

# GODREJ NURTURE

MAMURDI, PUNE



## PUNE

GET READY TO BE A PART  
OF OUR CHILD-FOCUSED  
DEVELOPMENT



Stock image for representation purpose only.

The Project is registered as "Godrej Nurture" with MahaRERA Registration No. P52100020686, available at website: <http://maharera.mahaonline.gov.in>.  
Site Address: Godrej Nurture, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.



## 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 122-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 250 awards and recognitions, including 'The Economic Times Best Real Estate Brand 2018' and the 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018, 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report, 'Real Estate Company of the Year' at the 9th Construction Week Awards 2019, 'Equality and Diversity Champion' 2019 at the APREA Property Leaders Awards.



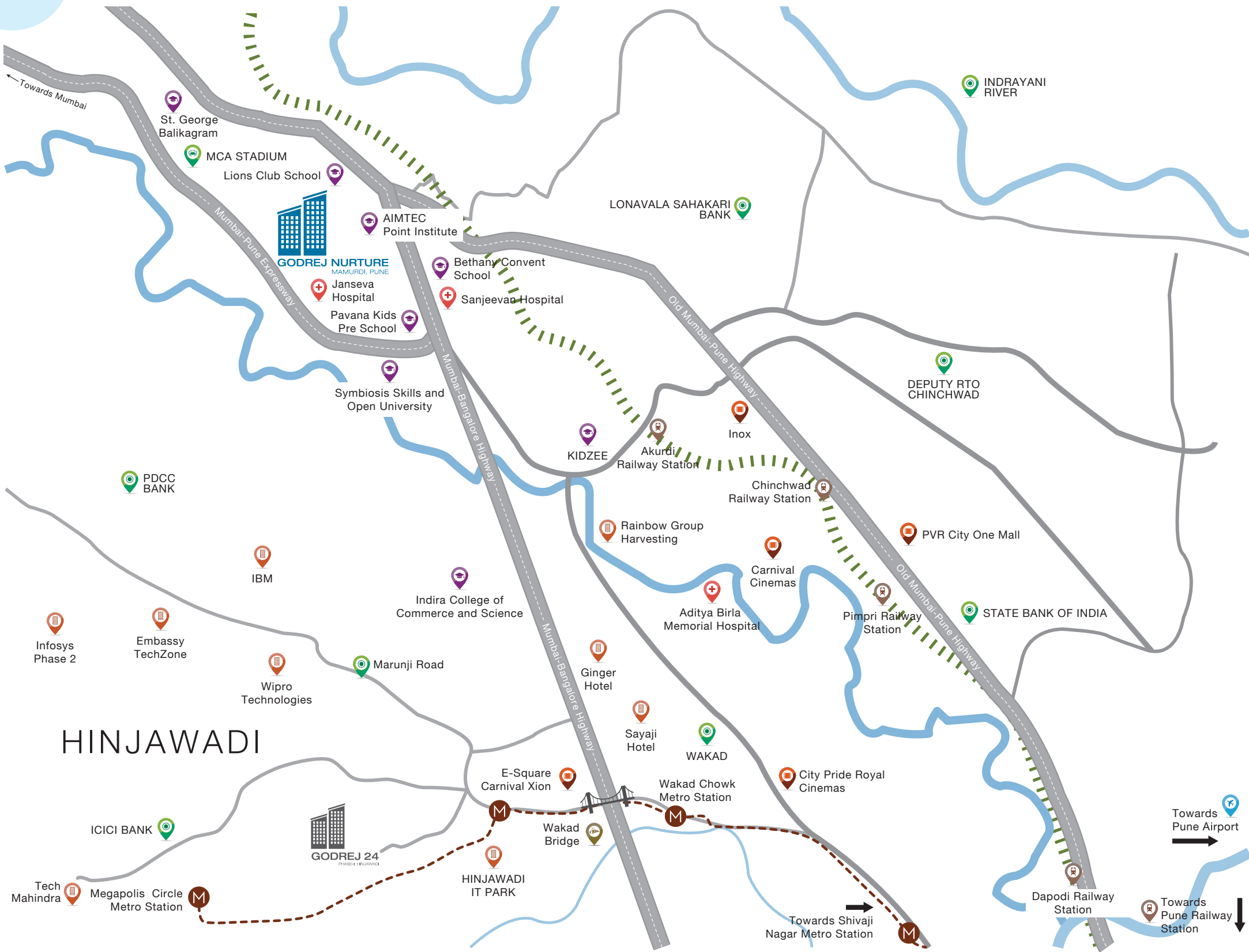
# MAMURDI


## A GREEN AND NATURALLY BEAUTIFUL GATEWAY TO 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 development is nestled at the intersection of three major routes viz. Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway.

