

## **BRAND GODREJ**

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 124-year legacy of excellence and trust with a commitment to cutting edge design, technology and sustainability.

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

- . Including the 'Porter Prize' 2019
- 'The Most Trusted Real Estate Brand' in the 2019 Brand Trust Report
- 'Builder of the Year' at the CNBC Awaaz Real Estate Awards 2019
- The Economic Times 'Best Real Estate Brand' 2018
- 'Real Estate Company of the Year' at the 8th Annual Construction Week India Awards 2018









1 84 M, = 10.78 Sq. Ft.

## PUNE

THE MODERN METROPOLIS



Pune has become a strong base particularly for automobiles, IT and start-ups. The widespread economic activity has resulted in growing job opportunities and development of Pune's infrastructure and the housing industry.

Some of the upcoming developments include:



128 KM PUNE RING ROAD\* CONNECTING 29 POINTS OF PUNE

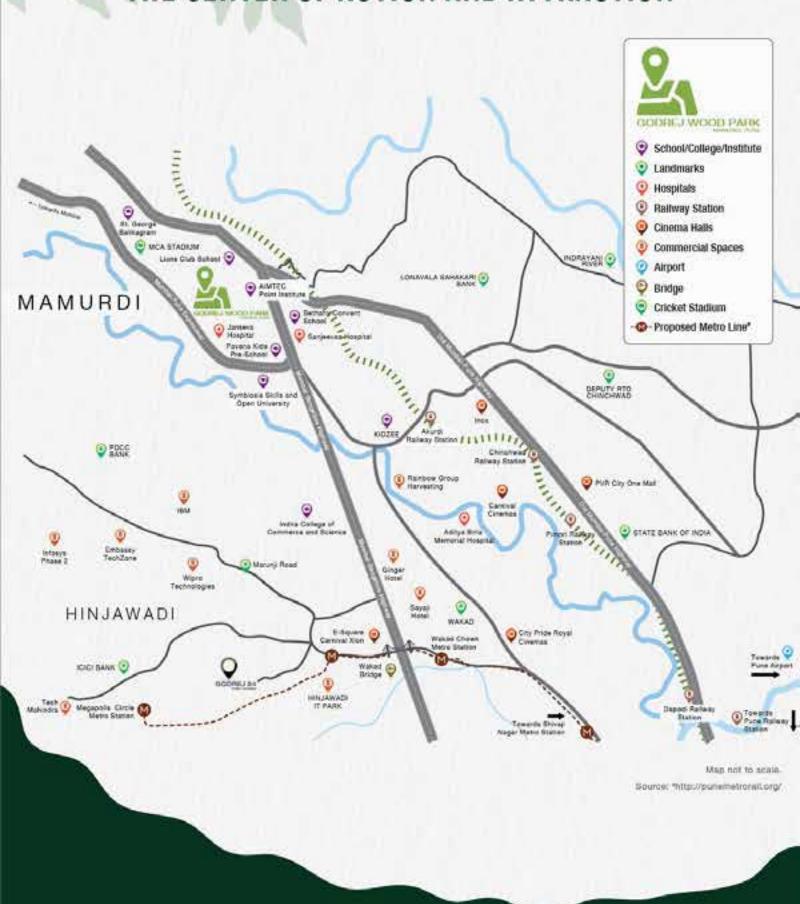


3 METRO LINESA TO CONNECT KEY REGIONS OF PUNE



CHHATRAPATI SAMBHAJI RAJE INTERNATIONAL AIRPORT', UPCOMING INTERNATIONAL AIRPORT AT NAVI MUMBAI

## THE CENTER OF ACTION AND ATTRACTION



## STRATEGIC LOCATION

Nestled at the intersection of old NH-4 Highway, Katraj-Dehu Road & Mumbai-Pune Expressway and well-connected to all parts of Pune

Quick 120 minutes drive to Mumbai and 90 minutes drive from upcoming Navi Mumbai Airport\*



### SUPER MARKET

- D Mart 4.7 KM Dier Unamer 8.3 KM Vinker Chie Mail 8.5 KM Glomer 11 KM Die Diezer 12 KM



### EDUCATIONAL INSTITUTIONS

- Ib. K. Dina Centre for Education 5.7 KM
   S. B. Polit Prints School 6.5 KM
   Poder International School 7.5 KM
   Alertina International School 7.4 KM
   Knoditys Vidynisys 1 7.8 KM
   Symptocal Octo





#### HOTELS

- Sentona Report
  A Water Park, 2.9 KM
  Hotel Shrewater 8.5 KM
  Sayaj Hotel 8.8 KM
  Canger Nobel 9 KM
  The Orthis Nobel 11 KM





#### **BUSINESS PARKS**

- \*HONOMORITERS 14.7.KM
- TCS HITEMALE 18 KM
- Indicore (Reprinted 54 KM
   Capagorina Philowed 88.2 KM



