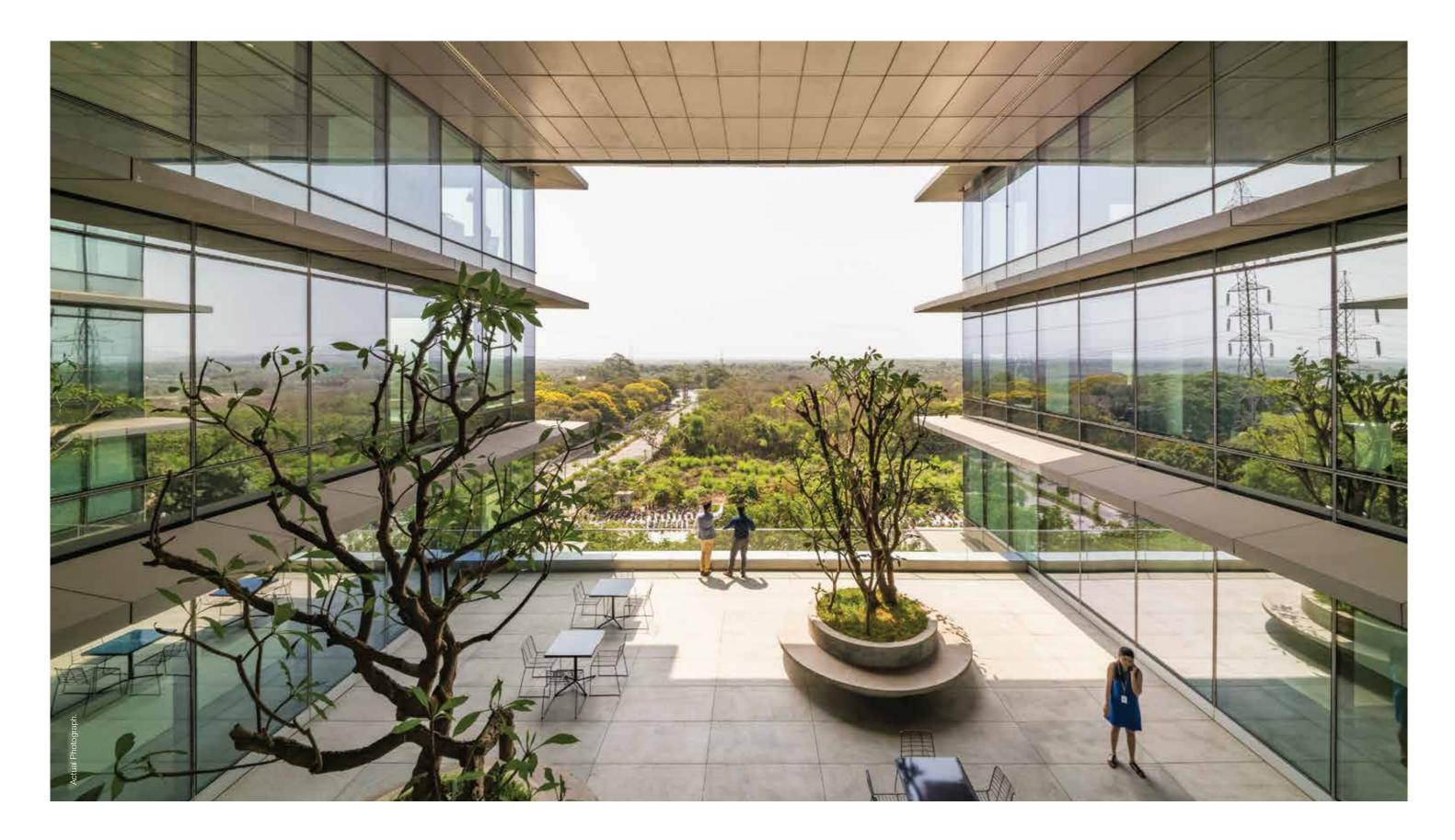
The River of Life



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.

STEERING INNOVATION

Godrej Properties believes in bringing breakthrough solutions that perfectly sync with the dynamic times to ensure utmost convenience.

