

— THE VERY BEST OF —
THOUGHTFUL
LUXURY

P A S S C O D E
ULTIMA
— NIBM NEXT —

SIGNATURE 2, 3 & 3.5 BHK HOMES



Goel Ganga Corporation, GGC – A Jaiprakash Goel & Amit Goel Enterprise. GGC is a Principal Investment Holding Company & is a professionally managed Corporate Institution.

As one of India's leading names in real estate, we've delivered happiness to over 45,000 families across Pune, Mumbai, Bengaluru, and Nagpur. Our corporate philosophy of 'Pure Delight' is an amalgamation of our eye for detail, high levels of transparency, and a commitment to building better communities across India.

The real estate industry is a reflection of the wealth of a nation. And we are proud to be contributors and, indeed, creators of skylines that herald prosperity. That is why we come to work every day-to build homes customized to your needs. We take pride in fulfilling the dreams of every homebuyer and investor.



**GANGA LEGENDS COUNTY
(PHASE 1)
Bavdhan, Pune**

2, 3 & 4 BHK Luxurious
Apartments

30 Acres Township with
Lifestyle Amenities

**GG METROPOLIS
Kharadi, Pune**

Grade A Offices & IT Park
8 Mn. Sq.Ft.



ARTIST'S IMPRESSIONS



**LOKHANDWALA UPTOWN
Goregaon, Mumbai**

1, 1.5 & 2 BHK Residences

25 Acres Township with
Premium Amenities

HOW YOU LIVE IS AS IMPORTANT AS WHERE YOU LIVE.

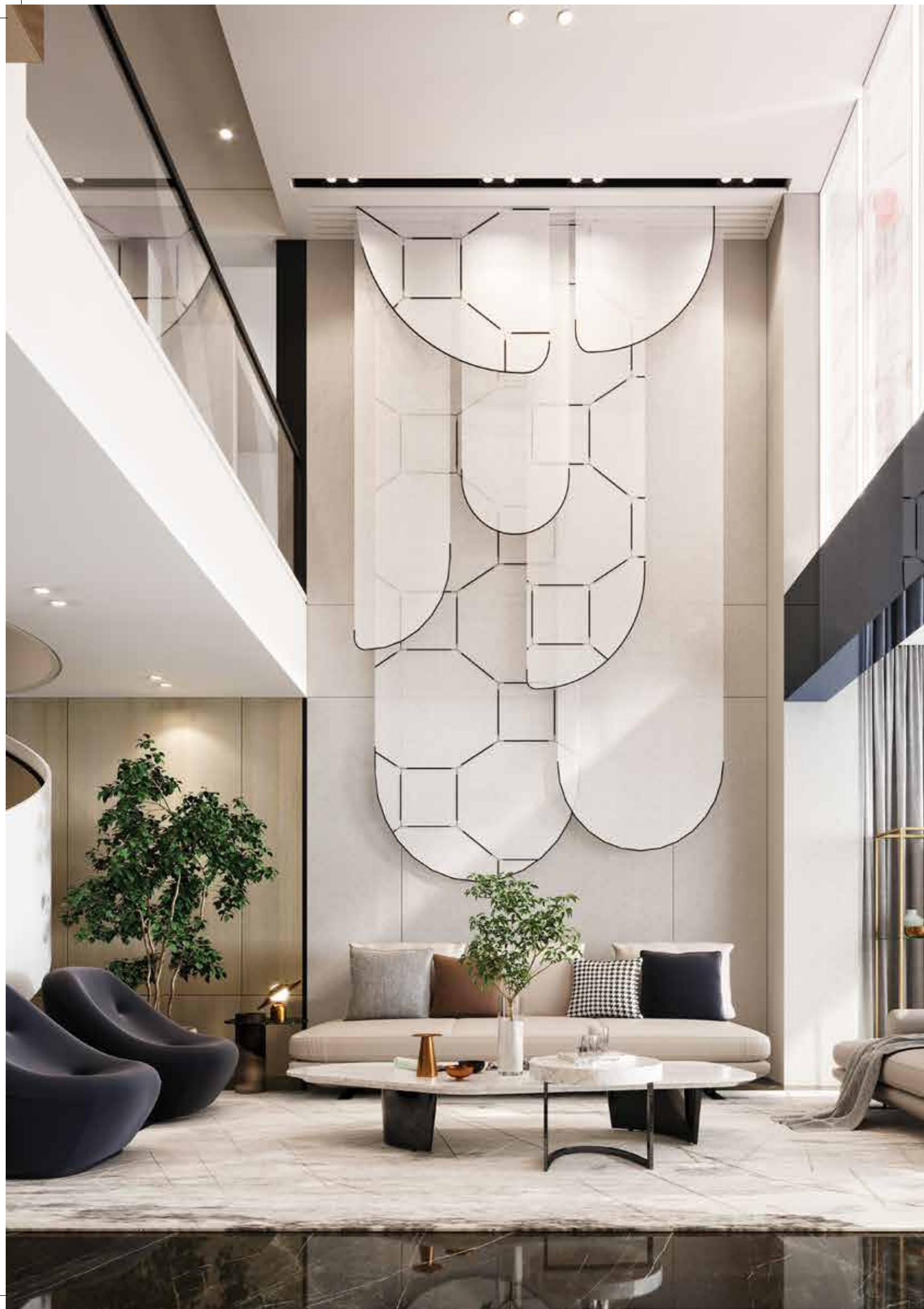
When you live your best life possible, you manifest yourself a better FUTURE. We've thoughtfully curated a world for you to discover your best life. A life of convenience, comforts, and choices.



