

GODREJ PRANA

UNDRI, PUNE



MahaRERA Registration No. P52100001372, available at website: <http://maharera.mahaonline.gov.in>

Live the balanced life.

Seek solitude, yet enjoy a vibrant social life.

Live luxuriously, amidst nature.

Find time for yourself and your loved ones.

Discover holistic wellness, experience a new way of life.

Life finds its balance at Godrej Prana,

featuring 4 exclusive zones - Nature, Life, Joy and Zen.

LIVE THE BALANCED LIFE



Godrej Prana is more than just a home; it's a place where one will find a new way of life. The 4 exclusive lifestyle zones - Nature, Life, Joy and Zen are constituted by a range of exclusive amenities that offer the experience of holistic wellness, health, community living, family bonding and more.

Welcome to a lifetime of wonderful stories and fond memories.
Welcome to Godrej Prana.






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A WORLD IN BALANCE

Sprawled across 7 acres, Godrej Prana is an exclusive community featuring thoughtfully designed 1, 2, 2.5 and 3 BHK residences. The tree-lined roads, well-manicured landscape and abundant green open spaces ensure serene and peaceful environs. Godrej Prana provides for a lifestyle that balances health, joy, recreation and rejuvenation. Every apartment is intelligently designed to achieve the perfect balance of natural light and air. Godrej Prana offers a distinguished living space replete with all luxuries.

Project Highlights:

-  1, 2, 2.5 and 3 BHK residences
-  4 exclusive lifestyle zones – Nature, Life, Joy and Zen
-  Clubhouse with swimming pool
-  Proximity to prominent schools
-  Proximity to Corinthians Club and Country Club

Artist's impression. Not an actual site photograph






GREENERY AND CONNECTIVITY IN BALANCE

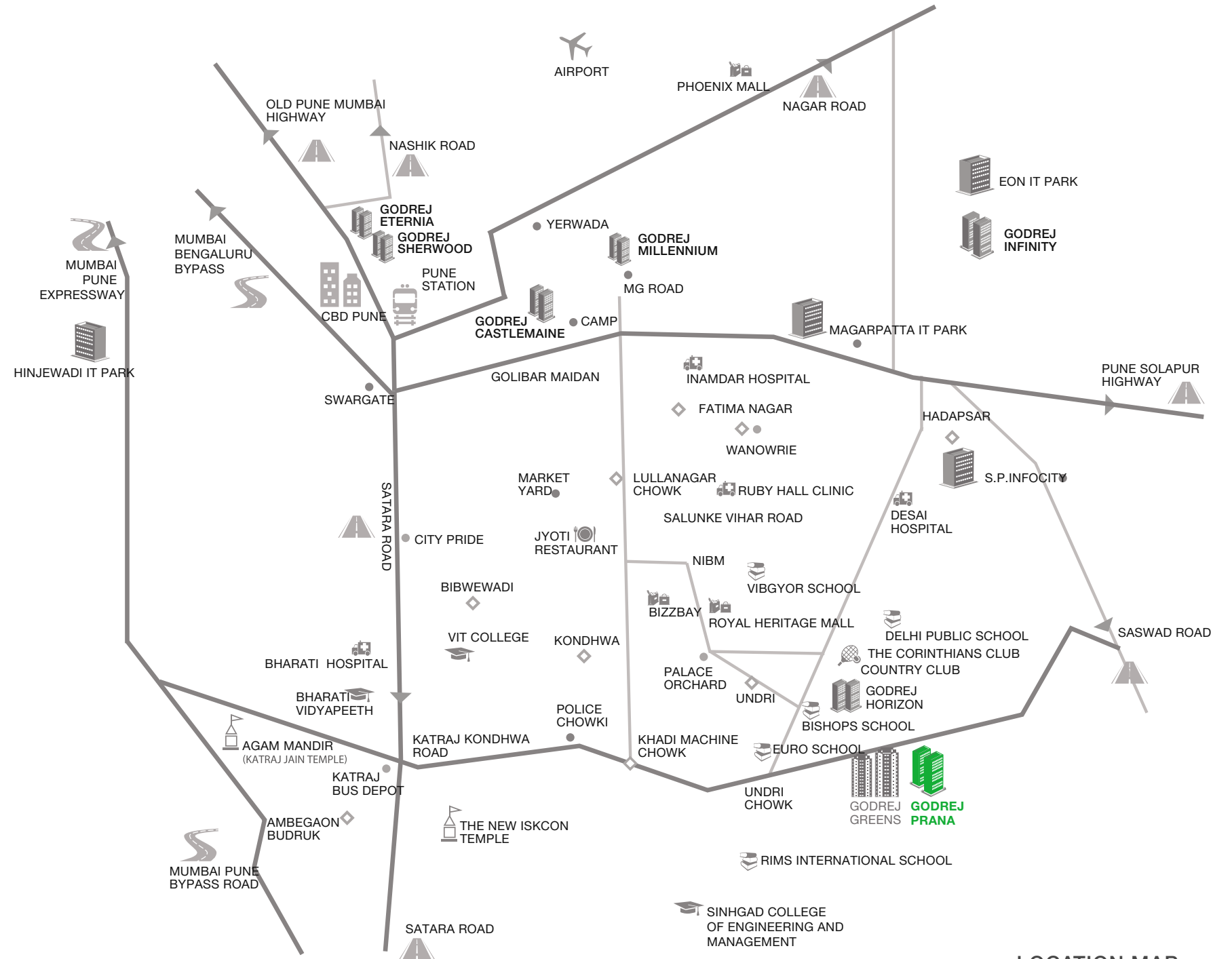
Undri retains Pune's laid-back natural charm while being conveniently located at its centre, connected to key localities. Home to acres of greenery, scenic views and reputed schools, it is the perfect residential destination for you and your family.