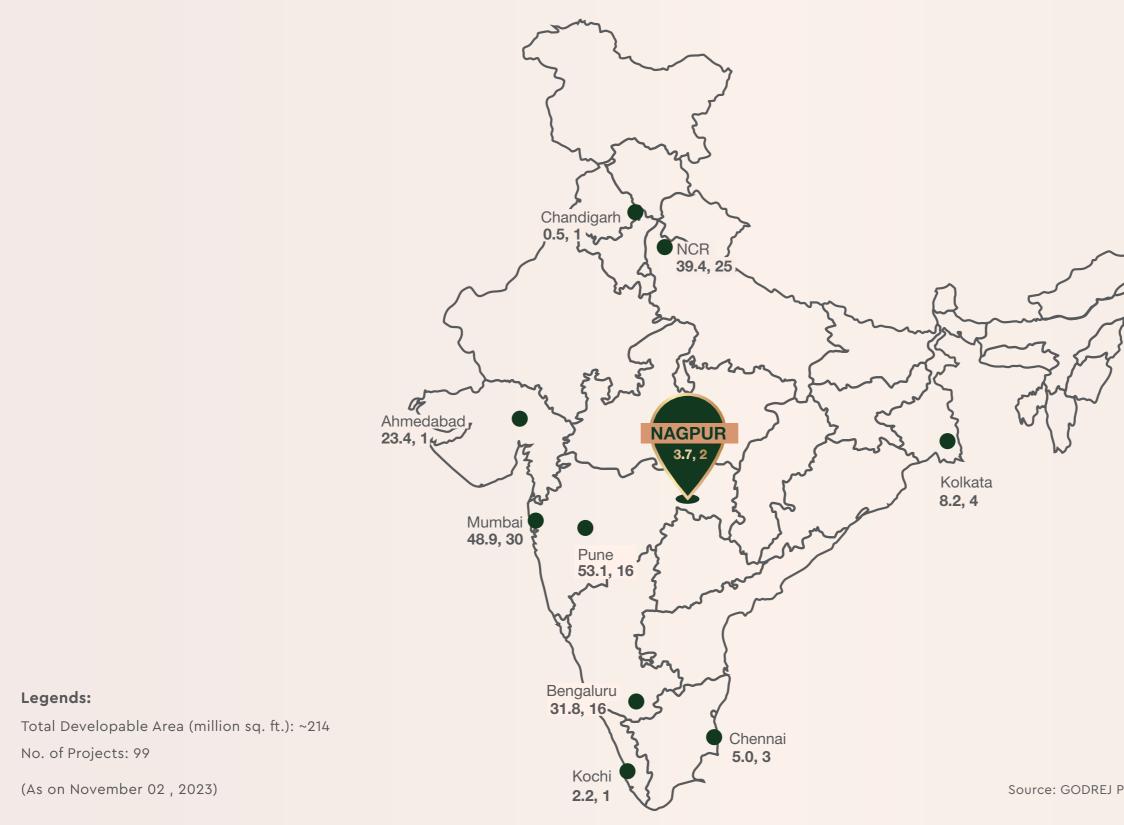
PROMISING SUSTAINABILITY

We are staunch supporters of sustainability and believe in optimum use of resources with environment-first facilities.

We, at Godrej Properties, believe in offering experiences that are inspiring, impactful and truly incredible.



DELIVERING EXCELLENCE



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



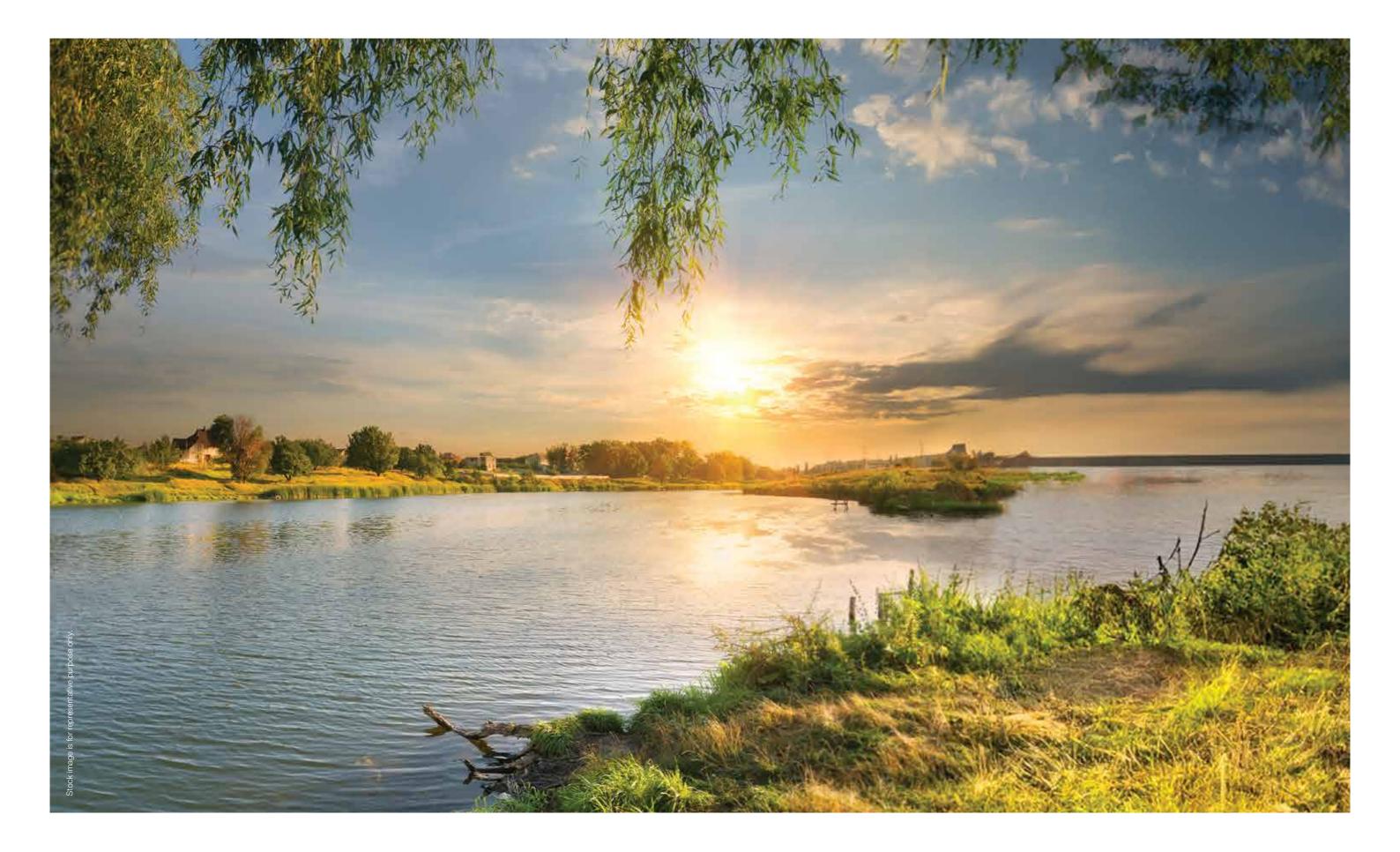
Source: GODREJ PROPERTIES I RESULTS PRESENTATION Q2 FY24

