

A serene landscape featuring a body of water with a bird standing on the right side. The bird is reflected in the water. On the left, there are dandelions with some seeds floating in the air. The background is a soft, hazy green.

GODREJ LAKE GARDENS

SARJAPUR ROAD, BANGALORE

Stock image for representation purpose only.






WELCOME TO HOMES WITH
**ABUNDANT GREENERY &
A UNIQUE LANDSCAPE DESIGN**

Actual Photograph. Shot Taken as on Feb. 2018

RERA No. PRM/KA/RERA/1251/446/PR/190525/002581 available at www.rera.karnataka.gov.in.



PRESENTING

GODREJ LAKE GARDENS
SARJAPUR ROAD, BANGALORE

The project offers a unique circular form which helps to get panoramic views of the lake and curated greens.

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A photograph of a dark-colored car driving on a paved road lined with tall, leafy trees. The sun is shining brightly from the upper right, creating a warm, golden glow and long shadows on the road. Dandelion seeds are floating in the air, caught in the light. The car's side mirror and part of its body are visible on the right side of the frame.

SARJAPUR ROAD IS IDEAL LOCATION FOR **LIVING A BLISSFUL LIFE**

Sarjapur Road is an ideal area that offers comfortable living opportunities for everyone. It offers great connectivity to various IT hubs like Whitefield, Koramangala, Electronic City, Marathahalli and Outer Ring Road. It has everything from shopping malls to theatres, restaurants and schools along with good healthcare facilities.

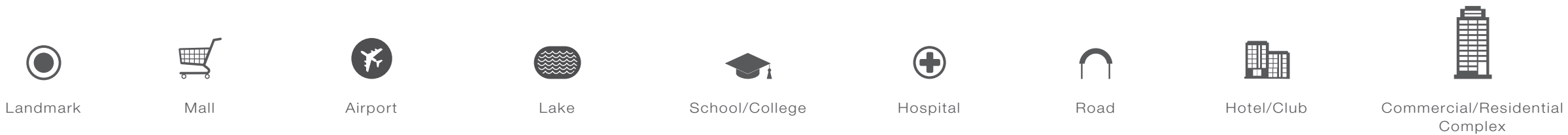
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A WELL-CONNECTED RESIDENTIAL HUB



Map not to scale. Source: Google Maps



CONNECTIVITY & ACCESSIBILITY





THE BEST OF EVERYTHING IS NOW WITHIN REACH

Godrej Lake Gardens is located on Sarjapur Road which is developing rapidly. It has easy connectivity to key IT areas like Whitefield and Electronic City. It is also well-connected to various important social infrastructures like hospitals, schools, entertainment hubs and corporate areas.

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SCHOOLS

Vibgyor High School
Orchids International School
Cambridge Public School
Narayana Olympiad School
Gnan Shrishti School of Excellence
National Public School
Royal Concorde School
BRS Global School



RENOWNED HOSPITALS

Columbia Asia
Sakra World Hospital
Queens Hospital
Aria Clinic
Sagar Apollo Hospital



RETAIL & ENTERTAINMENT

Big Bazaar
Market Square
27th Main High Street, HSR
Big Brewsky
Fisherman's Wharf Restaurant
Little Italy
Vapour



IT HUBS

Electronic City
Whitefield
Wipro Corporate Office
Cessna Business Park



Artist's impression. Not an actual site photograph.

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MASTER LAYOUT PLAN



LEGEND:

- 1 ENTRY PORTAL TO MINDSPACE DETAIL
- 2 DRIVEWAY
- 3 DROP-OFF AREA
- 4 CARPARK AREA
- 5 TOWER PLAZA
- FACILITIES**
- 6 CHILDREN'S PLAY AREA
- 7 OUTDOOR FITNESS STATION
- 8 TODDLER'S PLAY AREA
- 9 ISLAND ALCOVE
- 10 OUTLOOK DECK
- 11 AMPHITHEATER
- 12 FOOTBALL PRACTICE NET AREA
- 13 OPEN ACTIVITY FIELD
- 14 CONGREGATION DECK
- 15 SKATE PARK
- 16 CYCLING AND JOGGING TRACK
- 17 TENNIS COURT
- 18 BASKETBALL COURT
- 19 PARTY LAWN
- 20 CRICKET PITCH
- AMENITIES**
- 21 PET ZONE
- 22 BIRD WATCHING / OBSERVATORY DECK
- 23 FLOOD CONTROL AREA 1
- 24 SENIOR CITIZEN'S PARK
- 25 POTTERY / ART & CRAFT ZONE / PAINTER'S AREA W/ GRAFITI WALL
- 26 ORGANIC & HERB GARDEN
- 27 TEA GARDEN
- 28 PUTTING GREEN
- 29 GAZEBO
- 30 POND AREA
- 31 MEDITATION DECK
- 32 DRY STREAM / FLOOD CONTROL AREA 2
- 33 TREE HOUSE
- 34 BOARDWALK
- 35 BRIDGE
- 36 GATE / OUTLOOK DECK
- 37 ROW OF TREES / GREEN BUFFER
- 38 HAMMOCK AREA
- 39 MAZE GARDEN
- 40 CINEMA PROJECTION WALL
- 41 ROCK CLIMBING WALL
- 42 BANYAN TREE GARDEN
- 43 ELEVATED POOL DECK
- 44 KID'S POOL
- 45 SWIMMING POOL
- 46 WET DECK
- 47 LOWER WET DECK
- 48 LOWER POOL DECK
- 49 GRAND STAIRCASE
- 50 NATIVE FLORA SANCTUARY
- 51 RESTING AREA
- 52 ADVENTURE DIRT TRAIL
- 53 FOCAL SCULPTURE ON WATER FEATURE
- 54 FEATURE SCULPTURE PLAZA
- 55 GOVERNMENT LAKE TRAIL
- 56 MAINTENANCE RESERVED DRIVEWAY (IN GRASSCRETE FINISH)

