

MUMBAI PUNE EXPRESSWAY

GODREJ SERENE

LIFE'S A
holiday 

Stock images used for representational purposes only and is only indicative of the amenities and features of the project. © Godrej Properties Limited. All rights reserved.



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

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



OUR LANDMARK PROJECTS IN PUNE

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


















PRESENCE IN PUNE

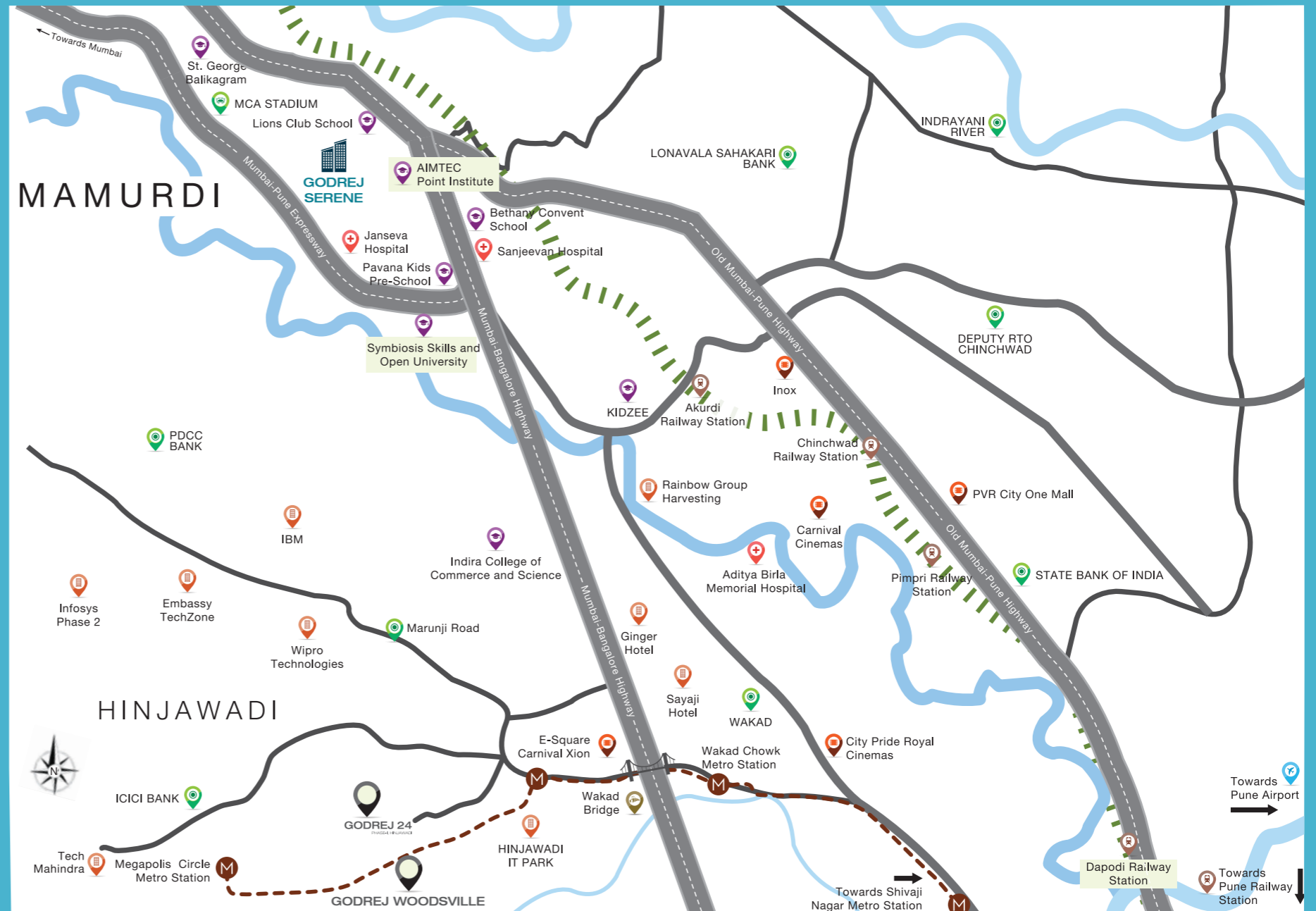
 **13,14,000**
m² SOLD

 **15,000+**
HAPPY FAMILIES

Source: Google Maps. Map not to scale.

