

Godrej Prakriti

Godrej

PROPERTIES

Nature's pristine beauty

Branded homes from the Godrej Group

Modern spaces offering excellent value

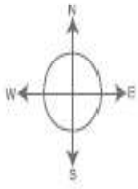
Easy accessibility by bus, train and proposed Metro

Reputed schools, hospitals and shopping areas in the vicinity

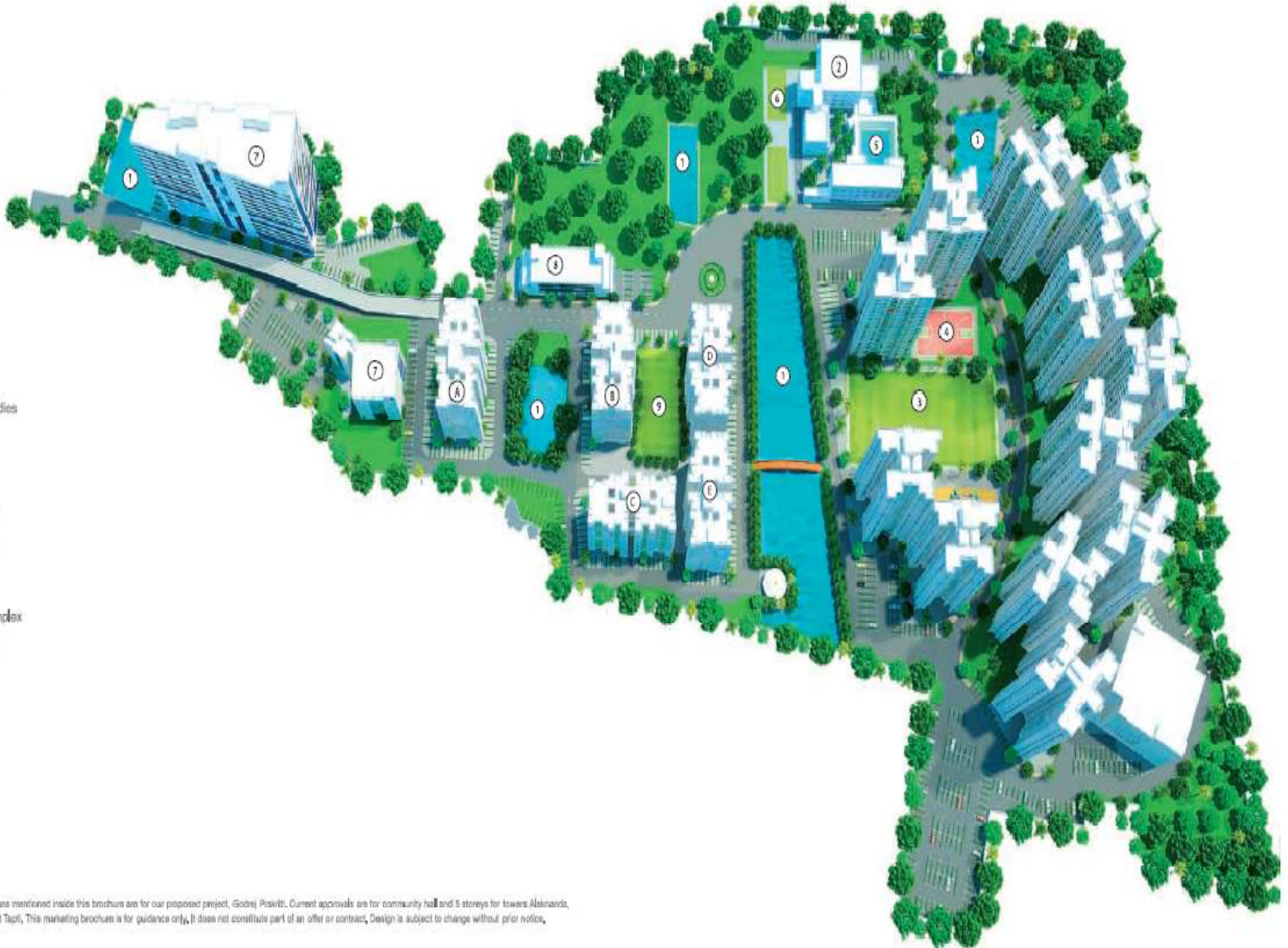
Quality construction by Larsen & Toubro

**Godrej
Prakriti**





- 1 - Natural waterbodies
- 2 - Clubhouse
- 3 - Football field
- 4 - Basketball court
- 5 - Swimming pool
- 6 - Tennis court
- 7 - Commercial complex
- 8 - Community hall
- 9 - Playground
- A - Alaknanda
- B - Ganga
- C - Kaveri
- D - Shipra
- E - Tapli



