

INTRODUCTION

The proposed first phase of Godrej Prakriti will comprise of 5 towers of 14 storeys (G+13) each, It will have modern 2 BHK, 2BHK with study, 3 BHK and 4 BHK duplex apartments to suit every need and budget. At Godrej Prakriti, we have planned some of the most modern amenities within the complex. You will have a playground for football and cricket, community hall with indoor games, party hall and guest rooms in Phase i. All in all, Godrej Prakriti is a place that will enable you to live life to the fullest.



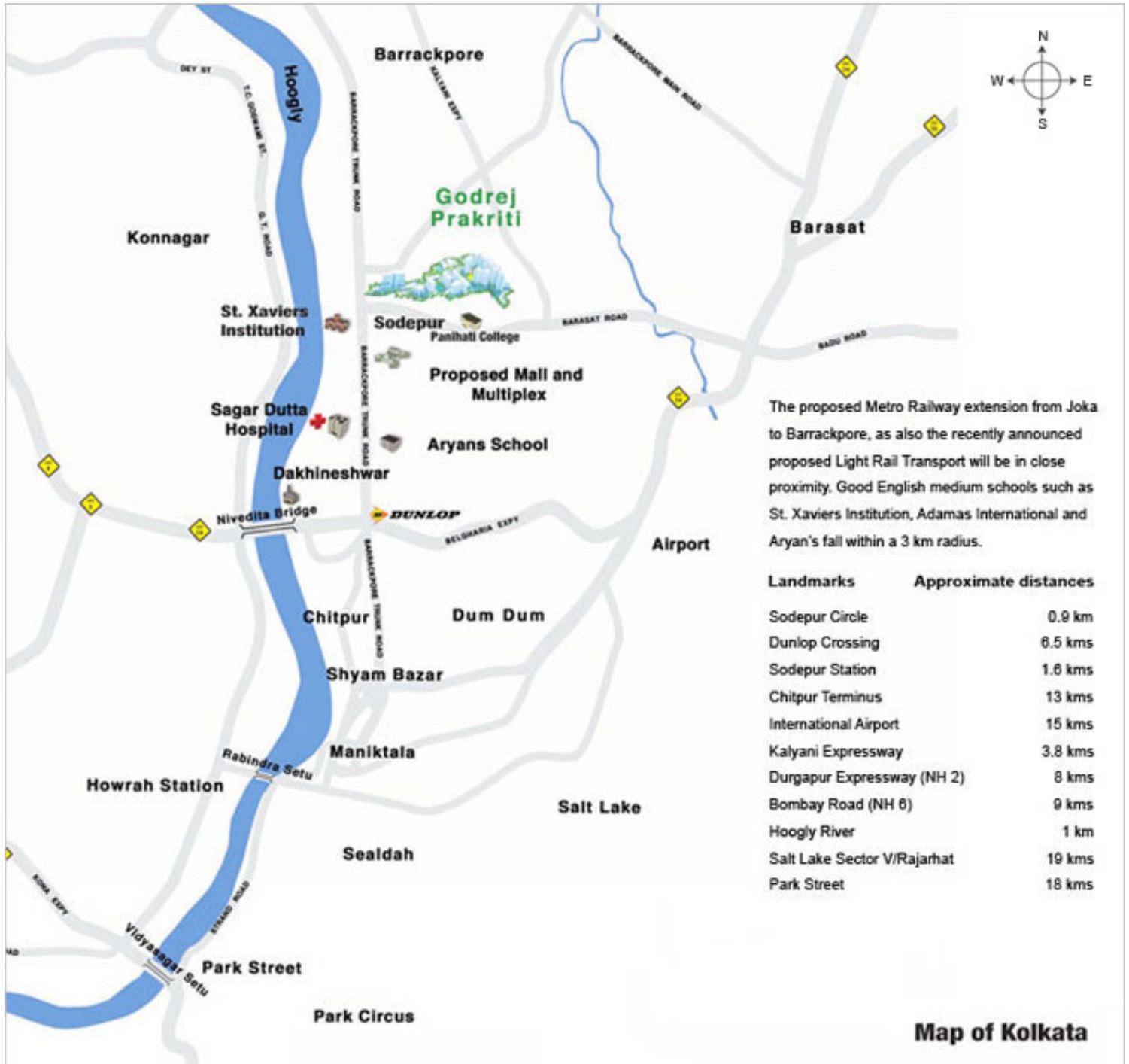
AMENITIES

- ▶ Playground for football and cricket
- ▶ Community hall with indoor games
- ▶ Party hall
- ▶ Guest rooms
- ▶ Clubhouse
- ▶ Swimming pool
- ▶ Gymnasium
- ▶ Tennis court
- ▶ Library
- ▶ Restaurant

