STAY TUNED...

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Site Office: Godrej Forest Estate, Godrej Properties Ltd., Sumthana, Hingna, Nagpur - 441122.
*The open spaces, amenities, etc., in the project shall be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Club House/s or equivalent structures and the same is subject to approval from the appropriate authority. *The term "forest" is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary. The Sale is subject to terms of the Agreement For Sale (AFS) and allied document. 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/offer prior to making any purchase decisions. 1M² = 10.764FT². The allotment is subject to terms of application form, allotment letter and agreement for sale of Plot. Recipients are advised to apprise themselves of necessary and relevant information prior to making any decision. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website. *T&C Apply

GODREJ PROPERTIES

Godrej

MAHARERA REGISTRATION NO. P50500054903
(HTTP://MAHARERA.MAHAONLINE.GOV.IN)

NAGPUR

A CITY OF EMERGING OPPORTUNITY

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GODREJ PROPERTIES

Godrej



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INDIA'S NO.1* REAL ESTATE DEVELOPER

THE GODREJ LEGACY

Godrej Properties brings the Godrej Group's philosophy of innovation, sustainability, and excellence to the real estate industry. Each of Godrej Properties' developments combines a 128-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.

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

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A LEGACY OF SUCCESSFUL PLOTTED DEVELOPMENTS ACROSS THE COUNTRY



VERDANIA ESTATE



GODREJ GREEN ESTATE



GODREJ PARKLAND ESTATE



GODREJ RETREAT



GODREJ GREENVIEW ESTATE



GODREJ FOREST ESTATE



GODREJ ORCHARD ESTATE



GODREJ HERITAGE ESTATE



GODREJ ZEN ESTATE



GODREJ COUNTRY ESTATE



GODREJ WOODPARK



GODREJ EDEN ESTATE PHASE 1 & 2



GODREJ EDEN ESTATE PHASE 3



GODREJ HILLVIEW ESTATE



GODREJ WOODLAND



GODREJ RESERVE



GODREJ SUNRISE ESTATE



GODREJ GOLF SIDE ESTATE

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The projects are registered as Godrej Golf Side Estate", "Godrej Hillview Estate" and "Godrej Country Estate" under MahaRERA bearing No. P52000054914, P52000055348 and P99000048245 respectively, all available at "http://maharera.mahaonline.gov.in". Godrej Green Estate: The project is registered as Godrej Green Estate Haryana Real Estate Regulatory Authority vide RERA Registration No. HRERA-PKL-SNP-348-2022 (website: https://haryanarera.gov.in/). | Godrej Retreat: The project is registered as Godrej Retreat HRERA-PKL-FBD-213-2020, https://haryanarera.gov.in/ | Godrej Park Land: The project is registered as Godrej Park land. HRERA-PKL-KRK-483-2023, https://haryanarera.gov.in/ | Godrej Orchard: The project is registered as Godrej Orchard Estate bearing RERA Registration No. P50500048466 available at https://maharera.mahaonline.gov.in | The project registered as Godrej Forest Estate bearing RERA Registration No. P50500054903 available at https://maharera.mahaonline.gov.in | Godrej Reserve: The project is registered as Godrej Reserve Phase-1 PRM/KA/RERA/1250/303/PR/181122/002158, Phase – 2 PRM/KA/RERA/1250/303/PR/181123/002192 available at: https://rera.karnataka.gov.in | Godrej Woodland: The project is registered as Godrej WoodBand PRM/KA/RERA/1250/304/PR/020922/005201 available at http://rera.karnataka.gov.in | Godrej Wood Park: The project is registered as Godrej Wood Park under MahaRERA No. P52100028133 available at http://maharera.mahaonline.gov.in | The Projects Godrej Eden Estate Phase 1 and Godrej Eden Estate Phase 2 are registered with MahaRERA bearing registration no. P52100054326 and P52100054190 respectively, available at http://maharera.mahaonline.gov.in. The project is registered as Godrej Sunrise Estate RERA Registration No. TN/01/Layout/3492/2023, available at https://rera.tn.gov.in. Verdania Estate: The Project "Verdania Estate" is registered with Madhya Pradesh Real Estate Regulatory Authority (MPRERA) bearing Registration No. P-SWR-25-5891 available on MPRERA website (https://www.rera.mp.gov.in/). Godrej Eden Estate Phase 3: The Project Godrej Eden Estate Phase 3 is registered with MahaRERA bearing registration no. PR12600025005516. Available at http://maharera.mahaonline.gov.in. Godrej ZEN Estate: This project is developed by Godrej Properties Limited, Godrej Projects Development Limited and Godrej Realty Private Limited in the name and style of "GODREJ ZEN ESTATE PHASE – I, GODREJ ZEN ESTATE PHASE – IA, GODREJ ZEN ESTATE PHASE – II, GODREJ ZEN ESTATE PHASE – III" having RERA Registration No. WBRERA/P/SOU/2025/002609, WBRERA/P/SOU/2025/002728, WBRERA/P/SOU/2025/002990, WBRERA/P/SOU/2025/002991 available at www.wbrera.gov.in.The Sale is subject to terms of Application Form, Agreement for Sale and the Deed of Conveyance. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website. *Source: Brand Trust Report, 2019. The Projects "Godrej Greenview Estate Phase 1" and "Godrej Greenview Estate Phase 2" are registered with Madhya Pradesh Real Estate Regulatory Authority (MPRERA) bearing Registration No. P-SWR-25-5772 and Registration No. P-SWR-25-5668 respectively, available on MPRERA website (https://www.rera.mp.gov.in/). The Developer of Project (Phase 1) is Godrej Home Developers Private Limited and the Developer of Project (Phase 2) is Godrej Projects Development Limited. The sales office of the Projects is at Godrej Properties, 107B – 108B, (Ground Floor), Brilliant Titanium, Scheme No. 78, Part 2, Vijay Nagar, Indore 452010 and registered office of Developer is Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East), Mumbai, Maharashtra- 400079. Site Office: Godrej Heritage Estate, Godrej Projects Development Ltd., Ajwa Nimeta Road, Vaghodia, Vadodara, Gujarat – 391510. The Developer has obtained the layout approval along with sanctioned plan from the offices of the Joint Director, Town and Country Planning, Indore vide approval date 30.10.2024 bearing no. INDOLP01902419805 for Phase 1 and vide approval date 11.11.2024 bearing no. INDOLP11102402828 for Phase 2. The Collector Office, Indore has granted the development permission with respect to Phase 1 vide approval dated 30.01.2025 bearing no. 762/2025 and Phase 2 vide approval dated 03.01.2025 bearing no. 694/2024. The Collector Office, Indore has also granted nmo the Developer a colonizer license bearing number 126/2024 dated 26.11.2024 for Phase 1 and number 125/2024 dated 26.11.2024 for Phase 2. The Sale is subject to terms of Application Form and Agreement for Sale. Customers are advised to apprise themselves of the necessary and relevant information of the project, prior to making any purchase decisions. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website. The Club House, common areas, facilities, amenities and infrastructure within each of these Projects, that is, Godrej Greenview Estate Phase-1 and Godrej Greenview Estate Phase-2 shall be used in common by the prospective allottees and their assigns in each of these projects, including the EWS/ LIG Plots forming part of each of these projects. For the purpose of maintenance of the Club House, common areas, facilities, amenities and infrastructure of both the projects, the developers may form one or many number of resident welfare associations/societies, condominiums etc. as the developers may at their sole discretion decide. This contains artist's impression. No warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, paintings, plantations, landscaping, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided in the plot and/or the Project. The specifications/amenities mentioned in the Agreement for sale and/or uploaded on MPRERA website shall be final and binding on the Developer and Purchaser. T&C Apply.

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GOVERNMENT-LED POLICIES THAT STRENGTHENS LONG-TERM REAL ESTATE VALUE

UNION BUDGET & INFRASTRUCTURE PUSH:

The Union Budget's ₹1 lakh crore Urban Challenge Fund is set to strengthen emerging urban areas, making peripheral regions more attractive. With expanded investment in highways and metro networks, connectivity improves boosting land values across Tier 2 and suburban belts. The government's support for PPPs further enhances the feasibility and pace of plotted developments. [purvaland.com]

TAXATION & INCENTIVES:

Individuals earning up to ₹12 lakh annually now enjoy greater tax relief, increasing disposable income for property investment. The provision allowing tax benefits on two self-occupied homes makes second-home purchases in plotted projects more appealing, driving greater demand. [purvaland.com]

