

GODREJ WOODSVILLE

HINJEWADI PHASE 1, PUNE

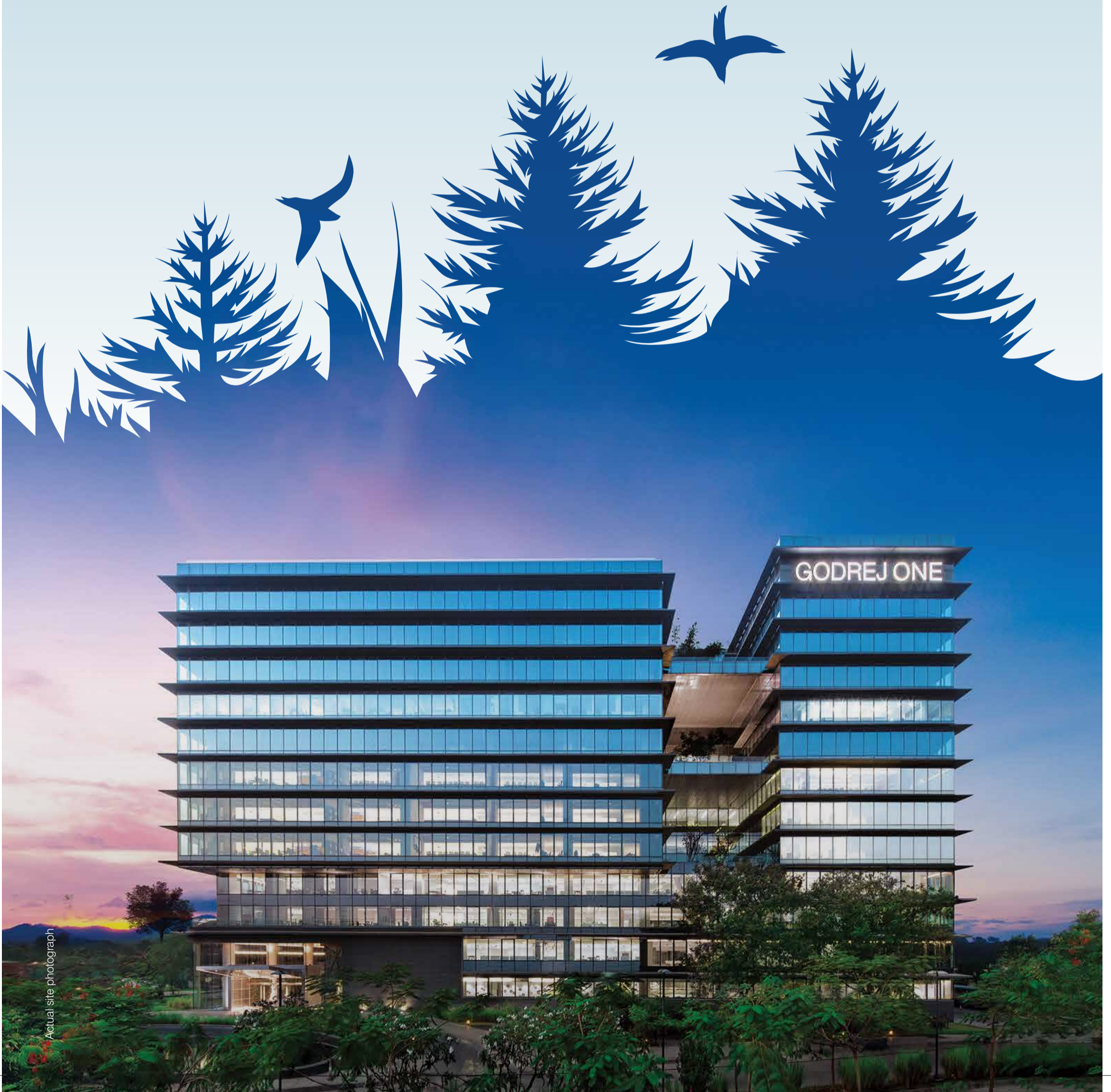
#LifeAtItsGreenest



Artist's impression, not an actual site photograph.

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 126-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 to you that Godrej Properties Limited has won over 250 awards and recognitions in recent years.

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

Wealth Creator Among
The Next 500 Companies

Fortune India

National Brand Leaders

Track2Realty BrandXReport,
2019-20

India's Top
Builders Award

CWAB Awards, 2017

Plotted Development
of the Year

Realty Conclave Award, 2022

Real Estate Company
Of The Year

Construction Week
Awards, 2019

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

Developer
Of The Year

Golden Bricks Awards,
2016-17



Building excellence across Pune for over a decade



PRESENCE IN PUNE



13,14,000
m² SOL D



15,000+
HAPPY FAMILIES

Hinjewadi: Your grand destination for a lifetime of indulgence



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



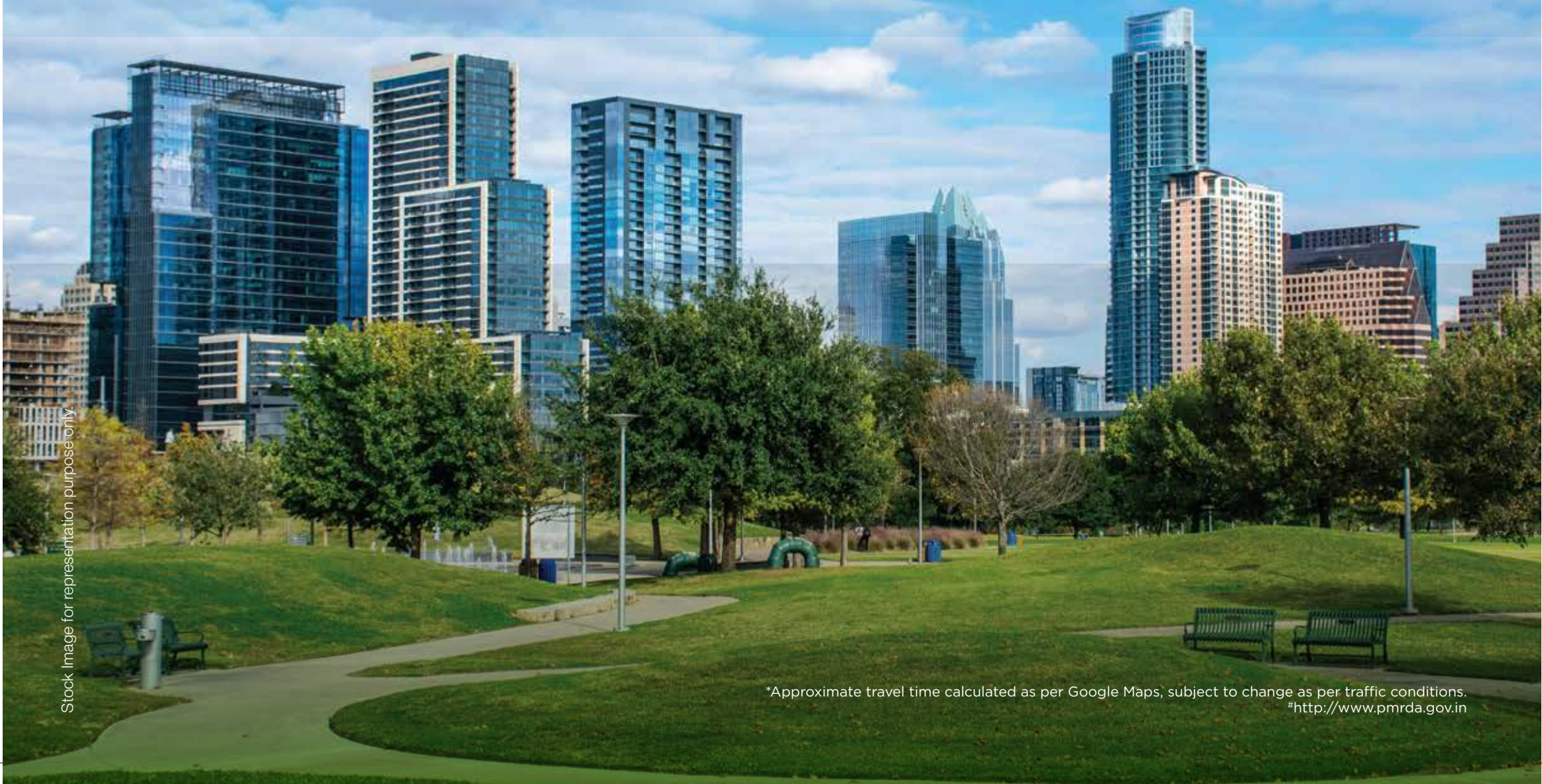
Rajiv Gandhi Infotech Park is just 5 minutes* away



