



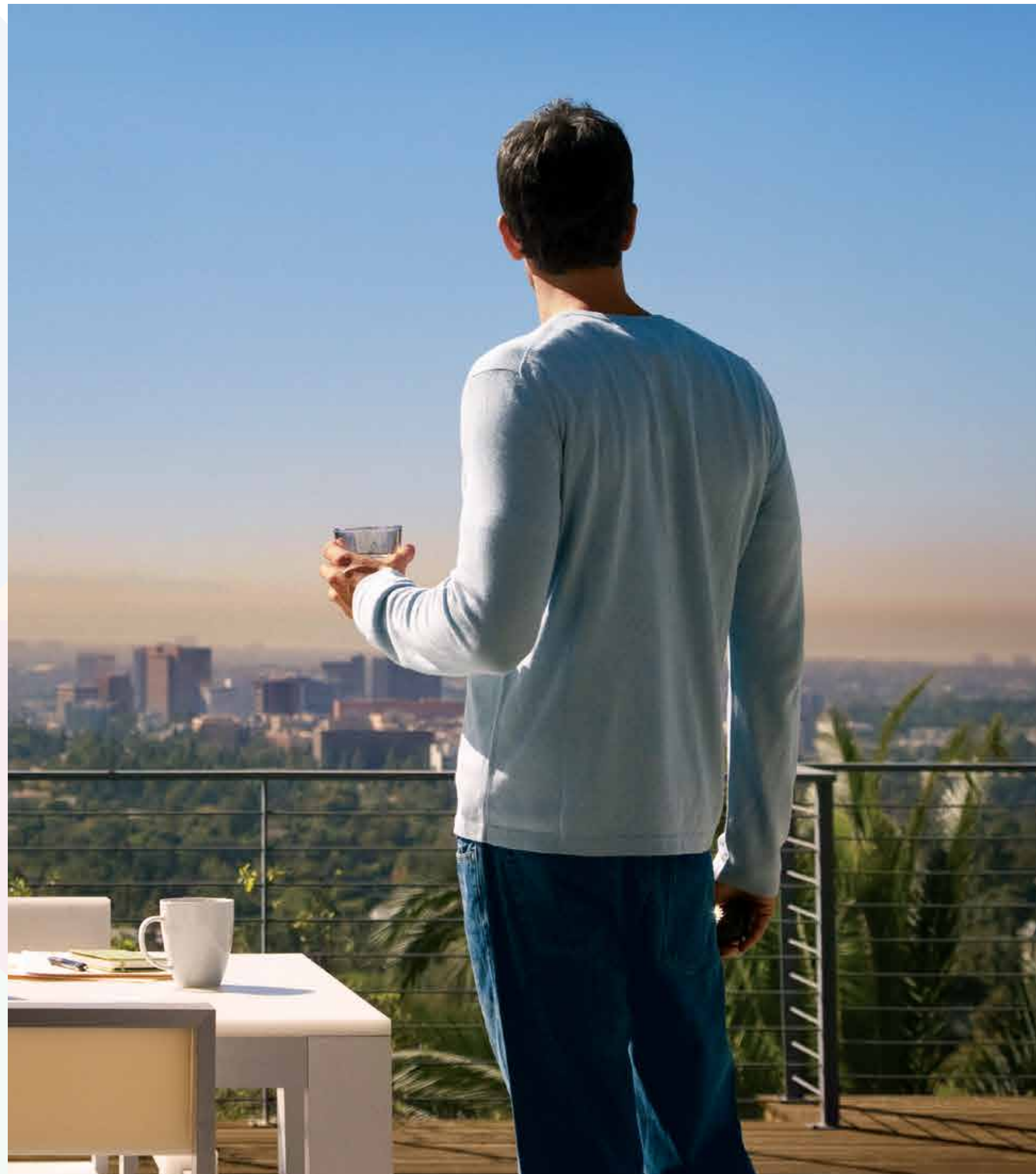
GODREJ NURTURE
MAMURDI, PUNE

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 122-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 200 awards and recognitions

- 'The Economic Times Best Real Estate Brand 2018'
- 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018
- 'Real Estate Company of the Year' at the 8th Annual Construction Week India Awards 2018
- 'India's Top Builders 2018' at the Construction World Architect and Builder (CWAB) AWARDS 2018
- 'The Golden Peacock National Quality Award – 2017' at the Institute of Directors 27th World Congress on Business Excellence and Innovation



