GODREJ FOREST GROVE

MAMURDI, PUNE

Godrej | PROPERTIES

Stock image is for representative purpose only.

BRAND GODREJ

Actual site photograph

Stock image is for representative purpose only.

ABOUT GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 122–year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 250 awards and recognitions:

- 'Real Estate Company of the year' - Construction Week Awards 2019
- 'Porter Prize: For Leveraging Unique Activities' - Porter Prize 2019
- 'Wealth Creator among The Next 500 companies' - Fortune India
- 'Top 75 workplace for Women in India' - Great Place to work® Institute (GPTW)
- 'Equality and Diversity Champion' - APRERA Property Leaders' Summit-Shanghai

Pune Projects:

- **Godrej Elements, Pune**

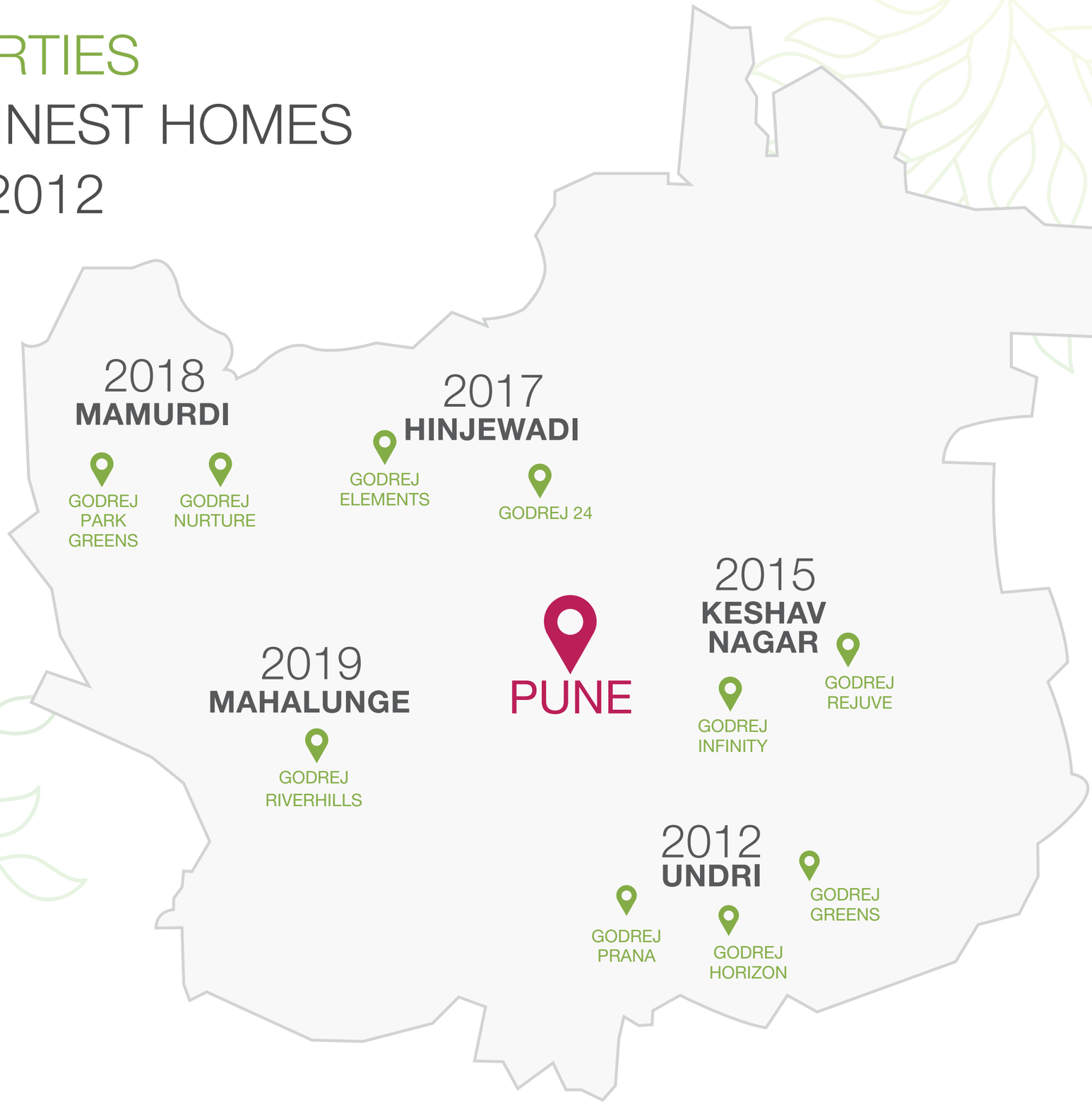
RoSPA Silver Award-Royal Society for Prevention of Accidents For Health and Safety Performance

- **Godrej 24, Pune**

Gold Award-Apex India Foundation Safety Award

GODREJ PROPERTIES

BUILDING THE FINEST HOMES IN PUNE SINCE 2012



5.5 Million+

SQ. FT. OF DEVELOPMENT

6000+

HAPPY FAMILIES

Stock image is for representative purpose only.

PUNE-THE CITY OF PROGRESSION

A naturally beautiful city known for its greenery and educational Institutes, Pune has seen exponential growth in recent years. From a quiet city to a rapidly-growing IT goldmine of Western India, it has transformed itself into a lucrative investment destination#.

Upcoming Connectivity Infrastructure:

- Upcoming 161.73 km-long Ring Road which would connect to all the major hubs of Pune[1]
- Upcoming International Airport in Navi Mumbai which would have the capacity to handle 25 million passengers yearly[2]
- Upcoming 12 km-long Metro. The work is already underway[3]
- Proposed Hyperloop which would also connect Mumbai and Navi Mumbai International Airport[4]
- As per Ease of Living Index 2018 released by the Ministry of Housing and Urban Affairs, out of the 11 cities surveyed, Pune emerged as the most liveable city in India[5]
- Development of Pune road towards Satara – Bangalore highway[6]
- Upcoming 63.84 km Railway line from Lonavala to Pune[7]

1. https://www.hindustantimes.com/pune-news/pcmc-to-appoint-maha-metro-as-consultant-for-inner-ring-road-project/story-8lXNg1E1A3n4Tgeomiv2cL.html
2. https://www.livemint.com/Politics/gW1sd4Em9xsVzOlCaNvv0O/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html
3. https://urbantransportnews.com/pmrda-submits-draft-dpr-of-extension-of-pune-metro-rail-corridor-iii/
4. https://www.livemint.com/Politics/gW1sd4Em9xsVzOlCaNvv0O/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html
5. https://timesofindia.indiatimes.com/city/pune/pune-ranked-no-1-city-in-country-in-ease-of-living-rankings/articleshow/65394696.cms
6. https://www.99acres.com/articles/pune-civic-body-acquires-24-percent-of-land-for-ring-road-project-nid.html
7. https://www.hindustantimes.com/pune-news/railway-tracks-between-pune-and-lonavla-to-get-central-cabinet-approval-in-3-months/story-ZvxYyks9bSq2TRV6G2gWtI.html

#https://www.kasturi.com/blog/what-makes-pune-one-of-the-fastest-growing-cities-real-estate-market/

Artist's impression. Not an actual site photograph for Godrej Park Greens.

WHY IS MAMURDI THE NEXT REAL-ESTATE HUB?

- One of the top residential hubs in Pune, Mamurdi is the first town, strategically located after the Mumbai-Pune Expressway.
- Located in North-Western Pune, it is surrounded with natural greens and gets ample fresh air .
- It 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 development is nestled at the intersection of three major routes viz. Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway.

