

GODREJ ELEMENTS

HINJAWADI, PHASE-I





HINJAWADI

A PROMISING DESTINATION

Pune is known as "Oxford of the East" due to the presence of several well-known educational institutions. The city has emerged as a major educational hub in recent decades, with nearly half of the total international students in the country studying in Pune. One such location is Hinjawadi: home to the Rajiv Gandhi Info Tech Park (RGIT), it offers world class IT facilities and is growing rapidly as one of the most preferred IT hubs in the country. Hinjawadi houses some of the leading software and business-process outsourcing majors and this is giving a major thrust to the real estate market in the vicinity. To add to this the presence of eminent educational institutions alongside several reputed banks, entertainment zones, state of the art restaurants, healthcare facilities, fine- dining and shopping destinations has made Hinjawadi carve a niche for itself as a location of choice amongst home buyers.

Pleasant climate, progressive community living coupled with great social and physical infrastructure and an evolving IT & Automobile hub makes Pune one of the most attractive cities to live in recent times.



India's one of the largest IT park#



Excellent connectivity



Upcoming Pune Metro Rail Corridor**



More than 4 lac employees commute to Hinjawadi daily*



High demand of rental apartments#



Presence of multiple educational institutions

HIGHLIGHTS OF HINJAWADI



SCHOOLS

- Mercedes-Benz International School – 1 km
- Blue Ridge Public School – 1.8 km
- Indira National School – 4.3 km



COLLEGES

- Symbiosis Institute of International Business – 0.75 km
- Symbiosis Centre for Information Technology – 0.8 km
- SCMHRD – 0.8 km
- International Institute of Information Technology – 1 km
- Institute of Business Management and Research (IBMR) – 3.9 km
- Indira College – 4.4 km



HOSPITALS

- Ruby Hall Clinic – 1.3 km
- Life-point Multispecialty Hospital – 3.9 km



HOTEL

- Hyatt Place – 0.65 km
- Courtyard by Marriott – 2.2 km



MALLS

- E-square – 1.9 km
- Xion Mall – 2 km
- White Square – 2.7 km

UPCOMING INFRASTRUCTURE



Outer Ring Road



Proposed Metro from Hinjawadi to Shivajinagar



Hinjawadi/Shivaji Chowk – 1.3 km
Bhumkar Chowk – 3.6 km



Mumbai-Bangalore Highway
– 3.3 km



Pune Railway Station
– 19 km















Pune Airport – 24 km



CORPORATES
200+ IT and ITes companies

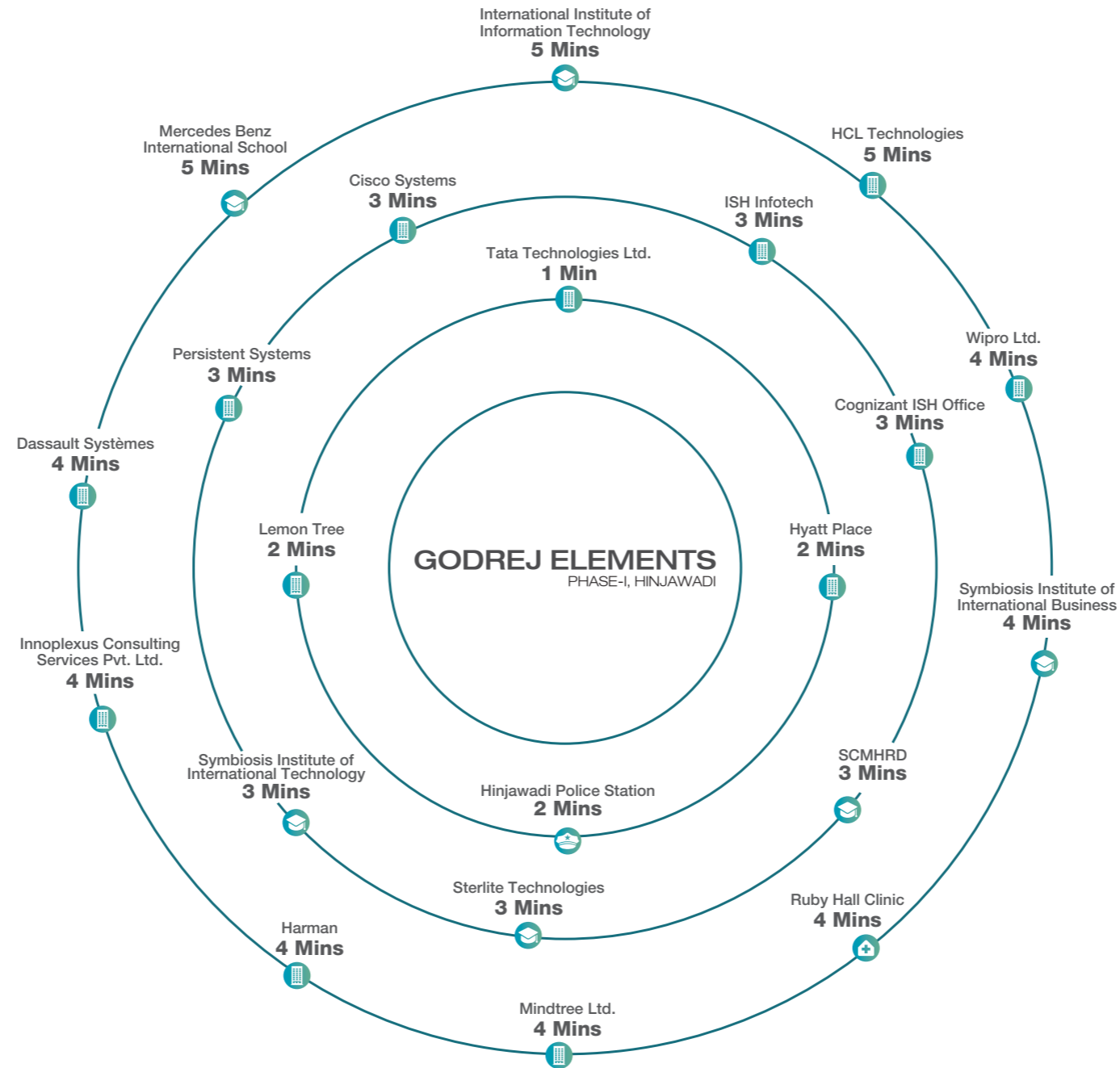
CONNECTIVITY & ACCESSIBILITY

-  Landmarks
-  Hotel/Guest House
-  Roadway
-  Commercial
-  Restaurant
-  Hospital
-  Educational Institute
-  Express Highway
-  Flyover
-  Petrol Pump
-  Mall
-  Upcoming Metro Line



