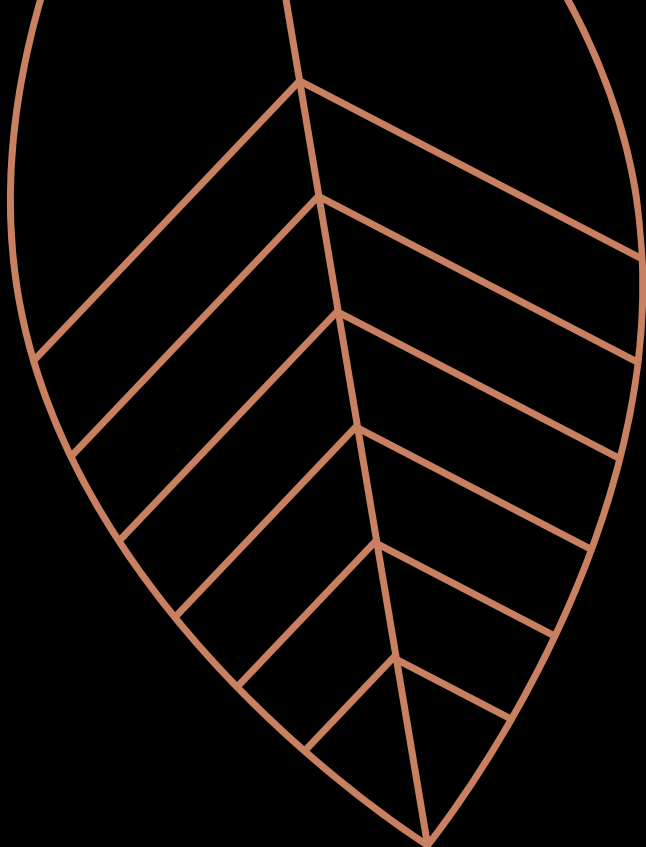




GODREJ SOUTH ESTATE

SOUTH DELHI

Godrej | PROPERTIES



A PROUD **127**-YEARS LEGACY OF TRUST



Actual site photograph - Godrej One



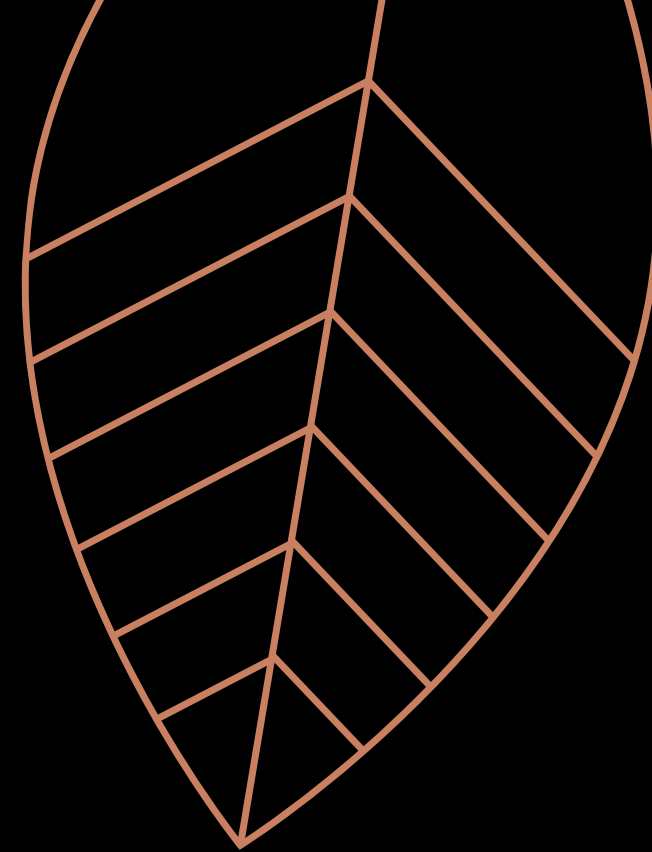
A cutting-edge sense of design gives shape to everything we build.

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 : As per 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



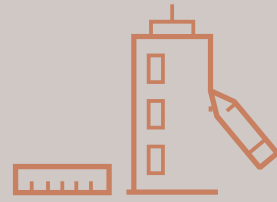


GODREJ PROPERTIES' FIRST EVER PROJECT IN SOUTH DELHI

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



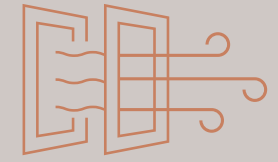
A landmark address in
the National Capital



Thoughtfully designed
living spaces



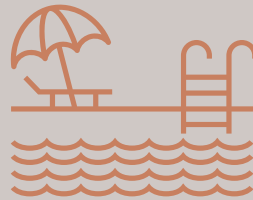
Transforming the
South Delhi skyline



Purer air both
indoors and outdoors*



Lush, green landscaping
and manicured lawns



Clubhouse with
a luxurious spa



Top-grade
5-tier security



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.