LOCATION MAP

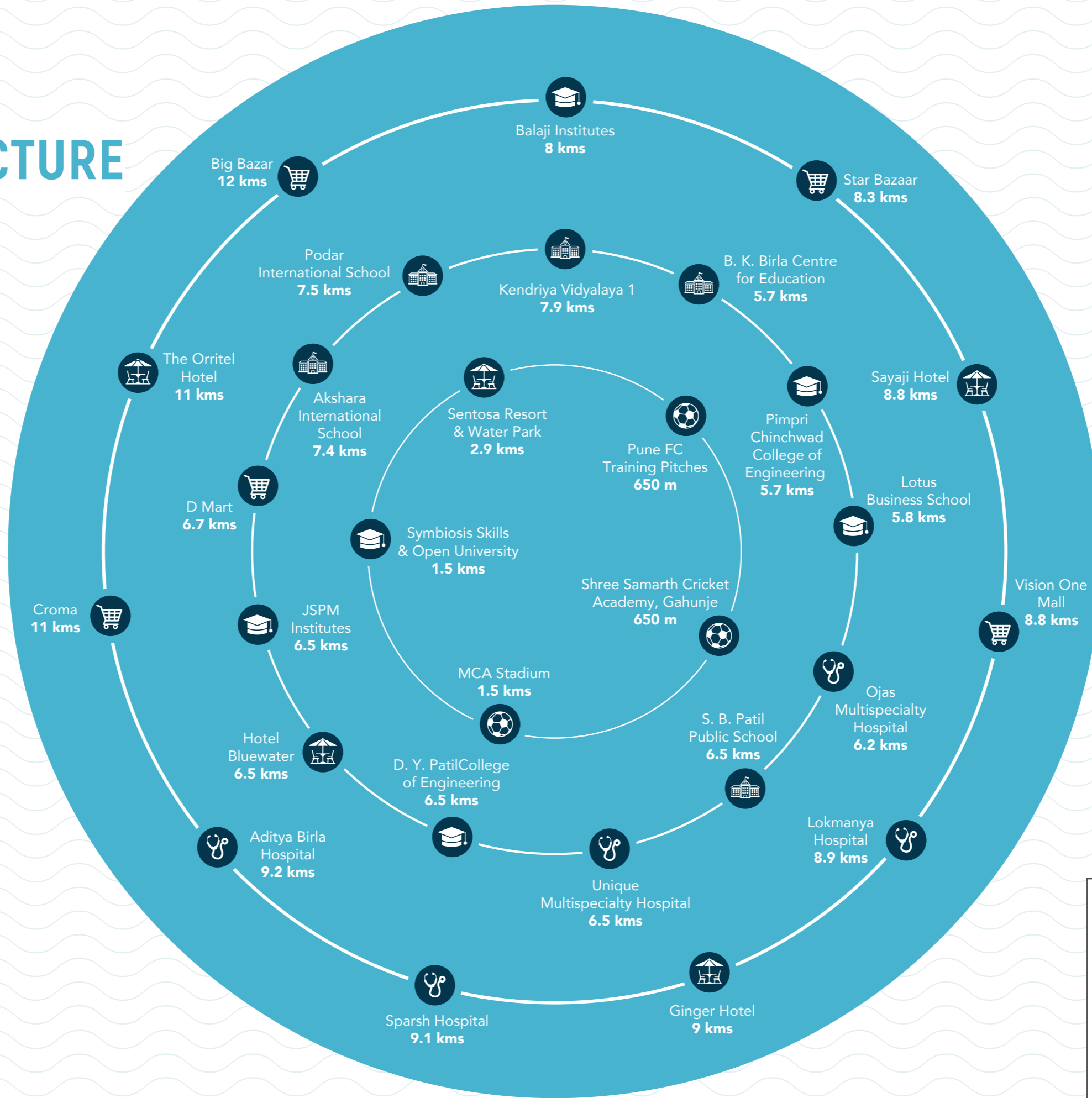
-  School/College/Institute
-  Hospital
-  Landmarks
-  Commercial
-  Mall
-  Cricket Stadium
-  Airport
-  Proposed Metro Line*
-  Temple
-  Road
-  Bank
-  Bridge
-  Residency/Hotel
-  Railway Station
-  Cinema Halls



Map not to scale.