• Differentiated asset-light business model

• ~400 awards received in the last 5 years



AWARDS & RECOGNITIONS



WE ARE WRITING A NEW CHAPTER OF OUR JOURNEY TO CREATE THE RIVER OF LIFE



\sim NAGPUR: A GLOBAL HUB IN THE MAKING \sim

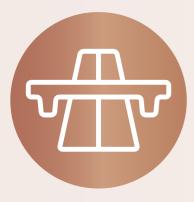
Nagpur is emerging as a global hub that effortlessly fuses tradition with technology, prosperity with progress, while connecting the core of India. Replete with top-notch facilities, the revered city of Vidarbha draws people from the world over.



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. \sim



Samruddhi Mahamarg



MIHAN SEZ to come up with IIM-N, Cancer Institute, IT Sectors, AIIMS, etc.

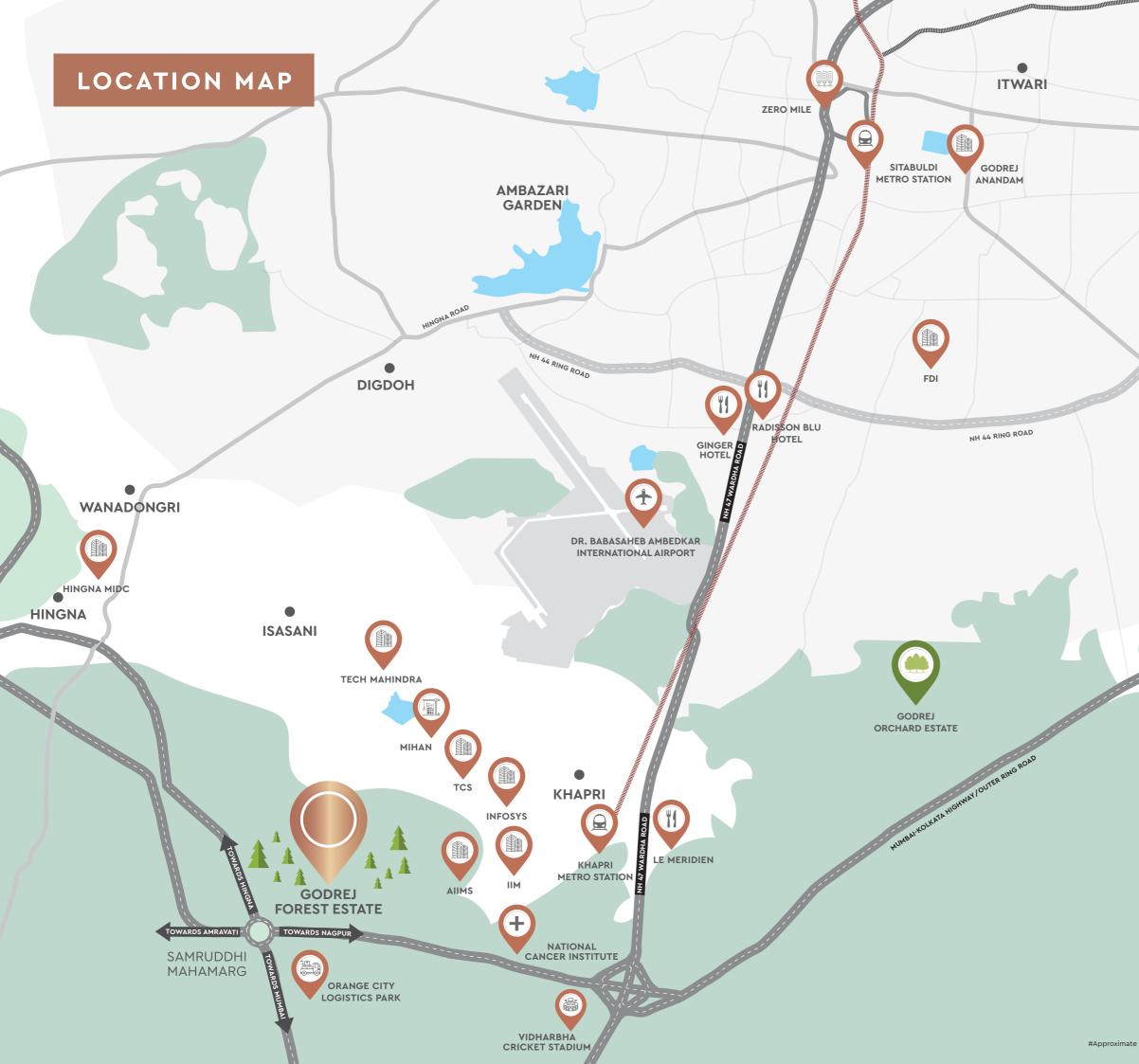


Well-connected to outer ring-road and NH47





One of the fastest growing cities



• DIGHORI

NEARBY PROXIMITIES



SAMRUDDHI MAHAMARG CIRCLE: 3 MINS DRIVE

NCI: 5 MINS DRIVE

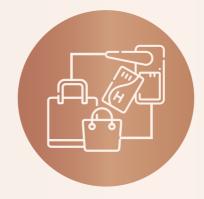
AIIMS: 16 MINS DRIVE

TCS: 10 MINS DRIVE

IIM: 16 MINS DRIVE

INFOSYS:





Retail and Hotels



Business Parks



Educational Institutions



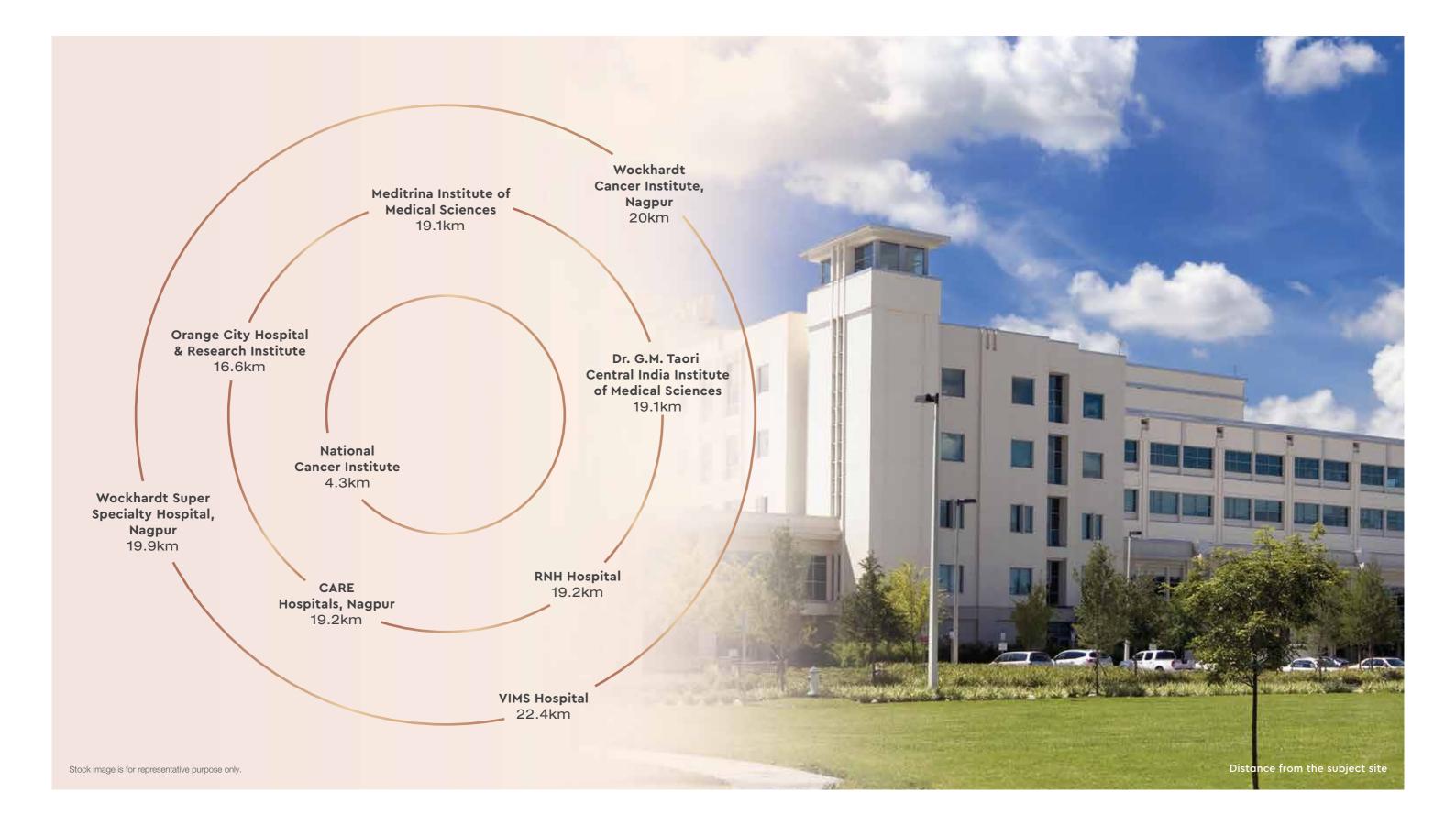
Upcoming Infrastructure

THE EVERGREEN EPICENTER $\sim\sim\sim$





----- HOTELS



HOSPITALS







Just 300 metres to the Samruddhi Mahamarg



An Upcoming Development and Residential Hub





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.

