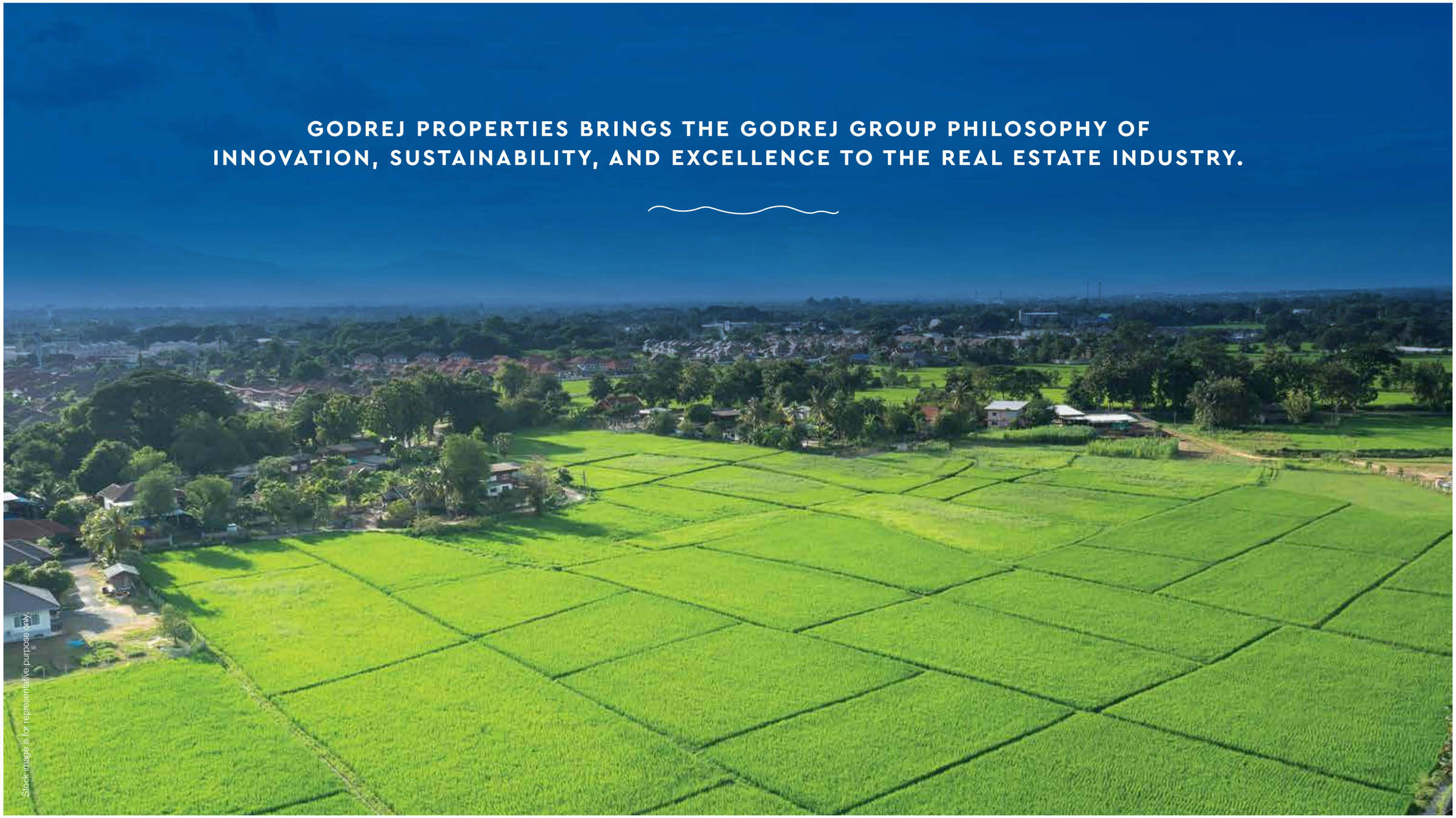
the River of Life

Actual Photograph.

A 127 YEAR OLD LEGACY OF TRUST

At Godrej Properties, it is our legacy of trust and commitment to cutting-edge design that sets us apart. Over the past 127 years, we've built many proud landmarks across the country. Godrej One, The Trees, Godrej Golf Links and Godrej Reflections, to name a few. So, with a proud tradition of many firsts in the real estate industry, we continue to lay the foundations for iconic lifestyles.

GODREJ PROPERTIES BRINGS THE GODREJ GROUP PHILOSOPHY OF INNOVATION, SUSTAINABILITY, AND EXCELLENCE TO THE REAL ESTATE INDUSTRY.



Stock image is for representative purpose only.

STEERING INNOVATION

Godrej Properties believes in bringing breakthrough solutions that perfectly sync with the dynamic times to ensure utmost convenience.

PROMISING SUSTAINABILITY

We are staunch supporters of sustainability and believe in optimum use of resources with environment-first facilities.

DELIVERING EXCELLENCE

We, at Godrej Properties, believe in offering experiences that are inspiring, impactful and truly incredible.

Legends:

Total Developable Area (million sq. ft.): ~214

No. of Projects: 99

(As on November 02 , 2023)

Source: GODREJ PROPERTIES I RESULTS PRESENTATION Q2 FY24

EXCELLENCE, WITH WINGS SPREAD ACROSS THE COUNTRY

- Established in 1990
- India's largest developer by number of homes sold in FY23
- Successfully delivered ~38 million sq. ft. of real estate in the past five years
- ~214 million sq. ft. of saleable area across India
- Differentiated asset-light business model
- ~400 awards received in the last 5 years

BEST REAL ESTATE BRAND

The Economic Times 2018

BUILDER OF THE YEAR

CNBC-Awaaz
Real Estate Awards 2018

INDIA'S TOP BUILDERS

Construction World Architect
And Builder (CWAB) Awards 2018

Stock image is for representative purpose only.

