



# GODREJ LAKE GARDENS

SARJAPUR ROAD, BANGALORE

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**Godrej** | PROPERTIES

WELCOME TO HOMES WITH  
**ABUNDANT GREENERY &  
A UNIQUE LANDSCAPE DESIGN**

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Actual Photograph. Shot Taken as on Feb. 2018

RERA No. PRM/KA/RERA/1251/446/PR/190525/002581 available at [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in).





PRESENTING

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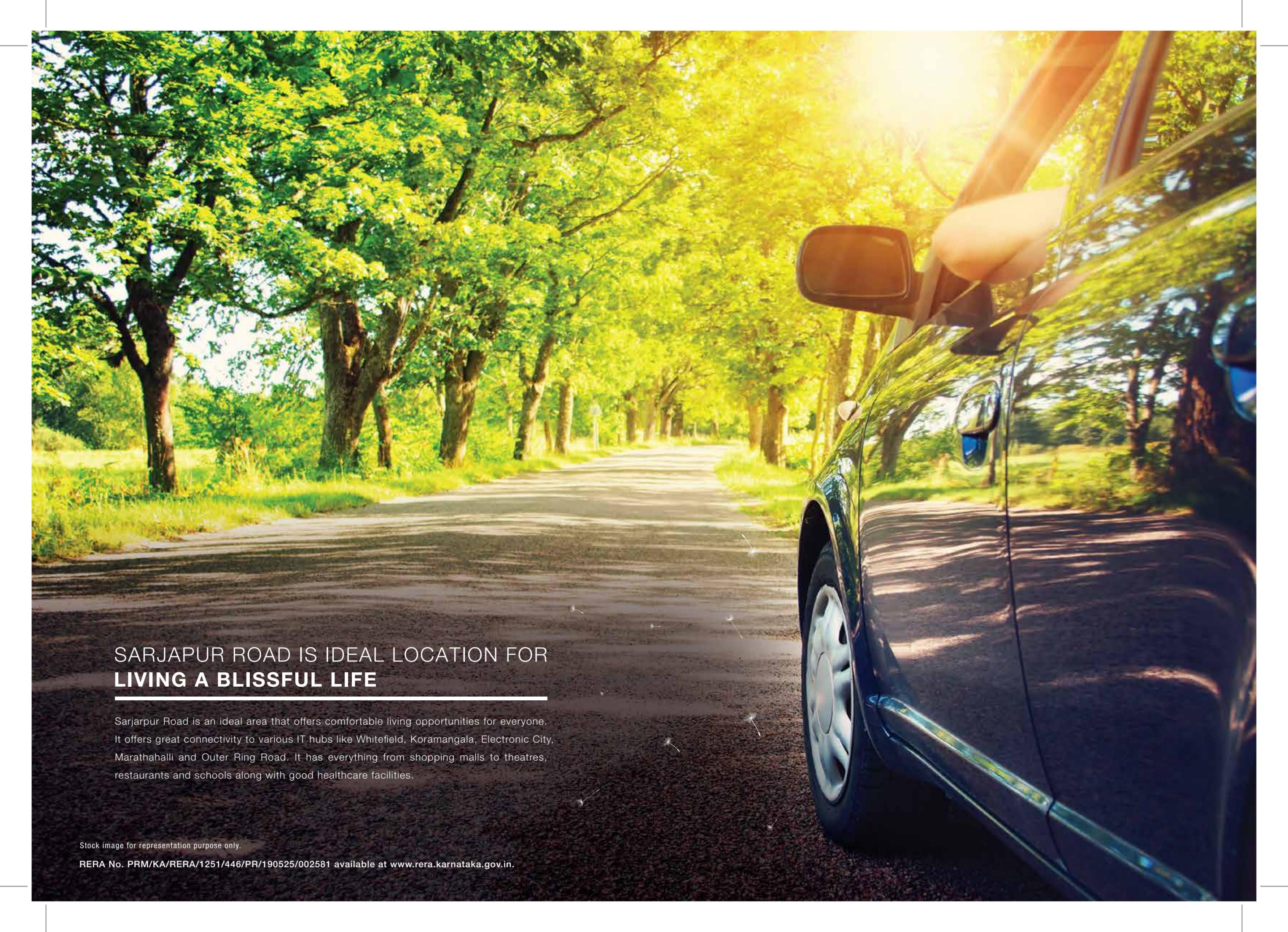
**GODREJ LAKE GARDENS**  
SARJAPUR ROAD, BANGALORE

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The project offers a unique circular form which helps to get panoramic views of the lake and curated greens.

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## SARJAPUR ROAD IS IDEAL LOCATION FOR LIVING A BLISSFUL LIFE

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Sarjapur Road is an ideal area that offers comfortable living opportunities for everyone. It offers great connectivity to various IT hubs like Whitefield, Koramangala, Electronic City, Marathahalli and Outer Ring Road. It has everything from shopping malls to theatres, restaurants and schools along with good healthcare facilities.

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# CONNECTIVITY & ACCESSIBILITY



## THE BEST OF EVERYTHING IS NOW WITHIN REACH

Godrej Lake Gardens is located on Sarjapur Road which is developing rapidly. It has easy connectivity to key IT areas like Whitefield and Electronic City. It is also well-connected to various important social infrastructures like hospitals, schools, entertainment hubs and corporate areas.

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### SCHOOLS

Vibgyor High School  
Orchids International School  
Cambridge Public School  
Narayana Olympiad School  
Gnan Shrishti School of Excellence  
National Public School  
Royal Concorde School  
BRS Global School



### RENOWNED HOSPITALS

Columbia Asia  
Sakra World Hospital  
Queens Hospital  
Aria Clinic  
Sagar Apollo Hospital



### RETAIL & ENTERTAINMENT

Big Bazaar  
Market Square  
27<sup>th</sup> Main High Street, HSR  
Big Brewsky  
Fisherman's Wharf Restaurant  
Little Italy  
Vapour



### IT HUBS

Electronic City  
Whitefield  
Wipro Corporate Office  
Cessna Business Park



Artist's impression. Not an actual site photograph.