SPECIFICATION

- ▶ **Flooring:** All rooms, balcony, passages and spaces have vitrified tiles. Kitchen and toilets floor have ceramic tiles and entrance lobby has Terrazzo.
- ▶ **Wall finishing:** All rooms have putty finish.
- ▶ **Lift:** Two automatic lifts.
- ▶ **Kitchen:** Kitchen counter has Green marble with stainless steel sink and dado of glazed ceramic tile, 2'0'' above platform.
- ▶ **Door:** Frame of Red Mirantie and shutter of 35mm tich flush door. Teak composed veneer with melamine polish finish on outside of the main door and synthetic enamel paint on the inside.
- ▶ **Toilet fitting:** Floor mounted EWC with cistern, wash basin with pillar cock, shower arm with shower rose and cp grating. Dado of glazed ceramic tile up to 7'0'' height.
- ▶ **Electrical:** AC point in master bedroom and a provision in other bedroom. Geyser point in toilet in the master bedroom.
- ▶ **Power back-up:** 100% DG back up for lift, common area lights (in building). Pump and fire protection pump loads.
- ▶ **Windows:** All rooms have anodised aluminum sliding window and the toilets have aluminum fixed louver type ventilator.
- ▶ **Others:** Phone point and TV point in living room and master bedroom. Weather proof paint of Berger for exterior. Exhaust point in kitchen and provision in toilets.

LOCATION



TYPE & AREA

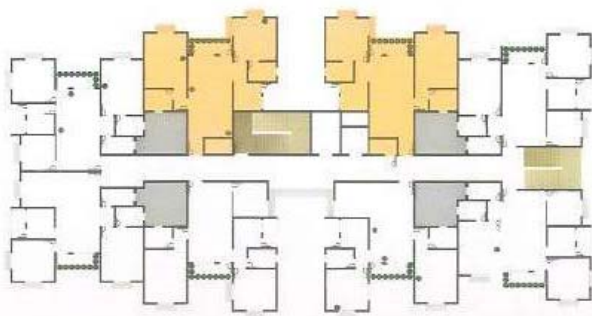
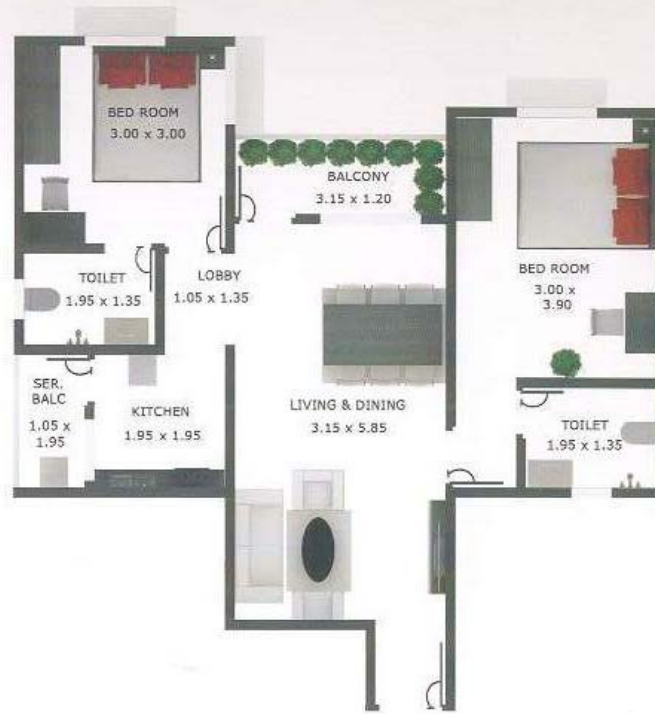
Master Plan