- HOSPITALS

  Constitutionally Institution 2.2 KM

  Limital Mathematics 2.2 KM

  Limital Mathematics 2.5 KM

  Limital Mathematics 2.5 KM

  Mathematics Institution 3.7 KM

  Mathematics Institution 3.7 KM

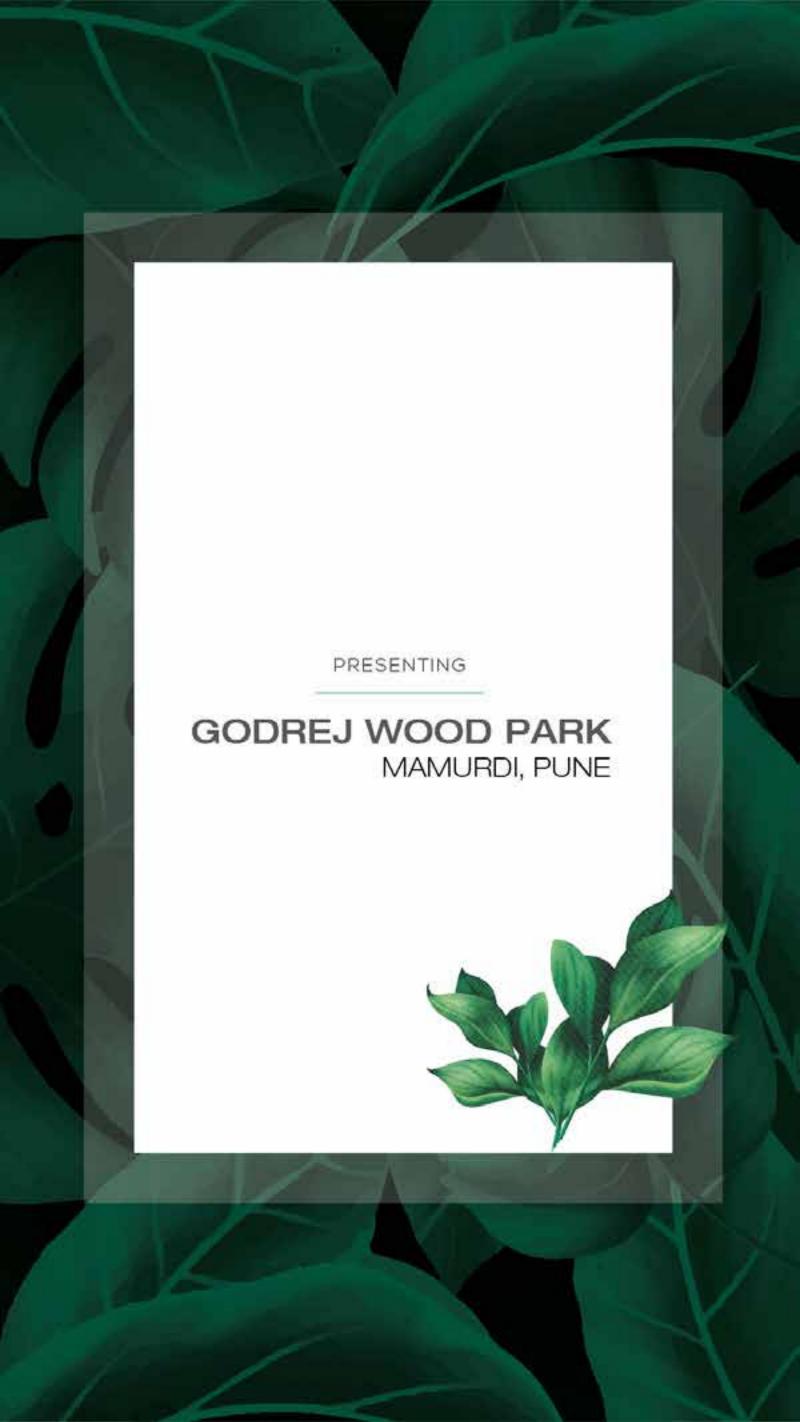


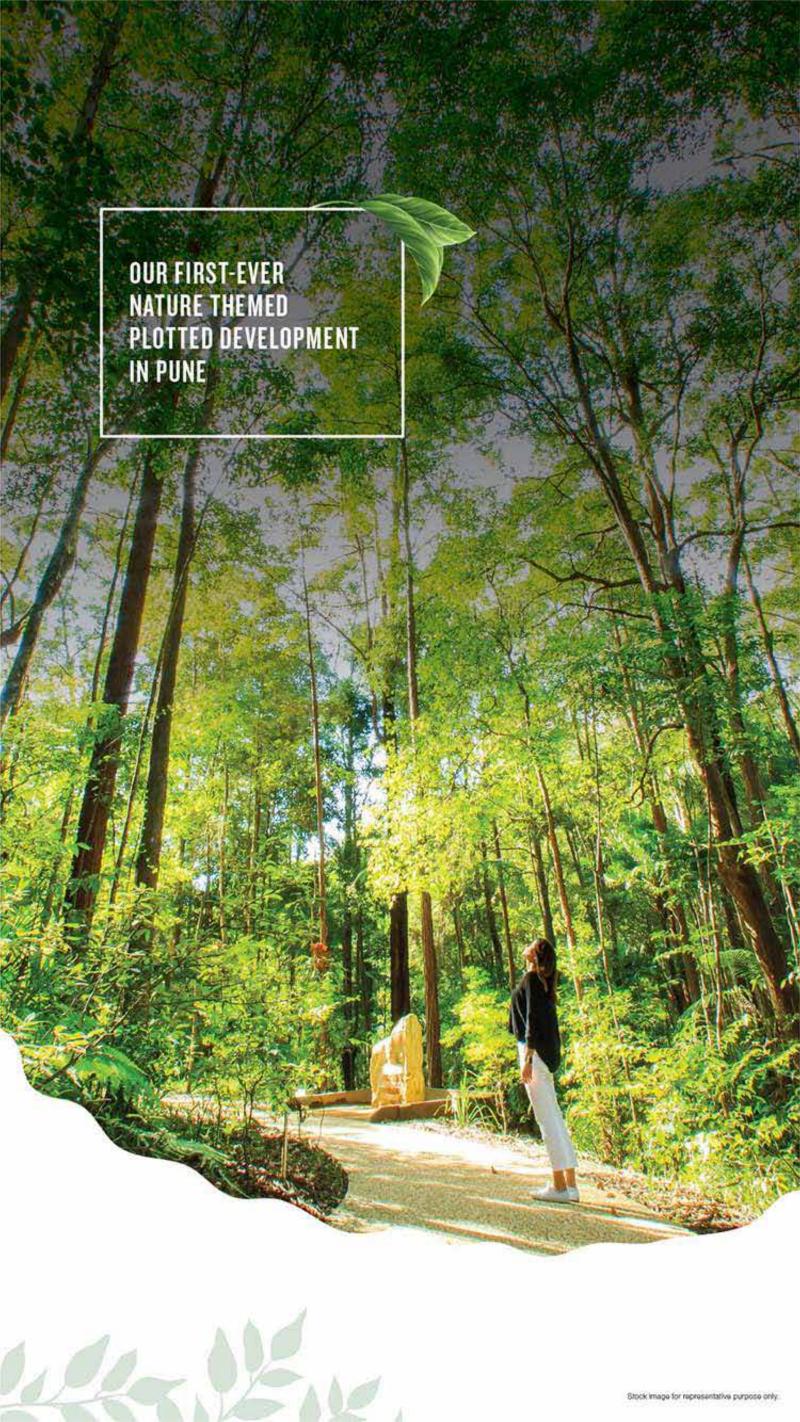


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**GODREJ WOOD PARK** MAMURDI, PUNE

SOCIAL INFRASTRUCTURE







Come, settle down in a place 'where nature loves you back'. Built around 0.5+ hectares of continuous greens. It's not just a plot, but your very own sanctuary where you reap the fruits of your hard work. Here, the nature trail sets the perfect pace for a brighter day. It is an address that's close to both Pune and Mumbai. And here comes the best part, you are not just living amidst nature, it is a place where you become one with nature and nature loves you back.



