



GODREJ SOUTH ESTATE

SOUTH DELHI

Godrej | PROPERTIES



A PROUD **122**-YEAR LEGACY OF TRUST



Actual site photograph - Godrej One

A cutting-edge sense of design gives shape to everything we build.

Some of our premium projects in India are The Trees, Godrej One, Godrej Reflections, Godrej Golf Links and Godrej Meridien.



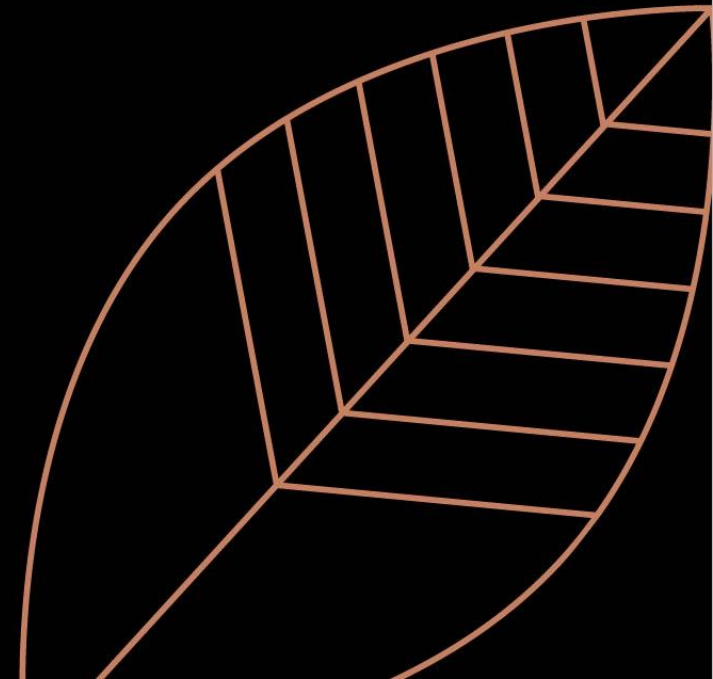


GODREJ PROPERTIES RANKED THE MOST TRUSTED REAL ESTATE BRAND IN INDIA.

TRUST RESEARCH ADVISORY'S BRAND TRUST REPORT 2019

Source : Business Standard article - "Godrej Masterbrand Along With Four Other Godrej Brands Ranked as the Most Trusted Brands of India by Trust Research Advisory's Brand Trust Report 2019" in June 11, 2019.

INDIA'S MOST TRUSTED DEVELOPER
NOW ARRIVES AT
THE NATIONAL CAPITAL - DELHI





GODREJ PROPERTIES'
FIRST EVER PROJECT
IN SOUTH DELHI

ONE OF THE TALLEST* RESIDENTIAL
HIGH-RISE IN SOUTH DELHI
WITH A STATURE
THAT TOWERS ABOVE EVERYTHING.