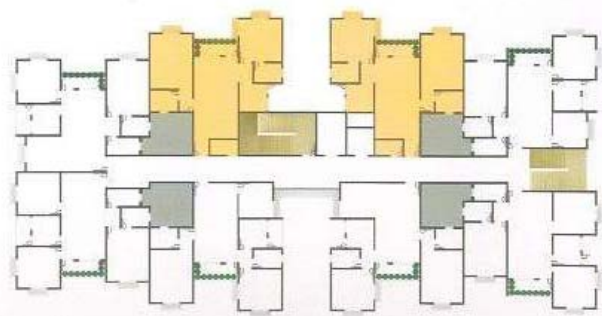
The project is being developed by Hapay Heights Ltd., which is a subsidiary of Godraj Properties Ltd. All the information and plans mentioned inside this brochure are for our proposed project, Godraj Heights. This marketing brochure is for guidance only. It does not constitute part of an offer or contract. Design is subject to change without prior notice.

Phase- I

2 BHK

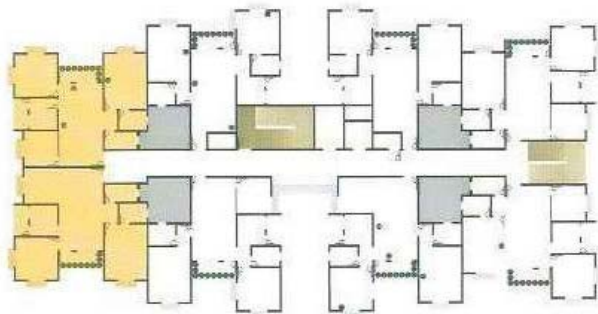
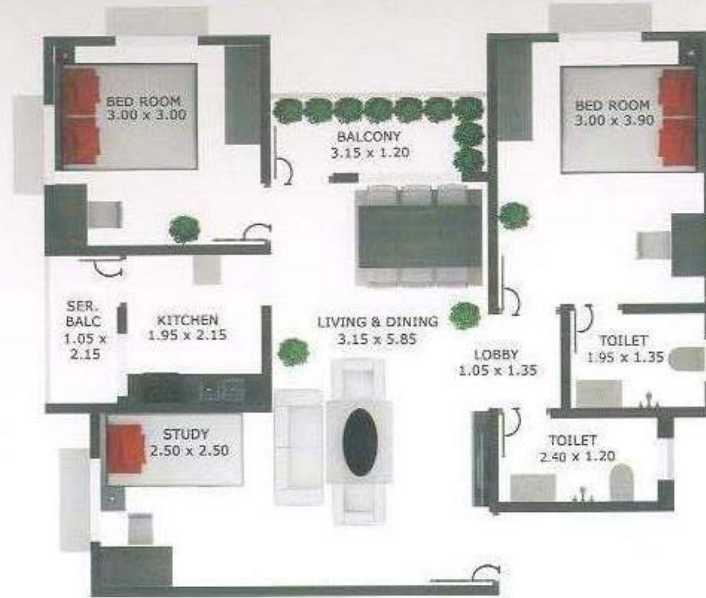