FLORA-FAUNA Park



0.5+ HECTARES OF CONTINUOUS GREENS



2 THEMED CLUBHOUSES



STRATEGICALLY LOCATED -CLOSER TO BOTH PUNE AND MUMBAI



50 - SPECIES OF TREES & PLANTS



BIRD WATCHING TOWERS

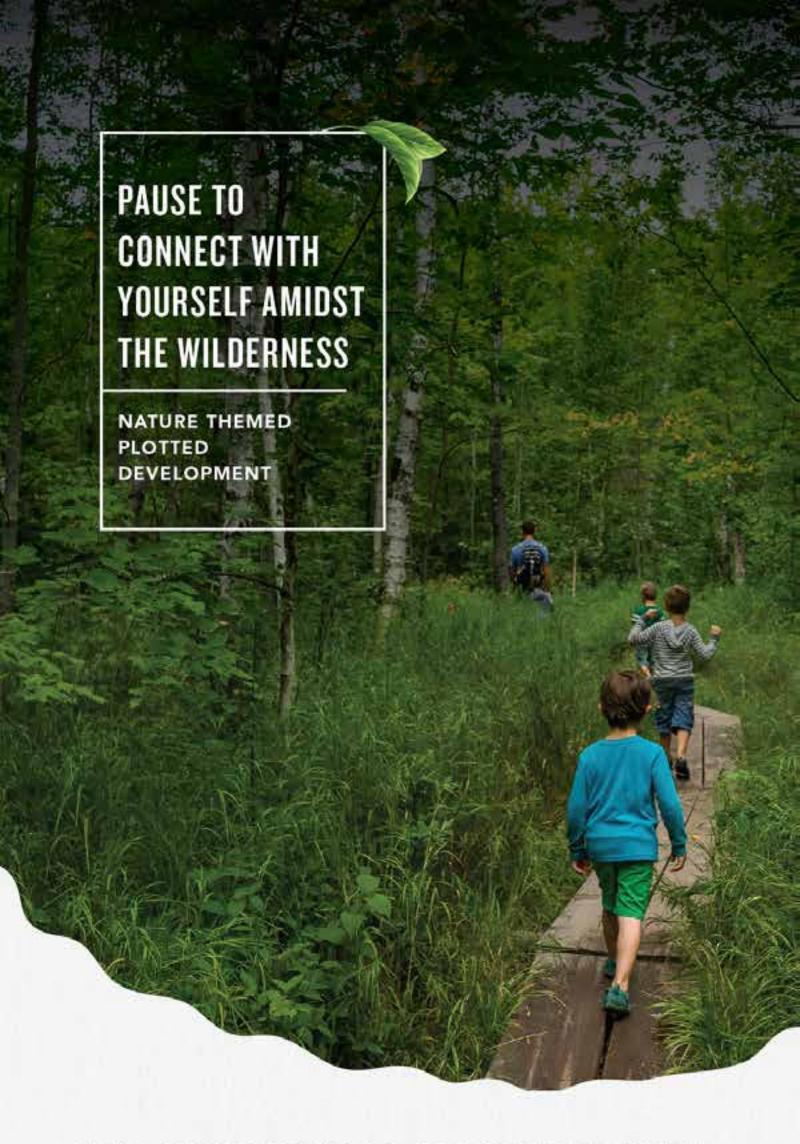


JOGGING TRAIL OF 0.7 KMS

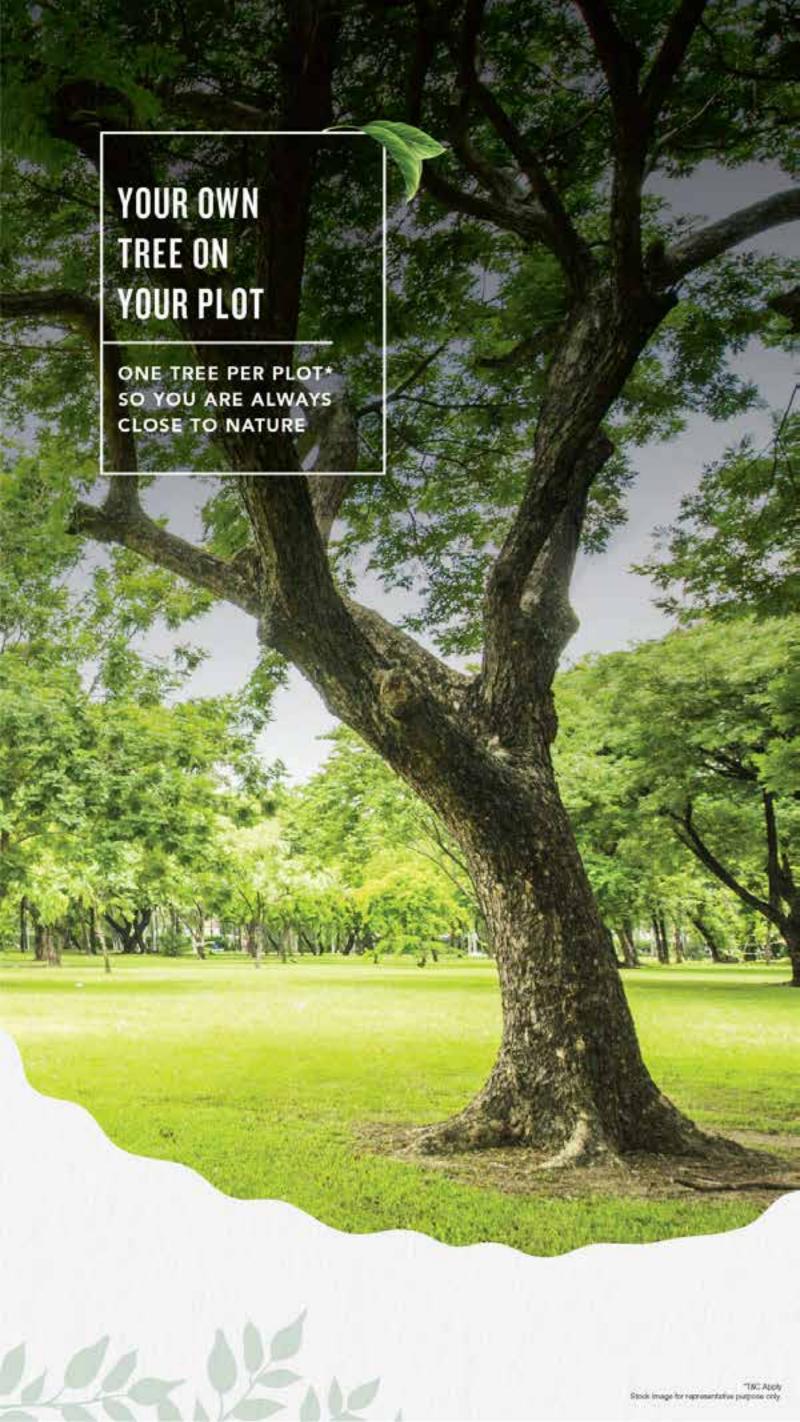


WATERSIDE PARK PLAZA





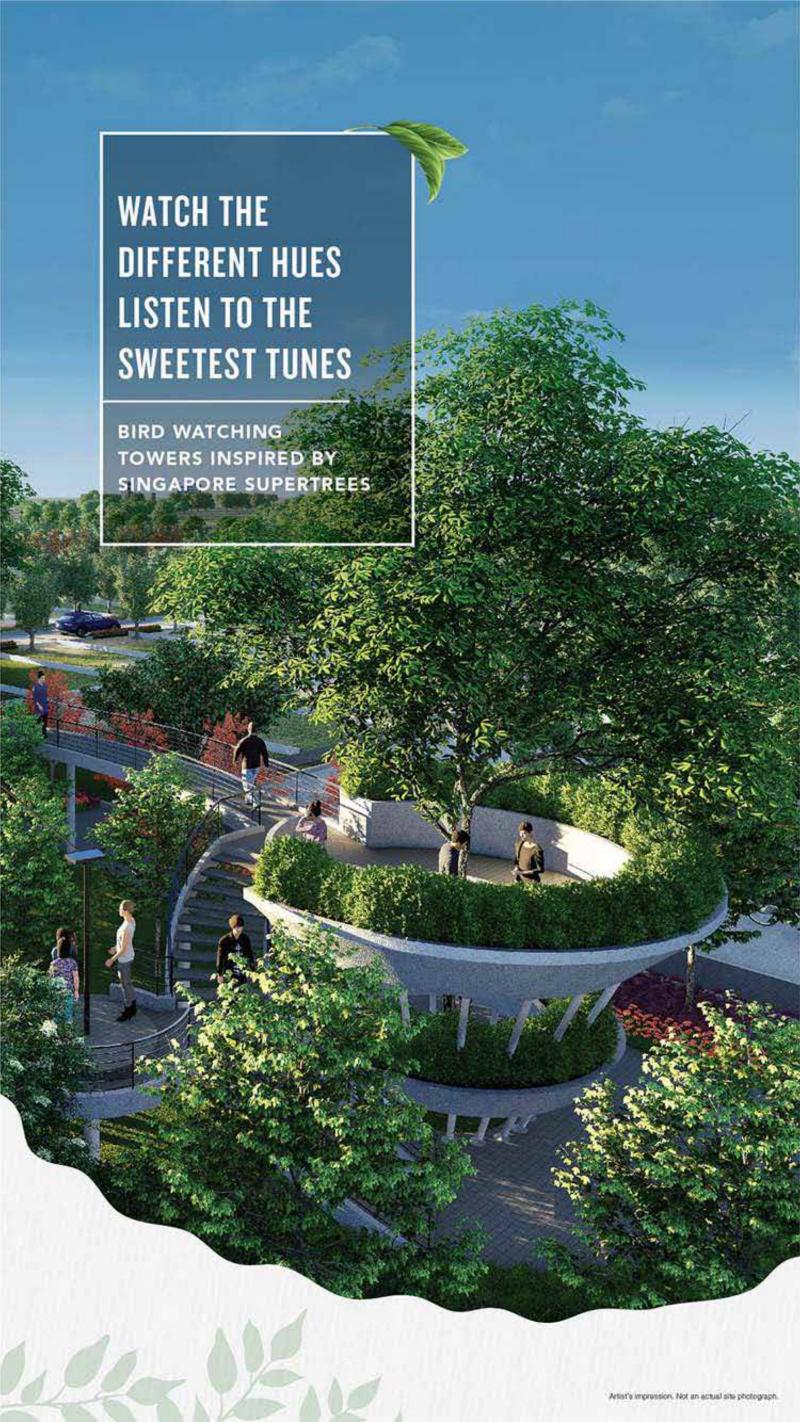
The 0.5+ hectares of continuous Flora-Fauna park brings nature in all its glory in your own backyard. Wake up to bird songs and take a jog under the treelined walkways as the wind serenades you. Go for a stroll with your kids and pluck your favourite fruits from 10+ species of fruit-bearing trees or feast your eyes on your feathered friends at the bird watching towers, inspired by Singapore Supertrees, go camping amidst the woods, there are endless reasons to spend more time in nature because here nature loves you back.



