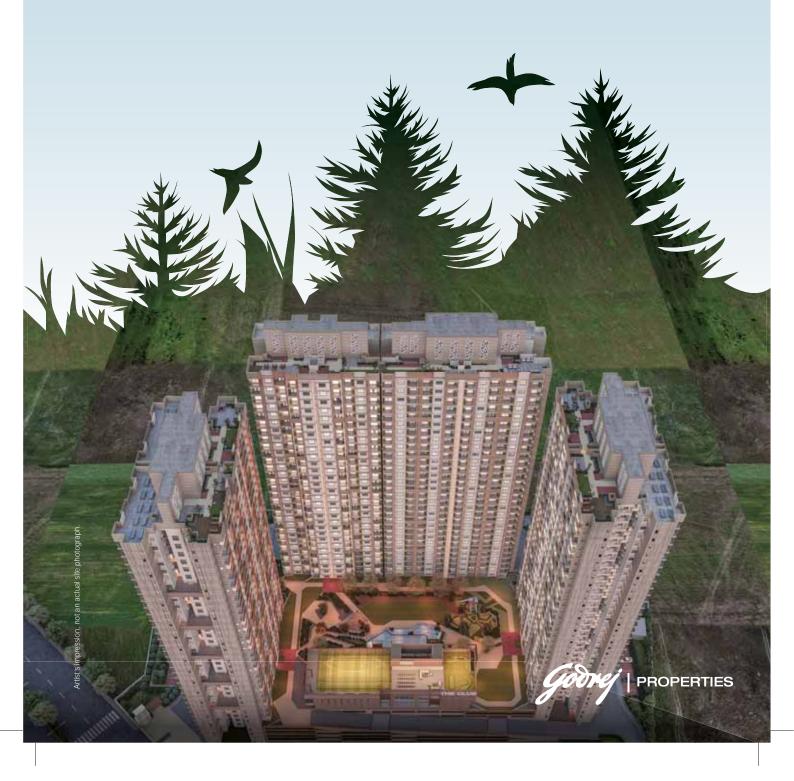
GODREJ WQDSVILLE

HINJEWADI PHASE 1, PUNE

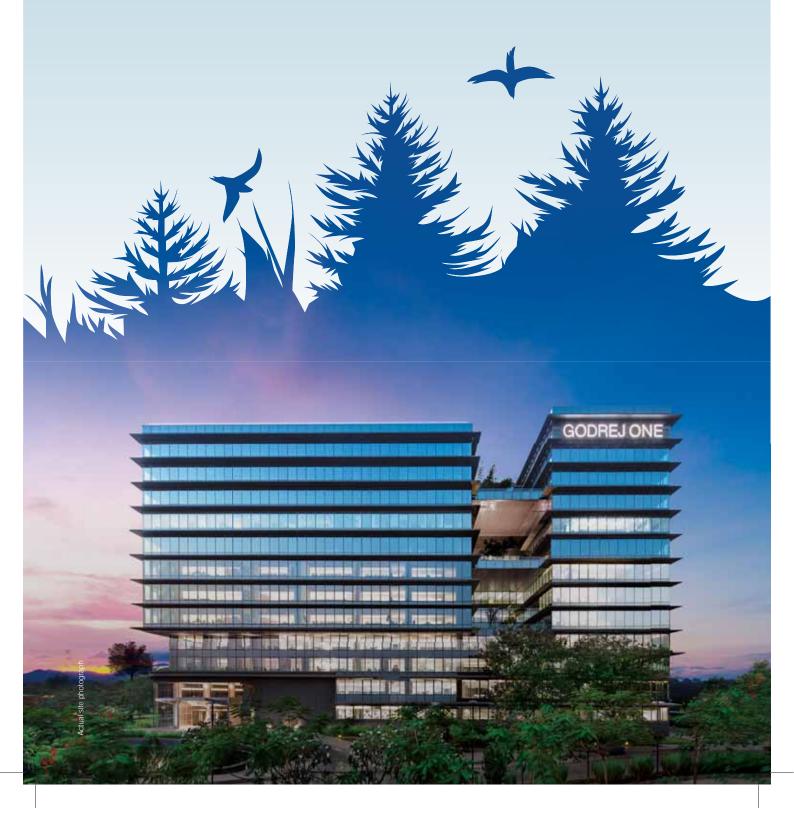
#LifeAtItsGreenest





Brand Godrej

Godrej Properties brings the Godrej group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 125-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



Awards & Recognitions

Giving you the best makes us the best. It's all thanks



Lopez Design for **Energizing - Central Park**

> India's Best Design Awards 2021

Porter Prize: For Leveraging **Unique Activities**

Porter Prize 2019

Architectural Design of the Year

Realty Conclave Award, 2021

National Brand Leaders

Track2Realty BrandXReport, 2019-20

> India's Top **Builders Award**

CWAB Awards, 2017

Plotted Development of the Year

Realty Conclave Award, 2022

Ranked #1 Globally for a second consecutive year 🎉

GRESB (Global Real Estate Sustainability Benchmark)

India's Top Builders

Construction World Architect and Builder (CWAB) Awards, 2018

Best Interior Design

Realty Conclave Award, 2021

Real Estate Company Of The Year

> **Construction Week** Awards, 2019

Developer Of The Year

Golden Bricks Awards, 2016-17

Wealth Creator Among The Next 500 Companies

Fortune India

Building excellence across Pune for over a decade



PRESENCE IN PUNE





Hinjewadi: Your grand destination for a lifetime of indulgence



Pune International Airport is a 45 minute drive via Pashan Road*



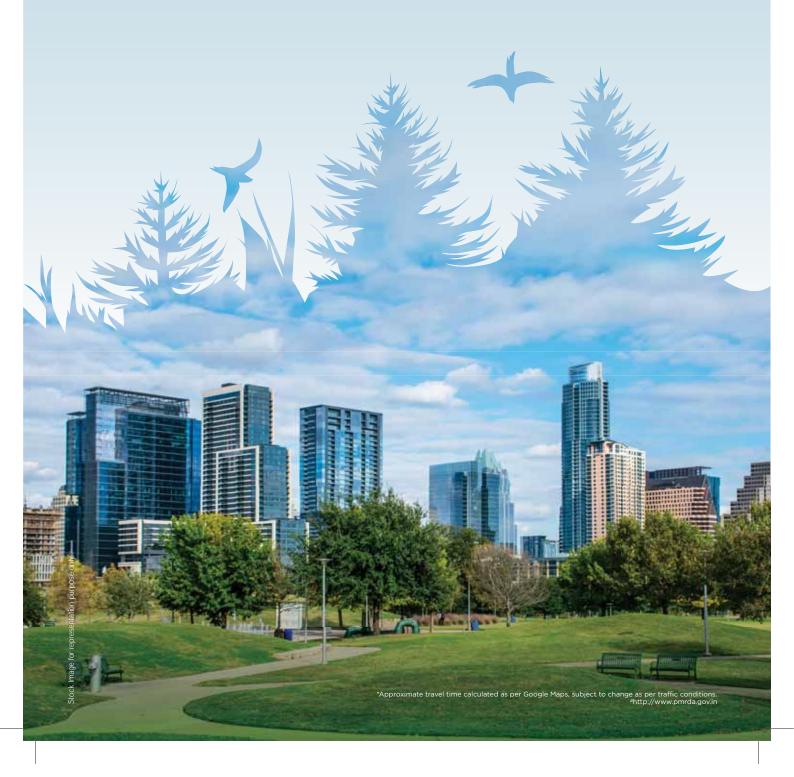
Rajiv Gandhi Infotech Park is just 5 minutes* away



