CM Fadnavis**

The government of Maharashtra is planning to develop infrastructure and knowledge-based industries in and around Neral-Karjat region near...

## A WORLD BUILT FOR AMBITION.

With multinational investments, expanding commercial hub and world class infrastructure, every opportunity and every growth path is designed to work with your goals.



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### Upcoming NAINA<sup>1</sup>

Proposed to be India's largest Smart City, NAINA spans across 371 sq. km with world-class infrastructure and houses 2 million people.

### Fueling Tomorrow's Urban Transformation<sup>2</sup>

Backed by ₹7,500 crore infrastructure push across NAINA, CIDCO is building roads, utilities, and transit-ready networks to drive long-term regional growth.

### Upcoming Navi Mumbai SEZ<sup>3</sup>

Upcoming Reliance's Navi Mumbai SEZ, a \$75 billion project, will drive growth, jobs and housing demand.

<sup>1</sup>NAINA, <https://cidco.maharashtra.gov.in/Upload/20250704100328271.08.2019.pdf> | <sup>2</sup><https://cidco.maharashtra.gov.in/Upload/20250716142726707.pdf> | <sup>3</sup>Special Economic Zone, <https://www.ibef.org/news/rils-navi-mumbai-project-may-attract-us-75-bn-investments-in-over-10-years>. | The sources mentioned for the above upcoming infrastructure were obtained on 10th Jan'26 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.

## UPCOMING MUMBAI METRO GOLD LINE<sup>4</sup>



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## MUMBAI - PUNE EXPRESSWAY



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## ATAL SETU



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## A WORLD OF OPPORTUNITIES.

A future-ready destination where smart connectivity, thriving businesses, and an integrated lifestyle converge to unlock sustained growth.

### **Upcoming Mumbai Metro Gold Line<sup>7</sup>**

The metro will seamlessly connect Chhatrapati Shivaji Maharaj Airport to Navi Mumbai International Airport.

### **Mumbai - Pune Expressway**

India's first six-lane expressway cuts travel time between the cities to 2.5 hours, boosting logistics.

### **Atal Setu (MTHL)**

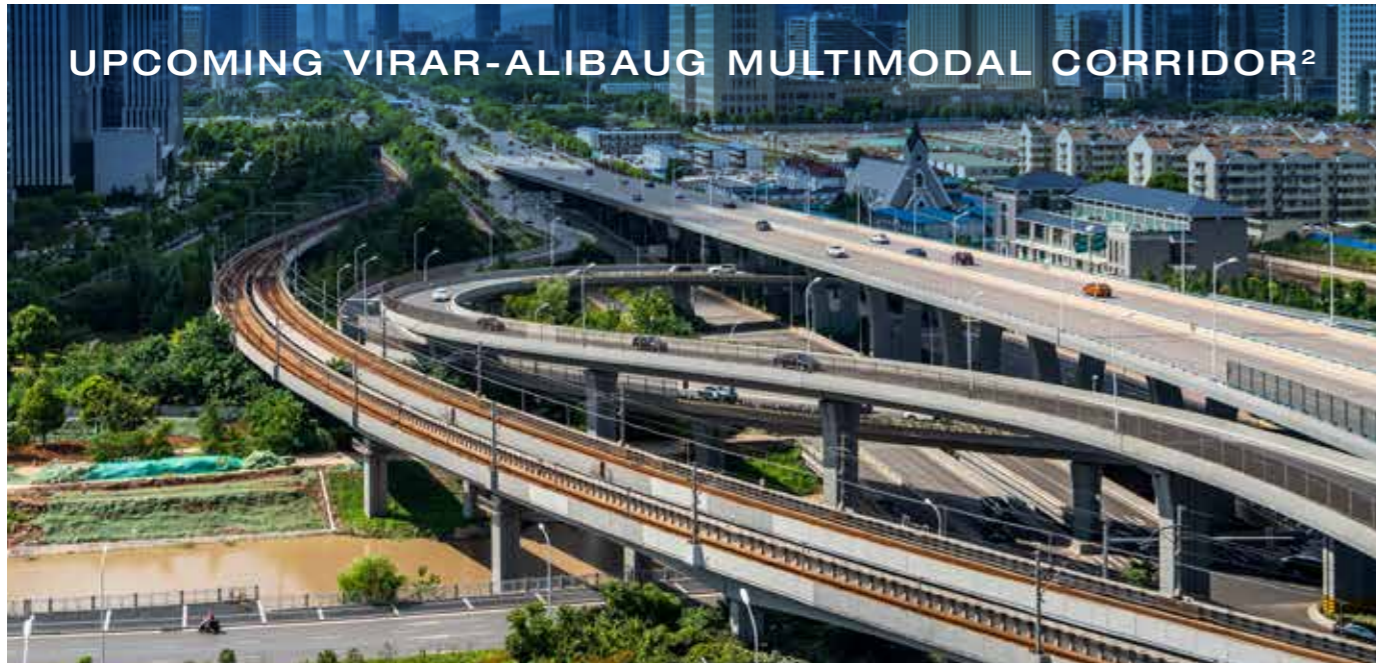
The 6-lane bridge connects Sewri to Nhava Sheva in just 20 mins\*, easing travel to South Mumbai.

