

MUMBAI PUNE EXPRESSWAY

GODREJ SERENE

LIFE'S A  
*holiday* 

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# A PROUD LEGACY BUILT ON 125 YEARS OF TRUST

Godrej Properties brings the Godrej group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties' development combines a 125-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



Actual site photograph.



# AWARDS & RECOGNITIONS

Giving you the best makes us the best. It's all thanks to you that Godrej Properties Limited has won over 250 awards and recognitions in recent years.

Lopez Design for  
Energizing - Central Park  
India's Best  
Design Awards, 2021

National Brand Leaders  
Track2Realty BrandXReport,  
2019-20

Ranked #1 Globally for  
a second consecutive year  
GRESB (Global Real Estate  
Sustainability Benchmark)

Wealth Creator Among  
The Next 500 Companies  
Fortune India

Porter Prize: For Leveraging  
Unique Activities  
Porter Prize, 2019

India's Top Builders  
Award  
Construction World Architect  
and Builder (CWAB) Awards,  
2017

India's Top Builders  
Award  
Construction World Architect  
and Builder (CWAB) Awards,  
2018

Real Estate Company  
of the Year  
Construction Week  
Awards, 2019

Plotted Development  
of the Year  
Realty Conclave Award,  
2022

Best Interior Design  
Realty Conclave Award,  
2021

Architectural Design  
of the Year  
Realty Conclave Award,  
2021

Developer  
of the Year  
Golden Bricks Awards,  
2016-17

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# OUR LANDMARK PROJECTS IN PUNE

<p><b>UNDRI</b></p> <ul style="list-style-type: none"> <li>GODREJ PRANA</li> <li>GODREJ GREENS</li> <li>GODREJ HORIZON</li> </ul>	<p><b>KESHAV NAGAR</b></p> <ul style="list-style-type: none"> <li>GODREJ INFINITY</li> <li>GODREJ REJUVE</li> </ul>
<p><b>HINJEWADI</b></p> <ul style="list-style-type: none"> <li>GODREJ WOODSVILLE</li> <li>GODREJ ELEMENTS</li> <li>GODREJ 24</li> </ul>	<p><b>MANJARI</b></p> <ul style="list-style-type: none"> <li>GODREJ SKY GREENS</li> <li>GODREJ PARKRIDGE</li> <li>GODREJ BOULEVARD</li> </ul>
<p><b>MAMURDI</b></p> <ul style="list-style-type: none"> <li>GODREJ FOREST GROVE</li> <li>GODREJ PARK GREENS</li> <li>GODREJ NURTURE</li> <li>GODREJ WOOD PARK</li> </ul>	<p><b>MAHALUNGE</b></p> <ul style="list-style-type: none"> <li>GODREJ HILLSIDE 1 &amp; 2</li> <li>GODREJ MEADOWS 1 &amp; 2</li> <li>GODREJ GREEN COVE</li> <li>GODREJ GREEN VISTAS</li> <li>GODREJ HILL RETREAT</li> </ul>


















## PRESENCE IN PUNE

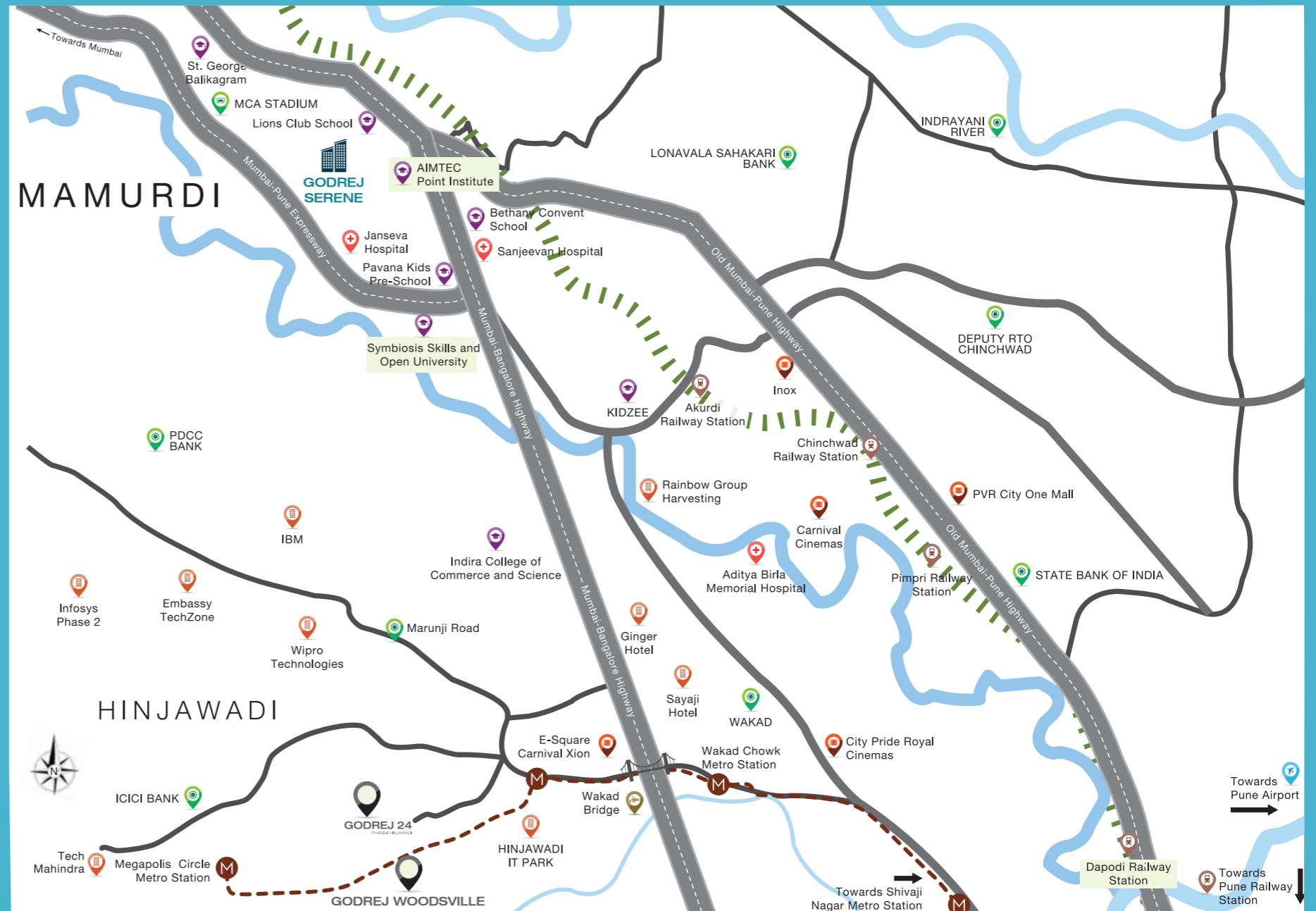
**13,14,000**  
m<sup>2</sup> SOLD

**15,000+**  
HAPPY FAMILIES

Source: Google Maps. Map not to scale.