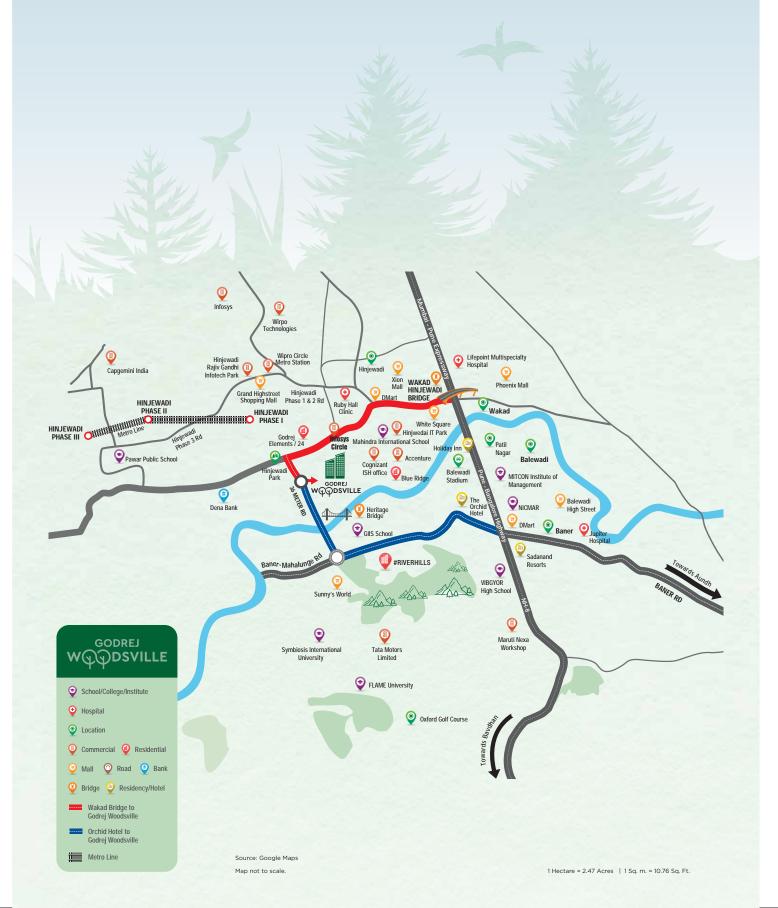
84 hectares (approximately 208 acres) is being developed adjacent to Mahalunge-Maan



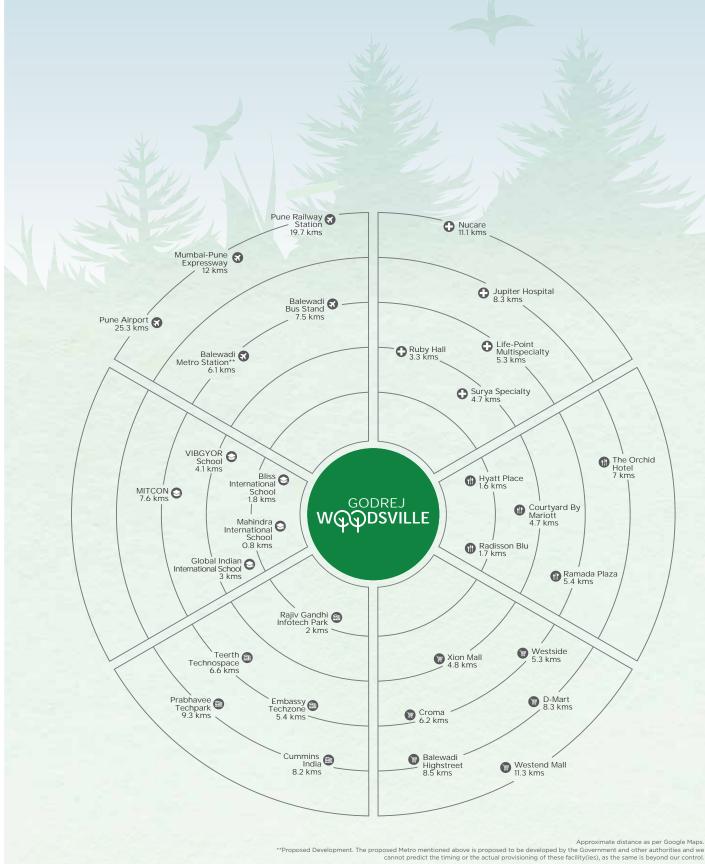
283.28 hectares (approximately 700 acres) Mahalunge-Maan-Hi-Tech city approved by PMRDA#