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# MASTER LAYOUT PLAN



- LEGEND:**
- 1 ENTRY PORTAL TO MINDSPACE DETAIL
  - 2 DRIVEWAY
  - 3 DROP-OFF AREA
  - 4 CARPARK AREA
  - 5 TOWER PLAZA
  - FACILITIES**
  - 6 CHILDREN'S PLAY AREA
  - 7 OUTDOOR FITNESS STATION
  - 8 TODDLER'S PLAY AREA
  - 9 ISLAND ALCOVE
  - 10 OUTLOOK DECK
  - 11 AMPHITHEATER
  - 12 FOOTBALL PRACTICE NET AREA
  - 13 OPEN ACTIVITY FIELD
  - 14 CONGREGATION DECK
  - 15 SKATE PARK
  - 16 CYCLING AND JOGGING TRACK
  - 17 TENNIS COURT
  - 18 BASKETBALL COURT
  - 19 PARTY LAWN
  - 20 CRICKET PITCH
  - AMENITIES**
  - 21 PET ZONE
  - 22 BIRD WATCHING / OBSERVATORY DECK
  - 23 FLOOD CONTROL AREA 1
  - 24 SENIOR CITIZEN'S PARK
  - 25 POTTERY / ART & CRAFT ZONE / PAINTER'S AREA W/ GRAFITI WALL
  - 26 ORGANIC & HERB GARDEN
  - 27 TEA GARDEN
  - 28 PUTTING GREEN
  - 29 GAZEBO
  - 30 POND AREA
  - 31 MEDITATION DECK
  - 32 DRY STREAM / FLOOD CONTROL AREA 2
  - 33 TREE HOUSE
  - 34 BOARDWALK
  - 35 BRIDGE
  - 36 GATE / OUTLOOK DECK
  - 37 ROW OF TREES / GREEN BUFFER
  - 38 HAMMOCK AREA
  - 39 MAZE GARDEN
  - 40 CINEMA PROJECTION WALL
  - 41 ROCK CLIMBING WALL
  - 42 BANYAN TREE GARDEN
  - 43 ELEVATED POOL DECK
  - 44 KID'S POOL
  - 45 SWIMMING POOL
  - 46 WET DECK
  - 47 LOWER WET DECK
  - 48 LOWER POOL DECK
  - 49 GRAND STAIRCASE
  - 50 NATIVE FLORA SANCTUARY
  - 51 RESTING AREA
  - 52 ADVENTURE DIRT TRAIL
  - 53 FOCAL SCULPTURE ON WATER FEATURE
  - 54 FEATURE SCULPTURE PLAZA
  - 55 GOVERNMENT LAKE TRAIL
  - 56 MAINTENANCE RESERVED DRIVEWAY (IN GRASSCRETE FINISH)

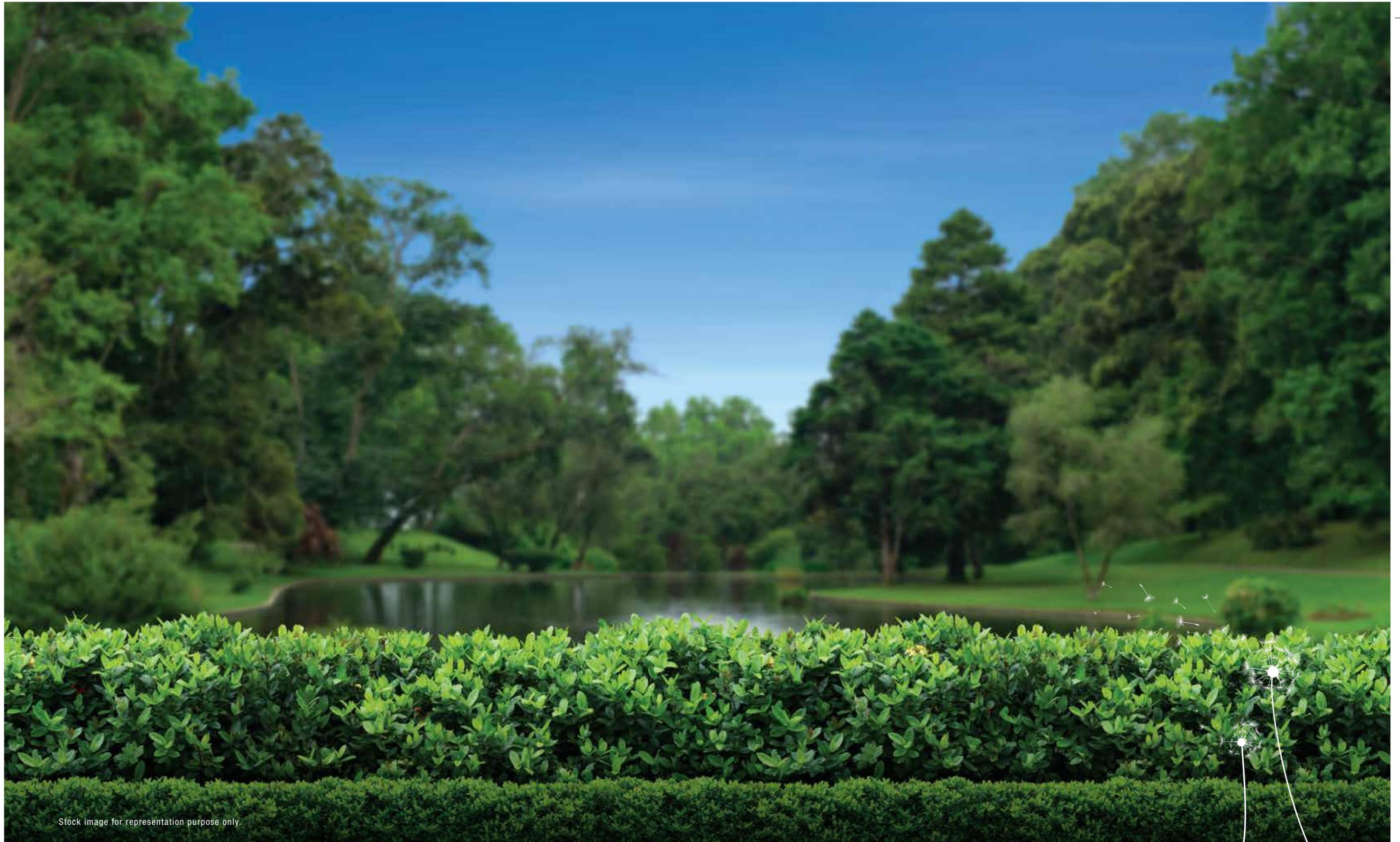


## A LANDSCAPE WHICH HELPS YOU MOVE **CLOSER TO NATURE**

The unique landscape at Godrej Lake Gardens has been specially designed for you to feel closer to nature. It's divided into 3 layers and together it promises a world where one can explore the great outdoors, immerse oneself to rediscover time and engage freely with the natural biodiversity of the area.