Tower Alaknanda / Ganga / Kaveri

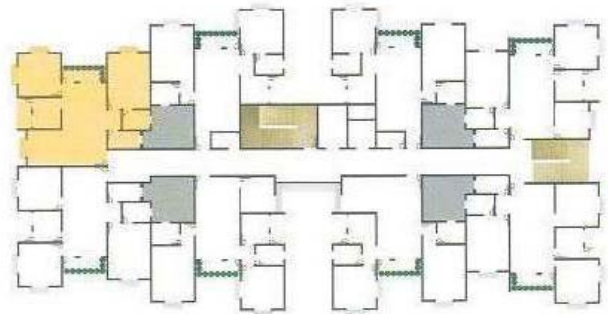


Tower Shipra / Tapti

2 BHK with study: Option 1

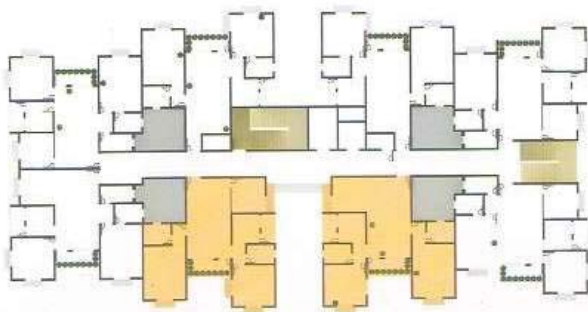


Tower Alaknanda / Ganga / Kaveri
Typical floor plan



Tower Shipra / Tapti
Typical floor plan

2 BHK with study: Option 2

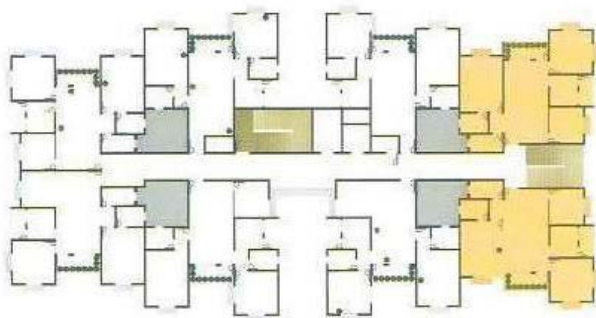
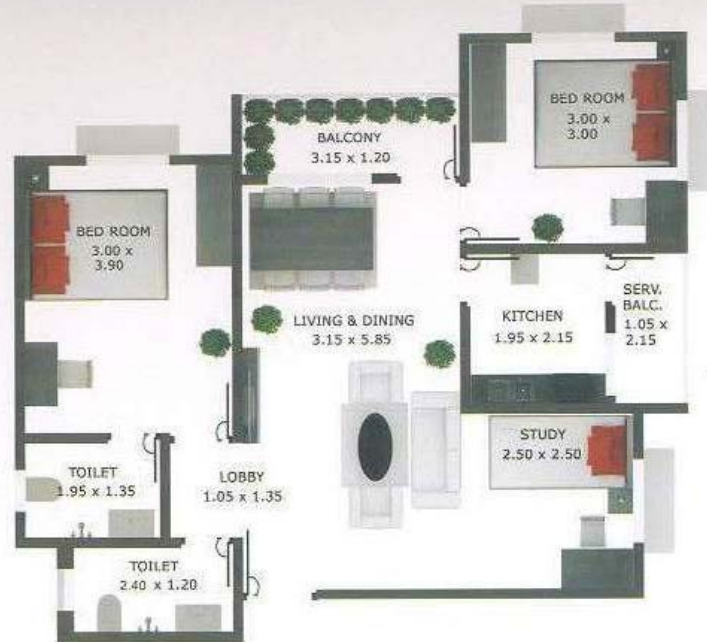


