

A photograph of a park with a wide, light-colored gravel path that curves from the bottom right towards the center. The path is bordered by a vibrant green lawn. In the background, there is a dense line of trees and bushes. A tree with reddish-brown leaves is prominent on the left, while a large, dark green tree is on the right. A small, dark wooden structure is visible behind the trees on the right side.

GODREJ CENTRAL PARK

MAMURDI, PUNE

Stock image for representative purpose only.

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



Stock image for representative purpose only.

MAMURDI – A GREEN AND NATURALLY BEAUTIFUL LOCATION IN PUNE

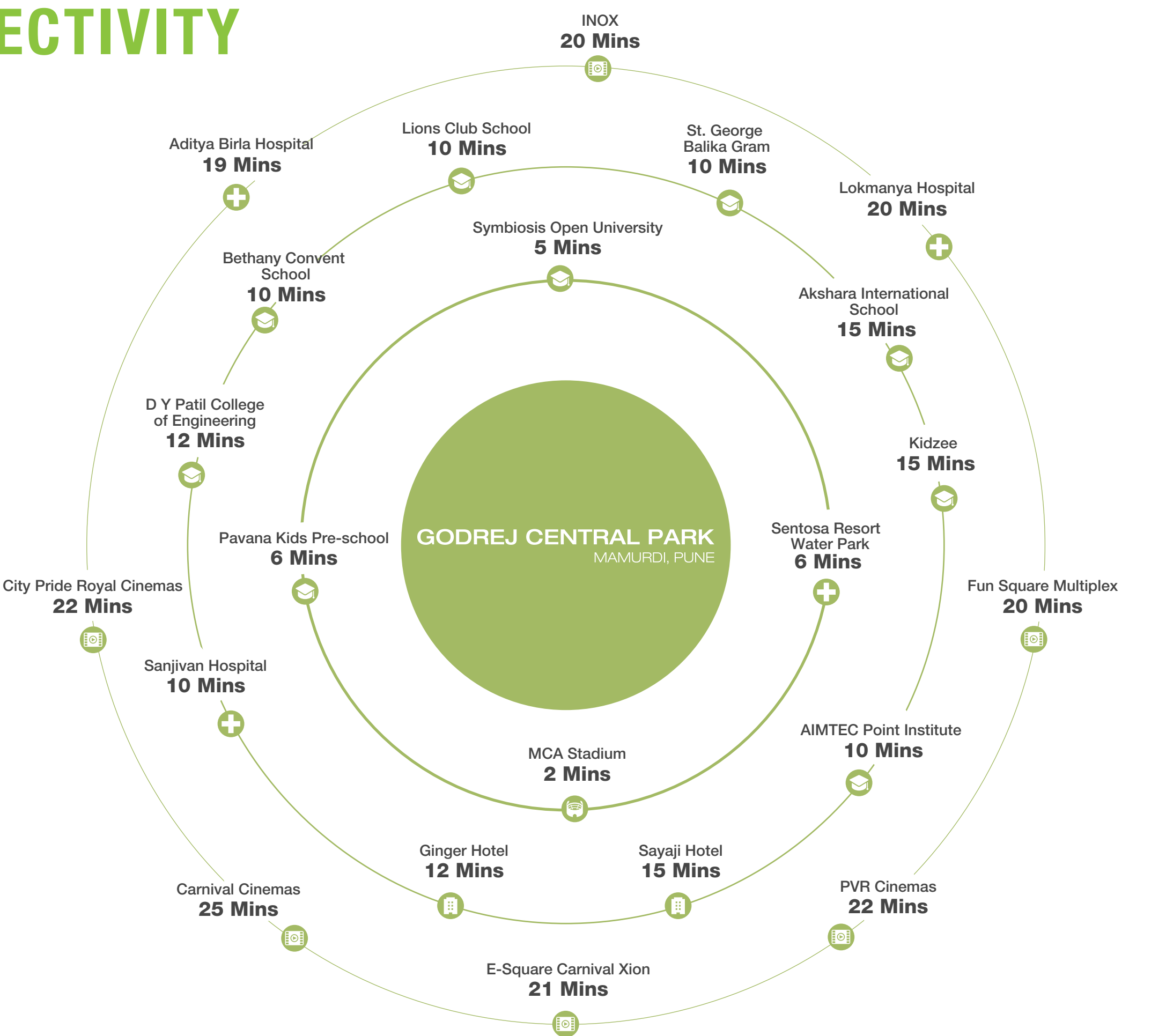
Pune is known for its dynamicity and for having reinvented itself time and again – from being an educational hub to transforming into an IT goldmine, and to further becoming a preferred residential hub.