HOUSING SCHEMES & SUBSIDIES:

Under PMAY, interest subsidies of up to 6.5% support EWS, LIG, and MIG households in building homes on plots, improving overall affordability. The Credit Linked Subsidy Scheme reduces EMI burdens for buyers constructing their own homes on purchased plots [plotsquad.in]

REGULATORY FRAMEWORK-RERA COMPLIANCE:

RERA mandates registration for plotted developments larger than 500 sq. m or eight plots, ensuring transparency and stronger buyer protection. Additionally, simplified approval processes under initiatives like Saral streamline building permissions and environmental clearances, supporting faster development cycles. [dda.gov.in]

PMAY-U 2.0:

The upgraded PMAY-Urban framework strengthens Maharashtra's affordable housing ecosystem, supporting self-construction on plots and encouraging homeownership across income categories. Its continued implementation drives structured growth in urban residential demand.

URBAN DEVELOPMENT POLICIES:

Smart Cities Mission and AMRUT continue to enhance integrated infrastructure, making peripheral zones well-positioned for plotted townships. LDRA norms in key urban centres allow more flexible FAR and setback rules, supporting sustainable and spacious residential layouts.

MAHARASHTRA HOUSING POLICY 2025:

The state's revised housing policy aims for "Housing for All" through innovative development frameworks and inclusive urban planning.

ONE STATE, ONE REGISTRATION:

This initiative enables property registration anywhere within Maharashtra, removing location-specific barriers and improving convenience for both buyers and sellers.

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NAGPUR - THE RISE OF INDIA'S TIER-II REAL ESTATE LEADER

Nagpur is rapidly emerging as India's strongest Tier-II growth engine, driven by infrastructure upgrades, rising demand, and expanding investment corridors.



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EXCEPTIONAL LAND-PRICE GROWTH IN SAMRUDDHI CIRCLE

Between 2015–2024, land prices in Samruddhi Circle surged 3.7 × (from ~₹900 to ~₹3,300/sq ft), and projections suggest up to 5.2 × growth by 2035.

TOP-RANKED AMONG TIER-II CITIES

Nagpur currently stands top among Tier-II cities in India's real estate boom, ahead of peers like Jaipur and Lucknow, reflecting strong demand and investor confidence.

EMERGING URBANISATION AND INVESTOR INTEREST

As expressway-linked corridors grow, peripheral & suburban zones are becoming hotbeds for plotted developments — offering value, growth potential, and scope for township-style real estate.

NEW NAGPUR: THE NEXT BUSINESS HUB

A planned trade and financial hub expected to boost investment, connectivity, and large-scale economic development.

MIDC BUTIBORI: A MEGA INDUSTRIAL ECOSYSTEM

One of Asia's largest industrial clusters enabling manufacturing growth, infrastructure development, and large-scale employment generation.

MIDC HINGNA: NAGPUR'S MANUFACTURING POWERHOUSE

A major industrial cluster with 100+ companies across engineering, casting, and manufacturing sectors, supporting jobs and regional industrial development.

CONNECTIVITY VIA EXPRESSWAYS DRIVING EXPANSION

The operationalisation of the 701 km Samruddhi Mahamarg (Mumbai–Nagpur Expressway) has unlocked micro-markets around Nagpur - boosting access, demand, and real-estate activity in previously under-developed zones.

Source:
https://economictimes.indiatimes.com/industry/services/property-/-cstruction/tier-ii-cities-driving-indias-real-estate-growth-nagpur-leads-the-way/articleshow/117475329.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst

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NAGPUR - WHY IT STANDS AS CENTRAL INDIA'S MOST COMPELLING REAL ESTATE OPPORTUNITY?

Nagpur's accelerated economic expansion, strategic geography, and infrastructure boom are positioning it as a high-potential investment hub for both residential and commercial growth.



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A STRATEGIC LOCATION AT THE HEART OF INDIA

Nagpur sits at the nation's geographical center, making it a natural hub for logistics, transport, and national connectivity, driving long-term commercial and residential development.

A SUPER-EXPRESSWAY TRANSFORMING GROWTH

The 701-km Mumbai–Nagpur expressway cuts travel time by half and opens development corridors, accelerating interest in land, warehousing, and plotted townships.