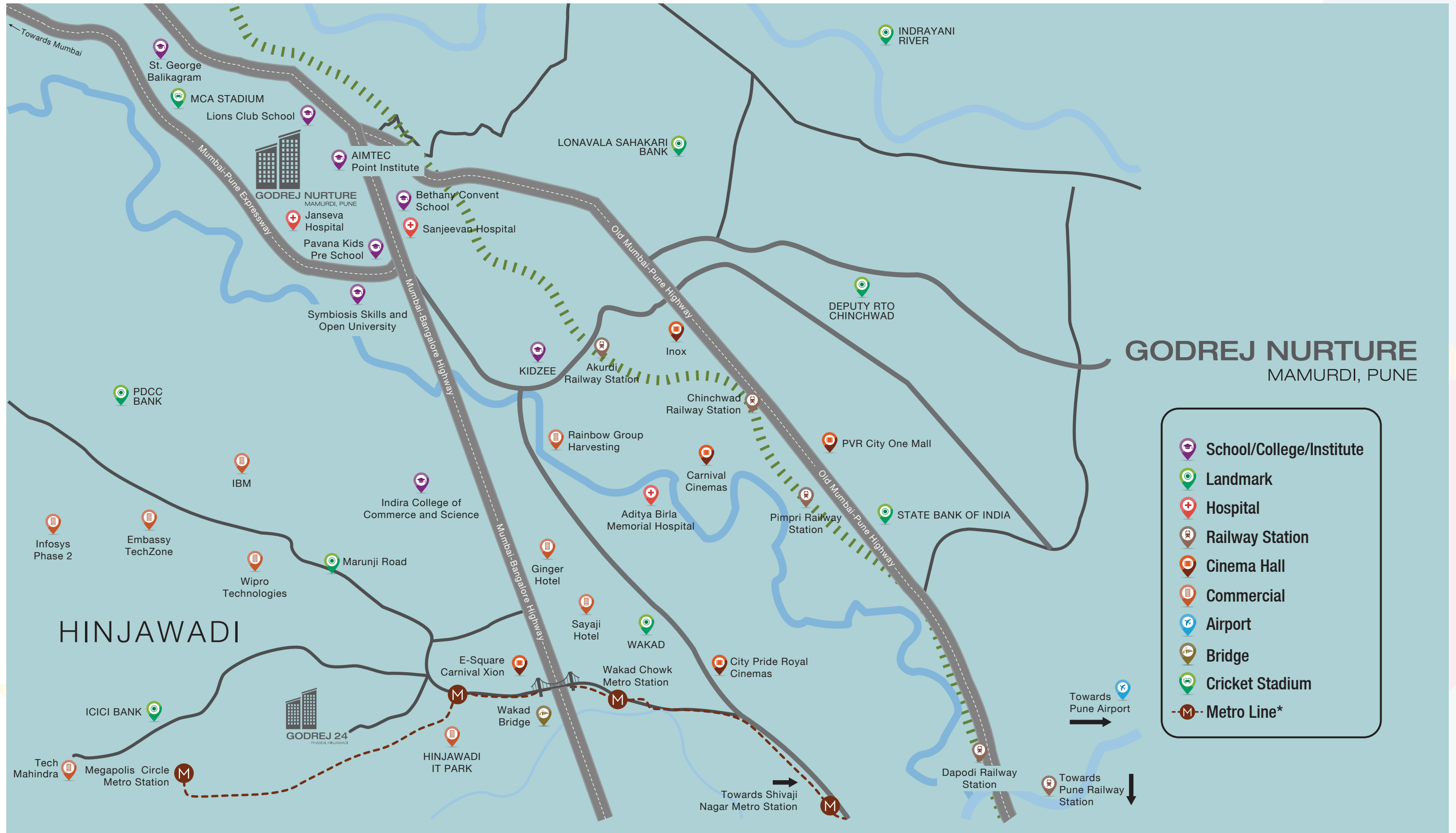
MAMURDI – A GREEN AND NATURALLY BEAUTIFUL GATEWAY TO PUNE

Pune is known for its dynamic nature and for having reinvented itself time and again. From being an educational hub to transforming into an IT goldmine, and to further becoming a preferred residential hub.

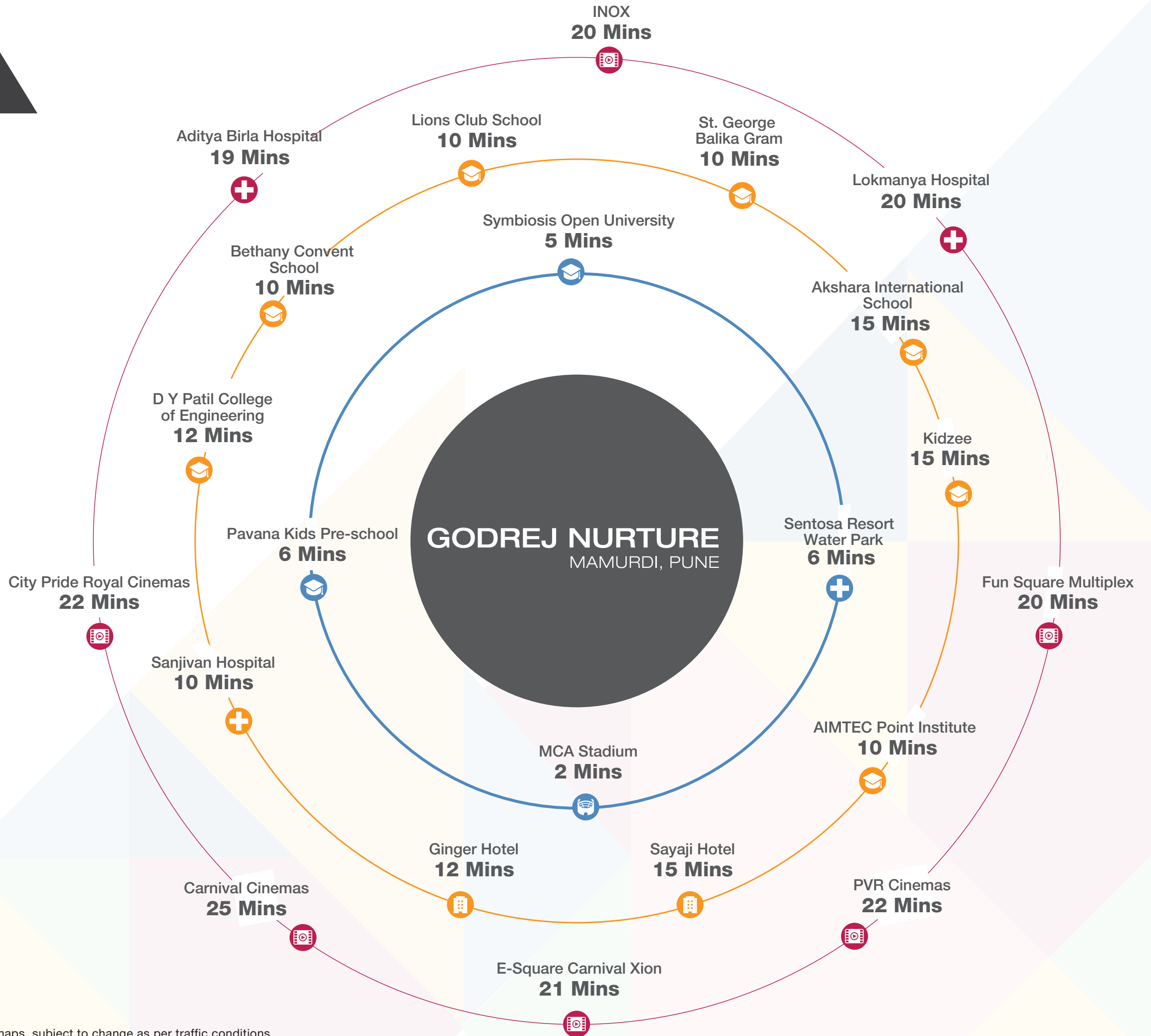
Strategically located in the outskirts of Pune, Mamurdi is the first town after the Mumbai-Pune Expressway. Situated in north-western Pune – this location is surrounded with natural greens and ample fresh air. What's more, Mamurdi is well-connected to other parts of Pune such as Pimpri, Chinchwad, Chakan and Talegaon. Areas like Aundh, Wakad, Hinjawadi, Baner, Pimple Saudagar etc., are also easily accessible from the region. The township is nestled at the intersection of three major routes viz. Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway.