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



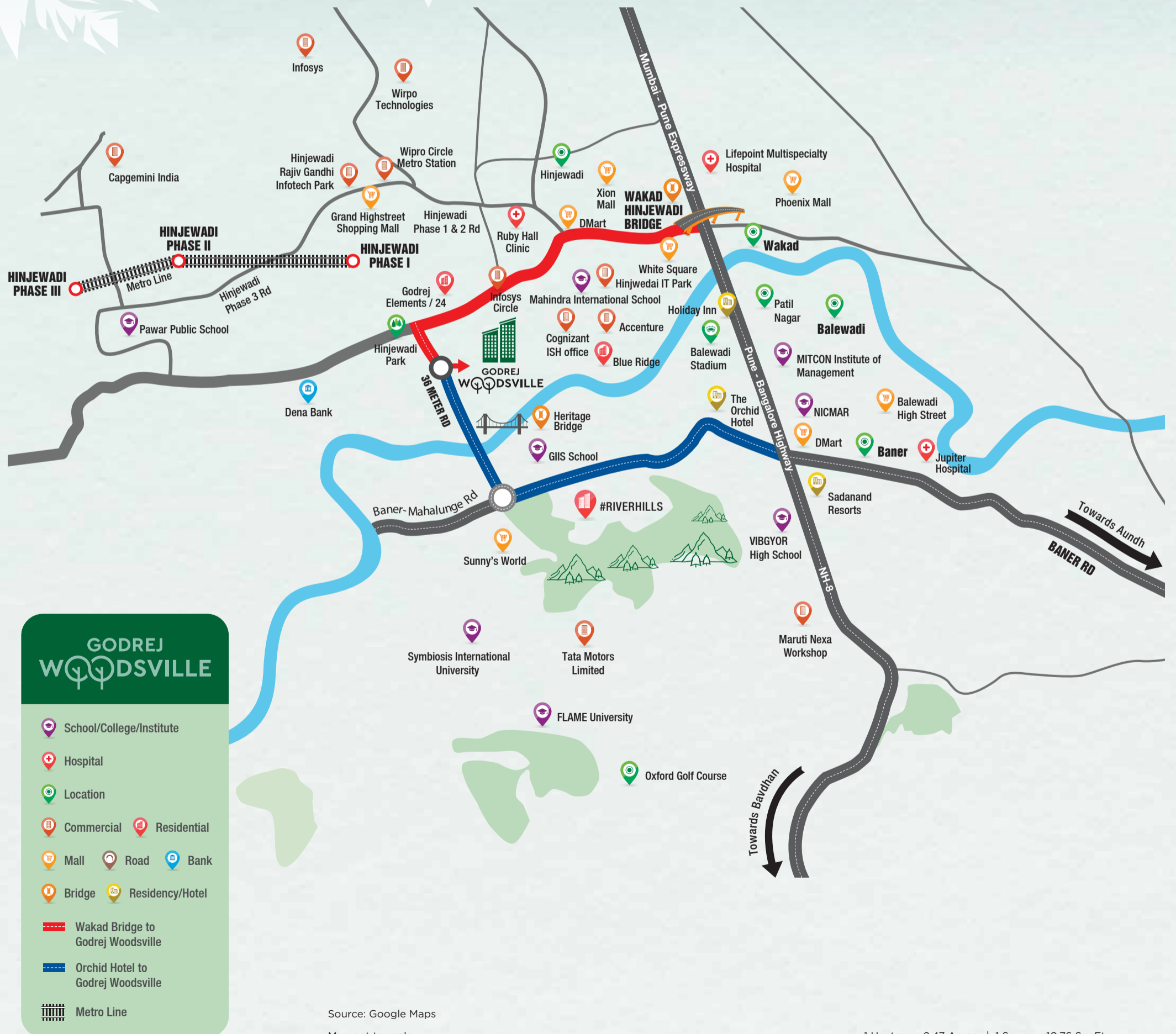
283.28 hectares (approximately 700 acres) Mahalunge-Maan-Hi-Tech city approved by PMRDA#



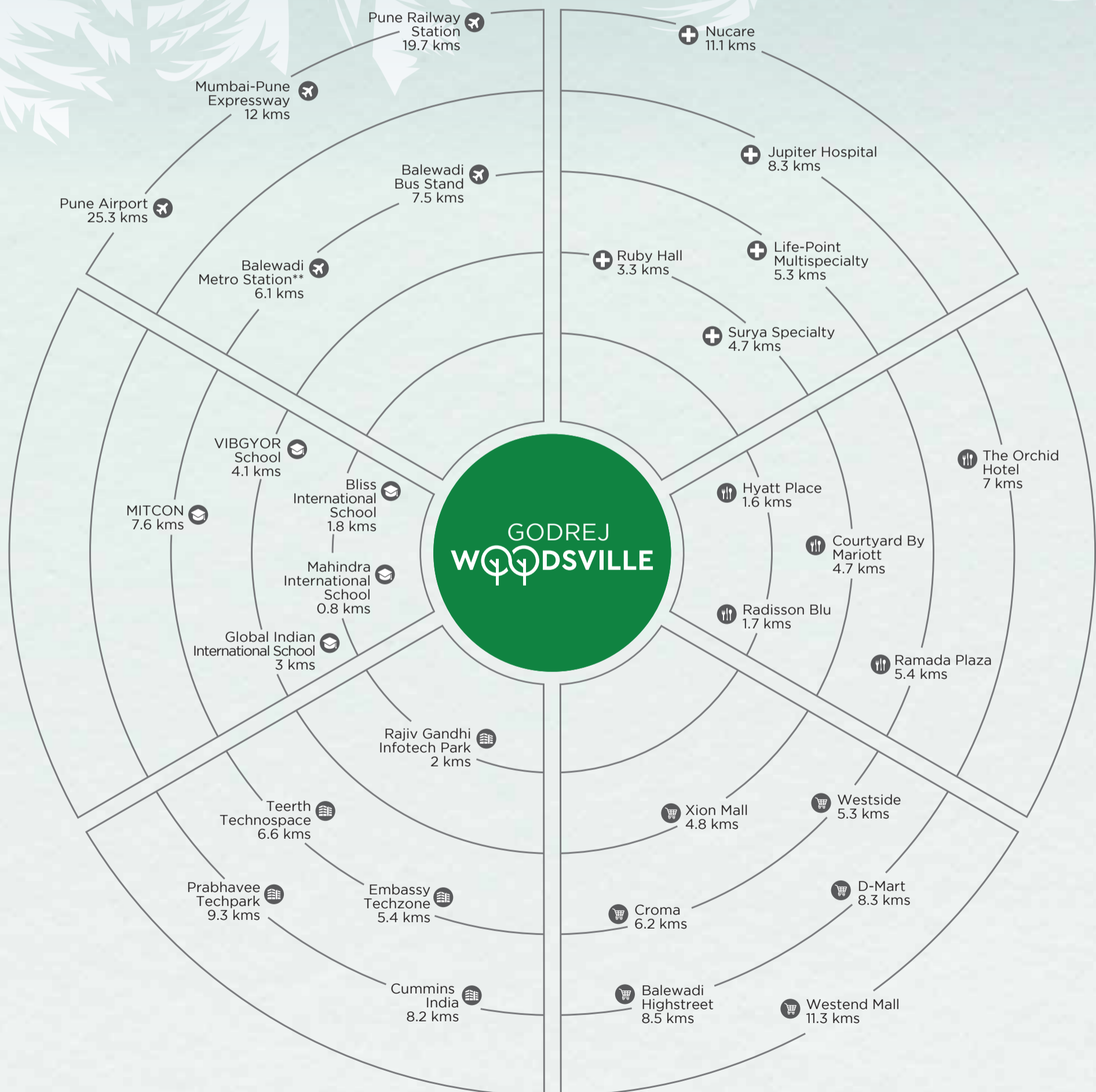
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*Approximate travel time calculated as per Google Maps, subject to change as per traffic conditions.
#<http://www.pmrda.gov.in>

Live it up in the city's buzzing hotspot



Enjoy greater connectivity to every necessity



Approximate distance as per Google Maps.
 **Proposed Development. 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.

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
WOODSVILLE

#LifeAtItsGreenest



Artist's impression, not an actual site photograph.

Welcome to a lush green lifestyle

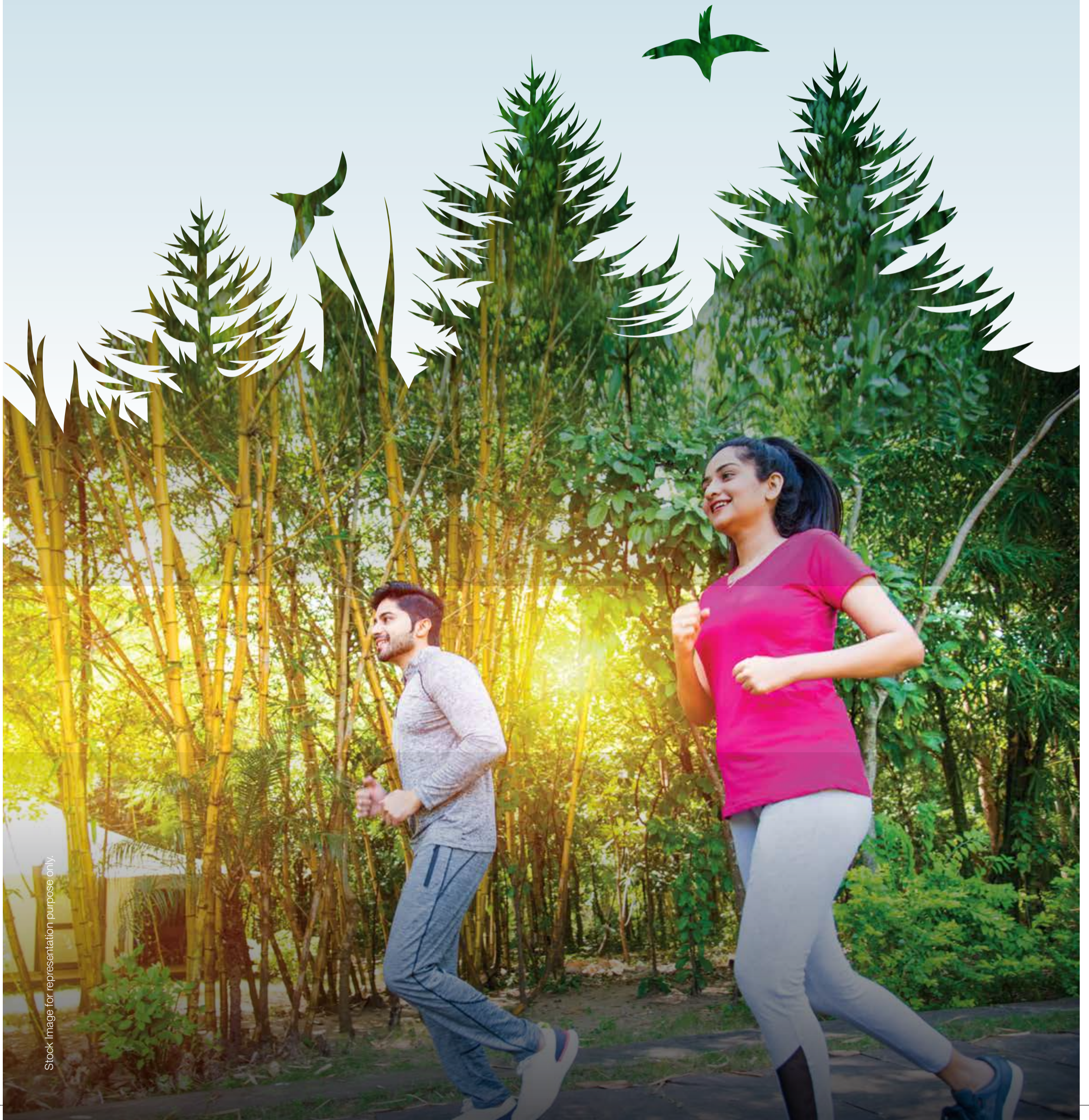
Come unwind with 400+ trees and lush greens
in your nature-friendly home at Godrej Woodsville.



