

#GRANDE
AT GODREJ SERENE

Godrej | PROPERTIES

OUR GLOBAL BRAND, ALWAYS SPREADING JOY

Continuing the legacy of innovation, sustainability, and excellence established by the Godrej Group, Godrej Properties has been shaping the real estate landscape for over 126 years. The mark of a trusted legacy with a dedication to cutting-edge design and technology, is what makes delivering spaces that redefine the industry so seamless during each project.



Artist's impressions and not actual site images. This is for representational purposes, indicating the amenity / development and not the actual delivery.

AWARDS & RECOGNITIONS

Our commitment to providing the best reflects in our pursuit of excellence. Thanks to you, Godrej Properties Limited has earned over 250 awards and accolades in recent years.



Realty+ Excellence Awards,
2023



Best Design Project

Realty+, 2022



Best Interior Design

Realty+, 2022



Plotted Development
of the Year

Realty+ Conclave Award,
2022



Lopez Design for
Energizing - Central Park

India's Best
Design Awards, 2021



Architectural Design
of the Year

Realty+ Conclave Award,
2021



Best Interior Design

Realty+ Conclave Award,
2021



National Brand Leaders

Track2Realty BrandXReport,
2019-20



Porter Prize: For Leveraging
Unique Activities

Porter Prize, 2019



Real Estate Company
of the Year

Construction Week
Awards, 2019



India's Top Builders
Award

Construction World Architect
and Builder (CWAB) Awards,
2018



Wealth Creator Among
The Next 500 Companies

Fortune India



Ranked #1 Globally for
a third consecutive year



GRESB (Global Real Estate
Sustainability Benchmark)

OUR LANDMARK PROJECTS IN PUNE

UNDRI

- GODREJ PRANA
- GODREJ GREENS
- GODREJ HORIZON

HINJEWADI

- GODREJ WOODSVILLE
- GODREJ ELEMENTS
- GODREJ 24

MAMURDI

- GODREJ FOREST GROVE
- GODREJ PARK GREENS
- GODREJ NURTURE
- GODREJ WOOD PARK
- GODREJ CARNIVAL

PIMPRI

- GODREJ EMERALD WATERS

KESHAV NAGAR

- GODREJ INFINITY
- GODREJ REJUVE

MANJARI


- GODREJ SKY GREENS
- GODREJ PARKRIDGE
- GODREJ BOULEVARD
- GODREJ URBAN RETREAT

MAHALUNGE

- GODREJ HILLSIDE, GODREJ HILLSIDE 2 & GODREJ HILLSIDE 3
- GODREJ MEADOWS & GODREJ MEADOWS 2
- GODREJ GREEN COVE
- GODREJ GREEN VISTAS
- GODREJ HILL RETREAT & GODREJ HILL RETREAT 2
- GODREJ RIVER ROYALE


