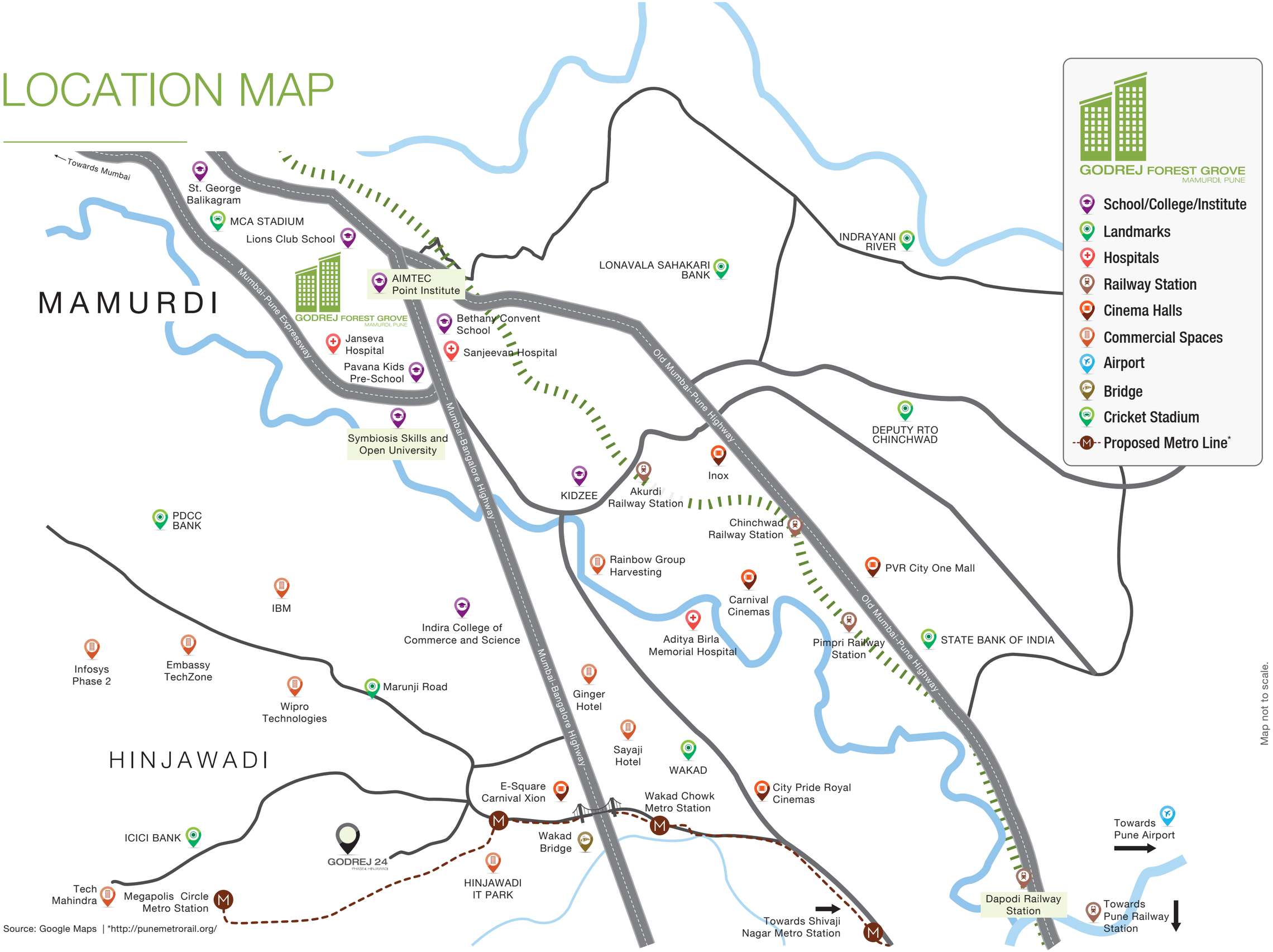
OUR GROWTH IN MAMURDI

The most important aspect of our legacy has been, spreading unlimited smiles across families year after year. As we ventured in Mamurdi with our two projects titled as Godrej Park Greens and Godrej Nurture; these projects have enabled us to sell 1100+ units successfully, while giving the resident families a million reasons to be happy.

Artist's impression. Not an actual site photograph for Godrej Nurture.

INTRODUCING
GODREJ FOREST GROVE
MAMURDI, PUNE
Stock image is for representative purpose only.

LOCATION MAP



Source: Google Maps | *http://punemetrorail.org/

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**

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**

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**

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**

COLLEGES

- Symbiosis Skills & Open University- **1.5 KM**
- D. Y. 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**

SPORTS

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

Source: Google maps.

1 KM = 1000 M

OUR PARTNERS

Stock image is for representative purpose only.

DESIGN ARCHITECT

RSP DESIGN CONSULTANTS: Our Design Architect partner has a philosophy of 'Delivering the Best'. Their in-house capabilities include master planning, building design, interior design, MEP, landscape planning, while their partner consultants bring additional expertise to clients when needed. With reputed projects like 'The Taj Bangalore', 'The Oberoi Gurgaon', 'Microsoft Campus Hyderabad', 'Infosys Campus Noida and Hyderabad' and 'International Tech Park Bangalore', under their belt; their project monitoring teams work closely with the design teams to ensure quick decisions. With a 350+ strong team in India with they have a track record of over 20 years in transforming Indian spaces.

Artist's impression. Not an actual site photograph.

OBEROI GURGAON - 1

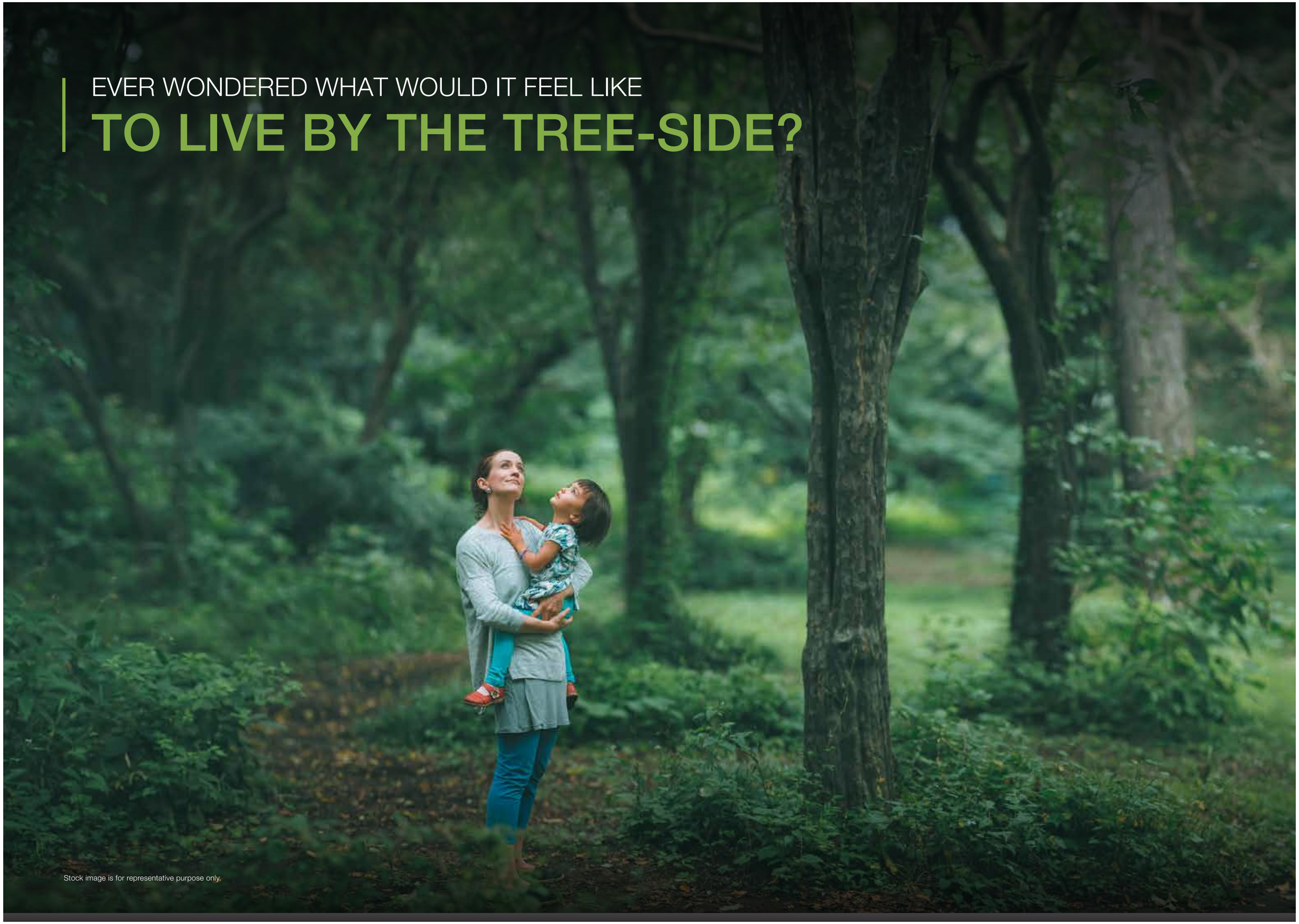
LANDSCAPE ARCHITECT

SITE CONCEPTS INTERNATIONAL: Our Landscape Architect partner has established a reputation for being a high quality professional planning and design consultant throughout Asia with active projects like 'Hardrock-Bali', 'Shanghai International Business Park', 'Godrej Woodsman Estate' and 'Sobha Green acres-Bangalore', in over eight (8) countries. SCI is widely accepted by developers, architects and others in the industry due to their ability to provide a diverse and unique design solution, powerful graphic presentation, detailed tender documentation and responsive, resourceful and site specific solutions during project implementation.

