

MANOR, PALGHAR

GODREJ COUNTRY ESTATE

#ReimagineLife

Godrej | PROPERTIES

The project is registered as Godrej Country Estate under MahaRERA No. P99000048245 available at <http://maharera.mahaonline.gov.in>.

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A Legacy 125 Years In The Making

The Godrej story began in 1897, with the manufacturing of locks. Since then, we have set several benchmarks. From a state-of-the-art manufacturing facility in a suburb of Mumbai, we've reached homes, offices, industries and the hearts of millions of people in India and around the world. With a proud tradition of many firsts, we find ourselves at work every day, building on the foundation of trust that was laid 125 years ago.



Commitment To Sustainability With The Promise Of Quality

Since 2010, we're committed that every single project we develop will be a certified green building. Many of our projects have received LEED Platinum certifications, globally recognized as the leading sustainability recognitions. Godrej Garden City in Ahmedabad is one of only 2 projects in India and 16 worldwide chosen by The Clinton Foundation to partner with them in the goal of achieving a climate positive development. Our commercial project, Godrej BKC, is the only LEED Platinum rated building in India's leading commercial district, BKC.

Discover The Undiscovered

The journey to a second home should be as breathtaking as the second home itself. The well-connected wonderland Manor is the ideal destination for all of this. While away from the bustle of the city, you'll still be within easy reach of the urban joys and conveniences. It is the perfect blend of your life close to nature yet not too distant from modern developments.

MUMBAI-SURAT-AHMEDABAD HIGHWAY (NH-48)

UPCOMING MUMBAI-DELHI EXPRESSWAY²

MUMBAI-SURAT-AHMEDABAD HIGHWAY (NH-48)

FOUNTAIN HOTEL JUNCTION

GHODBUNDER ROAD

UPCOMING COASTAL ROAD²

WESTERN EXPRESS HIGHWAY

EASTERN EXPRESS HIGHWAY

FREEWAY



Source: Google Maps. Map not to scale.

The sources mentioned for the above upcoming infrastructure were obtained on 5th December 2022 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.

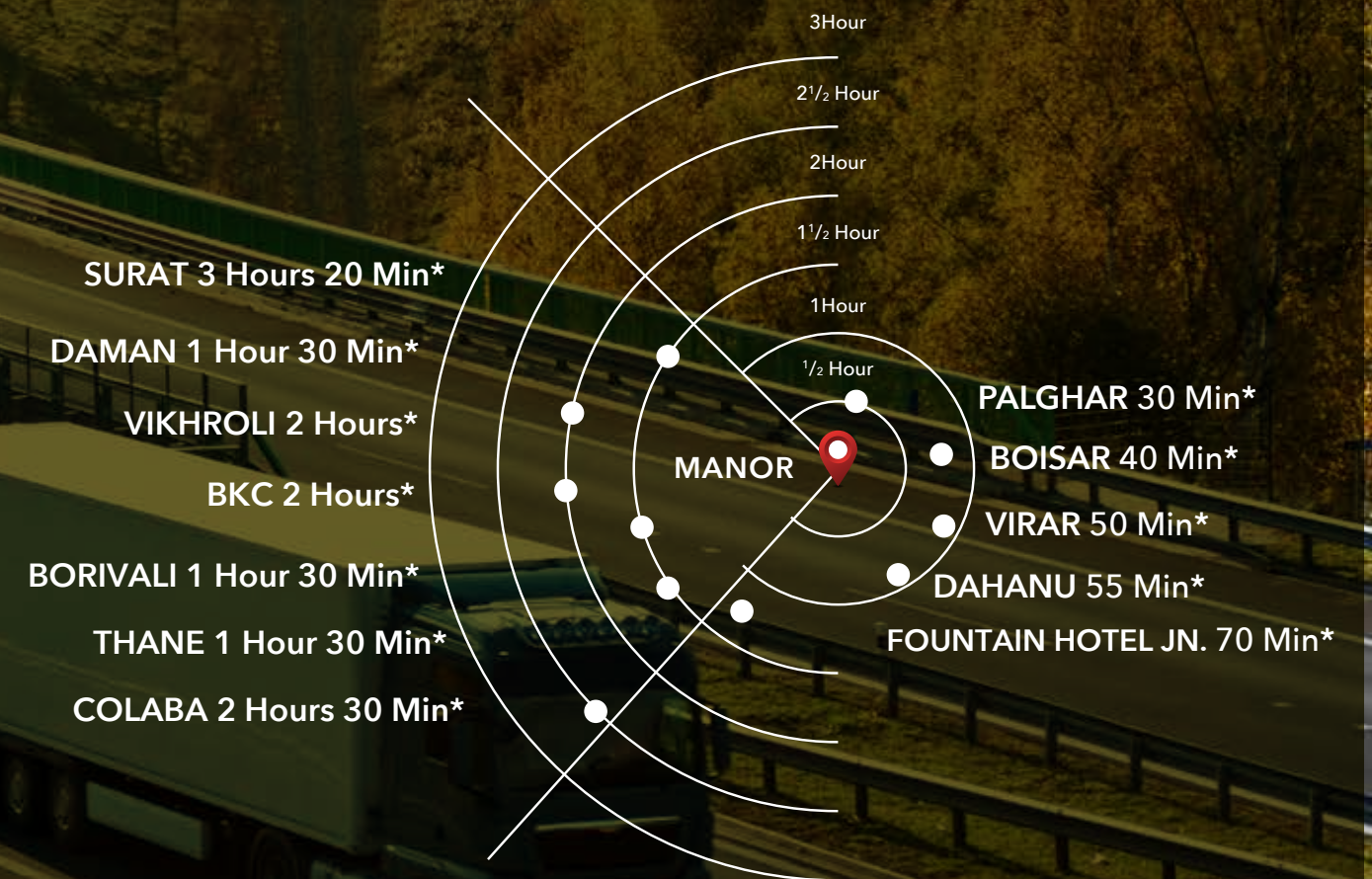
1. NHAI, 11th May 2022, https://nhai.gov.in/nhai/sites/default/files/mix_file/Delhi_Mumbai_Award_Status_May_22_v2.pdf

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 6th December 2022 at 6.30 am.