REAL ESTATE COMPANY OF THE YEAR

8th Annual Construction
Week India Awards 2018

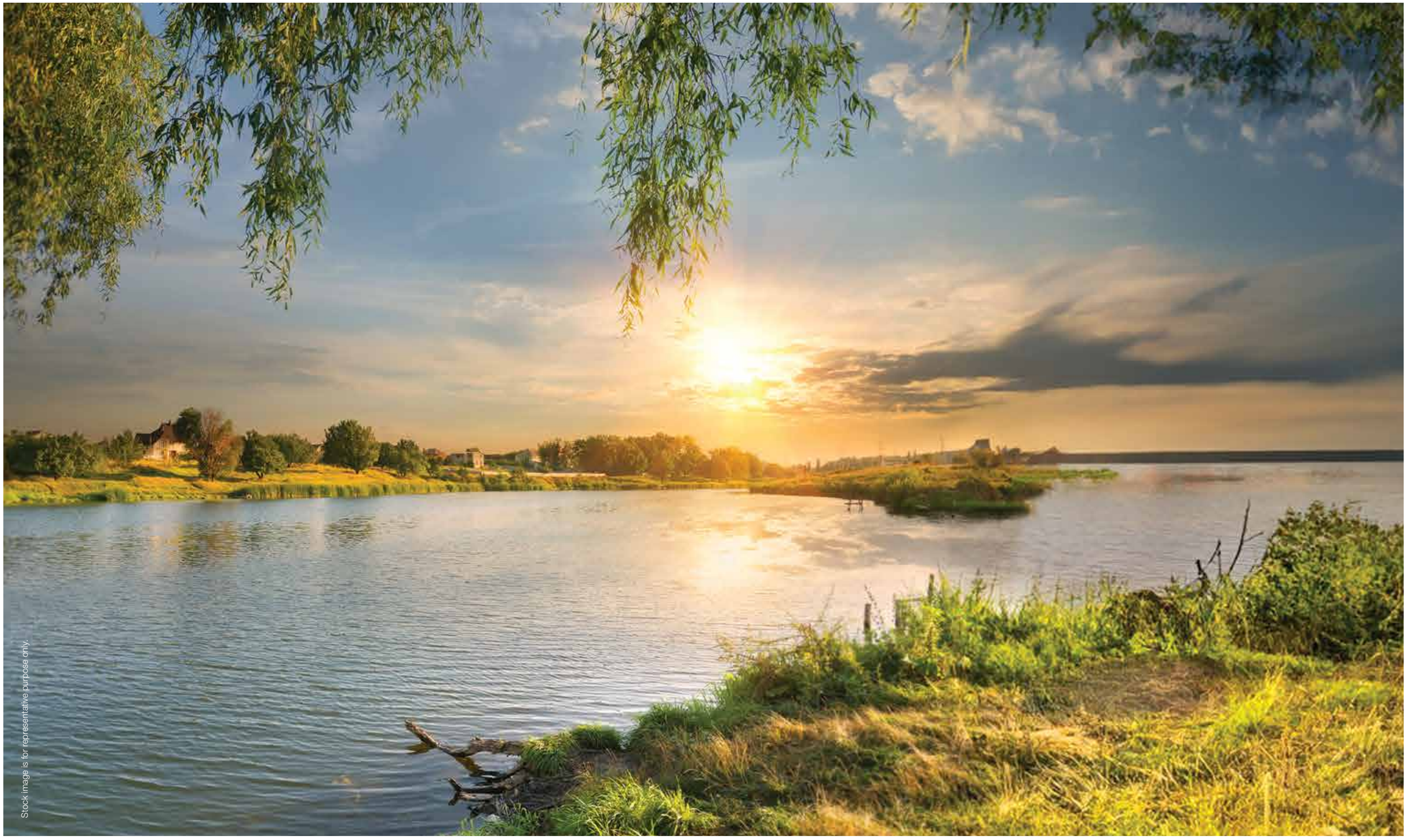
GOLDEN PEACOCK NATIONAL QUALITY AWARD

Institute Of Directors 27th World Congress On
Business Excellence And Innovation 2017

NATIONAL BRAND LEADER

Track2 Reality
Brand Export 2019–2020

AWARDS & RECOGNITIONS



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WE ARE WRITING A NEW CHAPTER OF OUR JOURNEY TO CREATE THE RIVER OF LIFE

Actual Photograph.

NAGPUR: A GLOBAL HUB IN THE MAKING

Nagpur is emerging as a global hub that effortlessly fuses tradition with technology, prosperity with progress, while connecting the core of India. Replete with top-notch facilities, the revered city of Vidarbha draws people from the world over.

Stock image is for representative purpose only.

MAKE WAY FOR UNPARALLELED CONNECTIVITY WITH THE MIHAN

Nagpur is set to experience monumental growth with the MIHAN (Multi-modal International Cargo Hub and Airport at Nagpur), a key infrastructure project that aims at developing the city into an international cargo hub. The project includes the expansion of the existing airport and development of various facilities, making Nagpur an attractive destination for international trade.

UPCOMING INFRASTRUCTURE, POISED TO MAKE YOUR LIVING SEAMLESS.

Samruddhi Mahamarg

MIHAN SEZ to come up with IIM-N, Cancer Institute, IT Sectors, AIIMS, etc.

