

A photograph of a park with a winding path, green lawn, and dense trees. The text is overlaid on the image.

GODREJ PARK GREENS

MAMURDI, PUNE

BRAND GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 121-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 200 awards and recognitions.



Best Real Estate Brand

The Economic Times
2018



Builder of the Year

CNBC-Awaaz
Real Estate Awards
2018



Real Estate Company of the Year

8th Annual Construction Week India Awards
2018



India's Top Builders

Construction World Architect and Builder (CWAB) AWARDS
2018



MAMURDI – A GREEN AND NATURALLY BEAUTIFUL LOCATION IN PUNE

Pune is known for its dynamicity and for having reinvented itself time and again – from being an educational hub to transforming into an IT goldmine, and to further becoming a preferred residential hub.

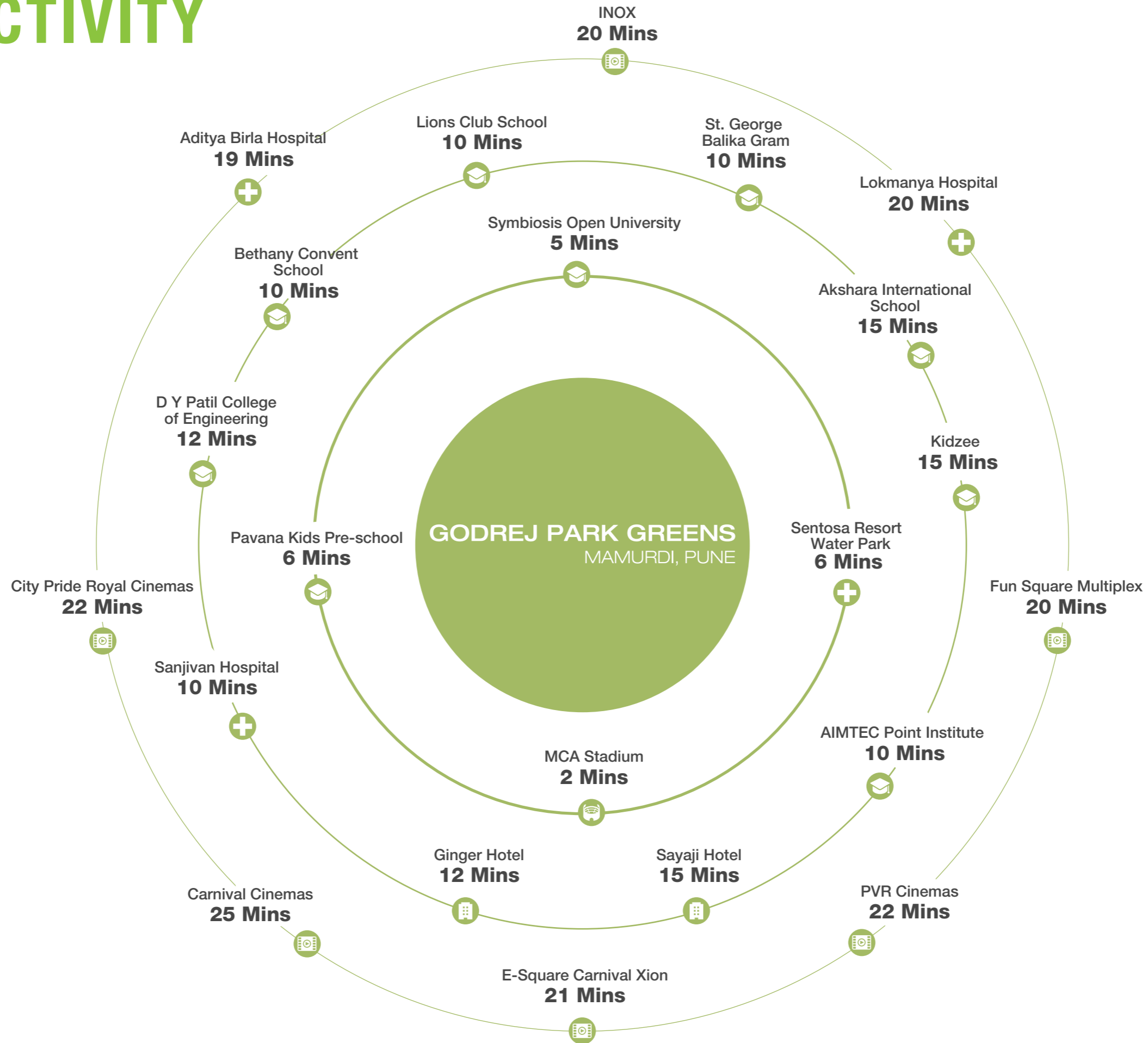
Strategically located in the outskirts of Pune, Mamurdi is the first town after the Mumbai-Pune Expressway. Situated in north-western Pune – surrounded with natural greens and ample fresh air, Mamurdi is well-connected to other parts of Pune such as Pimpri, Chinchwad, Chakan and Talegaon. Areas like Aundh, Wakad, Hinjawadi, Baner, Pimple Saudagar etc. are also easily accessible from the region. The township is nestled at the intersection of three major routes viz. Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway.

