

MASTER PLAN

GODREJ PRANA
UNDRI, PUNE



TOWER G

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

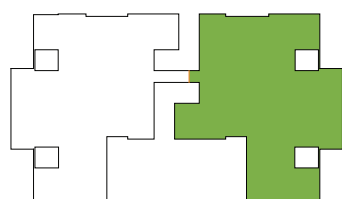
- Zen Garden with sit-outs
- Tree-house
- Multipurpose Court
- Practice Cricket Pitch
- Children's Play Area
- Seating Steps for Contemplation
- Jogging Track
- Community Greens

UNIT TYPE : 1 BEDROOM UNIT & 2 BEDROOM UNIT
FOR TYPICAL FLOORS - WING 1
X01,X02,X08,X09,X10

UNDRI, PUNE



ALL DIMENSIONS ARE IN METERS & FEET



TYPE	FLAT NO:	CARPET AREA
2 BHK	X01	63 SQ.M (676 SQ.FT)
2 BHK	X02	63 SQ.M (676 SQ.FT)
1 BHK	X08	46 SQ.M (490 SQ.FT)
2 BHK	X09	63 SQ.M (677 SQ.FT)
2 BHK	X10	65 SQ.M (704 SQ.FT)

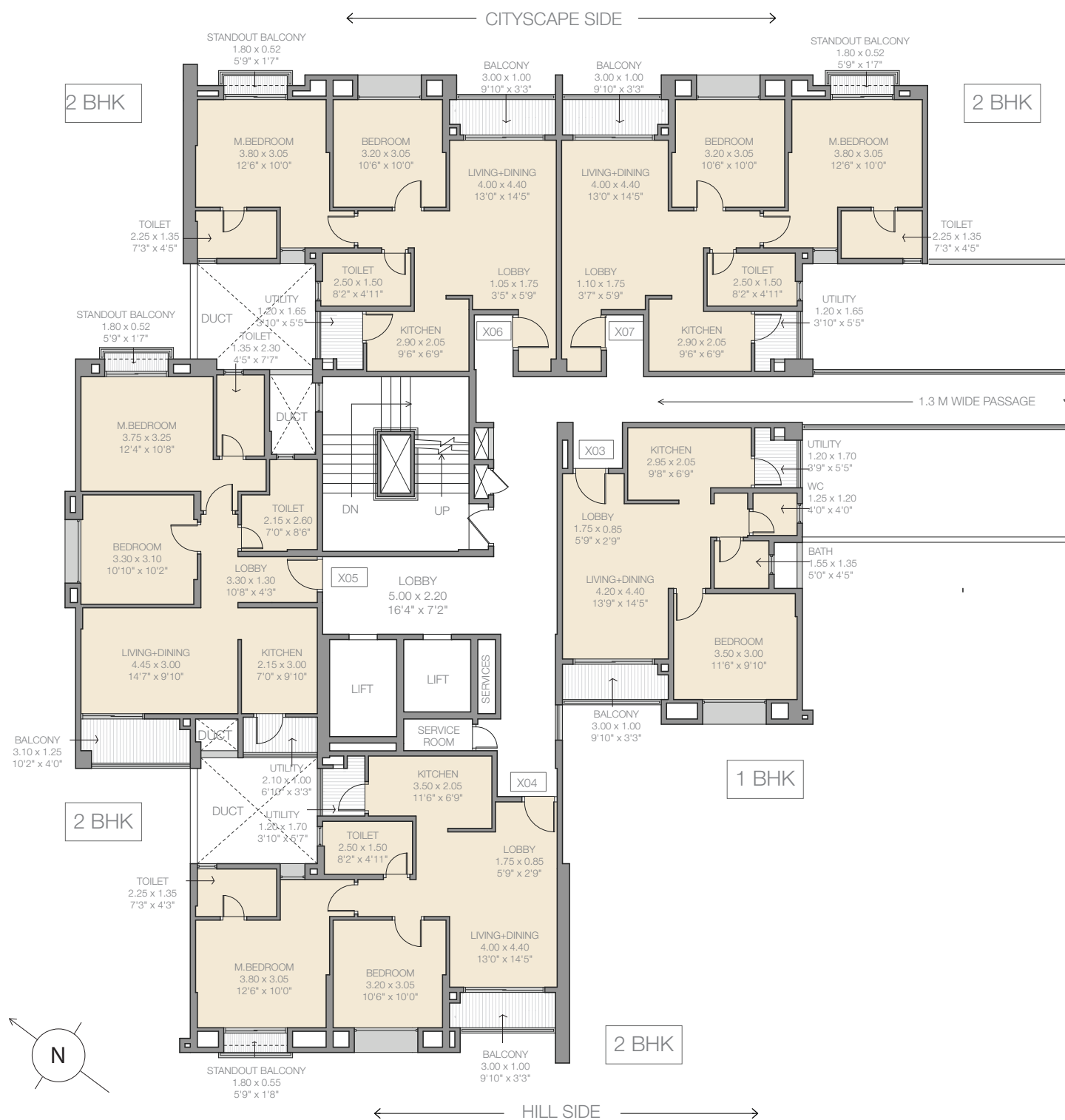


"DESIGNS, COSTS, FACILITIES, PLANS & SPECIFICATIONS IN STATIC AND /OR INTERACTIVE PUBLICITY MATERIAL DEPICT ANTICIPATED APPEARANCE OF COMPLETED DEVELOPMENT AND ARE SUBJECT TO CHANGE WITHOUT NOTICE".

BUILDING : MANAS

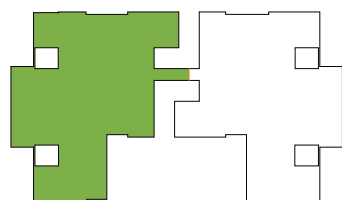
UNIT TYPE : 1 BEDROOM UNIT & 2 BEDROOM UNIT
FOR TYPICAL FLOORS - WING 2
X03,X04,X05,X06,X07

GODREJ PRANA
UNDRI, PUNE



NOT TO SCALE

ALL DIMENSIONS ARE IN METERS & FEET



GODREJ PRANA APARTMENT DETAILS

TYPE	FLAT NO:	CARPET AREA
1 BHK	X03	45 SQ.M (488 SQ.FT)
2 BHK	X04	63 SQ.M (676 SQ.FT)
2 BHK	X05	65 SQ.M (704 SQ.FT)
2 BHK	X06	63 SQ.M (677 SQ.FT)
2 BHK	X07	63 SQ.M (678 SQ.FT)

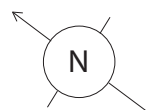
Godrej | **PROPERTIES**

"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".

UNIT TYPE : 1 BEDROOM UNIT & 2 BEDROOM UNIT
FOR TYPICAL 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 G												
Garden Facing (1 BHK)												
