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MAHARERA REGISTRATION NO. P52100078240



# GODREJ EVERGREEN SQUARE

HINJAWADI PHASE 3, PUNE



*Godrej* | PROPERTIES

**INDIA'S NO.1\***  
**REAL ESTATE**  
**DEVELOPER**



\*As per booking value achieved in FY 2023-24, reported until May 3, 2024

## AN EVERGREEN LEGACY.

Godrej Properties brings the Godrej Group's philosophy of innovation, sustainability, and excellence to the real estate industry. Each of Godrej Properties' developments honour a 128-year legacy of trust, with a commitment to cutting-edge design and technology.



Artist's impression and not actual site image. This is for representational purpose only.

## CRAFTING THOUGHTFUL LIVING SPACES SINCE 1990.



Our portfolio across major cities in India comprises residential and commercial developments. We have focused on delivering a superior living experience to our homeowners, where contemporary amenities dwell in confluence with an exclusive lifestyle, served to a select few.





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## AWARDS & RECOGNITION



Giving you the best makes us the best. It's all thanks to you that Godrej Properties Limited has won over 250 awards and recognitions in recent years.

 **Integrated Township Project of the Year**   
Realty+ Excellence Awards, 2023



 **Best Design Project**   
Realty+, 2022

 **Best Interior Design**   
Realty+, 2022



 **Plotted Development of the Year**   
Realty+ Conclave Award, 2022

 **Lopez Design for Energizing - Central Park**   
India's Best Design Awards, 2021

 **Architectural Design of the Year**   
Realty+ Conclave Award, 2021



 **Best Interior Design**   
Realty+ Conclave Award, 2021



 **National Brand Leaders**   
Track2Realty BrandXReport, 2019-20

 **Porter Prize: For Leveraging Unique Activities**   
Porter Prize, 2019

 **Real Estate Company of the Year**   
Construction Week Awards, 2019

 **India's Top Builders Award**   
Construction World Architect and Builder (CWAB) Awards, 2018

 **Wealth Creator Among The Next 500 Companies**   
Fortune India

 **Ranked #1 Globally for a Third Consecutive Year**   
GRESB (Global Real Estate Sustainability Benchmark)

# A LOCATION THAT PUTS YOU IN EVERGREEN COMPANY.

## LOCATION MAP



\*Source: Google Maps. <https://www.mapsofindia.com/pune/metro-map.html>  
 Map not to scale. The above map is for representation purpose only.  
 The proposed Metro mentioned above is proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control.

## A LOCATION THAT BRINGS ALL THE CONVENIENCES CLOSER.

### SCHOOLS



Pawar Public School  
Ryan International Academy  
Educon International School  
VIBGYOR High School  
BLISS International School  
Mahindra International School  
Blue Ridge Public School  
EuroSchool Wakad  
Delhi Public School  
Global Indian International School

### HOSPITALS



Ruby Hall Clinic  
Golden Care Hospital  
Sanjeevani Multispeciality Hospital

### HOTELS



Courtyard Hinjawadi  
Vivanta  
Holiday Inn Express  
Hilton Garden Inn  
Bizz Tamanna Hotel  
Lemon Tree Hotel  
Hyatt Place  
Hotel Solitaire  
ibis  
Grand Tamanna

### SHOPPING DESTINATIONS



Grand Highstreet  
Xion Mall  
Streets of Europe  
Westside  
DMart Hinjawadi  
Zudio  
Trends  
Phoenix Mall of the Millennium

### CORPORATE OFFICES



Persistent  
Tata Technologies Ltd.  
Wipro Technologies Ltd.  
Infosys Technologies  
Cognizant Technology Solutions  
Döehler India Pvt. Ltd.  
Embassy Quadron Business Park  
Capgemini  
KPIT Technologies Ltd.  
Synechron Technologies Pvt. Ltd.  
Marquardt India Pvt. Ltd.  
Tech Mahindra Ltd.  
Tata Consultancy Services Ltd.

## EXPERIENCE LIFE WITH EVERGREEN CONVENIENCES.



10+ Schools



All Major Banks & ATMs



10+ Hospitals & Clinics



10+ Resorts



5+ Shopping Malls



50+ Cafés and  
Restaurants



30+ Convenience Stores



# MASTER LAYOUT PLAN

# THOUGHTFULLY DESIGNED FOR YOU.



## LANDSCAPE ENGINEERED FOR YOUR HOLISTIC WELLBEING.

Live amidst lushness with 4 levels of greens, over 4-acres\* of open spaces and landscaping, 450+ trees, landscape walkway and much more.



**MENTAL HEALTH**



**EMOTIONAL HEALTH**



**PHYSICAL HEALTH**

Godrej Evergreen Square's landscaping embodies Holistic Wellbeing, connecting us with nature to balance our inner and outer selves, and promote overall wellness.

\*Includes fire tender pathways.

LAUNCHING



# GODREJ EVERGREEN SQUARE

HINJAWADI PHASE 3, PUNE

EVERGREEN. EVER YOURS.



LAUNCHING



# GODREJ EVERGREEN SQUARE

HINJAWADI PHASE 3, PUNE

EVER GREEN. EVER YOURS.

## THE NEXT BIG RETAIL DESTINATION IS RIGHT AT YOUR DOORSTEP.

Expand your shopping horizons with a magnificent 1 lakh\* sq. ft. of retail space,  
home to 115+ premium shops.

\*1 lakh sqft is saleable area.



HELIX

Sports of Stories  
ATAADI SALE

UFTO

25% OFF

SHOP NOW

## WHERE NATURE GOES TO THE NEXT LEVEL FOR YOU.

Live amidst 4 acres of open spaces comprising of 3.5 acres\* of New York inspired greens, 450+ trees, landscape walkway and more.