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## 6.5 ACRES OF GREENERY



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## TREE HOUSE



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## MAZE GARDEN



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## WETLAND BOARDWALK



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## HERB GARDEN



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## CYCLING TRACK



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## GAZEBO HOUSE



Artist's impression. Not an actual site photograph.

## AMPHITHEATRE WITH MOVIE SCREEN



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## BIRD OBSERVATORY DECK



**MOVE INTO 9 ACRES OF CURATED  
GREENERY WITH LAKE VIEWS**

Actual Photograph.

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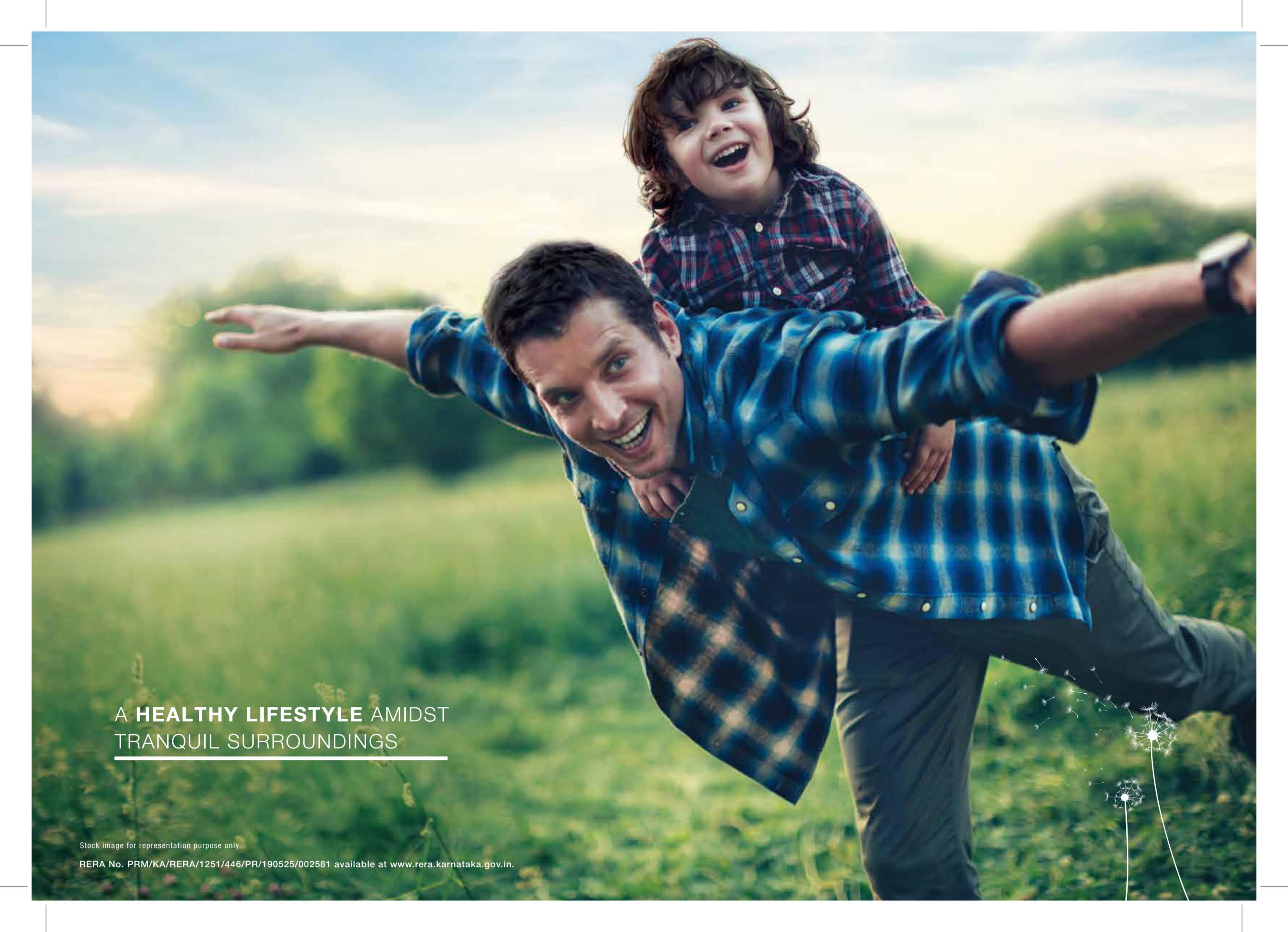
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A man in a blue plaid shirt is carrying a young child on his shoulders. They are both smiling and have their arms outstretched, enjoying a moment in a lush green field. The background is a soft-focus landscape with trees and a bright sky. In the bottom right corner, there is a decorative graphic of a dandelion with its seeds blowing away.

