

The background is a solid teal color with a pattern of dark green palm fronds. The fronds are long and pointed, radiating from the bottom left towards the top right.

PRODUCT TRAINING DECK MAMURDI FOR GPL SALES TEAM 22-01-2021

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The background of the slide is a repeating pattern of watercolor-style green leaves and branches in various shades of green, set against a light cream background. The leaves are scattered across the entire page, creating a fresh and natural aesthetic.

AFTER A SERIES OF SUCCESSFUL LAUNCHES
WE ARE ALL SET TO MAKE HISTORY
WITH OUR NEXT LAUNCH

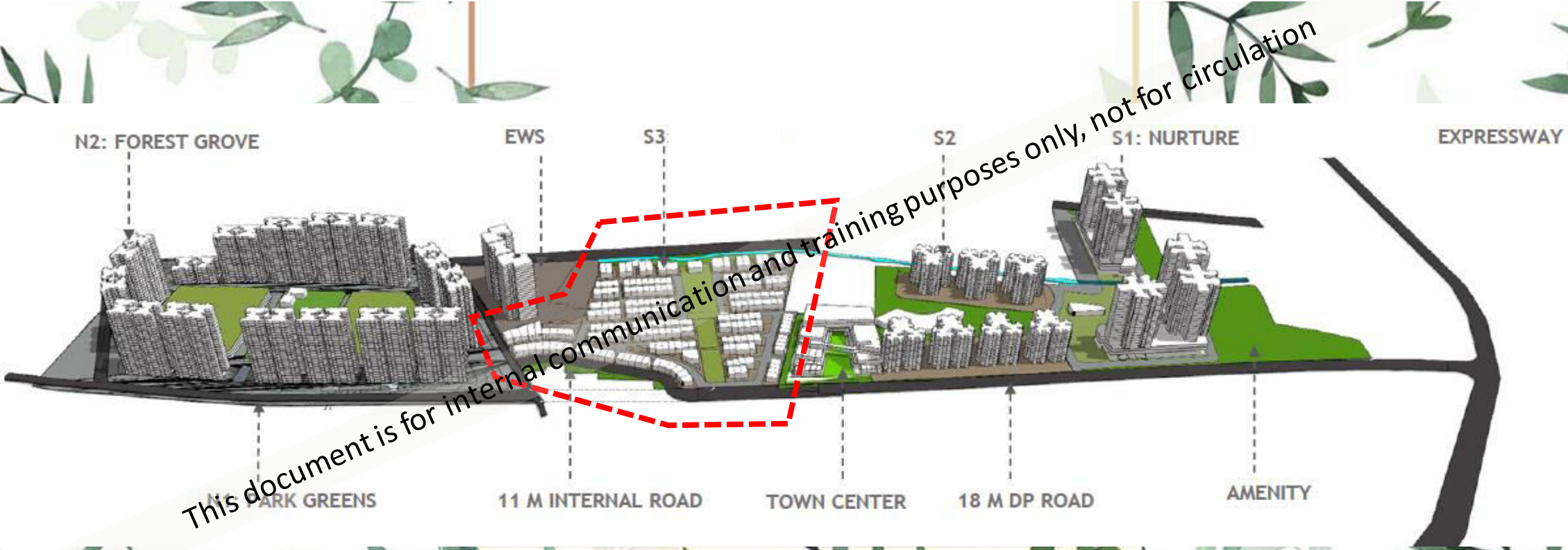
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LAUNCHING CODENAME S3

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A QUICK SNEAK PEAK INTO THE MAMURDI DEVELOPMENT





BUT WHY MAMURDI?

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KEY POINTERS TO REMEMBER ABOUT MAMURDI

Mamurdi is the Gateway to Pune

One of the top residential hubs in Pune, Mamurdi is strategically located near the Mumbai-Pune Expressway

Located in North-Western Pune it's surrounded by natural greens and gets ample fresh air

It is well connected to hubs like Pimpri, Chinchwad, Chakan & Talegaon.

Locations like Aundh, Wakad, Hinjewadi, Baner, Pimple Saudagar, etc. are easily accessible as well

Our development is at the intersection of 3 major routes – Old NH-4 Highway, Katraj Dehu Road & Mumbai-Pune Expressway

Syniosis Skills & Open University and MCA Stadium are just a few minutes away

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SOCIAL INFRASTRUCTURE



SCHOOLS

- B. K. Birla Centre for Education- **5.7 KM**
- S. B. Patil Public School- **6.5 KM**
- Podar International School- **7.5 KM**
- Akshara International School- **7.4 KM**
- Kendriya Vidyalaya 1- **7.9 KM**



RETAIL STORES

- D Mart- **6.7 KM**
- Star Bazaar- **8.3 KM**
- Vision One Mall- **8.8 KM**
- Croma- **11 KM**
- Big Bazar- **12 KM**