SOCIAL INFRASTRUCTURE



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



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



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

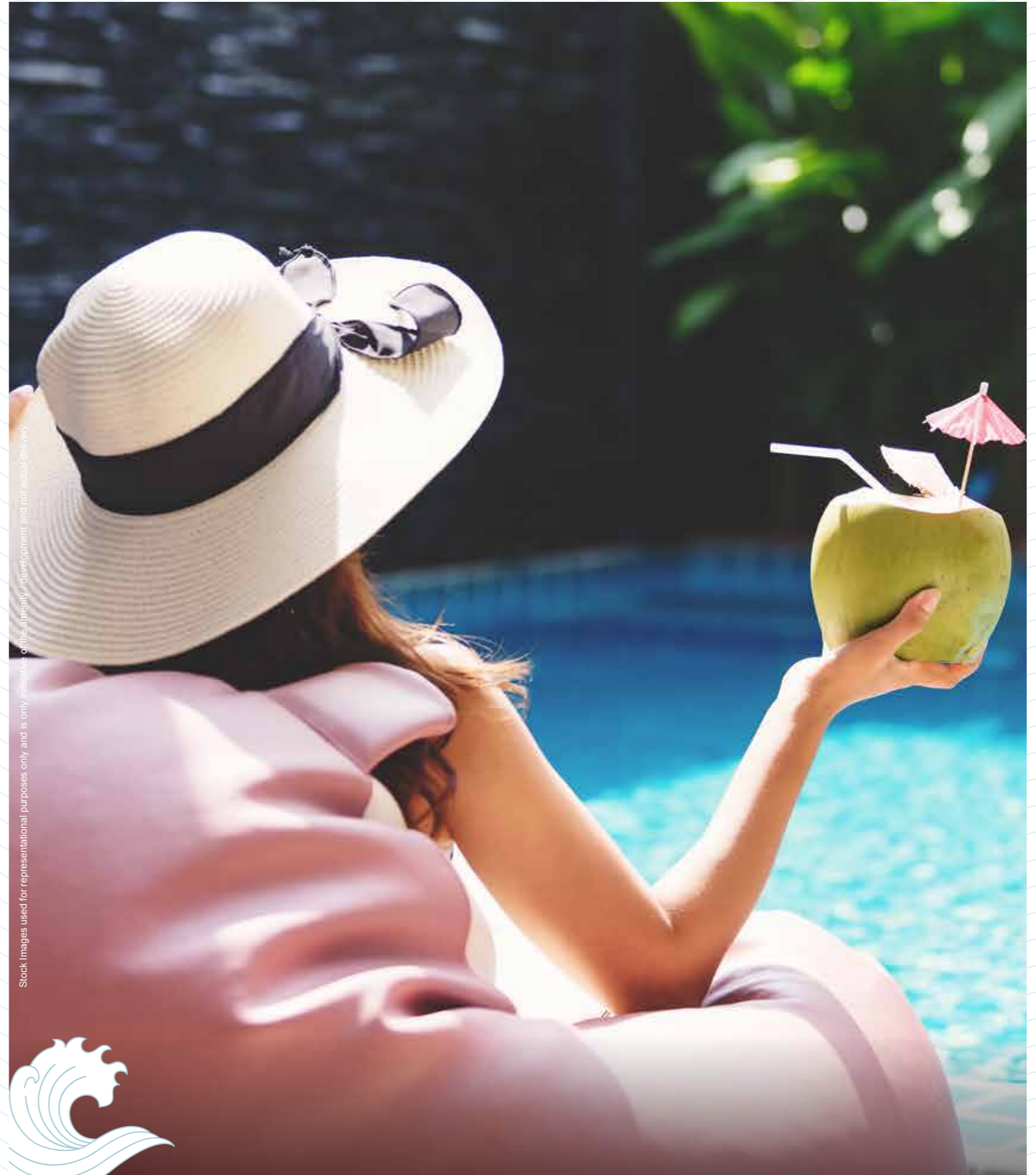


Built around 0.5+ hectares of lush greens, it's not just a plot, but your happy home for life. With a flora-fauna park and 50+ species of plants, you can experience green living at its best.

**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.



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



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.



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



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, not for actual delivery.



UNWIND IN 1-ACRE NATURE'S OASIS

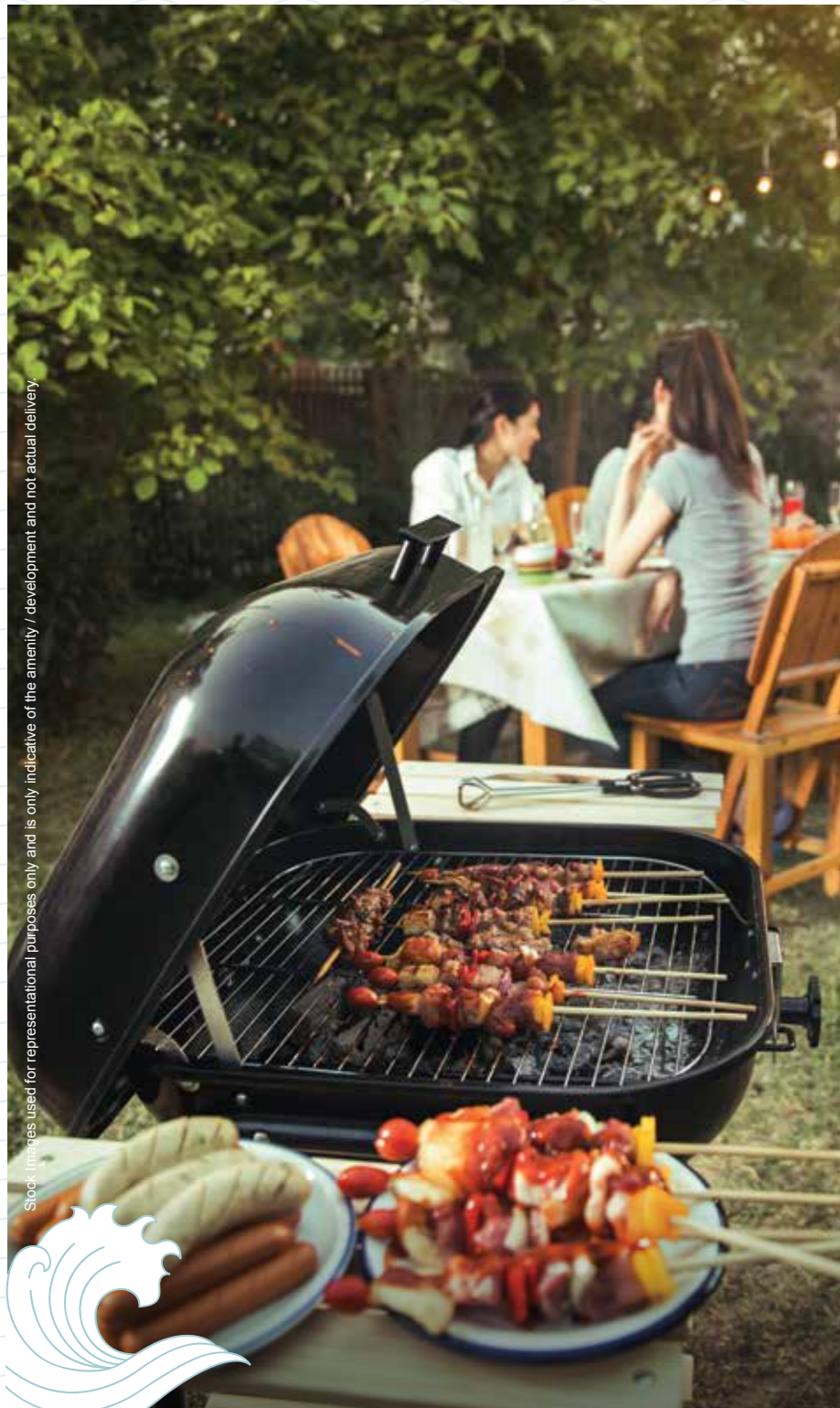
Relax, Rejuvenate and Stay Entertained as you treat your senses to lush green gardens.



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

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



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!