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



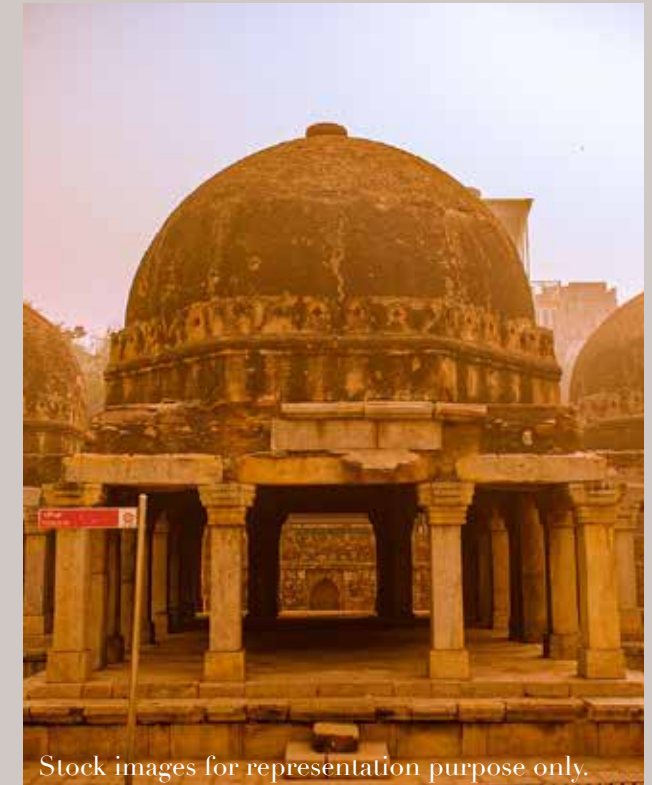
Lotus Temple



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



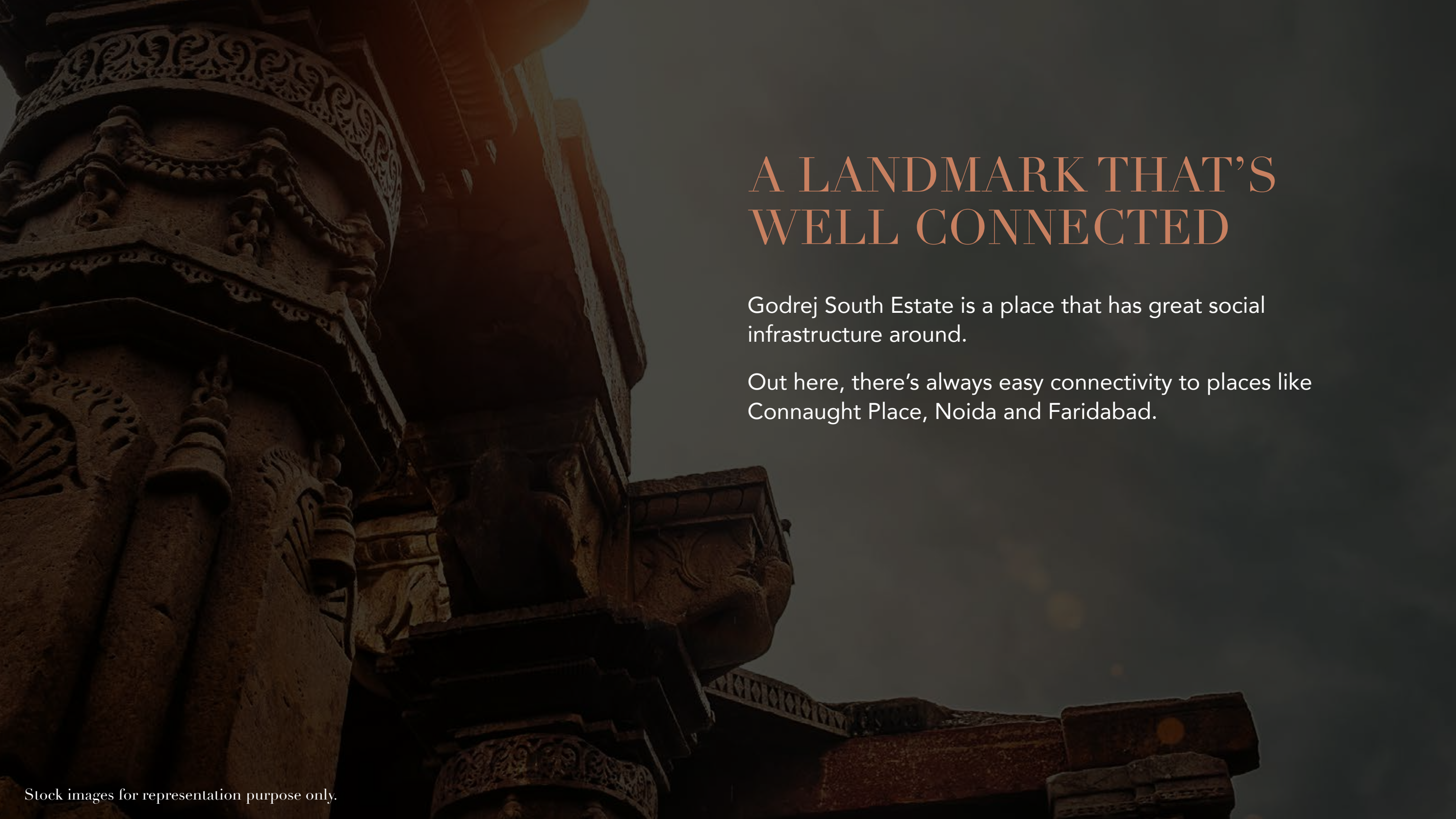
Emporio



NFC



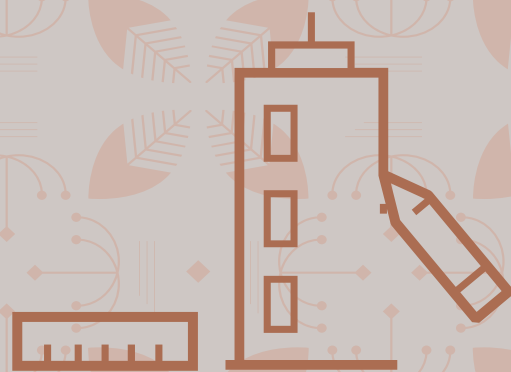
Chanakya Mall



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.



Stock images for representation purpose only.



Resort in Dominica

Stock images for representation purpose only.

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 properties at 120 metres in South Delhi, you will enjoy an uninterrupted view of the picturesque skyline of South Delhi.

There are only 5 towers* (SB1/SB2/T2/T1/EWS) 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

