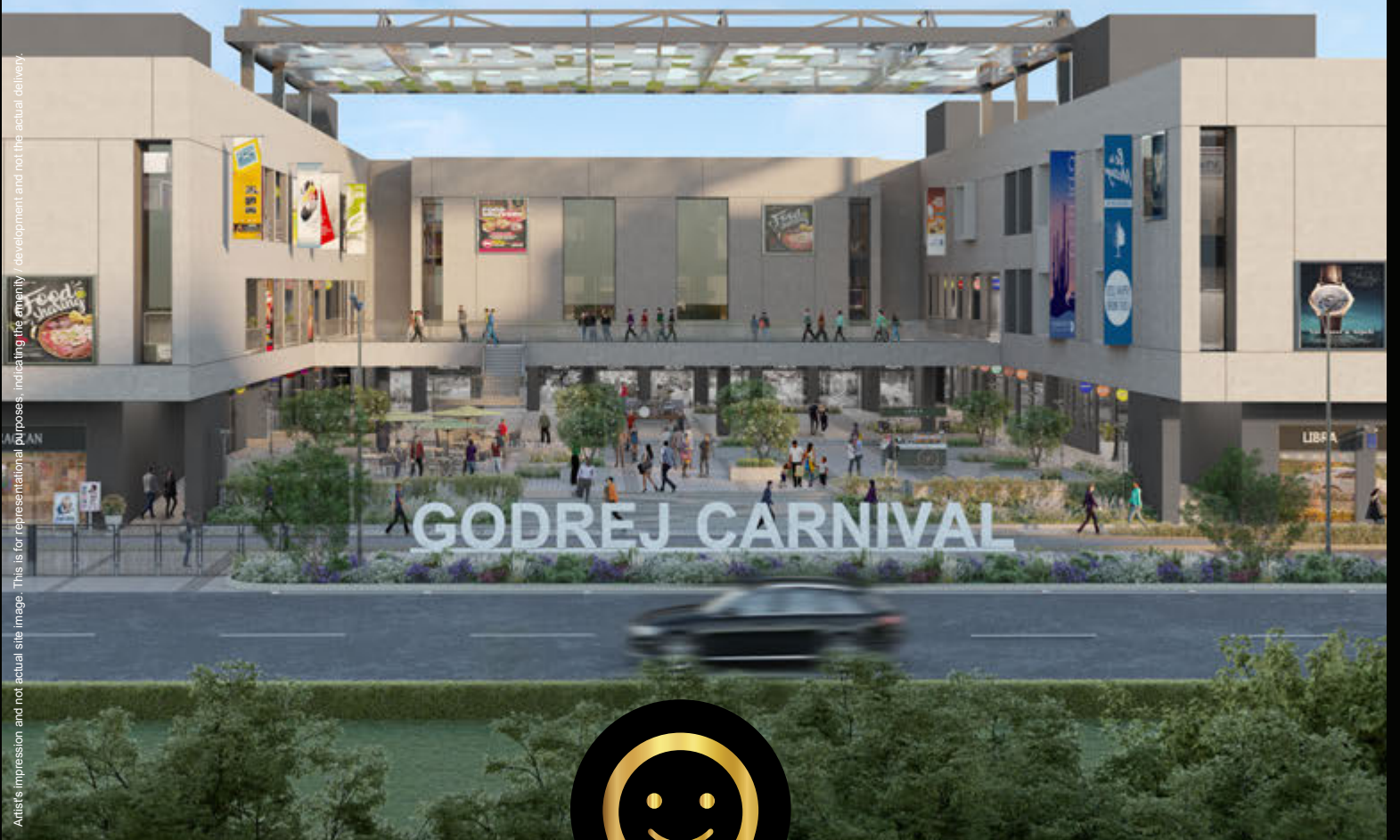


MUMBAI PUNE EXPRESSWAY

GODREJ CARNIVAL

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



THE HEART OF
OPPORTUNITIES

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



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)

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

Architectural Design of the Year

Realty Conclave Award, 2021

Plotted Development of the Year

Realty Conclave Award, 2022

Best Interior Design

Realty Conclave Award, 2021

Wealth Creator Among The Next 500 Companies

Fortune India

Real Estate Company of the Year

Construction Week Awards, 2019

Developer of the Year

Golden Bricks Awards, 2016-17



BUILDING EXCELLENCE ACROSS PUNE FOR OVER A DECADE



UNDRI

- GODREJ PRANA
- GODREJ GREENS
- GODREJ HORIZON

KESHAV NAGAR

- GODREJ INFINITY
- GODREJ REJUVE

HINJEWADI

- GODREJ WOODSVILLE
- GODREJ ELEMENTS
- GODREJ 24

MAMURDI

- GODREJ FOREST GROVE
- GODREJ PARK GREENS
- GODREJ NURTURE
- GODREJ WOOD PARK

MAHALUNGE

- GODREJ HILLSIDE 1 & 2
- GODREJ MEADOWS 1 & 2
- GODREJ GREEN COVE
- GODREJ GREEN VISTAS
- GODREJ HILL RETREAT

MANJARI

- GODREJ SKY GREENS
- GODREJ PARKRIDGE
- GODREJ BOULEVARD

PRESENCE IN PUNE



13,14,000
m² SOLD



15,000+
HAPPY FAMILIES

**A LOCATION SO PRIME,
EVERYTHING IS BY
YOUR SIDE**

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.