ARTIST'S IMPRESSIONS

Discover homes that are the
ULTIMATE reflection of your best life.





TURN YOUR LIFE TO A MAESTRO'S MASTERPIECE



Live a life crafted for **ULTIMATE COMFORT**.
Live an Inspired Life with **STIMULATING MOTIVATION**

Live a Grand Life where you never run out of
TIME, SPACE, and THINGS TO DO.

PREMIUM HOMES

EXCEPTIONAL AMENITIES

INCREDIBLE LOCATION

OWN THE ULTIMATE ACE CARD,
LIVE AT THE **BEST LOCATION**



SUPERIOR CONNECTIVITY



WORKSPACES

Magarpatta IT Park	11 km
SP Infocity	8 km
Cerebrum IT Park	13 km
The Executive Centre	14 Km



HEALTHCARE

Lifeline Hospital	4 km
Ruby Hall Clinic	4 km
Inamdar Hospital	7 km



CONNECTIVITY

Pune International Airport ...	18 km
Pune Station	11 km
Pune-Solapur Highway	2 km
Koregaon Park	12 km
M.G. Road	7.5 km



EDUCATION

The Bishop's School	0 km
Delhi Public School	2 km
Euro School	1 km
Caelum High School	1 km
Vibgyor School	2 km



ENTERTAINMENT

Dorabjee's Royale	
Heritage Mall	2 km
Bizzbay Mall	2 km
The Corinthians Club	950 m
Clover Hills Plaza	2 km

BEAUTIFULLY
SPACIOUS, PRIVATE HOMES WITH STELLAR VIEWS





ARTIST'S IMPRESSION



LARGE CARPET
SIZES



ONLY 4 APARTMENTS
PER FLOOR



PRIORITY
ENTRY ACCESS



SUPERIOR
PRIVACY



MAGNIFICENT
VIEWS



MEDITATION LAWN



CHILDREN PLAY AREA



PARTY LAWN WITH STAGE

THE WORLD OF **ULTIMA**
WHERE THINGS ARE
NOT JUST GOOD OR BETTER.
THEY ARE THE **VERY BEST.**



MULTIPURPOSE GROUND



JOGGING TRACK



ACUPRESSURE PATHWAY

REPRESENTATIVE IMAGES



ULTIMA - AN UNPRECEDENTED WAY OF LIVING
WITH EXEMPLARY FACILITIES FOR

YOUR LITTLE ONES.

A renowned school district that attracts the brightest minds and aspiring artists. Surrounded by prestigious schools, the best education is practically next door.