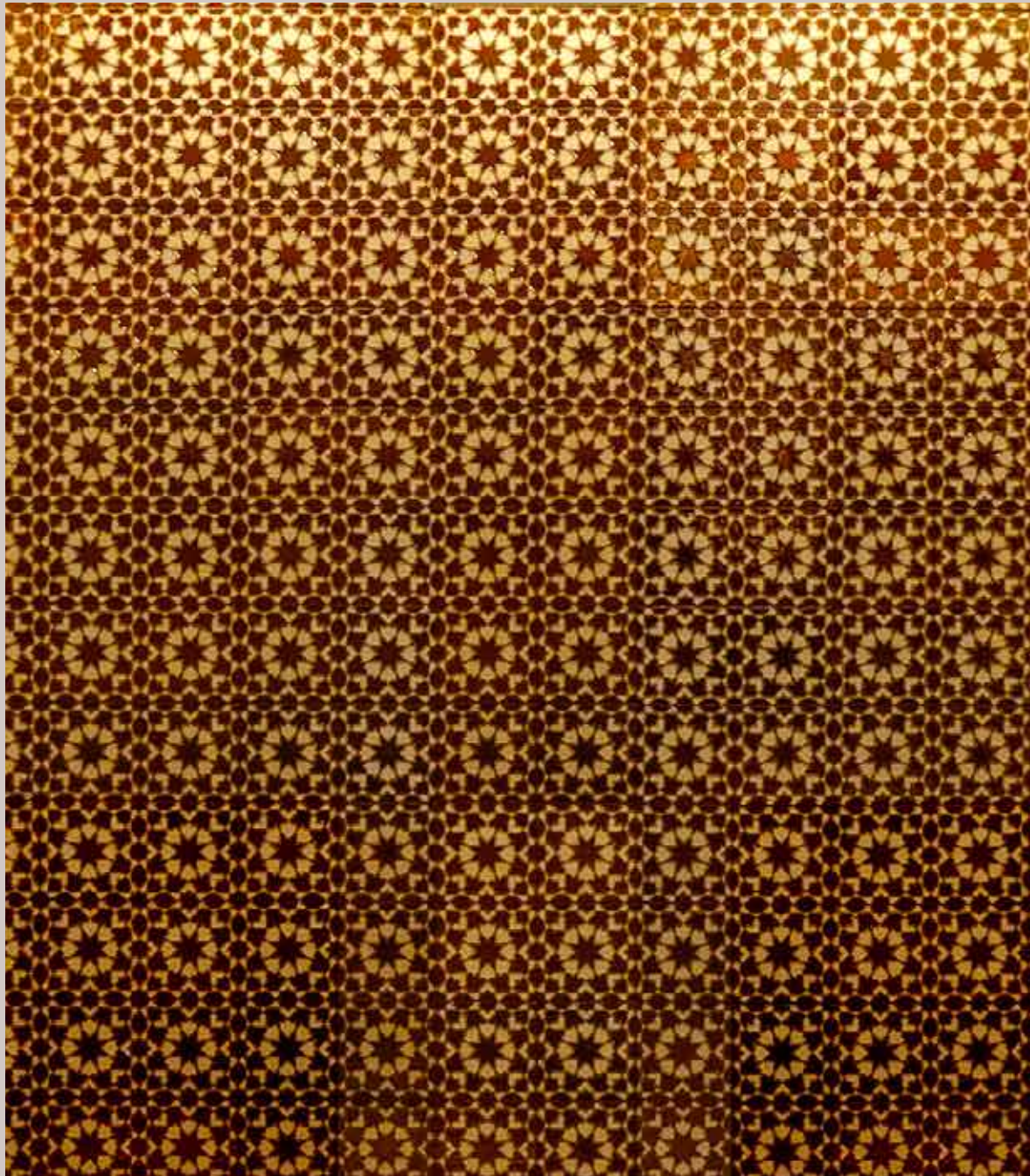
Stock images for representation purpose only.

DESIGNS THAT INSPIRE 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.

Stock images for representation purpose only.

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



Stock images for representation purpose only.



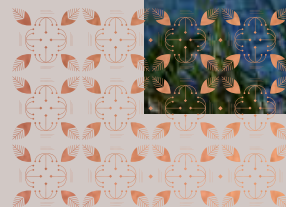
Stock images for representation purpose only.



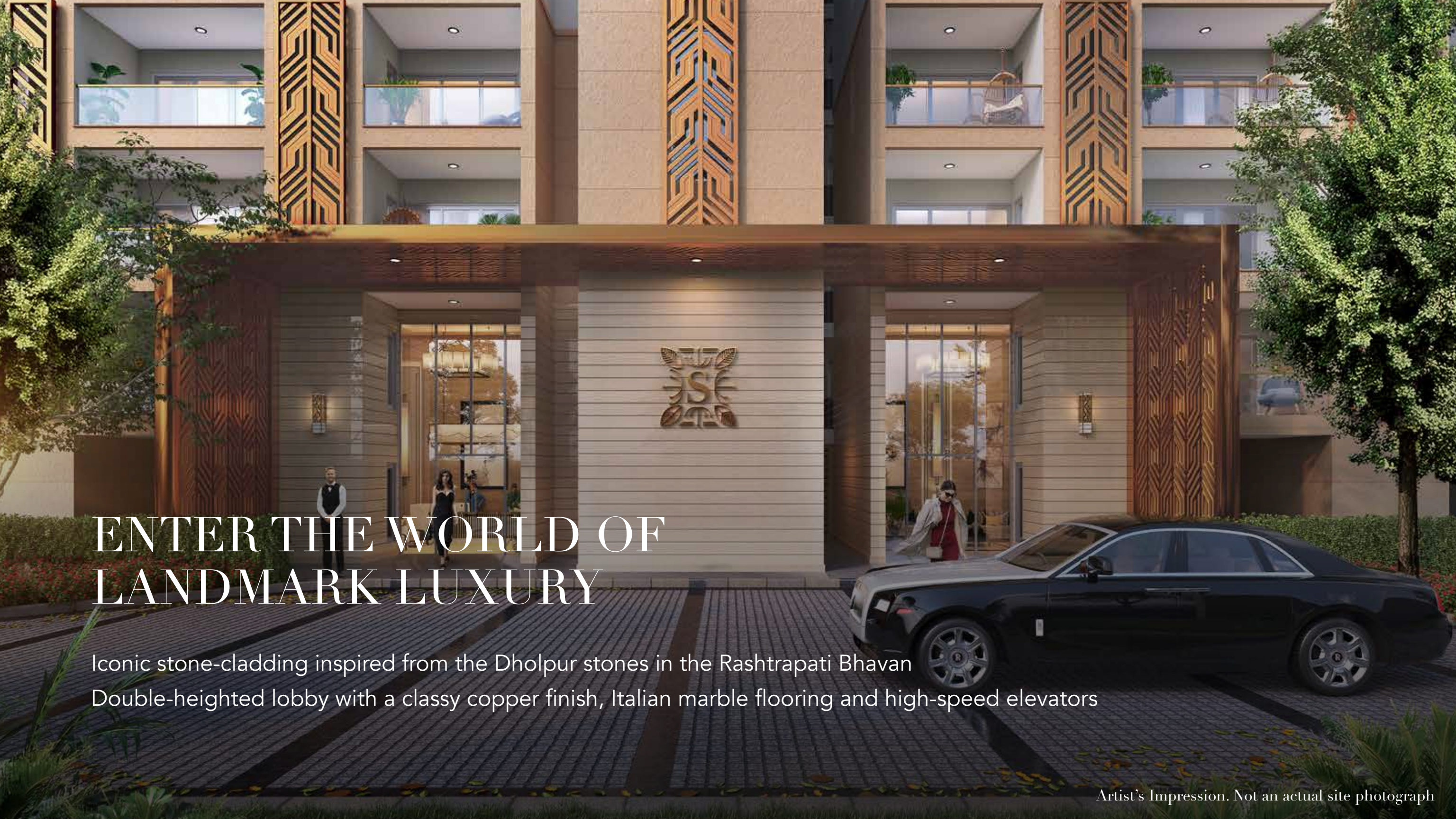
THE LUXURY OF A PRIVATE GARDEN*

*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 South Delhi.



