



## 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, and stronger bonds.

**Active Projects: 175+**

**Number of Happy Families: 85,000+**

**Present in Number of Cities : 15**



Artist's impression for representational purpose 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 250 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	
	Plotted Development of the Year	
	Realty+ Conclave Award, 2022	
	Best Interior Design	
	Realty+ Conclave Award, 2021	
	Real Estate Company of the Year	
	Construction Week Awards, 2019	
	Best Interior Design	
	Realty+, 2022	
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\*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.

## 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 it's 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.

## 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. Says Basu, "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." Joka and Behala are part of CMC.

\*Source: <https://www.telegraphindia.com/culture/kolkata-has-refused-to-stop-growing-since-it-came-into-being/cid/1846757>

## 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.



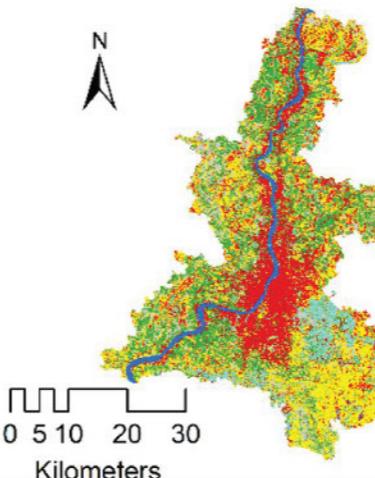
### FUTURE-PROOFING SOUTH KOLKATA

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 residential and investment hotspot.

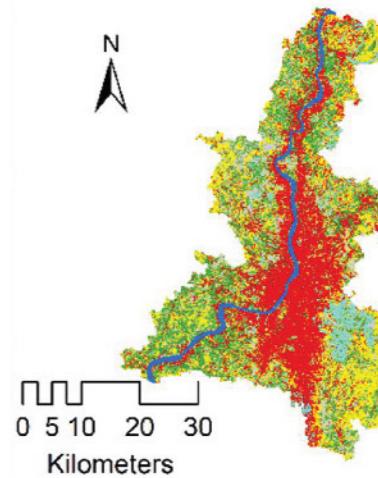
## URBANIZATION OF KOLKATA OVER THE DECADES

- River
- Vegetation
- Wetland
- Crop land
- Built up
- Bare Land

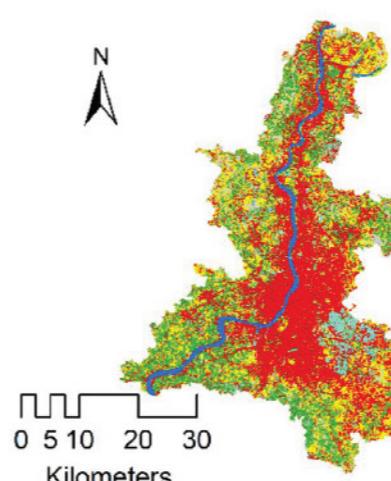
Over the last 10-15 Years the city has rapidly grown in the Southern part\*



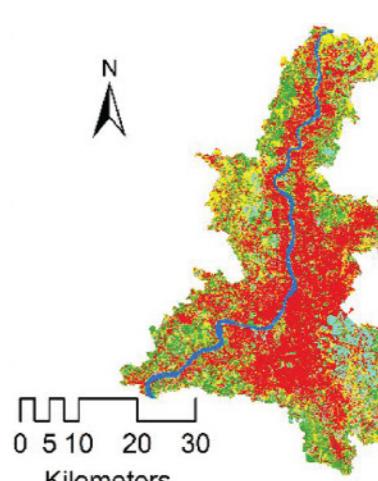
a



b



c



d

\*Source: <https://timesofindia.indiatimes.com/city/kolkata/at-51-joka-sees-sharpest-rise-in-home-rates-in-kolkata-since-2019/articleshow/116271141.cms#:~:text=Prices%20of%20homes%20in%20Joka,Rs%204%2C300%20per%20sq%20ft>



