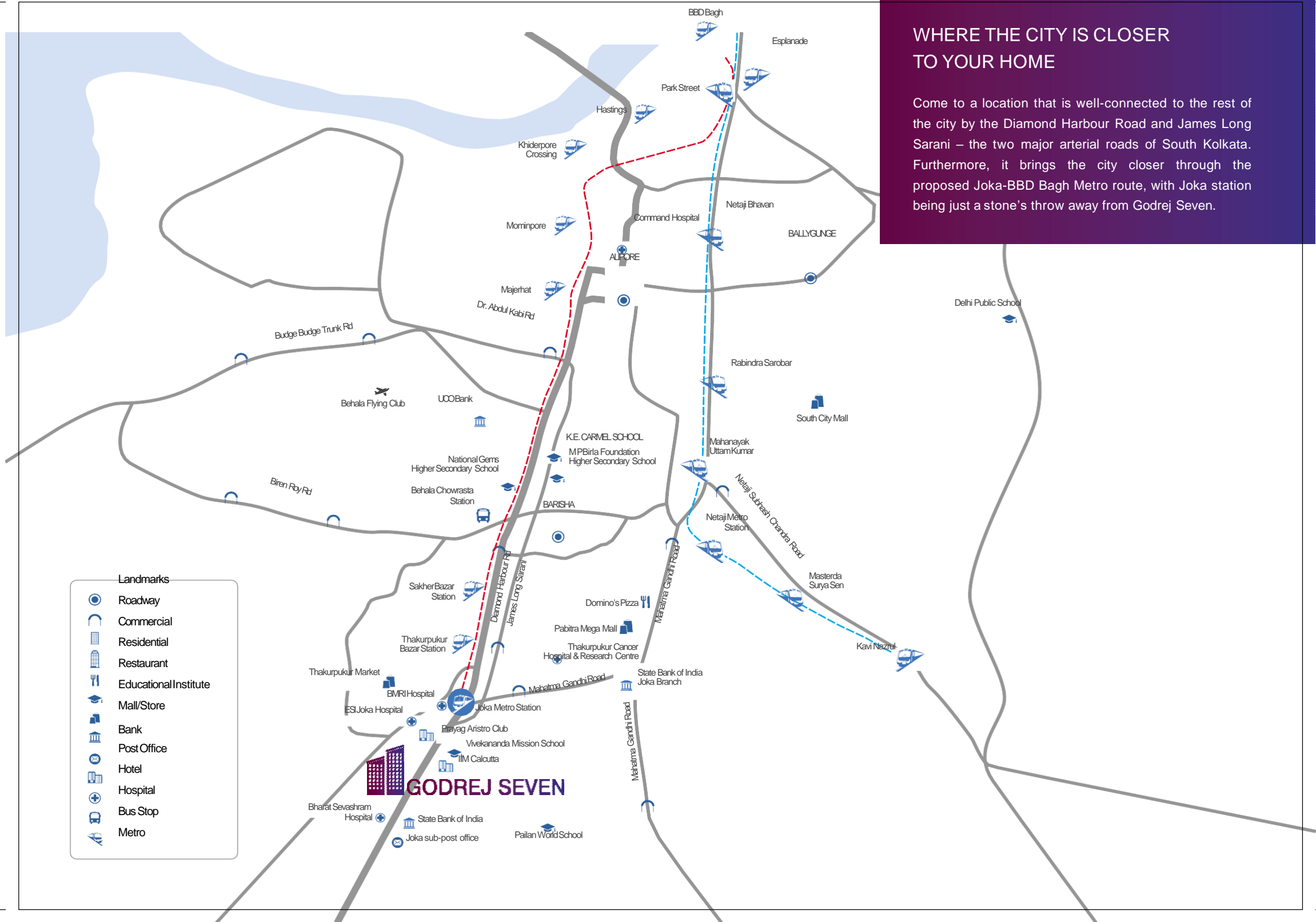


GODREJ SEVEN

D. H. ROAD, JOKA

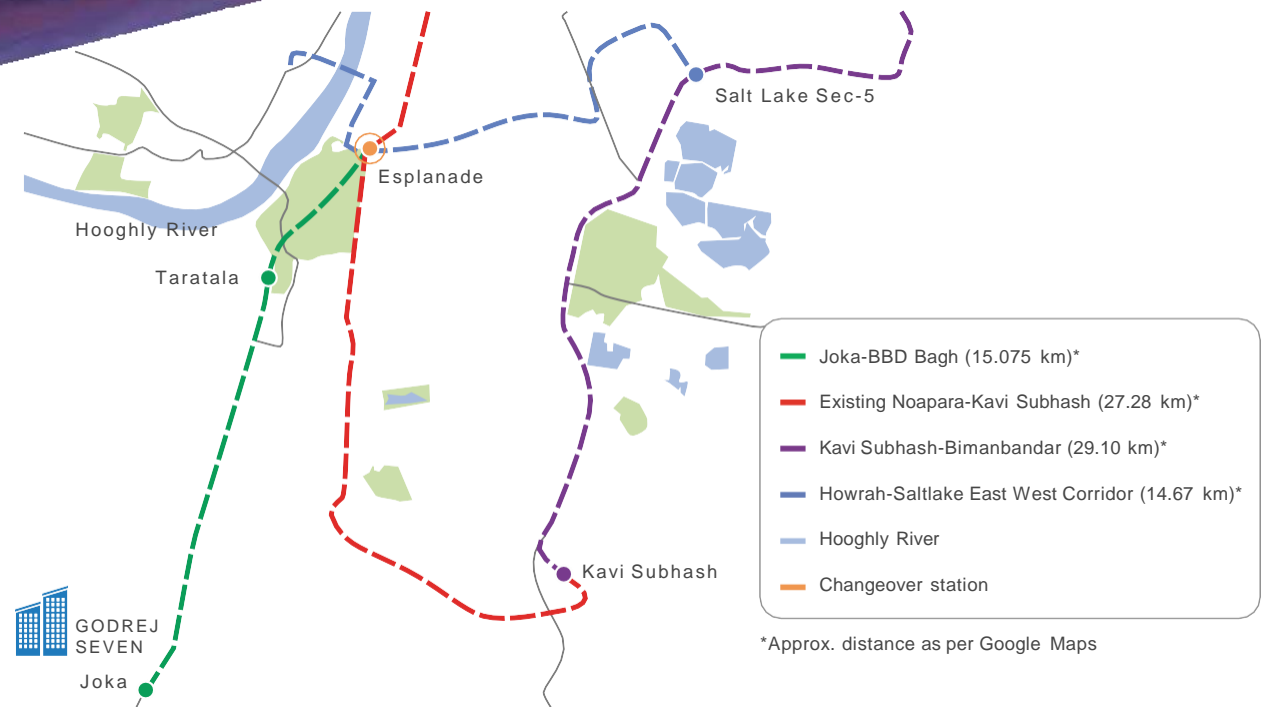
## WHERE THE CITY IS CLOSER TO YOUR HOME

Come to a location that is well-connected to the rest of the city by the Diamond Harbour Road and James Long Sarani – the two major arterial roads of South Kolkata. Furthermore, it brings the city closer through the proposed Joka-BBD Bagh Metro route, with Joka station being just a stone's throw away from Godrej Seven.





