



**GODREJ FOREST GROVE**  
MAMURDI, PUNE

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Cover 1



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## MY PROGRESSIVE CITY, MY PUNE



Pune is a naturally beautiful city known for its greenery and educational Institutes



The city has seen exponential growth in recent years\*



From a quiet city to a rapidly-growing IT goldmine of Western India, it has transformed itself into a lucrative investment destination\*

\*Source: <https://www.kasturi.com/blog/what-makes-pune-one-of-the-fastest-growing-cities-real-estate-market/>

## MAMURDI, PUNE PROMISES A YEAR-ON-YEAR GROWTH OF 7%

Pune's property market has shown consistent growth in rental yields:

- Average Rent in Mamurdi: ₹28,000 for a 3 BHK
- Average Rent in Hinjawadi: ₹35,000 for a 3 BHK
- Rental Yield in Dehu Road Area: 3.14%

The Pune realty market has been steady for the past few quarters. The weighted average price for the city has increased marginally by 1% on the back of price increment of some of the high consumer preference localities.

Index represents change in Rental Yield keeping Jul-Sep, 2017 as base quarter, with its index value as 100

In Andheri, Mumbai, an investment of ₹2.9 Cr. is expected to fetch a monthly rent of approx. ₹40,000  
At Godrej Central Park, Pune, an investment of ₹1.08 Cr. is expected to fetch a monthly rent of approx. ₹30,510



### Highest Growth

- 16.47% Pimple Saudagar
- 11.06% Shivaji Nagar
- 10.90% Bavdhan

### Highest Demand

- #1 Pimpri Chinchwad
- #2 Wakad
- #3 Kharadi

\*<https://www.magicbricks.com/advice/invest-smart-pune>



Artist's impression. Not an actual site photograph for Godrej Park Greens.

## MAMURDI-THE REAL ESTATE HUB



One of the top residential hubs in Pune, Mamurdi is the first town, strategically located after the Mumbai-Pune Expressway.



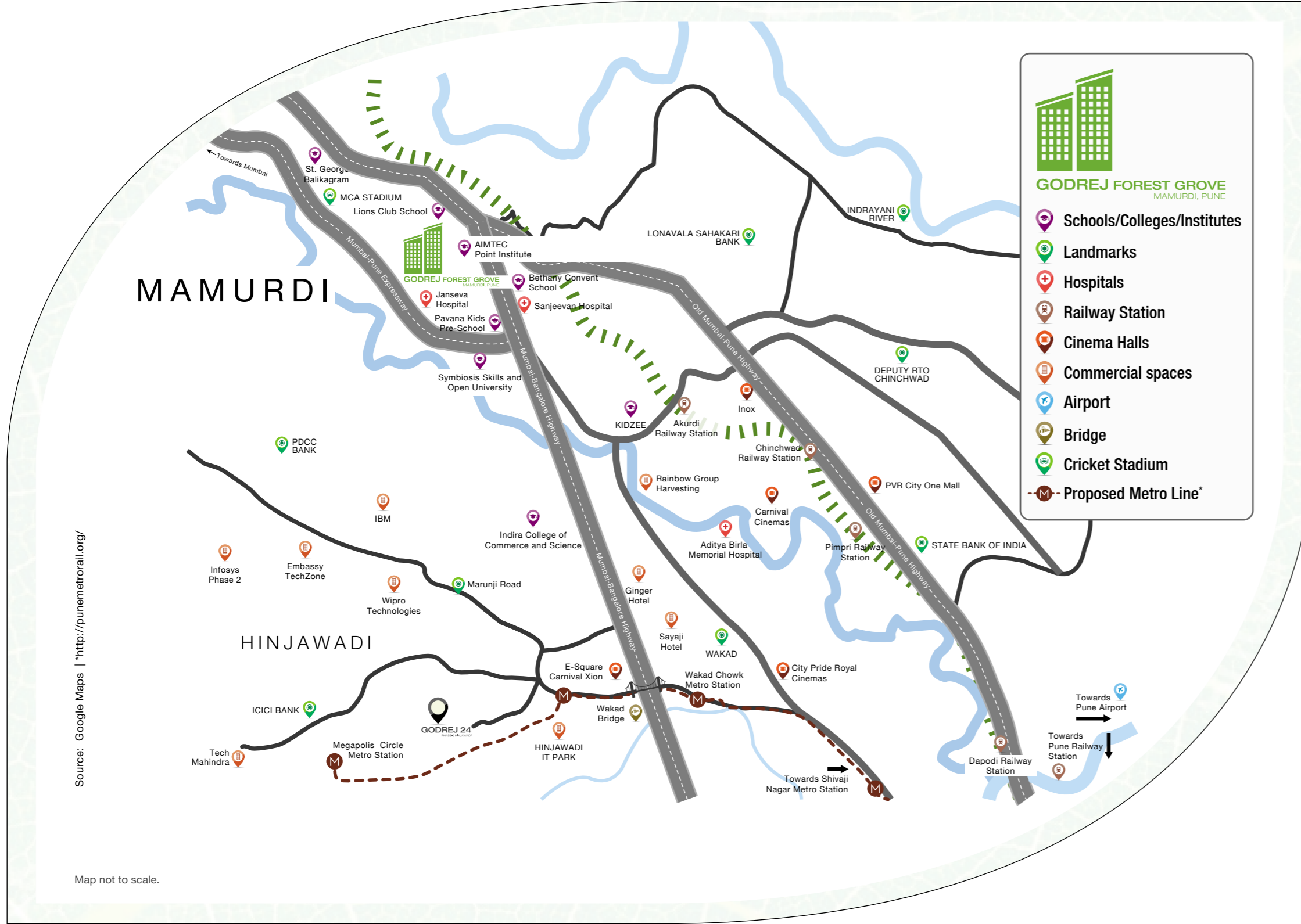
Located in North-Western Pune, it is surrounded with natural greens and receives ample fresh air.