A landmark address in
the National Capital



Thoughtfully designed
living spaces



Transforming the
South Delhi skyline



Lush, green landscaping
and manicured lawns



Purer air both
indoors and outdoors*



Top-grade
5-tier security



Clubhouse with
a luxurious spa



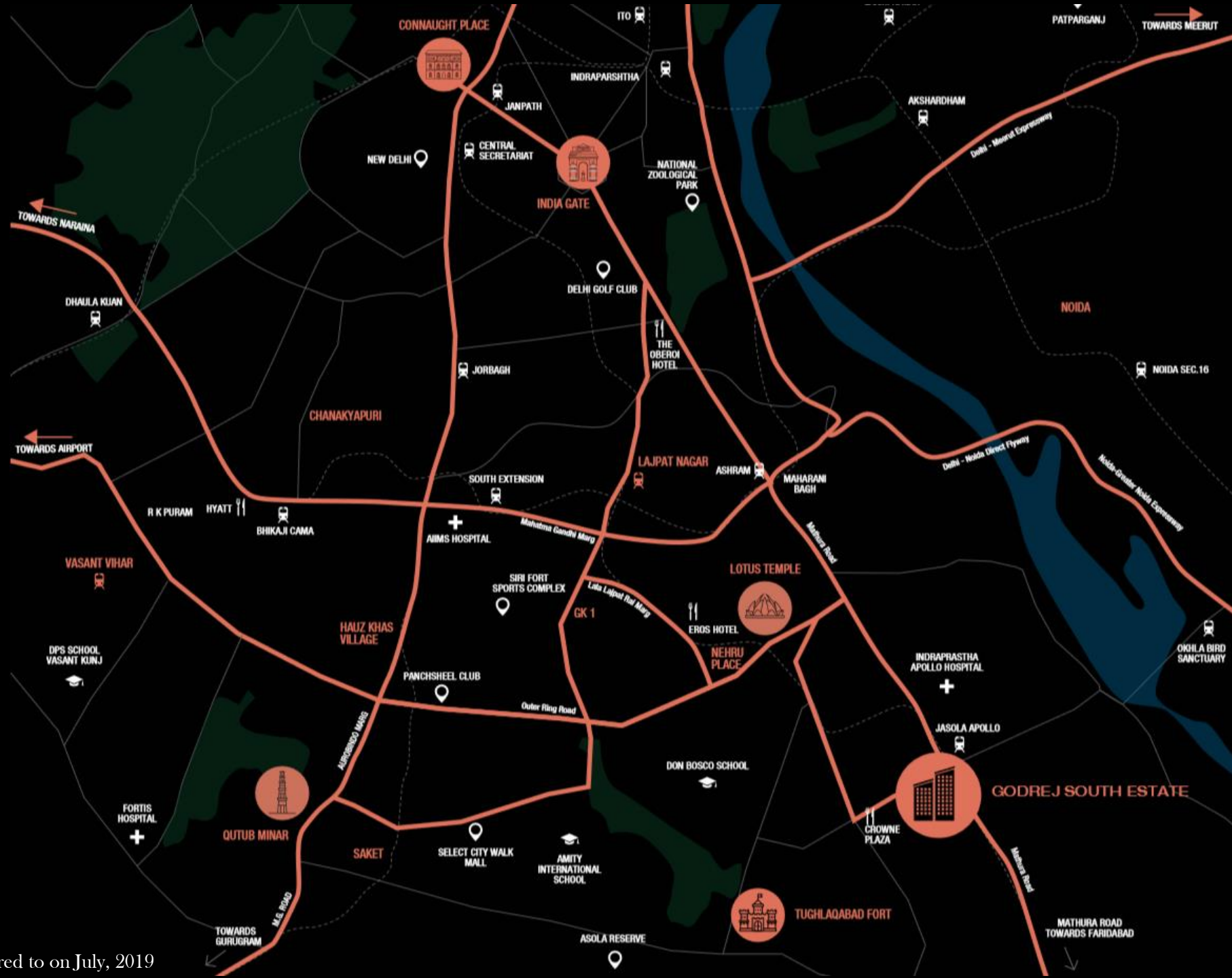
Residences

*Through FMAP and MFFA System (Filter-less Magnetic Air Purification provided in every Unit & Mechanical Filter-less Fresh Air Systems provided in the landscape area)



A LANDMARK
ADDRESS IN THE
NATIONAL CAPITAL

Stock images for representation purpose only.



Source: Google Maps, as referred to on July, 2019



Stock images for representation purpose only.

CONNECTIVITY THAT'S UNPARALLELED

There are many connecting roads that are the lifelines of Delhi. And all these roads in close proximity to this address, work towards bringing the city a whole lot closer to you.

Some of these arterial roads are the Ring Road, Outer Ring Road, Mathura Road and DND.



HISTORICAL LANDMARKS OF SOUTH DELHI



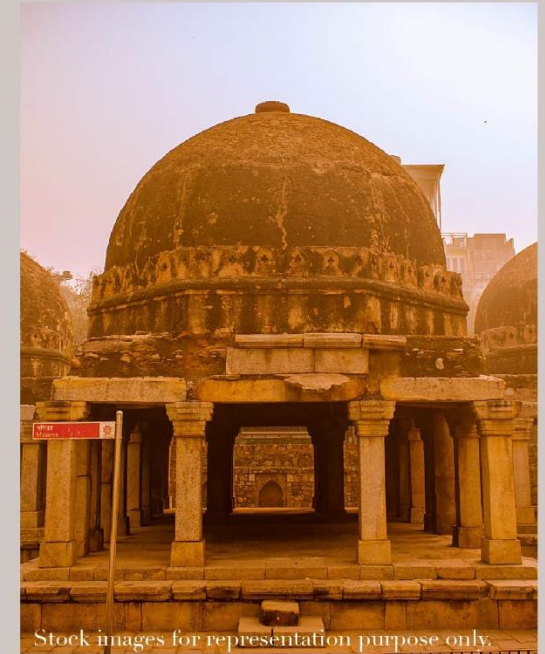
Lotus Temple



Qutub Minar



Tughlaqabad Fort



Hauz Khaz Village

THE SOCIAL LANDMARKS OF SOUTH DELHI



South Extension



Panchsheel Club



Epicuria - Nehru Place



GK Market



Siri Fort Sports Complex



Select Citywalk



Delhi Golf Club



Emporio



NFC



Chanakya Mall



A LANDMARK THAT'S WELL CONNECTED

Godrej South Estate is a place that has great social infrastructure around.