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



CONNECTIVITY



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[§]



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

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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*

WELCOME TO
**THE GREENER SIDE
OF LIFE**



Stock image for representative purpose only.

INTRODUCING

GODREJ CENTRAL PARK

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 Central Park at Mamurdi in Pune - a place that's home to 1,100 trees, over 6 acres 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.

6 ACRES OF CENTRAL GREENS

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



Stock image for representative purpose only.

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.

Stock image for representative purpose only.

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.

100 FRUIT BEARING TREES IN THE ORCHARD

Get the advantage of healthy and superior quality fruits through the organic farms. Eat healthy, stay healthy and discover the goodness of nature at Godrej Central Park.

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 | 8. Rain Plaza | 16. Paintball Activity |
| 2. Fruit Tree Orchard | 9. Pool Deck | 17. Living Maze |
| 3. Basketball Court | 10. Toddler's Pool | 18. Box Cricket |
| 4. Multipurpose Court | 11. 2-tier Play Kids' Pool | 19. Tot Lot |
| 5. Skate Sports Park | 12. Party Lawn | 20. Activity Deck |
| 6. Senior's Corner | 13. Central Promenade | 21. Canopy Walk |
| 7. Amphitheatre / Spectator's Seating | 14. Jungle Gym | 22. Forest Board Walk |
| | 15. Bounce Land | |

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.

*Zone 4 comes under our future development and will be handed over with phase 2

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.