<sup>4</sup>Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 10<sup>th</sup> Jan '26 at 4 am.

<sup>7</sup>Mumbai Metro Gold Line (Line 8), [https://www.mmmocl.co.in/project\\_brief](https://www.mmmocl.co.in/project_brief). 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.



UPCOMING MOHAPE RAILWAY STATION<sup>1</sup>



UPCOMING VIRAR-ALIBAUG MULTIMODAL CORRIDOR<sup>2</sup>



UPCOMING ULWE COASTAL ROAD<sup>3</sup>

## COMMUTE MADE EFFORTLESS WITH THE UPCOMING INFRASTRUCTURE.

### Upcoming Mohape Railway Station<sup>1</sup>

Less than 8 minutes\* from Godrej City, it will reduce travel time to South Mumbai.

### Upcoming Virar-Alibaug Multimodal Corridor<sup>2</sup>

The upcoming corridor will reduce travel time by 50%, connecting key economic hubs and major highways.

### Upcoming Ulwe Coastal Road<sup>3</sup>

The 5.8 km road will link Navi Mumbai Airport to Atal Setu, shortening drive time to South Mumbai.

\*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 14th Jan '26 at 6 am.

<sup>1</sup>CSMT – Panvel – Karjat Line, [https://cr.indianrailways.gov.in/cr/stn\\_redevelop/1443701235744\\_PANVEL%20YARD%20PALN.pdf](https://cr.indianrailways.gov.in/cr/stn_redevelop/1443701235744_PANVEL%20YARD%20PALN.pdf)

<sup>2</sup>Virar-Alibaug Multimodal Corridor, <https://www.mmrda.maharashtra.gov.in/en/photo-gallery/multimodal-corridor-virar-alibaug#gsc.tab=0>

<sup>3</sup>Ulwe Coastal Road, [https://cidco.maharashtra.gov.in/pdf/ulwe\\_coastal\\_road/CRZ\\_Clearance.pdf](https://cidco.maharashtra.gov.in/pdf/ulwe_coastal_road/CRZ_Clearance.pdf). 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.



REACH  
FURTHER,  
FASTER.

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## 20 MINUTES\* FROM THE NAVI MUMBAI INTERNATIONAL AIRPORT.

Navi Mumbai International Airport (NMIA), recently inaugurated, stands as one of the country's largest aviation hubs, enhancing global connectivity and regional growth. As operations scale up, it is set to accelerate the city's growth focus toward Navi Mumbai, shaping a new centre for infrastructure and development.