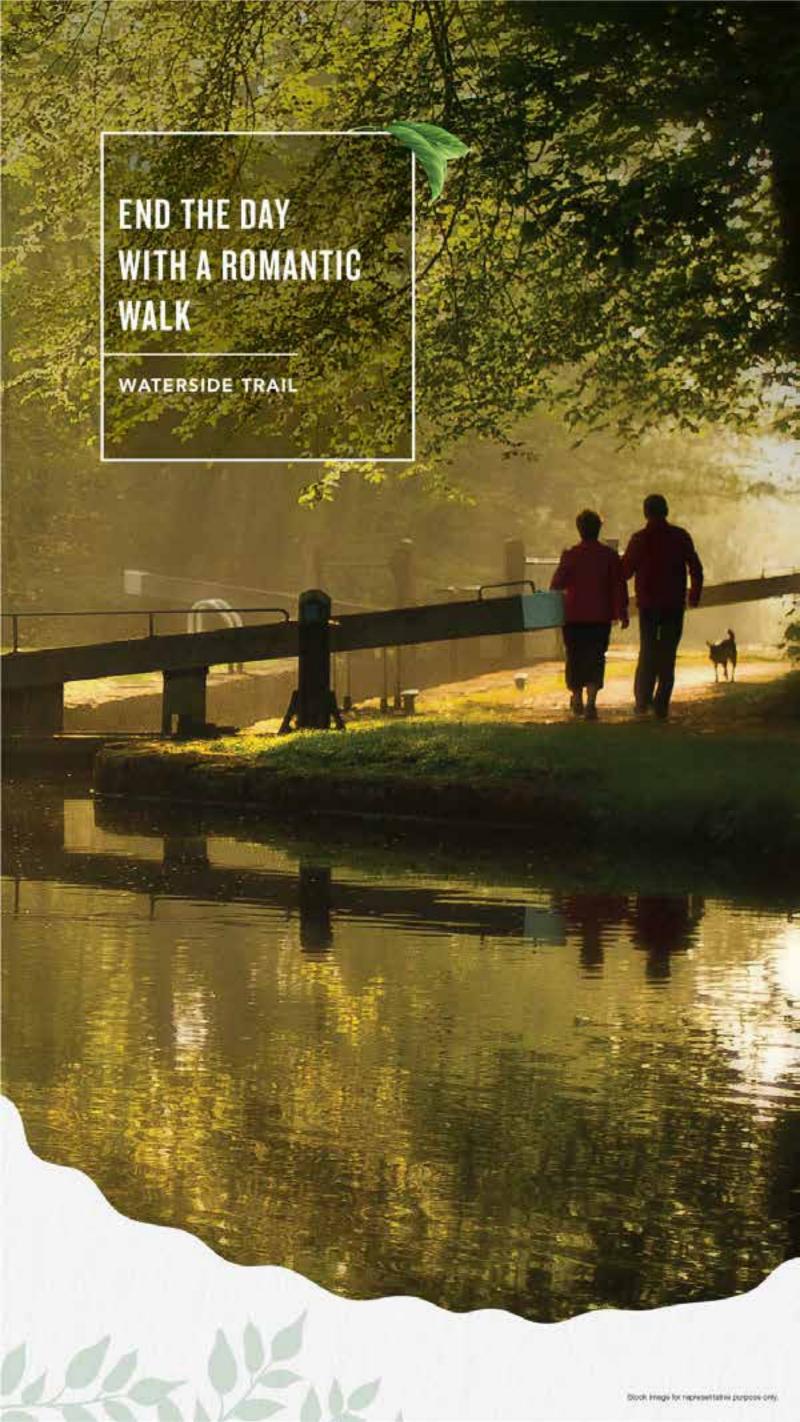


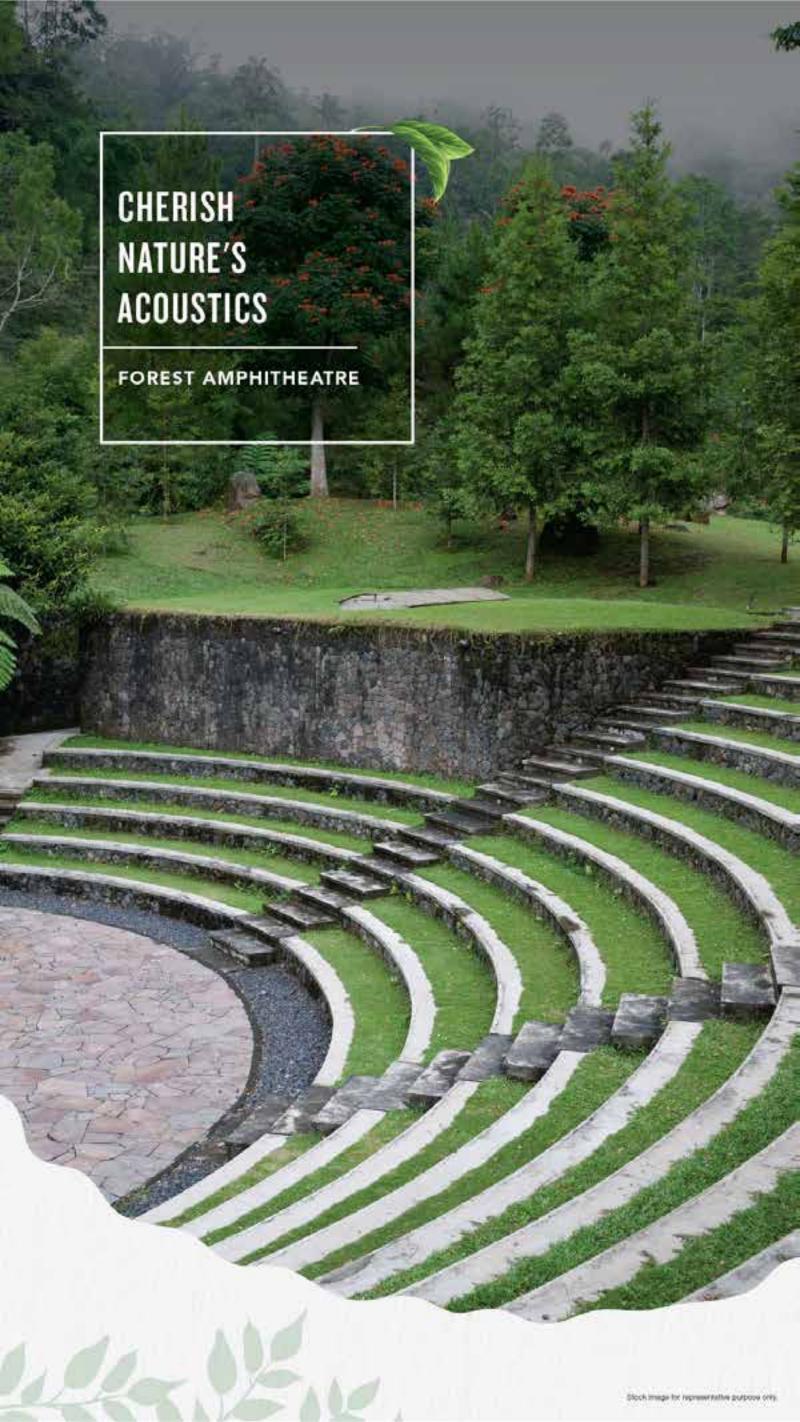


Make the most of your green surroundings. At Godrej Wood Park, the Nature-inspired amenities have been specially curated to create a deeper connection between you and Mother Earth.