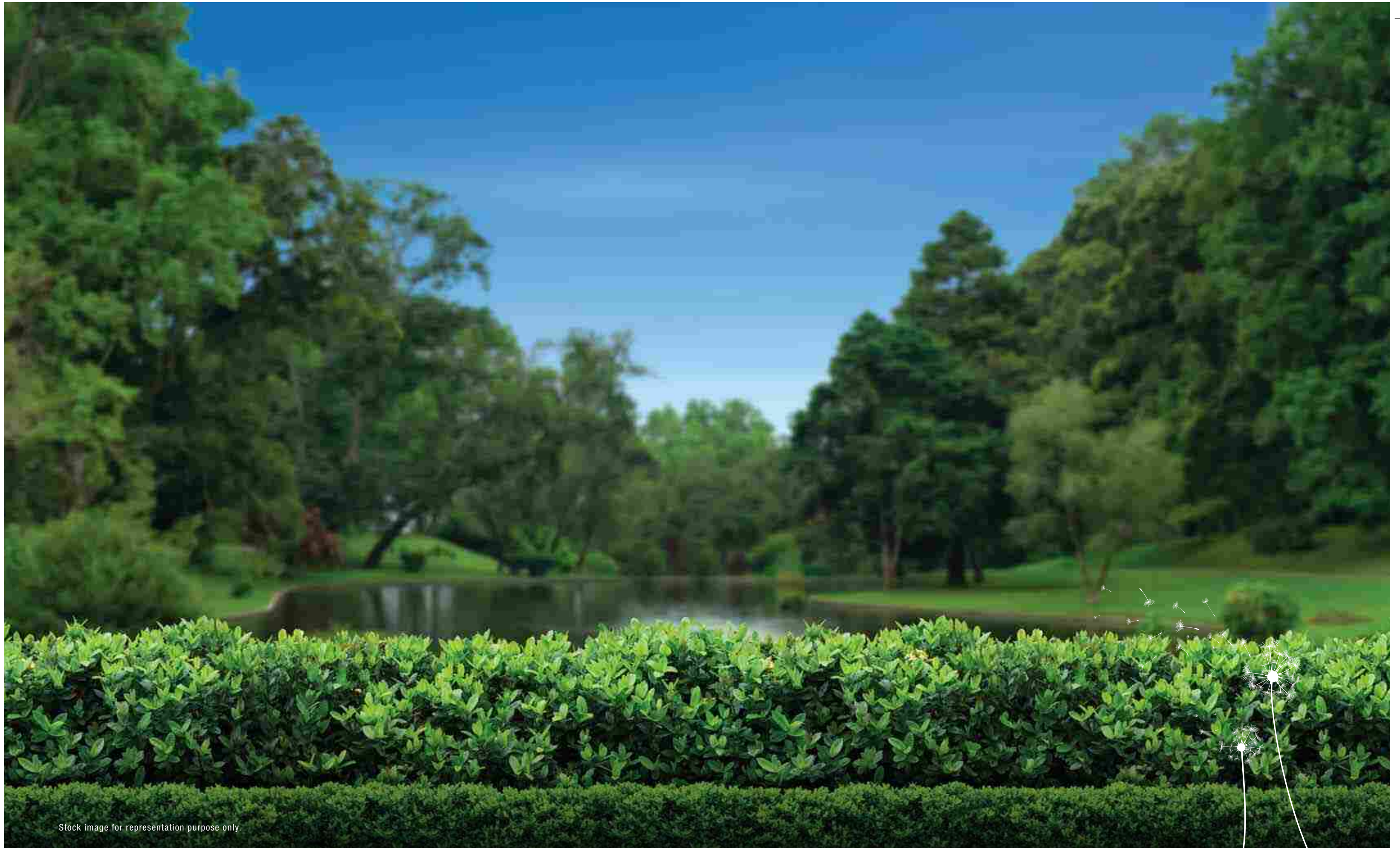


A LANDSCAPE WHICH HELPS YOU MOVE **CLOSER TO NATURE**

The unique landscape at Godrej Lake Gardens has been specially designed for you to feel closer to nature. It's divided into 3 layers and together it promises a world where one can explore the great outdoors, immerse oneself to rediscover time and engage freely with the natural biodiversity of the area.