Enjoy your personal time on an 800-metre jogging track

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

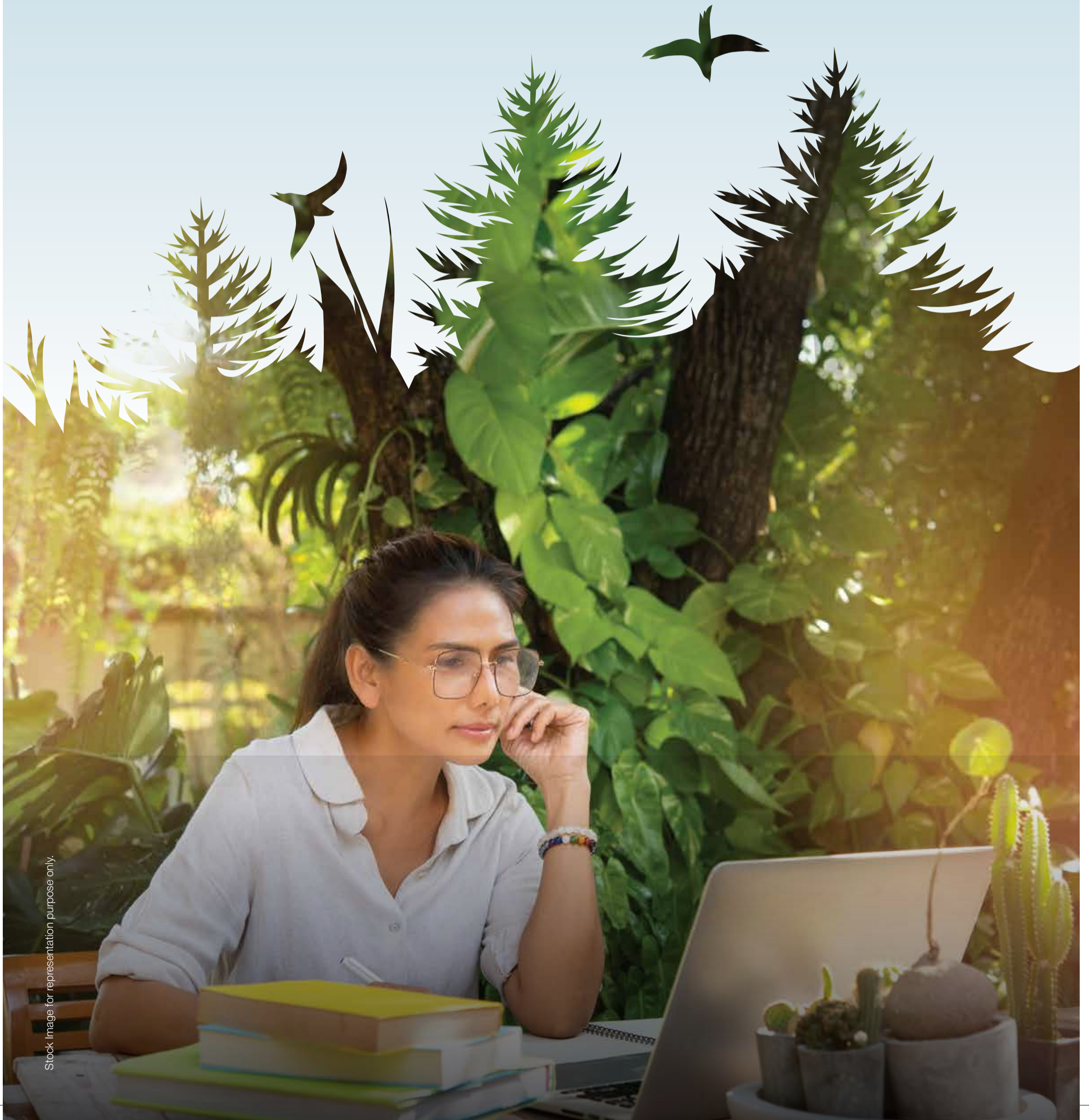
Now start your mornings the healthy way on an 800-metre jogging track.



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 1393.5m² (15,000 ft²) of space to do what you love the most.



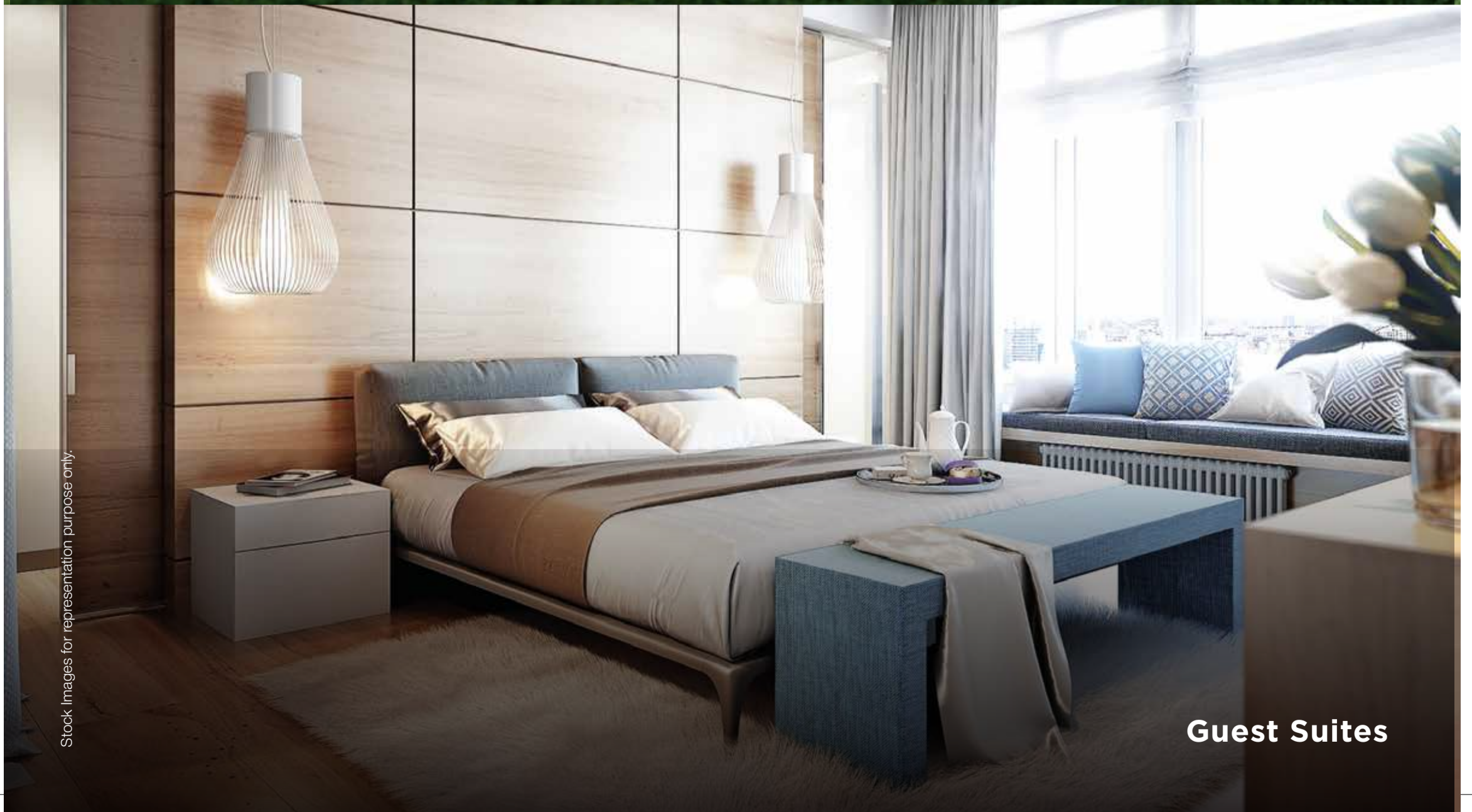
Artist's impression, not an actual site photograph.

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.



Club Top Multipurpose Court & Golf Putting



Stock images for representation purpose only.