LOCATION MAP



Map not to scale.

CONNECTIVITY



UPCOMING INFRASTRUCTURE



A 170-km Ring Road that would encircle Pune and Pimpri-Chinchwad is underway[§]



The closest metro to our project- **Metro line 1** which connects **PCMC to Swargate***



Upcoming Phoenix Mall at Wakad, another mall at Aundh-Ravet-BRT Road by **Nirmaan Group** and **Nawu Imperio** mall proposed right next to **Belmondo**



Additional corridors of BRT are coming up in **Pimpri-Chinchwad**



Upcoming **International Airport at Navi Mumbai** (70-80 mins away)[^]

Source: ^{*}<http://punemetrorail.org/>

[^]<https://www.livemint.com/Politics/gW1sd4Em9xsVzOICaNvv0O/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html>

[§]http://environmentclearance.nic.in/writereaddata/formb/tor/pfr/04_aug_2016_165534107dzwevw2rpfr.pdf

SOCIAL INFRASTRUCTURE

CONNECTIVITY

Mumbai-Pune Expressway.....	05 mins*
Akurdi Railway Station.....	05 mins*
Rainbow BRTS (Bus Station).....	08 mins*
Vadgaon Railway Station.....	30 mins*
Pimpri & Chinchwad Railway Station.....	30 mins*
Pune Airport.....	55 mins*
Pune Railway Station.....	55 mins*
Navi Mumbai International Airport.....	70 mins*

SCHOOL

S B Patil Public School.....	13 mins*
B K Birla Centre for Education.....	15 mins*
Podar International School.....	15 mins*
Akshara International School.....	15 mins*
Kendriya Vidyalaya.....	15 mins*

COLLEGE

Symbiosis Skills & Open University.....	05 mins*
Lotus Business School.....	10 mins*
Indira Institute of Management.....	10 mins*
D Y Patil College of Engineering.....	12 mins*
JSPM Institutes.....	12 mins*
PCCOE.....	15 mins*
Balaji Institutes.....	15 mins*

RETAIL

Vision One Mall.....	10 mins*
DMart.....	12 mins*
Croma.....	15 mins*
Star Bazaar.....	20 mins*

HOSPITAL

Ojas Multispecialty Hospital.....	12 mins*
Unique Multispecialty Hospital.....	12 mins*
Sparsh Hospital.....	15 mins*
Lokmanya Hospital.....	20 mins*
Aditya Birla Hospital.....	20 mins*

ENTERTAINMENT

INOX.....	20 mins*
Fun Square Multiplex.....	20 mins*
City Pride Royal Cinemas.....	20 mins*
E-Square Carnival Xion.....	21 mins*
PVR Cinemas.....	22 mins*
Carnival Cinemas.....	25 mins*

HOTEL

Sentosa Resort & Water Park.....	07 mins*
Ginger Hotel.....	10 mins*
Hotel Bluewater.....	12 mins*
Sayaji Hotel.....	12 mins*
The Orritel Hotel.....	17 mins*

SPORTS

MCA Stadium.....	2 mins*
Shree Samarth Cricket Academy, Gahunje.....	2 mins*
Pune FC Training Pitches.....	5 mins*

*Approximate travel time as per Google maps, subject to change as per traffic conditions.

WELCOME TO
THE GREENER SIDE
OF LIFE



INTRODUCING

GODREJ PARK GREENS

MAMURDI, PUNE

Imagine a home in the city, with an ambience of natural bliss. A home that breathes a new life into every day of the year. Welcome to Godrej Park Greens at Mamurdi in Pune - a place that's home to 1,100 trees, over 2.42 hectares of central greens, 1,500 sq.m. of Clubhouse and much more. There are a hundred fruit bearing trees in the orchard for you to choose from whenever you want a delicious bite. With a world of amenities, this is life on the greener side.