2866 Acres of Terminal Areas | 20 million+ Passengers Annually (Phase 1)



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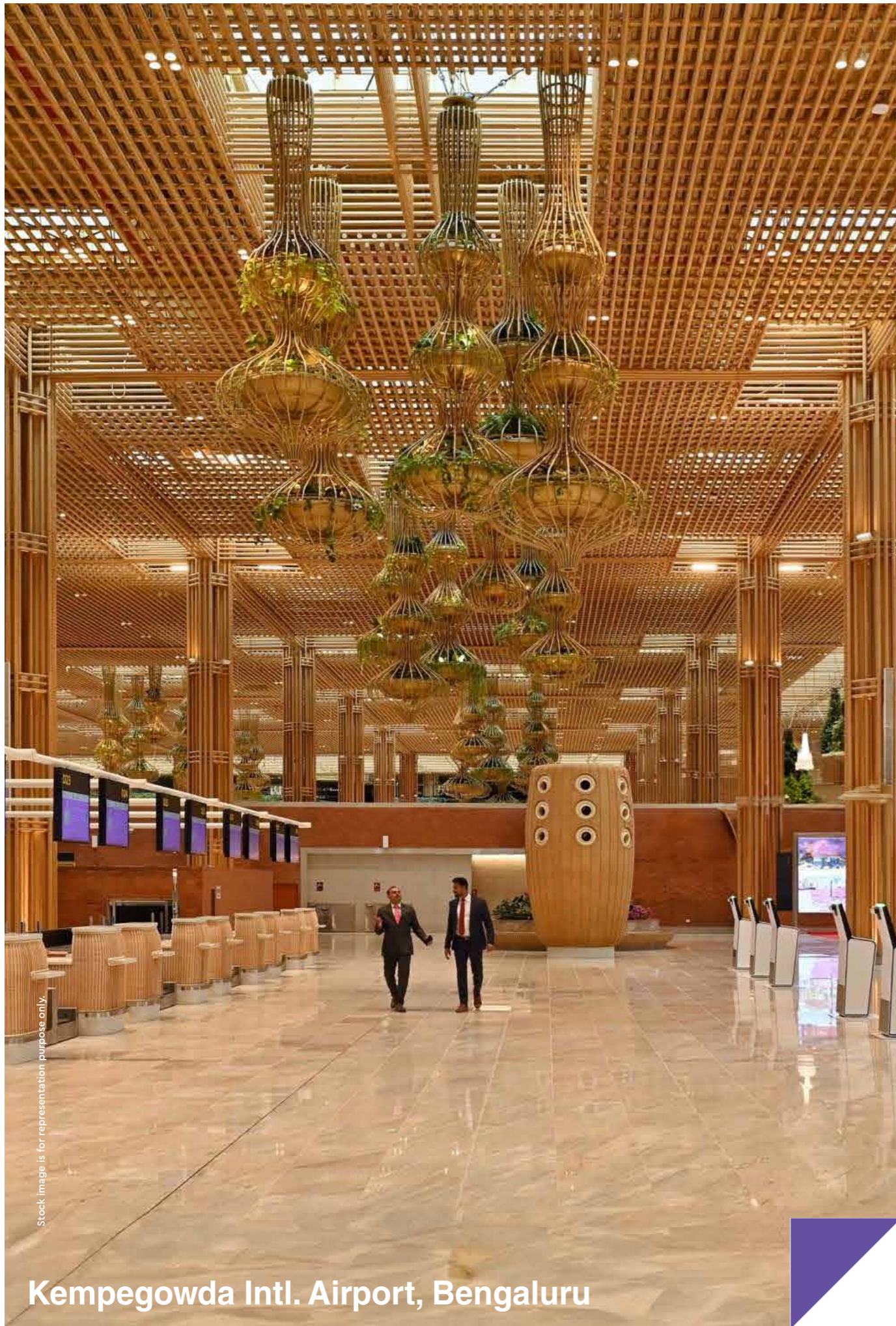
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**NMIA to span 5,599 acres, positioned among India's largest greenfield airports**

**Dedicated infrastructure for aeronautical operations covering 2,867 acres**

**Nearly 3X larger than Mumbai's CSMIA, which covers 1,850 acres**

Source: NMIA - <https://www.nmiaairport.co.in/> | 2022 Naredco | Knight Frank Research | The Grand Revival of Mumbai's Residential Market.  
\*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 10th Jan '26 at 4 am.  
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.