representation basis Google maps. Map not to scale

LOCATION MAP



THE BEST OF INFRASTRUCTURE WITHIN A 5-MINUTE DISTANCE



GODREJ ELEMENTS

MahaRERA Registration No. P52100016626 available at website <http://maharera.mahaonline.gov.in>

ARTIST'S IMPRESSION. NOT AN ACTUAL SITE PHOTOGRAPH.



CLUBHOUSE

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21 ELEMENTS OF ASSURANCE

which ensures freedom from worries for your loved ones

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AUTO VAULT SYSTEM

Valuables can now be kept safe, closer to you

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VEHICLE MANAGEMENT SYSTEM

Let both, convenience & safety, greet you as you drive into your home

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VISITOR MANAGEMENT SYSTEM

Ensures zero trespassing

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ACCESS CONTROL SYSTEM

Restricted access for non-residents

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IP SERIES VIDEO DOOR PHONE

Now answer the doorbell from anywhere

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ASSURANCE
FOR YOUR CHILDREN

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MASTER MONITORING APP

Your kid never goes out of sight

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GEO TAGS FOR KIDS

Track your child's location from anywhere

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KIDS-SAFE RAILINGS

Set your child free at the terrace

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LATCHES ON TOILET SEAT COVERS

Child-friendly washrooms

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CHILD-SAFE LOCKS ON KITCHEN CABINETS

To be mindful of your child's safety

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SHOCKPROOF SWITCH BOARDS

Kids poking fingers into switchboards will never be a concern again

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CHILD FRIENDLY LOCKS ON THE DOOR

Ensures your child never gets self-locked

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ASSURANCE
FOR YOUR PARENTS

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MOTION SENSER LIGHTS

For convenience at night

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PERSONAL MEDICAL ALERT SYSTEM INSIDE HOME

Carry your help with you

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HANDRAILS INSIDE BATHROOMS

Extra grips to avoid slippages

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COARSE AND ANTI-SKID TILES IN TOILETS AND TERRACE

Tiles that avoid slippages

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ASSURANCE
FOR ALL

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SHUTTLE SERVICES ARMED WITH CCTV AND SECURITY PERSONNEL

Travel safer through exclusive shuttle services

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4-IN 1 BIOMETRIC ACCESS TO HOME ENTRANCE

Smart keyless entry to your home

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BIOMETRIC ACCESS TO CLUBHOUSE

Exclusive access to amenities

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5x5

5 Amenities At Each Level



TOWER ROOF TOP AMENITIES

STAR GAZING DECK

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READING DECK



BARBEQUE DECK



PARTY DECK



MEDITATION DECK

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CLUB HOUSE AMENITIES
COVERED SWIMMING POOL

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MULTIPURPOSE HALL
WITH PANTRY



SPA WITH
SAUNA



DIGITAL GAMING ZONE

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GYMNASIUM

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OPEN SPACE GROUND AMENITIES

CABANAS NEAR SWIMMING POOL

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READING COVES



CRICKET
PRACTICE PITCH



KIDS PLAY AREA



PARTY LAWN



PODIUM EDGE AMENITIES

LED LIT - MULTIPURPOSE COURT
(TRAINING TENNIS COURT, BASKETBALL, FUTSAL COURT)

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OPEN AIR GYM FOR SENIOR CITIZENS



SENIOR CITIZEN SIT OUTS



ACUPRESSURE WALKWAY

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TODDLERS PLAY AREA

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PODIUM CORNER

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PODIUM CORNER AMENITIES

LAWN CHESS

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JOGGING
TRACK



GAMES AREA



BOARD GAMES



YOUNGSTER'S ZONE

SPECIFICATIONS



Structure	<ul style="list-style-type: none"> • Earthquake resistant structure
Wall Finish	<ul style="list-style-type: none"> • Internal walls - OBD finish • External walls - smooth finish with texture paint
Doors	<ul style="list-style-type: none"> • Main entrance - Flush door with veneer on both side • Other doors - Flush door with laminates on both side
Windows	<ul style="list-style-type: none"> • Windows - Powder coated windows with mosquito nets
Kitchen	<ul style="list-style-type: none"> • Granite counter top with SS sink • Wall cladding with glazed tiles above counter
Toilet	
Sanitary ware	Kohler/Jaguar or equivalent
CP fittings	Kohler/Jaguar or equivalent
Wall cladding (other toilets)	Ceramic tiles

Electricals	
Modular switches	Legrand/Anchor Roma or Equivalent
Flooring	
Living/ dining	Vitrified flooring
Kitchen	Vitrified flooring
Master bedroom	Vitrified flooring
Other bedrooms	Vitrified flooring
Terraces	Anti-skid ceramic tiles
Utility area	Anti-skid ceramic tiles
Master Toilet	Anti-skid ceramic tiles
Other toilet	Anti-skid ceramic tiles
Special features	<ul style="list-style-type: none"> • Home automation • Modular kitchen • Piped gas connection • RO water purifier • Solar water heating system (in M. toilet) • Inverter

