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MAHARERA REGISTRATION NO. P52100046729

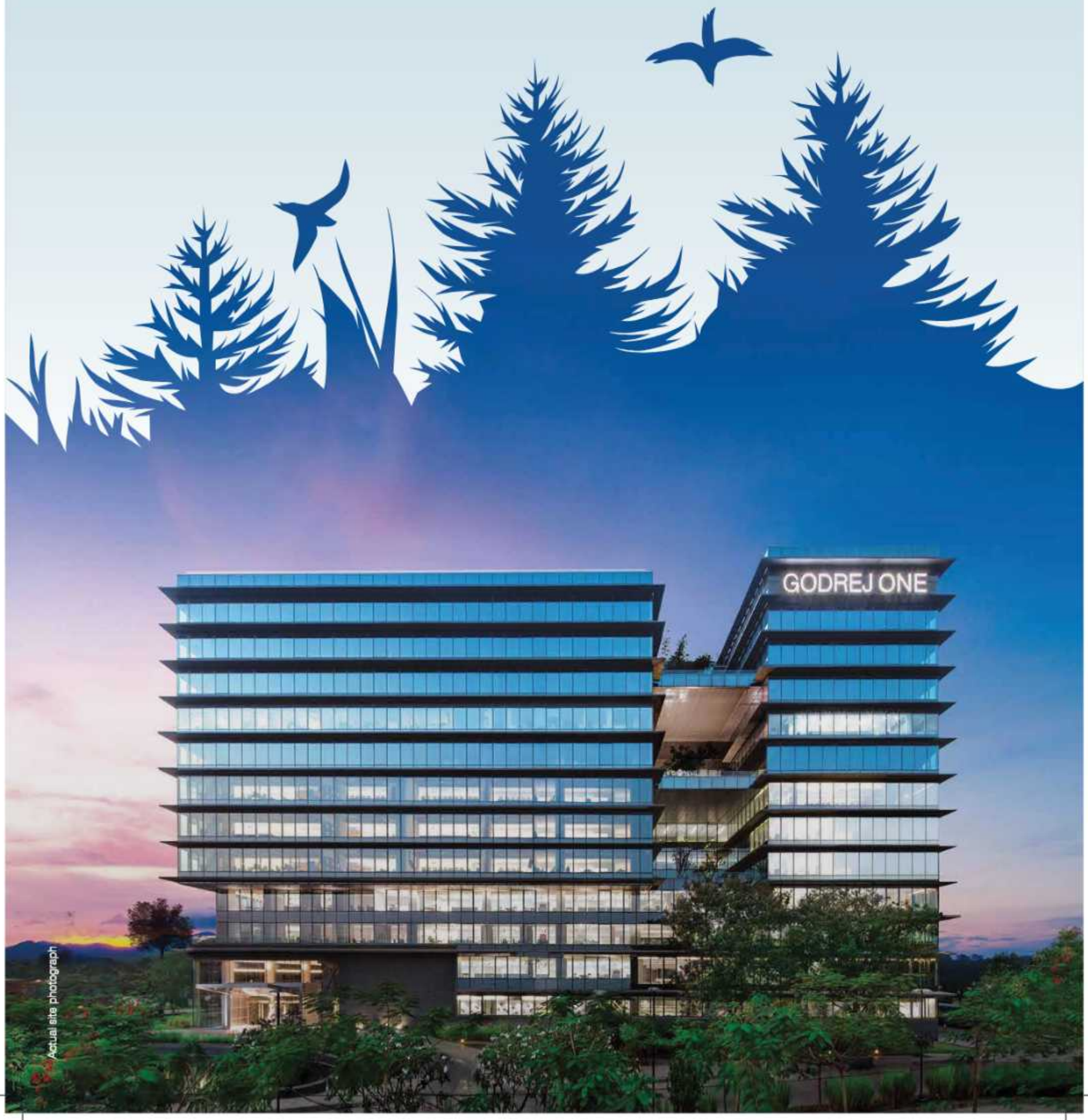
GODREJ WOODSVILLE

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 126-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



Actual site photograph

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

National Brand Leaders

Track2Realty BrandXReport, 2019-20

Ranked #1 Globally for a second consecutive year

GRESB (Global Real Estate Sustainability Benchmark)