\*Includes fire tender pathways.





**A GRAND CLUBHOUSE SPANNING 2500+ SQ.M. (27,000 SQ.FT.).**

Discover true indulgence as you lose yourself in a host of lifestyle amenities  
in the clubhouse and across the project.



Artist's impression and not actual site image. This is for representational purpose only.

DIVE INTO EVERGREEN INDULGENCES THAT LIFT YOU UP.



Stock Images used for representational purposes only.  
The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc.  
Shown in the images are only indicative in nature and are only for representation purpose only.

AN EVERGREEN LIFE FOR EVERY MEMBER OF THE FAMILY.



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## EXPERIENCES DESIGNED FOR YOUR WELLBEING.



Spa



Library



Badminton

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The image features a white rectangular area centered on a background of lush green leaves. The leaves are vibrant and detailed, framing the white space. The text 'ADDITIONAL AMENITIES' is written in a bold, green, sans-serif font across the middle of the white area.

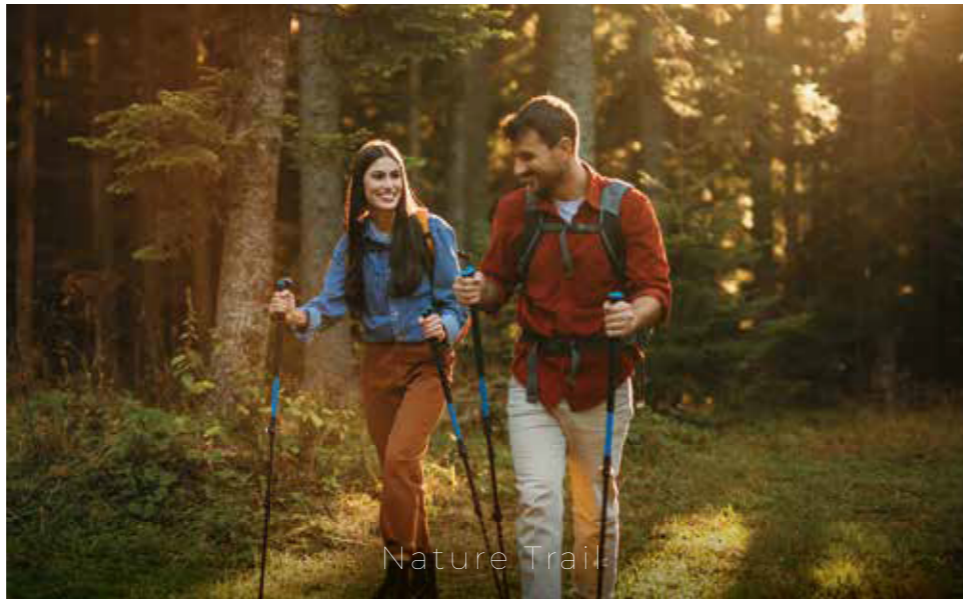
# ADDITIONAL AMENITIES

## AMENITIES DESIGNED TO ENRICH EVERY ASPECT OF YOUR LIFE.



Stock Images used for representational purposes only. Artist's impression and not actual site image. This is for representational purpose only. The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the images are only indicative in nature and are only for representation purpose only.

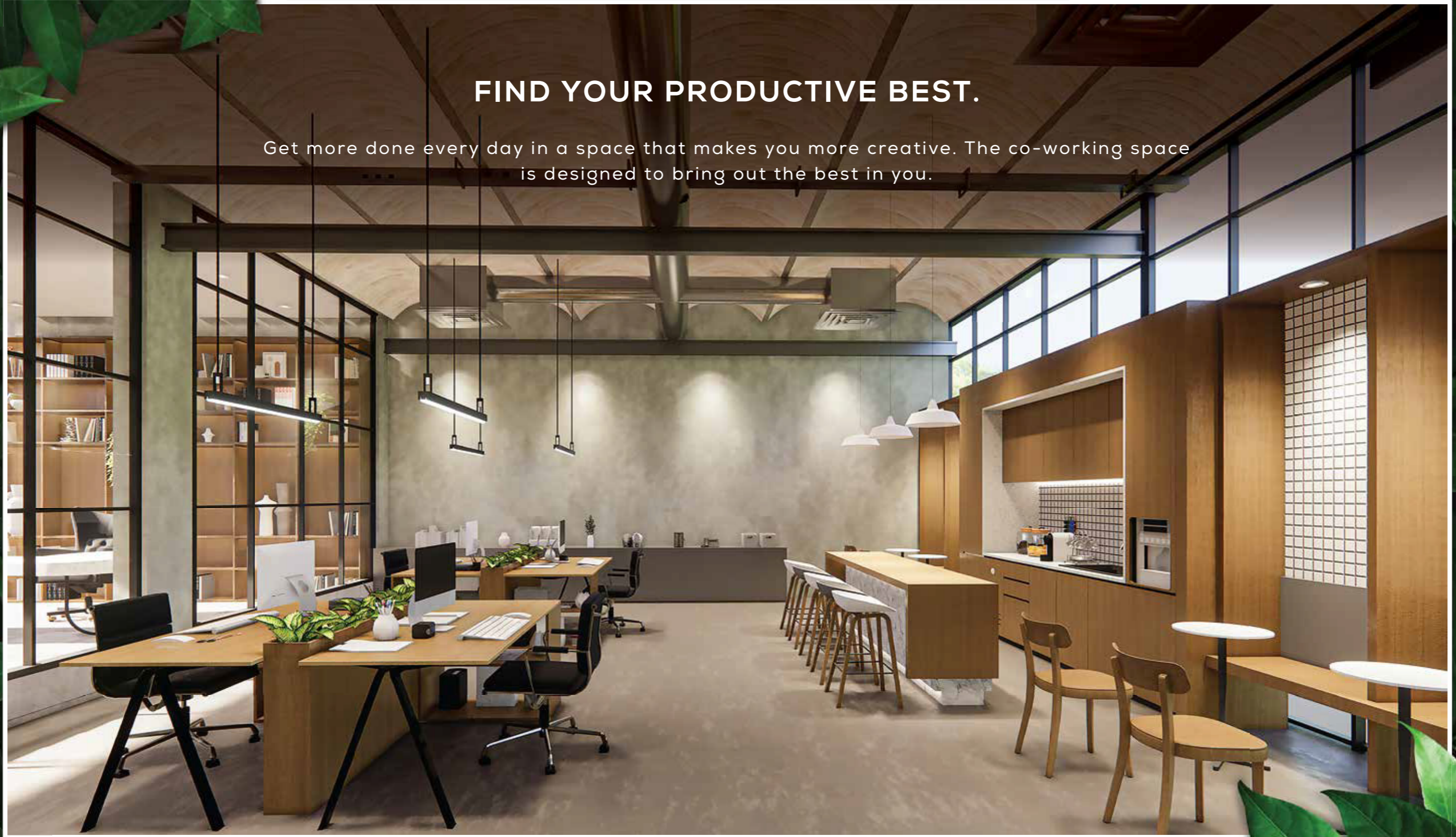
## AMENITIES THAT MAKE EVERY DAY MEMORABLE.