## SOCIALISE By the blues

WATERSIDE CLUBHOUSE AND PARK



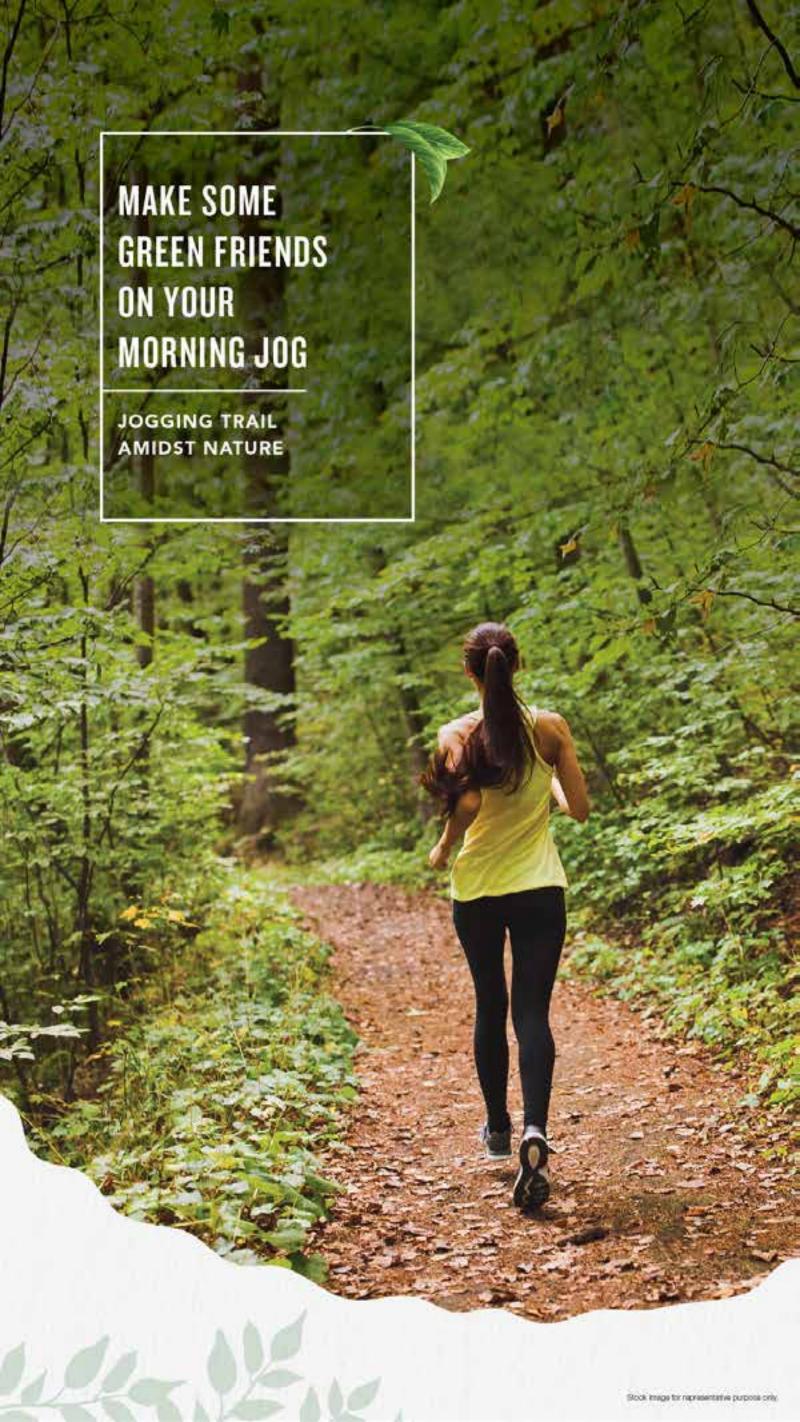


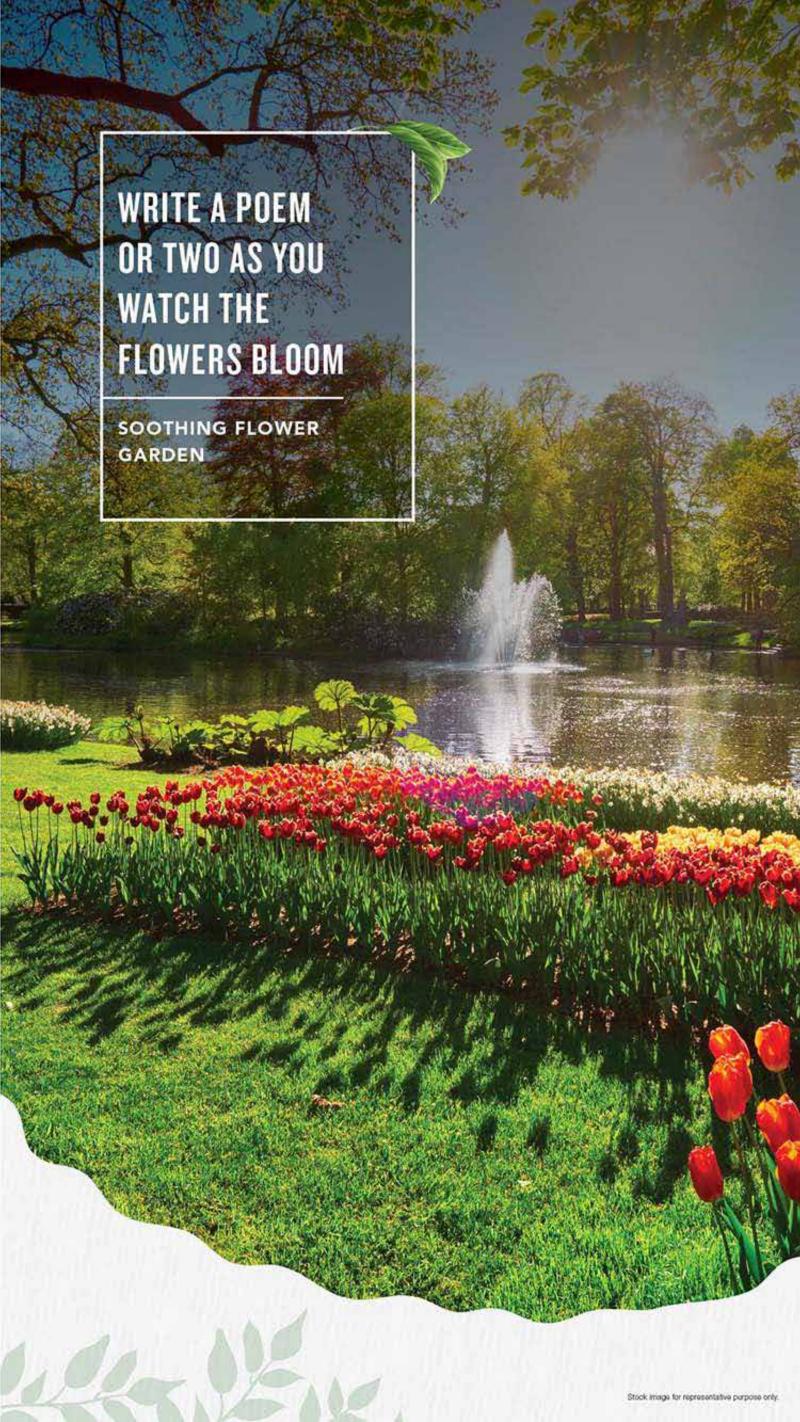
AMENITIES

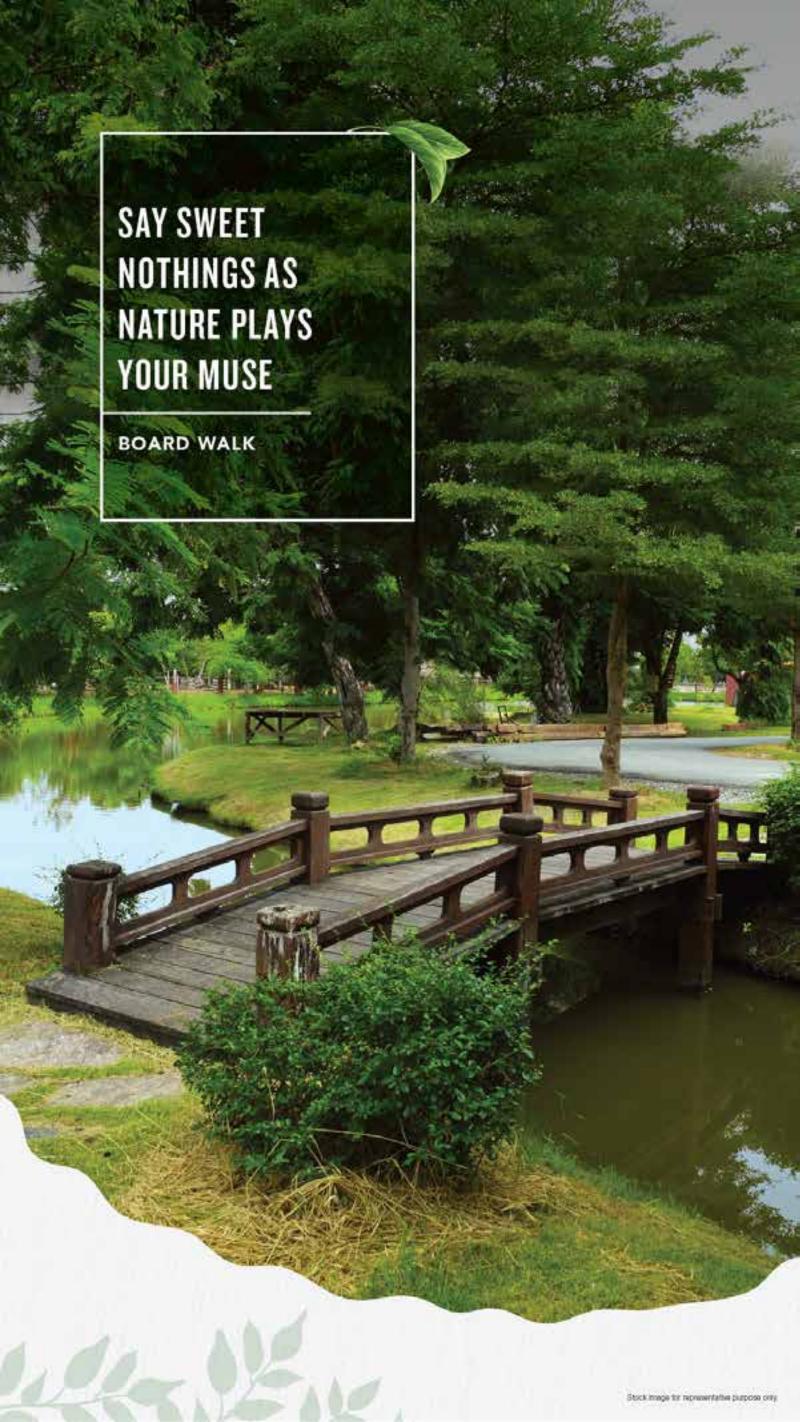


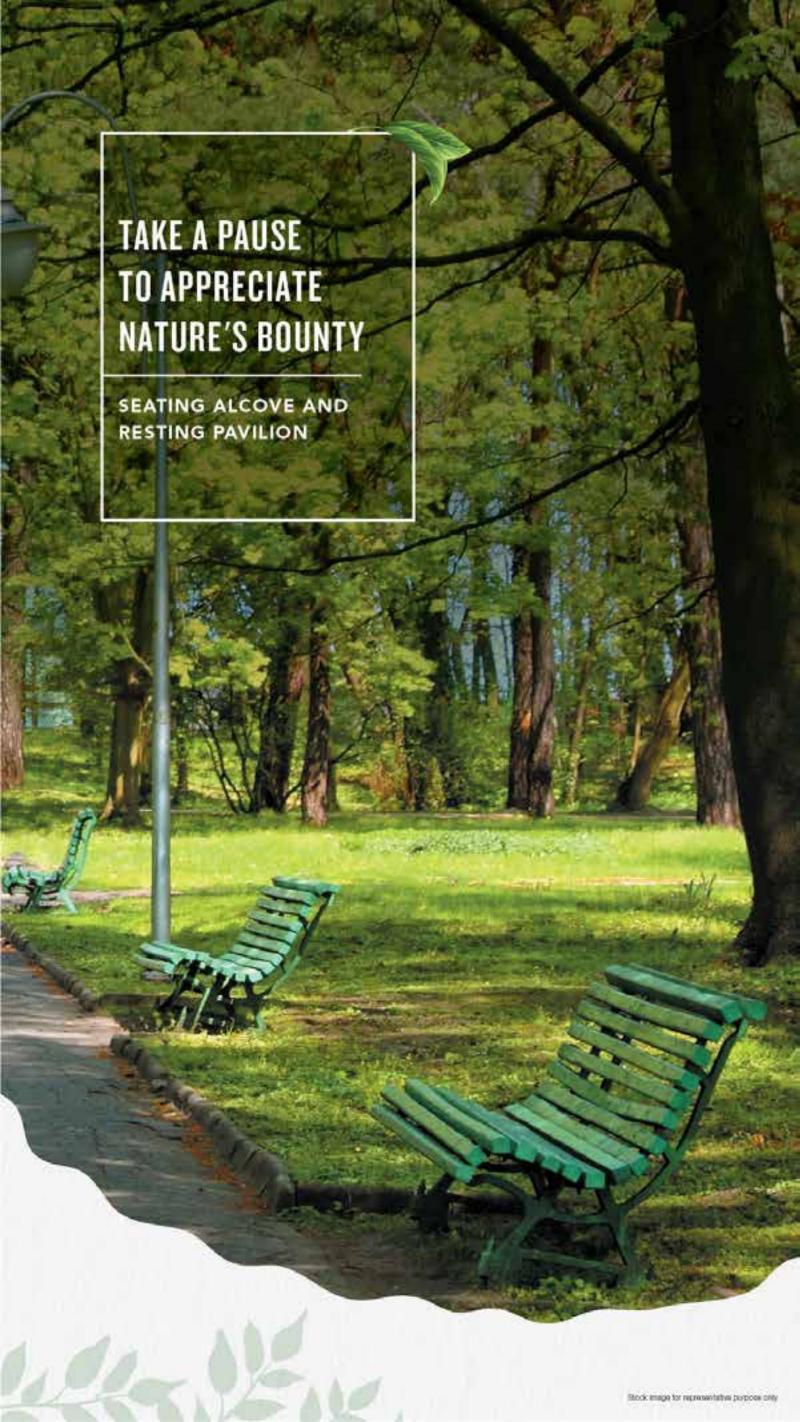


Get up-close with mesmerising outdoor spaces at Godrej Wood Park. Our meticulously crafted landscape amenities help you and your loved ones create delightful routines to enjoy life to the fullest.