**A HEALTHY LIFESTYLE** AMIDST  
TRANQUIL SURROUNDINGS

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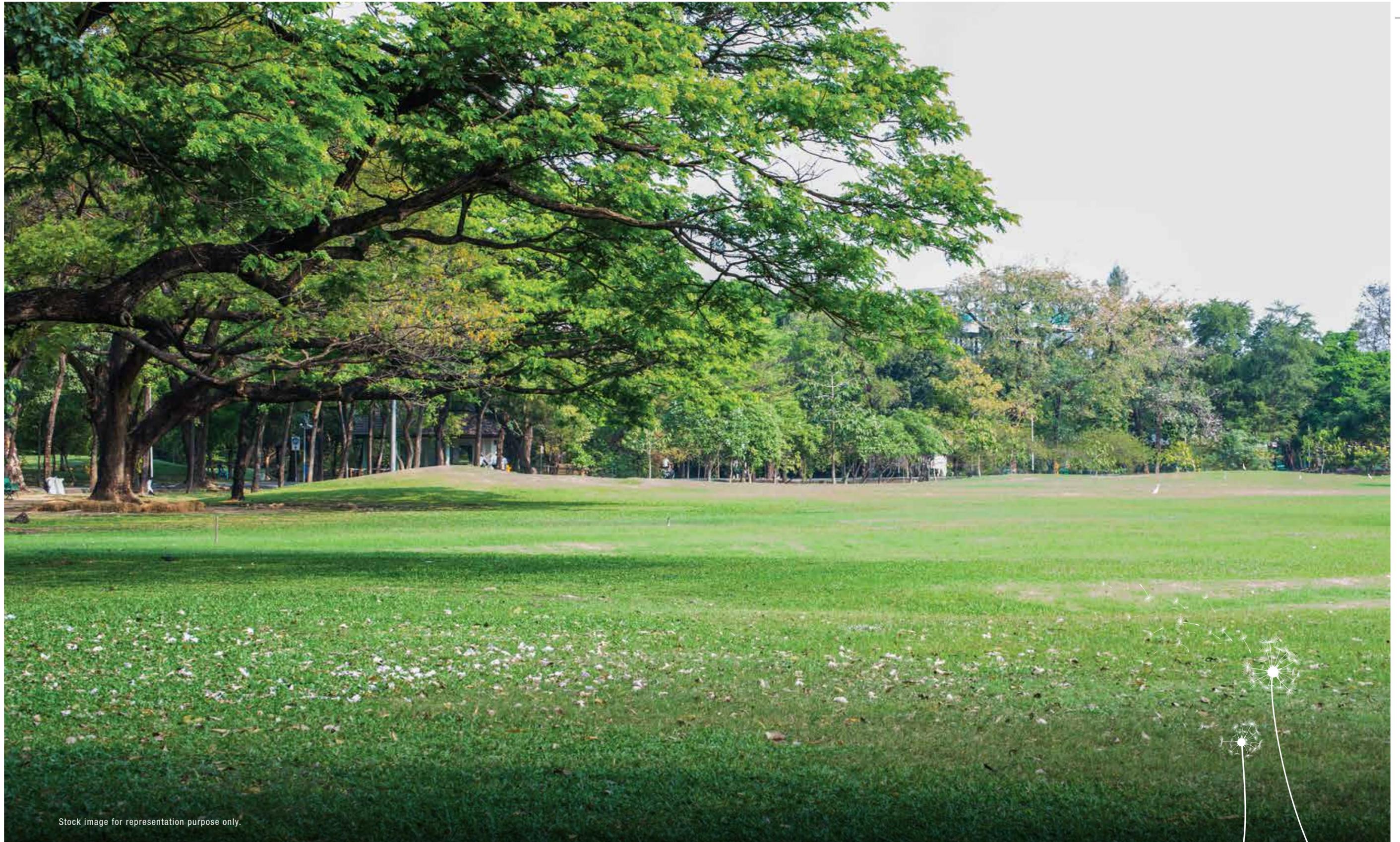
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## ORGANIC GARDEN



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## OXYGEN EMITTING PLANTS & TREES



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## GARDEN OF FIVE SENSES – SIGHT, SMELL, TOUCH, SOUND & TASTE



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SPA



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## SWIMMING POOL AT THE ATRIUM



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## GOLF PUTTING

CIRCULAR IN DESIGN  
FOR **GREATER VIEWING PLEASURE**

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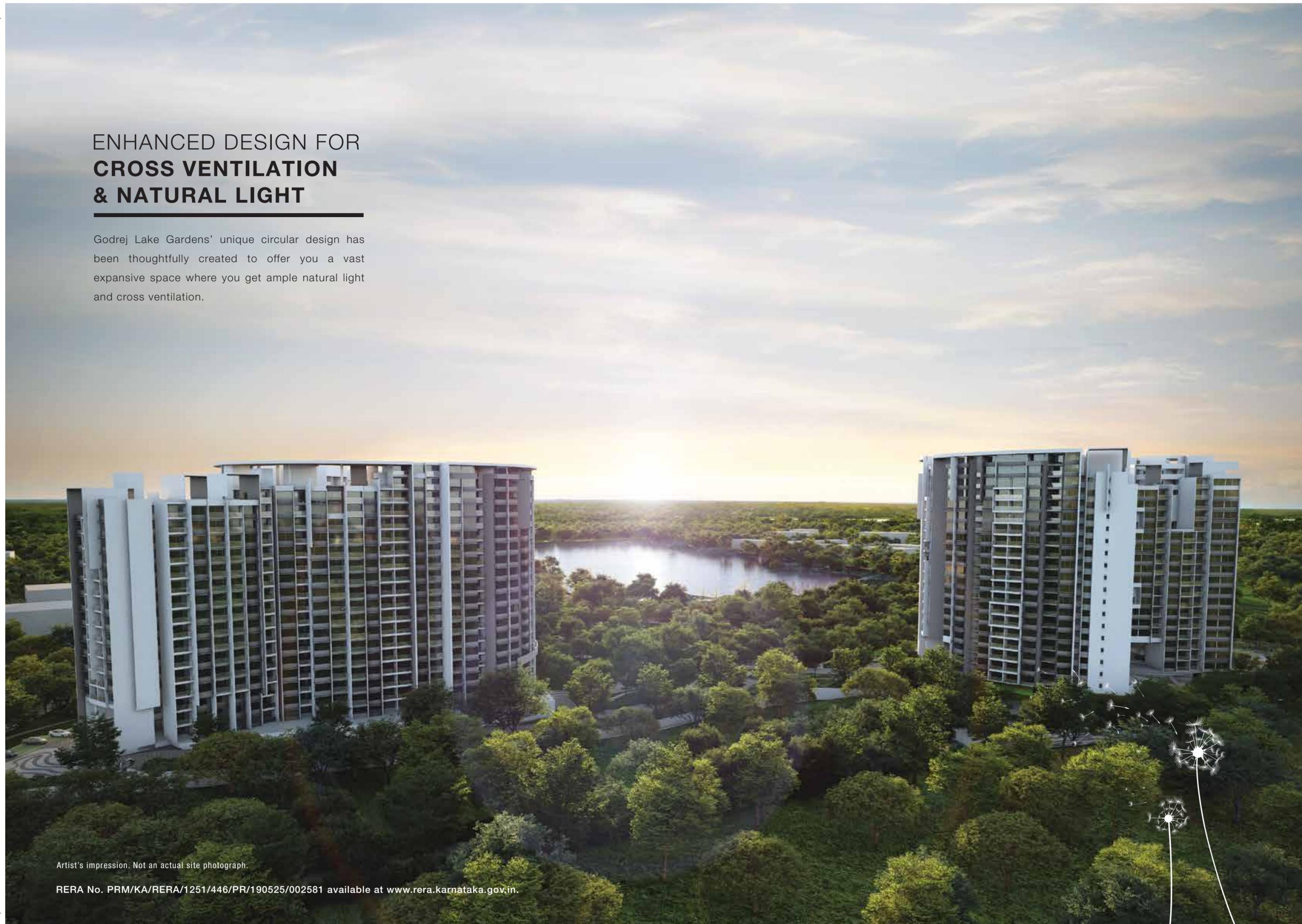
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## ENHANCED DESIGN FOR **CROSS VENTILATION & NATURAL LIGHT**