It is well-connected to other parts of Pune such as Pimpri, Chinchwad, Chakan and Talegaon. Areas like Aundh, Wakad, Hinjawadi, Baner, Pimple Saudagar etc. are also easily accessible.



The township is nestled at the intersection of three major routes viz. Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway.



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## WELCOME TO LIFE BY THE TREE-SIDE

Imagine a life where your mornings will be serene and nights will be as calm as a breath of fresh air. Imagine that your everyday relaxation will be enjoying in a lavish clubhouse with your family; and imagine all these things at a well-connected location. Done imagining? Now it's time for you to start living your imagination at Godrej Forest Grove. Here, you will experience **'Tree-Side Living'** with expansive green spaces and world-class indulgences for you to flourish every day.



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## PROJECT HIGHLIGHTS



**1100 TREES DEVELOPMENT**



**2.43 HECTARES OF  
CENTRAL USABLE GREENS**



**100 FRUIT BEARING TREES  
IN THE ORCHARD**



**1 KM NATURE TRAIL WITH 170 TREES  
ALONG THE PERIPHERY**

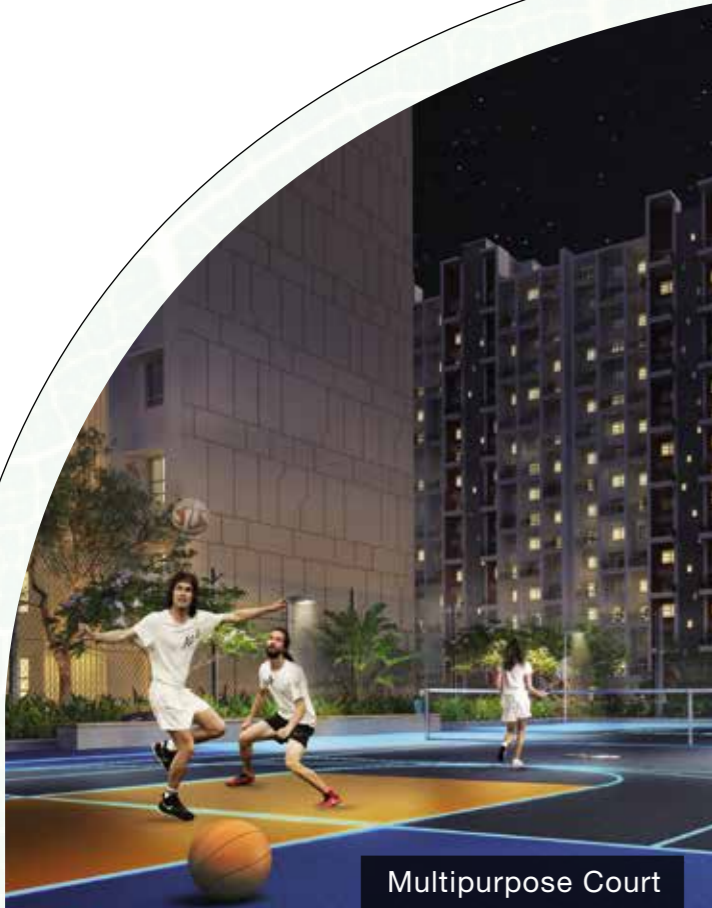
1 Hectare = 2.47105 Acre



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## LIFE AT FOREST GROVE

The cherished lifestyle for the elderly, youth and children is outlined by three zones - Parkland, Woodland & Playland. These zones offer endless possibilities for you to explore nature or indulge in leisure that redefines luxury living.



Multipurpose Court



Central Promenade



Sitting Area

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## PARKLAND AMENITIES

- Yoga Lawn
- Mini Golf
- Tree Houses
- Children's Play Field
- Youth Plaza
- Lawn with Board Games Deck
- Senior's Garden and Pavilion
- Foliage Archway
- Flower Cascades
- Bamboo Grove
- Lawn



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## 4 SEASONS GARDENS

**SPRING BLOOM GARDEN**

**MONSOON SHOWER STEAD**

**SUMMER FIELD**

**WINTER COURT**

Every season has its own beauty and as they change we get to see different colours of nature. At Godrej Forest Grove we present to you 4 Seasons Gardens with a wide variety of flowers, for you to cherish their uniqueness from the comfort your home.



Forest Board Walk



2-Tier Play Kids Pool



Party Lawn