Stock Images used for representational purposes only. Artist's impression and not actual site image. This is for representational purpose only. The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. Shown in the image are only indicative in nature and are only for representation purpose only.

## FIND YOUR PRODUCTIVE BEST.

Get more done every day in a space that makes you more creative. The co-working space is designed to bring out the best in you.



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**DELIVERING THE BEST QUALITY. ALWAYS.**



High-quality, certified steel helps build strong and earthquake-resistant structures.

- Opting for steel in compliance to IS 1786.
- Godrej Properties also uses steel in compliance to IS 13920 for earthquake shock resistance.



Using a higher grade concrete to ensure maximum core strength.

- Godrej Properties procures One grade higher concrete in comparison to industry practice.



Waterproof coating up to 1.5 m. in shower areas, which is more than 5 times of industry standard.

- Industry standard is only up to 0.3 m.
- Godrej Properties waterproofs up to 1.5 m. in shower areas.



Using Heat Strengthened Glass which is stronger and keeps interiors cooler.

- 
- Heat Strengthened Glass is up to 4 times stronger.
  - Reduces temperatures by 4-5 degree Celsius.



Provision of concealed secondary drain spout to drain accidentally seeped water.

- 
- Prevents water leakage in wet areas like washrooms.
  - Water can travel through mortar bed to the concealed drain.



Use of Damp Proof course & Shower test is carried on the external walls to observe any seepages.

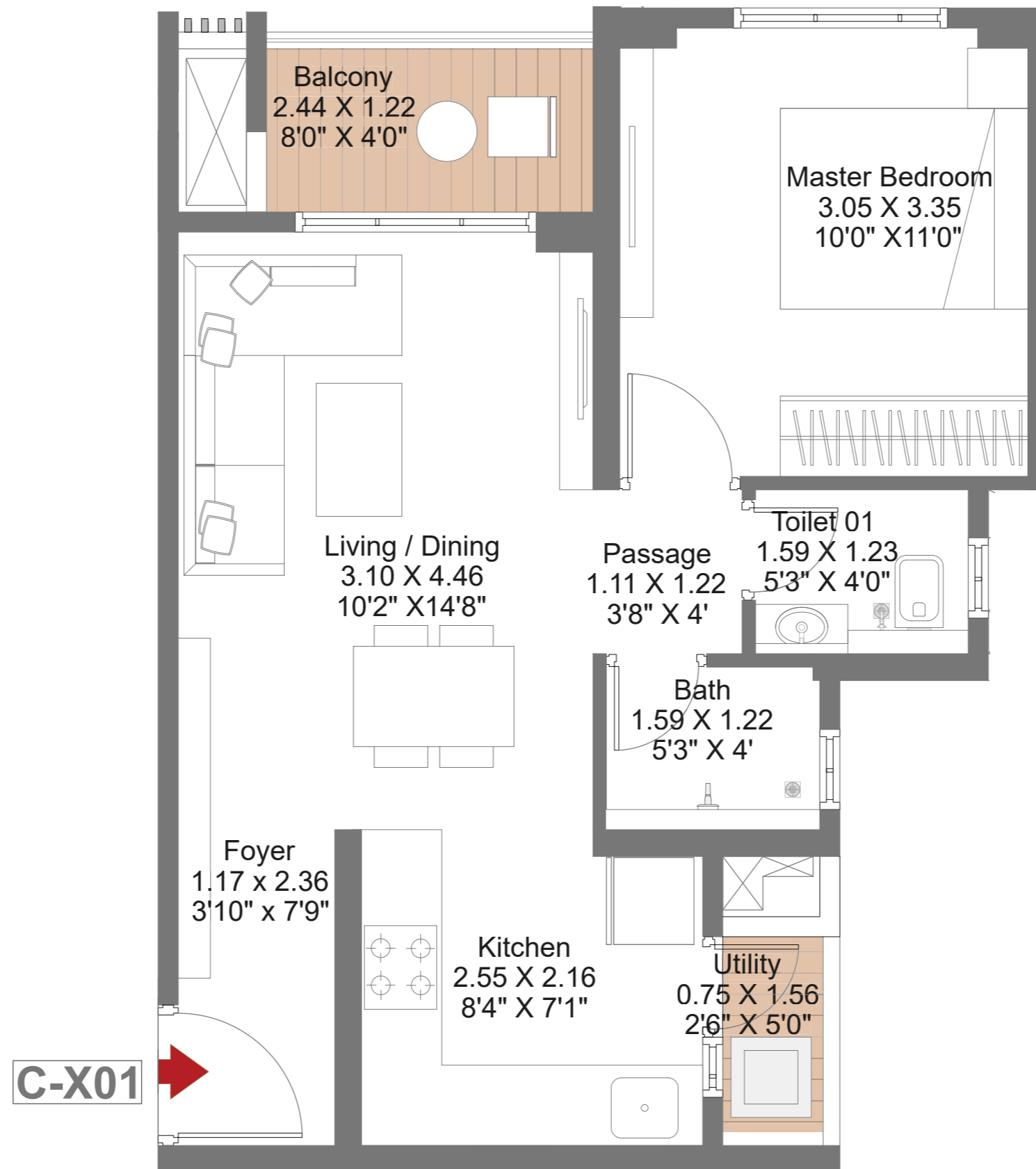
- 
- Damp Proof course applied on external walls
  - Shower test on the wall to observe if there is any seepage.