COLLEGES

- Symbiosis Skill & Open University- **1.5 KM**
- S. B. Patil College of Engineering- **6.5 KM**
- Lotus Business School- **5.8 KM**
- Balaji Institutes- **8 KM**
- JSPM Institutes- **6.5 KM**
- PCCOE- **5.7 KM**



HOSPITALS

- Ojas Multispecialty Hospital- **6.2 KM**
- Unique Multispecialty Hospital- **6.5 KM**
- Lokmanya Hospital- **8.9 KM**
- Aditya Birla Hospital- **9.2 KM**
- Sparsh Hospital- **9.1 KM**



HOTELS

- Sentosa Resort & Water Park- **2.9 KM**
- Hotel Bluewater- **6.5 KM**
- Sayaji Hotel- **8.8 KM**
- Ginger Hotel- **9 KM**
- The Orritel Hotel- **11 KM**



SPORTS

- MCA Stadium- **1.3 KM**
- Pune FC Training Pitches- **650 M**
- Shree Samarth Cricket Academy, Gahunje- **650 M**

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SO INTRODUCING ...

**GODREJ PROPERTIES' FIRST EVER
PLOTTED DEVELOPMENT IN PUNE**

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BUT WHY A PLOTTED DEVELOPMENT?



MAXIMUM FLEXIBILITY

You choose what your home looks like, when to build it and how much to spend on it!



NO DELAYS

Early possession and the construction of your dream home is as per your schedule



LAND OWNERSHIP

Having a piece of land to call your own is a special thing



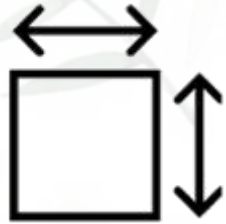
APPRECIATION VALUE

Value of land, unlike a building, only increases with time

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Plots come with a lower ticket size reducing purchase barrier and are easy investment opportunities!

PROJECT OVERVIEW



9 Acres

Total Plot Area



221 Plots &
2 Clubhouses

No. of Plots & Clubs



1.1

Permissible Plot FSI



G + 2 or
Stilt + 3

Max Permissible No. of Floors



Parking Area



ALL SIZES BELOW ARE IN SQFT
ROW HOUSE PLOTS - (919-1932)
ROW HOUSE AT END PLOTS - (1258-3222)
TWIN BUNGALOW PLOTS - (1258-2391)
INDEPENDENT BUNGALOW PLOTS - (2691)

Plot Configuration/Typologies



7.5M Internal
roads

Roadways inside the sector



Street Lights Provision

Available for
sector Roadways



Utility Services Provision

Common services like
DG, STP & Substation
for Sector

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MAMURDI S3 MASTER LAYOUT PLAN



LEGEND

- 01 MAIN ENTRY / EXIT PORTAL
- 02 WELCOME PLAZA
- 03 SUPER TREEHOUSE
- 04 PLAZA GARDEN
- 05 ZIPLINE
- 06 KID'S PLAY AREA
- 07 SENIOR'S CORNER
- 08 GARDEN COURTYARD
- 09 CLUBHOUSE 1 - THE TWITCHER CLUB
- 10 SWIMMING POOL (20 M X 8 M)
- 11 FOREST AMPHITHEATER
- 12 CLUBHOUSE 2 - THE WATERSIDE CLUB
- 13 WATERSIDE PARK
- 14 LAGOON TRAIL
- 15 BOARDWALK

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MAMURDI S3 TRAFFIC FLOW PLAN



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SECTOR USP

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INTRODUCING FOR THE FIRST TIME EVER... A 1.25+ Acre Flora-Fauna Park

KEY PILLARS AND HERO ELEMENTS

1 2 Themed Clubhouses : “The Twitcher Club”/ “The Waterside Club”
First plotted landscape with flora-fauna watcher’s club & a water side club

2 600+ Fully Grown Tropical Trees (Including fruit trees) spread across the landscape
With 50+ tropical species of trees to create a micro-environment

3 700m of Jogging/Walking nature trail loop
For taking an early morning walk through the trees with birds chirping

4 Almost 0.5 acres of Water side Flora Fauna Park
A Canal Pavilion, A Fishing nook & A Secret Garden

5 Bird Watch Towers
Inspired by Singapore Super tree

A Unique plotted development with 1.25+ acres of Flora Fauna Park

Joy bearing homes for a lifetime!