Artist's impression. Not an actual site photograph.

2.42 HECTARES OF CENTRAL GREENS

Be greeted by lush green trees and gardens and breathe in the freshness while taking a leisurely walk at Godrej Park Greens.





1-KM NATURE TRAIL WITH 150+ TREES ALONG THE PERIPHERY

Let the thoughtfully designed spaces refresh your senses, and your life. Breathe in the freshness of a new realm, where you wake up each day feeling rejuvenated, inspired and content.

1,100 TREES IN THE PREMISES

Reside amidst an ambience of freshness with 1,100 tree plantations that make sure that every breath you take is pure and makes you feel good.

A close-up photograph of a person's hands, wearing a red long-sleeved shirt, carefully picking a cluster of ripe, yellow-orange oranges from a tree. The tree is heavily laden with similar fruit and green leaves. The background is a soft-focus orchard with more trees and fruit. The overall lighting is bright and natural, suggesting a sunny day.

100 FRUIT BEARING TREES IN THE ORCHARD

Get the advantage of healthy and superior quality fruits. Eat healthy, stay healthy and discover the goodness of nature at Godrej Park Greens.

OUR PARTNERS

Design Architect - RSP Design Consultants: A global network of design consultants with offices in 10 countries.



The Oberoi
Gurgaon



The Taj
Bangalore



Microsoft Campus
Hyderabad



International Tech Park
Bangalore



Infosys Campus
Noida

OUR PARTNERS

Landscape Architect - Site Concepts International: A reputation for high quality planning and design throughout Asia with active projects in over 8 countries.



Hardrock
Bali



International Business Park
Shanghai



Godrej Woodsman
Bangalore

MASTER LAYOUT PLAN

1. Swimming Pool
2. Fruit Tree Orchard
3. Basketball Court
4. Multipurpose Court
5. Skate Sports Park
6. Senior's Corner
7. Amphitheatre / Spectator's Seating

8. Rain Plaza
9. Pool Deck
10. Toddler's Pool
11. 2-tier Play Kids' Pool
12. Party Lawn
13. Central Promenade
14. Jungle Gym
15. Bounce Land

16. Paintball Activity
17. Living Maze
18. Box Cricket
19. Tot Lot
20. Activity Deck
21. Canopy Walk
22. Forest Board Walk

- Zone - Z1**
- The Club
 - Gymnasium
 - Indoor Functional Workout Zone
 - Indoor Jacuzzi

- Zone - Z2***
- Multipurpose Hall
- Zone - Z3**
- Digital Room
 - Snooker
 - Table Tennis
 - Card Room

- Carrom
- Foosball
- Imagination Lab
- Kids' Graffiti
- Kids' Gym
- Kids' Room

- Zone - Z4***
- Spa
 - Women's Zone
 - Business Center
 - Audio Video Room
 - Open Cafeteria



Not to scale.

*Z2 and Z4 will be handed over with phase 2
EWS tower belongs to economic weaker section people.



2 CLUBHOUSES WITH 4 EXCLUSIVE ZONES
CRAFTED IN 1500 SQ.M. AREA



1 Sq.M. = 10.764 Sq.Ft.

Stock image for representative purpose only



Activity Deck



Senior's Corner



Amphitheatre



Tot Lot



Artist's impression. Not an actual site photograph.

Multipurpose Court



Stock images for representative purpose only.