Advantage Undri

- An upcoming location
- Ease of accessibility
- Excellent connectivity
- Proximity to IT hubs
- Investment destination

Connectivity

-  30 mins drive to Pune Railway Station*
-  45 mins drive to Pune International Airport*
-  25 mins drive to MG Road, Camp & Swargate*



LOCATION MAP

*Travel time basis normal traffic conditions. Distance as per google map. Representation bases google maps. Map not to scale

INFRASTRUCTURE AND CONVENIENCE IN BALANCE

Apart from good connectivity, another advantage at Undri is the social infrastructure - from retail developments and healthcare facilities to educational institutes and leisure. With many upcoming infrastructure development, Undri is poised to become one of the finest residential destinations of Pune.



SCHOOLS

- Bishop's Co-ed School - 2 km
- Euro Kids School - 2 km
- Delhi Public School - 2.5 km
- RIMS International School - 2.7 km
- Vibgyor High School - 4.3 km



MALLS

- Dorabjee Mall - 4.1 km
- Bizzbay - 4.5 km
- Kumar Pacific Mall - 9.9 km



HOSPITALS

- Ruby Hall Clinic - 7 km
- Noble Hospital - 7.9 km
- Inamdar Multi Speciality Hospital - 9 km



CORPORATES

- S.P. Infocity - 8.6 km
- Magarpatta IT Park - 9.8 km



CLUB

- Country Club - 1.5 km
- The Corinthians Club - 2 km



UPCOMING INFRASTRUCTURE

Outer Ring Road**: Will directly connect Katraj - NH4 in the South and Theur Phata - NH9 in East Pune



DISCOVER A BALANCED LIFESTYLE

From fitness to sports, rejuvenation to recreation all your lifestyle needs are met at the 4 exclusive zones. With dedicated amenities for senior citizens and kids, these lifestyle zones ensure a perfectly balanced life.