Well-connected to outer ring-road and NH47

One of the fastest growing cities

Stock images is for representative purpose only.

LOCATION MAP

ZERO MILE
ITWARI
SITABULDI METRO STATION
GODREJ ANANDAM
AMBAZARI GARDEN
HINGNA ROAD
NH 44 RING ROAD
DIGDOH
FDI
NH 44 RING ROAD
DIGHORI
GINGER HOTEL
RADISSON BLU HOTEL
NH 44 RING ROAD
NH 47 WARDHA ROAD
WANADONGRI
DR. BABASAHEB AMBEDKAR INTERNATIONAL AIRPORT
HINGNA MIDC
HINGNA
ISASANI
TECH MAHINDRA
MIHAN
TCS
INFOSYS
KHAPRI
AIIMS
IIM
KHAPRI METRO STATION
LE MERIDIEN
GODREJ FOREST ESTATE
TOWARDS HINGNA
TOWARDS AMRAVATI
TOWARDS NAGPUR
TOWARDS MUMBAI
SAMRUDDHI MAHAMARG
NATIONAL CANCER INSTITUTE
ORANGE CITY LOGISTICS PARK
VIDHARBHA CRICKET STADIUM
GODREJ ORCHARD ESTATE
MUMBAI-KOLKATA HIGHWAY / OUTER RING ROAD
NH 47 WARDHA ROAD

NEARBY PROXIMITIES

SAMRUDDHI MAHAMARG CIRCLE:
3 MINS DRIVE

NCI:
5 MINS DRIVE

AIIMS:
16 MINS DRIVE

TCS:
10 MINS DRIVE

IIM:
16 MINS DRIVE

INFOSYS:

#Approximate travel time calculated as per google maps, subject to change as per traffic conditions.

