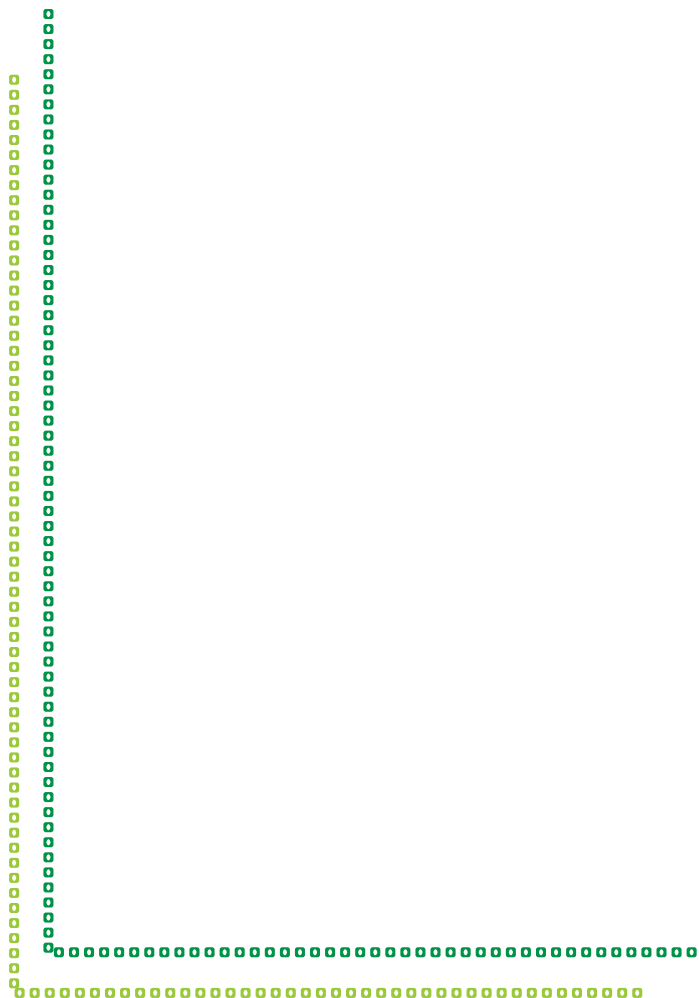




# VANAANGAN

GODREJ GARDEN CITY, AHMEDABAD





Indian Institute of Management, Ahmedabad



Adalaj Ni Vav



Sabarmati Ashram



International Kite Flying Festival, Sabarmati riverfront

Stock images for representative purpose only

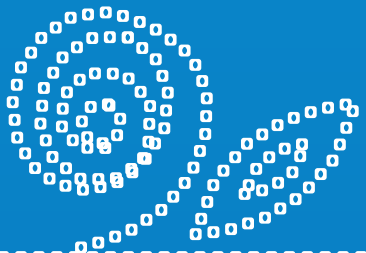
# AHMEDABAD

## THE CITY OF CELEBRATION AND SUCCESS

A vibrant city and a bustling metropolis, Ahmedabad has a charming character of its own. Large-scale investment and rapid infrastructure development from both the state and central governments, makes it an ideal location for investment. Ahmedabad is also India's first UNESCO World Heritage City<sup>#</sup> - it is preserving its heritage while building upon it. As the city's real estate market grows bigger in size with the demand of luxury housing, the investor-centric real estate market is also growing steadily. A rich list of educational institutes like the IIM, NID belong to the city, while corporates like Zydus, Cadilla Pharmaceuticals, Nirma, Arvind Mills etc. make it a destination of growing opportunities.

<sup>#</sup><https://www.thebetterindia.com/108053/ahmedabad-indias-first-unesco-recognised-world-heritage-city>





# GODREJ GARDEN CITY

A township that is home to much more than you ever imagined. A ready life that offers world-class infrastructure, facilities, and conveniences that are at your beck and call. With 100+ retail brands, 1800+ students at Global Indian International School, 28000+ square meters of parks & 13000+ trees, the township ensures that all your needs are addressed within walking distance of your home. Come home to an address ready to offer lifetime happiness to you & your loved ones, come home to Godrej Garden City.