Artist's Impression, Not an actual site photograph

An architectural rendering of a modern, multi-story building entrance at night. The building features a facade of light-colored stone cladding with vertical decorative panels in a geometric pattern. The entrance is a double-height lobby with large glass doors and a copper finish. A black Bentley Continental GT is parked on the right. Several people are visible near the entrance, including a man in a tuxedo and a woman in a black dress. The scene is illuminated by warm interior and exterior lighting, with trees and landscaping on either side.

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

Artist's Impression. Not an actual site photograph

MASTER PLAN

MASTER PLAN

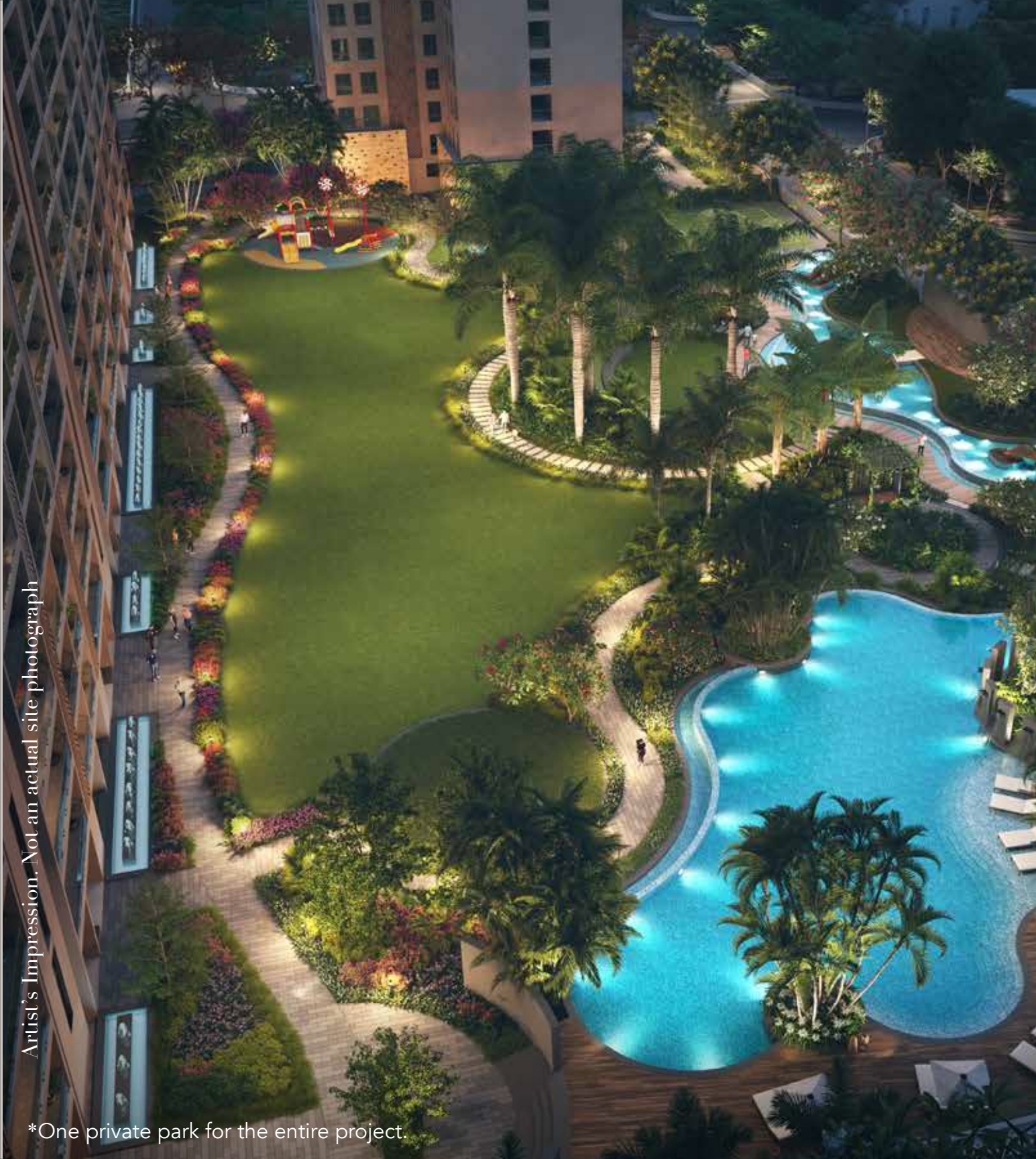


Artist's Impression. Not an actual site photograph

UNINTERRUPTED VIEWS OF THE TROPICAL LANDSCAPE

Artist's Impression. Not an actual site photograph

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. Outside project view is from select units only.



