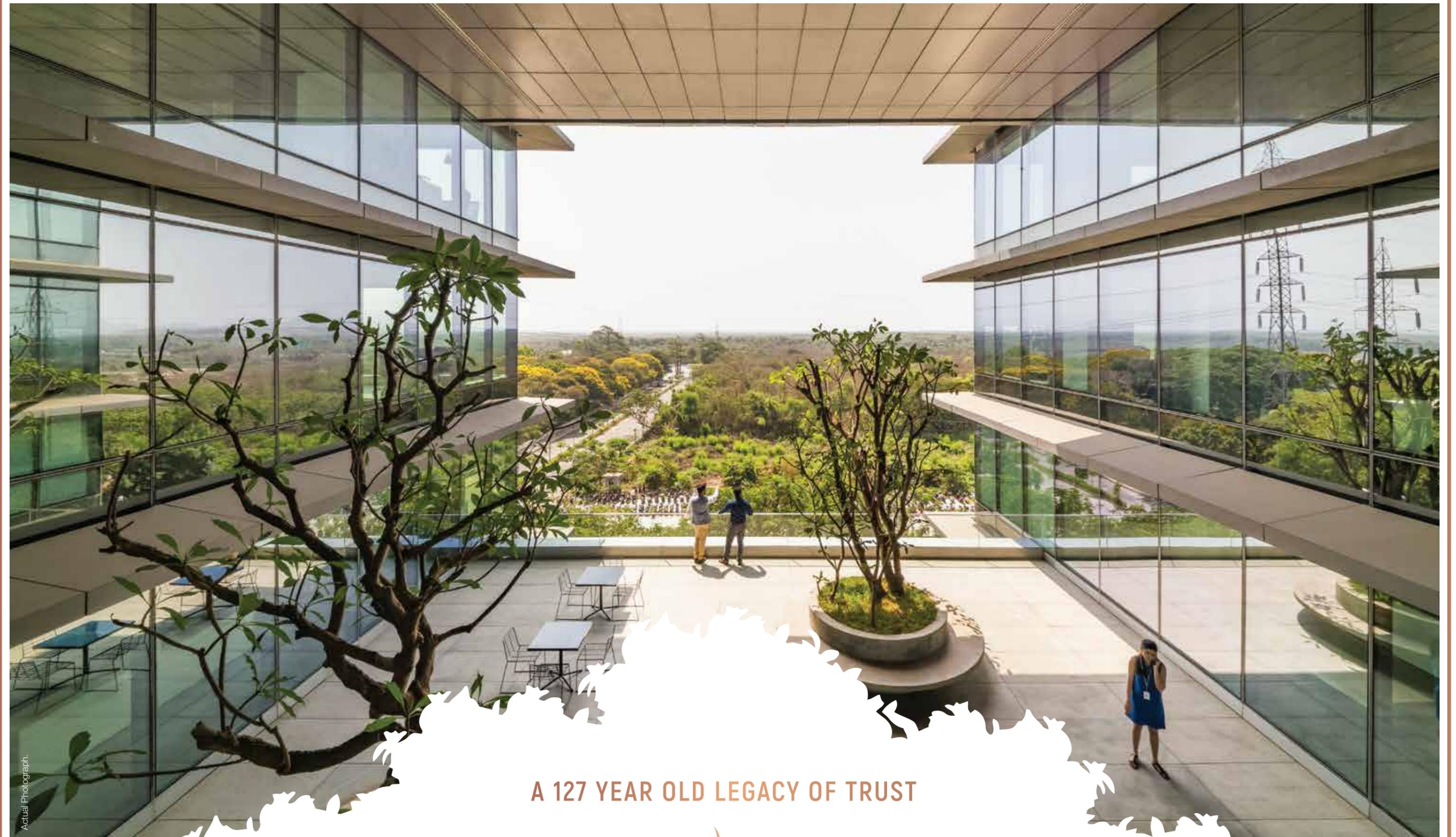


The Forest of Life





Actual Photograph.

A 127 YEAR OLD LEGACY OF TRUST



At Godrej Properties, it is our legacy of trust and commitment to cutting-edge design that sets us apart. Over the past 127 years, we've built many proud landmarks across the country. Godrej One, The Trees, Godrej Golf Links and Godrej Reflections, to name a few. So, with a proud tradition of many firsts in the real estate industry, we continue to lay the foundations for iconic lifestyles.

GODREJ PROPERTIES BRINGS THE GODREJ GROUP PHILOSOPHY OF INNOVATION, SUSTAINABILITY, AND EXCELLENCE TO THE REAL ESTATE INDUSTRY.



PROMISING SUSTAINABILITY

We are staunch supporters of sustainability and believe in optimum use of resources with environment-first facilities.

STEERING INNOVATION

Godrej Properties believes in bringing breakthrough solutions that perfectly sync with the dynamic times to ensure utmost convenience.