Porter Prize: For Leveraging Unique Activities

Porter Prize 2019

India's Top Builders Award

CWAB Awards, 2017

India's Top Builders

Construction World Architect and Builder (CWAB) Awards, 2018

Architectural Design of the Year

Realty Conclave Award, 2021

Plotted Development of the Year

Realty Conclave Award, 2022

Best Interior Design

Realty Conclave Award, 2021

Wealth Creator Among The Next 500 Companies

Fortune India

Real Estate Company Of The Year

Construction Week Awards, 2019

Developer Of The Year

Golden Bricks Awards, 2016-17

Stock image for representation purpose only.

Building excellence across Pune for over a decade

Source: Google Maps. Map not to scale.

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

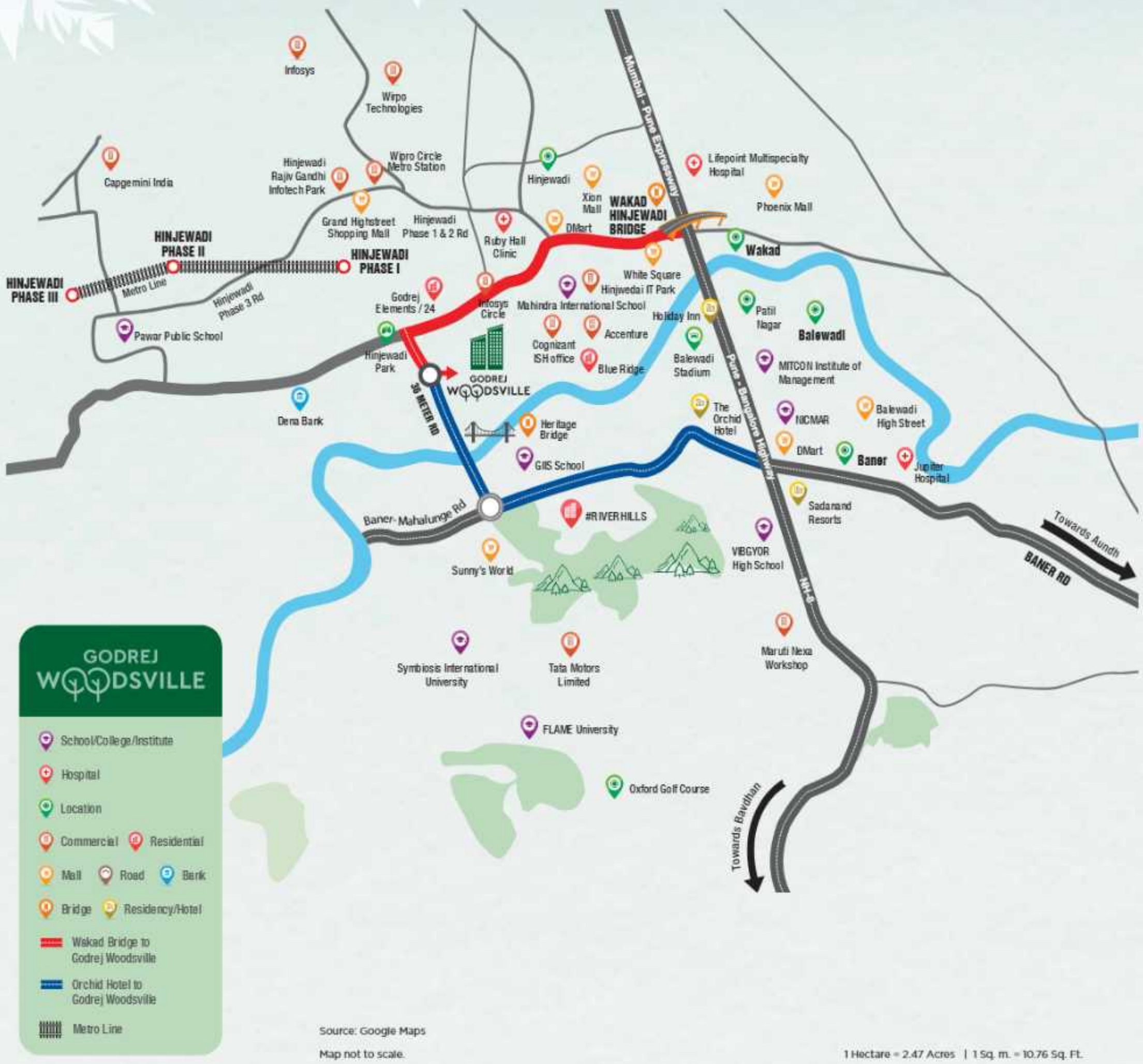
84 hectares (approximately 208 acres) is being developed adjacent to Mahalunge-Maan