# UNIT PLANS

Homes that make the most of every square inch.

1 BHK



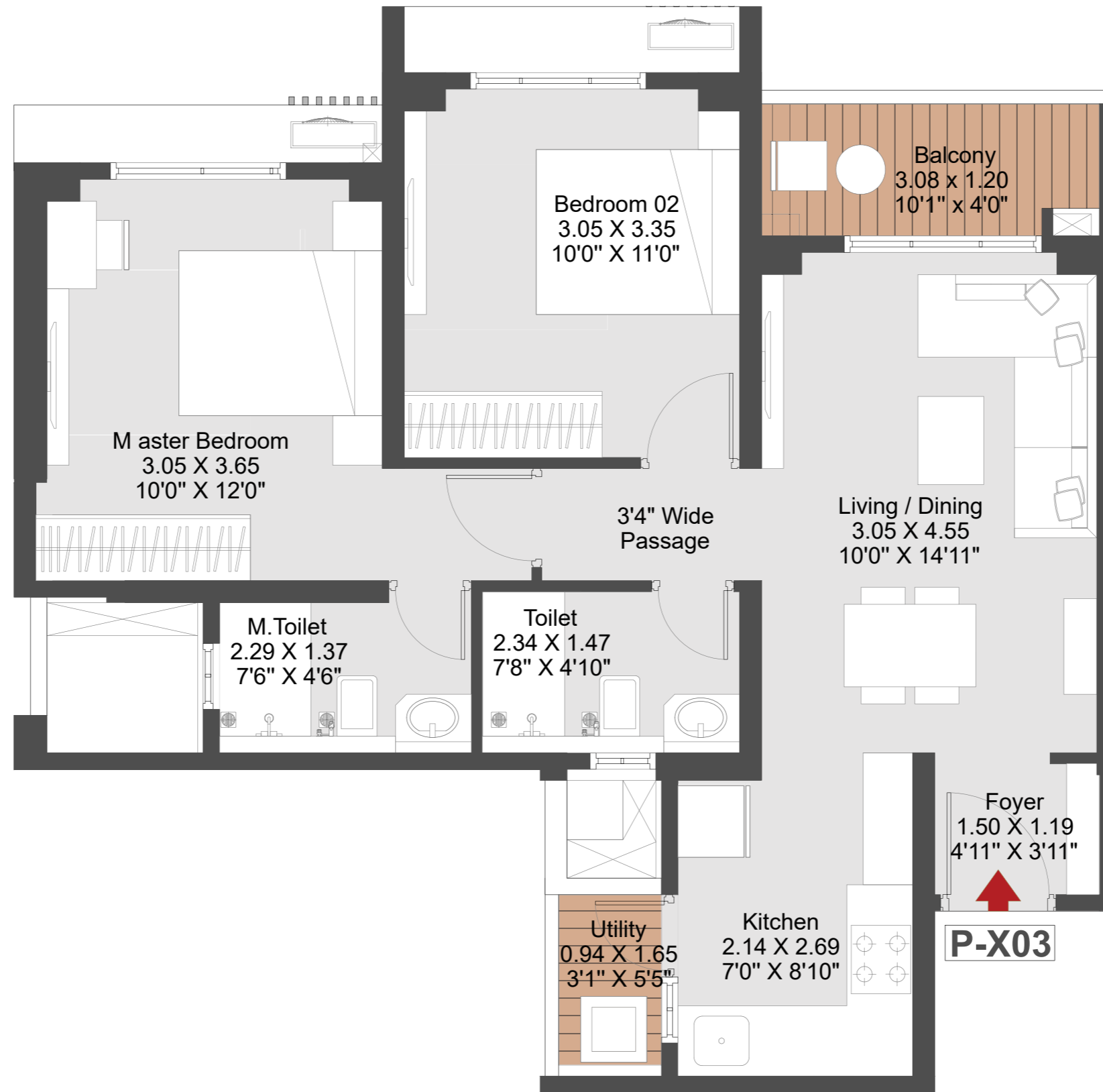
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X01	40.72	3.97	44.69	481

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.

