

GODREJ GREENS

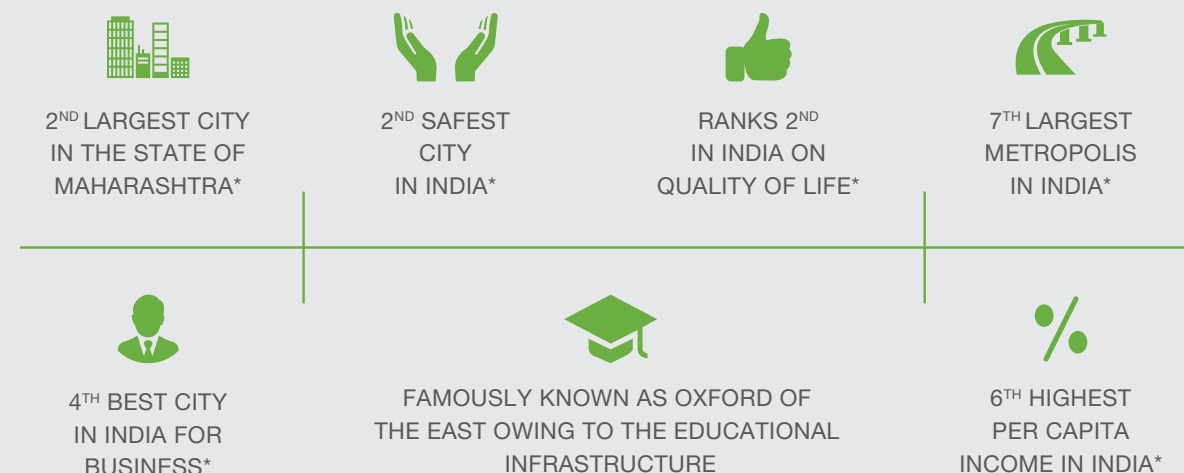
UNDRI, PUNE



PUNE - THE SMART CITY WITH A SMART LIFE

Pune, one of the major cities of Maharashtra State has seen manifold growth in recent years. From a quiet city to a rapidly growing IT hub of Western India, Pune has transformed itself into the most lucrative destination when it comes to real estate and investment.

THE ADDRESS OF A GROWING FUTURE



2ND LARGEST CITY IN THE STATE OF MAHARASHTRA
(Source: <http://www.worldlistmania.com/list-largest-cities-maharashtra/>)

2ND SAFEST CITY IN INDIA
(Source: http://www.business-standard.com/article/current-affairs/ahmedabad-safest-city-in-india-for-women-travellers-114030600519_1.html)

RANKS 2ND IN INDIA ON QUALITY OF LIFE
(Source: <http://www.siliconindia.com/news/general/10-Best-Indian-Cities-to-Live-In-nid-144909-cid-1.html>)

4TH BEST CITY IN INDIA FOR BUSINESS
(Source: <http://www.rediff.com/money/slide-show/slide-show-1-indias-21-best-cities-for-business-bangalore-tops-/20131023.htm#4>)

6TH HIGHEST PER CAPITA INCOME IN INDIA
(Source: <http://worldpopulationreview.com/world-cities/pune-population/>)

7TH LARGEST METROPOLIS IN INDIA
(Source: <http://worldpopulationreview.com/world-cities/pune-population/>)