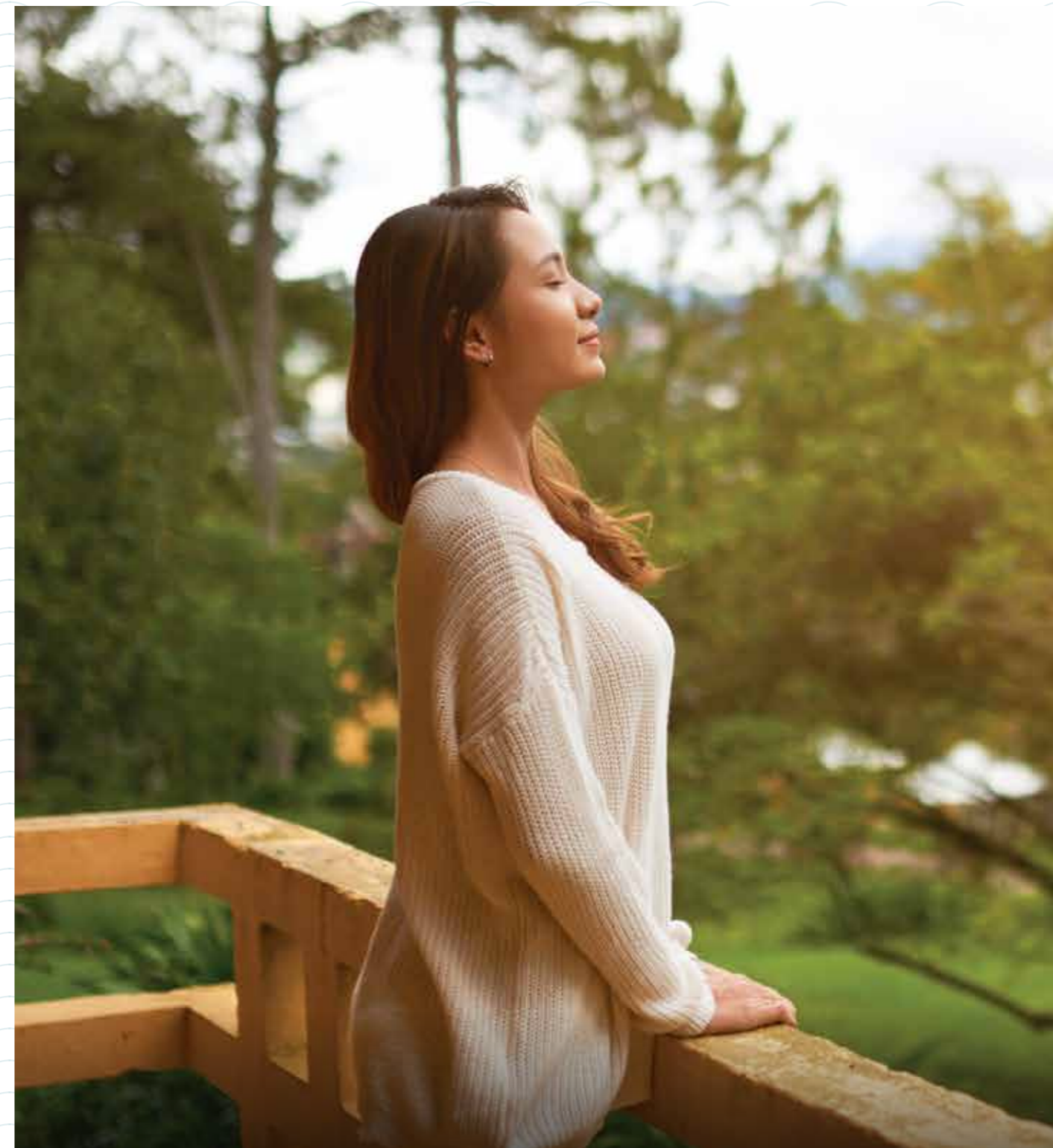
Stock images used for representational purposes only and is only indicative of the amenity / development and not actual delivery.



ENJOY THE FINEST AMENITIES WHILE BEING ON THE TOP



Sit Out Party Area



Viewing Deck



AMENITIES BUILT TO MAKE LASTING MEMORIES



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



Yoga Deck



Star Gazing Zone



Tree House

HAPPINESS IS ALWAYS ROUND THE CORNER



Multi-Purpose Court



Amphitheatre



Rest Area with Gazebo

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



RECREATION TIME JUST GOT EXCITING!