AMENITIES

Activity Deck



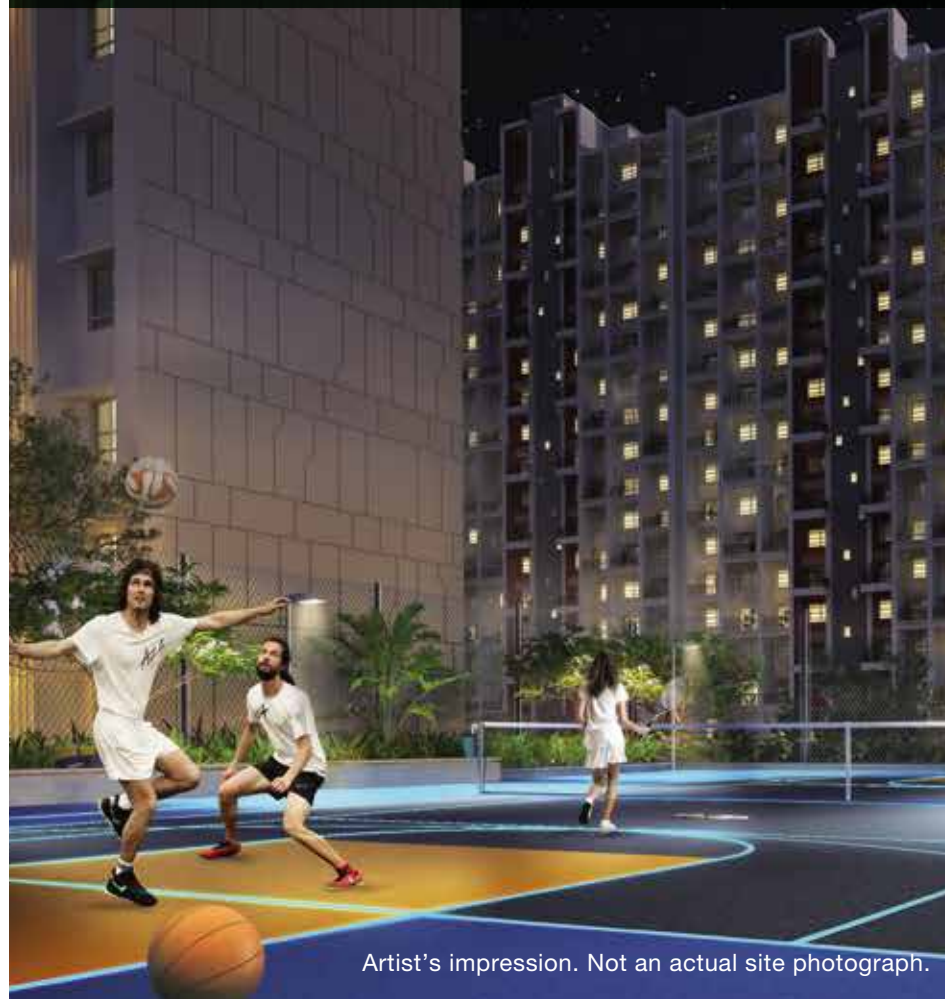
Senior's Corner



Amphitheatre



Multipurpose Court

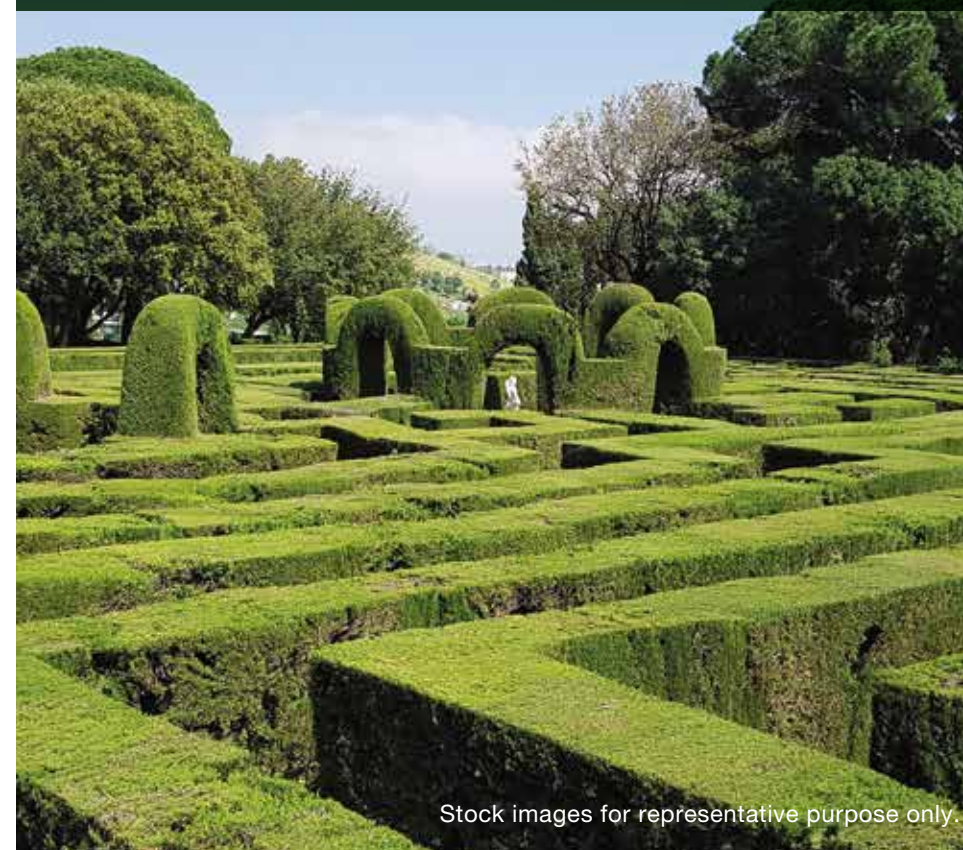


Artist's impression. Not an actual site photograph.

Tot Lot



Living Maze



Stock images for representative purpose only.

Box Cricket



Central Promenade



Basketball Court



Skate Sports Park



Paintball Activity



Jungle Gym



Bounce Land



Stock images for representative purpose only.



