

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.**



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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 | 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

**REAL ESTATE COMPANY
OF THE YEAR**

8th Annual Construction
Week India Awards 2018

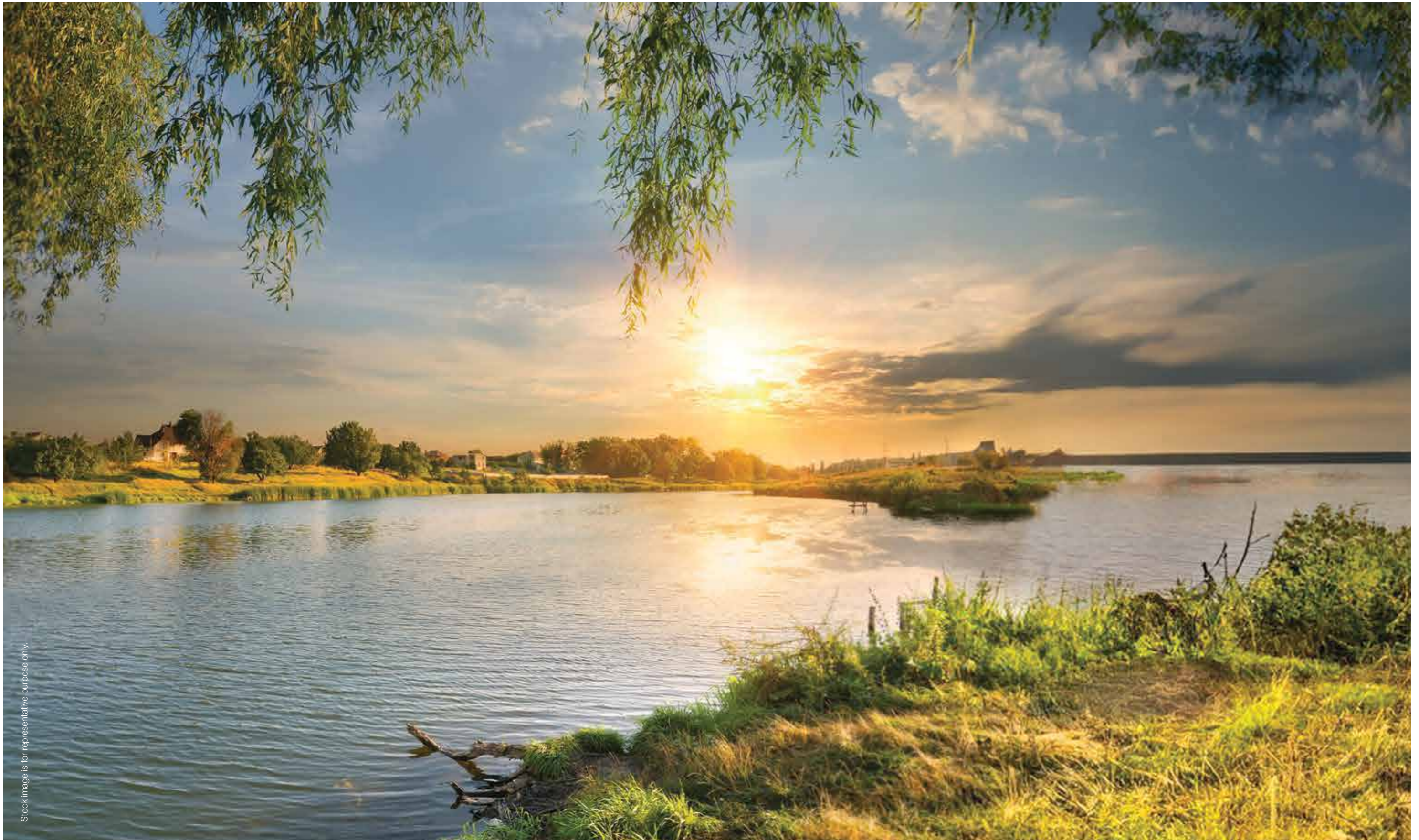
**GOLDEN PEACOCK
NATIONAL QUALITY AWARD**

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

**NATIONAL
BRAND LEADER**

Track2 Reality
Brand Export 2019-2020





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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.