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6.5 ACRES OF GREENERY



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TREE HOUSE



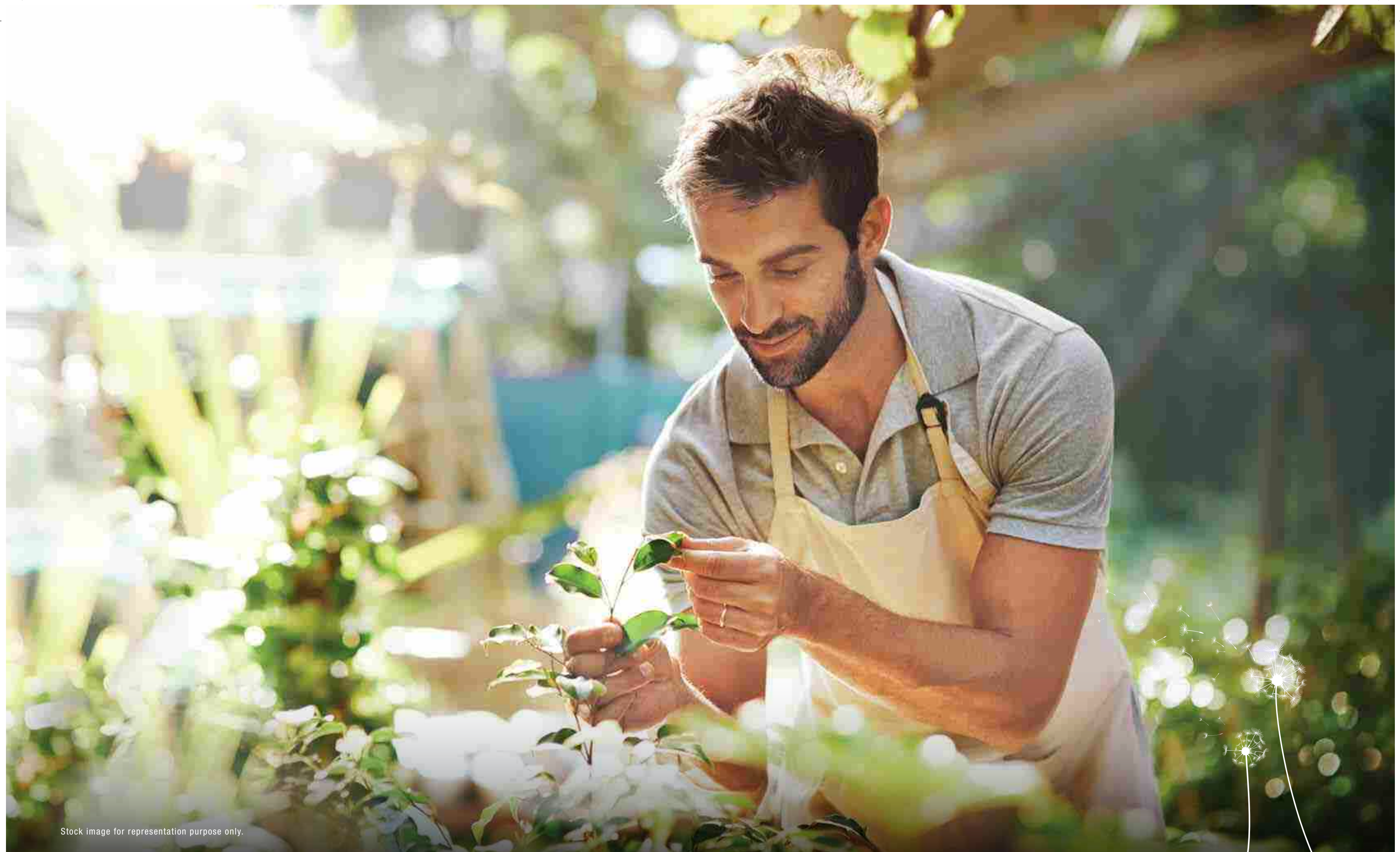
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MAZE GARDEN



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WETLAND BOARDWALK



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HERB GARDEN



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CYCLING TRACK



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GAZEBO HOUSE



Artist's impression. Not an actual site photograph.

AMPHITHEATRE WITH MOVIE SCREEN



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BIRD OBSERVATORY DECK



MOVE INTO **9 ACRES OF CURATED
GREENERY WITH LAKE VIEWS**

Actual Photograph.

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A man with dark hair, wearing a blue and black plaid shirt, is carrying a young child with curly brown hair on his shoulders. Both are smiling and looking towards the camera. They are in a lush green field with trees in the background. The man's arms are outstretched, and the child is also smiling broadly. The scene is captured in a warm, golden-hour light.

A **HEALTHY LIFESTYLE** AMIDST TRANQUIL SURROUNDINGS

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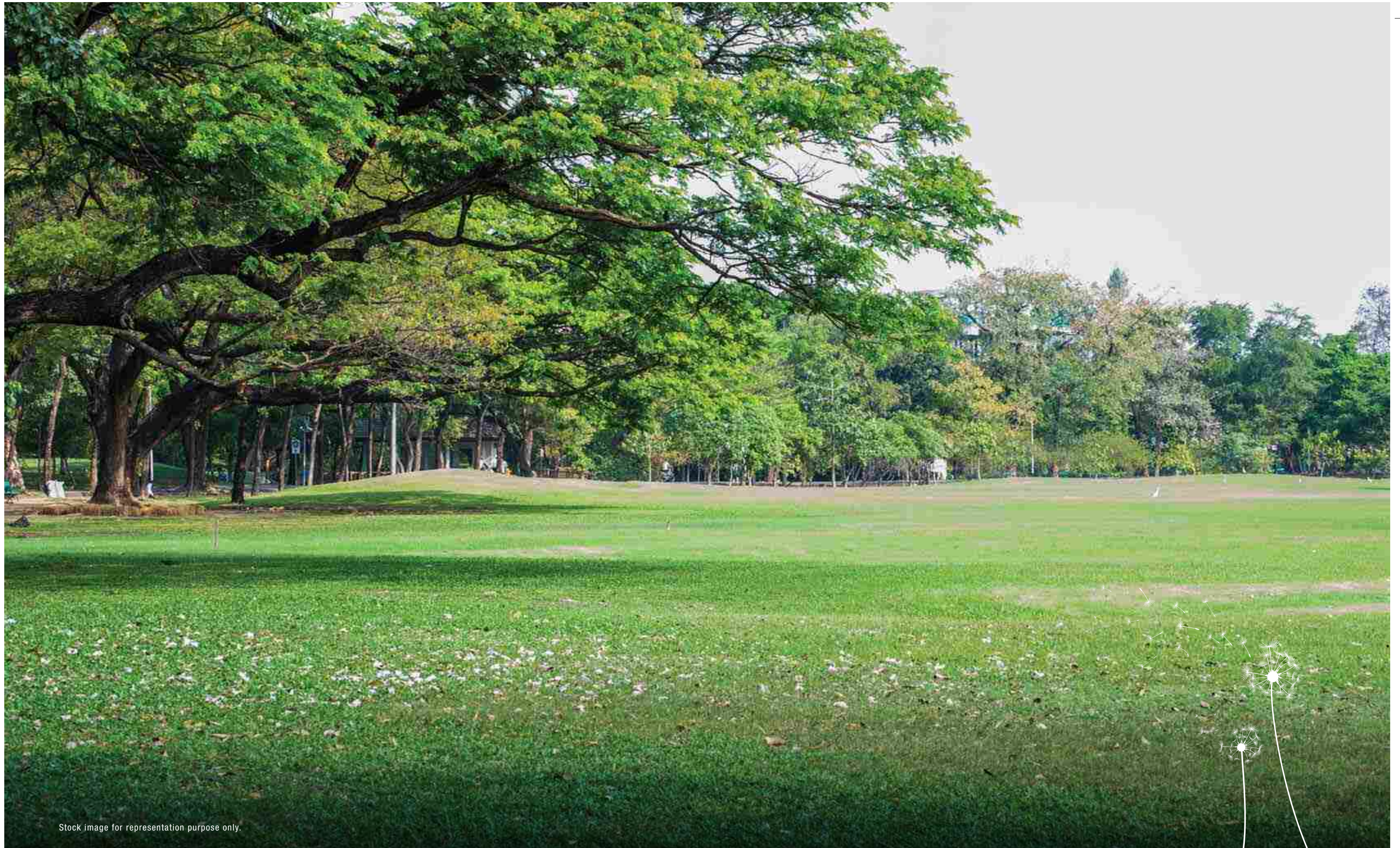
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ORGANIC GARDEN