Live it up in the city's buzzing hotspot

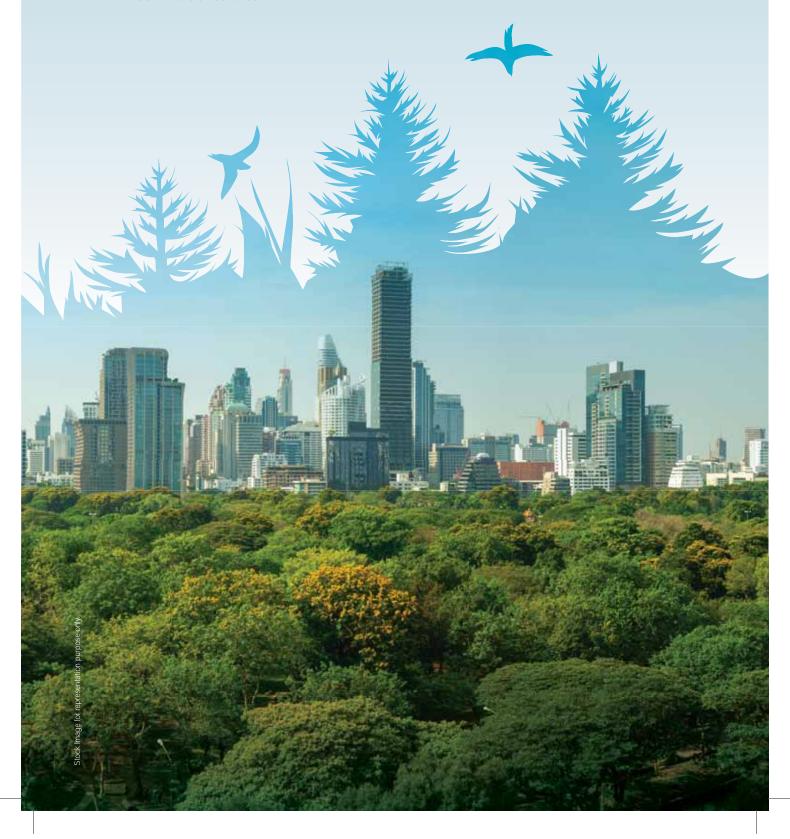


Enjoy greater connectivity to every necessity



Book a home in the lungs of West Pune

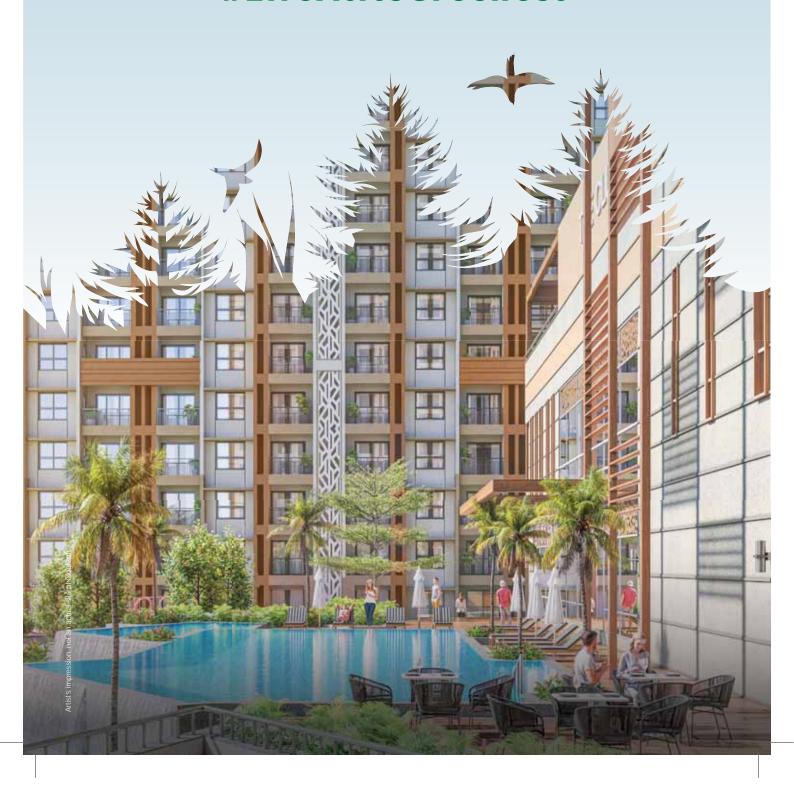
Come home to a lush lifestyle. Your new township at Hinjewadi will be the lungs of West Pune, offering you a healthy and convenient way of life. Stay close to what you love the most with nature-friendly views, top schools, hospitals, malls and commercial centres.



Presenting

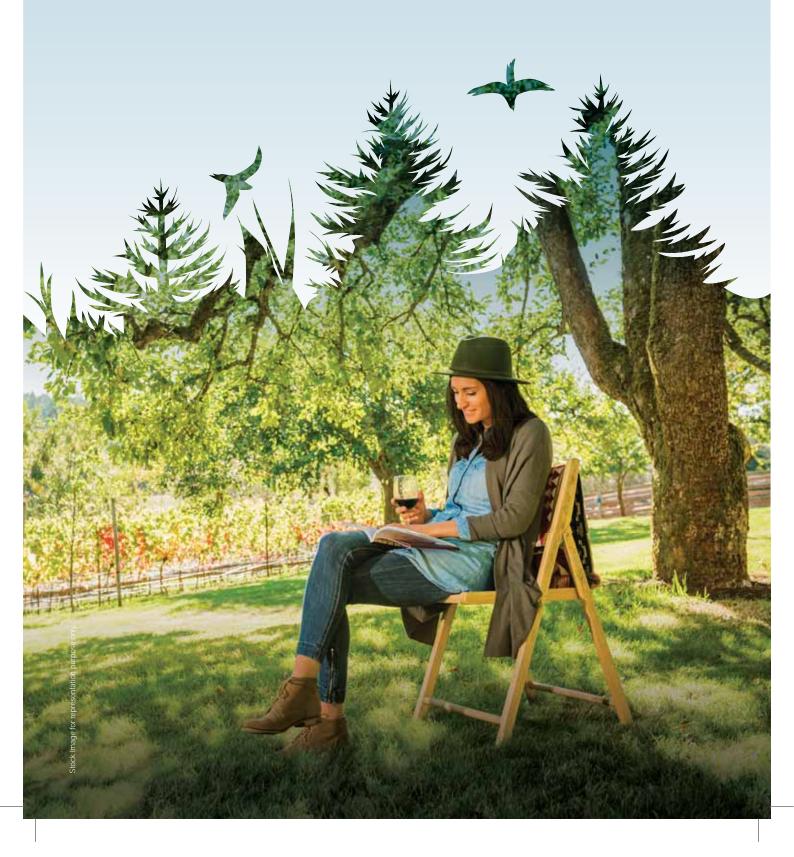
GODREJ WQDSVILLE

#LifeAtItsGreenest



Welcome to a lush green lifestyle

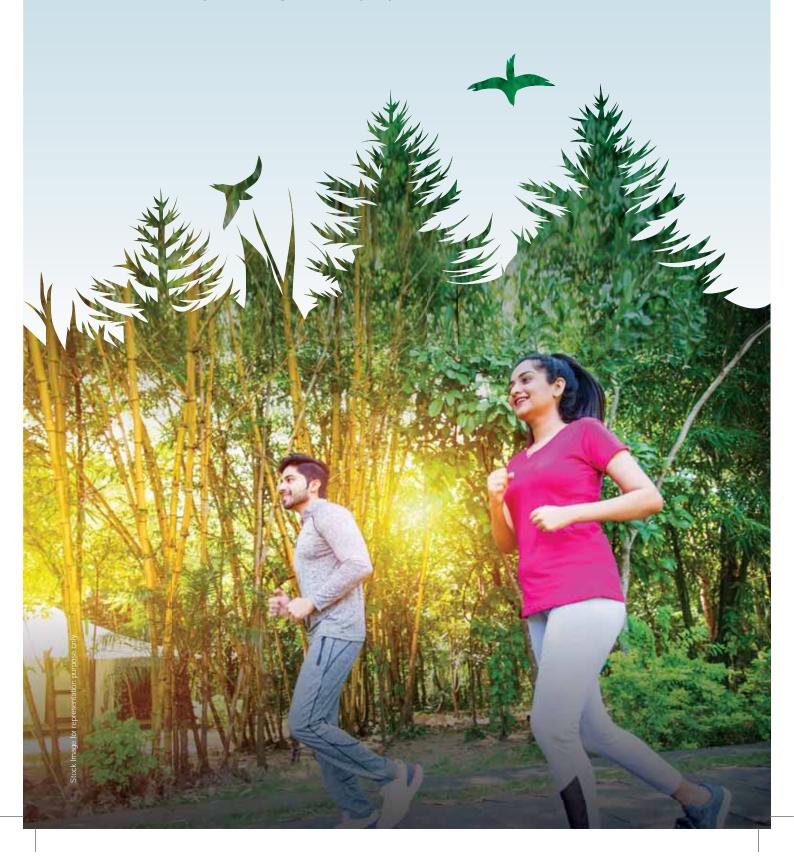
Come unwind with **400+ trees** and lush greens in your nature-friendly home at Godrej Woodsville.