## 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.



### 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, and 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.



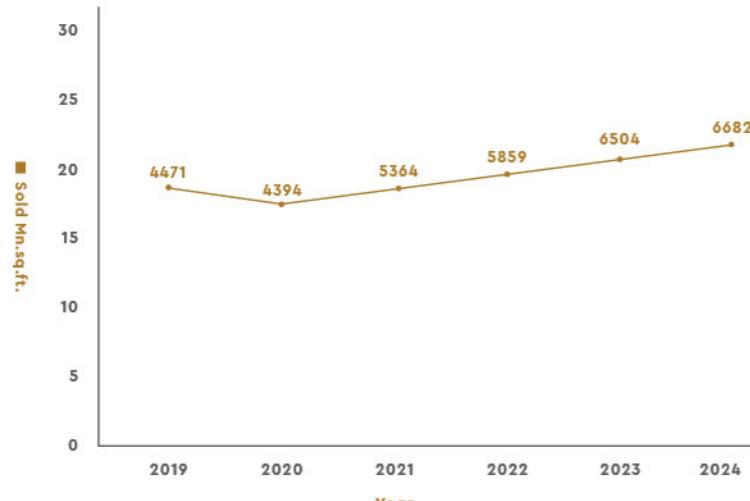
\*Source: <https://www.telegraphindia.com/my-kolkata/news/merlin-groups-plans-to-develop-acropolis-south-in-joka-thakurpukur/cid/1902589>

\*Source: <https://timesofindia.indiatimes.com/city/kolkata/unclog-plan-a-ring-road-over-hooghly-around-kolkata/articleshow/98443841.cms>

## KOLKATA'S REAL ESTATE MARKET\*

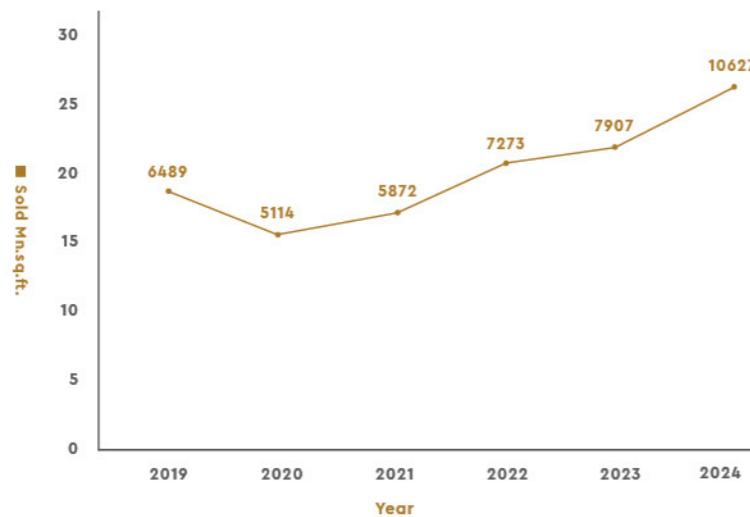
### IN LAST 5 YEARS

Kolkata residential prices has gone up by 50%



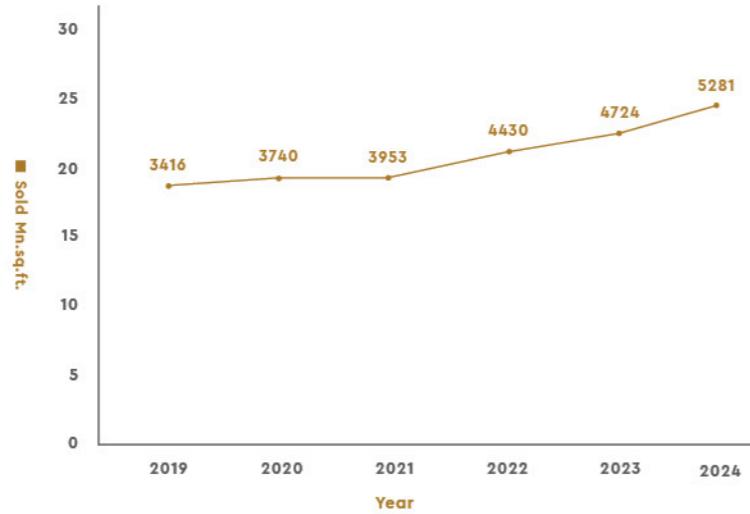
### IN LAST 5 YEARS

South Kolkata residential prices has gone up by ~50%



### IN LAST 5 YEARS

DH Road residential prices has gone up by ~53%



\*Source: PropEquity Data

## TOP 5 REASONS TO INVEST AT DH ROAD

### AFFORDABILITY & APPRECIATION

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



### 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 Green Ply, GD Pharmaceuticals, and Indian Metals. DH Road is South Kolkata's fastest-growing real estate hotspot.



