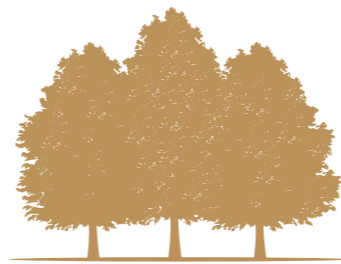


INTRODUCING



LIVE  
*Evergreen*



Actual Photograph

## A 125 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 125 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.



**UPCOMING INFRASTRUCTURE,  
POISED TO MAKE YOUR LIVING SEAMLESS.**

**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**

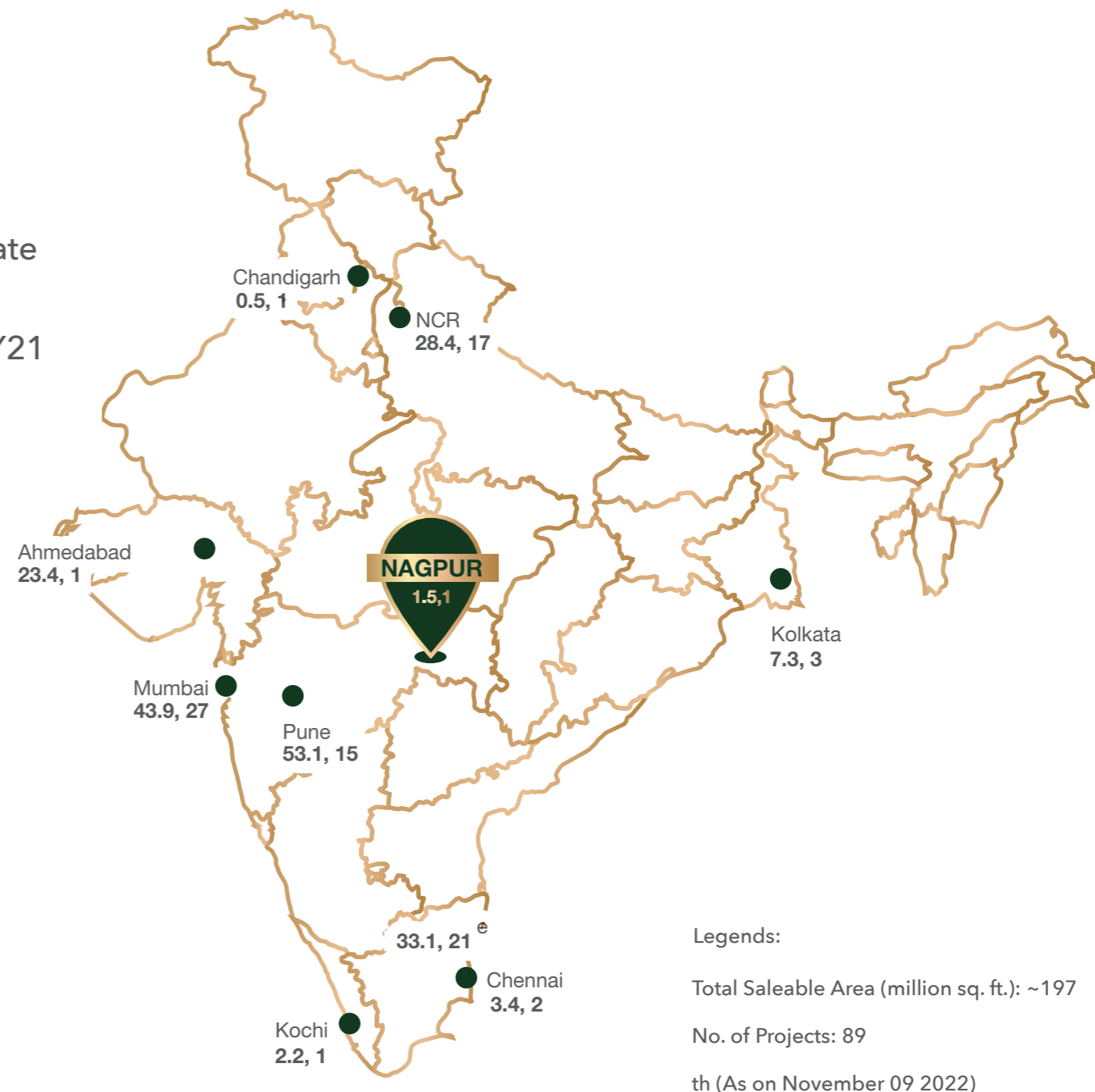
We are staunch supporters of sustainability and believe in optimum use of resources across with environment-first facilities.

