

GODREJ NURTURE

MAMURDI, PUNE



PUNE

GET READY TO BE A PART
OF OUR CHILD-FOCUSED
DEVELOPMENT



Stock image for representation purpose only.

The Project is registered as "Godrej Nurture" with MahaRERA Registration No. P52100020686, available at website: <http://maharera.mahaonline.gov.in>.
Site Address: Godrej Nurture, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.



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

In recent years, Godrej Properties has received over 250 awards and recognitions, including 'The Economic Times Best Real Estate Brand 2018' and the 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018, 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report, 'Real Estate Company of the Year' at the 9th Construction Week Awards 2019, 'Equality and Diversity Champion' 2019 at the APREA Property Leaders Awards.





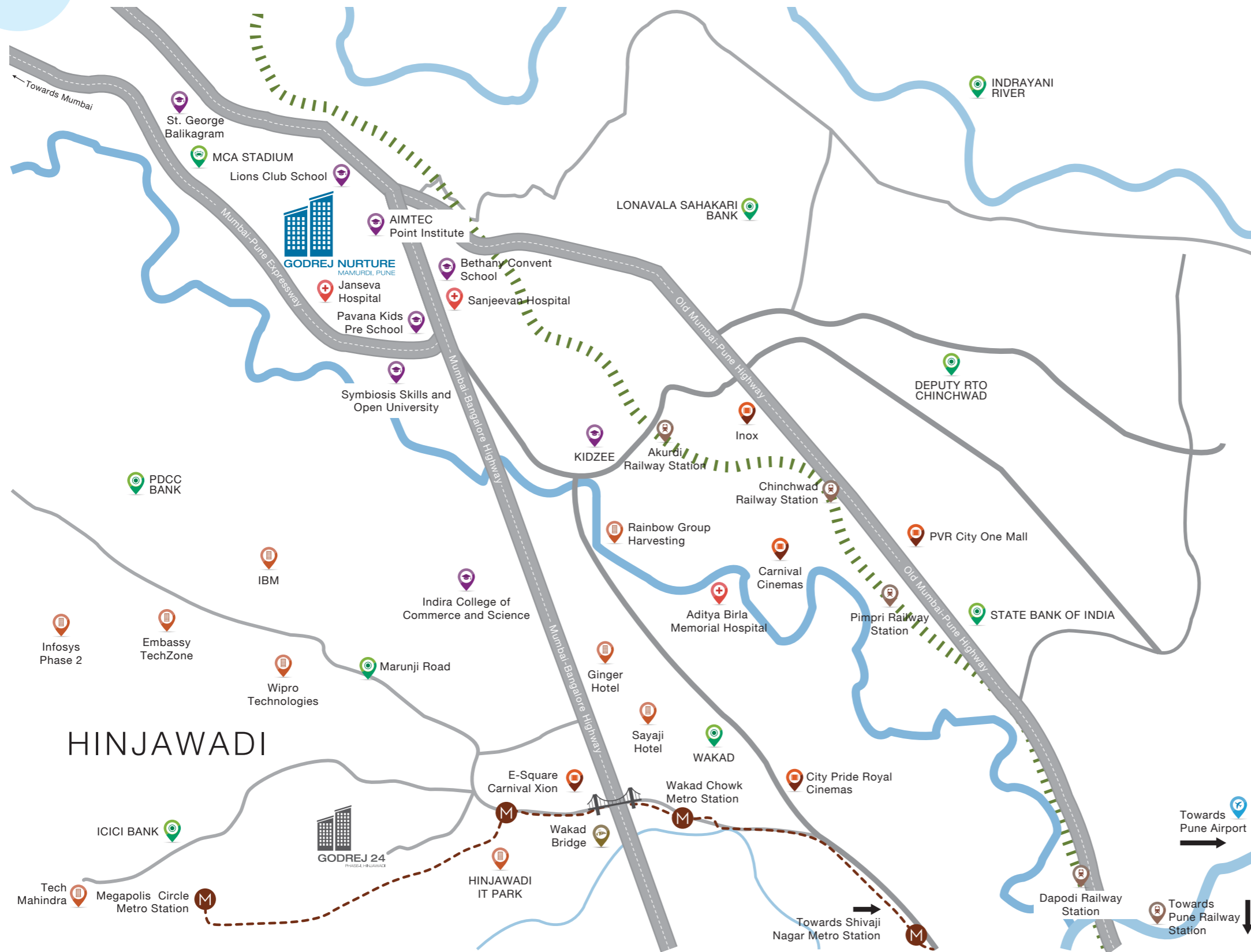
MAMURDI

A GREEN AND NATURALLY BEAUTIFUL GATEWAY TO PUNE

Pune is known for its dynamicity 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 – surrounded with natural greens and ample fresh air, 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 development is nestled at the intersection of three major routes viz. Old NH-4 Highway, Katraj-Dehu Road and Mumbai-Pune Expressway.