# LOCATION MAP

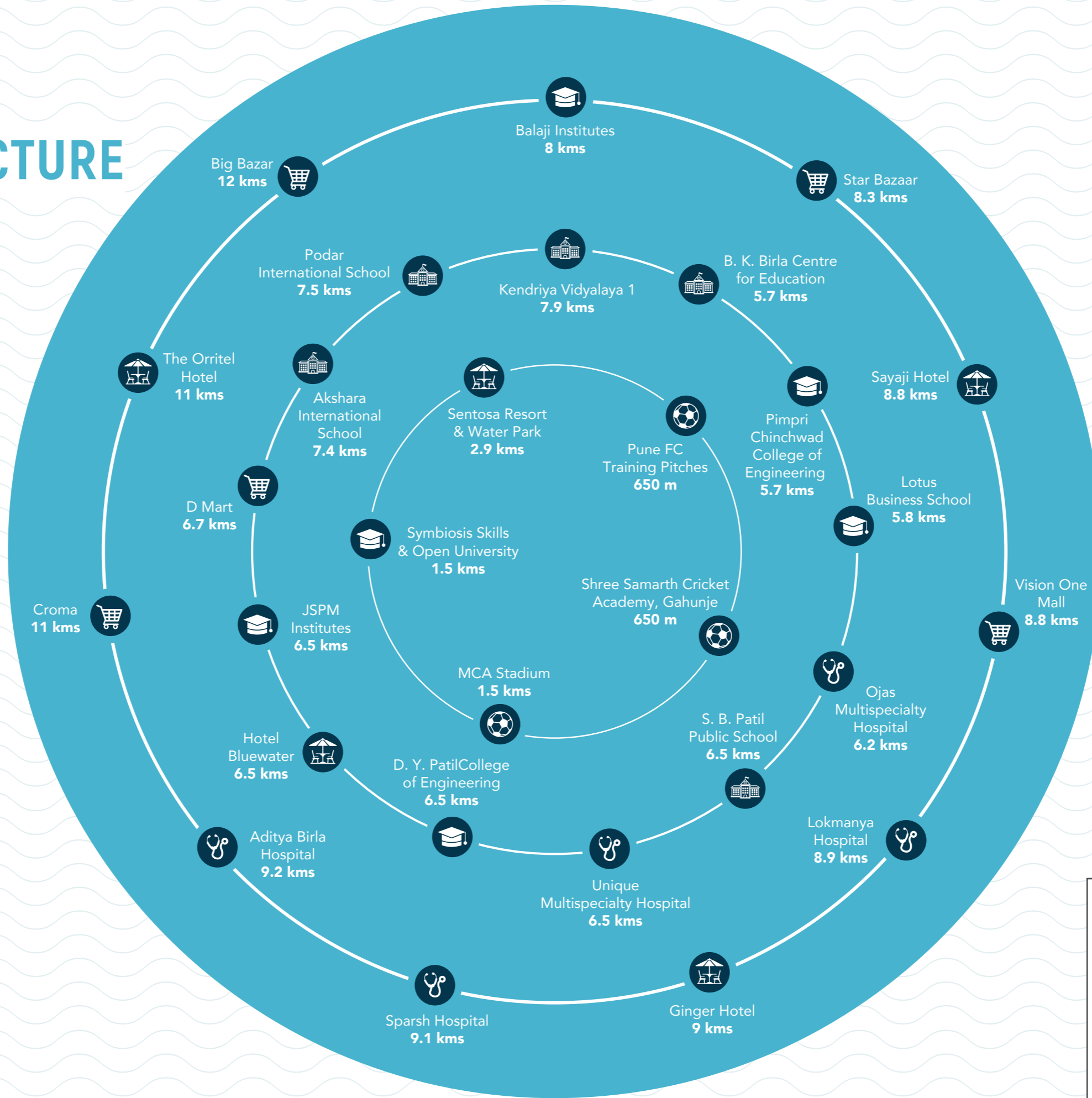
-  School/College/Institute
-  Hospital
-  Landmarks
-  Commercial
-  Mall
-  Cricket Stadium
-  Airport
-  Proposed Metro Line\*
-  Temple
-  Road
-  Bank
-  Bridge
-  Residency/Hotel
-  Railway Station
-  Cinema Halls



Map not to scale.



# SOCIAL INFRASTRUCTURE

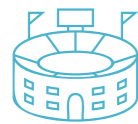


	Schools
	Retail Stores
	Colleges
	Sports
	Hotels
	Hospitals

# STANDING TALL NEAR THE MUMBAI-PUNE EXPRESSWAY

Strategically located near the Mumbai-Pune Expressway, Mamurdi promises exponential growth while keeping you well connected to other parts of Pune like PCMC, Chakan, Wakad and Hinjewadi.

Mamurdi is also nestled at the intersection of three major routes - Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway. Surrounded by greenery, life is comfortable and happy in Mamurdi.



