

**KHARGHAR, THE HEART  
OF NAVI MUMBAI, MEETS**

**INDIA'S NO.1\*  
REAL ESTATE  
DEVELOPER**



\*As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate.

# THE STORY WITHIN

128 Years of Trust,  
One Iconic Name



GPL's Legacy of Excellence,  
now in Kharghar



The Development  
of Today



Kharghar, The New  
Address of Choice

Embraced by the Hills,  
Connected to the City



# A LEGACY BUILT ON TRUST AND EXCELLENCE

The rich heritage of the Godrej Group's innovation and excellence is proudly carried into the real estate sector.

By combining 128 years of trust with advanced design and technology,  
Godrej Properties Ltd. develops residential, township and commercial developments across the nation.



# A LIFE OF BELONGING WITH HOMES ACROSS INDIA

DELIVERING LASTING  
VALUE, WITH PRESENCE  
ACROSS THE COUNTRY

 **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



15+  
CITIES

36 YEARS  
OF EXPERIENCE

INDIA'S NO.1\*  
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DEVELOPER

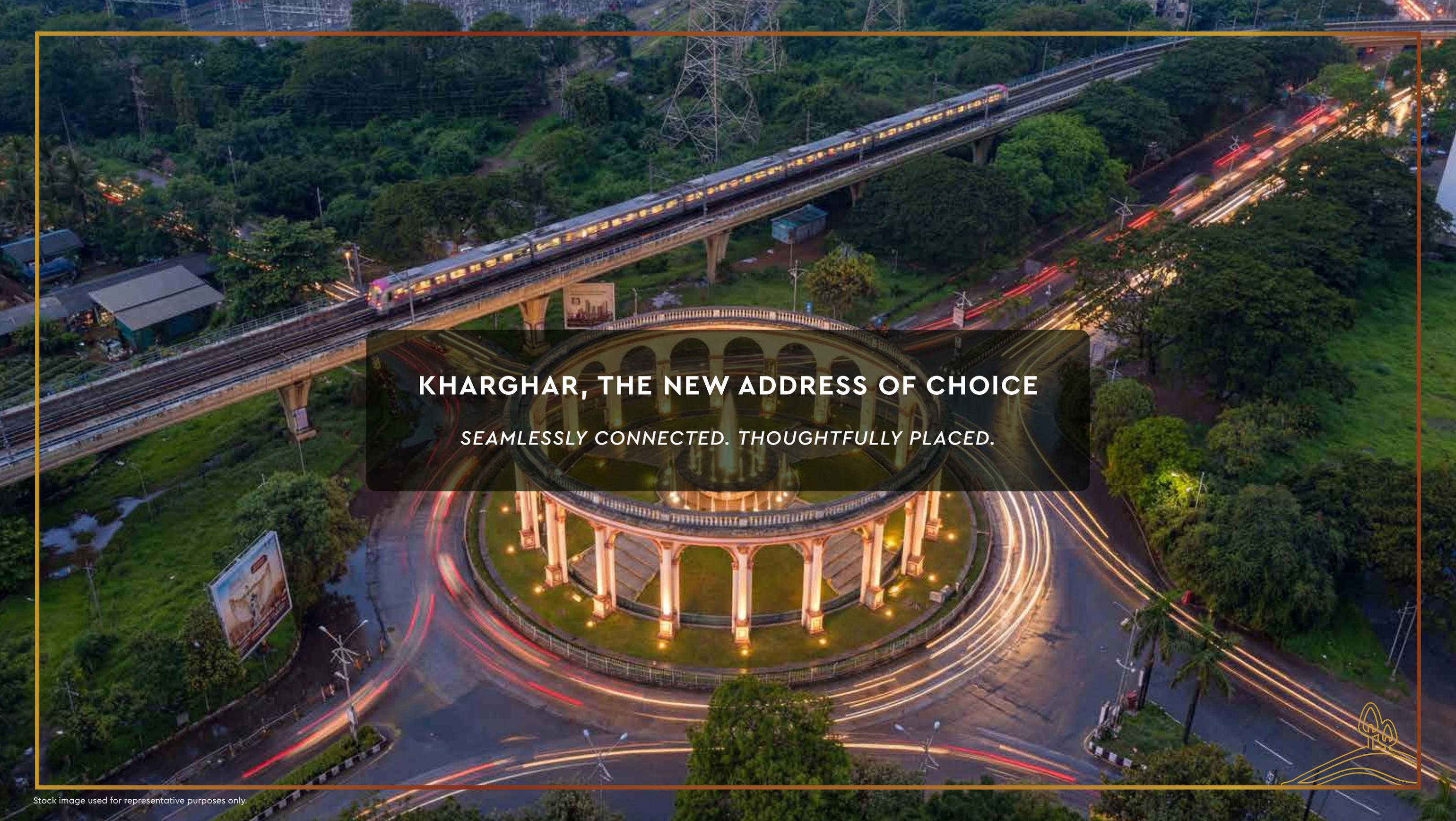
85,000+  
HAPPY FAMILIES

115+  
PROJECTS

Map not to scale

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. National Capital Region (NCR) includes Delhi, Gurugram (Gurgaon), Noida, Sonapat, Panipat



An aerial night photograph of a roundabout in Kharghar. In the center is a large, ornate fountain with multiple tiers and columns, illuminated with warm lights. The roundabout is surrounded by lush green trees and a road with light trails from cars. An elevated train track runs diagonally across the top of the image, with a train moving from left to right. The overall scene is a blend of modern infrastructure and traditional architecture.