# LOCATION MAP



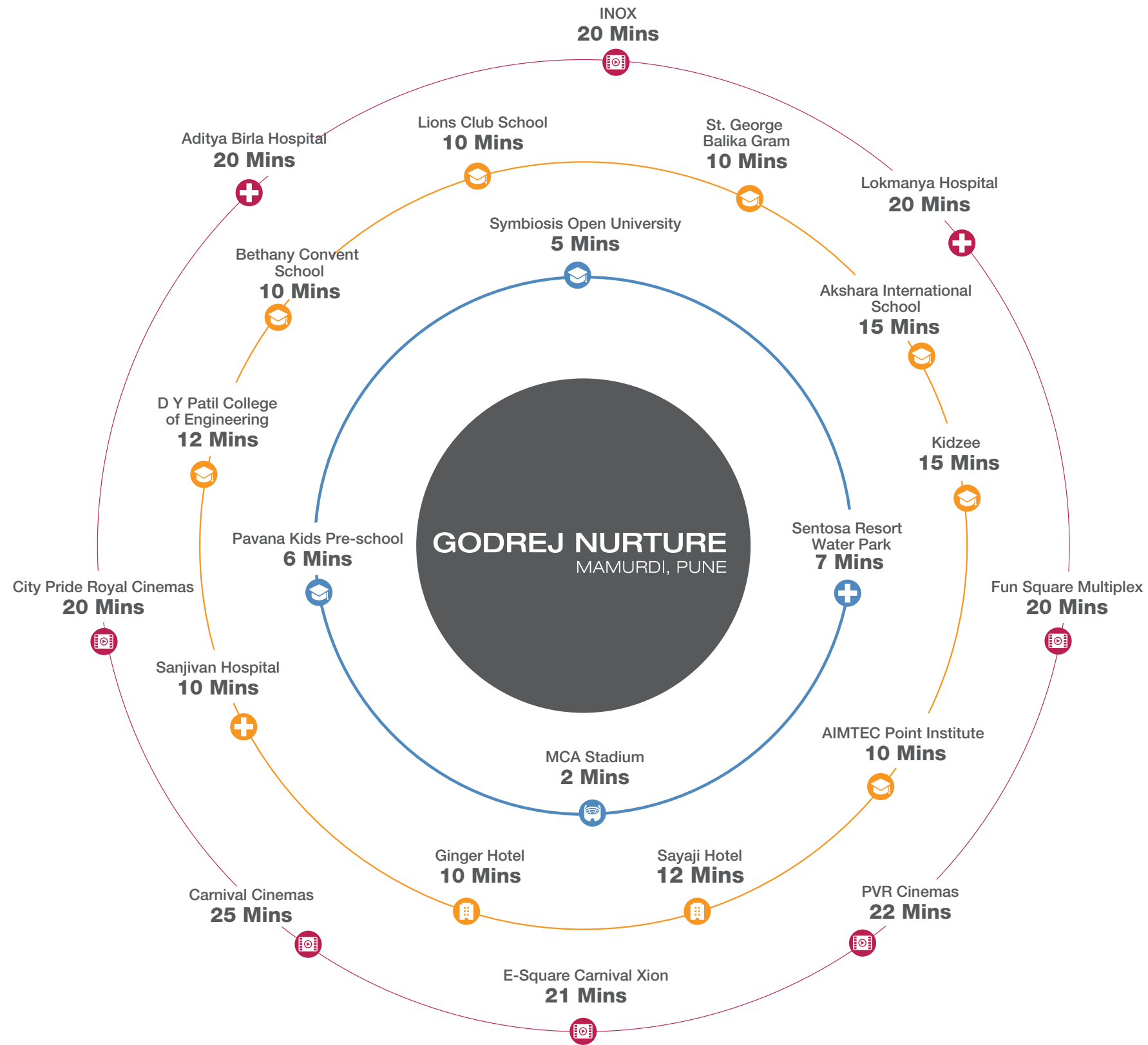


**GODREJ NURTURE**  
MAMURDI, PUNE

-  School/College/Institute
-  Landmark
-  Hospital
-  Railway Station
-  Cinema Hall
-  Commercial
-  Airport
-  Bridge
-  Cricket Stadium
-  Proposed Metro Line\*

Source: \*<http://punemetrarail.org/>  
Map not to scale

# CONNECTIVITY



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

# 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.

# UPCOMING INFRASTRUCTURE

**A 170-km Ring Road** that would encircle Pune and Pimpri-Chinchwad is underway<sup>§</sup>



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 proposed **Nawu Imperio mall**



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



Upcoming **International Airport at Navi Mumbai** (70-80 mins away)<sup>^</sup>




Source: <sup>\*</sup><http://punemetrorail.org/>

<sup>^</sup><https://www.livemint.com/Politics/gW1sd4Em9xsVzOICaNvw00/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html>

<sup>§</sup>[http://environmentclearance.nic.in/writereaddata/formb/tor/pfr/04\\_aug\\_2016\\_165534107dzwevw2rpr.pdf](http://environmentclearance.nic.in/writereaddata/formb/tor/pfr/04_aug_2016_165534107dzwevw2rpr.pdf)





**12.84 HECTARES  
(31.7 ACRES) OF  
FUN-FILLED AVENUES  
FOR YOUR CHILD**





## **STATE-OF-THE-ART SCHOOL WITHIN THE PREMISES FOR GREATER ACCESSIBILITY**

The state-of-the-art school within the project is set to look after your kids' learning, both inside and outside the school.