Living Maze



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Box Cricket



Central Promenade



Basketball Court



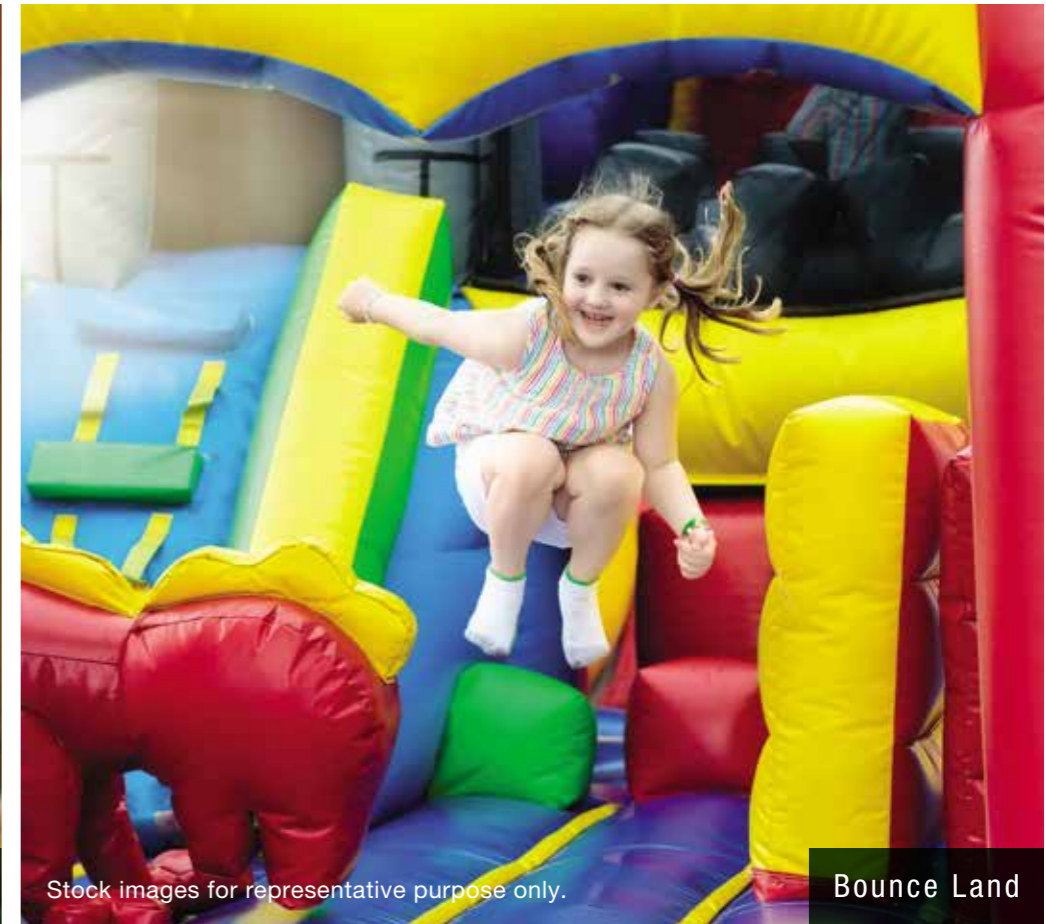
Skate Sports Park



Paintball Activity



Jungle Gym



Stock images for representative purpose only.

Bounce Land



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Fruit Tree Orchard



2-tier Play Kids' Pool



Stock images for representative purpose only.

Lap Swimming Pool



Artist's impression. Not an actual site photograph.

Forest Board Walk



AMENITIES



Party Lawn



Pool Deck



Stock images for representative purpose only.