The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of 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 specification. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

2 BHK



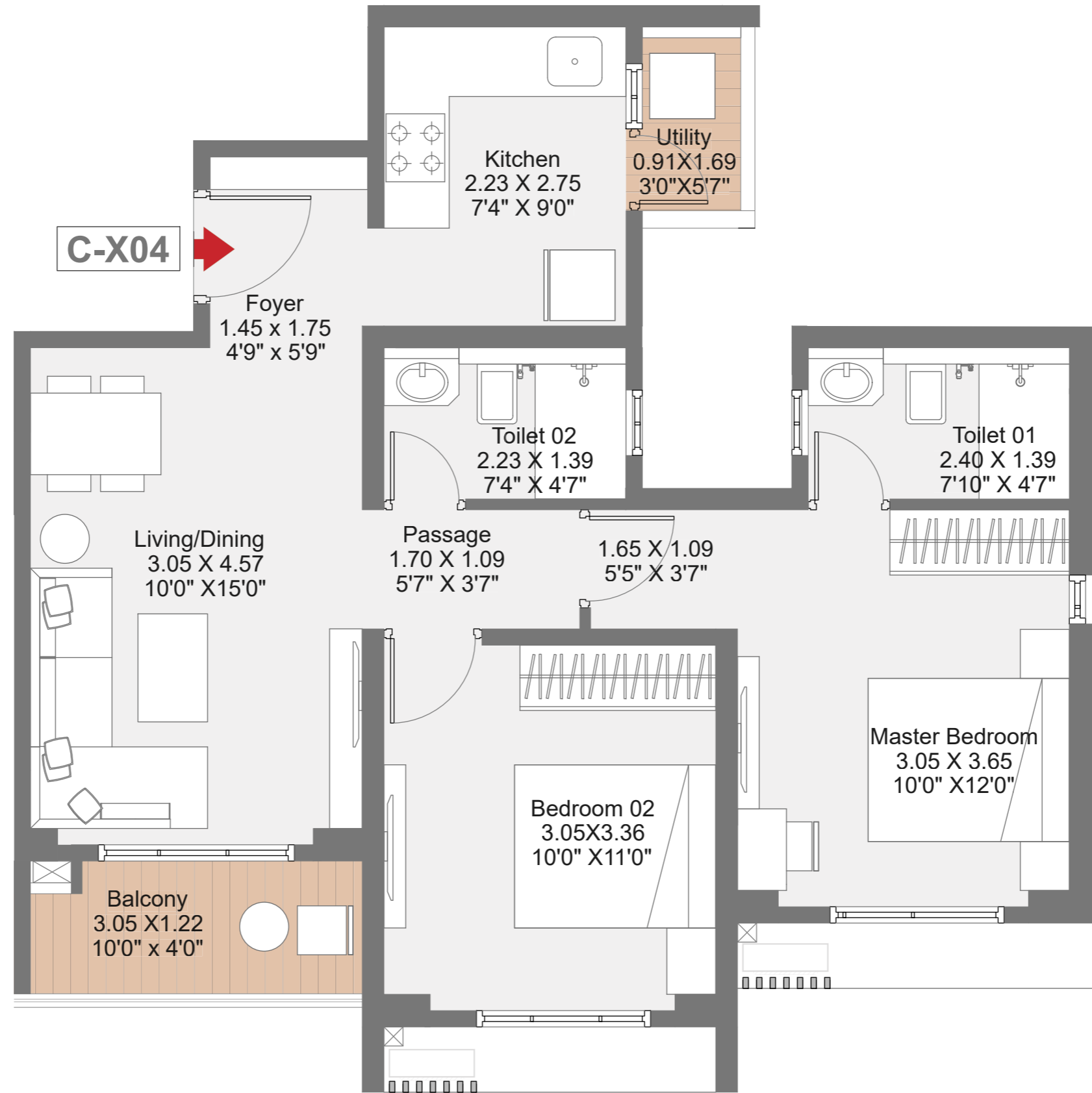
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X03	57.43	5.16	62.59	674

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.