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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.

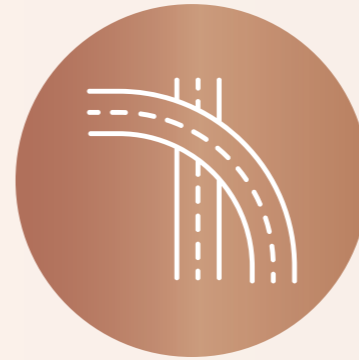
UPCOMING INFRASTRUCTURE,
POISED TO MAKE YOUR LIVING SEAMLESS.



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



LOCATION MAP



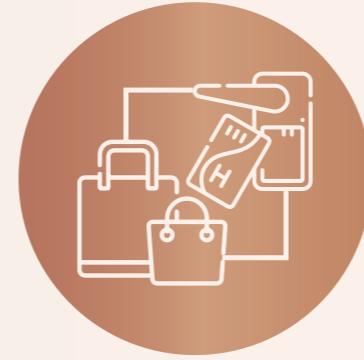
NEARBY PROXIMITIES

- 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



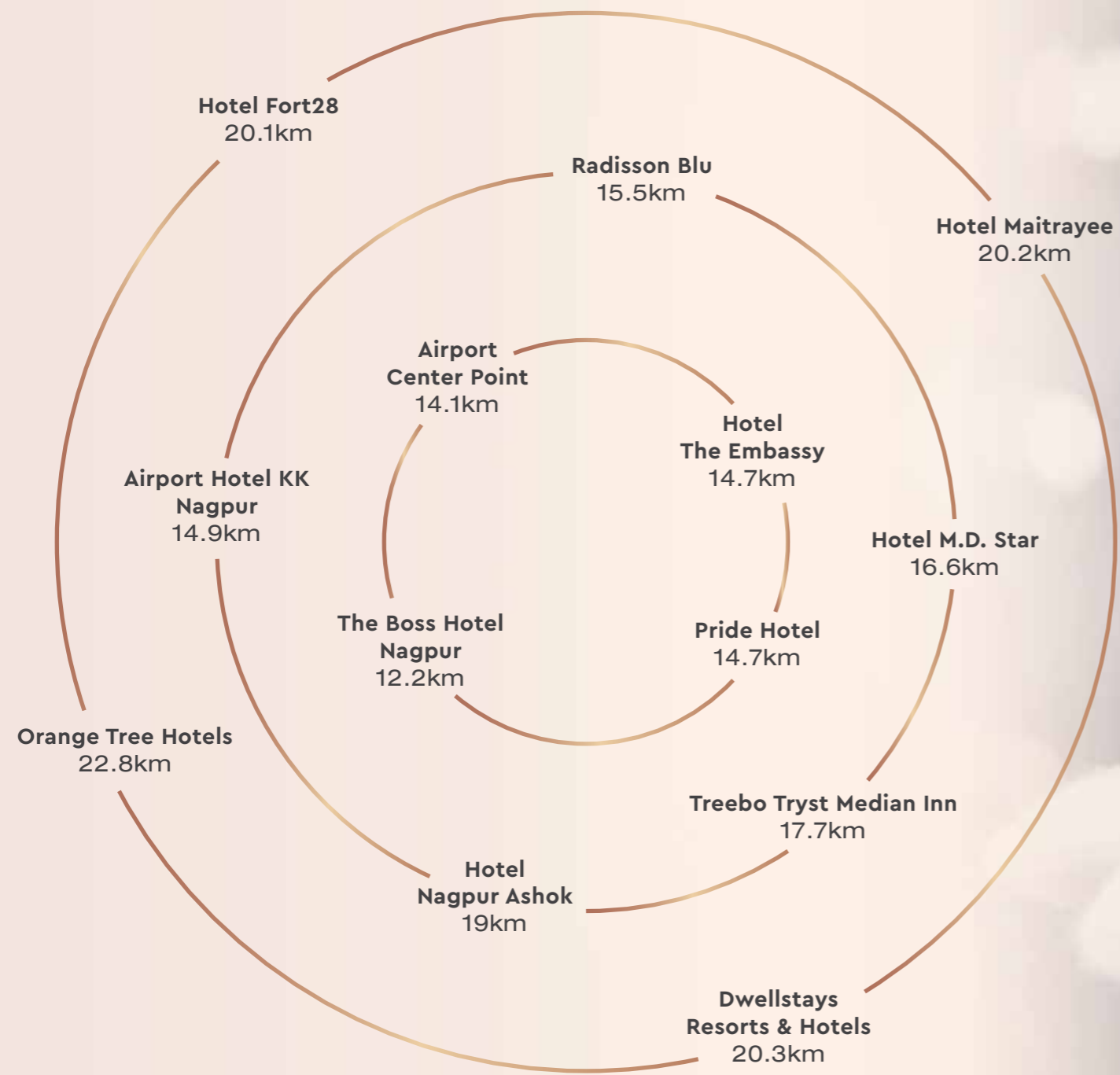
Business Parks



Educational Institutions



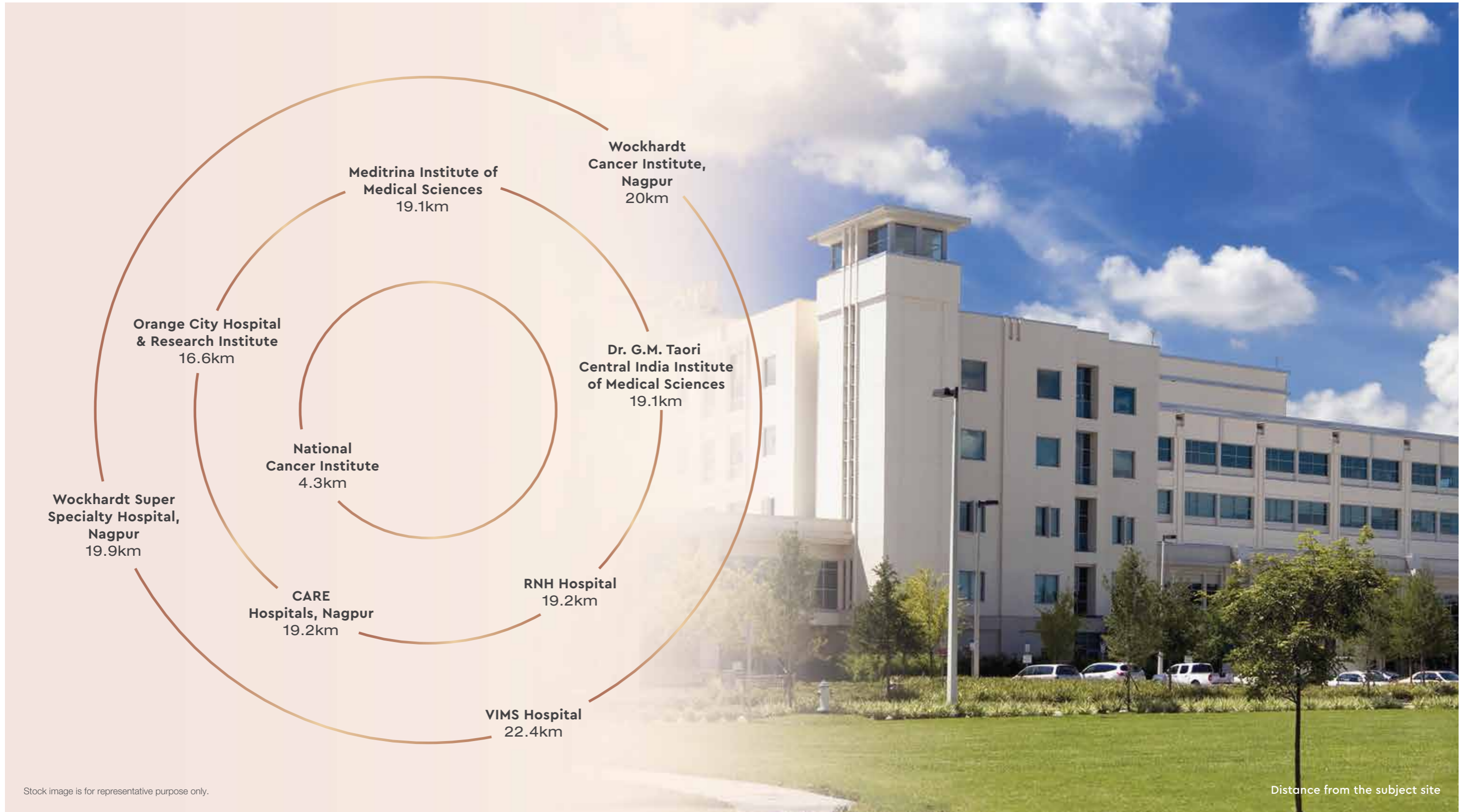
Upcoming Infrastructure



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Distance from the subject site

~~~~~ **HOTELS** ~~~~~