Out here, there's always easy connectivity to places like Connaught Place, Noida and Faridabad.



THOUGHTFULLY DESIGNED
LIVING SPACES

THOUGHTFUL BY DESIGN

This is a landmark that takes inspiration from the many historical landmarks in Delhi, while staying contemporary in terms of design.

Design partners of international repute have come together to design this landmark that's truly one-of-a-kind.



Stock images for representation purpose only.



Stock images for representation purpose only

THE CONCEPT ARCHITECTS

Perkins Eastman

A renowned American architecture and design firm that has been established in 1981.

They have delivered several notable buildings in a wide range of specialised project types: Civic & Cultural, Healthcare, Residential, Office & Retail etc.

THE PROJECT ARCHITECTS

Urban Architecture Works, New Delhi.

Urban Architecture Works is an established and reputed firm that specialises in the practice of Architecture and Urbanism.

The partners of the firm have designed and completed many award winning and significant projects all over the country.

Their understanding brings very human values to the environments they build.



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Resort in Dominica

LANDSCAPE CONSULTANTS

Integral Designs, New Delhi

Established in 1994, it works to provide high quality sustainable landscapes.

With many breath-taking spaces designed across the years, the expertise from the house of Integral Designs International Studio is what goes into curating the landscaping around you.

A MARQUEE LANDMARK
IN MAKING



Since historic times, marquee buildings form a deep rooted landmark in the city, both in physical and aesthetic form, much like the Qutub Minar.

Bring together the stories from the past and integrate it seamlessly with modern day sensibilities to redefine the skyline of South Delhi.

UNINTERRUPTED VIEWS

As one of the tallest residential property at 96 metres in South Delhi, you will enjoy an uninterrupted view of the picturesque skyline of South Delhi.

There are only 4 towers* in the premises, so nothing interrupts your views.

From here, you'll have access to great views. Be it the view of the bustling city of South Delhi or the greenery around, with Tughlaqabad Fort#