LOCATION MAP



CONNECTIVITY



Approximate travel time as per Google maps, subject to change as per traffic conditions.

SOCIAL INFRASTRUCTURE

CONNECTIVITY

Mumbai-Pune Expressway.....	05 mins*
Akurdi Railway Station	05 mins*
Rainbow BRTS (Bus Station).....	08 mins*
Vadgaon Railway Station	30 mins*
Pimpri & Chinchwad Railway Station.....	30 mins*
Pune Airport	55 mins*
Pune Railway Station	55 mins*
Navi Mumbai International Airport	70 mins*

SCHOOL

S B Patil Public School.....	13 mins*
B K Birla Centre for Education	15 mins*
Podar International School	15 mins*
Akshara International School	15 mins*
Kendriya Vidyalaya	15 mins*

COLLEGE

Symbiosis Skills & Open University	05 mins*
Lotus Business School	10 mins*
Indira Institute of Management.....	10 mins*
D Y Patil College of Engineering	12 mins*
JSPM Institutes	12 mins*
PCCOE.....	15 mins*
Balaji Institutes	15 mins*

RETAIL

Vision One Mall	10 mins*
DMart	12 mins*
Croma.....	15 mins*
Star Bazaar	20 mins*

HOSPITAL

Ojas Multispecialty Hospital	12 mins*
Unique Multispecialty Hospital	12 mins*
Sparsh Hospital	15 mins*
Lokmanya Hospital	20 mins*
Aditya Birla Hospital	20 mins*

ENTERTAINMENT

INOX.....	20 mins*
Fun Square Multiplex	20 mins*
City Pride Royal Cinemas	20 mins*
E-Square Carnival Xion.....	21 mins*
PVR Cinemas	22 mins*
Carnival Cinemas.....	25 mins*

HOTEL

Sentosa Resort & Water Park	07 mins*
Ginger Hotel	10 mins*
Hotel Bluewater	12 mins*
Sayaji Hotel.....	12 mins*
The Orritel Hotel.....	17 mins*

SPORTS

MCA Stadium	2 mins*
Shree Samarth Cricket Academy, Gahunje	2 mins*
Pune FC Training Pitches.....	5 mins*

*Approximate travel time as per Google maps, subject to change as per traffic conditions.

Stock image for representative purpose only.

UPCOMING INFRASTRUCTURE



A 170-km Ring Road that would encircle Pune and Pimpri-Chinchwad is underway^{\$}



The closest metro to our project- **Metro line 1 which connects PCMC to Swargate***



Upcoming Phoenix Mall at Wakad, another mall at Aundh-Ravet-BRT Road by **Nirmaan Group** and **Nawu Imperio** mall proposed right next to **Belmondo**



Additional corridors of BRT are coming up in **Pimpri-Chinchwad**



Upcoming **International Airport at Navi Mumbai** (70-80 mins away)[^]

Source: ^{*}<http://punemetrail.org/>

[^]<https://www.livemint.com/Politics/gW1sd4Em9xsVzOICaNvv0O/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html>

^{\$}http://environmentclearance.nic.in/writereaddata/formb/tor/pfr/04_aug_2016_165534107dzwevw2rprf.pdf

**12.84 HECTARES (31.7 ACRES)
OF FUN-FILLED AVENUES
FOR YOUR CHILD**



STATE-OF-THE-ART SCHOOL WITHIN THE PREMISES FOR GREATER ACCESSIBILITY

The state-of-the-art school within the project is set to look after their learning, both inside and outside the school.



SPORTS ACADEMIES FOR ACTIVE LIFESTYLE

As the name suggests, this centre let your kids excel at their favourite sport and learn the skills of sportsmanship.



CONVENIENCE RETAIL SPACES TO TAKE CARE OF YOUR NEEDS

From on-call assistance to door-step convenience, this address offers an environment replete with services and provision to support you and your children every single day.





CHILD DEVELOPMENT ZONE TO CULTIVATE LEARNING

The child development zone takes care of your young one's aptitude building by providing relevant material and vital life lessons.