~~~~~ **HOSPITALS** ~~~~~



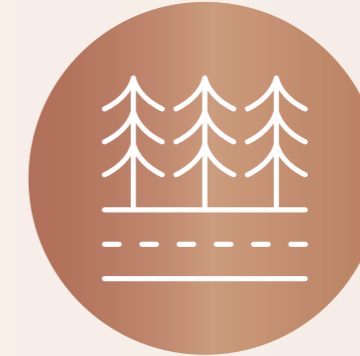
~~~~~ EDUCATION ~~~~~



Just 300 metres to the  
Samruddhi Mahamarg



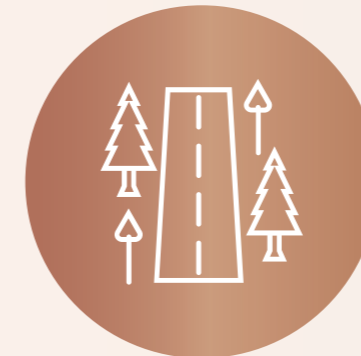
An Upcoming Development  
and Residential Hub



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*

Welcome to

**#RiverWoods**

Godrej Forest Estate

Samruddhi Marg, Nagpur



20+ Forest-inspired Amenities<sup>^</sup>



75,000+  
Miyawaki Style Plantations\*



~5.26 Hectares of  
Dedicated Green & Open Space<sup>^</sup>



Entry from 24M Road



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



~0.40 Hectares of Tropical Orchard  
part of Green and Open Space<sup>^</sup>

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

<sup>^</sup>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.

<sup>#</sup>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



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## COME EXPERIENCE RIVERSIDE LIVING IN NAGPUR