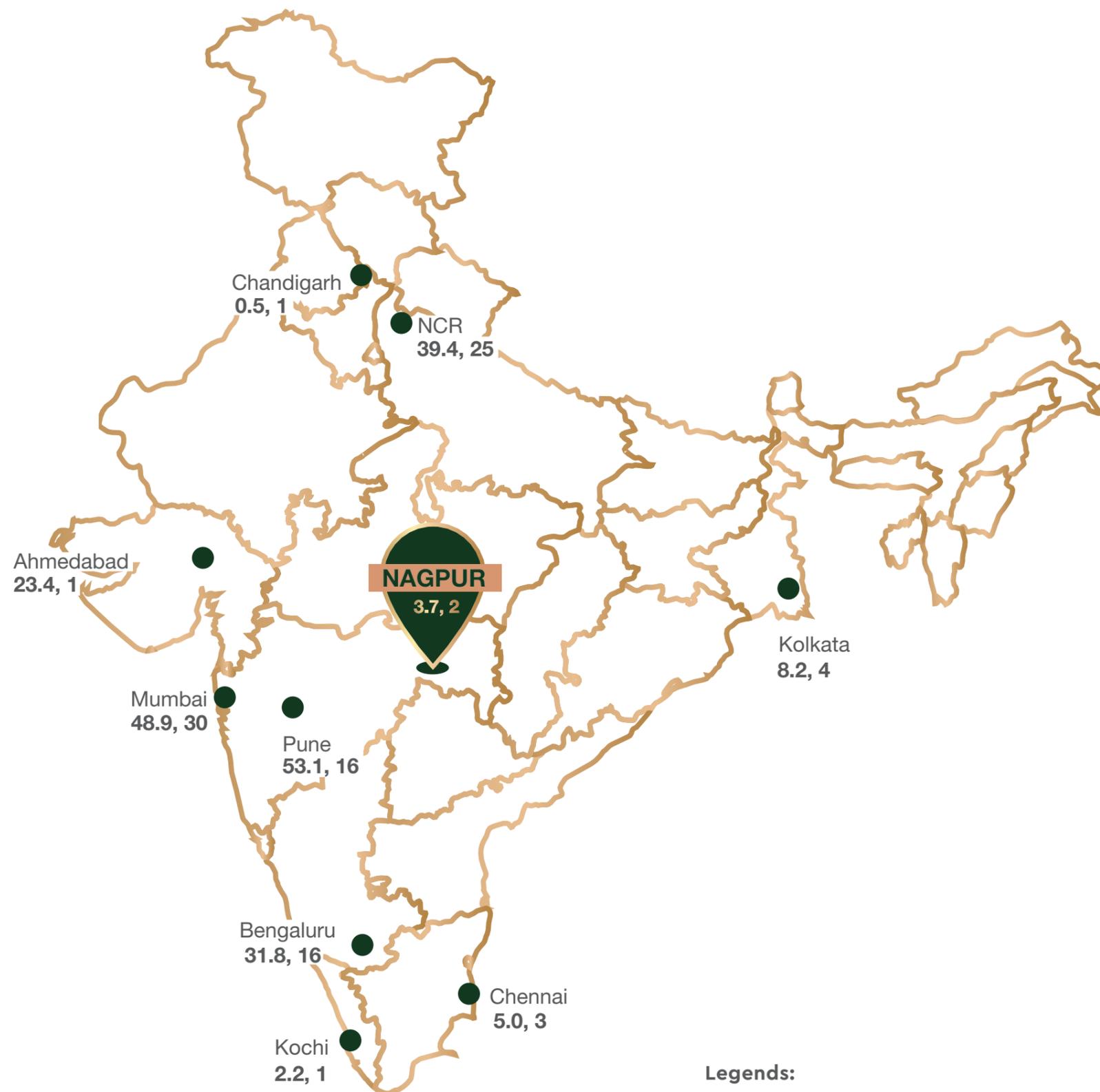
DELIVERING EXCELLENCE

We, at Godrej Properties, believe in offering experiences that are inspiring, impactful and truly incredible.

EXCELLENCE, WITH WINGS SPREAD ACROSS THE COUNTRY.



- Established in 1990
- India's largest developer by number of homes sold in FY23
- Successfully delivered ~38 million sq. ft. of real estate in the past five years
- ~214 million sq. ft. of saleable area across India
- Differentiated asset-light business model
- ~400 awards received in the last 5 years



Legends:

Total Developable Area (million sq. ft.): ~214
No. of Projects: 99

(As on November 02 , 2023)

**BEST
REAL ESTATE BRAND**

The Economic Times 2018

**BUILDER
OF THE YEAR**

CNBC-Awaaz
Real Estate Awards 2018

**INDIA'S
TOP BUILDERS**

Construction World Architect
And Builder (CWAB) Awards 2018

**REAL ESTATE COMPANY
OF THE YEAR**

8th Annual Construction
Week India Awards 2018

**GOLDEN PEACOCK
NATIONAL QUALITY AWARD**

Institute Of Directors 27th World Congress On
Business Excellence And Innovation 2017

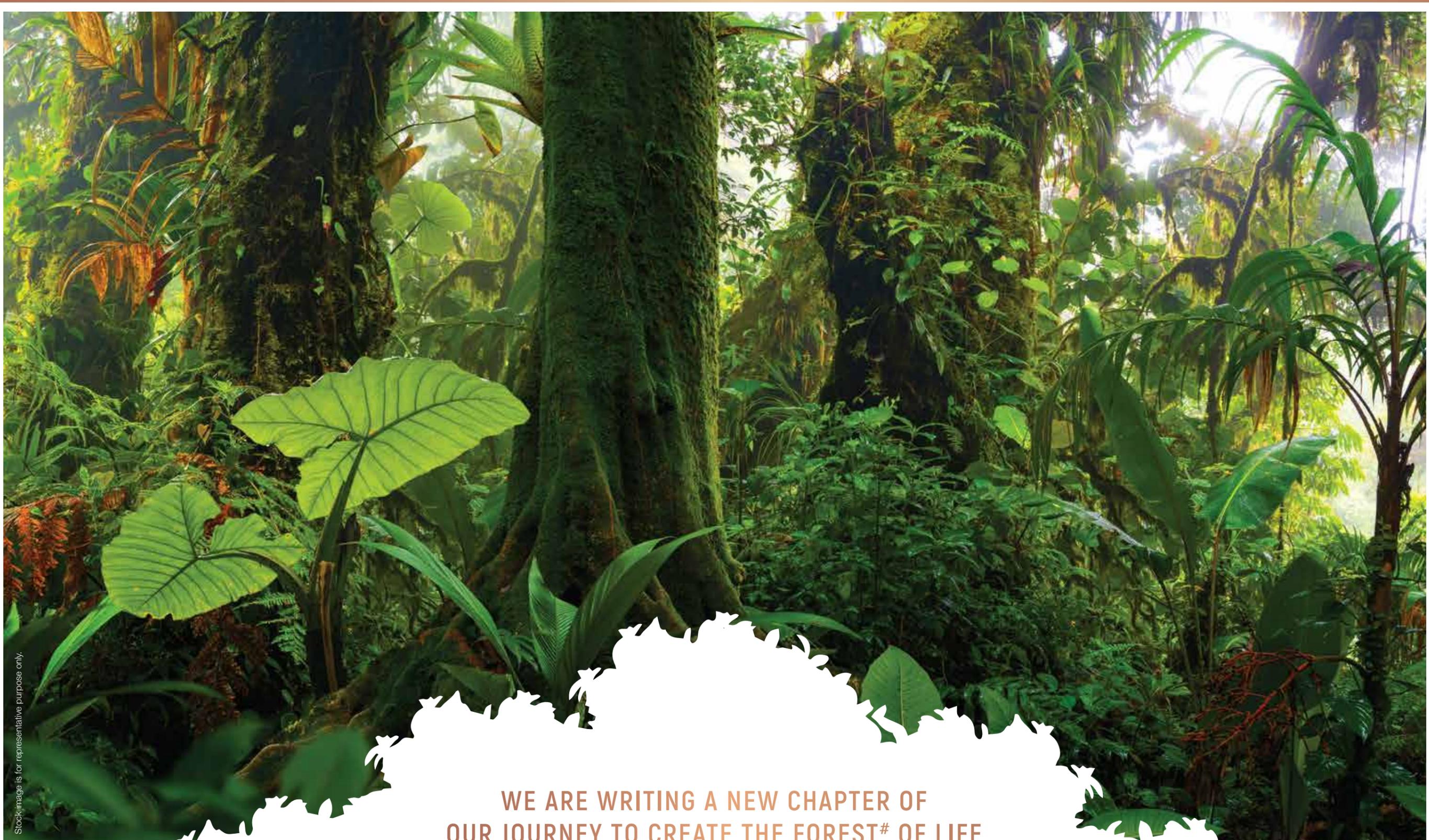
**NATIONAL
BRAND LEADER**

Track2 Reality
Brand Export 2019-2020



AWARDS & RECOGNITIONS





WE ARE WRITING A NEW CHAPTER OF
OUR JOURNEY TO CREATE THE FOREST# OF LIFE





Actual Photograph.

NAGPUR: A GLOBAL HUB IN THE MAKING



Nagpur is emerging as a global hub that effortlessly fuses tradition with technology, prosperity with progress, while connecting the core of India. Replete with top-notch facilities, the revered city of Vidarbha draws people from the world over.



Stock image is for representative purpose only

Source: Open Source

MAKE WAY FOR UNPARALLELED CONNECTIVITY WITH THE MIHAN



Nagpur is set to experience monumental growth with the MIHAN (Multi-modal International Cargo Hub and Airport at Nagpur), a key infrastructure project that aims at developing the city into an international cargo hub. The project includes the expansion of the existing airport and development of various facilities, making Nagpur an attractive destination for international trade.

UPCOMING INFRASTRUCTURE, POISED TO MAKE YOUR LIVING SEAMLESS.



Samruddhi
Mahamarg



MIHAN SEZ to come up with IIM-N,
Cancer Institute, IT Sectors, AIIMS, etc.