Tower Alaknanda / Ganga / Kaveri
Typical floor plan

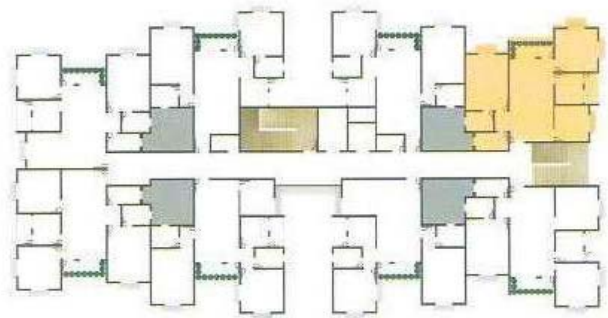


Tower Shipra / Tapti
Typical floor plan

2 BHK with study: Option 3

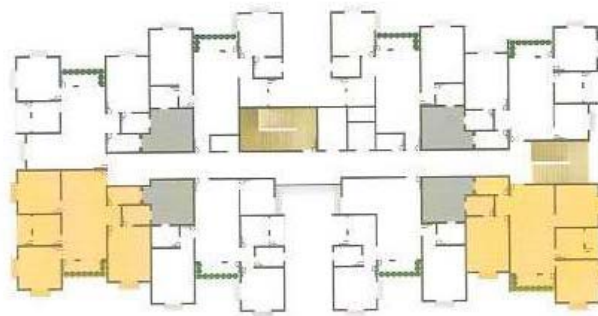


Tower Alaknanda / Ganga / Kaveri
Typical floor plan



Tower Shipra / Tapti
Typical floor plan

3 BHK



Tower Shipra / Tapti
Typical floor plan

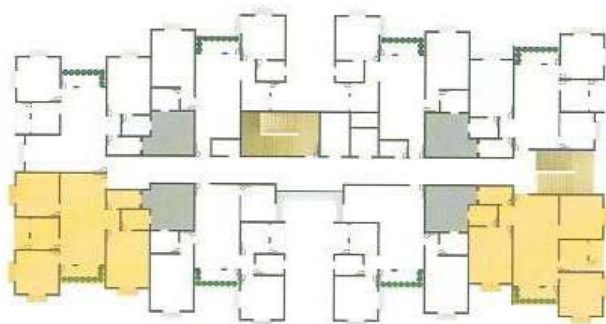
Duplex



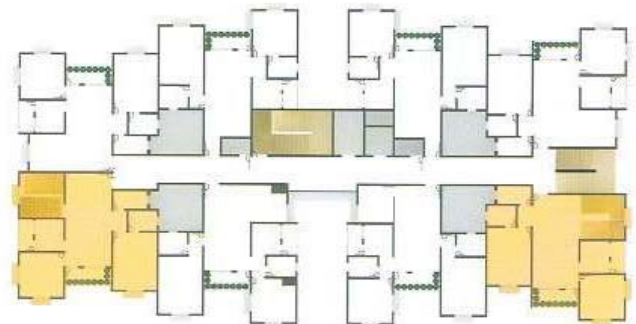
Ground floor plan



First floor plan



Tower Shipra / Tapti
Ground floor plan



Tower Shipra / Tapti
First floor plan

PRICE LIST

PRICE LIST

Apartment Type	Area	Basic Sale Price [BSP]
2 BHK Apartments	929 Sq. ft	Rs. 2350 Per Sq. Ft.
2 BHK Apartments with Study (option 1&3)	992 Sq. ft	Rs. 2425 Per Sq. Ft.
2 BHK Apartments with Study (option 2)	1014 Sq. ft	Rs. 2425 Per Sq. Ft.
Open Car Park / Optional /		Rs 150000/- per parking

Preferential Location Charges [PLC]

Floor Rise	Rs 12/- per Sq. Ft.	Water Front	Rs 75/- per Sq. Ft.
South Open	Rs 75/- per Sq. Ft.	Garden/Water Body	Rs 25/- per Sq. Ft.
South East open	Rs 100/- per Sq. Ft.		

Other Charges

Club & Community Hall Charges [CH]	Rs 150000/- per unit	Maintenance Advance	Rs 75/- per Sq. Ft.
Electricity Charges	Rs 35000 per unit	Legal Charges	Rs 6000 per unit
Stamp Duty & Registration	As per actual	Society formation Charges	Rs 1000 per unit

INSTALLMENT PAYMENT PLAN

Ganga	Kaveri	Shipra	Tapti	Alaknanda	Payment Breakup
At Booking					10% of (BSP + PLC + Parking)
Within 30 days of booking					10% of (BSP + PLC + Parking)
Within 30 days of booking				On Completion of Piling	10% of (BSP + PLC + Parking)
Within 15 Dec.2010	On Completion of 5 th floor slab		Within 3 months of completion of Piling		10% of (BSP + PLC + Parking)
Within 15.Mar.2011	Within 4 months of completion of 5 th floor slab		Within 6 months of completion of Piling		11% of (BSP + PLC + Parking)
Within 15.June.2011	Within 8 months of completion of 5 th floor slab		Within 9 months of completion of Piling		11% of (BSP + PLC + Parking)
Within 15.Sep.2011	Within 12 months of completion of 5 th floor slab		Within 12 months of completion of Piling		11% of (BSP + PLC + Parking)
Within 15.Dec.2011	Within 16 months of completion of 5 th floor slab		Within 15 months of completion of Piling		11% of (BSP + PLC + Parking)
Within 15.Mar. 2012	Within 20 months of completion of 5 th floor slab		Within 18months of completion of Piling		11% of (BSP + PLC + Parking)
On notice of Possession					5% of (BSP + PLC + Parking + CH) + Other Charges & Maintenance Advance

