



**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.

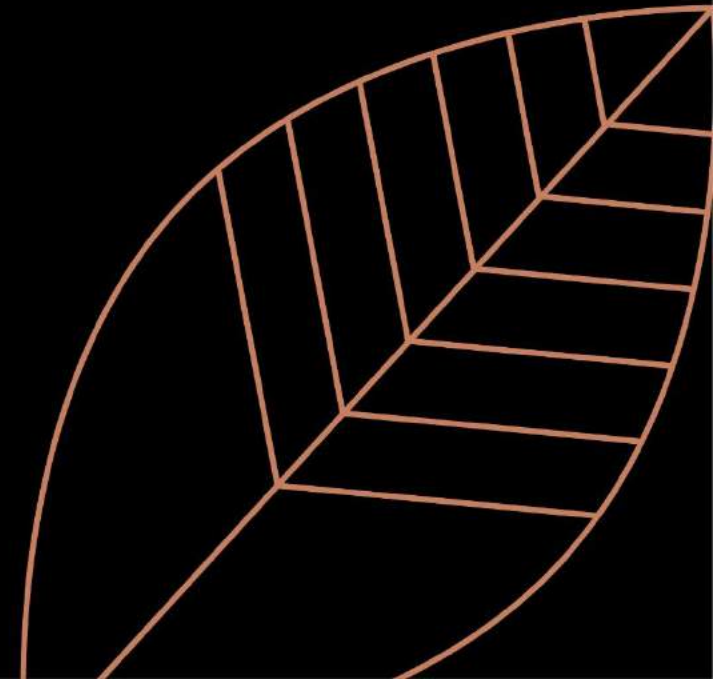
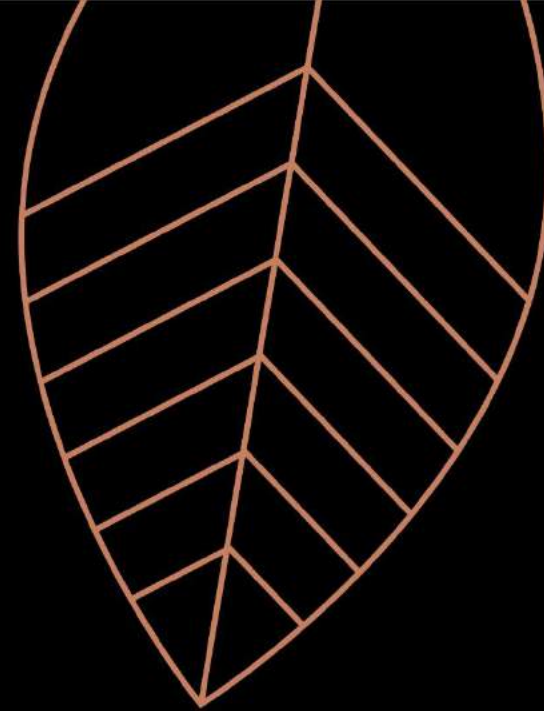




