THE ESSENCE OF
বালি

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THE GODREJ LEGACY

Godrej Properties brings forth the values of the Godrej Group, and also its philosophy of innovation, sustainability and excellence, to the real estate industry.

Godrej Properties combines the 128 year legacy of excellence and trust with a commitment to cutting edge design and technology to build a strong foundation & stronger bonds.

Active Projects: 175+
Number of Happy Families: 85,000+
Present in Number of Cities: 15

Artist's impression for representational purposes only

AWARDS AND RECOGNITIONS

Giving you the best makes us the best. It's all thanks to you that Godrej Properties Limited has won over 400 awards and recognitions in recent years.

Ranked #1 Globally for the third consecutive year
GRESB (Global Real Estate Sustainability Benchmark)

Integrated Township Project of the Year
Realty+ Excellence Awards, 2023

Best Design Project
Realty+, 2022

Plotted Development of the Year
Realty+ Conclave Award, 2022

Lopez Design for Energizing - Central Park
India's Best Design Awards, 2021

Best Interior Design
Realty+ Conclave Award, 2021

National Brand Leaders
Track2Realty BrandXReport, 2019-20

Real Estate Company of the Year
Construction Week Awards, 2019

India's Top Builders Award
Construction World Architect and Builder (CWAB) Awards, 2018

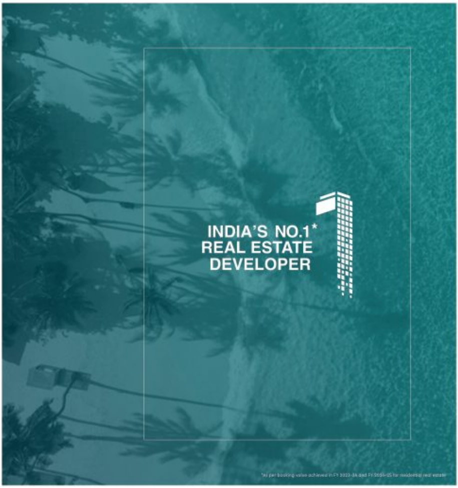
Best Interior Design
Realty+, 2022

Porter Prize: For Leveraging Unique Activities
Porter Prize, 2019

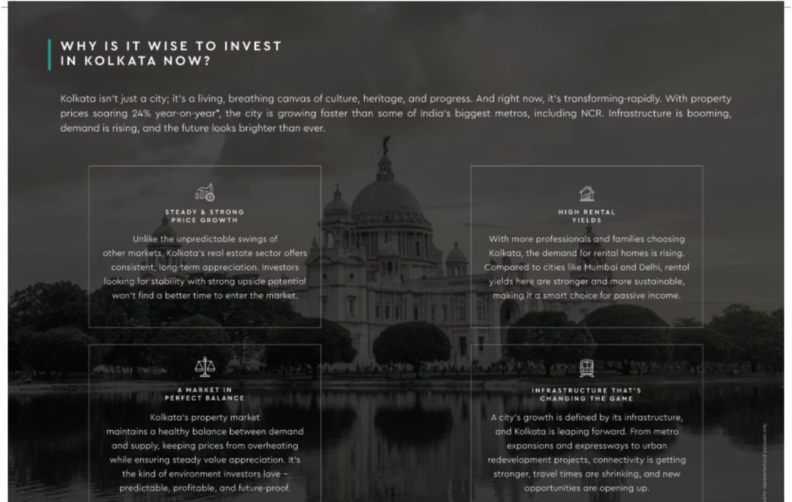
Architectural Design of the Year
Realty+ Conclave Award, 2021

Wealth Creator Among The Next 500 Companies
Fortune India

Source: https://www.livemint.com/companies/news/how-pirojsha-godrej-changed-india-s-real-estate-business-[illegible].html



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



WHY IS IT WISE TO INVEST IN KOLKATA NOW?

Kolkata isn't just a city; it's a living, breathing canvas of culture, heritage, and progress. And right now, it's transforming-rapidly. With property prices soaring 24% year-on-year*, the city is growing faster than some of India's biggest metros, including NCR. Infrastructure is booming, demand is rising, and the future looks brighter than ever.