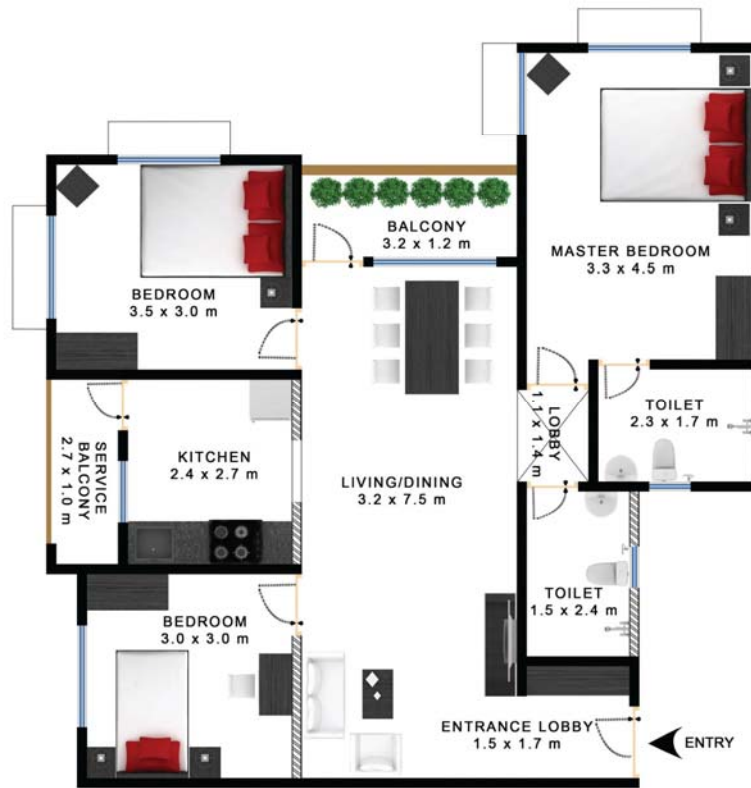
- Other charges will include Stamp Duty & Registration, Electricity charges, Legal charges and all other charges payable as per the agreed terms
- 50% of Legal charges will be taken on signing of Sale Agreement
- In the case of levy of any development charges/works contract tax/Betterment Fees/Service Tax, other levies, taxes & duties in future by the Statutory Authorities, the same shall be borne by the Applicant
- The Maintenance Advance will include 50 Rs per Sq. Ft. on super built up area towards maintenance of the Building & common areas for 24 months & 25 Rs per Sq. Ft. on super built up area as Sinking Fund
- There is lock-in period of one year from the booking date. Any transfer after the lock-in period will be charged at the rate of Rs 100 per sq ft of super built up area subject to Company's consent in writing
- Electricity charges are tentative. It will be paid as per actual. Meter installation charges will be extra & to be paid as per actual on Possession
- The above prices / payment plans are subject to revision / withdrawal at any time without notice at the sole discretion of the Company

Phase- II

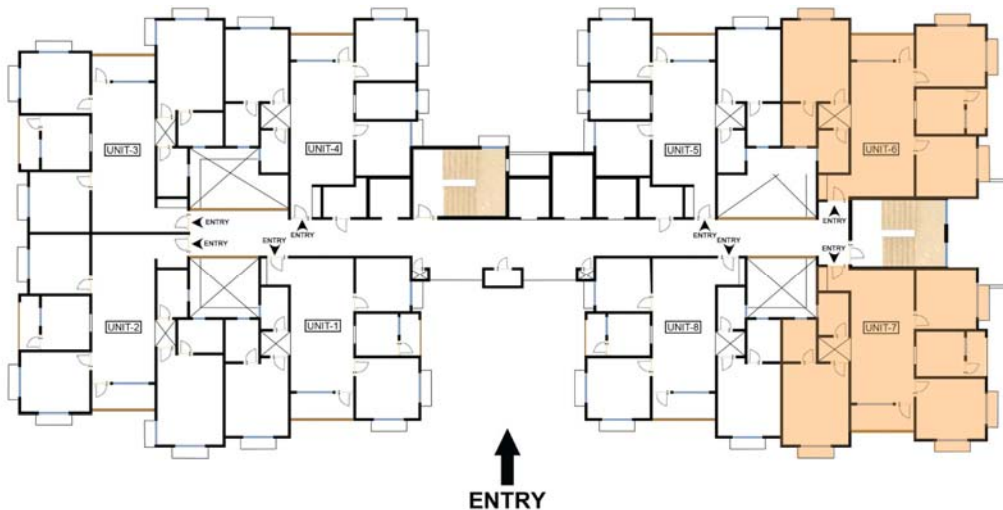
UNIT 1 & 8 1160 Sq.Ft.