PRODUCT CONFIGURATION

Typology	Total Carpet Area (in Sqmt)	Total Exclusive Area (in Sqmt)	Total Flat Area (in Sqmt)	Ticket Size Range (incl. of GST) (in cr.)
2 BHK Type 2	52.41 - 53.92	20.24 - 24.47	74.14 - 77.02	0.72 - 0.80
2 BHK Type 3	61.28 - 64.56	20.99 - 25.98	85.56 - 87.33	0.78 - 0.87
3 BHK Type 1	80.68 - 82.34	26.09 - 27.03	107.86 - 108.42	1.13 - 1.20
3 BHK Type 2	103.68 - 103.80	33.97 - 34.43	137.68 - 137.24	1.41 - 1.51



UNIT PLANS

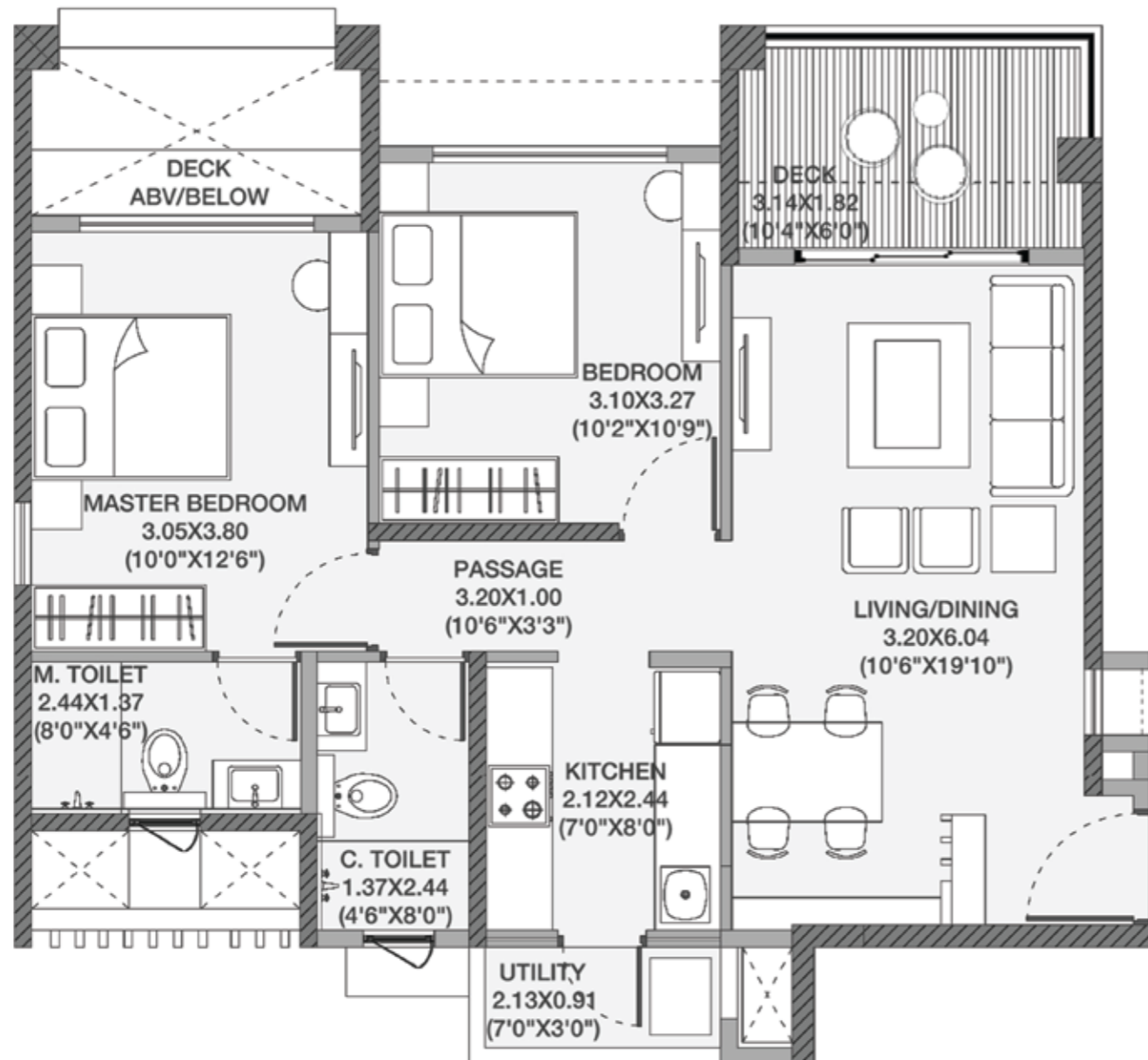
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GODREJ ELEMENTS

HINJAWADI, PHASE-I



2BHK TYPE-1

TOTAL AREA: 67.25 Sq.mt.(724 Sq.ft.)