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



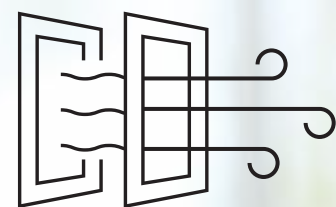
A COPPER CROWN IN THE SOUTH DELHI SKYLINE

A landmark crown illuminated in shades of copper

Metal jaali running through the length of the facade

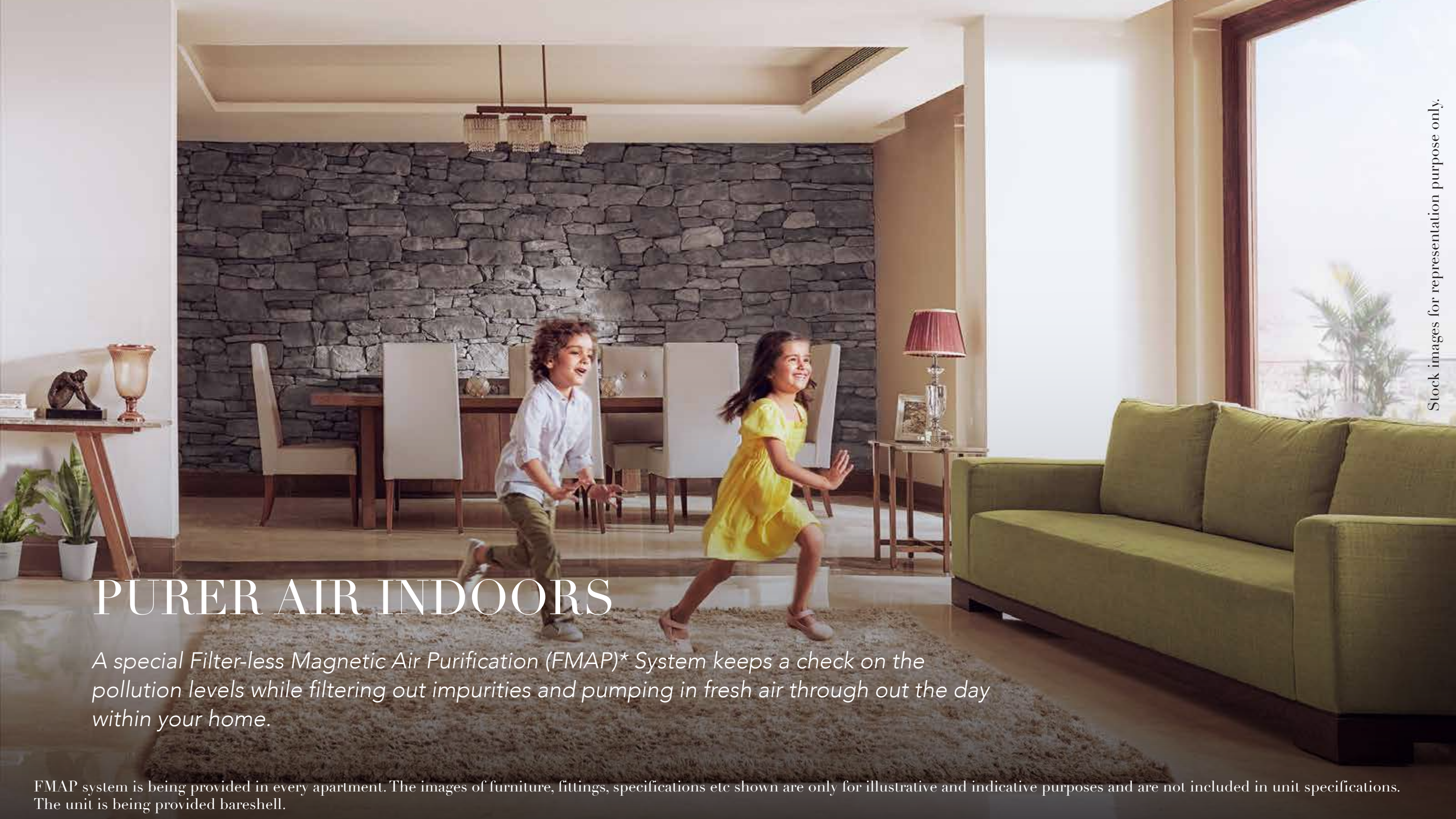
An iconic elevation to form a landmark for years to come





AIR THAT'S
A CUT ABOVE THE REST





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.

Stock images for representation purpose only.



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



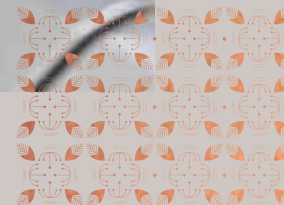
Stock images for representation purpose only.

SECURITY AT THE PERIPHERY

Here, security greets you right at the entrance.

Security features such as solar 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.





Stock images for representation purpose only.

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.





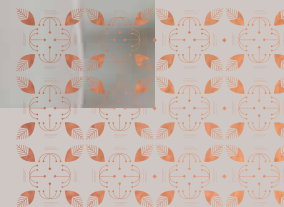
SECURITY THAT SAYS WELCOME TO THE CLUB

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



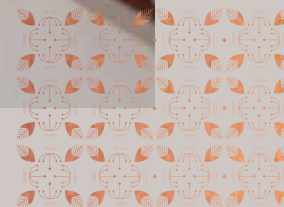


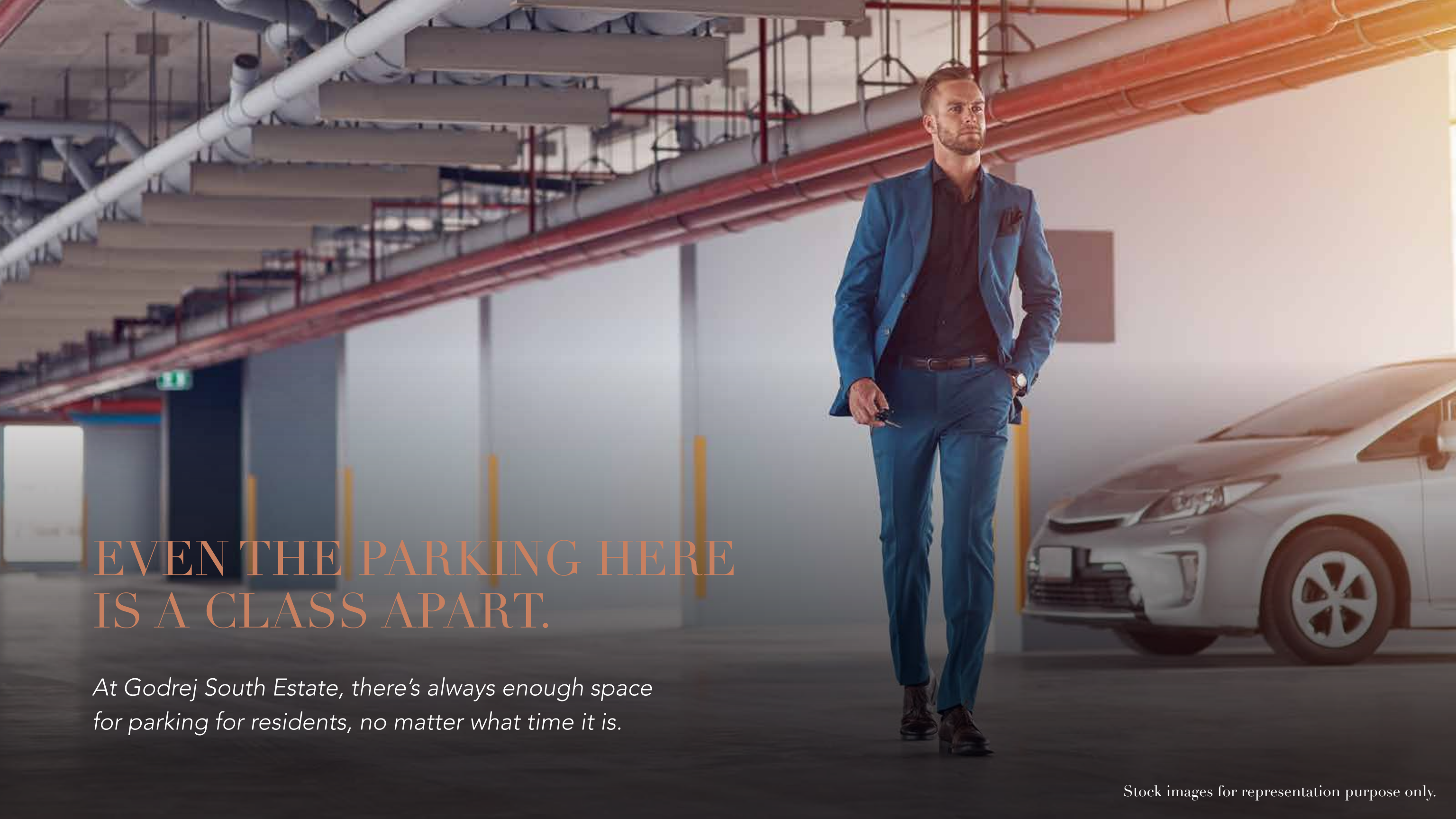
Stock images for representation purpose only.