MCA Stadium  
within sight



Symbiosis Skills and  
Professional University  
3 mins away



Hinjewadi IT Park  
25 mins away



Talwade IT Park  
29 mins away



Proposed 170 km Ring Road  
will pass next to Mamurdi



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# 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

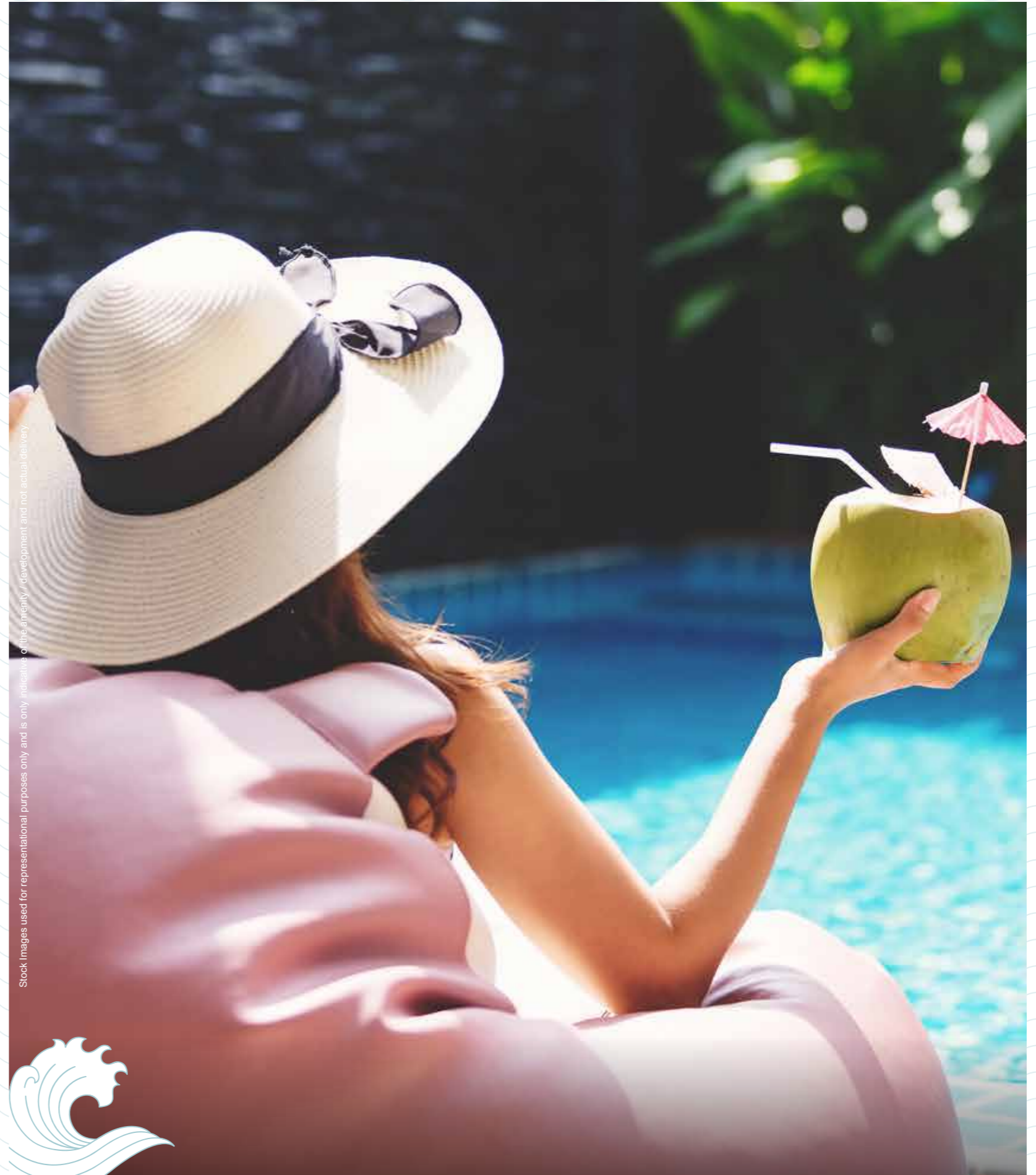


Built around 0.5+ hectares of lush greens, it's not just a plot, but your happy home for life. With a flora-fauna park and 50+ species of plants, you can experience green living at its best.

**PRESENTING  
GODREJ SERENE**

**WELCOME TO  
YOUR LIFELONG HOLIDAY...**

Welcome to an evergreen holiday experience! Enjoy an indulgent lifestyle amid lush gardens and a sprawling clubhouse with the finest of amenities, upgrading your life to a forever vacation mode.



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# MAKE MEMORIES EVERYDAY WHILE HAVING THE TIME OF YOUR LIFE

Your new home at Godrej Serene is tailored to your needs. It has been crafted thoughtfully to give you the best of amenities and comforts. So that each day you can dive into a pool of luxuries, and weave cherished memories for a lifetime.



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# DIVE INTO A PLETHORA OF CHOICES!

A thoughtful 5 Function Pool-Zone has been designed to offer endless and uncompromising delight for each and every member of the family.\*



Artist's impression and not actual site image. Views for representational purposes, indicating the amenity / development and not the actual delivery.

\*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.

# EXPERIENCE FUN-FILLED LEISURE TIME IN OUR CELEBRATED CLUBHOUSE

Make everyday a celebration in our signature clubhouse. Unleash your energy in our gym, indulge in blissful moments at our spa or enjoy memorable experiences in our party lawn.



Artist's impression and not actual site image. This is for representational purposes, and does not guarantee any development and not the actual delivery.