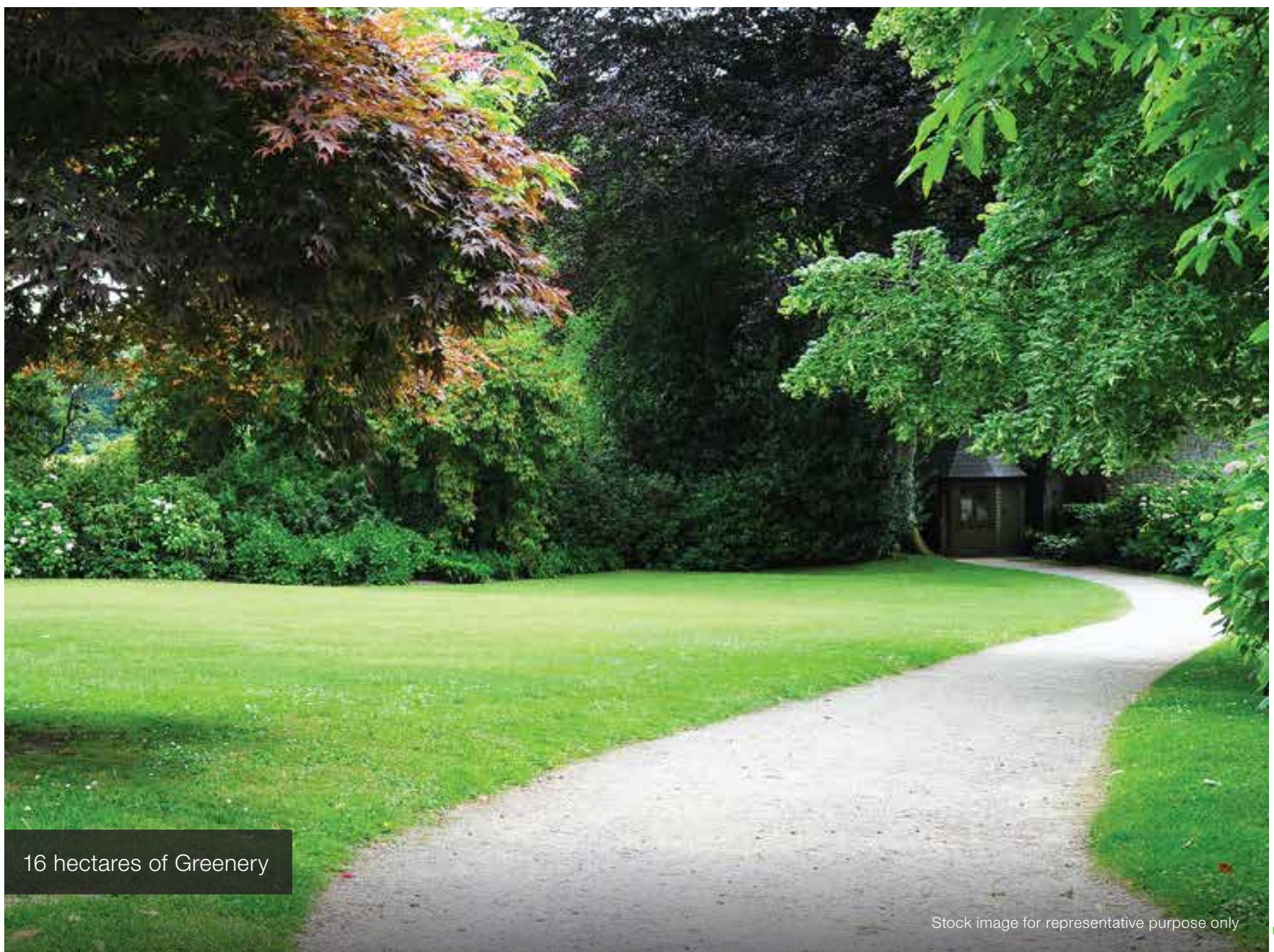






International School – CBSE Board

Actual photograph



16 hectares of Greenery

Stock image for representative purpose only







# CONVENIENCES



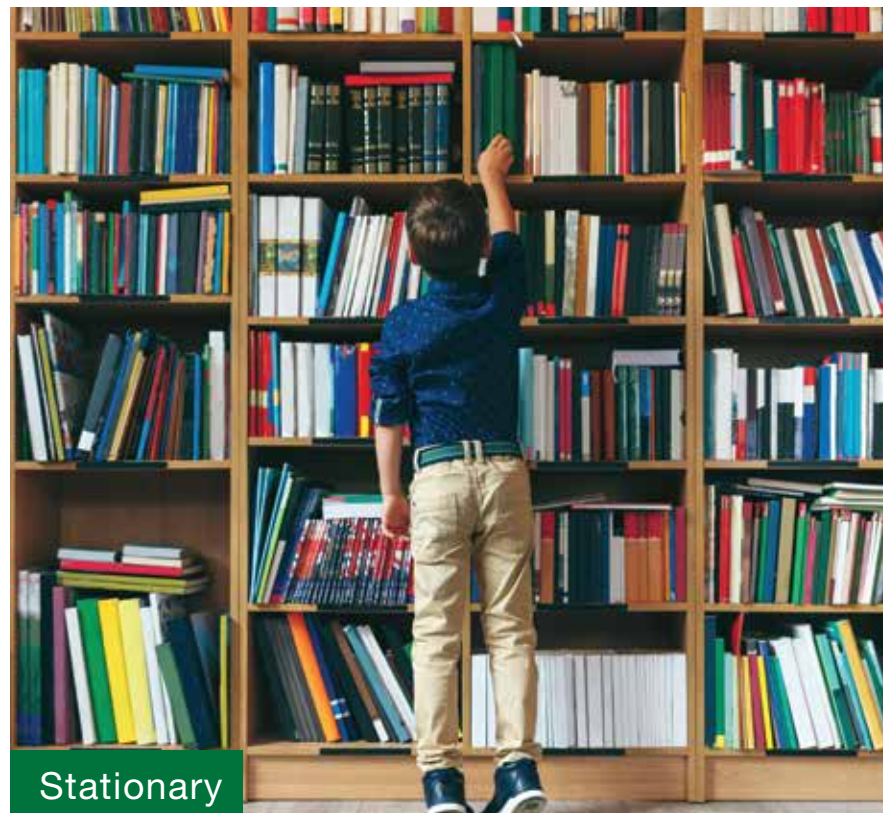
Super Market



ATM



Eatery



Stationary



Miniplex



Pharmacy

Stock images for representative purpose only







Existing Community of 5000+ Families

Stock image for representative purpose only



All Modes Of Local Conveyance Available\*

Actual photograph

\*AMTS bus services, Auto Riskshaw Stand, Cab services availability, Mybyk cycle services





# A JOURNEY THROUGH TIME, HOMES DELIVERED



ORCHARD



TIVOLI



CARMEL



VRINDAVAN

\*Actual photo of inauguration ceremony held on 16 Oct 2010.

2010



INAUGURATED BY NARENDRA MODI\*

2013

2014

2015



EDEN

2016

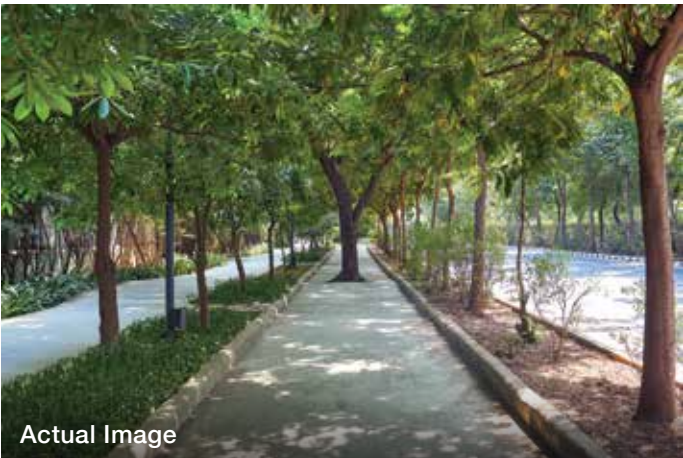
2017



PINECREST



# A JOURNEY THROUGH TIME, AMENITIES DELIVERED



Actual Image

CENTRAL BOULEVARD



Actual Image

CITY SQUARE RETAIL



Actual Image

NORTH PARK



Artist's impression

NORTH AVENUE

2011



Actual Image

GGC AVENUE

2013



Actual Image

GIIS

2014



Actual Image

SUNRISE PARK

2015



Actual Image

CLUB NORTH

2016

2017





# GREEN GLADES - OUR SUCCESSFUL LAUNCH OF 2018

One of the recent phases of Godrej Garden City - Green Glades - was launched successfully to an overwhelming response in December 2018. More than 500 families purchased their dream home in less than 3 months, making this the most successful launch in Ahmedabad city for the year 2018-19\*

\*Source: Propequity

Green Glades RERA Registration no. PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA04138/271118/ available at <https://gujrera.gujarat.gov.in>