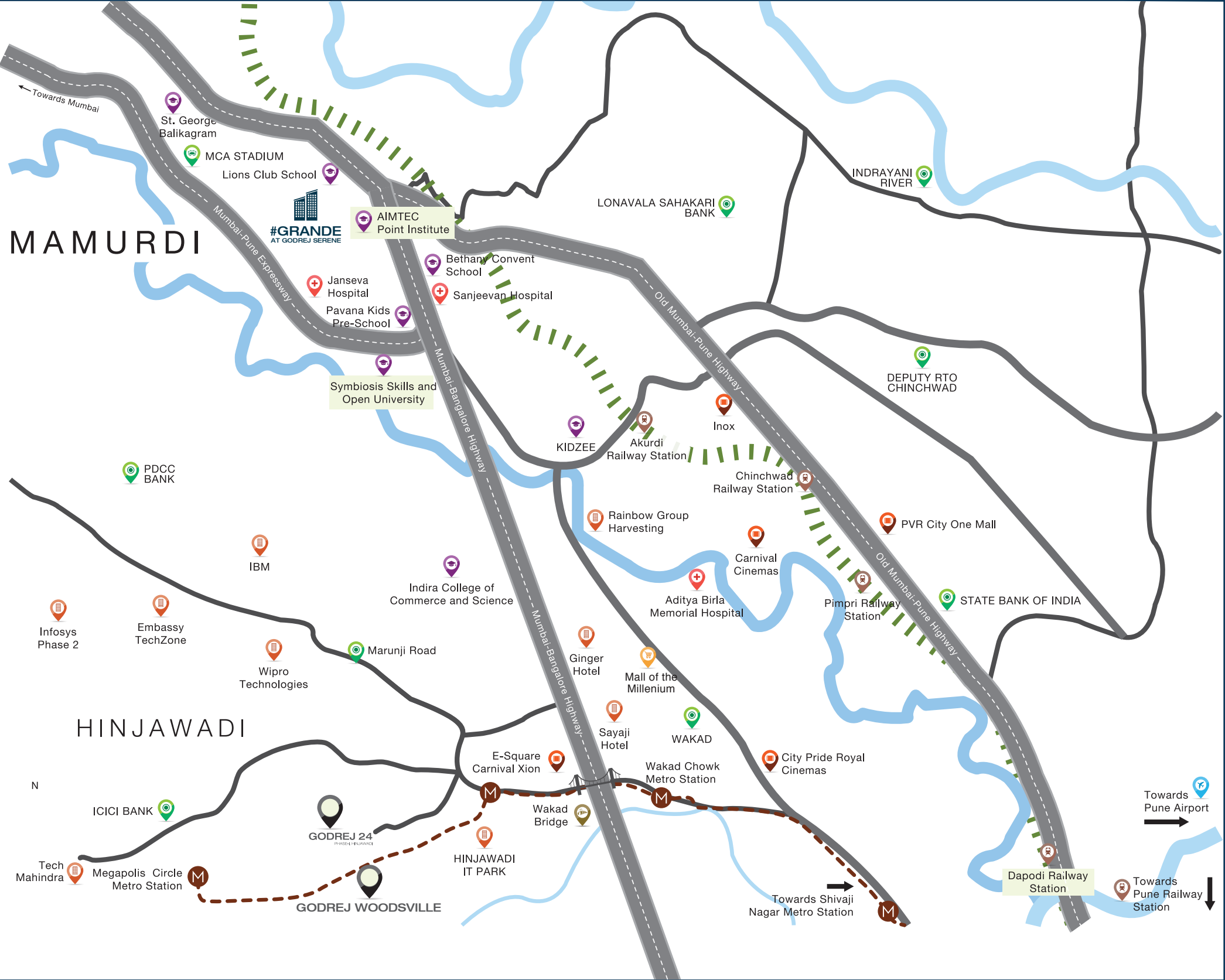
PRESENCE IN PUNE

 **14,80,000**
m² SOLD

 **15,000+**
HAPPY FAMILIES

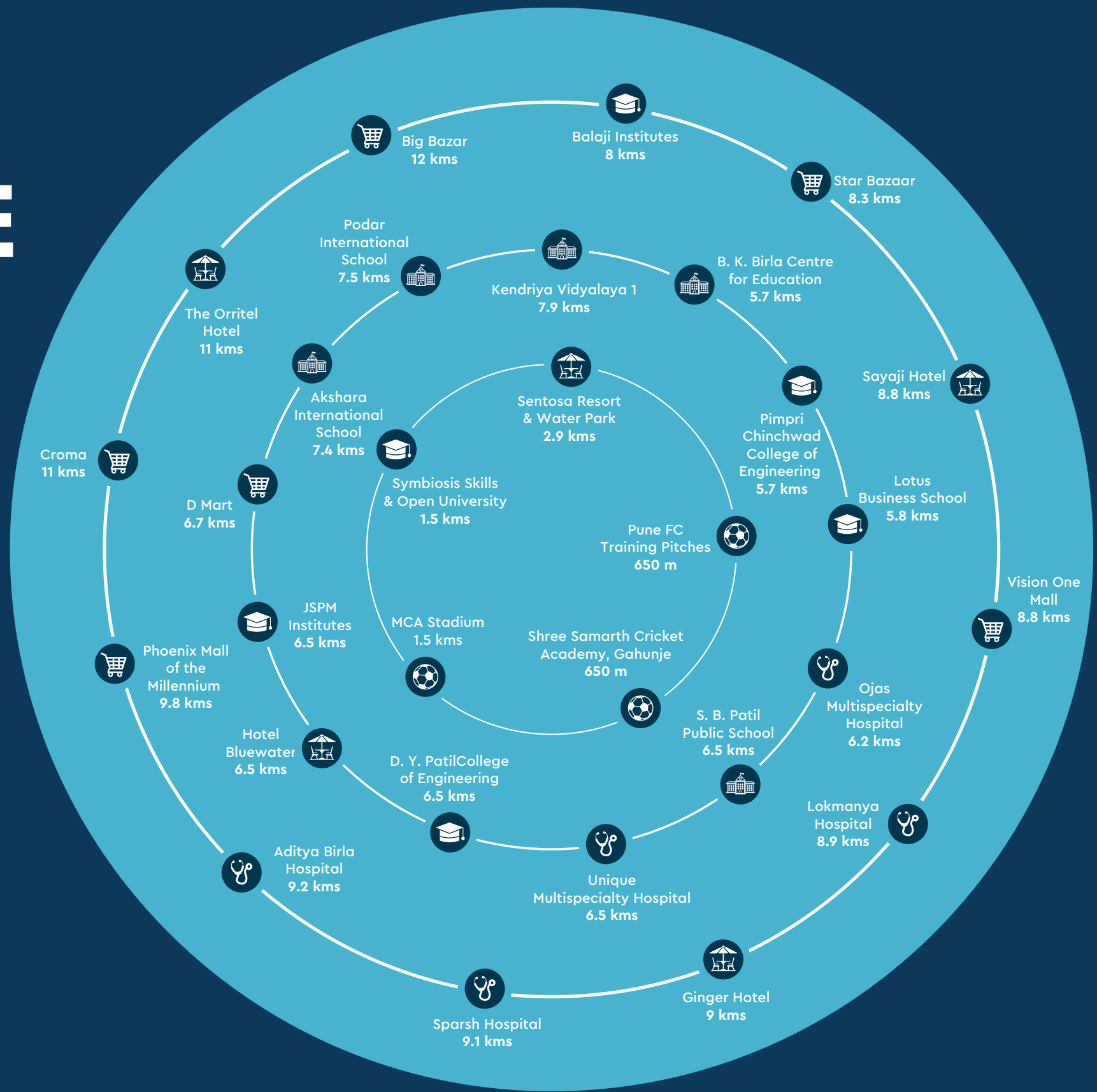
LOCATION MAP

-  School/College/Institute
-  Temple
-  Hospital
-  Road
-  Landmarks
-  Bank
-  Commercial
-  Bridge
-  Residency/Hotel
-  Mall
-  Cricket Stadium
-  Airport
-  Cinema Halls
-  Railway Station
-  Proposed Metro Line*



Map not to scale. Source: Google Maps | *Source: <https://punerimetro.in/>. The proposed Metro mentioned above is proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control.

SOCIAL INFRASTRUCTURE



Approximate distances as per Google Maps.

THINK BIGGER WHEN IT COMES TO CONNECTIVITY

Nestled in a strategic location adjacent to the Mumbai-Pune Expressway, Mamurdi offers the promise of exceptional growth while ensuring seamless connectivity to key areas of Pune, including PCMC, Chakan, Wakad, and Hinjewadi. Mamurdi finds itself at the intersection of three major routes – the Old NH-4 Highway, Katraj-Dehu Road, and the Mumbai-Pune Expressway.



MCA Stadium
within sight



Talwade IT Park
29 mins away



Hinjewadi IT Park
25 mins away



Symbiosis Skills and
Professional University
3 mins away



Proposed 170 km Ring Road
will pass next to Mamurdi



Godrej Carnival Premium
Retail Space 2 mins away

OUR STORY IN MAMURDI SO FAR...

GODREJ PARK GREENS



Dive into the green life at Godrej Park Greens. With 6 acres of lush greens, your home here is #YourGreenEscape.

GODREJ NURTURE



A holistic child – focused development that's curated thoughtfully to give you and your family a class apart experience.

OUR STORY IN MAMURDI SO FAR...

GODREJ FOREST GROVE



Live your #LifeByTheTrees. Homes here are surrounded by 1,100+ trees, a fruit orchard and 4 seasoned gardens to give you the best of life.

GODREJ WOOD PARK



Built around 0.5+ hectares of lush greens, it's not just a plot, but your happy home for life. With a flora-fauna park and 50+ species of plants, you can experience green living at its best.

LIVE NEAR THE BIG HEART OF OPPORTUNITIES

Find yourself in close proximity to a big, vibrant shopping experience in an upscale neighbourhood, spread over 2.3 acres at Godrej Carnival. Experience your life unfold, bigger than ever, with access to one of the biggest retail destinations that gives you a plethora of entertainment, shopping and more to choose from.