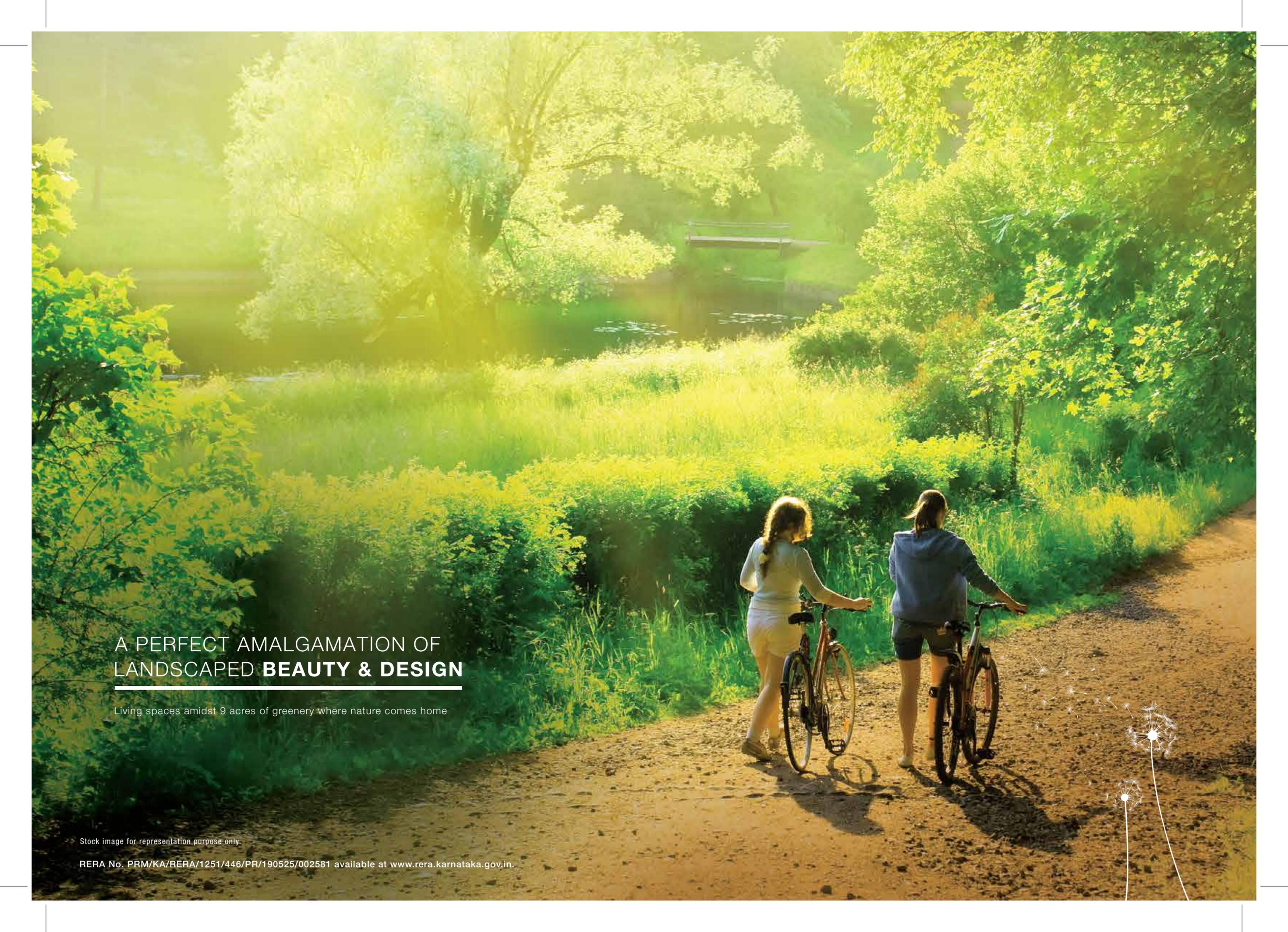
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Godrej Lake Gardens' unique circular design has been thoughtfully created to offer you a vast expansive space where you get ample natural light and cross ventilation.



Artist's impression. Not an actual site photograph.