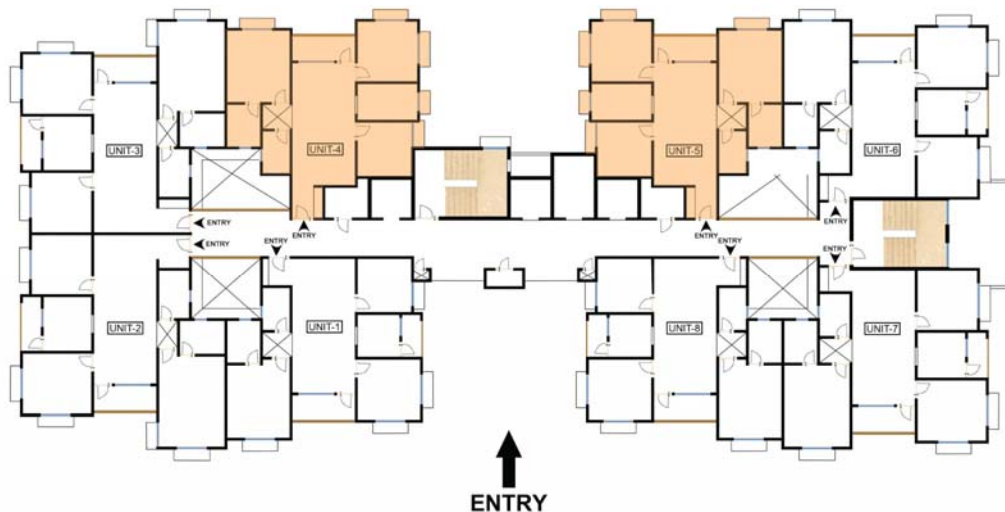
UNIT 2 & 3 1359 Sq.Ft.



UNIT 6 & 7 1254 Sq.Ft.