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2 BHK



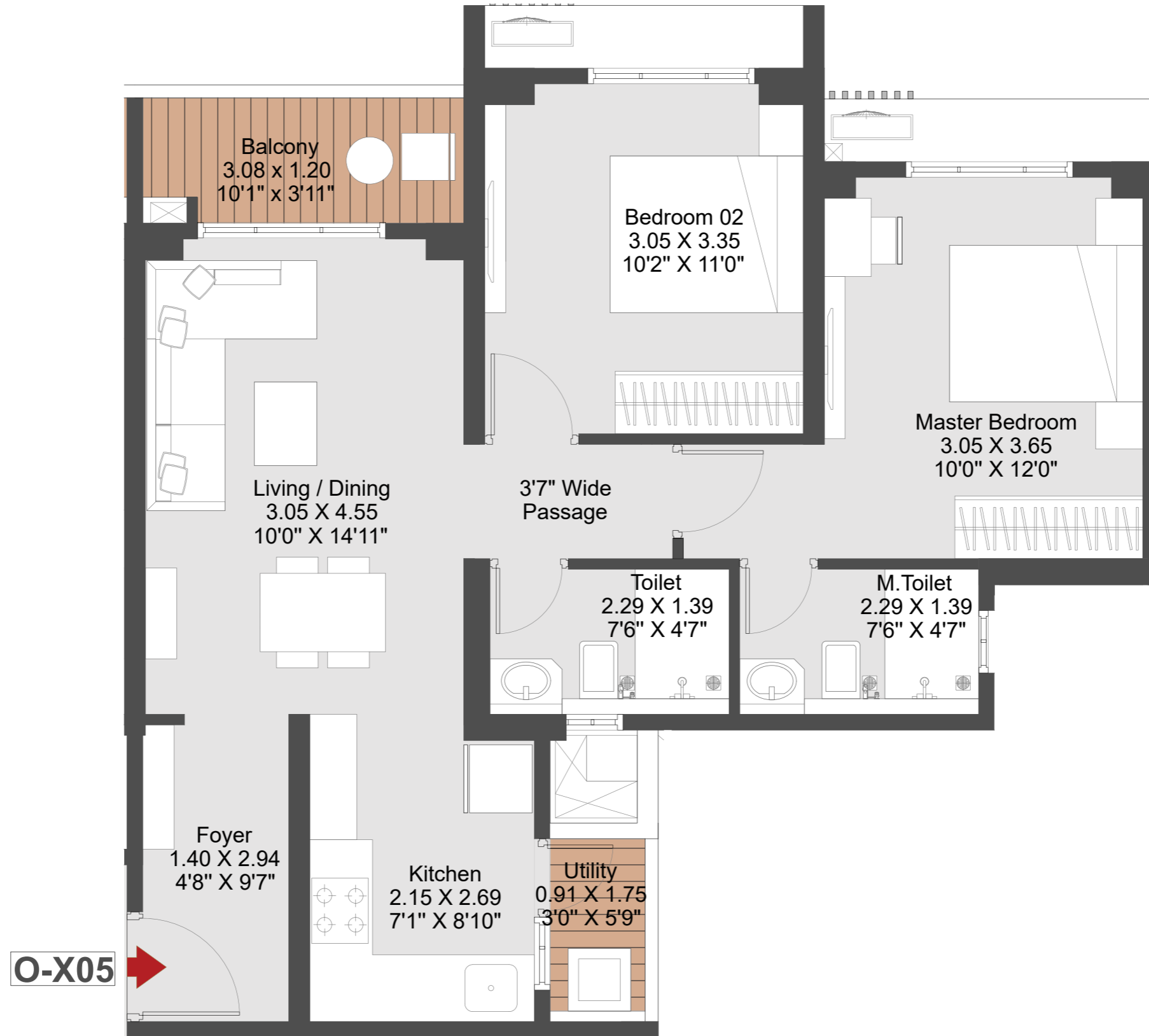
**AREA AS PER RERA**

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X04	58.20	5.17	63.37	682

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2 BHK



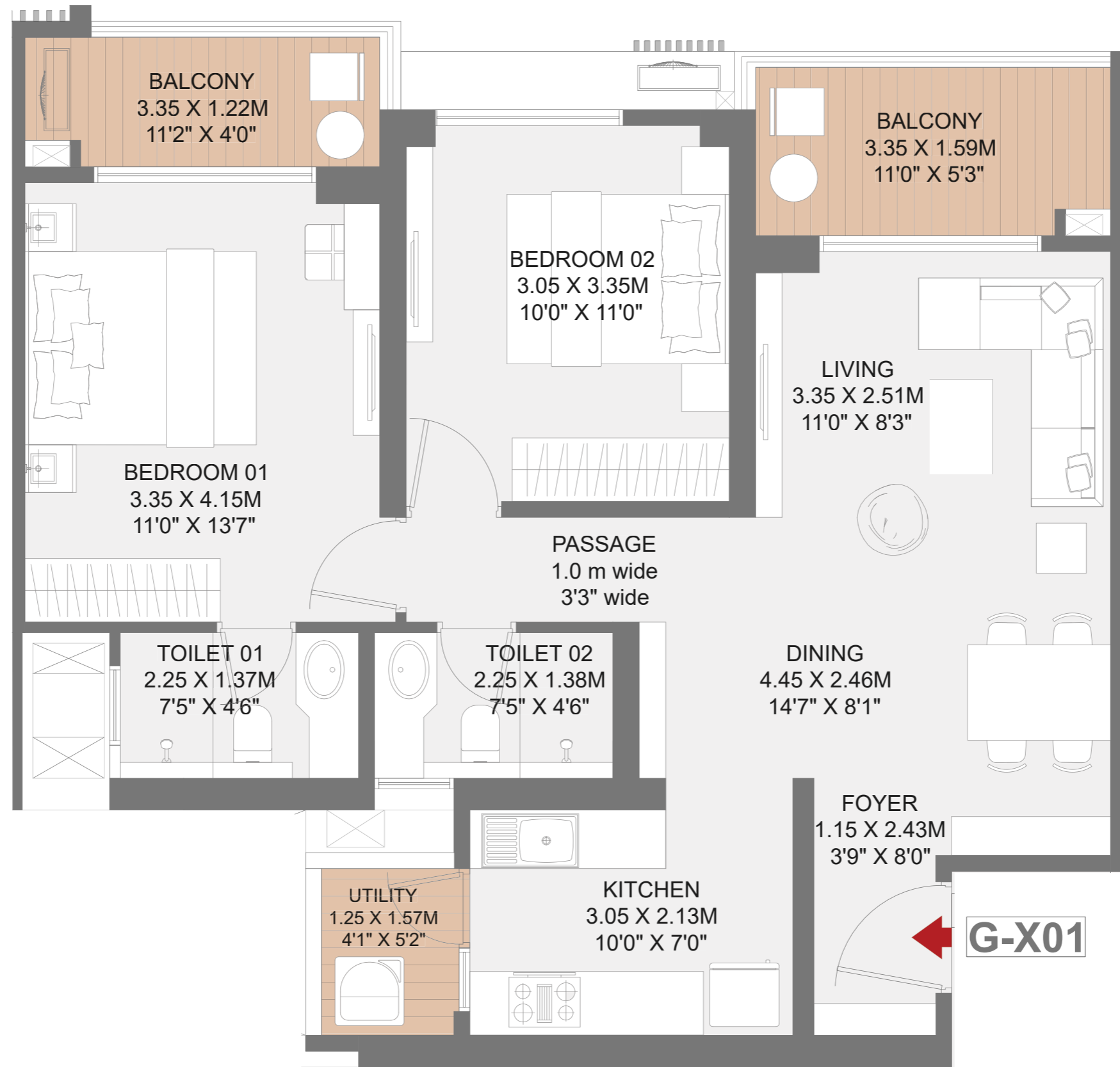
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X05	59.83	5.26	65.09	701