Enjoy your personal time on an 800-metre jogging track

'Me-time' is so much better when you do something productive.

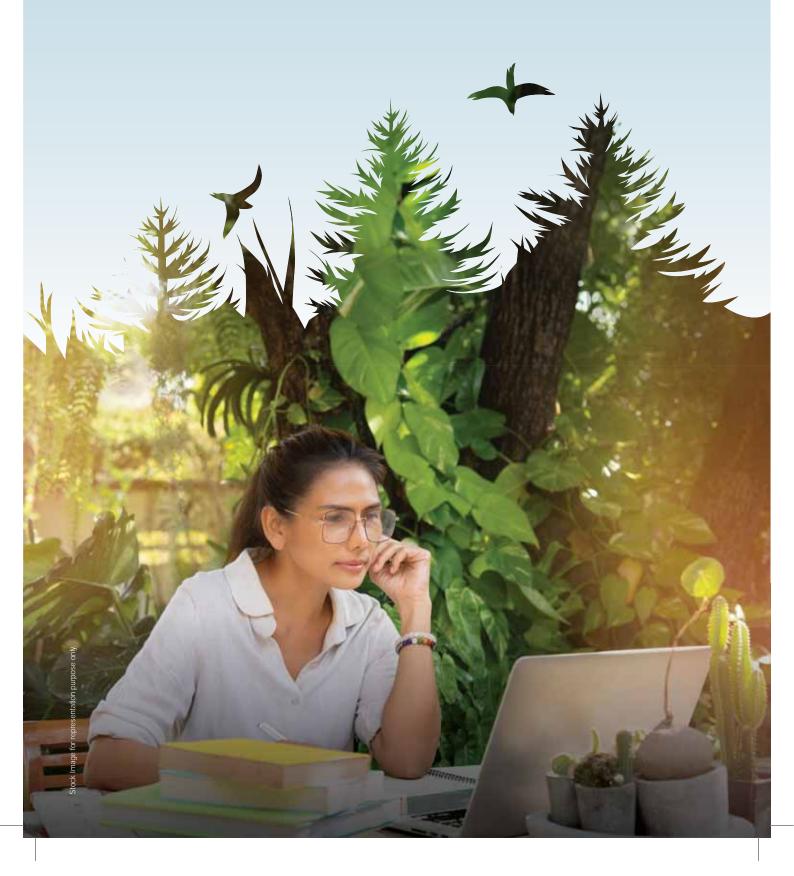
Now start your mornings the healthy way on an **800-metre jogging track**.



Work from Garden is the new norm

Your daily work routine just got a fun new venue.

Work stress-free in your nature-friendly 'Work from Garden' space.



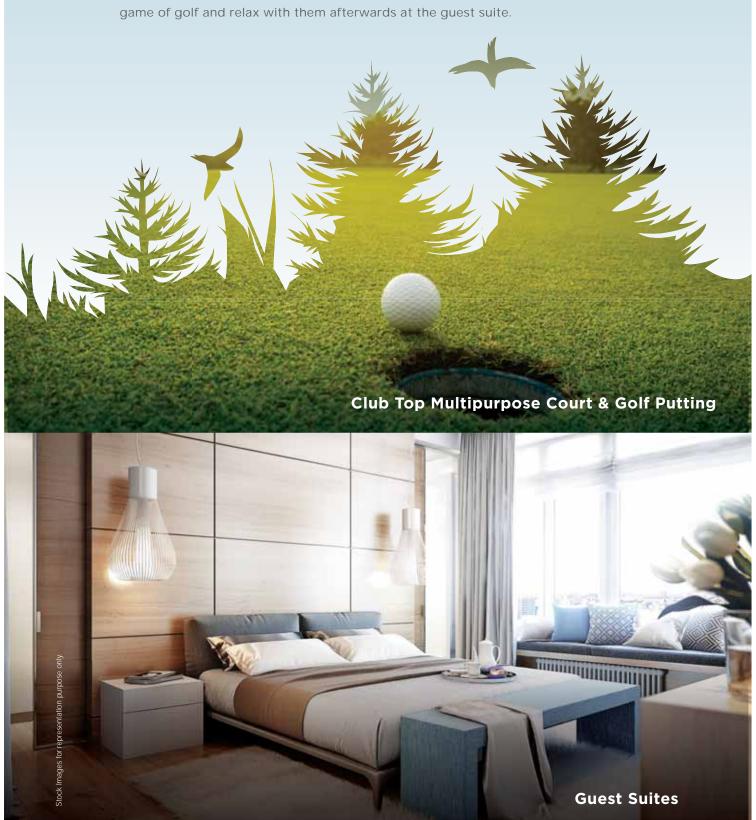
Pura Vida

Inspired by the Spanish concept of Pura Vida, this grandiose clubhouse evokes the theme of pure life with more than **15,000 sq.ft.** of space to do what you love the most.



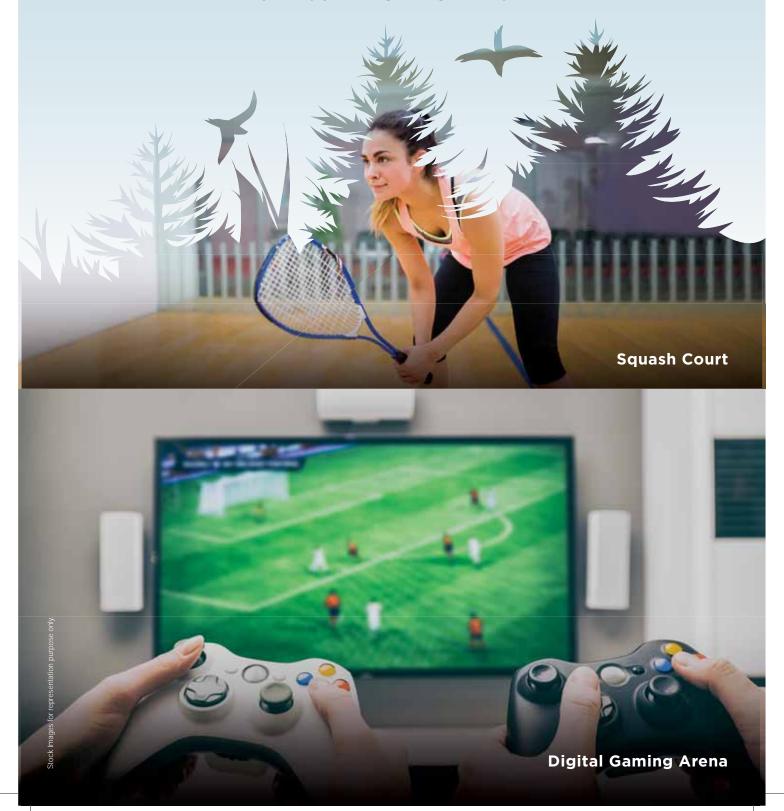
Unwind at the guest suite after a game of golf

There's nothing better than playing golf on a Sunday morning. Bring your friends over to your very own golf putting, enjoy a competitive game of golf and relax with them afterwards at the guest suite.