SPORTS DISTRICT.



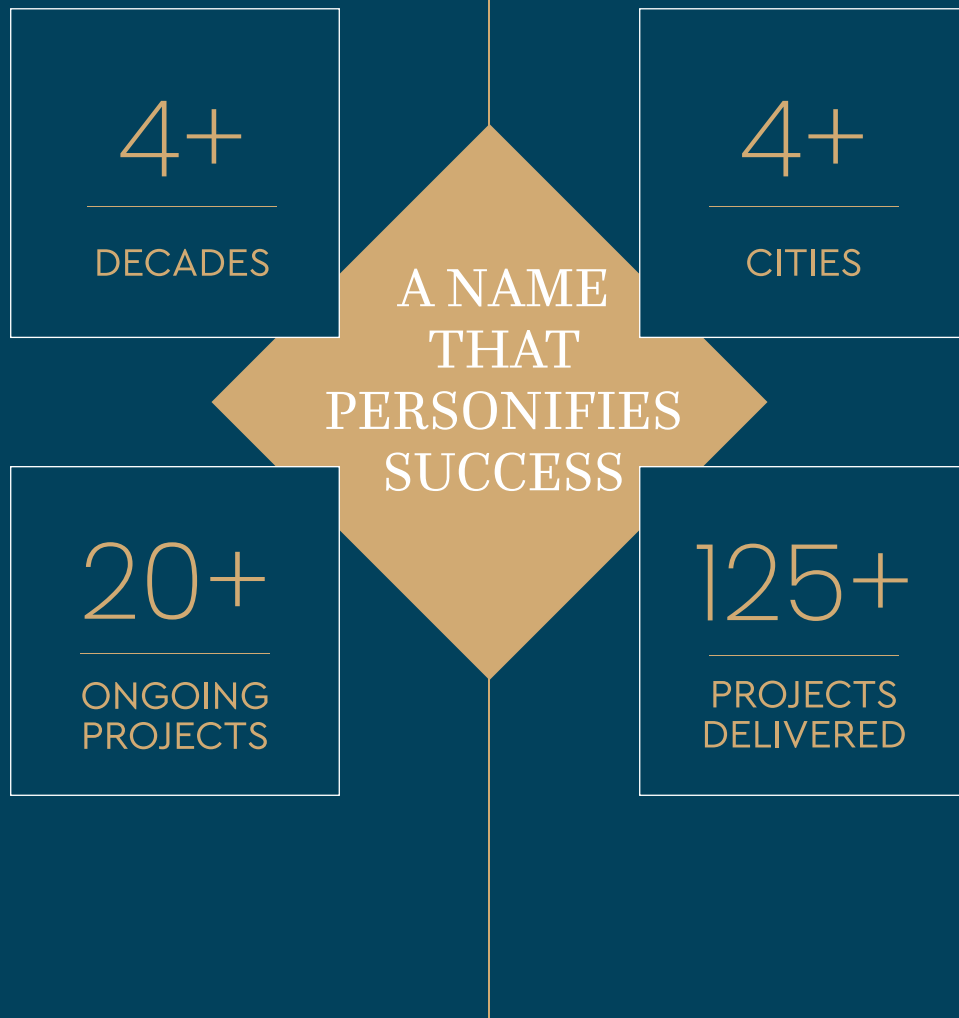
Ileseum Clubs are a Contemporary third place for Everyday Athletes to unwind the crazy in the comfort of a community. Empowering everyday athletes with an active lifestyle community enabled by world class sporting, fitness, facilities and services. Ileseum Clubs are creatively pillared on the concept and benefits of Inclusive Localism for maximizing the synergy between the Quad.



PROFESSIONALLY MANAGED SPORTS FACILITIES



REPRESENTATIVE IMAGES



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Disclosures: The artist's impressions and stock images are used for representation purpose only. The flats offered for sale are unfurnished and all the amenities proposed to be provided in the flat shall be incorporated in the Agreement for Sale. The sale of all the premises in the project shall be governed by terms and conditions incorporated in the Agreement for Sale.