CONNECTIVITY AND ACCESSIBILITY



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



HOSPITALS

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



CLUB

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



MALLS

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



CORPORATES

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



- 25 mins drive to MG Road, Camp & Swargate*



- 30 mins drive to Pune Railway Station*



- 45 mins drive to Pune International Airport*



UPCOMING INFRASTRUCTURE

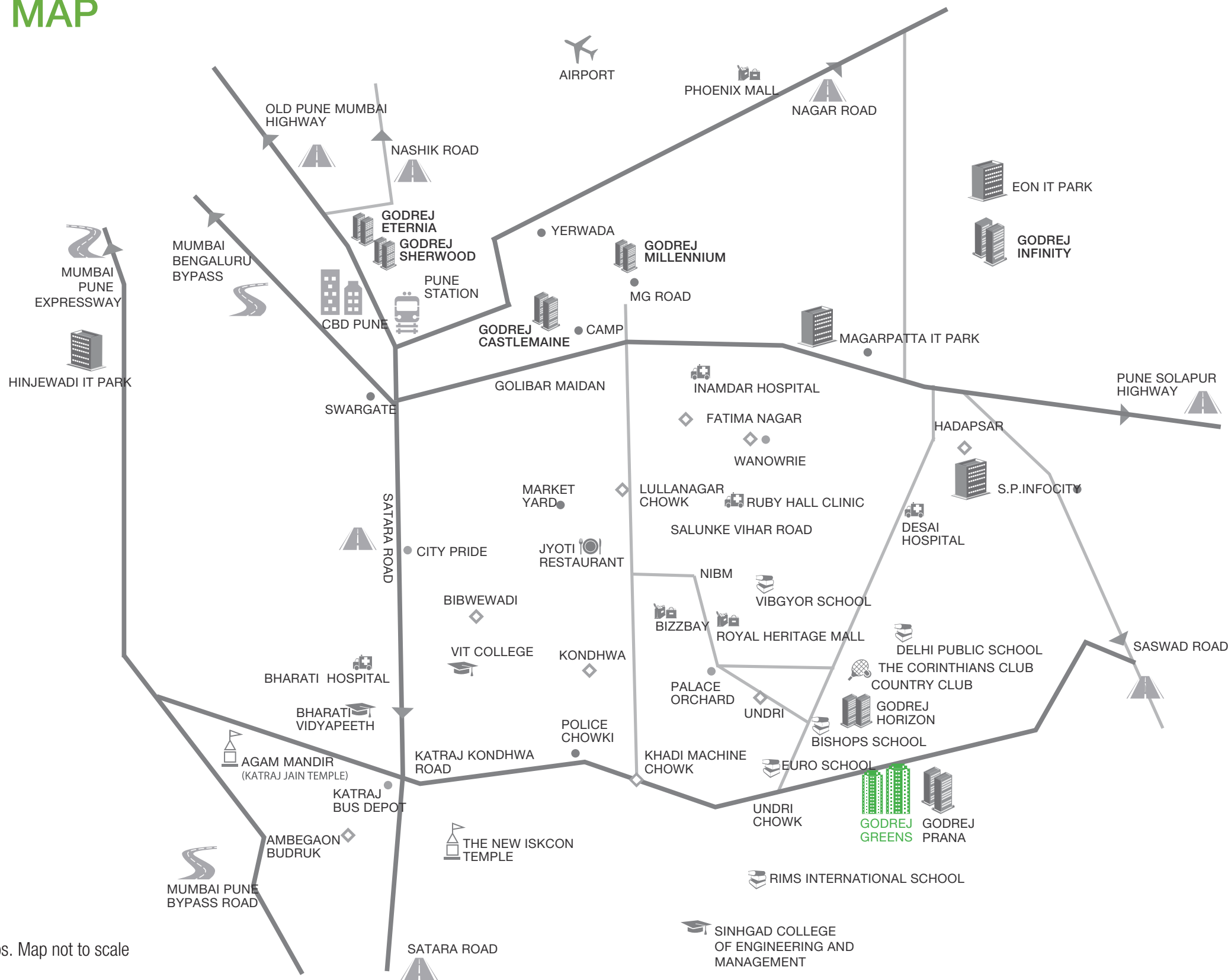
Outer Ring Road**: Will directly connect Katraj - NH4 in the South and Theur Phata - NH9 in East Pune



*Travel time basis normal traffic conditions. Distance as per google map.