# GODREJ PROPERTIES RANKED THE MOST TRUSTED REAL ESTATE BRAND IN INDIA.

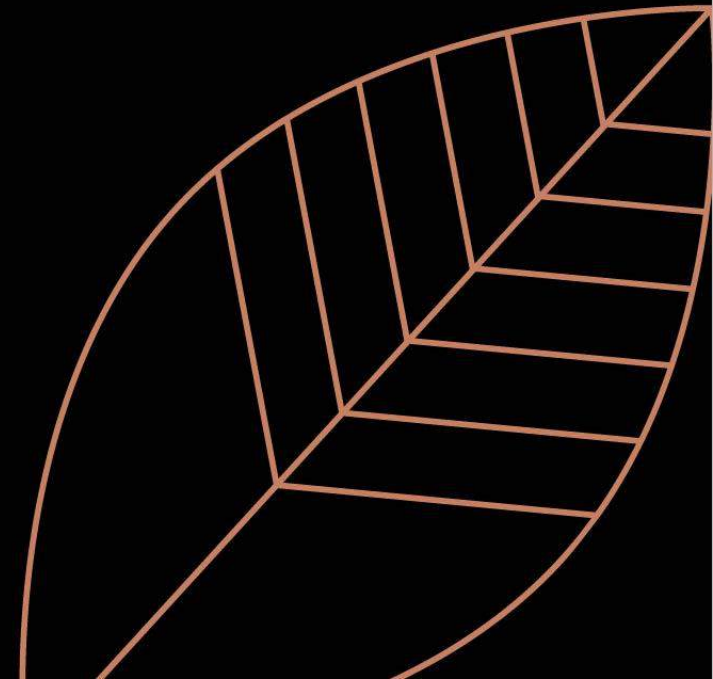
TRUST RESEARCH ADVISORY'S BRAND TRUST REPORT 2019

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.

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





A landmark address in  
the National Capital



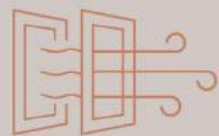
Thoughtfully designed  
living spaces



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

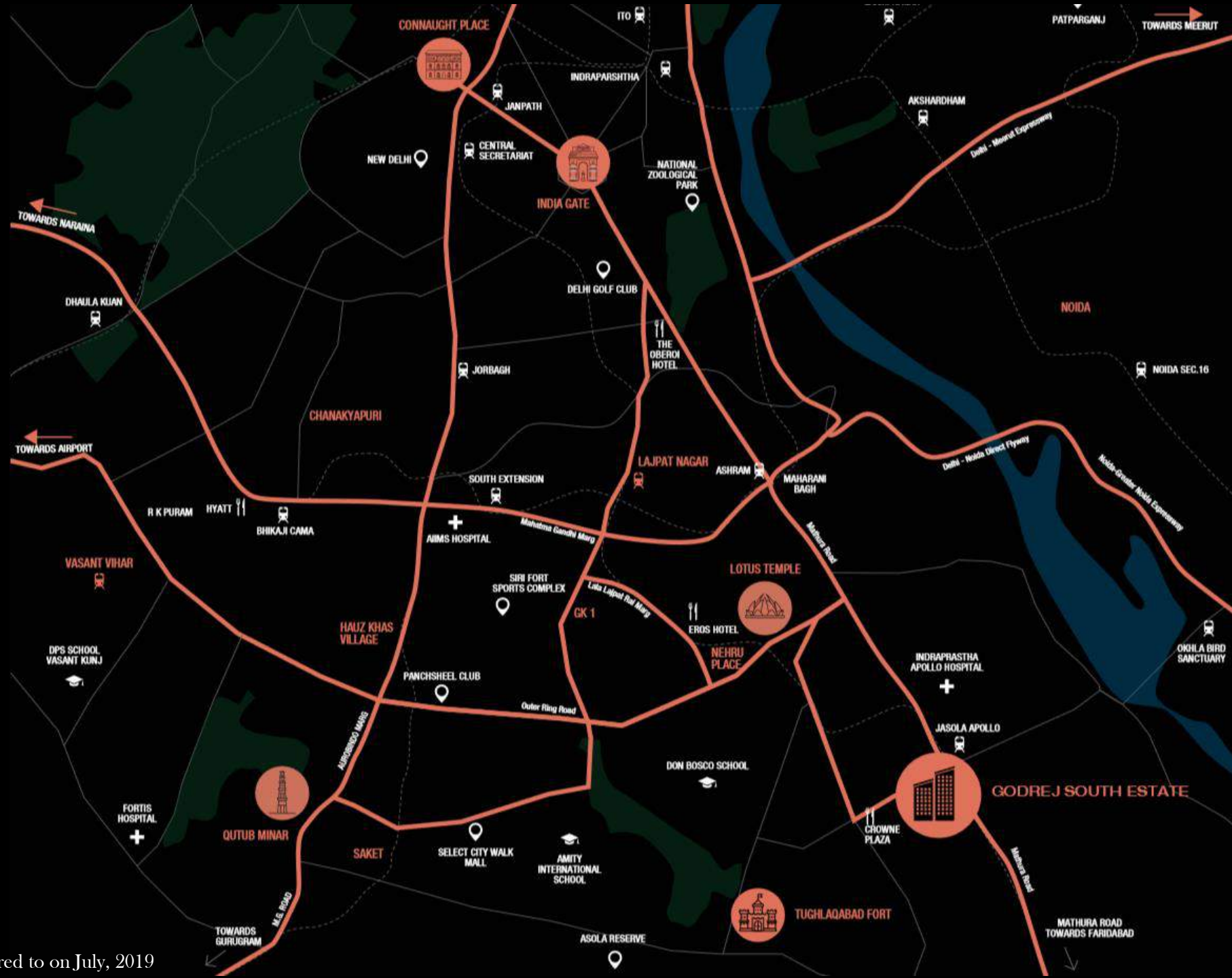
\*Through FMAP and MFFA System (Filter-less Magnetic Air Purification provided in every Unit & Mechanical Filter-less Fresh Air Systems provided in the landscape area)