Godrej Seven is only 1.6 km\* away from the upcoming Joka Metro station#. The 15 km-long Joka to BBD Bag Metro will further increase connectivity to important locations such as the IT hub of Salt Lake Sec V, Central Business District of Esplanade, EM Bypass, Howrah Station and Netaji Subhash Chandra Bose International Airport. Once developed, every corner of the city will be a few minutes away from your new home at Godrej Seven.



Stock image for representative purpose only

#[http://www.mtp.indianrailways.gov.in/uploads/files/1504000368490-System%20Map%20of%20Metro%20Railway\\_31\\_03\\_2017.jpg](http://www.mtp.indianrailways.gov.in/uploads/files/1504000368490-System%20Map%20of%20Metro%20Railway_31_03_2017.jpg)





## AN EXQUISITE LANDMARK IN KOLKATA

Spread across 10.20 acres, with 1.87 acres of central greens, in a pollution-free habitat, Godrej Seven is an exclusive project featuring thoughtfully-designed 2, 2.5 & 3 BHK residences that offer an environment for the holistic nurturing of your child.

Artist's Impression. Not a site photograph.

# MASTER LAYOUT PLAN



## 1. MASTER CLASS:

- 1A. DANCE ACADEMY
- 1B. MUSIC ROOM
- 1C. PERCUSSION
- 1D. PAINTING
- 1E. ABACUS

## 2. CHAMPS TRAINING:

- 2A. SWIMMING POOL
- 2B. GYMNASIUM
- 2C. FUTSAL COURT
- 2D. TABLE TENNIS

## 3. EAT STREET:

- 3A. SWEET SHOP
- 3B. CHINESE & PAN  
ASIAN CUISINE
- 3C. MOMO
- 3D. MUGHLAI FOOD

## 4. DAILY ASSIST:

- 4A. CONVENIENCE STORE  
/ LAUNDRY
- 4B. HANDYMAN SERVICE  
/ CONCIERGE DESK
- 4C. READING LOUNGE

## 5. SAFETY & SECURITY:

- 5A. RFID BOOM BARRIERS
- 5B. 24X7 CCTV/MONITORING  
& SURVEILLANCE
- 5C. VIDEO DOOR PHONE WITH  
EVERY HOME
- 5D. 1.87 ACRES OF VEHICLE  
FREE CENTRAL COURT

## 6. EASY CONNECT:

- 6A. GOLF CART BAY
- 6B. AC BUS SERVICE
- 6C. OLA KIOSK
- 6D. TRAVEL HELP DESK

## 7. 24X7 MEDICARE

- 7A. CLINIC
- 7B. PATHOLOGY
- 7C. PHARMACY
- 7D. IN HOUSE AMBULANCE

## OTHER AMMENITIES:

- 8. COMMUNITY HALL WITH  
PRE-FUNCTION AREA
- 9. LIVING ARBOR PAVILION

- 10. OUTDOOR FITNESS AREA
- 11. BOTTLE WALL
- 12. OPEN AIR THEATRE

- 13. FREE PLAY LAWN
- 14. EARTH ROOM
- 15. SENIOR CITIZEN SITTING

- 16. ANGLING CORNER
- 17. WATERBODY
- 18. FISH POND

- 19. PARKING
- 20. SERVICES
- 21. BBQ PIT

- 22. ACUPRESSURE PATHWAY
- 23. MARKETING OFFICE

- 24. OWL WALL
- 25. BADMINTON COURT WITH  
VIEWING GALLERY

# 7 AVENUES FOR THE HOLISTIC DEVELOPMENT OF YOUR CHILD







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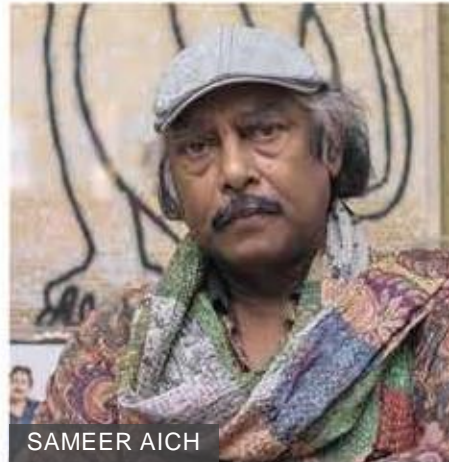
MASTER CLASS



## WHERE THE PURSUIT OF MASTERY STARTS YOUNG

Our exclusive tie-ups with some of the most renowned maestros of international fame can help fulfil your child's creative dreams. Apart from sharpening artistic skills, your child can also improve competitive ability and increase self-confidence on the stage.

- ~ Music Academy by Sraboni Sen
- ~ Percussion Academy by Tanmay Bose
- ~ Creative Dance Academy by Tanusree Shankar
- ~ Painting Academy by Sameer Aich
- ~ Mental Arithmetic by Indian Abacus



MASTER CLASS







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CHAMP'S TRAINING



# WHERE PASSION IS NURTURED TO PUT YOU ON THE ROAD TO GLORY

Fulfil your child's aspiration to become a champion with training under experts for a number of sports in the premise. As we all know, sports improves physical fitness, increases self-esteem, instills team spirit and helps develop social skills.

- ~ Swimming, Futsal, Table Tennis by (Professional Management Group)
- ~ Fitness Coaching & Training by Samir Ghosh (Mr. Universe & Mr. India, 2008)



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CHAMP'S TRAINING







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## WHERE CHILDHOOD JOYS DOUBLE UP WITH AMPLE DELICACIES

Our exclusive tie-ups with renowned brands ensure there's always an interesting option when your taste-buds demand 'something new'. In addition, you won't have to worry when your child steps out for a snack as everything is available right inside the premise.

- ~ Chinese and Pan Asian Cuisine by Chowman
- ~ Momo Take Away by Wow Momo
- ~ Mughlai Cuisine
- ~ Sweet Mart



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EAT STREE **T**





DAILY ASSIS<sup>7</sup> 

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## WHERE ALL THAT YOU NEED IS RIGHT AT YOUR DOORSTEP

In a fast paced life, having conveniences such as delivery of groceries and laundry at your doorstep is a bliss. With everything at your beck and call, you get to spend more quality time with your family.