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OXYGEN EMITTING PLANTS & TREES



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GARDEN OF FIVE SENSES – SIGHT, SMELL, TOUCH, SOUND & TASTE



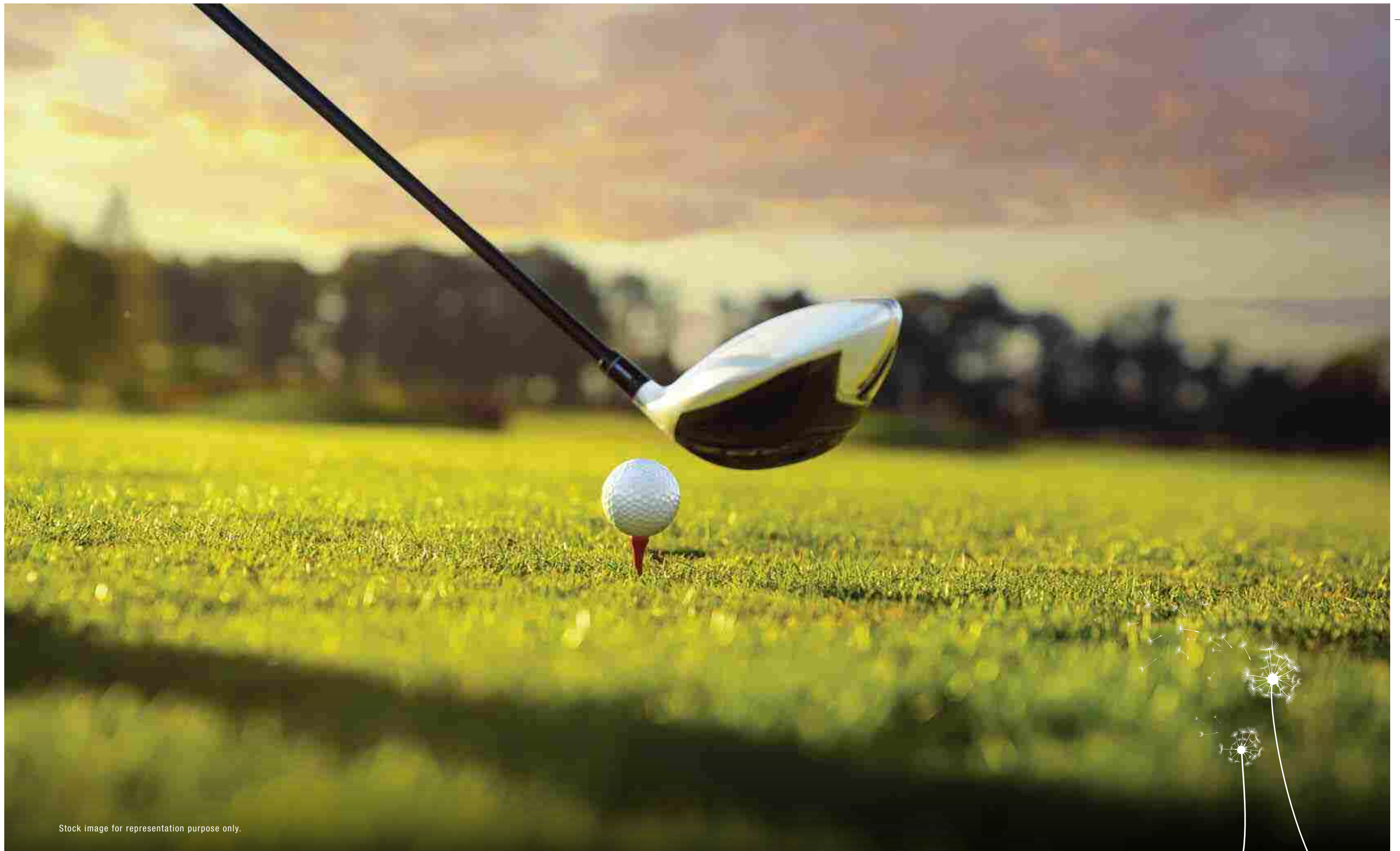
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SPA



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SWIMMING POOL AT THE ATRIUM



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GOLF PUTTING

CIRCULAR IN DESIGN
FOR **GREATER VIEWING PLEASURE**



Artist's impression. Not an actual site photograph.

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ENHANCED DESIGN FOR **CROSS VENTILATION & NATURAL LIGHT**

Godrej Lake Gardens' unique circular design has been thoughtfully created to offer you a vast expansive space where you get ample natural light and cross ventilation.