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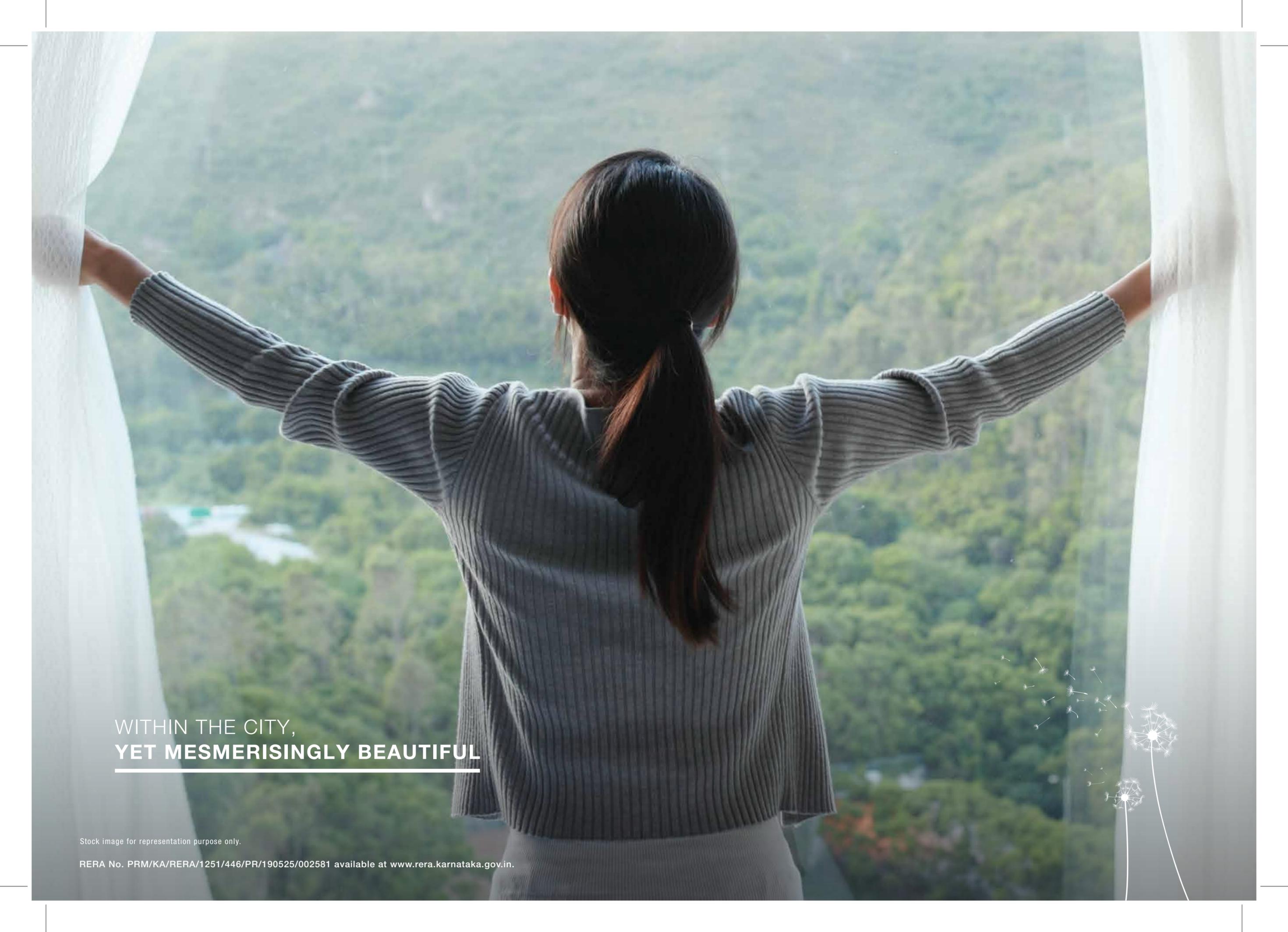


A PERFECT AMALGAMATION OF  
LANDSCAPED **BEAUTY & DESIGN**

Living spaces amidst 9 acres of greenery where nature comes home

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A woman with her hair in a ponytail, wearing a grey ribbed sweater, stands with her back to the camera, looking out a window. Her arms are raised, holding the white curtains. The view outside is a vast, lush green forest. In the bottom right corner, there is a decorative graphic of a dandelion with its seeds blowing away.

WITHIN THE CITY,  
**YET MESMERISINGLY BEAUTIFUL**

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## AMENITIES THAT CATER TO ALL YOUR NEEDS

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Godrej Lake Gardens' amenities offer everything that you wished for. It has great indoor as well as outdoor amenities catering to children, adults and senior citizens. They have been carefully designed to make you feel connected to nature while living the ultra-modern life.

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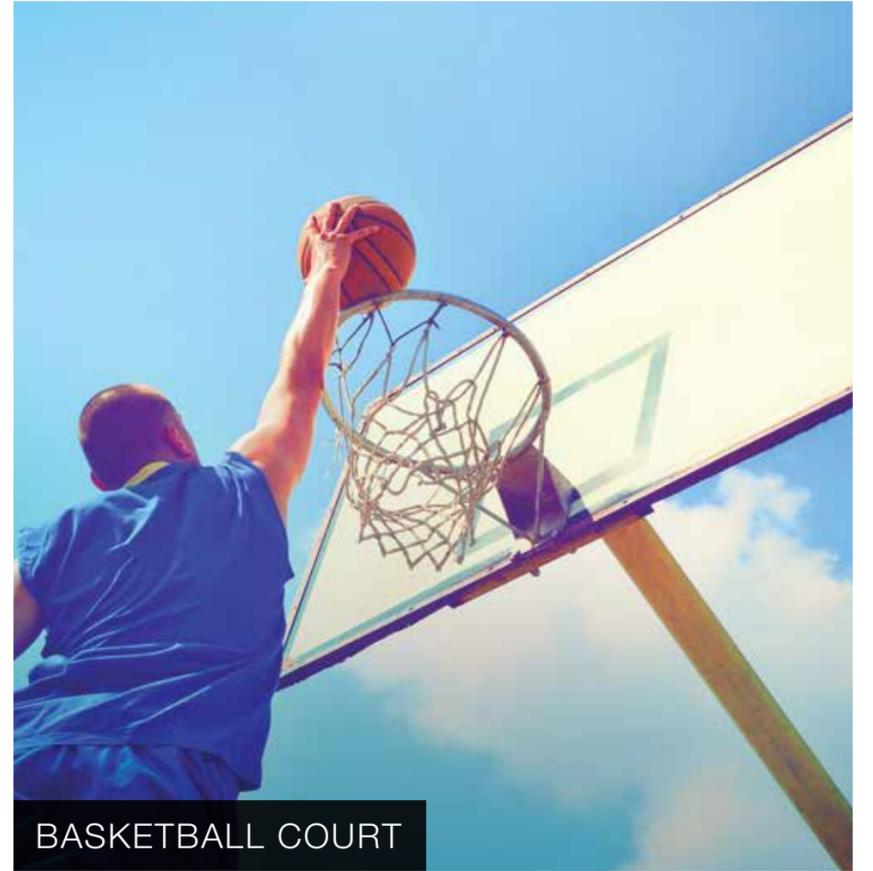
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SKATING RINK