# A LANDMARK ADDRESS IN THE NATIONAL CAPITAL

Stock images for representation purpose only.









Stock images for representation purpose only.

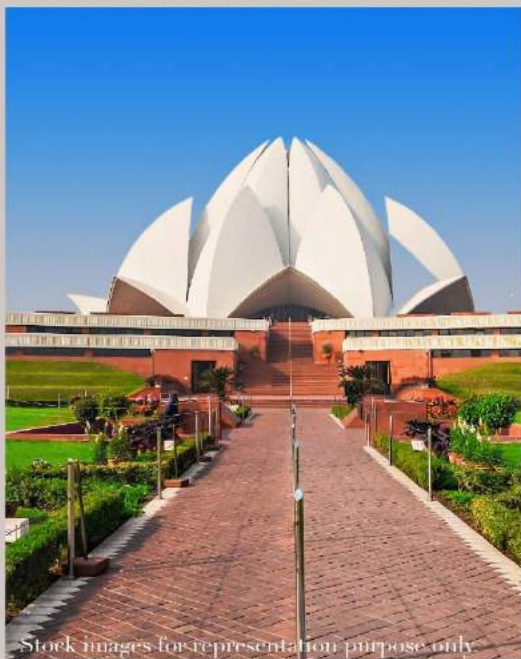
# CONNECTIVITY THAT'S UNPARALLELED

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.

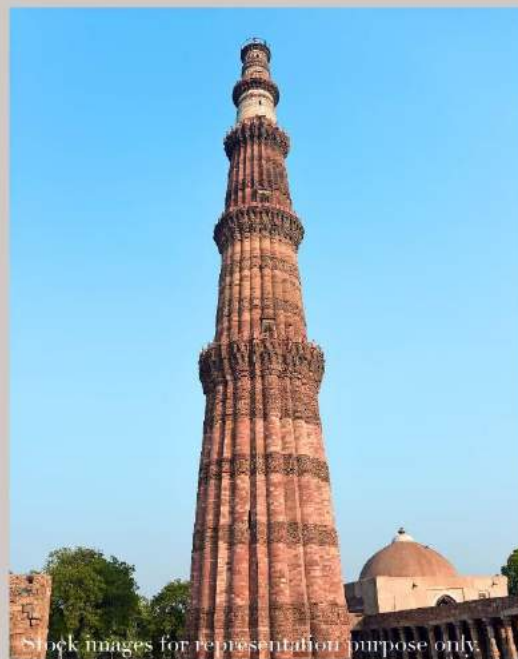
Some of these arterial roads are the Ring Road, Outer Ring Road, Mathura Road and DND.



# 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**

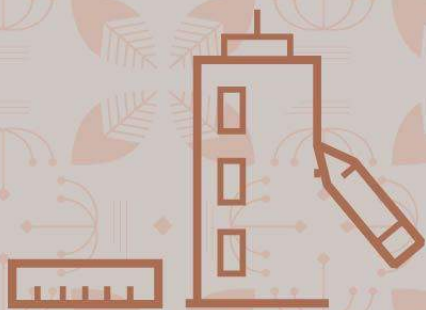




# A LANDMARK THAT'S WELL CONNECTED

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.