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A PERFECT AMALGAMATION OF LANDSCAPED **BEAUTY & DESIGN**

Living spaces amidst 9 acres of greenery where nature comes home

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WITHIN THE CITY,
YET MESMERISINGLY BEAUTIFUL

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AMENITIES THAT CATER TO ALL YOUR NEEDS

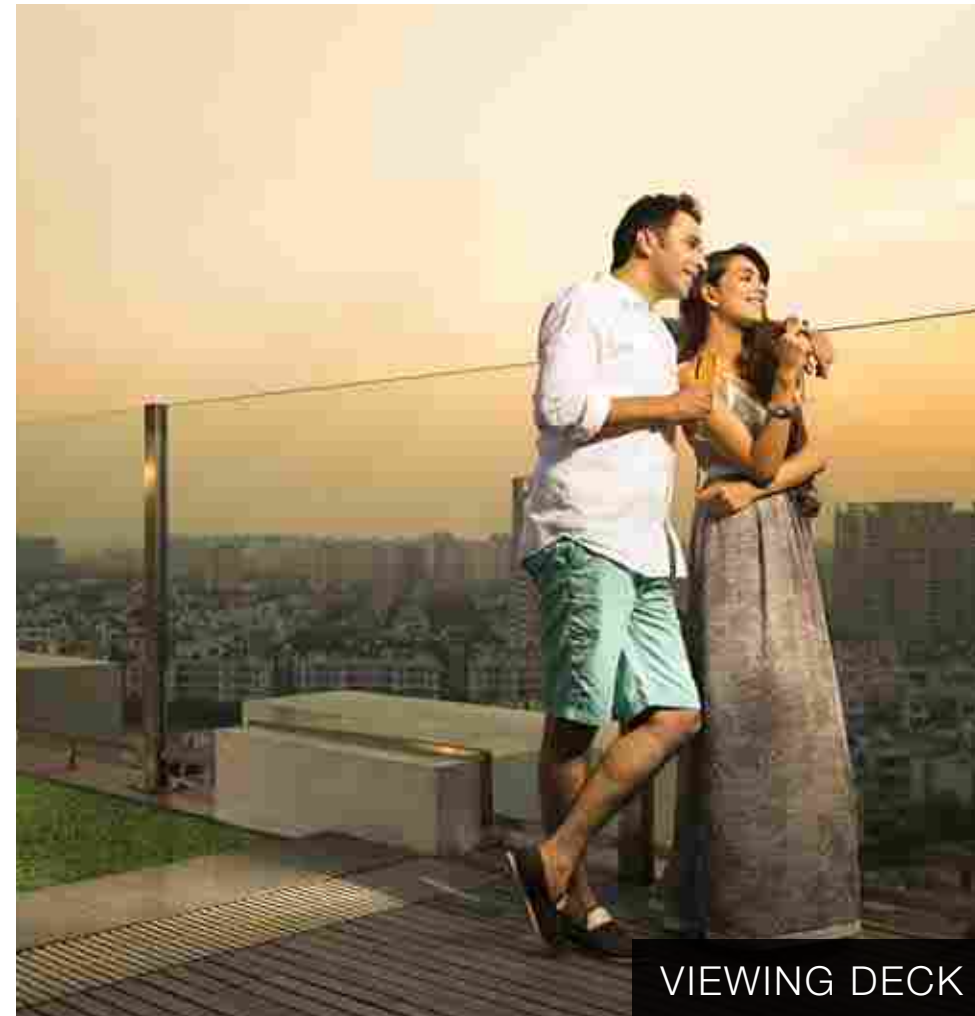
Godrej Lake Gardens' amenities offer everything that you wished for. It has great indoor as well as outdoor amenities catering to children, adults and senior citizens. They have been carefully designed to make you feel connected to nature while living the ultra-modern life.

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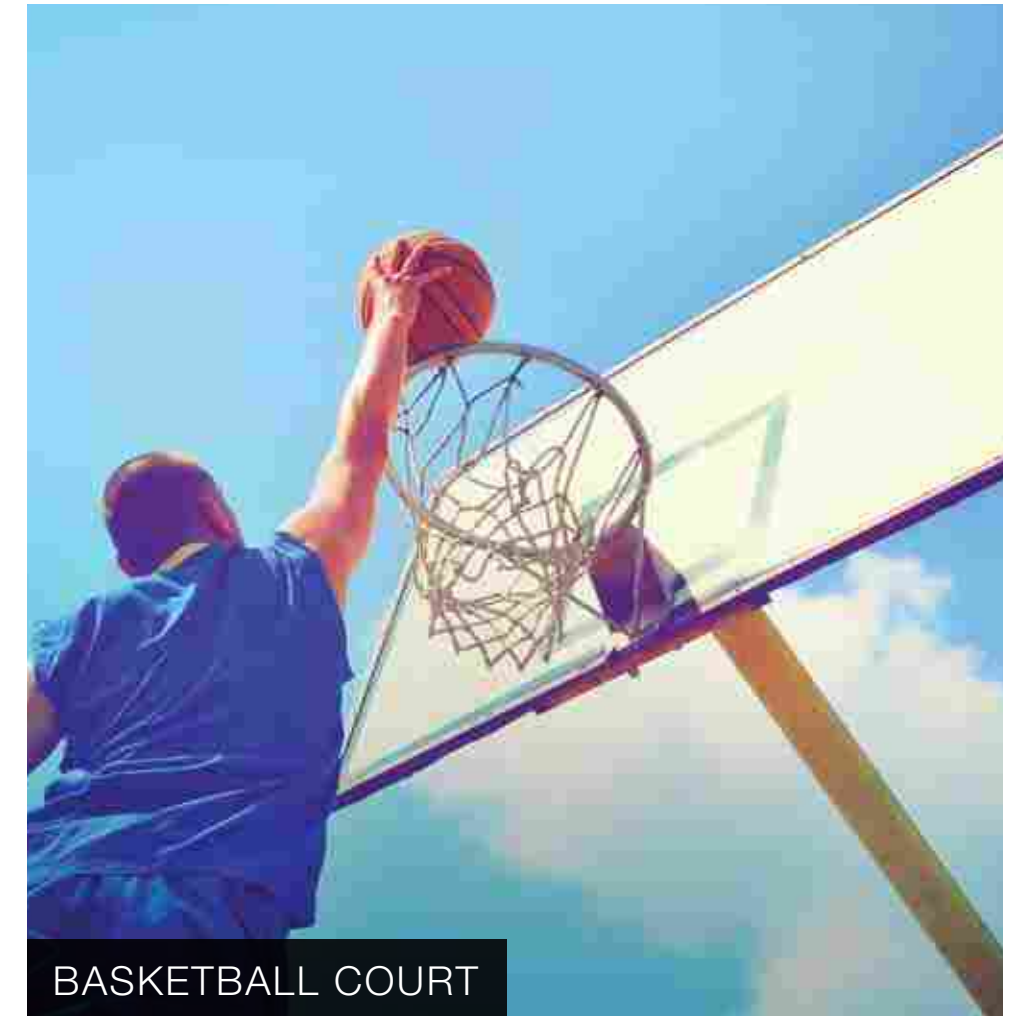
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SKATING RINK