LOCATION MAP

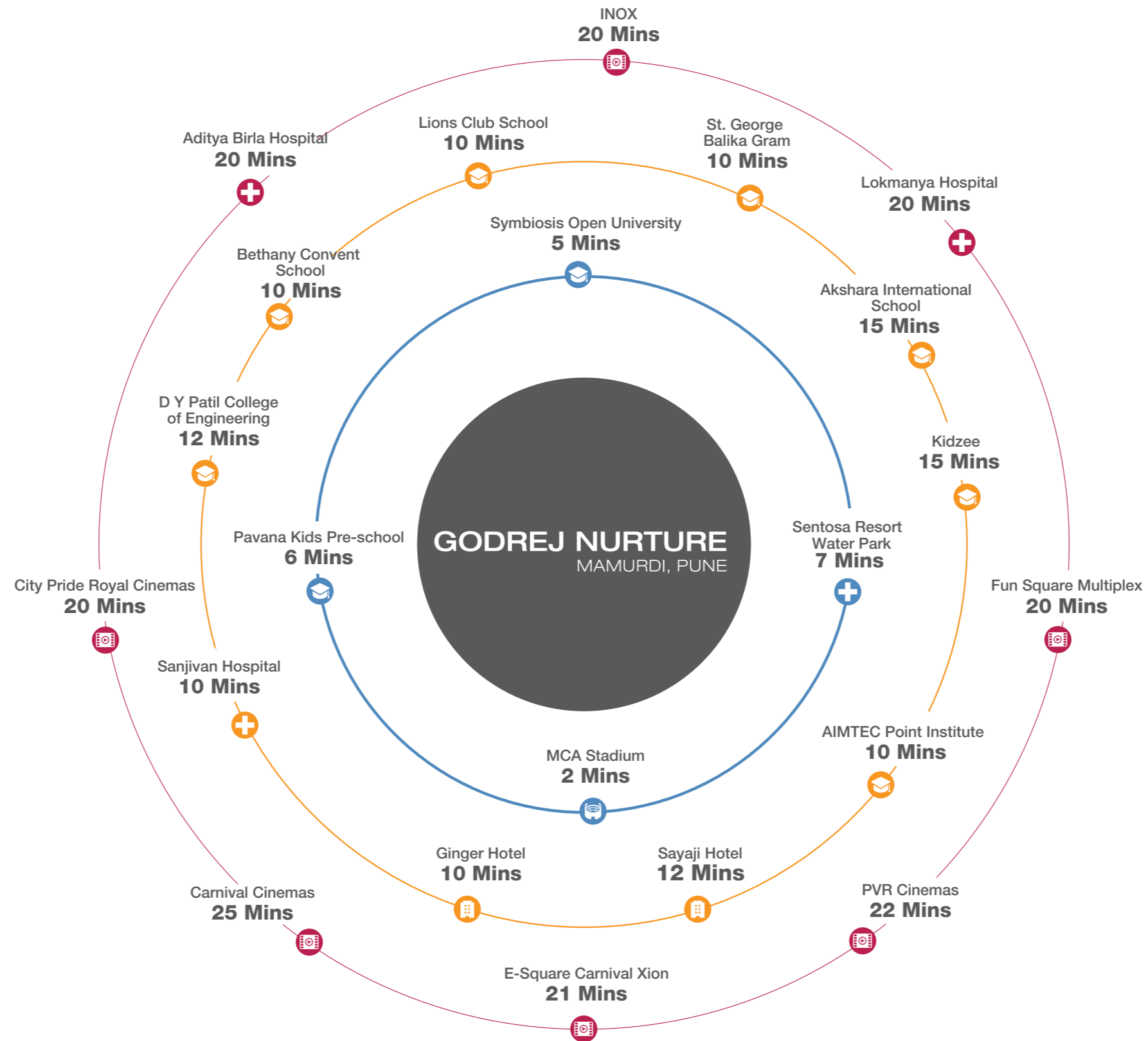


GODREJ NURTURE
MAMURDI, PUNE

- School/College/Institute
- Landmark
- Hospital
- Railway Station
- Cinema Hall
- Commercial
- Airport
- Bridge
- Cricket Stadium
- Proposed Metro Line*

Source: *<http://punemetrarail.org/>
Map not to scale

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.



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 proposed **Nawu Imperio mall**



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




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

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

[^]<https://www.livemint.com/Politics/gW1sd4Em9xsVzOICaNvv00/Phase-1-of-Navi-Mumbai-airport-may-overshoot-December-2019-d.html>

[§]http://environmentclearance.nic.in/writereaddata/formb/tor/pfr/04_aug_2016_165534107dzwevw2rpr.pdf

A child wearing a brown aviator helmet and goggles, holding a wooden toy airplane, stands in a field of tall grass. The background shows a hazy mountain range under a bright sky. A blue callout box with a white border and a drop shadow is positioned in the upper left, containing text. The box is surrounded by faint line-art icons of various objects like a clock, a ruler, a paintbrush, and a lightbulb.

**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 your kids' learning, both inside and outside the school.



SPORTS ACADEMIES FOR ACTIVE LIFESTYLE

As the name suggests, this centre lets 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.

A young child is dressed as a pilot, wearing a brown leather aviator helmet with goggles and a white cable-knit sweater. The child is holding a yellow and black toy airplane telescope to their eye. They are standing in a playroom with a white shelving unit in the background. A black cape is attached to the back of the child's costume. In the foreground, there is a wicker basket with two stuffed animals (a bear and a rabbit), an open book with a magnifying glass on it, and a small wooden chest with a hat on top.

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 & 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's impression. Not an actual site photograph.

The Project is registered as "Godrej Nurture" with MahaRERA Registration No. P52100020686, available at website: <http://maharera.mahaonline.gov.in>.
Site Address: Godrej Nurture, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.

OUR PARTNERS

National War Museum
Gurugram



Rapid Metro
Gurugram



IIM, Kozhikode



IIM, Udaipur



Design Architect - UAW (Urban Architecture Works)



Other Associations:

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

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



**Godrej Woodsman
Bangalore**



**International Business Park
Shanghai**



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. KIDS' PLAYGROUND
- 13. BOARD WALK



Map not to scale.