Buy a plot and choose your favorite fruit bearing tree

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GREEN-SCAPE AMENITIES



Super Tree Singapore Inspired Towers



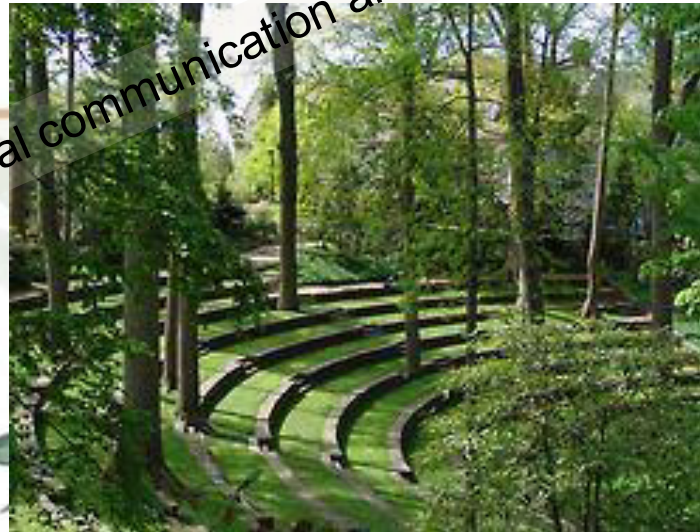
Community Garden Party Lawn



Garden Courtyard



Canal side lagoon trail



Forest Amphitheatre



Water Side Park/Plaza

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LANDSCAPE AMENITIES



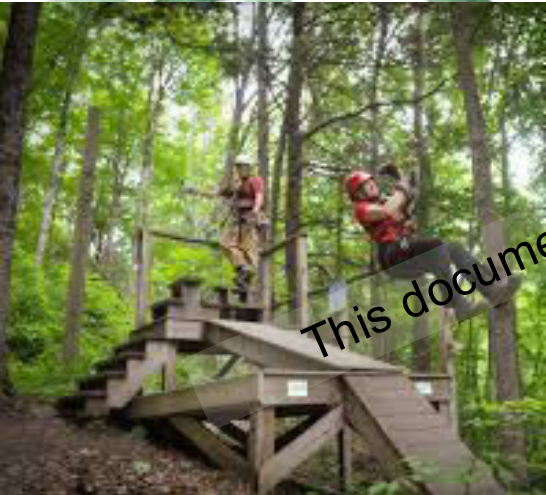
Jogging/Walking - Forest Trail



Keukenhof, Netherlands inspired Garden



Canopy & Board Walks over canal



Zip line Platform



Forest Resting Trellis



Kids Play Area

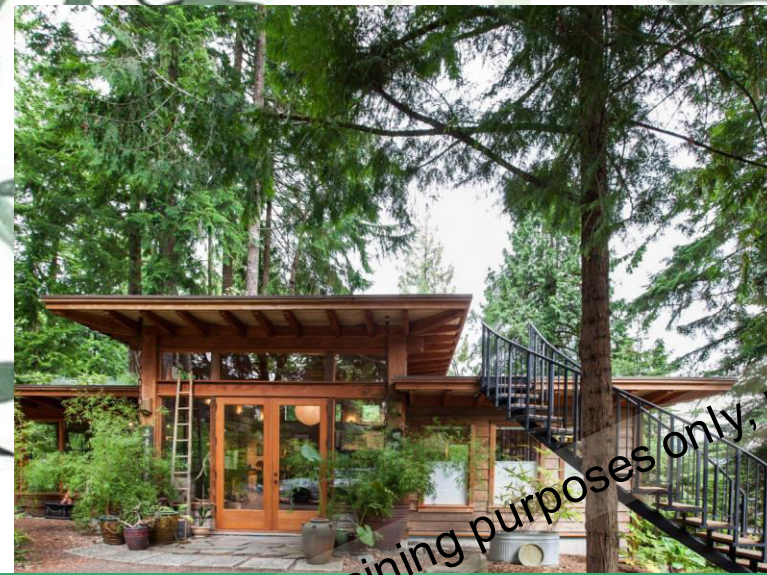


Senior's Corner + Reflexology Path

THE TWITCHER CLUB – TWEET YOUR OWN WAY!



Natural landscape integrated state of the art Clubhouse – Based on concept of birdwatching



High end Flora/Fauna watching binoculars



Trees & Greenery along Club exterior

THE TWITCHER Clubhouse Programming

Spread Across 4000 sqft of space (Inclusive of terraces)



Swimming Pool + deck/cabanas



Open Movie Screening



Elevated Barbeque Grill Zone



Bird Viewing Deck



Indoor Games Room



State of the art gymnasium



Rooftop Yoga/Meditation Deck

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THE WATERSIDE Clubhouse Programming

Spread Across 3900 sqft of space (Inclusive of terraces)