All the information and plans mentioned inside this brochure are for our proposed project, Godrej Pratik. Current approvals are for community hall and 5 storeys for towers Alaknanda, Ganga, Kaveri, Shipra and Tapli. 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.



Comfortable homes

Godrej Prakriti offers the finest facilities along with modern amenities to give you the ideal living space. Enjoy the best of modern living while still being close to nature.

Godrej Prakriti has been designed so that every apartment is well-ventilated, with natural light streaming into every room.

You can choose from garden-facing, water-facing or road-facing 2 BHK, 2 BHK with study, 3 BHK and 4 BHK duplex apartments to complement your lifestyle.



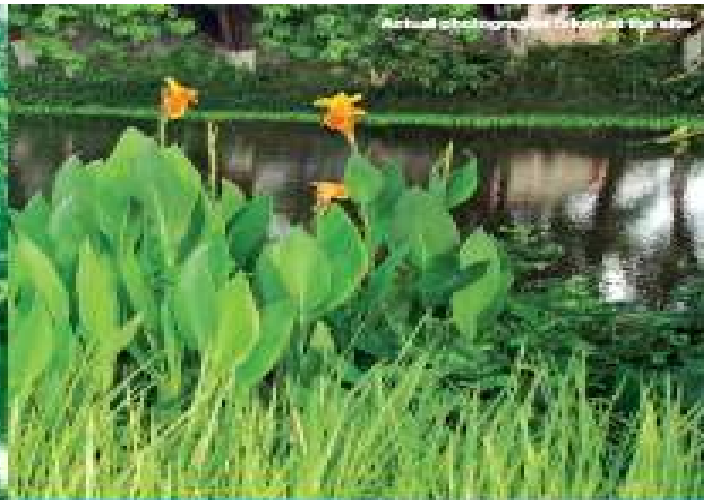
Modern amenities

Godrej Prakriti is a place that enables you to live life to the fullest. After all, that is what you deserve. To make it possible we have planned some of the most modern amenities within the complex. Like a playground for football and cricket, a community hall with indoor games, a party hall, guest rooms and a proposed clubhouse with a swimming pool, gymnasium, tennis court, library and restaurant.



Close to nature

Unlike residential developments that disrupt the local environment, Godrej Prakriti embraces nature. The property is adorned with lush greenery and well-conserved water bodies. The Hooghly River's presence just a few minutes away further enhances the feeling of being close to nature.



