

TWO DECADES OF EXCELLENCE

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 119-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 10.67 million square meters (115 million square feet) in 12 cities.

Godrej Properties has always embraced the notion that collaboration is the essence of excellence. To that end, we have worked with the best designers, architects and contractors within India and around the globe to deliver imaginative and sustainable spaces. By bringing together the best talent in the global real estate sector, Godrej Properties works to create developments that will last into the future, and foresee the needs of each and every resident.

In the last 3 years, Godrej Properties has received over 100 awards and recognitions, including the “Real Estate Company Of The Year” at the Construction Week India Awards 2015, “Golden Peacock Award for Sustainability” for the year 2015 by Institute Of Directors (IOD), “Most Reliable Builder for 2014” at the CNBC AWAAZ Real Estate Awards 2014, “Innovation Leader in Real Estate” award at the NDTV Property Awards 2014 and “Popular Choice - Developer of the Year” award by ET NOW in 2013.



GODREJ INFINITY

KESHAVNAGAR, PUNE

IN PARTNERSHIP WITH



Site address: Godrej Infinity, Keshavnagar, Pune – 411036
Sales office: Building B, Third floor, 501, Kensington Court, Opp. Malaka Spice, 5th Lane Koregaon Park, Pune – 411001
Regional office: Godrej Properties Limited, Godrej Eternia C, 10th floor Office A, 3 Old Mumbai-Pune Highway, Wakdewadi, Shivajinagar, Pune - 411 005. Call: 91 22 6169 8500
Registered office : Godrej Properties Limited, Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (E), Mumbai - 400 079. Call: 1800 258 2588
Dubai office: Godrej Properties Limited Rep Office, 4th Floor Reception, 508 Regus Nassima Tower, Sheikh Zayed Road, Trade Centre, P.O.Box 124303, Dubai - U.A.E. Call: +97143116070

This is not an offer, invitation to offer and/or commitment of any nature. The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. The images include artist's impressions. Godrej Properties Ltd is the ("Development Manager") for the Project and Oxford Realty LLP is the land owner. *T&C apply.



A WORLD OF INFINITE PRIVILEGES

A life where dreams take the front seat. Where pampering doesn't call for an occasion and where smart living ensures peace of mind. Welcome to a world full of privileges.

Welcome to Privileged Living at Godrej Infinity.

- A residential community spread over 43 acres
- Chosen by 500 families as their dream home
- Premium 2 & 3 BHK air-conditioned Smart Homes
- 70% of open green spaces
- State-of-the-art clubhouse
- Exclusive Lifestyle Partners: Sportspro Academy, Four Fountain Spa & Club Concierge Services
- IGBC Silver Pre-certification



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.

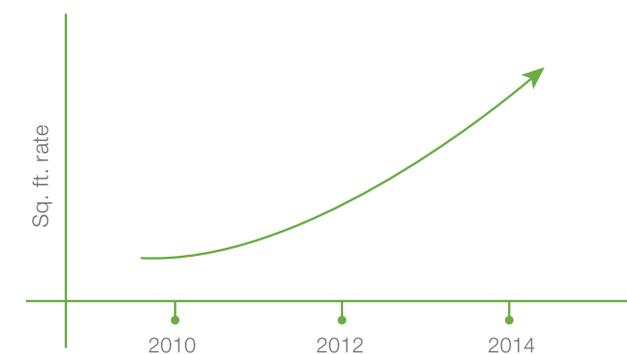
THE ADDRESS OF A GROWING FUTURE



COME TO THE GROWTH CENTER IN PUNE- KESHAVNAGAR

Keshavnagar is today one of the most rapidly developing destinations in Pune. Located by the Mula Mutha River, Keshavnagar has seen exponential growth since its initial years of development.

Moreover, the upcoming bridge that has been sanctioned to be built over the Mula-Mutha river will soon connect Keshavnagar to Kharadi. This will indefinitely boost and give impetus to a great demand for housing in Keshavnagar thereby making it the one of the best choices for investment.



KESHAVNAGAR: A PRIVILEGE TO LIVE AMIDST GROWTH

Keshavnagar is one of the most rapidly developing destinations in Pune. A serene and peaceful location, Keshavnagar promises a lifestyle of convenience. Its proximity to major city landmarks and areas make it one of the best residential destinations.



- EDUCATIONAL INSTITUTES**
 - Orbis School – 1.5 Kms
 - Serra International Pre-school – 3.1 Kms
 - Eon Gyanankur School – 4.5 Kms
 - Pharmacy College – 5 Kms

- IT / COMMERCIAL**
 - Eon IT Park – 3.5 Kms
 - World Trade Centre – 3.5 Kms
 - Zensar IT Park – 3.5 Kms
 - Magarpatta IT Park – 3.5 Kms

- HOSPITAL**
 - Columbia Asia Hospital – 3 Kms
 - Rakshak Hospital – 5 Kms
 - Noble Hospital - 6 Kms
 - Sahyadri Hospital - 6 Kms

- SHOPPING MALL**
 - Amanora Town Centre – 3 Kms
 - Seasons Mall – 3 Kms
 - Nitesh Hub - 4.5 Kms
 - Inorbhit Mall - 6.5 Kms
 - Phoenix Market City – 7 Kms