- ~ Convenience Store by Arambagh's Food Mart
- ~ Dry Cleaning Service by The Swiss Laundry
- ~ Concierge Service And Travel Helpdesk by A La Concierge
- ~ Library by Just Books
- ~ Handyman Services
- ~ ATM



Stock image for representative purpose only



DAILY ASSIS7







24X7 MEDICARE



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## WHERE HEALTH ASSISTANCE IS JUST A CALL AWAY

Your new home at Godrej Seven comes with healthcare and wellness centres, just around the corner. While your child has to stay healthy to achieve goals, it is equally important that you also be physically fit in the little one's pursuit.

- ~ Clinic
- ~ Pathology
- ~ Apollo Pharmacy
- ~ In-house Ambulance



Stock image for representative purpose only



24X7 MEDICARE





SAFETY & SECURITY



Stock image for representative purpose only



## A SAFE HOME WHERE CHILDHOOD IS TRULY CAREFREE

Your concern for your loved ones at home shouldn't interfere with your career goals. Our state-of-the-art technologies will keep your family safe and secure, so you always step out without any worries.

- ~ RFID Boom Barriers
- ~ 24x7 CCTV Monitoring & Surveillance
- ~ Video Door Phone with every home
- ~ 1.87 Acres of Vehicle-free Central Greens for your child to play & be safe



Stock images for representative purpose only



SAFETY & SECURITY





EASY CONNEC7 

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## WHERE YOUR CONVENIENCE IS ALWAYS A PRIORITY

At Godrej Seven, the transit facilities to school, office and even for the elderly are available right inside the premise. They will help your child reach school without hassles and even you can be in office on time.

- ~ Golf Cart within the campus
- ~ Own Ola Kiosk
- ~ Own AC Bus to provide drop-offs to key places
- ~ Travel Helpdesk to plan your travel



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## AN ECOSYSTEM OF 7 GARDENS

The seven gardens created by horticulturists have varying themes, each of them special in their own way. Brighten up your life by spending time amongst these beautiful creations.





TRELLIS GARDEN



CELEBRATION PLAZA



HOBBY AND SCULPTURE COURT



ADVENTURE PLAY





AMPHITHEATRE



NATURE TRAILS



PICNIC GARDEN

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## SPORTS ARENAS

**Indoor Sports:** Here's an excellent way for your child to spend leisure time in a temperature-controlled indoor sports zone.

Mr. Universe Gym Training with Dietician | Power Yoga | Pranayam Corner | Yoga Therapy | Zumba | Table Tennis | Poker Table | Billiards | Kids' Play Area | Virtual Gaming Console

**Outdoor Sports:** Let your child benefit from wholesome physical development while exploring the green environment.

Badminton Court with Viewing Gallery | Futsal Court | Outdoor Fitness Area | Toddlers Play Park | Boot Camp

**Aqua Sports:** Help your child burn calories faster and develop overall health without any equipment.

Half Olympic Swimming Pool | Kids' Pool | Aqua Aerobics | Water Volleyball

## INDOOR SPORTS



ZUMBA



POKER TABLE



BILLIARDS



STATE-OF-THE-ART GYMNASIUM

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## OUTDOOR SPORTS



FUTSAL COURT



BADMINTON COURT



OUTDOOR FITNESS AREA



KIDS' PLAY AREA

Stock images for representative purpose only



## AQUA SPORTS



HALF OLYMPIC SWIMMING POOL



KIDS' POOL



WATER VOLLEYBALL

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## THE CLUB

The 1727.9 sq.m. (18600 sq.ft.) club at Godrej Seven offers something for everyone, be it virtual games for the youth, lounge for the ladies, community hall for the elderly or pool table for you to unwind.

**Social Zones:** Ladies Lounge with Sit-out; Youth Lounge with Wi-fi, Pool Table and Virtual Gaming Console; Reading Lounge

with Library; Kids' Lounge with Play Area and Crèche

**Celebration Zones:** Community Hall with Pre-function Area, Sit-outs at Club Veranda Overlooking Landscaped Gardens

**Creative Zones:** The Painting Academy, The Music Academy, The Percussion Academy and The Creative Dance Academy

Artist's Impression. Not a site photograph.



## SOCIAL ZONES



KIDS' LOUNGE WITH PLAY AREA & CRÈCHE



YOUTH LOUNGE WITH WI-FI



LADIES LOUNGE WITH SIT-OUT

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## SOCIAL ZONES



POOL TABLE



VIRTUAL GAMES CONSOLE



READING LOUNGE WITH LIBRARY

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## CELEBRATION ZONES



COMMUNITY HALL WITH PRE-FUNCTION AREA



SIT-OUTS AT CLUB VERANDAH OVERLOOKING LANDSCAPED GARDENS

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## CREATIVE ZONES



STUDIO FOR PAINTING CLASSES



PERCUSSION ACADEMY



MUSIC ROOM FOR SINGING



DANCE ACADEMY FOR LEARNING CREATIVE DANCE





## THOUGHTFULLY-DESIGNED RESIDENCES

At Godrej Seven, homes are crafted keeping you, the resident in mind:

- ~ The apartments are designed to offer **optimum daylight and ventilation**
- ~ Each apartment comes with **Balcony space in Living/Dining Area**
- ~ We have made all **Balconies and large windows outward facing**, for maximum privacy, while the **Utility**

### **Areas are inward facing**

- ~ **Common Restrooms are easily accessible** to both, the Bedroom and Dining Area
- ~ The Bedrooms come with provision for **Cupboard**, while loft space has been created in **common passage for that extra storage**
- ~ We have installed power backup in every apartment

Artist's Impression. Not a site photograph.





## SUSTAINING FOR THE FUTURE

At Godrej Seven, we have made an effort to follow environmental norms in design and facilities, to offer your family an eco-friendly, clean and healthy world for generations to come.

