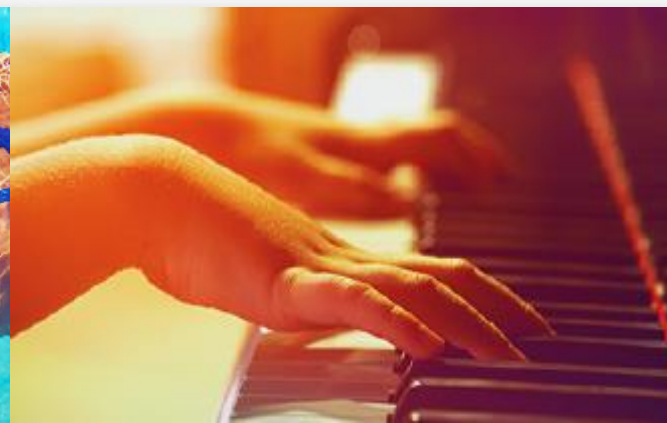




GODREJ 101

NEW GOLF COURSE ROAD, **GURGAON**

101 ACTIVITIES TO LIVE INSPIRED



AGENDA

- Location
- New golf Course Road
- Master Layout
- 101 Activities
- Brand Tie Ups - Turn Your Child into a Superstar
 - Sportspro
 - Delhi Dance Academy
- Project renders
 - Clubhouse
 - Fascade
 - Night View
- Unit Configurations
- Commercials
 - Payment Plan
 - Launch Price
 - Booking Details
- Compelling Reasons to Buy!



NEW GOLF COURSE ROAD

- **Golf Courses:** Surrounded by 4 golf courses – ITC Classic Golf Resort, Karma Lakelands, Golden Greens & Tarudhan Valley
- **Connectivity:**
 - 2 minute drive to 120 mt wide NH-8 via 60 mt wide New Golf Course road, 5 minutes drive from SPR & NPR
 - Proposed metro station 5 minutes away
- **Education:** Reputed institutes such as Shriram Global school, DPS & Modern school proposed in close proximity
- **Retail & Entertainment:** Operational mall close by, brands like McDonalds, Haldiram, PVR in neighborhood
- **Hotel:** Luxurious Five star hotels in vicinity are Hyatt Regency & Radisson
- **Hospital:** Gurgaon's most prominent hospital - Medanta Medicity within 15 minutes of the site, Rockland hospital 5 minutes away
- **Commercial:** Blue chip companies like Google, TCS, Accenture within 15 minutes from the site. Planned CBD within 2 minutes from the site

MASTER LAYOUT

WITH UNIT CONFIGURATIONS



TOWER A (G+14)		
1	2 BHK + Study	1572 sqft.
2	2 BHK + Study	1505 sqft.
3	2 BHK + Study	1572 sqft.
4	2 BHK + Study	1572 sqft.
5	2 BHK + Study	1491 sqft.
6	2 BHK + Study	1572 sqft.

TOWER B & C (G+14)		
1	3 BHK + Utility	2366 sqft.
2	3 BHK + Utility	2262 sqft.
3	3 BHK + Utility	2366 sqft.
4	3 BHK + Utility	2244 sqft.

TOWER D (G+14)		
1	2 BHK + Study	1572 sqft.
2	2 BHK + Study	1491 sqft.
3	2 BHK + Study	1572 sqft.
4	2 BHK + Study	1572 sqft.
5	2 BHK + Study	1505 sqft.
6	2 BHK + Study	1572 sqft.

TOWER E (G+7)		
1	2 BHK	1383 sqft.
2	2 BHK + Study	1559 sqft.
3	2 BHK + Study	1559 sqft.
4	2 BHK	1383 sqft.

TOWER F (G+6)		
1	2 BHK + Study	1470 sqft.
2	2 BHK + Study	1470 sqft.
3	2 BHK + Study	1470 sqft.
4	2 BHK + Study	1470 sqft.

MASTER LAYOUT WITH AMENITIES



- | | | | | | | | |
|------------------|--------------------------|---------------------|---------------|---------------|--------------|---------------------|-----------------|
| FOUNTAINS | TAEKWONDO, KUNG FU | STAR GAZING DECK | PARTY TERRACE | AMPHITHEATRE | KIDS' POOL | VOLLEYBALL COACHING | BADMINTON COURT |
| SAND PIT | SELF DEFENCE FOR WOMEN | MARBLE GAMES CORNER | PUTTING GREEN | JOGGING TRACK | SWINGS | BASKETBALL COACHING | ELDERLY COURT |
| OUTDOOR GYM | POOL DECK | BOOK READING AREA | YOGA COURT | CYCLING TRACK | SKATING RINK | ACUPRESSURE PATHWAY | |
| CRICKET COACHING | OUTDOOR FITNESS COACHING | POOL JUICE BAR | TREEHOUSE | ADULT POOL | TENNIS COURT | DOGS' CORNER | |
| ENTRANCE PLAZA | CENTRAL GREEN | SHOPPING PLAZA | EWS | URBAN FARMING | CLUBHOUSE | | |