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

Stock Image for representation purposes only

*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

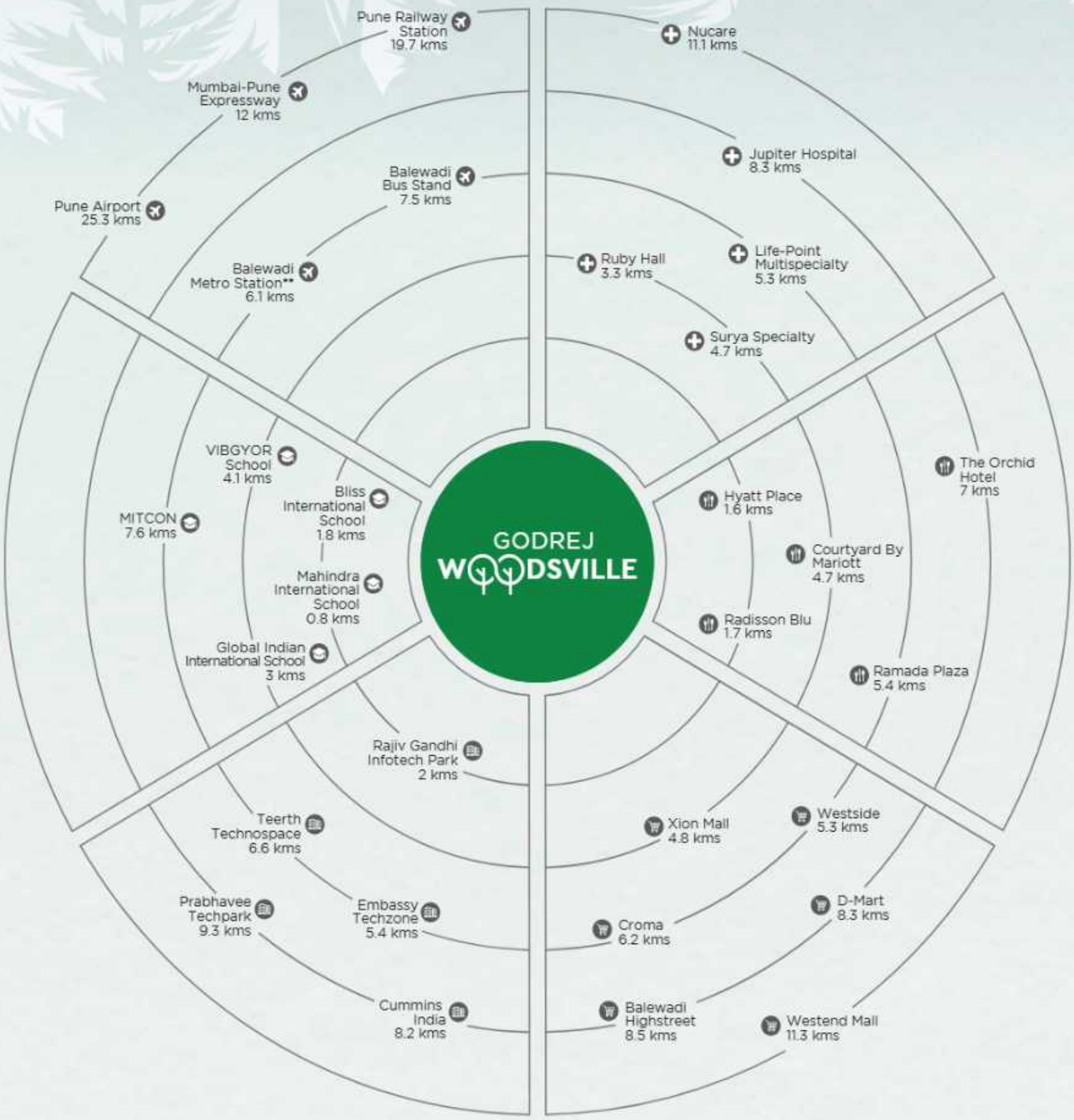


Source: Google Maps

Map not to scale.