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PRESENTING

#Grande

**THINK BIG.
LIVE BIG.**



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MASTER LAYOUT PLAN

LEGENDS

A. GROUND LEVEL

- 01. Entrance Gate
- 02. Inner Road
- 03. Drop Off
- 04. Retail Edge
- 05. Service Area

B. MLCP

- 06. Box Cricket
- 07. Multi-Purpose Court
- 08. Pool + Jacuzzi
- 09. Water Volley Ball
- 10. Sunken Juice Bar /
Café next to Pool
- 11. Hanging Pods
- 12. BBQ Area
- 13. Resting Alcove
- 14. Hammock Garden

C. CLUB HOUSE-01

- Gymnasium with Zumba
and Steam Room
- Café
- Spa and Salon
- Indoor Kids Play Area
- Crèche
- Open Movie Screening
@ Club Terrace

D. CLUB HOUSE-02

- Multipurpose Hall
- Bowling Alley
- Lazer Spy & EGolf Area
- Gaming Arcade
- Mini Theatre
- Indoor Games Area

E. TOWER

- Games Room (Stilt)
- Multifunctional Work Out room (Stilt)
- Reading Room
- Lounge
- DIY Kitchen

F. TOWER TERRACE

- 15. Yoga & Meditation Deck
- 16. Party Deck
- 17. Viewing Deck



THINK BIGGER WHEN IT COMES TO CONVENIENCE

Delight in the best of retail therapy at your doorstep with a world of shops and services located just a few steps away.



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THINK BIGGER WHEN IT COMES TO SPACE

Embrace the boundless advantages of spacious homes designed for quality family time. Come, live big with more room for love, laughter, and cherished moments.

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An aerial view of a modern apartment complex featuring a large, multi-themed swimming pool. The pool has several distinct sections, including a main pool with a curved edge, a smaller pool with a waterfall, and a circular pool with a central island. The pool is surrounded by lush landscaping with various palm trees and other tropical plants. A wooden deck with lounge chairs is adjacent to the pool. The background shows several multi-story apartment buildings with balconies. The overall scene is bright and sunny, suggesting a warm climate.

THINK BIGGER WHEN IT COMES TO LIFESTYLE INDULGENCES

With not one, but two themed clubhouses, come, indulge in a world of leisure and recreation. From five distinct pool zones with unique aquatic experiences and a splendid bowling alley – here, you can choose your idea of fun and entertainment as you please.

LIVE BIGGER WITH YOUR FAVOURITE SPORTS ON GROUND LEVEL

The time for thinking has passed, come put your best foot forward and play the big matches with sportsmanship, because your life has only just begun.



Box Cricket



Multipurpose Court

**THINK MORE ROOM
FOR WELLNESS DAY
AFTER DAY**

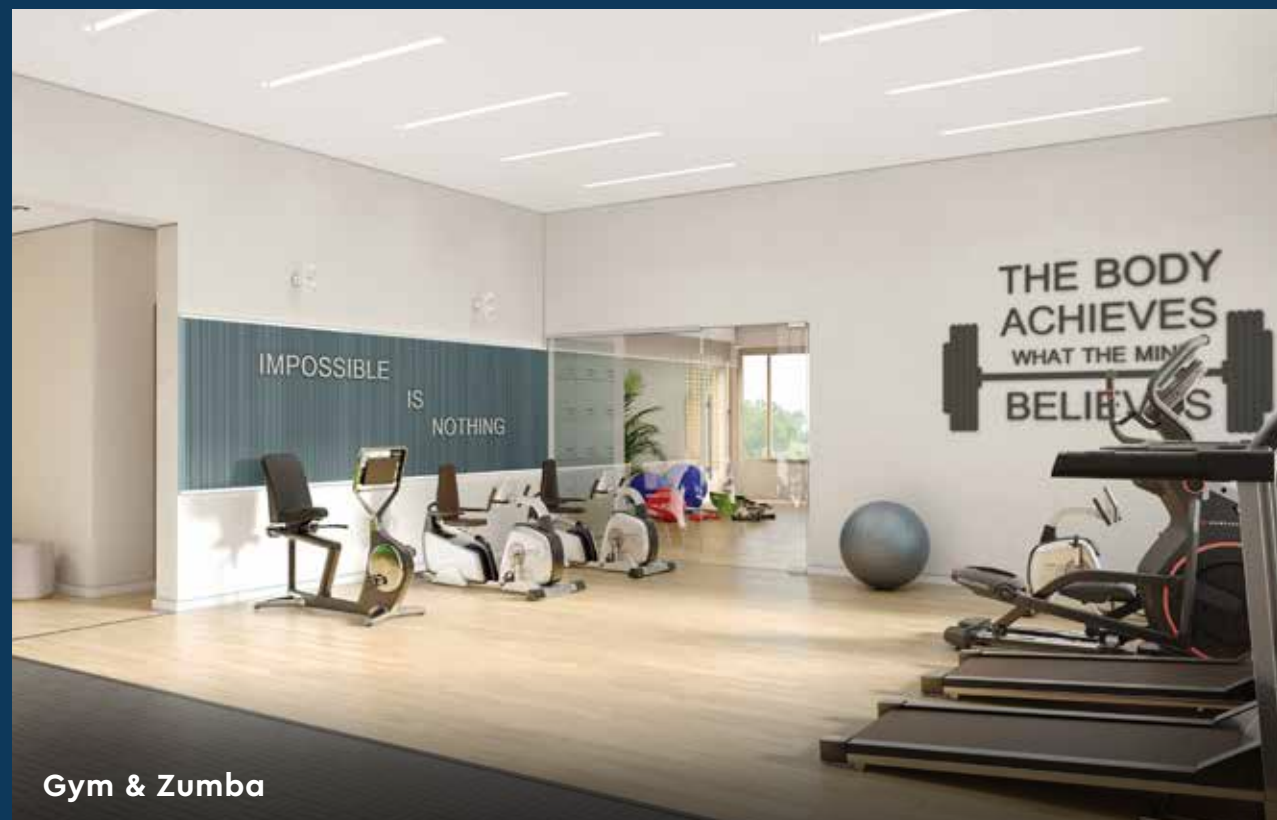


LET WELLNESS BECOME YOUR BIGGEST PRIORITY

Step into a clubhouse that caters to all your needs, whether you're in the mood for invigorating water workouts, hitting the gym, or simply relaxing in the spa and salon area.



5 Function Pool Zone*



Gym & Zumba



Spa & Salon

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*5 Function Pool-Zone shall mean and include a set of pools having different usage/ functions - namely Leisure Pool, SPA Pool, Lap Pool, Sunken Lounge Pool and Kids Pool.