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## AREA DETAILS

Typology	Saleable Area in sq.m. (sq.ft.)
2BR-1	833 sq.ft
2BR-2	908 sq.ft.
2.5BR-1	1038 sq.ft
2.5BR-2	1127 sq.ft
3BR-2T	1239 sq.ft
3BR-3T	1382 sq.ft

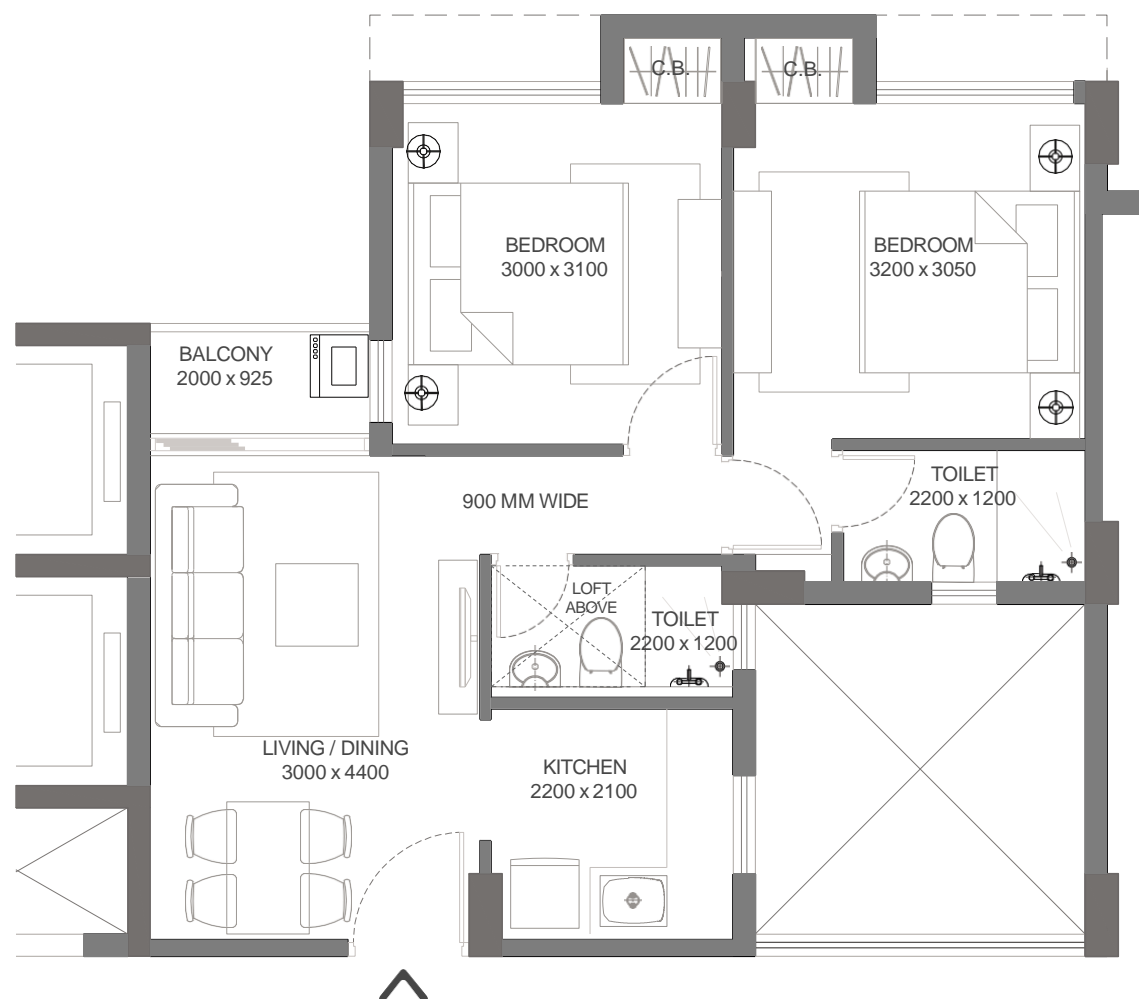




Artist's Impression. Not a site photograph.

## FLOOR PLANS

2 BHK - I



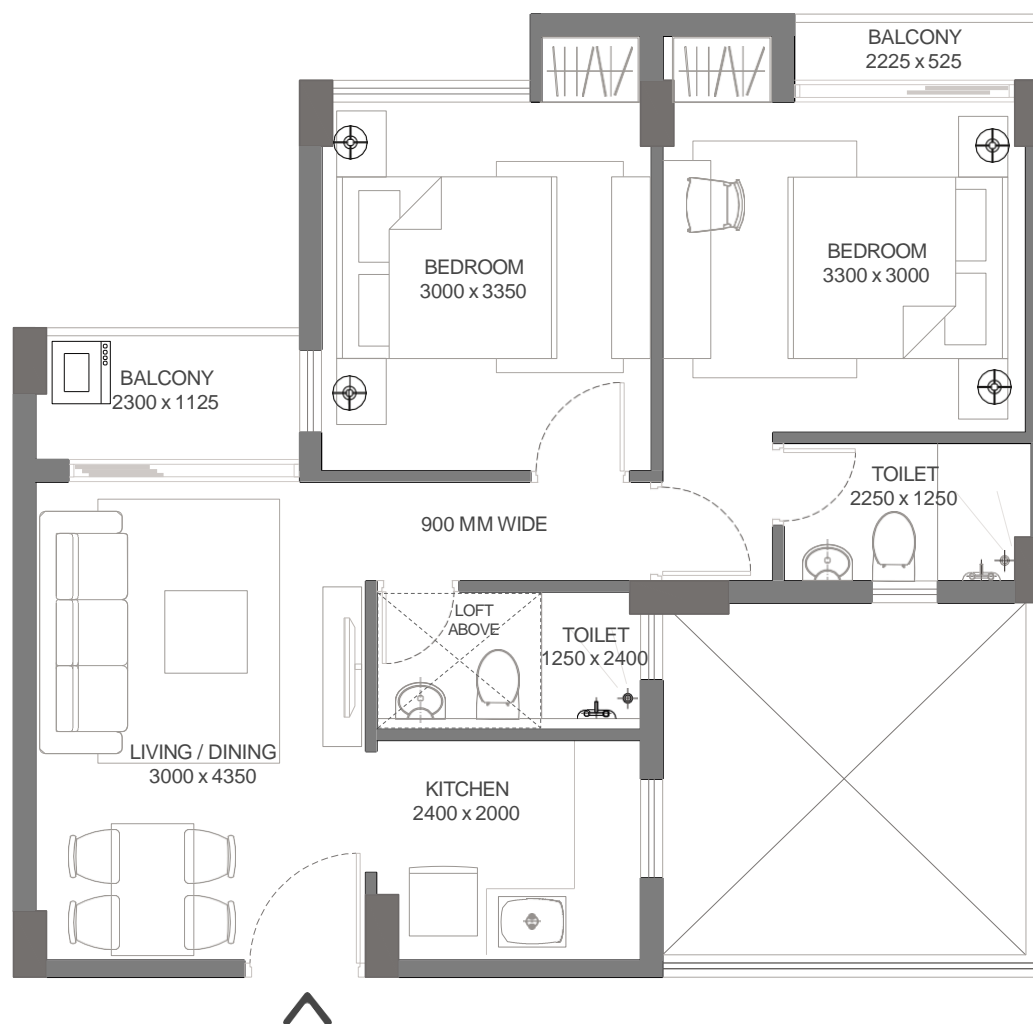
- Balcony attached to the Living area to enhance ventilation and act as extended living spaces
- Common Restroom is designed in a way that is easily accessible from the Bedroom 1 and Living & Dining area
- Large windows in Bedrooms to enhance light and ventilation
- Provision for Cupboard space in Master Bedroom and Bedroom 1 to make more spacious living