# UNWIND IN 1-ACRE NATURE'S OASIS

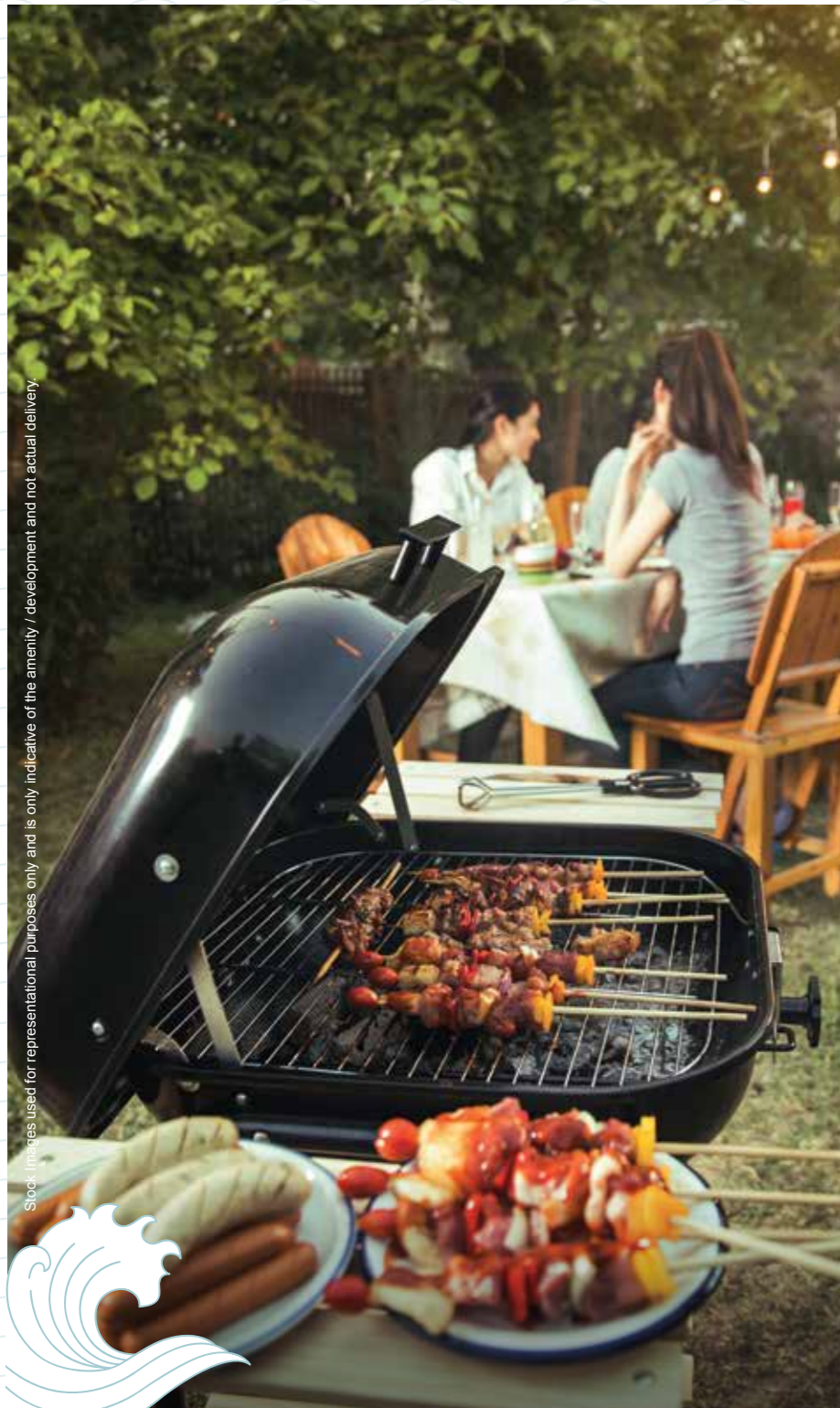
Relax, Rejuvenate and Stay Entertained as you treat your senses to lush green gardens.



Artist's impression and not actual site image. This is for representational purposes, indicating the amenity, development and not the actual delivery.



# MAKE AN ALBUM OF AWE-INSPIRING MOMENTS WITH OUR EXCLUSIVE AMENITIES



Barbeque Grill



Hammock Garden



Party Lawn

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# MAKE SPECTACULAR VIEWS, YOUR LIFETIME COMPANION

It's time to take your lifestyle to greater heights. Come enjoy a host of amenities crafted to make you feel on top of the world!



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# ENJOY THE FINEST AMENITIES WHILE BEING ON THE TOP



**Sit Out Party Area**



**Viewing Deck**



# AMENITIES BUILT TO MAKE LASTING MEMORIES



Yoga Deck



Star Gazing Zone



Tree House

Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



# HAPPINESS IS ALWAYS ROUND THE CORNER



**Multi-Purpose Court**



**Amphitheatre**



**Rest Area with Gazebo**

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# RECREATION TIME JUST GOT EXCITING!