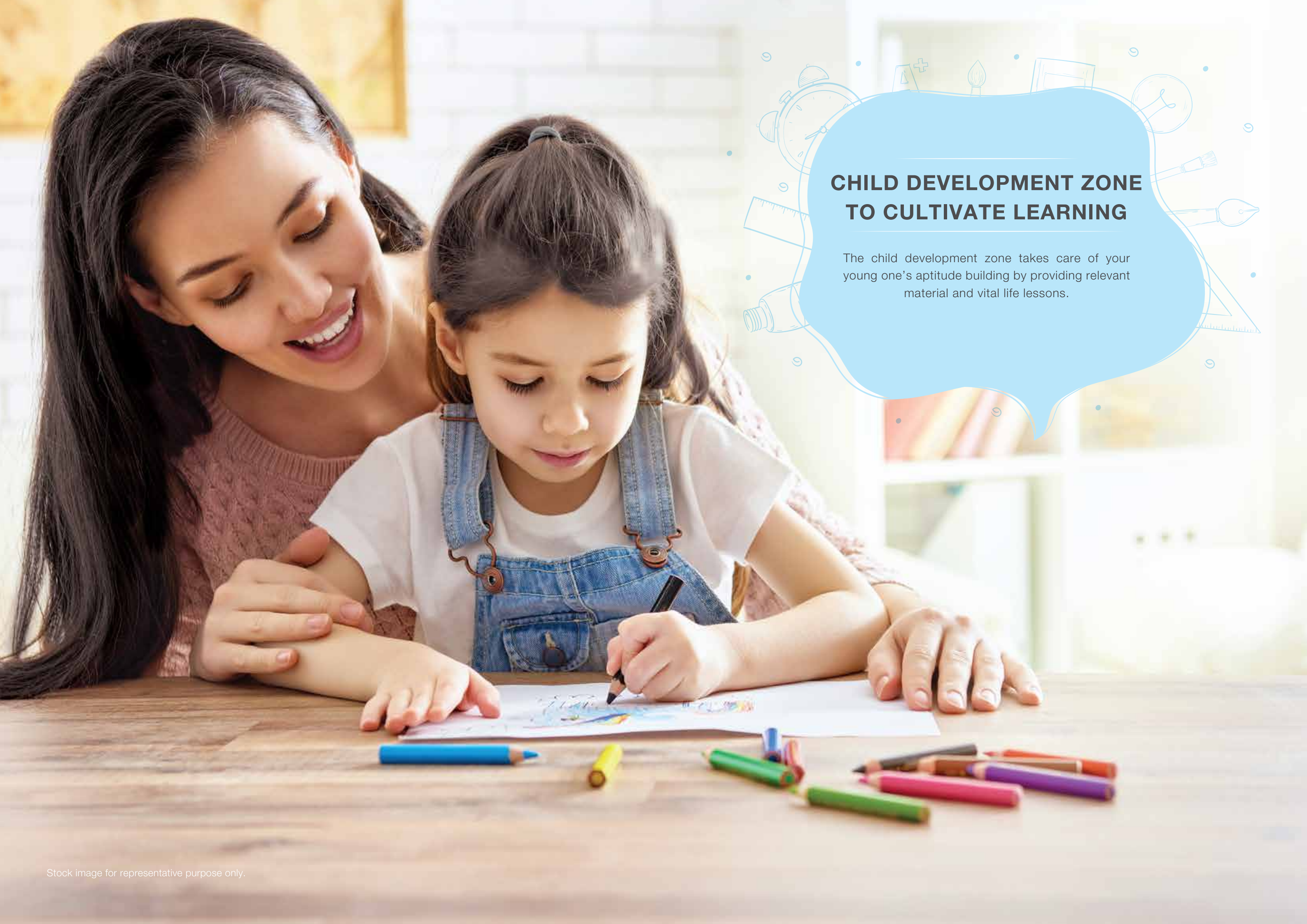
## SPORTS ACADEMIES FOR ACTIVE LIFESTYLE

As the name suggests, this centre lets your kids excel at their favourite sport and learn the skills of sportsmanship.



## CONVENIENCE RETAIL SPACES TO TAKE CARE OF YOUR NEEDS

From on-call assistance to door-step convenience, this address offers an environment replete with services and provision to support you and your children every single day.



## CHILD DEVELOPMENT ZONE TO CULTIVATE LEARNING

The child development zone takes care of your young one's aptitude building by providing relevant material and vital life lessons.