**KHARGHAR, THE NEW ADDRESS OF CHOICE**  
*SEAMLESSLY CONNECTED. THOUGHTFULLY PLACED.*



# NMIA – YOUR GATEWAY TO THE WORLD

Kharghar boasts unmatched access to the Navi Mumbai International Airport (NMIA), just ~16 minutes away\*. Offering direct links to major domestic and international destinations, this effortless connectivity further strengthens Kharghar's position as one of Mumbai's most connected neighbourhoods.



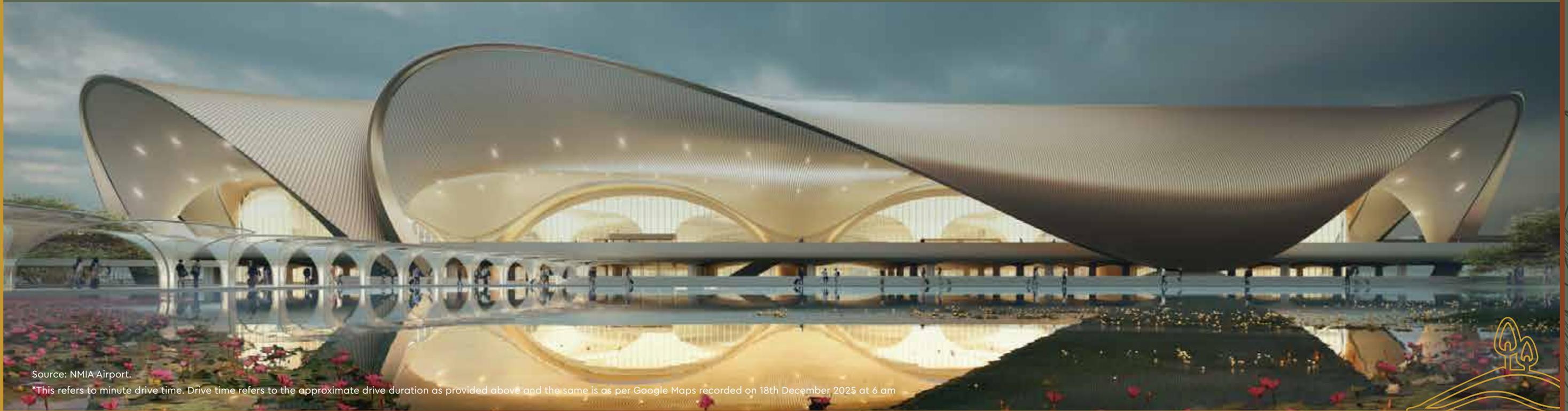
2866 Acres of Terminal Areas



20 million+ Passengers Annually (Phase 1)



State-of-the-Art Design



Source: NMIA Airport.

\*This refers to minute drive time. Drive time refers to the approximate drive duration as provided above and the same is as per Google Maps recorded on 18th December 2025 at 6 am



# WHERE EVERY ROAD LEADS YOU HOME

By road, Kharghar enjoys a strategically central position along key regional corridors ensuring seamless connectivity to Mumbai, Pune, and beyond. Within the neighbourhood, Central Park Road and Amra Marg enable smooth, efficient everyday movement.

Central Park Road



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Sion-Panvel Highway



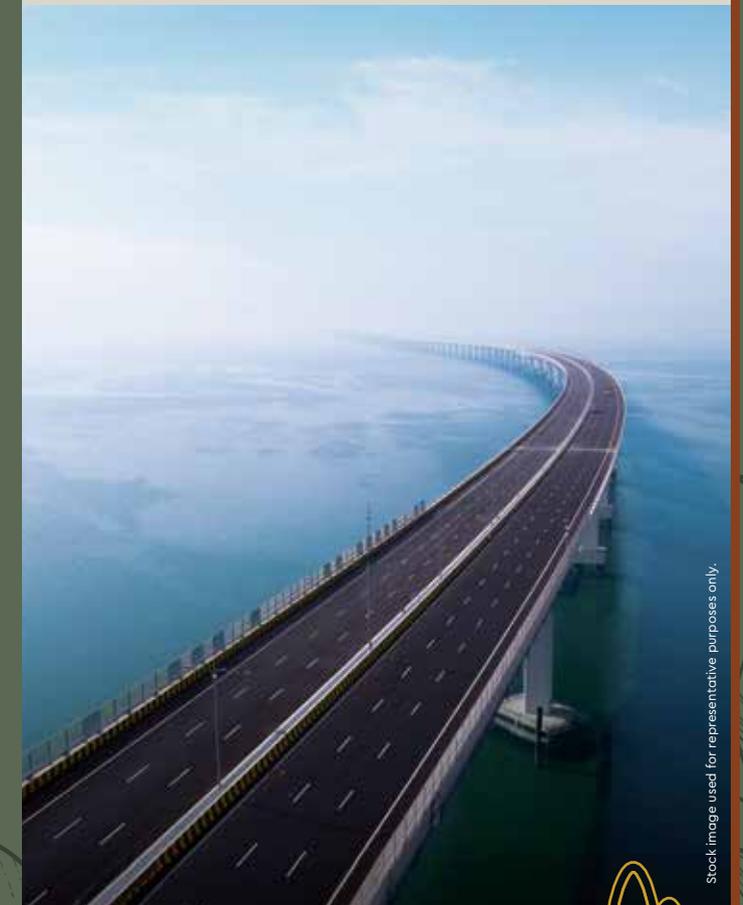
Stock image used for representative purposes only.

Mumbai-Pune Expressway



Stock image used for representative purposes only.