AMENITIES



AMENITIES

Fruit Tree Orchard



2-tier Play Kids' Pool

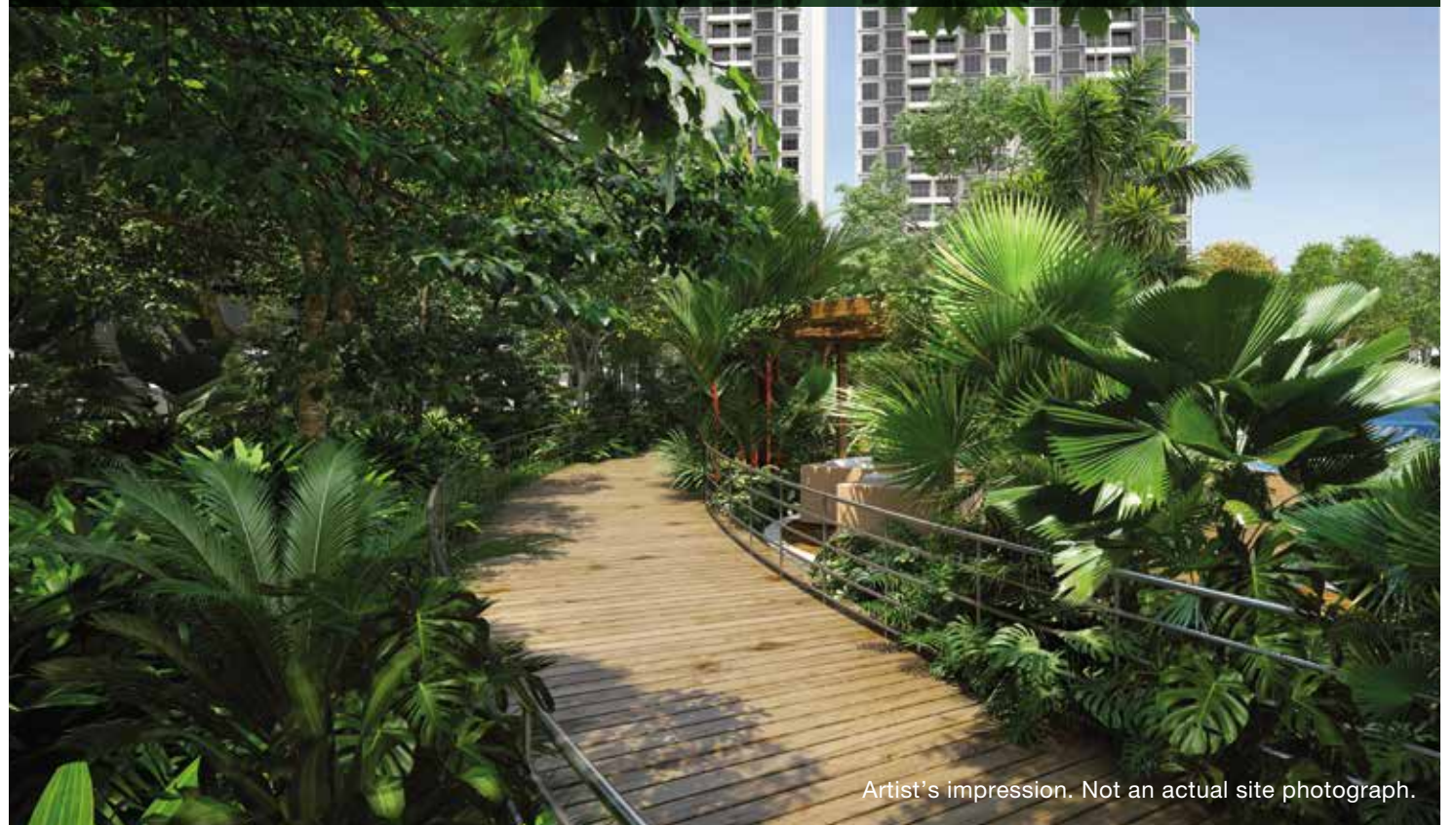


Lap Swimming Pool



Stock images for representative purpose only.

Forest Board Walk



Artist's impression. Not an actual site photograph.

Party Lawn



Pool Deck



Toddler's Pool



Rain Plaza



Canopy Walk



Stock images for representative purpose only.