PRESENTING

GODREJ NURTURE

MAMURDI, PUNE

HOMES THAT NURTURE YOUR CHILD

We bring you a home which promotes a unique ambience where children can be children. Godrej Nurture at Mamurdi, Pune is an exclusive development of 12.84 hectares (31.7 acres approx.) featuring thoughtfully-designed 2 and 3 BHK homes. Replete with a 696.7 m² satellite clubhouse and landscaped areas, life at Godrej Nurture is a delightful environment designed to nurture the all-round development of your child.



GODREJ NURTURE

MAMURDI, PUNE



Artist impression. Not an actual site photograph.

OUR PARTNERS

Design Architect - UAW (Urban Architecture Works)



National War Museum, Gurugram



More examples:

- Godrej Air, Gurugram
- National War Memorial
- Godrej Infinity and Godrej Greens



Rapid Metro, Gurugram



IIM, Kozhikode



IIM, Udaipur

OUR PARTNERS

Landscape Architect - Site Concepts International: A reputation for high quality planning and design throughout Asia with active projects in over 8 countries.



Hardrock
Bali



International Business Park
Shanghai



Godrej Woodsman
Bangalore

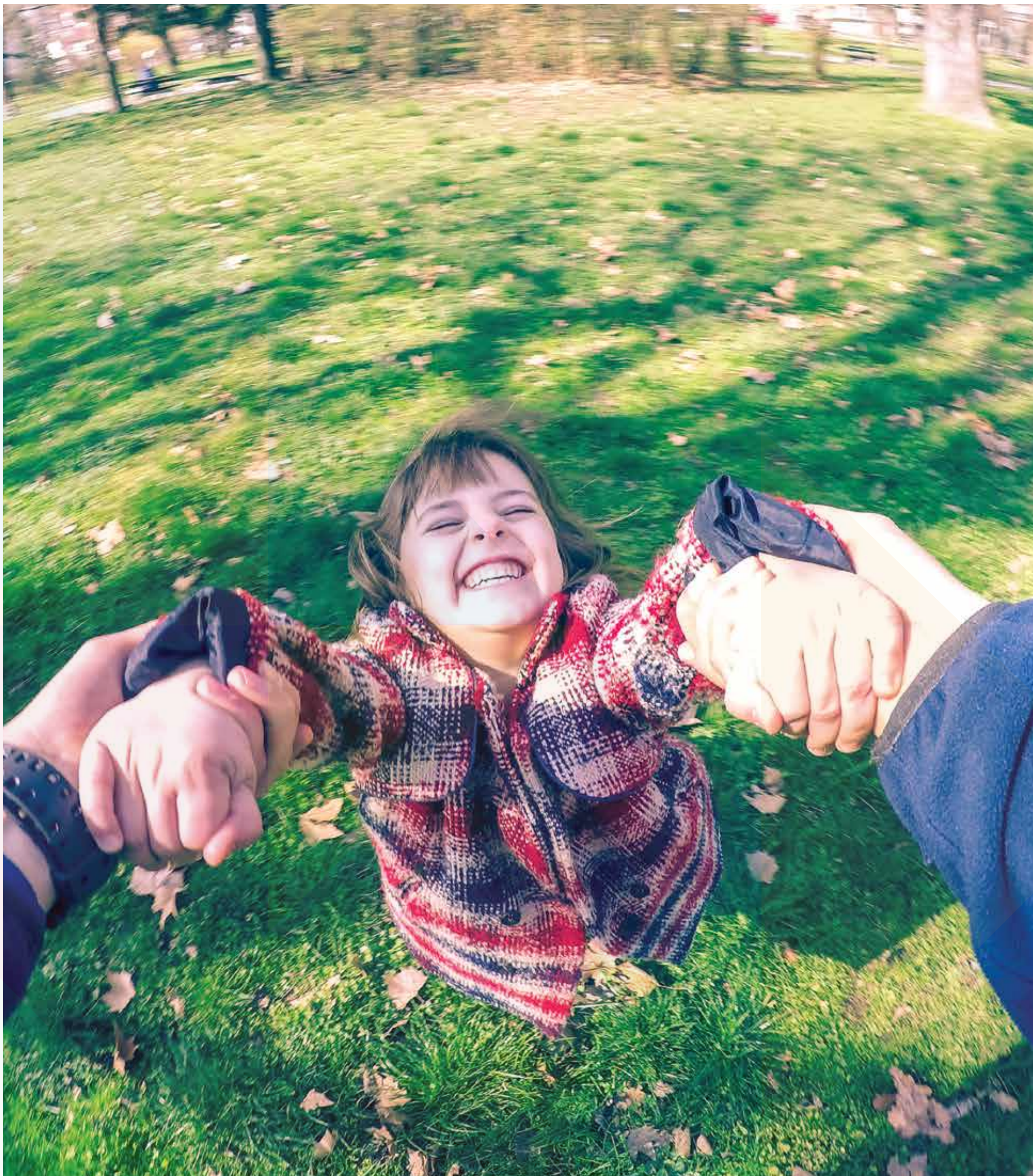
MASTER LAYOUT PLAN

- T01 . TOWER 01
- T02 . TOWER 02
- T03 . TOWER 03
- T04 . TOWER 04
- T05 . TOWER 05

Legend

- 01. Lap pool
- 02. Kid's pool
- 03. Sunken lounge
- 04. Palm court
- 05. Meadow promenade
- 06. Party lawn
- 07. Amphitheatre
- 08. Spectator's Seating
- 09. Tennis court
- 10. Box cricket
- 11. Senior sanctuary
- 12. Kid's playground
- 13. Board walk