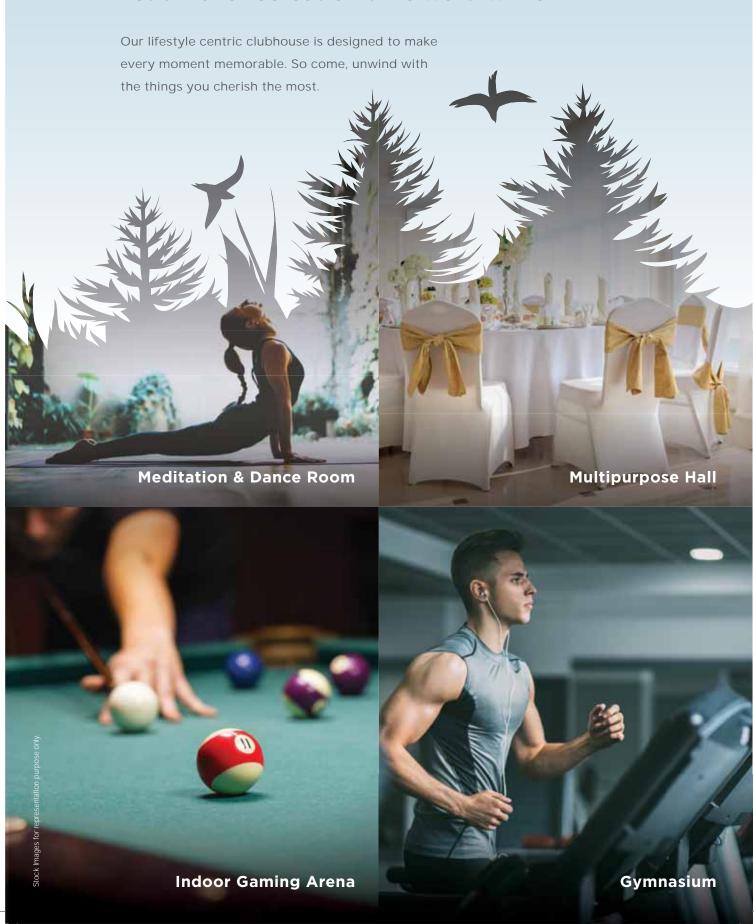


Participate in squash or become a pro at digital gaming

Gather your friends, bring out your competitive side and ace your way to victory. From hosting your own squash tournament to playing your favourite digital games, there are endless ways to enjoy a thrilling evening at Godrej Woodsville.



Let's make recreation time worthwhile



It's time to read, relax and rejuvenate



Live life to the fullest with amenities for every need

Schedule meetings in the business centre, watch your favorite shows

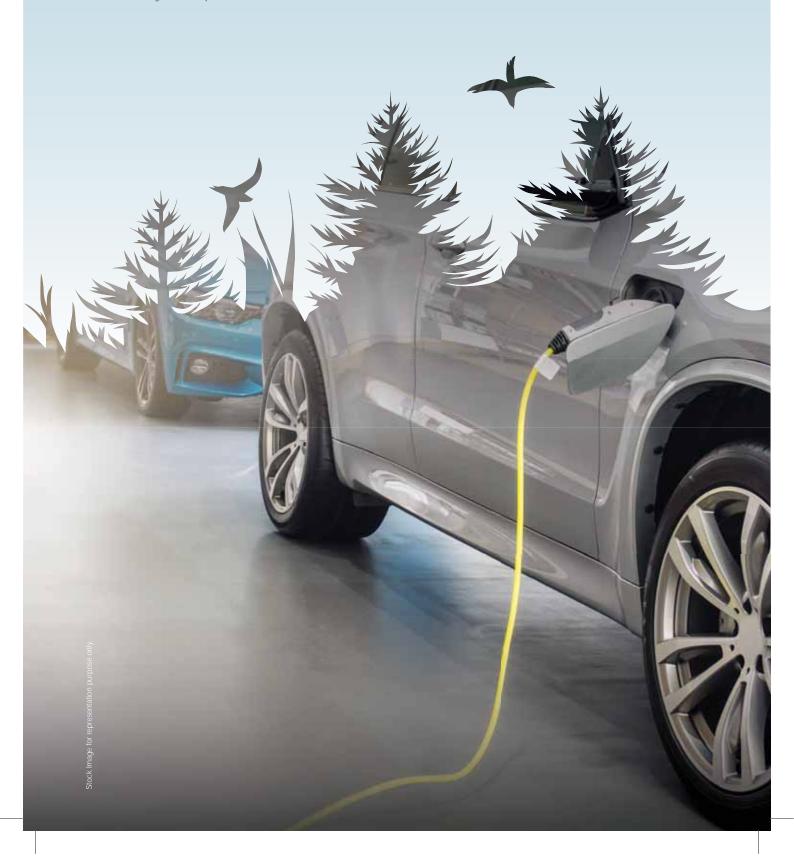




Convenience Amenities at GODREJ WODSVILLE

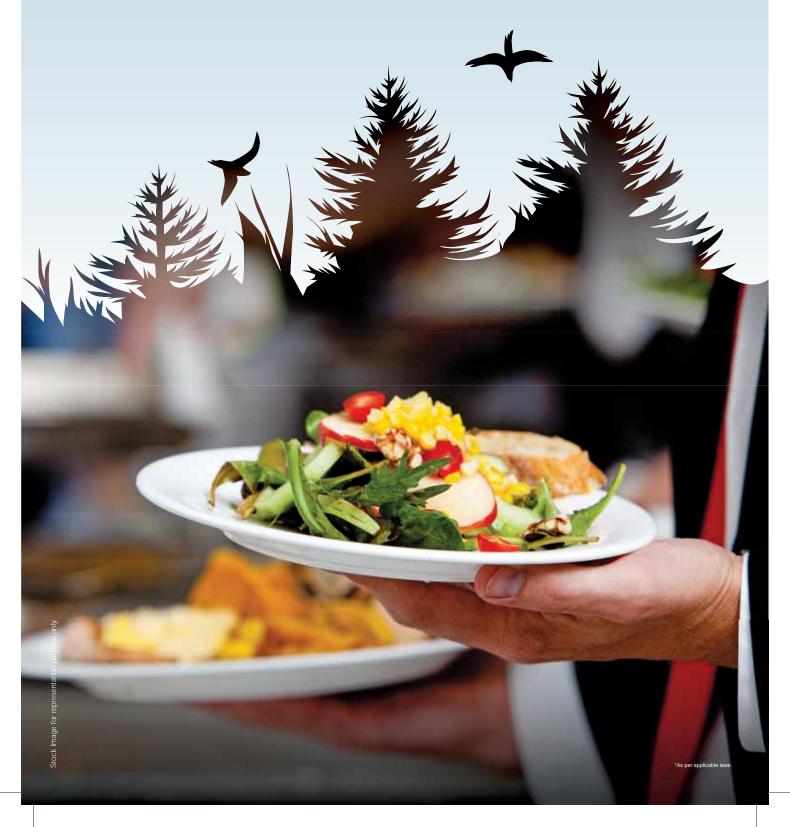
Welcome to futuristic living

Amenities of tomorrow are yours from today. Enjoy modern conveniences with energy efficient solutions such as Electric Vehicles at your disposal round the clock.