Guest Suites

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

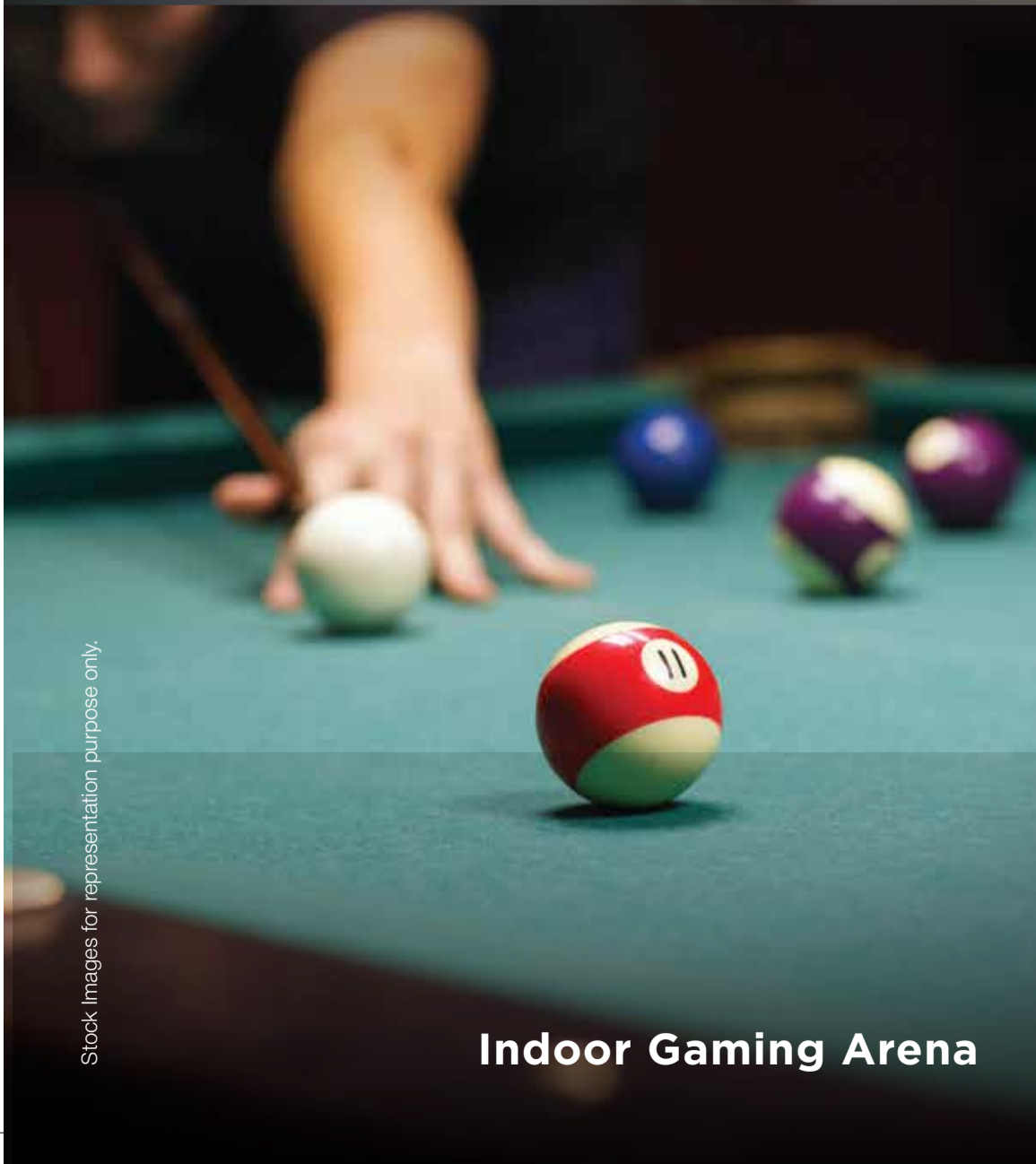
Our lifestyle centric clubhouse is designed to make every moment memorable. So come, unwind with the things you cherish the most.



Meditation & Dance Room



Multipurpose Hall



Indoor Gaming Arena



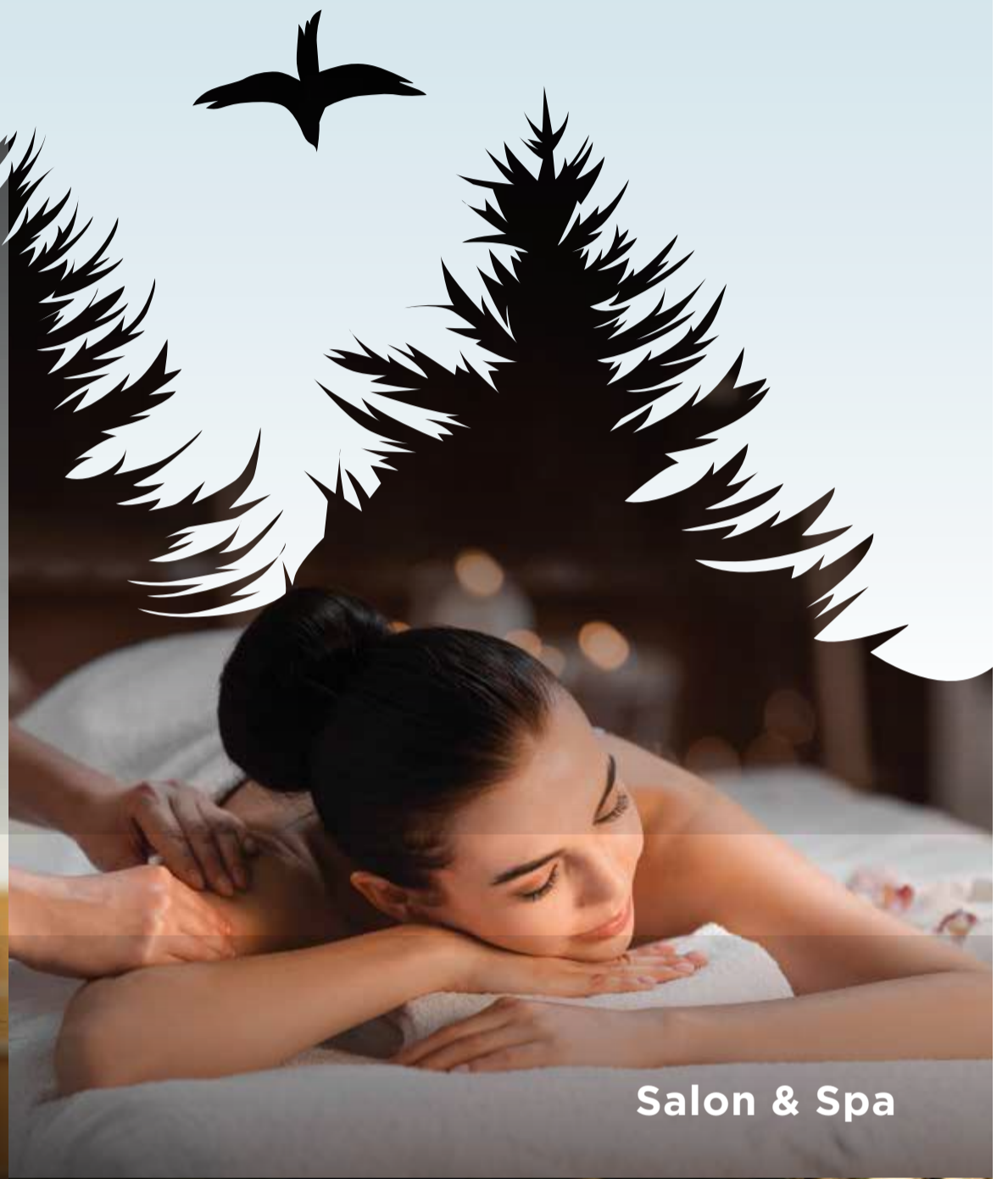
Gymnasium

It's time to read, relax and rejuvenate

Unwind and enjoy leisure time with lifestyle amenities tailored to your needs.



Library/Reading Lounge Area



Salon & Spa



Crèche



Sky Theatre

Live life to the fullest with amenities for every need

Schedule meetings in the business centre, watch your favorite shows at the mini theatre or simply unwind by the barbeque zone with your friends - The possibilities are both endless and one of a kind!



Business Centre



BBQ Grill Zone & Party Area



Mini Theatre

Stock images for representation purpose only.



**Convenience Amenities
at**

**GODREJ
WOODSVILLE**

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.



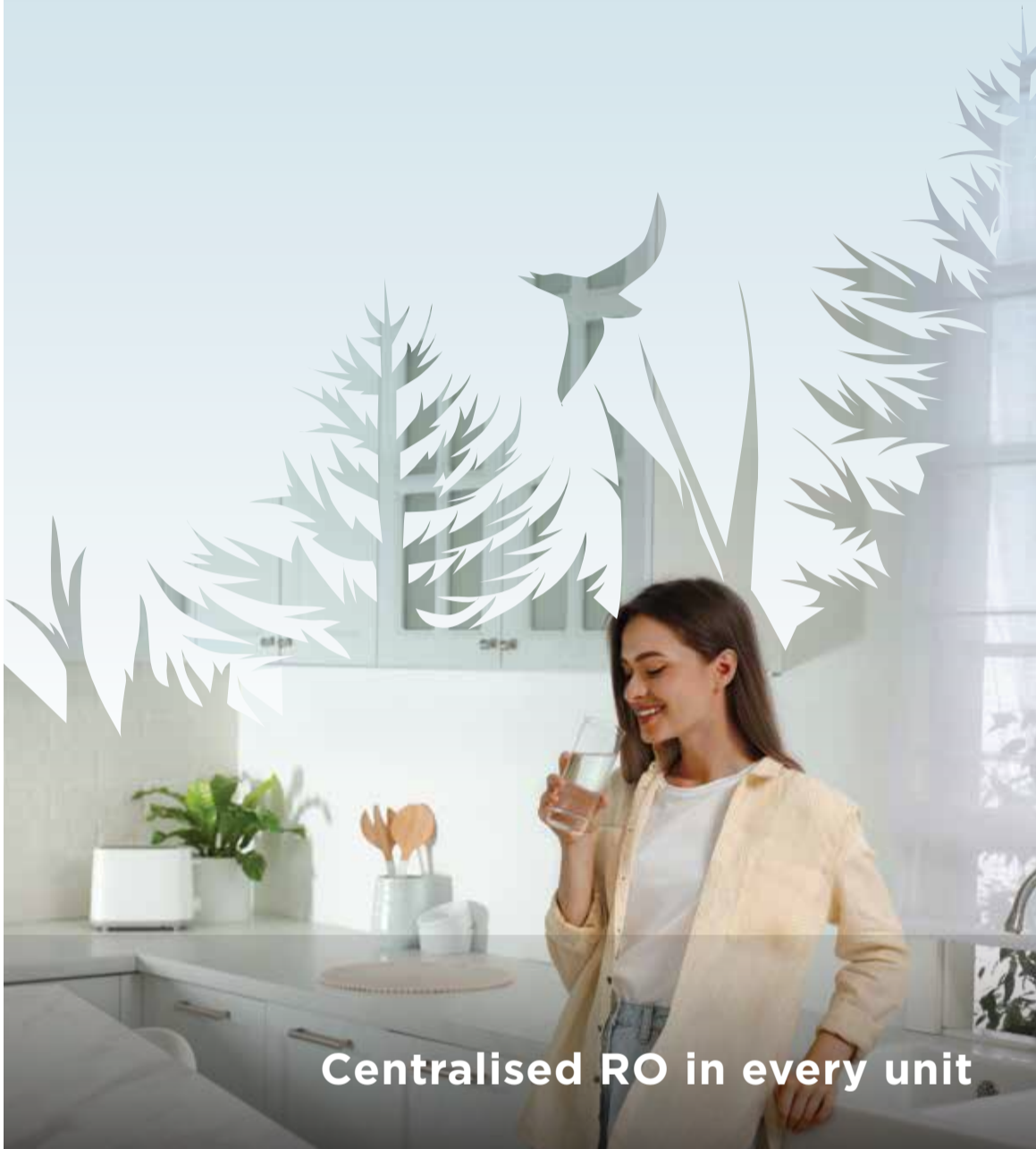
A premium kitchenette now serving you round-the-clock*

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

Stay comfortable at all times with convenience amenities such as a food vending machine and an RO Purifier.