Gym with Steam



Spa and Salon

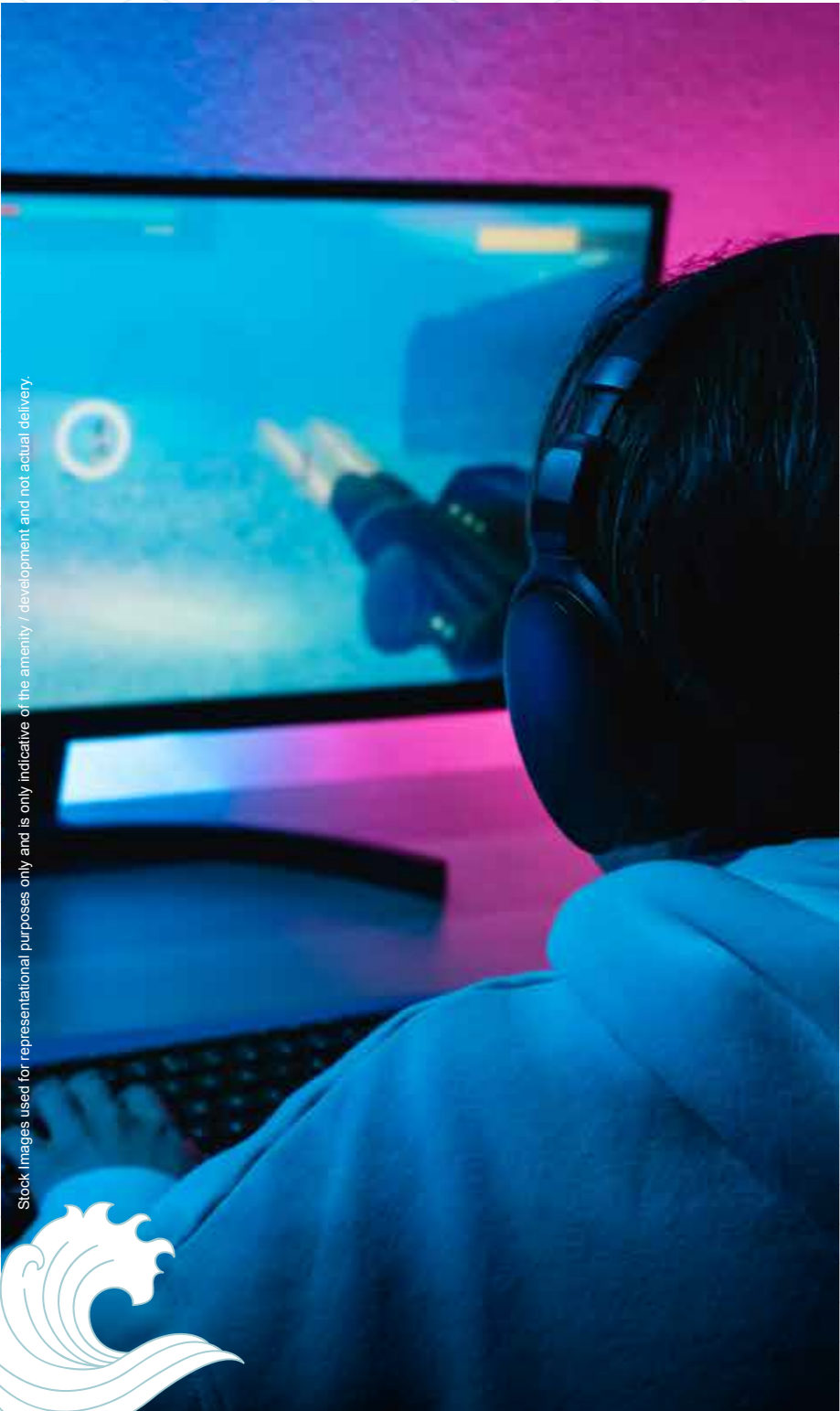


Zumba

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



IN HERE, PLAYTIME NEVER ENDS!