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

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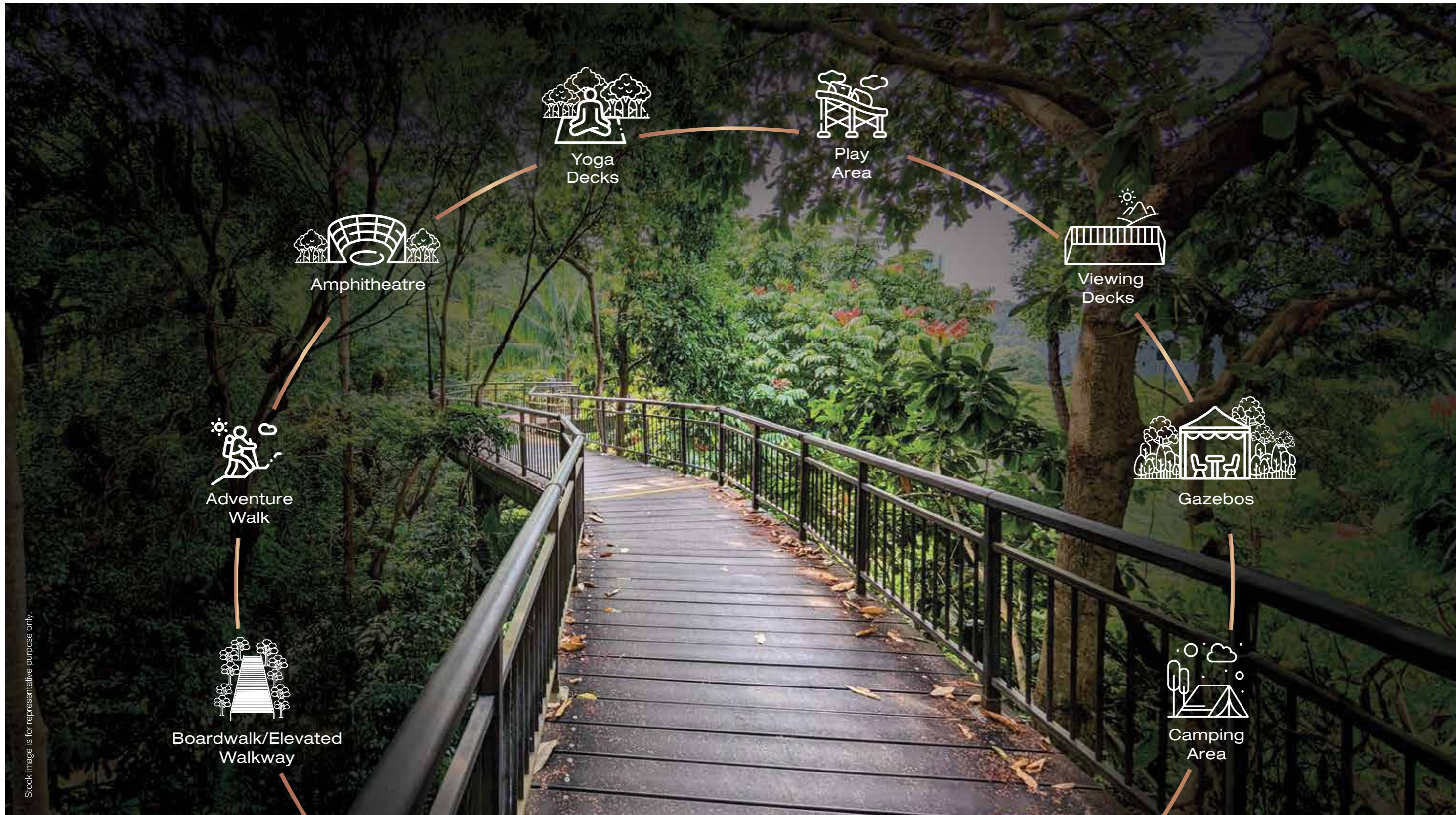
**A LIFE WHERE THE FLOWING RIVER WELCOMES YOU  
WITH A CALMING SONG OF ITS OWN**

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.



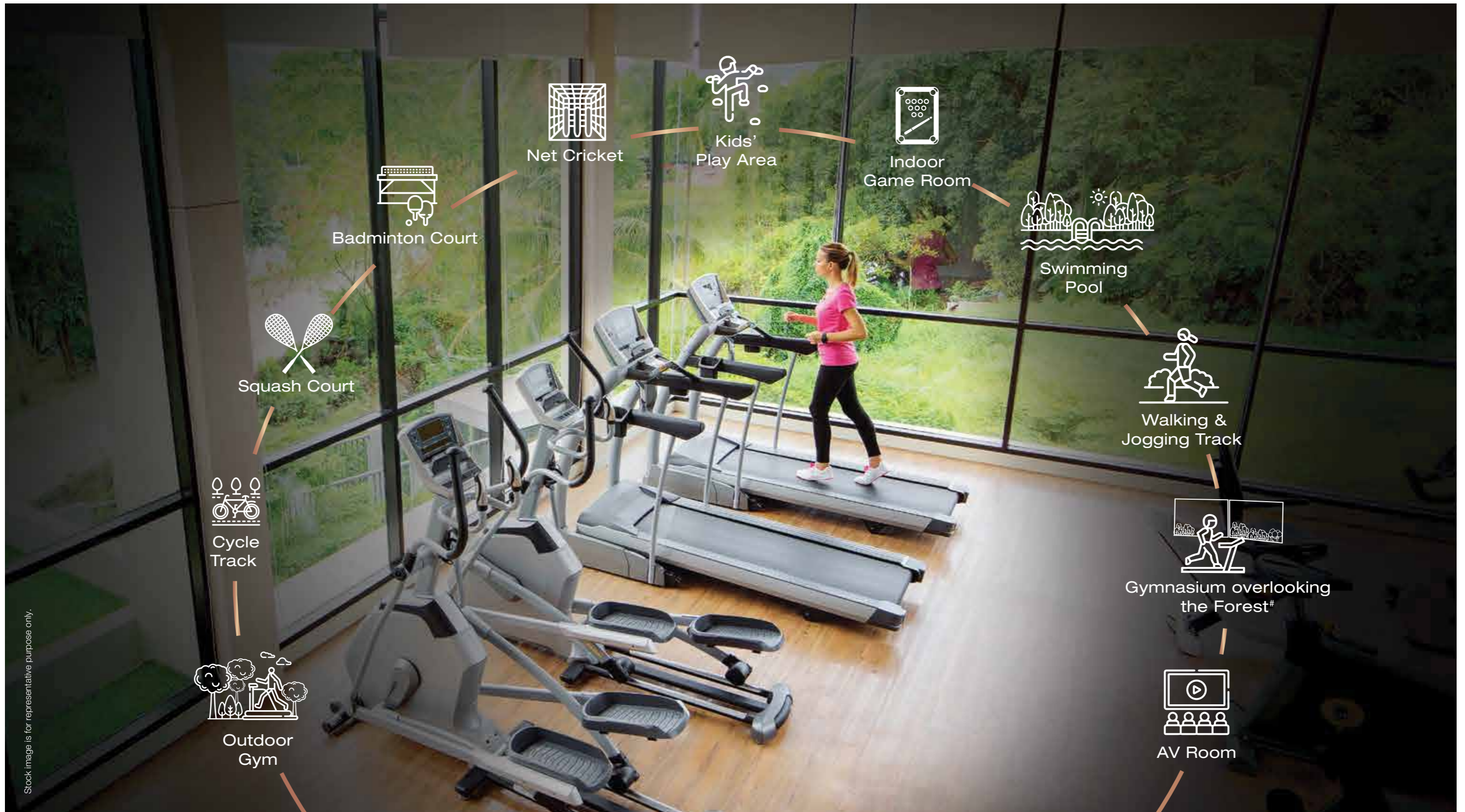
Artist impression, not an actual site image.

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



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



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

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



Artist Impression, not an actual site image.

~~~~~ **A FOREST# THAT PROMISES YOU A LIFETIME OF VERDANT GREENS.** ~~~~~



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



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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





Artist impression, not an actual site image.

~~~~~ **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





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





ATTRACTIVE PLOT SIZE RANGES  
102.19 - 185.8+ M<sup>2</sup>



FREEDOM OF CONSTRUCTION S+3



ELECTRICITY AND WATER LINE



PERMISSIBLE FSI - 1.67  
(1.67 IS EQUIVALENT TO S+3 FLOORS)

As per NMRDA Standard norms

Disclaimer: 1M2 = 10.7649 FT2

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~~~~~ 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, 127/1A, 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.



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

Signature valid



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

Website : www.godrejforestestates.com

Contact No : +91 2246184469



The project registered as Godrej Forest Estate bearing RERA Registration No. P50500054903 available at <https://maharera.mahaonline.gov.in>,

^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.

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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