INTRODUCING GODREJ CARNIVAL



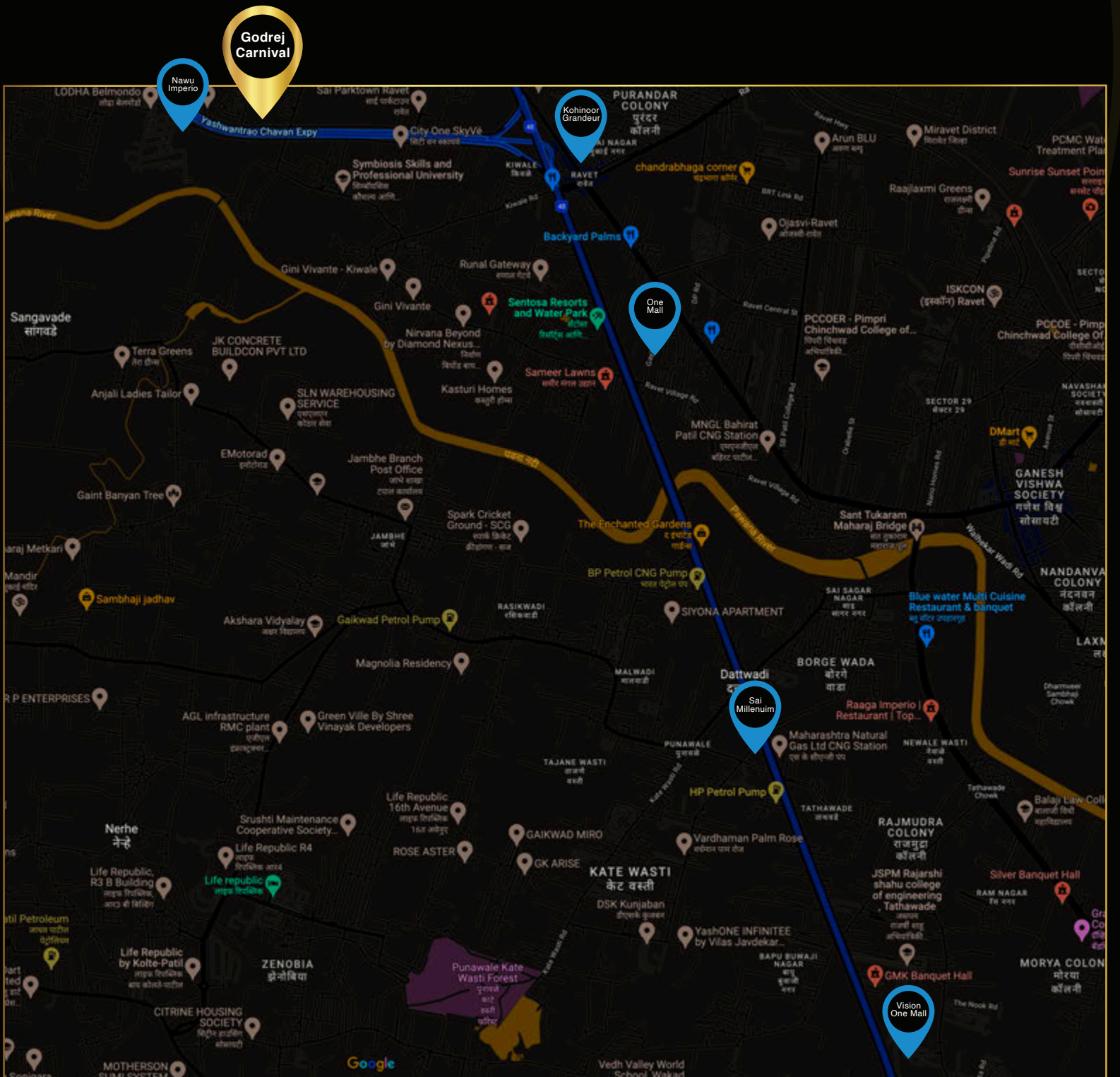
Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



THE HEART OF OPPORTUNITIES

STATE OF THE ART RETAIL MEETS SEAMLESS CONNECTIVITY

Developed over 2.3 acres, Godrej Carnival offers your business a unique advantage with speedy connectivity to prominent locations, becoming one of the biggest retail destination within an approximate 5 km[#] radius.



Source: Google Maps. Map not to scale

*As per PropEquity data as on December 2022. Approximate distance as per Google Maps.

GREAT FEATURES, GREATER OPPORTUNITIES

A fun, vibrant shopping experience in a magnificent, upscale setting.



One of the Biggest Retail
Destination in a 5 km[#] radius



80m Retail Frontage*
(On proposed 18 m DP road)



An Exclusive Central Plaza
spread across over 13,000 sq.ft.
for concerts, events, etc.