Well connected

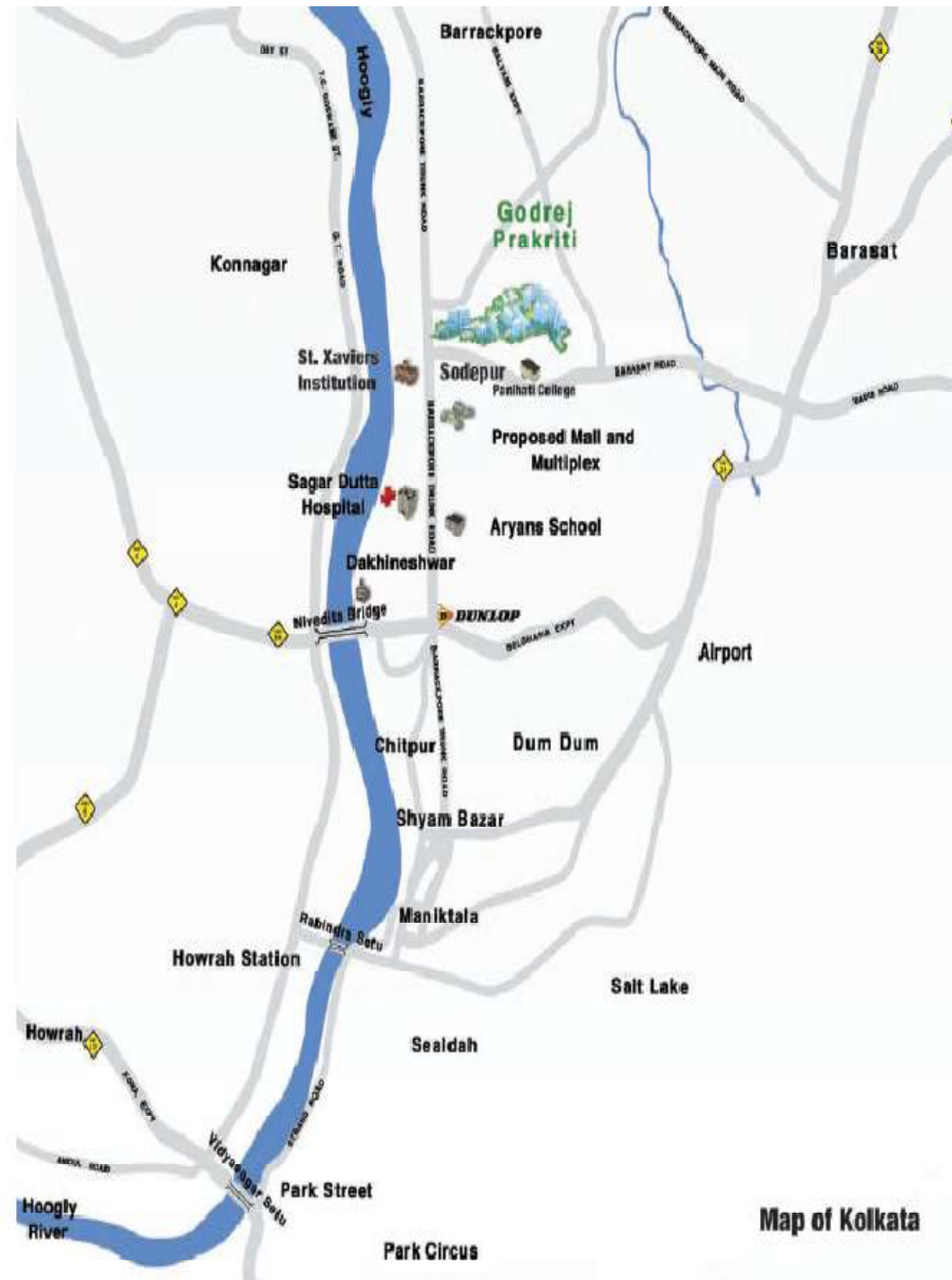
Godrej Prakriti is conveniently located on BT Road. When you are at Godrej Prakriti, travelling will be the least of your worries. The closest bus stop, railway station, auto rickshaw and taxi stand are all within walking distance.

The Netaji Subhas International Airport is a smooth 25-minute drive through the Belgharia Expressway, and the new Eastern Railway Terminus at Chitpur is 13 kilometres from the site.

And that is not all. The proposed Metro Railway extension from Joka to Barrackpore, as well as the recently proposed Light Rail Transport will be in close proximity. Sodepur market is less than a kilometre away.

A strong social infrastructure is already in place. Good English medium schools such as St Xavier's Institution, Adamas International and Aryan's fall within a 3 km radius.

Landmarks:	Approx. distance:
Sodepur	0.9 km
Dunlop Crossing	6.4 kms
Sodepur Station	1.6 kms
Chitpur Terminus	13 kms
International Airport	15.3 kms
Kalyani Expressway	3.8 kms
Durgapur Expressway (NH 2)	14 kms
Bombay Road (NH 6)	13.5 kms
Hoogly River	1 km
Salt Lake Sector V/ Rajarhat	19 kms
Park Street	18 kms
Sagar Dutta Hospital	4.5 kms



Map of Kolkata

Vibrant Kolkata

The city of joy and love, grandeur and glory, Kolkata is full of life. Set on the banks of the river Hooghly, it is one of the biggest metropolitan cities in India. Kolkata is the home of Bengalis - sports enthusiasts, intellectuals, leaders, romantics and food-lovers. The city's imperial monuments and strong cultural flavours are sure to leave visitors charmed. The variety of its festivals, the most colourful among them - the famous Durga Puja, lends the city an air of excitement. With

support from the public and private sector, there has been strong emphasis on development of the city in the recent past. The government has given active support to the IT industry, and with the growth of Sector V in Salt Lake and of Rajarhat, large IT/ITES businesses have set up campuses and premium offices in the city.