1 Sq.Mt = 10.764 Sq. Ft.
1 Mt = 3.281 Ft.

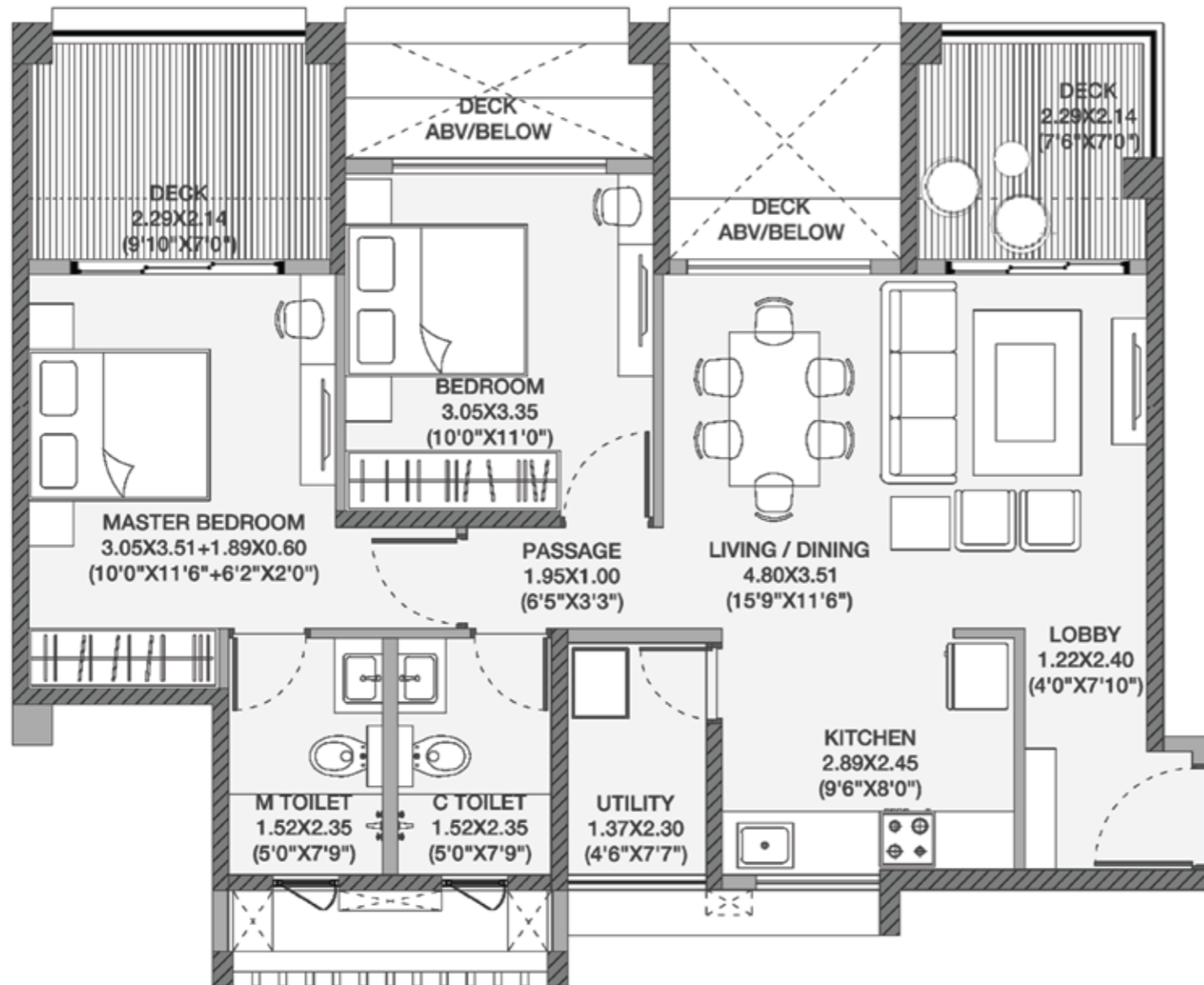
Layout Features:

1. All bedrooms have an access through passage ensuring privacy of bedrooms.
2. 4-side open apartment ensuring optimum cross-ventilation (Except refuge and 1st floor)
3. Diffused sunlight throughout the year enabling less electricity usage.
4. Parallel platforms in kitchen for efficient utility
5. Spacious Living/Dining space >19 sqm

Disclaimer:- The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles etc. 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.

GODREJ ELEMENTS

HINJAWADI, PHASE-I



2BHK TYPE-2

TOTAL AREA: 76.75 Sq.mt.(826 Sq.ft.)

1 Sq.Mt = 10.764 Sq. Ft.
1 Mt = 3.281 Ft.

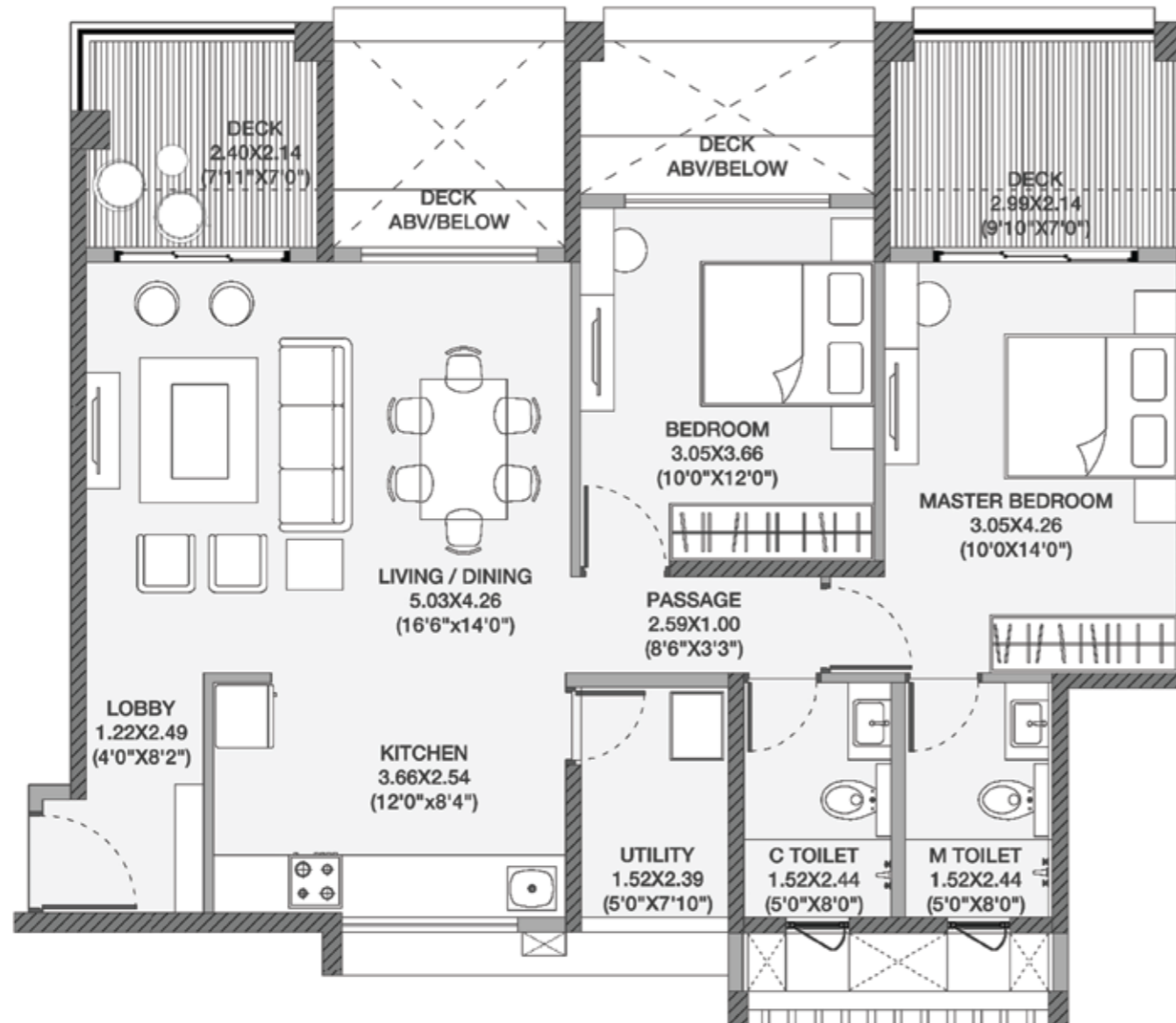
Layout Features:

1. Entrance foyer ensures privacy to the Living/Dining space
2. All bedrooms have an access through passage ensuring privacy of bedrooms
3. 3-side open apartment ensuring optimum cross-ventilation (Except refuge and 1st floor)
4. Diffused sunlight throughout the year enabling less electricity usage
5. Minimum two double height terraces attached with Living/Dining and one of the bedrooms

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GODREJ ELEMENTS

HINJAWADI, PHASE-I



2BHK TYPE-3

TOTAL AREA: 87.25 Sq.mt.(939 Sq.ft.)

1 Sq.Mt = 10.764 Sq. Ft.

1 Mt = 3.281 Ft.

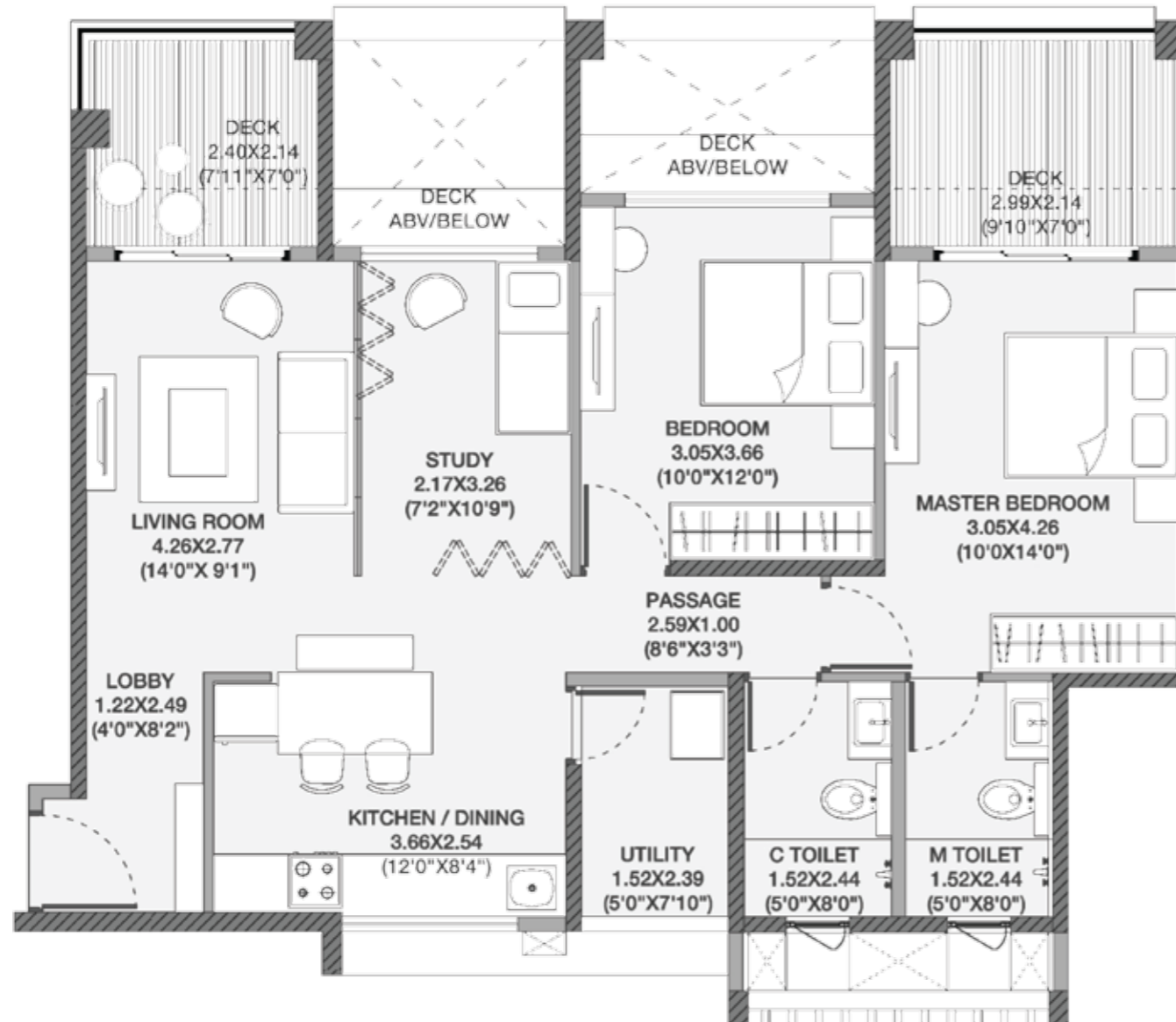
Layout Features:

1. Entrance foyer ensures privacy to the Living/Dining space
2. All bedrooms have an access through passage ensuring privacy of bedrooms
3. Minimum two double height terraces attached with Living/Dining and one of the bedrooms
4. Very spacious Living/Dining space of size >21.4 sqm (If required a separate room can be carved out from this space and used as 2.5BHK)
5. Humongous kitchen of 9.2 sqm

Disclaimer:- The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles etc. 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.