**DELIVERING EXCELLENCE**

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

## EXCELLENCE, WITH WINGS SPREAD ACROSS THE COUNTRY.

- Established in 1990
- Differentiated asset-light business model
- 197 million sq. ft. of saleable area across India
- Successfully delivered 23 million sq. ft. of real estate in the past five years
- India's largest developer by residential sales in FY21
- Over 375 awards felicitated in the last 5 years



## AWARDS & RECOGNITIONS

BEST  
REAL ESTATE BRAND

THE ECONOMIC TIMES 2018

BUILDER  
OF THE YEAR

CNBC-AWAAZ  
REAL ESTATE AWARDS 2018

INDIA'S  
TOP BUILDERS

CONSTRUCTION WORLD ARCHITECT  
AND BUILDER (CWAB) AWARDS 2018

REAL ESTATE COMPANY  
OF THE YEAR

8<sup>TH</sup> ANNUAL CONSTRUCTION  
WEEK INDIA AWARDS 2018

GOLDEN PEACOCK  
NATIONAL QUALITY AWARD

INSTITUTE OF DIRECTORS 27<sup>TH</sup>  
WORLD CONGRESS ON BUSINESS  
EXCELLENCE AND INNOVATION 2017

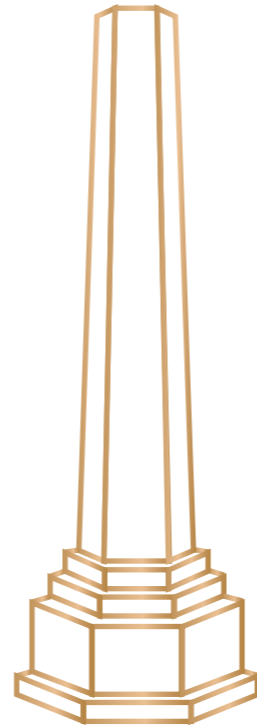
NATIONAL  
BRAND LEADER

TRACK2 REALITY  
BRAND EXPORT 2019-2020

**THE STORY UNFOLDS,  
ONE EXCLUSIVE CHAPTER AT A TIME.**

---





## NAGPUR

---

125 years of legacy, gearing up to re-connect  
one of the India's fastest connecting cities.