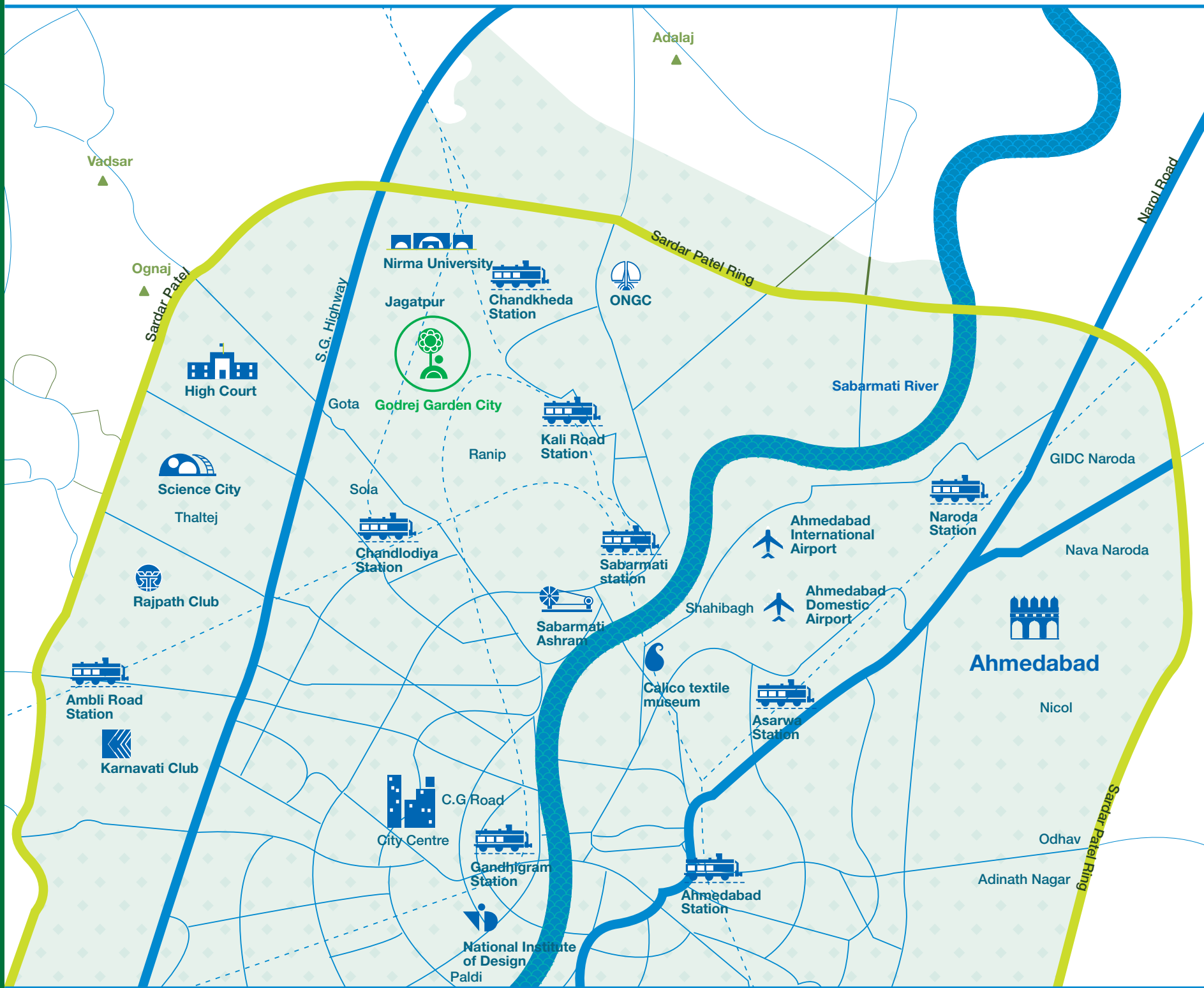


## VANANTA - OUR BLOCKBUSTER LAUNCH OF 2019

Following the staggering success of Green Glades, we launched Vananta in September 2019 and history repeated itself. Within less than 6 months, the entire inventory of 448 units was sold out.



# LOCATION MAP



Not to scale. | Source: Google Maps



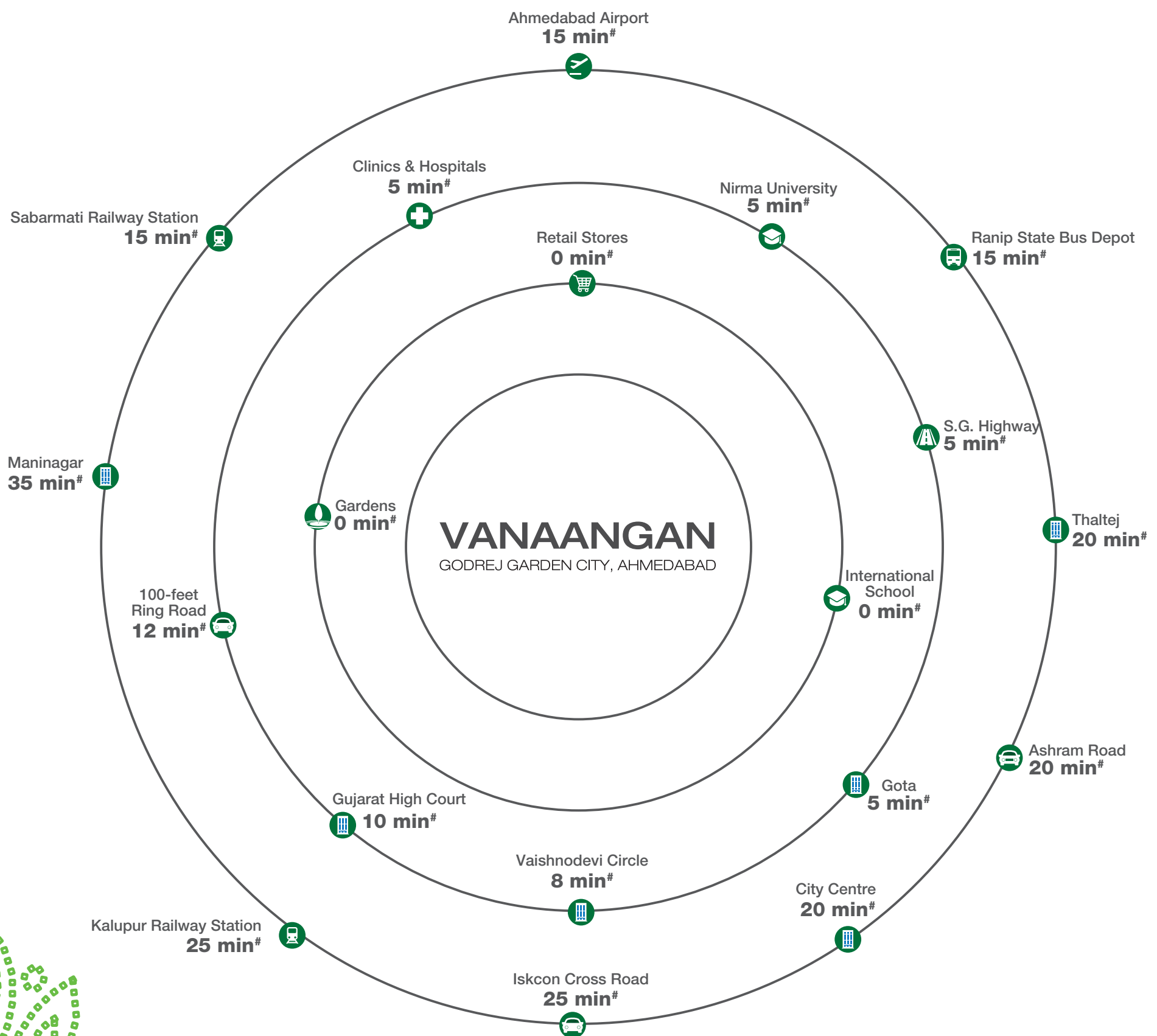
# TOWNSHIP MASTERPLAN

## VANAANGAN





# WHERE EVERYTHING IS WITHIN YOUR REACH



<sup>#</sup>Approximate drive time as per google map during normal traffic conditions.





# SOCIAL INFRASTRUCTURE

Stock image for representative purpose only



## HOSPITALS

• Lifeline Hospital	4 Min*
• KD Hospital	7 Min*
• Zydus Hospital	15 Min*
• CIMS Hospital	15 Min*



## SCHOOLS

• Global Indian International School	0 Min*
• Nirma Vidyavihar	4 Min*
• Kidzee	5 Min*
• Hiramani School	7 Min*





## LEISURE & RECREATION

---

- |                      |         |
|----------------------|---------|
| • Adalaj Ni Vav      | 15 Min* |
| • PVR Ranip          | 13 Min* |
| • Ahmedabad One Mall | 24 Min* |
| • Law Garden         | 25 Min* |



## COLLEGES

---

- |   |         |
|---|---------|
| • Nirma University                                  | 4 Min*  |
| • Ahmedabad Institute of Technology                 | 9 Min*  |
| • Silver Oaks College of Engineering and Technology | 12 Min* |
| • IIM Ahmedabad                                     | 24 Min* |



## TRAVEL

---

- |  |         |
|--|---------|
| • Sabarmati Junction                             | 13 Min* |
| • Sardar Vallabhbhai Patel International Airport | 22 Min* |
| • Kalupur Railway Station                        | 28 Min* |
| • Gita Mandir Bus Services                       | 29 Min* |

Source: Google Maps.  
Drive time basis normal traffic conditions.