Sanctioned bridge on Mula Mutha River will connect Keshavnagar to Kharadi

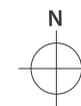
- HOTELS**
 - Radisson Hotel – 3.5 Kms | Westin Hotel - 4.5 Kms

- PUNE RAILWAY STATION - 8.5 Kms**

- PUNE INTERNATIONAL AIRPORT - 10.5 Kms**

- KHARADI - 3.5 Kms
- MAGARPATTA CITY - 3.5 Kms
- KALYANI NAGAR - 5 Kms
- KOREGAON PARK - 5.5 Kms
- HADAPSAR - 6 Kms

GODREJ PROPERTIES	IT / COMMERCIAL	SHOPPING MALL	BANKS / ATM
UNIVERSITY	HOSPITAL	HOTEL	SCHOOLS
RAILWAY STATION	LANDMARK	AIRPORT	ROAD





INTRODUCING PHASE 2 AT GODREJ INFINITY, KESHAVNAGAR

A PRIVILEGED LIFE WITH SELECT INDULGENCES

Phase 2 at Godrej Infinity comprises of two new towers: SIGNATURE and ETERNITY with new avenues for an enhanced lifestyle that would be truly a privilege to own..

Come home to a sprawling 43 acre residential community, designed around a sweeping green valley that boasts of sunrise sojourns, breath-taking views, lush greenery and great connectivity.

Your happiness will always find a place at Godrej Infinity.



SIGNATURE TOWER

28 storied tallest tower in Keshavnagar featuring luxury air-conditioned 3 BHK Smart Homes