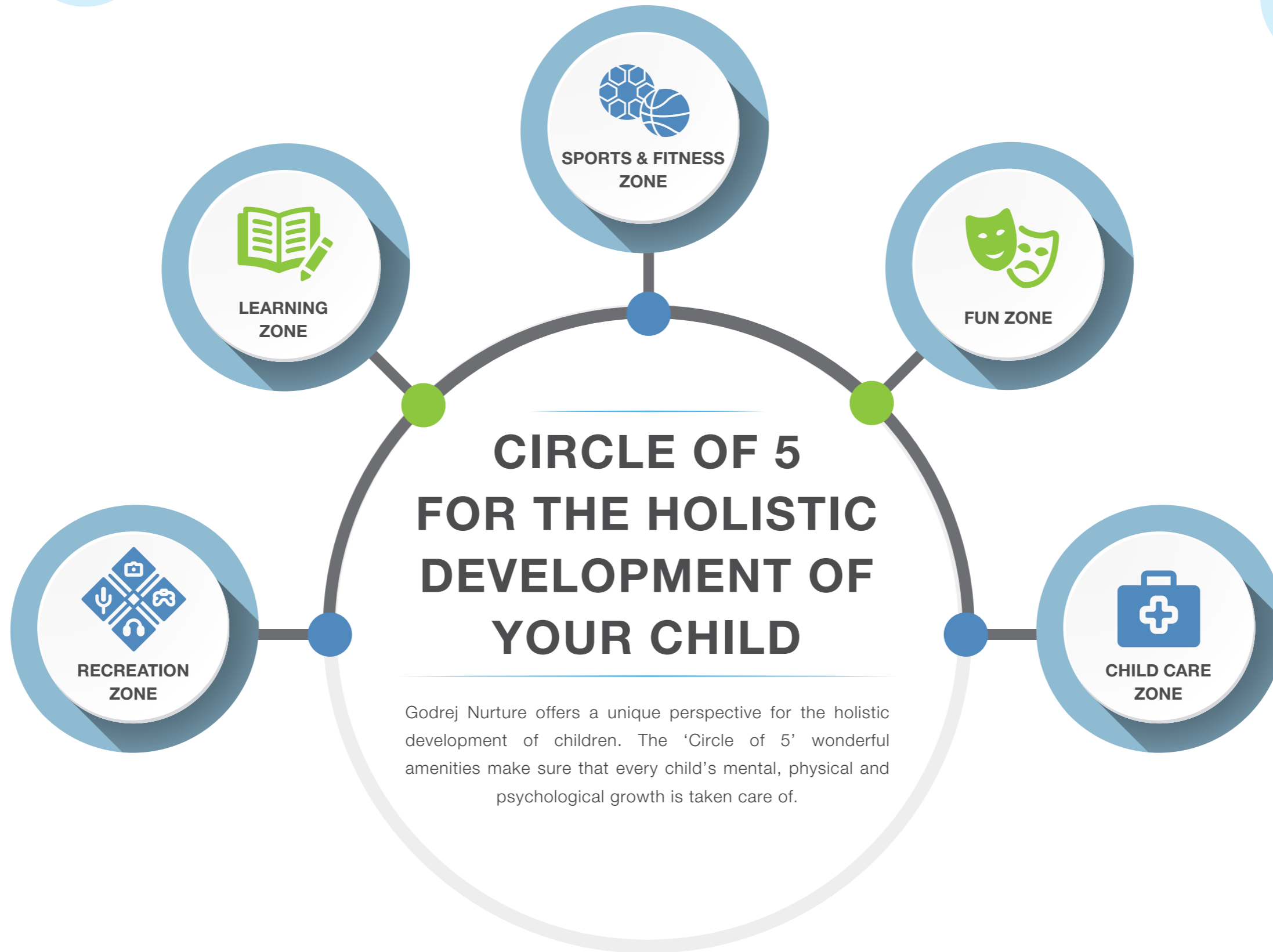
The layout, plans, specifications and other details herein are only indicative and are subject to change without notice. All specifications of the flat shall be as per the final agreement between the Parties. Recipients are advised to use their direction in relying on the information/amenities described/shown therein.



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



Stock images for representative purpose only.





MUSIC CLASSES



POTTERY CLASSES



KICKBOXING CLASSES



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





SPORTS ACADEMIES
FOR SWIMMING



LED MULTIPURPOSE COURT



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



Stock images for representative purpose only.





