



GODREJ INFINITY
KESHAVNAGAR, PUNE

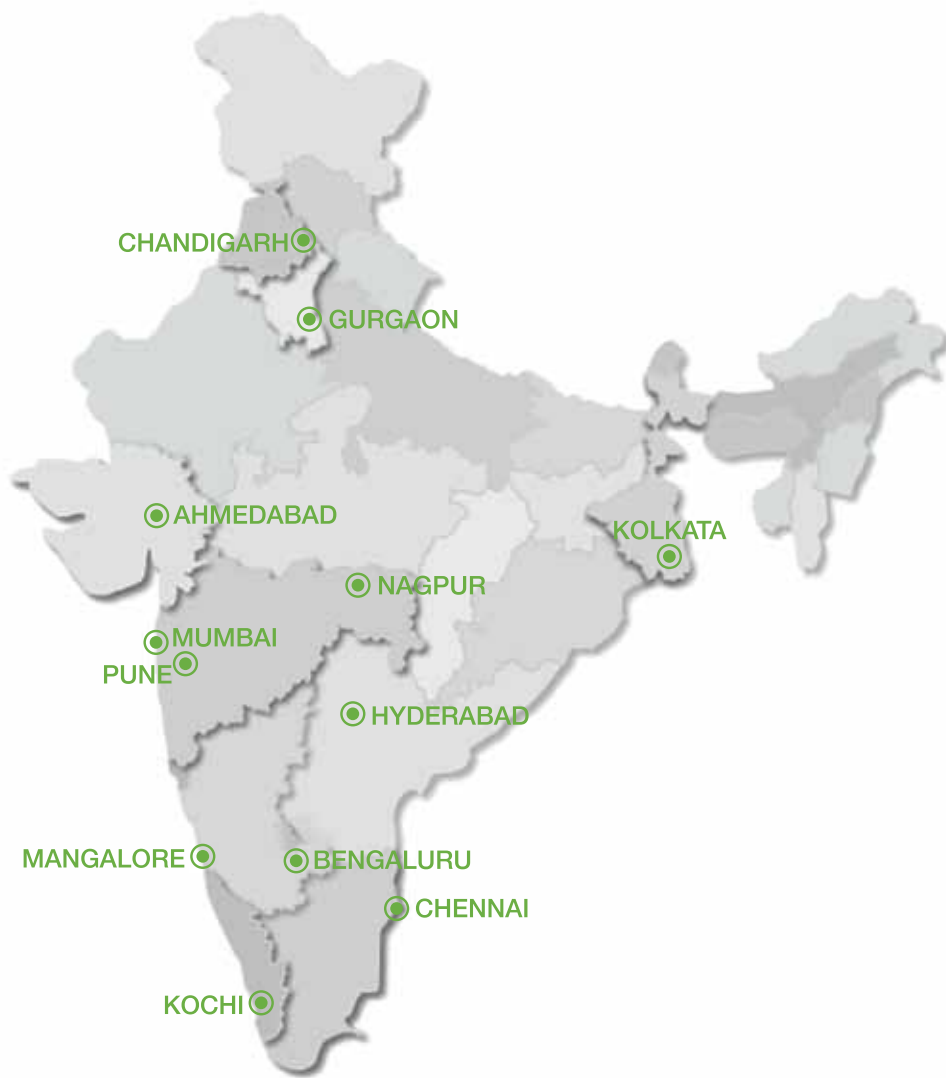
LIVE LIMITLESS

IN PARTNERSHIP WITH

OXFORD GROUP



godrej | PROPERTIES

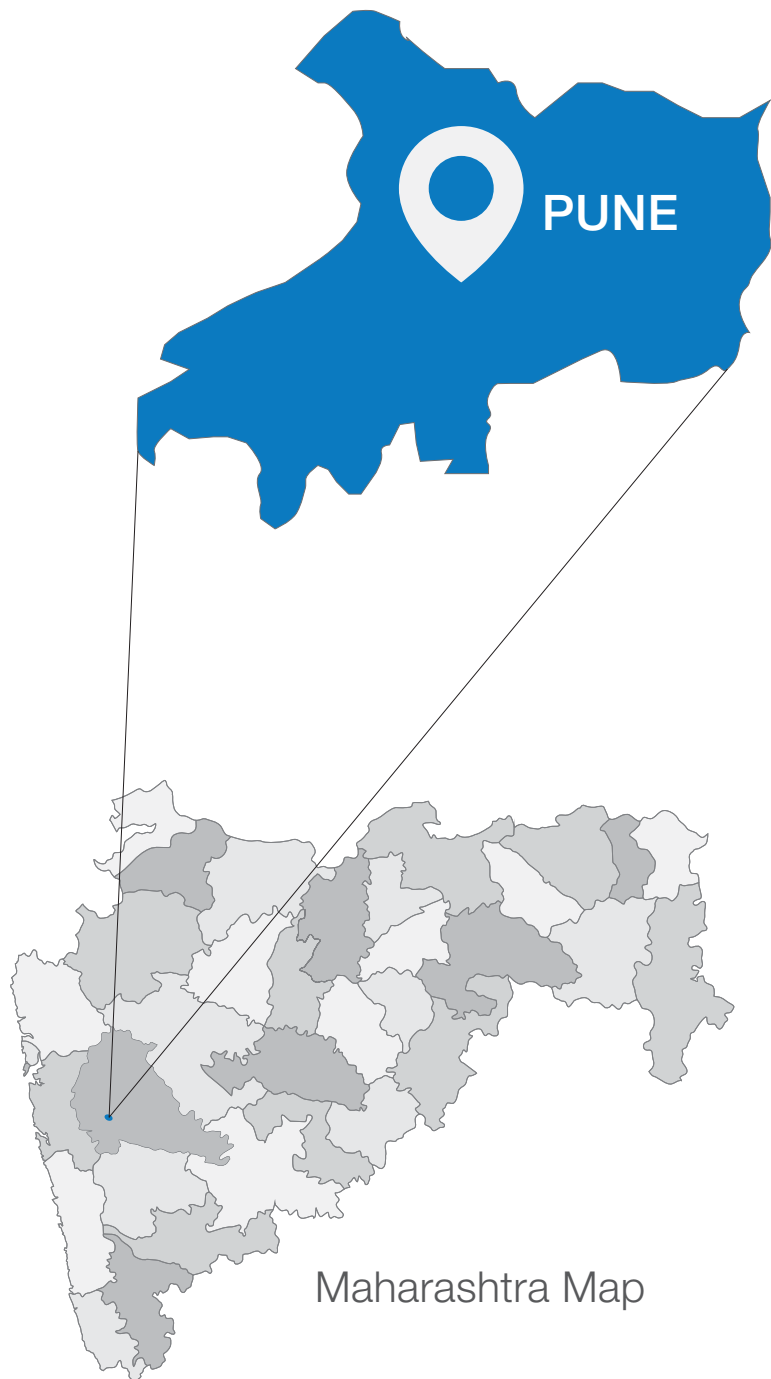


PROJECT ACROSS 12 CITIES

- 1st real estate company to obtain an ISO certification
- Projects in 12 cities across India
- More than 11 thousand satisfied customers

Godrej Properties brings the Godrej Group philosophy of innovation and excellence to the real estate industry. Each Godrej Properties development combines a 117-year-old legacy with a commitment to cutting-edge design and technology.

Over the years, Godrej has completed several landmark projects and are currently present in twelve cities across India - which includes residential, commercial and township projects.



LOCATION OVERVIEW

- The eighth largest urban agglomeration in India and the second largest city in the state of Maharashtra.
- Home to top educational and research institutes, Pune is often hailed as the “Oxford of the East”.
- Pune city's proximity to Mumbai and improving infrastructure has had a tremendous socio-economic impact in the past two decades.
- Pune has become the fastest developing IT destination in India with Infosys, TCS and IBM having made it their primary center of operation.