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# TOWNSHIP LIVING NOW WITHIN YOUR REACH

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INTRODUCING  
**1 BHK AND STUDIO APARTMENTS**

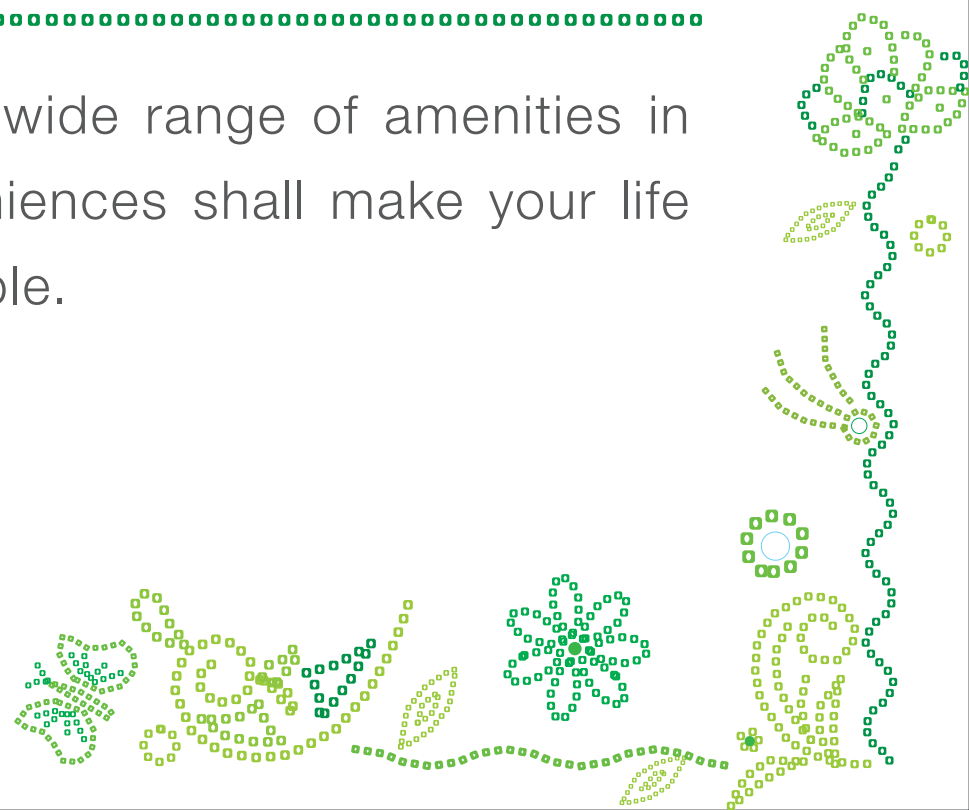




# VIBRANT LIVING NOW WITHIN YOUR REACH



Relax, Revive and Rejuvenate with the wide range of amenities in offer for you. This new world of conveniences shall make your life more comfortable.







Multipurpose Hall



Games Room



Gymnasium



Children Play Area



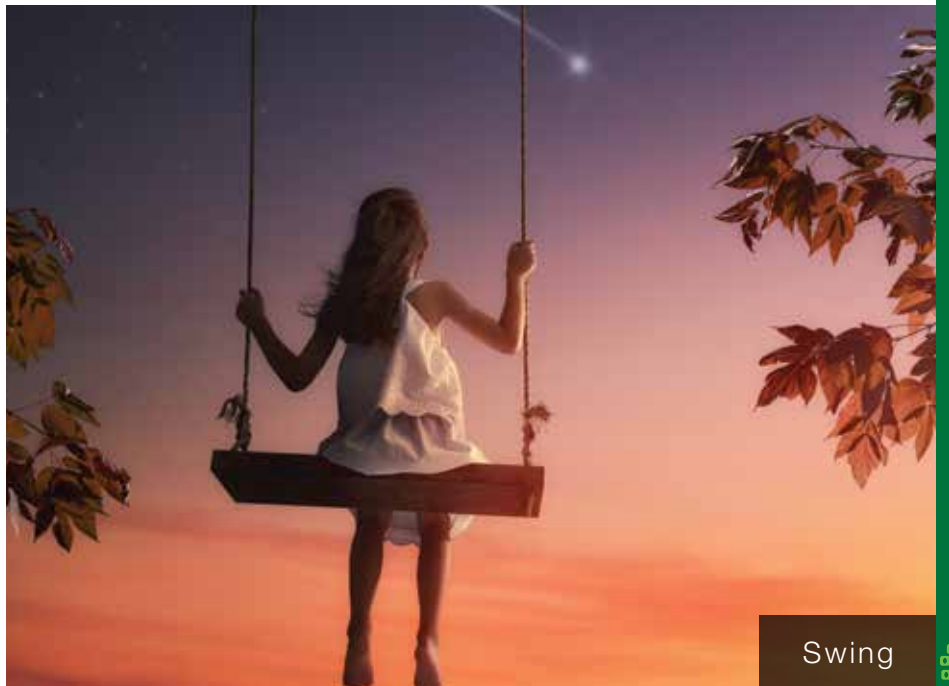
Retail Plaza



Senior Citizen Zone



Double Basement Car Park



Swing



[illegible]



# GROUND LEVEL MLP



## LEGEND

- |  |                              |
|--|------------------------------|
| 1. MULTIPURPOSE HALL                                   | 8. SIT OUTS                  |
| 2. GAMES ROOM<br>- TABLE TENNIS<br>- CARROM<br>- CHESS | 9. LAWN                      |
| 3. GYMNASIUM   | 10. PET ZONE                 |
| 4. SENIOR CITIZEN ZONE                                 | 11. COMMON TOILET FOR RETAIL |
| 5. CHILDREN PLAY AREA                                  | 12. ACTIVITY ROOM            |
| 6. YOGA LAWN   | 13. SERVICE AREA             |
| 7. SWING AREA  | 14. SOCIETY ROOM             |
|  | 15. RETAIL PLAZA             |
|  | 16. VISTOR PARKING           |



# TYPICAL FLOOR PLAN



WING A: 1BHK



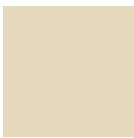
WING B: STUDIO



# TYPICAL FLOOR PLAN



WING A: 1BHK



WING B: STUDIO



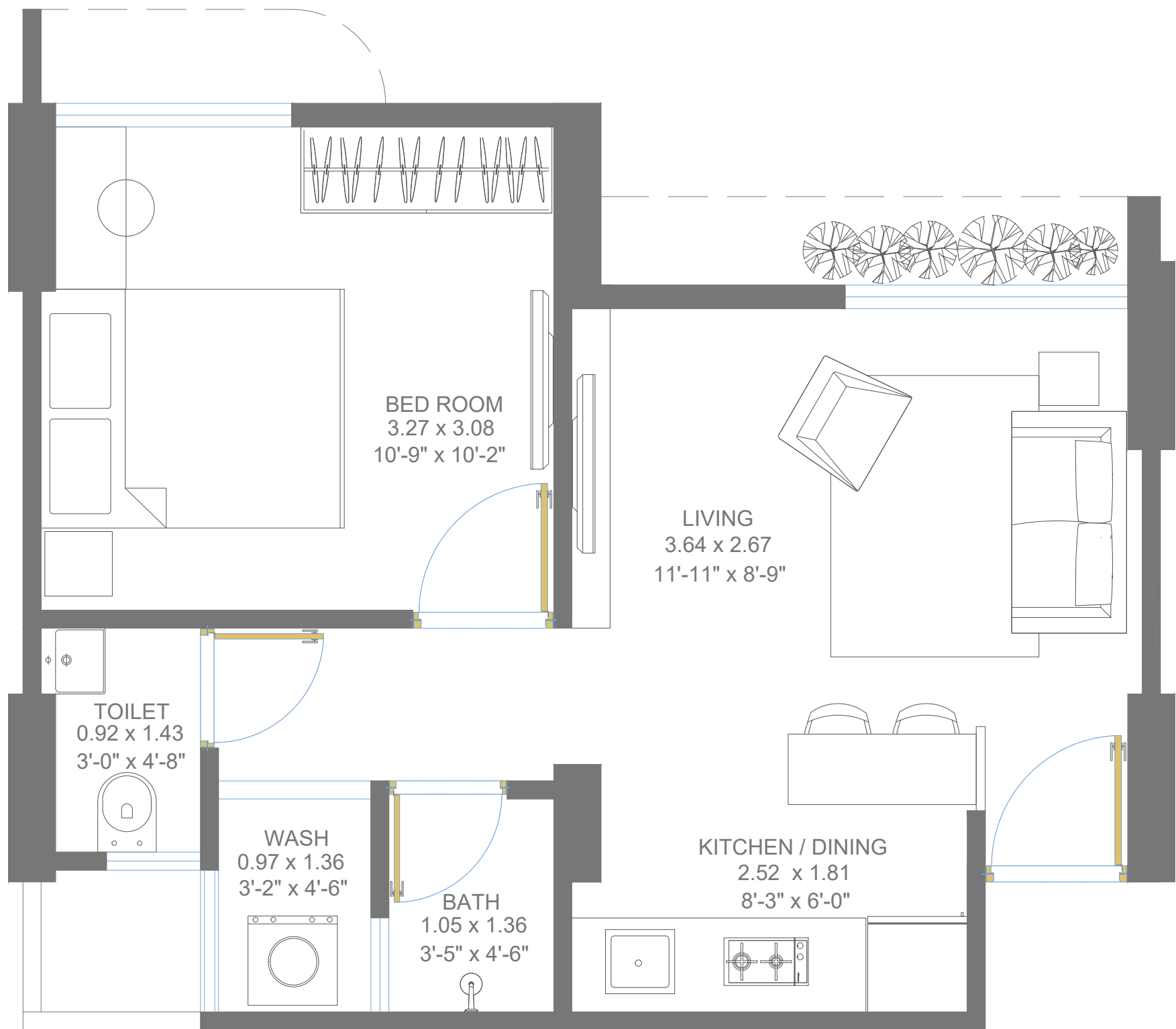
# 3D FLOOR PLAN - 1 BHK



Artist's impression. Not an actual site photograph.