Gaming Room

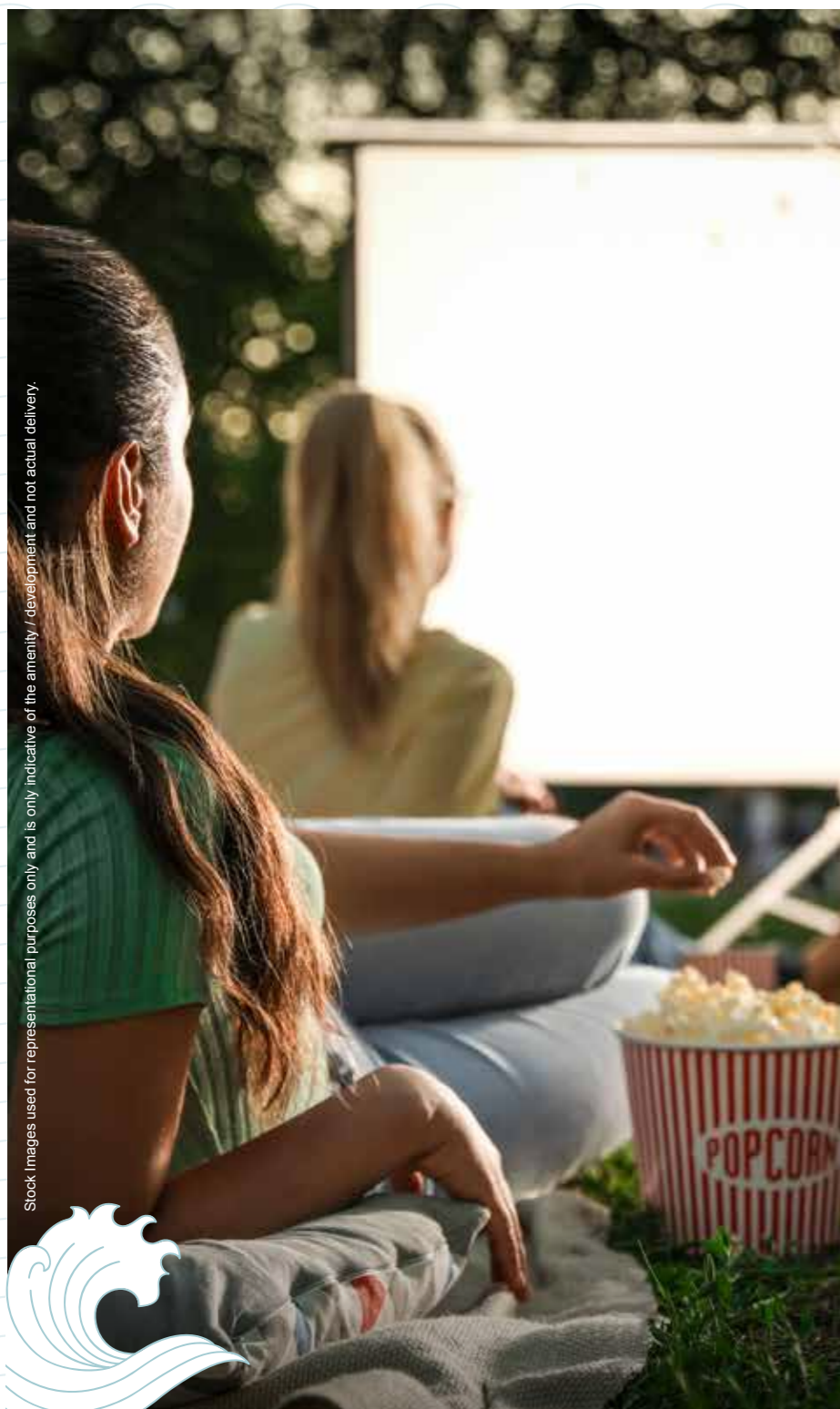


Indoor Kids Play Area

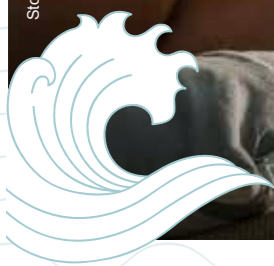


Crèche Area

WELCOME TO YOUR HAPPY PLACE



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



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