Atal Setu

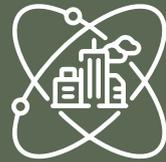


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## SEAMLESSLY CONNECTED BY METRO & RAIL

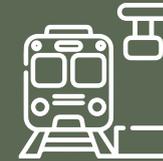
Kharghar lies in the heart of Navi Mumbai. With seven metro stations within easy reach, it is one of Navi Mumbai's most accessible neighbourhoods. Utsav Chowk Metro Station, just two minutes away, connects Kharghar to Belapur and Taloja via Navi Mumbai Metro Line 1. On the suburban rail network, Kharghar Railway Station, just five minutes away, keeps key destinations across Mumbai and Navi Mumbai comfortably connected.



Well Connected



Seamless Metro Access



Easy Rail Access



# NAINA: SHAPING THE NEXT PHASE OF GROWTH

NAINA City (Navi Mumbai Airport Influence Notified Area) is Navi Mumbai's most ambitious urban vision, unfolding across 225+ sq km and meticulously planned by CIDCO as a next generation city. With ₹6,600+ crore already committed to core infrastructure, NAINA City is rapidly emerging as the region's most compelling growth story, bold, future ready, and transformative.



India's Largest Upcoming Smart City



Influence Zone Near NMIA



₹7,500 Crore Infrastructure Investment



## BKC 2.0 : NAVI MUMBAI'S NEXT BUSINESS ADDRESS IN KHARGHAR

Kharghar is poised to become Navi Mumbai's premier business destination. CIDCO's International Corporate Park\* (ICP) is an expansive 345-385 acre commercial enclave. It is envisioned as BKC 2.0, attracting elite enterprises, top talent and strategic investment, setting a new benchmark for corporate excellence in the region.



Emerging Business  
Hub



Large-Scale Corporate  
Ecosystem



High-Value Investment  
Magnet



## KHARGHAR COASTAL ROAD

Along the edge of Panvel Creek, CIDCO's upcoming Kharghar Coastal Road\* will span ~9.5 km, along Navi Mumbai's waterfront. Planned to link Kharghar with Belapur and Nerul, it will simplify movement while strengthening access towards the Navi Mumbai International Airport and add a new coastal rhythm for Navi Mumbai's future.



## KHARGHAR-TURBHE LINK ROAD

Kharghar is set to gain a transformative connectivity boost with the upcoming Kharghar-Turbhe Link Road#. This direct corridor will reduce travel time from South Navi Mumbai to North Navi Mumbai from approximately **40 mins to just 10 mins**, offering a faster, smoother commute while further enhancing Kharghar's seamless access to the wider city.



# THE EDUCATION CAPITAL OF NAVI MUMBAI

A HOME IN THE MIDST OF ACADEMIC EXCELLENCE



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## PRIMARY & SECONDARY SCHOOLS

VIBGYOR High School

Ryan International School

DAV Public School

Radcliffe School

Apeejay School



## HIGHER EDUCATION INSTITUTIONS

SVKM's NMIMS (Navi Mumbai Campus)

Bharati Vidyapeeth (Deemed to be) University

ITM Business School

National Institute of Fashion Technology, Mumbai

DY Patil University, Navi Mumbai



# A BALANCED ADDRESS AMIDST CORPORATE, HEALTH & LIFESTYLE HUBS



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## HOSPITALS

- Medicover Hospital
- MITR Hospital
- Matrix Multispecialty Hospital
- Geo Medcare Satyam Multispeciality Hospital
- Kharghar Medicity Hospital



## CURATED RETAIL & SHOPPING EXPERIENCES

- Nexus Seawoods
- Little World Mall
- The Pacific Complex
- Shree Krishna Paradise Retail Zone



## CORPORATE HUBS

- PSUs in CBD Belapur
- Vashi Infotech Park
- Reliance Corporate Park
- Mindspace Business Park, Airoli
- Vishwaroop IT Park



An aerial view of a modern residential complex. The buildings feature extensive glass facades and are surrounded by lush greenery and trees. The scene is captured during the day with soft lighting. A semi-transparent dark box is overlaid on the center of the image, containing white text.

# **GPL's LEGACY OF EXCELLENCE, NOW IN KHARGHAR**

*BRINGING A FLAGSHIP DEVELOPMENT TO THE ADDRESS OF TODAY*

# A LEGACY OF LANDMARK LIVING

GODREJ PROPERTIES REDEFINING THE ART OF URBAN LIVING ACROSS MUMBAI WITH ITS FLAGSHIP DEVELOPMENTS



## GODREJ TRILOGY Worli

At one of Mumbai's most coveted addresses, Godrej Trilogy marks GPL's entry into Worli's ultra-luxury landscape, redefining upscale urban living.



## GODREJ AVENUE ELEVEN Mahalaxmi

A singular address in Mahalaxmi with exceptional lifestyle offerings and panoramic city views. A statement of refinement and modern elegance.



## GODREJ RESERVE Kandivali East

GPL's distinguished address in Kandivali East, crafted with generous open spaces and refined lifestyle amenities.



## THE TREES Vikhroli

GPL's flagship mixed-use development in Vikhroli East, where work, life and leisure come together amidst natural surroundings.



## GODREJ ETERNAL PALMS Off Palm Beach Road, Sanpada

Strategically positioned just minutes from the Palm Beach Road, Sanpada, GPL's thoughtfully designed development caters to modern urban lifestyles, blending connectivity with refined living.