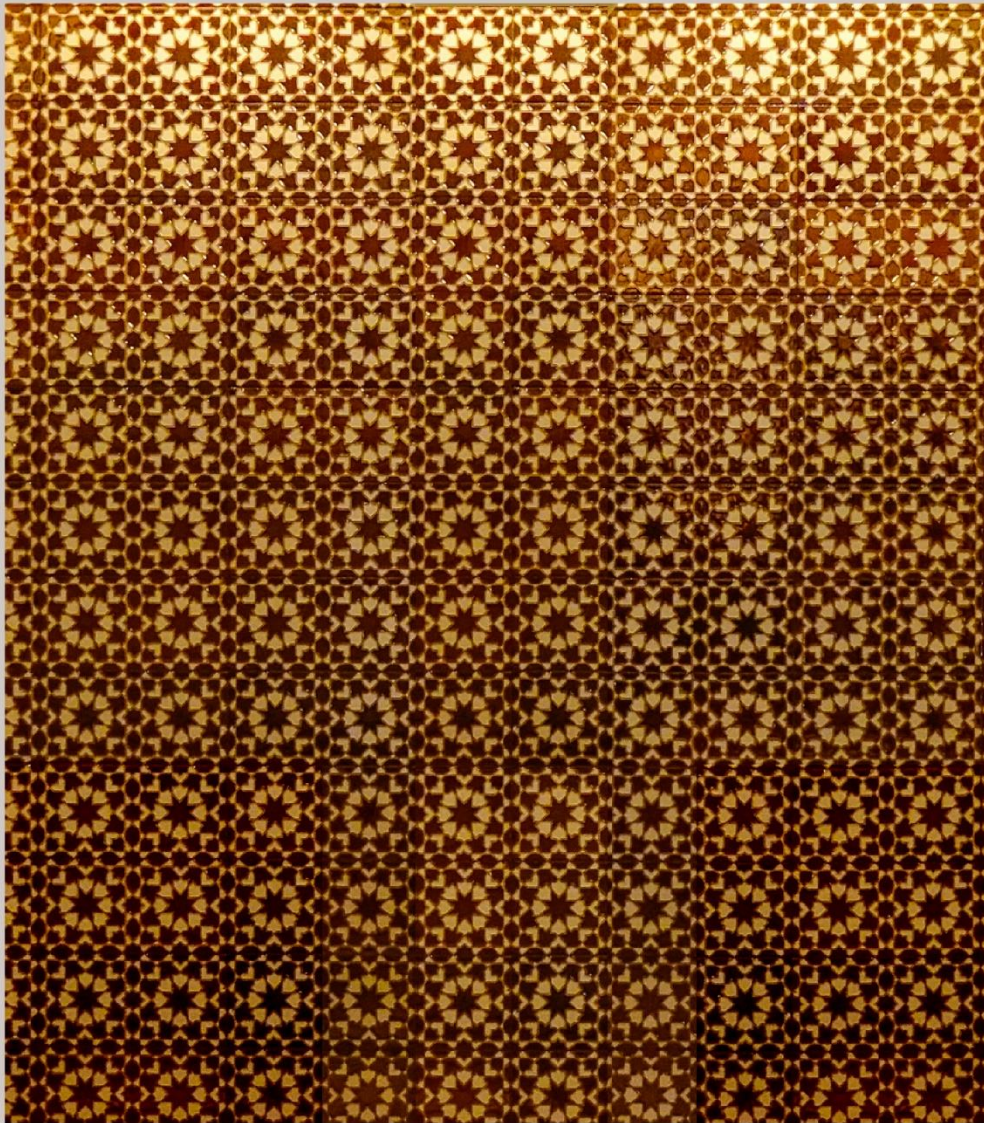
THE DESIGN IN DETAIL

DESIGNS THAT INSPIRES THE MANY INTRICACIES OF OUR FACADE

The traditional carving of intricate ornamental patterns in a jaali form have always held an important place in Mughal architecture.

Its intricacies serve as an illustration of many significant historical events and can be seen etched in remarkable Mughal landmarks.





Today, this very same intricate traditional design has been crafted for modern day sensibilities, and is now a part of your home at Godrej South Estate.

Contemporized with a modern metal screen.

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INSPIRED BY THE CROWN FROM THE LIKES OF CHRYSLER BUILDING, NY



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Stock images for representation purpose only.



THE LUXURY OF A PRIVATE GARDEN*

*One private garden for the entire project.

Godrej South Estate is inspired by a tropical landscape that's often found in resorts, a rarity in the city of South Delhi.



Artist's Impression, Not an actual site photograph

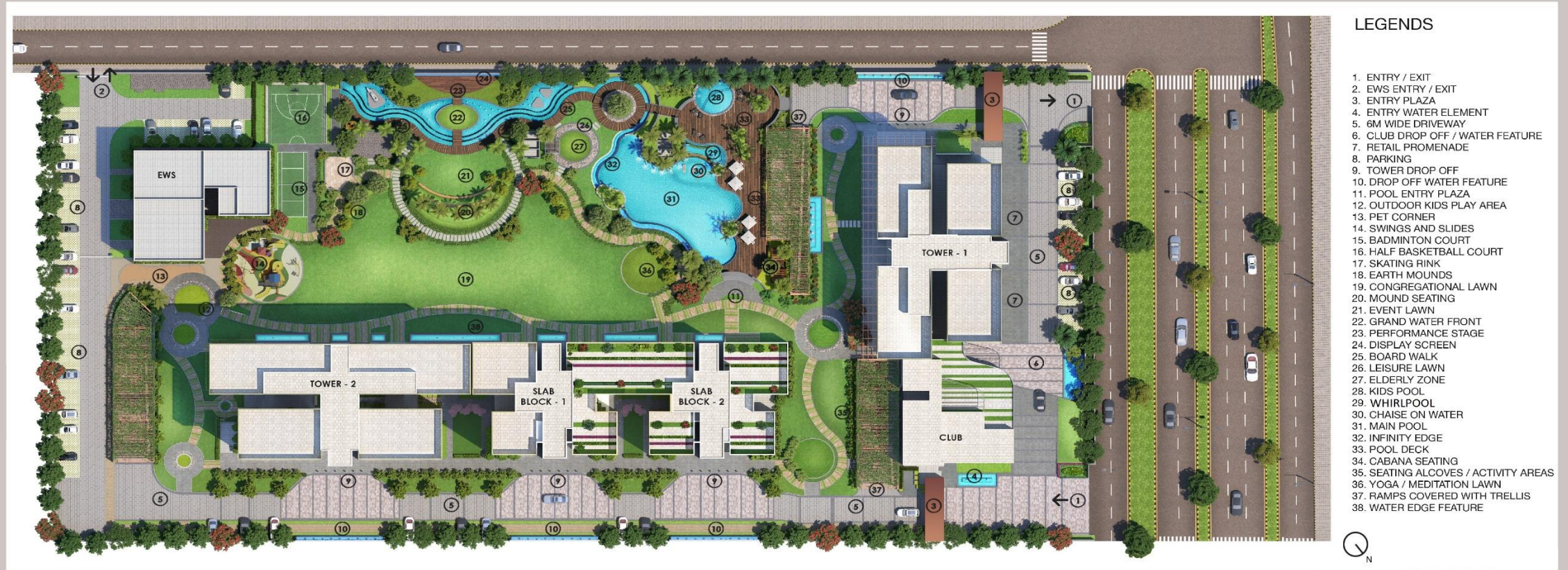
An artistic rendering of a modern, multi-story building entrance. The facade features light-colored stone cladding with vertical decorative panels in a copper finish. The entrance is framed by a dark wood canopy with a copper finish. A central glass door is flanked by two glass wings. A black luxury car is parked on the right, and several people are visible near the entrance. The scene is set at dusk or dawn, with warm lighting from the building and surrounding trees.