Hospitals

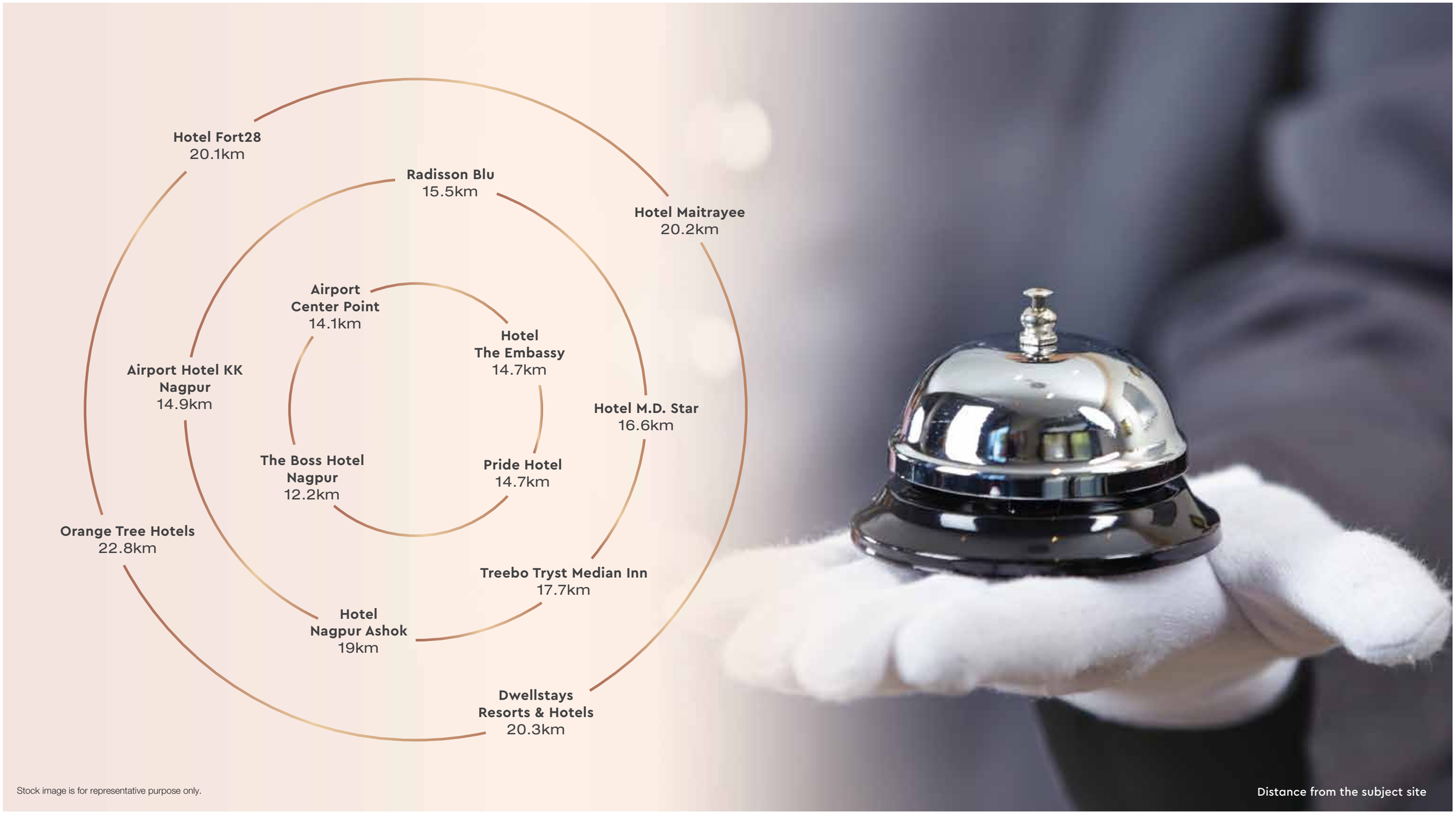
Retail and Hotels

Business Parks

Educational Institutions

Upcoming Infrastructure

THE EVERGREEN EPICENTER



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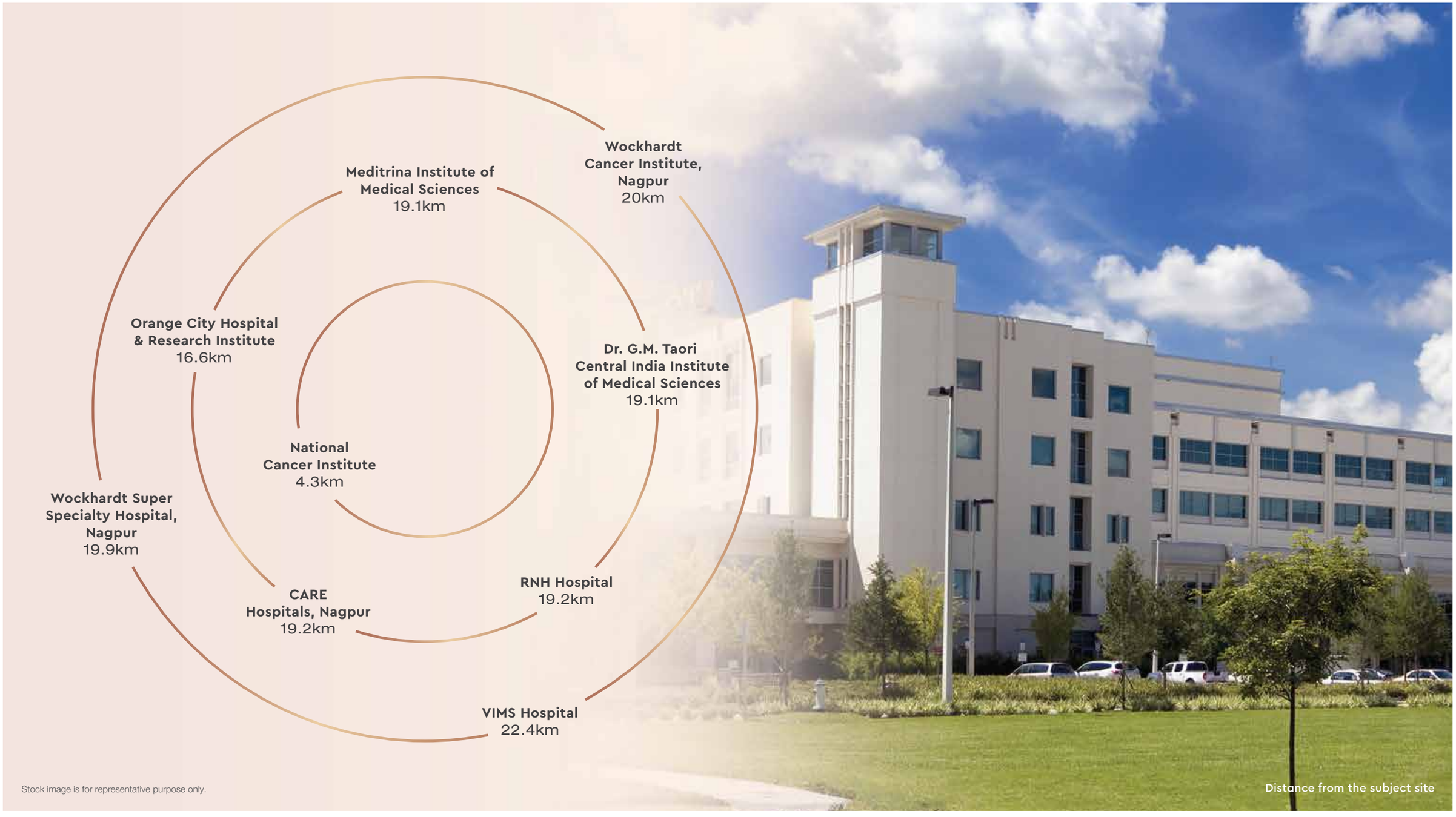
HOTELS



Stock image is for representative purpose only.

HOSPITALS

Stock image is for representative purpose only.

EDUCATION

Just 300 metres to the
Samruddhi Mahamarg

An Upcoming Development
and Residential Hub

Located in proximity to
Wardha-Amravati-Hingna and MIHAN-Butibori roads

Seamless Connectivity to
Nagpur via Samruddhi Mahamarg

Connectivity to Outer Ring Road
and NH 44, NH 47, NH 53

EXPERIENCE FOREST LIVING WITH UNPARALLELED CONNECTIVITY

With impeccable social infrastructure and accessibility, the well-connected forest development is set to make the Samruddhi Mahamarg Nagpur's forest, a landmark of the future.

PRESENTING

A RIVER-THEMED PLOTTED DEVELOPMENT IN NAGPUR BY GODREJ PROPERTIES

The River of Life

Artist impression, not an actual site image.

Welcome to

#RiverWoods

Godrej Forest Estate

Samruddhi Marg, Nagpur

20+ River-Themed Amenities

Miyawaki Style Plantations

~5.26 Hectares of
Dedicated Green & Open Space

Entry from 24M DP Road

Riverside Amenities with a 500-meter-long
boardwalk along with an adventure walk

~0.40 Hectares of Tropical Orchard

A LIFE AMIDST RIVER-THEMED INDULGENCES IS NOW A REALITY FOR THE FIRST TIME IN NAGPUR

COME EXPERIENCE RIVERSIDE LIVING IN NAGPUR

Sit back and spend quality time with **75,000 trees***, soaking in the fresh air and listening to melodious birdsongs, as you are surrounded by a tranquil river.