1 Hectare = 2.47 Acres | 1 Sq. m. = 10.76 Sq. Ft.

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.

Stock image for representation purpose only.

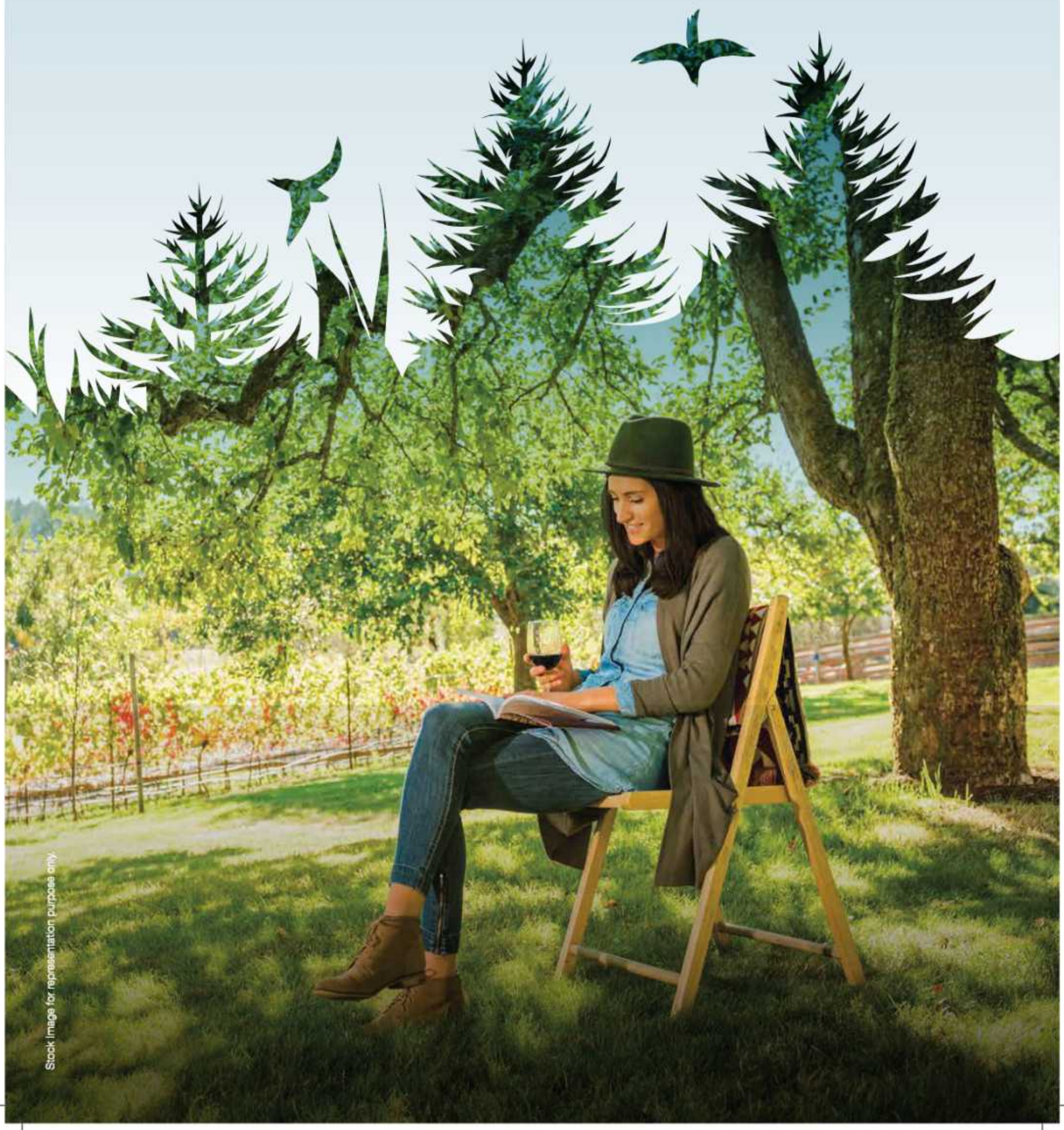
Presenting