# GODREJ SEVEN

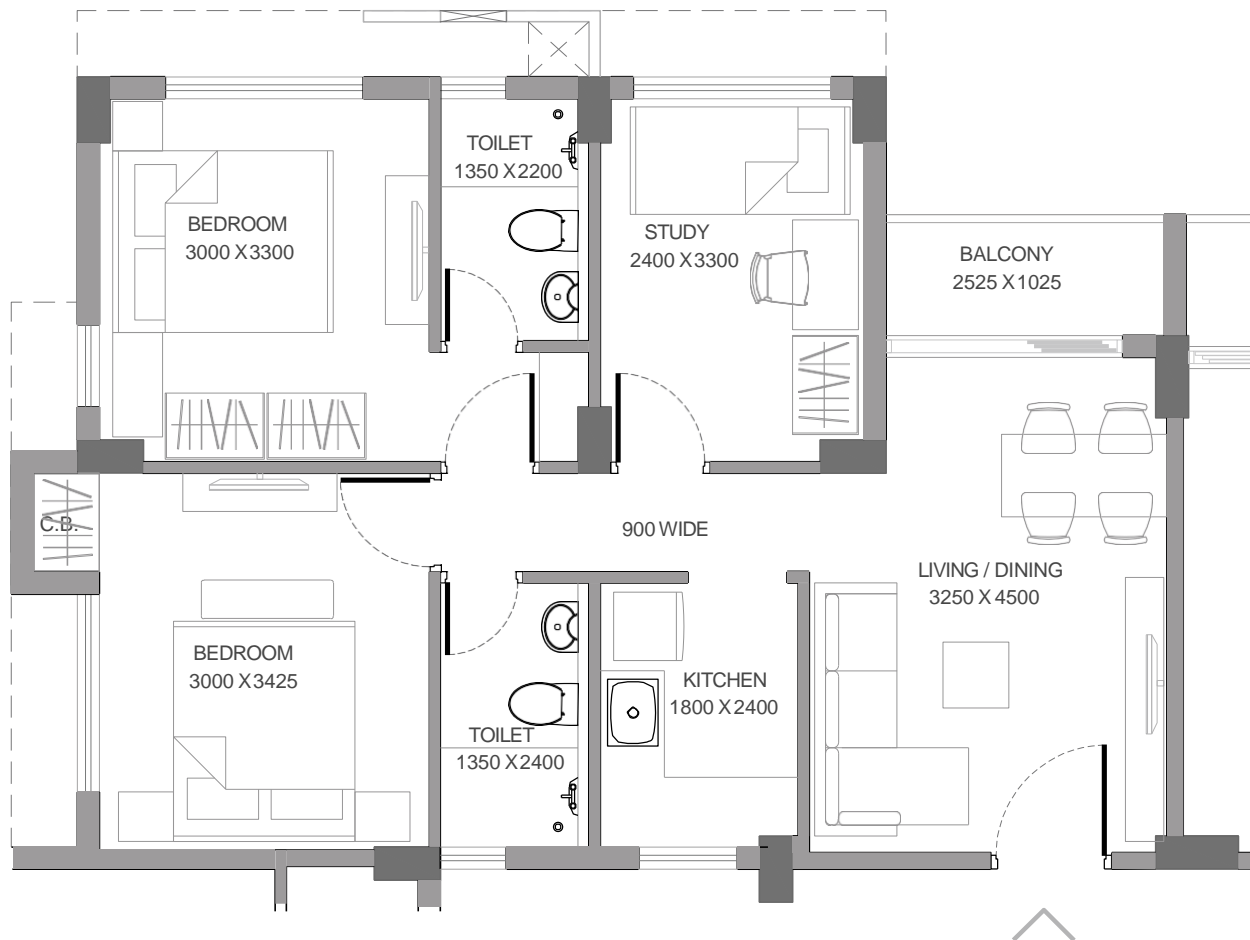
D. H. ROAD, JOKA

## 2 BHK - II



- Balcony attached to the Living area to enhance ventilation & experience sunrise in the mornings
- Common Restroom is designed in a way that is easily accessible from the Bedroom 1 and Living & Dining area
- Master Bedroom with juliet balcony for better ventilation
- Provision for Cupboard space in Master Bedroom, and Bedroom 1 to make more spacious living