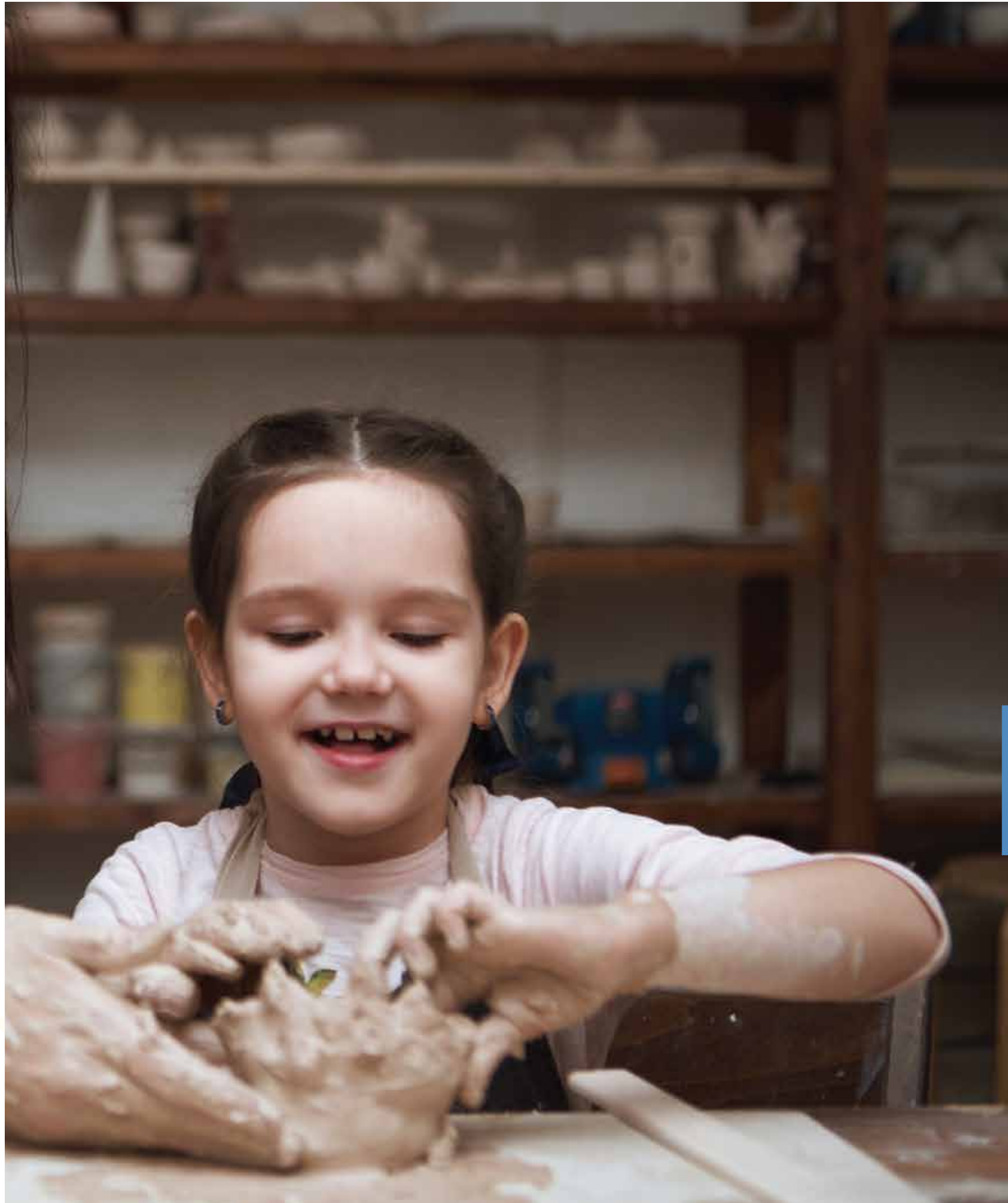


A THOUGHTFULLY PLANNED DEVELOPMENT WITH AMENITIES FOR ALL

Godrej Nurture is part of a 12.84 hectares premium development. Every amenity at the development is thoughtfully-designed and covers various aspects to enjoy superior living here. Starting with the school, it aims to deliver quality education to your child right at your doorstep. Children can study within the development premises and this will help save a considerable amount of time while travelling. We also have various 'Sports Academies' which are headed by stalwarts of their respective fields. They will not only impart their knowledge but also ensure that sports become an integral part of children's lives.

The development also has convenient retail spaces and a 'Child Development Centre' which would look after the holistic development of a child, by nurturing them in a cohesive environment.





RECREATION ZONE

The recreation zone has been specially designed to nurture hobbies in children from an early age. Apart from sharpening artistic skills, your child can also improve competitive ability.

- Dance & Music Classes
- Martial Arts Training
- Taekwondo, Kickboxing, Cross-fit
- Art & Painting Classes
- Music Room & Professional Training
- Hobby Revival Zone (Pottery Classes, Puppet Making, Handicrafts, Kite Zone, Theatre, Live Cooking Classes, Photography)
- Tie-ups for Summer & Winter Camps



DANCE &
MUSIC CLASSES



MARTIAL ARTS TRAINING



HOBBY REVIVAL ZONE



LEARNING ZONE

The learning zone takes care of your child's aptitude building by providing them with relevant material and life lessons, ensuring that your little ones lead in the right direction.