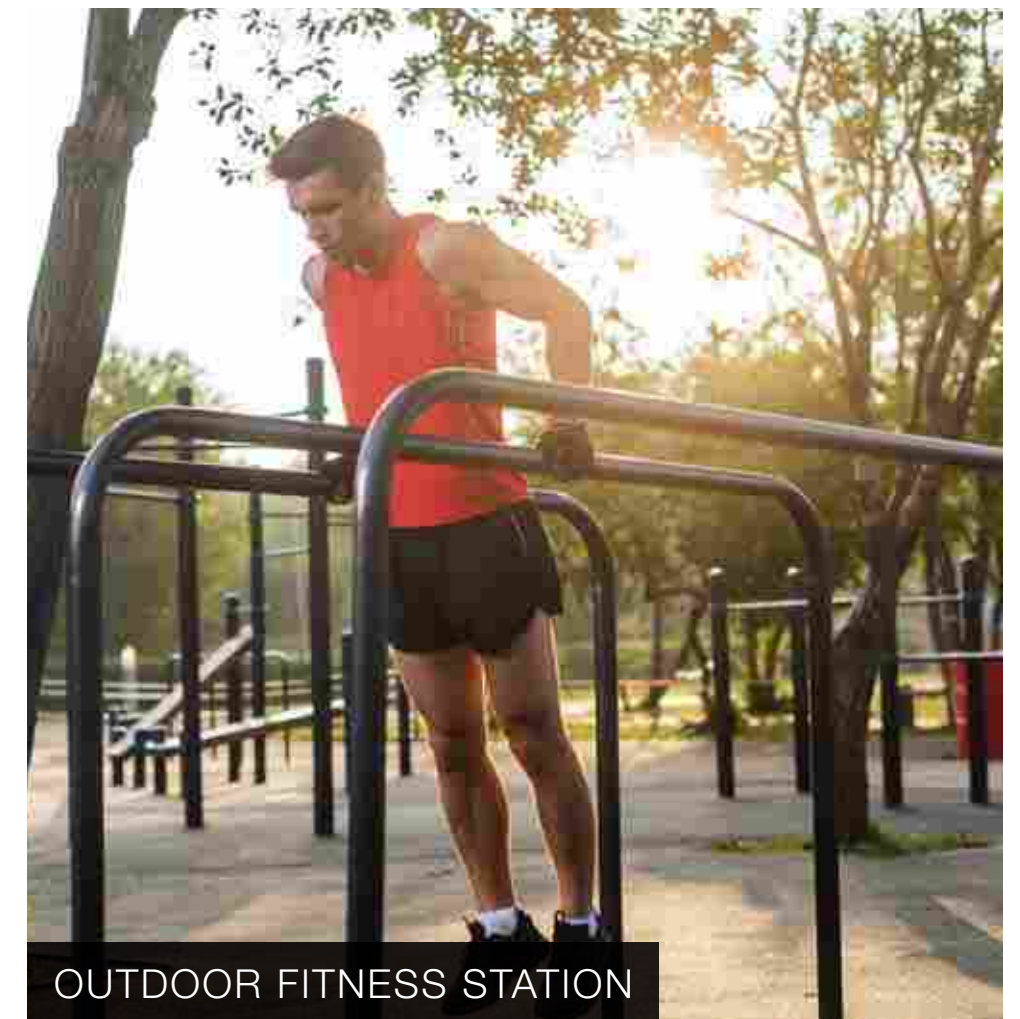
VIEWING DECK



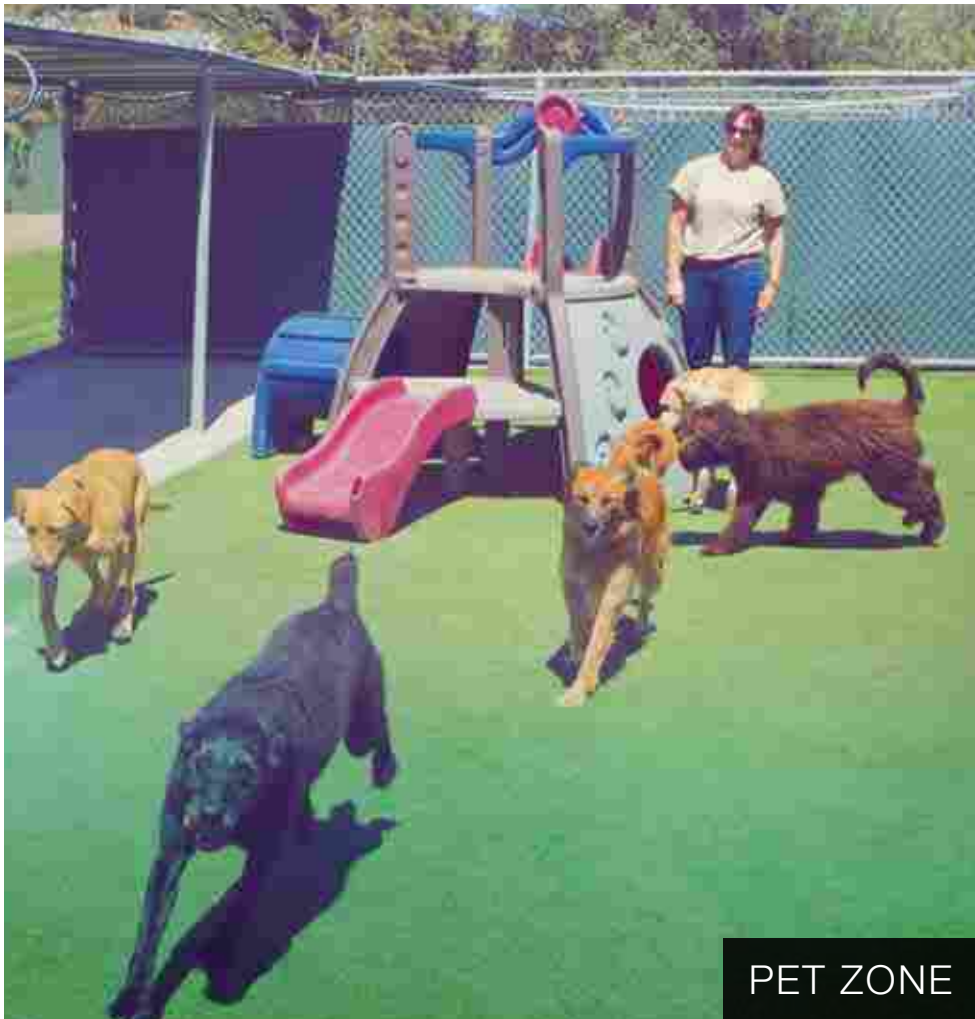
BASKETBALL COURT



SWIMMING POOL

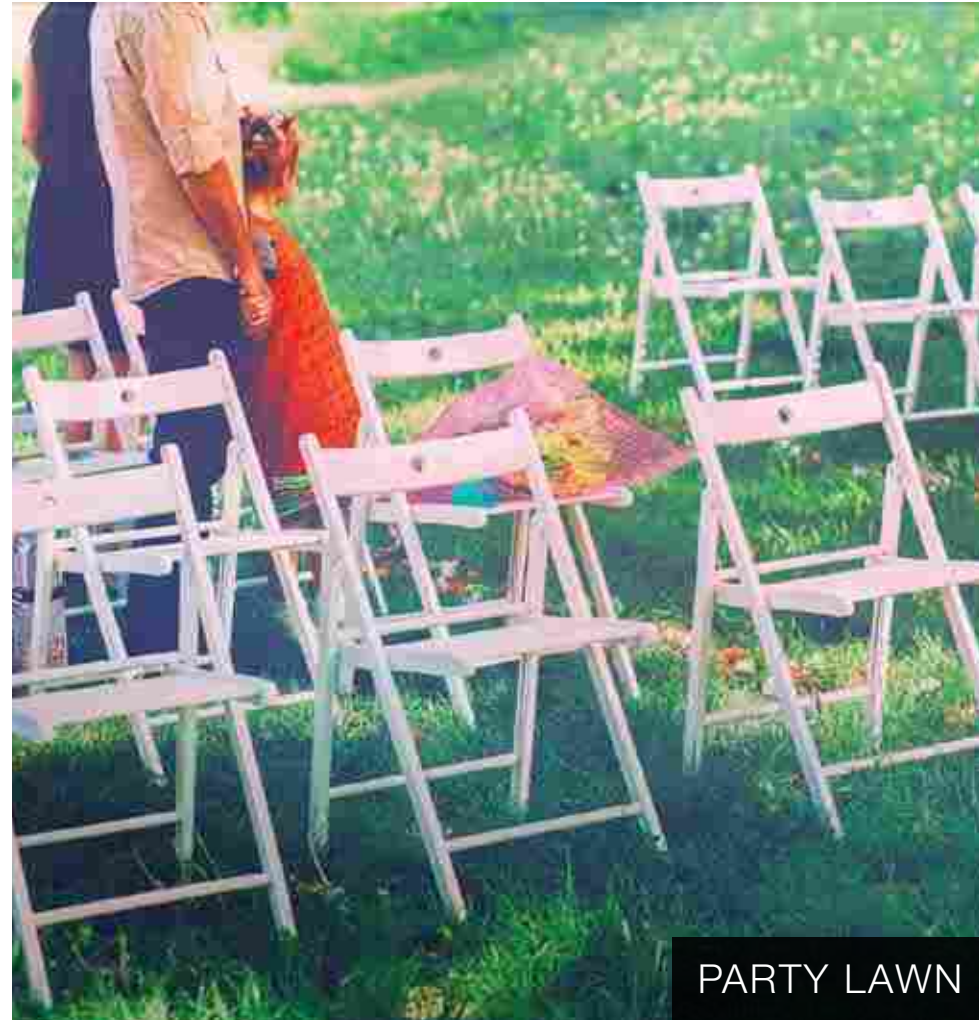


OUTDOOR FITNESS STATION





SENIOR CITIZENS' PARK



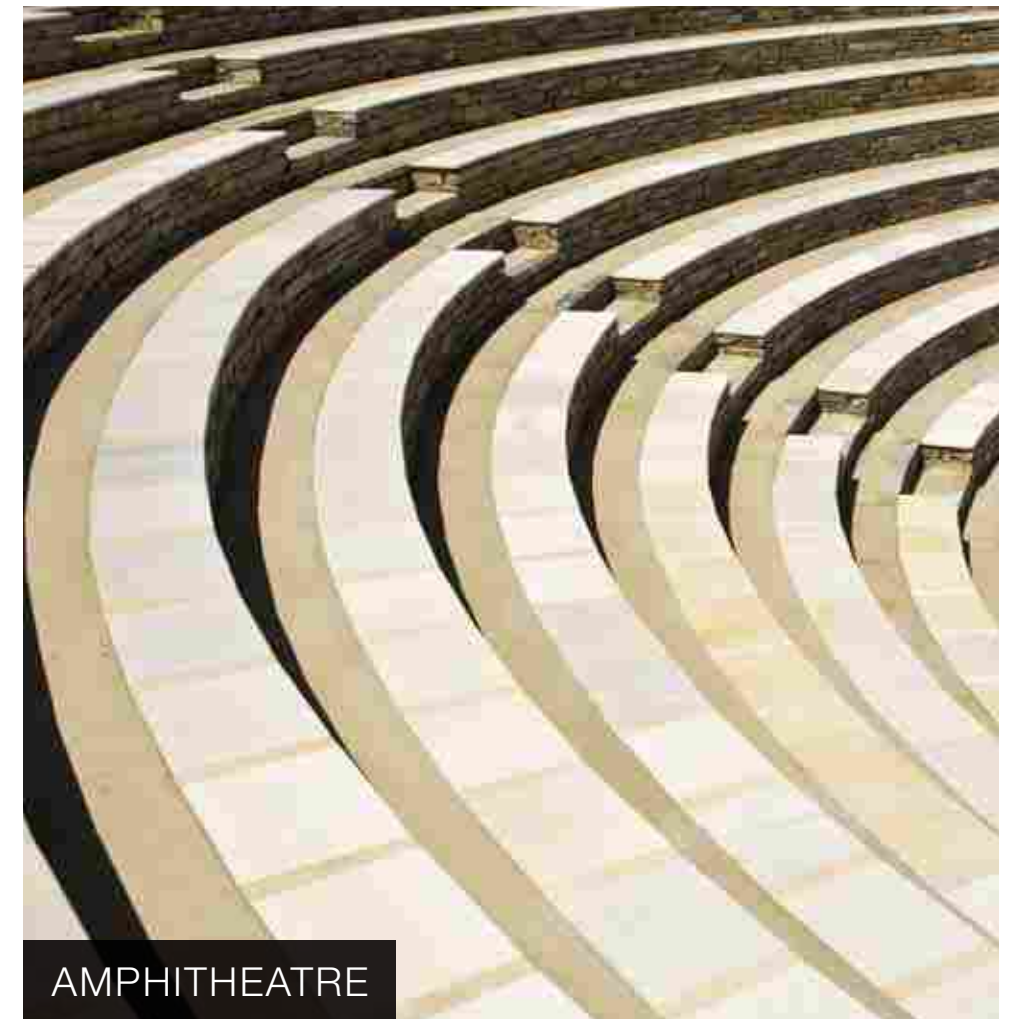
PARTY LAWN



24x7 SECURITY



CCTV SURVEILLANCE



AMPHITHEATRE

CONFIGURATION

TYPOLOGY	MINIMUM CARPET AREA (SQ.M.)	MAXIMUM CARPET AREA (SQ.M.)
1 BHK	46.31	53.96
2 BHK	77.97	78.91
3 BHK	101.39	107.08
3 BHK DUPLEX	140.58	142.78
DUPLEX	180.71	191.98

1 SQ.M. = 10.763 SQ.FT.

SPECIFICATION

Structure	Type of structure	RCC structure
Flooring	Living/Dining/Foyer Master Bedroom Other Bedrooms Restrooms (Flooring) Restrooms (Dado) Living Balconies Master Bedroom Balcony Kitchen (Flooring) Kitchen (Dado) Utility	Vitrified Tiles (800 x 800 mm) Vitrified Tiles (800 x 800 mm) Vitrified Tiles (800 x 800 mm) Ceramic Tiles Glazed Ceramic Tiles Ceramic Tiles Vitrified Tiles Vitrified Tiles (800 x 800 mm) Ceramic Tiles Ceramic Tiles
Doors	Main Door Internal Doors	Teak Frame with Flush Door Shutter with Veneer and Melamine Polish Hardwood Frame with Paint Finish Shutter
Windows	UPVC Window	UPVC Window with Mosquito Mesh