*The term “forest” is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary.

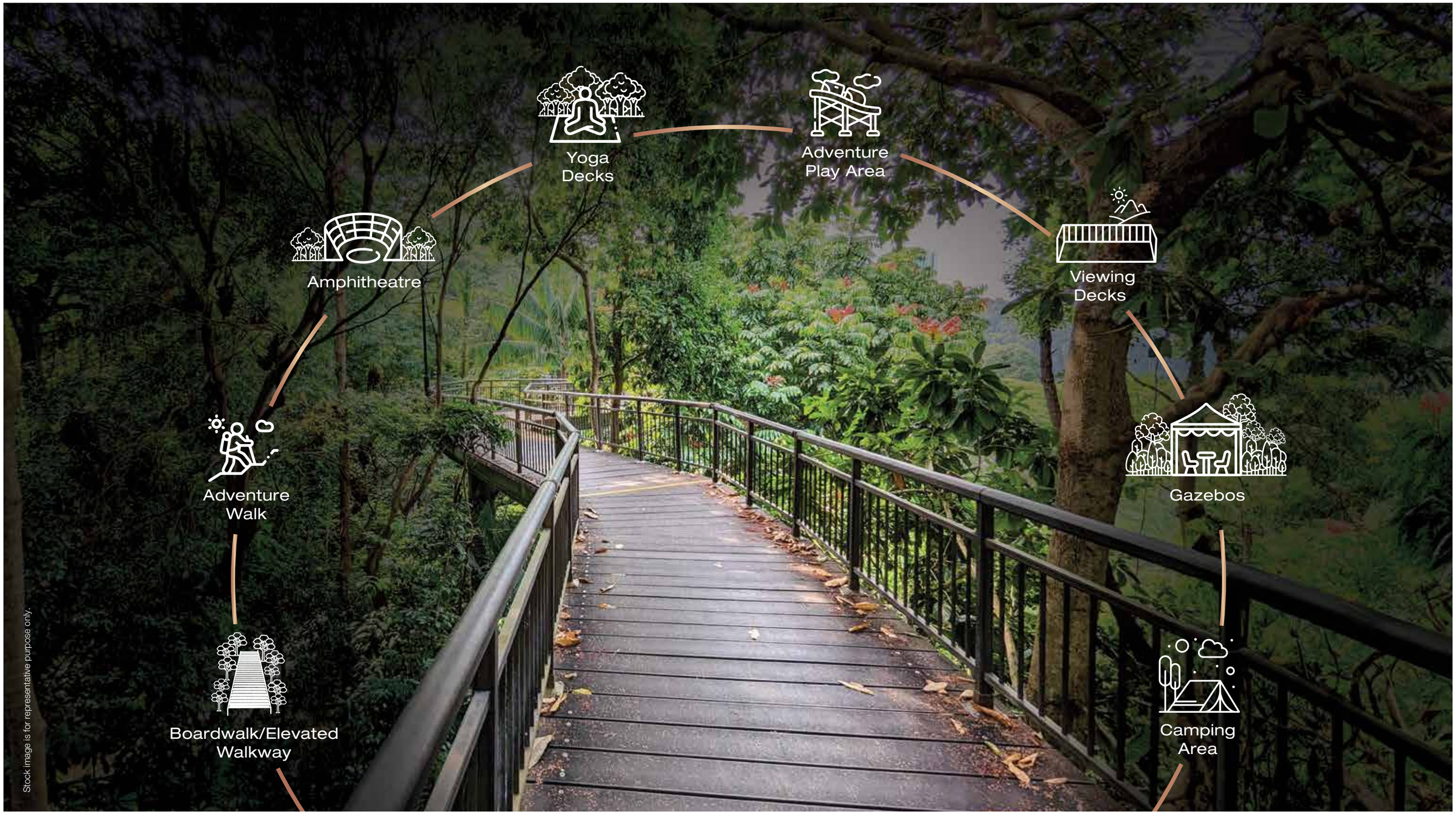
Stock image is for representative purpose only.