Toddler's Pool



Rain Plaza



Canopy Walk



AMENITIES



Stationery Store



Food Joints



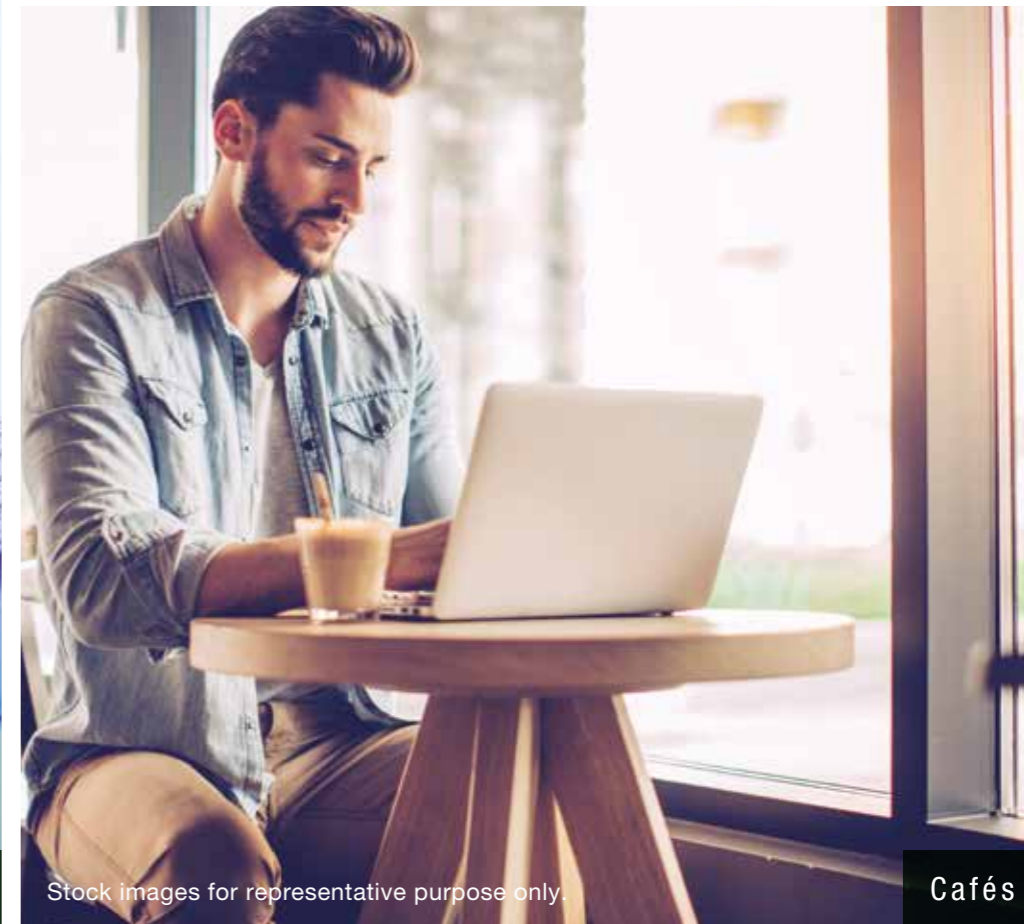
Pharmacy



Grocery Store



ATM



Stock images for representative purpose only.

Cafés



RETAIL STORES

PRADHAN MANTRI AWAS YOJANA

PRADHAN MANTRI AWAS YOJANA (PMAY) AIMS TO MAKE THE GOAL OF “HOUSING FOR ALL” A REALITY.

ELIGIBILITY

- The beneficiary should not hold a pucca house in his/her name in any part of India
- For married couple either spouse or both eligible for single house
- Should not have availed any other benefits from other government housing schemes

BENEFITS UNDER SCHEME

- The scheme is applicable for people under MIG-1 (₹6 Lakh-₹12 Lakh annual income) and MIG-2 (₹12 Lakh-₹18 Lakh annual income)
- Maximum loan amount applicable is ₹9 Lakh and ₹12 Lakh respectively for MIG-1 and MIG-2 on loan tenure of up to 20 years
- The maximum subsidy value for MIG-1 and MIG-2 is ₹2.35 Lakh and ₹2.30 Lakh respectively

ASSUMPTIONS

- 20-years loan tenure
- SBI Home Loan rate of 8.5% has been assumed

PARAMETERS	CLSS (MIG-1)	CLSS (MIG-2)
Income Range	₹6 Lakh-₹12 Lakh	₹12 Lakh-₹18 Lakh
Max Carpet Area of House	90 Sq.M.	110 Sq.M.
Max Loan Amount Eligible for Subsidy	Up to ₹9 Lakh	Up to ₹12 Lakh
Subsidy Percentage	4%	3%
Max Loan Tenure of Loan	20 years	20 years
Max Subsidy Amount	₹2.35 Lakh	₹2.30 Lakh

1 Sq.M. = 10.764 Sq.Ft.

PRODUCT SPECIFICATIONS

STRUCTURE

- Earthquake resistant framed RCC structure
- Internal- Oil bound distemper
- External Walls- Smooth finish with texture paint

DOORS/WINDOWS

- Main Entrance- Wooden laminated doors
- Other Doors- Wooden laminated doors
- Windows- Powder coated aluminium windows with mosquito mesh

KITCHEN

- Granite counter top + SS sink
- Wall cladding with tiles above counter up to 2 ft.