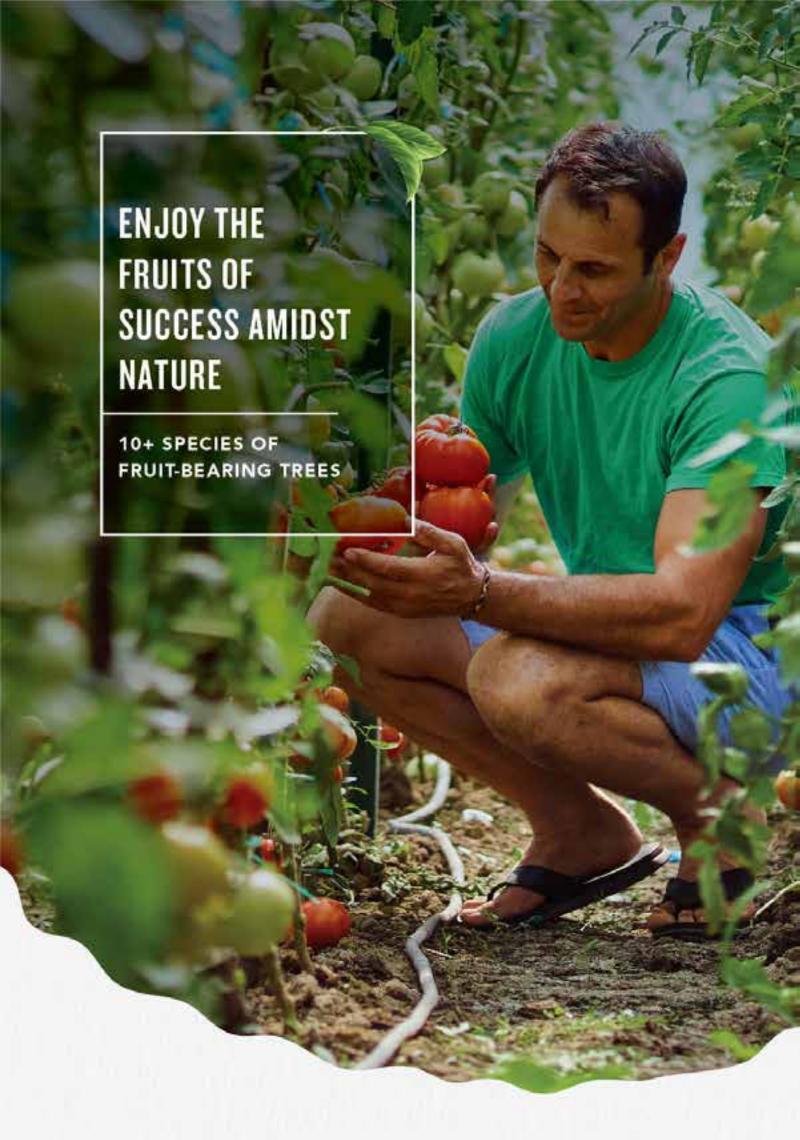




## INSPIRE YOUR LITTLE ONES TO STAY ACTIVE

JUNGLE THEMED KIDS'
PLAY AREA





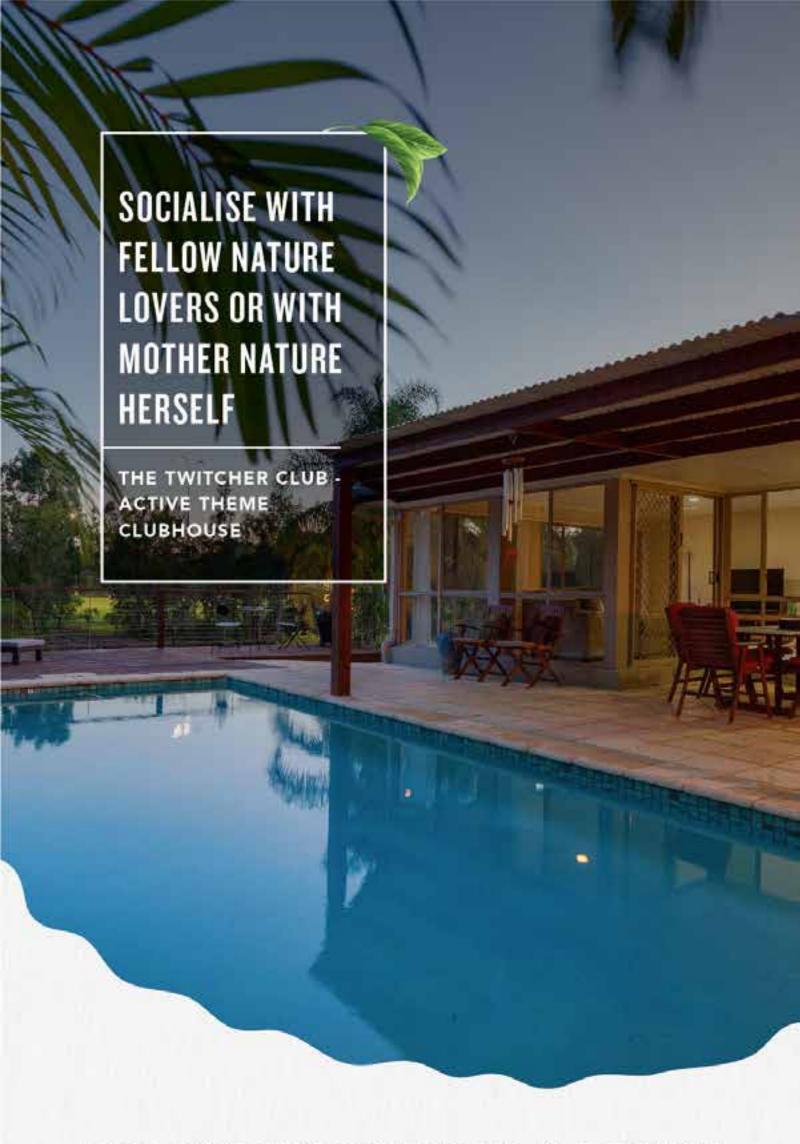
The Flora-Fauna Park at Godrej Wood Park is home to 10+ species of fruit bearing trees. The beauty of these trees is a sight to behold not just during spring but throughout the year. Watching the chirping birds, animals and a myriad of butterflies is an incredible experience in itself. Come, spend some time in nature.



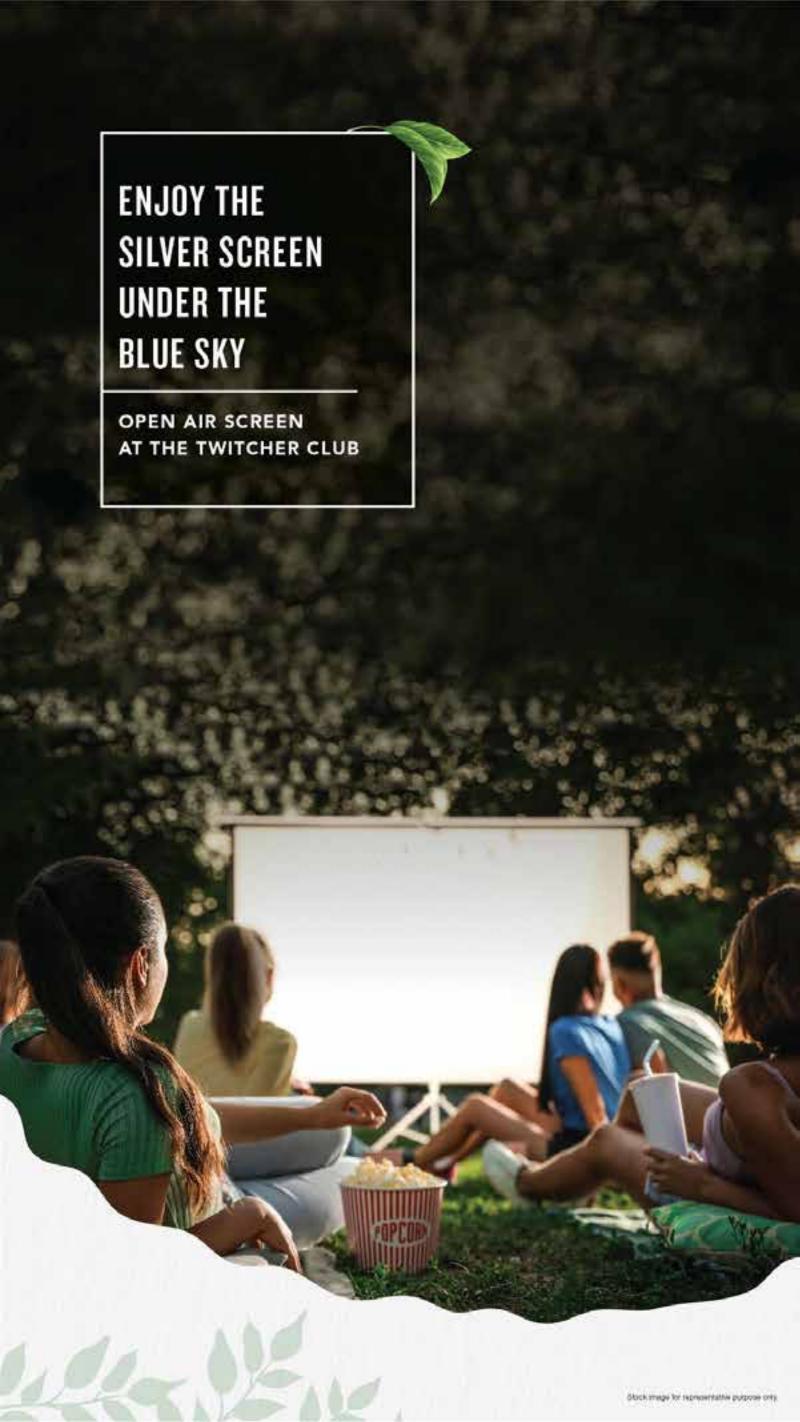
A PLOTTED
DEVELOPMENT WITH
A TWITCHER AND A
WATERSIDE CLUB



Cherish every moment in bliss. The two themed clubhouses let you and your loved ones celebrate nature in a new way. The Twitcher Club with its active theme and The Waterside Club with its tranquil theme and adjoining park, let you pamper yourself amidst verdant nature.



Imagine a clubhouse that lets you have a tête-â-tête with nature's wonderful creations. The natural landscape integrated state-of-the-art clubhouse has been meticulously designed to let you experience bird watching at its finest. The club's exquisite flora-fauna watching binoculars and jungle-themed surroundings are all set to inspire the explorer in you.