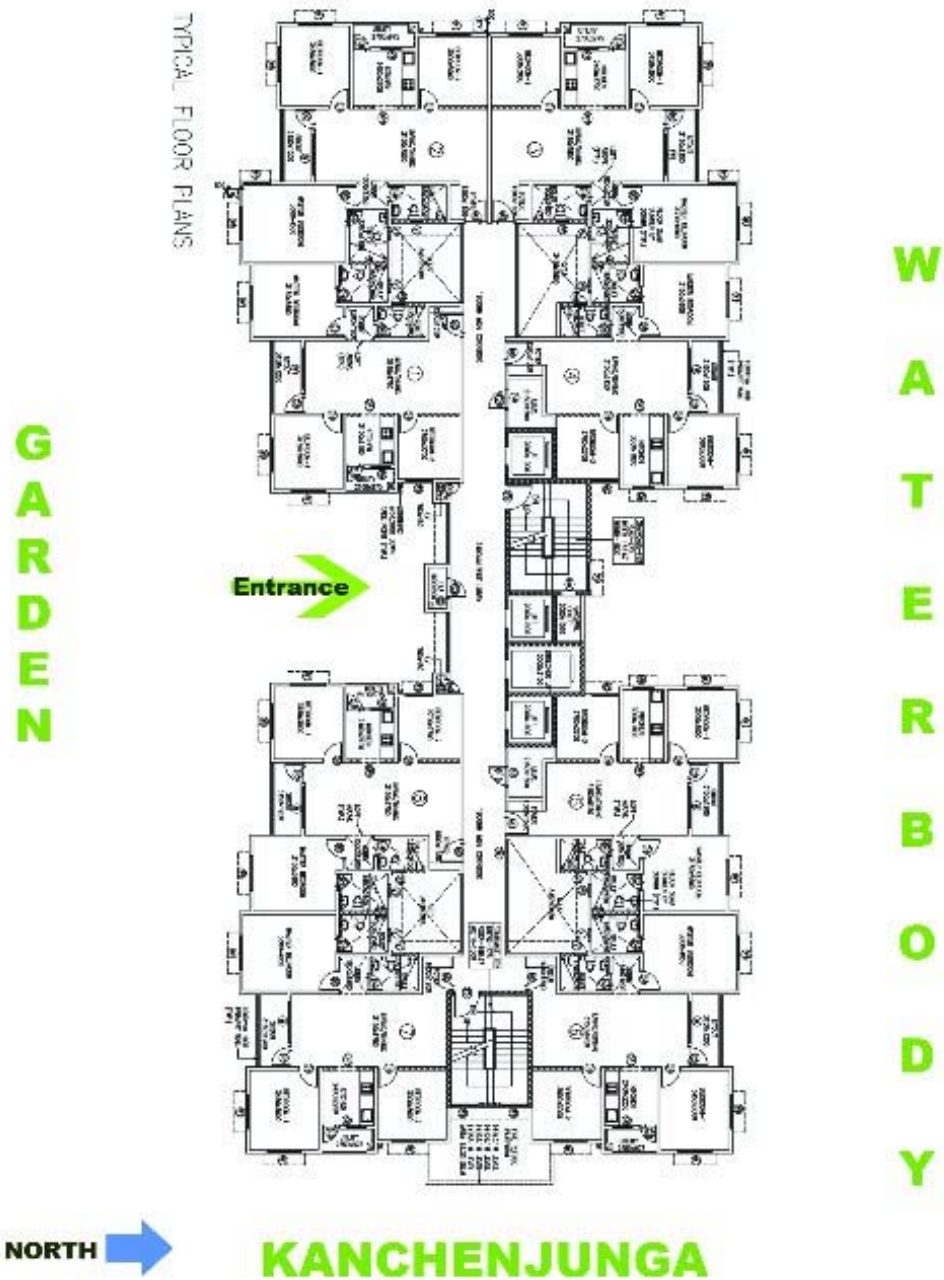


UNIT 4 & 5 1101 Sq.Ft.



Typical Floor Plan

Godrej Prakriti Phase II



PRICE LIST

PRICE LIST

Apartment Type	Area	Basic Sale Price [BSP]
3 BHK Apartments	1101 – 1359 Sq. ft	Rs. 2425 Per Sq. Ft.
Covered Car Park [Optional]		Rs. 300000/- per Parking
Open Car Park [Optional]		Rs 150000/- per parking

Preferential Location Charges [PLC]

Floor Rise	Rs 12/- per Sq. Ft.	Water Front	Rs 75/- per Sq. Ft.
South Open	Rs 75/- per Sq. Ft.	Garden/Water Body	Rs 25/- per Sq. Ft.
South East Open	Rs 100/- per Sq. Ft.		

Other Charges

Club & Community Hall Charges [CH]	Rs 150000/- per unit	Maintenance Advance	Rs 75/- per Sq. Ft.
Electricity & Back up Charges	Rs 45000 per unit	Legal Charges	Rs 6000 per unit
Stamp Duty & Registration	As per actual	Society formation Charges	Rs 1000 per unit

PAYMENT PLAN

DOWN PAYMENT PLAN	
(Rebate 8.5% on Consideration Amount)	
At Booking	: 10% of (Consideration Amount + CPA)
On Issuance of Allotment Letter	: 85% of (Consideration Amount + CPA)
On Notice of Possession	: 5% of (Consideration Amount + CPA) + Other Charges
INSTALLMENT PAYMENT PLAN	
At Booking	: 10% of (Consideration Amount + CPA)
On Issuance of Allotment Letter	: 10% of (Consideration Amount + CPA)
On Completion of Piling	: 10% of (Consideration Amount + CPA)
On Completion of 4th Floor slab	: 11% of (Consideration Amount + CPA)
On Completion of 8th Floor Slab	: 11% of (Consideration Amount + CPA)
On Completion of 12th Floor Slab	: 11% of (Consideration Amount + CPA)
On Completion of 16th Floor Slab	: 11% of (Consideration Amount + CPA)
On Completion of Terrace Slab	: 11% of (Consideration Amount + CPA)
On Completion of Plumbing & Flooring	: 10% of (Consideration Amount + CPA)
On notice of Possession	: 5% of (Consideration Amount + CPA) + Other Charges
Consideration Amount = Basic Price + Preferential Location Charges	
CPA = Car Parking Allotment Charges	

- Other charges will include Stamp Duty & Registration, Electricity charges, Legal charges and all other charges payable as per the agreed terms
- 50% of Legal charges will be taken on signing of Sale Agreement
- In the case of levy of any development charges/works contract tax/Betterment Fees/Service Tax, other levies, taxes & duties in future by the Statutory Authorities, the same shall be borne by the Applicant
- The Maintenance Advance will include Rs. 50 per Sq. Ft. on super built up area towards maintenance of the Building & common areas for 24 months & 25 Rs per Sq. Ft. on super built up area as Sinking Fund
- There is lock-in period of one year from the booking date. Any transfer after the lock-in period will be charged at the rate of Rs 100 per sq ft of super built up area subject to Company's consent in writing
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