- Pune has witnessed significant growth in manufacturing and engineering, automobile and ancillary and defense sectors.
- Other sectors such as BFSI, hospitality, real estate and construction have also contributed considerably to its economic base.

SOCIO, ECONOMIC & INFRASTRUCTURE OVERVIEW

Social Overview



35% population belongs to SEC A & B



Over 32% households draw annual income of over 5 lacs



32% population within age group of 18 – 45 years

Economic Overview



Second highest per capita income with Rs. 1.27 lacs per annum.



Second largest major employment provider with 10.2% in Tier 2 cities



35% engineering exports from Maharashtra

Infrastructure Overview



Proposed 90 m wide Ring Road to link PMC & PCMC to major highways



Proposed high speed Pune Metro

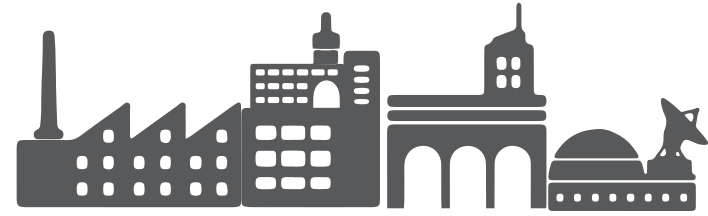


Proposed International Airport

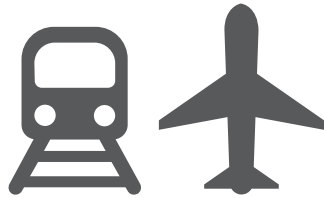
OVERVIEW OF KESHAVNAGAR



Rapidly developing location



Close proximity to Koregaon Park,
Kharadi and Hadapsar



Easy accessibility to Airport and Railway station



Proximity to Retail and Leisure destinations

Keshavnagar is currently a mid-income destination providing a combination of affordability, greenery and peaceful city life. However, once the proposed Kharadi – Keshavnagar bridge becomes operational this scenario will change forever.