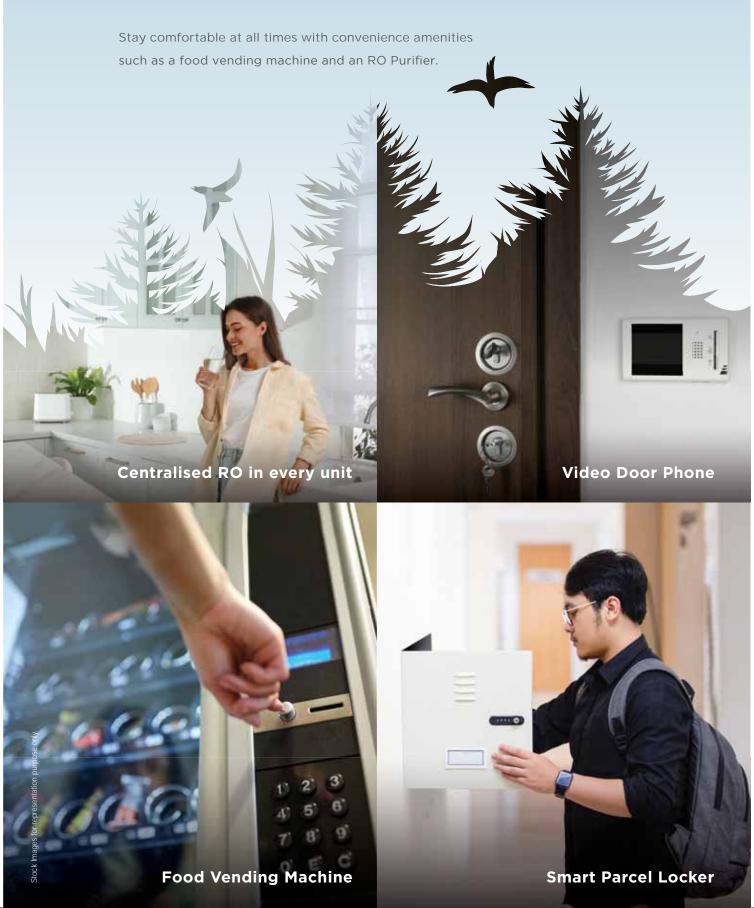


A premium kitchenette now serving you round-the-clock*

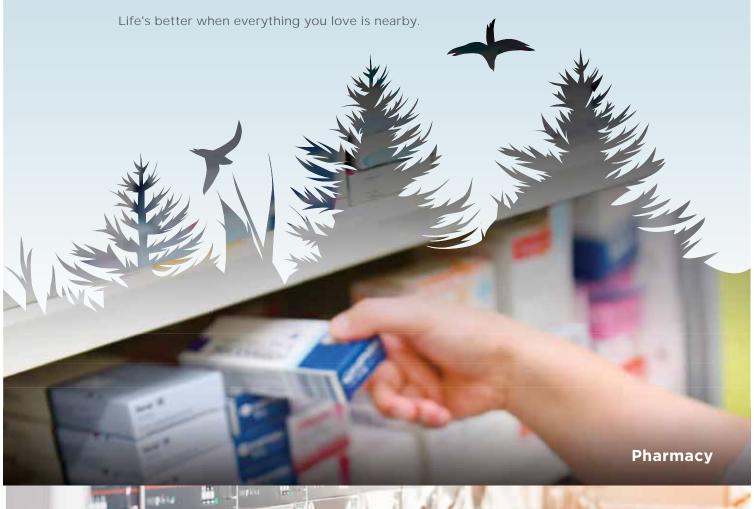
Your cravings for delicious food at any time of the day have been answered. At Godrej Woodsville, you can now visit the 24x7* kitchenette handled by a renowned hospitality chain that serves hot and homely food at all times.



Convenience is just round the corner



Daily necessities made easy

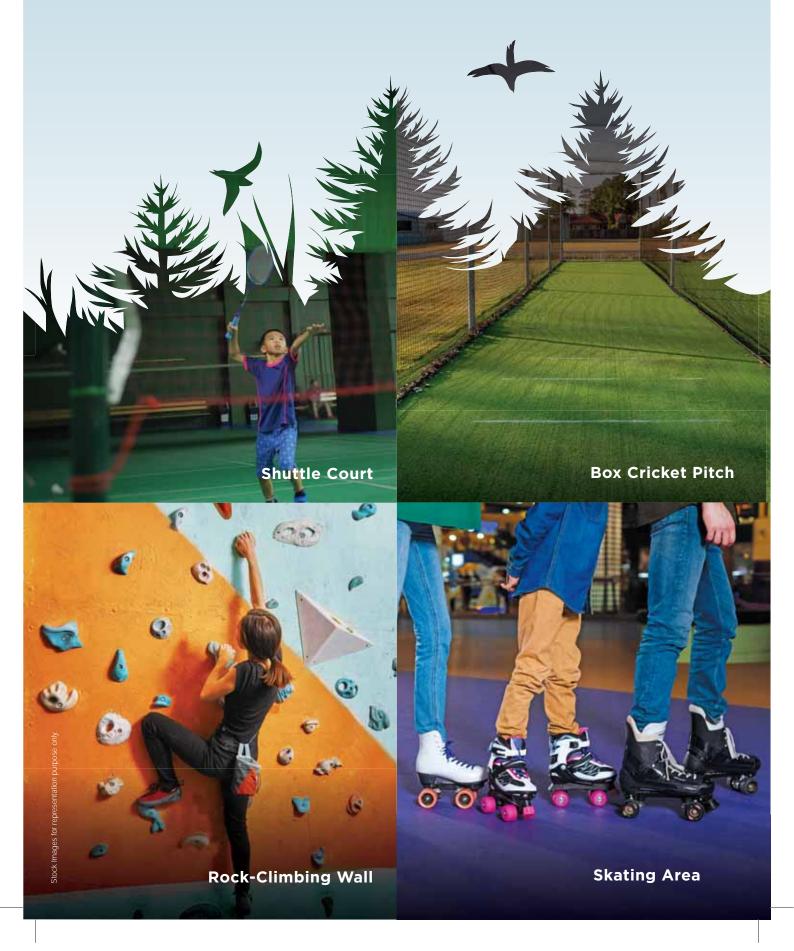






Adventure Amenities at GODREJ WODSVILLE

Playtime just got exciting!