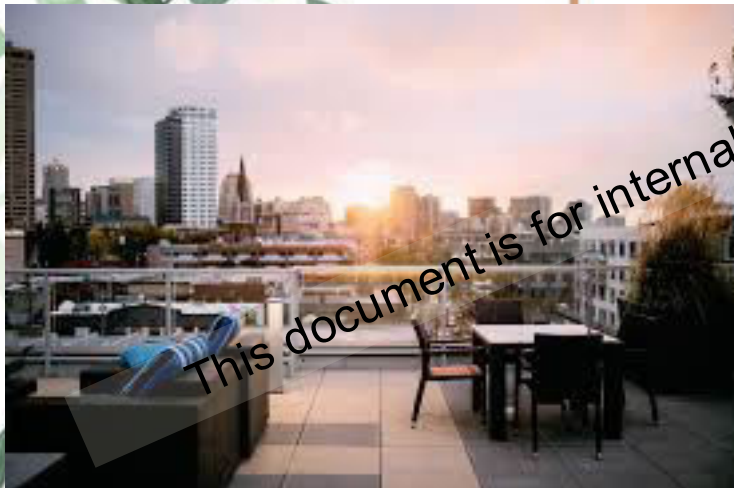
Grand Reception & Waiting Lounge



Multipurpose Ballroom



Club Reading Room



Rooftop Party Spill Over Space



Star Gazing Deck



Tranquil Lawn & Seating Pods

MAMURDI S3 DETAILED MASTER LAYOUT PLAN



- LEGEND**
- 01 ENTRY PLAZA
 - 02 SUPER TREE HOUSE
 - 03 BLOSSOM GARDEN
 - 04 ZIPLINE
 - 05 OPEN LAWN
 - 06 RESTING TRELLIS
 - 07 KID'S PLAY
 - 08 RECREATION WALK
 - 09 SENIOR'S CORNER
 - 10 GARDEN COURTYARD
 - 11 CLUBHOUSE 1
 - 12 POOL LOUNGE DECK
 - 13 SWIMMING POOL (20 M X 8 M)
 - 14 KID'S POOL (2.75 M X 3 M)
 - 15 COFFEE CORNER
 - 16 COMMUNITY GARDEN
 - 17 AMPHITHEATER
 - 18 CLUBHOUSE 2
 - 19 WATERSIDE PARK / PLAZA
 - 20 SEATING ALCOVE
 - 21 LAGOON TRAIL
 - 22 PARTY LAWN
 - 23 FOREST TRAIL
 - 24 RESTING PAVILION
 - 25 BOARDWALK
- SERVICES**
- 26 SUBSTATION
 - 27 DG AREA
 - 28 STP AREA

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QUICK SNEAK PEAK INTO THE DEVELOPMENT

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MAIN ENTRY/EXIT CONCEPT



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SINGAPORE SUPER TREE HOUSE CONCEPT



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ZIP LINE & TREE HOUSE CONCEPT



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THE TWITCHER CLUB POOL CONCEPT



FOREST AMPHITHEATRE & LAWN CONCEPT



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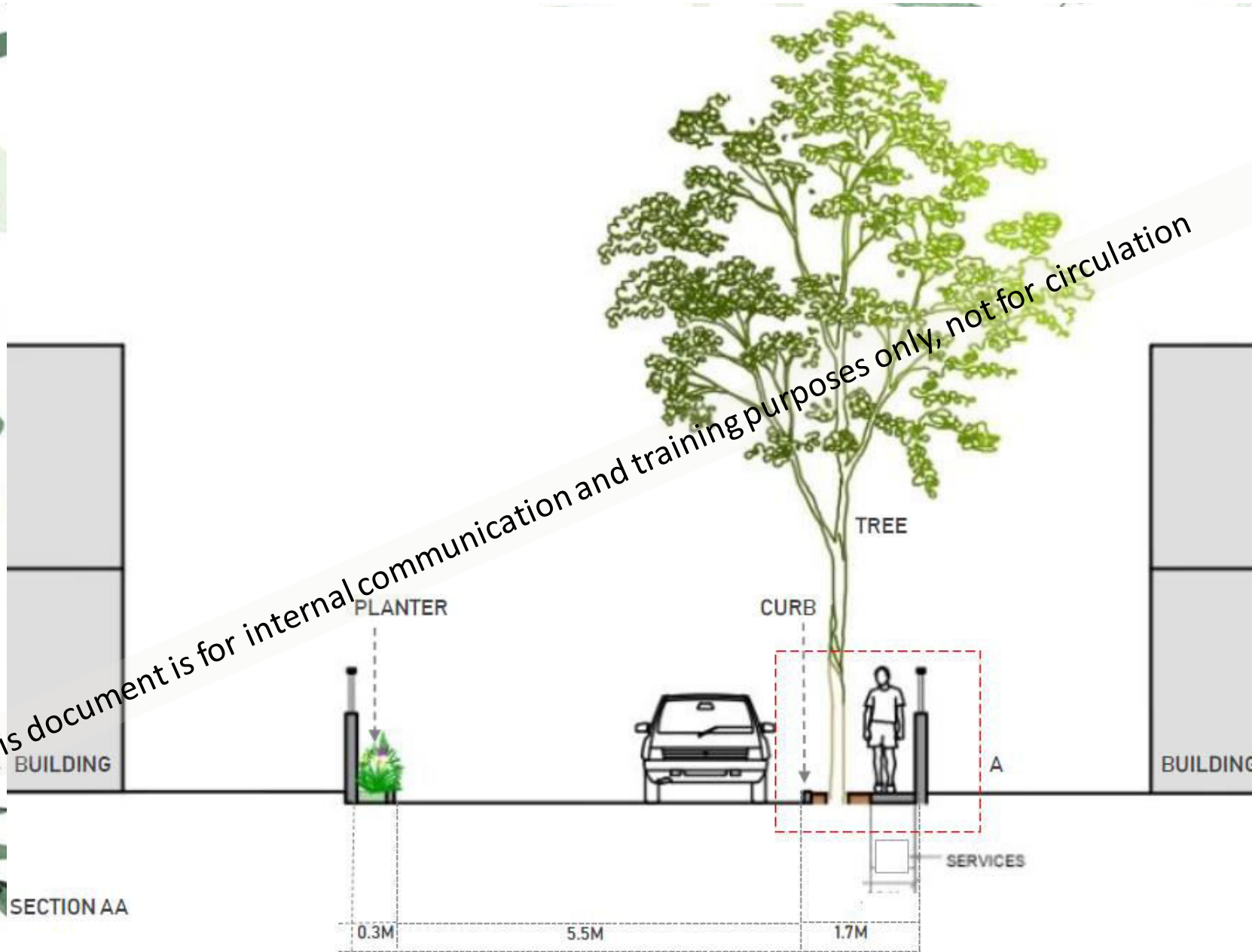
PLOT STREET VIEW CONCEPT