Located in proximity to Wardha-Amravati-Hingna and MIHAN-Butibori roads

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+ River-Themed Amenities



Miyawaki Style Plantations



~5.26 Hectares of Dedicated Green & Open Space



Entry from 24M DP Road



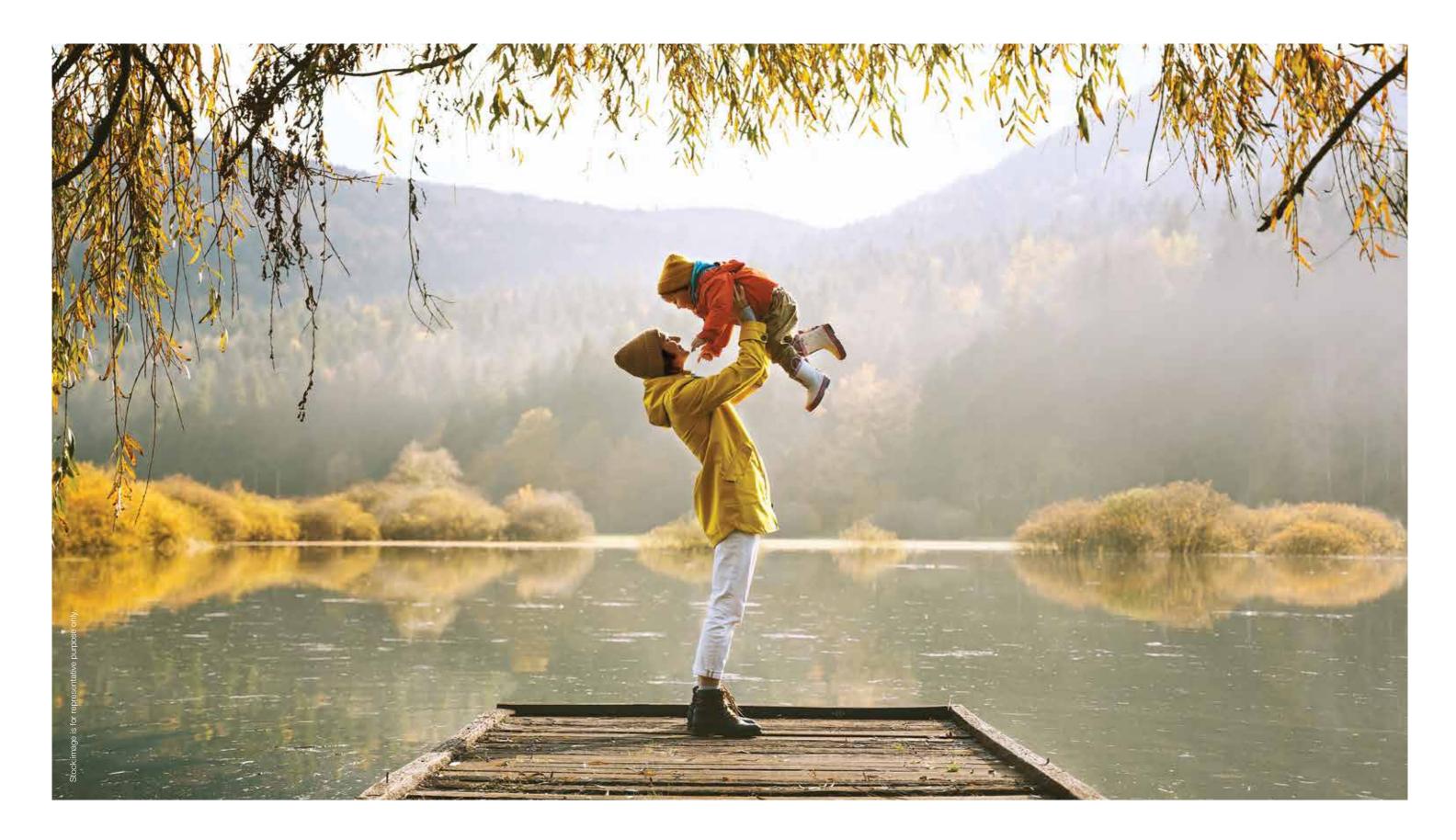
Riverside Amenities with a 500-meter-long boardwalk along with an adventure walk