# GLOBALY RECOGNIZED IN THE SUSTAINABILITY SECTOR

*GPL, CREATING BENCHMARKS FOR A GREENER FUTURE*

## ISO CERTIFIED

ISO 14001:2015  
certified across  
all operations



## TOP 10%

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



## #1 GRESB

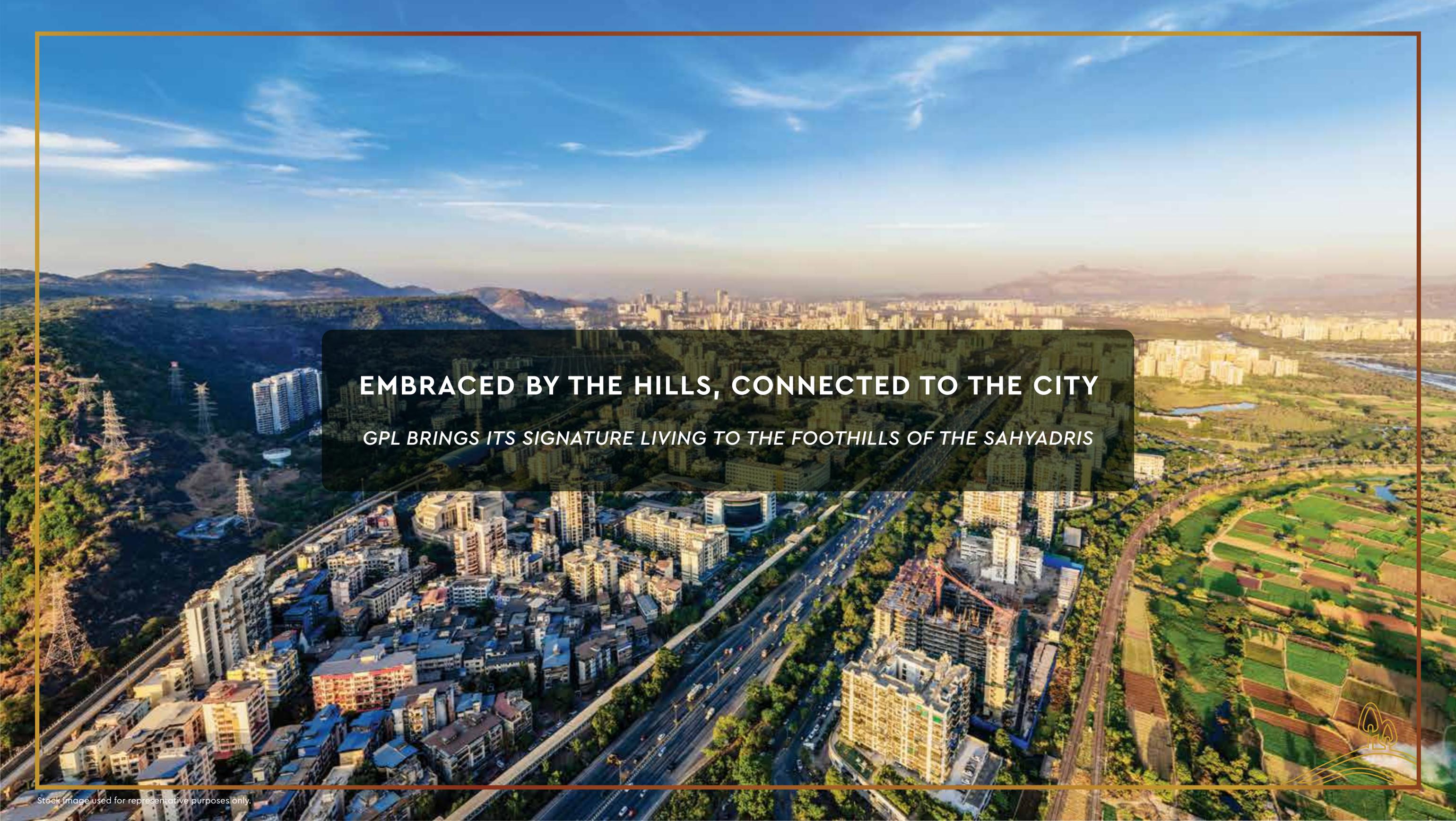
Global Ranking by the  
Global Real Estate  
Sustainability Benchmark



## UNGC COMMITTED

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



An aerial photograph of a city built on a hillside. In the foreground, a multi-lane highway with a median runs through the city. To the left, there are several high-voltage power line towers. The city is densely packed with residential buildings of various heights. In the background, the city extends to a valley floor, with more buildings and a river visible. The sky is a clear, bright blue with some light clouds. The overall scene is a mix of urban development and natural landscape.

**EMBRACED BY THE HILLS, CONNECTED TO THE CITY**

*GPL BRINGS ITS SIGNATURE LIVING TO THE FOOTHILLS OF THE SAHYADRIS*



## WHERE THE CITY MEETS NATURE

At the foothills of the Sahyadris, Kharghar blends urban life with generous open nature. Biodiverse hills, Central Park's sweeping greens, and nearby waterfalls create moments of pause, where the rhythm of the city feels naturally at ease.