TOILET

- Sanitary Ware- Jaguar or equivalent
- CP Fittings- Jaguar or equivalent
- Counter Top- Black granite counter top
- Wall Cladding (all Restrooms)- Glazed tiles
- Tiled false ceiling in Restrooms

ELECTRICALS

- Modular Switches- Legrand or equivalent
- Provision for Cable TV, Telephone, AC points

FLOORING

- Living/Dining- Vitrified tiles
- Master Bedroom- Vitrified tiles
- Other Bedrooms- Vitrified tiles
- Balconies- Anti-skid tiles
- Utility Area- Anti-skid tiles
- Master Restroom- Anti-skid tiles
- Other Restroom- Anti-skid tiles
- Kitchen- Vitrified tiles

SPECIAL FEATURES

- Video Door Phone
- Solar Water (in Master Bed Restroom)
- Inverters within the flat

OTHER FEATURES

- Parapet Wall, MS Railings



UNIT PLAN

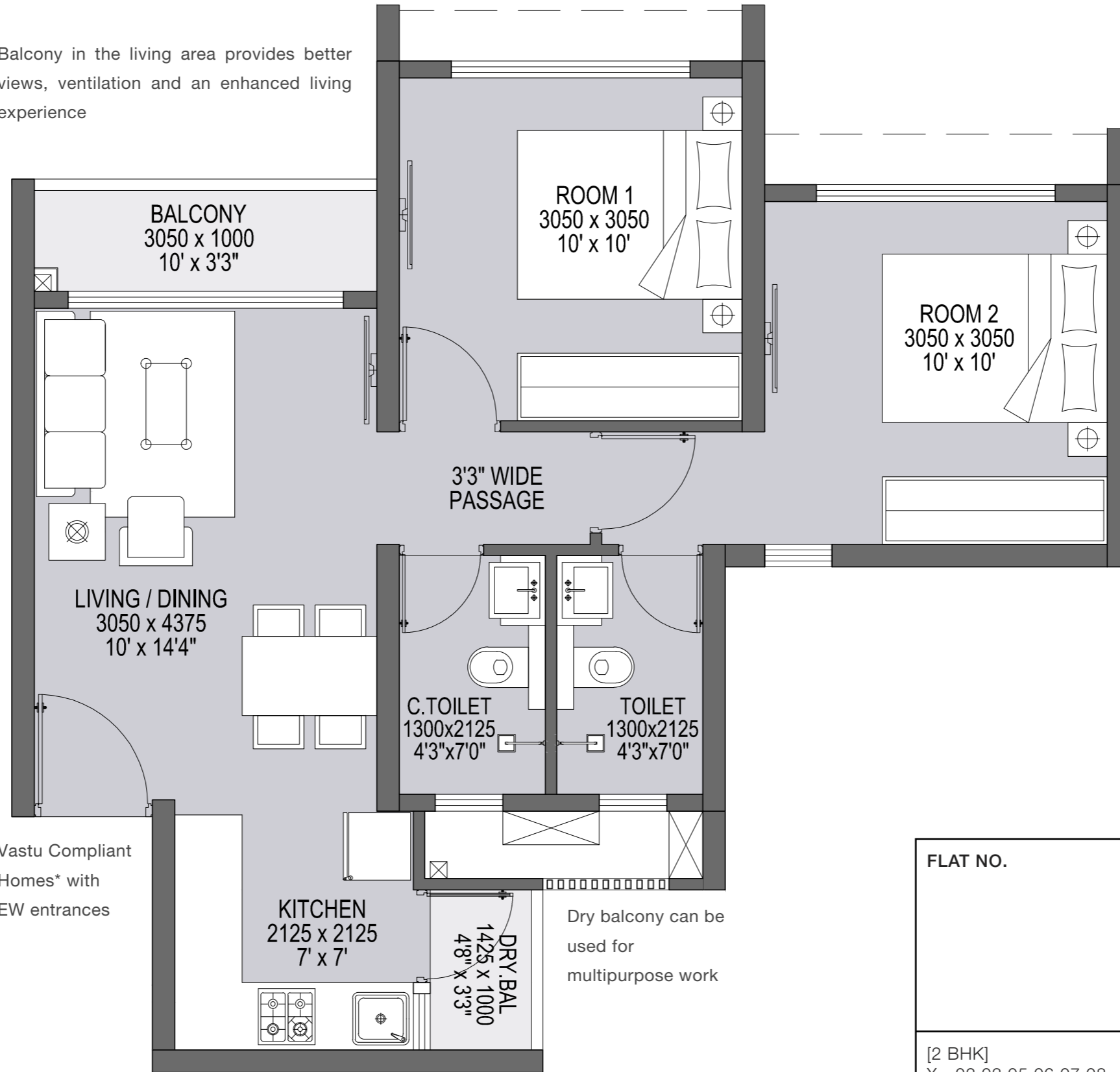


Balcony in the living area provides better views, ventilation and an enhanced living experience