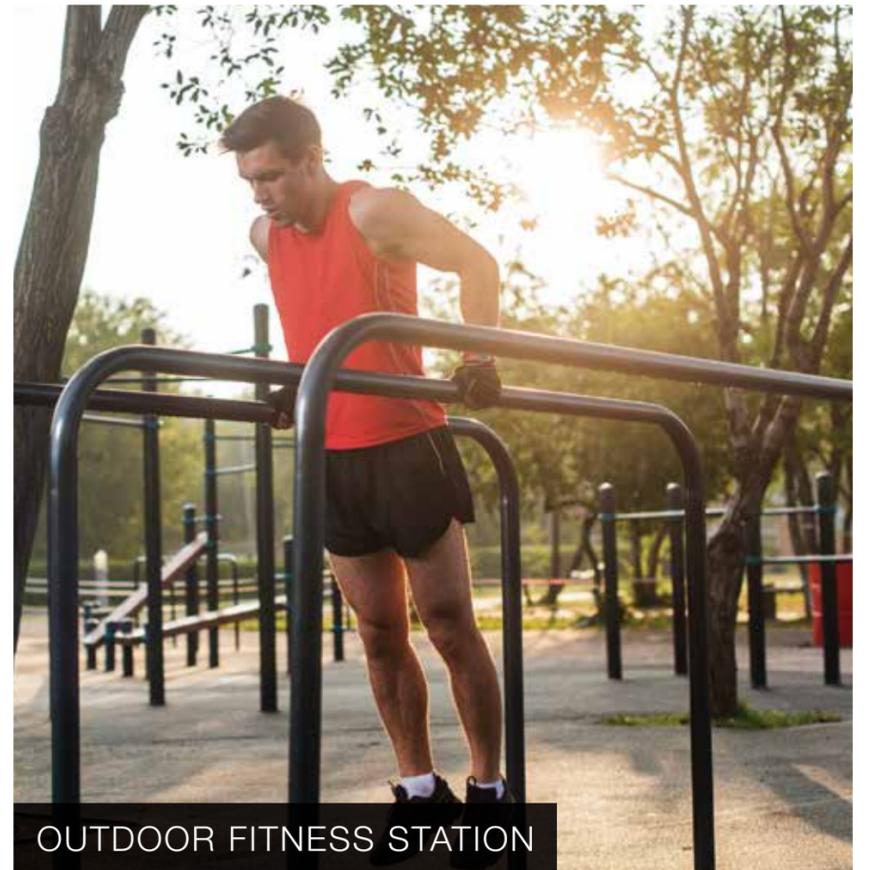
VIEWING DECK



BASKETBALL COURT



SWIMMING POOL



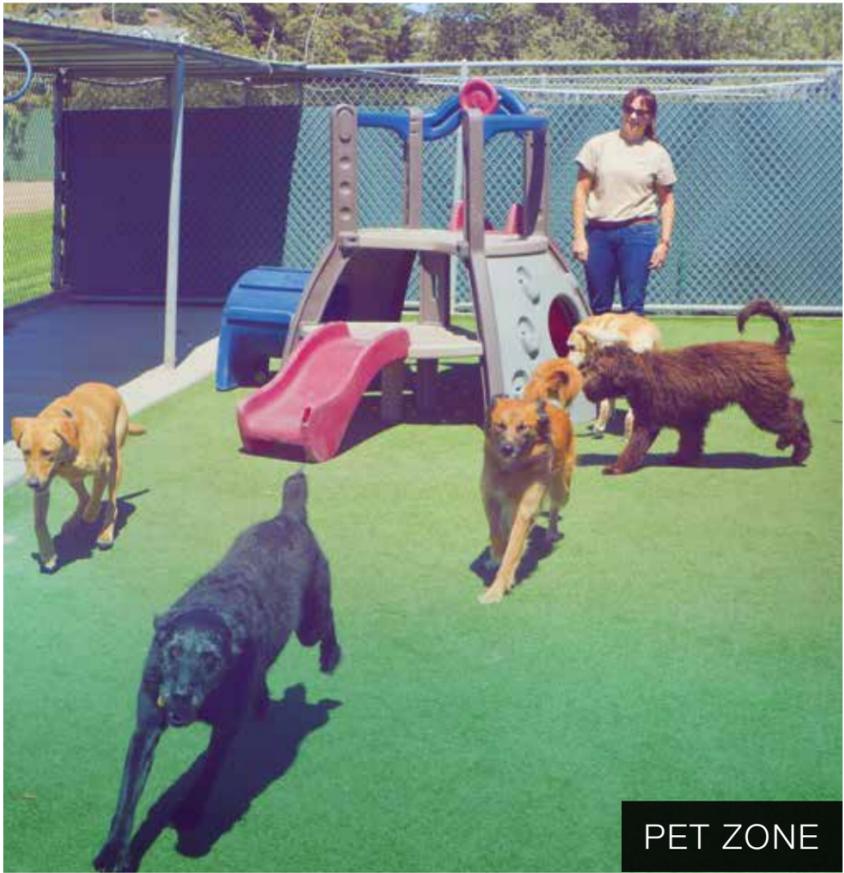
OUTDOOR FITNESS STATION



CRICKET PITCH



CHILDREN'S PLAY AREA



PET ZONE



TENNIS COURT



SENIOR CITIZENS' PARK



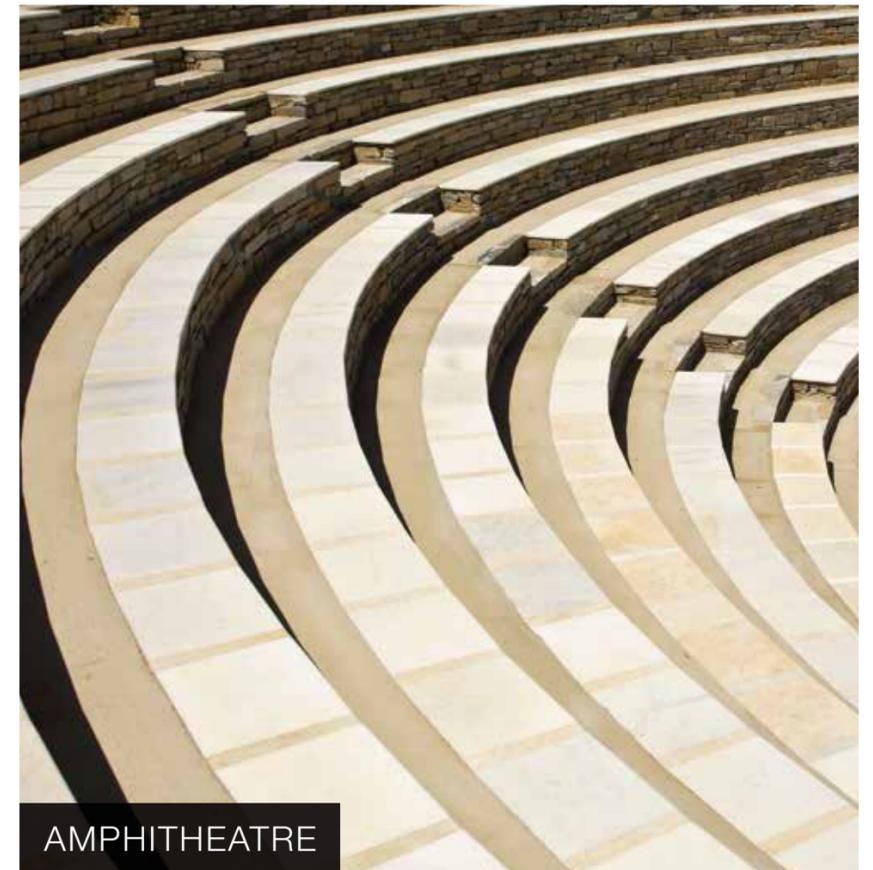
PARTY LAWN



24x7 SECURITY



CCTV SURVEILLANCE



AMPHITHEATRE

## CONFIGURATION

TYOLOGY	MINIMUM CARPET AREA (SQ.M.)	MAXIMUM CARPET AREA (SQ.M.)
1 BHK	46.31	53.96
2 BHK	77.97	78.91
3 BHK	101.39	107.08
3 BHK DUPLEX	140.58	142.78
DUPLEX	180.71	191.98

1 SQ.M. = 10.763 SQ.FT.

## SPECIFICATION

Structure	Type of structure	RCC structure
Flooring	Living/Dining/Foyer	Vitrified Tiles (800 x 800 mm)
	Master Bedroom	Vitrified Tiles (800 x 800 mm)
	Other Bedrooms	Vitrified Tiles (800 x 800 mm)
	Restrooms (Flooring)	Ceramic Tiles
	Restrooms (Dado)	Glazed Ceramic Tiles
	Living Balconies	Ceramic Tiles
	Master Bedroom Balcony	Vitrified Tiles
	Kitchen (Flooring)	Vitrified Tiles (800 x 800 mm)
	Kitchen (Dado)	Ceramic Tiles
	Utility	Ceramic Tiles
Doors	Main Door	Teak Frame with Flush Door Shutter with Veneer and Melamine Polish
	Internal Doors	Hardwood Frame with Paint Finish Shutter
Windows	UPVC Window	UPVC Window with Mosquito Mesh
Wall & Ceiling (Interior)	Paint	Emulsion Paint
Kitchen & Utility	Kitchen Counter and Sink Provision	Kitchen Counter and Sink will not be provided
Restroom		CP and Sanitary Fittings – Kohler/Jaquar or equivalent Shower Partition without door only in MBR Granite Counter with washbasin only in MBR
Power	Power Allotted to the Flat	1 BHK: 2.5 kW 2 BHK: 3 kW 3 BHK: 4 kW Penthouse: 5 kW
Balcony Railings	Railing	SS Glass Railing
Car Parking		Provided
Power Backup	DG Backup to the Flat	1 BHK: 0.75 kW 2 BHK: 1 kW, 3 BHK: 1 kW Penthouse: 1.5 kW
Reticulated Piped Gas System	Piped Gas	Provided
Water Meter	Meter Provision in all Inlet Points	Subscription Model
Others		Video Door Phone, Tap Aerator

## PAYMENT PLAN

PLAN	MILESTONE
Application amount at 10% of Sale Consideration towards Execution (less token amount)	10%
On commencement of excavation or 15 <sup>th</sup> September 2019, whichever is later	10%