LIVE BIG, WHERE YOUR LITTLE ONES THRIVE

Discover bigger homes where your kids live their best lives while having enough room to play, and be well taken care of too.



Indoor Kids' Play Area



Crèche & Indoor Games Area

LIVE BIG IN THE ACTIVE & WELLNESS CLUBHOUSES



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UNCOVER ENDLESS POSSIBILITIES OF GAMING

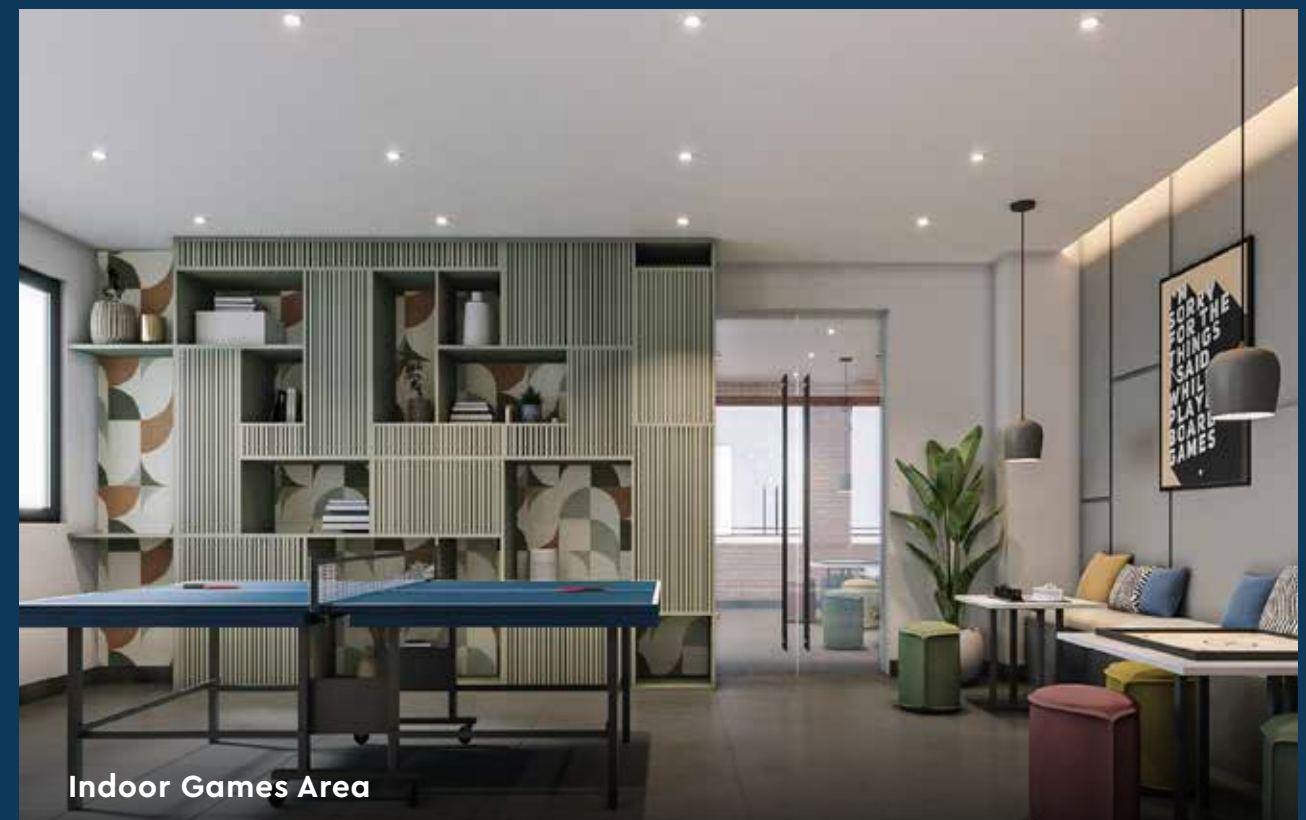
You're sure to be spoilt for choice when it comes to experiencing a big world of recreation and games that are more fun than you ever dreamed.



Bowling Alley



Gaming Arcade



Indoor Games Area

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LIVE ENTERTAINED, WITH BIGGER AVENUES TO INDULGE IN


Treat yourself to a film, or host dear ones for a party as you please, the clubhouse has ample rooms to take care of your every whim.



Mini theatre



Multi-Purpose Hall/ Party Lawn



**LET 1.5 ACRES*
OF GREENS
MESMERISE YOU**

*Approximate Acreage of Total Podium & Ground Level Greens

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LIVE WITH MORE ROOM FOR LIFE'S BIG JOYS

Give your little ones the perfect setting for play time as you treat yourself to scenic workviews and more room to surround yourself with the life you've always wanted.