GODREJ ELEMENTS

HINJAWADI, PHASE-I



2BHK TYPE-3 (WITH STUDY)

TOTAL AREA: 87.25 Sq.mt.(939 Sq.ft.)

1 Sq.Mt = 10.764 Sq. Ft.
1 Mt = 3.281 Ft.

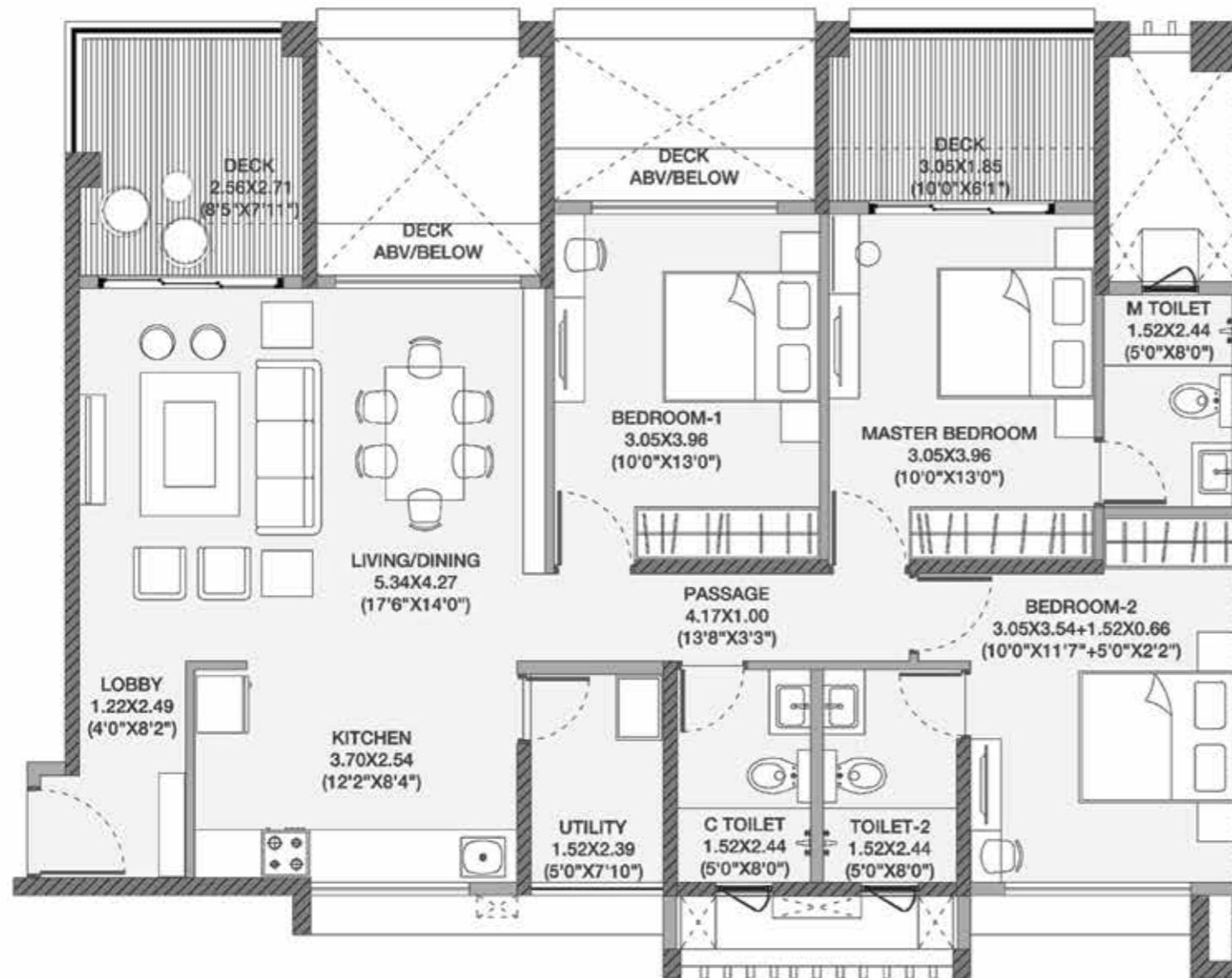
Layout Features:

1. Entrance foyer ensures privacy to the Living/Dining space
2. All bedrooms have an access through passage ensuring privacy of bedrooms
3. Minimum two double height terraces attached with Living/Dining and one of the bedrooms
4. Very spacious Living/Dining space of size >21.4 sqm (If required a separate room can be carved out from this space and used as 2.5BHK)
5. Humongous kitchen of 9.2 sqm

Disclaimer:- The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles etc. 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.

GODREJ ELEMENTS

HINJAWADI, PHASE-I



3BHK TYPE-1

TOTAL AREA: 108.43 Sq.mt.(1167 Sq.ft.)