~0.40 Hectares of Tropical Orchard



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



COME EXPERIENCE RIVERSIDE LIVING IN NAGPUR

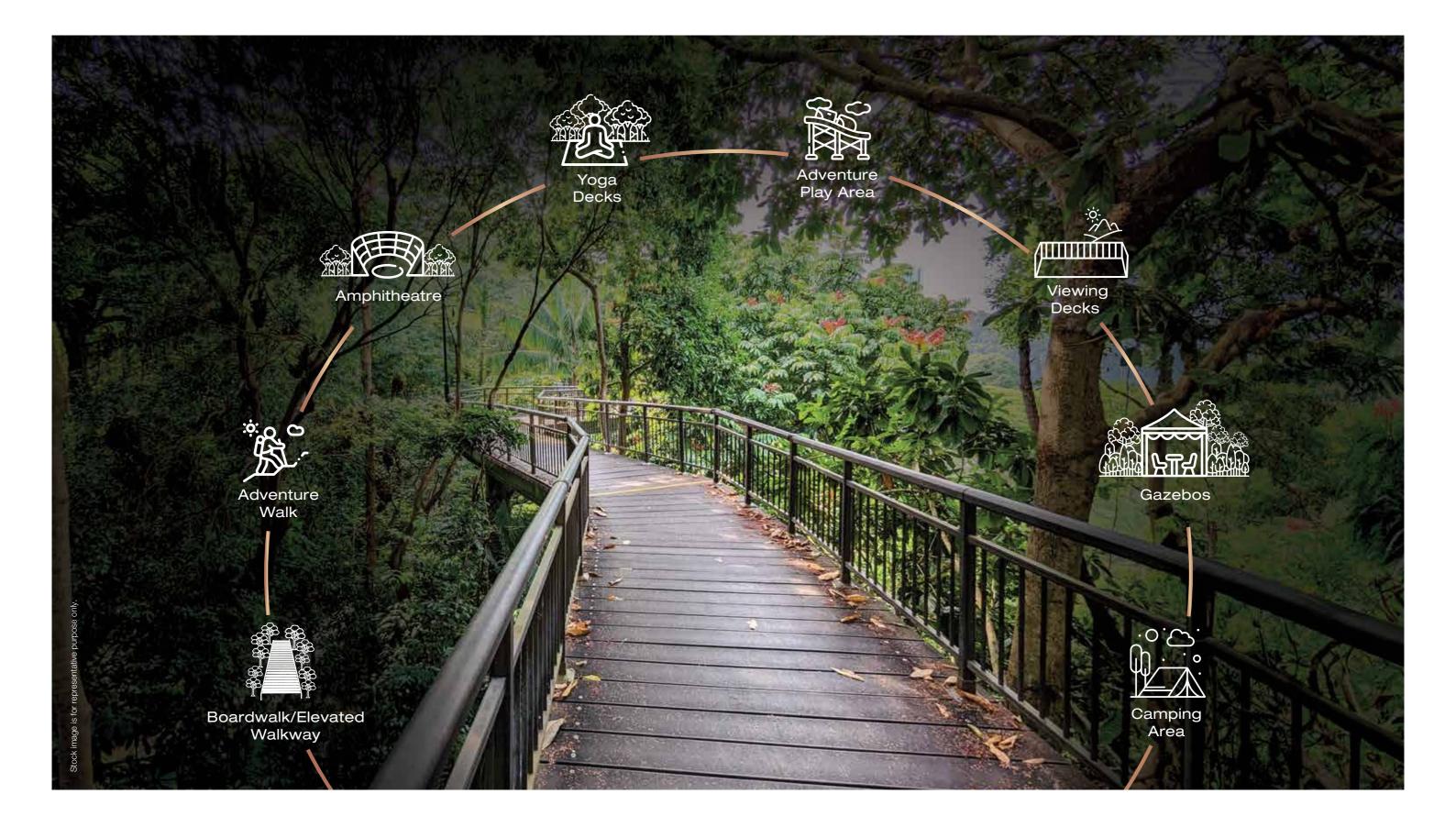
Sit back and spend quality time with **75,000 trees**^{*}, soaking in the fresh air and listening to melodious birdsongs, as you are surrounded by a tranquil river.