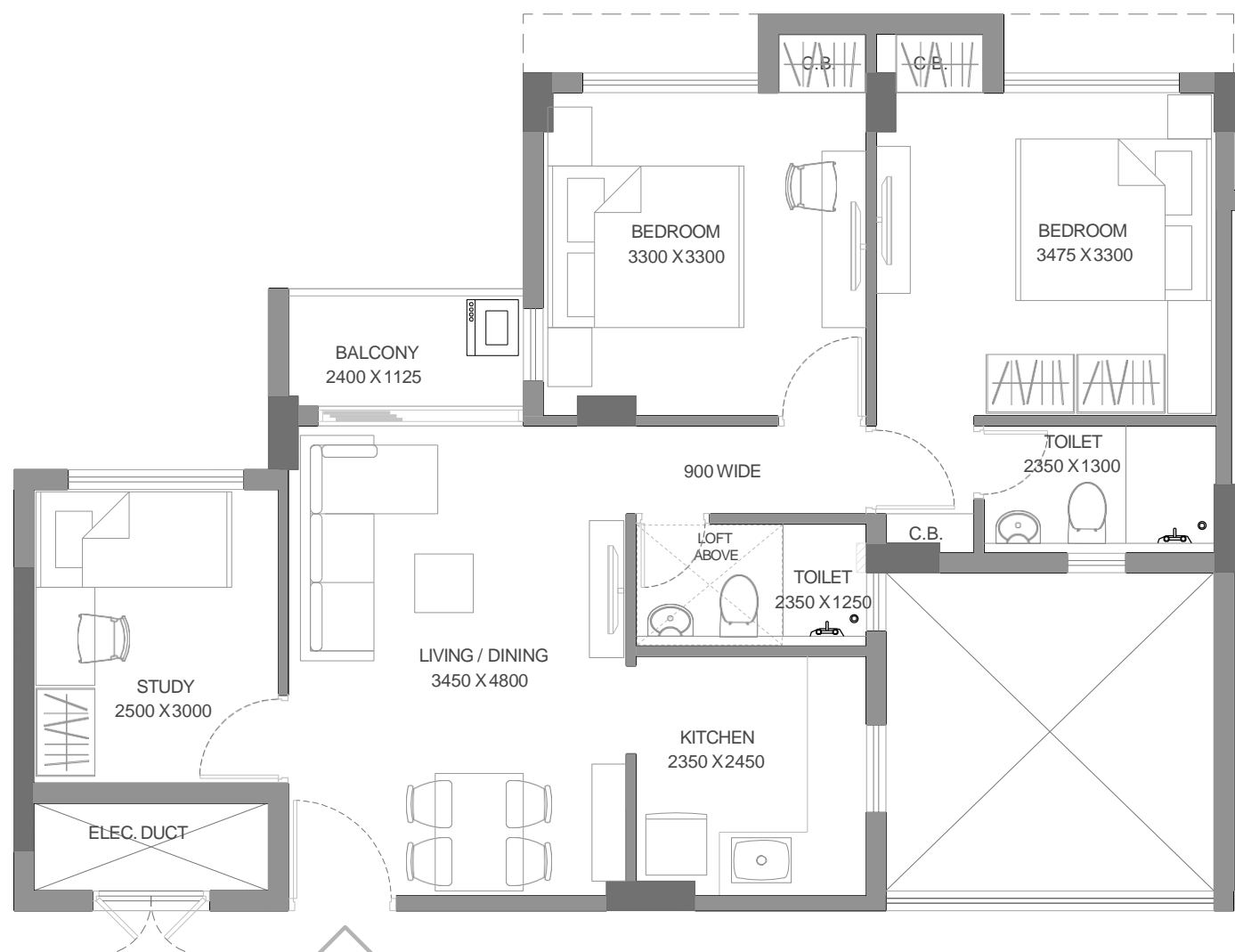
2.5 BHK - I



- Balcony attached to the Living area to enhance ventilation & experience sunset in the evenings
- Provision for Cupboard space in Master Bedroom, Bedroom 1 to make more spacious living
- Provision for Wardrobe space in study to make more spacious living
- Large windows in Bedroom for better light & ventilation
- Storage space in Master Bedroom behind the door



2.5 BHK - II



- Balcony attached to the Living area to enhance ventilation & experience sunset in the evenings
- Large windows in each Bedroom for fresh air and ventilation
- Provision for Wardrobe space in master Bedroom and bedroom 1
- Provision for Wardrobe space in study
- Provision for storage space behind door in Master Bedroom
- Provision for storage space in living/dining
- Cross ventilation in Bedroom 1

# GODREJ SEVEN

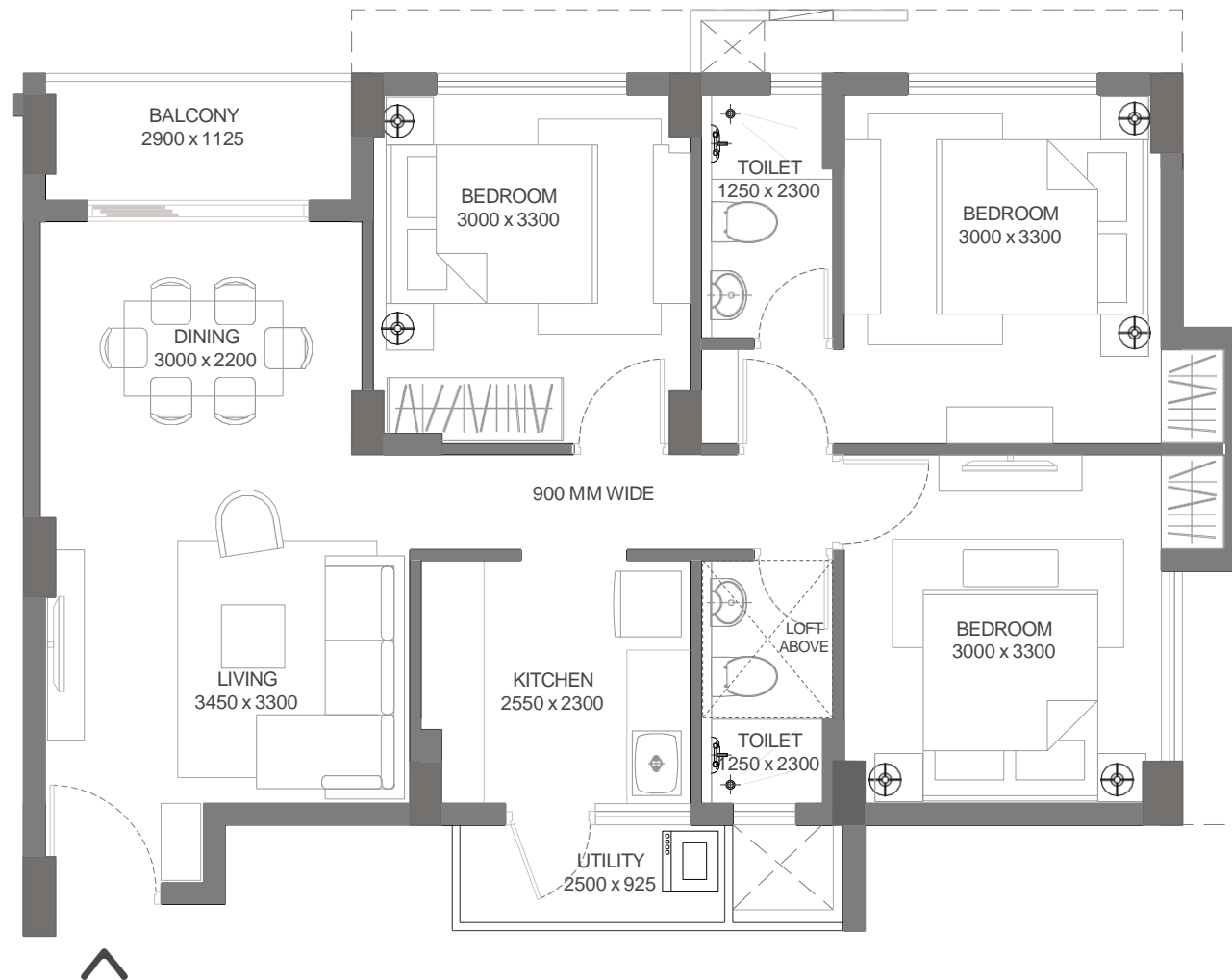
D. H. ROAD, JOKA

## 3 BHK - I

RERA CARPET AREA: 733.99 sq.ft. | 68.19 m<sup>2</sup>

EXCLUSIVE AREAS: 58.98 sq.ft. | 5.48 m<sup>2</sup>

SALEABLE AREA: 1215 sq.ft. | 112.87 m<sup>2</sup>



- Foyer space provided as a separator between the Living area and Main Entrance
- Space for Shoe Rack in the foyer
- Provision for Cupboard space in Master Bedroom, Bedroom 1 and Bedroom 2 to make more spacious living
- Balcony attached to the Living area to enhance ventilation & experience sunset in the evenings
- Large windows in Bedrooms for better ventilation from westerlies
- Utility area attached to the Kitchen
- Storage space in the Master Bedroom behind the door
- Effective Space Utilization