GODREJ WOODSVILLE

#LifeAtItsGreenest

Welcome to a lush green lifestyle

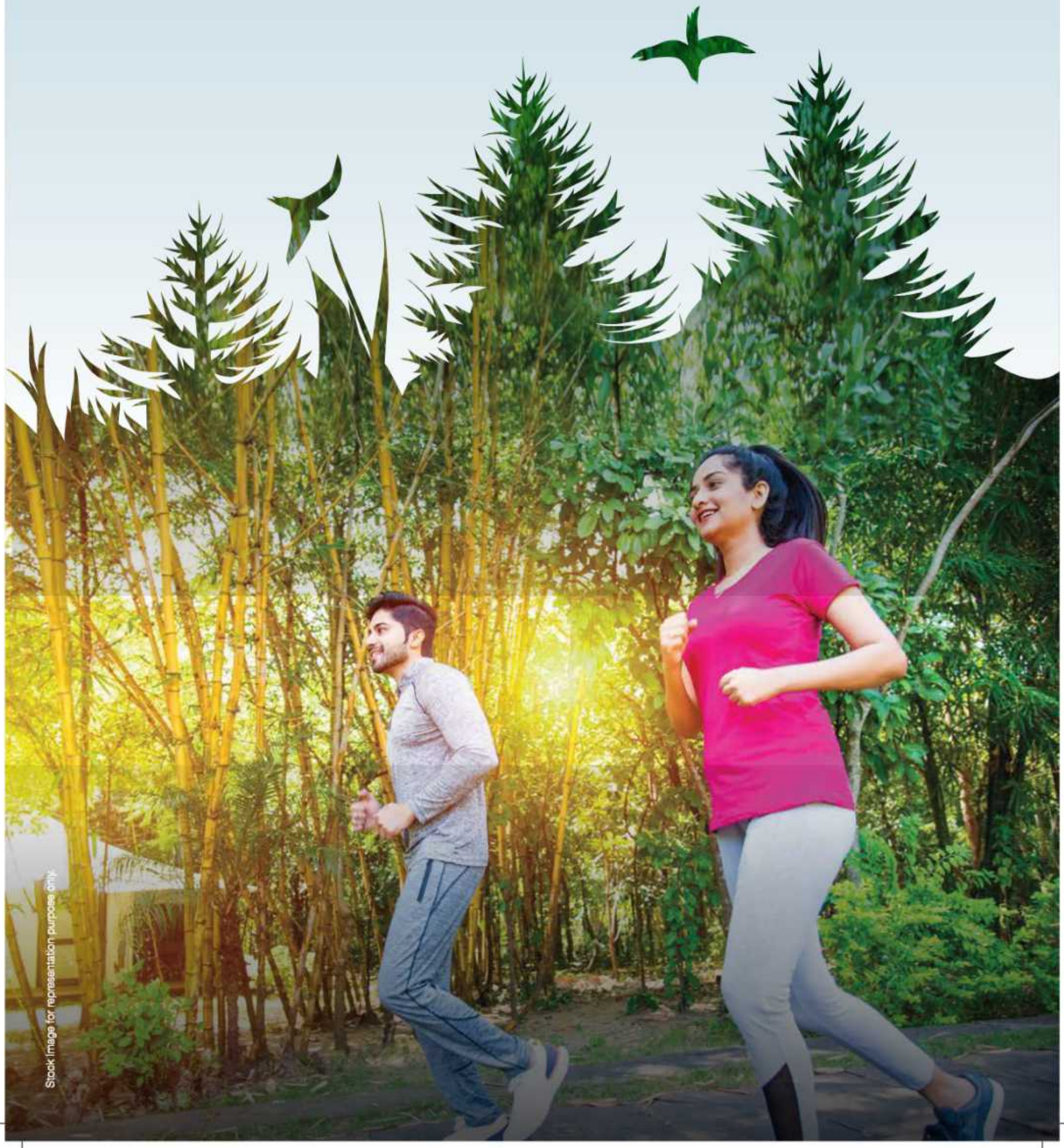
Come unwind with 400+ trees and lush greens
in your nature-friendly home at Godrej Woodsville.