ENTER THE WORLD OF LANDMARK LUXURY

Iconic stone-cladding inspired from the Dholpur stones in the Rashtrapati Bhavan
Double-heighted lobby with a classy copper finish, Italian marble flooring and high-speed elevators

MASTER PLAN

MASTER PLAN



LEGENDS

1. ENTRY / EXIT
2. EWS ENTRY / EXIT
3. ENTRY PLAZA
4. ENTRY WATER ELEMENT
5. 6M WIDE DRIVEWAY
6. CLUB DROP OFF / WATER FEATURE
7. RETAIL PROMENADE
8. PARKING
9. TOWER DROP OFF
10. DROP OFF WATER FEATURE
11. POOL ENTRY PLAZA
12. OUTDOOR KIDS PLAY AREA
13. PET CORNER
14. SWINGS AND SLIDES
15. BADMINTON COURT
16. HALF BASKETBALL COURT
17. SKATING RINK
18. EARTH MOUNDS
19. CONGREGATIONAL LAWN
20. MOUND SEATING
21. EVENT LAWN
22. GRAND WATER FRONT
23. PERFORMANCE STAGE
24. DISPLAY SCREEN
25. BOARD WALK
26. LEISURE LAWN
27. ELDERLY ZONE
28. KIDS POOL
29. WHIRLPOOL
30. CHAISE ON WATER
31. MAIN POOL
32. INFINITY EDGE
33. POOL DECK
34. CABANA SEATING
35. SEATING ALCOVES / ACTIVITY AREAS
36. YOGA / MEDITATION LAWN
37. RAMPS COVERED WITH TRELLIS
38. WATER EDGE FEATURE



Artist's Impression. Not an actual site photograph

UNINTERRUPTED VIEWS OF THE TROPICAL LANDSCAPE

Artist's Impression. Not an actual site photograph



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Artist's Impression. Not an actual site photograph.

LUXURY OF A PRIVATE PARK*

*One private park for the entire project.



A LANDMARK DRAPED IN SHADES OF BLUE & GREEN

With a delicate play of sprawling green and deep blues, we have created a harmonious intersection of both ornate water bodies and lush landscaping.



INTRODUCING ONE OF THE TALLEST* RESIDENTIAL TOWERS IN SOUTH DELHI

Artist's Impression. Not an actual site photograph

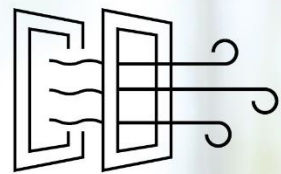
*Based on RERA Registered residential projects in South Delhi as on 30.08.2019



A COPPER CROWN IN THE SOUTH DELHI SKYLINE

A landmark crown illuminated in shades of copper
Metal jaali running through the length of the facade
An iconic elevation to form a landmark for years to come





AIR THAT'S
A CUT ABOVE THE REST





Stock images for representation purpose only.