**Gym with Steam**



**Spa and Salon**

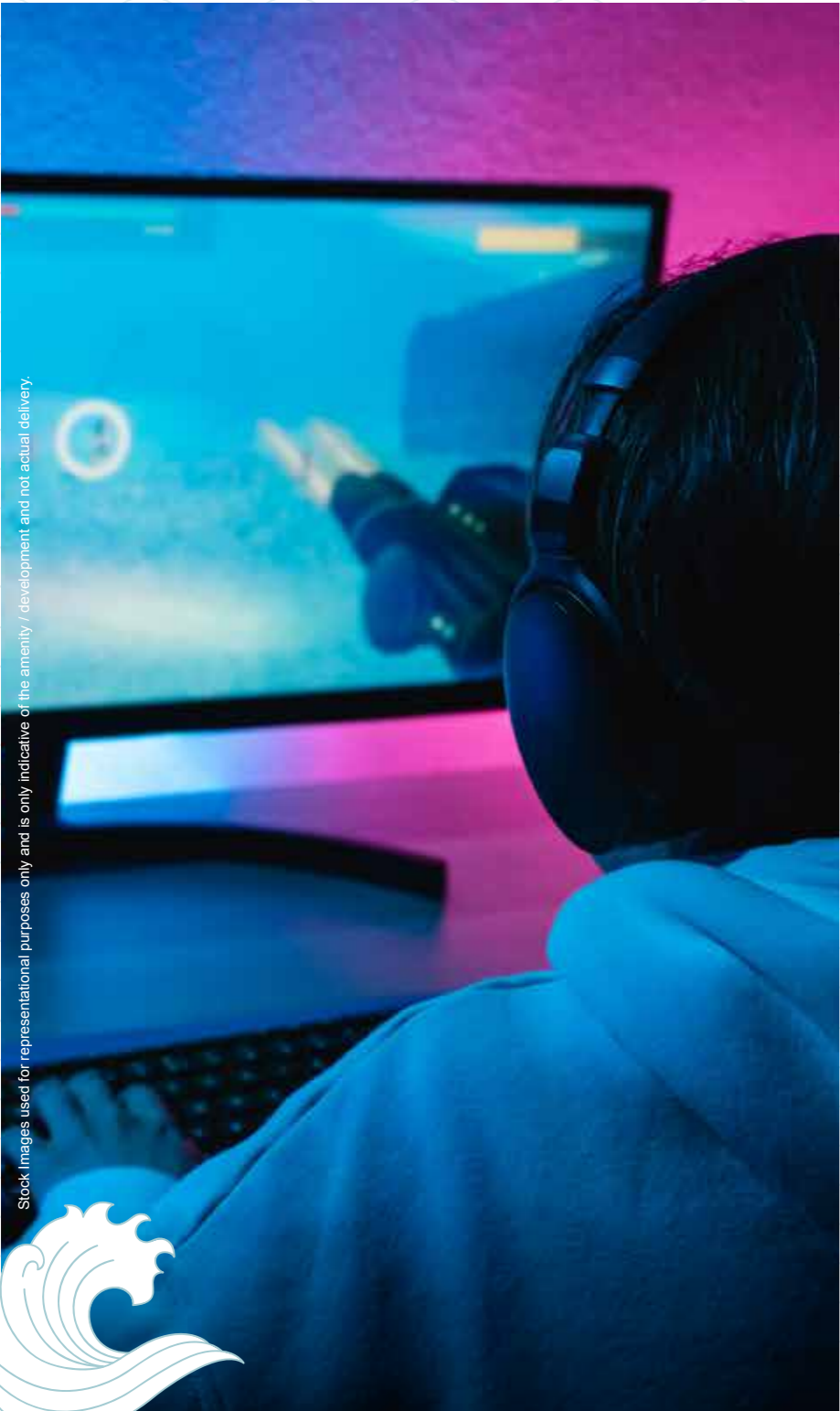


**Zumba**

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# IN HERE, PLAYTIME NEVER ENDS!



Gaming Room

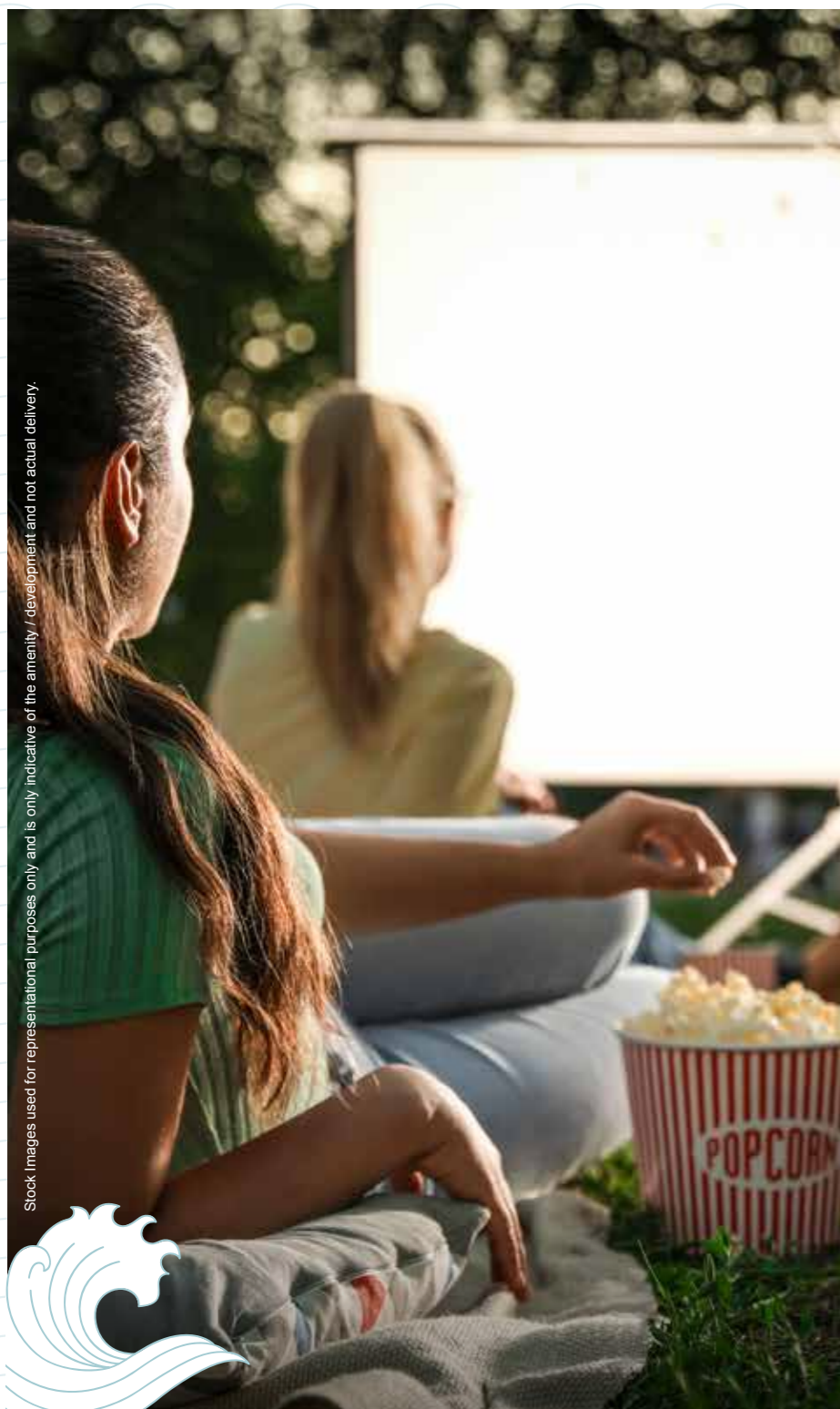


Indoor Kids Play Area

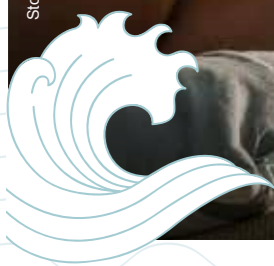


Crèche Area

# WELCOME TO YOUR HAPPY PLACE



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**Open Movie Screening**



**PlayStation Room**



**Multifunctional Work Out Space**

# MASTER LAYOUT PLAN

## LEGENDS

### A. GROUND LEVEL

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

### B. LANDSCAPE

- 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

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

### D. TOWER

- Games Room (Stilt)
- Multifunctional Work Out room (Stilt)
- Reading Room
- Lounge
- DIY Kitchen
- Games Area - Play Station Room with Seating