Enjoy your personal time on an 800-metre jogging track

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

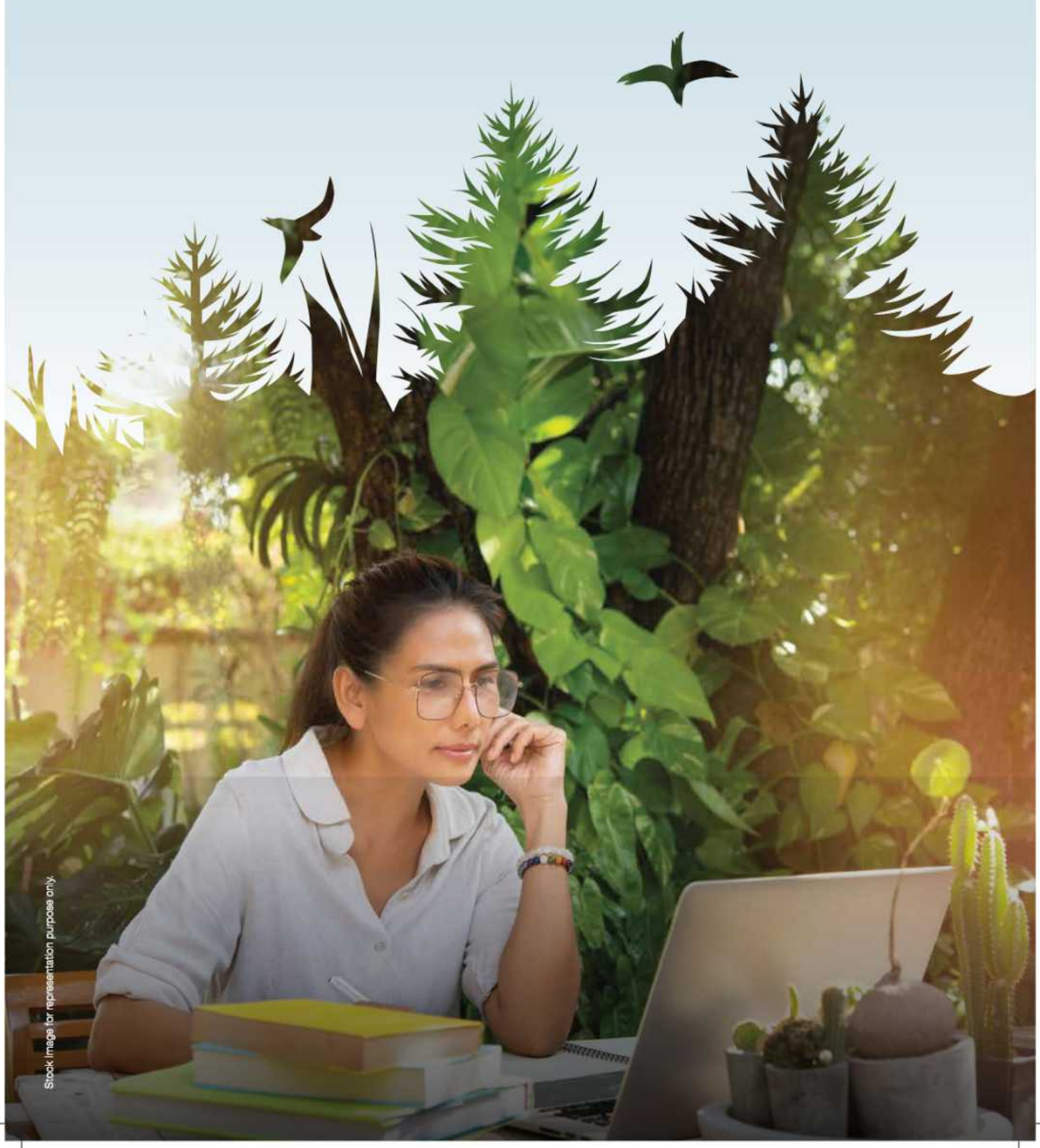
Now start your mornings the healthy way on an 800-metre jogging track.