A LIFE WHERE THE FLOWING RIVER WELCOMES YOU WITH A CALMING SONG OF ITS OWN

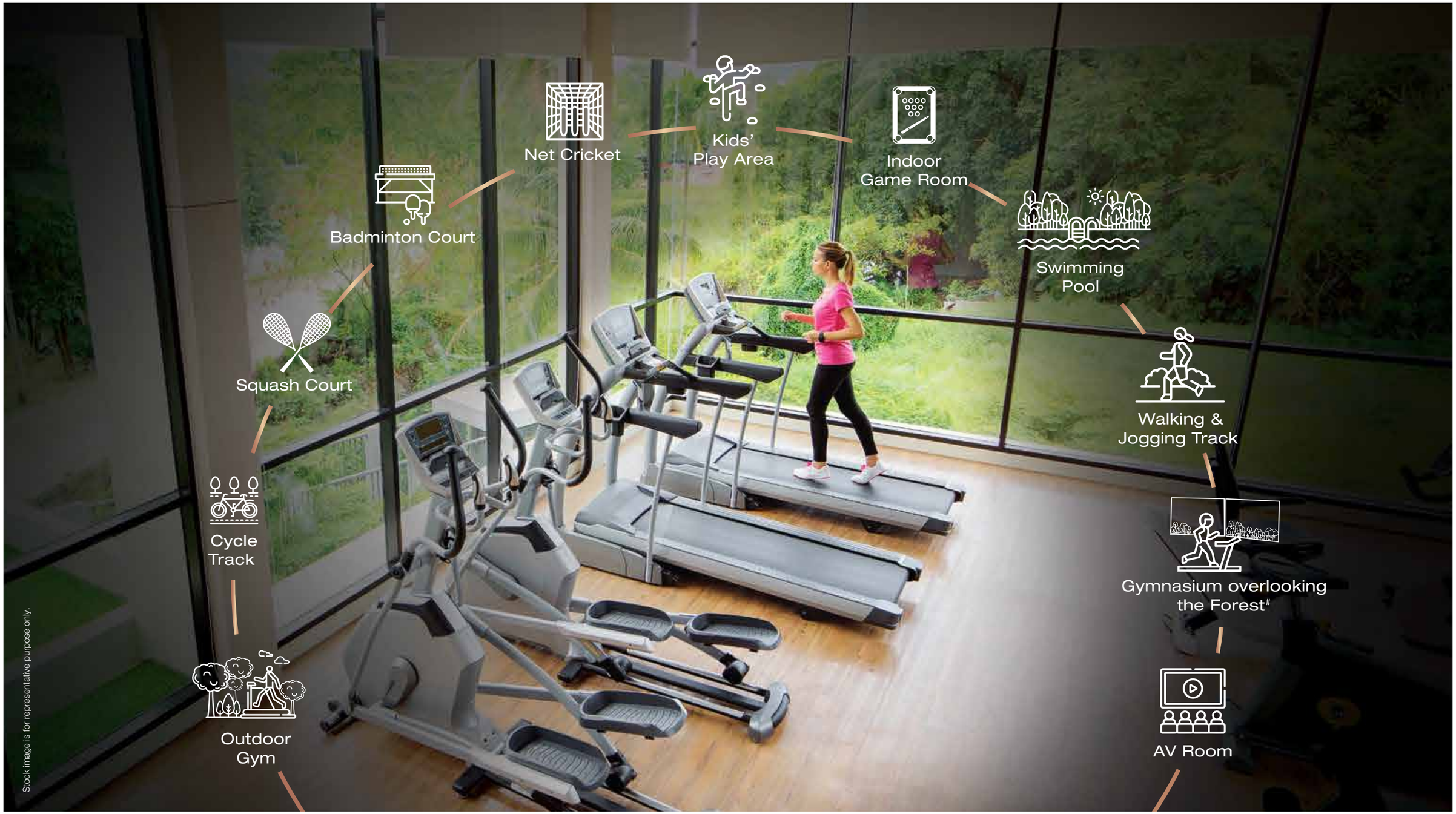
Dive into a place where every leaf rustles with the promise of abundance and every bird's song plays the harmony of a joyous life. Let the magic of the river captivate you with soothing sounds that celebrate life in all its glory.

Artist impression, not an actual site image.

TAKE A STROLL ON THE RIVERSIDE BOARDWALK, AND SOAK IN MOMENTS OF QUIET REFLECTION



EMBRACE YOUR LOVE FOR OUTDOOR AMENITIES AS YOU MAKE THE MOST OF RIVERSIDE LIVING



CHERISH THE TIME SPENT PURSUING ACTIVE AMENITIES AND LEISURELY PURSUITS WITH LOVED ONES

#The term "forest" is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary.

TREAT YOURSELF TO ACTIVITIES THAT MAKE EVERYDAY MEMORABLE AND JOYOUS FOR ONE AND ALL

Artist impression, not an actual site image.

LET THE GRAND ENTRANCE ROAD WELCOME YOU TO THE RIVER OF LIFE

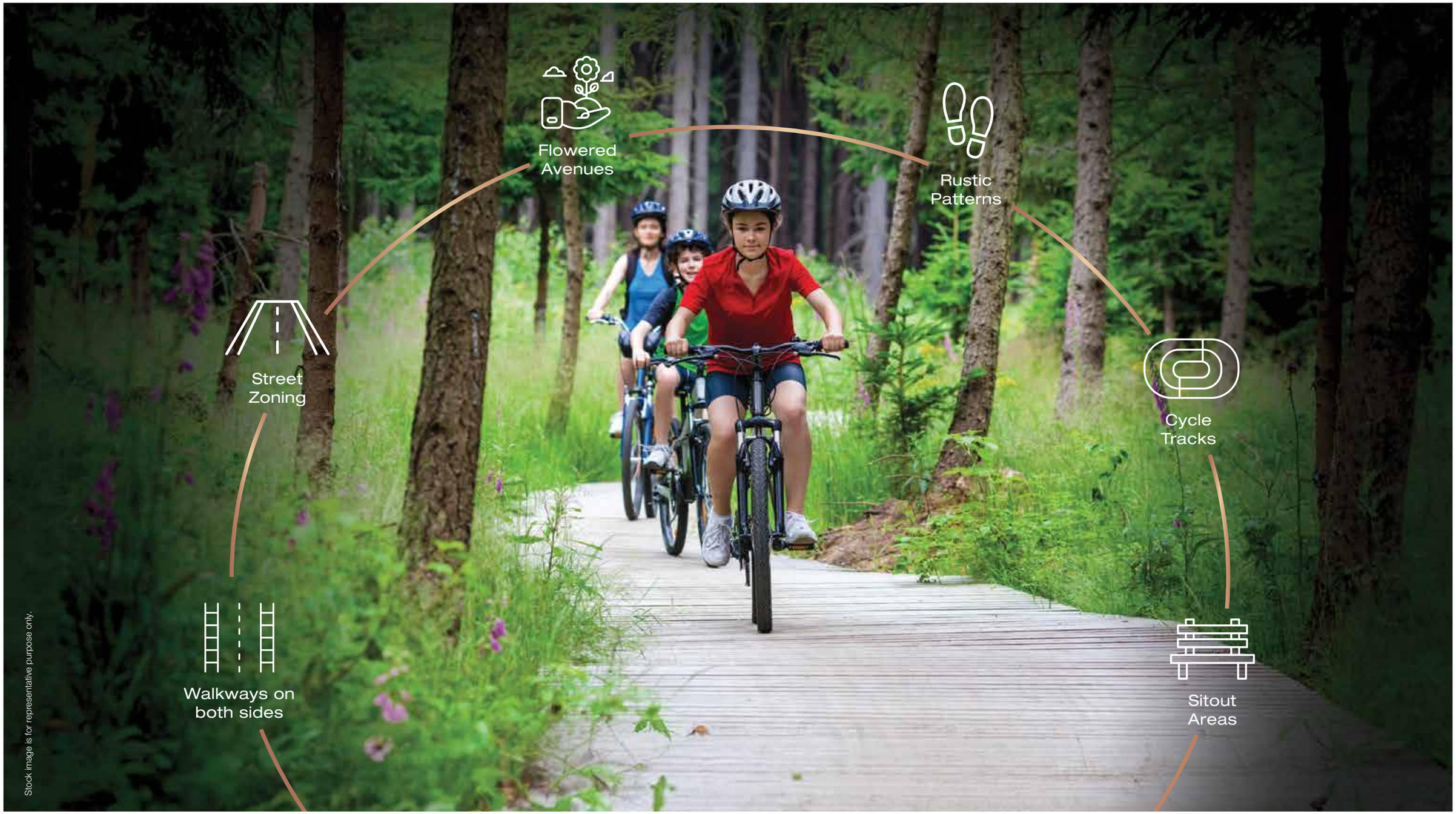
Artist impression, not an actual site image.