The development of the road network has made other important towns in the state easily accessible from Kolkata.



Godrej Properties

Godrej Properties Limited (GPL) was established in 1990 as a premier real estate development company within the Godrej Group of businesses, and has since developed a strong national presence with projects currently underway in 10 cities across India. Since 1897, customers have trusted Godrej to deliver innovation and excellence in a broad variety of fields. GPL brings the Group philosophy to the real estate industry by continually raising its performance and thereby remaining the most professional, reliable, and accomplished property developer in the country. GPL consistently delivers everything it promises - good value, prime locations, excellent construction and efficient support.

- Professional, Reliable, Accomplished
- India's first ISO certified real estate developer
- Prime locations and good value
- Excellent construction and efficient support
- Collaboration with outstanding associates

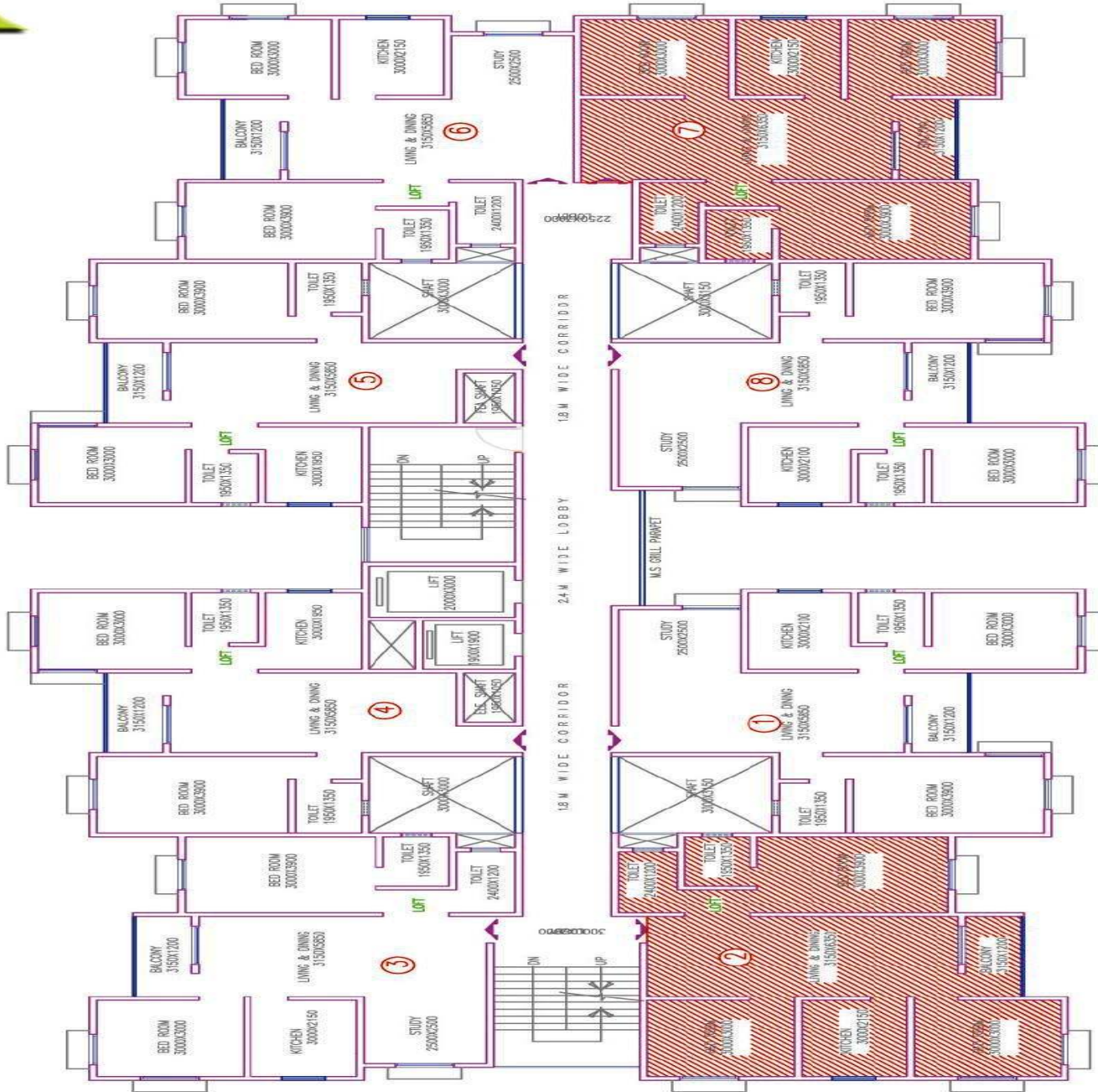
GPL is firmly committed to providing excellence in everything it does.