Multi-Purpose Lawn



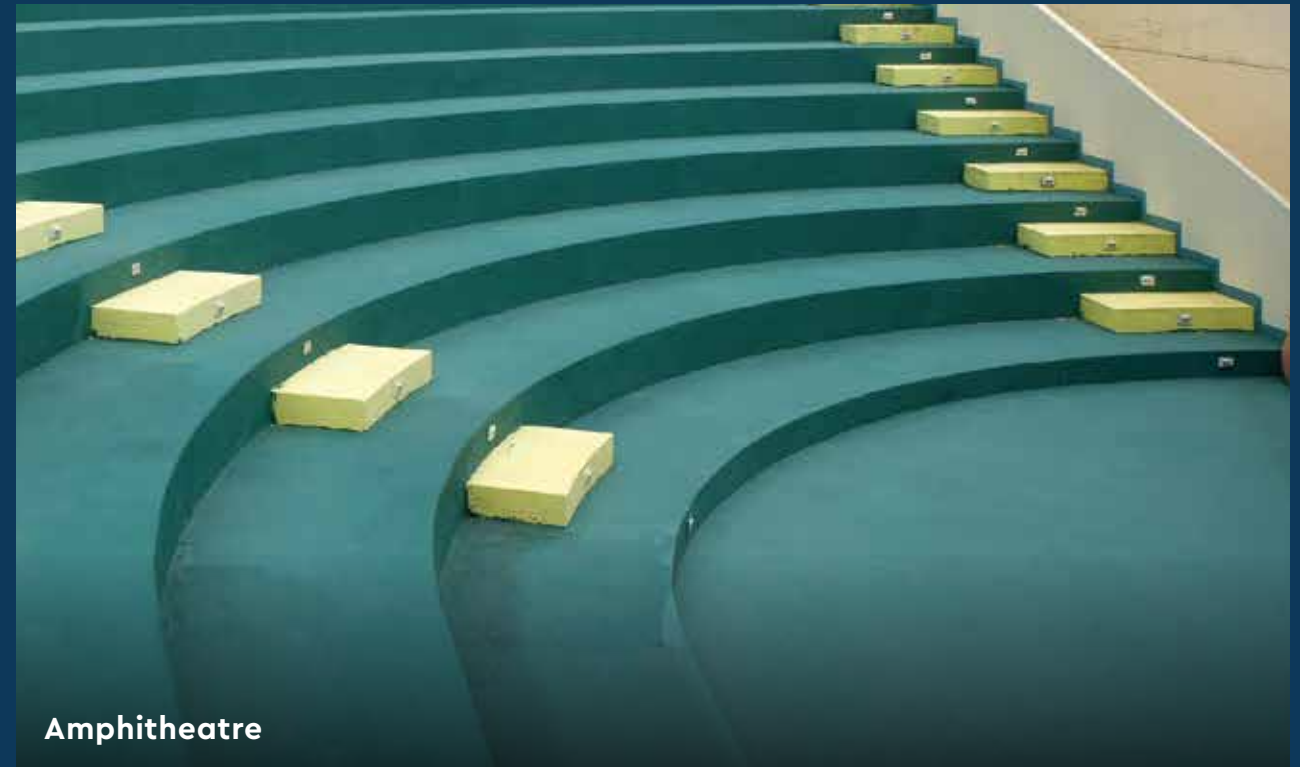
Kids' Adventure Play Area



Work-From-Garden Desk

TREAT YOUR GUESTS TO BIG GET TOGETHERS

Make every celebration and time spent with friends and family a big one.
Let your hair down amid the best outdoor indulgences.



Amphitheatre



Spill Out Party Lawn



BBQ Deck

EMBRACE BIG MOMENTS OF TRANQUILLITY

Savour every second spent in peaceful silence, as you find yourself having more time to relax, reflect and grow closer to your innermost self.



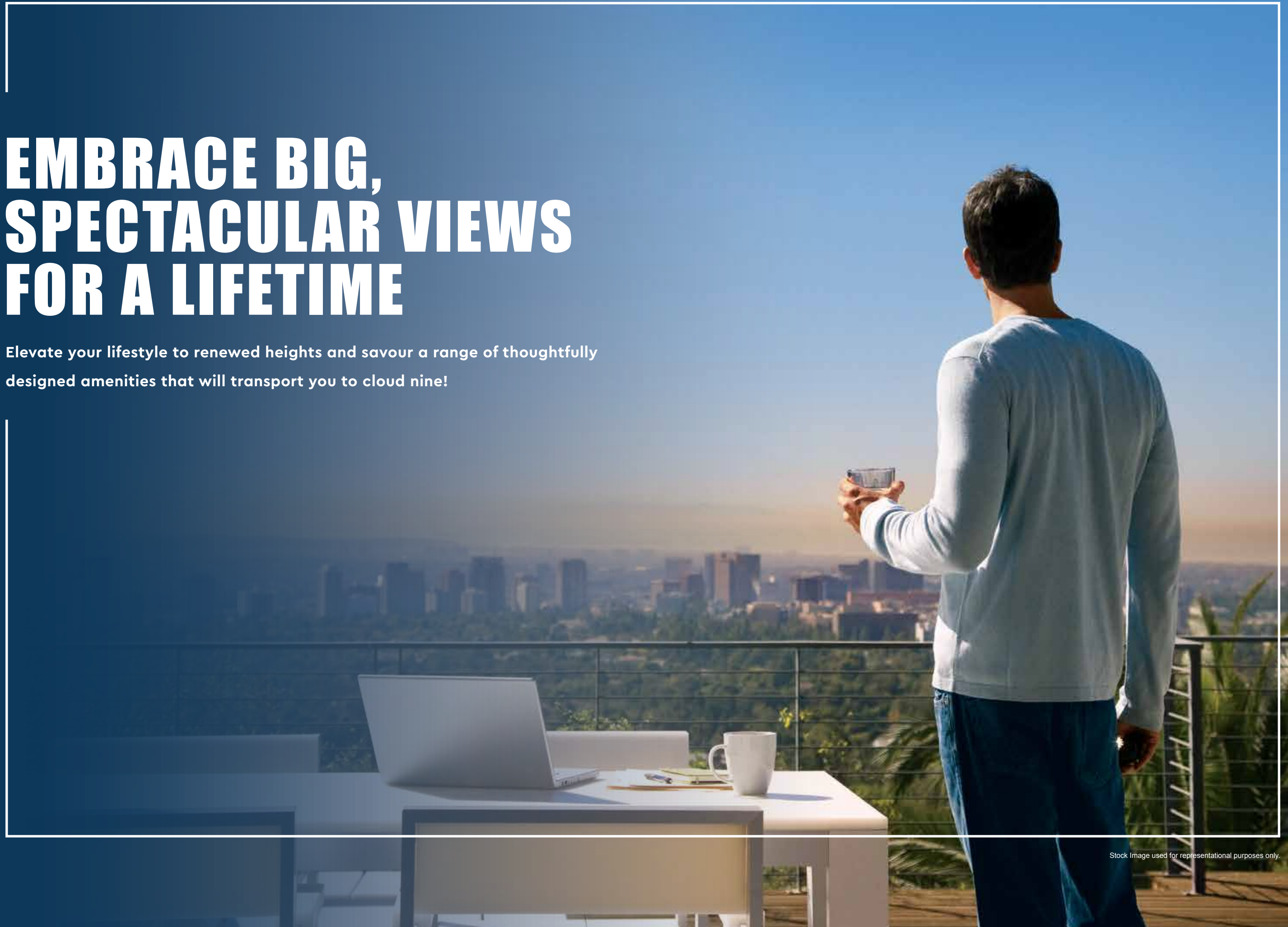
Hammock Garden



Yoga/ Meditation Deck

EMBRACE BIG, SPECTACULAR VIEWS FOR A LIFETIME

Elevate your lifestyle to renewed heights and savour a range of thoughtfully designed amenities that will transport you to cloud nine!



Stock Image used for representational purposes only.