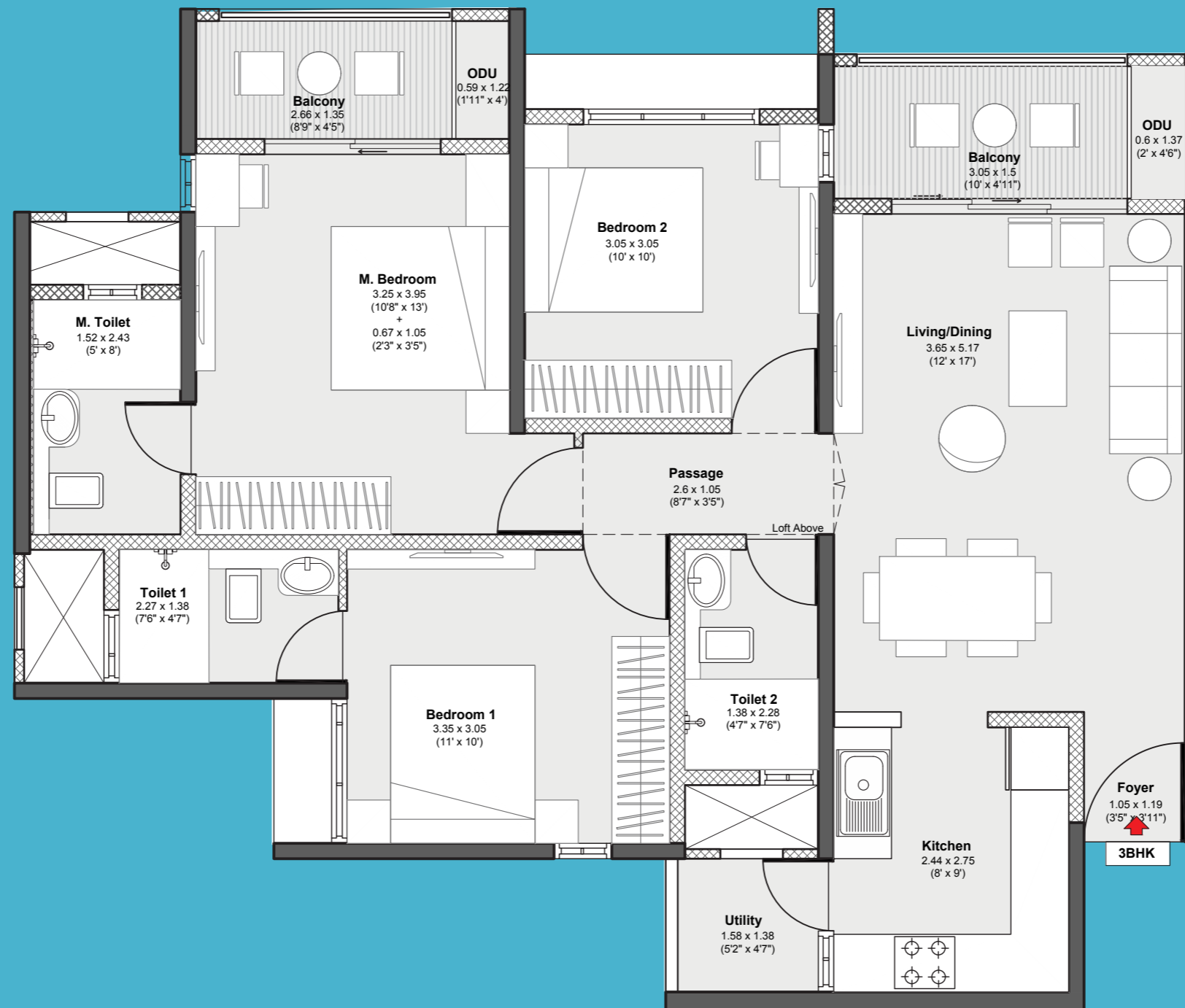
### E. TOWER TERRACE

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



# UNIT PLAN

## 3BHK



### AREA AS PER RERA

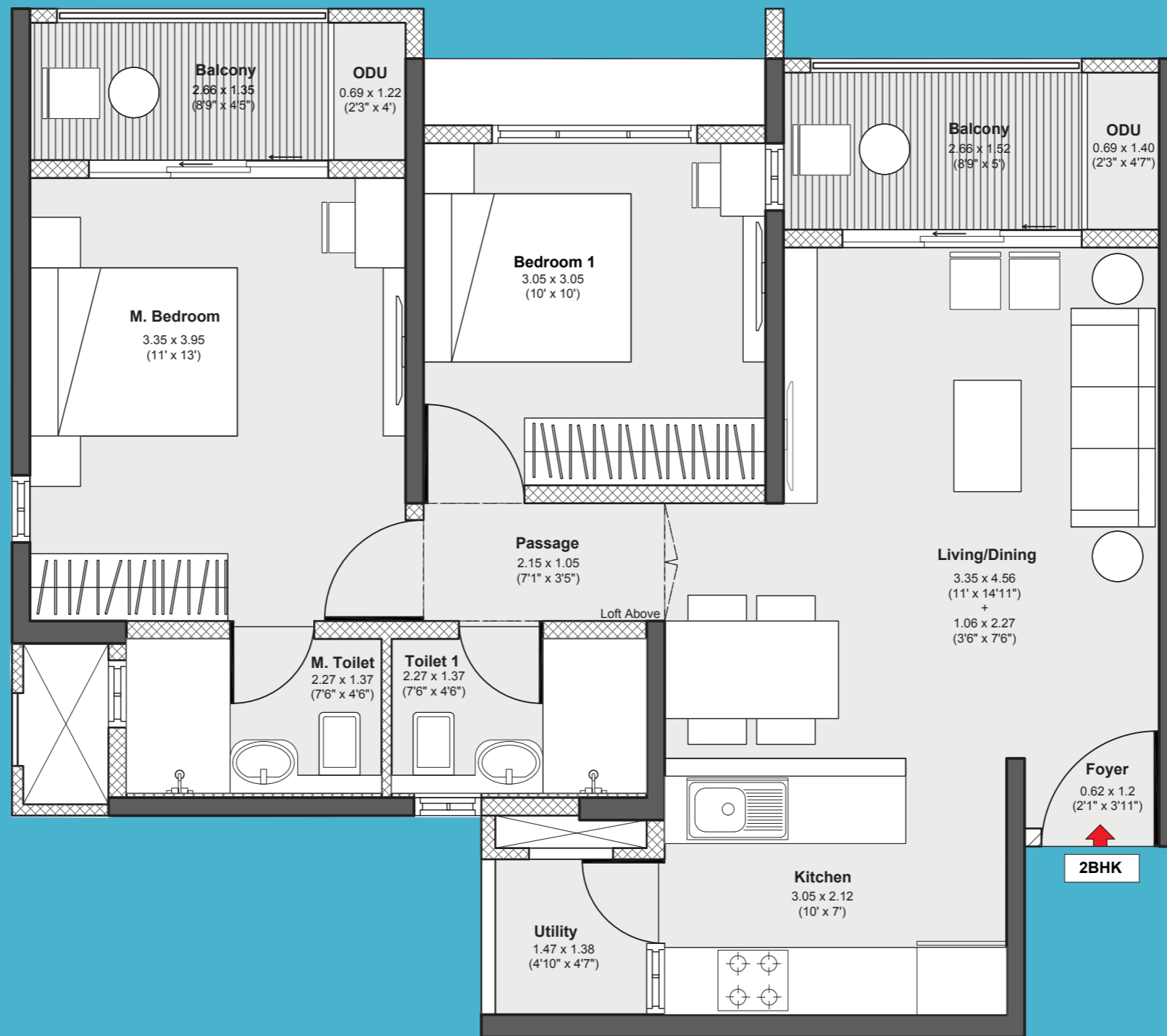
Flat No.	RERA Carpet Area (m <sup>2</sup> )	Exclusive Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Total Area (sq.ft.)
3BHK	78.56	9.47	88.03	947.55