STEADY & STRONG PRICE GROWTH

Unlike the unpredictable swings of other markets, Kolkata's real estate sector offers consistent, long-term appreciation. Investors looking for stability with strong upside potential won't find a better time to enter the market.

HIGH RENTAL YIELDS

With more professionals and families choosing Kolkata, the demand for rental homes is rising. Compared to cities like Mumbai and Delhi, rental yields here are stronger and more sustainable, making it a smart choice for passive income.

A MARKET IN PERFECT BALANCE

Kolkata's property market maintains a healthy balance between demand and supply, keeping prices from overheating while ensuring steady value appreciation. It's the kind of environment investors love – predictable, profitable, and future-proof.

INFRASTRUCTURE THAT'S CHANGING THE GAME

A city's growth is defined by its infrastructure, and Kolkata is leaping forward. From metro expansions and expressways to urban redevelopment projects, connectivity is getting stronger, travel times are shrinking, and new opportunities are opening up.

for representational purpose only

*Source: https://[illegible]

KOLKATA - THE COMMERCIAL HEART OF EASTERN INDIA

Kolkata isn't just a city; it's the economic engine of the East. With a rich history of commerce and industry, it continues to thrive as a hub for trade, finance, and enterprise.

INDIA'S 3RD RICHEST CITY

Kolkata stands as India's 3rd wealthiest city*, right after Mumbai and Delhi, a testament to its economic strength and financial potential.

DIVERSE ECONOMIC DRIVERS

The backbone of Bengal's economy is built on manufacturing, services, agriculture, tourism, and infrastructure sectors that keep the city growing and evolving.

HOME TO INDUSTRY GIANTS

From Steel to Services, Kolkata houses headquarters of some of India's biggest brands such as ITC Ltd., Berger Paints, Emami, Eveready, etc; reinforcing its status a powerhouse of Eastern India.

A GATEWAY TO GROWTH

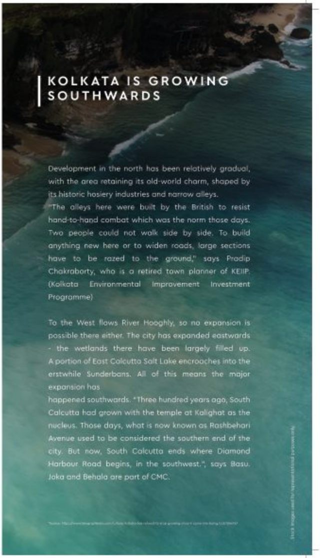
Kolkata's influence extends beyond its borders, driving economic activity in cities like Patna, Jamshedpur, Guwahati, and Bhubaneswar, while parts of the city contribute to exports reaching the USA, Malaysia, and the EU.

EXPANDING IT & FINTECH LANDSCAPE

With major IT and FinTech hubs in Salt Lake and New Town, Kolkata is on track to generate over 5 lakh new jobs in the coming years, adding to the 2 lakh+ professionals already employed in the sector.

Kolkata is a city that blends heritage with progress, tradition with innovation. And as it continues to expand, the opportunities for investment grow alongside it.

https://www.[illegible]



KOLKATA IS GROWING SOUTHWARDS

Development in the north has been relatively gradual, with the area retaining its old-world charm, shaped by its historic hosiery industries and narrow alleys.

"The alleys here were built by the British to resist hand-to-hand combat which was the norm those days. Two people could not walk side by side. To build anything new here or to widen roads, large sections have to be razed to the ground," says Pradip Chakraborty, who is a retired town planner of KEIIP. (Kolkata Environmental Improvement Investment Programme)

To the West flows River Hooghly, so no expansion is possible there either. The city has expanded eastwards - the wetlands there have been largely filled up. A portion of East Calcutta Salt Lake encroaches into the erstwhile Sunderbans. All of this means the major expansion has happened southwards. "Three hundred years ago, South Calcutta had grown with the temple at Kalighat as the nucleus. Those days, what is now known as Rashbehari Avenue used to be considered the southern end of the city. But now, South Calcutta ends where Diamond Harbour Road begins, in the southwest.", says Basu. Joka and Behala are part of CMC.