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Kempegowda Intl. Airport, Bengaluru

## HOW AIRPORT EXPANSION DROVE BENGALURU'S REAL ESTATE GROWTH

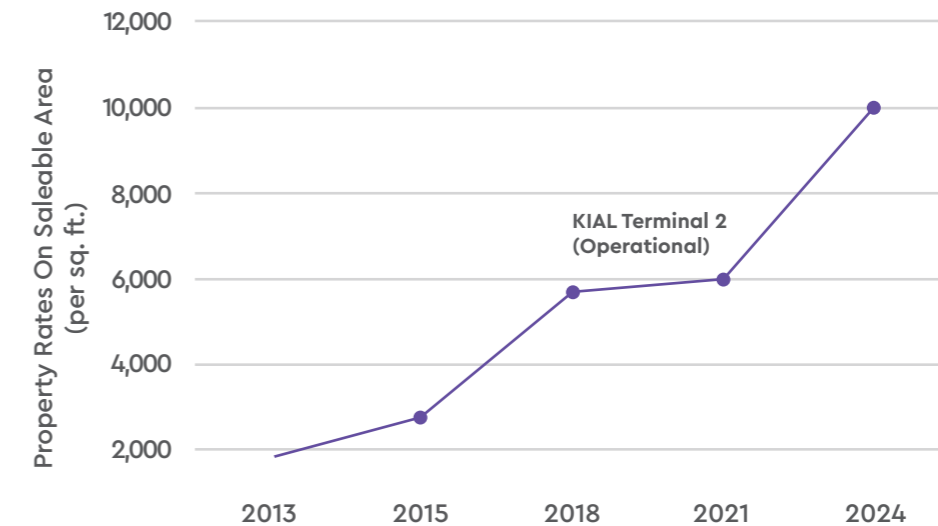
### Terminal 2 and Airport Expansion:

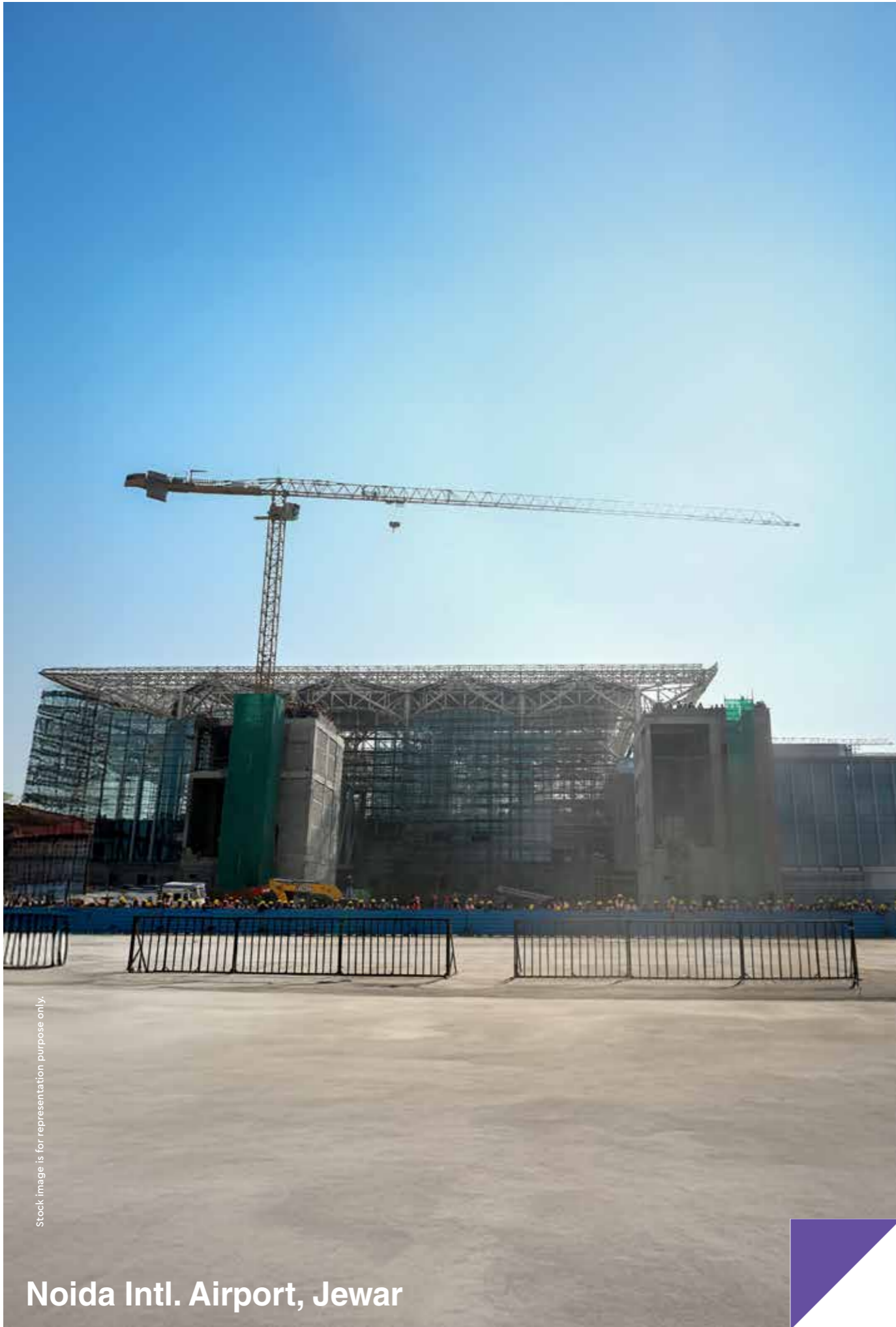
The launch of T2 in 2022 increased airport capacity and global connectivity, sparking new demand for housing, hotels, and offices nearby.