Centralised RO in every unit



Video Door Phone



Food Vending Machine



Smart Parcel Locker

Stock Images for representation purpose only.

Daily necessities made easy

Life's better when everything you love is nearby.



Pharmacy



Laundromat



Adventure Amenities
at

GODREJ
WOODSVILLE

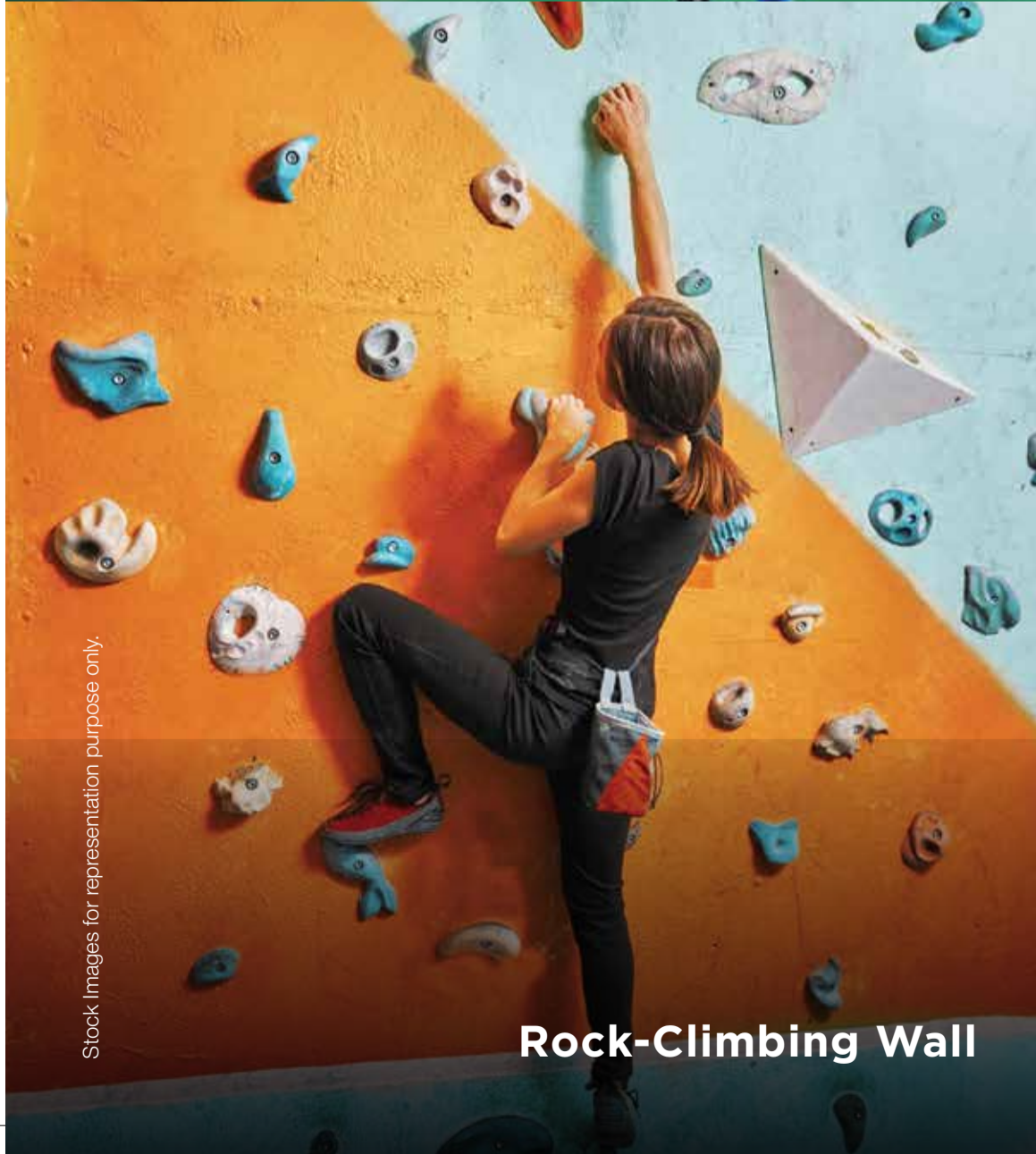
Playtime just got exciting!



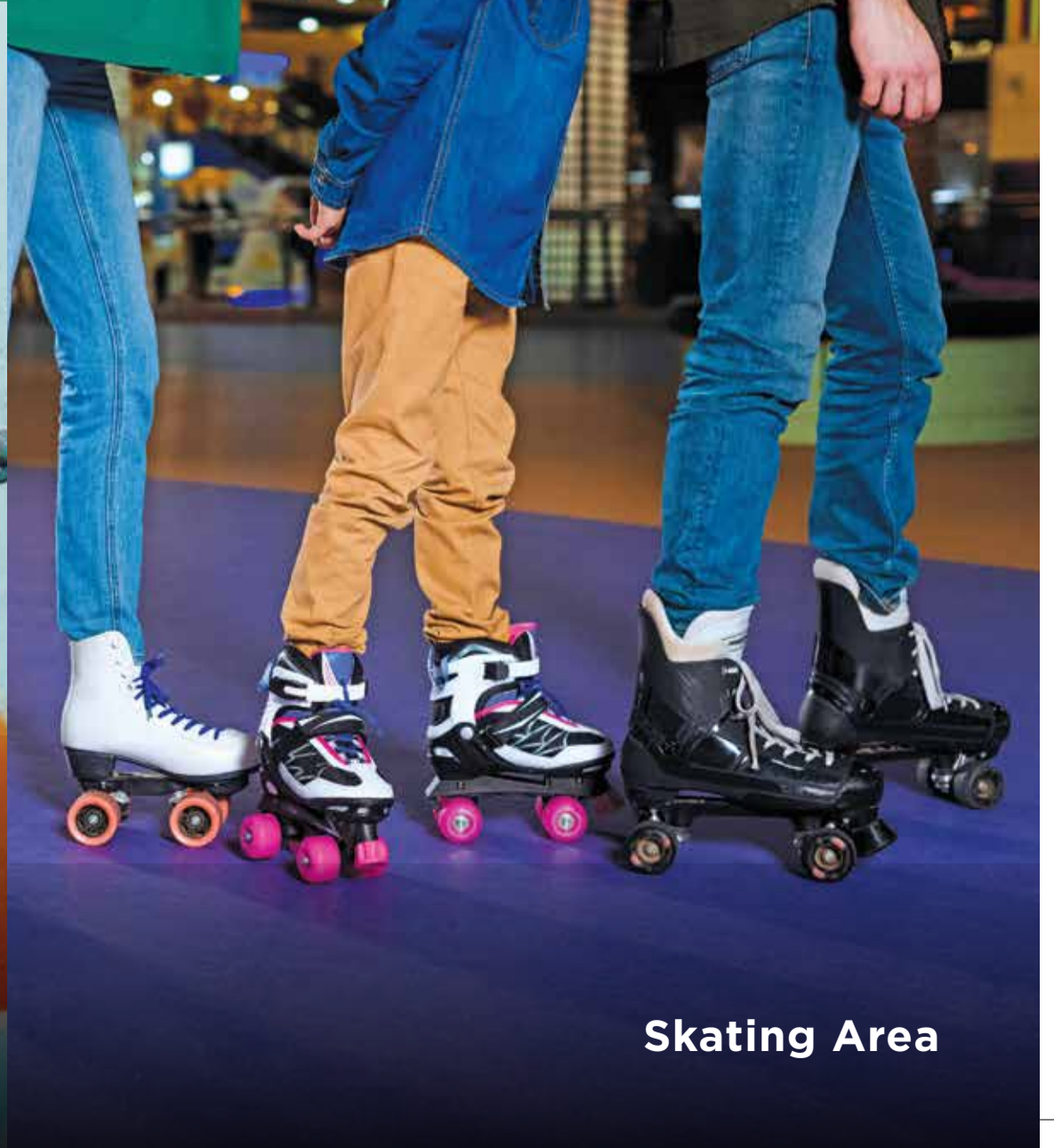
Indoor Badminton Court



Box Cricket Pitch



Rock-Climbing Wall



Skating Area

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Let nature fuel your fitness



