Godrej | PROPERTIES

LIFE IN YOUR PALMS

OFF PALM BEACH ROAD, SANPADA

The Developer of Project is Godrej Properties Limited. The sales office is situated at Plot No 8 and Plot No 9 at Navi Mumbai (M Corp.), Thane, Thane, 400703, and registered office of Developer is situated at Godrej One, 5th floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400 079. 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/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.

A LEGACY THAT RESTS IN THE PALM OF TRUST AND EXCELLENCE



Artist's impression and not actual site image.

The rich heritage of the Godrej Group's innovation and excellence is something that we proudly bring to the real estate sector. Thus combining 128 years of trust with advanced design and technology. As we build residential and township developments across the nation, Godrej Properties Ltd. has earned its reputation as India's most trusted* developer.

Artist's impression for representation purpose only. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing 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. The specifications/amenities mentioned in the Agreement for sale and/or uploaded on MahaRERA website shall be final and binding on the Developer and Purchaser. *Brand trust report 2019

A LIFE OF BELONGING WITH HOMES ACROSS INDIA

DELIVERING LASTING VALUE, WITH A PRESENCE ACROSS INDIA

MUMBAI
48.8 mn sq. mt. / 32 projects

PUNE
51.1 mn sq. mt. / 16 projects

BENGALURU
33.4 mn sq. mt. / 17 projects

NCR
40.9 mn sq. mt. / 31 projects

AHMEDABAD
23.4 mn sq. mt. / 1 project

KOLKATA
7.9 mn sq. mt. / 4 projects

CHENNAI
5.0 mn sq. mt. / 2 projects

HYDERABAD
5.2 mn sq. mt. / 2 projects

NAGPUR
4.0 mn sq. mt. / 2 projects

INDORE
1.8 mn sq. mt. / 2 projects



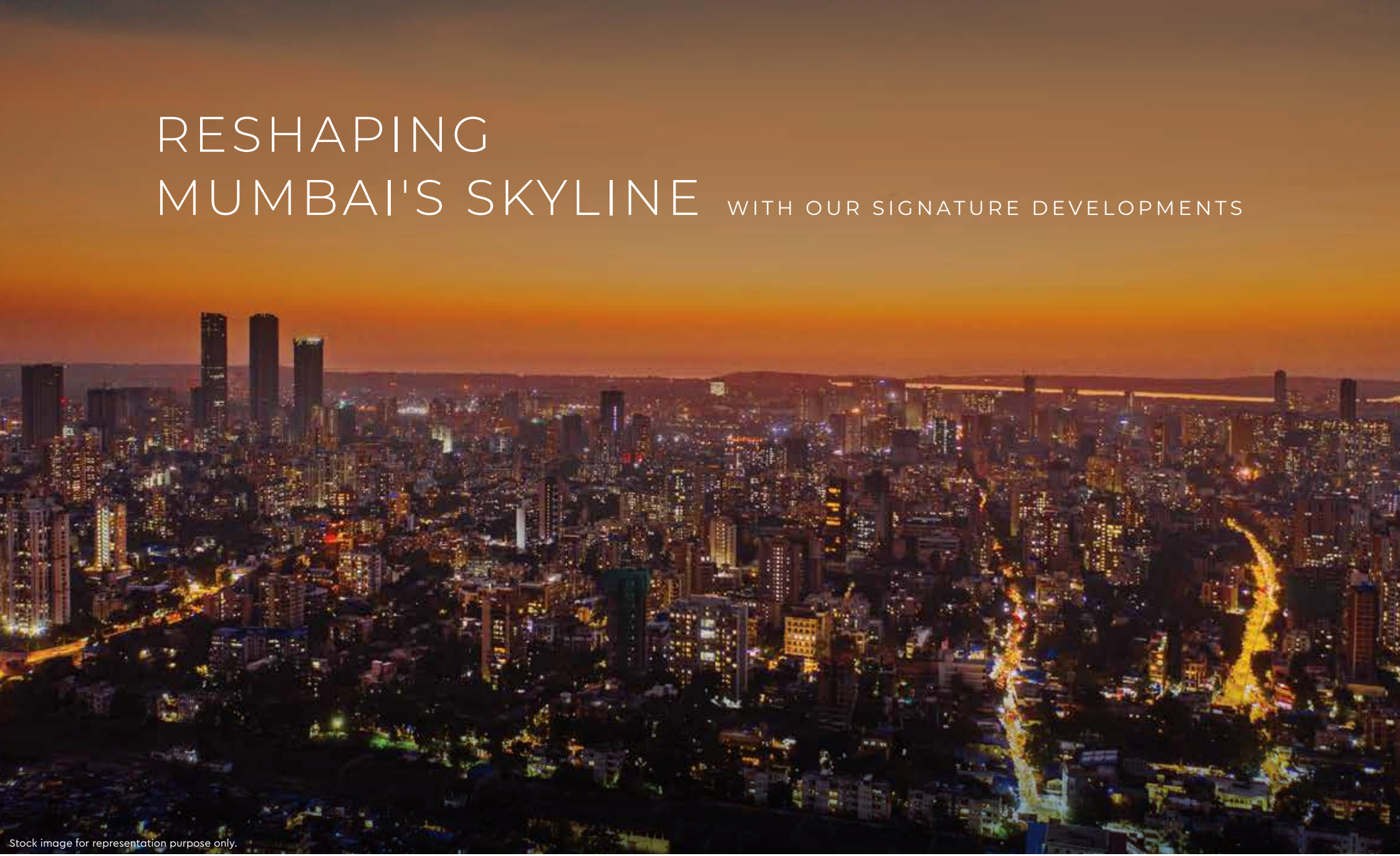
INDIA'S NO.1* REAL ESTATE DEVELOPER

15+ CITIES — **35 YEARS OF EXPERIENCE** — **85,000+ HAPPY FAMILIES** — **115+ PROJECTS**

GPL, Annual Report FY25, https://www.godrejproperties.com/investor/annual-reports. *As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate.

Map not to scale

RESHAPING MUMBAI'S SKYLINE WITH OUR SIGNATURE DEVELOPMENTS



Stock image for representation purpose only.