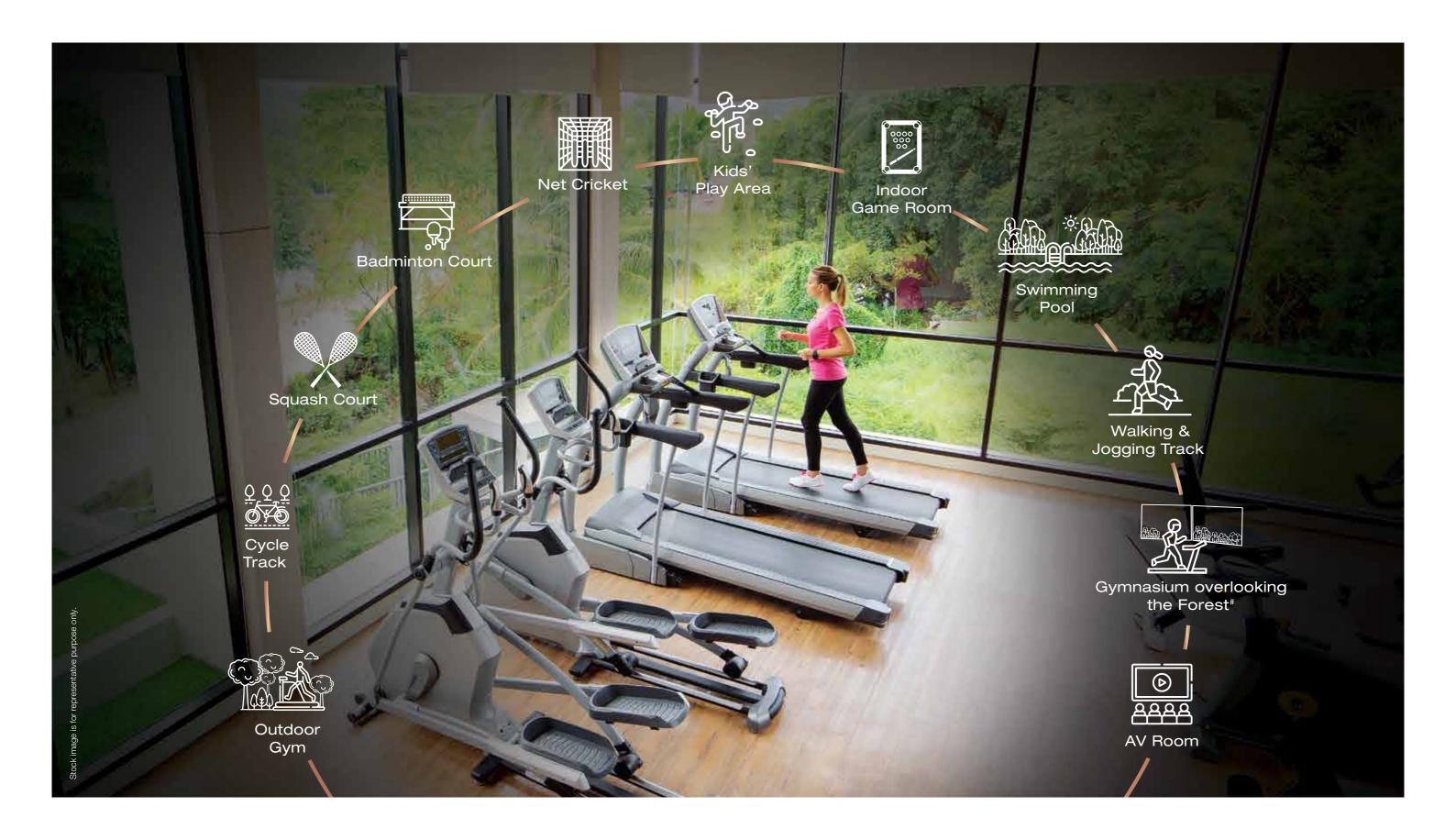
Dive into a place where every leaf rustles with the promise of abundance and every bird's song plays the harmony of a joyous life. Let the magic of the river captivate you with soothing sounds that celebrate life in all its glory.



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



EMBRACE YOUR LOVE FOR OUTDOOR AMENITIES ______



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



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

Themed Garden



A FOREST[#] THAT PROMISES YOU A LIFETIME OF VERDANT GREENS.



LET THE GRAND ENTRANCE ROAD WELCOME YOU TO THE RIVER OF LIFE 🦟



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 ~

LEGEND

- Ecological Park
- 1. Ecological Plantation 2. Wildflower Meadows 3. Cycle Track 4. Community Sit outs

Outdoor Amenities

- Dutdoor Ansenities 5. Viewing Deck 6. Camping Area 7. Campine Seating 8.Play Area 9. Seating Area 10. Nesting Area 11. Watching Deck 12. Project Theme Yoga 13. Anghisheatre 14. Adventure Walk 15. Project Theme Gym 16. Tree House 17. Board Walk (150 M) 18. Gazebo 19. Elevated Dining Deck 20. Bird Feeding Area 21. Water Pond

Roadside Green Orchards

22.Orchards 23.Sitouts

Club- Class Indoor Amenities

- Indoor Games and Billiards Multiporpose Hall Gymnasium Squash Court Indoor Badminton Court Indoor Kids Play Area