# GODREJ SEVEN

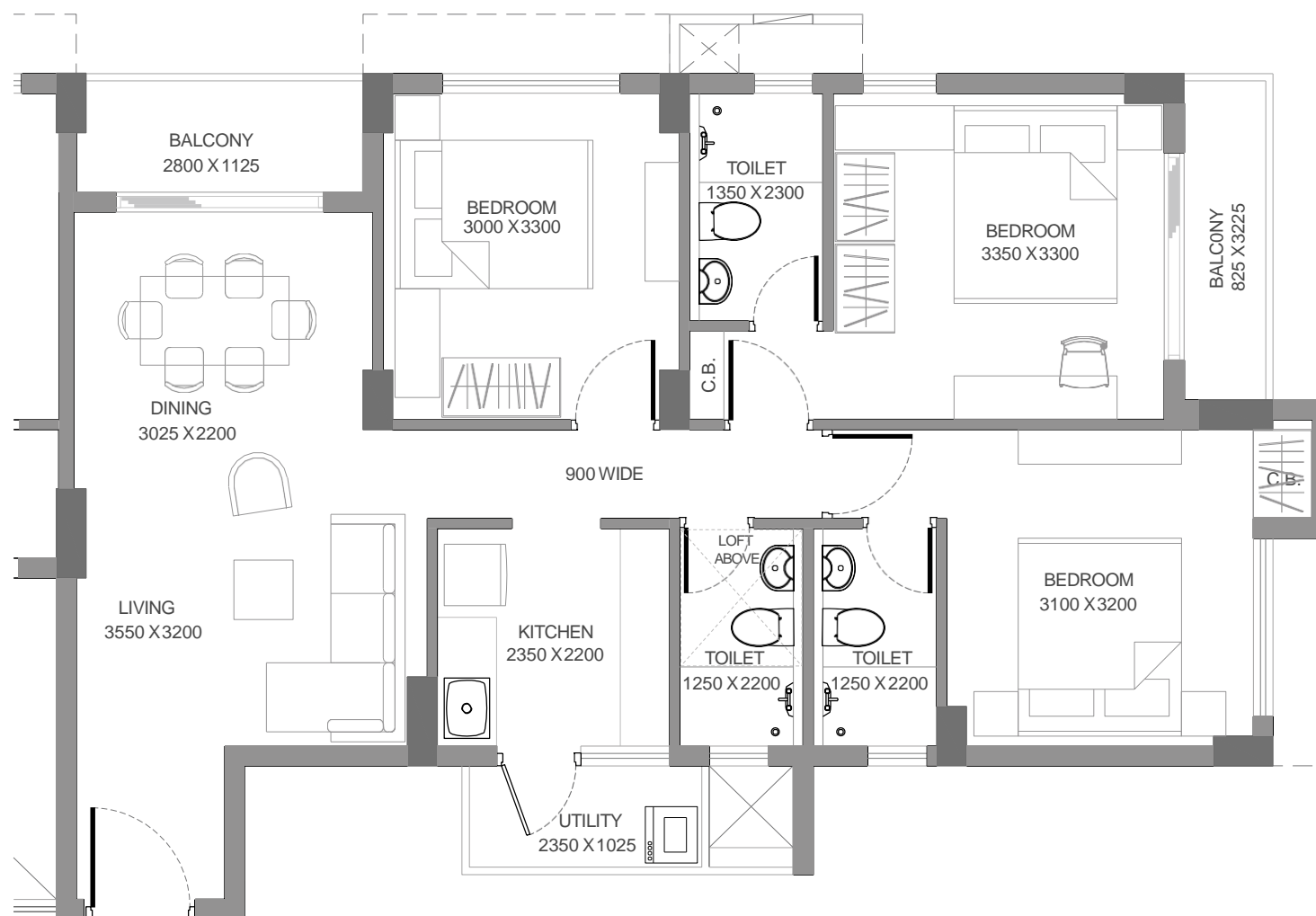
D. H. ROAD, JOKA

## 3 BHK - II

RERA CARPET AREA: 791.79 sq.ft. | 73.56 m<sup>2</sup>

EXCLUSIVE AREAS: 88.69 sq.ft. | 8.24 m<sup>2</sup>

SALEABLE AREA: 1356 sq.ft. | 125.97 m<sup>2</sup>



- Foyer space provided as a separator between the Living area and Main Entrance to maintain privacy
- Spacious Living Dining with provision for 6 seater dining table
- Balcony attached to the Living area to enhance ventilation & experience sunset in the evenings
- Balcony attached to the Master Bedroom
- Scope for cross ventilation in Master Bedroom
- Provision for storage space behind door in Master Bedroom
- Provision for Wardrobe space in Master Bedroom, Bedroom 1 and Bedroom 2
- Large windows in each Bedroom for fresh air and ventilation
- Utility area attached to Kitchen for Washing Machine

# KEY COMPETITION PROJECTS SUMMARY

	Godrej Seven	The 102	DTC Southern Heights	Madgul Antaraa	Greenfield City
					
<b>Location &amp; Project Access</b>	On D.H. Road, 500 m from main road	On D.H. Road, 150 m from main road	On D.H. Road, 100 m from main road	On D.H Road, Mukund Das Colony	Behala, P.S. Maheshtala
<b>Plot Area (Acres)</b>	10.2	7.5	20	2.22	45.69
<b>No. of towers &amp; Floors</b>	7 Towers, 12/14 Floors	11 Towers, 15 Floors	38 Towers , 12/14 Floors	3 Towers, 13 Floors	96 Towers, 12/13 Floors
<b>No of Units Planned</b>	894	1152	2500	281	4066
<b>Typology Options</b>	2BHK,2.5BHK,3BHK	2BHK , 3BHK	2BHK , 3BHK	1BHK,2BHK,3BHK, 4BHK	1BHK,2BHK,3BHK
<b>SBA - 2BHK (sq.ft.)</b>	817,891	908	890, 940	915, 962	906,975
<b>SBA - 2.5BHK (sqft)</b>	1019,1106	-	-	-	-
<b>SBA - 3BHK (sq.ft.)</b>	1215,1356	1128	1130, 1260, 1370	1102, 1380	1071, 1143,1323
<b>Completion Date</b>	TBD	Oct-22	Dec-19	June-20	Ready
<b>Project Theme/ USP</b>	7 Pillars of Development for your child	102 different amenities being provided	Largest Residential Project in D.H.Road	70% open area	Largest Township Project in South Kolkata