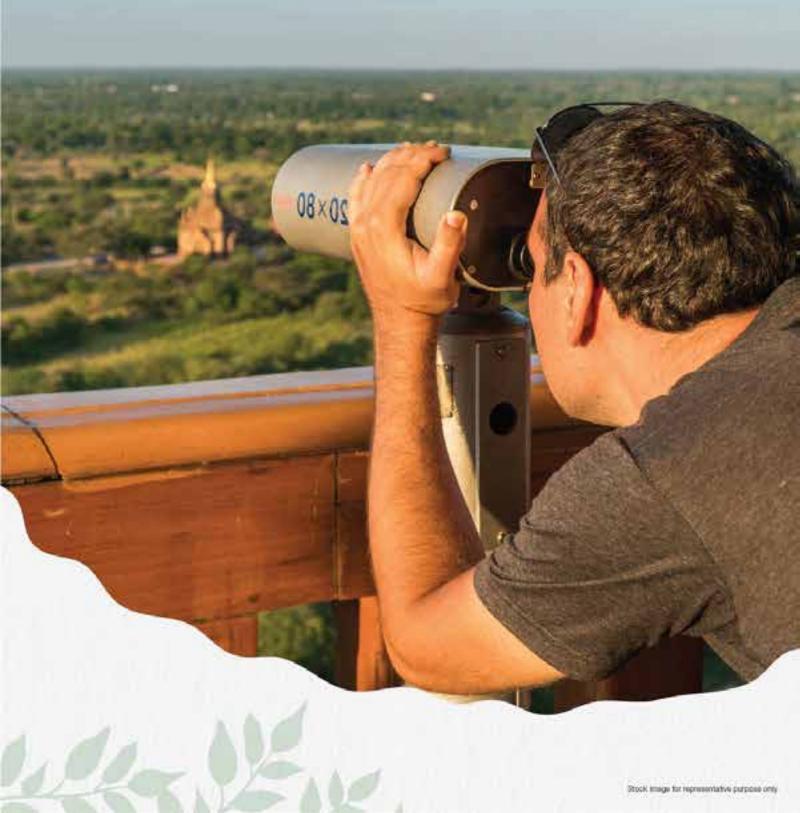
# A PLACE WHERE THE STORYTELLERS MINGLE

ELEVATED BARBEQUE GRILL ZONE AT THE TWITCHER CLUB



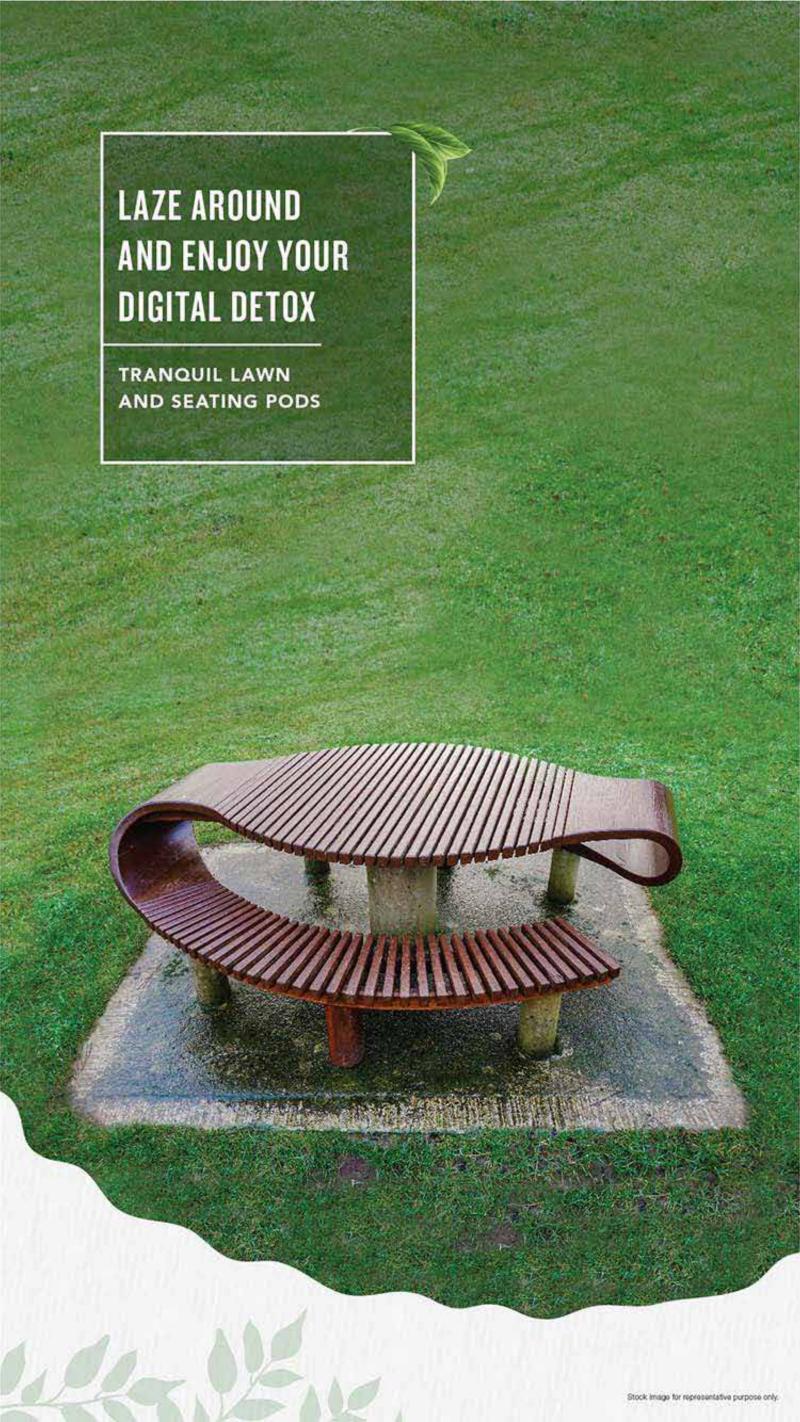


BIRD VIEWING DECK AT THE TWITCHER CLUB





STAR GAZING DECK
AT THE WATERSIDE CLUB



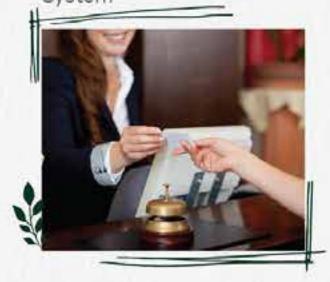


# SOCIETY LEVEL

Vehicle Management System



Visitor Management System



DG Backup In Common Areas Of The Project



Street Lights an all Internal Roads



Gated Community Living





## **ENCHANTING** CLUBHOUSE

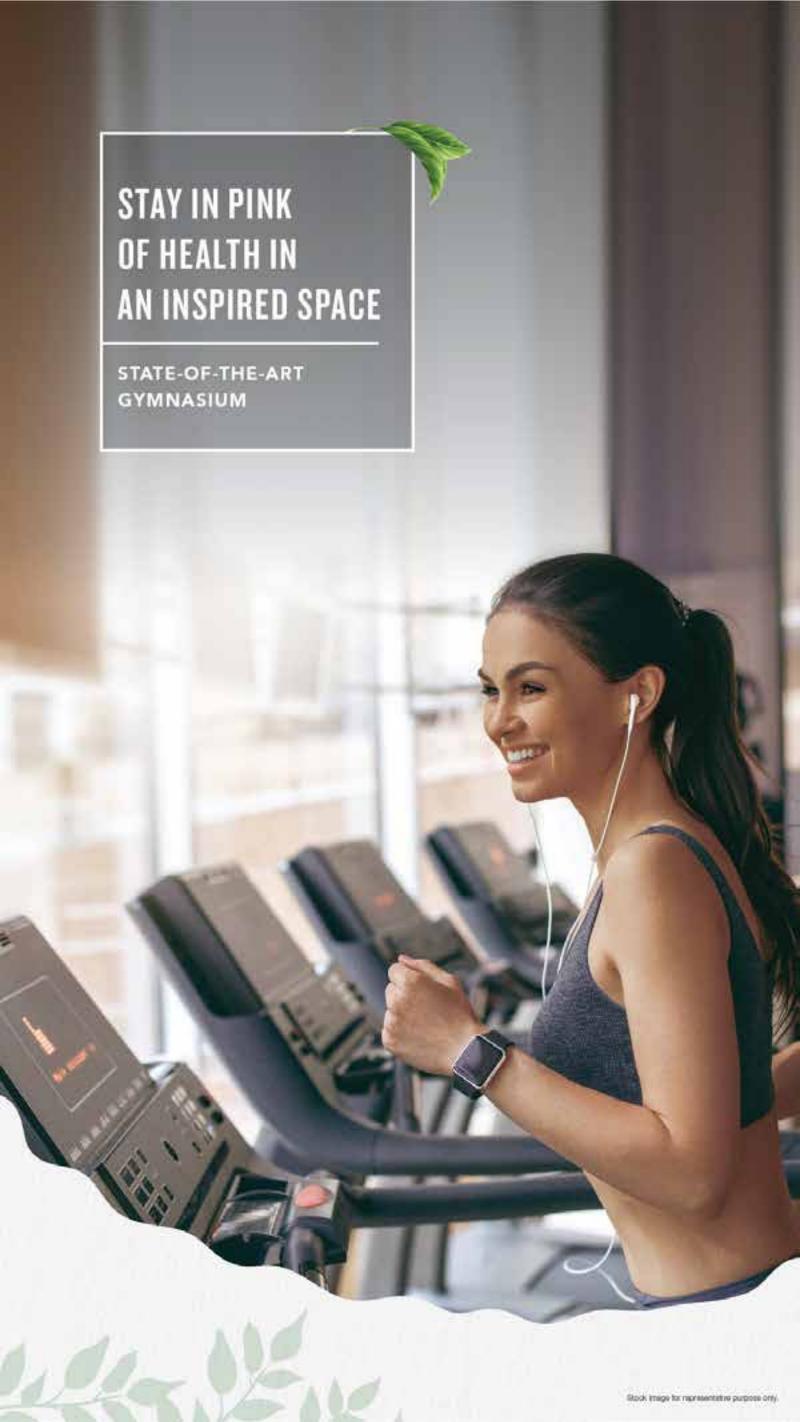






As you form a deeper connection with nature and the great outdoors, we have curated resplendent indoor spaces for you and your loved ones to bond over. Unwind, socialise and get rejuvenated with your loved ones or simply steal some me-time at the grand clubhouse.