Floor	Flat No	Carpet Area	Sales Consideration (SC)	To be paid @ Registration			To be paid @ Possession			Total Service tax	Grand Total	Booking Amount 5% of (SC + Service Tax)
				Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Others					
							Legal Charges	Electricity	Club House Development			
2	203	488	3445000	172300	30000	34450	20000	50000	75000	154504	3981254	178960
3	303	488	3457980	172900	30000	34580	20000	50000	75000	156321	3996781	179700
4	403	488	3470960	173600	30000	34710	20000	50000	75000	158138	4012408	180440
5	503	488	3483940	174200	30000	34839	20000	50000	75000	159956	4027935	181180
6	603	488	3496920	174900	30000	34969	20000	50000	75000	161773	4043562	181920
7	703	488	3509900	175500	30000	35099	20000	50000	75000	163590	4059089	182660
8	803	488	3522880	176200	30000	35229	20000	50000	75000	165407	4074716	183399
9	903	488	3535860	176800	30000	35359	20000	50000	75000	167224	4090243	184139
10	1003	488	3548840	177500	30000	35488	20000	50000	75000	169042	4105870	184879
11	1103	488	3561820	178100	30000	35618	20000	50000	75000	170859	4121397	185619
12	1203	488	3574800	178800	30000	35748	20000	50000	75000	172676	4137024	178740
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												
Please Note- No modifications allowed in the apartment												
1% TDS is required to be deducted by the property buyers wherein property value is equal to or more than Rs. 50 Lac.												
This is purely tentative Costing of the apartments and does not commit any availability												
Maintenance Charges are extra and are to be paid at the time of possession												
No modifications will be allowed in the flat												