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PLOT STREET LOOK AND FEEL CONCEPT

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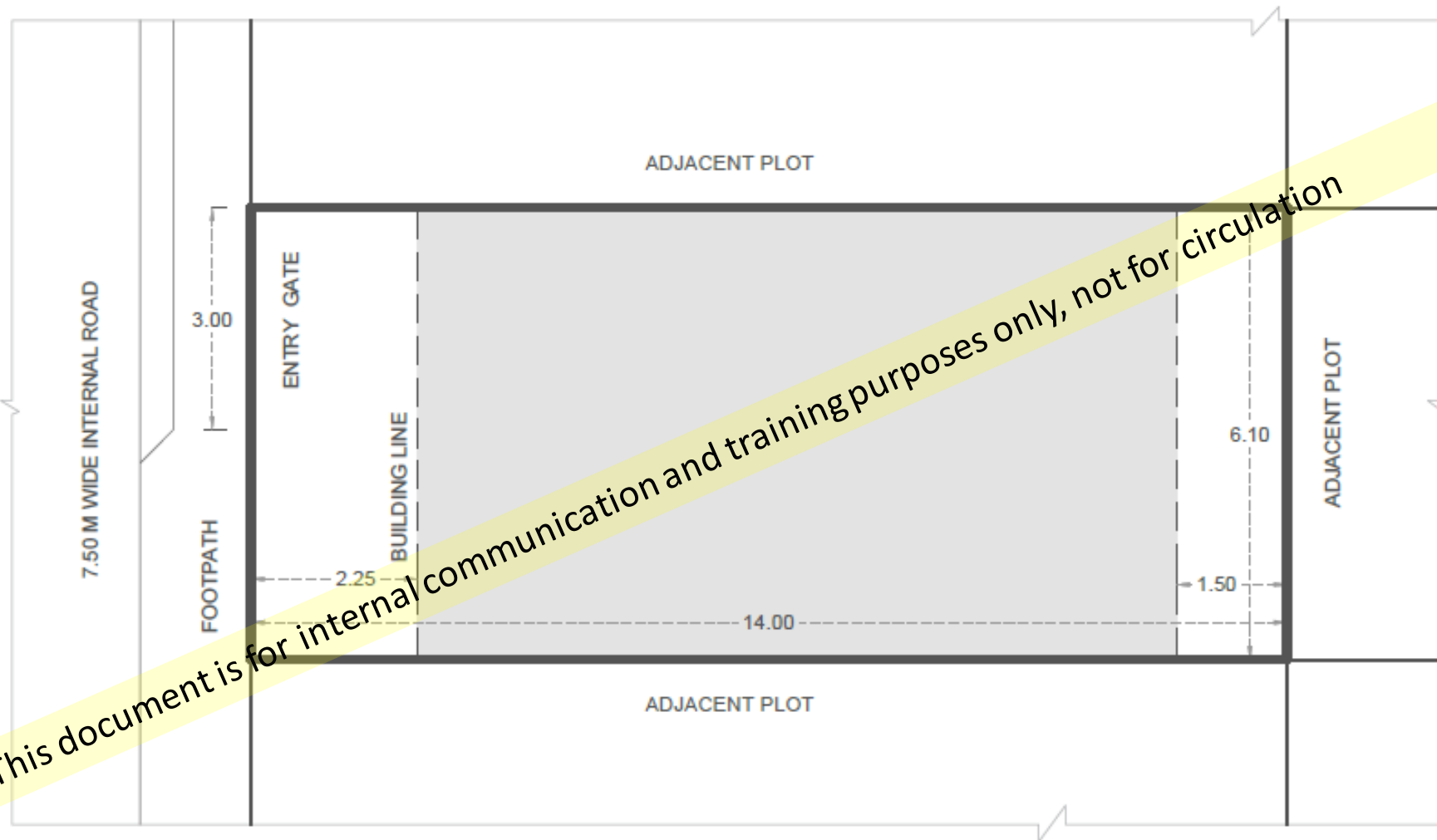