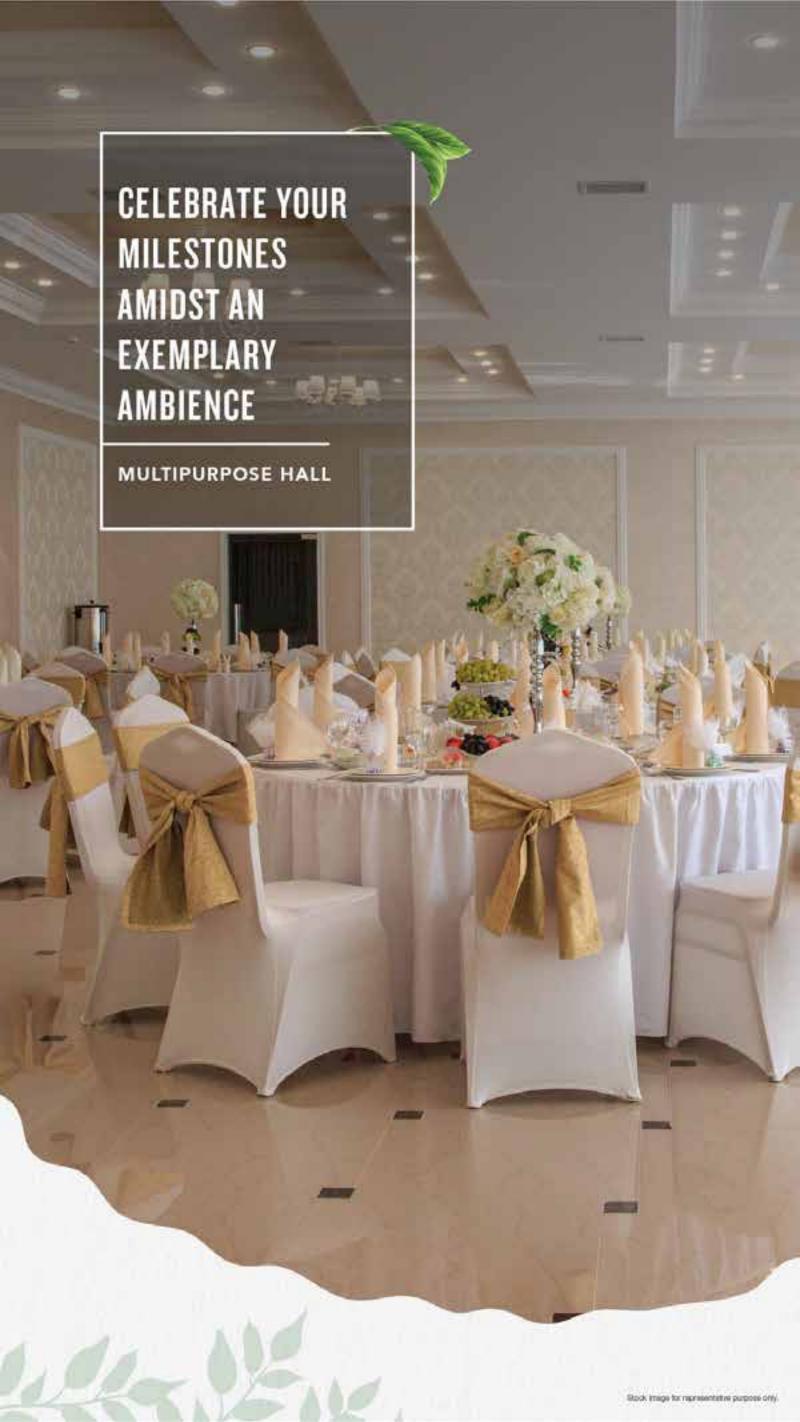


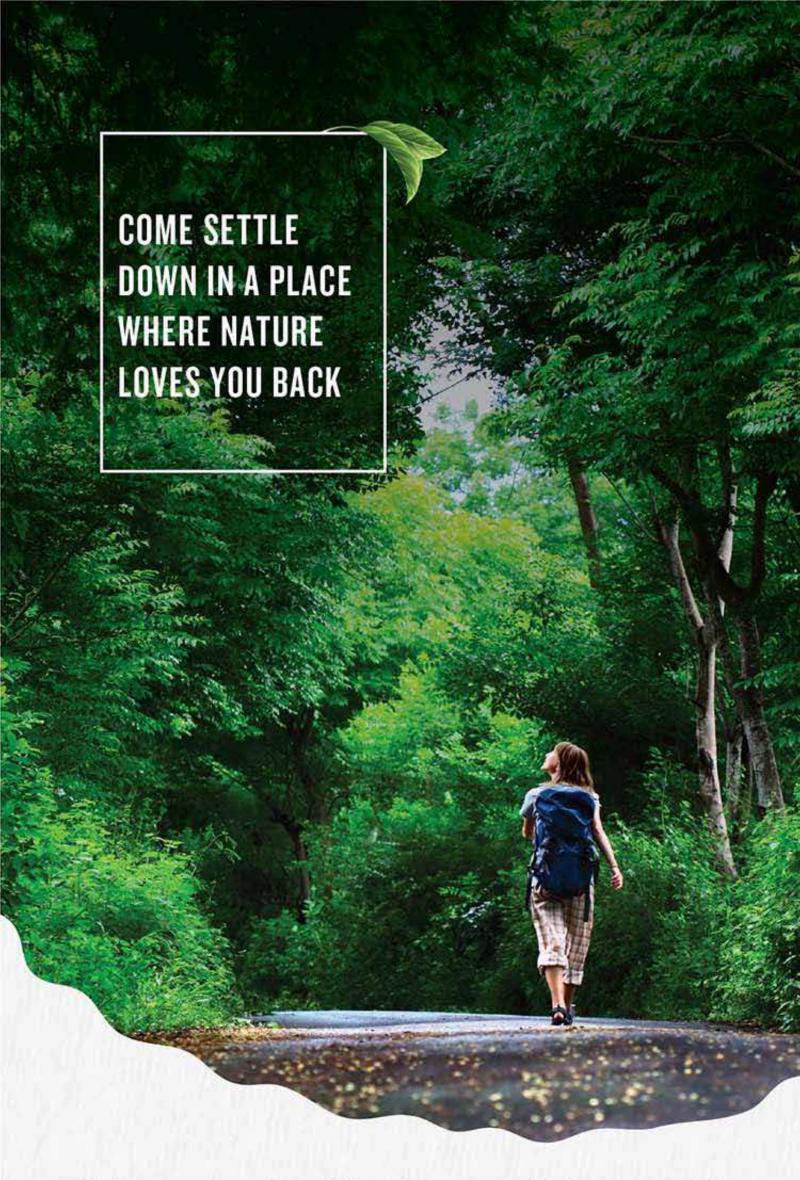
### REVISIT YOUR CAREFREE DAYS ONE GAME A TIME

**INDOOR GAMES ROOM** 









It's time you make your dream of living amidst nature, a reality. Here you are tucked away from the cacophony of city life, yet you can enjoy all the urban comforts. Enjoy a lifetime of nature holiday right from the comfort of your plot. Become a part of our first-ever plotted development in Pune.

### MASTER LAYOUT PLAN



GODREJ WOOD PARK MAMURDI, PUNE

#### LEGEND

- A SUPER TREE HOUSE
- **B BLOSSOM GARDEN**
- C ZIPLINE
- E KIDS' PLAY AREA
- F REFLEXOLOGY WALK
- G SENIORS' CORNER
- H GARDEN COURTYARD
- 1 SWIMMING POOL
- K COFFEE CORNER
  - L COMMUNITY GARDEN
- M AMPHITHEATER
- N PARTY LAWN
- O WATERSIDE PARKY PLAZA
- Q FOREST TRAIL
- R RESTING PAVILLION
- S BOARDWALK
- TWITCHER CLUB INDOOR GAMES
- U WATERSIDE CLUB MULTIPURPOSE HALL LIBRARY

**SERVICES** 

1 SUBSTATION

2 DG AREA

3 STP AREA

## SPECIFICATIONS

Plot edge marking with civil work (common with adjacent plot)

#### **MEP Infra**



#### DRAINAGE

- Inspection chamber within plot
- · Sewer pipe from inspection chamber to main sewer network



#### WATER SUPPLY

- Domestic water supply tapping point to individual plots
- Flushing water supply tapping point to individual plots



#### STORM WATER DRAINAGE

 Storm water overflow pipe to the external main storm water network



#### ELECTRICAL

- Trench for electrical cable upto the plot boundary
- Trench for fibre optic cable upto the plot boundary

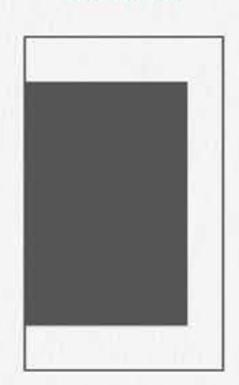
### SAMPLE TYPOLOGY



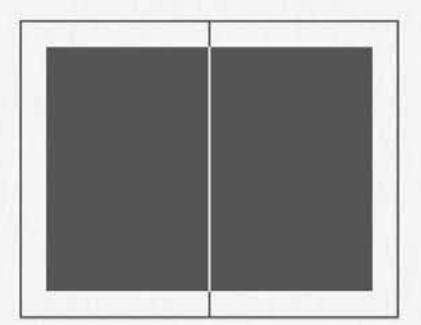
**ROW HOUSE PLOT** 



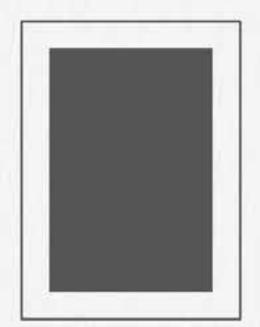
ROW HOUSE AT END PLOT



TWIN BUNGALOW PLOT



INDEPENDENT BUNGALOW PLOT



## PRODUCT MIX

CONFIGURATIONS	PRICE RANGE (ALL INCLUSIVE)	
Row House Plot	₹51.52 - 103.90 Lakh	
Corner Plot	₹72.98 - 180.66 Lakh	
Twin Bungalow Plot	₹72.98 - 135.10 Lakh	
Independent Bungalow Plot	₹158.55 Lakh	

CHOOSE A PLOT THAT'S RIGHT FOR YOU

### **PAYMENT PLAN**

Milestone	% Due
Allotment day/Booking	10%
SDR	
On or before 15th May, 2021	20%
On or before 15th August, 2021	20%
On or before 15th November, 2021	20%
On or before 5th Feb, 2022	20%
On notice of Possession	10%
Total	100%

# PLOT YOUR PAYMENT SCHEDULE



IN ASSOCIATION WITH

The project has been registered as "Godrej Wood Park" with MahaRERA under registration No. P52100028133 (https://maharera.mahaonline.gov.in). The project is developed by Godrej Skyline Developers Private Limited, wherein Godrej Properties Limited is a shareholder,

The sample plot portrays anticipated appearance of a plot. The accessories, equipment, fittings, fixtures, etc. shown in the document do not form part of the standard specifications/amenities/services to be provided and the same shall be as per the final agreement between the Parties. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to the 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 plot, as and when required. T&C Apply.

The official website of the Godrej Properties Ltd is www.godrejproperties.com , Please do not rely on the information provided in any other website.