Well-connected to outer
ring-road and NH47



One of the fastest
growing cities



LOCATION MAP



NEARBY PROXIMITIES

- SAMRUDDHI MAHAMARG CIRCLE: 3 MINS DRIVE
- NCI: 5 MINS DRIVE
- AIIMS: 16 MINS DRIVE
- TCS: 10 MINS DRIVE
- IIM: 16 MINS DRIVE
- INFOSYS: 10 MINS DRIVE

#Approximate travel time calculated as per google maps, subject to change as per traffic conditions.



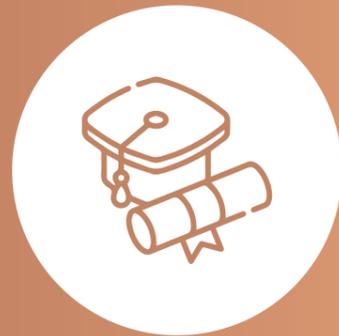
Hospitals



Retail and Hotels



Business Parks



Educational Institutions

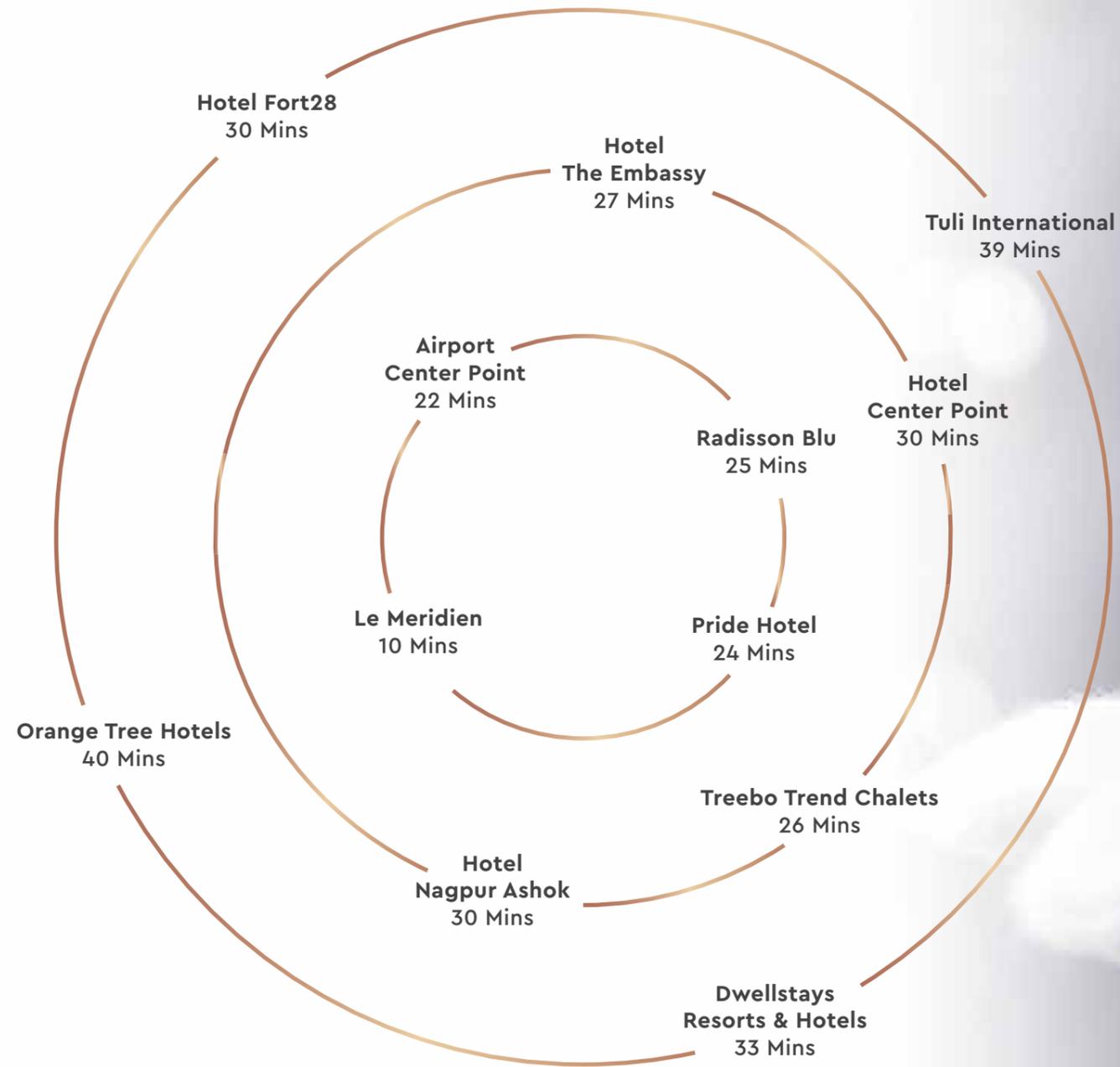


Upcoming Infrastructure

THE EVERGREEN EPICENTER



HOTELS

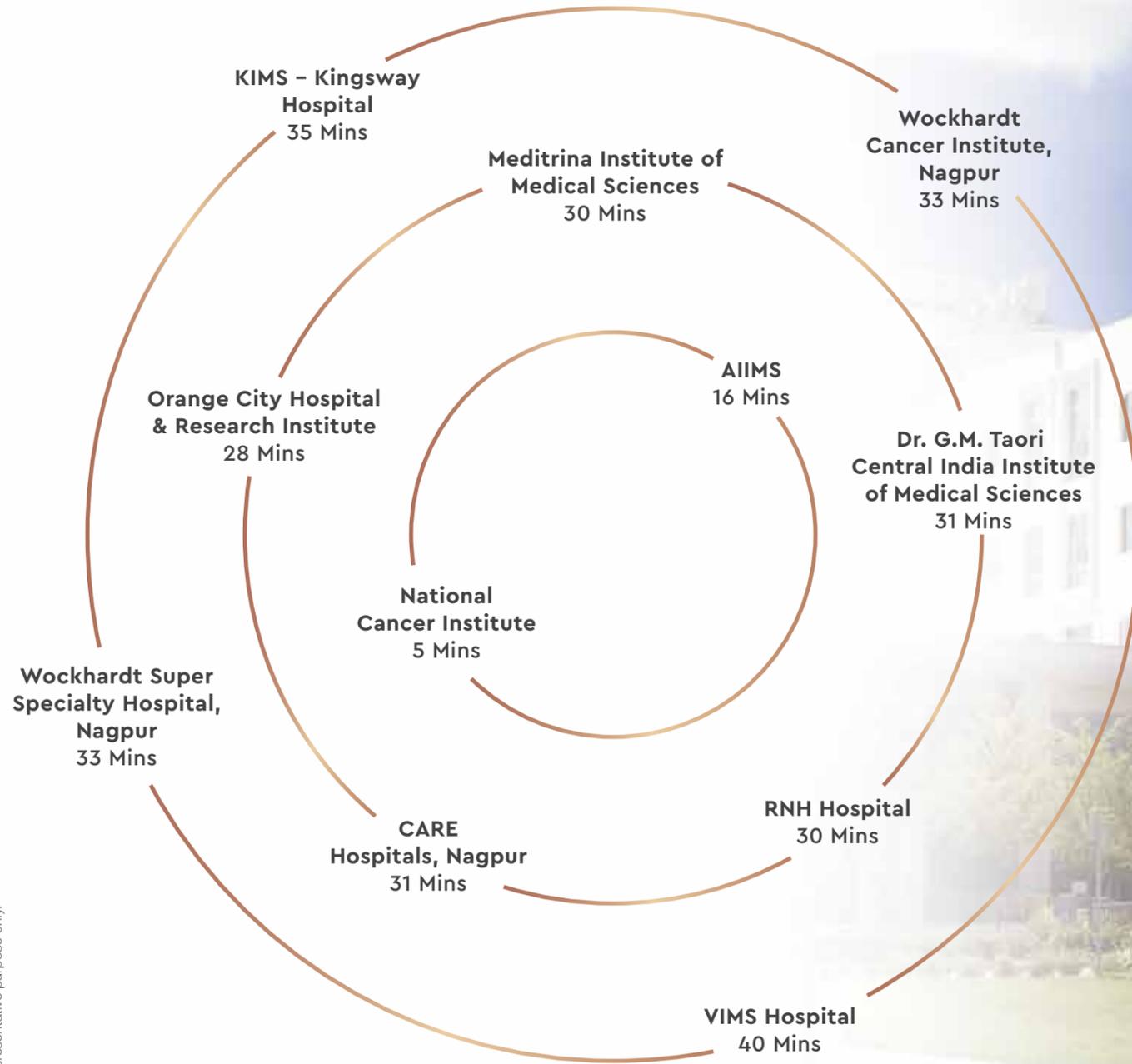


Stock image is for representative purpose only.



#Approximate travel time calculated as per google maps, subject to change as per traffic conditions.

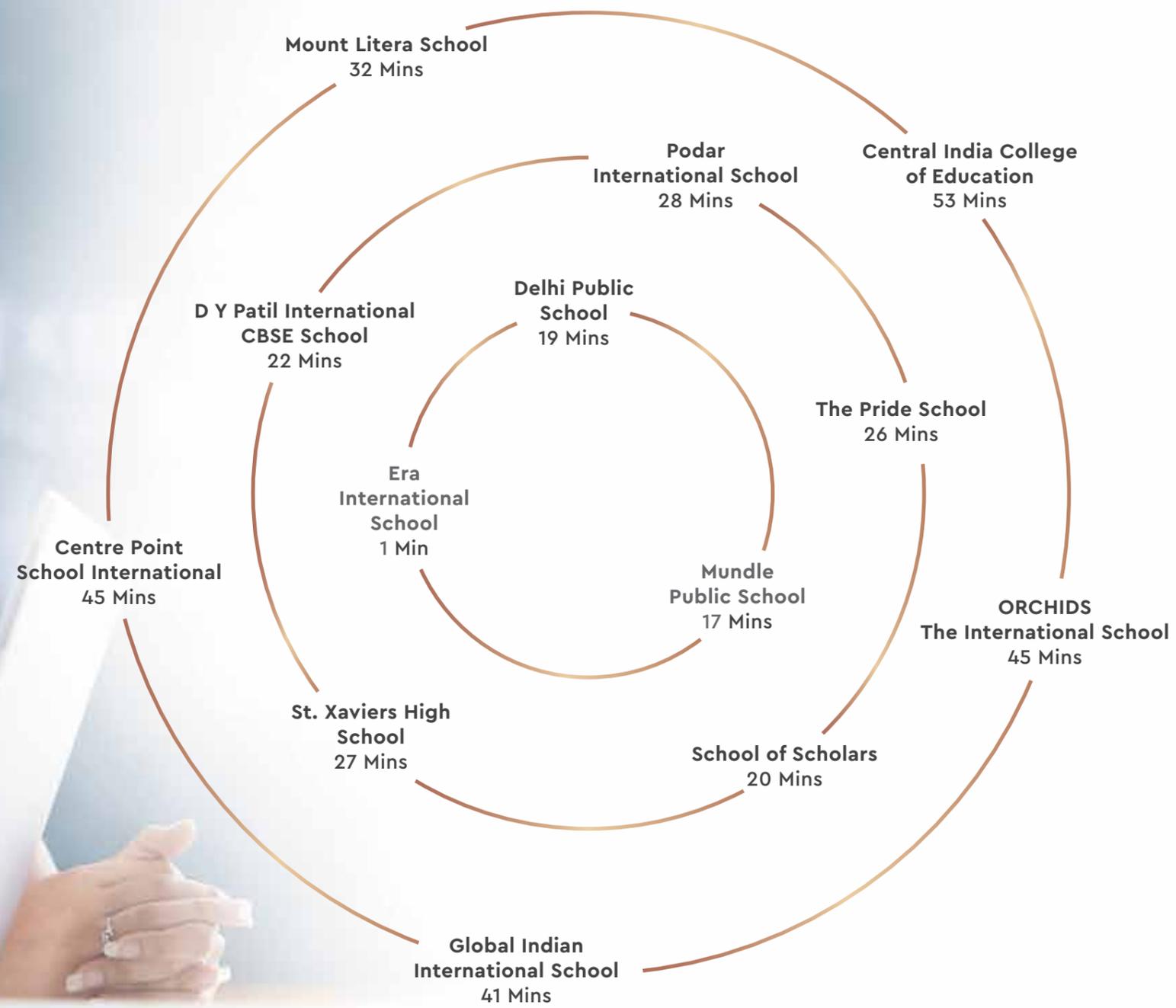
HOSPITALS