101 ACTIVITIES

At Godrej 101, every amenity inspires you to lead an active lifestyle

- Feel **Elated** while you rediscover your inner self or discover new ways to spend time yourself
- Get **Enthralled** by mesmerizing performances or surprise your loved ones by unveiling the performer in you
- Live **Energized** with a game of sports or fitness activities



DISCOVER

THE SPORTS YOU LOVE.

INSPIRE

THE WINNER IN YOU.



LIVE ENERGISED



CRICKET PITCH



GOLF PUTTING



BASKETBALL



SWIMMING



LAWN TENNIS



TABLE TENNIS



SKATEBOARDING



FOOTBALL



BADMINTON

DISCOVER

A NEW STAGE.

INSPIRE

THE PERFORMER
IN YOU.

GET ENTHRALLED





CARDS ROOM



KARAOKE



SALSA



TREE HOUSE



SANDPIT



BARBEQUE SPOTS



STAR GAZING DECK



POOL JUICE BAR



BOLLYWOOD DANCE

FEEL ELATED

DISCOVER
SERENITY.

INSPIRE
YOUR SOUL.





HAMMOCK



PLANT SAPLING



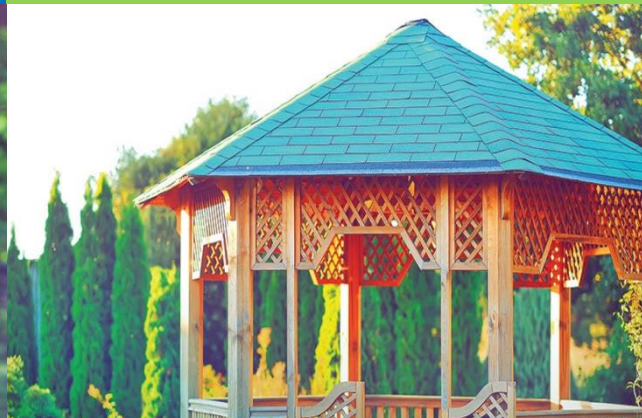
YOGA



CENTRAL GREENS



CAFE



GAZEBO



STEAM ROOM



URBAN FARMING



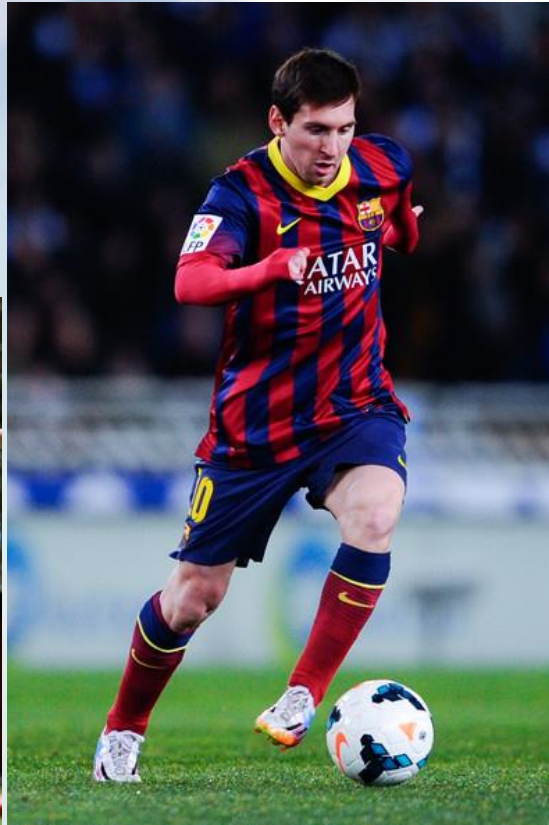
REFLEXOLOGY

BRAND TIE UP – SPORTSPRO

SPORTSPRO



TURN YOUR CHILD INTO A SUPERSTAR



SPORTSPRO



SPORTSPRO



“As a result of my own sporting experiences and success, I feel comfortable in asking you not to forget the simple but valuable skills we can learn from sports. If we provide our children with opportunities to participate in sports education programs based on fair play, educational support, participation and teamwork, then our children will make us proud through active lifestyles.”