Our landmark collection reimagines Mumbai's skyline with exceptional craftsmanship and timeless elegance, ensuring every day in our residences is an experience of unparalleled luxury and prestige.

SIGNATURE PROJECTS THAT SHAPE OUR LEGACY

11 GODREJ AVENUE ELEVEN MAHALAXMI

Soaring above 65 stories, Godrej Avenue Eleven transforms the Mahalaxmi skyline with its striking glass facade and elegant double-height lobbies. At its peak, one of the city's highest rooftop infinity pool and observatory deck offer unmatched views*.



Artist's impression for representation purpose only.

The project is registered as 'Godrej Avenue Eleven – Tower A' under MahaRERA No. P51900005216 and 'Godrej Avenue Eleven – Tower B' on MahaRERA No. P51900006299 available at https://maharera.maharashtra.gov.in. *The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document. This contains artist's impression. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing 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.

SIGNATURE PROJECTS THAT SHAPE OUR LEGACY

GODREJ SKYSHORE

VERSOVA, ANDHERI (W)

A home under the open sky, shaped by Earth and Sea. Godrej Skyshore offers private decks and sweeping views* of the sea, mangroves, and city skyline. Residents enjoy thoughtfully layered amenities across e-deck level, and an elevated rooftop retreat. With its iconic façade and refined detailing, this coastal address blends architectural finesse with the timeless charm of Mumbai's shoreline.



The projects are registered as Godrej Skyshore on MahaRERA Registration No. PM1180002500076 available at https://maharera.maharashtra.gov.in. *The views may vary basis the actual unit selected. We do not represent or warrant the continuance of any views for any period of time after the date of publication of this document. This contains artist's impression. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing 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.

SIGNATURE PROJECTS THAT SHAPE OUR LEGACY

AN ENDLESS VACATION

GODREJ RESERVE

KANDIVALI EAST

At Godrej Reserve, thoughtful planning brings resort-style living to the hustle bustle of Mumbai. Open green spaces*, and serene water features form the soul of the development. Here, every day is designed to feel like a getaway.