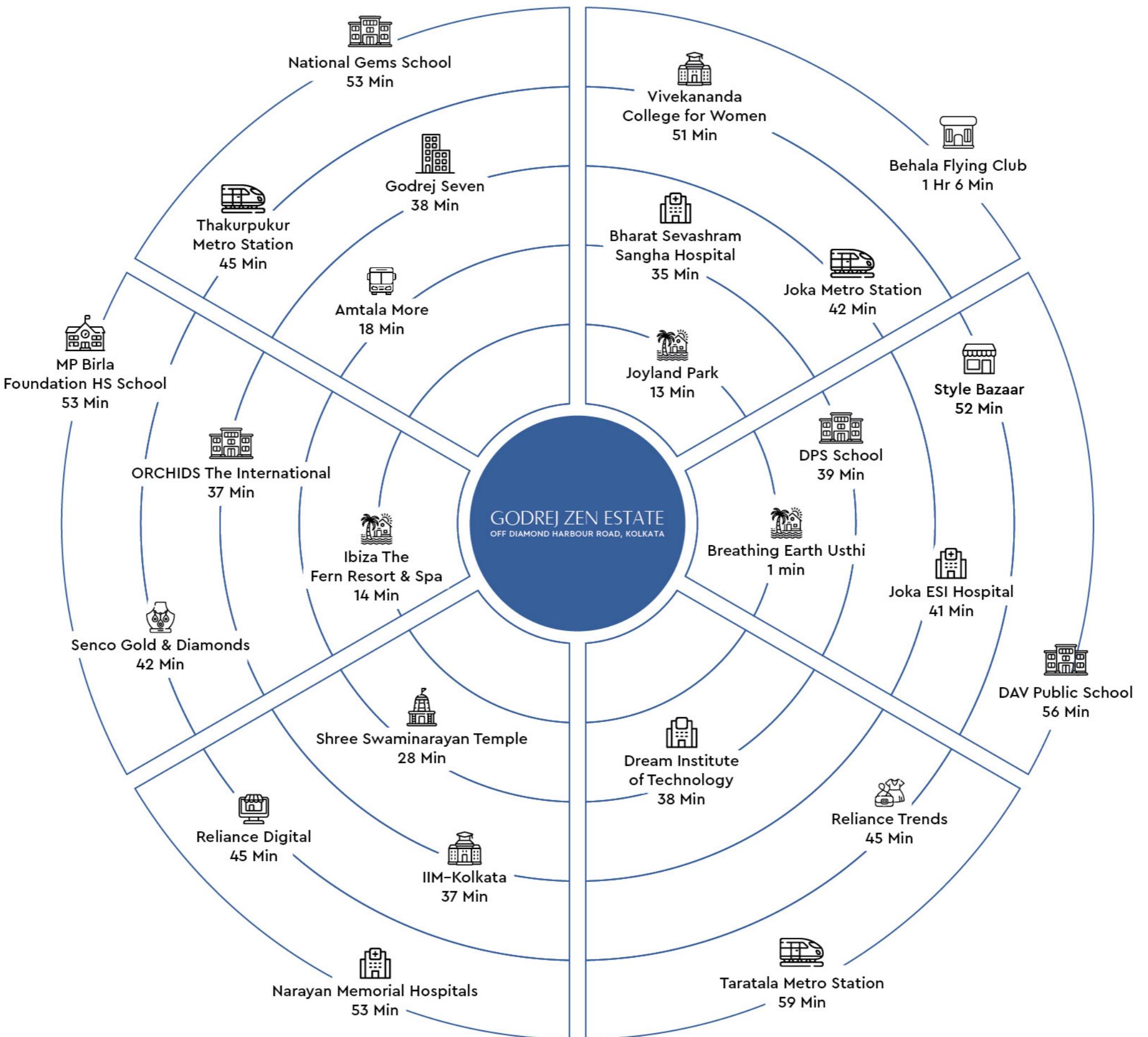
# TRANSFORMING KOLKATA'S SKYLINE

KOLKATA



MAP NOT TO SCALE

## SOCIAL INFRASTRUCTURE



## SMART INVESTMENT\* FOR A PRECIOUS FUTURE



Higher Appreciation  
Potential



Higher  
Flexibility



Faster  
Possession



Low Property  
Tax



PRESENTING  
**GODREJ ZEN ESTATE**  
OFF DIAMOND HARBOUR ROAD, KOLKATA



# MASTER LAYOUT PLAN



## LEGEND

## **CENTRAL LANDSCAPED AMENITIES**

## BANQUET AREA AMENITIES

		A.	Parking
1.	Garden Entry	B.	Service Pathway
2.	Tree Grove	C.	Arrival Pagoda court
3.	Maidan	D.	Entry Pavillion
4.	Cabana with Stepped seating	E.	Tree Grove and Meandering Pathway
5.	Cricket practice pitch	F.	Party Lawn
6.	Multipurpose play court	G.	Stage
7.	Kids Play Area	H.	Deck
8.	Enchanted garden	I.	Buffet Area
9.	Rain garden	J.	Mounds with Existing Tree Grove
10.	Amphitheatre	K.	Secondary Gate
11.	Paddle court		
12.	Infinity edge swimming pool		
13.	Kids Swimming Pool		
14.	Pond edge meditation deck		
15.	Club		
16.	Forest walk with Viewing decks		
17.	Lawn		



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



~24,000 Sq. ft of  
Balinese Themed  
Clubhouse



Service Ready  
Plots



Balinese Themed  
Architecture



24/7 Security





#### **~1.14 Acres of Serene Pond :**

Nestled amidst nature, the serene ~1.14-acre natural pond offers a peaceful retreat, surrounded by tranquility and beauty.



Swimming  
Pool



Kids'  
Pool



### Party Lawn :

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



### Outdoor Gym



### Kids' Play Area :

A Balinese-inspired Kid's play area where little explorers can laugh, learn, and let their imaginations run wild.



### Outdoor Tennis/Paddle Court

**Discover your perfect retreat with 2229 Sq.M (24,000 Sq.Ft) Clubhouse**

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



Badminton  
Court



Gymnasium



Indoor Games  
Room



Table Tennis  
Room