Cross-fit Area



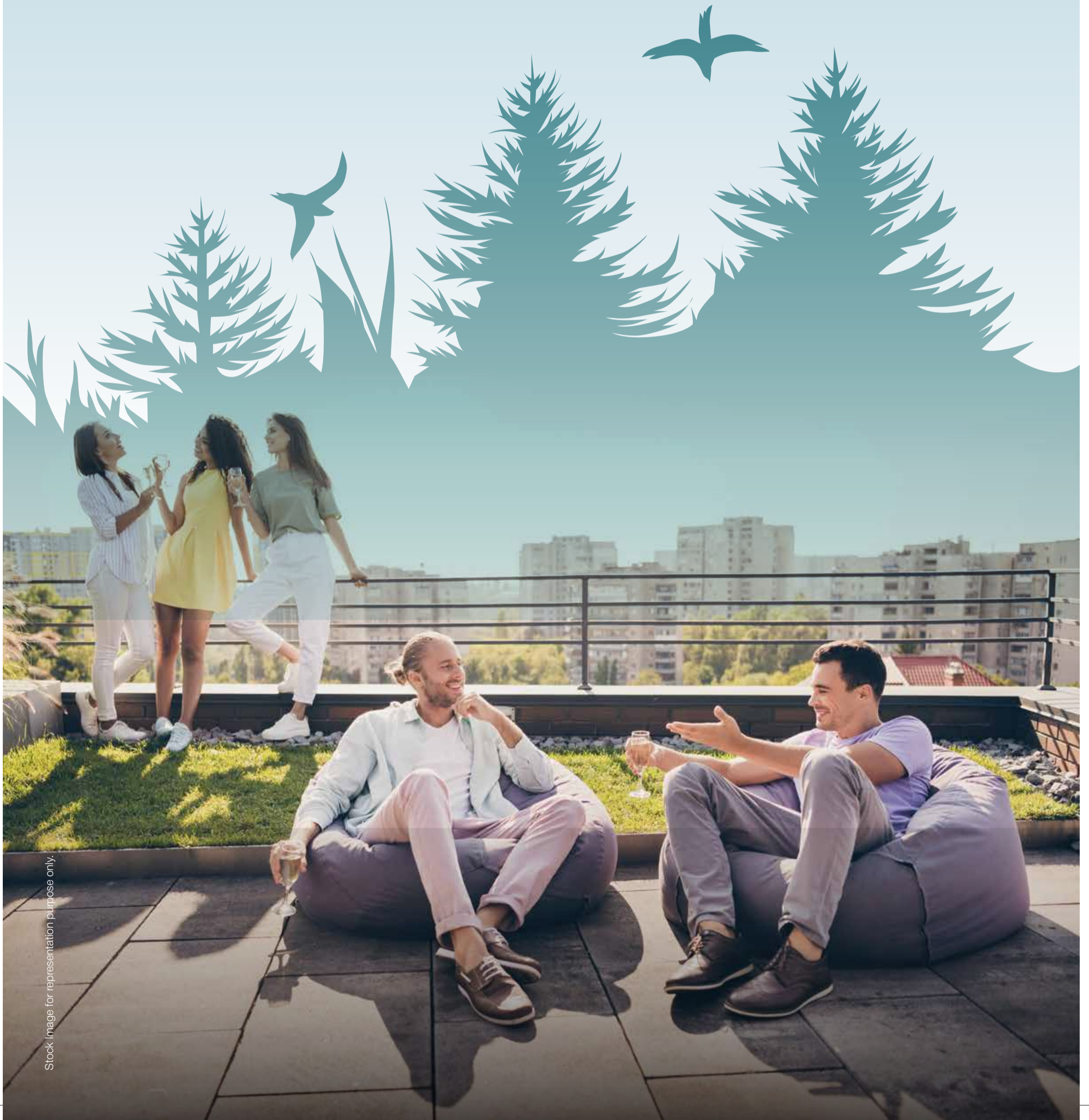
Outdoor Gym



Sky-Living
at
GODREJ
WOODSVILLE

Enjoy Sky Living as you lounge amidst the clouds

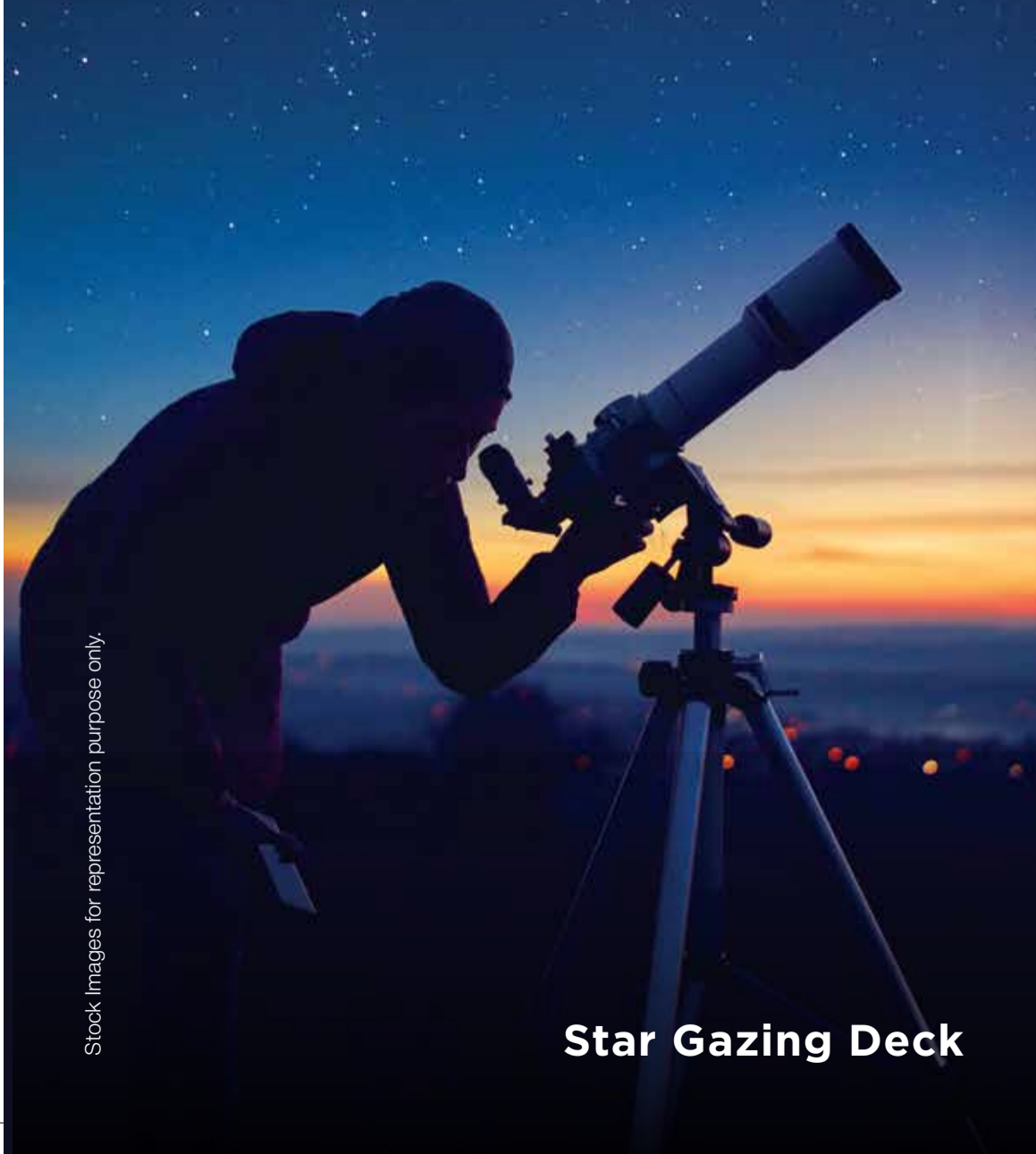
An exclusive lifestyle eagerly awaits you in the clouds. Unwind above the rest of the world in your very own Sky Lounge and Viewing Deck.



Sky Amenities



Meditation Pavilion & Yoga Lawn



Stock images for representation purpose only.

Star Gazing Deck



Senior Citizen Corner

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
14. YOUTH KATTA
15. ROCK CLIMBING
16. BADMINTON 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
37. 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

Presenting Presidential Suites

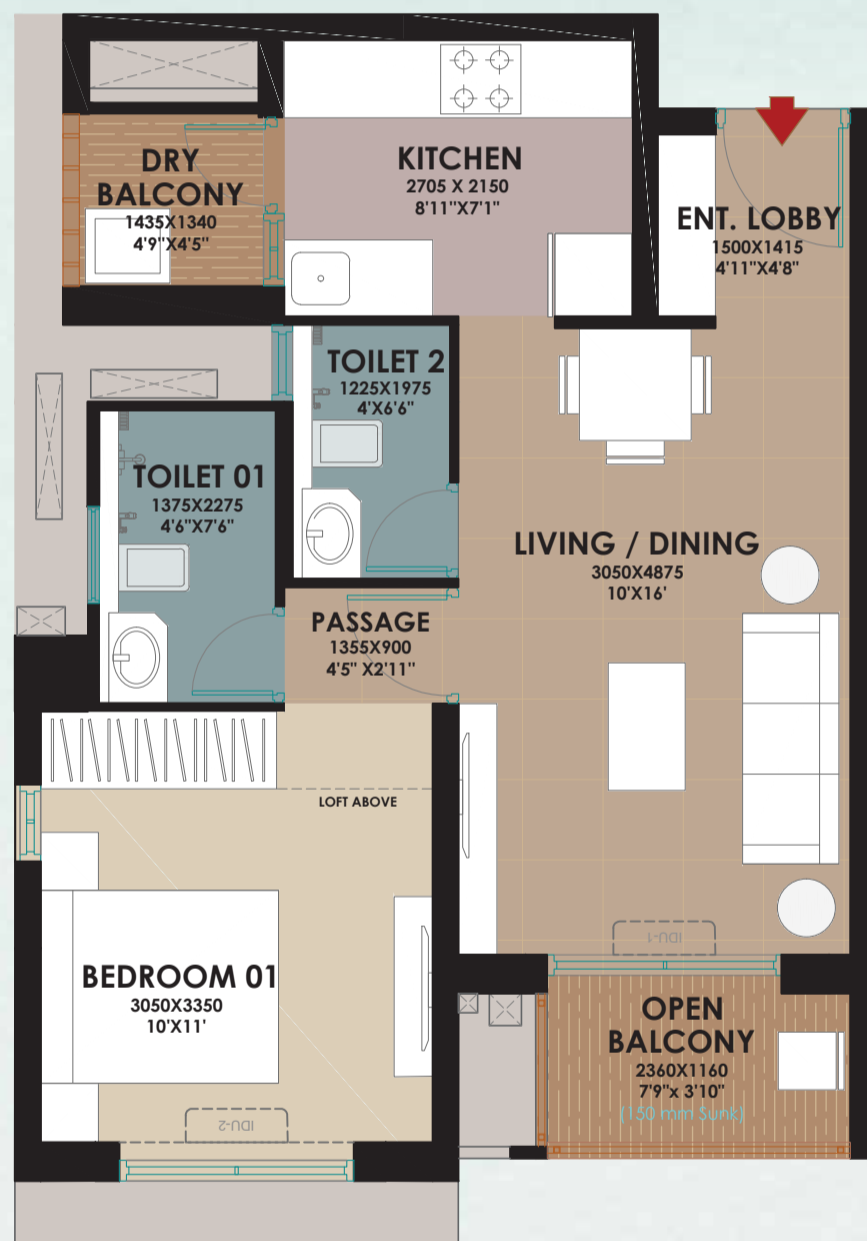


Stock images for representation purpose only.