Wall & Ceiling (Interior)	Paint	Emulsion Paint
Kitchen & Utility	Kitchen Counter and Sink Provision	Kitchen Counter and Sink will not be provided
Restroom		CP and Sanitary Fittings – Kohler/Jaquar or equivalent Shower Partition without door only in MBR Granite Counter with washbasin only in MBR
Power	Power Allotted to the Flat	1 BHK: 2.5 kW 2 BHK: 3 kW 3 BHK: 4 kW Penthouse: 5 kW
Balcony Railings	Railing	SS Glass Railing
Car Parking		Provided
Power Backup	DG Backup to the Flat	1 BHK: 0.75 kW 2 BHK: 1 kW, 3 BHK: 1 kW Penthouse: 1.5 kW
Reticulated Piped Gas System	Piped Gas	Provided
Water Meter	Meter Provision in all Inlet Points	Subscription Model
Others		Video Door Phone, Tap Aerator

PAYMENT PLAN

PLAN	MILESTONE
Application amount at 10% of Sale Consideration towards Execution (less token amount)	10%
On commencement of excavation or 15 th September 2019, whichever is later	10%
On completion of Ground floor or 15 th December 2019, whichever is later	10%
On completion of 1 st Floor slab or 15 th March 2020, whichever is later	10%
On completion of 7 th floor slab or 15 th June 2020, whichever is later	10%
On completion of 13 th floor slab or 15 th September 2020, whichever is later	10%
On completion of Terrace slab or 15 th April 2021, whichever is later	10%
On actual completion of flooring in the apartment (between 15 th January 2021 and 15 th July 2022)	10%
On actual completion of 1st coat painting in the apartment (between 15 th April 2021 and 15 th October 2022)	10%
On notice of possession	10%



Actual Photograph.

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, including '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 and the Golden Peacock National Quality Award – 2017 at the Institute of Directors 27th World Congress on Business Excellence and Innovation.

IN THE LAST 3 YEARS, GODREJ PROPERTIES
HAS RECEIVED OVER 200 AWARDS & RECOGNITIONS





The Project is registered as "Godrej Lake Gardens" with Karnataka RERA Registration No. PRM/KA/RERA/1251/446/PR/190525/002581, available at website: <http://rera.karnataka.gov.in>
Site Office Address: Godrej Lake Gardens, Shubh Enclave, 7th Main Road, Harlur Road, Near Sarjapur Road-ORR Junction, Bangalore - 560 102.
Regional Office: 10th Floor, Prestige Obelisk, Kasturba Road, Ambedkar Veedhi, Sampangi Rama Nagar, Bangalore, Karnataka - 560 001.

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