

MASTER PLAN



TOWER D & E

NATURE ZONE

- Herbal boulevard
- Jogging Track
- Acupressure walkways
- Senior Citizens Court
- Community Greens
- Gathering Spaces – Amphitheatre

JOY ZONE

- Tree Lined Plaza
- Clubhouse with pool
- Gymnasium
- Children's Play Area
- Kids Pool
- Pool Café
- Crèche
- Pranayam centre with AV display
- Community Greens

LIFE ZONE

- Clubhouse with Swimming Pool
- Multipurpose Sports Court
- Practice Cricket Pitch
- Activity Space for music and dance
- Jogging Track / Walking Track
- Children's Play Area

ZEN ZONE

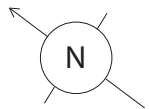
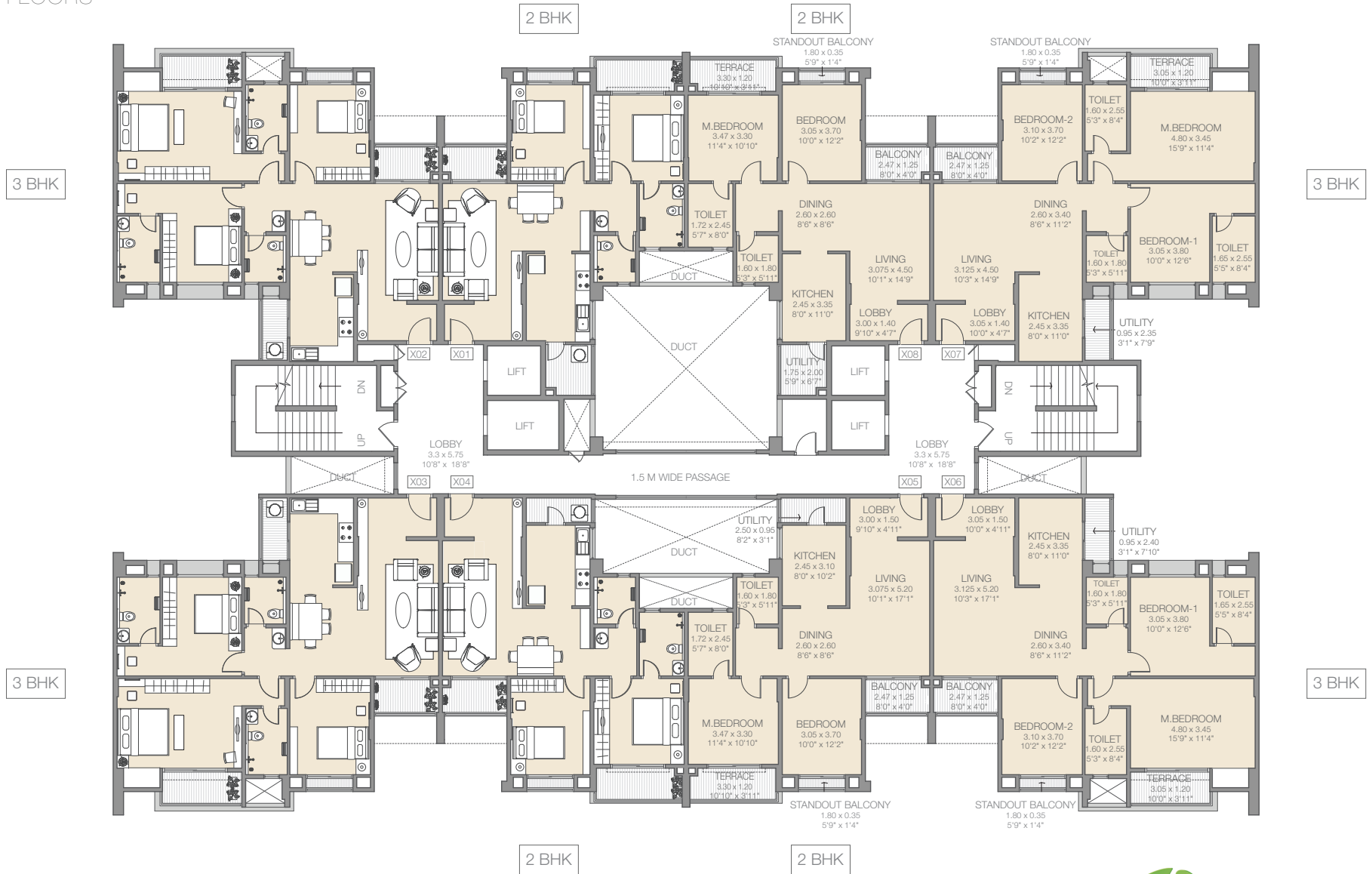
- Zen Garden with sit-outs
- Tree-house
- Multipurpose Court
- Practice Cricket Pitch
- Children's Play Area
- Seating Steps for Contemplation
- Jogging Track
- Community Greens