Let nature fuel your fitness



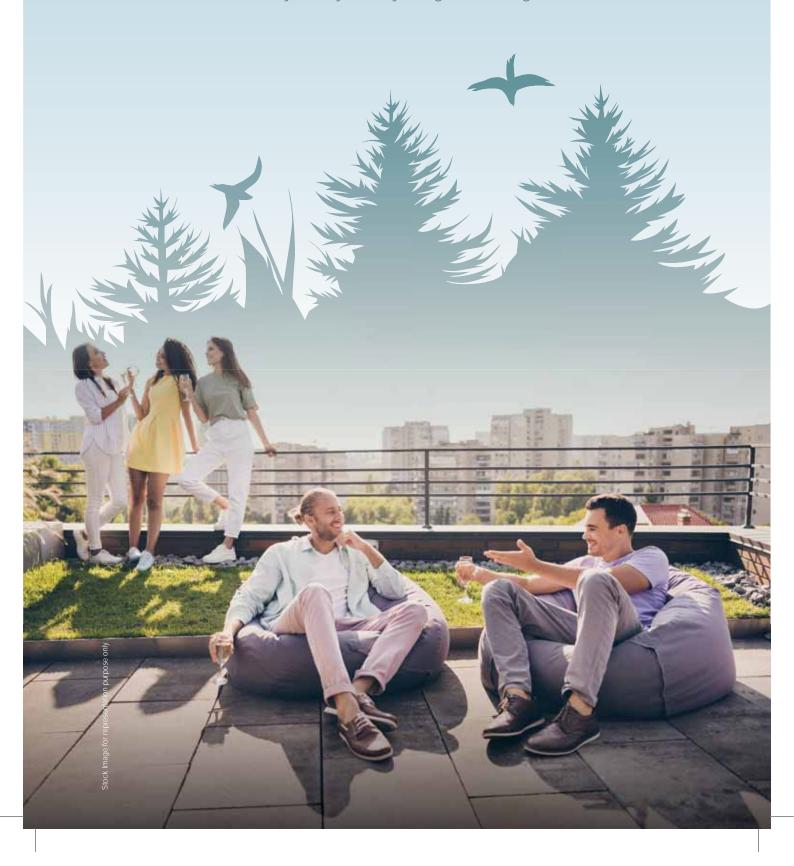


Sky-Living at

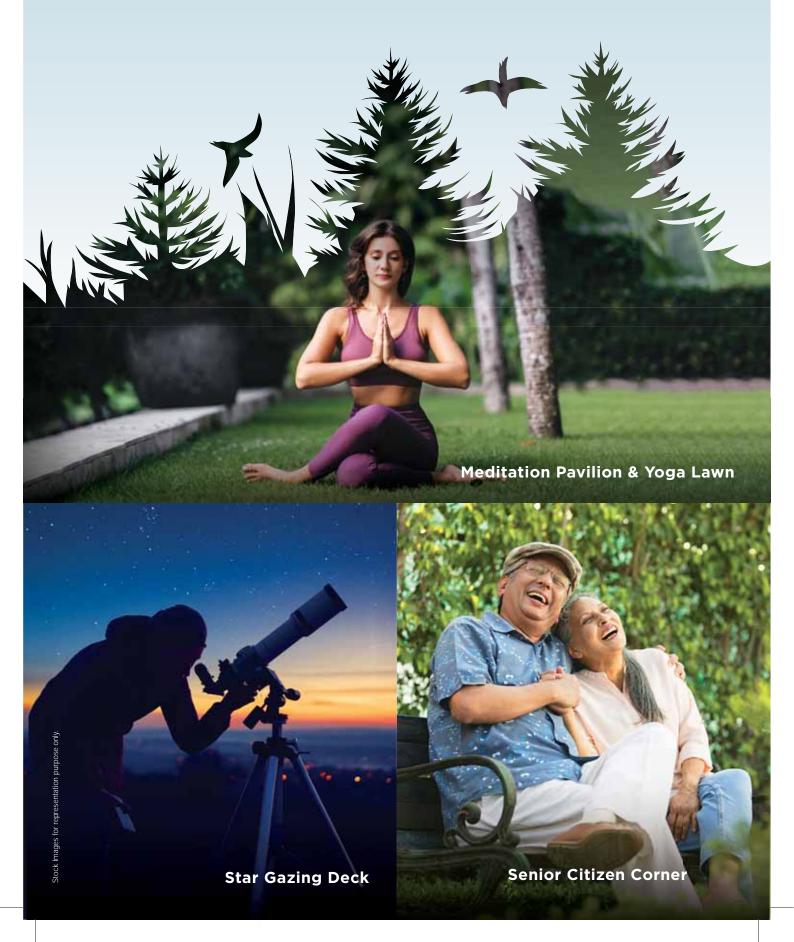
GODREJ
WODSVILLE

Enjoy Sky Living as you lounge amidst the clouds

An exclusive lifestyle eagerly awaits you in the clouds. Unwind above the rest of the world in your very own Sky Lounge and Viewing Deck.

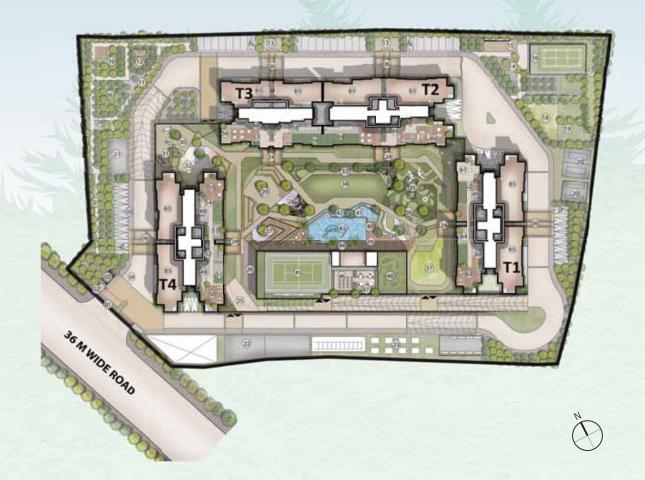


Sky Amenities



MASTER LAYOUT PLAN

GODREJ WOODSVILLE



GROUND LEGEND

- 01. ENTRANCE / EXIT 02. SECURITY CABIN
- 03. SCHOOL-TAXI PICK UP & DROP OFF
- 04. DRIVEWAY
- 05. JOGGING NECKLACE

- 06. DROP OFF 07. ORCHARDS 08. SENIOR CITIZEN CORNER
- 09. FRAGRANCE GARDEN
- 10. MEDITATION DECK
- 11. SIT OUT COURT
 12. HOBBY GARDEN / URBAN FARMING
 13. ENTRANCE LANDSCAPE COURT 12.