DAY CARE



24X7 PHARMACY

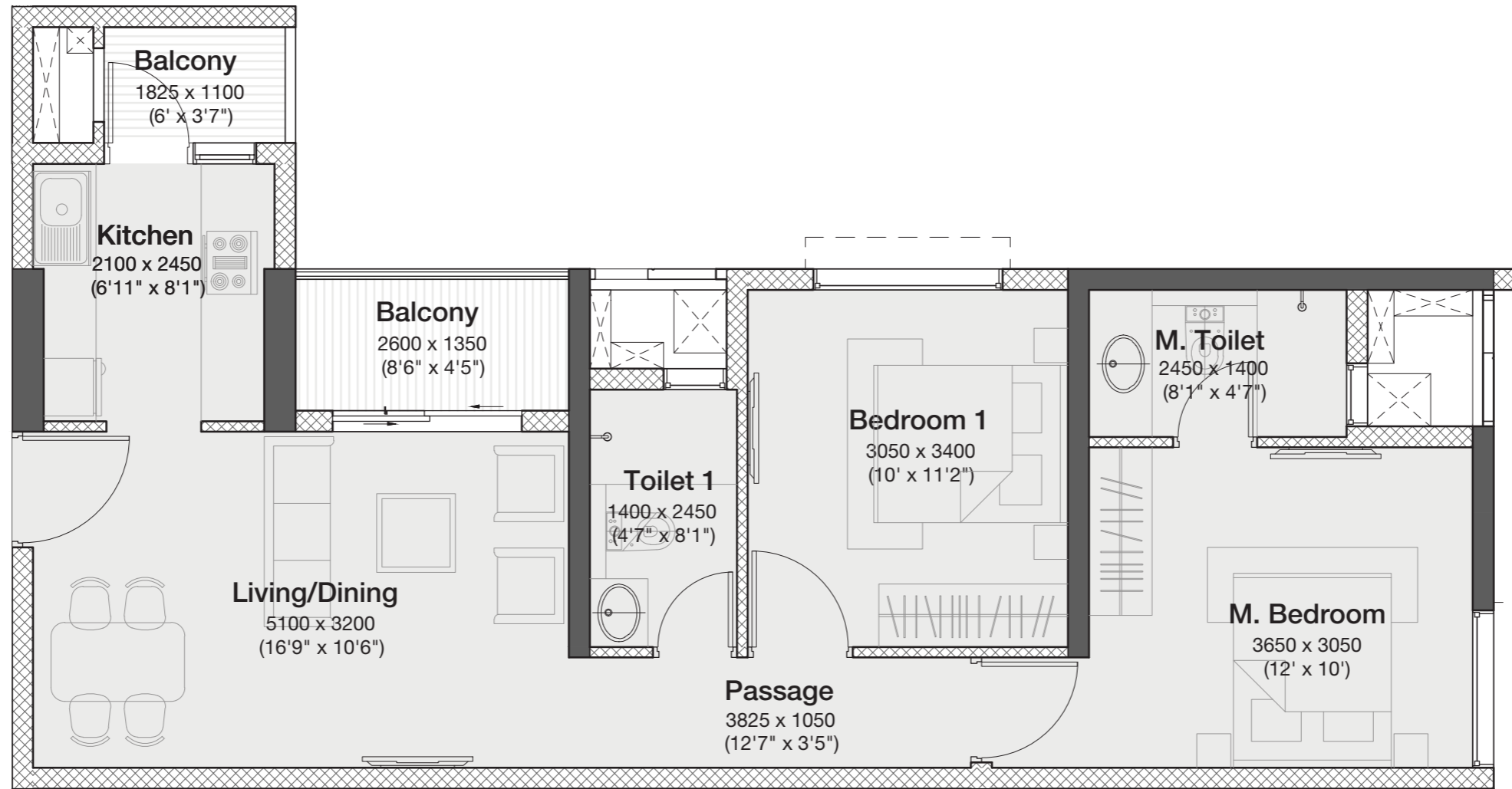


RFID TAGS FOR ALL KIDS

UNIT PLANS

Stock image for representative purpose only.