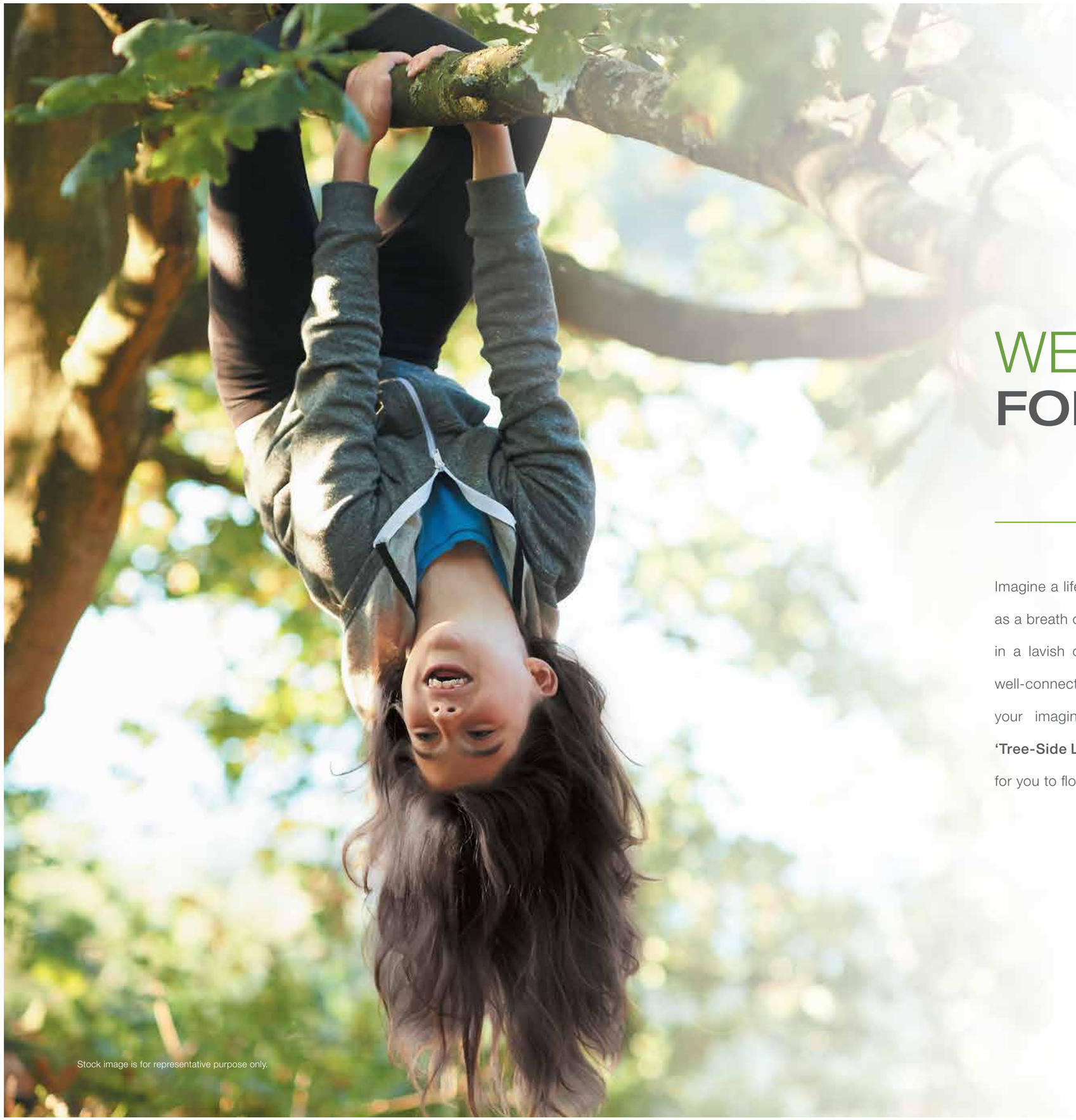
Artist's impression. Not an actual site photograph for Woodsman Estate.

EVER WONDERED WHAT WOULD IT FEEL LIKE

TO LIVE BY THE TREE-SIDE?



Stock image is for representative purpose only.



Stock image is for representative purpose only.

WELCOME TO
FOREST GROVE
MAMURDI, PUNE

Imagine a life where your mornings will be serene and nights will be as calm as a breath of fresh air. Imagine that your everyday relaxation will be enjoying in a lavish clubhouse with your family; and imagine all these things at a well-connected location. Done imagining? Now it's time for you to start living your imagination at Godrej Forest Grove. Here, you will experience **'Tree-Side Living'** with expansive green spaces and world-class indulgences for you to flourish every day.

MASTER LAYOUT PLAN

Legend

1. Swimming pool
2. Fruit Tree Orchard
3. Basketball Court
4. Multi-Purpose Court
5. Skate Sports Park
6. Senior's Corner
7. Amphitheatre / Spectator's Seating
8. Rain Plaza
9. Pool Deck
10. Toddler's Pool
11. 2-Tier Play Kids Pool
12. Party Lawn
13. Central Promenade
14. Jungle Gym
15. Bounce Land
16. Paintball Activity
17. Living Maze
18. Box Cricket
19. Tot Lot
20. Activity Deck
21. Canopy Walk
22. Forest Board Walk
23. Summer field
24. Winter court
25. Monsoon shower stead
26. Spring bloom garden
27. Yoga lawn
28. Multipurpose court
29. Children's play field
30. Mini golf
31. Youth plaza
32. Lawn with board games deck
33. Senior's garden & pavilion
34. Bamboo grove
35. Central promenade
36. Tree houses
37. Foliage archway
38. Flower cascades
39. Sitting area
40. Lawn

The Club:

Z1 Gymnasium
Indoor Functional Work Out Zone
Indoor Jacuzzi

Z2 Multipurpose Hall

Z3 Digital Room
Snooker
Table Tennis
Card Room
Carrom
Foosball
Imagination Lab
Kids Grafitti
Kids Gym
Kids Room

Z4 Spa
Women's Zone
Business Centre
Audio Video Room
Open Cafeteria

The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.

Map not to scale.