# UPCOMING INFRASTRUCTURE, POISED TO MAKE YOUR LIVING SEAMLESS.



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



Samruddhi Mahamarg



Well-connected to outer ring-road and NH47



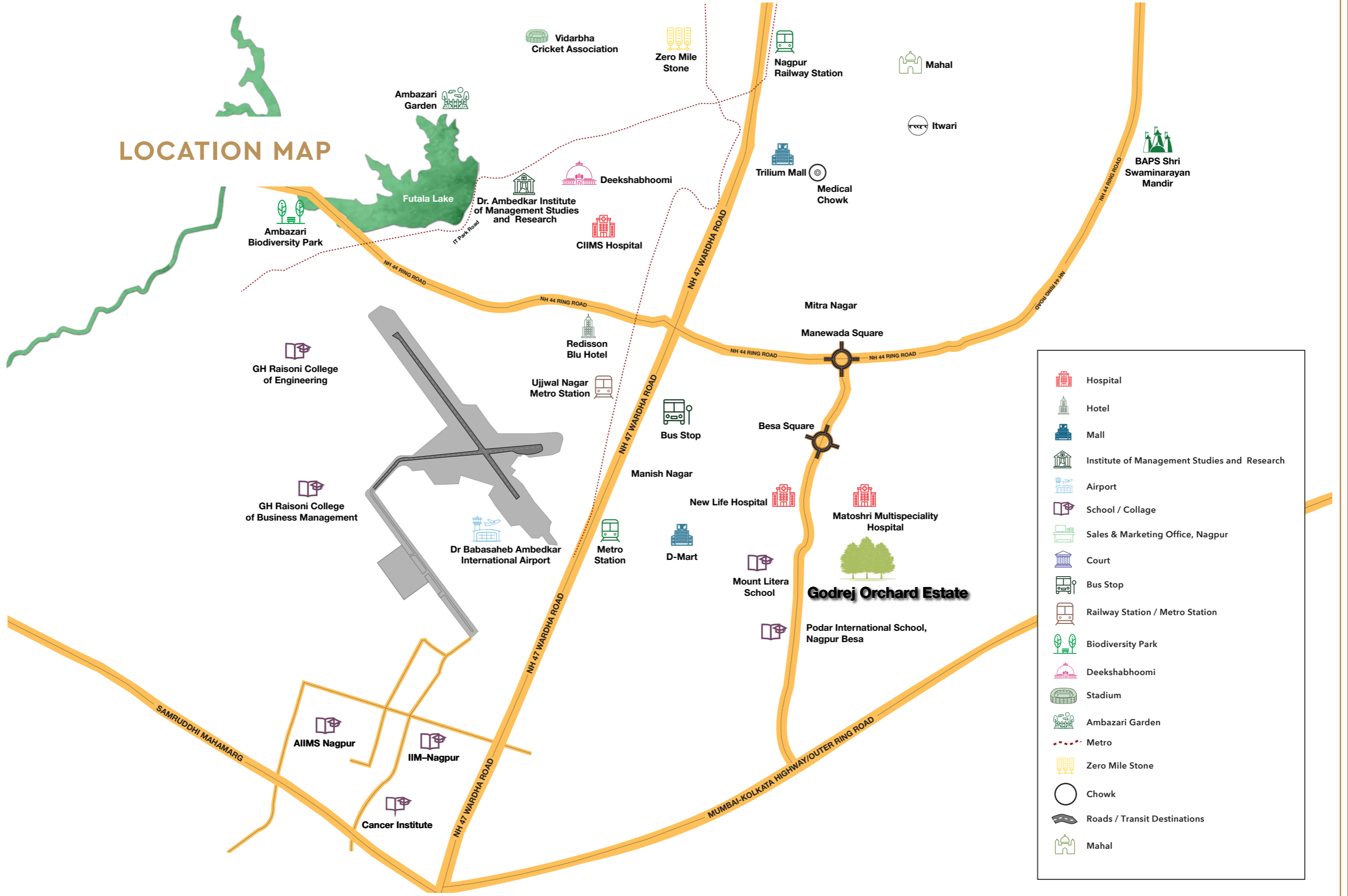
One of the fastest growing cities



Stock images is for representative purpose only.



# LOCATION MAP



	Hospital
	Hotel
	Mall
	Institute of Management Studies and Research
	Airport
	School / Collage
	Sales & Marketing Office, Nagpur
	Court
	Bus Stop
	Railway Station / Metro Station
	Biodiversity Park
	Deekshabhoomi
	Stadium
	Ambazari Garden
	Metro
	Zero Mile Stone
	Chowk
	Roads / Transit Destinations
	Mahal

# THE EVERGREEN EPICENTER

---



HOSPITALS



RETAIL AND HOTELS



BUSINESS PARKS



EDUCATIONAL INSTITUTIONS



UPCOMING INFRASTRUCTURE

## HOSPITALS

---

Sainath Hospital	600 m
Matoshree Multi-specialty Hospital	2.6 km
Krunal Hospital	3.9 km
KRIMS Hospital	4.4 km
Utkarsh Hospital	4.5 km
General Hospital	4.7 km
Keshav Hospital	5.1 km
Medipoint Hospital	5.3 km