Stock images for representation purpose only.

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

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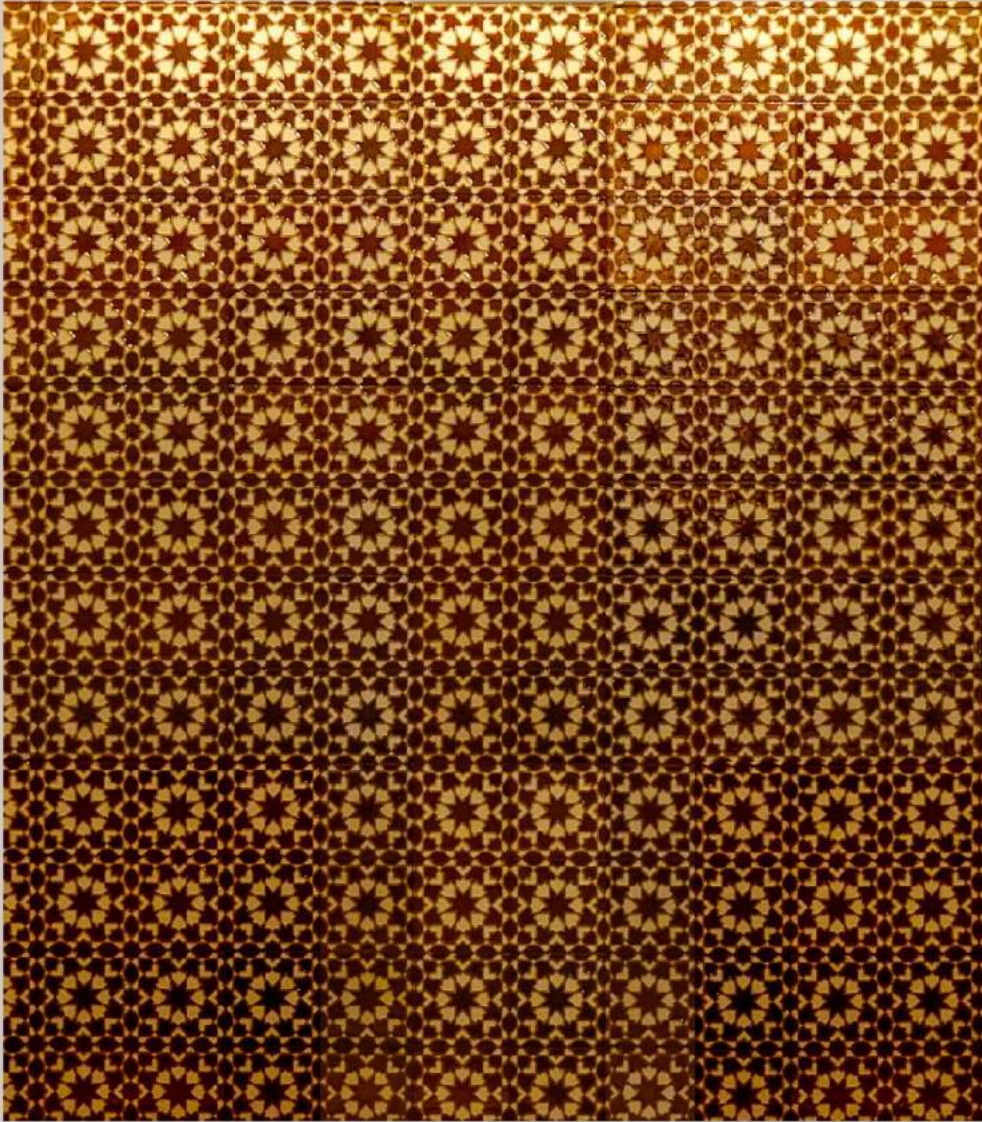
# DESIGNS THAT INSPIRES THE MANY INTRICACIES OF OUR FACADE

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.