1 Sq.Mt = 10.764 Sq. Ft.
1 Mt = 3.281 Ft.

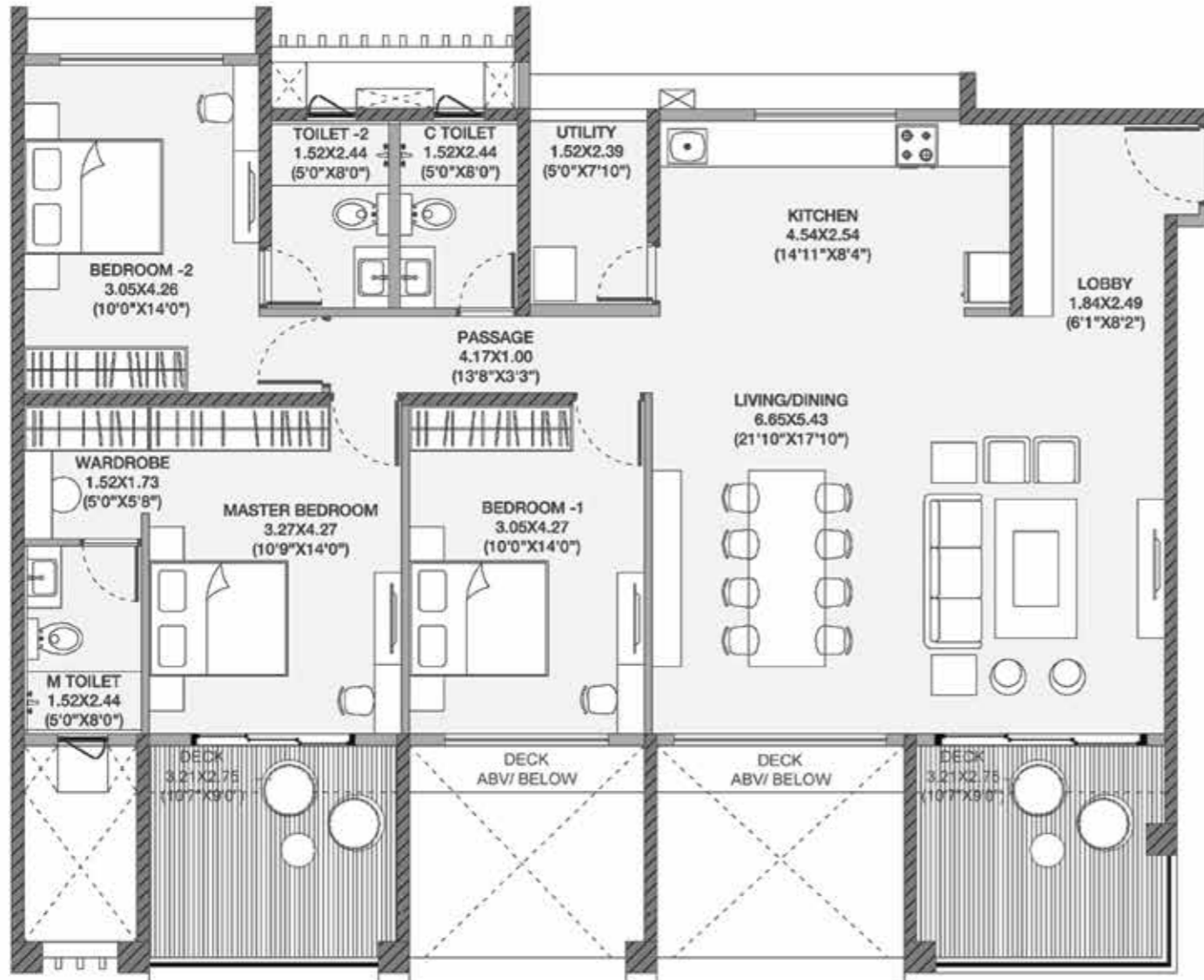
Layout Features:

1. Entrance foyer ensures privacy to the Living/Dining space
2. All bedrooms have an access through passage ensuring privacy of bedrooms
3. Minimum two double height terraces attached with Living/Dining and one of the bedrooms
4. Humongous kitchen of size >9.2 sqm

Disclaimer:- The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles etc. 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.

GODREJ ELEMENTS

HINJAWADI, PHASE-I



3BHK TYPE-2

TOTAL AREA: 138.20 Sq.mt.(1488 Sq.ft.)

1 Sq.Mt = 10.764 Sq. Ft.
1 Mt = 3.281 Ft.

Layout Features:

1. Entrance foyer ensures privacy to the Living/Dining space
2. All bedrooms have an access through passage ensuring privacy of bedrooms
3. Minimum two double height terraces attached with Living/Dining and one of the bedrooms
4. Walk-in wardrobe attached with Master Bedroom
5. Humongous Living/Dining space > 36 sqm

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PAYMENT PLAN

Milestone	Current CLP
Booking Amount	5 Lakh or 5% which ever is lower
45 Days From Booking	5.0%
Allotment/Agreement/MOEF	8.0%
On Completion of Excavation	8.0%
On Completion of 1st slab	8.0%
On Completion of 6th Slab	8.0%
On Completion of 10th Slab	8.0%
On Completion of 13th Slab	8.0%
On Completion of 16th Slab	6.0%
On Completion of Terrace Slab	6.0%
On Completion of Walls and Internal Plaster	3.0%
Completion of Flooring, doors & windows	2.0%
Finishing of staircases, lift wells, lobbies	3.0%
Completion of Sanitary fitting	2.0%
Terraces with water proofing	3.0%
External plumbing, external plaster, elevations	2.0%
On Completion of Lifts	5.0%
2 water pumps, electrical fittings, electro-mechanical & environment requirements, entrance lobby/s plinth protection	2.5%
Paving of areas appertain & other conditions	2.5%
On notice of possession	5%
Total	100%