## RETAIL AND HOTELS

Imperial Spice	450 m
Zesto Garden Family Restro	1.8 km
Kartik Supermart	2.6 km
Reliance Smart	2.8 km
Haldirams	2.8 km
Hotel M.D. Star	3.4 km
Purti Super Bazar	3.6 km
Happy Stay Inn Hotel	4.3 km
Rakshak Mart	4.4 km
Moonlight Garden Restro	4.5 km
Treebo Trip Hotel	4.8 km
Kirit Supermart	5.1 km
DMART	5.3 km
The Pride Hotel	6.4 km
Airport Center Point	7.0 km
Radisson Blu	8.3 km



## BUSINESS PARKS AND CORPORATES

---

IT Park, Subhash Nagar	11 km
Mihan SEZ	13 km
MIDC Higna	17 km
Butibori Industrial Area	20 km



## EDUCATIONAL INSTITUTIONS

Poddar International School	200 m
MKH Sancheti High School	700 m
Mt. Litera Zee School	1.8 km
Dadasaheb Balpande College	2.2 km
Renuka College	2.7 km
Royal Gondwana Public School	3.2 km
Schools Of Scholars	3.3 km
Chakrapani Mahavidyalaya	4.2 km
Achievers Pre-School	4.2 km
Pracharya Arunrao Kalode Mahavidyalaya	4.3 km
Kabira Convent and Junior College	4.5 km
The Achievers School	5.8 km

## A DISTINGUISHED LIFESTYLE. A BUZZING LOCATION.

With impeccable social infrastructure and accessibility, the future of Besa, the locality in Nagpur, comes with a promise of tremendous growth and development.



MAJOR CONNECTIVITY TO  
SAMRUDDHI MAHAMARG



THE UPCOMING DEVELOPMENT  
OF RESIDENTIAL HUB



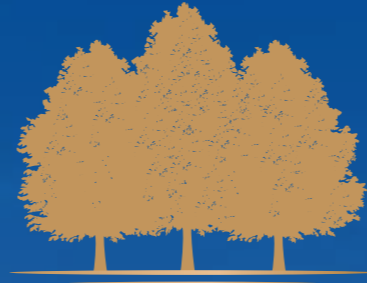
STRATEGICALLY LOCATED IN THE VICINITY  
TO WARDHA-CHANDRAPUR HIGHWAY



CONNECTIVITY TO NAGPUR BY  
NH53 BY BHANDARA



EASY CONNECTIVITY TO OUTER  
RING-ROAD (MUMBAI-KOLKATA HIGHWAY)



**PRESENTING THE FIRST-EVER PLOTTED DEVELOPMENT  
IN NAGPUR BY GODREJ PROPERTIES.**

---



*Welcome to*

---

**GODREJ ORCHARD ESTATE™  
BESA, NAGPUR**

**YOUR DREAM LIVING EXPERIENCE IS NOW A BEAUTIFUL  
REALITY WITH BESA, NAGPUR'S FIRST-EVER PLOTTED DEVELOPMENT.**



40+ CLUB CLASS AMENITIES<sup>^</sup>



ONE FRUIT TREE  
PER PLOT



~2.03 HECTARE OF DEDICATED  
GREEN & OPEN SPACES



ENTRY FROM 24M DP ROAD



~0.40 HECTARE OF ORCHARD  
GREENS



MACHAN,  
GAZEBOS & FOREST<sup>^</sup> SIT-OUTS

<sup>^</sup>subject to approval from appropriate authority

## BESPOKE CARE FOR ALL YOUR NEEDS.

Indulge in blissful conversations with 2700+ trees and soothe your senses with a host of amenities.



## RELIVE YOUR MOST CHERISHED CHILDHOOD MEMORIES.

---

Enjoy a living that's reminiscent of your fond childhood memories of playing around trees. At Godrej Orchard Estate, you can plant your own tree, watch it grow and bloom, much like a metaphor to the wonderful future you are about to experience here.



## 40+ CLUB CLASS AMENITIES<sup>^</sup>, INFINITE DELIGHT.

Revel in the finest amenities spread across ~0.41 hectare that promise delight for folks across all ages.  
Enjoy your leisure time as you cherish every amazing moment.



<sup>^</sup>subject to approval from appropriate authority

Artist's impression. Not an actual site photograph.

WATCH YOUR LITTLE ONES MAKE THE MERRIEST MOMENTS.