*Source: https://[illegible]

Stock images used for representational purposes only

JOKA METRO: TRANSFORMING CONNECTIVITY IN SOUTH KOLKATA

The Kolkata Purple Line Metro is reshaping the future of South Kolkata by enhancing connectivity and driving real estate growth.

METRO EXPANSION DRIVING GROWTH

Over the last five years, Joka has witnessed significant infrastructure development, with the expansion of the Kolkata Metro being a key catalyst. This project has led to a surge in real estate demand and property values in the area.

IMPACT ON REAL ESTATE

The metro extension has played a crucial role in boosting property prices—a massive 51%* increase in the last five years — making Joka one of the fastest-growing real estate hubs in Kolkata.

SEAMLESS CONNECTIVITY TO KEY HUBS

The metro network has significantly improved connectivity and quality of life for residents.

Once fully operational, it will link Joka to Esplanade, bringing South Kolkata closer to the city's commercial heart.

The current metro service operates till Majerhat, with government plans underway to extend it to Esplanade.

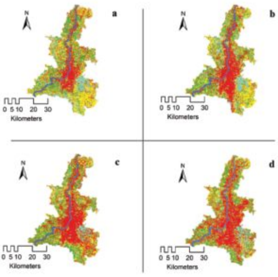
FUTURE-PROOFING SOUTH KOLKATA

In the coming years, the Esplanade Metro Line will become an interchange station, allowing direct access to Sector 5, Kolkata's IT hub. This seamless connection will make long-distance travel within the city easier and more efficient. With robust infrastructure and a metro network that places residents minutes away from New Market & Esplanade, Joka is rapidly evolving into a sought-after

URBANIZATION OF KOLKATA OVER THE DECADES

Over the last 10-15 Years, the city has rapidly grown in the Southern part*.

- 🟦 River
- 🟩 Vegetation
- ▨ Wetland
- 🟨 Crop Land
- 🟥 Built-up
- ▨ Bare Land



residential and investment hotspot.

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DH ROAD: SOUTH KOLKATA'S FASTEST-GROWING RESIDENTIAL HUB

Away from the congestion of North and Central Kolkata, Diamond Harbour Road (DH Road) has emerged as the city's most sought-after residential destination.

Stock images used for representation purposes only.

A SHIFT IN HOMEBUYER PREFERENCES

With limited housing options in North and Central Kolkata, homebuyers are increasingly moving south. DH Road has emerged as a prime destination, drawing renowned developers and witnessing rapid sell-outs of residential projects.

BOOMING REAL ESTATE & INVESTMENT POTENTIAL

Godrej SE7EN has already sold over 2,000 homes across three phases.
The area offers high appreciation potential, making it a lucrative choice for investors.

STRONG SOCIAL INFRASTRUCTURE

Premier Schools: Vivekananda Mission, DPS Joka, Saint Francis Elite.
Top Hospitals: Bharat Sevashram, BMRI, ESI-PGIMSR, ESIC Medical College.
IIM Joka, one of India's top B-schools, adds further value to the region.

With robust infrastructure, modern amenities, and promising returns, DH Road is shaping up as the future of South Kolkata's real estate.

*Source: https://www.99acres.com/articles/why-invest-in-joka.html

UPCOMING DEVELOPMENT SHAPING DH ROAD'S FUTURE

A LANDMARK RETAIL DESTINATION*

A Renowned developer has announced plans to develop Acropolis South, the first major mall in the Joka-Thakurpukur region. Spanning 3.5 lakh sq. ft., this retail and lifestyle hub will redefine shopping, dining, and entertainment for South Kolkata's suburbs.

Rising from the site of an unfinished mall, this project will bring premium retail brands, gourmet experiences & leisure destinations closer to home. As an extension of the renowned Acropolis Mall, it strengthens the area's commercial appeal and enhances the overall real estate landscape, attracting renowned developers and investors.

THE 200 KM RING ROAD – SEAMLESS CONNECTIVITY FOR SOUTH KOLKATA*

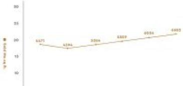
A high-speed 8-lane ring road is set to revolutionise connectivity in South Kolkata, linking DH Road, Amtala and the city's key hubs.