# TYPICAL FLOOR PLAN



## VANAANGAN

### TYPICAL FLOOR PLAN

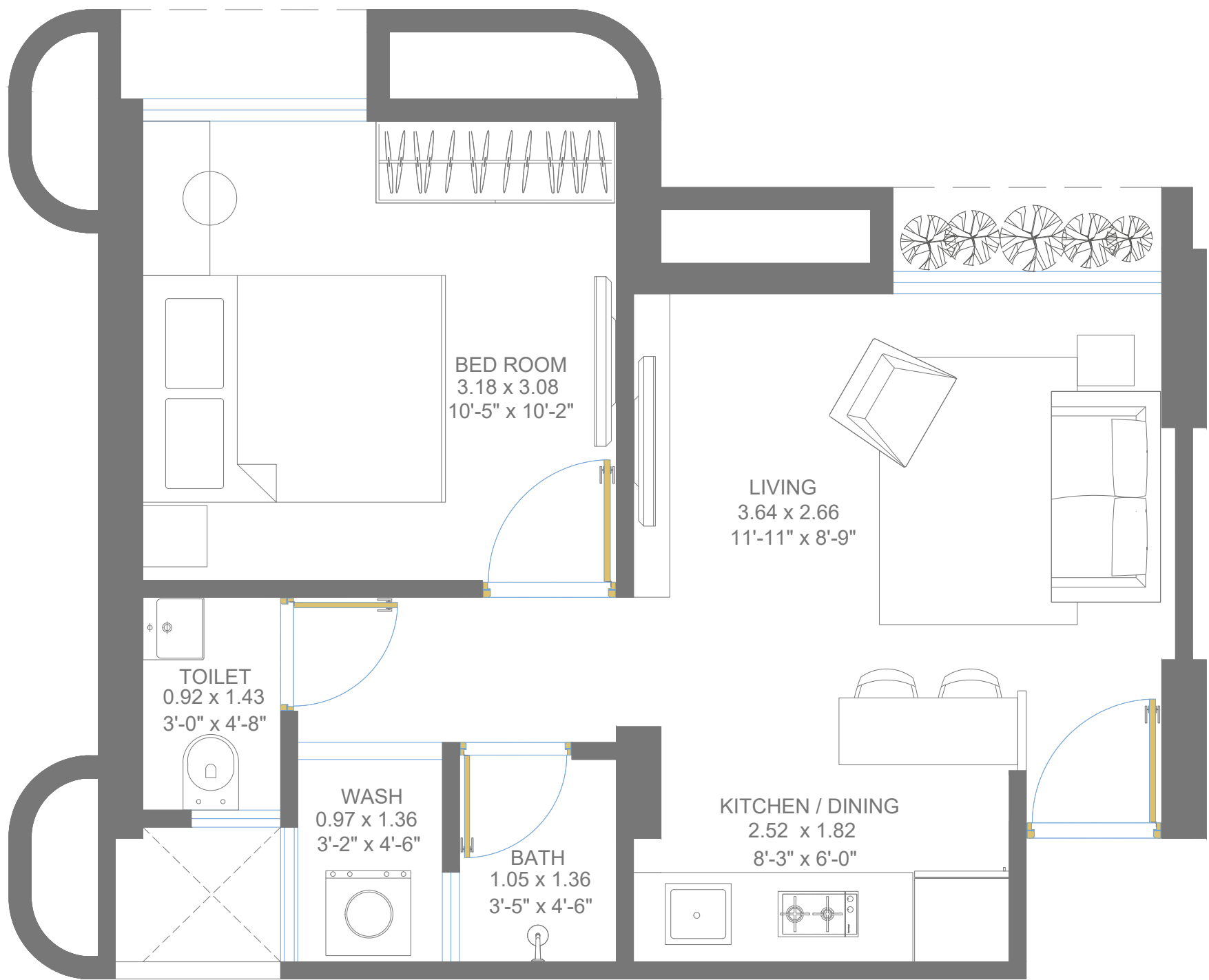
UNIT 1 BHK | A2-A6, A9

UNIT CA : 31.94 m<sup>2</sup>  
EXCLUSIVE CA : 1.32 m<sup>2</sup>





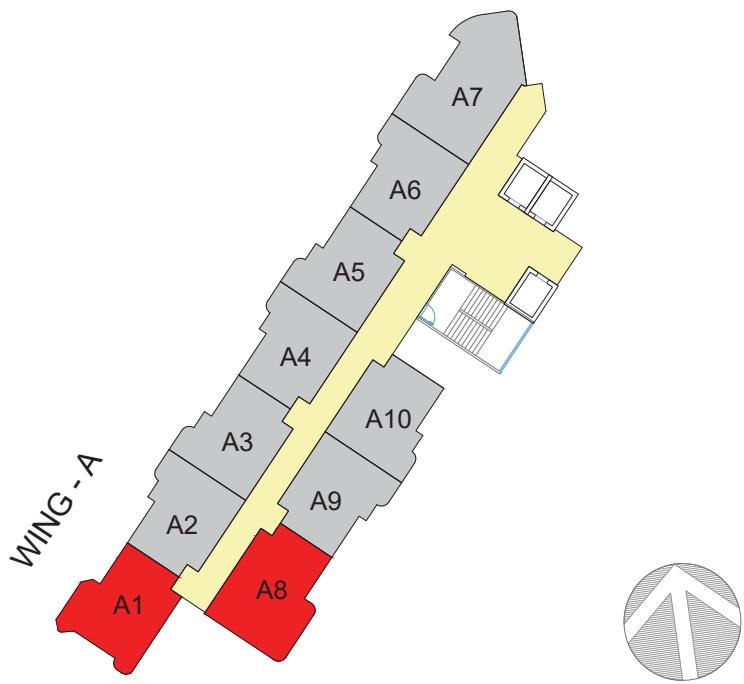
# TYPICAL FLOOR PLAN



## VANAANGAN

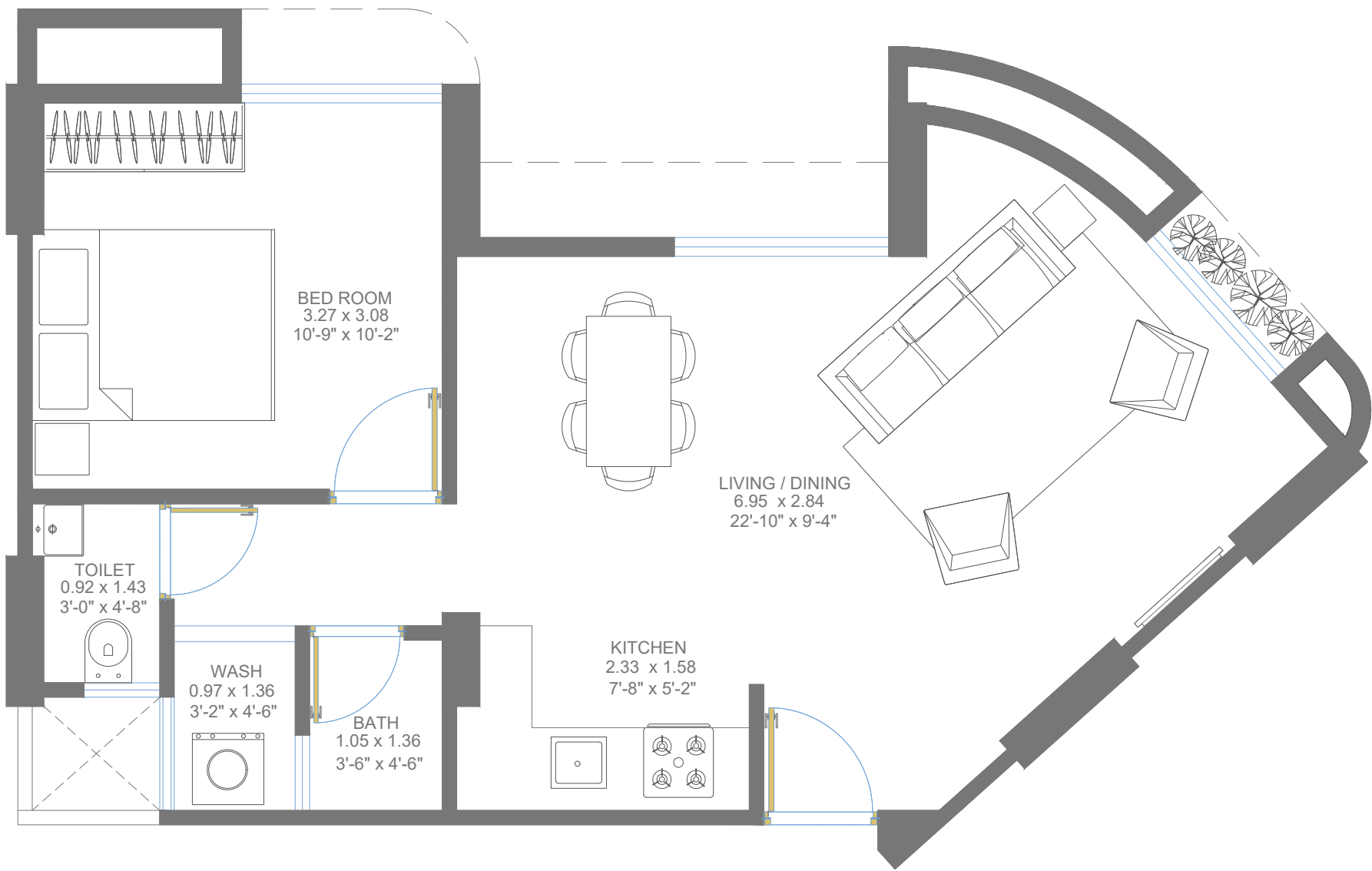
TYPICAL FLOOR PLAN	
UNIT 1 BHK	A1, A8

UNIT CA : 31.55 m<sup>2</sup>  
EXCLUSIVE CA : 1.32 m<sup>2</sup>