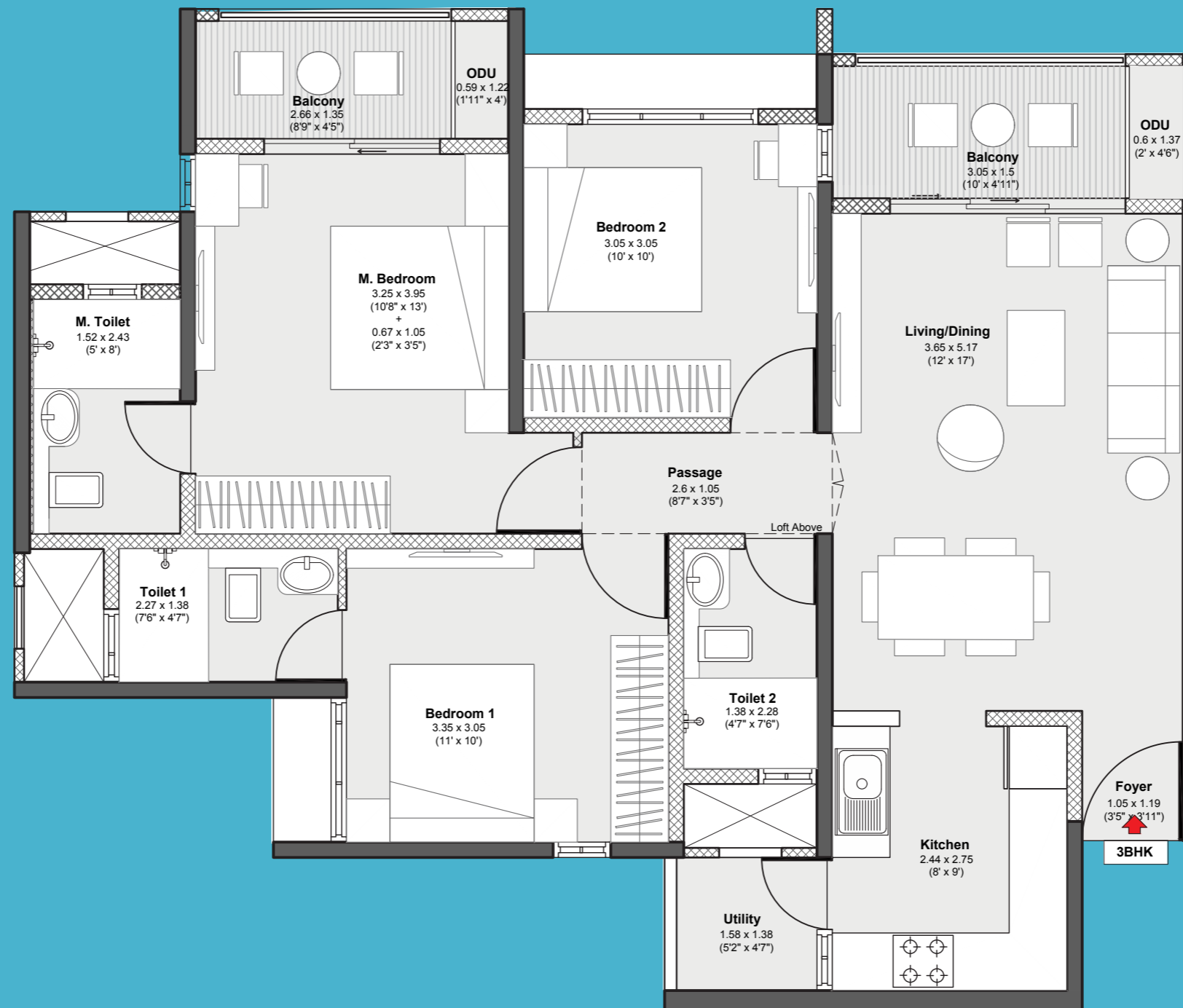
E. TOWER TERRACE

- 13. Yoga & Meditation Deck
- 14. Party Deck
- 15. Viewing Deck



UNIT PLAN

3BHK

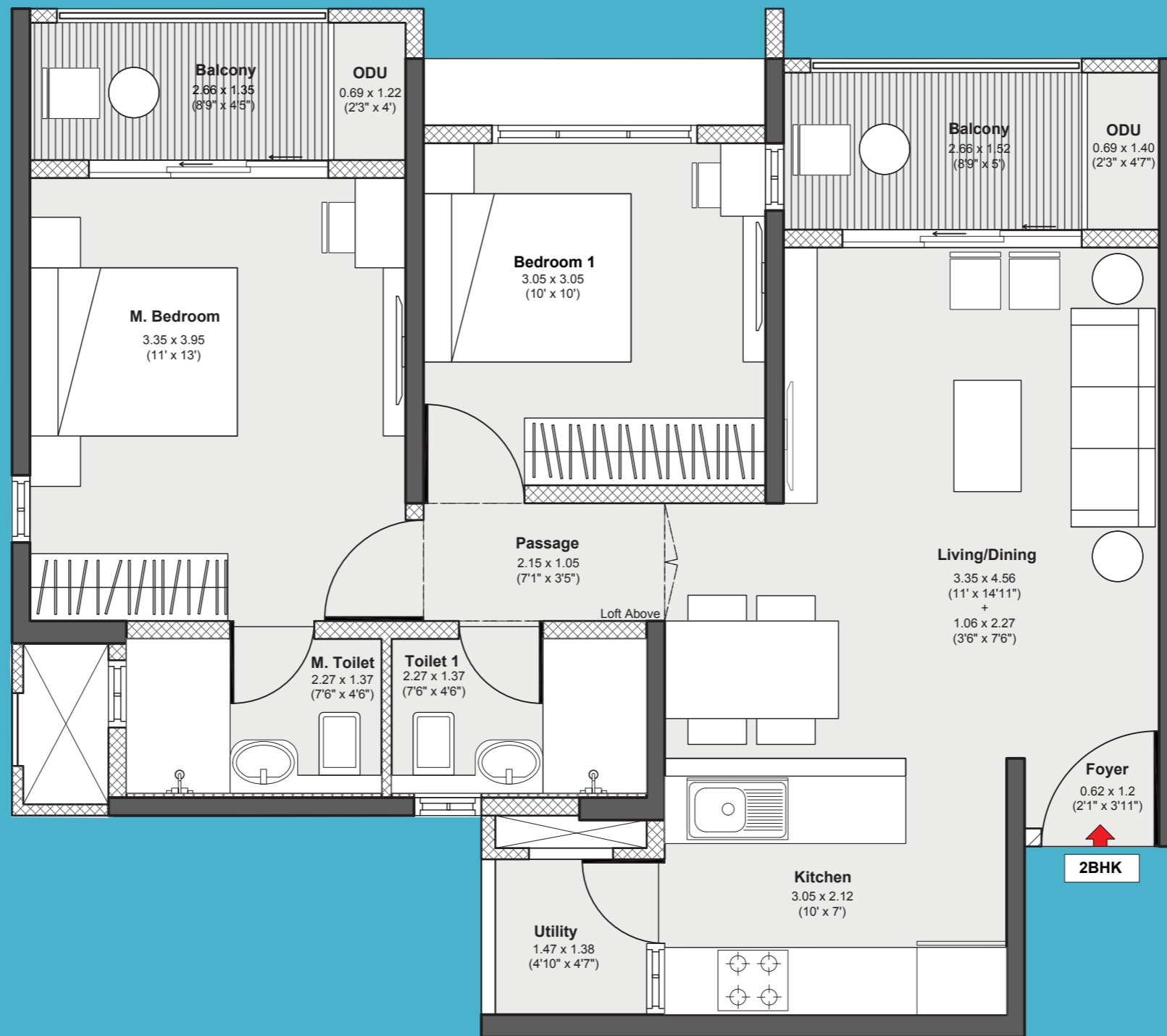


AREA AS PER RERA				
Flat No.	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sq.ft.)
3BHK	78.56	9.47	88.03	947.55