UNIT TYPE: 2 BHK

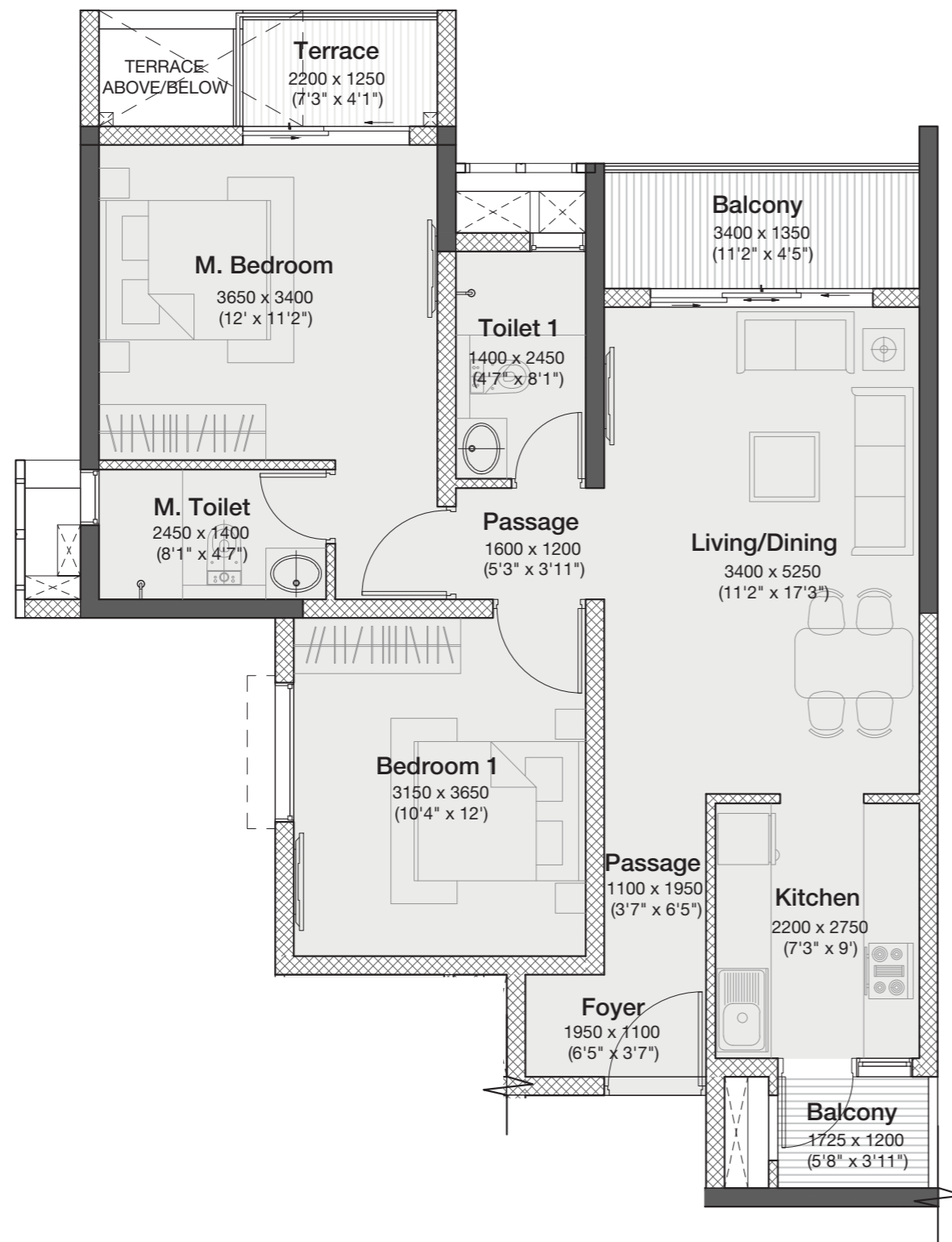


AREAS AS PER RERA				
Typology	RERA Carpet Area (m ²)	Exclusive Area (m ²)	Total Area (m ²)	Total Area (sq.ft.)
2 BHK	53.61	11.29	64.90	698.58

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

The furniture, decorative items, etc. shown in the plan are only suggested and the same are not intended or obligated to be provided as per specifications and/or service in the flat/unit and does not form part of the standard specifications.