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 and black shirt is walking towards the camera in a parking garage. He is holding a set of keys in his right hand. In the background, a white car is parked. The garage has concrete pillars and overhead pipes. The lighting is warm, suggesting sunset or sunrise.

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.

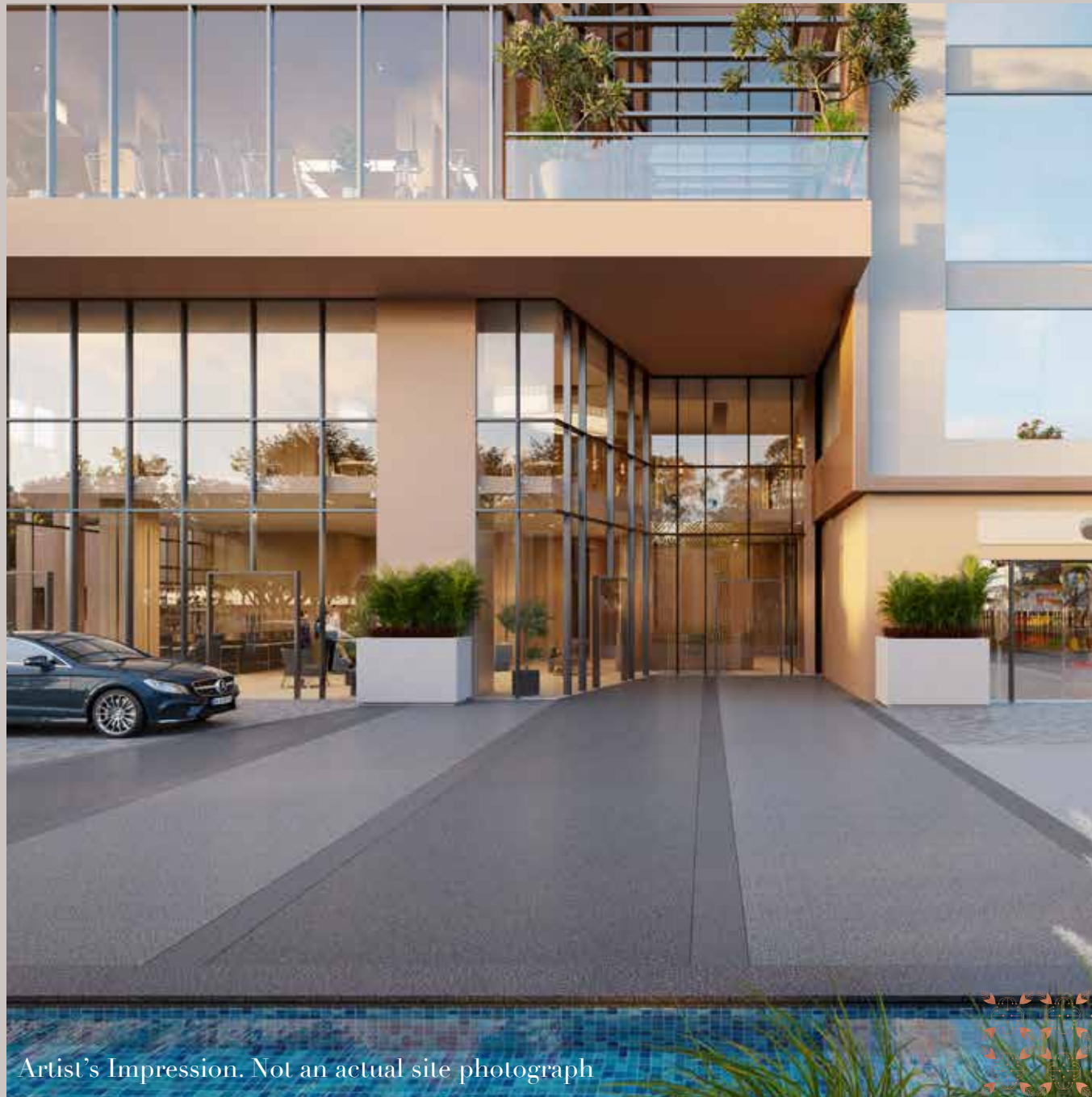
WHERE THE WELCOMES ARE ALL ABOUT THE DETAILS

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, top-down photograph of a woman with long reddish-brown hair lying on a beige lounge chair. She is wearing a white tank top, olive green shorts, and sunglasses. Her right arm is raised behind her head, and her left hand holds a glass of orange juice with a slice of orange. An open book lies on the chair next to her. The lounge chair is positioned on a blue textured mat that extends into a swimming pool with clear blue water. The pool deck is made of light-colored stone tiles. A thick black diagonal line runs across the image, separating the pool area from the foreground.