CityScape Facing (1 BHK)												
Floor	Flat No	Carpet Area	Sales Consideration (SC)	To be paid @ Registration			To be paid @ Possession			Total Service tax	Grand Total	Booking Amount 5% of (SC + Service Tax)
				Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Others					
							Legal Charges	Electricity	Club House Development			
1	108	495	3852800	192700	30000	38528	20000	50000	75000	155148	4414176	192640
2	208	490	3329600	166500	30000	33296	20000	50000	75000	136836	3841232	172307
3	308	490	3179640	159000	30000	31796	20000	50000	75000	132957	3678393	164615
4	408	490	3355680	167800	30000	33557	20000	50000	75000	140487	3872524	173793
5	508	490	3368720	168500	30000	33687	20000	50000	75000	142313	3888220	174537
6	608	490	3381760	169100	30000	33818	20000	50000	75000	144138	3903816	175280
7	708	490	3394800	169800	30000	33948	20000	50000	75000	145964	3919512	176023
8	808	490	3407840	170400	30000	34078	20000	50000	75000	147790	3935108	176766
9	908	490	3420880	171100	30000	34209	20000	50000	75000	149615	3950804	177510
10	1008	490	3433920	171700	30000	34339	20000	50000	75000	151441	3966400	178253
11	1108	490	3446960	172400	30000	34470	20000	50000	75000	153266	3982096	178996
12	1208	490	3460000	173000	30000	34600	20000	50000	75000	155092	3997692	173000

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

Please Note- No modifications allowed in the apartment

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

This is purely tentative Costing of the apartments and does not commit any availability

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

No modifications will be allowed in the flat

Tower G - Garden Facing (2 BHK)														
Floor	Flat No	Carpet Area	Sales Consideration (SC)	To be paid @ Registration			To be paid @ Possession			Total Service tax	Grand Total	Booking Amount 5% of (SC + Service Tax)	TDS (1% of SC) on Booking Amount (To be paid online to Govt)	Booking Amount (cheque to be issued to Developer)
				Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Others							
							Legal Charges	Electricity	Club House Development					
1	101	681	5130000	256500	30000	51300	20000	50000	75000	220556	5833356	266513	2665	263848
1	102	683	5390000	269500	30000	53900	20000	50000	75000	230748	6119148	280022	2800	277222
1	104	681	5130000	256500	30000	51300	20000	50000	75000	220556	5833356	266513	2665	263848
2	201	676	4695000	234800	30000	46950	20000	50000	75000	203504	5355254	243910	0	243910
2	202	676	4695000	234800	30000	46950	20000	50000	75000	203504	5355254	243910	0	243910
2	204	676	4695000	234800	30000	46950	20000	50000	75000	203504	5355254	243910	0	243910
3	301	676	4712980	235700	30000	47130	20000	50000	75000	206021	5376831	244935	0	244935
3	302	676	4712980	235700	30000	47130	20000	50000	75000	206021	5376831	244935	0	244935
3	304	676	4712980	235700	30000	47130	20000	50000	75000	206021	5376831	244935	0	244935
4	401	676	4730960	236600	30000	47310	20000	50000	75000	208538	5398408	245960	0	245960
4	402	676	4730960	236600	30000	47310	20000	50000	75000	208538	5398408	245960	0	245960
4	404	676	4730960	236600	30000	47310	20000	50000	75000	208538	5398408	245960	0	245960
5	501	676	4748940	237500	30000	47489	20000	50000	75000	211056	5419985	246985	0	246985
5	502	676	4748940	237500	30000	47489	20000	50000	75000	211056	5419985	246985	0	246985
5	504	676	4748940	237500	30000	47489	20000	50000	75000	211056	5419985	246985	0	246985
6	601	676	4766920	238400	30000	47669	20000	50000	75000	213573	5441562	248010	0	248010
6	602	676	4766920	238400	30000	47669	20000	50000	75000	213573	5441562	248010	0	248010
6	604	676	4766920	238400	30000	47669	20000	50000	75000	213573	5441562	248010	0	248010
7	701	676	4784900	239300	30000	47849	20000	50000	75000	216090	5463139	249035	0	249035
7	702	676	4784900	239300	30000	47849	20000	50000	75000	216090	5463139	249035	0	249035
7	704	676	4784900	239300	30000	47849	20000	50000	75000	216090	5463139	249035	0	249035
8	801	676	4802880	240200	30000	48029	20000	50000	75000	218607	5484716	250059	0	250059
8	802	676	4802880	240200	30000	48029	20000	50000	75000	218607	5484716	250059	0	250059
8	804	676	4802880	240200	30000	48029	20000	50000	75000	218607	5484716	250059	0	250059