Artist's impression for representation purpose only.

The project is registered as Godrej Reserve Wing 2 on MahaRERA bearing registration number P51800079457 available at https://maharera.maharashtra.gov.in. This contains artist's impression. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing 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. *The Open Spaces shall include open to sky amenities like recreational spaces, internal pathways, swimming pool, club roof top etc., which aggregates to approximately 2.42 hectares. T&C Apply.

SIGNATURE PROJECTS THAT SHAPE OUR LEGACY

Godrej Sky Terraces
CHEMBUR

Godrej Sky Terraces reimagines luxury with expansive homes inspired by the bungalow living. Themed zones such as the Backyard Boulevard and Celestial Courtyard offer luxury that's deeply personal.


Artist's impression for representation purpose only.

The project is registered as Godrej Sky Terraces on MAHARERA bearing Registration No. P51800053882 available at https://maharera.maharashtra.gov.in. This contains artist's impression. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing 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.

SIGNATURE PROJECTS THAT SHAPE OUR LEGACY

THE TREES

VIKHROLI, MUMBAI

Thoughtfully designed by global consultants, The Trees is a 13.75 hectares (34 acres) masterplan where architecture, ecology, and everyday life are carefully intertwined. Walkable streets, landscaped courtyards, along with high-end retail and social spaces add a quiet urban rhythm to this sustainable, design-led neighbourhood.



Actual shot from height.

The project is registered as Godrej Trees on MAHARERA bearing Registration No. A52100017102 available at https://maharera.maharashtra.gov.in. T&C Apply.

A DISTINGUISHED LEGACY

NOW COMING TO
OFF PALM BEACH ROAD

A LIFE OF REASSURANCE WITH SUPPORT SYSTEMS IN YOUR PALMS

Whether it's your child's school, your family's health, or your everyday essentials, nothing is out of reach. Because when life's most important things come this close, peace of mind stays right in your palms.


Stock image used for representative purposes only.


Stock image used for representative purposes only.

EDUCATIONAL INSTITUTES

Jaipuriar School	2 Mins*
Ryan International School	7 Mins*
Fr. Agnel Multipurpose School & Jr. College	8 Mins*
D. Y. Patil International School	10 Mins*
Delhi Public School	12 Mins*
Orchids The International School	12 Mins*

HOSPITALS

D. Y. Patil Hospital	11 Mins*
Fortis Hospital	12 Mins*
Apollo Hospital	14 Mins*
TATA Memorial Hospital, Navi Mumbai	29 Mins*

*The time mentioned refers to drive time. Drive time is the approximate drive duration as per Google Maps recorded on 3rd August 2025 at 6 am. on a four wheeler.

A LIFE OF EASE WITH CONVENIENCES IN YOUR PALMS

Be it morning groceries or evening plans, shopping, dining, banking or daily indulgences, it's where everyday convenience feels natural and rests right in your palms.


Stock image used for representative purposes only.


Stock image used for representative purposes only.

MALLS AND RECREATION

Inorbit Mall Vashi	7 Mins*
NMMC Sports Complex	8 mins*
Nexus Seawoods Mall	10 Mins*
D. Y. Patil Sports Stadium	10 Mins*
Navi Mumbai Sports Association	10 mins*
Father Agnel Sports Center	10 mins*
18-Hole Golf Course	24 Mins*

CORPORATE HUBS

Vashi Infotech Park	6 mins*
Haware Fantasia Business Park	6 mins*
Vishwaroop IT Park	7 mins*
Dhirubhai Ambani Knowledge City	12 min*
Reliance Corporate Park	16 min*
Mindspace Business Park, Airoli	20 min*
Bandra Kurla Complex	28 min*

*The time mentioned refers to drive time. Drive time is the approximate drive duration as per Google Maps recorded on 3rd August 2025 at 6 am. on a four wheeler.