UNIT PLAN

2BHK - TYPE 1



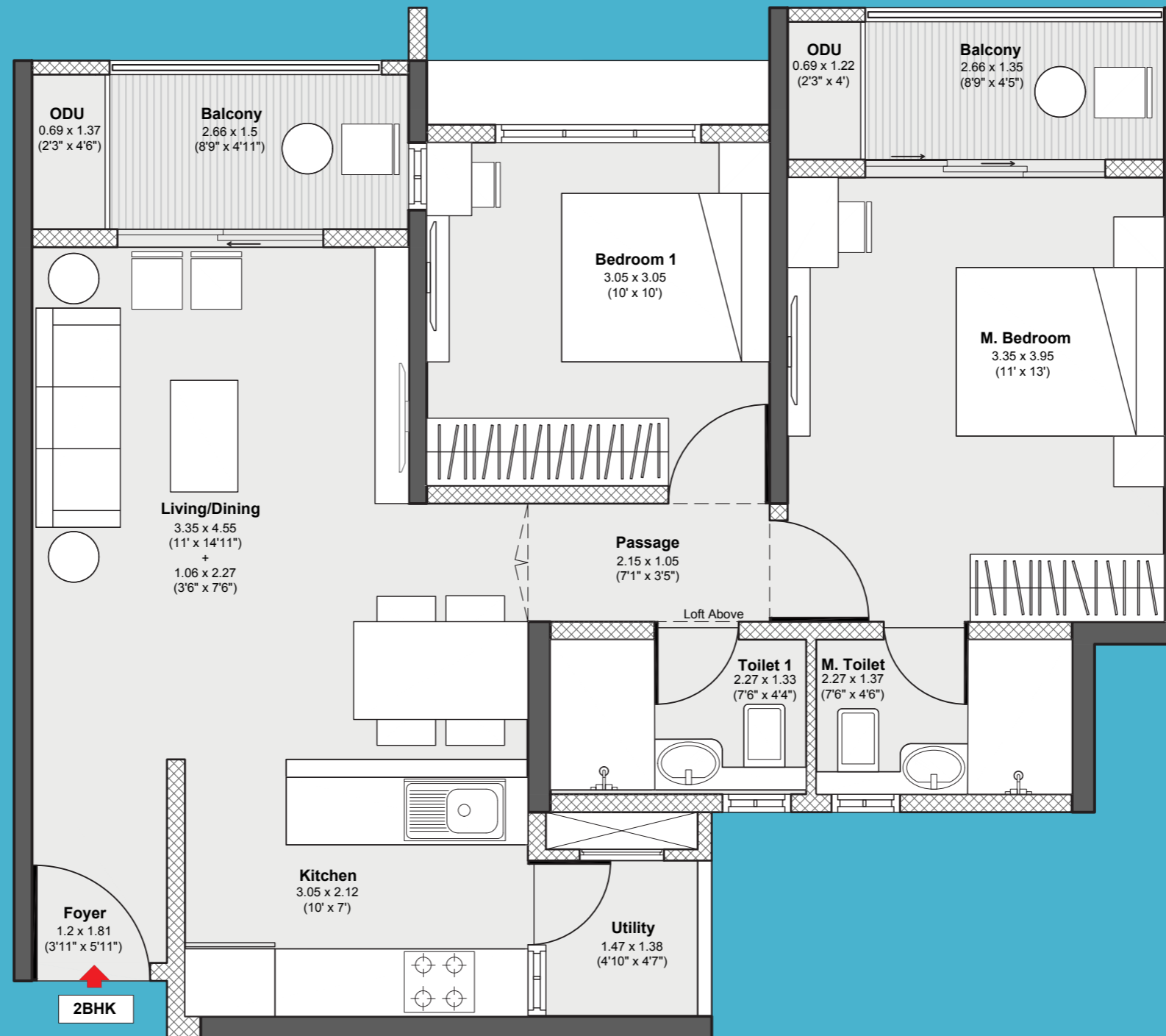
AREA AS PER RERA

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



UNIT PLAN

2BHK - TYPE 2

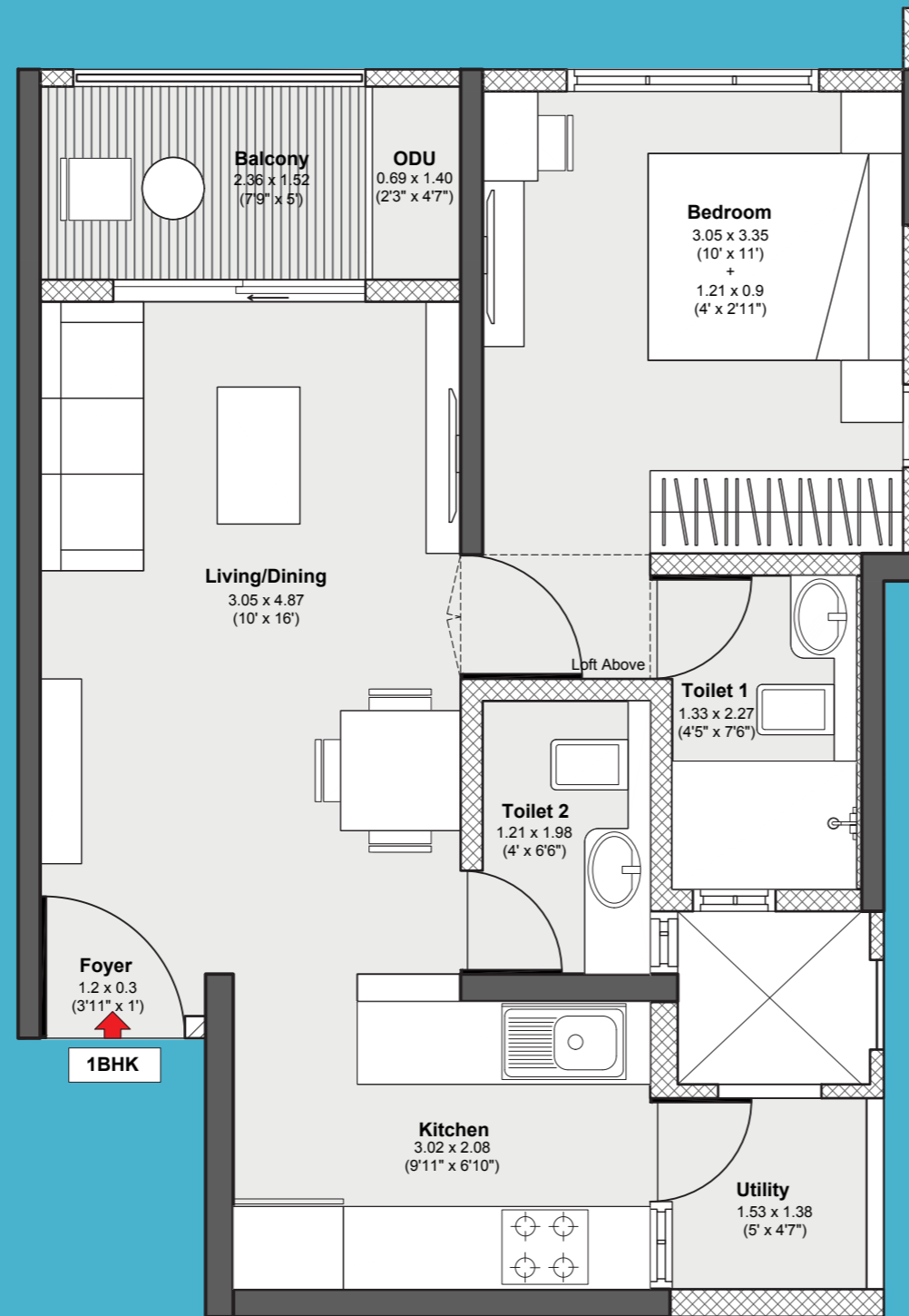


AREA AS PER RERA				
Flat No.	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sq.ft.)
2BHK - TYPE 2	62.09	8.78	70.87	762.84



UNIT PLAN

1BHK



AREA AS PER RERA

Flat No.	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	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 TH DAY POST REGISTRATION	10%
ON COMPLETION OF EXCAVATION	10%
ON COMPLETION OF PLINTH	15%
ON COMPLETION OF 2 ND SLAB	10%
ON COMPLETION OF 8 TH SLAB	5%
ON COMPLETION OF 15 TH 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 TH 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





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. Please do not rely on the information provided on any other website.