The management takes this promise seriously and this drives the organization at all stages of operations. GPL looks to select only the best possible locations for development. Once a location has been identified as a potential development opportunity, GPL works with only the best architects, contractors, and project managers to bring the project to life. GPL sets the highest standards in everything it does; all the systems, infrastructure and engineering employed by the organization are calibrated to match the best available. The company is led by a team of highly qualified managers with years of experience in the real estate industry.

GPL has completed several landmark projects and is currently developing significant projects in Mumbai, Pune, Bangalore, Kolkata, Ahmedabad, Chandigarh, Mangalore, Hyderabad, Chennai and Kochi. The company believes in constant improvement and sees enormous opportunities for growth in the coming years.



Godrej Prakriti

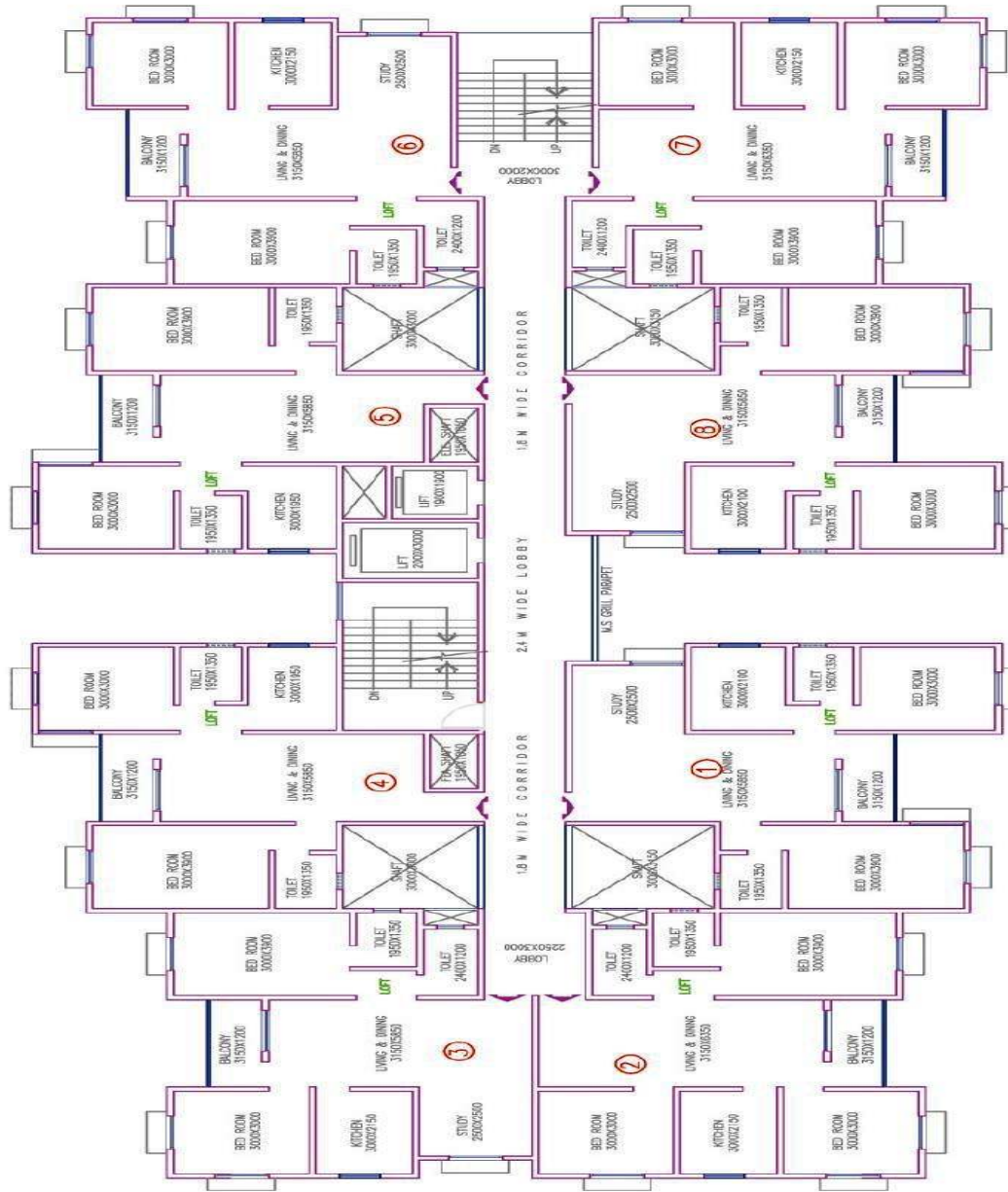


Tower Ganga

Small Waterbody

INFORMATION ONLY

GARDEN

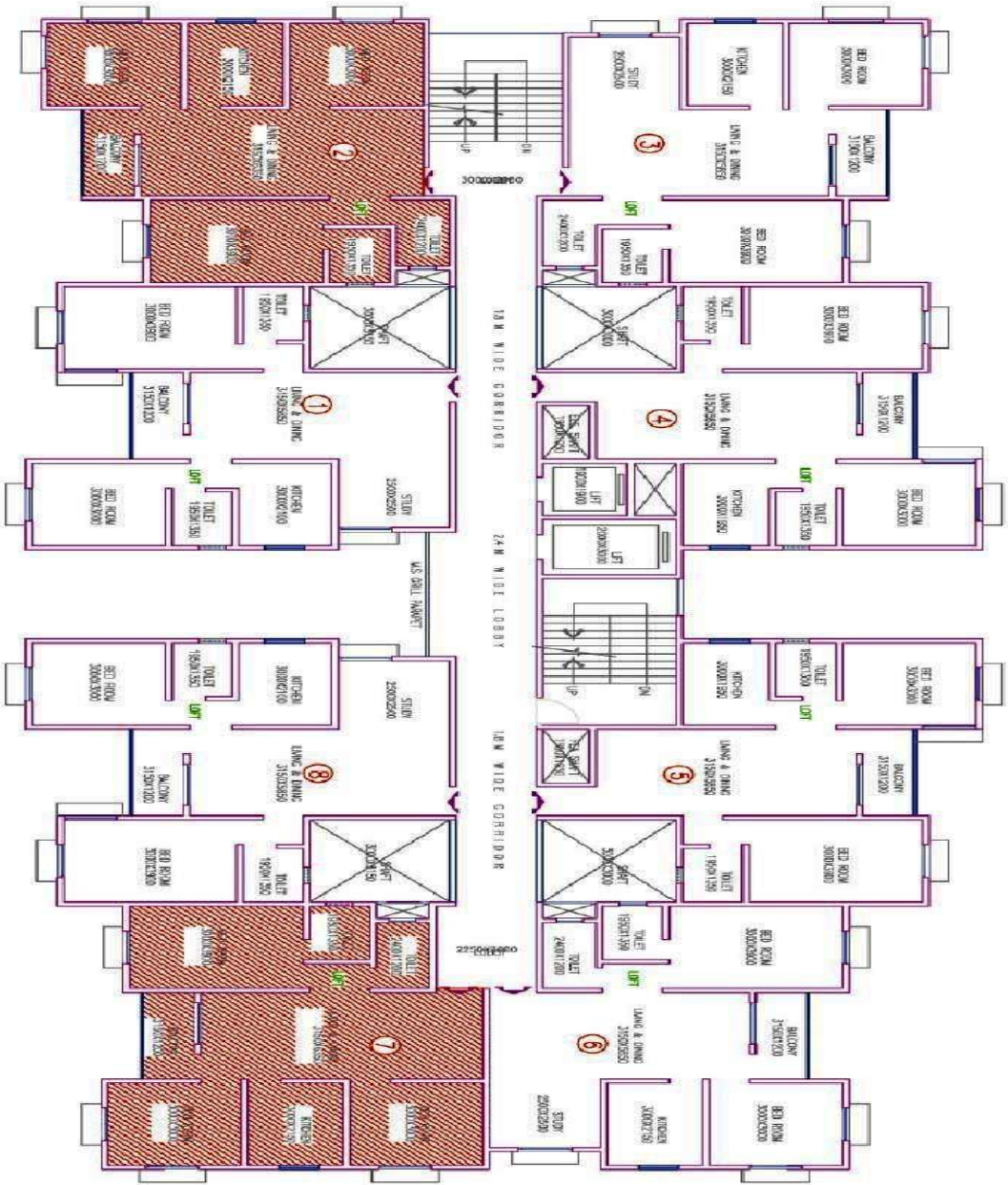


Entrance WATER FRONT