Enhancing The Access To City Life

The luxury of spacious home with wide-open areas, fresh air, and the abundance of nature is the one thing we all yearn for, and Manor is a place that has it all. Manor's natural beauty enhances overall quality of life for residents in contrast to Mumbai City, but that's not all it offers. It is also known for its great connectivity to the metropolitan business district with both rail and road transportation.



*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 5th December 2022 at 6 am.

Connectivity To A World Of Opportunity

Manor is well known for being an urban area of rapid growth with cleaner and greener surroundings. Although it's an escape from the city life, it has become a highly sought after location due to its great connectivity to Mumbai City. Some of the upcoming developmental initiatives are:



Delhi - Mumbai Expressway¹
It's expected to meet at Manor on the current Mumbai-Ahmedabad Highway



Mumbai - Vadodara Expressway²
It will reduce travel time significantly to Vadodara



Mumbai - Kandivali Coastal Road³
It will reduce travel time between South Mumbai and Manor



Mumbai - Ahmedabad Bullet Train⁴
Closest station Boisar will be just 30 Min* from BKC



Proposed Vadhvan Port near Dahanu⁵
A Port of strategic importance is set to enhance trade and commercial development

The sources mentioned for the above upcoming infrastructure were obtained on 15th November 2022 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. "NHA, 11th May 2022, https://nhai.gov.in/nhai/sites/default/files/mix_file/Delhi_Mumbai_Award_Status_May_22_v2.pdf" 2. <https://palghar.gov.in/en/mumbai-vadodara-national-highway-project/> 3. "MCGM, 12th March 2021, <https://portal.mcgm.gov.in/irj/portal/anonymous/qlcoastal1>" 4. "NHSRCL, <https://nhsrcl.in/en/about-us/about-nhsrcls>" 5. "JNPA, 19th Feb, 2020, https://jnport.gov.in/vadhvan_port"

Introducing Godrej Country Estate

Your first home is where you find your comfort. Your second home is where you go beyond that. It's a place that transcends utility and becomes a space of true joy, offering you everything you ever dreamt of. It elevates all your needs to give you more comfort, more bliss and more joy. At Godrej Country Estate, you get all of this thoughtfully served to you, along with a life surrounded by nature. All the dreams you couldn't fulfil at your first home, you get to do here. Here, you can create the home you always wished for.



Your Dream Is Now A Reality

Feel the cool breeze, hear the birds singing, and soak up the lush green surroundings, there is everything you need to relax. Let the stress wash away as you take a peaceful stroll in nature's paradise that makes every day count!


~50-Acre
Development*


Marketable
Title#


~2-Acre Mango
Orchard


Fruit Bearing
Trees


8 Acres Of Open
Spaces‡


The Retreat - Health Club and
60+ 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.

#As on 19th December, 2022 and MahaRERA Certificate bearing no. P99000048245 issued on 19th December, 2022

^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 10th November 2022 bearing number 238 of 2022 and 239 of 2022 issued by the Collector of Palghar.

*The Developer intends to construct a health club and has applied for approval of the same with the office of the Collector of Palghar. The development of the health club is subject to the grant of the sanctioned approvals from the office of the Collector of Palghar.



A Green Escape For Your Peace Of Mind

Living around nature is a true luxury today and you will get to experience it in its true form. As your children find themselves mesmerised by their new discoveries, you will find yourself experiencing serenity. With the blue sky above and lush greenery below, you will discover peace within.



Life Has Never Been Sweeter

Eating fruits straight from trees has been a fond childhood memory for many of us. It is time to live that memory again with fruit bearing trees around you. A home amidst a mango orchard is almost a fairytale experience that you will get to live at Godrej Country Estate. It will not only give an abundance of sweet mangoes but also leave you with new, core memories for a lifetime.

The Retreat - Health Club

Make Life, One Long Holiday

We've prepared for your leisure time like never before. And what better place to spend it than at your very own luxurious Health Club- The Retreat. It hosts a plethora of amenities, more than you could ever imagine. From the crystal blue swimming pool to charming dining spaces, you can experience it all. You might be away from the city but still be close to all modern comforts that you are fond of. Your loved ones will enjoy the Health Club as much as you and it will make for the perfect bonding place. You can teach your kids table tennis or learn the newest board games from them. A haven for enjoying life to the fullest, the Health Club might soon become one of your favourite hangouts.



Breathe Life Into Your Imagination

Owning a plot in your dream location is the stepping stone to endless possibilities. You can create, experiment, design the home you've always yearned for. The joy of building a home yourself inch by inch stays unmatched. Witnessing the ideas in your head finally transform into an exquisite abode is nothing short of living your dream, in your dream house.

Three Experience Zones Crafted To Inspire

There's life and then there's the way you live it. Your lifestyle can bring all the difference to give you a fulfilling life of contentment. At Godrej Country Estate we've ensured you never feel like something's amiss at any point in time. It is a lifestyle created around nature that blends in with all the modern comforts of the 21st century. In each of the experience zones you will find a reason to celebrate life.