LIVE HEALTHY AMIDST 2.43 HECTARES OF

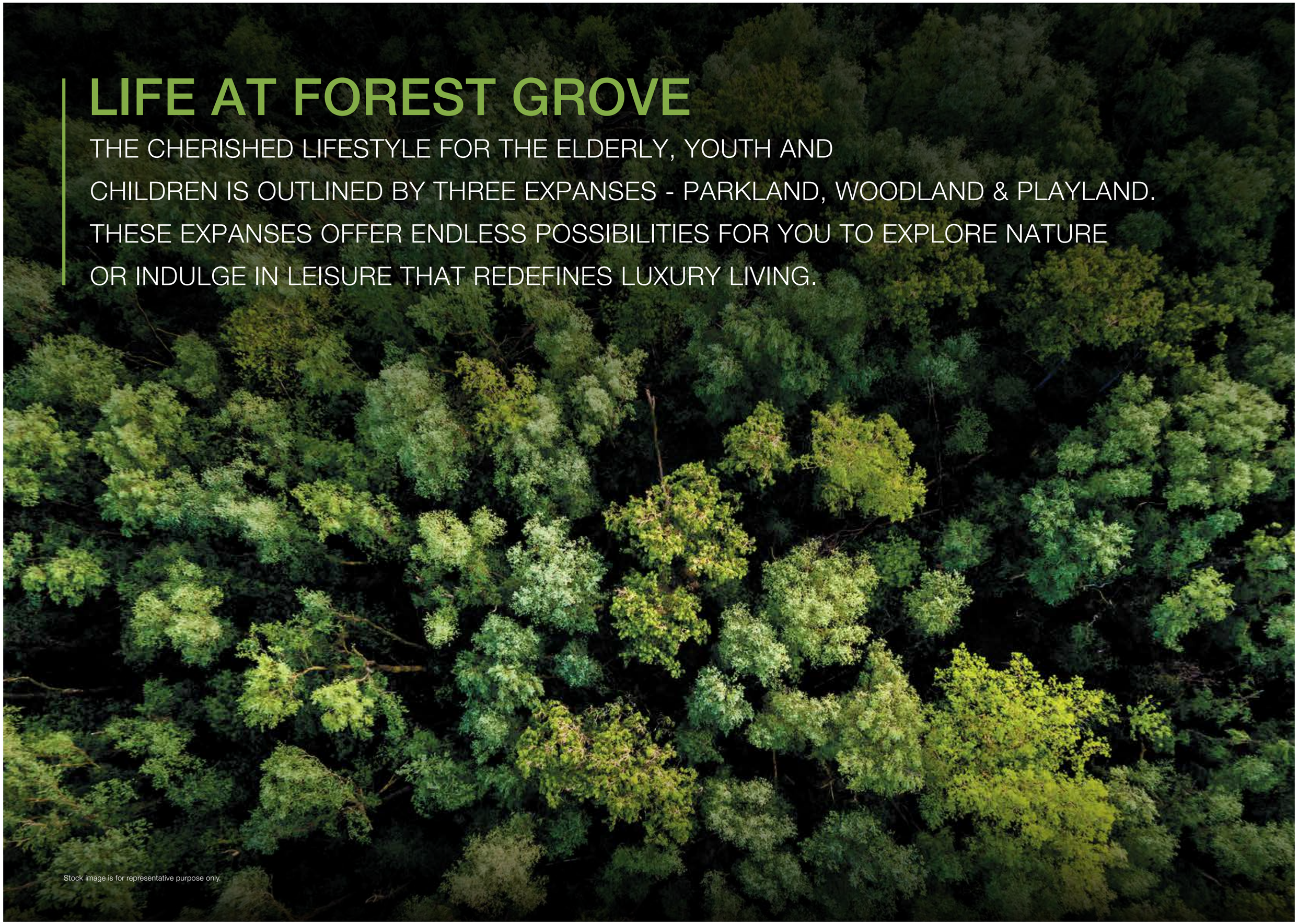
CENTRAL GREENS

Stock image is for representative purpose only.

1 Hectare = 2.47105 Acre

LIFE AT FOREST GROVE

THE CHERISHED LIFESTYLE FOR THE ELDERLY, YOUTH AND CHILDREN IS OUTLINED BY THREE EXPANSES - PARKLAND, WOODLAND & PLAYLAND. THESE EXPANSES OFFER ENDLESS POSSIBILITIES FOR YOU TO EXPLORE NATURE OR INDULGE IN LEISURE THAT REDEFINES LUXURY LIVING.



Stock image is for representative purpose only.

PARKLAND

FIND SERENITY IN THE CARPET OF GREEN

Legend

23. Summer field
24. Winter court
25. Monsoon shower stead
26. Spring bloom garden
27. Yoga lawn
28. Multipurpose court
29. Children's play field
30. Mini golf
31. Youth plaza
32. Lawn with board games deck
33. Senior's garden & pavilion
34. Bamboo grove
35. Central promenade
36. Tree houses
37. Foliage archway
38. Flower cascades
39. Sitting area
40. Lawn

The Club:

Z4 Spa
Women's Zone
Business Centre
Audio Video Room
Open Cafeteria

The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.

Map not to scale.

4 SEASONS GARDENS

Every season has its own beauty and as they change we get to see different colours of nature.
At Godrej Forest Grove we present to you 4 Seaons Gardens with a wide variety of flowers, for you to cherish their uniqueness from the comfort of your home.

Stock image is for representative purpose only.

SPRING BLOOM GARDEN

While the air has a feel of warm and cold mixed with it, this is a season of dropping the old and blooming with the new. The flowers during this period display various shades of bright pink, yellow, white etc.

- JACARANDA MIMOSIFOLIA
- TABEBUIA PALLIDA
- SPATHOGLOTTIS PLICATA
- RHAPIS EXCELSA

Stock image is for representative purpose only.

Flower Name: Spathoglottis Plicata

SUMMER FIELD

A season when both the sun and the nature are at their best. Both become beautifully vibrant and the season has flowers that display various shades of yellow and red.

- MICHELIA CHAMPACA
- CASSIA FISTULA
- OPHIOPOGON JABURAN
- PANDANUS PYGMAEUS
- TURNERA SUBULATA
- GARDENIA JASMINOIDES
- AGAVE ATTENUATA
- BOUGAINVILLEA

Stock image is for representative purpose only.

Flower Name: Michelia Champaca

MONSOON SHOWER STEAD

A season when the air has the fragrance of petrichor to it and our hearts are filled with the bliss of it.
This season has flowers that display various shades of green, blue etc.

- CORDIA SEBESTENA
- PLUMERIA OBTUSA
- NYCTANTHES ARBOR TRISTIS
- HEDYCHIUM COCCINEUM
- ZEPHYRANTHES CANDIDA
- AMARYLLIS LILY
- HELICONIA JAMAICA 'DWARF'

Stock image is for representative purpose only.

Flower Name: Zephyranthes Candida

WINTER COURT

A season of white when the weather is at its coolest and the nature is at its calmest behaviour.
This season has flowers that display various shades of white, pink and violet.

- TABEBUIA AVELLANEDAE
- ARECA CATECHU
- SPATHODEA CAMPANULATA
- MUSSAENDA RED 'DWARF'
- CRINUM ASIATICUM
- JOEY PALM
- AMARYLLIS LILY

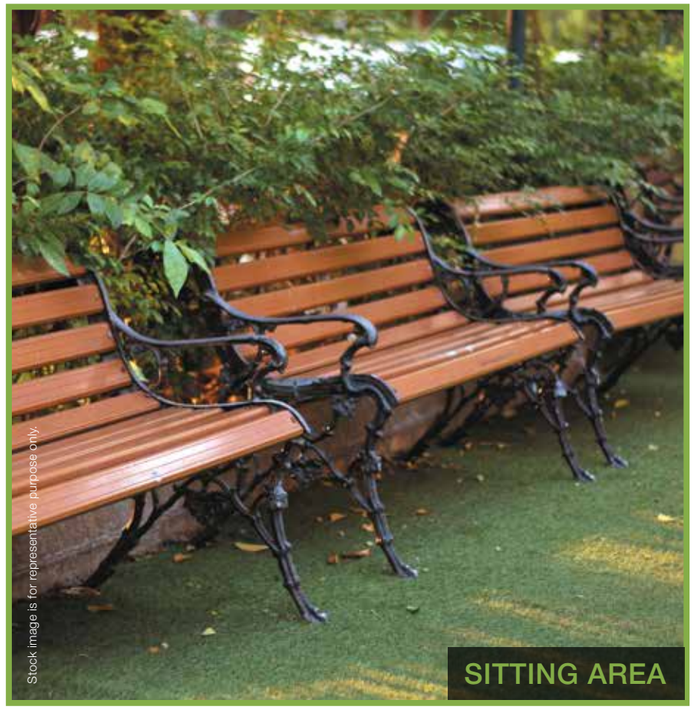
Stock image is for representative purpose only.