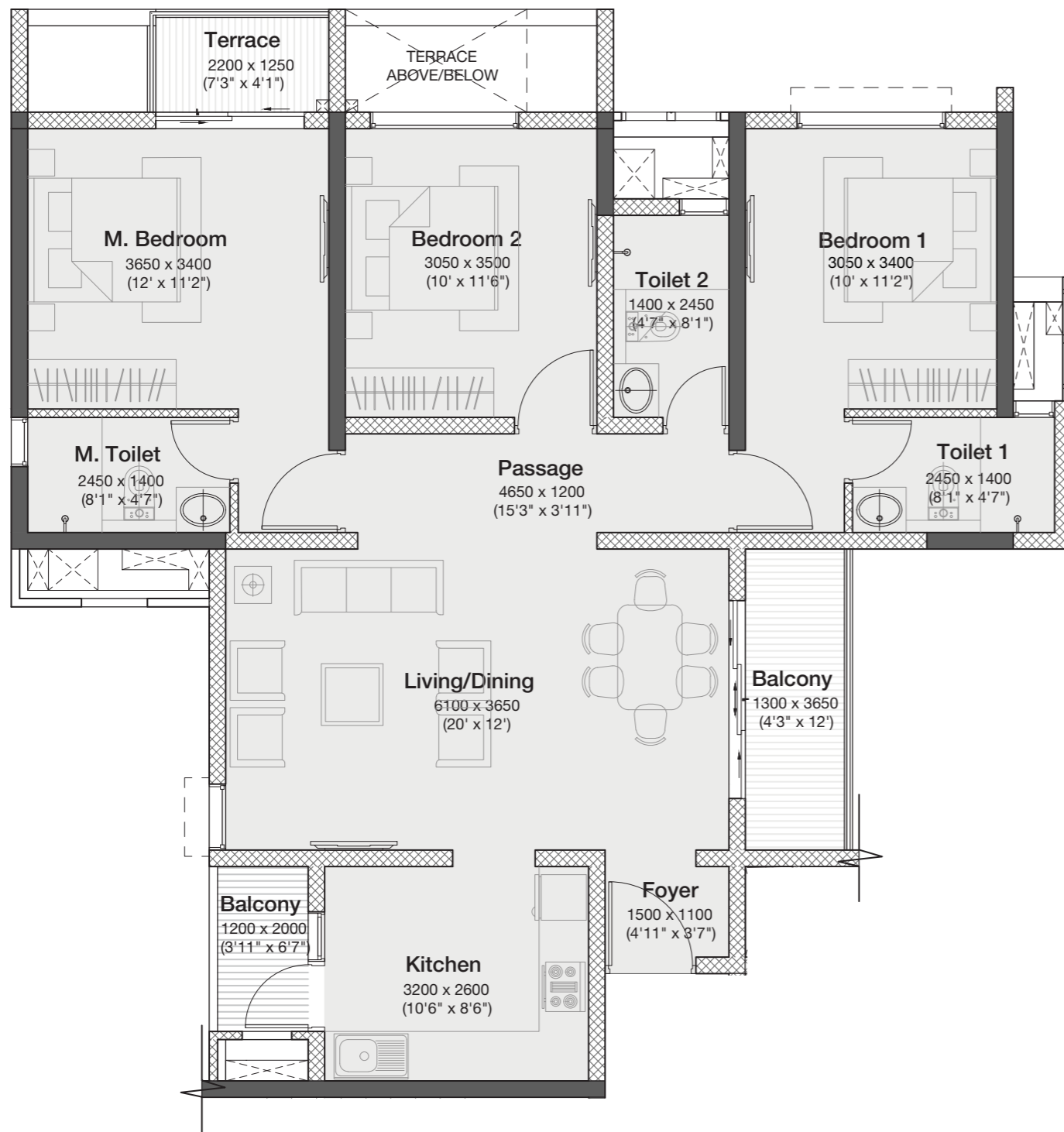
UNIT TYPE: 2 BHK-L (Odd Floors)



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.

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.

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 0.6096 m

TOILET

- Sanitary Ware- Jaquar or equivalent
- CP Fittings- Jaquar 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

Typology	Type (Sq.Mt.)	Type (Sq.Ft.)
2 BHK	(64.56-66.05)	(695-711)
2 BHK L	(76.6-77.48)	(825-834)
3 BHK	(102.9)	(1108)

1 Sq. Mt. = 10.764 Sq. Ft.



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

Site Address: Godrej Nurture, Opp. Symbiosis Open University, Next to MCA Stadium, Mamurdi, Pune - 412 101.



The sale is subject to the terms of application form and agreement to sale. The images included are artist's impression indicating the anticipated appearance of ongoing development. The information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance. Recipients are advised to apprise themselves of the necessary and relevant information of the project(s)/offer(s) prior to making any purchase decisions. The Developer hereby declares that it has availed construction finance and line of credit facility ("Facility") from Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats. The Lender will provide No Objection Certificate for the sale of a unit on the execution of the mortgage deed, as and when required. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.

In association with