# UNIT PLAN

## 2BHK - TYPE 1



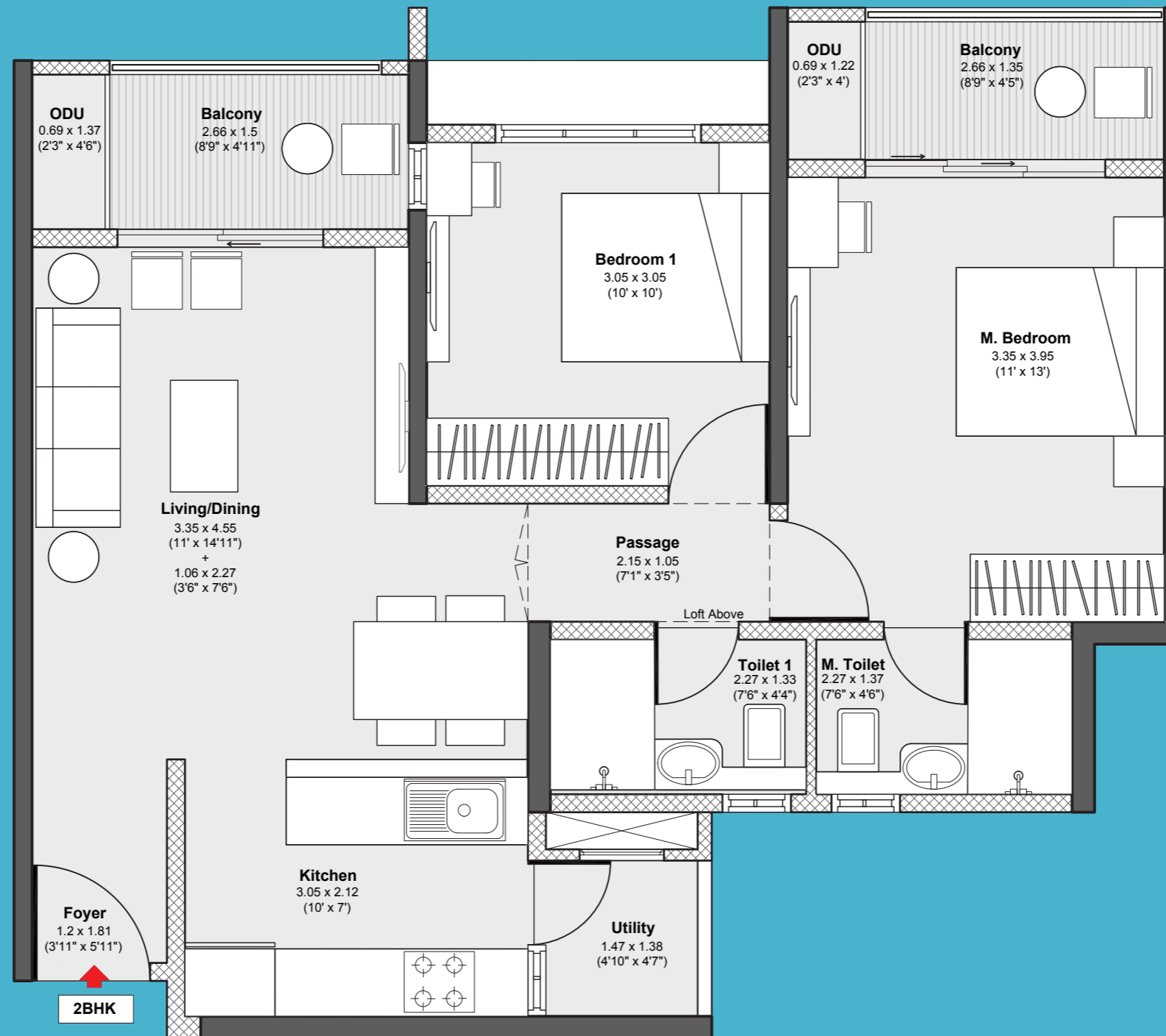
### AREA AS PER RERA

Flat No.	RERA Carpet Area (m <sup>2</sup> )	Exclusive Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Total Area (sq.ft.)
2BHK - TYPE 1	60.52	8.85	69.37	746.69