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 the city of South Delhi.



Artist's Impression, Not an actual site photograph



An architectural rendering of a modern, multi-story building entrance at dusk. The building features a facade of light-colored stone cladding with vertical panels of intricate, geometric copper-colored metalwork. The entrance is a double-height lobby with large glass doors and windows, revealing a warm interior with copper accents. A central wall above the entrance is adorned with a large, stylized metal sculpture. To the right, a sleek black luxury car is parked on a paved area. Several people are depicted: a man in a tuxedo stands near the entrance, a woman in a black dress walks towards it, and another woman in a red dress and white shawl stands near the car. The scene is framed by lush green trees on both sides, and the overall atmosphere is one of sophisticated elegance.

# 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



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 bare shell. Outside project view is from select units only.





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





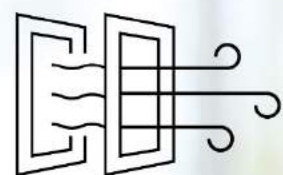
# A COPPER CROWN IN THE SOUTH DELHI SKYLINE

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.







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 silver 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.



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 tan-colored lounge chair. She is wearing a white sleeveless top and olive green shorts. Her sunglasses are perched on her forehead, and she is holding a glass of orange juice in her left hand. An open book lies on the chair next to her. The lounge chair is positioned on a blue mosaic tile deck that borders a swimming pool with clear blue water. The pool's edge is made of reddish-brown stone tiles. The overall scene conveys a sense of relaxation and luxury.