- 14. YOUTH KATTA
 15. ROCK CLIMBING
- 16. SHUTTLE COURT
- 17. BOX CRICKET 18. OUTDOOR GYM
- 19. CROSS FIT ARENA
- 20. DG
- 21. OWC
- 22. STP 23. TR

PODIUM LEGEND

- 24. ENTRY COURT 25. JOGGING NECKLACE
- 26. SKATING AREA
- 27. STUDY CORNER 28. SOCIALIZING CORNER
- 29. URBAN COURTYARD (FOR ALL AGE GROUPS)
- 30. SWING GARDEN
- 31. FAMILY CORNER
 32. WORK FROM GARDEN
- 33. AMPHITHEATRE
- 34. MULTI-PURPOSE LAWN (ARTIFICIAL TURF)
- 35. KIDS' PLAY AREA 36. TODDLER'S PLAY AREA
- CELEBRATION GARDEN
- 38. SITOUT SPACES FOR YOUTH 39. POOL DECK
- 40. INTERACTIVE KIDS FOUNTAIN
 41. KIDS' POOL
 42. WADING POOL

- 43. MAIN POOL 44. CLUB HOUSE ENTRY
- 45. MULTI-PURPOSE COURT 46. SKY THEATRE
- 47. LOUNGE
- 48. GOLF PUTTING

TERRACE LEGEND

- 49. ENTRY COURT 50. STAR GAZING
- 51. MEDITATION PAVILION
- 52. SOCIALIZING CORNER 53. YOUTH CORNER
- 54. SENIOR CITIZEN CORNER 55. CREATIVE CORNER
- 56. VIEW POINT
- 57. BBQ DECK 58. OUTDOOR CLASSROOM
- 59. YOGA LAWN
- 60. SKY LOUNGE
- 61. BOARD GAMES
- 62. GRAFFITI WALL 63. VITAMIN-D DECK
- 64. SKY WALK
- 65. SOLAR PANEL



Presenting Premium 2 & 3 BHK Homes

2 BHK UNIT PLAN



SPECIFICATION

CONFIGURA	CARPET TION (SQ. N			
2 BHK	62.7	7 8.85	71.62	771

3 BHK UNIT PLAN



SPECIFICATION

CONFIGURATION	CARPET AREA	EXCLUSIVE AREA	TOTAL AREA	TOTAL AREA
	(SQ. MT.)	(SQ. MT.)	(SQ. MT.)	(SQ. FT.)
3 ВНК	81.36	9.08	90.44	973

Specifications



STRUCTURE

- Earthquake resistant framed RCC structure
- Internal Oil bound distemper with gypsum plaster
- External walls Textured paint



DOORS/WINDOWS

- Main entrance Pre hung doors
- Other doors Pre hung doors
- Windows Powder coated aluminum windows with mosquito mesh on sliding windows



ELECTRICALS

- Modular switches -Anchor / Schneider / Equivalent - Childproof
- Provision for Cable TV, Telephone, AC, WIFI points



FLOORING

- Living / dining Vitrified tiles
- Master bedroom Vitrified tiles
- Other bedrooms Vitrified tiles
- Kitchen Vitrified tiles
- Balconies Matte Anti-skid tiles
- Utility area Matte Anti-skid tiles
- Master toilet Matte Anti-skid tiles
- Other toilet Matte Anti-skid tiles



KITCHEN

- Granite counter top + SS sink
- Wall cladding with tiles above counter upto 2 ft



- Sanitary ware Jaquar / Kohler / American Standard / Equivalent
- CP fittings Jaquar / Kohler / American Standard / Equivalent
- Counter top Granite counter top
- Wall cladding (all toilets) Ceramic tiles upto lintel level



SPECIAL FEATURES

- · Video door phone
- Solar water (in master bedroom's toilet)
- Centralized RO
- Modular Kitchen (2 & 3 BHK Apartments)-Top and Bottom Cabinets
- Garden Balcony (2 & 3 BHK Apartments)-2 Green Stand



SAFETY FEATURES

Parapet wall, MS railings

[&]quot;The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits i. Tiles: #/- 3mm in warpage & bent. ii. Grantie: Granties are natural stones, so there may be variations in colours/shades and/ or grains.

^{**}As per prevailing NBC regulations.

Partners

Architect Hafeez Contractor

ALCOVE





Spot Offer for 2 & 3 BHK

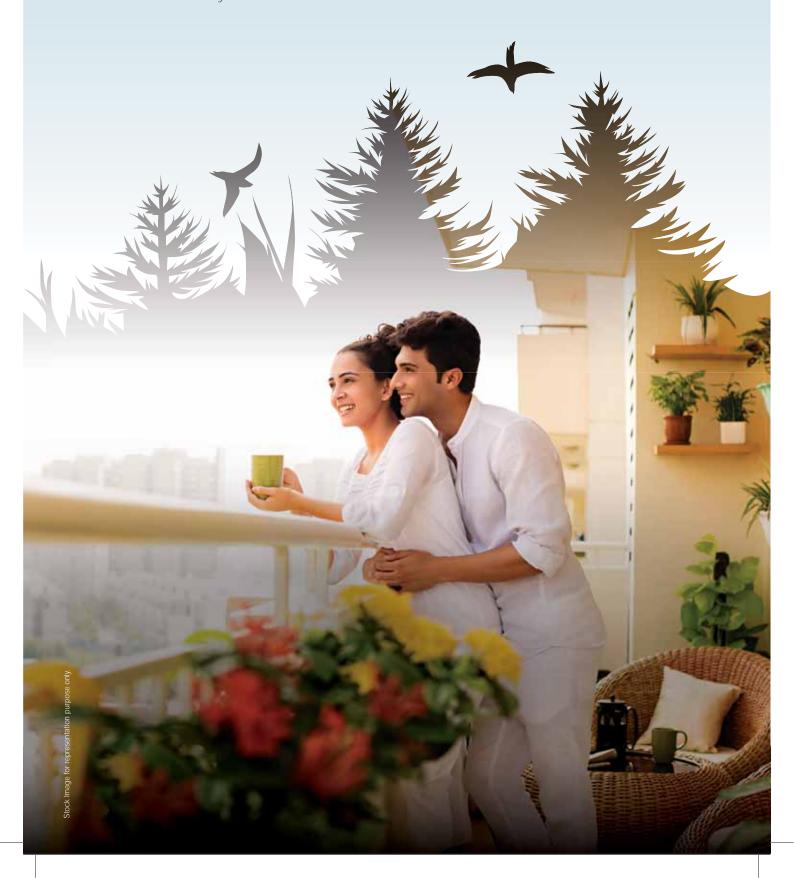
Your opportunity to live lavish with a modular kitchen

Cook your favourite recipes with greater ease in your modular kitchen.



Stay healthy with nature's touch

Breathe easy in your backyard garden with 30+ planters in the balcony.









The Project Godrej Woodsville is registered with MahaRERA bearing registration no. P52100046729, available at http://maharera.mahaonline.gov.in.

Site Address - Godrej Woodsville, Hinjewadi Phase 1, Pune 411057.
Godrej Woodsville is part of a sanctioned Township of around 84 Hectares approx. (208 Acres) at Village Mahalunge, Maan and Hinjewadi, Pune. The Developer, viz, Maan-Hinje Township Developers LLP, (wherein Godrej Properties Limited is a partner) as owners of 3 Hectares approx. (7 Acres) of the land in said Township, out of which 2 Hectares approx. (4 Acres) of the land is being developed as "Godrej Woodsville". The sale is subject to terms of application form, allotment letter 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 Developer hereby declares that it has availed construction finance facility ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the said Land in the favour of Lender. The Lender will provide no objection certificate for the sale of unit, as and when required. T&C Apply. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.