Stock image is for representative purpose only.

#Approximate travel time calculated as per google maps, subject to change as per traffic conditions.

EDUCATION



Stock image is for representative purpose only.

#Approximate travel time calculated as per google maps, subject to change as per traffic conditions.



Just 300 mtr. to the
Samruddhi Mahamarg



An Upcoming Development
and Residential Hub



Located in proximity to
Wardha-Amravati-Hingna and MIHAN-Butibori roads



Seamless Connectivity to
Nagpur via Samruddhi Mahamarg



Connectivity to Outer Ring Road
and NH 44, NH 47, NH 53

EXPERIENCE FOREST LIVING WITH UNPARALLELED CONNECTIVITY

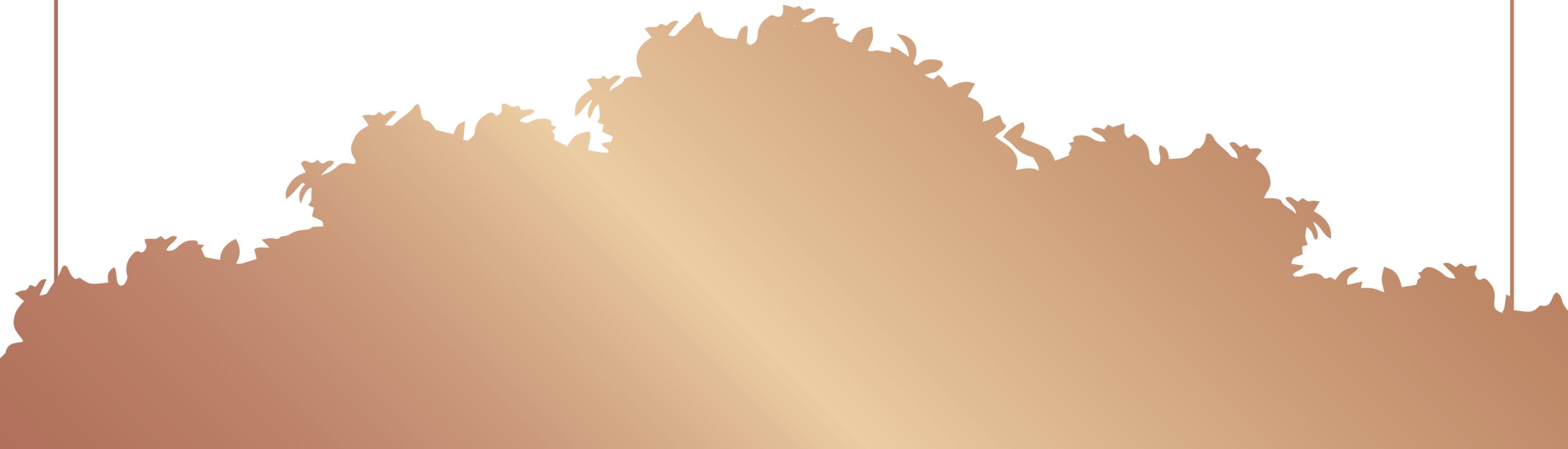


With impeccable social infrastructure and accessibility, the well-connected forest development is set to make the Samruddhi Mahamarg Nagpur's forest landmark of the future.