# 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.

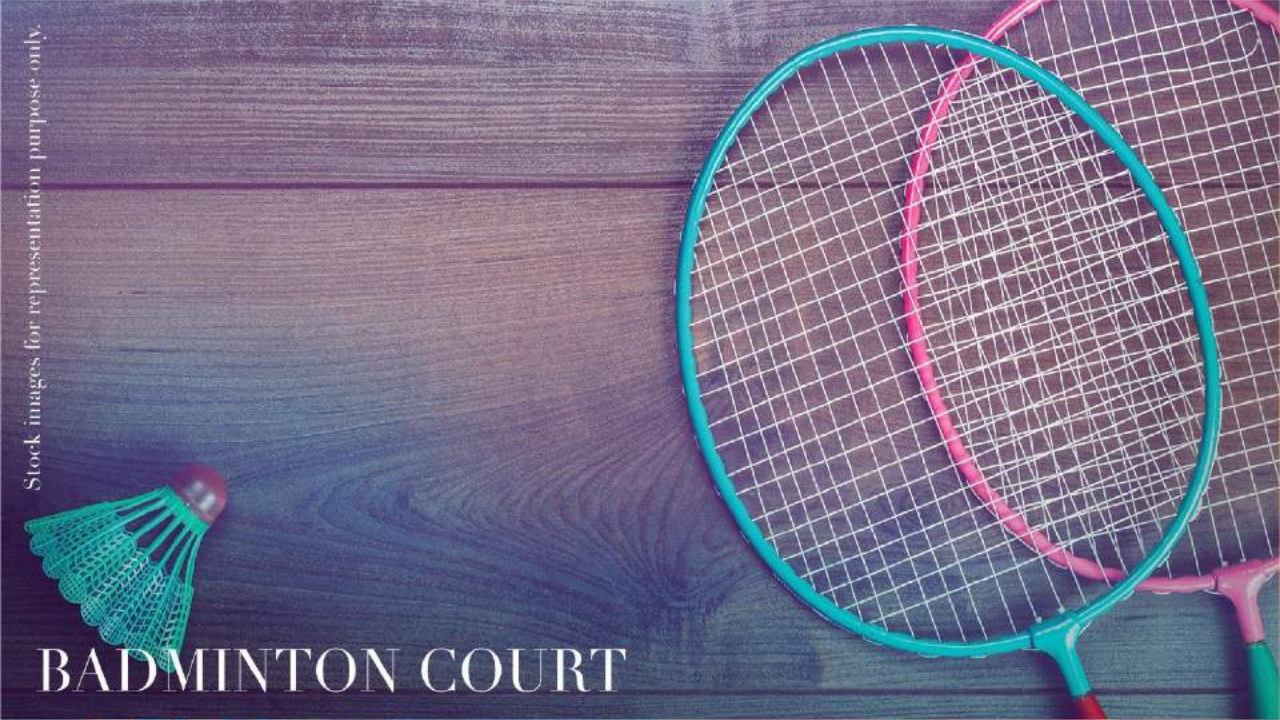


Kids' Play Area | Gaming Zone





Stock images for representation purpose only.



BADMINTON COURT

Stock images for representation purpose only.

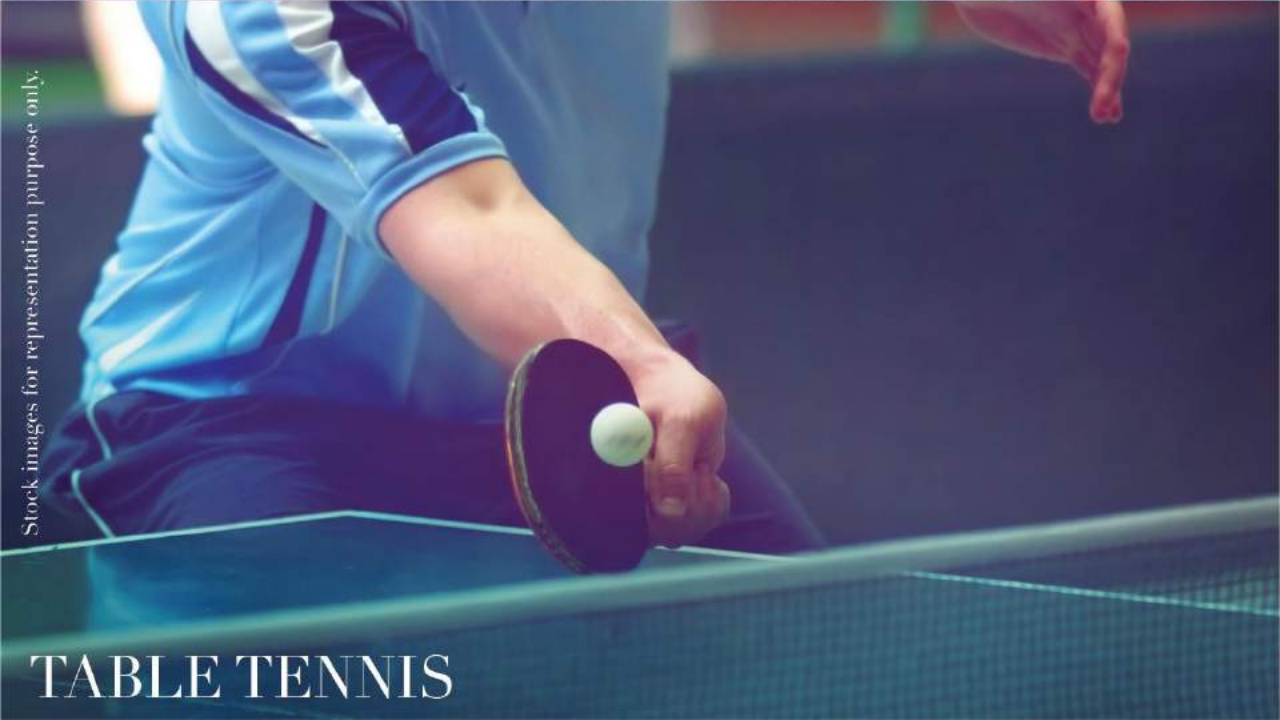


TABLE TENNIS



HALF BASKETBALL COURT

Stock images for representation purpose only.