BUILDING : DE

UNIT TYPE : 2 BEDROOM UNIT & 3 BEDROOM UNIT
FOR EVEN FLOORS

GODREJ PRANA

UNDRI, PUNE



NOT TO SCALE

ALL DIMENSIONS ARE IN METERS & FEET

Godrej | PROPERTIES

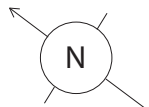
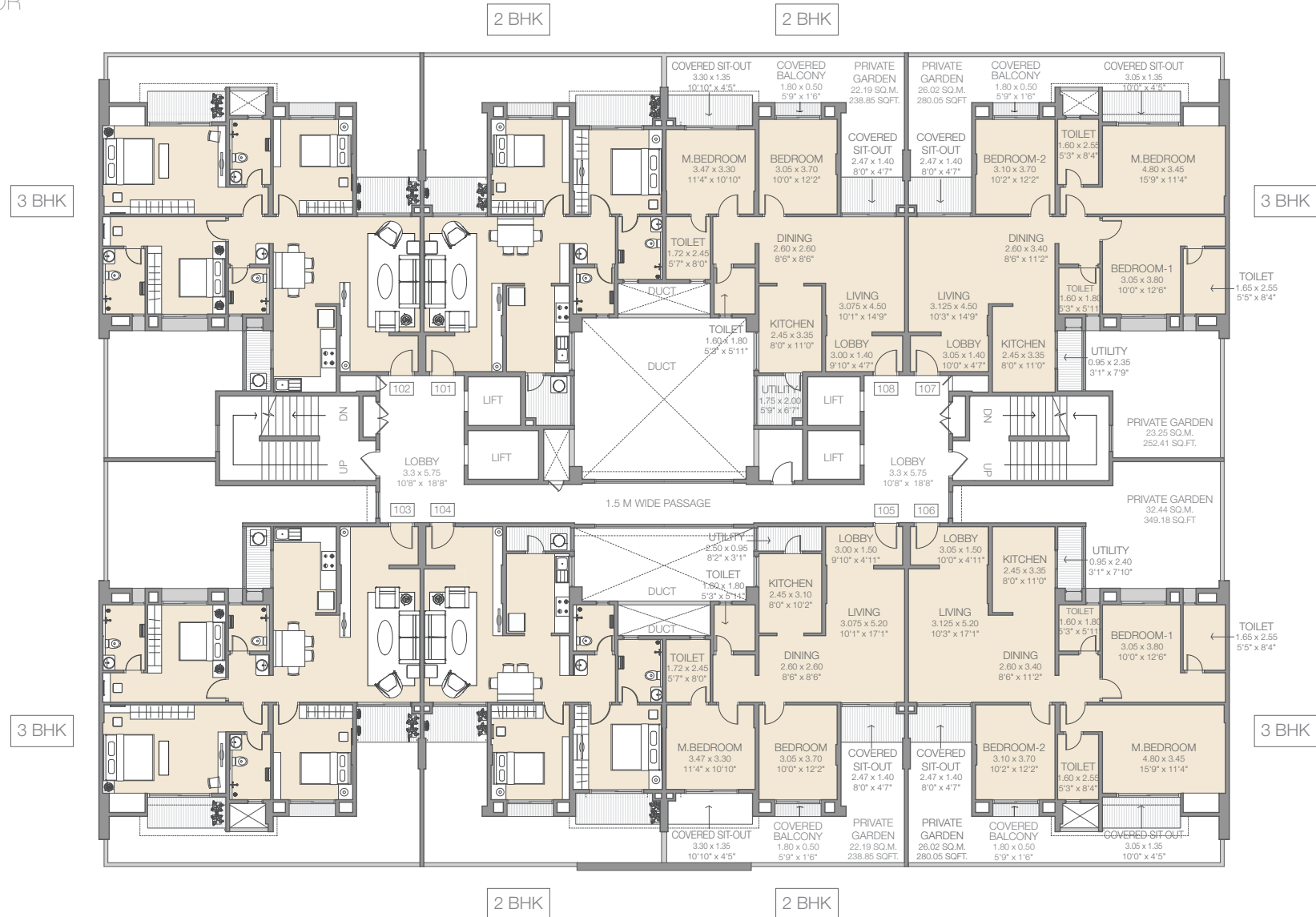
"DESIGNS, COSTS, FACILITIES, PLANS & SPECIFICATIONS IN STATIC AND /OR INTERACTIVE PUBLICITY MATERIAL DEPICT ANTICIPATED APPEARANCE OF COMPLETED DEVELOPMENT AND ARE SUBJECT TO CHANGE WITHOUT NOTICE".