- Personality Development Classes
- E-learning Classes
- Mathematic Aptitude & Vedic Maths Classes
- Language Classes
- Tuition Blocks



E-LEARNING CLASSES



LANGUAGE CLASSES



MATHEMATIC APTITUDE &
VEDIC MATHS CLASSES



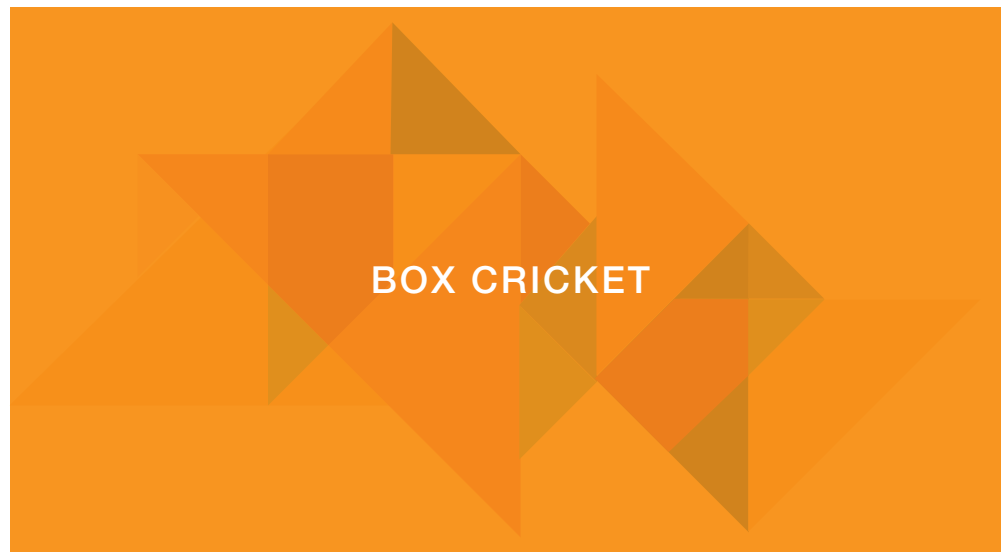
SPORTS AND FITNESS ZONE

As the name suggests, this zone is dedicated to help children excel at their favourite sport and learn the skill of sportsmanship.

- LED Multipurpose Court – Tennis, Volleyball, Basketball
- Sports Academies for Swimming
- Box Cricket
- Outdoor Play Area
- Outdoor Yoga
- Hopscotch
- Golf Putting
- Kids' Play Area
- Rock Climbing
- Digital Gym
- Functional Training



LED MULTIPURPOSE COURT



BOX CRICKET



FUNCTIONAL TRAINING
& DIGITAL GYM



FUN ZONE

The fun zone is where kids can have all the fun in the world. It has some of the best games where kids can spend hours competing with each other.

- 3D/4D Mini-theatre with Kids' Special Movie Screening
- Multipurpose/Party Hall - Energy Harvesting Dance Floor
- Interactive Pool Table/Digital Snooker
- Digital Play - 3D Video Games
- Video Game Parlour



INTERACTIVE POOL TABLE



DIGITAL PLAY - 3D VIDEO GAMES



VIDEO GAME PARLOUR



CHILD CARE ZONE

The health of your child is of utmost importance and the child care zone ensures that your child is always close to the essential medical support.

- Child Nutritionist & Pediatrician
- 24X7 Pharmacy
- Day Care – Nursery Rhyme Learning, Monitoring System Apps
For Parents, RFID Tags For All Kids, 24 Hour Surveillance,
Child-care Assist