This game-changing infrastructure project will ease congestion, cut travel times, and open up new growth corridors. With enhanced accessibility, property demand along DH Road is expected to surge, further driving real estate value and investment opportunities.

With world-class infrastructure and increasing interest from leading developers, DH Road is rapidly becoming South Kolkata's real estate hotspot.

KOLKATA'S REAL ESTATE MARKET*

IN THE LAST 5 YEARS
Kolkata residential prices has gone up by 50%

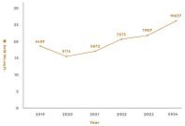


TOP 5 REASONS TO INVEST AT DH ROAD

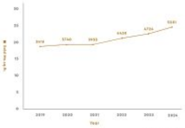
AFFORDABILITY & APPRECIATION

Property prices are significantly lower than other metros, with 12–15% annual appreciation.

IN THE LAST 5 YEARS
South Kolkata residential prices has gone up by ~50%



IN THE LAST 5 YEARS
DH Road residential prices has gone up by ~53%



*Source: PropEquity Data
*Data updated 2019-2024

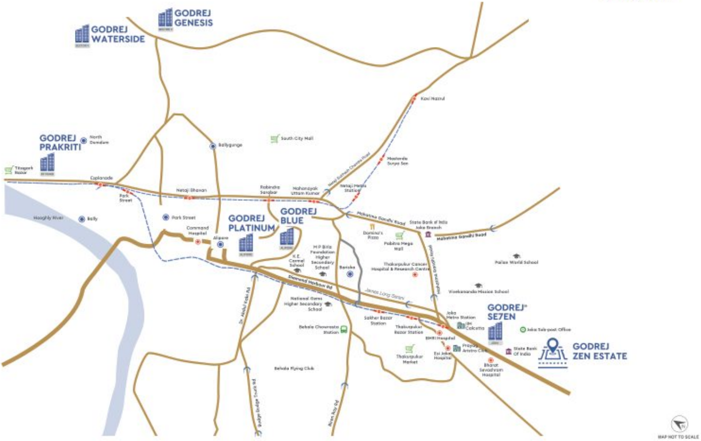
BOOMING CONNECTIVITY
Well-linked via NH-117, Usthi Road, Metro expansion, and the proposed 200 km Ring Road, ensuring effortless travel.

ROBUST SOCIAL INFRASTRUCTURE
Top-tier schools, hospitals, markets, and the upcoming Acropolis Mall 2 further enhance the area's livability.

TOURISM & LEISURE HUB
Close to popular getaways like Raichak and the 20-acre Ibiza resort, offering a serene lifestyle near weekend retreats.

PROXIMITY TO MAJOR INDUSTRIES
Near key manufacturing hubs, including GreenPly, GD Pharmaceuticals, and Indian Metals. DH Road is South Kolkata's fastest-growing real estate hotspot.

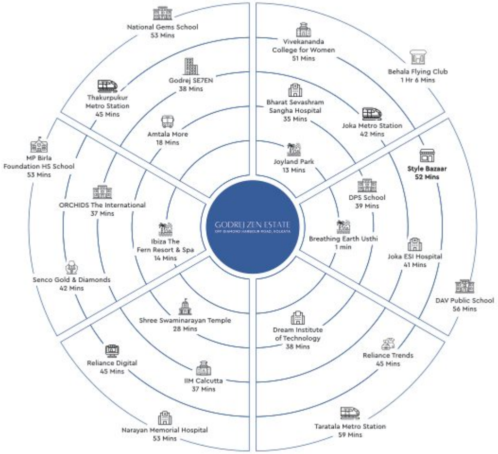
TRANSFORMING KOLKATA'S SKYLINE



Source: Google Maps

Godrej Projects | ● Landmark | Metro | ▨ Water Body | School/Colleges | Hospital | Mall | Hotel/Restaurant | Road