A LIFE OF ACCESS WITH THE CITY IN YOUR PALMS



Stock image used for representative purposes only.

Nestled between the breeze and the buzz, Palm Beach Road offers rare views and rare access. Here, you're never too far from anything, yet never too close to the rush. That's life, in your palms.

*The time mentioned refers to drive time. Drive time is the approximate drive duration as per Google Maps recorded on 3rd August 2025 at 6 am. on a four wheeler.

GRAND TRANSFORMATION POISED TO ELEVATE THE STATURE



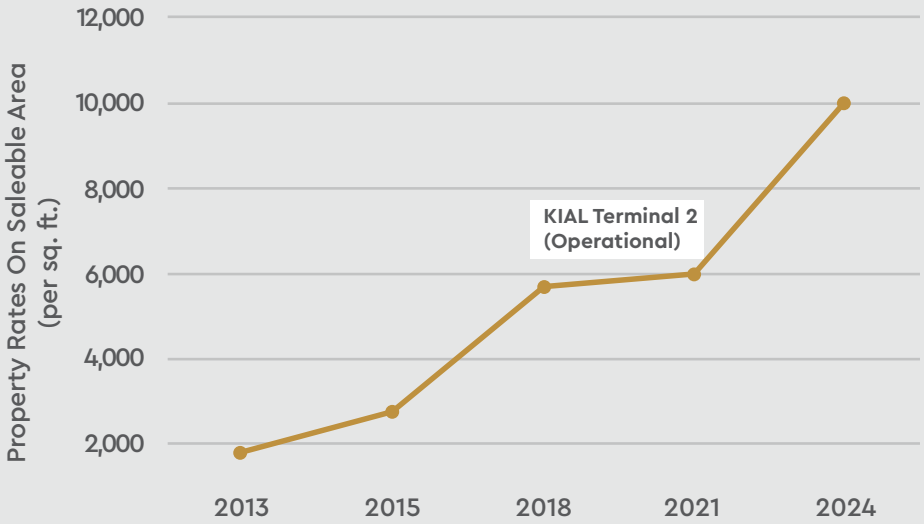
Stock image for representation purpose only.

Just 16 minutes* from the Upcoming Navi Mumbai International Airport[1], global access and connectivity are set to be redefined. This landmark infrastructure will elevate the already high-end stature of Palm Beach Road, driving growth, boosting price appreciation, and attracting new opportunities.

Source: 1 Adani NAVI MUMBAI INTERNATIONAL AIRPORT, https://www.nmiairport.co.in/ *The time mentioned refers to drive time. Drive time is the approximate drive duration as per Google Maps recorded on 3rd August 2025 at 6 am. on a four wheeler.
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. The sources mentioned for the above upcoming infrastructure were obtained on 5th Aug, 2025 from the relevant official government sources.