### Aerospace and SEZ Clusters:

Global giants like Boeing and Airbus operate out of the nearby Aerospace SEZ, boosting jobs and driving long-term housing demand.

## NORTH BENGALURU PROPERTY RATES SOARED WITH 5.5X GROWTH IN A DECADE





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Noida Intl. Airport, Jewar

## NOIDA'S REAL ESTATE REACHED NEW HEIGHTS WITH THE AIRPORT

### Massive Investment Inflow:

The airport project is expected to channelize over ₹10,000 crores in infrastructure and allied development, making the region a hotspot for growth.

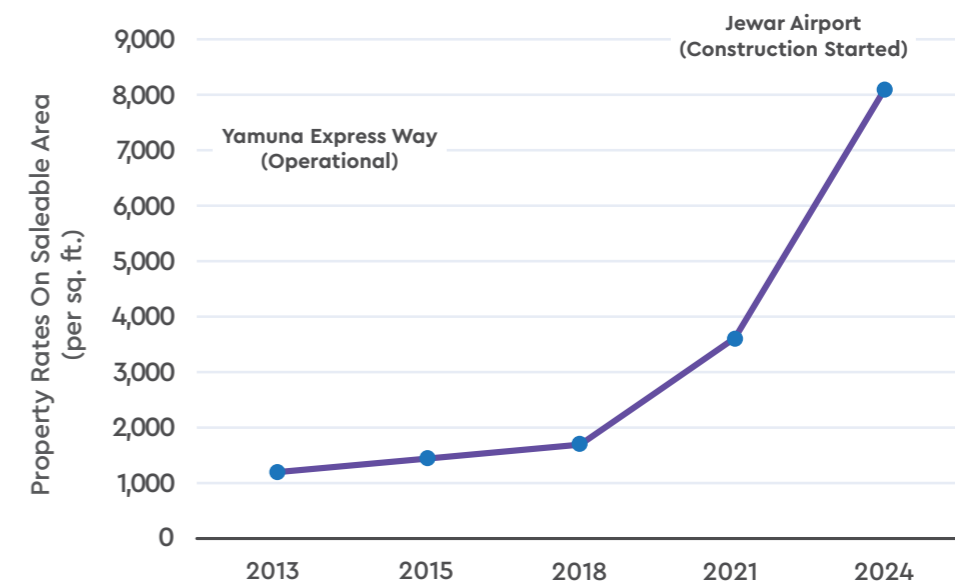
### Dedicated Commercial Sectors:

Sectors 162, 163, and 164 have already been earmarked for commercial development, paving the way for offices, retail, and hospitality spaces.