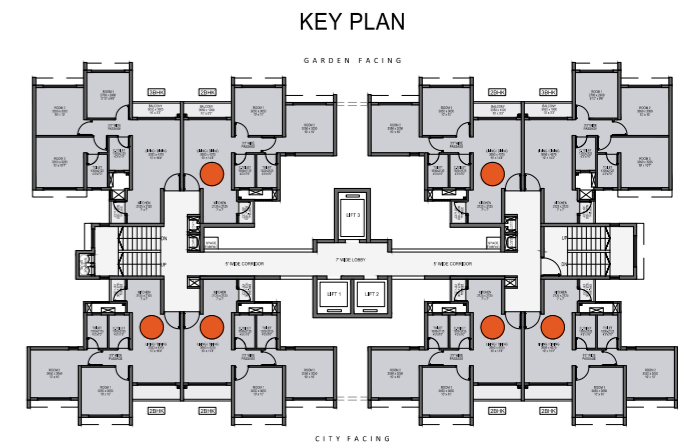
Spacious living and dining area

Vastu Compliant Homes* with EW entrances

L-shaped open kitchen creates better working space



Dry balcony can be used for multipurpose work



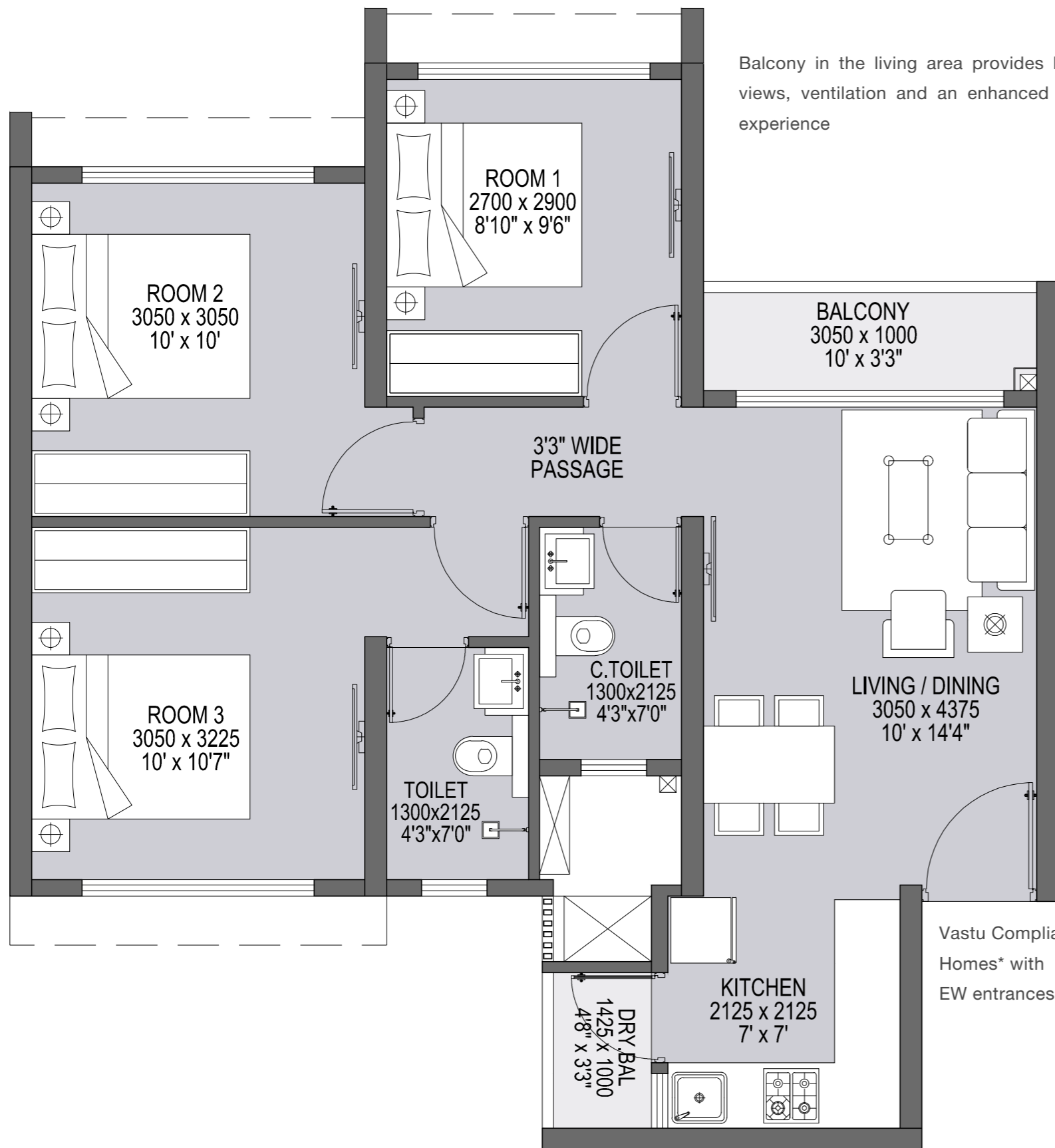
FLAT NO.	AREA AS PER RERA		
	[1SQ.MT = 10.764 1M =3.281 FT]		
	AREA AS PER RERA	EXCLUSIVE AREA [SQ.MT]	TOTAL AREA [SQ.MT]
[2 BHK] X - 02,03,05,06,07,08	45.36	7.52	52.88