Dedicated F&B space
up to 10,000 sq.ft.

**GRAB MAXIMUM
EYE BALLS WITH AN
80M RETAIL FRONTAGE**

Godrej Carnival offers your business easy accessibility and maximum visibility with an 80m retail frontage.

Artist's impression and not actual site image. This is for representational purposes only and not for actual delivery.

Applicable only for selected shops. T&C Apply

AN AVENUE THAT WILL FLOURISH WITH FOOTFALL

An Exclusive Central Plaza for concerts and events will make this a happening place with high footfall.

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



**AN F&B SPACE
THAT WILL BE KNOWN
FOR ITS GREAT TASTE**

Spread across up to 10,000 sq. ft., this dedicated F&B space shall offer mouthwatering delicacies for the whole family to come and enjoy.



MASTER LAYOUT PLAN

LEGENDS

1. Entry
2. Exit
3. Drop Off
4. Open Sky Plaza
5. Internal Courtyard
6. Connecting Bridge
7. Parking Entry
8. Two Wheeler Parking



The project is registered with MahaRERA Registration No P52100047567 for Godrej Carnival available at Website: <http://maharera.mahaonline.gov.in>
The layout, plans, specification and other details herein are only indicative and are subject to change without notice. All specifications of the retail shops/units 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.

WHAT MAKES GODREJ CARNIVAL SPECIAL?



MAXIMIZED RETAIL FRONTAGE

High Visibility outlets that face the Main Road or Central Plaza



WELL POSITIONED VERTICAL CIRCULATION

Circulation designed to cater to individual floors



SEGREGATED PEDESTRIAN & VEHICULAR MOVEMENT

Well planned layout for efficient movement



CENTRAL PLAZA

Landscaped plaza offering comfortable sit out spaces



IGBC SILVER RATING

Precertified Silver Rating for design under IGBC Green New Buildings (Tenant Occupied)

STATE OF THE ART AMENITIES



Grand Entrance



Dedicated Drop-off Zone



CCTV in Basement Parking and Select Common Areas*



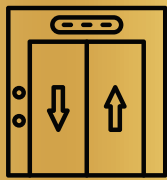
Landscaped Sit Out



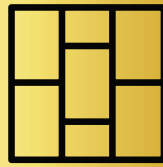
Separate Loading & Unloading Docks



DG Power Backup for Lifts & Lights*



6 Lifts and 4 Staircases



Anti-skid stone finished vitrified tile flooring in common areas

PROJECT SPECIFICATIONS



Earthquake Resistant RCC Framed Structure with Block Work Partitions



External Finish: Double Coat External Plaster with texture paint



Common Area Flooring: Anti-skid stone finished vitrified tile flooring*



Common Toilets on each Floor with Ceramic Tiles and Branded CP and Sanitary Fittings - American Standard/ Essco by Jaquar or equivalent



Internal Finish: Texture finish in areas facing plaza. Internal areas in OBD



Additional Toilets in Selected Shops: Ceramic Tile Dado, Anti-Skid Ceramic Tile Flooring

SHOP SPECIFICATIONS



Distinctly Identified Space for Signage of each Shop



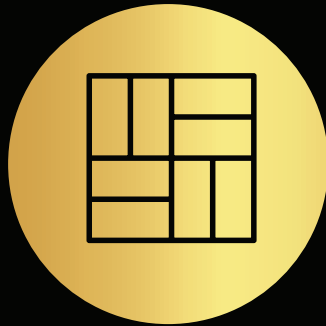
4.5m Floor to Floor Height (Unfinished)



Shop Frontage: Rolling Shutters



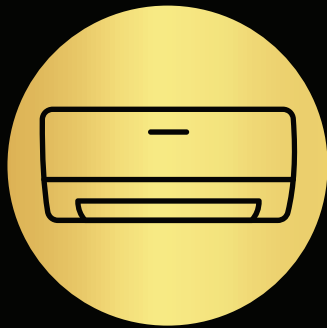
Paint: OBD for Internal Walls



Flooring: Vitrified Tiles inside Shops



Windows: Powder Coated Aluminium



Provision of Sleeves for Air Conditioning with ODU location for each Shop



Additional for Selected Shops: Tap-off Points for Water Supply & Drainage, Provision of Dedicated Shafts for Exhaust.

PRODUCT MIX

PRODUCT MIX
Below 300 Sq.ft.
300 Sq.ft. to 500 Sq.ft.
500 Sq.ft. to 700 Sq.ft.
Above 700 Sq.ft.

CLP 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 Sep-23	25%
On Mar-24	25%
On Notice of Possession	30%

15:85 PAYMENT PLAN

MILESTONE	% DUE
On Booking	5.5%
On 15 days of Booking	4.5%
Stamp Duty & Registration	
On 15 th day post registration	5%
On Notice of Possession	85%

Godrej | PROPERTIES

The project is registered with MahaRERA Registration No P52100047567 for Godrej Carnival available at Website: <http://maharera.mahaonline.gov.in>
Site Address: Godrej Carnival, 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.