Flower Name: Mussaenda Red 'Dwarf'

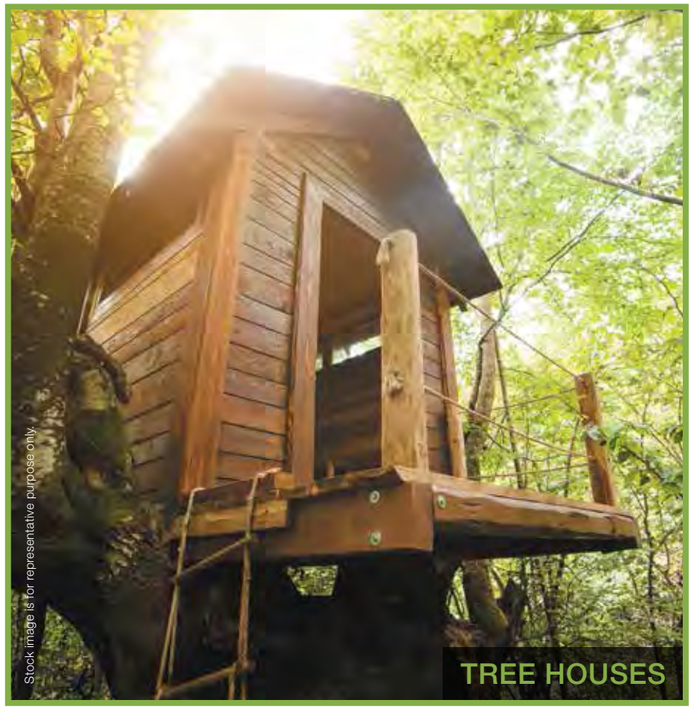
AMENITIES

MULTI-PURPOSE COURT

CENTRAL PROMENADE



SITTING AREA



TREE HOUSES

- YOGA LAWN
- MINI GOLF
- CHILDREN'S PLAY FIELD
- YOUTH PLAZA
- LAWN WITH BOARD GAMES DECK
- SENIOR'S GARDEN AND PAVILION
- FOLIAGE ARCHWAY
- FLOWER CASCADES
- BAMBOO GROVE
- LAWN

WOODLAND

WHERE TALL TREES SHADE YOUTHFUL LEISURE

Legend

1. Swimming pool
2. Fruit Tree Orchard
8. Rain Plaza
9. Pool Deck
10. Toddler's Pool
11. 2-Tier Play Kids Pool
12. Party Lawn
21. Canopy Walk
22. Forest Board Walk

The Club:

Z1 Gymnasium
Indoor Functional Work Out Zone
Indoor Jacuzzi

Z2 Multipurpose Hall

The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.

Map not to scale.

WITH AN ORCHARD OF OVER

100+ FRUIT BEARING TREES,

PICK FRUITS FROM YOUR BACKYARD

INSTEAD OF A SUPERMARKET

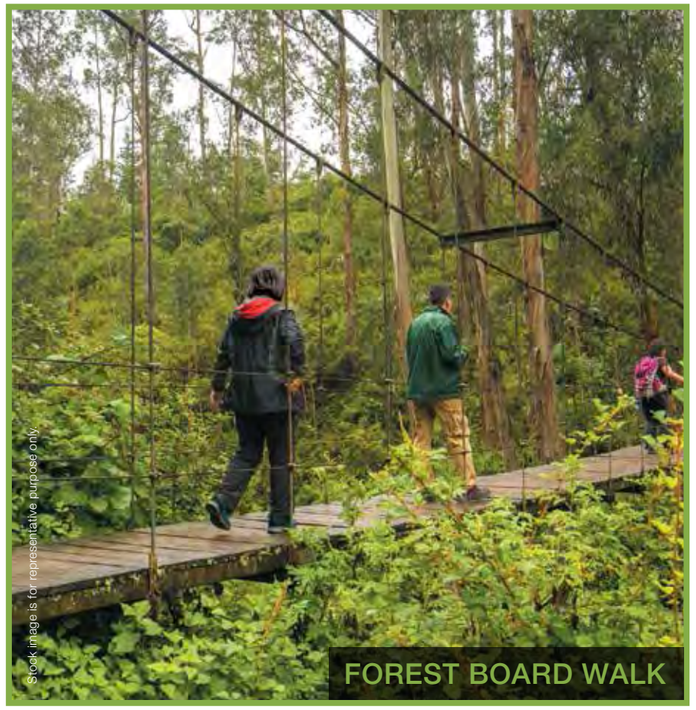
Stock image is for representative purpose only.

AMENITIES

PARTY LAWN

2-TIER PLAY KIDS POOL

- SWIMMING POOL
- POOL DECK
- CANOPY WALK
- TODDLER'S POOL



FOREST BOARD WALK

RAIN PLAZA

PLAYLAND

WHERE KIDS CAN CHERISH THEIR PLAYTIME BLISS

Legend

3. Basketball Court
4. Multi-Purpose Court
5. Skate Sports Park
6. Senior's Corner
7. Amphitheatre / Spectator's Seating
13. Central Promenade
14. Jungle Gym
15. Bounce Land
16. Paintball Activity
17. Living Maze
18. Box Cricket
19. Tot Lot
20. Activity Deck

The Club:

Z3 Digital Room
Snooker
Table Tennis
Card Room
Carrom
Foosball
Imagination Lab
Kids Grafitti
Kids Gym
Kids Room.

The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.

Map not to scale.

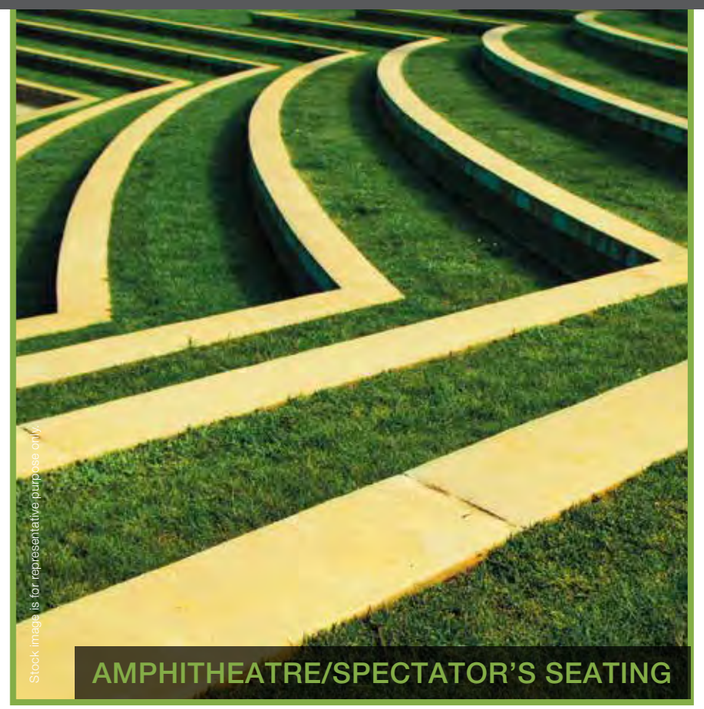
BASKETBALL COURT

CHILDREN WILL RISE IN JOY, TOGETHER WITH FRIENDS AND HAVE A GREAT TIME AT THE BASKETBALL COURT.

Stock image is for representative purpose only.