BUILDING : DE

UNIT TYPE : 2 BEDROOM UNIT & 3 BEDROOM UNIT
FOR FIRST FLOOR

GODREJ PRANA

UNDRI, PUNE



NOT TO SCALE

ALL DIMENSIONS ARE IN METERS & FEET

Godrej | PROPERTIES

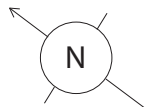
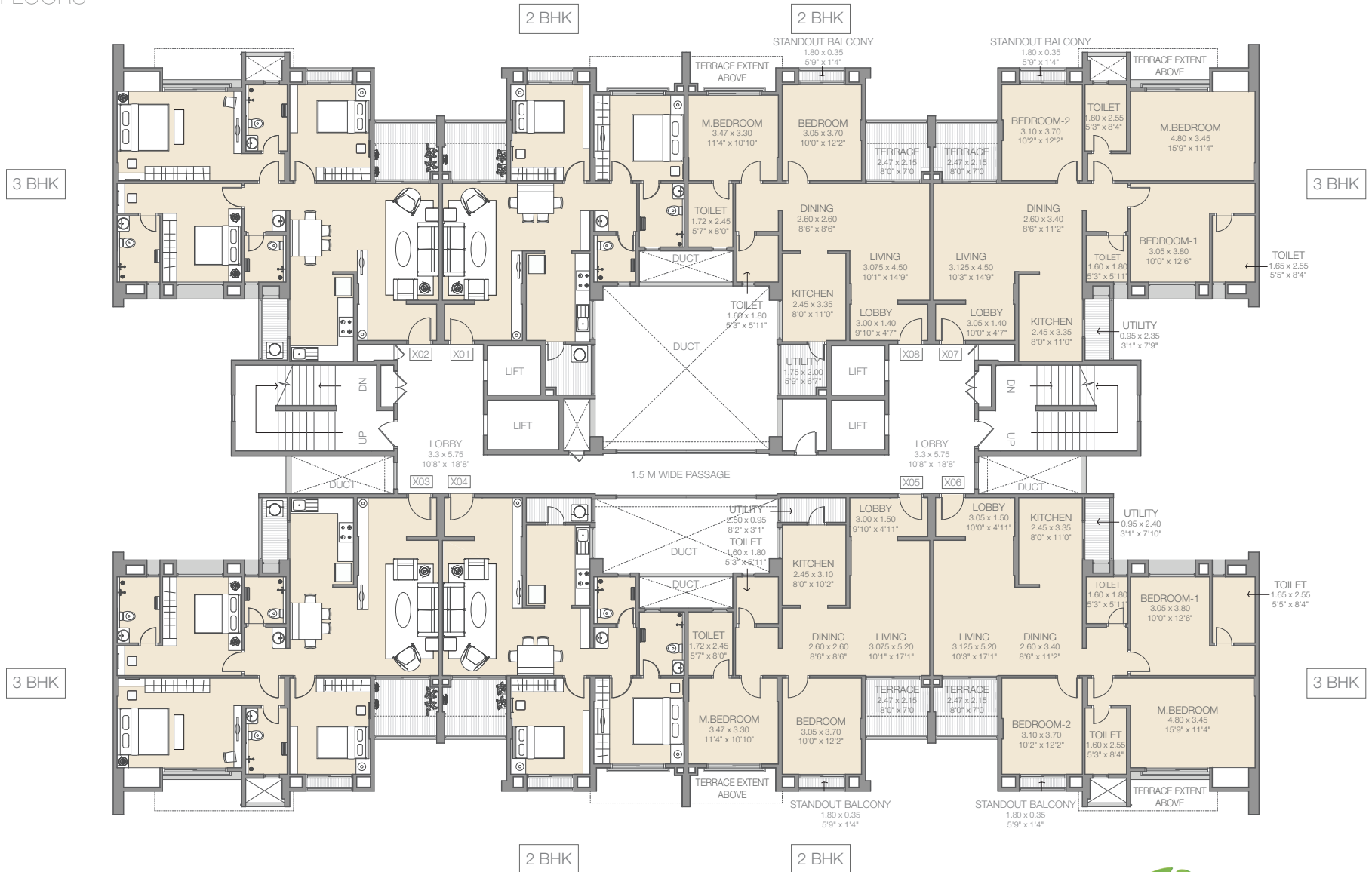
"DESIGNS, COSTS, FACILITIES, PLANS & SPECIFICATIONS IN STATIC AND /OR INTERACTIVE PUBLICITY MATERIAL DEPICT ANTICIPATED APPEARANCE OF COMPLETED DEVELOPMENT AND ARE SUBJECT TO CHANGE WITHOUT NOTICE".