PRESENTING
WOODSVILLE
AT GODREJ COUNTRY ESTATE

Cool Off In The Cool Blues

It's not every day that you get to swim in a state-of-the-art swimming pool, unless you are at Godrej Country Estate. Built to give you the finest swimming experience, you will love taking a dip here and relaxing in the luxurious blues.



The New Standard Of Fitness Is Here

At our gymnasium, the best technology meets the finest infrastructure to give you a world-class fitness experience. You will find it easier to achieve your fitness goals in a space that keeps you inspired and enables you to constantly challenge yourself to become the best version of yourself.

Add Finesse To Your Game

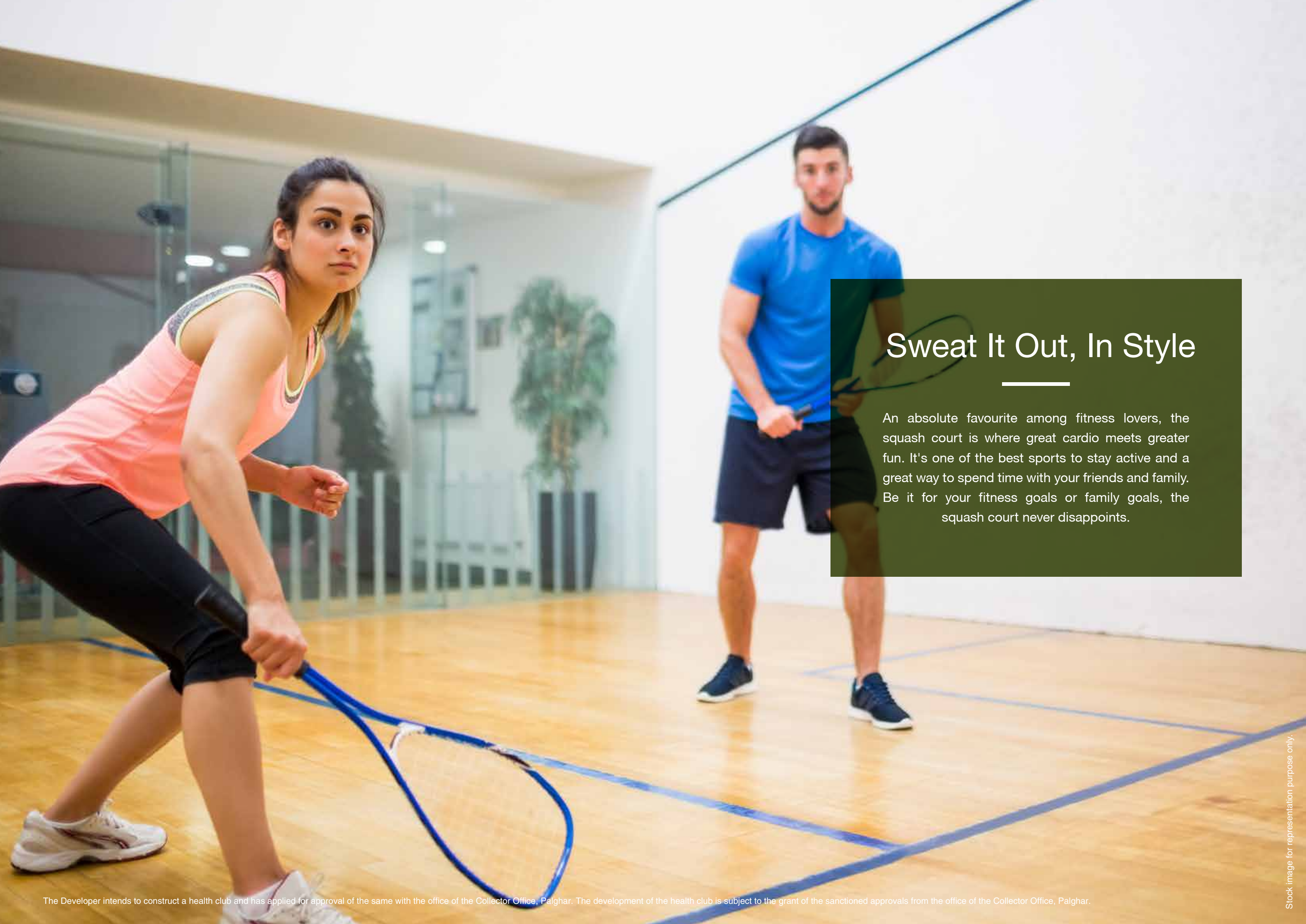
A game of badminton is just the addition you need to your schedule. Enthralling and fun, it will keep you on your toes (quite literally) while giving you a chance to bond with your family and friends.



Looks Like Deliciousness

For those who like the finer things in life, you won't have to go too far. An elegant restaurant with the most scrumptious menu will be at your service right inside the township. Be it a sophisticated meal or a get together with your loved one, you'll always be in for a good time.