### Innovative Urban Mobility:

In the long term, the airport and its ecosystem are projected to create nearly 1 million jobs, transforming the region into an economic powerhouse.

## NOIDA'S REAL ESTATE SURGES WITH 7X GROWTH IN 10 YEARS



## PANVEL. YOUR CITY, YOUR ADVANTAGE.

At the forefront of Mumbai 3.0, Panvel is emerging as a canvas of opportunity. A world with future-ready infrastructure and emerging economic hubs make Panvel a city that adapts to the way you live, work and grow.



Actual shot at site.

# AT THE HEART OF PANVEL LIES GODREJ CITY

Nestled within this evolving urban landscape, Godrej City unfolds as a thoughtfully envisioned mixed-use township, blending homes, workplaces, and lifestyle spaces into a seamless, self-sustained ecosystem.



Source: Google Maps. Map not to scale.  
 1. Adani Navi Mumbai International Airport, <https://www.nmiaairport.co.in>  
 2. NAINA, <https://cidco.maharashtra.gov.in/Upload/20250704100328271.08.2019.pdf>  
 3. Navi Mumbai Metro Corridor, <https://mrmra.maharashtra.gov.in/documents/10180/830438/Status+of+Metro+Phase+II+%26+III+Corridors/6bf8b0ec-50b3-4d86-8729-3db385b179fa>  
 4. Special Economic Zone, <https://www.ibef.org/news/nls-navi-mumbai-project-may-attract-us-75-bn-investments-in-over-10-years>  
 5. Virar-Alibaug Multimodal Corridor, <https://www.mrmra.maharashtra.gov.in/en/photo-gallery/multimodal-corridor-virar-alibaug#gsc.tab=0>  
 6. Mumbai Metro Gold Line (Line 8), [https://www.mmmcoi.co.in/project\\_brief](https://www.mmmcoi.co.in/project_brief)  
 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.  
 \*Drive time refers to the approximate drive duration by four wheeler as provided above and the same is as per Google Maps recorded on 10th Jan '26 at 4 am.

**A TALE OF MOMENTUM:  
DRIVING STEADY GROWTH & FUTURE PROSPERITY**

Between FY 2024 and FY 2026, residential assets delivered a CAGR of 15.60%, while plotted developments outperformed with a CAGR of 17.80%. This sustained growth underscores the strong appreciation potential and long-term value across both asset classes.

**15.60%\***  
Residential


**17.80%\***  
Plotted


Actual shot at site.


\*As per the findings based on the study done on Godrej City, Panvel and Godrej Golf Side Estate by CRE Matrix for growth rate between FY 2024 to FY 2026 for the respective asset classes, calculated on the APR of the carpet/plot area.





# A SPRAWLING 145 ACRE (5.8L SQ.MT.) INTEGRATED TOWNSHIP


 Internationally designed 9-Hole Golf Course


 Expansive Open Greens

 High-Street Retail & Conveniences

 World-class School by SNBP Group of Institutes

 Township and Phase Clubhouses

 24/7 ACLS Ambulance with Apollo Hospitals

 Barista Café & Subway

 Tournament grade Padel Park with 5 Courts



Artist's impression for representation purpose only.