SYLVAN GREEN  
ARCHERY



KIDS PLAY  
AREA



BOX  
CRICKET



MACHAN



RECREATIONAL  
AREA



INDOOR  
BADMINTON  
COURTS



INDOOR  
GAMES



DIGITAL GAMING  
ZONE

# UNWIND IN ACTIVITIES THAT CALM AND DELIGHT YOUR MIND AND SPIRIT.



RECREATIONAL GARDEN



CAMP FIRE WITH JUICE BAR



BARBEQUE ARENA



SWIMMING POOL WITH DECK



MULTI PLAY COURT



WALL CLIMB



OUTDOOR GYM



JOGGING / WALKING TRACK



BANQUET HALL



GYMNASIUM



MINI THEATRE

**CELEBRATE YOUR GOLDEN YEARS ENJOYING  
YOUR FAVOURITE ACTIVITY.**



**FRUIT ORCHARD -  
50+ RETAINED  
TREES**



**SYLVAN GREEN  
SIT OUT**



**GAZEBOS  
NEAR FRUIT  
ORCHARD**



**OUTDOOR SENIOR  
CITIZEN CORNER**



**JOGGING /  
WALKING  
TRACK**



**COMMUNITY  
MARKET ZONE**



**GOLF PUTTING  
AREA**



**ORGANIC FARMING  
AREA**



**BOTANICAL  
GARDEN**



**A GRAND ENTRANCE FROM A 24M ROAD  
WELCOMES YOU TO YOUR DREAM HAVEN.**

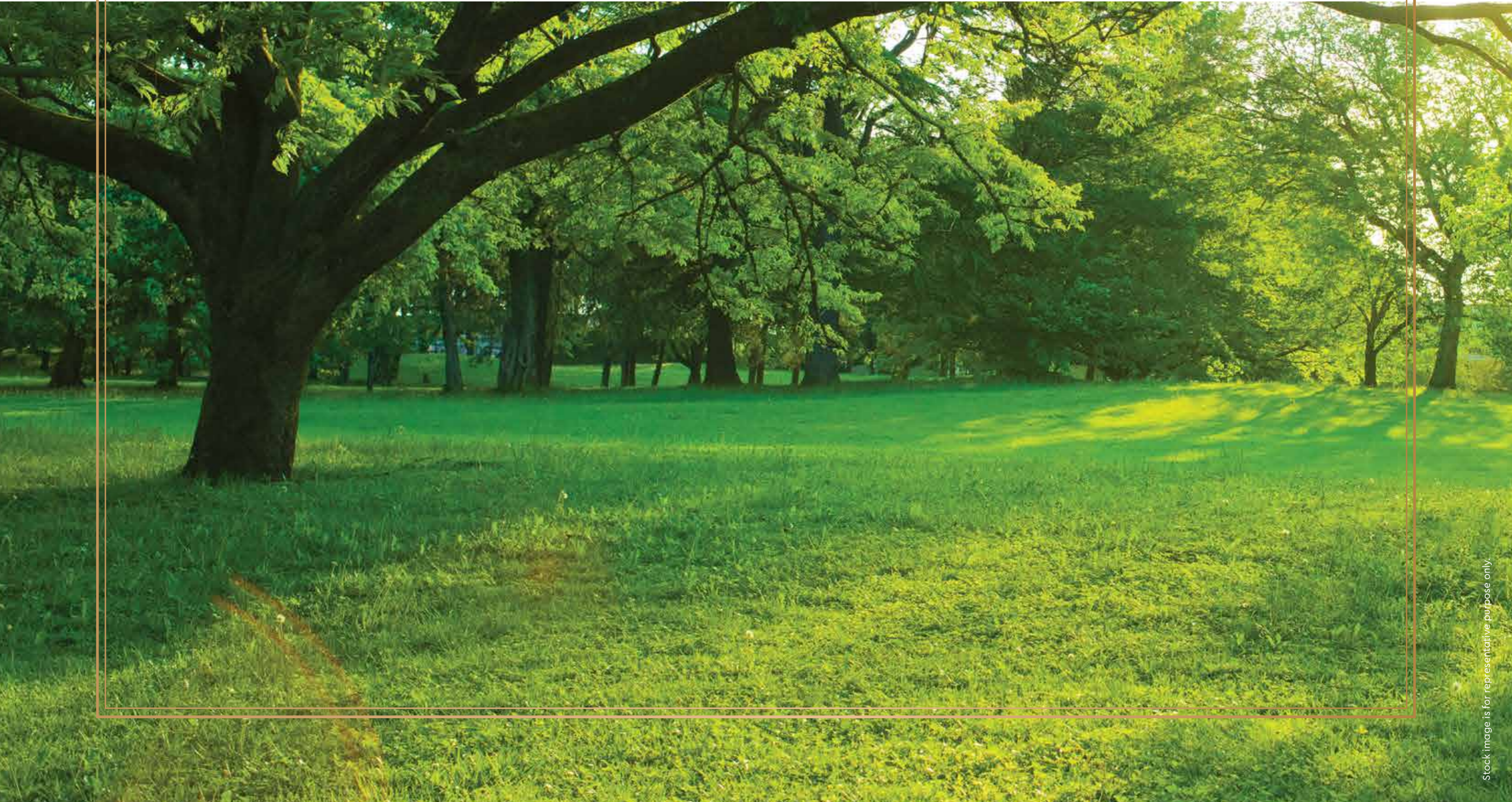
---



## YOUR LIFETIME HAVEN OF BLISS.

---

An indulgent lifestyle marked with state-of-the-art amenities awaits your arrival.



# MASTER LAYOUT PLAN



This is an indicative plan, subject to final approval from appropriate authority

- CLUB ORCHARD
- CLUB ESTATE
- HAMLET GREENS
- ISLAND GREENS
- 24 M WIDE ROAD
- 18 M WIDE ROAD
- 15 M WIDE ROAD
- 12 M WIDE ROAD
- 9 M WIDE ROAD
- COMMERCIAL / PRESIDENTIAL PLOT