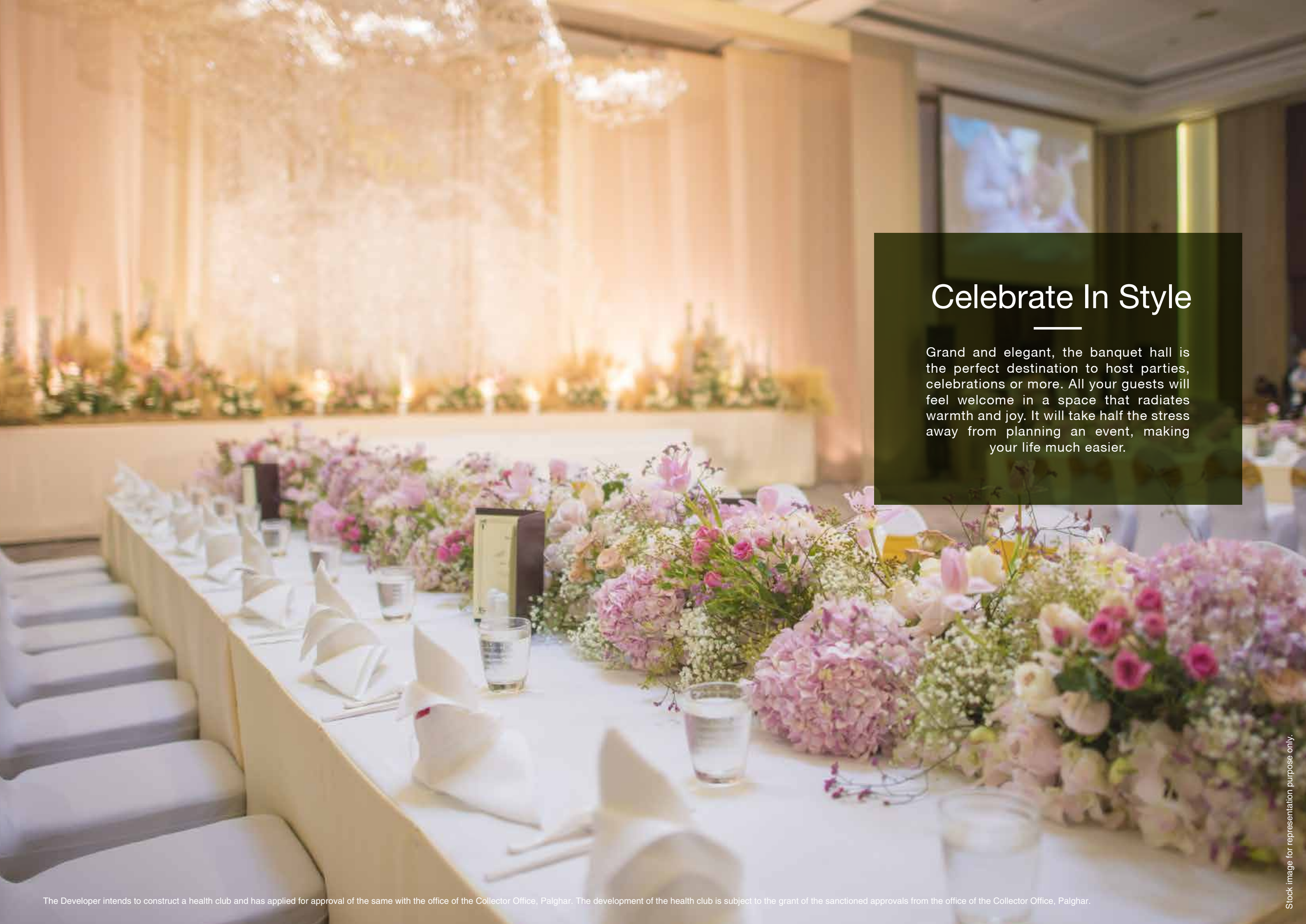
Sweat It Out, In Style

An absolute favourite among fitness lovers, the squash court is where great cardio meets greater fun. It's one of the best sports to stay active and a great way to spend time with your friends and family. Be it for your fitness goals or family goals, the squash court never disappoints.



Live The Big Picture

For movie lovers, there is nothing better. Savour every flick on the big screen in the mini theatre. Created to give you the finest cinematic experience, it will leave you mesmerized.



Celebrate In Style

Grand and elegant, the banquet hall is the perfect destination to host parties, celebrations or more. All your guests will feel welcome in a space that radiates warmth and joy. It will take half the stress away from planning an event, making your life much easier.

The World, At Your Fingertips

Business Centre



A Game Night Classic

Indoor Games Room



Stretch Out Towards Refinement

Yoga/Aerobics Studio



Rejuvenate Your Body And Mind

Spa





PRESENTING
THE MEADOWS
AT GODREJ COUNTRY ESTATE

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From The Farm To Your Table

The privilege of eating organically grown farm fresh vegetables is a luxury very few can get in the modern world. You will be among the few who will experience food straight from the farm to your dining table. Life doesn't get better than this.



The Beauty Of Nature, Magnified

You can find a lush green escape from your daily routine at the 9 Landscape Gardens. Around the bright blooming flowers, you'll find refreshment and rejuvenation in its most natural form. It will leave you feeling content, with a renewed sense of appreciation towards the beauty that surrounds us everyday.



Sports Arena Set Among Trees

Enjoy a sport of your choice like never before, as here you will be surrounded by nature. The adrenaline rush while playing your favourite game, combined with lush greenery will truly refresh you.

One For The Cricket Lovers

Cricket is a much loved sport not only to watch but to play as well. While in the city, it can be hard to find the time and the space to follow your cricket passion, here it's well taken care of. A well-built cricket pitch ensures that you keep practising your sixes every chance you get.