Therefore, it gives me great pleasure as Official Patron, to introduce the Sports Pro programs to you. This Premier School sports education program is the program that can ignite many children’s sporting dreams for the future, if not simply giving them some essential skills for life”

Adam Gilchrist – Official Patron Sportspro Sports Education and Coaching Program

SPORTSPRO

SPORTSPRO USP's:

- Internationally approved and accredited sports programs – based on documented curriculums and methodologies
- Programs operating in Australia for the last 20 years
- Delivered by teachers / trainers who are trained and certified under Sportspro's accredited intensive “professional development program”
- All professional development programs conducted by Australian trainers. Use of state of the art training methodologies like “Gamesense”
- Use of attention grabbing and safe modified sports equipment

SPORTSPRO

SPORTS EDUCATION AND COACHING PROFESSIONALS

World Class Coaches

Sports Skills Development Program

'Game Sense' Program

Equipment & Facility



SPORTSPRO

MIX OF SPORTS:

Cricket, Soccer, Basketball, Gymnasium, Athletics/Outdoor Fitness

TENTATIVE SCHEDULE:

Timing	Activity	Target Audience
6am -8am	Soccer, Outdoor Fitness	Young Adults & Kids
8am – 9am	Outdoor Fitness, Multi sports	Senior Citizens
9am – 10am	Outdoor Fitness, Multi sports	Women & Infants
4pm to 7pm	Cricket, Basketball, Athletics	Kids
7pm to 8pm	Outdoor Fitness, Multi Sport	Families(Fitness & Bonding)

BRAND TIE UP- DELHI DANCE ACADEMY

DDA Delhi Dance[®]
Academy





Delhi Dance[®] Academy



INDIAN MUSIC



CLASSICAL DANCE



ZUMBA



TAEKWONDO



SALSA



BOLLYWOOD DANCE



MUSIC CLASSES



AEROBICS



KUNG FU

CLUB 101



Lavish 18,000 sft (G+2) clubhouse with a wide range of exquisite amenities such as Squash court (double height), Pool Side Café/Lounge, Party Terrace, Half Olympic Size Swimming Pool and many more

PROJECT Façade



NIGHT VIEW



GODREJ 101 UNIT CONFIGURATIONS

Typology	Size (Sq.Ft.)
2 BHK	1383
2BHK + Study	1470 – 1572
3BHK + Utility	2244 – 2366

Excellent Design: L- Shaped Lavish Sit out Balconies, 3 Side Open Units with ample ventilation & sunlight, Spacious Bedrooms, Central Greens

- *Lock In – 20% Cost of Property*
- *First Transfer Waived Off*



GODREJ 101 – PAYMENT PLAN

S.no.	Payment Due On	Value
1	On Booking(All sizes)	Booking Amount
1.1	Within 60 Days from Booking	10% of COP* – Booking Amount
1.2	Within 4 Months from Booking	10% of COP*
2	On Completion of Superstructure	20% of COP*
3	On Completion of Finishing (Brickwork and Internal plaster)	40% of COP*
4	On Intimation of Possession	20% of COP*

***COP – Cost of Property**



LAUNCH PRICE

RS. 6,500 /SFT

SPECIFICATIONS- WOODEN FLOORING IN BEDROOMS, VITRIFIED TILING IN LIVING & DINING

INAUGURAL DISCOUNT

RS. 725 /SFT (3.5 BHK) / RS. 510/SFT (2&2.5 BHK)

(ONLY FOR FIRST 100 BOOKINGS)

EFFECTIVE BSP - RS. **5,775**/SFT (3.5 BHK)

- RS. **5,990**/SFT (2 & 2.5 BHK)

BOOKING DETAILS

BOOKING AMOUNT - RS. 5 LAKHS*

CHEQUE TO BE DRAWN IN FAVOR OF **“GODREJ 101 ESCROW A/C”**

SERVICE TAX:

- **RS. 21,212/-** (PROPERTY VALUE** > 1 CR.)

- **RS. 17,677/-** (PROPERTY VALUE** < 1 CR.)

CHEQUE TO BE DRAWN IN FAVOR OF **“GODREJ 101 OTHER CHARGES”**

**ADDITIONAL TDS OF RS. 5,051/- DUE ON 7TH OF THE SUBSEQUENT MONTH*

*PROPERTY VALUE: COST OF PROPERTY- EDC/IDC - IFMS

COMPELLING REASONS TO BUY

- ***Turn your Child into a Super Star***
 - Sports Coaching by Sports Pro – Australian sports academy
 - Professional Dance & Music training by Delhi Dance Academy
- ***101 Activities at your doorstep***
 - To Live Inspired Everyday
- ***Irresistible Price***
 - Starting 5775/- Rs/sft
- ***Unmatched Payment Plan***
 - With only 20% payment upfront and no further payment due till completion of superstructure
- ***Strategic Location***
 - Excellent connectivity from NH-8, surrounded by 4 golf courses



THANK YOU