*The Presidential Suite would include elements such as sofa, mattress, bed, wardrobe, coffee table, refrigerator, washing machine and modular kitchen.

PRESIDENTIAL SUITES

1 BHK UNIT PLAN

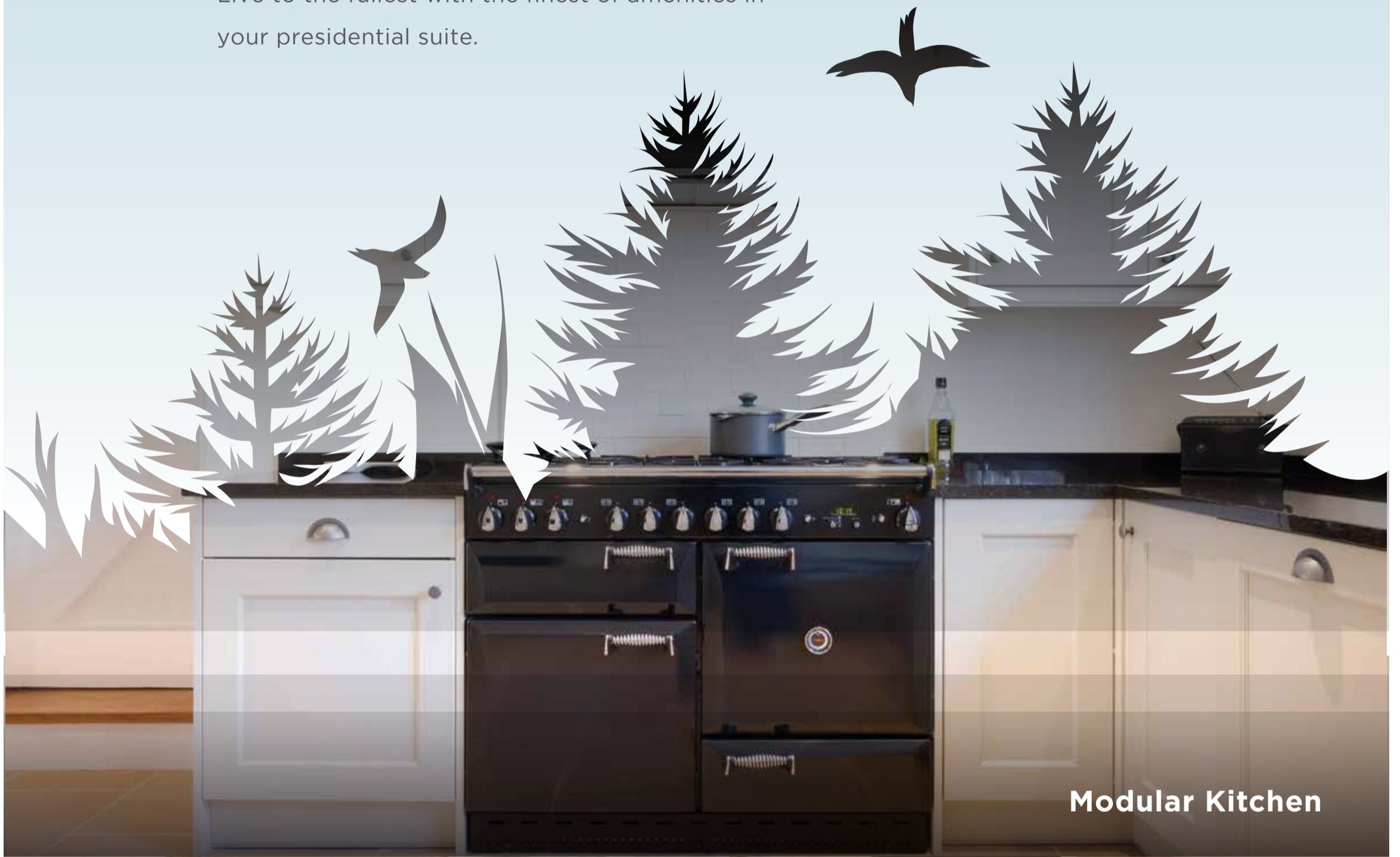


SPECIFICATION

FLAT NO.	AREA AS PER RERA			
	AREAS AS PER RERA (SQ. MT.)	EXCLUSIVE AREA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
1 BHK	42.32	4.91	47.23	508

A lifestyle crafted around your dreams

Live to the fullest with the finest of amenities in your presidential suite.



Modular Kitchen



Wardrobe

Lavish fittings for world-class living

Lounge in your state-of-the-art presidential suite.

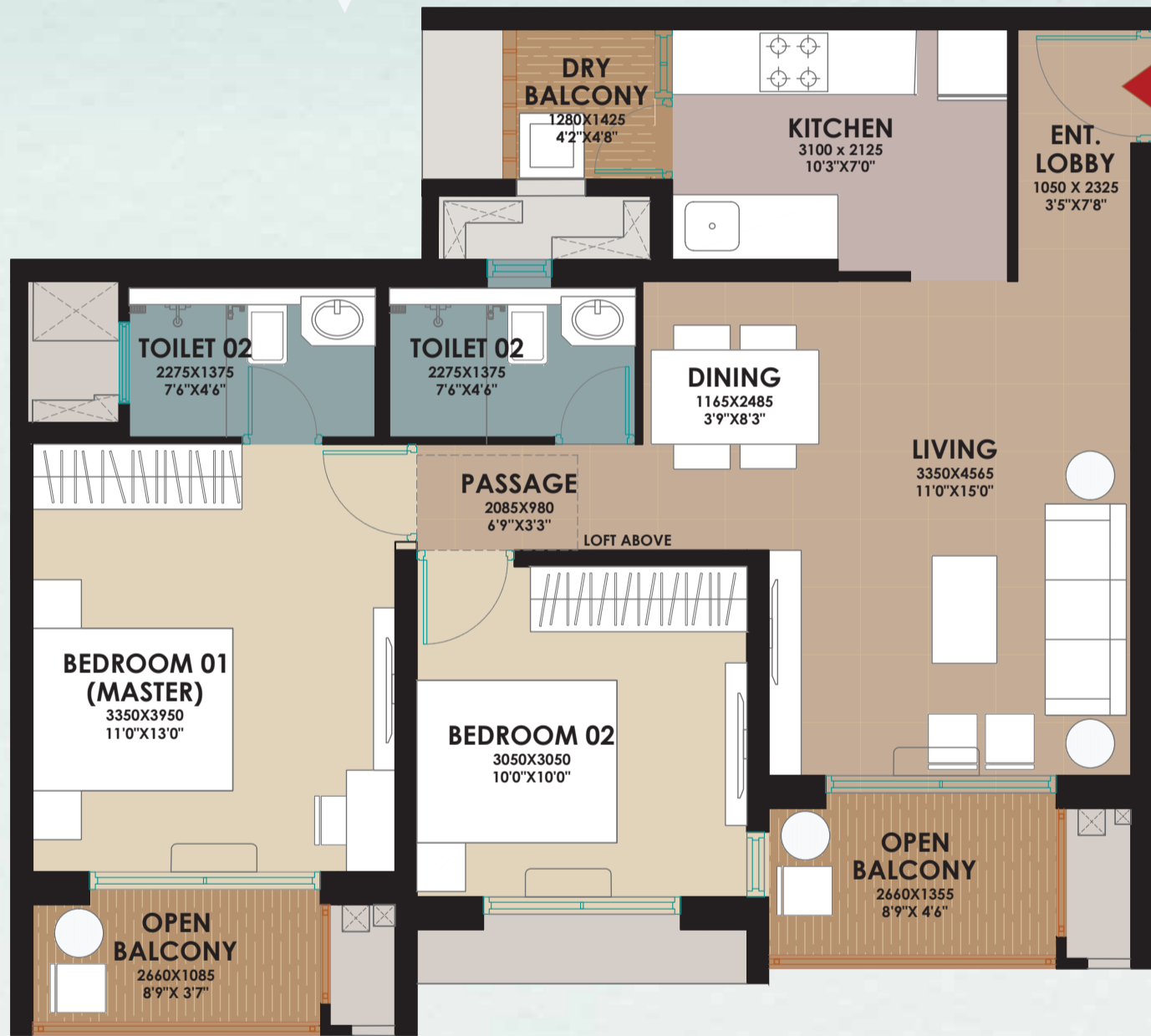
Here, everything is in its place to keep your life extraordinary.