**Source: Basis article published in Times of India, Pune edition

LOCATION MAP

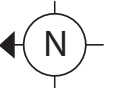
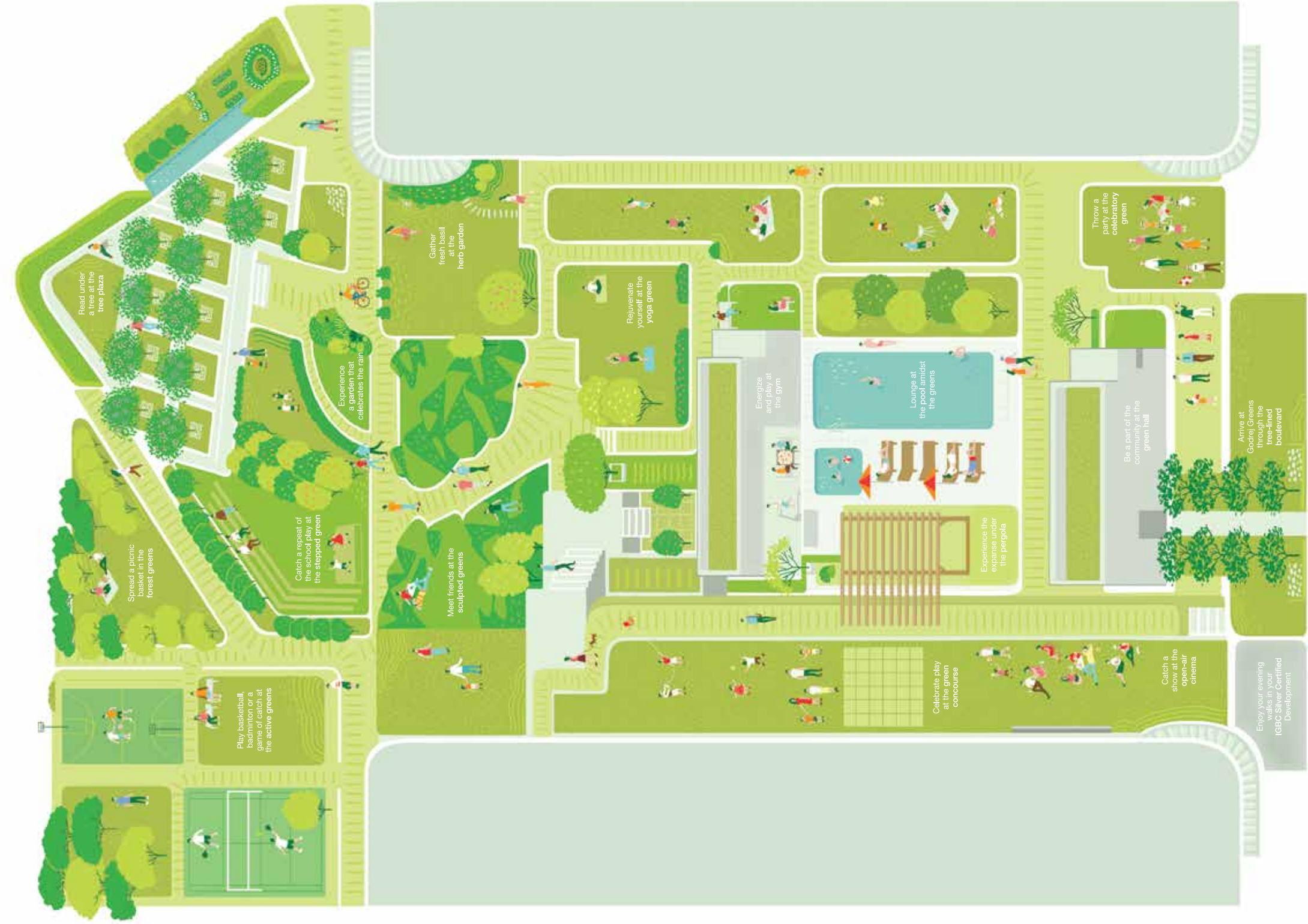