DAY CARE



24X7 PHARMACY

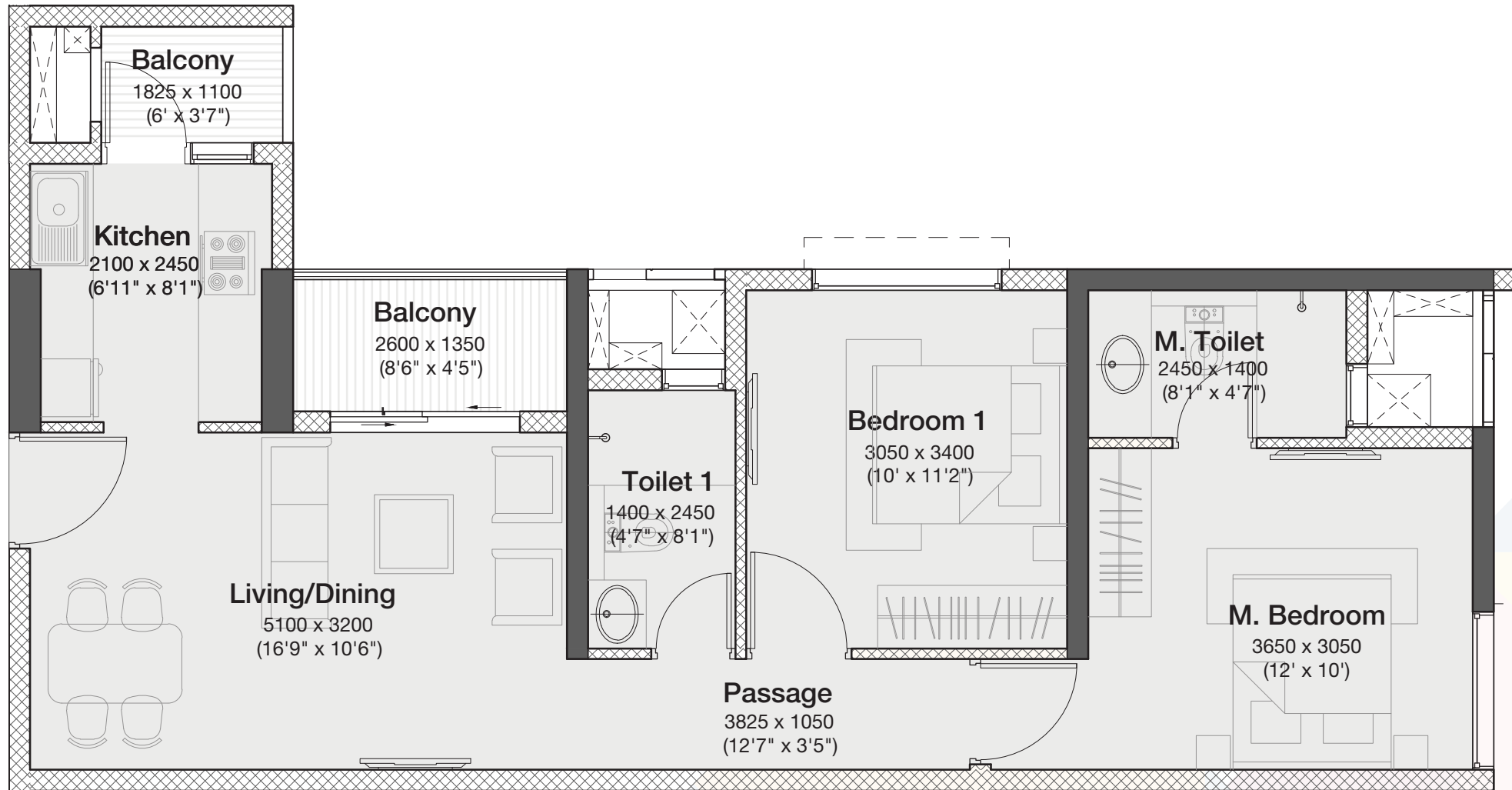


RFID TAGS FOR ALL KIDS



UNIT PLANS

UNIT TYPE : 2 BHK



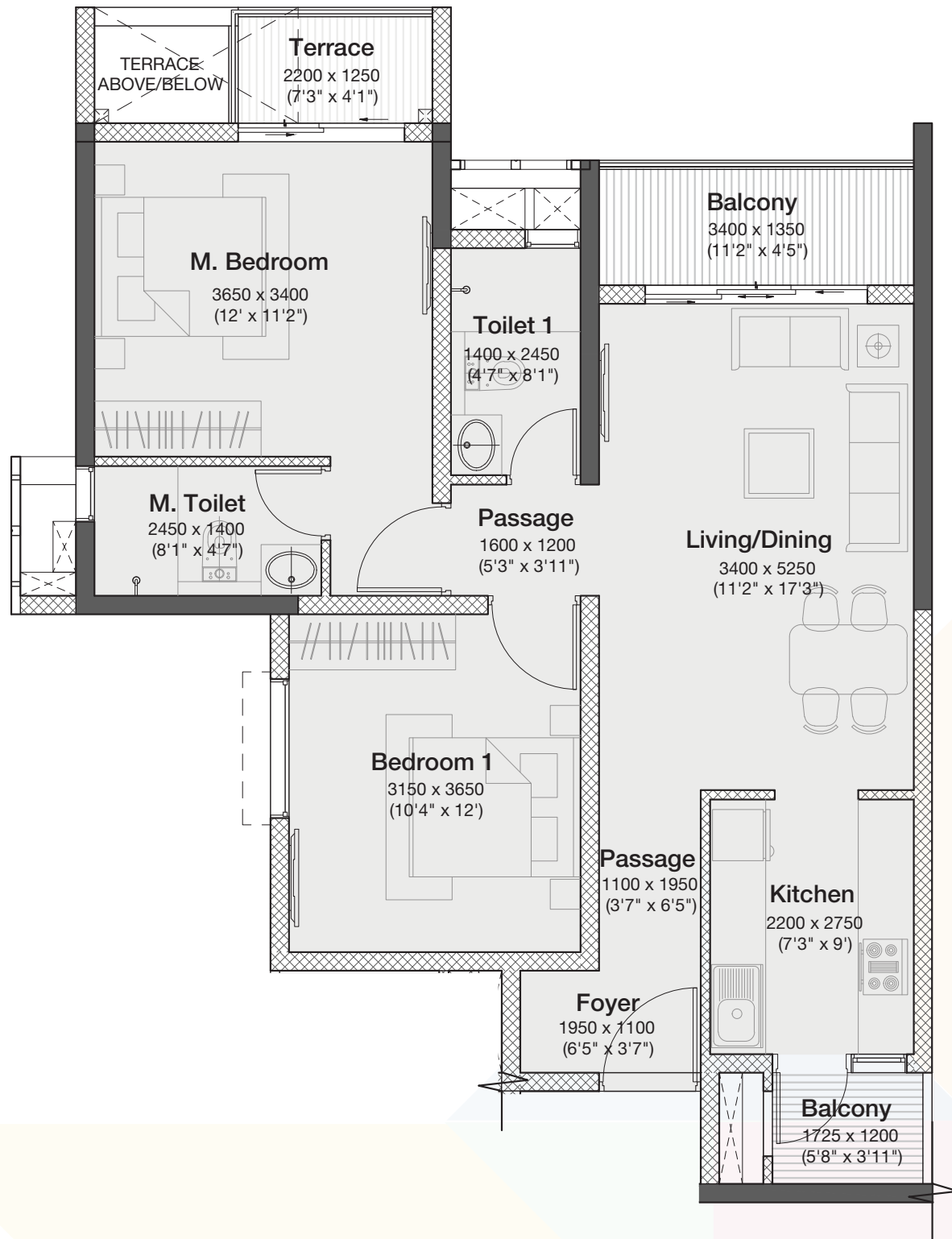
AREAS AS PER RERA				
Typology	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sq.ft.)
2 BHK	53.61	11.29	64.90	698.58

NOTES: Not to scale | All dimensions are in mm. | 1 sq. m. = 10.764 sq. ft. | 1 m. = 3.281 ft.

The Project is registered as “Godrej Nurture” with MahaRERA Registration No. P52100020686, available at website: <http://maharera.mahaonline.gov.in>.

The sample flat portrays anticipated appearance of a unit. The accessories, equipment, fittings, fixtures, etc. shown in the flat 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”) 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 unit on execution of the mortgage deed, as and when required. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided in any other website.