# UNIT PLAN

## 2BHK - TYPE 2



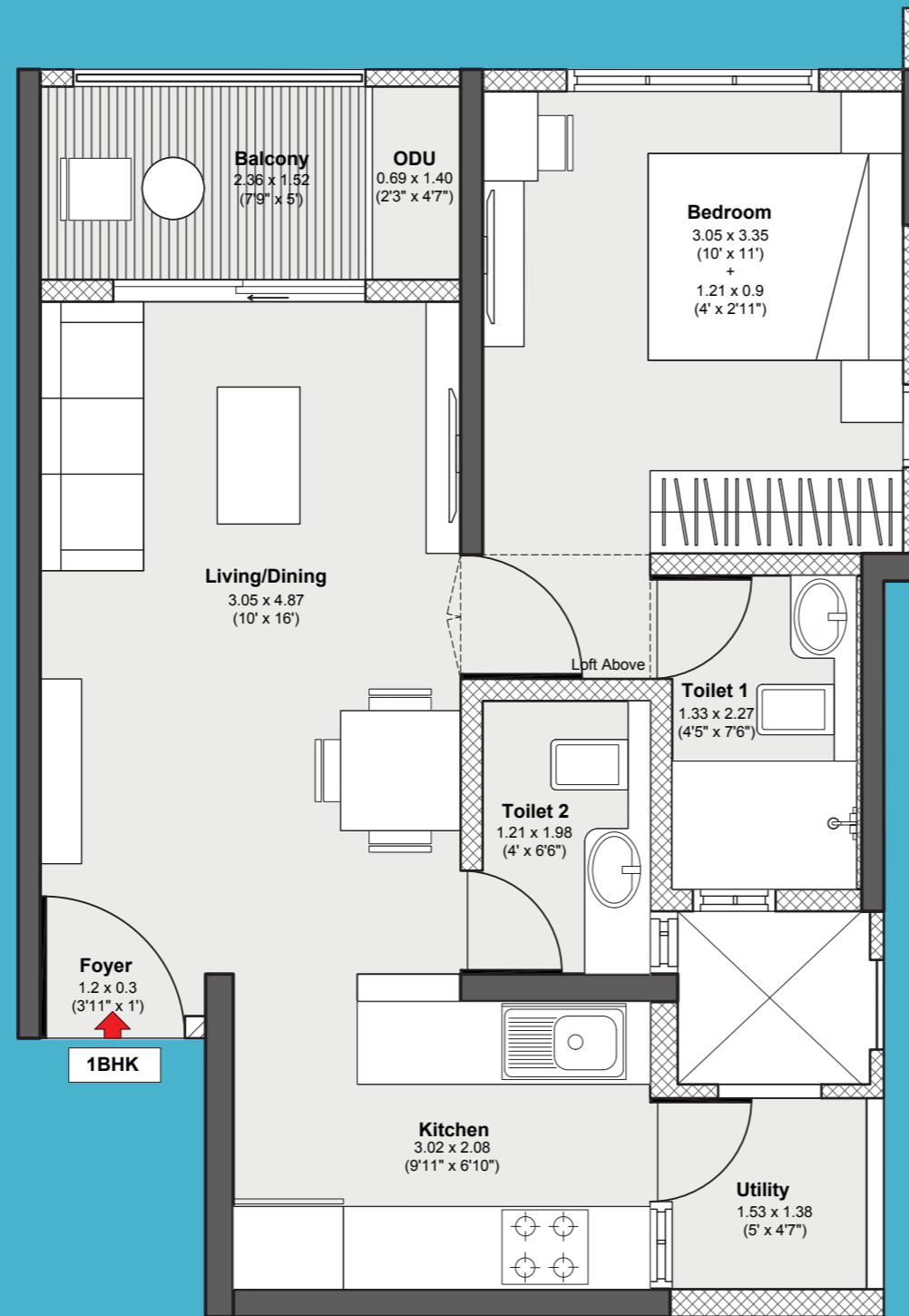
### AREA AS PER RERA

Flat No.	RERA Carpet Area (m <sup>2</sup> )	Exclusive Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Total Area (sq.ft.)
2BHK - TYPE 2	62.09	8.78	70.87	762.84



# UNIT PLAN

## 1BHK



### AREA AS PER RERA

Flat No.	RERA Carpet Area (m <sup>2</sup> )	Exclusive Area (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Total Area (sq.ft.)
1BHK	41.31	5.25	46.56	501.17



# PRODUCT MIX

CONFIGURATION	TOTAL FLAT AREA (SQ. MT.)	TOTAL FLAT AREA (SQ. FT.)	PRICE IN LAKH (ALL INCLUSIVE)*
1 BHK	46.56	501.17	₹52 LAKH ONWARDS
2 BHK - TYPE 1	69.37	746.69	₹76.9 LAKH ONWARDS
2 BHK - TYPE 2	70.87	762.84	₹78.9 LAKH ONWARDS
3 BHK	88.03	947.55	₹95.9 LAKH ONWARDS

# CLP PAYMENT PLAN

MILESTONE	% DUE
ON BOOKING	5.50%
ON 15 DAYS OF BOOKING	4.50%
STAMP DUTY & REGISTRATION	
ON 15 <sup>TH</sup> DAY POST REGISTRATION	10%
ON COMPLETION OF EXCAVATION	10%
ON COMPLETION OF PLINTH	15%
ON COMPLETION OF 2 <sup>ND</sup> SLAB	10%
ON COMPLETION OF 8 <sup>TH</sup> SLAB	5%
ON COMPLETION OF 15 <sup>TH</sup> SLAB	5%
ON COMPLETION OF SUPERSTRUCTURE	5%
ON COMPLETION OF TERRACE WITH WATERPROOFING	5%
ON COMPLETION OF WALLS	10%
ON COMPLETION OF STAIRCASE	5%
ON COMPLETION OF EXT PLUMBING	5%
ON APPLICATION OF OC	3%
ON NOTICE OF POSSESSION	2%

# 20:80 PAYMENT PLAN

MILESTONE	% DUE
ON BOOKING	5.5%
ON 15 DAYS OF BOOKING	4.5%
STAMP DUTY & REGISTRATION	
ON 15 <sup>TH</sup> DAY POST REGISTRATION	10%
ON APPLICATION OF OC	75%
ON NOTICE OF POSSESSION	5%

# SPECIFICATIONS



## STRUCTURE & FINISHING

Earthquake resistant framed RCC structure  
Internal - Oil Bound Distemper  
External Walls finish with texture paint



## TOILET

Sanitary Ware - American Standard/Jaquar/  
Kohler or equivalent  
CP Fittings - American Standard/Jaquar/  
Kohler or equivalent  
Counter Top - Granite counter top  
Wall Cladding (All Restrooms) - Glazed tiles  
False ceiling in Restrooms



## SPECIAL FEATURES

Solar water provision in Master Restroom  
Precertified Silver Rating for design under IGBC Green Homes Rating System



## DOORS & WINDOWS

All Doors - Pre-fabricated wooden doors  
Windows & Glazing - Powder coated aluminium



## ELECTRICALS

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



## 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





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The project is registered with MahaRERA Registration No for Godrej Serene is 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. 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 Godrej Properties Limited is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.