AMENITIES

SKATE SPORTS PARK

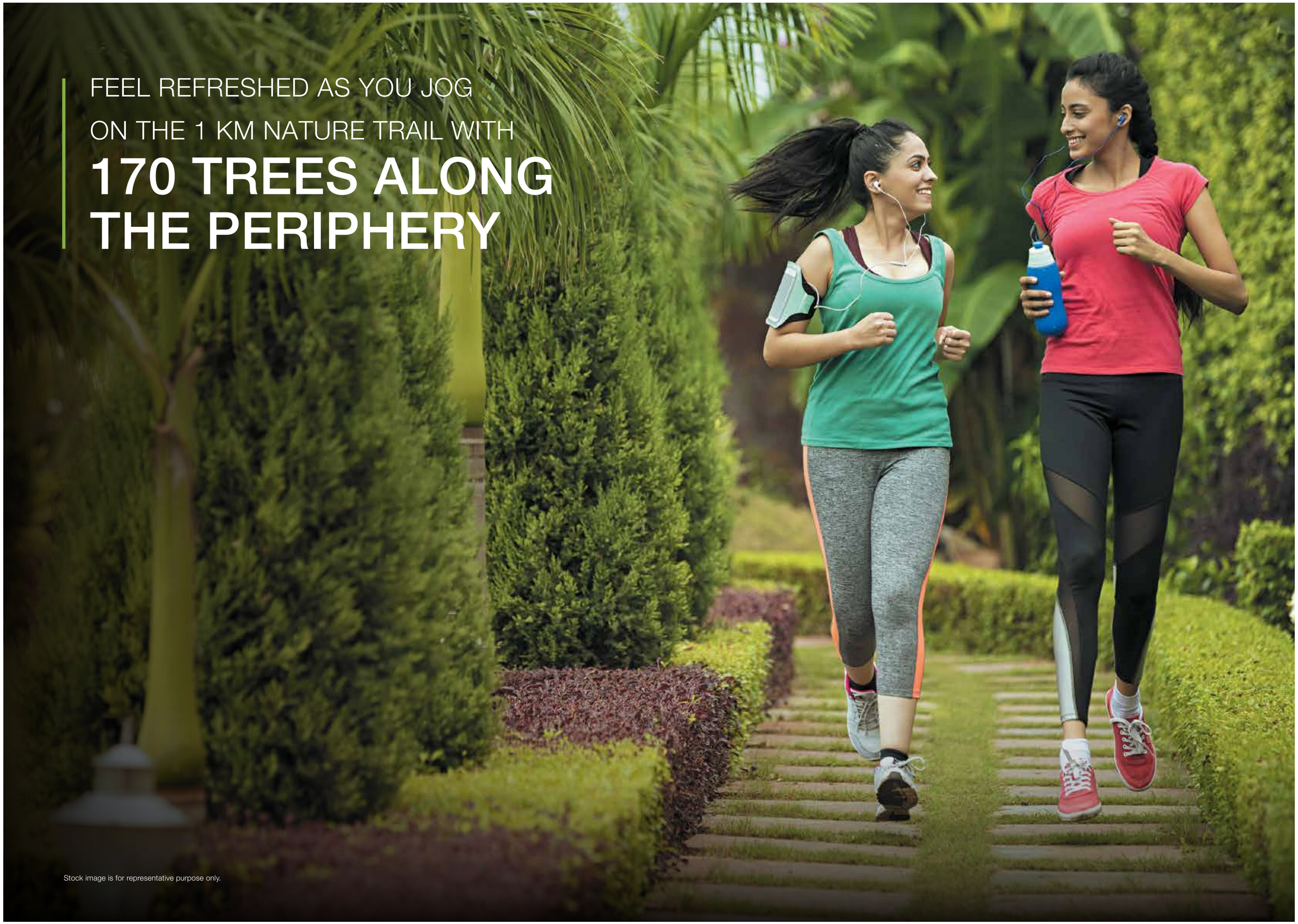


AMPHITHEATRE/SPECTATOR'S SEATING

- ACTIVITY DECK
- BOX CRICKET
- MULTIPURPOSE COURT
- LIVING MAZE
- BOUNCE LAND
- JUNGLE GYM
- SENIOR'S CORNER
- CENTRAL PROMENADE

TOT LOT

PAINT BALL ACTIVITY



FEEL REFRESHED AS YOU JOG

ON THE 1 KM NATURE TRAIL WITH

170 TREES ALONG THE PERIPHERY

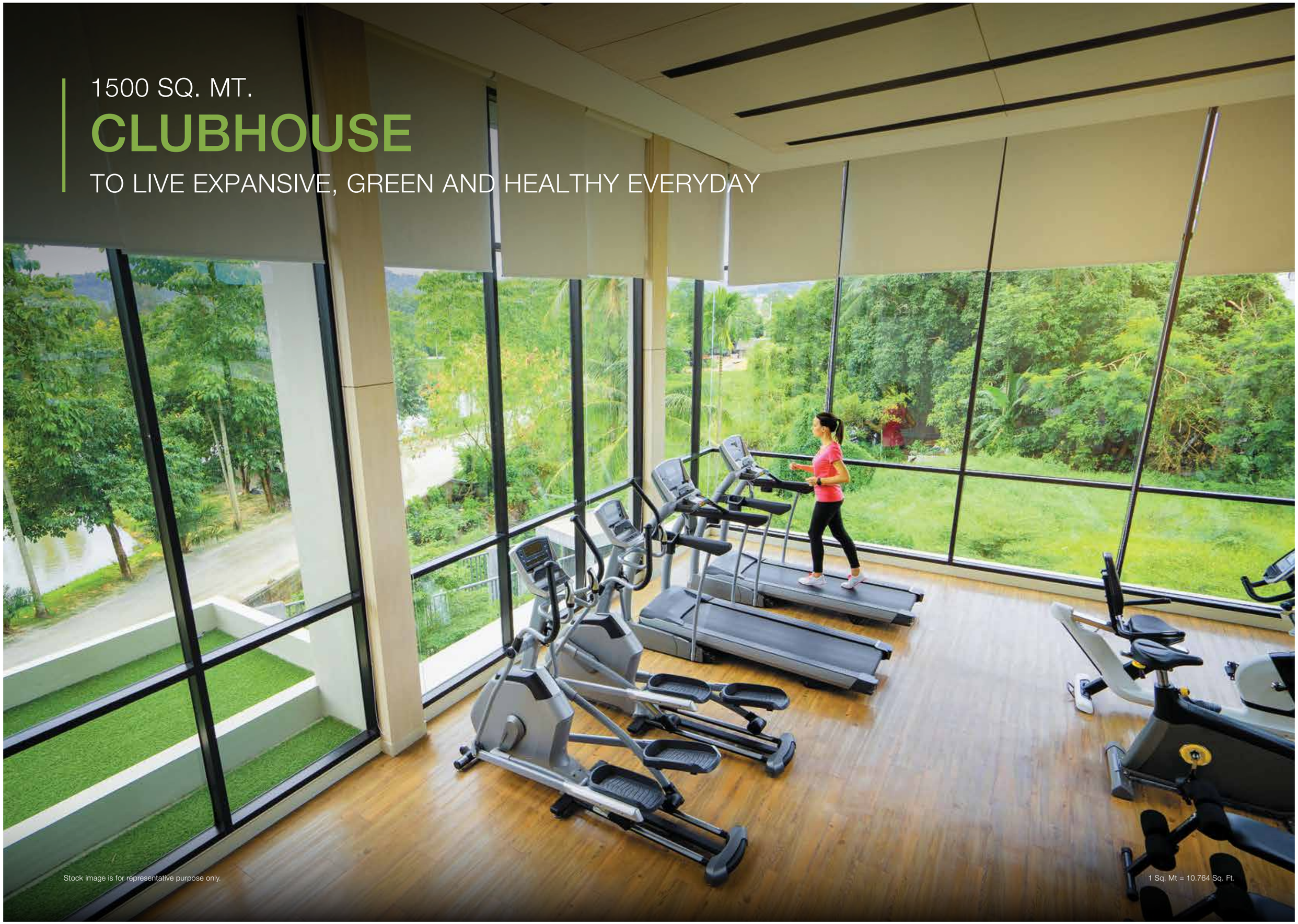
Stock image is for representative purpose only.

BREATHE PURE EVERYDAY WITH
1100 TREES
Stock image is for representative purpose only.

1500 SQ. MT.

CLUBHOUSE

TO LIVE EXPANSIVE, GREEN AND HEALTHY EVERYDAY



Stock image is for representative purpose only.

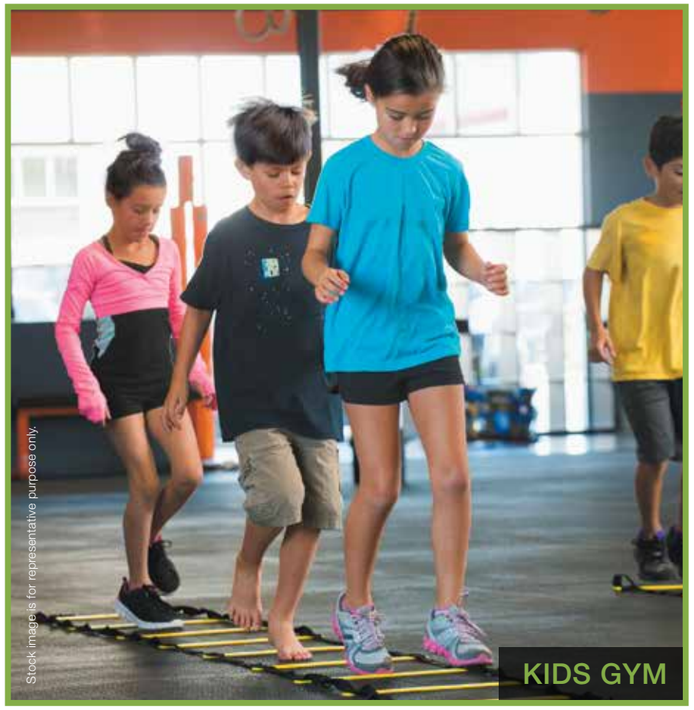
1 Sq. Mt = 10.764 Sq. Ft.