# TYPICAL FLOOR PLAN



VANAANGAN

TYPICAL FLOOR PLAN

UNIT 1 BHK

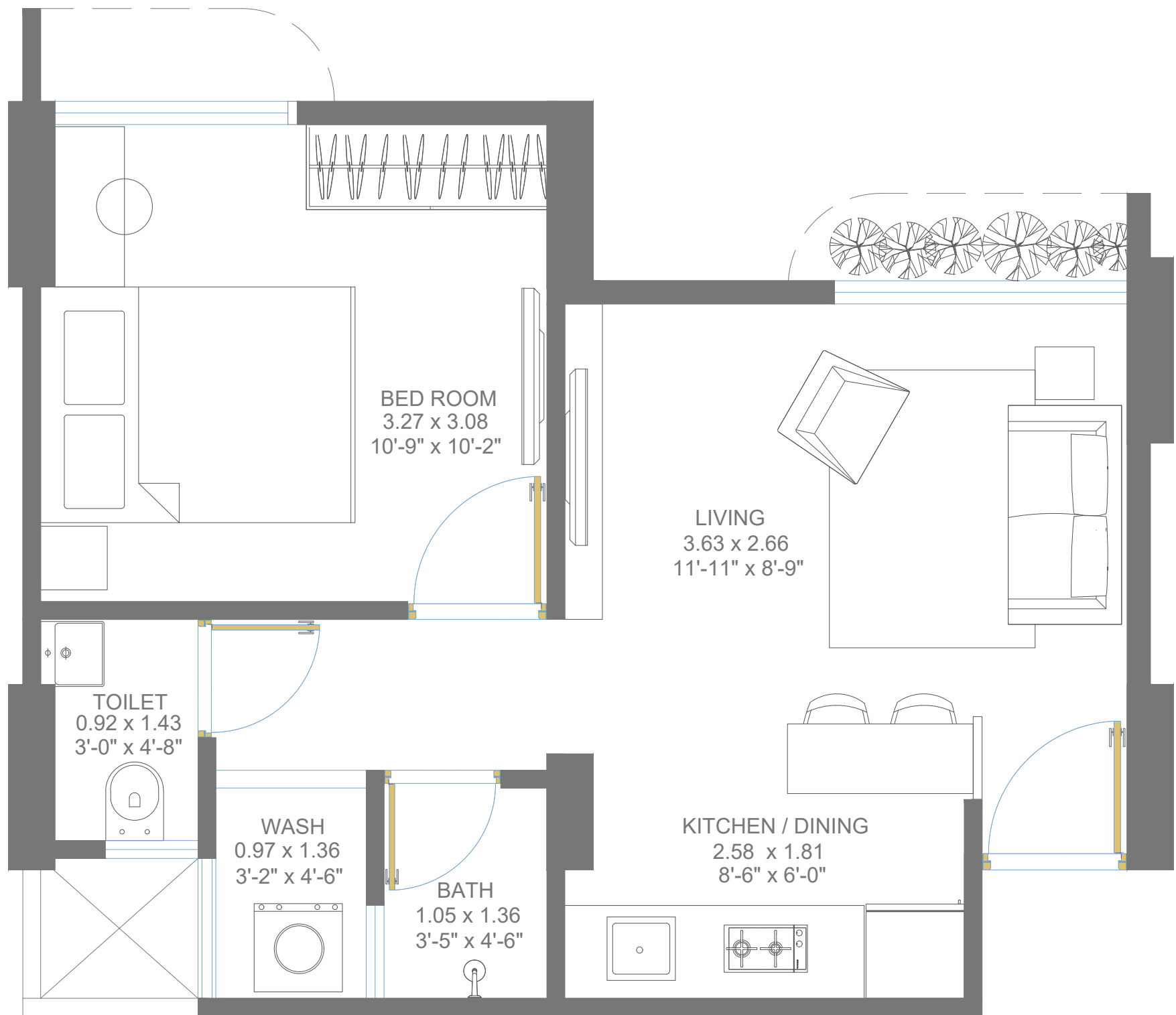
A 7

UNIT CA : 43.33 m<sup>2</sup>  
EXCLUSIVE CA : m<sup>2</sup>





# TYPICAL FLOOR PLAN



## VANAANGAN

TYPICAL FLOOR PLAN		
UNIT 1 BHK		A10

UNIT CA : 32.70 m<sup>2</sup>  
EXCLUSIVE CA : 1.32 m<sup>2</sup>





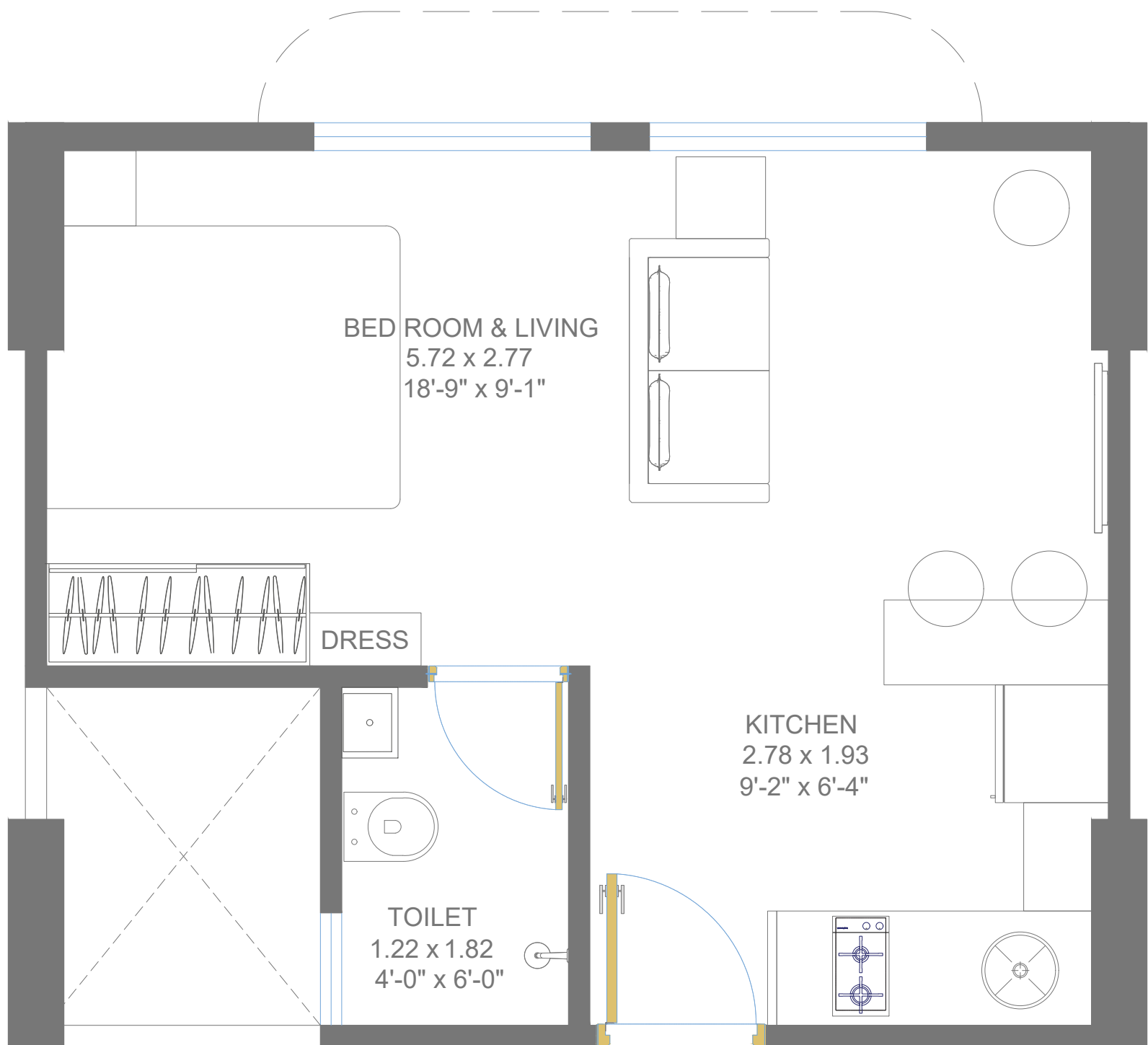
# 3D FLOOR PLAN - STUDIO



Artist's impression. Not an actual site photograph.