PRESENTING
A FOREST-THEMED PLOTTED DEVELOPMENT IN NAGPUR
BY GODREJ PROPERTIES.



WELCOME TO
GODREJ FOREST ESTATE
SAMRUDDHI MARG, NAGPUR





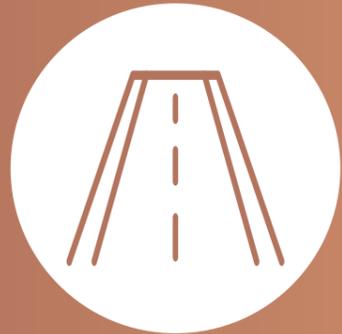
20+ Forest-inspired Amenities[^]



75,000+
Miyawaki Style Plantations*



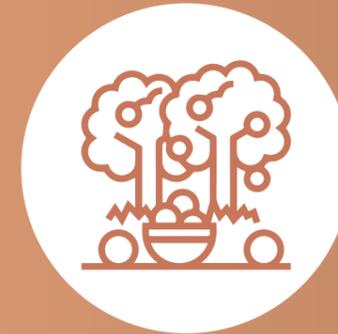
~5.26 Hectares of
Dedicated Green & Open Space[^]



Entry from 24M Road



600-metres-long Canal,
Alongside Walkway and Cycleway



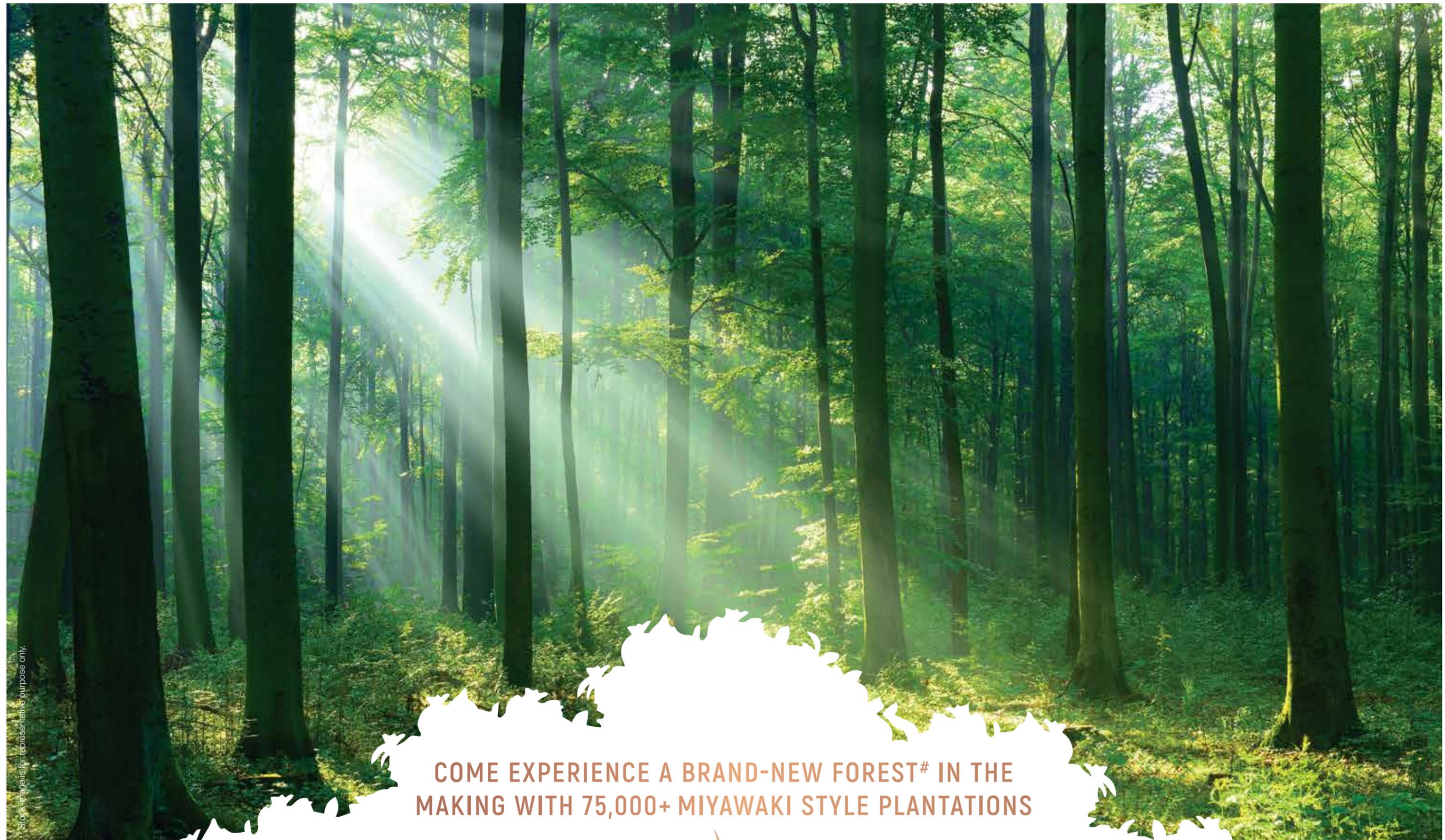
~0.40 Hectares of Tropical Orchard
part of Green and Open Space[^]

[^]subject to approval from appropriate authority

**A LIFE AMIDST FOREST[#]-THEMED INDULGENCES IS
NOW A REALITY FOR THE FIRST TIME IN NAGPUR**



[^]The open spaces, amenities, etc., in the project shall be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Club House/s or equivalent structures and the same is subject to approval from the appropriate authority.
[#]The term "forest" is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary.