SOCIAL INFRASTRUCTURE



GODREJ ZEN ESTATE
OFF DIAMOND HARBOUR ROAD, KOLKATA

National Gems School
53 Mins

Vivekananda College for Women
51 Mins

Behala Flying Club
1 Hr 6 Mins

Godrej SE7EN
38 Mins

Thakurpukur Metro Station
45 Mins

Bharat Sevashram Sangha Hospital
35 Mins

Joka Metro Station
42 Mins

Amtala More
18 Mins

MP Birla Foundation HS School
53 Mins

Joyland Park
13 Mins

Style Bazaar
52 Mins

DPS School
39 Mins

ORCHIDS The International
37 Mins

Ibiza The Fern Resort & Spa
14 Mins

Breathing Earth Usthi
1 min

Joka ESI Hospital
41 Mins

Senco Gold & Diamonds
42 Mins

DAV Public School
56 Mins

Shree Swaminarayan Temple
28 Mins

Dream Institute of Technology
38 Mins

Reliance Digital
45 Mins

Reliance Trends
45 Mins

IIM Calcutta
37 Mins

Narayan Memorial Hospital
53 Mins

Taratala Metro Station
59 Mins

Map as per Google maps. Approximate time is calculated on the fastest route with minimal traffic as per Google Maps.

SMART INVESTMENT*
FOR A PRECIOUS FUTURE

Higher Appreciation Potential

Higher Flexibility

Faster Possession

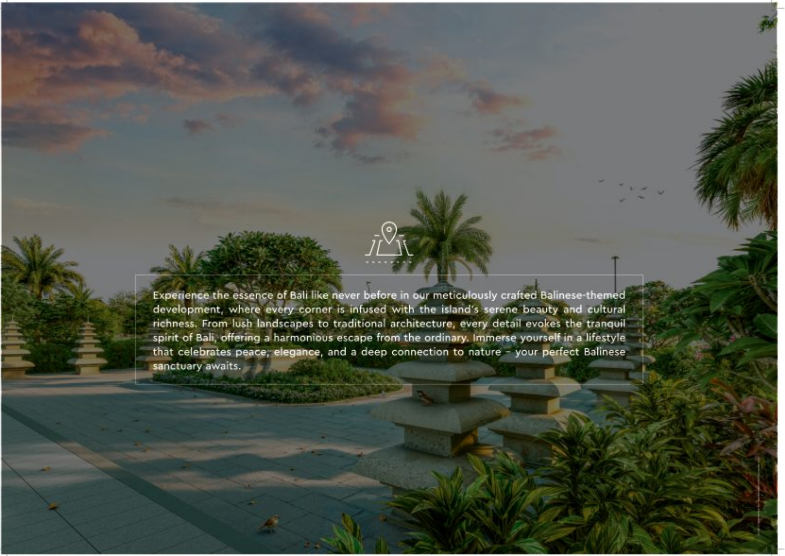
Low Property Tax

*The developer does not promise accuracy/guarantee of these claims and these claims are subject to prevailing market scenario.

PRESENTING

GODREJ ZEN ESTATE

OFF DIAMOND HARBOUR ROAD, KOLKATA



Experience the essence of Bali like never before in our meticulously crafted Balinese-themed development, where every corner is infused with the island's serene beauty and cultural richness. From lush landscapes to traditional architecture, every detail evokes the tranquil spirit of Bali, offering a harmonious escape from the ordinary. Immerse yourself in a lifestyle that celebrates peace, elegance, and a deep connection to nature – your perfect Balinese sanctuary awaits.