# TYPICAL FLOOR PLAN

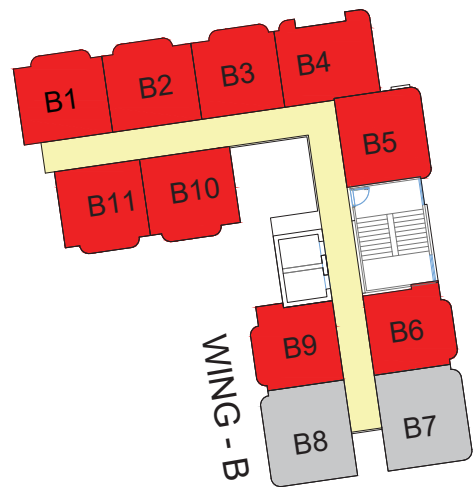


## VANAANGAN

### TYPICAL FLOOR PLAN

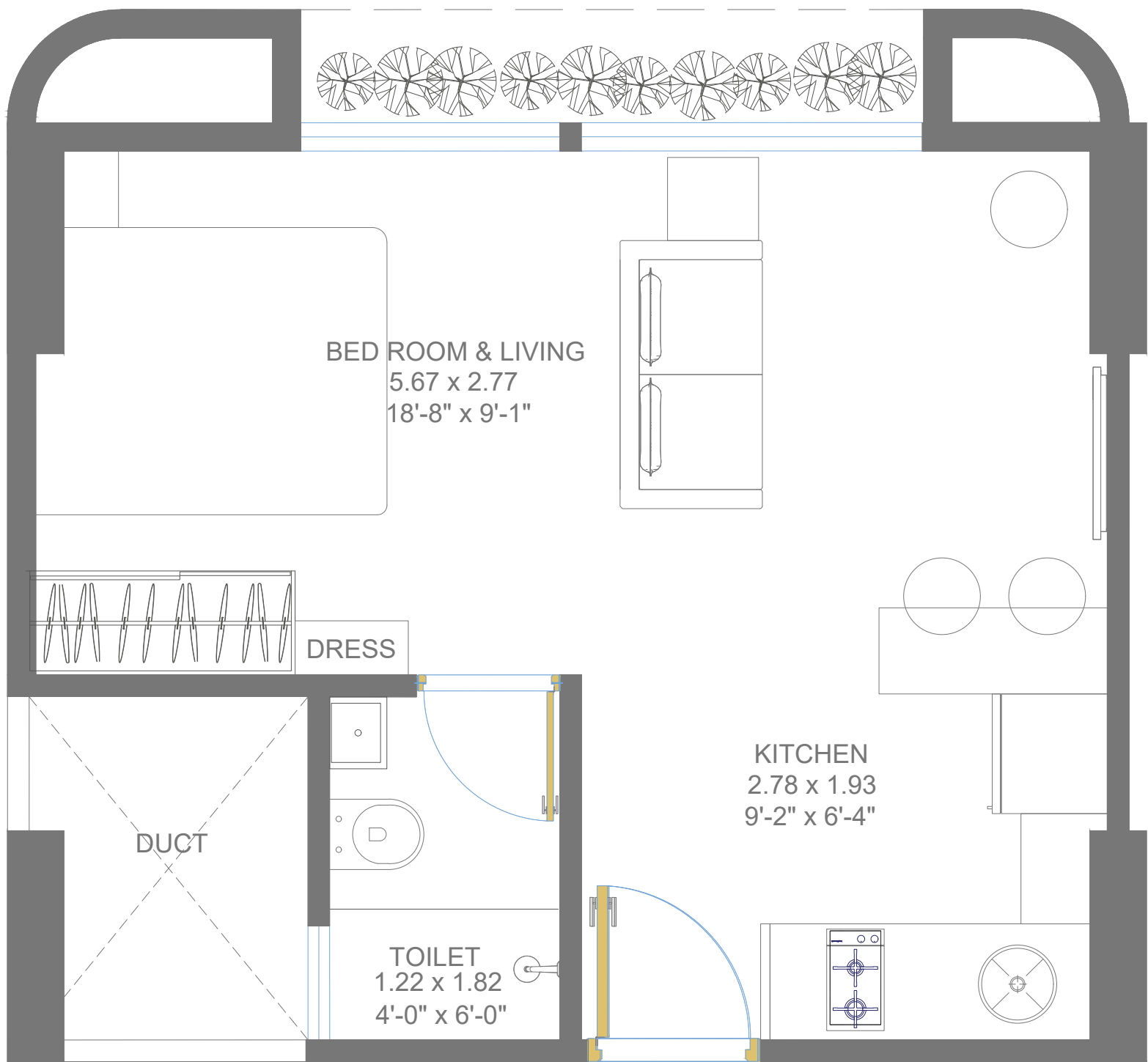
STUDIO | B1-B6,B9-B11

UNIT CA : 24.31 m<sup>2</sup>  
EXCLUSIVE CA : NIL





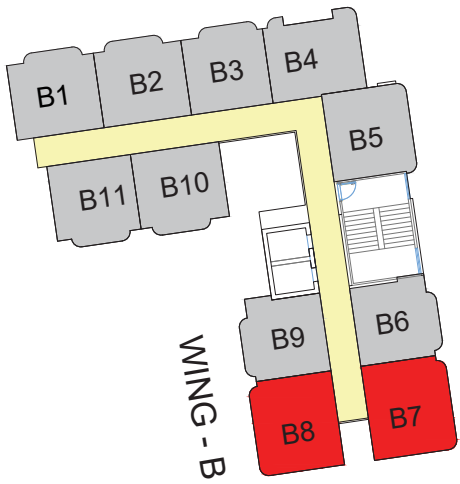
# TYPICAL FLOOR PLAN



## VANAANGAN

TYPICAL FLOOR PLAN	
STUDIO	B7,B8

UNIT CA : 24.22 m<sup>2</sup>  
EXCLUSIVE CA : NIL







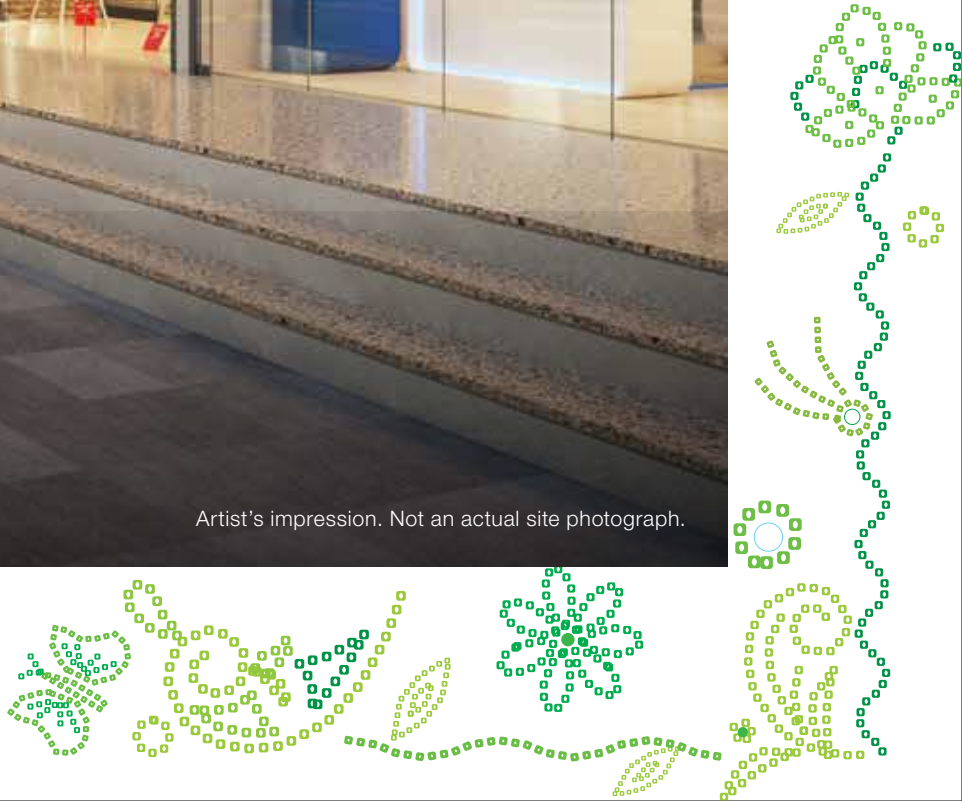
YOUR DREAM HOME  
NOW WITHIN YOUR REACH

Artist's impression. Not an actual site photograph.



WORLD OF CONVENIENCE  
NOW WITHIN YOUR REACH

Artist's impression. Not an actual site photograph.







# PAYMENT PLAN

STAGE	PAYMENT SLABS
BOOKING AMOUNT	10%
ON REGISTRATION OF ATS	10%
ON COMPLETION OF SECOND BASEMENT (-2)	10%
PLINTH COMPLETION	10%
COMPLETION OF 5 <sup>TH</sup> FLOOR	10%
COMPLETION OF 10 <sup>TH</sup> FLOOR	10%
COMPLETION OF SUPERSTRUCTURE	10%
COMPLETION OF THE SANITARY FITTINGS, STAIRCASES, LIFT WELLS, LOBBIES UPTO THE FLOOR LEVEL OF THE SAID APARTMENT	10%
COMPLETION OF THE LIFTS, WATER PUMPS, ELECTRICAL FITTINGS, ELECTRO, MECHANICAL AND ENVIRONMENT REQUIREMENTS, ENTRANCE LOBBY/S, PLINTH PROTECTION, PAVING OF AREAS APPERTAIN AND ALL OTHER REQUIREMENTS AS MAY BE PRESCRIBED IN THE AGREEMENT OF SALE OF THE BUILDING OR WING IN WHICH THE SAID APARTMENT IS LOCATED	10%
RECEIPT OF BUILDING USE (BU) CERTIFICATE	10% + 100% OTHER CHARGES + MAINTENANCE

\*STAMP DUTY AND REGISTRATION CHARGES WILL BE DIRECTLY PAID TO RESPECTIVE AUTHORITIES UPON POSSESSION INTIMATION



# SPECIFIACATIONS

Structure		RCC frames structure
Flooring	Living/Dining/Bedrooms	Vitrified tiles
	Passages	Vitrified tiles
	Entrance Lobby	Vitrified tiles
	Balcony	Antiskid vitrified tiles
Wall Finishing	External	Acrylic emulsion paint
	Internal	Cement plaster with putty finish
	Lift Lobby	Paint finish
Lift		3 nos. of lift each in wing A and 2 no. lift in wing B respectively.