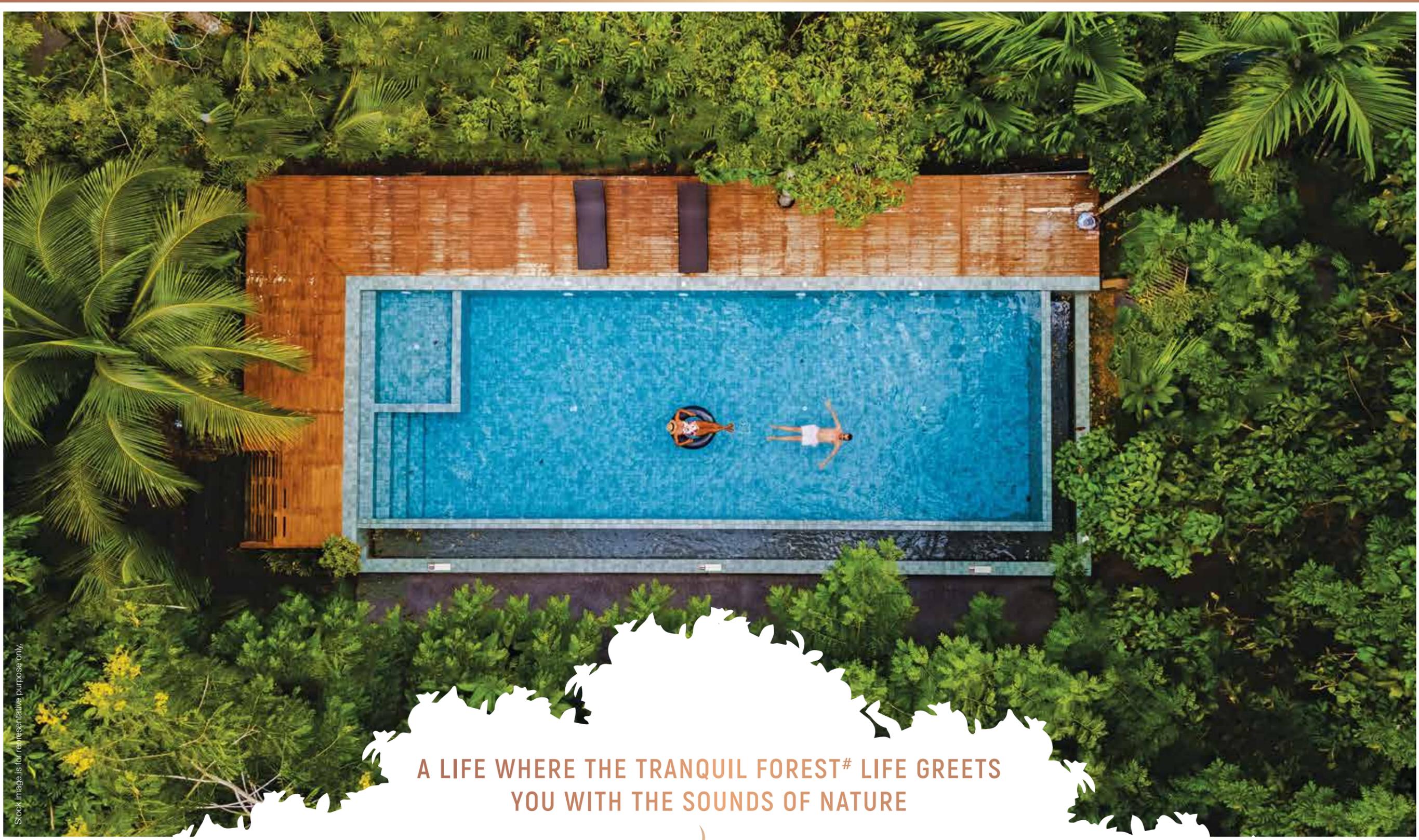
Stock image is for representative purpose only.

**COME EXPERIENCE A BRAND-NEW FOREST# IN THE
MAKING WITH 75,000+ MIYAWAKI STYLE PLANTATIONS**



Sit back and spend quality time with **75,000+ Miyawaki Style Plantations#**, soaking in the fresh air and listening to the melodious chirp of birds, as you lay surrounded by peace within the forest as it continues to grow.

#The term "forest" is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary.



A LIFE WHERE THE TRANQUIL FOREST# LIFE GREETSS
YOU WITH THE SOUNDS OF NATURE

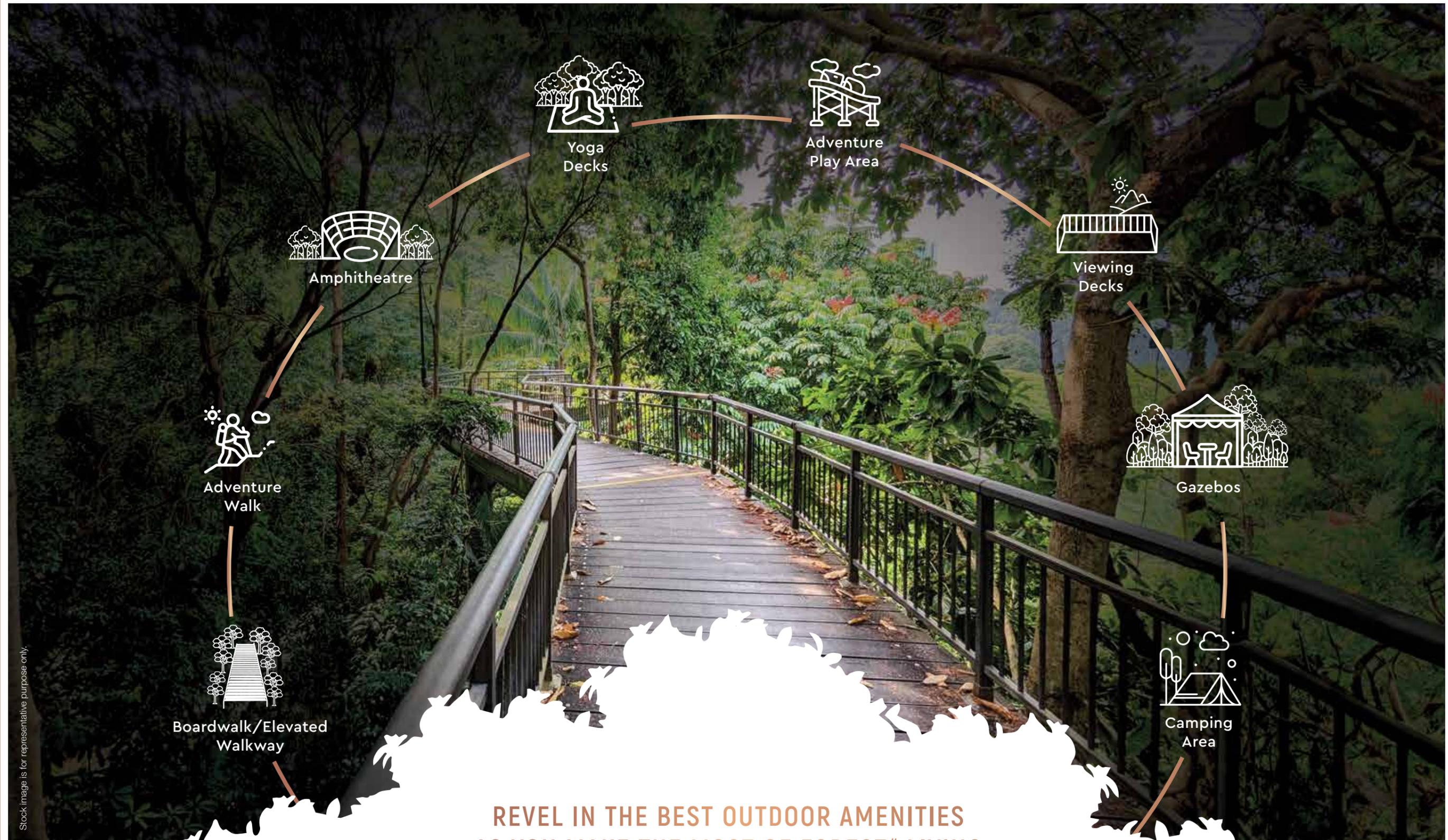


Dive into a place where every leaf rustles with the promise of abundance and flourishing fruits as every bird's song plays the harmony of a joyous life. Let the forest life captivate you with flourishing greens and a vibrant ecosystem that celebrates life in all its glory.