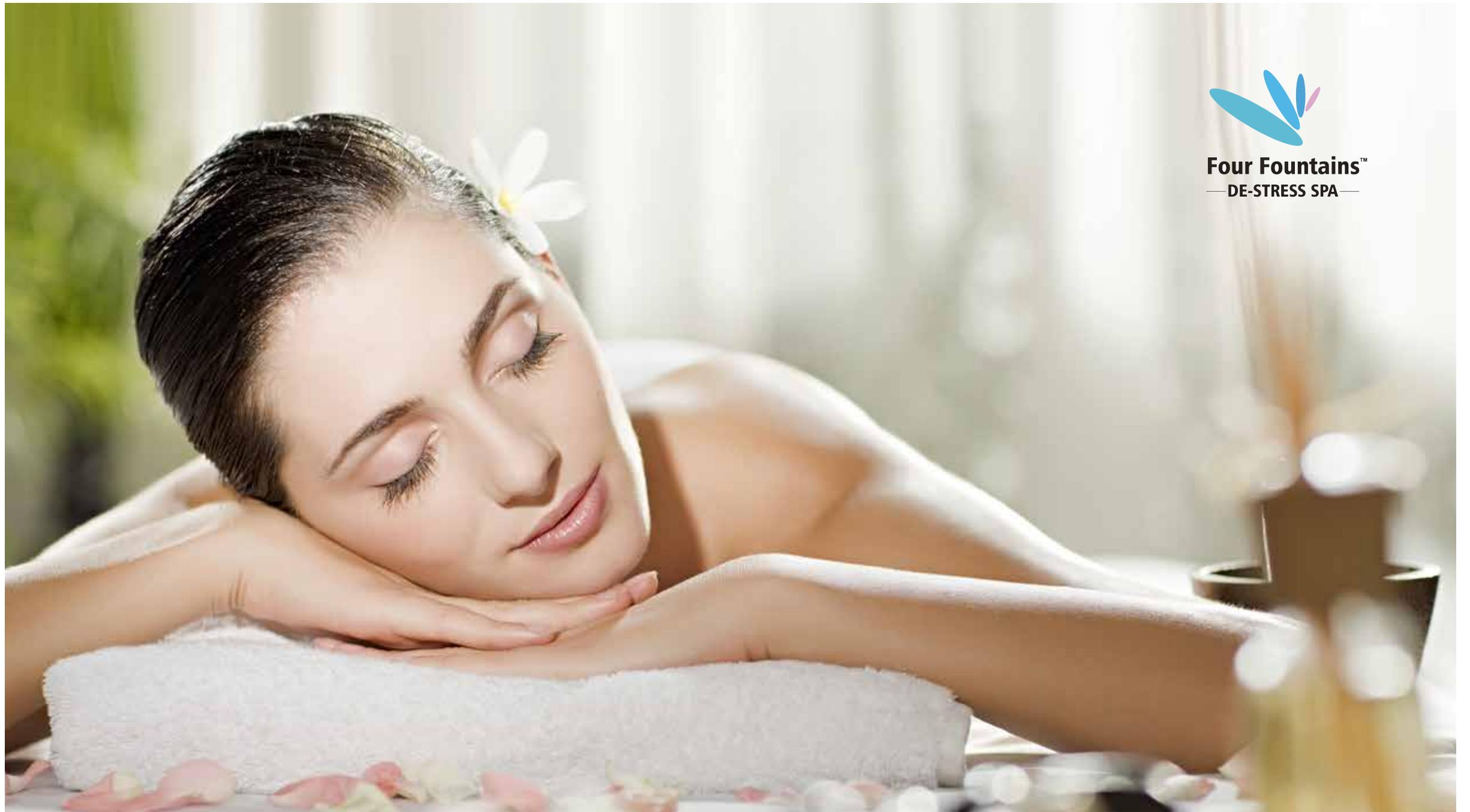
ETERNITY TOWER

Premium and spacious 2 BHK air-conditioned Smart Homes



SPORTSPRO ACADEMY BY DEAN GILCHRIST

Now enjoy the privilege of choosing from any of the internationally approved and accredited sports programmes offered by Sportspro Academy. Certified trainers along with state-of-the-art training methodologies help you enhance your skills and help transform your little ones into the sports stars of tomorrow.



FOUR FOUNTAINS SPA

Luxury spa service at your convenience to refresh and rejuvenate your senses.



CONCIERGE SERVICES

Charter a plane or go yachting, surprise your beloved anytime you choose – think and it will be done.

At Godrej Infinity, enjoy infinite privileges with Club Concierge and turn your every aspiration into an experience.



HOME AUTOMATION

A revolutionary way of controlling your lights, fans, Ac's and other appliances from anywhere in the world.

Imagine a home where you always enter a pre-cooled room in summers, and a home where you never fret about leaving something switched on.

STATE-OF-THE-ART-CLUBHOUSE

A state-of-the-art clubhouse with all experiences waiting for you under one roof – be it the swimming pool, tennis court, spaces for indoor sports or poolside bar and banquet spaces for your evening soirees.



RECREATION & REJUVENATION

- Table Tennis
- Pool Table / Basketball Court
- Party Deck
- Yoga & Meditation Zone
- Children's Play Area
- Multipurpose Spaces
- Tennis court
- Basket ball court
- Squash court
- Air hockey
- Golf putting green

HEALTH & LEISURE

- Jogging / Walking Track
- Acupressure Pathways
- Water Bodies
- Amphitheatre
- Senior Citizen's Area
- Resting Pavilion
- Steam
- Sauna
- Jacuzzi
- Cafe
- Creche



CENTRAL GREENS

With over 2 acres of landscaped gardens and residential greens, Godrej Infinity offers an expanse of open spaces that foster new ideas and great conversations.



TOWN SQUARE RETAIL

Retail spaces to thoughtfully integrate shopping and the diverse street character for your added convenience.

AVENUES FOR RECREATION & REJUVENATION



TABLE TENNIS



KIDS' PLAY AREA



POOL TABLE / BASKETBALL COURT



YOGA & MEDITATION ZONE



PARTY DECK



MULTIPURPOSE SPACES



NEW AGE HOMES FOR SMART LIVING

Air-conditioned spaces perfect for relaxation and rejuvenation along with home automation features for comfort and safety.



WI-FI ENABLED
HOMES



APP-BASED
MONITORING SERVICES



VIDEO DOOR
PHONE



TEMPERATURE CONTROL
SYSTEM

- Premium air-conditioned Smart Homes with automation
- 270 degree open views
- Maximum ventilation and sunlight
- Italian marble for living, dining, kitchen & other bedroom
- Wooden laminated flooring for master bedroom
- 2 terraces/balconies for each apartment
- Modular kitchen with cabinets
- Kitchen chimney & kitchen hob
- Piped gas connection
- RO water purifier
- Power back up through inverter
- Solar water heating system



SPECIFICATIONS

STRUCTURE

- Earthquake resistant framed RCC structure in Mivan Technology

WALL FINISH

- Internal walls - Oil bound distemper finished internal walls
- External walls - Smooth finish with texture 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 Flush door with veneer on one side
- Other doors Flush doors
- Windows UPVC windows with mosquito net

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

KITCHEN

- Granite counter top with SS Sink
- Wall cladding with glazed tiles above counter

SPECIAL FEATURES

- Home automation system
- Shower panel of Jaquar or equivalent
- Air conditioners
- Modular kitchen cabinets
- Kitchen chimney
- Kitche hob
- Piped Gas connection
- RO water purifier
- Inverters
- Video door phone
- Solar water heating system

MASTER LAYOUT PLAN OF PHASE 1&2



- 01 Club House
- 02 Outdoor Yoga Meditation Zone
- 03 Jogging Track / Walking Track
- 04 Children's Play Area
- 05 Outdoor sit-outs
- 06 Tennis Court
- 07 Acupressure Walkways
- 08 Senior Citizens Zone
- 09 Cycle Track
- 10 Amphitheatre
- 11 Swimming Pool
- 12 Kids Pool
- 13 Party Lawn
- 14 Pavilion
- 15 Water Body
- 16 Sand Pit
- 17 Party Deck
- 18 Community Greens
- 19 Convenient Shopping
- 20 Outdoor Board Games

TOWER - CONFIGURATION: CARPET AREA
 SIGNATURE (T1) - 3 BHK 1025-1109 SQ.FT.
 ETERNITY (T3) - 2 BHK 806-866 SQ.FT.