## HOMES THAT NURTURE YOUR CHILD

We bring you a home which promotes a unique ambience where children can be children. Godrej Nurture at Mamurdi, Pune is an exclusive development of 12.84 hectares (31.7 acres approx.) featuring thoughtfully-designed 2 & 3 BHK homes. Replete with a 696.7 m<sup>2</sup> satellite clubhouse and landscaped areas, life at Godrej Nurture is a delightful environment designed to nurture the all-round development of your child.



# GODREJ NURTURE

MAMURDI, PUNE



Artist's impression. Not an actual site photograph.

The Project is registered as "Godrej Nurture" with MahaRERA Registration No. P52100020686, available at website: <http://maharera.mahaonline.gov.in>.  
Site Address: Godrej Nurture, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.

# OUR PARTNERS

**National War Museum**  
Gurugram



**Rapid Metro**  
Gurugram



**IIM, Kozhikode**



**IIM, Udaipur**



Design Architect - UAW (Urban Architecture Works)



**Other Associations:**

- Godrej Air, Gurugram
- National War Memorial, Pune
- Godrej Infinity and Godrej Greens, Pune

# 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**



**Godrej Woodsman  
Bangalore**



**International Business Park  
Shanghai**



# MASTER LAYOUT PLAN

- T01 . TOWER 01
- T02 . TOWER 02
- T03 . TOWER 03
- T04 . TOWER 04
- T05 . TOWER 05

## LEGEND

- 01. LAP POOL
- 02. KID'S POOL
- 03. SUNKEN LOUNGE
- 04. PALM COURT
- 05. MEADOW PROMENADE
- 06. PARTY LAWN
- 07. AMPHITHEATRE
- 08. SPECTATOR'S SEATING
- 09. TENNIS COURT
- 10. BOX CRICKET
- 11. SENIOR SANCTUARY
- 12. KIDS' PLAYGROUND
- 13. BOARD WALK



Map not to scale.

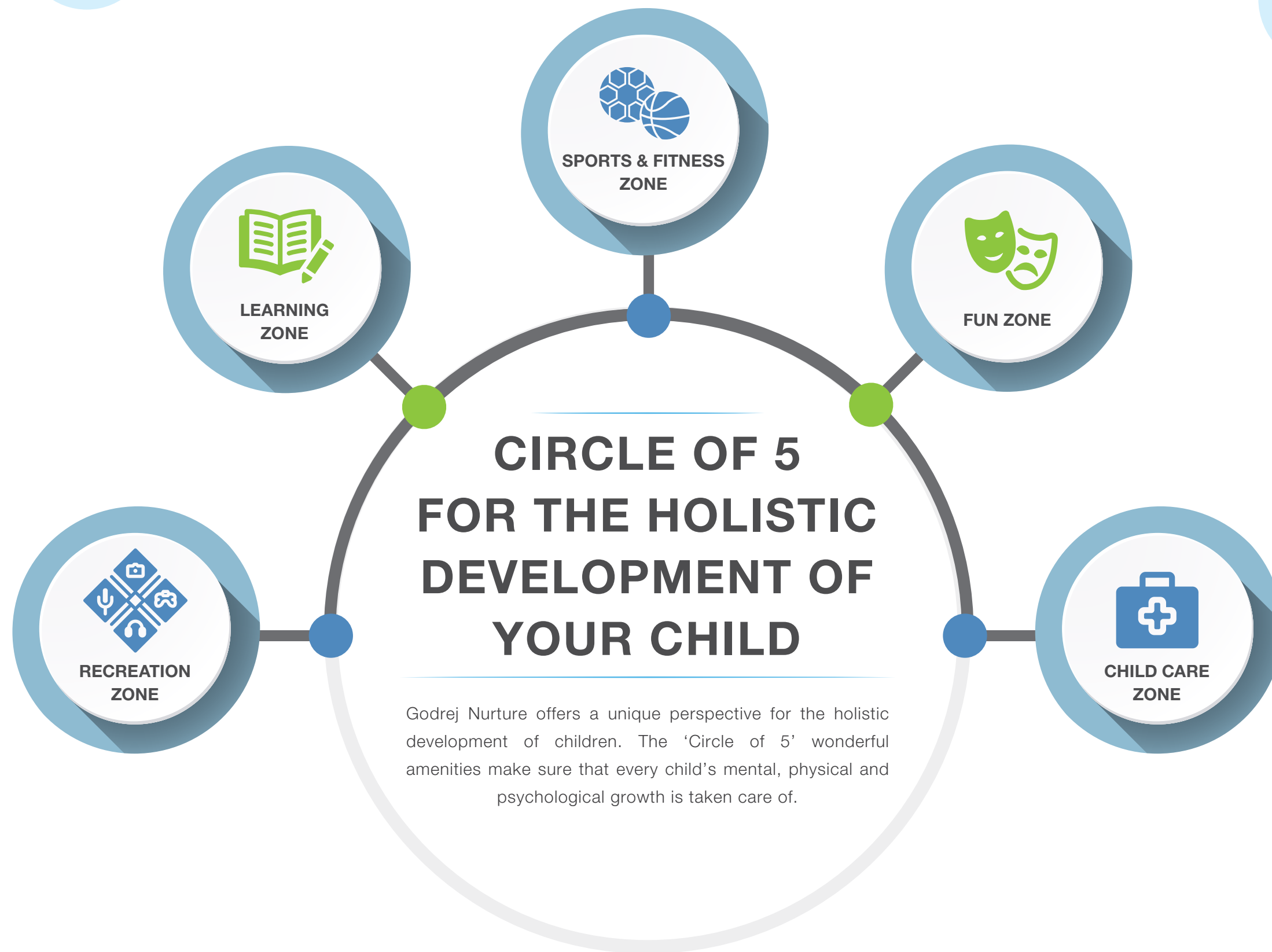
The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.