BUILDING : DE

UNIT TYPE : 2 BEDROOM UNIT & 3 BEDROOM UNIT
FOR ODD FLOORS

GODREJ PRANA

UNDRI, PUNE



NOT TO SCALE

ALL DIMENSIONS ARE IN METERS & FEET

Godrej | PROPERTIES

"DESIGNS, COSTS, FACILITIES, PLANS & SPECIFICATIONS IN STATIC AND /OR INTERACTIVE PUBLICITY MATERIAL DEPICT ANTICIPATED APPEARANCE OF COMPLETED DEVELOPMENT AND ARE SUBJECT TO CHANGE WITHOUT NOTICE".

Tower D

2 BHK Pricing

					At the time of Registration			At the time of Possession							
								Other Charges							
Floor	Apt No	Flat Facing	Carpet Area	Sales Consideration (SC)	Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Legal Charges	Electricity	Club House Developme nt	Total Service tax	Grand Total	Booking Amount 5 % of (SC + Service Tax)	TDS (1% of SC) on Booking Amount	Booking Amount (cheque to be issued of this amount)
1	101	Garden Facing	858	6386300	319400	30000	63863	20000	50000	75000	269294	7213857	331765	3193	328572
1	104	Partial Garden Facing	867	6325000	316300	30000	63250	20000	50000	75000	254538	7134088	327962	3163	324799
2	201	Garden Facing	846	5937500	296900	30000	59375	20000	50000	75000	251738	6720513	308447	2969	305478
2	204	Partial Garden Facing	855	5885000	294300	30000	58850	20000	50000	75000	238214	6651364	305146	2943	302203
3	301	Garden Facing	824	5811520	290600	30000	58115	20000	50000	75000	249021	6584256	302012	2906	299106
3	304	Partial Garden Facing	834	5767180	288400	30000	57672	20000	50000	75000	236125	6524377	299150	2884	296266
4	401	Garden Facing	846	5982500	299200	30000	59825	20000	50000	75000	258038	6774563	311012	2991	308021
4	404	Partial Garden Facing	855	5930480	296600	30000	59305	20000	50000	75000	244581	6705966	307738	2965	304773
5	501	Garden Facing	824	5855360	292800	30000	58554	20000	50000	75000	255158	6636872	304511	2928	301583
5	504	Partial Garden Facing	834	5811540	290600	30000	58115	20000	50000	75000	242335	6577591	301679	2906	298773
6	601	Garden Facing	846	6027500	301400	30000	60275	20000	50000	75000	264338	6828513	313577	3014	310563
6	604	Partial Garden Facing	855	5975960	298800	30000	59760	20000	50000	75000	250948	6760468	310330	2988	307342
7	701	Garden Facing	824	5899200	295000	30000	58992	20000	50000	75000	261296	6689488	307010	2950	304060
7	704	Partial Garden Facing	834	5855900	292800	30000	58559	20000	50000	75000	248546	6630805	304207	2928	301279
8	801	Garden Facing	846	6072500	303700	30000	60725	20000	50000	75000	270638	6882563	316142	3036	313106
9	901	Garden Facing	824	5943040	297200	30000	59430	20000	50000	75000	267434	6742104	309509	2972	306537
9	904	Partial Garden Facing	834	5900260	295100	30000	59003	20000	50000	75000	254756	6684119	306736	2950	303786
10	1001	Garden Facing	846	6117500	305900	30000	61175	20000	50000	75000	276938	6936513	318707	3059	315648
10	1004	Partial Garden Facing	855	6066920	303400	30000	60669	20000	50000	75000	263682	6869672	315515	3033	312482
11	1101	Garden Facing	824	5986880	299400	30000	59869	20000	50000	75000	273571	6794720	312008	2993	309015
11	1104	Partial Garden Facing	834	5944620	297300	30000	59446	20000	50000	75000	260966	6737333	309264	2972	306292