A RIVERSIDE LIVING EXPERIENCE THAT PROMISES YOU A LIFE THAT FLOWS WITH JOY

Embark on a scenic journey within an 8-acre forest where urban luxury meets the magic of riverside living.

NAGPUR – MASTER LAYOUT PLAN

This is an indicative plan, subject to final approval from appropriate authority



SOAK IN THE AMPLE GREEN COVER AS CANOPIES OF TREES ADORN EVERY STREET

PRESIDENTIAL BOULEVARD – A 36M WIDE ENTRANCE ROAD

FEATURES - 36M ROAD

- External DP Road
- Four vehicular lanes with Central Median
- Pathways with distinct paving patterns
- Well-lit sidewalks with pole lights on both sides and median light at the centre
- Avenues of trees with ornamental forms and bright colour seasonal inflorescence
- Ornamental perennial grasses and vibrant colourful shrubs
- These trees are an attraction for many bird species

Trees- Bombax Ceiba

Shrubs- Asparagus Foxtail, Ixora Singaporensis, Pennisetum Foxtrot

Stock images is for representative purpose only.

GARDEN/PARK AVENUE ROADS. 12M STREET ROAD.

FEATURES - 12M ROAD

- A prime access road connecting multiple neighbourhood roads
- Two vehicular lanes
- Pathways with distinct paving patterns on both sides

- Abounding with a lush green canopy of trees
- Avenue of trees that cast shadows throughout the year
- Vibrant flowering shrub beds

Trees: Pongamia Pinnata, Azadirachta Indica, Bauhinia Purpurea, Michelia Champaca, Spathodea Campanulate, Gmelina Arborea, Lagerstroemia Speciosa, Millingtonia Hortensis

Shrubs: Setcreasea Purpurea, Asparagus Sprengeri, Thunbergia Erecta, Murraya Exotica, Tecomaria Capensis Dwarf, Ipomea Batata Golden, Tecoma Gaudichaudi, Nerium Oleander Rosea Dwarf

Stock images is for representative purpose only.

Artist impression, not an actual site image.

GARDEN/PARK AVENUE ROADS. 9M STREET ROAD.