Tower Shipra Godrej Prakriti

Small Waterbody

Godrej Prakriti

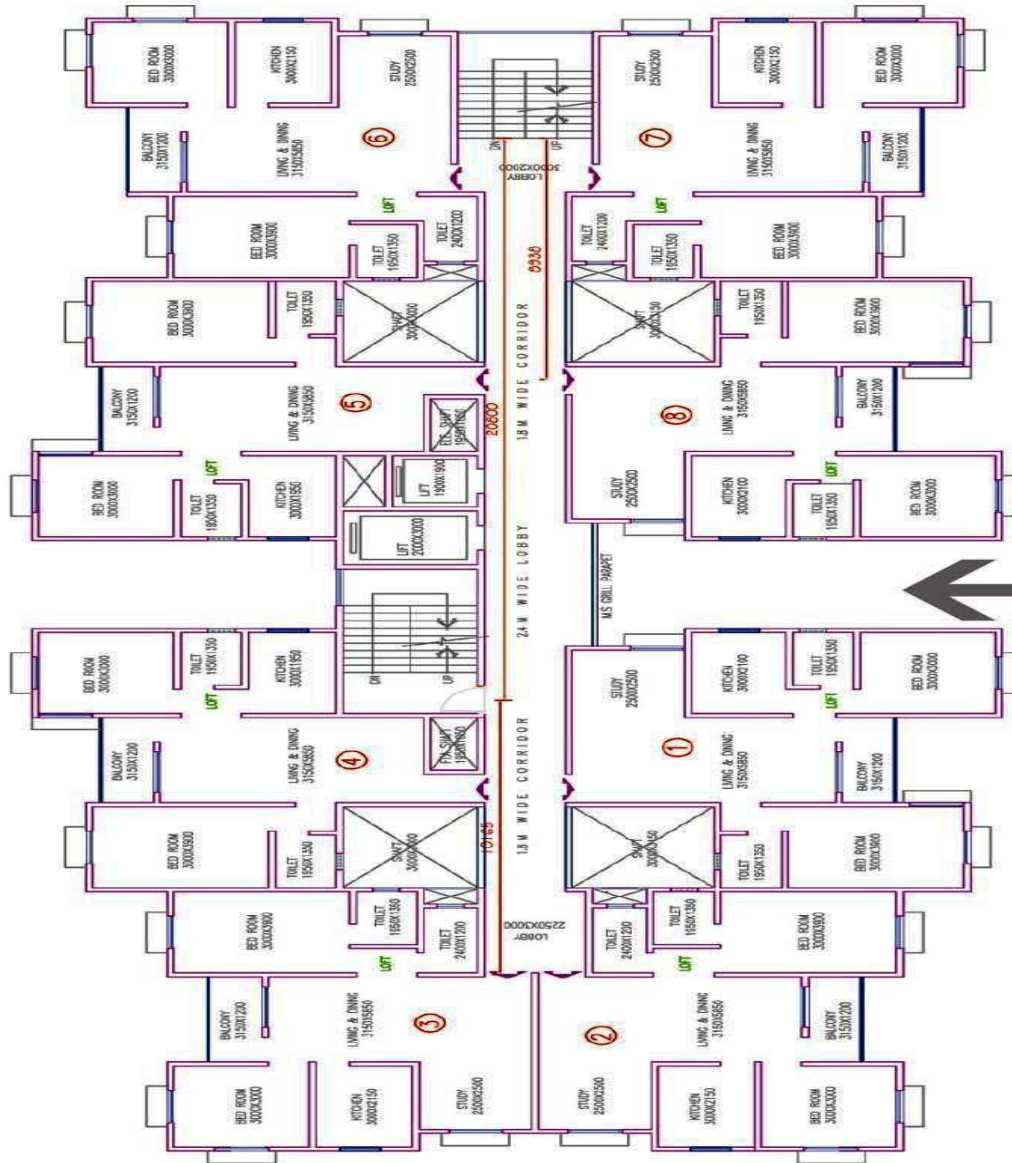


Tower Ganga



Godrej

Garden



Entrance

Tower Kaveri Godrej Prakriti

Detailed cost sheet of Godrej Prakriti-BT road, Kolkata

Type.	2 BHK	2 BHK + Study	2 BHK + Study
Area per sq.ft	929	992	1014
Basic Rate	1950	2050	2100
Basic Cost	1811550	2033600	2129400
(+) Other Charges:			
Community Hall Charges	75000	75000	75000
Car Park (Open)	125000	125000	125000
Maintenance Advance :			
*Rs 50 /- per sq.ft for Maintainence chargess	46450	49600	50700
*Rs 25/- per sq.ft As an Sinking Fund	23225	24800	25350
Legal Charges	6000	6000	6000
Society formation Charges	1000	1000	1000
Electricity Charges	35000	35000	35000
Total Cost of apartment	2123225	2350000	2447450

Preferential Location Charges (PLC)

Floor Rise	Rs 10/- per Sq. Ft.
South Facing	Rs 50/- per Sq. Ft.
Water Front	Rs 50/- per Sq. Ft.
Garden/Water Body	Rs 15/- per Sq. Ft.
Community Hall Charges (CH)	Rs 75000/- per unit
Open Car Park	Rs 125000/- per parking
Maintenance Advance	Rs 75/- per Sq. Ft.

Other Charges

Legal Charges	Rs 6000 per unit