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## WOODLAND AMENITIES

- Swimming Pool
- Pool Deck
- Canopy Walk
- Rain Plaza
- Toddler's Pool



Skate Sports Park



Amphitheatre / Spectator's Seating



Tot Lot

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## PLAYLAND AMENITIES

- Activity Deck
- Box Cricket
- Multi-purpose Court
- Living Maze
- Paintball Activity
- Bounce Land
- Jungle Gym
- Senior's Corner
- Central Promenade



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## CLUBHOUSE



The clubhouse is spread over **1500 Sq. Mt.**



Amenities like Kids Gym, Digital Gaming, Yoga to name a few, are available for all age groups.

1 Sq. Mt = 10.764 Sq. Ft.



Indoor Functional Work Out Zone



Digital Room



Kids Gym

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## CLUBHOUSE AMENITIES

- Gymnasium
- Indoor Jacuzzi
- Women's Zone
- Imagination Lab,
- Kids Graffiti
- Kids Room
- Spa
- Audio Video Room
- Open Cafeteria
- Multipurpose Hall
- Business Centre



## PRODUCT CONFIGURATION

TYOPOLOGY	TOTAL RERA FLAT AREA(SQ.MT.)	TOTAL RERA FLAT AREA(SQ.FT.)	PRICE IN LAKH (ALL INCLUSIVE*)
2 RHK (even)	54.51	587	₹44.95 - ₹49.30
2 RHK with additional terrace (odd)	58.14- 58.45	626- 629	₹47.95 - ₹54.79
3 RHK (even)	65.48	705	₹61.45
3 RHK with additional terrace (odd)	69.58	749	₹65.35

1 Sq. Mt = 10.764 Sq. Ft.

\*Maintenance charges are over and above for typical floors



The project is registered as “Forest Grove at Godrej Park Greens” with MahaRERA under registration no. P52100023129, available at website: <http://maharera.mahaonline.gov.in>.

Site Address: Godrej Forest Grove, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.



The project is developed by Godrej Skyline Developers Pvt. Ltd. The sale is subject to the terms of application form and agreement to sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project(s)/offer(s) prior to making any purchase decisions. The Developer hereby declares that it has availed construction finance and line of credit facility (“Facility”) from HDFC Limited (“Lender”) and has secured the Facility by mortgaging the Project Land in favour of the Lender. The Lender will provide No Objection Certificate for the sale of a unit as and when required. T&C apply. The official website of the company is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.