- MIXED-USE PLOTS
- INDEPENDENT
- TWIN BUNGLOWS
- ROW HOUSE



This is an indicative plan, subject to final approval from appropriate authority

# ADORNING THE STREETS WITH RUSTIC IDENTITIES.



BOTH SIDES  
WALKWAYS



STREET  
ZONING



FLOWER-ADORNED  
AVENUES



RUSTIC PAVEMENT  
PATTERN



CYCLING  
TRACKS



SIT-OUT  
AREAS

## PRESIDENTIAL BOULEVARD – 18M WIDE ENTRANCE ROAD.

---



## Features

- Celebrated Prime Access road, with great connectivity.
- Four vehicular lanes with a central median.
- Both side walkways with distinct paving patterns.
- Abound by lush green avenues.
- Vibrant shrub beds.
- The Median Street lights, landscape poles lights, bollards, along walkways.

**Trees & Shrubs :-** Spathodia Campanulate, Sweitenia Mahagony, Azadirachta Indica, Albizia Lebbeck, Schleicheria Oleosa, Madhuca Indica, Citrus Sinensis, Tabernaemontana Coronaria Variegated, Carissa Carandas, Alternanthera B. Red, Alternanthera B. White, Bougainvillea Torchglow



## WESTERN, CENTRAL & EASTERN BOULEVARD - 15M MAIN ROADS.

---





## Features

- Celebrated Prime Access road, with great connectivity.
- Four vehicular lanes with a central median.
- Both side walkways with distinct paving patterns.
- Abound by lush green avenues.
- Vibrant shrub beds.
- The Median Street lights, landscape poles lights, bollards, along walkways.