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.

Stock images for representation purpose only.



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

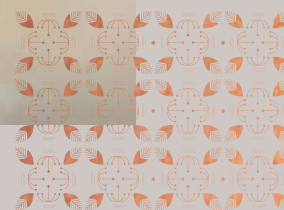


Children can play for hours on end
in the kids play pool.



*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.

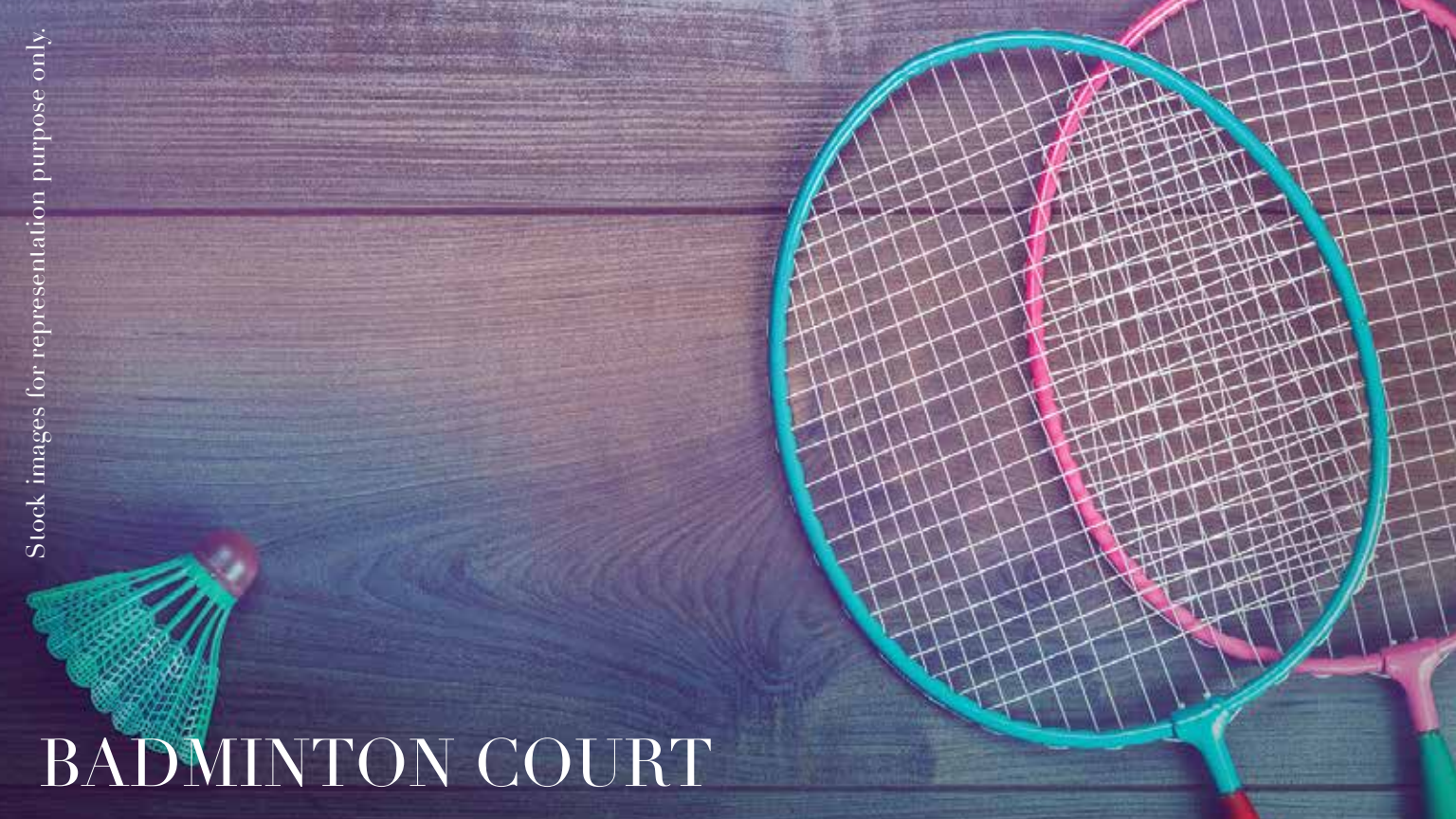


Kids' Play Area



| Gaming Zone





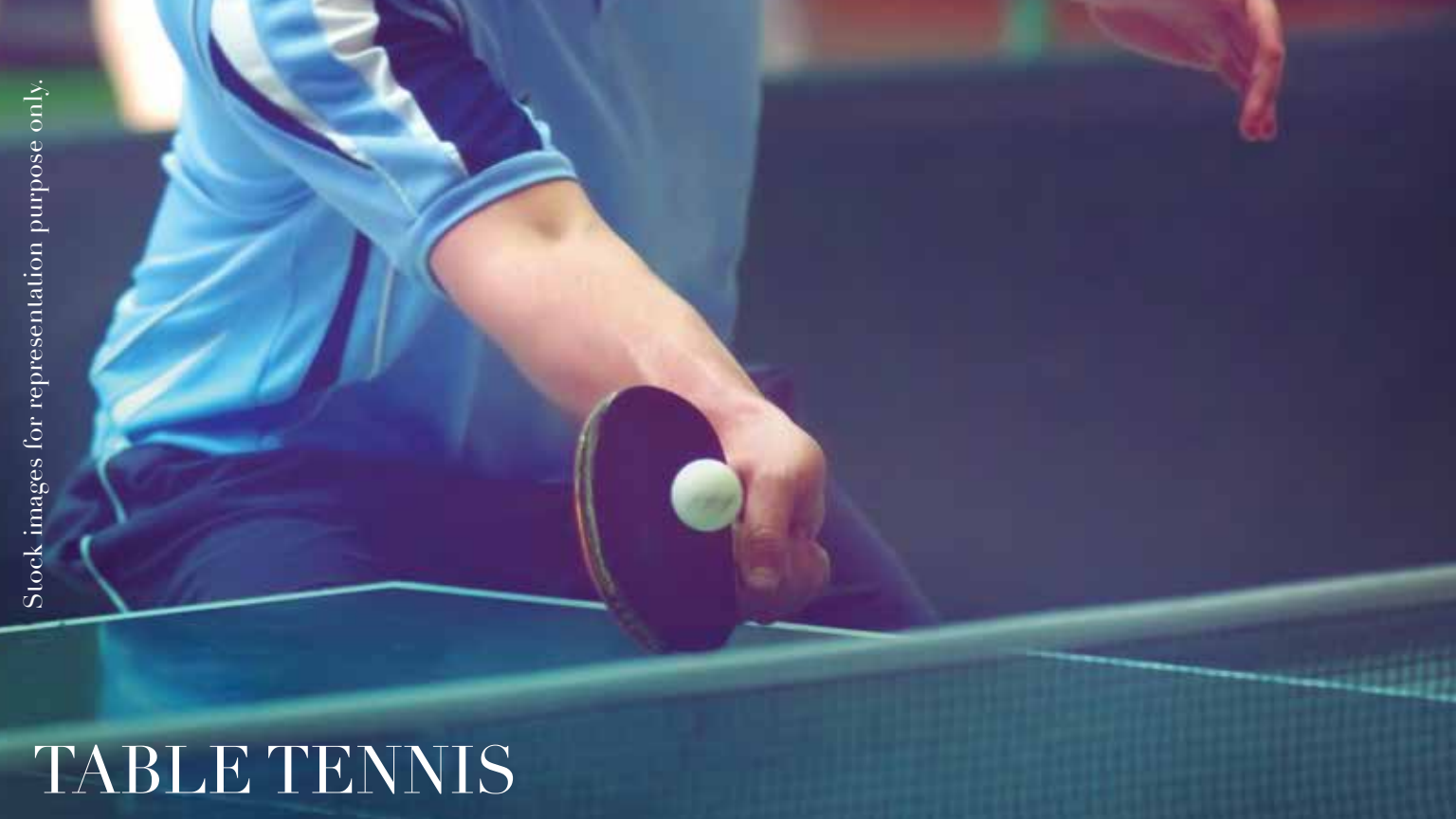
Stock images for representation purpose only.

BADMINTON COURT



Stock images for representation purpose only.

HALF BASKETBALL COURT



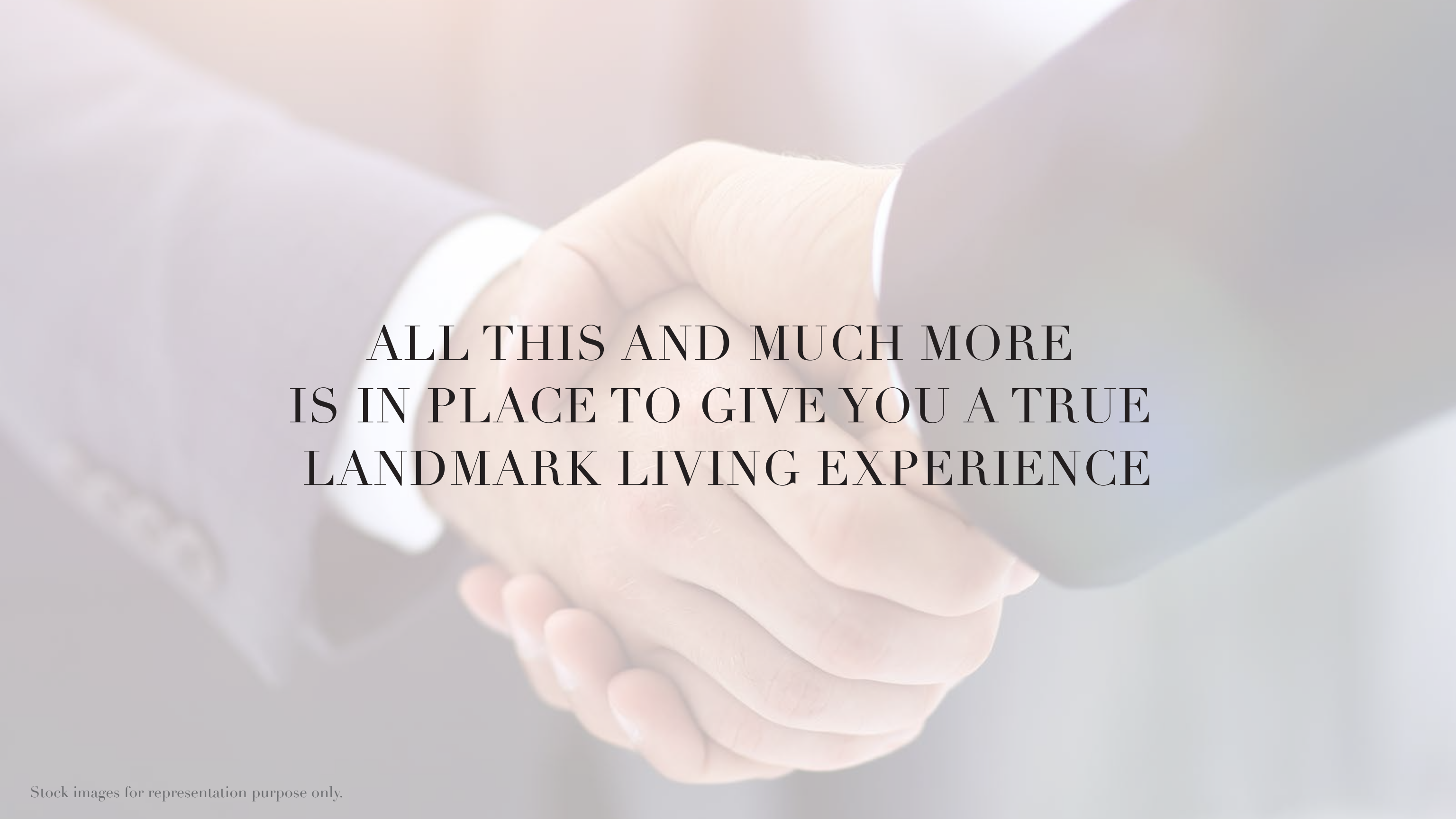
Stock images for representation purpose only.

TABLE TENNIS



Stock images for representation purpose only.

SQUASH COURT



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

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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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. 10088661 Dated 26/08/2021. 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 wherein Godrej Properties Limited is a partner. 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 footage of furniture, fittings, specifications shown herein are artist's impressions and the details shown in the footage 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. *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.