PURER AIR INDOORS

A special Filter-less Magnetic Air Purification (FMAP) System keeps a check on the pollution levels while filtering out impurities and pumping in fresh air through out the day within your home.*

FMAP system is being provided in every apartment. The images of furniture, fittings, specifications etc shown are only for illustrative and indicative purposes and are not included in unit specifications. The unit is being provided bareshell.



PURER AIR OUTDOORS

The entire gated community will be lined with lush oxy-rich plants that filter the air around you and keep it fresh, at all times.

Air Purifiers with advanced Mechanical Filter-less Fresh Air (MFFA) System will be installed across the entire landscape.



A LANDMARK
OF SECURITY



Stock images for representation purpose only.

SECURITY AT THE PERIPHERY

Here, security greets you right at the entrance.

Security features such as laser beams through the periphery and perimeter fencing with iron spirals on top of the walls.

Automated boom barriers and bollards at both entrance and exit points.





LANDMARK SECURITY AT THE PROJECT LEVEL

A smart Vehicle Management System, under car scanner and IP based CCTV cameras for security at the main gate, kids play area and tower lobby.

Biometric monitoring and a mobile application to manage security.

24x7 vigilant night guards and dog patrol across the perimeter of the project.

The security at the basement is well-equipped with boom barriers, access control and CCTV.

Smart delivery boxes within the project for security.





SECURITY THAT SAYS WELCOME TO THE CLUB

At Godrej South Estate, a sense of security extends itself across every part of the property, including the clubhouse.

A life guard at the swimming pool during pool functioning hours

Access into the clubhouse through face-detection technology

Stock images for representation purpose only.





Stock images for representation purpose only.

THE TOWER OF LANDMARK SECURITY

At Godrej South Estate there's an ever present sense of security at every single tower.

Face detection technology for easy access into the tower lobby and CCTV in the tower lobby for every floor.

Passcode verification process at the tower level





Stock images for representation purpose only.

WHERE SECURITY ALWAYS FEELS AT HOME

At Godrej South Estate, the safety features within every home set a new landmark when it comes to security.

Smart video door phone & a 4-in-1 smart door lock in place for biometric, code, card and key access



A man in a blue suit is walking in a parking garage. He is holding a car key in his right hand. In the background, a white car is parked. The scene is lit with warm, golden light from the right side, creating a dramatic atmosphere. The parking garage has concrete pillars and overhead pipes.

EVEN THE PARKING HERE IS A CLASS APART.

At Godrej South Estate, there's always enough space for parking for residents, no matter what time it is.



Stock images for representation purpose only.

WHERE THE WELCOMES ARE ALL ABOUT THE DETAILS

A spectacular sight of the intricate copper facade greets you as soon as you enter the front gate. Consequently, creating a unique entry experience at the drop off.





BOUTIQUE CLUBHOUSE



Artist's Impression. Not an actual site photograph

A LANDMARK OF INDULGENCE

A massive boutique club with 4-levels dedicated to the most modern of indulgences that are second to none.

Here, the glass façade with a copper finish is the unique identifier of this homage to leisure.



A high-angle photograph of a woman with long brown hair, wearing a white tank top and olive green shorts, lying on a beige lounge chair. She is wearing sunglasses and holding a drink with an orange slice. An open book is on the chair next to her. The lounge chair is on a blue mosaic tile deck next to a swimming pool with clear blue water. The pool deck is made of large, light-colored stone tiles. A thick black diagonal line runs across the image from the top left to the bottom right.

A CLUBHOUSE THAT CELEBRATES INDULGENCE

The boutique club at Godrej South Estate has a lot to offer - a gym, spa, swimming pool, state-of-the-art outdoor sports area and many other avenues of recreation.



While away your evenings with a relaxing dip in the grand pool, where you can put aside the cares of the world.

Artist's Impression. Not an actual site photograph

A young child with dark, curly hair is smiling and floating in a bright blue pool. The child is wearing red heart-shaped sunglasses and a red bikini top. They are supported by a large, bright orange inflatable ring. The water is clear and shows ripples around the child. The overall scene is bright and cheerful, representing a fun day at a kids' play pool.

Children can play for hours on end
in the kids play pool.



The multi-purpose hall comes with a stage and a buffet area designed to let you celebrate life to the fullest.

Stock images for representation purpose only.





THIS IS A PLACE WHERE
EVERYTHING IS DESIGNED
TO LOOK AFTER YOU.