Kharghar Hills with Rich Biodiversity



Central Park spanning 290 Acres



18-hole expansive Golf Course



Seasonal Waterfalls



Taloja Creek

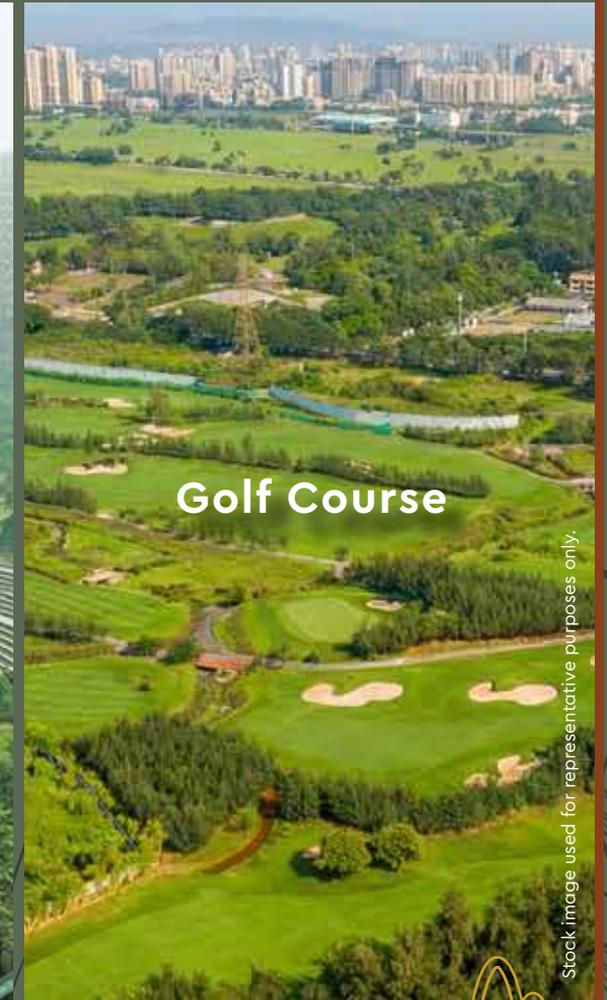
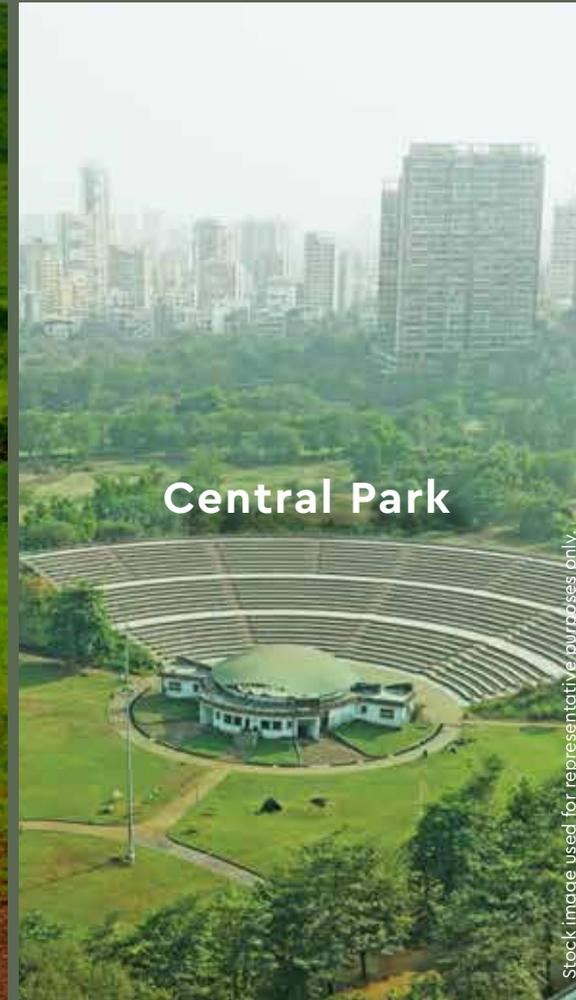
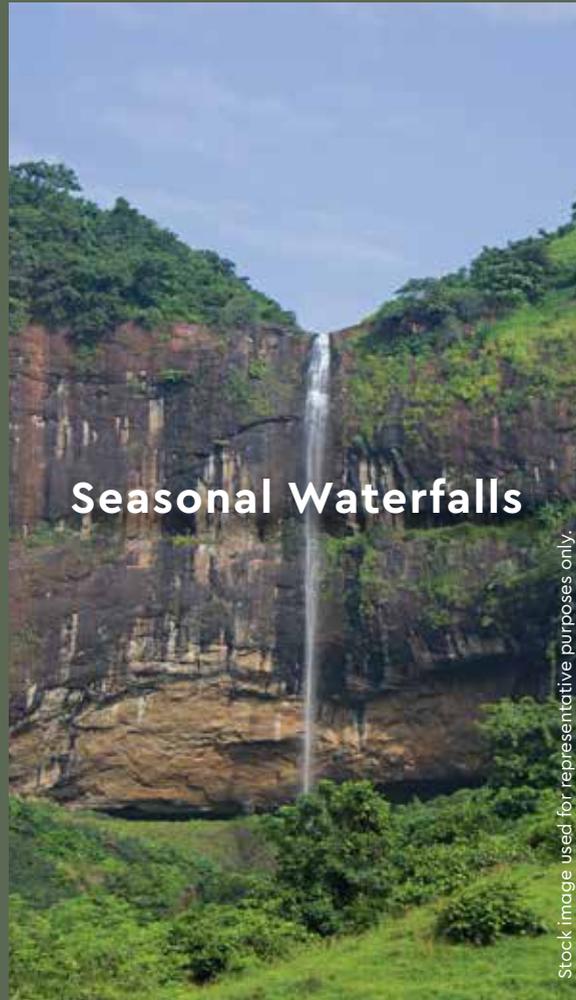
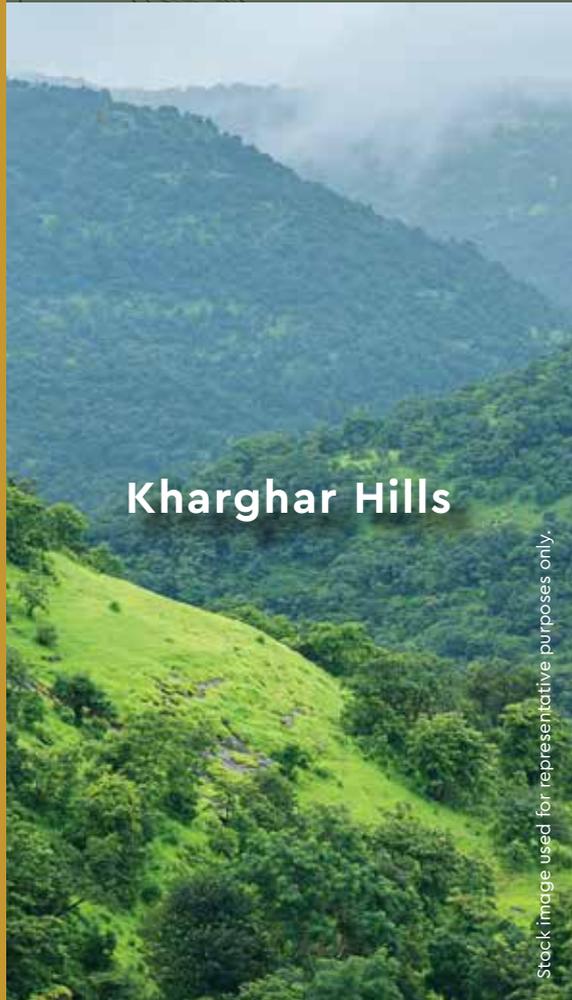