NATURE ZONE



LIFE ZONE



JOY ZONE

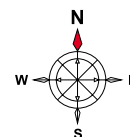
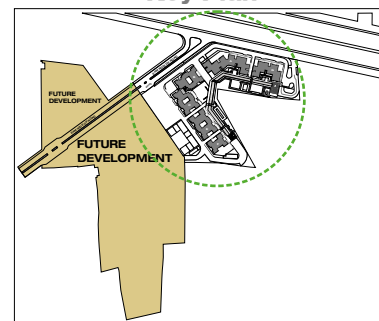


ZEN ZONE



Godrej Greens

Key Plan



NATURE ZONE

- Herbal Boulevard
- Jogging Track
- Acupressure Walkways
- Senior Citizen's Court
- Community Greens

JOY ZONE

- Community Greens
- Tree Lined Plaza
- Gymnasium
- Kid's Pool
- Pool Café
- Crèche

LIFE ZONE

- Clubhouse with Swimming Pool
- Practice Cricket Pitch
- Activity Space for Music and Dance
- Children's Play Area
- Half Basketball Court

ZEN ZONE

- Zen Garden with Sit-outs
- Tree-house
- Seating Steps for Contemplation
- Tot Lot
- Reflection Pool
- Plaza
- Pergola with Seating

MASTER PLAN

4 EXCLUSIVE LIFESTYLE ZONES. ONE BALANCED LIFE



NATURE ZONE



LIFE ZONE

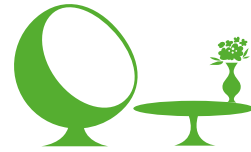


JOY ZONE



ZEN ZONE





LIVING SPACES

PEACE AND COMFORT
IN BALANCE



Actual sample flat image



Actual sample flat image



Actual sample flat image



SPECIFICATIONS

TOWER A, B, C, F & G

Structure

- Earthquake resistant framed RCC structure

Wall finish

- Internal walls - OBD finished internal walls
- External walls - Sand faced cement plaster with cement paint

Flooring

- Living/dining Vitrified flooring
- Master bedroom Vitrified flooring
- Other bedrooms Vitrified flooring
- Balconies Anti-skid ceramic tiles
- Utility area Anti-skid ceramic tiles
- Master toilet Anti-skid ceramic tiles
- Other toilet Anti-skid ceramic tiles
- Kitchen Vitrified flooring

Doors / Windows

- Main entrance Decorative flush door with veneer on one side
- Other doors Flush doors
- Main door frames Red Miranti
- Other door frame Red Miranti
- Windows Aluminum powder coated windows with mosquito net

Kitchen

- Granite counter top with SS sink
- Wall cladding with glazed ceramic tiles 4 ft. above counter

Toilet

- Sanitary ware Parryware / Jaquar or equivalent
- C P fittings Jaquar or equivalent
- Wall cladding (other toilets) Glazed ceramic tiles
- Wall cladding (master toilet) Glazed ceramic tiles

Electricals

- Modular switches of Legrand/ Anchor / Roma or equivalent
- Cable TV, telephone and AC points provision in all rooms
- Generator back up for common areas

Special features

- Invertors for flats
- Video door phone
- RO filter
- Solar energy for water heating in Master toilet
- Piped gas

SPECIFICATIONS

TOWER D & E

Structure

- Earthquake resistant RCC framed structure

Wall finish

- Internal walls - OBD finished paint
- External walls - Sand faced cement plaster with cement paint
- Toilet Walls - Ceramic tiles up to lintel level

Flooring

- Living/dining Vitrified flooring
- Master bedroom Vitrified flooring
- Other bedrooms Vitrified flooring
- Balconies Anti-skid ceramic tiles
- Utility area Anti-skid ceramic tiles
- Master toilet Anti-skid ceramic tiles
- Other toilet Anti-skid ceramic tiles
- Kitchen Vitrified flooring

Doors / Windows

- Main entrance door Wood flush door with veneer on one side
- Other doors Flush doors
- Main door frames Red Miranti
- Other door frame Red Miranti
- Windows Aluminum powder coated windows with mosquito net

Kitchen

- Granite counter top with SS sink
- Modular kitchen cabinets with Chimney
- Wall cladding with glazed ceramic tiles 2 ft. above counter

Toilet

- Sanitary ware Parryware / Jaquar or equivalent
- C P fittings Jaquar or equivalent
- Wall cladding (other toilets) Glazed ceramic tiles
- Wall cladding (master toilet) Glazed ceramic tiles

Electricals

- Modular switches of Legrand/ Anchor / Roma or equivalent
- Cable TV & Telephone points in living room and all bedrooms
- Generator back up for common areas