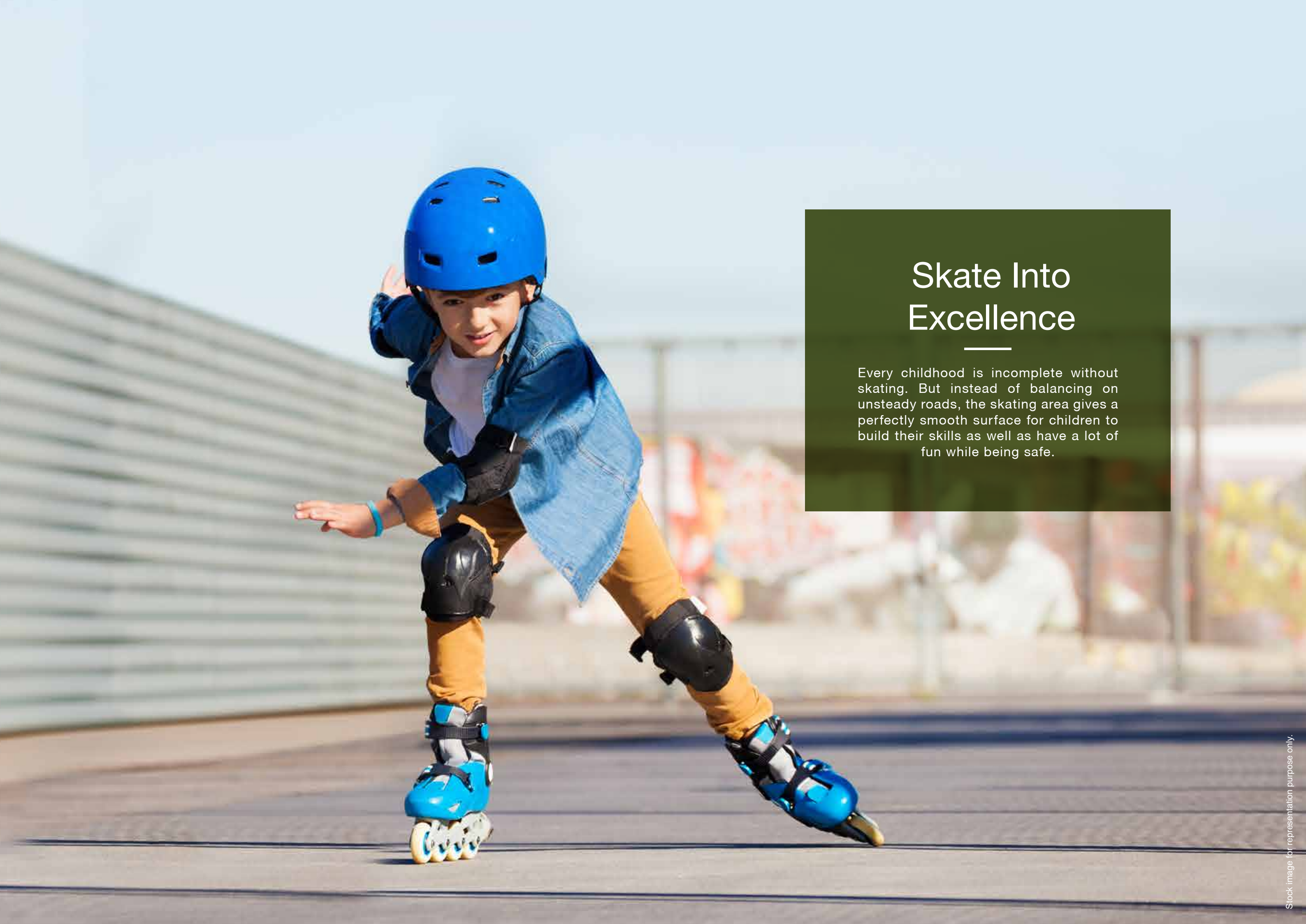
Make Every Shot Count

There's no sport left to the imagination at Godrej Country Estate. A well-designed basketball court is where your kids will grow to love the sport and you will get to experience a rush of adrenaline as you shoot through the hoops.

A wide-angle photograph of a red tennis court at sunset. The court is surrounded by a green fence and has a green overlay on the left side containing text. The sky is filled with colorful clouds in shades of orange, pink, and blue. Tall stadium lights are visible on the left and right sides of the court. The court is empty, and the net is visible in the center.

Nothing Like A Game Of Tennis

Like we said, at Godrej Country Estate, there is no sport left to the imagination. We've built a Tennis court which is not just a fun way to refresh but also a great workout.



Skate Into Excellence

Every childhood is incomplete without skating. But instead of balancing on unsteady roads, the skating area gives a perfectly smooth surface for children to build their skills as well as have a lot of fun while being safe.

Make Every Mile Count

Running has several perks, from enhancing cardiovascular health and increasing stamina to helping clear the mind and feeling fresh. This is why a jogging track has been laid down so that runners get a safe and serene place to get going.