## A THOUGHTFULLY PLANNED DEVELOPMENT WITH AMENITIES FOR ALL

Godrej Nurture is part of a 12.84 hectares premium development. Every amenity at the development is thoughtfully-designed and covers various aspects to enjoy superior living here. Starting with the school, it aims to deliver quality education to your child right at your doorstep. Children can study within the development premises and this will help save a considerable amount of time while travelling. We also have various 'Sports Academies' which are headed by stalwarts of their respective fields. They will not only impart their knowledge but also ensure that sports become an integral part of children's lives.

The development also has convenient retail spaces and a 'Child Development Centre' which would look after the holistic development of a child, by nurturing them in a cohesive environment.



## RECREATION ZONE

The recreation zone has been specially designed to nurture hobbies in children from an early age. Apart from sharpening artistic skills, your child can also improve competitive ability.

- Dance & Music Classes
- Martial Arts Training
- Taekwondo, Kickboxing, Cross-fit
- Art & Painting Classes
- Music Room & Professional Training
- Hobby Revival Zone (Pottery Classes, Puppet Making, Handicrafts, Kite Zone, Theatre, Live Cooking Classes, Photography)
- Tie-ups for Summer & Winter Camps





MUSIC CLASSES



POTTERY CLASSES



KICKBOXING CLASSES



## LEARNING ZONE

The learning zone takes care of your child's aptitude building by providing them with relevant material and life lessons, ensuring that your little ones lead in the right direction.

- Personality Development Classes
- E-learning Classes
- Mathematic Aptitude & Vedic Maths Classes
- Language Classes
- Tuition Blocks





E-LEARNING CLASSES



LANGUAGE CLASSES



MATHEMATIC APTITUDE & VEDIC MATHS CLASSES



## SPORTS AND FITNESS ZONE

As the name suggests, this zone is dedicated to help children excel at their favourite sport and learn the skill of sportsmanship.

- LED Multipurpose Court – Tennis, Volleyball, Basketball
- Sports Academies for Swimming
- Box Cricket
- Outdoor Play Area
- Outdoor Yoga
- Hopscotch
- Golf Putting
- Kids' Play Area
- Rock Climbing
- Digital Gym
- Functional Training





SPORTS ACADEMIES  
FOR SWIMMING



LED MULTIPURPOSE COURT



FUNCTIONAL TRAINING  
& DIGITAL GYM

## FUN ZONE

The fun zone is where kids can have all the fun in the world. It has some of the best games where kids can spend hours competing with each other.

- 3D/4D Mini-theatre with Kids' Special Movie Screening
- Multipurpose/Party Hall - Energy Harvesting Dance Floor
- Interactive Pool Table/Digital Snooker
- Digital Play - 3D Video Games
- Video Game Parlour





INTERACTIVE POOL TABLE



DIGITAL PLAY-3D VIDEO GAMES



VIDEO GAME PARLOUR

## CHILD CARE ZONE

The health of your child is of utmost importance and the child care zone ensures that your child is always close to the essential medical support.

- Child Nutritionist & Pediatrician
- 24X7 Pharmacy
- Day Care – Nursery Rhyme Learning, Monitoring System Apps For Parents, RFID Tags For All Kids, 24 Hour Surveillance, Child-care Assist