Indoor Kids'  
Play Area

**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

# EMERGENCY EVACUATION FACILITY

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Sewage  
Treatment Plant



Water  
Treatment Plant



Common Area  
Power Backup



Fire Fighting  
Facility

## PLOT AREA RANGE

Plot Area Range (sq. ft.)	Plot Area Range (sq. mt.)
~1000 - ~1300	~93 - ~121
~1301 - ~1500	~122 - ~139
~1501 - ~2000	~139 - ~186
~2001 - ~2500	~187 - ~232
~2500+	~233+



**GODREJ ZEN ESTATE PHASE 1 - WBRERA/P/SOU/2025/002609  
GODREJ ZEN ESTATE PHASE 1A - WBRERA/P/SOU/2025/002728  
GODREJ ZEN ESTATE PHASE 2 - WBRERA/P/SOU/2025/002990  
GODREJ ZEN ESTATE PHASE 3 - WBRERA/P/SOU/2025/002991**

**WEBSITE- RERA.WB.GOV.IN**

The sale is subject to terms of the application form and the agreement for sale. All the areas, facilities and amenities for the project/plot(s) shall be as per the final agreement between the parties. Customer/s are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The images shown are artist's impression/stock images for representation purpose only. The details shown in the images and representations made herein are only indicative in nature/approximate in nature and are only for the purpose of illustrating/indicating a possible layout of the Project/ plot(s) and do not form part of the standard amenities/services/facilities to be provided in the project/plot(s). 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](http://www.wbrera.gov.in). Registration of the mark GODREJ ZEN ESTATE TM has been applied for the Trademarks registry. The same may not be used by any means or in any forms whatsoever without written permission, excluding taxes, Statutory and stamp duty charges as applicable. The applicant shall make themselves fully aware prior to signing of the application form. T&C apply. The official website of Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.