2.5 BHK Pricing

					At the time of Registration			At the time of Possession							
								Other Charges							
Floor	Apt No	Flat Facing	Carpet Area	Sales Consideration (SC)	Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Legal Charges	Electricity	Club House Developme nt	Total Service tax	Grand Total	Booking Amount 5 % of (SC + Service Tax)	TDS (1% of SC) on Booking Amount	Booking Amount (cheque to be issued of this amount)
8	804	Partial Garden Facing	1142	7977280	398900	30000	79773	20000	50000	75000	334594	8965547	414579	3989	410590

The areas mentioned in the drawing/brochures/Cost sheet are reasonable estimates and are however subject to changes.

Government Taxes & duties are applicable at actual

Rates & availability of flats is subject to change without prior notice

Agent fees Rs 5500/- approx. to be paid in cash during registration depending on the pages to be stamped & scanned

Shifting of apartment is not allowed

Additional car park would be allotted ONLY before registration

Cancellation charges- 2% of sales consideration before allotment & 20% of sales consideration after allotment

1% TDS is required to be deducted by the property buyers wherein property value is equal to or more than Rs. 50 Lac.

Please Note- No modifications allowed in the apartment

Cheque in favour of " GODREJ DREAMWORLD COLLECTION ACCOUNT"

Maintenance Charges are extra and are to be paid at the time of possession

Tower D															
3 BHK Pricing															
					At the time of Registration			At the time of Possession							
								Other Charges							
Floor	Apt No	Flat Facing	Carpet Area	Sales Consideration (SC)	Stamp Duty (5% of SC)	Registrati on	VAT (1% of SC)	Legal Charge s	Electrici ty	Club House Developme nt	Total Service tax	Grand Total	Booking Amount 5 % of (SC + Service Tax)	TDS (1% of SC) on Booking Amount	Booking Amount (cheque to be issued of this amount)
1	102	Garden Facing	1161	8885300	444300	30000	88853	20000	50000	75000	367049	9960502	461602	4443	457159
1	103	Partial Garden Facing	1189	9050000	452500	30000	90500	20000	50000	75000	355635	10123635	469267	4525	464742
2	202	Garden Facing	1137	7911200	395600	30000	79112	20000	50000	75000	328944	8889856	410992	3956	407036
2	203	Partial Garden Facing	1165	7945000	397300	30000	79450	20000	50000	75000	314640	8911390	411967	3973	407994
3	302	Garden Facing	1125	7859520	393000	30000	78595	20000	50000	75000	329941	8836056	408458	3930	404528
3	303	Partial Garden Facing	1152	7890640	394600	30000	78906	20000	50000	75000	315776	8854922	409306	3945	405361
4	402	Garden Facing	1137	7971680	398600	30000	79717	20000	50000	75000	337411	8962408	414440	3986	410454
4	403	Partial Garden Facing	1165	8006960	400400	30000	80070	20000	50000	75000	323314	8985744	415499	4003	411496
5	502	Garden Facing	1125	7919360	396000	30000	79194	20000	50000	75000	338318	8907872	411869	3960	407909
5	503	Partial Garden Facing	1152	7951920	397600	30000	79519	20000	50000	75000	324355	8928394	412799	3976	408823
6	602	Garden Facing	1137	8032160	401700	30000	80322	20000	50000	75000	345878	9035060	417887	4016	413871
6	603	Partial Garden Facing	1165	8068920	403500	30000	80689	20000	50000	75000	331988	9060098	419030	4034	414996
7	702	Garden Facing	1125	7979200	399000	30000	79792	20000	50000	75000	346696	8979688	415280	3990	411290
7	703	Partial Garden Facing	1152	8013200	400700	30000	80132	20000	50000	75000	332934	9001966	416292	4007	412285
8	802	Garden Facing	1137	8092640	404700	30000	80926	20000	50000	75000	354346	9107612	421334	4046	417288
8	803	Partial Garden Facing	1165	8130880	406600	30000	81309	20000	50000	75000	340663	9134452	422562	4065	418497
9	902	Garden Facing	1125	8039040	402000	30000	80390	20000	50000	75000	355074	9051504	418691	4020	414671
9	903	Partial Garden Facing	1152	8074480	403800	30000	80745	20000	50000	75000	341513	9075538	419785	4037	415748
10	1002	Garden Facing	1137	8153120	407700	30000	81531	20000	50000	75000	362813	9180164	424782	4077	420705
10	1003	Partial Garden Facing	1165	8192840	409700	30000	81928	20000	50000	75000	349337	9208806	426094	4096	421998
11	1102	Garden Facing	1125	8098880	405000	30000	80989	20000	50000	75000	363451	9123320	422102	4049	418053
11	1103	Partial Garden Facing	1152	8135760	406800	30000	81358	20000	50000	75000	350092	9149010	423278	4068	419210
The areas mentioned in the drawing/brochures/Cost sheet are reasonable estimates and are however subject to changes.															
Government Taxes & duties are applicable at actual															
Rates & availability of flats is subject to change without prior notice															
Agent fees Rs 5500/- approx. to be paid in cash during registration depending on the pages to be stamped & scanned															
Shifting of apartment is not allowed															
Additional car park would be allotted ONLY before registration															
Cancellation charges- 2% of sales consideration before allotment & 20% of sales															