Representation bases google maps. Map not to scale

Welcome to the one of the
largest Central Greens
in Undri, Pune



0.60 HECTARES OF CENTRAL GREENS



LIFESTYLE AMENITIES



Clubhouse with
Swimming pool



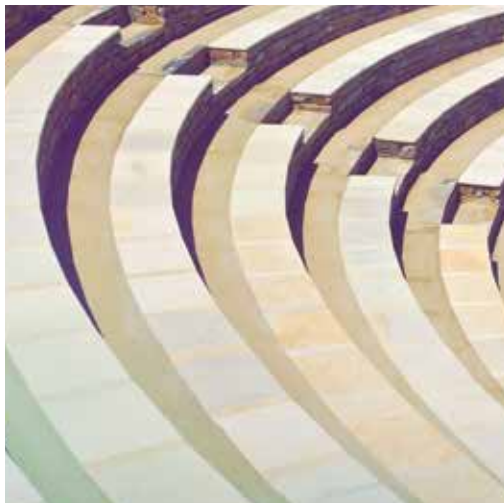
Gymnasium



Kids play area



Basketball court



Amphitheatre



Multipurpose hall



Cafeteria



Yoga plaza

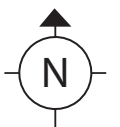


GODREJ PRANA

MASTER LAYOUT PLAN

LEGENDS

	AMPHITHEATRE		TREE PLAZA		SPORTS ARENA
	TERRACED GREEN		FOREST GREENS		HALF BASKETBALL COURT
	PARTY LAWN		SCULPTED MOUND		MULTI PURPOSE SPORTS COURT
	OPEN LAWN		RAIN GARDEN		INDOOR GAMES
	MULTIPURPOSE HALL		SHRUB BEDS		GYMNASIUM
	CAFETERIA		POOL DECK		YOGA PLAZA
	WELCOME BOULEVARD		SWIMMING POOL		CHILDREN'S PLAY AREA
	SAND PIT		KIDS POOL		SWING
	HERBAL GARDEN		TODDLERS PLAY		ROCK GARDEN
	LAWN WITH SITTING		AROMA GARDEN		WATERBODY
	INTERACTIVE FOUNTAIN		PAVED AREA		PARKING
	ENTRY		SERVICES		
	EXIT				





Actual sample flat image



SPECIFICATIONS

Structure

- Earthquake resistant framed RCC structure in System Formwork

Wall finish

- Internal walls Gypsum with OBD
- External walls Smooth finish with Cement paint

Flooring

- | | |
|----------------------|-------------------------|
| • Living/dining area | Vitrified Flooring |
| • Master bedroom | Vitrified Flooring |
| • Other bedrooms | Vitrified Flooring |
| • Kitchen | 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

- Granite counter top with SS sink
- Wall cladding with ceramic tiles above counter

Doors / Windows

- | | |
|-----------------|---|
| • Main Entrance | Flush door with veneer on one side |
| • Other Doors | Flush doors |
| • Windows | Aluminium powder coated windows with mosquito net |

Toilets

- | | |
|---------------------------------|---------------------------|
| • Sanitaryware | Cera/Jaquar or equivalent |
| • C P fittings | Jaquar or equivalent |
| • Wall cladding (master toilet) | Ceramic tiles |
| • Wall cladding (other toilets) | Ceramic tiles |

Electricals

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

Special features

- Inverters for flats
- VDP and Intercom
- RO filter
- Solar energy for water heating in single toilet
- Piped gas connection
- Fire protection systems
- Gas leakage detection

Project features

- RFID boom barrier
- CCTV cameras in common areas
- Walled perimeter wired with adequate anti-scaling measures
- Access control system at main gates
- Tyre busters that can be erected in case of emergency
- Public address-voice evacuation systems
- Electronic alarms and Social alarm systems

HI-TECH SAFETY AND SECURITY FEATURES



CCTV cameras in common areas



Video door phones and Intercom facility



Tyre busters and RFID boom barrier



Gas detection system



Walled perimeter wired with adequate anti-scaling measures



Voice evacuation system

SUSTAINABLE ECO-FRIENDLY DEVELOPMENT



IGBC SILVER
PRE-CERTIFICATION



RAINWATER
HARVESTING



SOLAR
ENERGY



GREEN
PLANTATION



PRODUCT CONFIGURATION

TYPOLOGY	CARPET AREA (SQ. M.)	EXCLUSIVE AREA (SQ. M.)	TOTAL FLAT AREA (CARPET + EXCLUSIVE) (SQ. M.)
2 BHK	45.04	12.00	57.04
3 BHK	58.15	15.99	74.14
3 BHK L	71.70	13.60	85.30

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 photograph



GODREJ PRANA
UNDRI, PUNE
Launched in 2014



GODREJ INFINITY
KESHAVNAGAR, PUNE
Launched in 2015



GODREJ 24
HINJAWADI, PUNE
Launched in 2017

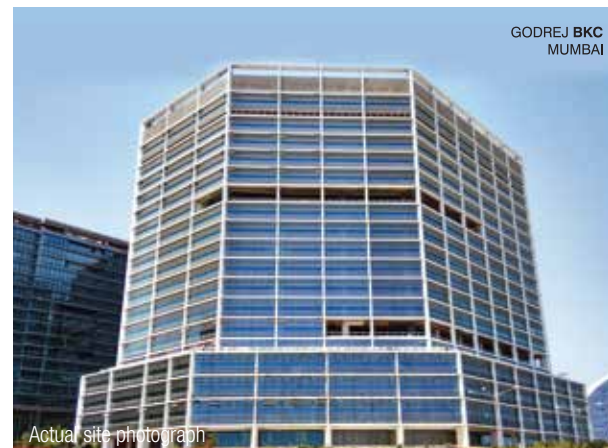
Artist's impression, Not an actual photograph

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	Mangalure
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 Prana	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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