\*This amenity/facility is a part of the larger layout to be developed by the developer in a phase wise manner. We do not guarantee the exact location, size and scale of the amenity as shown here and the same shall be developed by the developer as may be approved by the competent authority from time to time. This is for representation purpose. The school is a part of Integrated Township to be developed by SNBP Group of Institutes as may be approved by approving authority from time to time. ^This is part of the future development of the larger layout as approved by the approving authority to be developed in phases. \*45m Wide Connector, <https://msrdc.in/Site/Upload/Event/Modified%20Draft%20Development%20plan%20of%20MSRDC%20SPA%20U.pdf>. The sources and claims mentioned for the above upcoming infrastructure were obtained on 30th November 2024 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.

## INDIA'S MEDIA PULSE WILL NOW BEAT IN GODREJ CITY, PANVEL

Godrej City to host a pioneering Film and Media Campus through a Government of Maharashtra - Godrej Fund Management MoU.

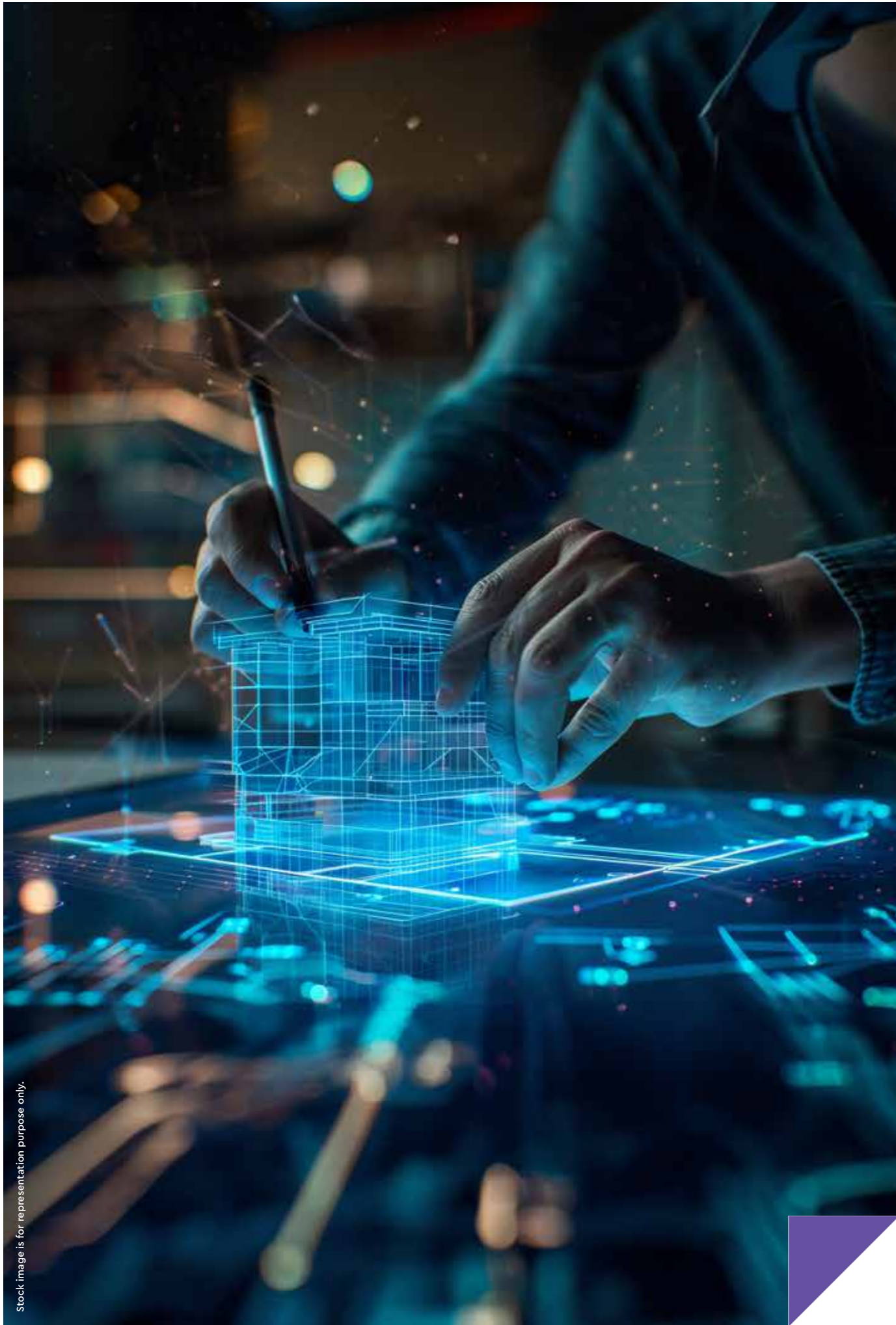
Signed at WAVES Summit 2025, strategic move to position Panvel as a national hub for content creation and media innovation.