Luxury Spa and Sauna



Gymnasium



Yoga Deck



Meditation Zone

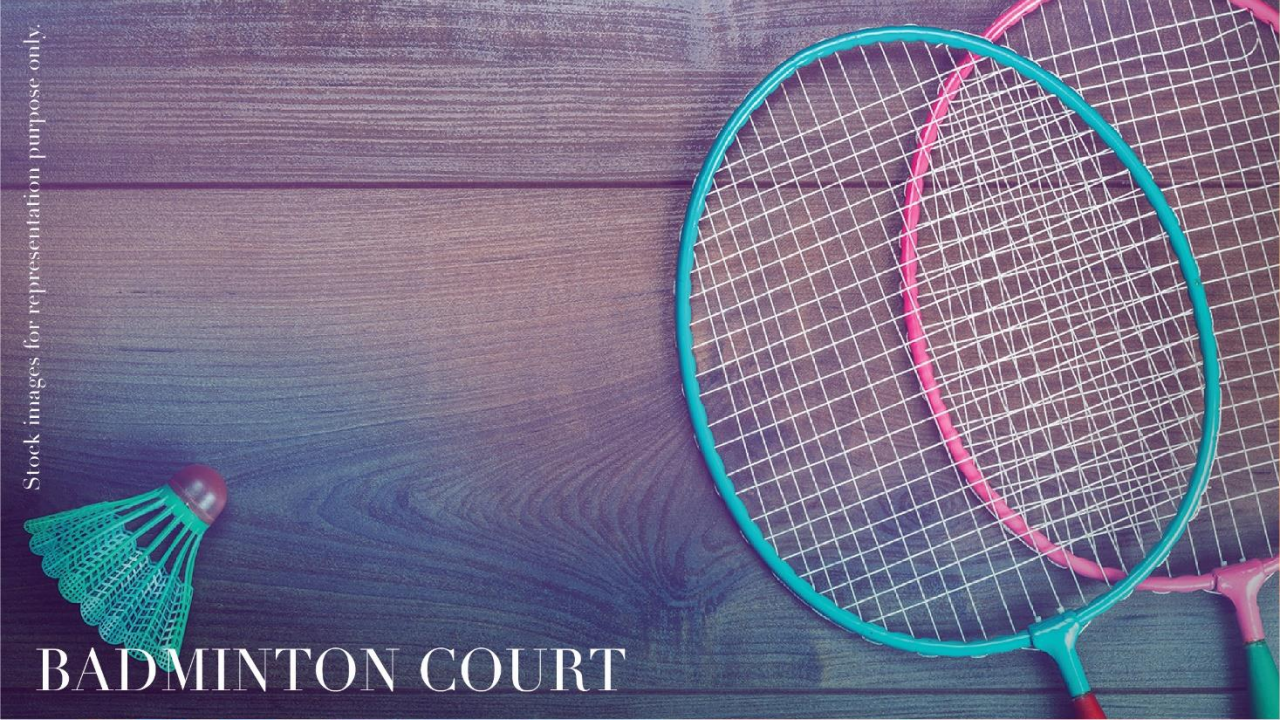
ENTERTAINMENT ZONE

Indulge in a variety of games without setting foot out of the premises.