- LEGEND

Ecological Park

- 1.Ecological Plantation 2.Play Area 3.Wildflower Meadows 4.Herb Garden

- 5.Cycle Track 6.Community Sit outs 7.Multiactivity Lawn

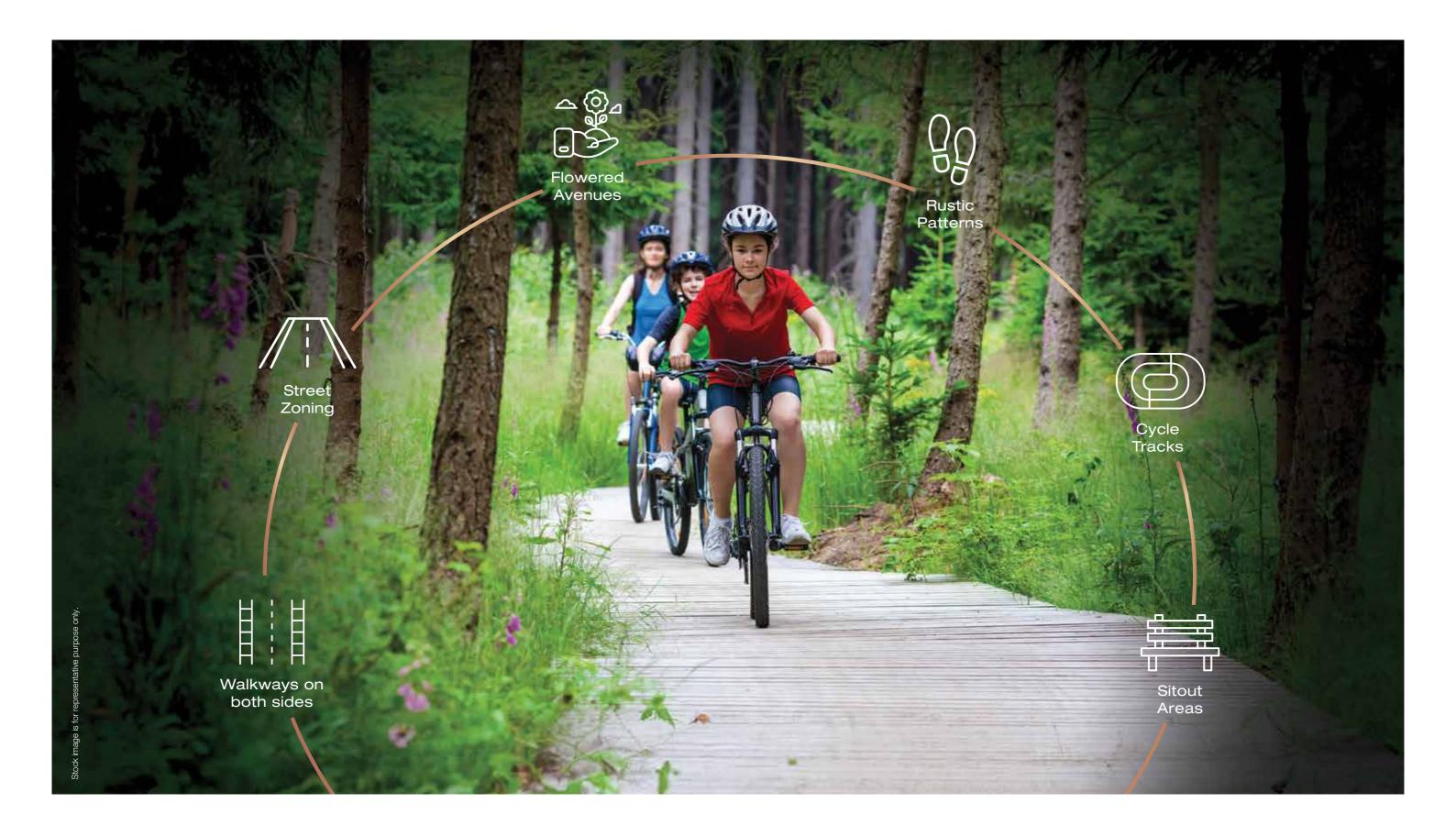
Club- Class Outdoor Amenities

- Club- Class Outdoor Amenities B.Viewing Deck 9.Foot Bridge 10.Walking and Jogging track 11.Amphitheatre 12.Gazebo 13.Reflection Pond 14.Multipurpose Court 15.Net cricket (21 X 5M) 16.Outdoor Kids Play Area 17.Lap Pool (3lanes,50 M) 18.Leisure Pool 19.Kids Pool 20.Pool side Lounge 21.Water Cascade 22.Water Curtain 23.Interactive Water Fountain 23.Interactive Water Fountain 24.Reflective Pool 25.Cabana 26.Open Lawn

Roadside Green Orchards

27. Orchards 28. Sitouts 29. Berry Picking Event





SOAK IN THE AMPLE GREEN COVER AS CANOPIES OF TREES ADORN EVERY STREET



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







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



canopy of trees dows throughout





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





A THOUGHTFULLY-PLANNED PLOTTED DEVELOPMENT $\, \sim \,$









Stock images is for representative purpose only

Disclaimer: 1M2 = 10.7649 FT2

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

MILESTONEBOOKING AMOUNTWITHIN 12 DAYS FROM BOOKINGBY NOVEMBER 01, 2024ON COMPLETION OF ROAD OF PARCEL - 1&2ON COMPLETION OF STP OF PARCEL - 1&2ON RECEIPT OF OC OF PARCEL - 1&2ON OFFER OF POSSESSION

%	
5.50%	
4.50%	
10.00%	
20.00%	
20.00%	
20.00%	
20.00%	

PAYMENT PLAN FOR PARCEL 3 & 4

CLP PP DETAILS	
APPLICATION MONEY	
WITHIN 15 DAYS	
WITHIN 45 DAYS	
15TH AUG 2024	
15TH OCT 2024	
ON NOTICE OF POSSESSION	

%	
5.50%	
4.50%	
10.00%	
30.00%	
30.00%	
20.00%	

RTGS DETAILS

NAME OF THE BANK	BANK KEY/ IFSC CODE	SWIFT CODE	ENTITY NAME	ACCOUNT TITLE
AXIS BANK	UTIB0000048	AXISINBB048	DREAM WORLD LANDMARKS LLP	DREAM WORLD LANDMARKS LLP, GODREJ FOREST ESTATE - COLLECTION ACCOUNT

BANK ACCOUNT NUMBER

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, 127/1/A, 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 LIp 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
- 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 and seal of the Authorized Officer

Signature valid

Maharashtra Real Estate Regulatory Authority

SCAN TO DOWNLOAD DIGITAL COLLATERALS







The project registered as Godrej Forest Estate bearing RERA Registration No. P50500054903 available at https://maharera.mahaonline.gov.in, Site Office: Godrej Forest Estate, Godrej Properties Ltd., Sumthana, Higna, Nagpur, 441122 ^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 "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. "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. 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