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**2 BHK**



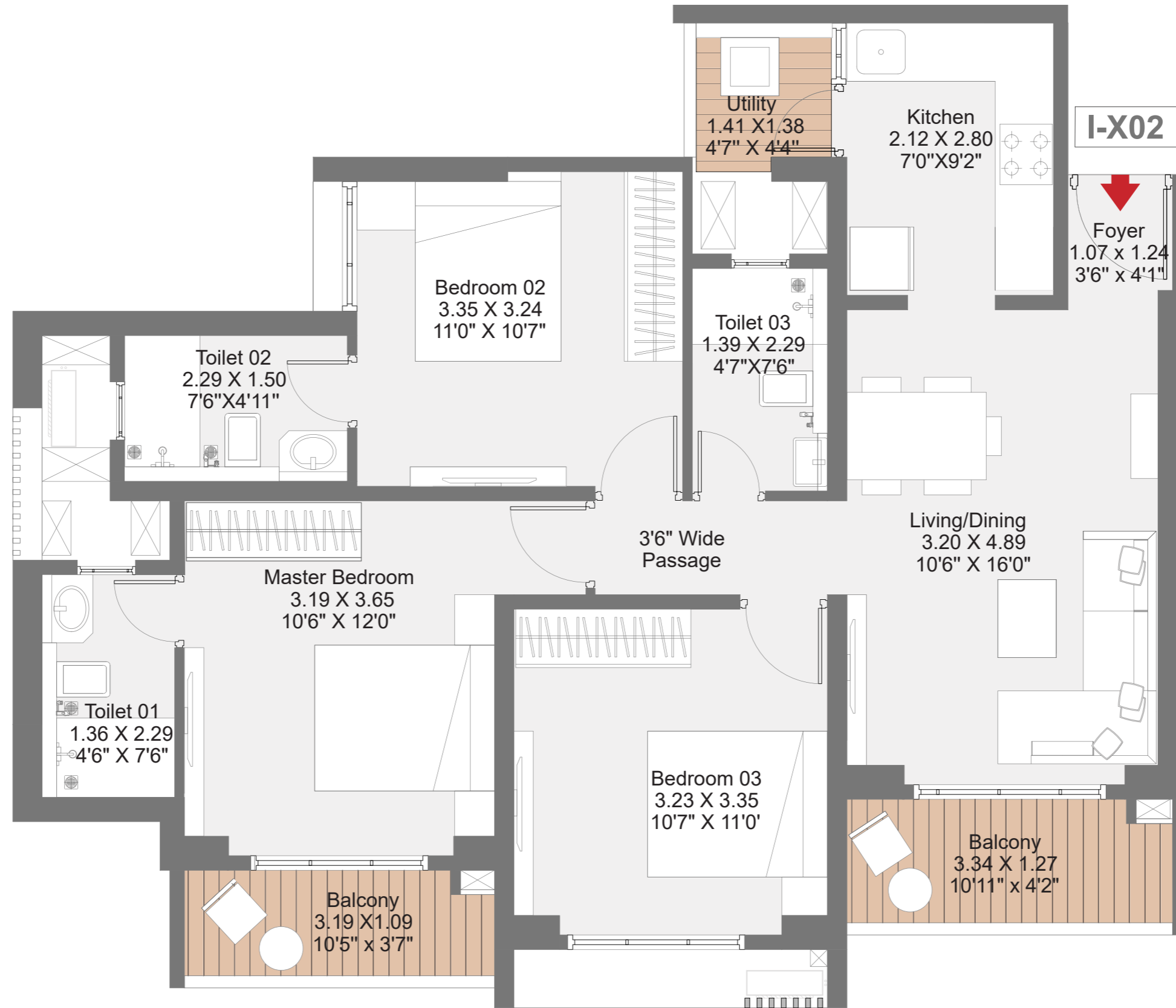
**AREA AS PER RERA**

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X01	69.34	11.25	80.59	867

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.