Special features

- Invertors for flats
- Video door phone
- RO filter
- Solar energy for water heating in Master toilet
- Air conditioned flats
- Piped gas

PRODUCT CONFIGURATION

TYPOLOGY	CARPET AREA (SQ. M.)	EXCLUSIVE AREA (SQ. M.)	TOTAL FLAT AREA (CARPET + EXCLUSIVE) (SQ. M.)
1 BHK	38.49-44.62	5.32-27.2	43.81- 71.85
2 BHK	62.20-72.33	9.87-15.52	72.07-87.85
2 BHK C	54.38-61.20	6.89-27.23	61.27-88.43
2.5 BHK	72.76-91.56	9.88-23.31	82.64-114.87
3 BHK	87-108.12	9.74-27.23	96.74-135.35

SUSTAINABLE ECO-FRIENDLY DEVELOPMENT



IGBC SILVER
PRE-CERTIFICATION



RAINWATER
HARVESTING



SOLAR ENERGY



GREEN PLANTATION



PUNE PROJECTS AT A GLANCE



GODREJ SHERWOOD
SHIVAJI NAGAR, PUNE
Completed in 2003



GODREJ CASTLEMAINE
BUND GARDEN, PUNE
Completed in 2006



GODREJ HORIZON
UNDRI, PUNE
Launched in 2016

Actual site photographs



GODREJ GREENS
UNDRI, PUNE
Launched in 2016



GODREJ INFINITY
KESHAVNAGAR, PUNE
Launched in 2015



GODREJ 24
HINJAWADI, PUNE
Launched in 2017

Artist's impression, Not an actual photograph

ABOUT GODREJ PROPERTIES

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120 year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 13.16 million square meters (134.69 million square feet) in 12 cities.

In the last five years, Godrej Properties has received over 200 awards and recognitions, including the "Premium Real Estate Company of the Year" at the Corporate LiveWire Awards 2017, the "Professional Excellence in Real Estate" at the ABP News Real Estate Awards 2016, the "Real Estate Company of the Year" at the Construction Week India Awards 2015, the "Most Reliable Builder" at the CNBC AWAAZ Real Estate Awards 2014, the "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014, and the "Popular Choice - Developer of the Year" award at the ET NOW Awards in 2013.

- Established in 1990
- India's first ISO certified real estate developer
- Projects in 12 cities across India
- Prime locations, good value, excellent construction, efficient support
- Collaboration with outstanding associates



RESIDENTIAL PROJECTS

Godrej Garden City	Ahmedabad
Godrej 17	Bengaluru
Godrej Woodsman Estate	Bengaluru
Godrej Platinum	Bengaluru
Godrej Gold County	Bengaluru
Godrej E-City	Bengaluru
Godrej United	Bengaluru
Godrej Palm Grove	Chennai
Godrej Azure	Chennai
Godrej Frontier	Gurgaon
Godrej Icon	Gurgaon
Godrej Summit	Gurgaon
Godrej Oasis	Gurgaon
Godrej Aria	Gurgaon
Godrej Prakriti	Kolkata
Godrej Platinum	Kolkata
Godrej Alpine	Mangalore
Godrej Bayview	Mumbai
Planet Godrej	Mumbai
Godrej Platinum	Mumbai
Godrej Riverside	Mumbai
Godrej Serenity	Mumbai
Godrej Waldorf	Mumbai
Godrej Edenwoods	Mumbai
Godrej Hill	Mumbai
Godrej Central	Mumbai
Godrej Prime	Mumbai
Godrej Anandam	Nagpur
Godrej Horizon	Pune
Godrej Greens	Pune
Godrej Infinity	Pune
Godrej 24	Pune
Godrej Sherwood	Pune

COMMERCIAL PROJECTS

Godrej Eternia	Chandigarh
Godrej Genesis	Kolkata
Godrej Waterside	Kolkata
Godrej Coliseum	Mumbai
Godrej BKC	Mumbai
The Trees	Mumbai
Godrej Castlemaine	Pune
Godrej Eternia	Pune
Godrej Millennium	Pune

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