MANOR, PALGHAR

GODREJ COUNTRY ESTATE

OWN A PLOT AND LIVE THE VILLA LIFE



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GRAND VILLA FIESTA

PLOTS BY
GODREJ PROJECTS
DEVELOPMENT LTD (GPDL)#

CONSTRUCTION SERVICES
BY MATTE BLACK
CONSTRUCTIONS LLP (MBC)^

VALID FROM
29TH FEB '24 TO 21ST MAR '24

#HiddenGemNearYou

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.

A TRUSTED LEGACY OF 127 YEARS

Godrej Properties brings the Godrej Group's philosophy of innovation, sustainability and excellence to the real estate industry. Each development combines a 127-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, Vikhroli

DISCOVER GODREJ'S NATIONWIDE PLOTTED DEVELOPMENTS



GODREJ GREEN ESTATE



GODREJ PARKLAND ESTATE



GODREJ RETREAT



GODREJ ORCHARD ESTATE



GODREJ WOODPARK



GODREJ RESERVE



GODREJ WOODLAND

DELHI
KURUKSHETRA
SONIPAT
FARIDABAD
NAGPUR
PUNE
BENGALURU
CHENNAI

GODREJ ORCHARD ESTATE

Godrej Green Estate: The project is registered as Godrej Green Estate Haryana Real Estate Regulatory Authority vide RERA Registration No. HRERA-PKL-SNP-348-2022 dated 14.09.2022 (website: https://haryanarera.gov.in/). | Godrej Retreat: The project is registered as Godrej Retreat HRERA-PKL-FBD-213-2020, https://haryanarera.gov.in/ | Godrej Park Land: The project is registered as Godrej Park land HRERA-PKL-KRK-483-2023, https://haryanarera.gov.in/ | Godrej Orchard: The project is registered as Godrej Orchard Estate bearing RERA Registration No. P50500048466 available at https://maharera.mahaonline.gov.in, Building plan no. Plot Bearing / CTS / Survey / Final Plot No.: 19/1/A, 19/1/B, 19/8, 19/9, 19/10, 19/11 at Besa, Nagpur (Rural), Nagpur, 440034, dated January 03, 2023, Final Layout Approval No.878 dated 28/03/2023 | Godrej Reserve: The project is registered as Godrej Reserve Phase-1 PRM/KA/RERA/1250/303/PR/181122/002158, Phase - 2 PRM/KA/RERA/1250/303/PR/181123/002192 available at: http://rera.karnataka.gov.in | Godrej Woodland: The project is registered as Godrej Woodland PRM/KA/RERA/1250/304/PR/020922/005201, http://rera.karnataka.gov.in | Godrej Wood Park: The project is registered as Wood Park RERA No: P52100028133 http://maharera.mahaonline.gov.in

THE GODREJ ADVANTAGE



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.



Source: Google Maps. Map not to scale.

The sources mentioned for the above upcoming infrastructure were obtained on 14th January 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.

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/qlcoastal1"

*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 14th January 2024 at 6 am.

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.



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Presenting
Godrej Country Estate

A 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 dreamed of.



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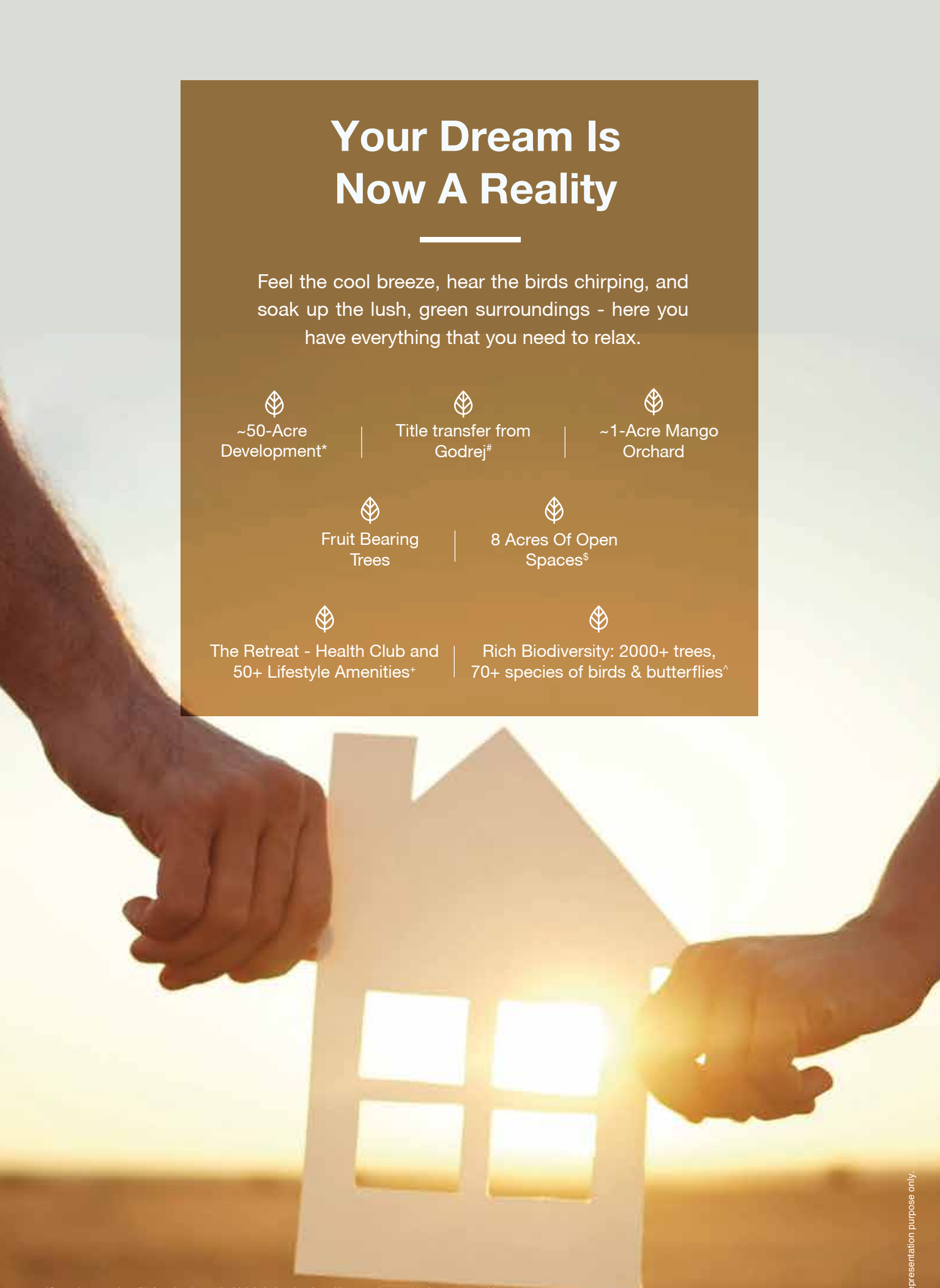
Your Dream Is Now A Reality