LET REFRESHING WATER BODIES BRING THE ZEST
OF LIFE TO YOUR DAYS



Artist impression, not an actual site image.

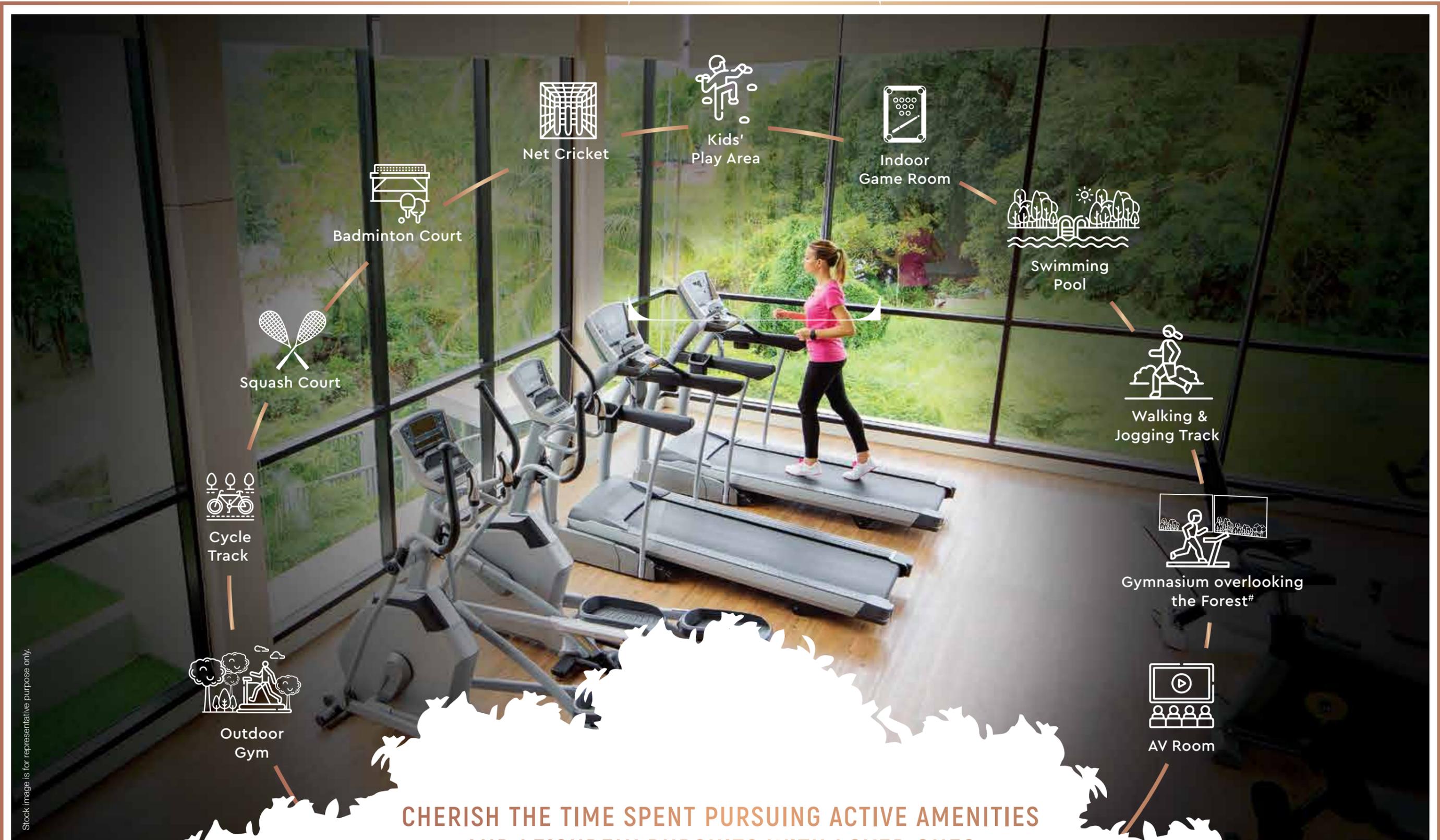


Stock image is for representative purpose only.

**REVEL IN THE BEST OUTDOOR AMENITIES
AS YOU MAKE THE MOST OF FOREST# LIVING**



*The term "forest" is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary.



Stock image is for representative purpose only.

**CHERISH THE TIME SPENT PURSUING ACTIVE AMENITIES
AND LEISURELY PURSUITS WITH LOVED ONES**



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TREAT YOURSELF TO ACTIVITIES THAT MAKE EVERYDAY MEMORABLE AND JOYOUS FOR ONE AND ALL



Stock image is for representative purpose only.

LET THE GRAND ENTRANCE ROAD WELCOME YOU TO THE FOREST# OF LIFE.



Artist Impression, not an actual site image.

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A FOREST# THAT PROMISES YOU A LIFETIME OF VERDANT GREENS.



Embark on a scenic journey within an 1.8-hectare forest# where urban luxury meets nature's serenity.



Artist impression, not an actual site image.

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Stock image is for representative purpose only.