DAY CARE



24X7 PHARMACY

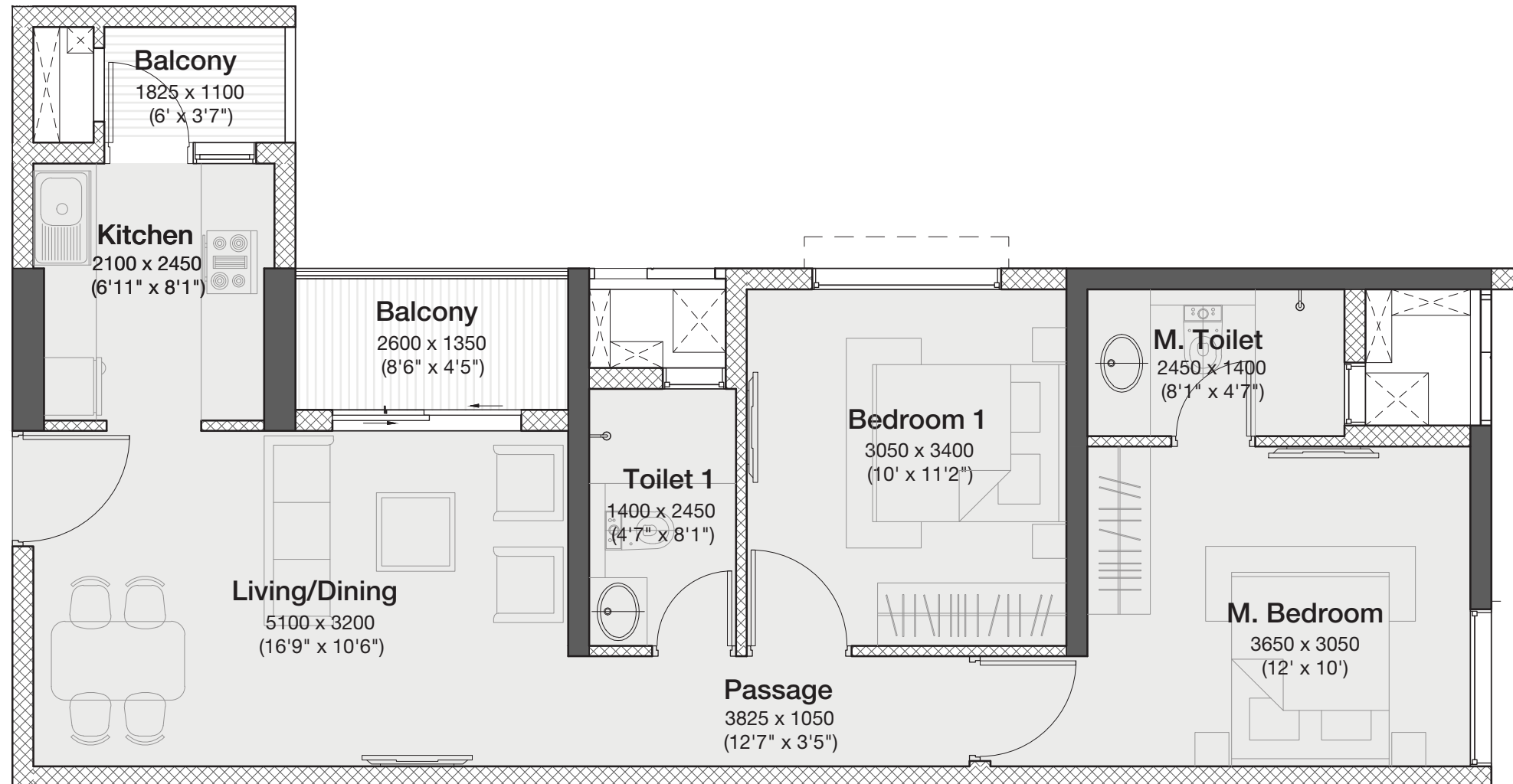


RFID TAGS FOR ALL KIDS



# UNIT PLANS

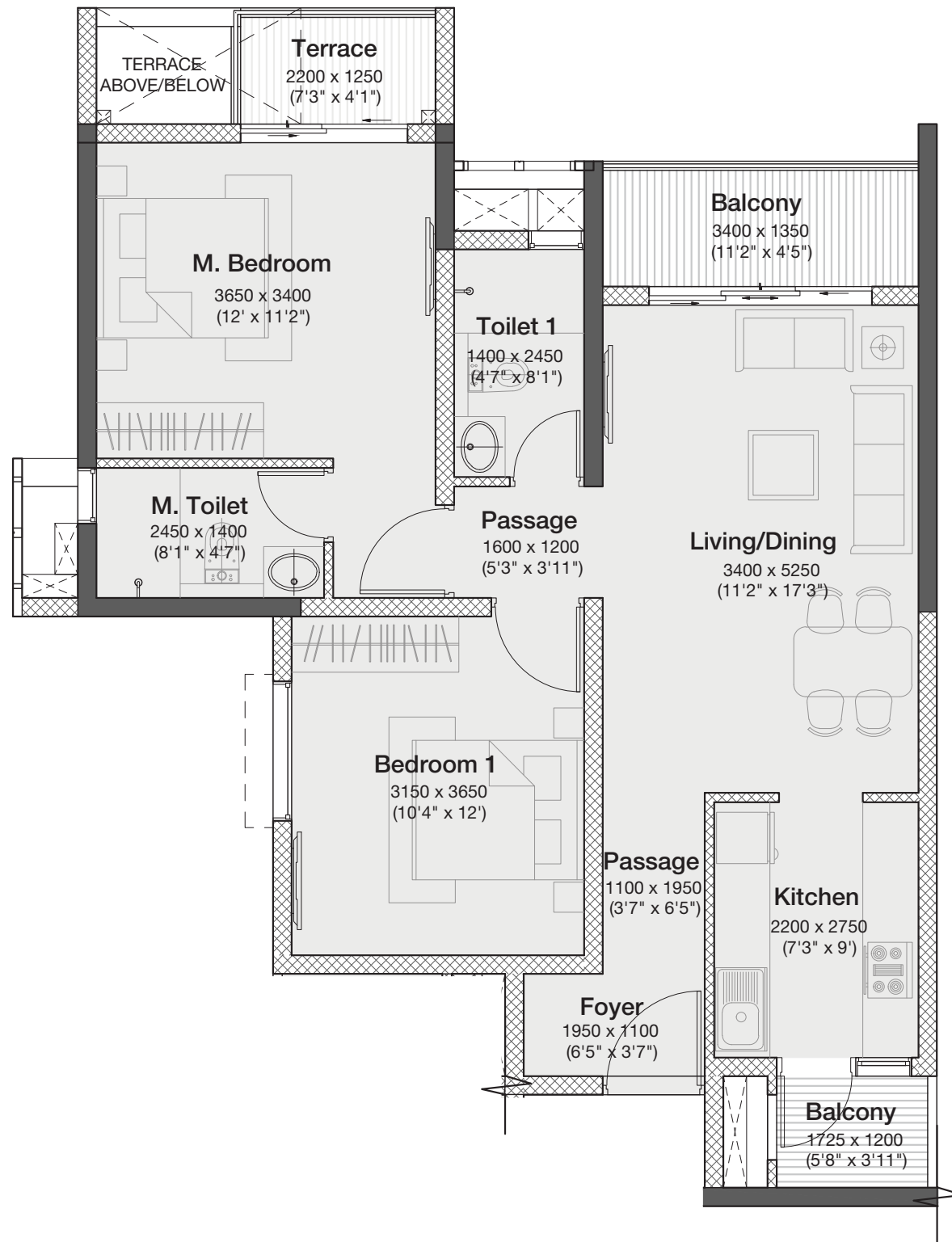
# UNIT TYPE: 2 BHK



| AREAS AS PER RERA |                                    |                                  |                              |                     |
|-------------------|------------------------------------|----------------------------------|------------------------------|---------------------|