INDULGE IN IMPECCABLE SKY AMENITIES AND EVEN BETTER VIEWS

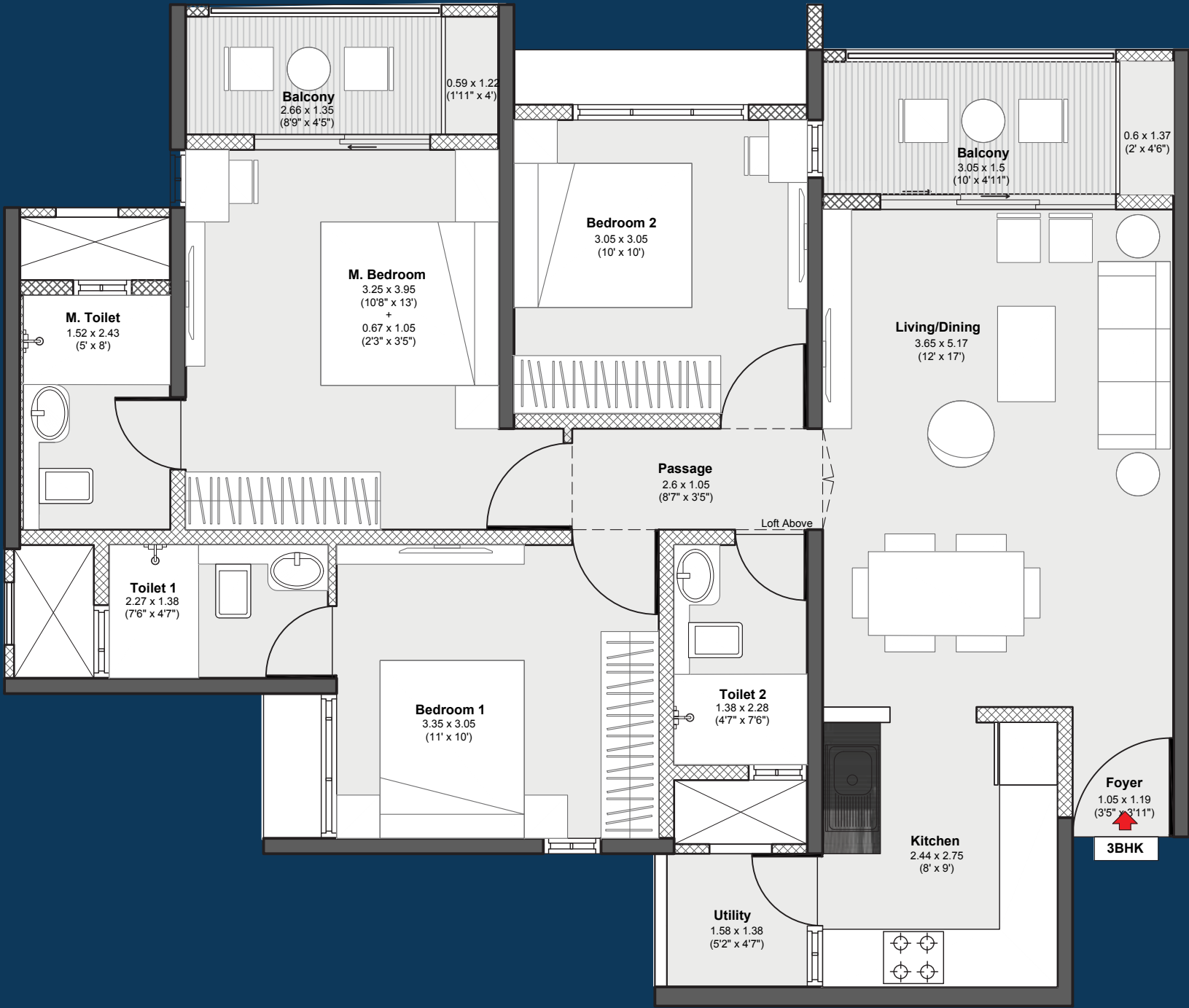
Live under the big blue sky, with a variety of amenities that make you feel blessed to have found your home here.



UNIT PLAN

3 BHK

AREA AS PER RERA	
Flat No.	3BHK
RERA Carpet Area (sq.m.)	78.56
Exclusive Area (sq.m.)	9.47
Total RERA Area (sq.m.)	88.03
Total RERA Area (sq.ft.)	947.55