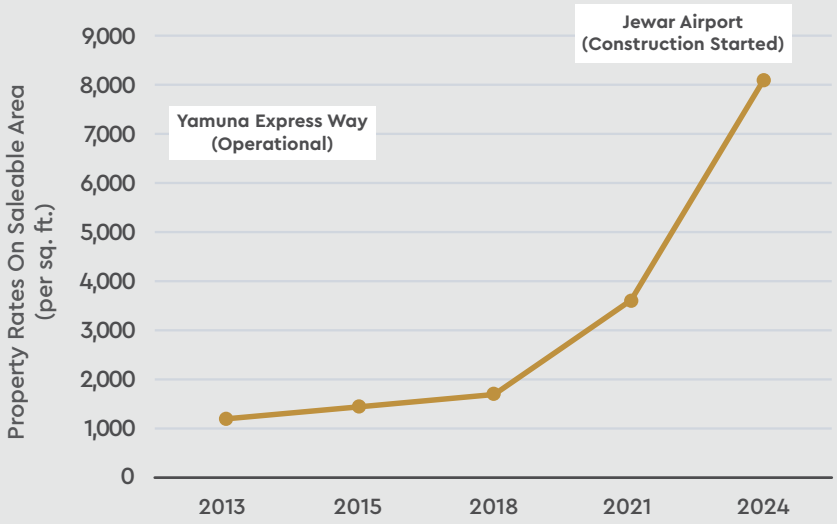
AIRPORTS AS CATALYSTS FOR REGIONAL PROSPERITY

Airport development drives regional prosperity by enhancing connectivity, sparking investment, creating jobs, and fueling robust economic growth. Noida International Airport is transforming Jewar and Greater Noida into thriving economic hubs, accelerating real estate values, driving infrastructure upgrades, and attracting new opportunities at every level. Similarly, Kempegowda International Airport has catalyzed North Bengaluru's emergence as a vibrant nexus of business, infrastructure, and global opportunity, anchoring the city's growth as a true economic powerhouse.



NORTH BENGALURU PROPERTY RATES SOARED WITH

5.5X GROWTH IN A DECADE



NOIDA'S REAL ESTATE SURGES WITH