PLOT LAYOUTS

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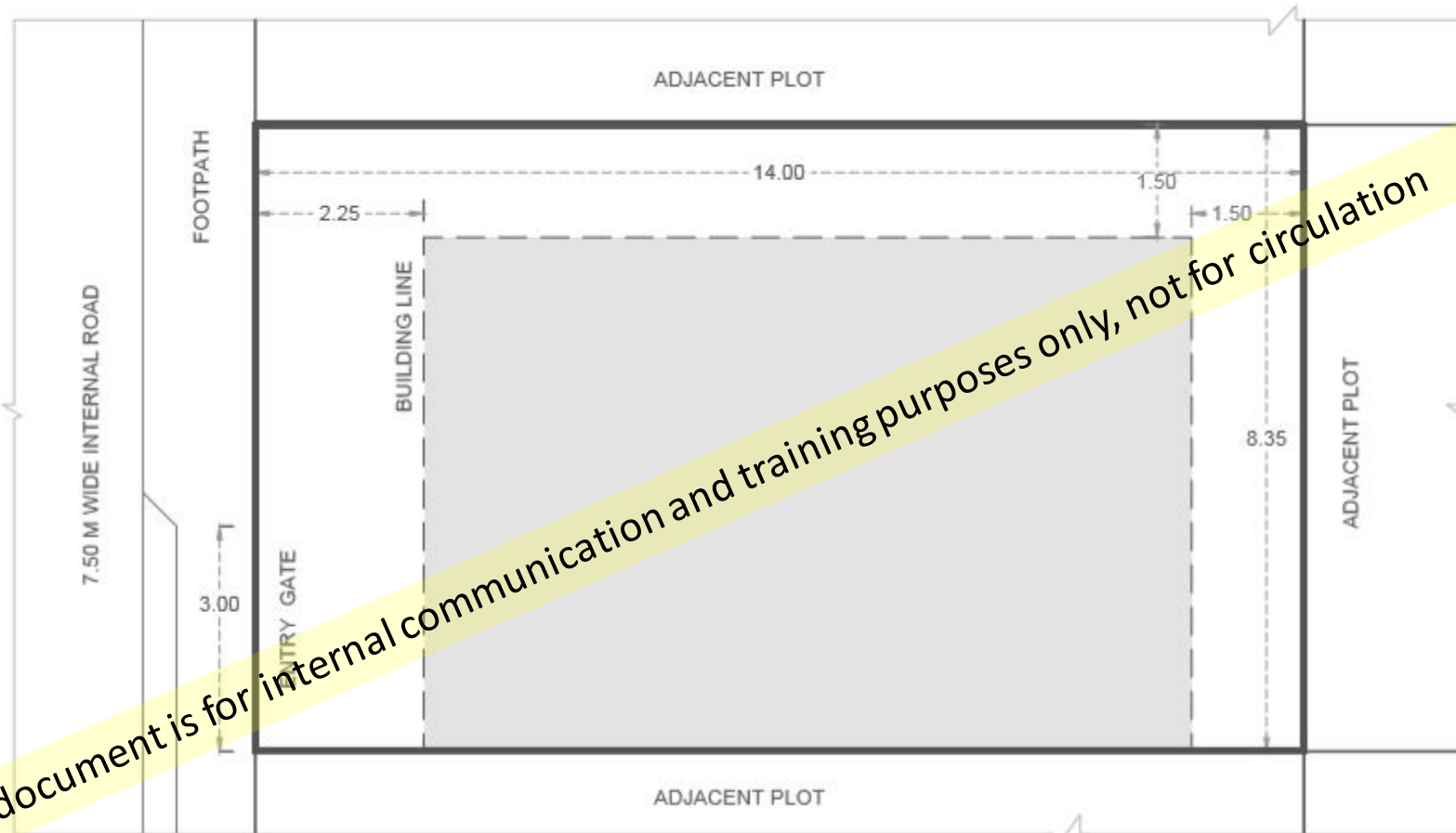
SAMPLE ROW HOUSE PLOT