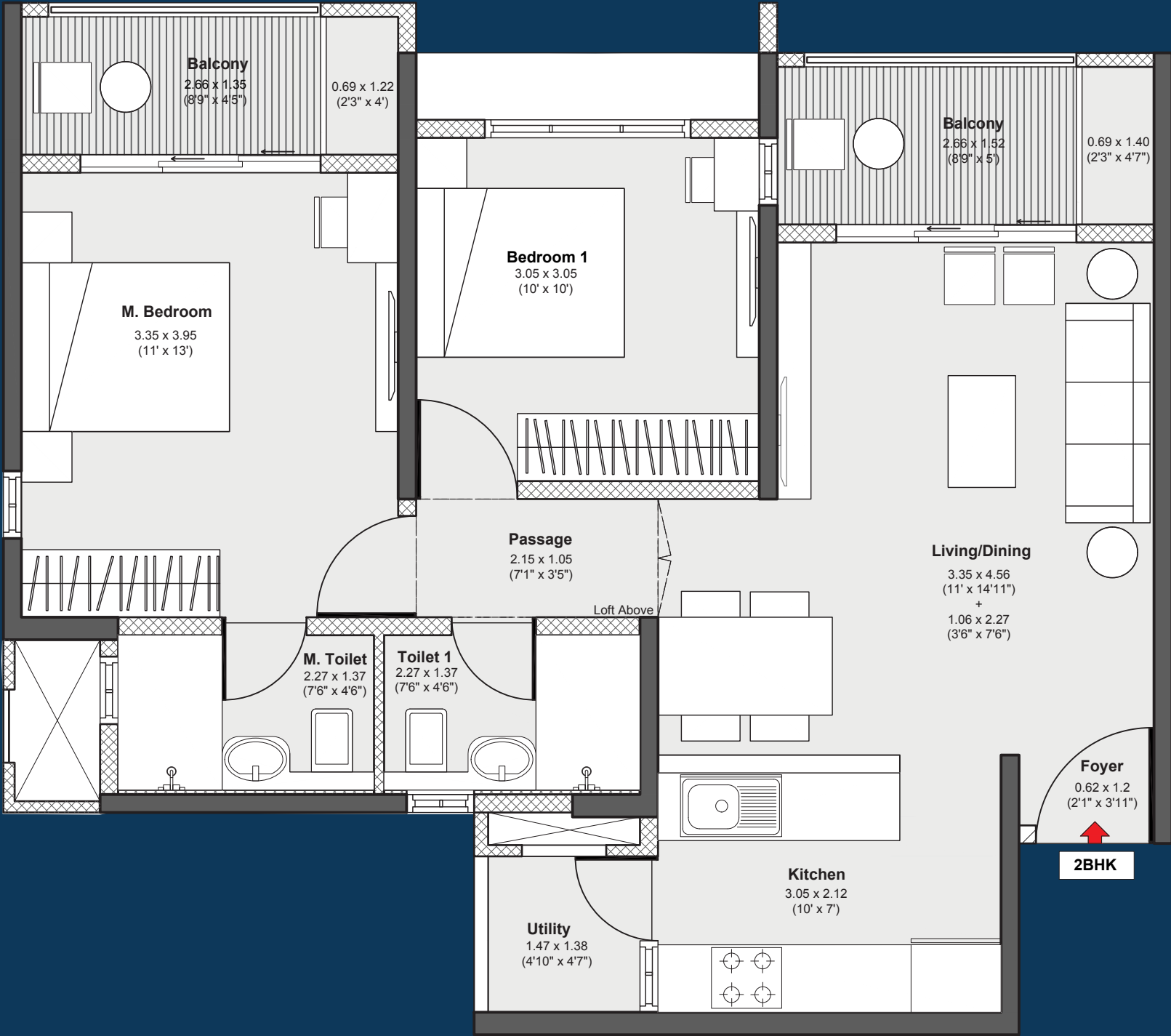


Note: Not to scale. ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for the purpose of illustrating indicating a possible layout and do not form part of the standard specification. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface. Depth of balcony and utility is measured from outer edge

UNIT PLAN

2 BHK – Type 1

AREA AS PER RERA	
Flat No.	2BHK Type-1
RERA Carpet Area (sq.m.)	60.52
Exclusive Area (sq.m.)	8.85
Total RERA Area (sq.m.)	69.37
Total RERA Area (sq.ft.)	746.69

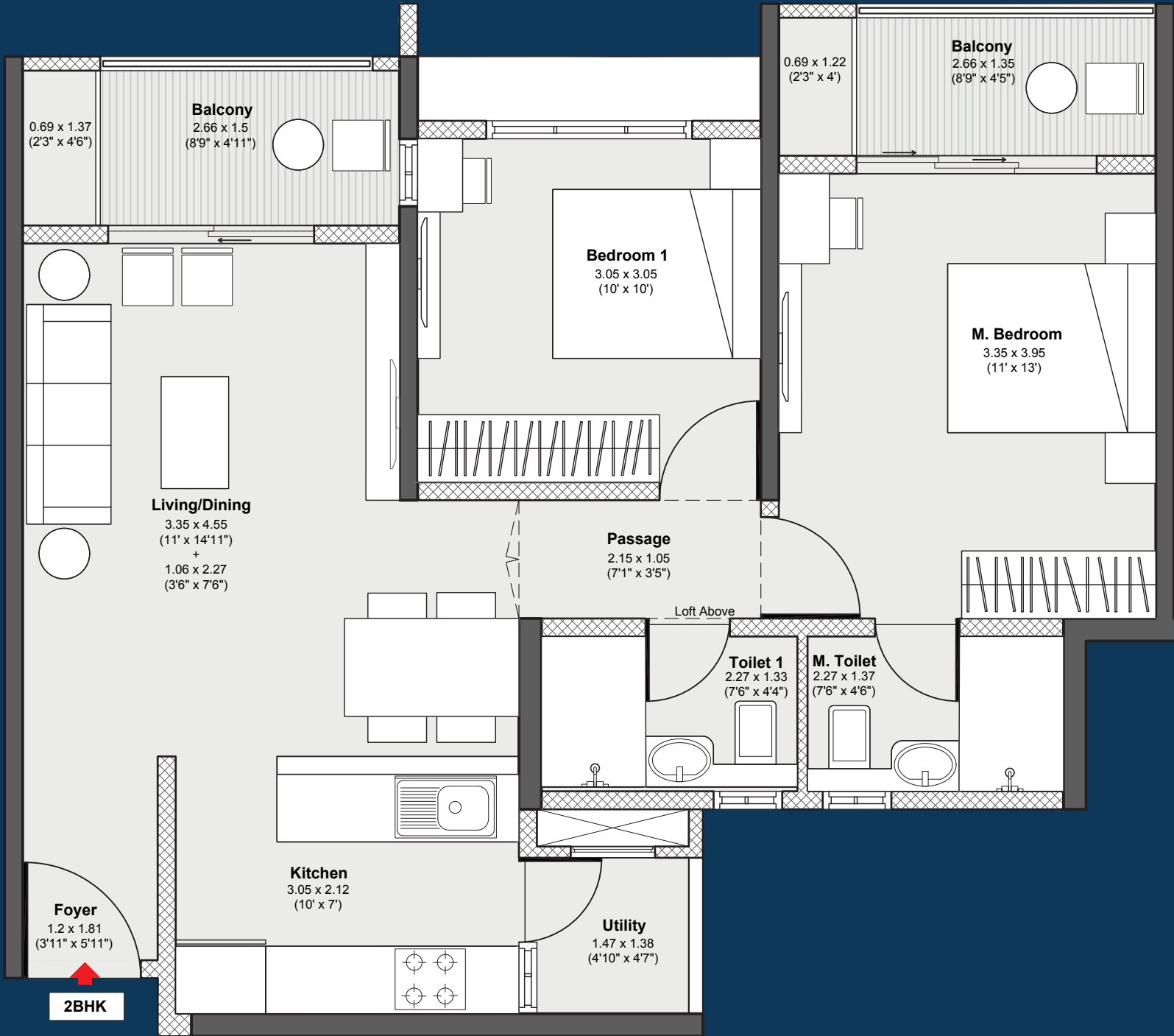


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UNIT PLAN

2 BHK – Type 2

AREA AS PER RERA	
Flat No.	2BHK Type-2
RERA Carpet Area (sq.m.)	62.09
Exclusive Area (sq.m.)	8.78
Total RERA Area (sq.m.)	70.87
Total RERA Area (sq.ft.)	762.84