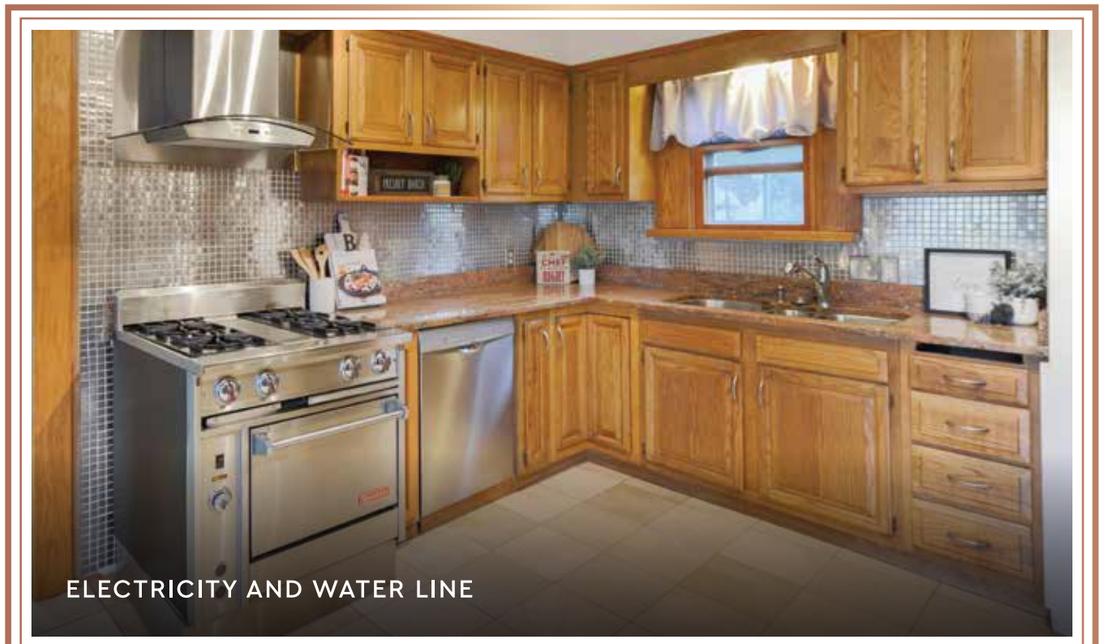
FEATURES - 9M ROAD

- Neighbourhood roads giving access to individual plots
- Pathway with distinct paving patterns on one side
- A combination of colourful theme blossom trees and fragrant trees as per zones or parcels
- Vibrant shrub beds
- Serves as a haven for birds and bees and butterflies

Trees: Lagerstroemia Speciosa, Bauhinia Blackeana, Cassia Fistula, Gmelina Arborea, Spathodia Campanulata, Bauhinia Purpurea, Thespesia Populnea, Millingtonia Hortensis, Mimosops Elengi, Michelia Champaka

Shrubs: Asparagus Sprengeri, Thunbergia Erecta, Nephrolepis Exaltata, Ixora Lutea

Stock images is for representative purpose only.



Stock images is for representative purpose only.

Disclaimer: 1M2 = 10.7649 FT2

A THOUGHTFULLY-PLANNED PLOTTED DEVELOPMENT

PLOT SIZE RANGES

102.19 TO 120.77 SQ .M. (1100 TO 1300 SQ . FT.)

120.87 TO 139.35 SQ .M. (1301 TO 1500 SQ . FT.)

139.45 TO 167.23 SQ .M. (1501 TO 1800 SQ . FT.)

167.32 TO 185.81 SQ .M. (1801 TO 2000 SQ . FT.)

185.81 SQ .M. (2000+ SQ . FT.)

COMMERCIAL & MIXED-USE PLOTS

PAYMENT PLAN FOR PARCEL 1 & 2

MILESTONE	%
BOOKING AMOUNT	5.50%
WITHIN 12 DAYS FROM BOOKING	4.50%
BY NOVEMBER 01, 2024	10.00%
ON COMPLETION OF ROAD OF PARCEL - 1&2	20.00%
ON COMPLETION OF STP OF PARCEL - 1&2	20.00%
ON RECEIPT OF OC OF PARCEL - 1&2	20.00%
ON OFFER OF POSSESSION	20.00%

PAYMENT PLAN FOR PARCEL 3 & 4

CLP PP DETAILS	%
APPLICATION MONEY	5.50%
WITHIN 15 DAYS	4.50%
WITHIN 45 DAYS	10.00%
15TH AUG 2024	30.00%
15TH OCT 2024	30.00%
ON NOTICE OF POSSESSION	20.00%

RTGS DETAILS

NAME OF THE BANK	BANK KEY/ IFSC CODE	SWIFT CODE	ENTITY NAME	ACCOUNT TITLE	BANK ACCOUNT NUMBER
AXIS BANK	UTIB0000048	AXISINBB048	DREAM WORLD LANDMARKS LLP	DREAM WORLD LANDMARKS LLP, GODREJ FOREST ESTATE - COLLECTION ACCOUNT	924020003355250

RERA CERTIFICATES

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P50500054903**
Project: ***Godrej Forest Estate*** *, Plot Bearing / CTS / Survey / Final Plot No.:****Survey No 120/1, 120/2, 120/3, 121/1, 121/2, 126/1, 126/2, 127/1/A, 127/2, 127/3, 147/1, 147/2, 150, 152, 153/1, 153/2, 93, 94, 95/1, 95/2, 95/3, 95/4, 95/5, 96, 161, 162/1, 162/2, 162/3, 162/4, 162/5, 123/2/1P, 123/3/1P, 116/1P, 116/3P, 122/1P, 122/2P*** *at* ***Sumthana, Hingna, Nagpur, 441122****;*

1. **Dream World Landmarks Llp** having its registered office / principal place of business at *Tehsil:* ***Kurla****, District:* ***Mumbai Suburban****, Pin:* ***400079***.
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
     OR
     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **15/02/2024** and ending with **31/03/2027** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid

Dated: **15/02/2024**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

SCAN TO DOWNLOAD DIGITAL COLLATERALS

PROPERTIES

The project registered as Godrej Forest Estate bearing RERA Registration No. P50500054903 available at https://maharera.mahaonline.gov.in,
Site Office: Godrej Forest Estate, Godrej Properties Ltd., Sumthana, Higna, Nagpur, 441122
^The open spaces, amenities, etc., in the project shall be in accordance with the Final Layout Approval and all other approvals from competent authority. The Developer intends to construct a Club House/s or equivalent structures and the same is subject to approval from the appropriate authority.
#The term "forest" is used in common parlance indicative of the proposed plantation on the project and may not strictly adhere to its statutory definition. The Plantation as indicated shall be planted using the Japanese Miyawaki Technique and will be spread across the Project over the next 3 years. The number of trees is suggestive in nature and may vary.
The Sale is subject to terms of the Agreement For Sale (AFS) and allied document. All specifications of the unit 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/offer prior to making any purchase decisions. The official website of Godrej Properties Ltd. Is www.godrejproperties.com Please do not rely on the information provided on any other website. *T&C Apply