AMENITIES



RETAIL STORES

Stationery Store



Fast Food Joints



Pharmacy



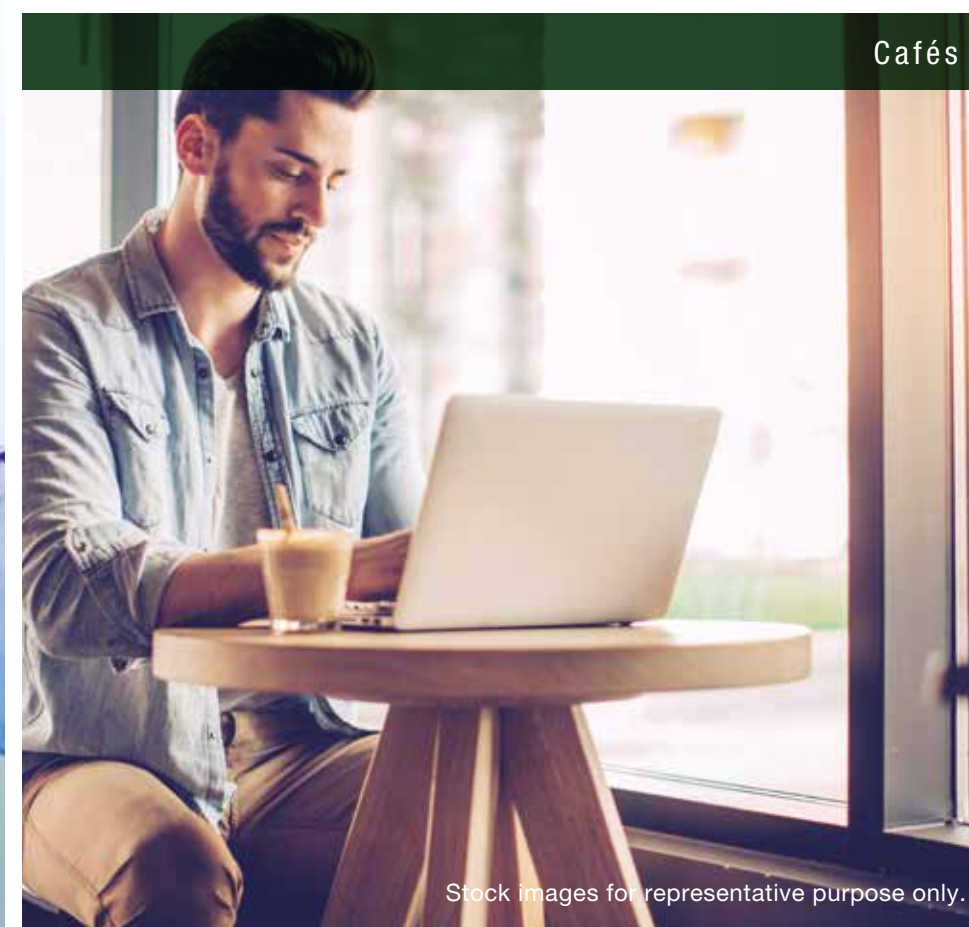
ATM



Grocery Store



Cafés



Stock images for representative purpose only.