CLUBHOUSE AMENITIES

INDOOR FUNCTIONAL WORKOUT ZONE

DIGITAL ROOM

- GYMNASIUM
- INDOOR JACUZZI
- IMAGINATION LAB, KIDS GRAFFITI, KIDS ROOM
- WOMEN'S ZONE
- BUSINESS CENTRE
- SPA
- AUDIO VIDEO ROOM
- MULTIPURPOSE HALL



KIDS GYM

OPEN CAFETERIA

PRODUCT MIX

TYPOLOGY	TOTAL RERA FLAT AREA(SQ.MT.)	TOTAL RERA FLAT AREA(SQ.FT.)	TICKET SIZE (ALL INCLUSIVE*)
2 RHK (even floor)	54.51	587	₹44.95 - ₹49.30 Lakh
2 RHK with additional terrace (odd floor)	58.14- 58.45	626- 629	₹47.95 - ₹54.79 Lakh
3 RHK (even floor)	65.48	705	₹61.45 Lakh
3 RHK with additional terrace (odd floor)	69.58	749	₹65.35 Lakh

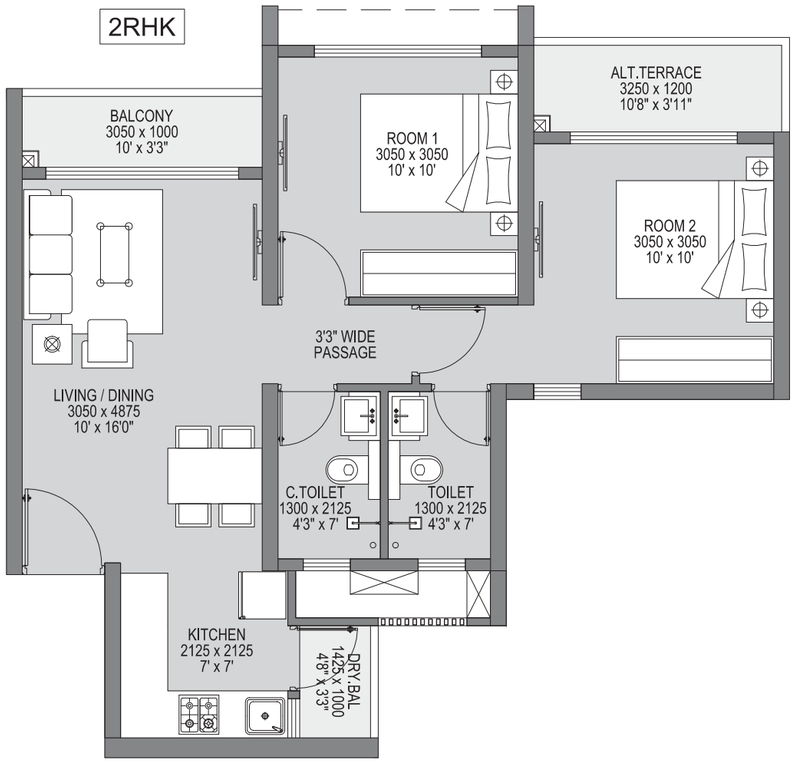
*Maintenance charges are over and above for typical floors

1 Sq. Mt = 10.764 Sq. Ft.

UNIT PLANS

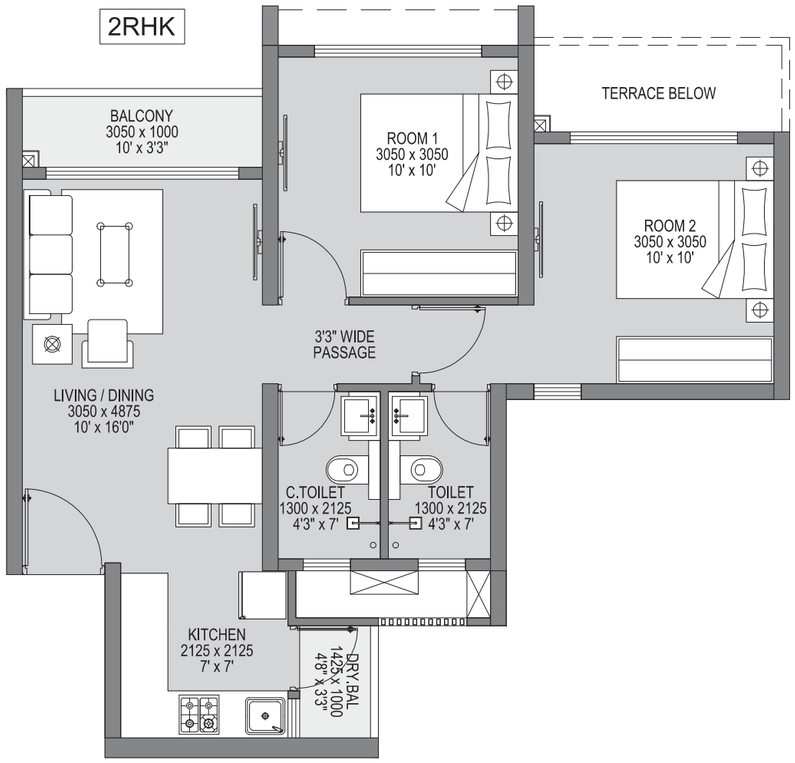
GODREJ FOREST GROVE
MAMURDI, PUNE

2 RHK



UNIT TYPE : 2RHK
UNIT NO. : X02,X03
FLOOR NO : TYPICAL ODD FLOOR

FLAT NO.	AREA AS PER RERA [1SQ.MT=10.764SQ.FT 1M=3.281FT]		
	AREA AS PER RERA	EXCLUSIVE AREA[SQ.MT]	TOTAL AREA[SQ.MT]
2RHK [X02,X03]	48.03	10.42	58.45



UNIT TYPE : 2RHK
UNIT NO. : X02,X03
FLOOR NO : TYPICAL EVEN FLOOR

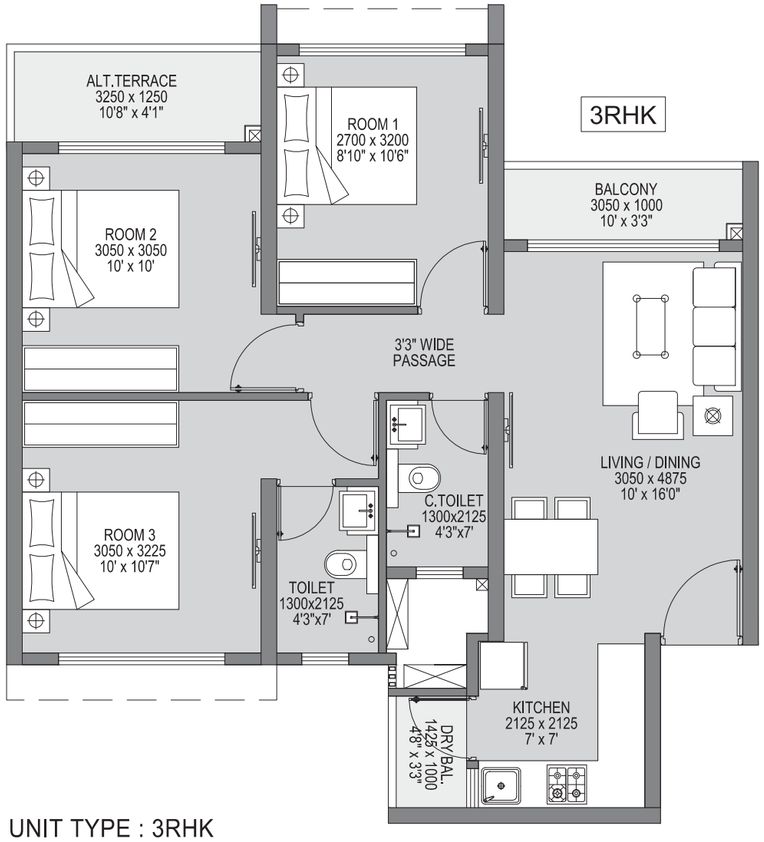
FLAT NO.	AREA AS PER RERA [1SQ.MT=10.764SQ.FT 1M=3.281FT]		
	AREA AS PER RERA	EXCLUSIVE AREA[SQ.MT]	TOTAL AREA[SQ.MT]
2RHK [X02,X03]	47.53	6.98	54.51