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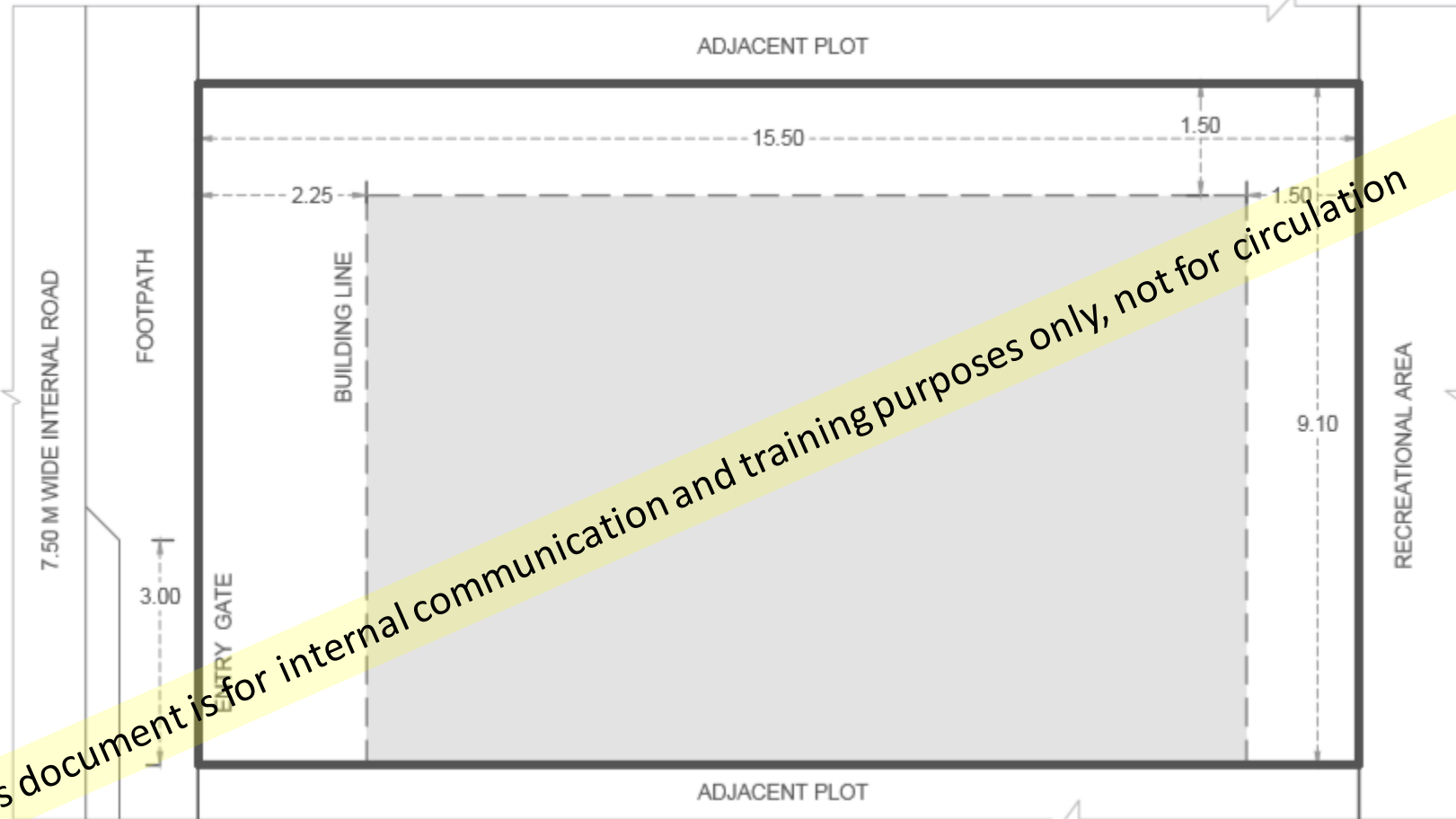
DETAIL PLAN 