| Typology          | RERA Carpet Area (m <sup>2</sup> ) | Exclusive Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Total Area (sq.ft.) |
| 2 BHK             | 53.61                              | 11.29                            | 64.90                        | 698.58              |

NOTES: Not to scale | All dimensions are in mm. | 1 sq. m. = 10.764 sq. ft. | 1 m. = 3.281 ft.

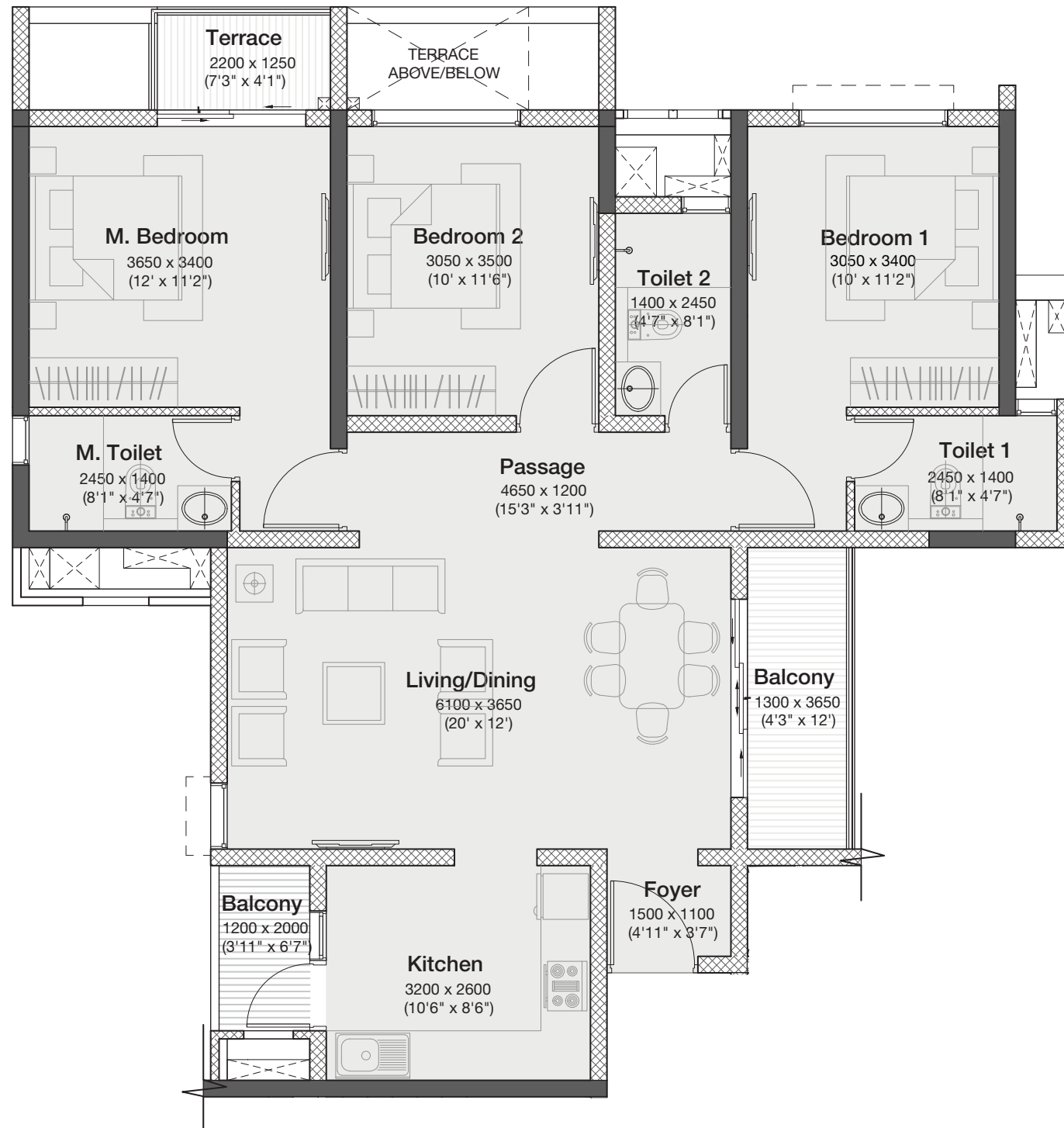
# UNIT TYPE: 2 BHK-L (Odd Floors)