PUNE PROJECTS AT A GLANCE



GODREJ SHERWOOD
SHIVAJI NAGAR, PUNE
Completed in 2003



GODREJ CASTLEMAINE
BUND GARDEN, PUNE
Completed in 2006



GODREJ HORIZON
NIBM ANNEX, PUNE
Completed in 2015

Actual site photograph



GODREJ PRANA
UNDRI, PUNE
Launched in 2014



GODREJ INFINITY
KESHAVNAGAR, PUNE
Launched in 2015



GODREJ GREENS
UNDRI, PUNE
Launched in 2016

Artist's impression, Not an actual photograph

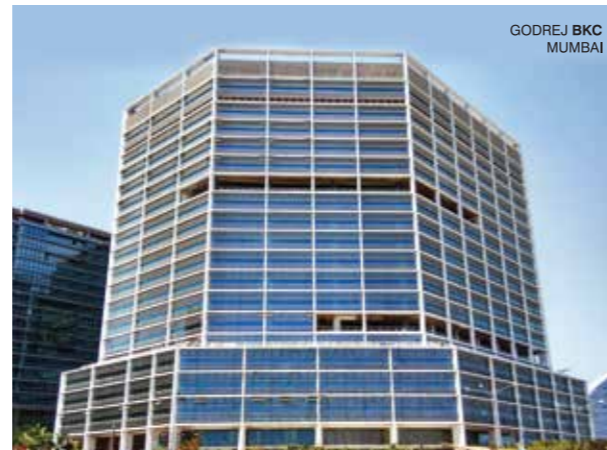
Godrej Prana - MahaRERA Registration No. P52100001372, Godrej Greens - MahaRERA Registration No. P52100000985
Godrej Infinity - MahaRERA Registration No. P52100003129 available at website: <http://maharera.mahaonline.gov.in>

ABOUT GODREJ PROPERTIES

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120 year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 13.5 million square meters (138 million square feet) in 12 cities.

In the last five years, Godrej Properties has received over 200 awards and recognitions, including the "Premium Real Estate Company of the Year" at the Corporate LiveWire Awards 2017, the "Professional Excellence in Real Estate" at the ABP News Real Estate Awards 2016, the "Real Estate Company of the Year" at the Construction Week India Awards 2015, the "Most Reliable Builder" at the CNBC AWAAZ Real Estate Awards 2014, the "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014, and the "Popular Choice - Developer of the Year" award at the ET NOW Awards in 2013.

- Established in 1990
- India's first ISO certified real estate developer
- Projects in 12 cities across India
- Prime locations, good value, excellent construction, efficient support
- Collaboration with outstanding associates



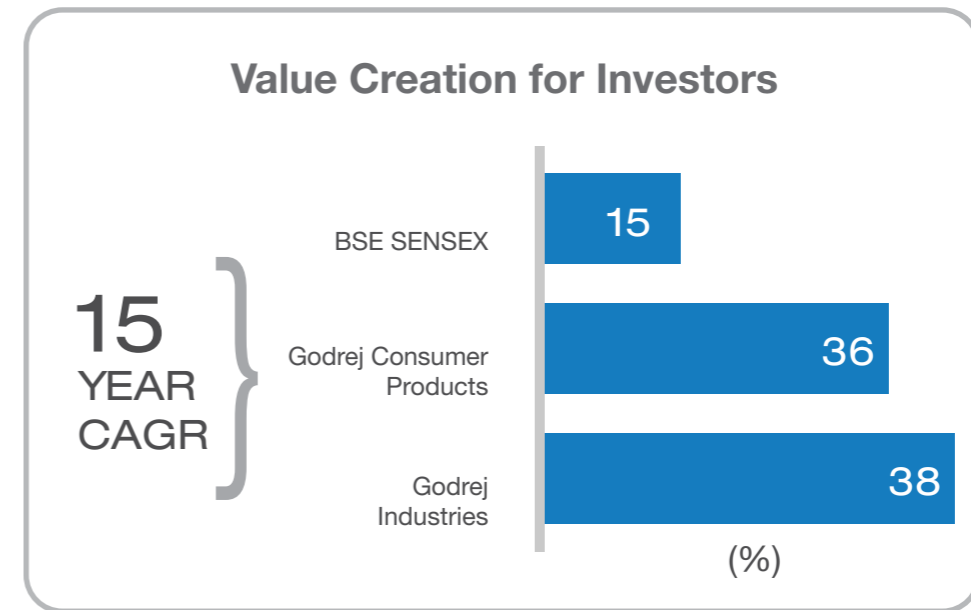
RESIDENTIAL PROJECTS

Godrej Garden City	Ahmedabad
Godrej 17	Bengaluru
Godrej Woodsman Estate	Bengaluru
Godrej Platinum	Bengaluru
Godrej Gold County	Bengaluru
Godrej E-City	Bengaluru
Godrej United	Bengaluru
Godrej Palm Grove	Chennai
Godrej Azure	Chennai
Godrej Frontier	Gurgaon
Godrej Icon	Gurgaon
Godrej Summit	Gurgaon
Godrej Oasis	Gurgaon
Godrej Aria	Gurgaon
Godrej Prakriti	Kolkata
Godrej Platinum	Kolkata
Godrej Alpine	Mangalore
Godrej Bayview	Mumbai
Planet Godrej	Mumbai
Godrej Platinum	Mumbai
Godrej Riverside	Mumbai
Godrej Serenity	Mumbai
Godrej Waldorf	Mumbai
Godrej Edenwoods	Mumbai
Godrej Hill	Mumbai
Godrej Central	Mumbai
Godrej Prime	Mumbai
Godrej Anandam	Nagpur
Godrej Sherwood	Pune
Godrej 24	Pune
Godrej Prana	Pune
Godrej Infinity	Pune
Godrej Greens	Pune

COMMERCIAL PROJECTS

Godrej Eternia	Chandigarh
Godrej Genesis	Kolkata
Godrej Waterside	Kolkata
Godrej Coliseum	Mumbai
Godrej BKC	Mumbai
The Trees	Mumbai
Godrej Castlemaine	Pune
Godrej Eternia	Pune
Godrej Millennium	Pune

- Established in 1897
- \$4.5 billion in annual revenue
- 1.1 billion people globally use a Godrej product every day
- Godrej ranked as 2nd most trusted Indian brand
- \$2.8 billion brand valuation by Interbrand
- Amongst India's most diversified and trusted conglomerates
- Real estate development is one of the key growth businesses for the Group



SITE ADDRESS

A Godrej 24, Rajiv Gandhi Infotech Park, Next to Wipro,
Hinjewadi, Phase 1, Pune 411057

T 1800 258 2588

W www.godrejproperties.com/godrejhinjawadi

GODREJ PROPERTIES LTD. REGIONAL OFFICE

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