Actual Shot.



# WHERE NATURE FRAMES EVERYDAY LIVING

Winding trekking trails, the iconic Pandavkada Waterfalls, and monsoon-fed cascades define the natural character of the Kharghar Hills, alongside thriving flora and fauna. Paired with Central Park's open landscapes and a full-scale golf course, they shape a lifestyle grounded in nature, yet distinctly urban.



## THE BLUE JEWEL OF THE HILLS

Blue Mormon, rare and unhurried, reveals itself only to landscapes that remain truly pristine. Maharashtra's state butterfly and the fourth-largest butterfly in India, it glides through the Kharghar Hills.



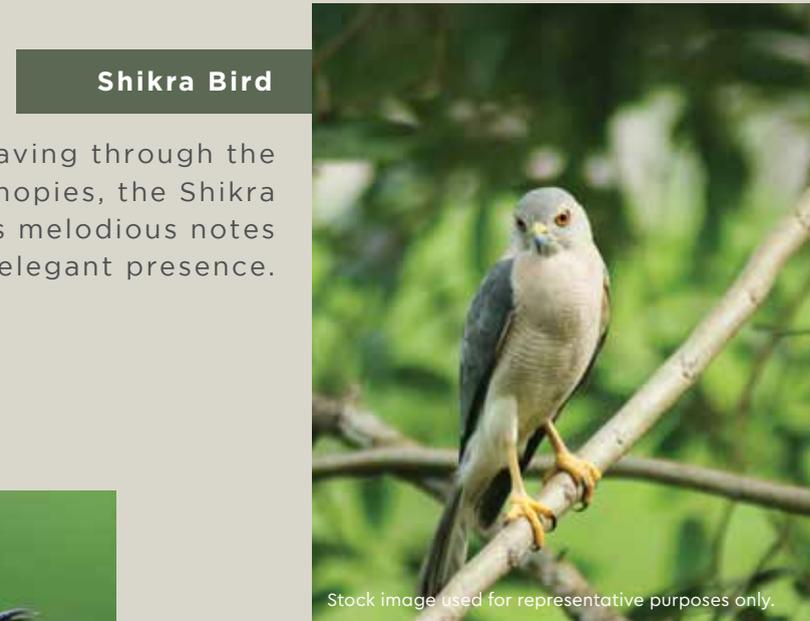
# THE RARE COMPANY

Rising above the city, the hills reveal a world alive with subtle beauty.  
A natural theatre where rare birds bring rhythm, colour, and calm to the surroundings.



## Ashy Prinia

A delicate flurry of soft grey-brown feathers, the Ashy Prinia adds a touch of serene charm to the verdant landscape, its lively dance echoing nature's poetry.



## Shikra Bird

Gracefully weaving through the lush canopies, the Shikra enchants with its melodious notes and elegant presence.



## Yellow-bellied Prinia

With its golden underbelly shimmering against the greenery, the Yellow-bellied Prinia brings a vibrant, cheerful rhythm to the serene surroundings.



## Purple Sunbird

Draped in iridescent hues, the Purple Sunbird flits gracefully, adding a jewel-like sparkle to the lush, tranquil environment.



# THE TREES THAT BELONG TO YOUR NEIGHBOURHOOD HILLS

Beyond form and function, these trees define the atmosphere.

A curated palette of colour, texture, and calm, woven seamlessly into the landscape.



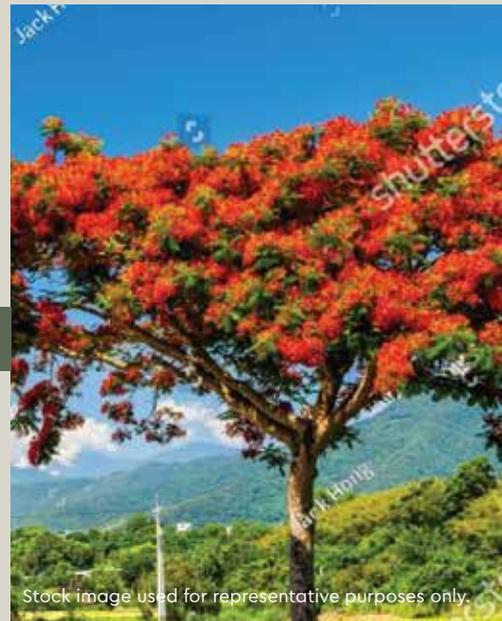
**Copper Pod Tree**

Golden blooms that shimmer in the sunlight, adding a radiant touch to the landscape.