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3 BHK



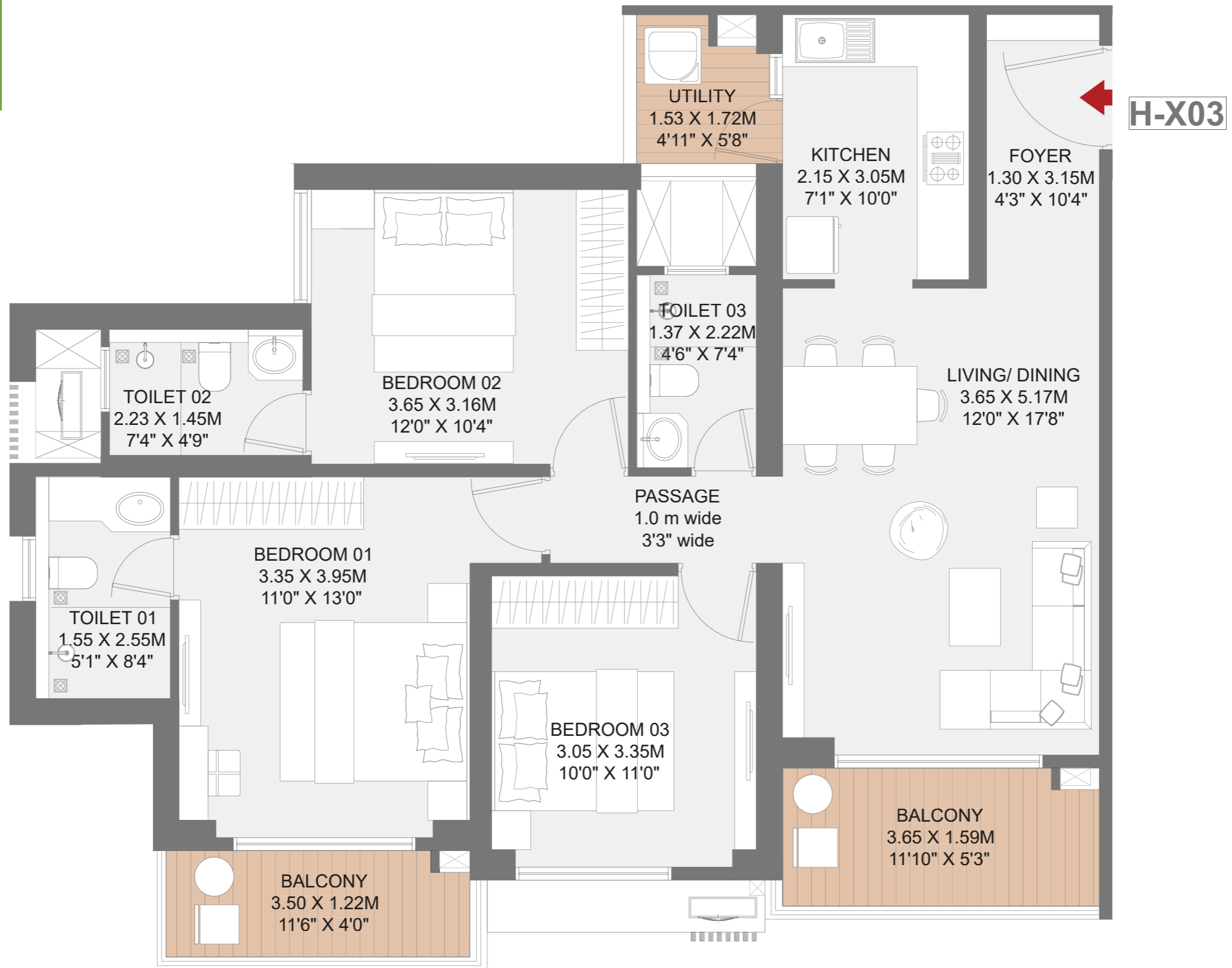
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X02	75.97	9.84	85.81	924

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.

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3 BHK



**AREA AS PER RERA**

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X03	87.06	12.70	99.76	1074

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.

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# UNIT CONFIGURATION

TYOLOGY	RERA CARPET AREA RANGE (SQ.M.)	RERA CARPET AREA RANGE (SQ.FT.)
1 BHK	43.92 - 45.75	473 - 492
2 BHK	62.23 - <b>81.67</b>	670 - <b>879</b>
3 BHK	85.81 - <b>99.76</b>	924 - <b>1074</b>



# SPECIFICATIONS

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## STRUCTURE

Internal Paint - Gypsum with semi-acrylic paint for walls & putty with semi-acrylic paint for the ceiling

Lift Lobby Internal Wall Paint - Gypsum with OBD

Lift Lobby Internal Ceiling Paint - Putty with OBD

## DOORS/WINDOWS

Main Entrance - Pre-hung Doors

Other Internal Doors - Pre-hung Doors

Fire Staircase - Fire-rated Doors

Windows - UPVC Windows

## KITCHEN

Kitchen Platform in Granite\*

Kitchen Dado with Ceramic Tiles\* above Kitchen Platform up to 2 ft. Height

## TOILET

Sanitaryware - American Standard or Equivalent

CP fittings - American Standard or Equivalent

Counter top - Granite\*

Toilet Dado (All Toilets) - Ceramic Tiles upto Lintel Level

Grid-type False Ceiling in All Toilets

## ELECTRICAL

Modular Switches - Panasonic or Equivalent

Electrical Provision of Cable for TV, Telephone, AC

\*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.

i. Tiles: +/- 3mm in warpage & bend

ii. Marble & Granite: They are natural stones, so there may be variations in thickness/colours/shades and/ or grains

# SPECIFICATIONS

## FLOORING

Living/Dining – Vitrified Tiles\*

All Bedroom – Vitrified Tiles\*

Kitchen – Vitrified Tiles\*

Balconies – Antiskid Tiles\*

Utility Area – Antiskid Tiles\*

All Toilets – Antiskid Tiles\*

## SPECIAL FEATURES

Video Door Phone

Solar Water (In Master Bedroom's Toilet)

Electrical Provision for Inverter

## SAFETY FEATURES\*\*

MS Railing for all balconies

Parapet for Common Areas

\*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.

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\*\*As per prevailing NBC regulations

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Site Address- Godrej Evergreen Square, Godrej Projects Development Private Limited, Plot no. R-1/2/C, Rajiv Gandhi Infotech park, Phase 3, Hinjawadi, Village Mann, Pune  
The transfer/ allotment is subject to terms of application form, allotment letter and flat/ unit agreement. Recipients are advised to apprise themselves of necessary and relevant information prior to making any decision. \*T&C Apply. The official website of Godrej Properties is [www.godrejproperties.com](http://www.godrejproperties.com). Please do not rely on information provided in any other website.