Tower E

2 BHK Pricing

					At the time of Registration			At the time of Possession							
								Other Charges							
Floor	Apt No	Flat Facing	Carpet Area	Sales Consideration (SC)	Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Legal Charges	Electricity	Club House Development	Total Service tax	Grand Total	Booking Amount 5 % of (SC + Service Tax)	TDS (1% of SC) on Booking Amount	Booking Amount (cheque to be issued of this amount)
1	105	Partial Garden Facing	867	6325000	316300	30000	63250	20000	50000	75000	254538	7134088	327962	3163	324799
1	108	Garden Facing	858	6386300	319400	30000	63863	20000	50000	75000	269294	7213857	331765	3193	328572
2	205	Partial Garden Facing	855	5885000	294300	30000	58850	20000	50000	75000	238214	6651364	305146	2943	302203
2	208	Garden Facing	846	5937500	296900	30000	59375	20000	50000	75000	251738	6720513	308447	2969	305478
3	305	Partial Garden Facing	834	5767180	288400	30000	57672	20000	50000	75000	236125	6524377	299150	2884	296266
3	308	Garden Facing	824	5811520	290600	30000	58115	20000	50000	75000	249021	6584256	302012	2906	299106
4	405	Partial Garden Facing	855	5930480	296600	30000	59305	20000	50000	75000	244581	6705966	307738	2965	304773
4	408	Garden Facing	846	5982500	299200	30000	59825	20000	50000	75000	258038	6774563	311012	2991	308021
5	505	Partial Garden Facing	834	5811540	290600	30000	58115	20000	50000	75000	242335	6577591	301679	2906	298773
5	508	Garden Facing	824	5855360	292800	30000	58554	20000	50000	75000	255158	6636872	304511	2928	301583
6	605	Partial Garden Facing	855	5975960	298800	30000	59760	20000	50000	75000	250948	6760468	310330	2988	307342
6	608	Garden Facing	846	6027500	301400	30000	60275	20000	50000	75000	264338	6828513	313577	3014	310563
7	705	Partial Garden Facing	834	5855900	292800	30000	58559	20000	50000	75000	248546	6630805	304207	2928	301279
7	708	Garden Facing	824	5899200	295000	30000	58992	20000	50000	75000	261296	6689488	307010	2950	304060
8	808	Garden Facing	846	6072500	303700	30000	60725	20000	50000	75000	270638	6882563	316142	3036	313106
9	905	Partial Garden Facing	824	5900260	295100	30000	59003	20000	50000	75000	254756	6684119	306736	2950	303786
9	908	Garden Facing	824	5943040	297200	30000	59430	20000	50000	75000	267434	6742104	309509	2972	306537
10	1005	Partial Garden Facing	855	6066920	303400	30000	60669	20000	50000	75000	263682	6869672	315515	3033	312482
10	1008	Garden Facing	846	6117500	305900	30000	61175	20000	50000	75000	276938	6936513	318707	3059	315648
11	1105	Partial Garden Facing	834	5944620	297300	30000	59446	20000	50000	75000	260966	6737333	309264	2972	306292
11	1108	Garden Facing	824	5986880	299400	30000	59869	20000	50000	75000	273571	6794720	312008	2993	309015