Kids' Play Area | Gaming Zone





BADMINTON COURT



HALF BASKETBALL COURT

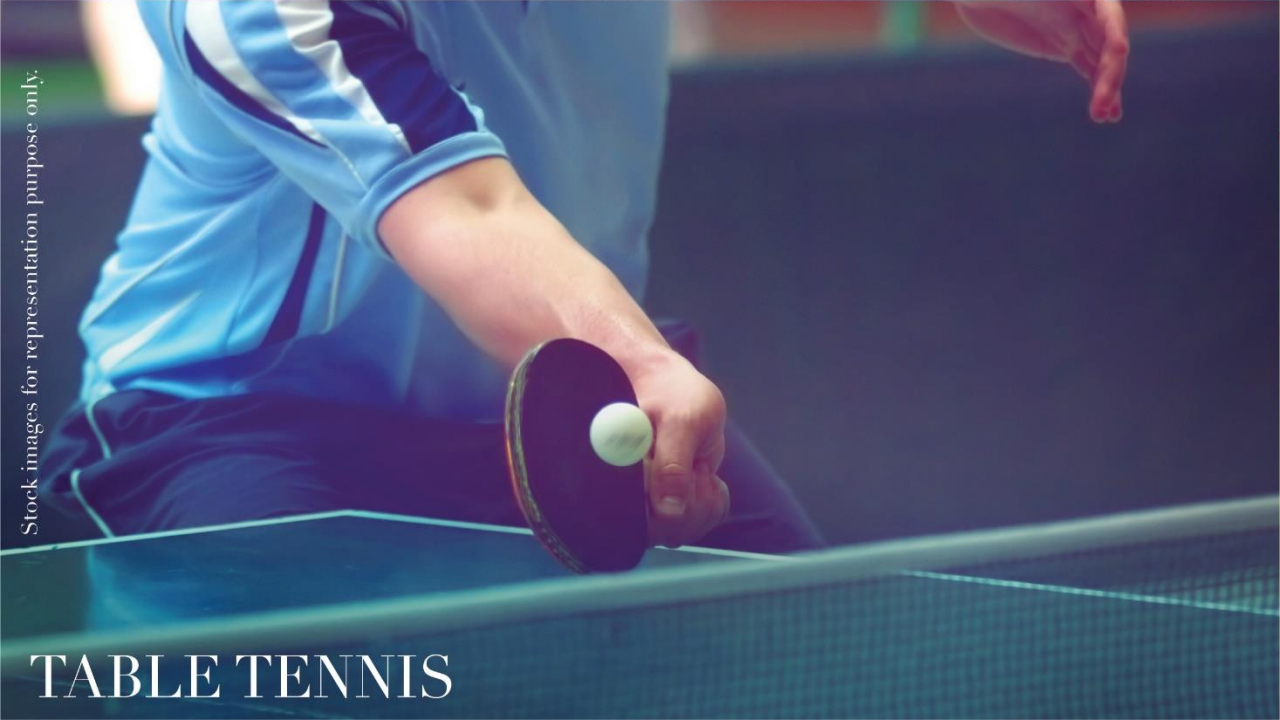


TABLE TENNIS




SQUASH COURT

Stock images for representation purpose only.

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Stock images for representation purpose only.

Stock images for representation purpose only.

A close-up photograph of two hands shaking in a firm grip. The hands are positioned in the center of the frame, with the fingers interlocked. The background is a soft, out-of-focus light blue and white, suggesting an indoor setting. The lighting is bright and even, highlighting the texture of the skin and the details of the handshake.

**ALL THIS AND MUCH MORE
IS IN PLACE TO GIVE YOU A TRUE
LANDMARK LIVING EXPERIENCE**

Stock images for representation purpose only.

QUINTESSENTIALLY GROUP AT YOUR BECK AND CALL.

Quintessentially, a luxury lifestyle management service will always be around with concierge services to take care of your every need.



As per terms and conditions of service. Membership is subject to renewal from time to time.



RETAIL SHOPPING AT YOUR CONVENIENCE

Stock images for representation purpose only.





RESIDENCES



Artist Impression. Not an actual site photograph.

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A modern walk-in closet featuring a long row of glass-fronted wardrobes with white drawers and shelves. The wardrobes are filled with various clothing items, including jackets, blouses, and dresses. Two green cylindrical ottomans are positioned in the center of the closet. The floor is covered in a light-colored, patterned carpet. The ceiling has recessed lighting, and a wooden door is visible at the end of the closet.

WALK-IN CLOSET

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MASTER BATHROOM

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EXPANSIVE DECKS WITH EVERY LIVING ROOM



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GLASS RAILINGS FOR BALCONIES



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UNIT DETAILS

Typology	Total RERA Area in square meter
2BHK	90.70
2BHK + Study	134.38/ 134.21
3BHK	166.14
4BHK + Utility	233.97

PAYMENT DETAILS

Beneficiary's Name	Godrej Vestamark Phase-1
Beneficiary's Account No.	50200040116681
Bank Name	HDFC Bank Ltd
Branch Name	Splendour Trade Tower, Sector 65, Gurugram
Bank Address	Splendour Trade Tower, Sector 65, Gurugram
Swift Code	HDFCINBB
IFSC Code	HDFC0003676

LIVE THE LANDMARK

RERA Registration No. DLRERA2019P0003 . Building Plan vide ID No. 10048575 Dated 30.04.2019. www.rera.delhi.gov.in

Site Address: Plot No.B-319, Okhla Industrial Area, Phase-I, New Delhi

Godrej South Estate ("Project") is being developed by Godrej Vestamark LLP. 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 images of furniture, fittings, specifications shown herein are artist's impressions and the details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the project. The unit is being provided bareshell. *Govt. charges/EDC/IDC/Lease rent/applicable taxes extra. T&C Apply. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website.