AN ELEGANTLY CRAFTED SANCTUARY INVITING WONDER, JOY AND DISCOVERY

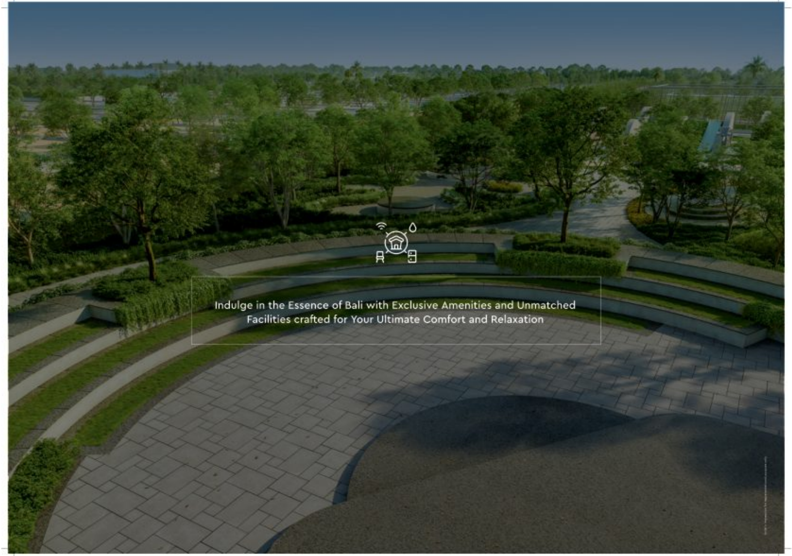
~1.14 Acres of Serene Pond

~2,508 Sq. M. (~27,000 Sq. Ft.) of Balinese-Themed Clubhouse & Banquet

Service Ready Plots

Balinese-Themed Architecture

24x7 Security



Indulge in the Essence of Bali with Exclusive Amenities and Unmatched Facilities crafted for Your Ultimate Comfort and Relaxation

Enjoy evenings as you unwind with a refreshing dip or lounging by the infinity edge pool, embraced by serene pond views

- ~1.14 Acres of Serene Pond
- Infinity Edge Swimming Pool
- Kid's Pool

Party Lawn :
Celebrate under the stars at our Balinese-themed party lawn, where tropical elegance meets open-air charm.

Let the fun times inspire your playful spirit as you smash your fitness goals

Kid's Play Area

Outdoor Gym

Paddle Court

Cricket Practice Pitch

Discover your perfect retreat with ~2,508 Sq. M. (~27,000 Sq. Ft.) Clubhouse & Banquet

PLOT YOUR LIFE ROOTED IN THE ESSENCE OF BALI AND ENJOY A LIFESTYLE FULL OF PRECIOUS INDULGENCES

- Banquet Hall with Kitchen
- Convenience Store Area
- Business Centre
- Squash Court

- Indoor Badminton Court
- Gymnasium
- Indoor Games Room
- Table Tennis Room

- Indoor Kid's Play Area
- Multipurpose Hall
- Library

REIGNITE YOUR ENERGY AND UNWIND YOUR SENSES FROM VIBRANT DANCE AND ZUMBA SESSIONS TO SOOTHING SPA RITUALS

- Dance and Zumba Room
- Spa and Salon
- Guest Rooms

FACILITIES

- Sewage Treatment Plant
- Water Treatment Plant
- Common Area Power Backup
- Fire Fighting Facility*
- Emergency Evacuation Facility as per statutory guideline*

*Fire Fighting Facility & Emergency Evacuation Facility is for the Clubhouse and not for the entire project.

PLOT AREA RANGE

Plot Area Range (sq. ft.)	Plot Area Range (sq. m.)
~1,000 - ~1,300	~93 - ~121
~1,301 - ~1,500	~122 - ~139
~1,501 - ~2,000	~139 - ~186
~2,001 - ~2,500	~187 - ~232
2,500+	233+

PAYMENT PLAN

MILESTONE	% DUE
BOOKING AMOUNT	9.90%
REGISTRATION OF AGREEMENT TO SALE	
WITHIN 15 DAYS OF REGISTRATION	10.10%
WITHIN 90 DAYS OF BOOKING	25.00%
ON COMPLETION OF INTERNAL ROADS	25.00%
ON COMPLETION OF BASIC INFRASTRUCTURE AND PLOT INFRASTRUCTURE	25.00%
ON NOTICE OF POSSESSION OF PLOT HANDOVER	5.00%

Godrej | PROPERTIES

GODREJ ZEN ESTATE PHASE I - WBRERA/P/SOU/2025/002609
GODREJ ZEN ESTATE PHASE IA - WBRERA/P/SOU/2025/002728
GODREJ ZEN ESTATE PHASE II - WBRERA/P/SOU/2025/002990
GODREJ ZEN ESTATE PHASE III - WBRERA/P/SOU/2025/002991

WEBSITE - RERA.WB.GOV.IN