SAMPLE ROW HOUSE AT END PLOT



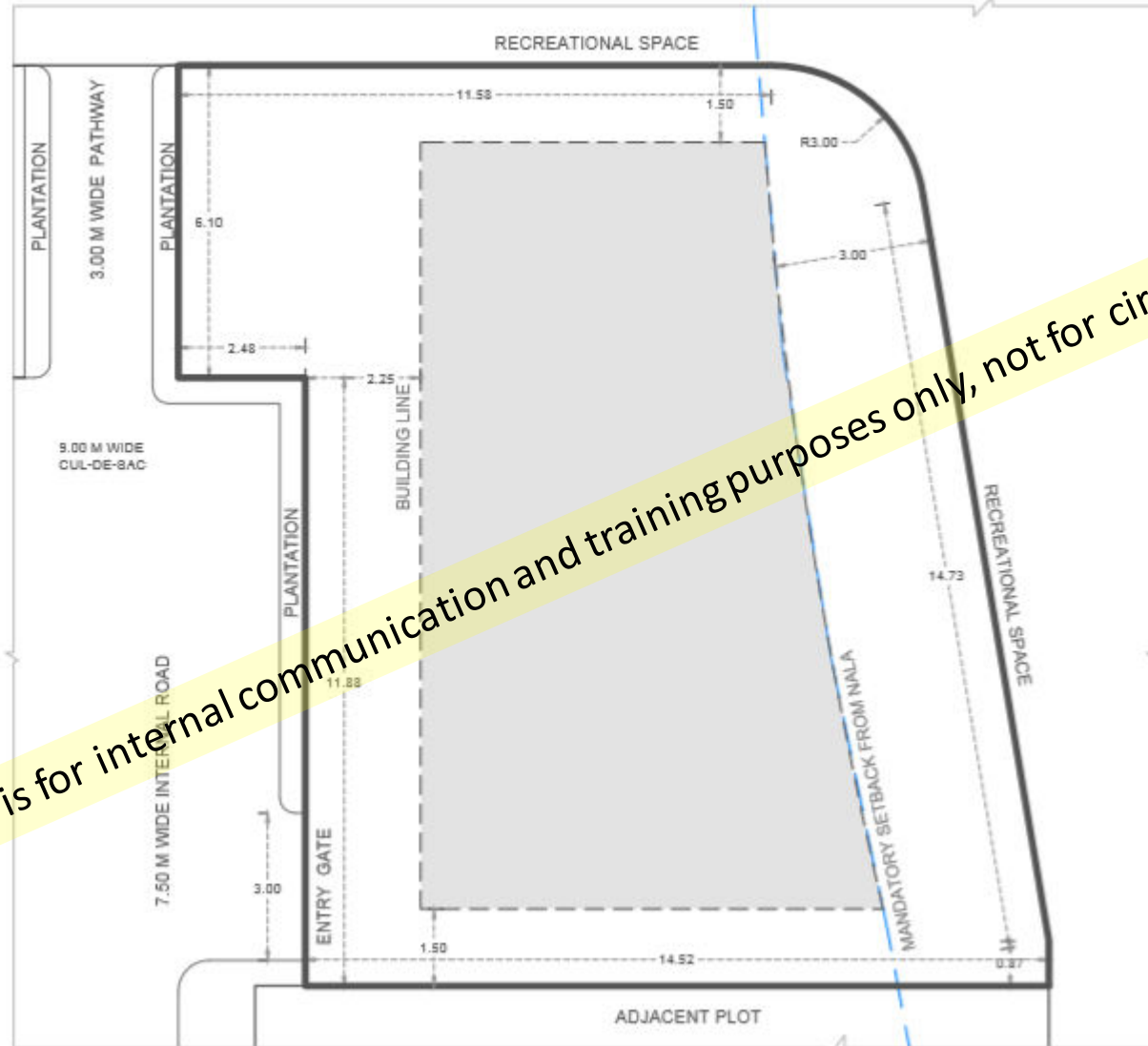
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SAMPLE TWIN BUNGALOW PLOT



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SAMPLE INDEPENDENT BUNGALOW PLOT



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FAB ANALYSIS

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WHAT ELSE DOES THE CUSTOMER GET WITH A PLOT?



One Fruit Tree Per Plot



Vehicle Management System with RFID



100% Power back up for common areas of Project & UPS Security System



Gated Community/Society



Mobile app enabled Visitor Management System



As per MSEDCL Norms 75 W/sq.mtr

- 160MM DIA SEWER PIPES
- 25MM DIA DOMESTIC WATER SUPPLY PIPE
- 20MM DIA FLUSH WATER SUPPLY PIPE
- GI PIPE EARTH PITS FOR EQUIPOTENTIAL BONDING
- PROVISION FOR CONNECTING STORM WATER OVERFLOW PIPE FROM RECHARGE PITS TO MAIN NETWORK

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**LAUNCH RELATED
IMPORTANT DATES**

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IMPORTANT DATES TO REMEMBER

POST RERA – TOKEN GENERATION STARTS

Till 14th OF FEBRUARY – ALLOTMENT COMPLETED

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TOKEN MECHANISM

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LAUNCH TOKEN MECHANISM



PLATINUM TOKEN 50K

Token amount of 50K

The amount is refundable within 30 days from the day of allotment.

Unit allotment on 2nd week of February (allotment week) as per the token number

Can be converted to express within 3 days

TOTAL DISCOUNT 50K



EXPRESS TOKEN

Token amount of 10% of SC

Amount paid is non refundable

Instant unit allocation

Booking formalities to be completed immediately

TOTAL DISCOUNT 1LAKHS

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EARLY BIRD DISCOUNT MECHANISM



**EARLY
BIRD
DISCOUNT**

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MAXIMUM DISCOUNT UPTO AN ADDITIONAL 1 LAKH

ONLY FOR CUSTOMERS PURCHASING PLOT WITHIN THE EARLY BIRD DISCOUNT PERIOD

DISCOUNT AMOUNT WILL VARY BASIS TIME AND AVAILABILITY OF PLOTS

IN DEPTH DISCOUNT MECHANISM TO BE REVEALED SOON...

CLP STARTING PRICE RANGES (SOURCING)

PLOT TYPOLOGIES	TOTAL PLOT AREA (IN SQ FT)	ROAD FACING (PRICE IN LAKHS)	GARDEN FACING (PRICE IN LAKHS)
ROW HOUSE	919-1932	51.42-103.8	52.85-72.17
CORNER PLOT	1258-3222	72.88-180.56	81.22-133.06
TWIN BUNGALOW	1258-2391	72.88-133.97	89.51-112.84
INDEPENDENT BUNGALOW	2691	NA	158.45

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THANK
YOU

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