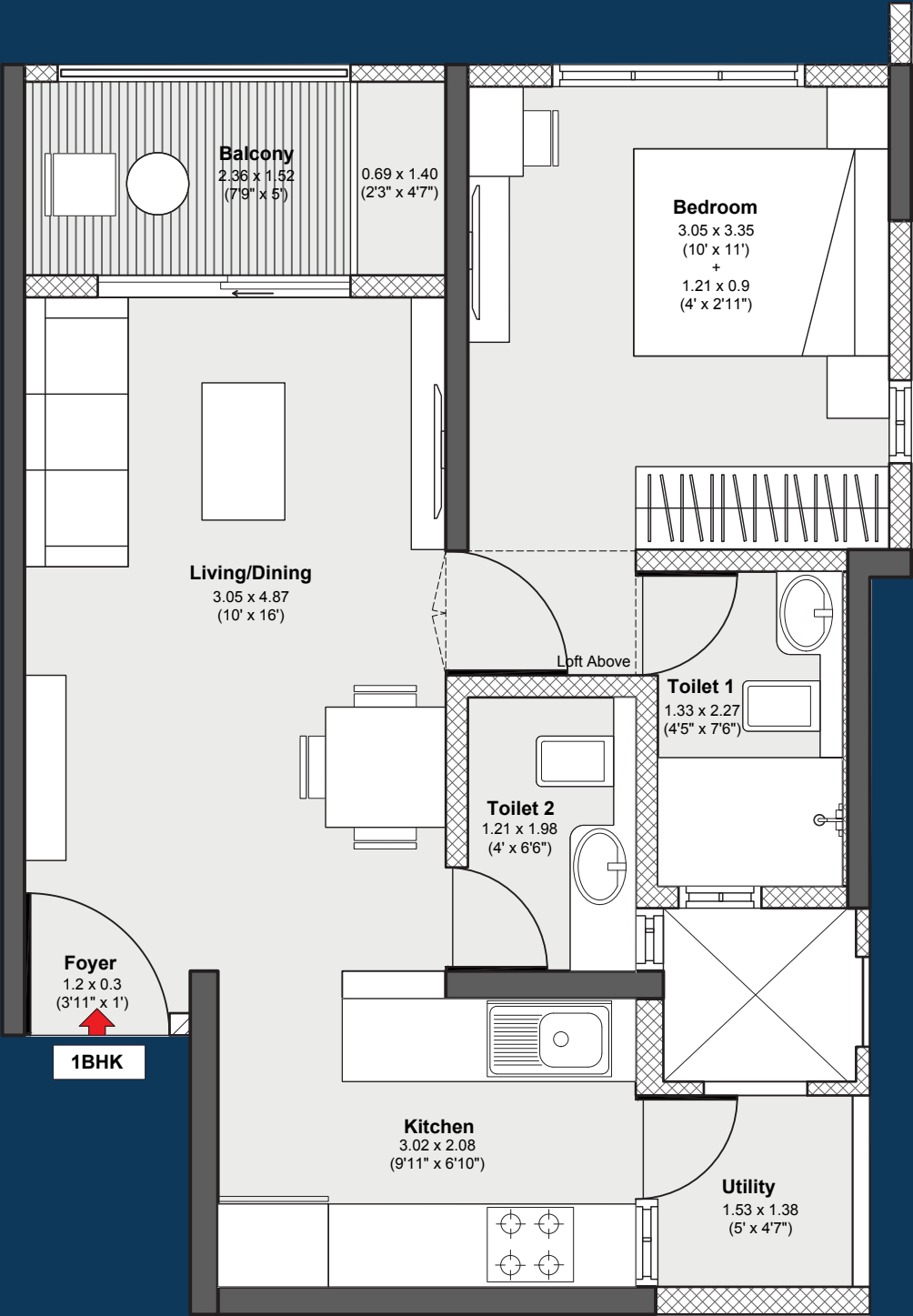


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UNIT PLAN

1 BHK

AREA AS PER RERA	
Flat No.	1BHK
RERA Carpet Area (sq.m.)	41.31
Exclusive Area (sq.m.)	5.25
Total RERA Area (sq.m.)	46.56
Total RERA Area (sq.ft.)	501.17



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UNIT CONFIGURATION

CONFIGURATION	TOTAL RERA AREA (SQ. M.)	TOTAL RERA AREA (SQ. FT.)
1 BHK	46.56	501.17
2 BHK - TYPE 1	69.37	746.69
2 BHK - TYPE 2	70.87	762.84
3 BHK	88.03	947.55

CONSTRUCTION LINKED PAYMENT PLAN

MILESTONE	% DUE
BOOKING AMOUNT	5.50%
WITHIN 15 DAYS FROM BOOKING	4.50%
WITHIN 60 DAYS FROM DATE OF BOOKING	10.00%
WITHIN 80 DAYS FROM DATE OF BOOKING	15.00%
ON COMPLETION OF 3 RD SLAB	10.00%
ON COMPLETION OF 8 TH SLAB	5.00%
ON COMPLETION OF 15 TH SLAB	5.00%
ON COMPLETION OF SUPERSTRUCTURE	10.00%
ON COMPLETION OF STAIRCASE	5%
COMPLETION OF INTERNAL PLASTERING	10.00%
ON COMPLETION OF TERRACE WITH WATERPROOFING	10.00%
ON COMPLETION OF EXTERNAL PLUMBING	5.00%
ON APPLICATION OF OC	3.00%
ON NOTICE OF POSSESSION	2.00%

SPECIFICATIONS



STRUCTURE & FINISHING

Earthquake resistant framed RCC structure

Internal – Oil Bound Distemper

External Walls finish with texture paint



TOILET

Sanitary Ware – American Standard or equivalent

CP Fittings – American Standard or equivalent

Counter Top – Granite counter top

Wall Cladding (All Restrooms) – Glazed tiles

False ceiling in Restrooms



DOORS & WINDOWS

All Doors – Pre-fabricated wooden doors

Windows & Glazing – Powder coated aluminium



ELECTRICALS

Modular Switches – Anchor Roma or equivalent

Provision for Cable TV, Telephone, AC points



SPECIAL FEATURES

Solar water provision in Master Restroom

Precertified Silver Rating for design under
IGBC Green Homes Rating System



KITCHEN*

Modular Kitchen**

Granite counter top + SS sink

Wall cladding with tiles above counter
up to 600mm



FLOORING*

Living/Dining – Vitrified tiles

Master Bedroom – Vitrified tiles

Other Bedrooms – Vitrified tiles

Balconies – Anti-skid tiles

Utility Area – Anti-skid tiles

Master Restroom – Anti-skid tiles

Other Restrooms – Anti-skid tiles

Kitchen – Vitrified tiles

*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.

i. Tiles: +/- 3mm in warpage & bent.

ii. Granite is a natural stone and is subject to variations in colours / shades and / or grains

**Lower Cabinets only.



The project Godrej Serene is registered with MahaRERA Registration No P52100047405 available at Website: <http://maharera.mahaonline.gov.in>
Site Address : Godrej Serene, Opp. Symbiosis Open University, Next to MCA Stadium. Mamurdi, Pune - 412 101.



The sale is subject to terms of application form and agreement for sale. Customers are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. Project finance (Mortgage) availed for Godrej Serene from Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats. *T&C Apply. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.