PRESENTING
THE ORCHARD
AT GODREJ COUNTRY ESTATE

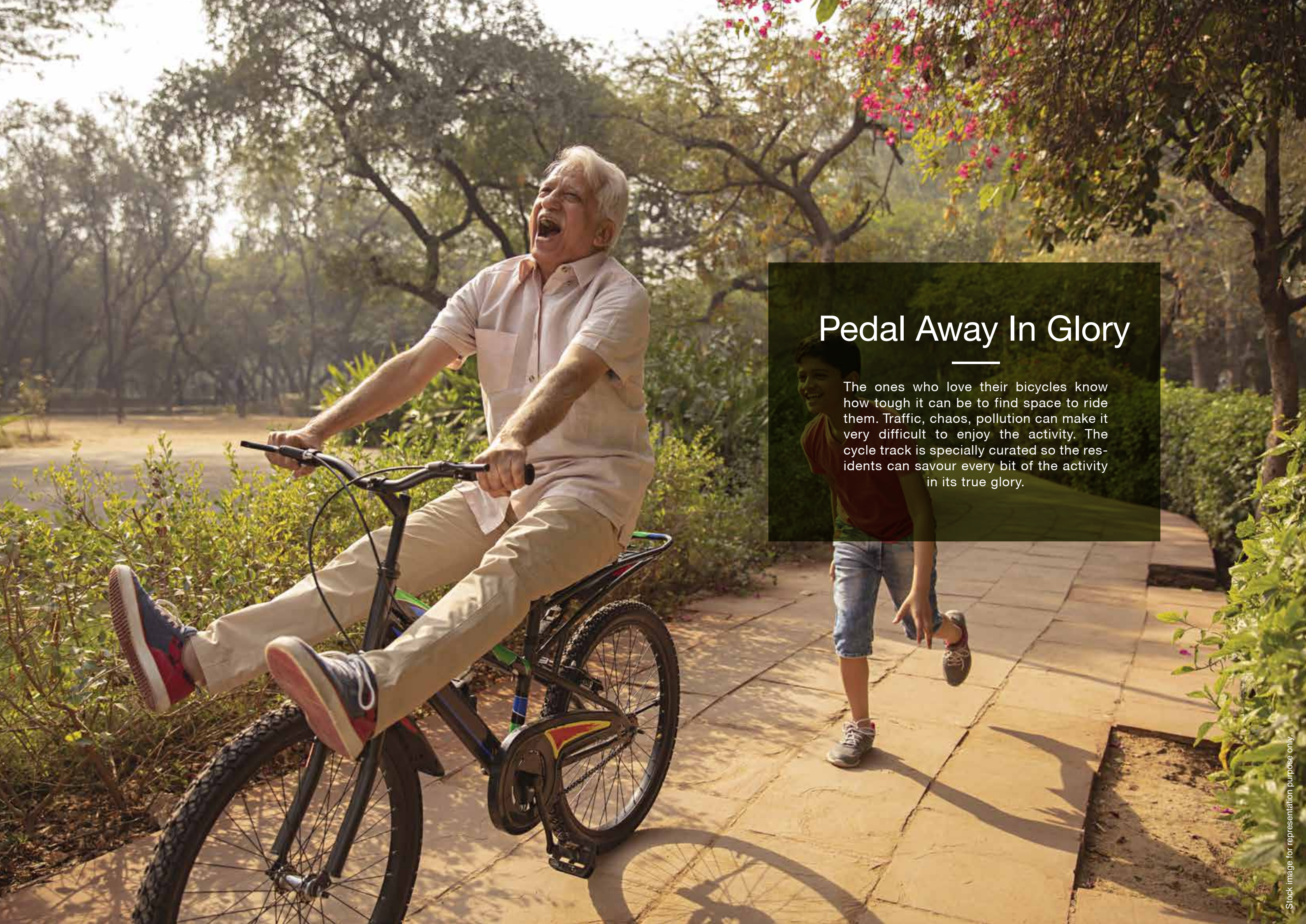
Escape Into A World Of Endless Possibilities

In our daily busy lives, we might miss out on spending time with our loved ones. One of the best things about owning a second home is the endless memories you get to create with your family. It's a recreational space where every member can come together and enjoy every second of their time. Your family time at The Orchard will always be a lot of fun. You can choose to spend your time exploring nature or plucking fresh mangoes or simply enjoying the endless amenities around. Whatever you choose, you will never be bored.



Reap The Fruits Of Joy

Mangoes have to be the most loved fruits across the globe. Sweet, juicy and refreshing, they are a treat of their own. Having a mango orchard-The Hideaway, to pluck your own mangoes from is an experience rare to live. Every mango season, you can savour the sweetness of these indulging fruits straight from the trees. Organic and fresh, they will leave you wanting more every season.



Pedal Away In Glory

The ones who love their bicycles know how tough it can be to find space to ride them. Traffic, chaos, pollution can make it very difficult to enjoy the activity. The cycle track is specially curated so the residents can savour every bit of the activity in its true glory.

A vibrant, sunlit garden scene featuring a tiered amphitheatre made of grey stone blocks. The amphitheatre is surrounded by lush greenery, including a large tree with bright red autumn leaves on the left and several trees with pink blossoms. In the background, a wooden gazebo stands on a grassy area. In the foreground, four people are engaged in a musical performance: a woman sits on the top tier reading a book, a man sits on the middle tier playing an acoustic guitar, and another man stands on the ground level playing a guitar. The ground is paved with grey and green striped tiles. The overall atmosphere is peaceful and artistic.

Into The Grandiosity

Enjoy Playing music or performing? At Godrej Country Estate, you have a beautiful Amphitheatre, a perfect place to enjoy your passion for performing arts or sit back and have a great time.



The Joy Of Childhood

Curated spaces for your little ones' play time where they can truly make memories for a lifetime. In here it's always play time.



Let Lose With Your Loved Ones

At the camping area, connect with nature, friends and family to rejuvenate and disconnect from city life.

Firing Up The Grill

Barbeque Zone



Feel The Wind In Your Hair

Tree Swings



An Out Of The World Experience

Star Gazing Deck



Specially Curated For The Elderly

Senior Citizens' Sit Out





Revel Into Floral Escape

Green is one of the first images that spring to mind when you think of the earth and all the flora that make our earth what it is. Not only do the beautiful shades of green make our everyday lives on this planet mesmerising, but they are what form the most essential bit of this ecosystem.

At Godrej Country Estate, the flora is given all the attention, care and generosity it deserves. There are more than 2000+ trees belonging to 64 species and 22 family groups in the entire project. The areas around the core and buffer area mainly have native tree species with high ecological and economical value. Almost 24% of the green cover is by exotic plant species. The majority of tree species are deciduous or semi-evergreen, while 18% are evergreen indicating that the vegetation in the study area is primarily deciduous to semi-evergreen dominated by native trees.



A Glimpse Into The Wild

As an integral part of the ecological environment, the fauna includes animals, plants and fungi living or having lived in a particular area for a long time. It maintains an equal balance and diversity, adding aesthetic value and increasing local economies.