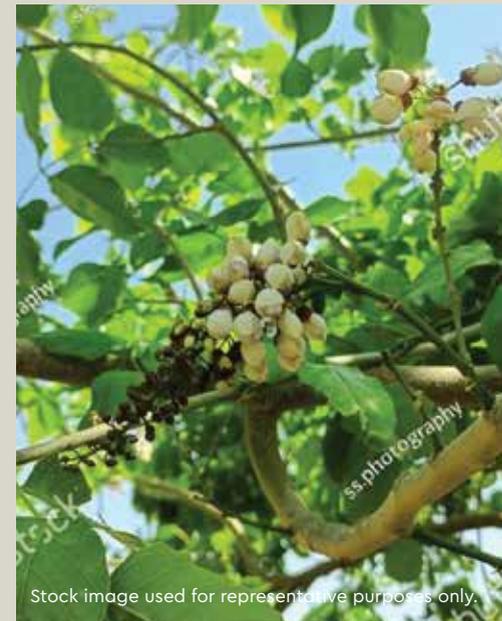
**Candlestick Tree**

Sculptural form and vibrant flowers, bringing elegance and charm to its surroundings.



**Gulmohar Tree**

Fiery red-orange blossoms that infuse the space with energy and tropical vibrance.



**Pongam Oil Tree**

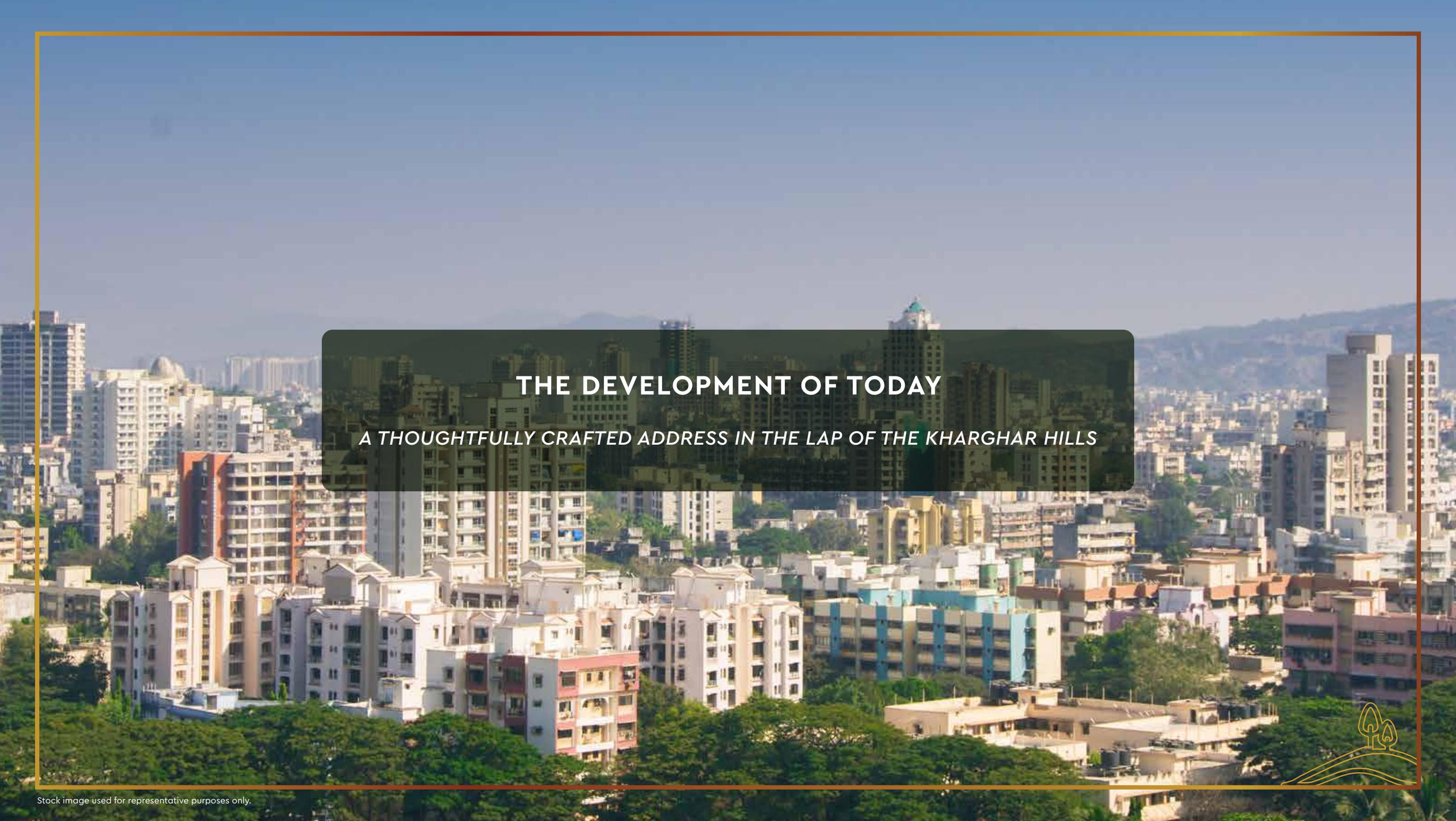
Lush green foliage and delicate blooms, enriching the landscape with calm beauty.



## WHERE HILLS MEET HOME

Kharghar unfolds at the foothills of the Sahyadris, where every view captures the serene beauty of rolling hills. Mornings bathe in golden light and evenings settle in tranquil greenery, offering a living experience that feels both elevated and timeless. Here, nature's grandeur becomes a part of everyday life.