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

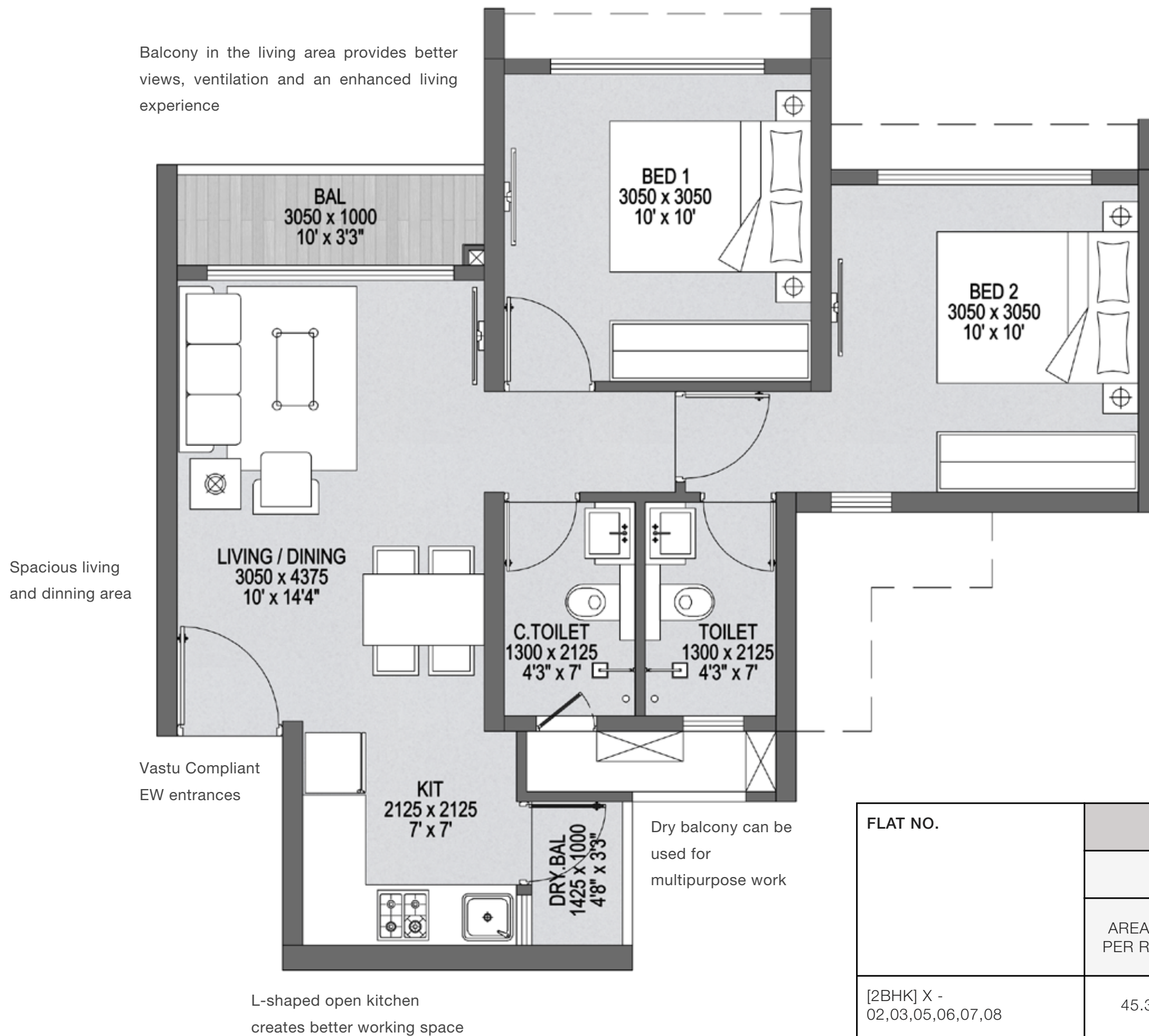
UNIT PLAN



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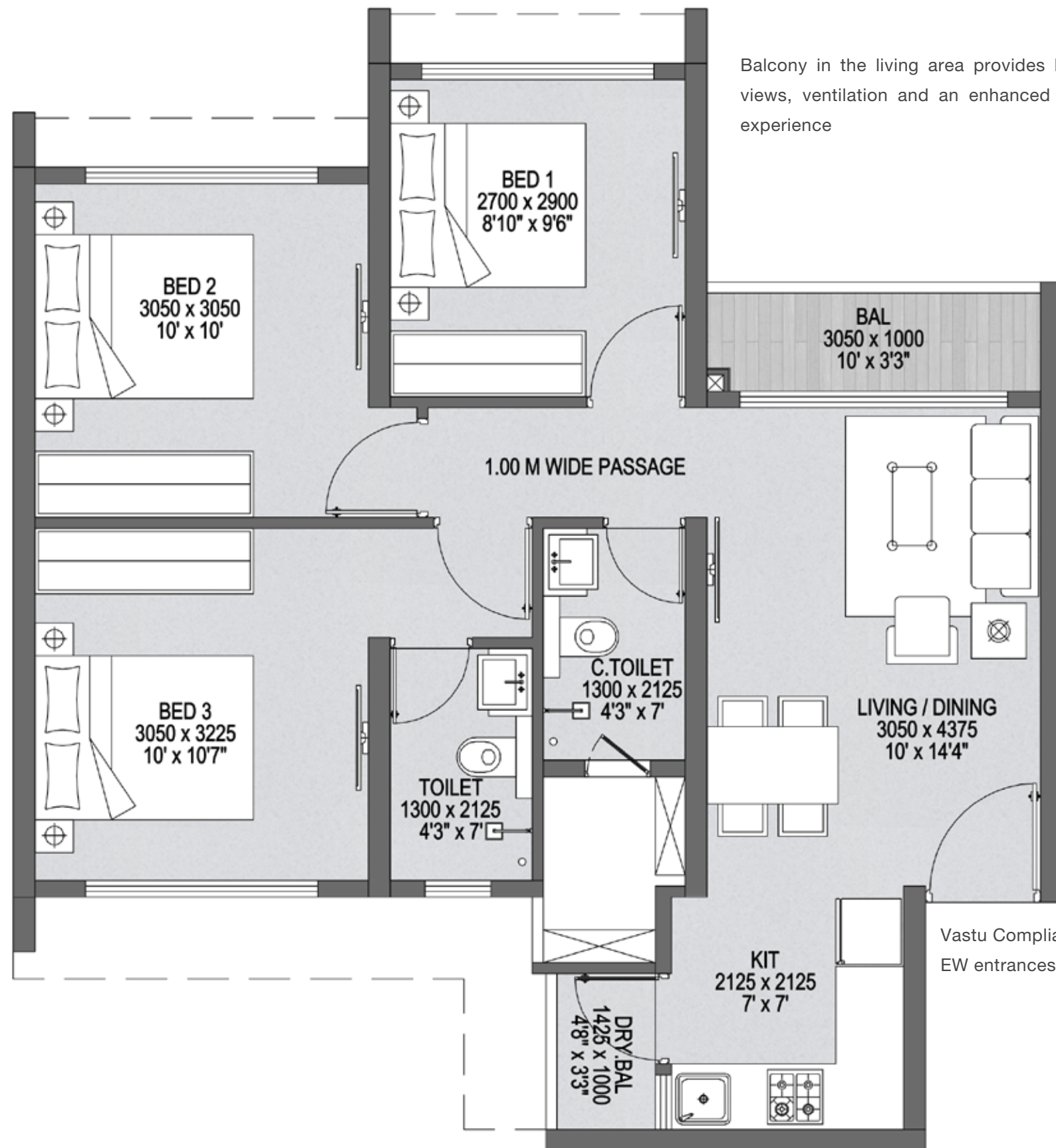
2 BHK



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]
[2BHK] X - 02,03,05,06,07,08	45.36	7.52	52.88



3 BHK



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

Spacious living and dinning area

Vastu Compliant
EW entrances

Dry balcony can be used for
multipurpose work

L-shaped open kitchen creates
better working space

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]
[3BHK] X-01,X-04	55.84	7.15	62.99

UNIT CONFIGURATION

TYPOLGY	SIZES IN SQ.M. (RERA AREA)	TICKET SIZE (ALL INC.*)
2 BHK (Cityscape)	52.86 (568.98 Sq.Ft.)	₹42 Lakh
2 BHK (Garden Facing)	52.86 (568.98 Sq.Ft.)	₹46 Lakh
3 BHK (Garden Facing)	62.98 (677.91 Sq.Ft.)	₹59 Lakh

1 Sq.M. = 10.764 Sq.Ft.

PAYMENT PLAN

MILESTONE

PAYMENT DUE TO CUSTOMER

Booking Amount

5.00%

Stamp duty and registration fees at booking (i.e. 7% + ₹30,000). Registration of agreement within 30 days from date of booking.

Within 45 days of Booking

5.00%

Within 75 days of Booking

10.00%

On Completion of Excavation

5.00%

Plinth Completion

10.00%

On Completion of Slab 1

10.00%

On Completion of Slab 8

10.00%

On Completion of Slab 15

7.50%

On Superstructure Completion

7.50%

On Completion of Walls and Internal Plaster

4.00%

On Completion of Staircases

5.00%

On Completion of Terraces with Waterproofing

5.00%

On Completion of Flooring

4.00%

On Completion of Sanitary Fitting & External Plumbing

4.00%

On Completion of External Painting

3.00%

On Intimation of Possession

5.00%



THANK YOU



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

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

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