Proposed investment of INR 2,000 Cr. with a potential to generate an estimated employment of 2,500.

Phase 1 investment of approximately INR 500 Cr. on a land area of roughly 10 acres.



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## **WORK SMARTER. GROW FASTER.**

Business works best when the space works with you. Here, every detail is created to help you reach your goals.



PRESENTING

**NEXSPACE**

GODREJ CITY, PANVEL





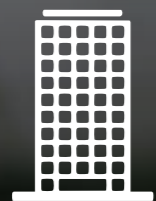
## **A SIGNATURE OF YOUR SUCCESS**

Premium spaces and a progressive framework is designed for growing enterprises, clinics, retail outlets, and food business. These world-class spaces are built to meet the needs of all kind of businesses.

# STEP INTO THE SPOTLIGHT OF SUCCESS



## DEVELOPMENT HIGHLIGHTS



DOUBLE-HEIGHTED  
ENTRANCE LOBBY



MULTIPLE PASSENGER  
ELEVATORS



CENTRALISED  
AIR-CONDITIONING



COVERED PARKING  
WITH EV CHARGING\*



POWER BACKUP FOR  
COMMON AREAS



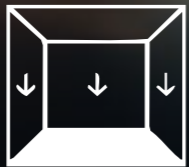
SECURITY  
FEATURES

All the above-mentioned particulars are subject to change as permitted under Applicable Law and/ or upon modification/ amendment of the sanctioned plans pertaining to the project by the Developer. The Developer makes no warranties or representations, express or implied, regarding the finality or accuracy of the information provided herewith. Basis sole discretion of the developer. \*EV charging is available at select parking spots.

THOUGHTFULLY DESIGNED SPACES,  
TO CONNECT TO YOUR DREAMS



OFFICE SPACE HIGHLIGHTS



FLOOR TO FLOOR  
HEIGHT OF 12 FT



EFFICIENTLY PLANNED  
LAYOUTS



8X8 FT HEIGHT GLAZING  
TO MAXIMIZE LIGHT



MODERN AND  
CUSTOMIZABLE SPACES

All the above-mentioned particulars are subject to change as permitted under Applicable Law and/ or upon modification/ amendment of the sanctioned plans pertaining to the project by the Developer. The Developer makes no warranties or representations, express or implied, regarding the finality or accuracy of the information provided herewith. Basis sole discretion of the developer. \*EV charging is available at select parking spots.

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## HERE, EVERYTHING WORKS TOGETHER.

A balanced ecosystem of studios and spaces lets creators, editors and designers focus on what matters most.

## A LEGACY BUILT ON TRUST AND EXCELLENCE

Godrej Properties Limited, established in 1985, builds on the 128-year legacy of the Godrej Group that is anchored in trust, innovation, and a deep commitment to India's growth. Today, GPL stands as India's largest real estate developer by residential sales. It continues to redefine industry standards through cutting-edge design, responsible development, and a strong focus on sustainability.



Actual photograph of Godrej One. \*Source: Brand Trust Report, 2019.



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This Project is being developed by Caroa Properties LLP (Developer) wherein Godrej Properties Limited is a partner. The Sale is subject to terms of Application Form and Agreement for Sale. All specifications of the unit shall be as per the final agreement between the Parties. 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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website. This contains stock/actual images/ artists's impression for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with images as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finished materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the unit and/or the Project. T&C Apply.