Godrej Country Estate is home to 113 different species of fauna. Among these, there are 62 species of invertebrates [common butterflies and flies], 42 species of birds as well as mammals, reptiles and amphibians. These species help regulate biodiversity, mitigate pollution, conserve habitats and promote other faunal communities as a vital component of a healthy environment.

Your Second Home Comes With
A Host Of Destinations To Explore!



DAHANU BORDI BEACH

MAHALAXMI TEMPLE, DAHANU

DAHOSA WATERFALL, JAWHAR

HIRADPADA WATERFALL, JAWHAR

JAI SAGAR DAM

JAWHAR RAJWADA JAI VILAS PALACE

TARAPUR FORT

PALUS WATERFALL, VIKRAMGAD

KALMANDAVI WATERFALL, JAWHAR

SURYAMAL, JAWHAR SUNSET POINT

SATPATI BEACH

GODREJ COUNTRY ESTATE MANOR, PALGHAR

SHIRGAON FORT

KOHOJ FORT TREK, WADA

VAITARNA DAM

MAHIM BEACH

KELWA BEACH

ARNALA FORT

ST. PETER'S CHURCH, ARNALA

ST. JAMES CHURCH

JIVDANI TEMPLE

TUNGARESHWAR TEMPLE

TUNGARESHWAR WILDLIFE SANCTUARY

VAJRESHWARI DEVI TEMPLE, WADA

TANSA LAKE

Beauty, Charm And Adventure. All Around You.

Kelwa Beach

Kelwa Beach is one of the highly preferred beaches in 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, Satpati beach is also a popular fishing hub of India. It's very lively during weekends and in evening time.



Tansa Lake

A dam reservoir, it's 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.

All Routes Lead To Your Scenic Escape

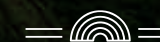
Kohoj Fort Trek, Wada

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 breathtaking views from its top. This place is a heaven for nature lovers and those who wish to escape the chaos of the city.



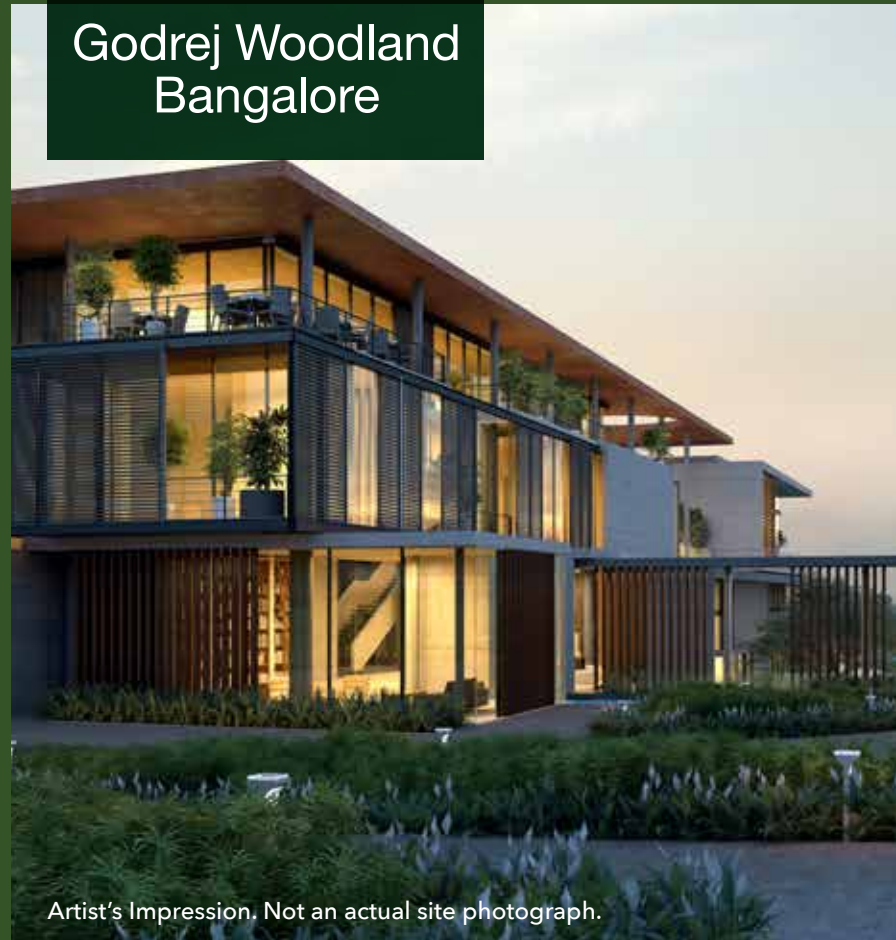
Vaitarna Dam

Vaitarna Dam, a major source of water is situated on the Vaitarna River. This dam, constructed in the 1950s, was a trendsetter since it paved way for many such dams to be constructed in the state & the country.

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 5th December, 2022 at 6am.