The areas mentioned in the drawing/brochures/Cost sheet are reasonable estimates and are however subject to changes.

Government Taxes & duties are applicable at actual

Rates & availability of flats is subject to change without prior notice

Agent fees Rs 5500/- approx. to be paid in cash during registration depending on the pages to be stamped & scanned

Shifting of apartment is not allowed

Additional car park would be allotted ONLY before registration

Cancellation charges- 2% of sales consideration before allotment & 20% of sales consideration after allotment

1% TDS is required to be deducted by the property buyers wherein property value is equal to or more than Rs. 50 Lac.

Please Note- No modifications allowed in the apartment

Cheque in favour of " **GODREJ DREAMWORLD COLLECTION ACCOUNT**"

Maintenance Charges are extra and are to be paid at the time of possession

Tower E															
3 BHK Pricing															
					At the time of Registration				At the time of Possession						
								Other Charges							
Floor	Apt No	Flat Facing	Carpet Area	Sales Consideration (SC)	Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Legal Charges	Electricity	Club House Development	Total Service tax	Grand Total	Booking Amount 5 % of (SC + Service Tax)	TDS (1% of SC) on Booking Amount	Booking Amount (cheque to be issued of this amount)
1	106	Partial Garden Facing	1189	9050000	452500	30000	90500	20000	50000	75000	355635	10123635	469267	4525	464742
1	107	Garden Facing	1161	8885300	444300	30000	88853	20000	50000	75000	367049	9960502	461602	4443	457159
2	206	Partial Garden Facing	1165	7945000	397300	30000	79450	20000	50000	75000	314640	8911390	411967	3973	407994
2	207	Garden Facing	1137	7911200	395600	30000	79112	20000	50000	75000	328944	8889856	410992	3956	407036
3	306	Partial Garden Facing	1152	7890640	394600	30000	78906	20000	50000	75000	315776	8854922	409306	3945	405361
3	307	Garden Facing	1125	7859520	393000	30000	78595	20000	50000	75000	329941	8836056	408458	3930	404528
4	406	Partial Garden Facing	1165	8006960	400400	30000	80070	20000	50000	75000	323314	8985744	415499	4003	411496
4	407	Garden Facing	1137	7971680	398600	30000	79717	20000	50000	75000	337411	8962408	414440	3986	410454
5	506	Partial Garden Facing	1152	7951920	397600	30000	79519	20000	50000	75000	324355	8928394	412799	3976	408823
5	507	Garden Facing	1125	7919360	396000	30000	79194	20000	50000	75000	338318	8907872	411869	3960	407909
6	606	Partial Garden Facing	1165	8068920	403500	30000	80689	20000	50000	75000	331988	9060098	419030	4034	414996
6	607	Garden Facing	1137	8032160	401700	30000	80322	20000	50000	75000	345878	9035060	417887	4016	413871
7	706	Partial Garden Facing	1152	8013200	400700	30000	80132	20000	50000	75000	332934	9001966	416292	4007	412285
7	707	Garden Facing	1125	7979200	399000	30000	79792	20000	50000	75000	346696	8979688	415280	3990	411290
8	806	Partial Garden Facing	1165	8130880	406600	30000	81309	20000	50000	75000	340663	9134452	422562	4065	418497
8	807	Garden Facing	1137	8092640	404700	30000	80926	20000	50000	75000	354346	9107612	421334	4046	417288
9	906	Partial Garden Facing	1125	8074480	403800	30000	80745	20000	50000	75000	341513	9075538	419785	4037	415748
9	907	Garden Facing	1125	8039040	402000	30000	80390	20000	50000	75000	355074	9051504	418691	4020	414671
10	1006	Partial Garden Facing	1165	8192840	409700	30000	81928	20000	50000	75000	349337	9208806	426094	4096	421998
10	1007	Garden Facing	1137	8153120	407700	30000	81531	20000	50000	75000	362813	9180164	424782	4077	420705
11	1106	Partial Garden Facing	1152	8135760	406800	30000	81358	20000	50000	75000	350092	9149010	423278	4068	419210
11	1107	Garden Facing	1125	8098880	405000	30000	80989	20000	50000	75000	363451	9123320	422102	4049	418053
The areas mentioned in the drawing/brochures/Cost sheet are reasonable estimates and are however subject to changes.															
Government Taxes & duties are applicable at actual															
Rates & availability of flats is subject to change without prior notice															
Agent fees Rs 5500/- approx. to be paid in cash during registration depending on the pages to be stamped & scanned															
Shifting of apartment is not allowed															
Additional car park would be allotted ONLY before registration															
Cancellation charges- 2% of sales consideration before allotment & 20% of sales consideration after allotment															
1% TDS is required to be deducted by the property buyers wherein property value is equal to or more than Rs. 50 Lac.															
Please Note- No modifications allowed in the apartment															
Cheque in favour of " GODREJ DREAMWORLD COLLECTION ACCOUNT"															
Maintenance Charges are extra and are to be paid at the time of possession															