**Trees & Shrubs :-** Spathodia Campanulate, Sweitenia Mahagony, Azadirachta Indica, Albizia Lebbeck, Schlechera Oleosa, Madhuca Indica, Citrus Sinensis, Pennisetum Foxtrot, Setcreasea Purpurea, Vinca Rosea, Vinca Rosea Alba, Cuphea Hyssopifolia Purple, Cuphea Hyssopifolia White, Agave Attenuate, Agave Angustifolia Variegated, Pennisetum Rubra, Schefflera Arbonicola Variegated, Phyllanthus Nivosus Compacta, Verbena Tenera (Purple + White)



**GARDEN/PARK AVENUE ROADS.  
9M/12M STREET ROAD.**

---



## Features 9M

- Roads connecting internal streets to the garden
- Oneside walkways
- Paved roads
- Medicinal medium-sized tree avenues
- Flowering trees near plots
- Signage nodes

## Features 12M

- Roads to mixed used plots
- Vibrant shrub beds
- Side walkways
- Two vehicular lanes
- Lush green avenues
- Street lights, landscape pole lights, bollards, along walkways

**Trees & Shrubs :-** Spathodia Campanulate, Sweitenia Mahagony, Azadirachta Indica, Albizia Lebbeck, Schlechera Oleosa, Madhuca Indica, Citrus Sinensis, Tabernaemontana Coronaria Variegated, Carissa Carandas, Altemanthera B. Red, Altemanthera B. White, Plumbago Auriculata, Phyllanthus Nivosus Compacta, Verbena Tenera ( Purple + White), Pongamia Pinnata, Phyllanthus Emblica, Bauhinia Blackeana, Millingtomia Hortemsis, Michelia Champaka, Cafi Cassia Fistula, Mimusops Elengi

## THOUGHTFULLY-PLANNED PLOTTED DEVELOPMENT



Attractive plot size ranges  
111.48 - 185.8+ M<sup>2</sup>



Freedom of construction as per  
Govt. Bylaws / Guidelines



Provision of electricity and waterline provided



Maximum basic FSI allowed - 1.1

Stock images is for representative purpose only.

## PLOT SIZE RANGES

### Plot Size Range in Sq.Ft.

---

1200 to 1499

---

1500 to 1799

---

1800 to 1999

---

2000 to 2500

---

Mix-use Plots

---

Commercial Plots

## PAYMENT PLAN

Milestone	%
Booking Amount	5.50%
Within 12 Days of booking	4.40%
<b>SDR Payment</b>	
On Agreement For Sale (AFS)	10.10%
On Completion of Internal Roads or 01-Jun-2023 whichever is later	25.00%
On Completion of STP or 01-Sep-2023 whichever is later	20.00%
On 01-Nov-2023	20.00%
On Intimation of Possession	15.00%
Total	100.00%

## RTGS DETAILS

Sr. No	Account Name	Account Number	Name of Bank	IFS Code	SWIFT Code	Bank Branch
01	Godrej Properties Godrej Orchard Collection A/C	922020051615070	Axis Bank	UTIB0000048	AXISINBB048	Axis Bank Ltd, M.g. House, Rabindranath Tagore Road, Besides Board Office, Civil Lines, Nagpur-440001.

# 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 :  
**P50500048466**

Project: **Godrej Orchard Estate** , Plot Bearing / CTS / Survey / Final Plot No.: **19/1/A, 19/1/B, 19/8, 19/9, 19/10, 19/11** at  
**Besa, Nagpur (Rural), Nagpur, 440034;**

1. **Godrej Properties Limited** 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 (l) 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 **03/01/2023** and ending with **31/12/2024** 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

3. 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.

Signature valid



Dated: **03/01/2023**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



SCAN TO VIEW COLLATERALS



The project registered as Godrej Orchard Estate bearing RERA Registration No. P50500048466 available at <https://mahareg.mahaonline.gov.in>, Building Plan No. Plot Bearing / CTS / Survey / Final Plot No.: 19/1/A, 19/1/B, 19/8, 19/9, 19/10, 19/11 at Besa, Nagpur (Rural), Nagpur, 440034 dated January 03, 2023, Tentative Layout Approval No. 7869 dated 23/11/2022

Site Office: Godrej Orchard Estate, Godrej Properties Ltd., Besa - Ghogli Road, Nr. Podar International School, Ghogli, Nagpur - 440034

^The open spaces, amenities, etc., in the project shall be in accordance with the tentative layout approval no. 7869 dated 23rd November, 2022 and all other approvals from competent authority. The Developer intends to construct a Club House or an equivalent structure and the same is subject to approval from the appropriate authority.

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](http://www.godrejproperties.com) Please do not rely on the information provided on any other website.