| AREAS AS PER RERA |                                    |                                  |                              |                     |
|-------------------|------------------------------------|----------------------------------|------------------------------|---------------------|
| Typology          | RERA Carpet Area (m <sup>2</sup> ) | Exclusive Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Total Area (sq.ft.) |
| 2 BHK-L           | 68.02                              | 8.61                             | 76.63                        | 824.84              |

NOTES: Not to scale | All dimensions are in mm. | 1 sq. m. = 10.764 sq. ft. | 1 m. = 3.281 ft.

# UNIT TYPE: 3 BHK (Odd Floors)



| AREAS AS PER RERA |                                    |                                  |                              |                     |
|-------------------|------------------------------------|----------------------------------|------------------------------|---------------------|
| Typology          | RERA Carpet Area (m <sup>2</sup> ) | Exclusive Area (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Total Area (sq.ft.) |
| 3 BHK             | 91.01                              | 11.93                            | 102.94                       | 1108.05             |

NOTES: Not to scale | All dimensions are in mm. | 1 sq. m. = 10.764 sq. ft. | 1 m. = 3.281 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 0.6096 m

## TOILET

- Sanitary Ware- Jaquar or equivalent
- CP Fittings- Jaquar 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 Bedroom & Restroom)
- Inverters within the flat

## OTHER FEATURES

- Parapet Wall, MS Railings

# CONFIGURATION

| CLP PLAN FOR ALL MARKETS |               |               |              |              |
|--------------------------|---------------|---------------|--------------|--------------|
| Typology                 | Type (Sq.Mt.) | Type (Sq.Ft.) | Garden       | Non Garden   |
| 2 BHK                    | (64.56-66.05) | (695-711)     | ₹57.25 Lakh* | ₹54 Lakh*    |
| 2 BHK L                  | (76.6-77.48)  | (825-834)     | ₹67.56 Lakh* | ₹65.18 Lakh* |
| 3 BHK                    | (102.9)       | (1108)        | ₹89.65 Lakh* | ₹86 Lakh*    |

\*All inclusive price including taxes & SDR.

1 Sq. Mt. = 10.764 Sq. Ft.

# CLP PAYMENT PLANS

| Milestone  | %Due          |
|--|---------------|
| On Booking   | 5%            |
| within 30 days of Booking  | 5%            |
| <b>SDR within 45 days from date of booking</b>                     |               |
| 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,<br>external plaster, elevation | 12.5%         |
| On completion of lifts   | 12.5%         |
| On Notice of Possession  | 5%            |
| <b>Total Unit Value</b>  | <b>100.0%</b> |



---

The Project is registered as “Godrej Nurture” with MahaRERA Registration No. P52100020686, available at website: <http://maharera.mahaonline.gov.in>.

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

In association with



HDFC CAPITAL ADVISORS LIMITED

The sale is subject to the terms of application form and agreement to sale. The images included are artist’s impression indicating the anticipated appearance of ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist’s impression or anticipated appearance. 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 on the execution of the mortgage deed, as and when required. 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.