9	901	676	4820860	241100	30000	48209	20000	50000	75000	221124	5506293	251084	2511	248573
9	902	676	4820860	241100	30000	48209	20000	50000	75000	221124	5506293	251084	2511	248573
9	904	676	4820860	241100	30000	48209	20000	50000	75000	221124	5506293	251084	2511	248573
10	1001	676	4838840	242000	30000	48388	20000	50000	75000	223642	5527870	252109	2521	249588
10	1002	676	4838840	242000	30000	48388	20000	50000	75000	223642	5527870	252109	2521	249588
10	1004	676	4838840	242000	30000	48388	20000	50000	75000	223642	5527870	252109	2521	249588
11	1101	676	4856820	242900	30000	48568	20000	50000	75000	226159	5549447	253134	2531	250603
11	1102	676	4856820	242900	30000	48568	20000	50000	75000	226159	5549447	253134	2531	250603
11	1104	676	4856820	242900	30000	48568	20000	50000	75000	226159	5549447	253134	2531	250603
CityScape Facing/ Partial garden (2 BHK)														
Floor	Flat No	Carpet Area	Sales Consideration (SC)	To be paid @ Registration			To be paid @ Possession			Total Service tax	Grand Total	Booking Amount 5% of (SC + Service Tax)	TDS (1% of SC) on Booking Amount (To be paid online to Govt)	Booking Amount (cheque to be issued to Developer)
				Stamp Duty (5% of SC)	Registration	VAT (1% of SC)	Others							
							Legal Charges	Electricity	Club House Development					
1	105	713	5667200	283400	30000	56672	20000	50000	75000	218652	6400924	293278	2933	290345
1	106	683	4947200	247400	30000	49472	20000	50000	75000	193452	5612524	256018	2560	253458
1	107	686	5369600	268500	30000	53696	20000	50000	75000	208236	6075032	277877	2779	275098
1	109	683	4947200	247400	30000	49472	20000	50000	75000	193452	5612524	256018	2560	253458
1	110	713	5667200	283400	30000	56672	20000	50000	75000	218652	6400924	293278	2933	290345
2	205	704	4697600	234900	30000	46976	20000	50000	75000	184716	5339192	243101	0	243101
2	206	677	4520000	226000	30000	45200	20000	50000	75000	178500	5144700	233910	0	233910
2	207	678	4524800	226300	30000	45248	20000	50000	75000	178668	5150016	234158	0	234158
2	209	677	4520000	226000	30000	45200	20000	50000	75000	178500	5144700	233910	0	233910
2	210	704	4791300	239600	30000	47913	20000	50000	75000	197834	5451647	248442	0	248442
3	305	704	4716340	235900	30000	47163	20000	50000	75000	187340	5361743	244169	0	244169
3	306	677	4538000	226900	30000	45380	20000	50000	75000	181020	5166300	234936	0	234936
3	307	678	4542820	227200	30000	45428	20000	50000	75000	181191	5171639	235186	0	235186
3	309	677	4538000	226900	30000	45380	20000	50000	75000	181020	5166300	234936	0	234936