*For select units only.

TOTAL AREA = RERA CARPET AREA + EXCLUSIVE AREA



2 BHK



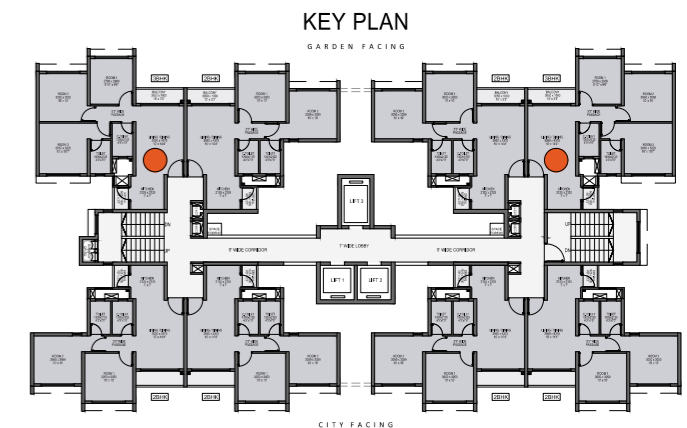
Balcony in the living area provides better views, ventilation and an enhanced living experience

Spacious living and dining area

Dry balcony can be used for multipurpose work

L-shaped open kitchen creates better working space

Vastu Compliant Homes* with EW entrances



FLAT NO.	AREA AS PER RERA		
	[1SQ.MT = 10.764 1M =3.281 FT]		
	AREA AS PER RERA	EXCLUSIVE AREA [SQ.MT]	TOTAL AREA [SQ.MT]
[3 BHK] X-01,X-04	55.84	7.15	62.99

*For select units only.

TOTAL AREA = RERA CARPET AREA + EXCLUSIVE AREA

UNIT CONFIGURATION

TYOLOGY	SIZES IN SQ.M. (TOTAL AREA)	TICKET SIZE (ALL INC.*)
2 BHK (Cityscape)	52.88 (569.19 Sq.Ft.)	₹46 Lakh
2 BHK (Garden Facing)	52.88 (569.19 Sq.Ft.)	₹51 Lakh
3 BHK (Garden Facing)	62.99 (678.01 Sq.Ft.)	₹63 Lakh

*The above mentioned price is an all inclusive price. Maintenance is over and above.

1 Sq.M. = 10.764 Sq.Ft.

PAYMENT PLAN

MILESTONE	PAYMENT DUE TO CUSTOMER
On Booking	5%
within 30 days of Booking	5%
SDR within 45 days from date of booking	
75 days from booking	10%
On completion of excavation	10%
On Completion of Plinth	15%
On Completion of Slab 2	10%
On Completion of Slab 9	10%
On Completion of superstructure	5%
On Completion of external plumbing, external plaster and elevations	12.50%
On completion of lifts	12.50%
On Notice of Possessions	5%
Total Unit Value	100.00%



The Project is registered as “Godrej Park Greens” with MahaRERA Registration No. P52100019639, available at website: <http://maharera.mahaonline.gov.in>.

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

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