PAYMENT PLAN - TOWER D & E

OPTION A: Construction Linked Payment Plan

No.	Payment due on	% of Sales consideration (agreement value) & corresponding service tax
1	Application money	5%
2	On notice of allotment (within 30 days from date of booking)	15%
3	Registration of agreement	Stamp duty, registration, legal & VAT charges
4	On completion of excavation	5%
5	On completion of plinth	10%
6	On completion of 3rd slab	10%
7	On completion of 5th slab	10%
8	On completion of 7th slab	10%
9	On completion of 10th slab	10%
10	On completion of final slab	10%
11	On completion of brick work	5%
12	Completion of plumbing and flooring	5%
13	On notice of possession	5% + MSEB, clubhouse charges & ad maintenance charges

OPTION B - Down Payment Plan(8% Rebate on Sales Consideration)

No.	Payment due on	% of Sales consideration (agreement value) & corresponding service tax
1	Application money	5%
2	On notice of allotment (within 30 days from date of booking)	15%
3	Registration of agreement	75%
4	On notice of possession	5%

SPECIFICATIONS - TOWER D & E

- Structure**
 - Earthquake resistant RCC framed structure
- Wall finish**
 - Internal walls - OBD finished paint
 - External walls-smooth finish with cement paint
 - Toilet Walls- ceramic tiles up to lintel level
- Flooring**

• Living/dining	Vitrified flooring
• Master bedroom	Vitrified flooring
• Other bedrooms	Vitrified flooring
• Balconies	Anti-skid ceramic tiles
• Utility area	Anti-skid ceramic tiles
• Master toilet	Anti-skid ceramic tiles
• Other toilet	Anti-skid ceramic tiles
• Kitchen	Vitrified flooring
- Doors / Windows**

• Main entrance door	Wood flush door with veneer on one side
• Other doors	Flush doors
• Main door frames	Red Miranti
• Other door frame	Red Miranti
• Windows	Aluminum powder coated windows with mosquito net
- Kitchen**
 - Granite counter top with SS sink
 - Modular kitchen cabinets
 - Wall cladding with glazed tiles 2 ft. above counter
- Toilet**

• Sanitary ware	Parryware / Jaquar or equivalent
• C P fittings	Jaquar or equivalent
• Wall cladding (other toilets)	Glazed ceramic tiles
• Wall cladding (master toilet)	Glazed ceramic tiles
- Electricals**
 - Modular switches of Legrand/ Anchor / Roma or equivalent
 - Cable TV & Telephone points in living room and all bedrooms
 - Generator back up for common areas
- Special features**
 - Invertors for flats
 - Video door phone
 - RO filter
 - Solar energy for water heating in toilet
 - Air conditioned flats
 - Piped gas