7X GROWTH IN 10 YEARS

Source: Anarock Bengaluru's Real Estate Report June 2024 | Anarock Indian Residential Real Estate Annual Report 2024 | Anarock Indian Residential Real Estate Annual Report 2024 | 360 Realtors Airport and Real Estate Study 2023

EXPANSIVE LINKS READY TO RESHAPE CONNECTIVITY


Stock image for representation purpose only.

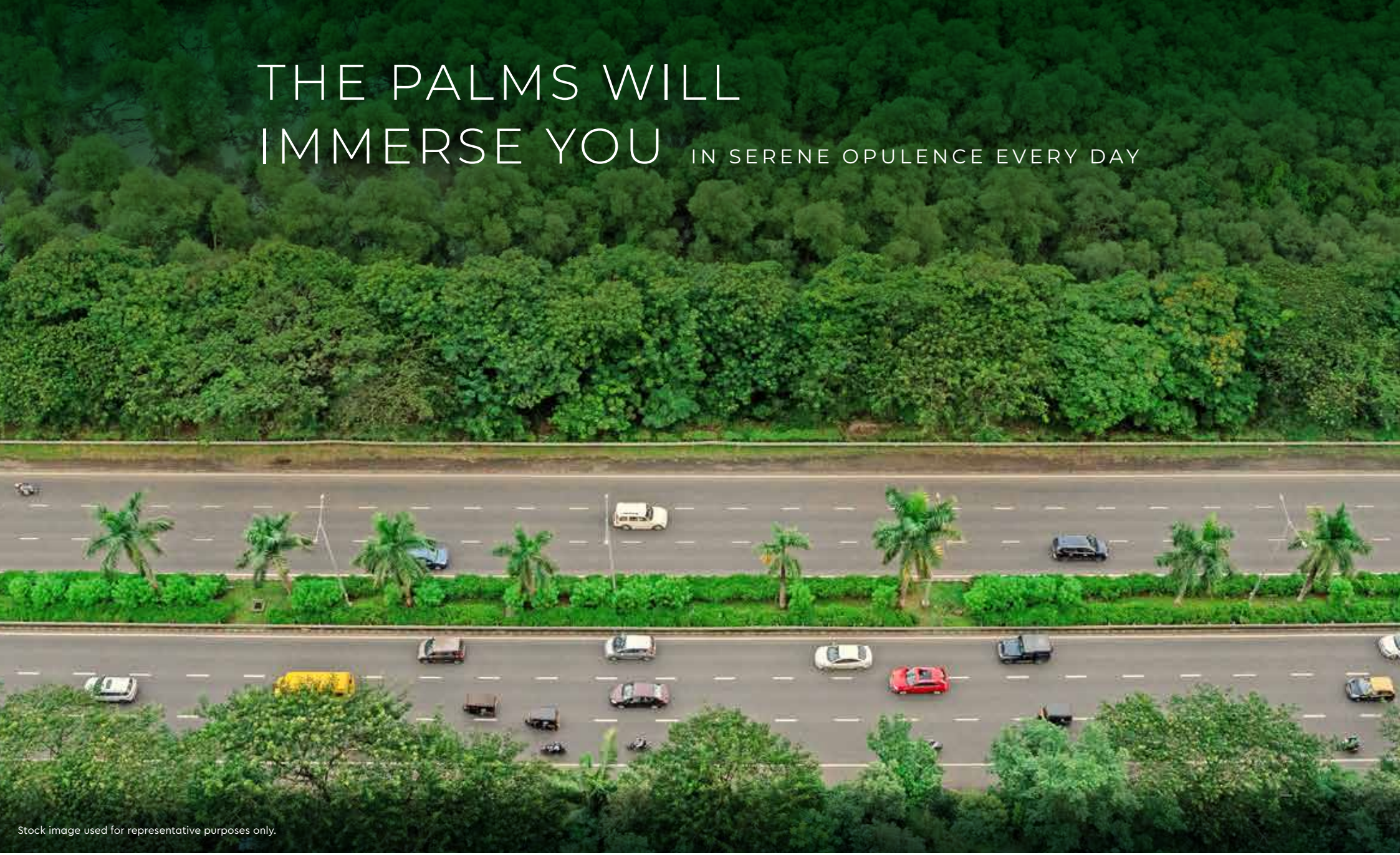
The upcoming Metro Gold Line (Line 8)[2] is set to redefine urban mobility, offering swift, uninterrupted access between Chhatrapati Shivaji Maharaj International Airport and the upcoming Navi Mumbai International Airport. This transformative infrastructure will further enhance Palm Beach Road's stature, bringing greater ease to commutes and reinforcing it as a future-forward address.