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#
- ~1-Acre Mango Orchard
- Fruit Bearing Trees
- 8 Acres Of Open Spaces$
- The Retreat - Health Club and 50+ 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 25th Aug 2023 bearing number U/No. Mahsul/Kaksh – 1 /T-1/NAP/SR-34/2023 issued by the District Collector of Palghar.
+The proposed Health Center/Health Club sanctioned vide Order dated 24 Nov 2023 by District Collector, Palghar as "Proposed Sports Complex, Health Center, Auditorium, Conventional Center on Amenity space land bearing S.no. 445/1/Plot no. 442/Amenity – 01 at village Kurze, Taluka Vikramgad, District Palghar."

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Elevate Your Lifestyle at Our Exquisite Health Club

Imagine stepping into the health club of your dreams, a sprawling 35,000 sqft oasis where luxury meets comfort and every detail is designed to enhance your living experience. The spacious interiors are adorned with elegant furnishings and state-of-the-art amenities, offering a perfect blend of style and functionality. Whether you're looking to relax by the poolside, work out in the fully equipped gym, or unwind in the exclusive lounge area, the grand health club has something for everyone. It's a place where you can create unforgettable memories with family and friends, making every moment truly special.



Artist's impression for representation purpose only.

The proposed Health Center/Health Club sanctioned vide Order dated 24 Nov 2023 by District Collector, Palghar as "Proposed Sports Complex, Health Center, Auditorium, Conventional Center on Amenity space land bearing S.no. 445/1/Plot no. 442/Amenity – 01 at village Kurze, Taluka Vikramgad, District Palghar."

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.



Stock image for representation purpose only.

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
- Space for Organic Farm
- Mango Orchard
- Guest Rooms
- & Many More..



Spread across the ~50 Acre land parcel which is being developed in accordance with the sanctioned layout approval.
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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.

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Kelwa Beach,Satpati Beach & Tansa Lake are 70 Minutes drive time from our development. The same is as per Google Maps recorded on 14th January 2024 at 6am.

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.

Stock image for representation purpose only.

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 14th January 2024 at 6am.

#HiddenGemNearYou



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 (AFS) 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. The above image is an artist's impression. No warranty is expressly or impliedly given that the completed development will comply in any degree with the image depicted. T&C Apply. The Grand Villa Fiesta is a special offer which is valid from 29/02/2024 to 21/03/2024 on receipt of 9.99% payment. It is explicitly clarified that Godrej Projects Development Limited ("GPDL") is only offering for sale non-agricultural plots in its Project named and styled as "Godrej Country Estate" at Village Kurze, Taluka Vikramgad, District Palghar. Matte Black Constructions LLP ("MBC") is an independent construction services contractor who will be providing construction services as per the terms and conditions of separate agreement ("Construction Contract") that will be executed between MBC and the Allottee. The construction shall be subject to the terms and conditions of GPDL and applicable rules, regulations, norms of the Competent Authority. GPDL shall not assume or bear any responsibility or liability of the Construction Contract entered into between the Allottee and MBC. The images provided in the advertisements are for reference and representative purposes only and do not constitute a final offer. #Godrej Projects Development Limited is represented as 'GPDL' and ^Matte Black Constructions LLP is represented as 'MBC'. T&C apply.

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