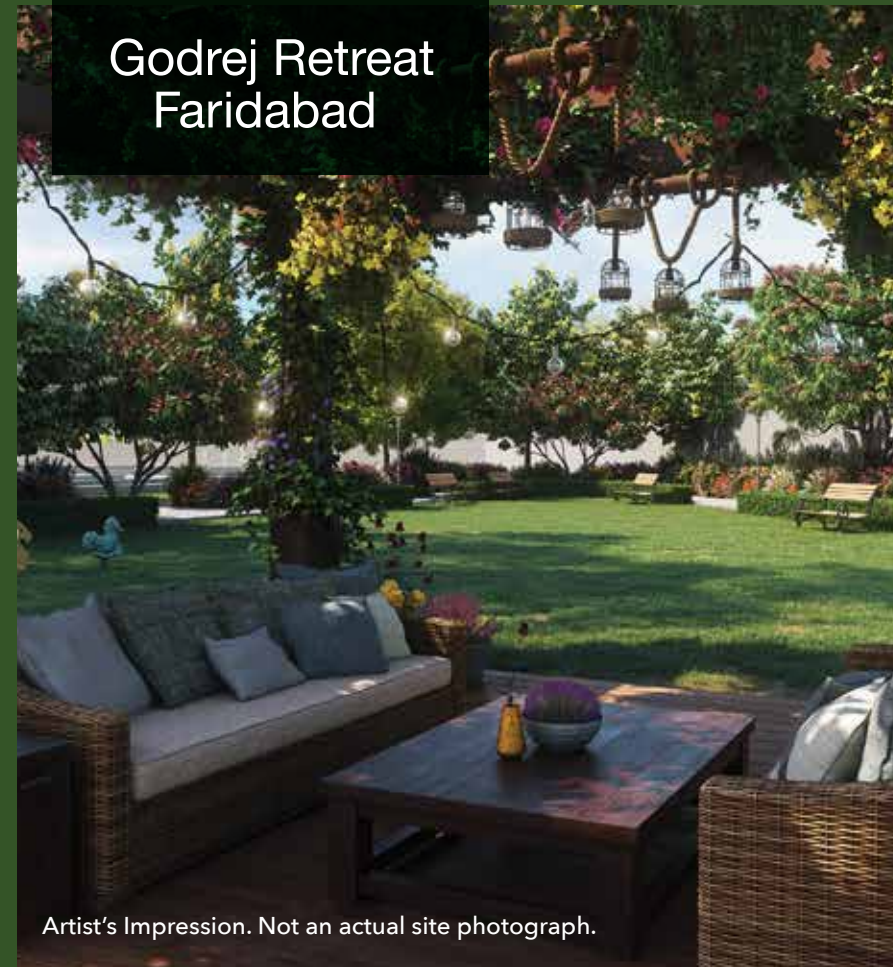
Our Successful Plotted Developments in India

Godrej Woodland
Bangalore



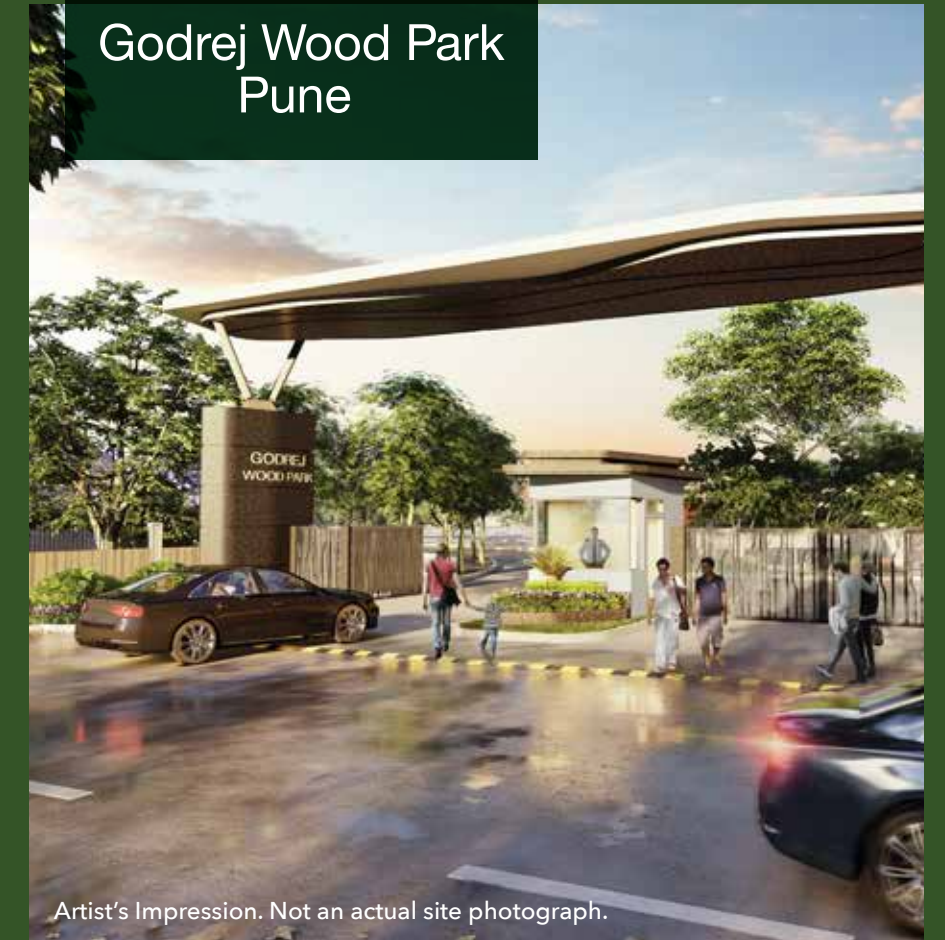
A thoughtfully designed development among thousands of trees, and sprawling greens; our development was our foray into plotted development in the South.

Godrej Retreat
Faridabad



Our resort-style plotted development in North Zone. Every plot here comes with the kind of luxury you'll only find at a resort. It's a home where you can plot a lifetime of happiness.

Godrej Wood Park
Pune



In this one-of-a-kind development, the nature trail sets the perfect pace for a brighter day. Here, you have continuous open greens and rich bio-diversity.



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The Project is being developed by Godrej Projects Development Limited. The Sale is subject to terms of Application Form, Agreement for Sale 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.