Source: | 2Airport Metro Corridor: MMRDA, https://mmrda.maharashtra.gov.in/division/metro-piu/overview
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.
The sources mentioned for the above upcoming infrastructure were obtained on 20th July, 2025 from the relevant official government sources.



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Map not to scale



A destination crafted for your dreams where every element is thoughtfully curated,
life flows effortlessly, and each moment soothes the soul.

A NEW ICON UNVEILED, PALM BEACH'S MASTERPIECE



Stock image used for representative purposes only.

On Palm Beach's Millionaire Street, tradition and grandeur are a way of life. Guided by its golden legacy, our vision sets out to craft a destination that defines new benchmarks for exclusivity and timeless elegance.

An address defined by prestige and aspiration.

LAUNCHING

GODREJ ETERNAL PALMS

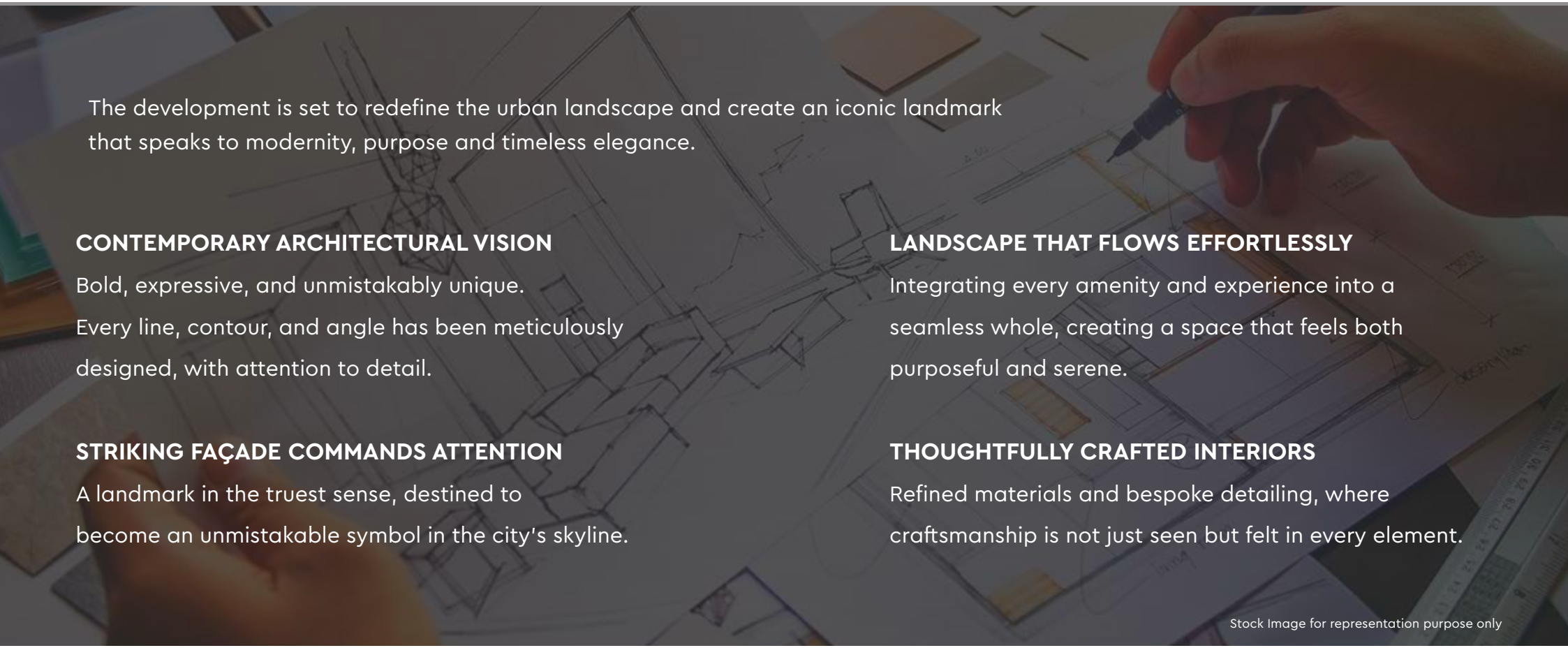
OFF PALM BEACH ROAD, SANPADA

MahaRERA registration number PM1330002500429
(https://maharera.maharashtra.gov.in)



Artist's impression for representation purpose only.

A PEEK INTO THE DESIGN PHILOSOPHY



The development is set to redefine the urban landscape and create an iconic landmark that speaks to modernity, purpose and timeless elegance.

CONTEMPORARY ARCHITECTURAL VISION

Bold, expressive, and unmistakably unique.
Every line, contour, and angle has been meticulously designed, with attention to detail.

STRIKING FAÇADE COMMANDS ATTENTION

A landmark in the truest sense, destined to become an unmistakable symbol in the city's skyline.

LANDSCAPE THAT FLOWS EFFORTLESSLY

Integrating every amenity and experience into a seamless whole, creating a space that feels both purposeful and serene.

THOUGHTFULLY CRAFTED INTERIORS

Refined materials and bespoke detailing, where craftsmanship is not just seen but felt in every element.

Stock Image for representation purpose only

Principal Architect :
SOYUZ TALIB ARCHITECTS PVT LTD

Landscape Consultant :
EPLA

Facade Consultant :
SYNERGY FACADE

Interior Design Consultant :
OPEN ATELIER MUMBAI

UNIFYING VISIONS, CRAFTING EXCELLENCE

Open Atelier, Mumbai

Open Atelier's distinctive luxe aesthetics and expressive design language sets a new standards for elegance and sophistication, an approach that found its perfect complement in our collaboration.

DRAWING INSPIRATION FROM OPEN ATELIER'S SIGNATURE EXCELLENCE



SWEVEN, DUPLEX

A sanctuary of style where the clubhouse redefines leisure with timeless elegance and contemporary flair.



METROPOLIS HOTEL

Grand lobby highlighted by elegant paneling and exquisite marble

IMAGINING POSSIBILITIES, DELIVERING PERFECTION

OA

Open Atelier, Mumbai

Design Finalization:

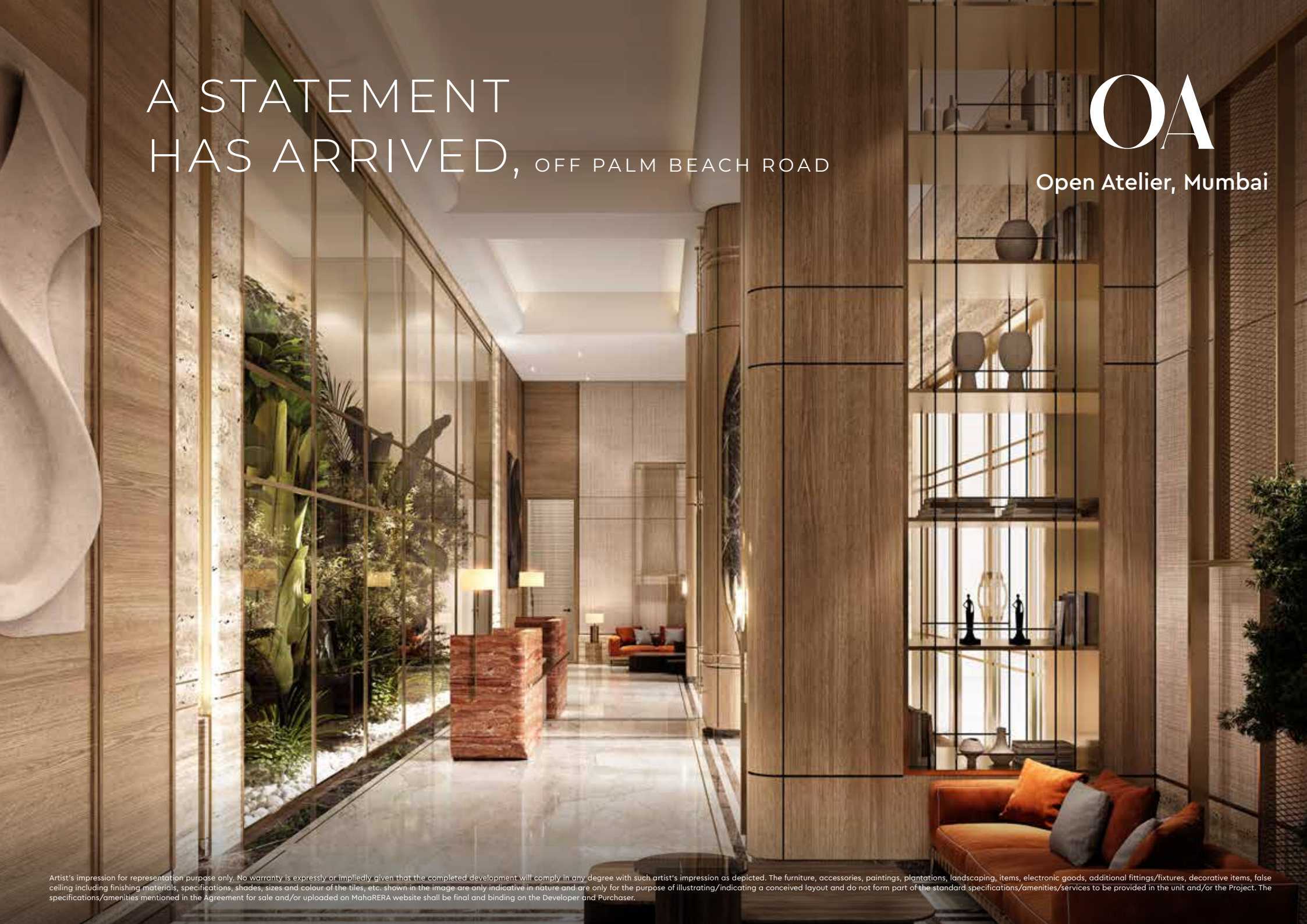
- A seamless collaboration, with every detail being crafted with intention.
- Thoughtful design transforming the space into something bold and sophisticated.
- More than luxury an evolving embodiment of refined living.





Finishes & Material Selection:

- Premium finishes in the lobbies radiating effortless elegance.
- Seamless indoor-outdoor transitions amplifying natural beauty.
- Curated details in every corner reflecting elevated sophistication.



A STATEMENT HAS ARRIVED, OFF PALM BEACH ROAD

OA

Open Atelier, Mumbai

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