RISING CORPORATE INTEREST & GCC EXPANSION

Global Capability Centres, IT/Tech firms, and manufacturing majors are choosing Nagpur for its talent availability, lower costs, and strong connectivity - leading to steady Grade-A office absorption and premium housing demand.

AFFORDABLE ENTRY POINT WITH HIGH APPRECIATION POTENTIAL

Compared to Mumbai, Pune, and other Tier-II cities, Nagpur offers attractive real estate prices with strong long-term appreciation and healthy rental yields.

RAPID INFRASTRUCTURE GROWTH ACROSS THE CITY

Metro expansion, new arterial roads, smart-city upgrades, airport expansion, and emerging townships are enhancing mobility and livability—directly boosting real-estate value.

GOVERNMENT-BACKED URBAN PLANNING & STABLE GROWTH ROADMAP

The City Development Plan, Smart City initiatives, and public–private development ensure structured, long-term progress—reducing speculation and building investor confidence.

MIHAN: THE BIGGEST ECONOMIC ENGINE OF CENTRAL INDIA

The MIHAN SEZ & International Cargo Hub attracts IT, manufacturing, aerospace, defence, and logistics giants - creating jobs, boosting migration, and directly increasing demand for housing, retail, and office spaces.

Sources:
https://www.metrorailnagpur.com/?utm_source=chatgpt.com
https://timesofindia.indiatimes.com/articleshow/124770868.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst

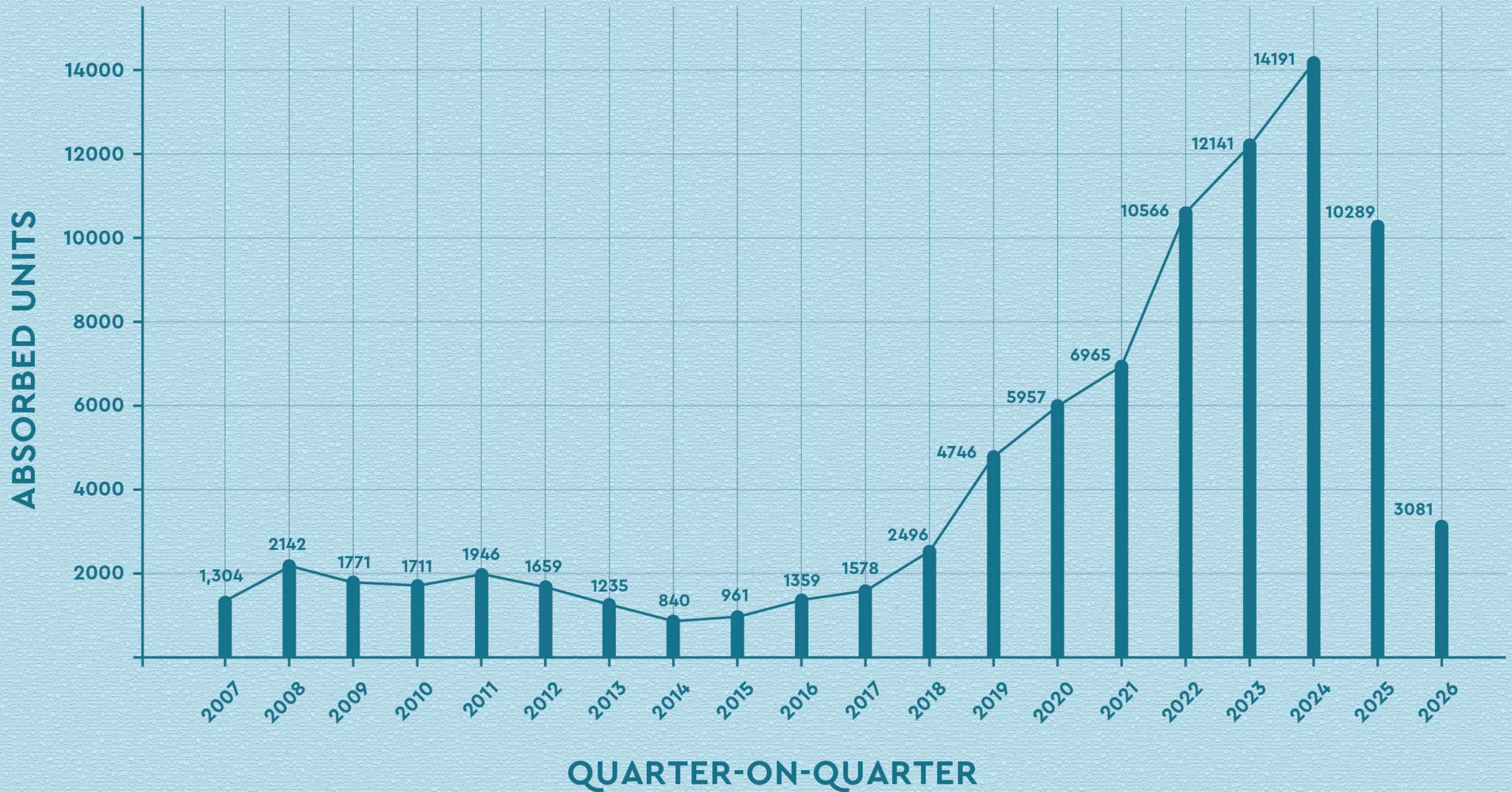
Sources:
https://www.metrorailnagpur.com/?utm_source=chatgpt.com
https://timesofindia.indiatimes.com/articleshow/124770868.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst

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A MARKET THAT'S CLEARLY MOVING FORWARD

The Year-on-year absorption has shown a steady upward trend, while rising purchasing power reflects growing confidence in Nagpur's residential market.



Please note: These absorption units are just for plots.

https://www.propequity.in/

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WHY YOU SHOULD CHOOSE NAGPUR?



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STRATEGIC LOCATION & LOGISTICS HUB:

MIHAN — a fully integrated airport, cargo hub, SEZ, and road/rail terminals — is explicitly planned to attract industry, logistics, and allied sectors, generating sustained demand for housing, schools, healthcare, and services.

BIG INFRASTRUCTURE PROJECTS BOOST CONNECTIVITY:

Projects such as the Samruddhi Mahamarg expressway, Nagpur Metro, and smart-city initiatives are expanding physical linkages and intra-city mobility, improving the city's appeal for residents and businesses alike.

METRO EXPANSION ENHANCES URBAN ACCESSIBILITY:

The Proposed Nagpur Metro, with Phase 1 operational and Phase 2 underway, connects key corridors and supports residential and commercial growth by improving commute times and urban accessibility.

GOVERNMENT PLANNING & VISION:

State planning frameworks and the Nagpur City Development Plan position Nagpur as the "Growth Nucleus of Central India" with a clear urban development roadmap that supports orderly expansion and investor confidence.

MAJOR ROAD CONNECTIVITY AS A DEMAND DRIVER:

The Mumbai–Nagpur expressway and other logistics links are repeatedly cited in media and expert analyses as catalysts for real estate demand, unlocking new micro-markets around the city.

MIHAN / SEZ & AIRPORT ANCHOR LONG-TERM DEMAND:

Government and MIHAN-SEZ authorities present MIHAN as a flagship multi-modal project design to attract industry, logistics, IT, and GCCs ensures steady demand for offices, logistics space, and nearby housing, reinforcing Nagpur's economic base.

AFFORDABILITY + UPSIDE POTENTIAL:

Compared with major metros like Mumbai and Pune, Nagpur offers significantly lower land and housing entry prices while infrastructure-driven demand points to stronger relative appreciation and healthier rental yields longer term.

SAMRUDDHI MAHAMARG: ACCELERATING CONNECTIVITY

The 701-km access-controlled Samruddhi Mahamarg connects Nagpur and Mumbai in about 8 hours while strengthening logistics and trade with direct access to Jawaharlal Nehru Port and major economic corridors across Maharashtra.

Sources:
http://timesofindia.indiatimes.com/articleshow/124770868.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst

Sources:
http://timesofindia.indiatimes.com/articleshow/124770868.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst
https://mahasamruddhimahamarg.com/the-expressway/

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MIHAN DRIVING INDUSTRIAL & BUSINESS-LED GROWTH



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MIHAN: A LARGE-SCALE GROWTH ENGINE FOR NAGPUR

Established as a 4,354-hectare mixed-use development integrating a Special Economic Zone, airport, cargo facilities, and residential and commercial zones, MIHAN hosts leading global companies such as **Tata Consultancy Services, Infosys, HCL Technologies, and Tech Mahindra,** positioning it as a powerful infrastructure and industrial anchor driving Nagpur's growth.