## THE DEVELOPMENT OF TODAY

*A THOUGHTFULLY CRAFTED ADDRESS IN THE LAP OF THE KHARGHAR HILLS*

# A DEVELOPMENT SHAPED BY NATURE, PERFECTED BY DESIGN



## 6.54 Acres Of Expansive Development

A vast land parcel designed for  
elevated living



## Stunning Views In Every Direction

Surrounded by Kharghar Hills,  
mangroves, creek and the city skyline



## 50,000 Sq. Ft. Grand Clubhouse

A world of leisure, wellness  
and community



## 52,000 Sq. Ft. Of Podium Amenities

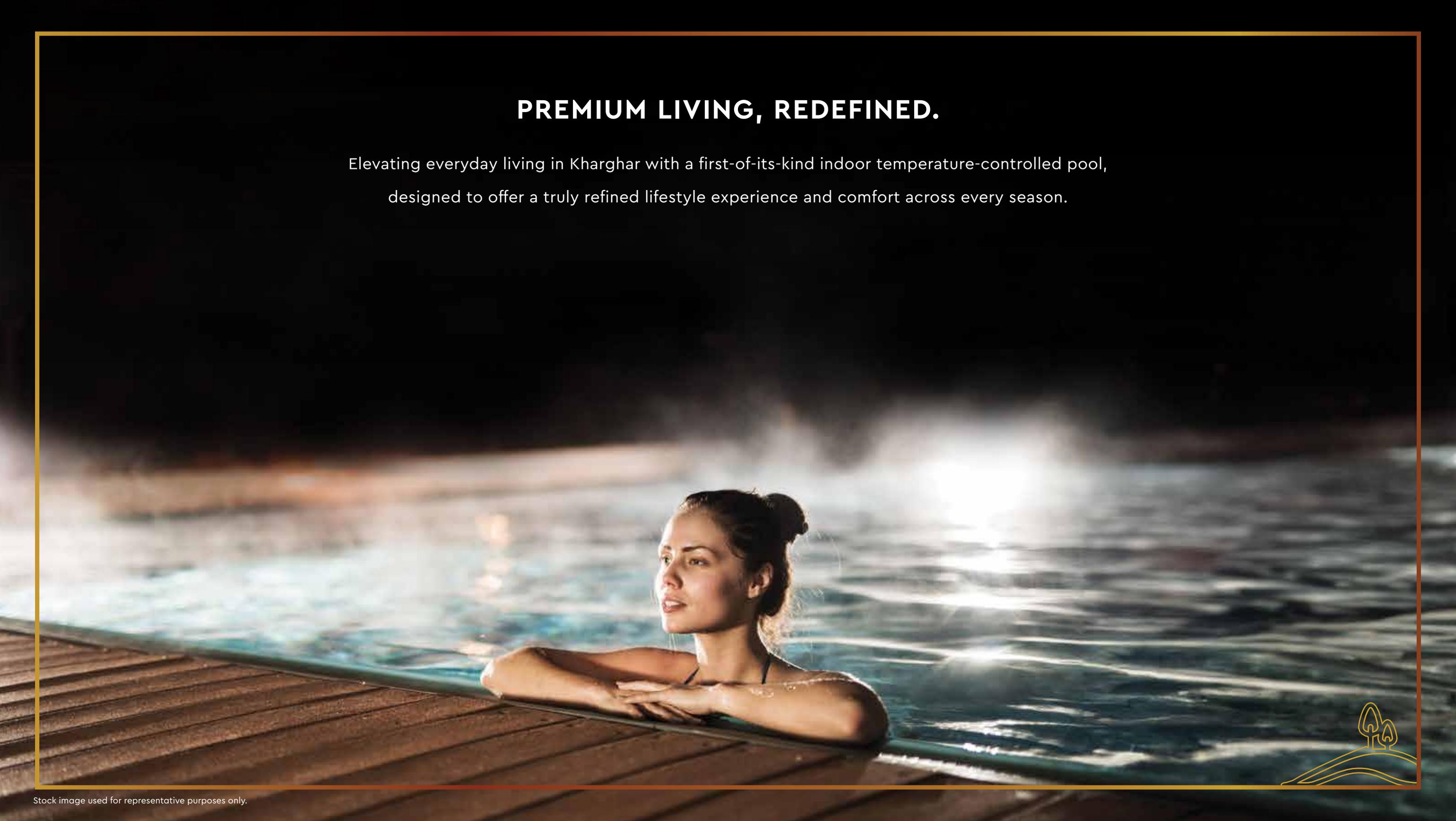
One of the largest open  
Podiums in Kharghar



Actual Shot

## PREMIUM LIVING, REDEFINED.

Elevating everyday living in Kharghar with a first-of-its-kind indoor temperature-controlled pool, designed to offer a truly refined lifestyle experience and comfort across every season.



# THE ART OF MOVEMENT



## Multisports Court

A versatile multisports court designed for padel, badminton and pickleball enthusiasts.

## Half Basketball Court

A thoughtfully scaled half basketball court for casual games and quick workouts.



## Swimming Pools

Multiple pools crafted for laps, leisure and relaxed family time.



## Net Cricket

Dedicated net cricket practice spaces for focused training and everyday play.



# WELLNESS, THOUGHTFULLY CRAFTED



Stock image used for representative purposes only.

## Zen Courtyard in the Club

Quiet, contemplative courtyards designed for stillness, balance and mindful pauses.



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## Reflexology Path

A reflexology path that reconnects mind and body through gentle, natural movement.

## Wellness Spa

A serene leisure and spa experience designed for deep relaxation and mindful unwinding.



Stock image used for representative purposes only.

## Themed Gardens

Curated garden landscapes that offer varied moods, colours and moments of quiet retreat.



Stock image used for representative purposes only.



## AN ADDRESS THAT BELONGS

Kharghar today stands complete – green, connected and confidently evolved.  
A new landmark emerges here. It reflects what already makes the address exceptional.



Stock image used for representative purposes only.