**Presenting
Premium 2 & 3 BHK Homes**

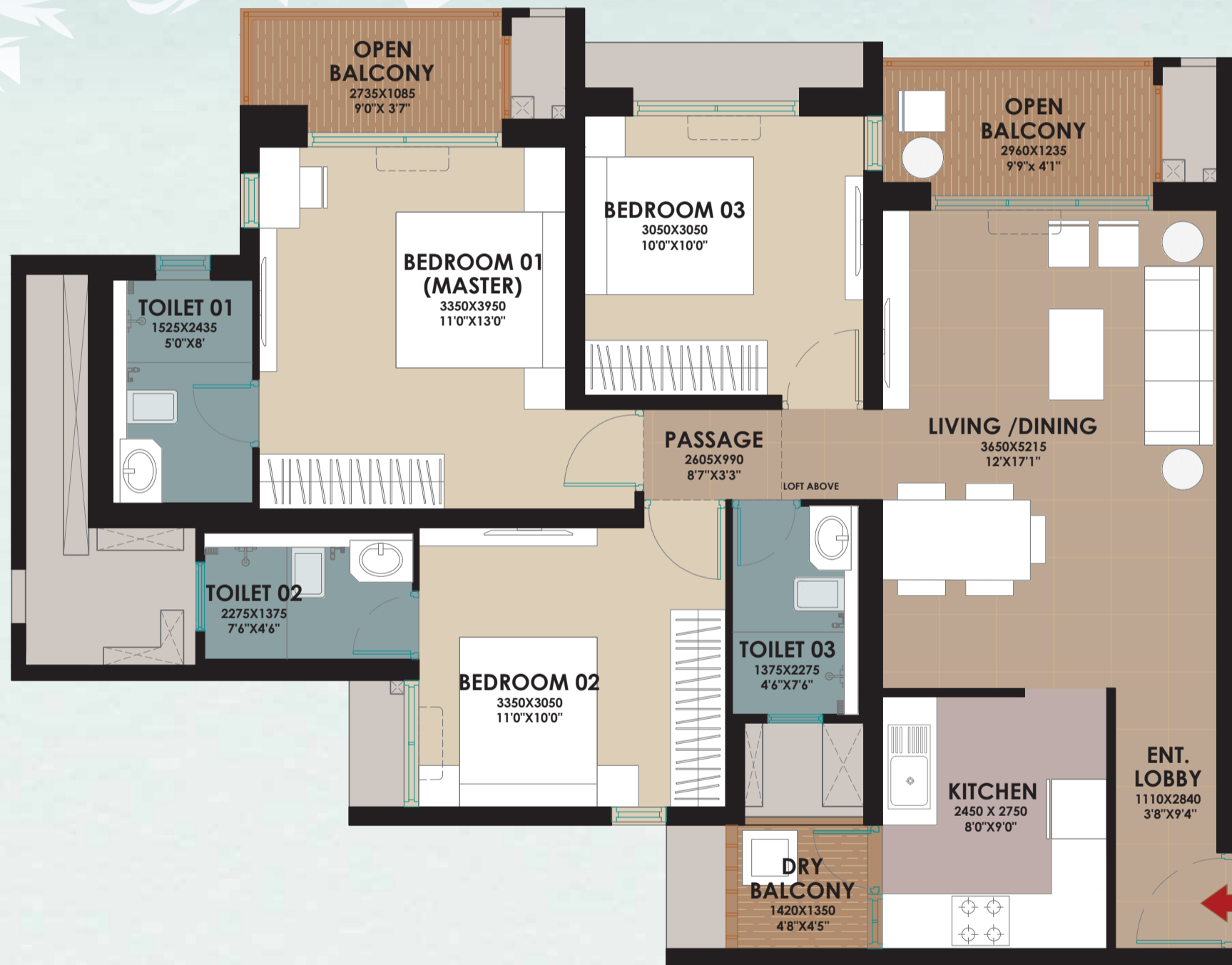
2 BHK UNIT PLAN



SPECIFICATION

FLAT NO.	AREA AS PER RERA			
	AREAS AS PER RERA (SQ. MT.)	EXCLUSIVE AREA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
2 BHK	62.77	8.85	71.62	771

3 BHK UNIT PLAN



SPECIFICATION

FLAT NO.	AREA AS PER RERA			
	AREAS AS PER RERA (SQ. MT.)	EXCLUSIVE AREA (SQ. MT.)	TOTAL AREA (SQ. MT.)	TOTAL AREA (SQ. FT.)
3 BHK	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



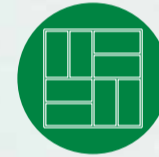
DOORS/WINDOWS

- 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



TOILET

- 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

*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. Granite: Granites are natural stones, so there may be variations in colours/shades and/ or grains.

**As per prevailing NBC regulations.

Partners

**Architect
Hafeez
Contractor**

ALCOVE



Urban Design
Urban Planning
Landscape Architecture

Product Mix and Price

CONFIGURATION	CARPET AREA (FT ²)	CARPET AREA (M ²)	PRICING IN LAKHS
1 BHK	508 TO 529	47.19 TO 49.15	₹56.5 TO ₹61.1
2 BHK	750 TO 771	69.68 TO 71.63	₹78.1 TO ₹86.6
3 BHK	948 TO 973	88.07 TO 90.39	₹99.6 TO ₹119

Payment Plan

SLABS	% COLLECTION DUE
ON BOOKING AMOUNT	10.00%
SDR*	
ON COMPLETION OF EXCAVATION	10.00%
ON COMPLETION OF PLINTH	15.00%
ON COMPLETION OF LEVEL 2	10.00%
ON COMPLETION OF LEVEL 4	5.00%
ON COMPLETION OF LEVEL 8	5.00%
ON COMPLETION OF LEVEL 18	10.00%
ON COMPLETION OF SUPERSTRUCTURE	5.00%
ON COMPLETION OF WALLS	10.00%
ON COMPLETION OF STAIRCASES	10.00%
ON COMPLETION OF SANITARY FITTINGS	5.00%
ON APPLICATION OF OCCUPANCY CERTIFICATE	3.00%
ON NOTICE OF POSSESSION	2.00%

*As per new norms, SDR is to be paid within 30 days of booking.



Limited Launch Offer
only for 2 & 3 BHK

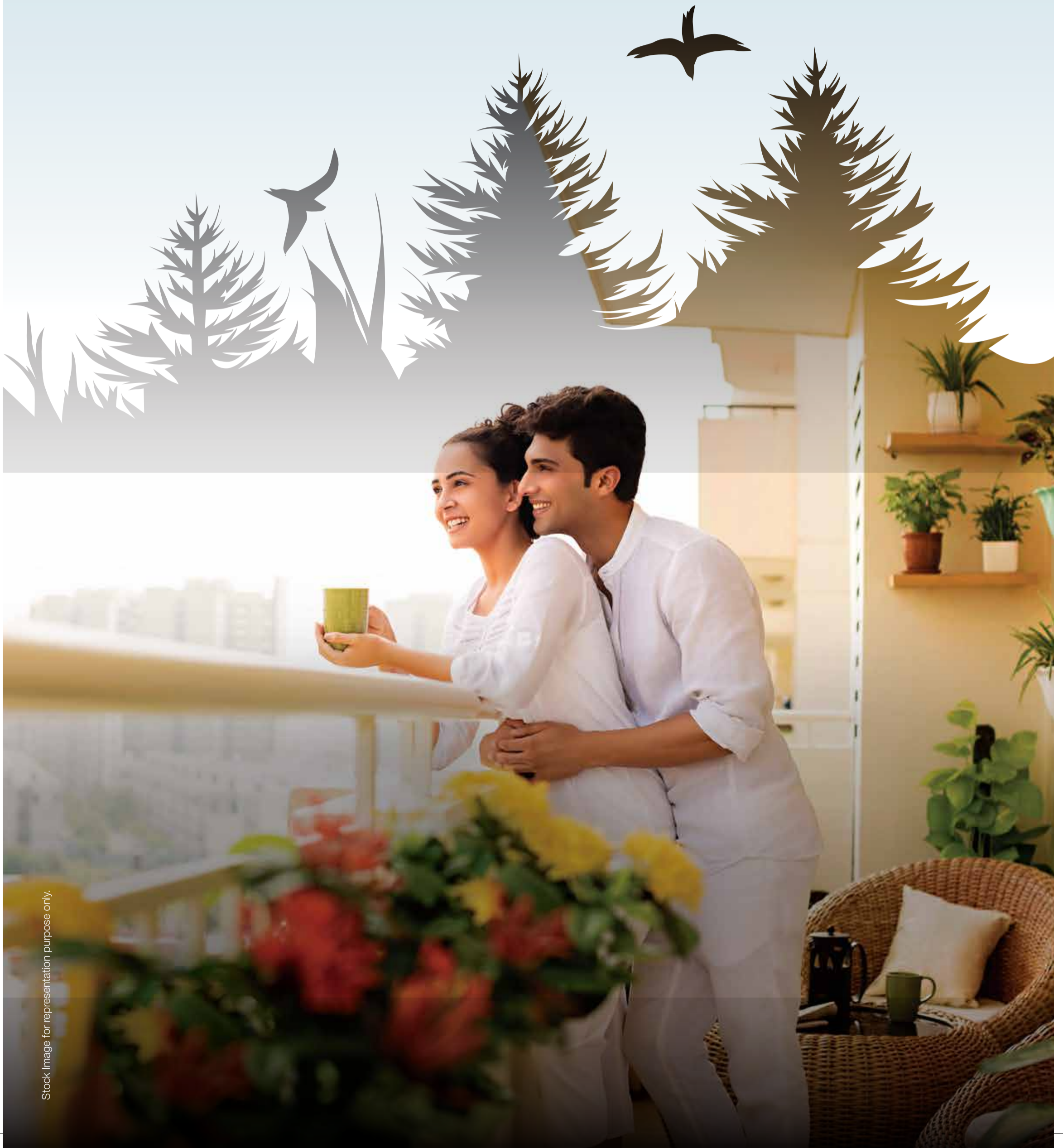
Your opportunity to live lavish with a modular kitchen

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 Private Limited, (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. 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.