LOCATION MAP



Map not to scale

WHY KESHAVNAGAR

Ready-made Infrastructure



One of Pune's most strategically located regions

Educational and healthcare institutes

Leisure and entertainment hubs

Excellent Connectivity



Well connected with city nodes via Mundhwa – Kharadi Roadway

Connected to Magarpatta, Hadapsar, Kalyani Nagar and Kharadi via Pune Mahanagar Parivahan Mahamandal Limited (PMPML) bus service

Proposed bridge will connect Keshavnagar to Kharadi



Significant residential real estate development due to enhanced connectivity

Currently, Keshavnagar does not fall within the Pune Municipal Corporation (PMC) limits, but it is one of the 34 villages that have received in-principle approval to be merged within the PMC limits.

WHY KESHAVNAGAR

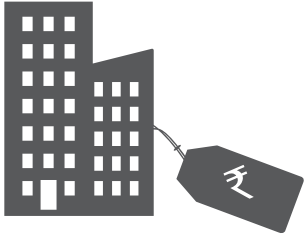
IT Hub of The Future



Close proximity to IT/ ITeS hubs at Kharadi, Kalyaninagar and Magarpatta, Keshavnagar

Preferred residential destination for IT/ITeS employees

An Investor's Paradise



Pune's most upcoming investment destination

Offers excellent returns to investors and end users

GODREJ INFINITY

KESHAVNAGAR, PUNE

LIVE LIMITLESS



INFINITE CHOICES
TO PAMPER YOURSELF.

INFINITE AVENUES
TO LIVE AMIDST NATURE.



LIVE LIMITLESS



**INFINITE OPPORTUNITIES TO
LIVE THE HAPPY LIFE.**

**INFINITE OPPORTUNITIES TO
SPEND QUALITY TIME WITH FAMILY.**



**INFINITE WAYS TO STAY CLOSE TO
EVERY PART OF THE CITY.**

LIVE LIMITLESS



INFINITE GATEWAYS TO A HAPPY CHILDHOOD.

SALIENT FEATURES OF THE PROJECT



Riverside Bandstand with
Landscaping



Club House For Every Phase



50% Open Green Space in
Phase 1



Health Zone with Poly Clinic
Facility



Central Road for easy
Circulation of Internal
Vehicular Movement



Design to provide maximum
Ventilation, Sunlight and
Views



9 feet Ceiling Height



Ample Parking Provisions



Convenience Zone at Central
Greens

BIRD'S EYE VIEW OF MASTER PLAN



MASTER PLAN



PHASE 1- SITE PLAN



SITE PLAN

1. CENTRAL GREEN
2. CLUB
3. ECOLOGICAL WETLAND
4. KID'S PLAY ZONE
5. MAIN ENTRY
6. EXIT
7. T5 TOWER
8. SURFACE PARKING
9. COMMERCIAL TOWN SQUARE
10. UTILITIES
11. RAMP

LEGEND

-  ROAD
-  PUBLIC GREEN
-  SEMI PRIVATE GREEN
-  PEDESTRIAN NETWORK



AMENITIES - CAFE



AMENITIES - CENTRAL PARK



AMENITIES - ENTRANCE WATER BODY



AMENITIES - CLUBHOUSE



AMENITIES - TOWN SQUARE



AMENITIES - OUTDOOR GAMES SPACE



1BHK & 2BHK APARTMENT FINISHES

DESCRIPTION	FLOOR
STRUCTURE	Earthquake resistant framed RCC structure in Mivan technology
WALL FINISH	Internal wall – OBD Finished Internal Walls External wall – Smooth finish with Texture Paint
	FLOORING
LIVING / DINING	Vitrified flooring
MASTER BEDROOM	Vitrified flooring
OTHER BEDROOM	Vitrified flooring
BALCONIES	Anti – skid ceramic tiles
UTLITY 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 DOOR	Flush doors
MAIN DOOR FRAMES	Red Miranti

	DOORS / WINDOWS
OTHER DOOR FRAME	Red Miranti
WINDOWS	Aluminium 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
CP FITTINGS	Jaquar or equivalent
WALL CLADDING (OTHER TOILET)	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
SPECIAL FEATURES	Kitchen cabinets under kitchen platform
	Invertors for flats
	Video door phone
	RO filter

Godrej Infinity is an excellent investment opportunity in the most upcoming location of Pune city
- offering world-class luxury and good returns on investment.

IN PARTNERSHIP WITH



Regional Office: Godrej Properties Ltd., Godrej Eternia C, 10th floor Office A, 3 Old Mumbai Pune Highway, Wakdewadi, Shivajinagar, Pune 411 005

Registered Office : Godrej Properties Limited, Godrej Bhavan, 4th Floor, 4A Home Street, Fort, Mumbai - 400 001, India. | www.godrejproperties.com

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