On completion of Ground floor or 15 <sup>th</sup> December 2019, whichever is later	10%
On completion of 1 <sup>st</sup> Floor slab or 15 <sup>th</sup> March 2020, whichever is later	10%
On completion of 7 <sup>th</sup> floor slab or 15 <sup>th</sup> June 2020, whichever is later	10%
On completion of 13 <sup>th</sup> floor slab or 15 <sup>th</sup> September 2020, whichever is later	10%
On completion of Terrace slab or 15 <sup>th</sup> April 2021, whichever is later	10%
On actual completion of flooring in the apartment (between 15 <sup>th</sup> January 2021 and 15 <sup>th</sup> July 2022)	10%
On actual completion of 1st coat painting in the apartment (between 15 <sup>th</sup> April 2021 and 15 <sup>th</sup> October 2022)	10%
On notice of possession	10%



Actual Photograph.

## BRAND GODREJ

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 122-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 200 awards and recognitions, including 'The Economic Times Best Real Estate Brand 2018', 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018, 'Real Estate Company of the Year' at the 8<sup>th</sup> Annual Construction Week India Awards 2018, India's Top Builders 2018 at the Construction World Architect and Builder (CWAB) AWARDS 2018 and the Golden Peacock National Quality Award – 2017 at the Institute of Directors 27<sup>th</sup> World Congress on Business Excellence and Innovation.

## IN THE LAST 3 YEARS, GODREJ PROPERTIES HAS RECEIVED OVER 200 AWARDS & RECOGNITIONS





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The Project is registered as "Godrej Lake Gardens" with Karnataka RERA Registration No. PRM/KA/RERA/1251/446/PR/190525/002581, available at website: <http://rera.karnataka.gov.in>  
Site Office Address: Godrej Lake Gardens, Shubh Enclave, 7<sup>th</sup> Main Road, Harlur Road, Near Sarjapur Road-ORR Junction, Bangalore - 560 102.  
Regional Office: 10<sup>th</sup> Floor, Prestige Obelisk, Kasturba Road, Ambedkar Veedhi, Sampangi Rama Nagar, Bangalore, Karnataka - 560 001.

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