3	310	704	4810040	240600	30000	48100	20000	50000	75000	200458	5474198	249510	2495	247015
4	405	704	4735080	236800	30000	47351	20000	50000	75000	189963	5384194	245237	0	245237
4	406	677	4556000	227800	30000	45560	20000	50000	75000	183540	5187900	235962	0	235962
4	407	678	4560840	228100	30000	45608	20000	50000	75000	183714	5193262	236213	0	236213
4	409	677	4556000	227800	30000	45560	20000	50000	75000	183540	5187900	235962	0	235962
4	410	704	4828780	241500	30000	48288	20000	50000	75000	203081	5496649	250578	2506	248072
5	505	704	4753820	237700	30000	47538	20000	50000	75000	192587	5406645	246305	0	246305
5	506	677	4574000	228700	30000	45740	20000	50000	75000	186060	5209500	236988	0	236988
5	507	678	4578860	229000	30000	45789	20000	50000	75000	186236	5214885	237240	0	237240
5	509	677	4574000	228700	30000	45740	20000	50000	75000	186060	5209500	236988	0	236988
5	510	704	4847520	242400	30000	48475	20000	50000	75000	205705	5519100	251646	2516	249130
6	605	704	4772560	238700	30000	47726	20000	50000	75000	195210	5429196	247374	0	247374
6	606	677	4592000	229600	30000	45920	20000	50000	75000	188580	5231100	238014	0	238014
6	607	678	4596880	229900	30000	45969	20000	50000	75000	188759	5236508	238267	0	238267
6	609	677	4592000	229600	30000	45920	20000	50000	75000	188580	5231100	238014	0	238014
6	610	704	4866260	243400	30000	48663	20000	50000	75000	208328	5541651	252714	2527	250187
7	705	704	4791300	239600	30000	47913	20000	50000	75000	197834	5451647	248442	0	248442
7	706	677	4610000	230500	30000	46100	20000	50000	75000	191100	5252700	239040	0	239040
7	707	678	4614900	230800	30000	46149	20000	50000	75000	191282	5258131	239294	0	239294
7	709	677	4610000	230500	30000	46100	20000	50000	75000	191100	5252700	239040	0	239040
7	710	704	4885000	244300	30000	48850	20000	50000	75000	210952	5564102	253783	2538	251245
8	805	704	4810040	240600	30000	48100	20000	50000	75000	200458	5474198	249510	2495	247015
8	806	677	4628000	231400	30000	46280	20000	50000	75000	193620	5274300	240066	0	240066
8	809	677	4628000	231400	30000	46280	20000	50000	75000	193620	5274300	240066	0	240066
8	810	704	4903740	245200	30000	49037	20000	50000	75000	213576	5586553	254851	2549	252302
9	905	704	4828780	241500	30000	48288	20000	50000	75000	203081	5496649	250578	2506	248072
9	906	677	4646000	232300	30000	46460	20000	50000	75000	196140	5295900	241092	0	241092
9	907	678	4650940	232600	30000	46509	20000	50000	75000	196328	5301377	241348	0	241348
9	909	677	4646000	232300	30000	46460	20000	50000	75000	196140	5295900	241092	0	241092
9	910	704	4922480	246200	30000	49225	20000	50000	75000	216199	5609104	255919	2559	253360
10	1005	704	4847520	242400	30000	48475	20000	50000	75000	205705	5519100	251646	2516	249130
10	1006	677	4664000	233200	30000	46640	20000	50000	75000	198660	5317500	242118	0	242118
10	1007	678	4668960	233500	30000	46690	20000	50000	75000	198850	5323000	242376	0	242376

TOWER G - PAYMENT PLAN

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 “A, B, C & G”

- Structure
 - Earthquake resistant framed RCC structure
- Wall finish
 - Internal walls-OBD finished internal walls
 - External walls-smooth finish with cement paint
- 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	Decorative 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
 - Wall cladding with glazed tiles 4 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 and AC points provision in all rooms
 - Generator back up for common areas
- Special features
 - Invertors for flats
 - Video door phone
 - RO filter
 - Solar energy for water heating in toilet
 - Piped gas