1 Sq. Mt = 10.764 Sq. Ft.

UNIT PLANS

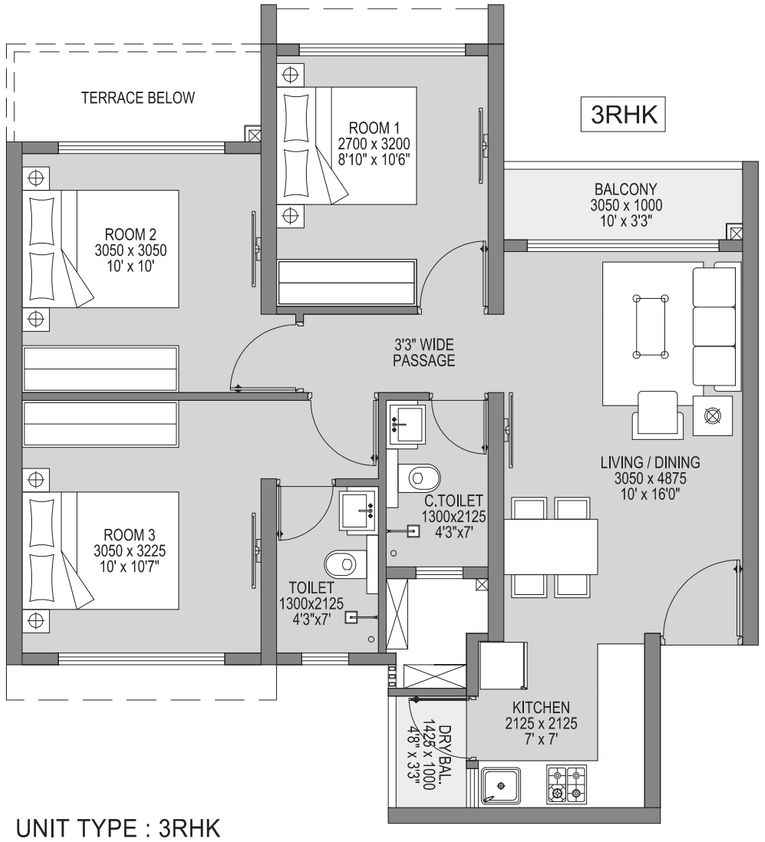
GODREJ FOREST GROVE
MAMURDI, PUNE

3 RHK



UNIT TYPE : 3RHK
UNIT NO. : X01,X04
FLOOR NO : TYPICAL ODD FLOOR

FLAT NO.	AREA AS PER RERA [1SQ.MT=10.764SQ.FT 1M=3.281FT]		
	AREA AS PER RERA	EXCLUSIVE AREA[SQ.MT]	TOTAL AREA[SQ.MT]
3RHK [X01,X04]	58.83	10.75	69.58



UNIT TYPE : 3RHK
UNIT NO. : X01,X04
FLOOR NO : TYPICAL EVEN FLOOR

FLAT NO.	AREA AS PER RERA [1SQ.MT=10.764SQ.FT 1M=3.281FT]		
	AREA AS PER RERA	EXCLUSIVE AREA[SQ.MT]	TOTAL AREA[SQ.MT]
3RHK [X01,X04]	58.33	7.15	65.48

1 Sq. Mt = 10.764 Sq. Ft.

SPECIFICATIONS

STRUCTURE

- Earthquake resistant framed RCC structure
- Internal- Oil bound distemper
- External walls- Smooth finish with texture paint

DOORS/WINDOWS

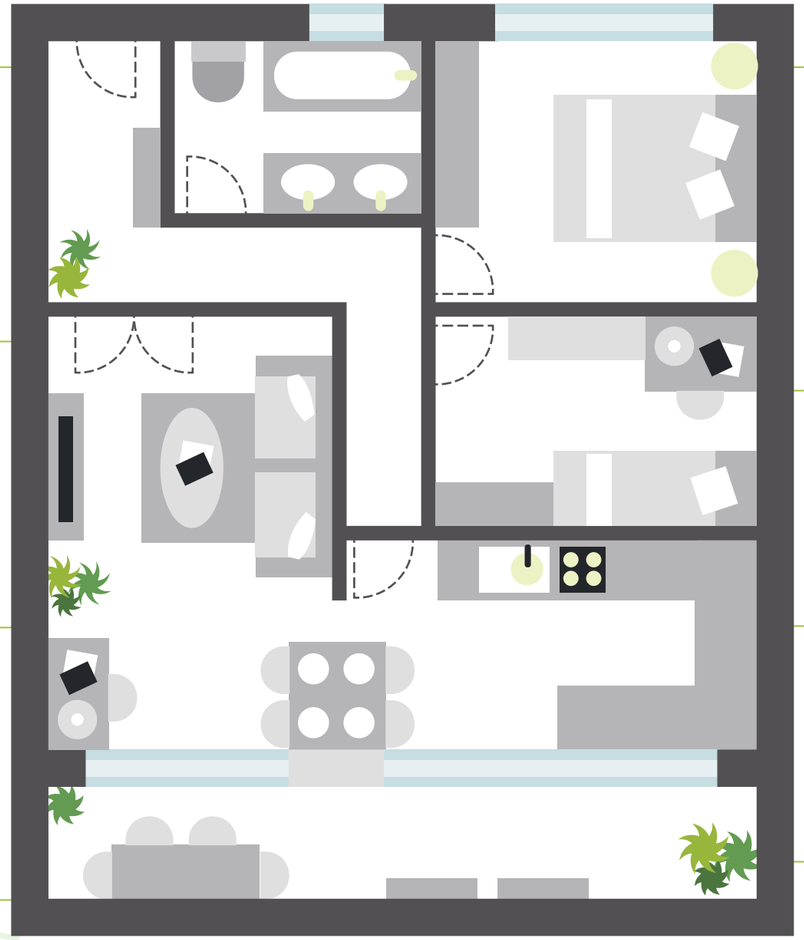
- Main entrance- wooden laminated doors
- Other doors- wooden laminated doors
- Windows- powder coated aluminium windows

SPECIAL FEATURES

- Video door phone
- Solar water (in master bed toilet)
- Inverters within flat

OTHER FEATURES

- Parapet wall, MS railings



TOILET

- Sanitaryware- Jaquar or equivalent
- CP fittings- Jaquar or equivalent
- Counter top- Black granite counter top
- Wall cladding (all toilets)- Glazed tiles
- Tiled false ceiling in toilets

ELECTRICALS

- Modular switches- Legrand or equivalent
- Provision for Cable TV, Telephone, AC points

KITCHEN

- Granite counter top + SS sink
- Wall cladding with tiles above counter up to 2 ft.

FLOORING

- Living/dining- vitrified tiles
- Master bedroom- vitrified tiles
- Other bedrooms- vitrified tiles
- Balconies- Anti-skid tiles
- Utility area- Anti-skid tiles
- Master Toilet- Anti-skid tiles
- Other toilet- Anti-skid tiles
- Kitchen- vitrified tiles

PAYMENT PLAN

MILESTONE	% DUE
Allotment Day/Booking	5.10%
Within 30 Days from the Date of Booking	4.90%
Agreement	
On Agreement Registration	10.00%
Excavation Completion	10.00%
Plinth Completion	10.00%
On Completion of Habitable Slab 1	7.50%
On Completion of Habitable Slab 8	7.50%
On Completion of Habitable Slab 15	7.50%
On Completion of Superstructure	7.50%
On Completion of Walls & Internal Plaster	5.00%
Terraces with Waterproofing	4.00%
On Completion of Staircases & Lifts	4.00%
On Completion of Flooring, Doors & Windows	4.00%
Sanitary & External Plumbing	4.00%
On Completion of External Painting, Electrical Fitting	4.00%
On Notice of Possession	5.00%
TOTAL	**100%**

The project is registered as “Forest Grove at Godrej Park Greens” with MahaRERA under registration no. P52100023129, available at website: http://maharera.mahaonline.gov.in.

Site Address: Godrej Forest Grove, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.

In association with

HDFC CAPITAL

HDFC CAPITAL ADVISORS LIMITED

The project is developed by Godrej Skyline Developers Pvt. Ltd. The sale is subject to the terms of application form and agreement to sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project(s)/offer(s) prior to making any purchase decisions. The Developer hereby declares that it has availed construction finance and line of credit facility (“Facility”) from HDFC Limited (“Lender”) and has secured the Facility by mortgaging the Project Land in favour of the Lender. The Lender will provide No Objection Certificate for the sale of a unit as and when required. T&C apply. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided on any other website.

Godrej | PROPERTIES