Sources:
https://www.mihansez.org/Pages/details/operational-units

INDIA'S FIRST MULTI-PRODUCT SEZ WITH AIRPORT CONNECTIVITY

Highlighted as India's first multi-product SEZ located alongside an existing international airport, strengthening its role in logistics, business activity, and the resulting demand for offices, housing, and allied real estate.



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A LONG-TERM URBAN VISION BACKED BY OFFICIAL PLANNING

The City Development Plan – Nagpur 2041 outlines a structured blueprint for future city expansion and infrastructure development, offering formal, government-backed context for sustained residential and commercial real-estate growth.



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WHAT MAKES THE AREA AROUND SAMRUDDHI MAHAMARG A GOOD INVESTMENT OPPORTUNITY?



Actual Site Photograph.

FASTEST CONNECTIVITY ACROSS MAHARASHTRA

India's fastest expressway, cuts Mumbai–Nagpur travel time to just 7–8 hours, dramatically improving inter-city movement and economic integration.

24+ PLANNED GROWTH NODES & TOWNSHIPS

Government plans include 24 new node cities along the corridor, earmarked for industry, warehousing, housing, tourism, and agro-processing.

RISING DEMAND NEAR INTERCHANGES

Residential, commercial, and plotted developments near expressway exits are seeing strong traction due to improved access and visibility.

INDUSTRIAL, WAREHOUSING & LOGISTICS BOOM

Logistics parks, MIDC expansions, cold storage hubs, and industrial estates are actively being planned along the expressway for supply-chain efficiency.

EARLY-STAGE LAND WITH HIGH APPRECIATION POTENTIAL

Land prices along the corridor have already shown significant appreciation, with early investments offering strong upside as development accelerates.

BOOST TO TOURISM & WEEKEND LIVING

Faster travel has unlocked destinations across Maharashtra, increasing demand for resorts, second homes, and weekend housing clusters.

INTEGRATED INFRASTRUCTURE AT EVERY NODE

Each interchange is planned with service roads, utilities, safety corridors, emergency access, and commercial pockets to support long-term growth.

MIGRATION & POPULATION GROWTH CATALYST

Improved mobility encourages workforce movement, regional settlement, and new housing demand across emerging nodes.

LOW-RISK, GOVERNMENT LED DEVELOPMENT

Backed by MSRDC and state planning bodies, Samruddhi Mahamarg offers structured, policy-driven growth with reduced speculative risk.

MULTIPLE DEMAND DRIVERS, ONE CORRIDOR

Industry, logistics, tourism, housing, and connectivity converge—creating sustained, multi-sector real-estate demand over decades.

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MAP



NEARBY PROXIMITIES#

SAMRUDDHI MAHAMARG CIRCLE:
3 MINS DRIVE

NEARBY METRO: 10 MINS DRIVE	**NATIONAL CANCER INSTITUTE:** 5 MINS DRIVE	**IIM Nagpur :** 16 MINS DRIVE
AIIMS: 16 MINS DRIVE	**TATA CONSULTANCY SERVICES:** 10 MINS DRIVE	**INFOSYS:** 10 MINS DRIVE

#Approximate travel time calculated as per google maps, subject to change as per traffic conditions.

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EVERYTHING YOU NEED, WELL WITHIN REACH

From leading schools and healthcare institutions to business hubs, hospitality, and everyday conveniences, the surrounding social infrastructure ensures a well-connected, balanced lifestyle.



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FOLLOWING THE GRAND SUCCESS OF GODREJ ORCHARD ESTATE.



A beautifully curated 23-hectare (58-acre) orchard-themed plotted development. Enriched with 0.40 hectares (0.9 acres) of thriving orchard greens, offering a calm, restorative lifestyle rooted in nature.

FOLLOWING THE GRAND SUCCESS OF GODREJ FOREST ESTATE



A thoughtfully planned 44.92-hectare (111-acre) development, envisioned as a nature-first, forest-themed plotted community. Designed to bring modern living into quiet harmony with expansive green spaces.

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GODREJ PROPERTIES

has now acquired 75-acre land parcel in

NAGPUR

Reflecting continued market confidence and reinforces Godrej Properties' long-term commitment.



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