Society formation Charges	Rs 1000 per unit
Electricity Charges	Rs 35000 per unit
Stamp Duty & Registration	As per actuals

§ 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 & Rs. 25 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. 50 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 actuals. Meter installation charges will be extra & to be paid as per actuals on Possession.

§ Parking: For all types of Apartments Parking is optional.

§ The above prices / payment plans are subject to revision / withdrawal at any time without notice at the sole discretion of the Company.

DOWN PAYMENT PLAN (Rebate 8.5 % on BSP + PLC + Parking)	
At Booking	: 10% of (BSP + PLC + Parking + CH)
On Issuance of Allotment Letter	: 85% of (BSP + PLC + Parking + CH)
On Notice of Possession	: 5% of (BSP + PLC + Parking + CH)

INSTALLMENT PAYMENT PLAN

Alaknanda / Ganga / Tapti	Kaveri / Shipra	Payment Breakup
At Booking	At Booking	10% of (BSP + PLC + Parking)
Within 30 days of booking	Within 30 days of booking	10% of (BSP + PLC + Parking)
On Completion of Piling	On Completion of Plinth	10% of (BSP + PLC + Parking)
Within 3 months of completion of Piling	On Completion of 5 th floor slab	10% of (BSP + PLC + Parking)
Within 6 months of completion of Piling	Within 4 months of completion of 5 th floor slab	11% of (BSP + PLC + Parking)
Within 9 months of completion of Piling	Within 8 months of completion of 5 th floor slab	11% of (BSP + PLC + Parking)
Within 12 months of completion of Piling	Within 12 months of completion of 5 th floor slab	11% of (BSP + PLC + Parking)
Within 15 months of completion of Piling	Within 16 months of completion of 5 th floor slab	11% of (BSP + PLC + Parking)

Within 18 months of completion of Piling	Within 20 months of completion of 5 th floor slab	11% of (BSP + PLC + Parking)
On notice of Possession	On notice of Possession	5% of (BSP + PLC + Parking + CH) + Other Charges &
		Maintenance Advance

BSP = Basic Sale Price

PLC = Preferential Location Charges / Floor rise

CH = Community Hall 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 Case of any further clarification, please feel free to contact us.

Visit us at www.affinityconsultant.com

Thanks & Regards,

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