Kitchen	Flooring	Vitrified tiles
	Wall finishes	Cement plaster with putty finish
	Kitchen counter	Granite counter
	Fittings	Stainless Steel Sink
	Dado	Vitrified tiles
	Others	Electric point for water purifier, exhaust fan and washing machine.
		Plumbing provision in wash area
Doors	Frame	Local hard wood
	Main door	Flush door with paint finish
	Internal doors	Flush door with paint finish
Windows	All rooms	Aluminium sliding windows
Toilets	Flooring	Antiskid ceramic tile
	Dado	Ceramic tile
	Fittings	Wall mounted WC
		Bracket mounted wash basin
		Two in one shower mixer, health faucet
		Electrical & Plumbing provision for Geyser
Electricals		Concealed copper wiring
		Modular type switches
		AC points in master bedroom
		Miniature circuit breakers(MCBs)
		Telephone point in living room
		TV point in living room
Power back-up		DG back-up for lift and common areas in building



Joint Development Partner



Project registered as: VANAANGAN RERA Registration No: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA07443/110920, available at website <https://gujrera.gujarat.gov.in>.

Site Office: Godrej Garden City, Behind Nirma University, Off Sarkhej Gandhinagar Highway, Jagatpur, Ahmedabad - 382 470.

This sale is subject to terms of application form and Agreement for sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, shades, sizes and colour of the tiles and other details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the flat. The recipients acknowledge agree and undertake to not hold the Company or any of its affiliates liable/responsible for any information stated, representation(s)/offer(s) made by any third parties to the user/customer(s) not make any claims/demands on the Company or any of its affiliates with respect thereto. T&C Apply. 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.