Flowered
Avenues



Countryside
Walkway



Street
Zoning



Cycle
Tracks



Walkways on
both sides

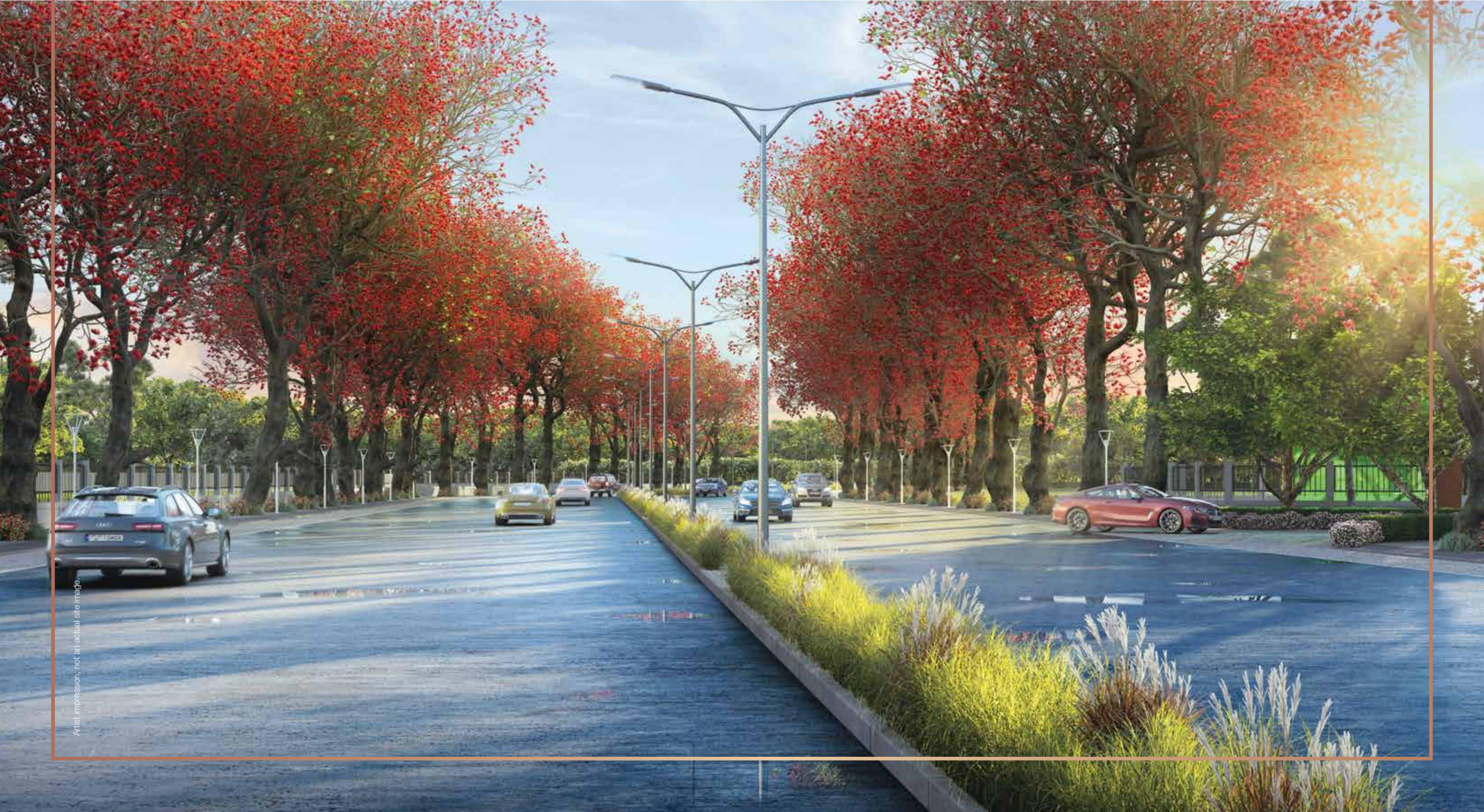


Sitout
Areas

SOAK IN THE AMPLE GREEN COVER AS CANOPIES
OF TREES ADORN EVERY STREET.



36M WIDE ROAD.



Artist impression, not an actual site image.

FEATURES 36M

- External DP Road
- Four vehicular lanes with Central Median
- Pathways with distinct paving patterns
- Well-lit sidewalks with pole lights on both sides and median light at the centre

- Avenues of trees with ornamental forms and bright colour seasonal inflorescence
- Ornamental perennial grasses and vibrant colourful shrubs
- These trees are an attraction for many bird species

Trees- Bombax Ceiba

Shrubs- Asparagus Foxtail, Ixora Singaporensis, Pennisetum Foxtrot



12M ROAD.



Artist impression, not an actual site image.

FEATURES 12M

- A prime access road connecting multiple neighbourhood roads
 - Two vehicular lanes
 - Pathways with distinct paving patterns on both sides
- Abounding with a lush green canopy of trees
 - Avenue of trees that cast shadows throughout the year
 - Vibrant flowering shrub beds

Trees: Pongamia Pinnata, Azadirachta Indica, Bauhinia Purpurea, Michelia Champaca, Spathodea Campanulate, Gmelina Arborea, Lagerstroemia Speciosa, Millingtonia Hortensis

Shrubs: Setcreasea Purpurea, Asparagus Sprengeri, Thunbergia Erecta, Murraya Exotica, Tecomaria Capensis Dwarf, Ipomea Batata Golden, Tecoma Gaudichaudi, Nerium Oleander Rosea Dwarf



9M ROAD.



FEATURES 9M

- Neighbourhood roads giving access to individual plots
 - Pathway with distinct paving patterns on one side
 - A combination of colourful theme blossom trees and fragrant trees as per zones or parcels
- Vibrant shrub beds
 - Serves as a haven for birds and bees and butterflies

Trees: Lagerstroemia Speciosa, Bauhinia Blackeana, Cassia Fistula, Gmelina Arborea, Spathodia Campanulata, Bauhinia Purpurea, Thespesia Populnea, Millingtonia Hortensis, Mimosops Elengi, Michelia Champaka

Shrubs: Asparagus Sprengeri, Thunbergia Erecta, Nephrolepis Exaltata, Ixora Lutea



THOUGHTFULLY-PLANNED PLOTTED DEVELOPMENT



ATTRACTIVE PLOT SIZE RANGES
102.19 - 185.8+ M²



FREEDOM OF CONSTRUCTION S+3



ELECTRICITY AND WATER LINE



PERMISSIBLE FSI - 1.67
(1.67 IS EQUIVALENT TO S+3 FLOORS)

As per NMRDA Standard norms

Stock images is for representative purpose only.

Disclaimer: 1M² = 10.7649 FT²

PLOT SIZE RANGES

102.19 TO 120.77 SQ.M. (1100 TO 1300 SQ. FT.)

120.87 TO 139.35 SQ.M. (1301 TO 1500 SQ. FT.)

139.45 TO 167.23 SQ.M. (1501 TO 1800 SQ. FT.)

167.32 TO 185.81 SQ.M. (1801 TO 2000 SQ. FT.)

185.81 SQ.M. (2000+ SQ. FT.)

COMMERCIAL & MIXED USE PLOTS

PAYMENT PLAN

PAYMENT PLAN DETAILS	COLLECTION %
APPLICATION MONEY	5.50%
WITHIN 15 DAYS	4.50%
WITHIN 45 DAYS	10%
15 TH JUNE 2024	30%
15 TH SEPTEMBER 2024	30%
ON NOTICE OF POSSESSION	20%

RTGS DETAILS

NAME OF THE BANK	BANK KEY/ IFSC CODE	SWIFT CODE	ENTITY NAME	ACCOUNT TITLE	BANK ACCOUNT NUMBER
AXIS BANK	UTIB0000048	AXISINBB048	DREAM WORLD LANDMARKS LLP	DREAM WORLD LANDMARKS LLP, GODREJ FOREST ESTATE - COLLECTION ACCOUNT	924020003355250

RERA CERTIFICATES



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P50500054903

Project: Godrej Forest Estate , Plot Bearing / CTS / Survey / Final Plot No.: **Survey No 120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 127/1/A, 127/2, 127/3, 147/1, 147/2, 150, 152, 153/1, 153/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 161, 162/1, 162/2, 162/3, 162/4, 162/5, 123/2/1P, 123/3/1P, 116/1P, 116/3P, 122/1P, 122/2P** at **Sumthana, Hingna, Nagpur, 441122;**

1. **Dream World Landmarks Llp** having its registered office / principal place of business at Tehsil: **Kurla, District: Mumbai Suburban, Pin: 400079.**

2. This registration is granted subject to the following conditions, namely:-

- o The promoter shall enter into an agreement for sale with the allottees;
- o The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- o The Registration shall be valid for a period commencing from **15/02/2024** and ending with **31/03/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- o The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- o That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: **15/02/2024**
Place: **Mumbai**

Signature valid



Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

SCAN TO DOWNLOAD DIGITAL COLLATERALS



The project registered as Godrej Forest Estate bearing RERA Registration No. P50500054903 available at <https://maharera.mahaonline.gov.in>,
Site Office: Godrej Forest Estate, Godrej Properties Ltd., Sumthana, Higna, Nagpur, 441122

^The open spaces, amenities, etc., in the project shall be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Club House/s or equivalent structures and the same is subject to approval from the appropriate authority.

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The Sale is subject to terms of the Agreement For Sale (AFS) and allied document. All specifications of the unit shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The official website of Godrej Properties Ltd. Is www.godrejproperties.com Please do not rely on the information provided on any other website. *T&C Apply