Not a site photograph. Artist's Impression



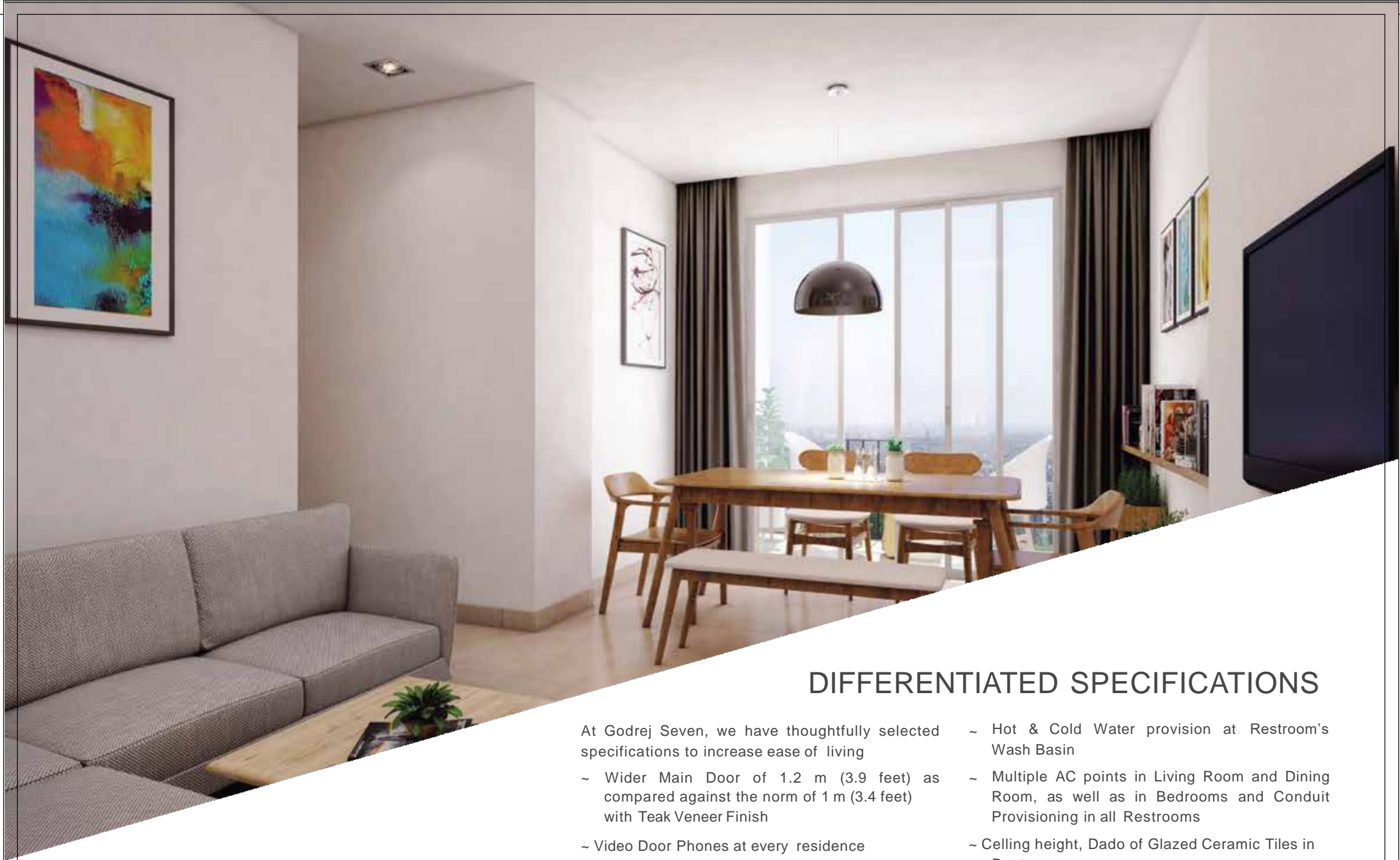
## PAYMENT SCHEDULE

MILESTONE	AMOUNT
Booking Amount (BA)	₹ 50,000/ ₹ 1 Lakh
Within 15 days	5% - BA
Within 30 days of booking	5%
Within 90 days of booking	10%
On Completion of Piling	5%
On Completion of Foundation / Plinth	10%
On Completion of 2 <sup>nd</sup> Floor Slab	10%
On Completion of 5 <sup>th</sup> Floor Slab	10%
On Completion of 8 <sup>th</sup> Floor Slab	10%
On Completion of Top Floor Slab	5%
On Completion of Internal Brick wall	10%
On Completion of Internal Flooring	10%
Completion of Plumbing	5%
On Notice of Possession	5% + 100% of Other Charges

# AMENITIES

- Golf Cart Parking Bay
- Air Conditioned Bus Shelter at Entry
- Central Lake
- Open Pavilion
- Community Hall with Pre-function area
- Club Varandah with Landscaped Garden
- Crèche with Playschool
- Toddlers' Zone
- Indoor Games for Kids
- Library
- Workout Area
- Ladies Lounge
- Youth Lounge with Wi-Fi, Games Console, TV
- Table Tennis
- Poker
- Indoor Studio
- Outdoor Studio
- Gymnasium with Changing Room
- Half Olympic Swimming Pool
- Kids' Pool
- Badminton Court with Viewing Gallery
- Sun Deck
- Party Lawn
- Living Arbour Pavilion
- Outdoor Fitness Area
- Children's Playscape Mound
- Bottle Wall
- Art Wall
- Step Sitting Theatre
- Free Play Lawn
- Outdoor Sitting
- Fish Pond
- BBQ Pit
- Angling Corner
- Potter Zone
- Hopscotch
- Acupressure Pathway
- Bird House





## DIFFERENTIATED SPECIFICATIONS

At Godrej Seven, we have thoughtfully selected specifications to increase ease of living

- ~ Wider Main Door of 1.2 m (3.9 feet) as compared against the norm of 1 m (3.4 feet) with Teak Veneer Finish
- ~ Video Door Phones at every residence
- ~ AC Ledge with Grill for AC Outdoor Units
- ~ Grill height of 1.2 m (4 feet) as compared to the norm of 1 m (3 feet)

- ~ Hot & Cold Water provision at Restroom's Wash Basin
- ~ Multiple AC points in Living Room and Dining Room, as well as in Bedrooms and Conduit Provisioning in all Restrooms
- ~ Ceiling height, Dado of Glazed Ceramic Tiles in Restrooms
- ~ Wall hung premium WC and Wash Basin

Not a site photograph. Artist's Impression

THANK  
YOU