UNIT TYPE: 2 BHK-L (ODD FLOORS)



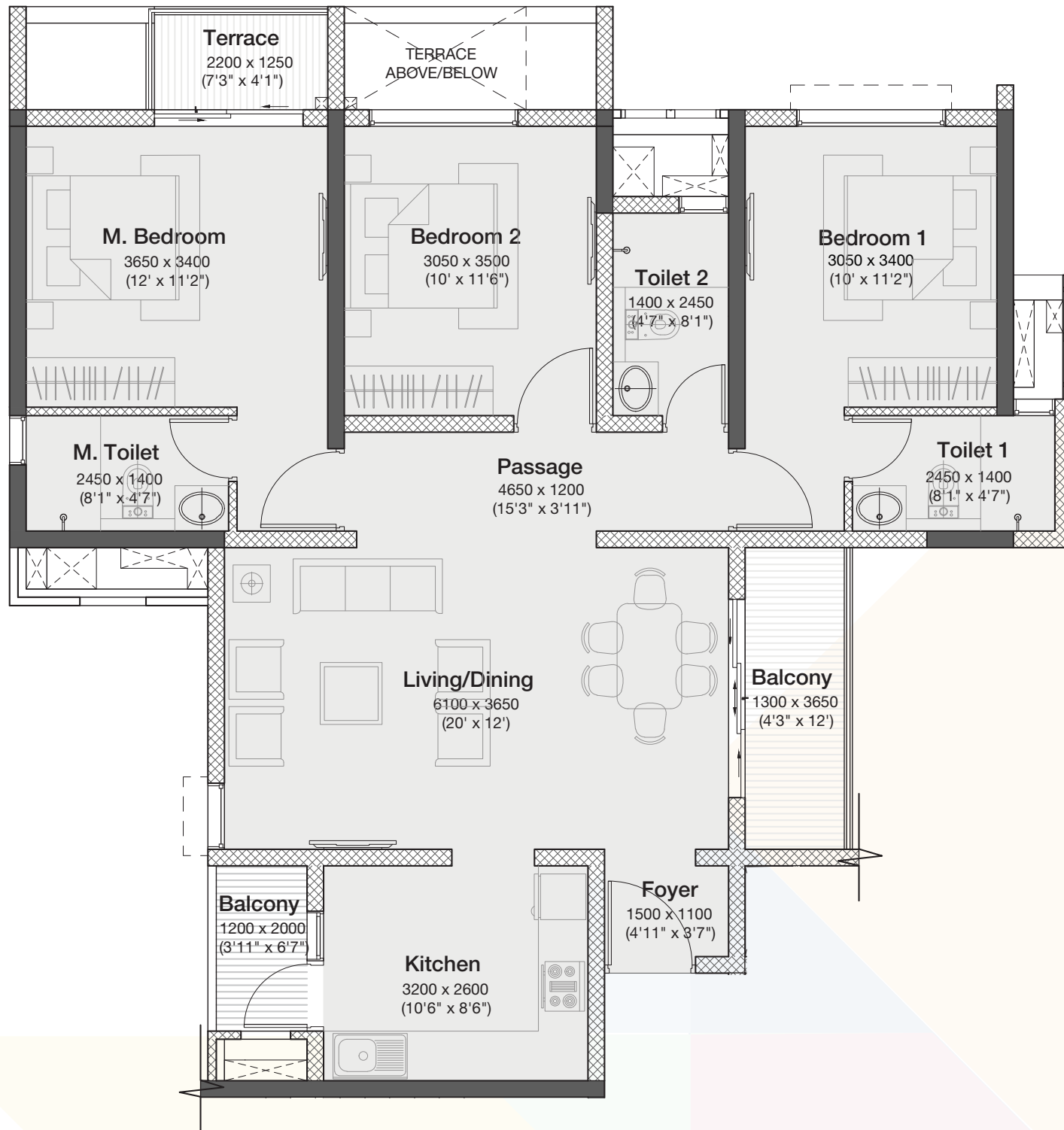
AREAS AS PER RERA				
Typology	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sq.ft.)
2 BHK-L	68.02	8.61	76.63	824.84

NOTES: Not to scale | All dimensions are in mm. | 1 sq. m. = 10.764 sq. ft. | 1 m. = 3.281 ft.

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UNIT TYPE: 3 BHK (ODD FLOORS)



AREAS AS PER RERA				
Typology	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sq.ft.)
3 BHK	91.01	11.93	102.94	1108.05

NOTES: Not to scale | All dimensions are in mm. | 1 sq. m. = 10.764 sq. ft. | 1 m. = 3.281 ft.

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PRODUCT 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 with mosquito mesh

KITCHEN

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

TOILET

- Sanitary Ware- Jaguar or equivalent
- CP Fittings- Jaguar or equivalent
- Counter Top- Black granite counter top
- Wall Cladding (all Restrooms)- Glazed tiles
- Tiled false ceiling in Restrooms

ELECTRICALS

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

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 Restroom- Anti-skid tiles
- Kitchen- Vitrified tiles

SPECIAL FEATURES

- Video Door Phone
- Solar Water (in Master Bedroom & Restroom)
- Inverters within the flat

OTHER FEATURES

- Parapet Wall, MS Railings

CONFIGURATION

CLP PLAN FOR ALL MARKETS				
Typology	Type (m ²)	Type (Sq.ft.)	Garden	Non Garden
2 BHK	(64.5-66.05)	(695-711)	₹62 Lakh*	₹57 Lakh*
2 BHK L	(76.5-77.2)	(824-834)	₹73 Lakh*	₹67 Lakh*
3 BHK	(102.9)	(1108)	₹97 Lakh*	₹89 Lakh*

*All inclusive price including taxes & SDR.