SQUASH COURT



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

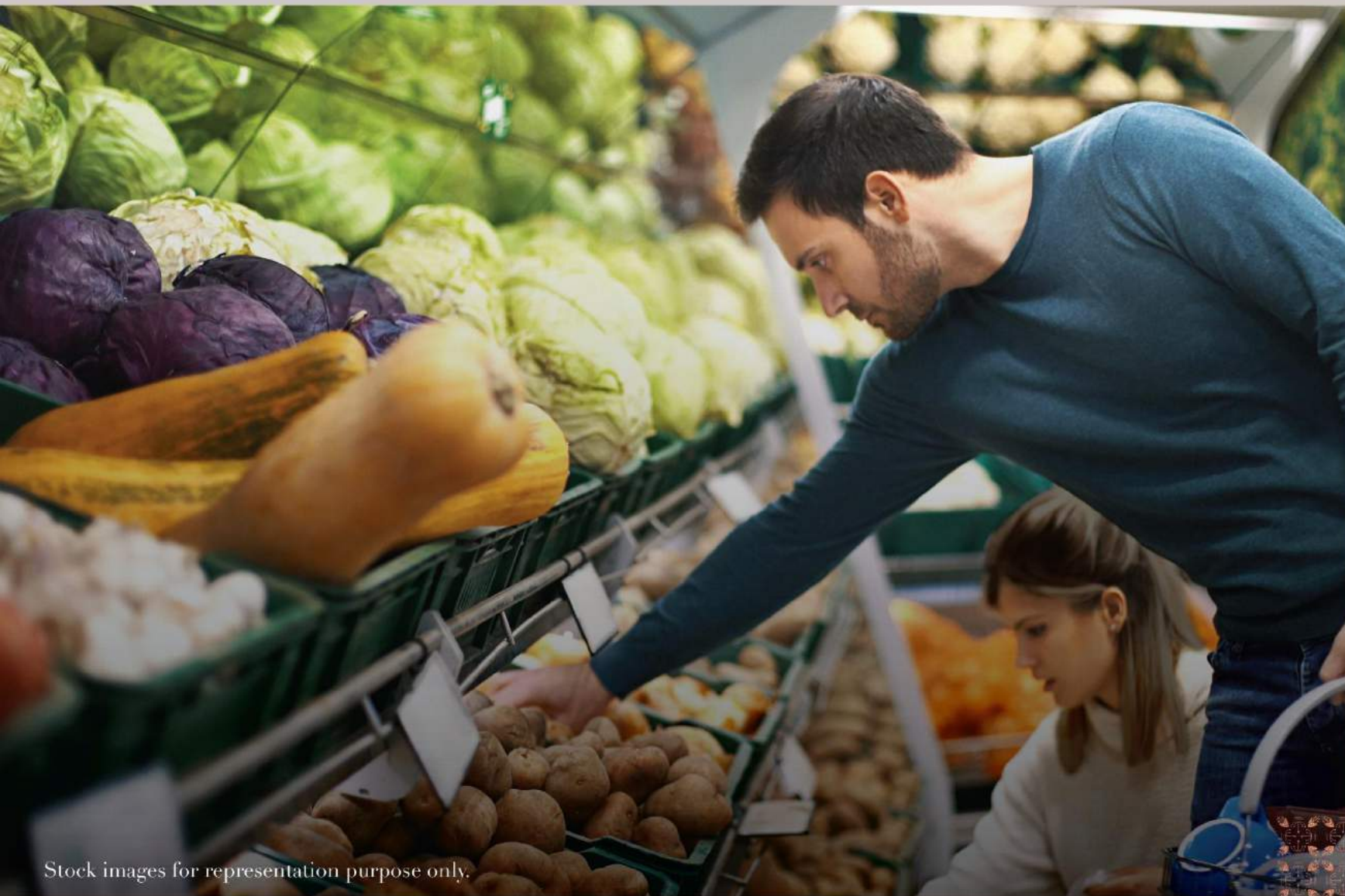


# QUINTESSENTIALLY GROUP AT YOUR BECK AND CALL.

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

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RERA Registration No. DLRERA2019P0003 . Building Plan vide ID No. 10048555 Dated 30.04.2019. [www.rera.delhi.gov.in](http://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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.