Work from Garden is the new norm

Your daily work routine just got a fun new venue.

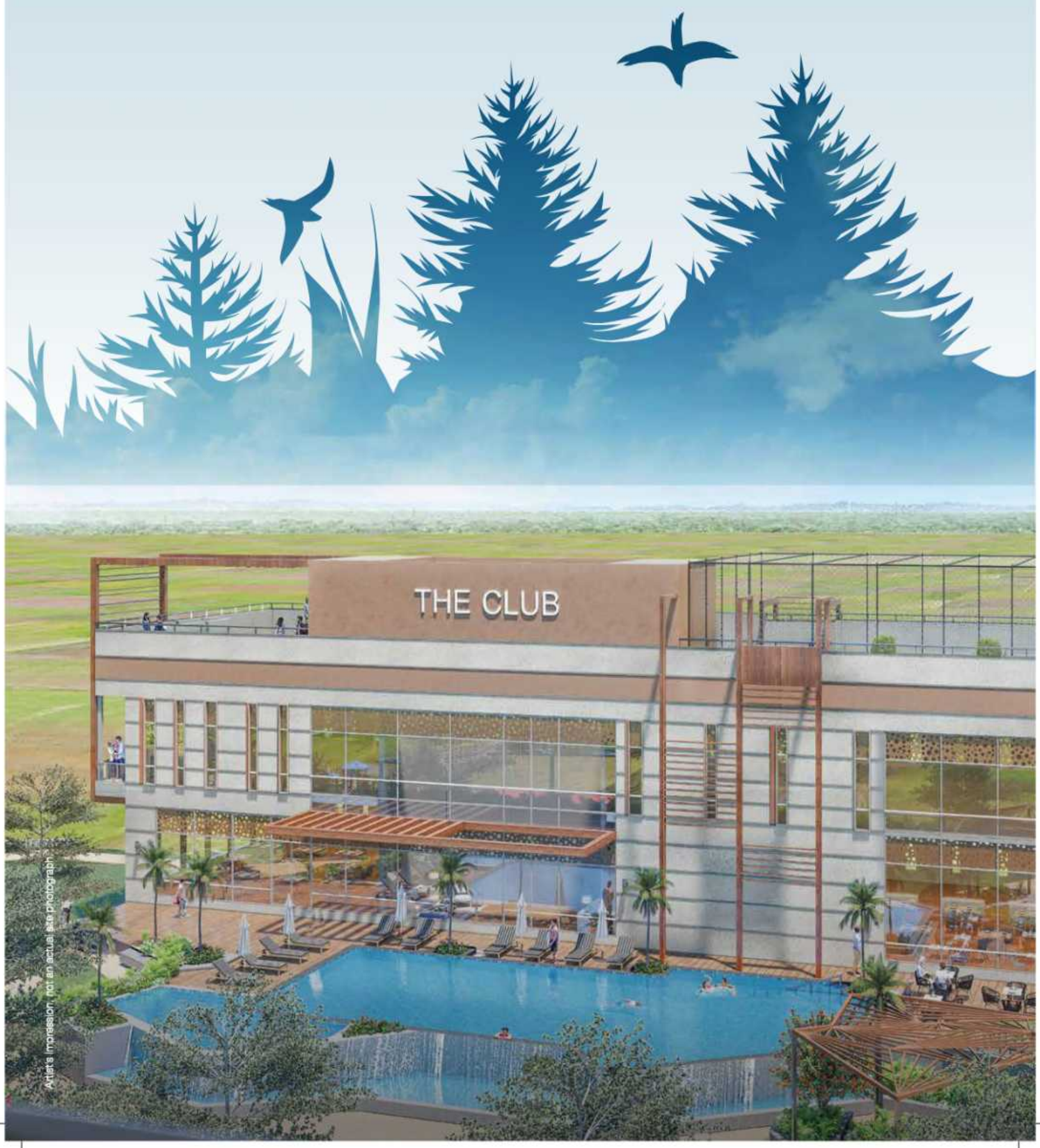
Work stress-free in your nature-friendly 'Work from Garden' space.



Stock Image for representation purpose only.

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.

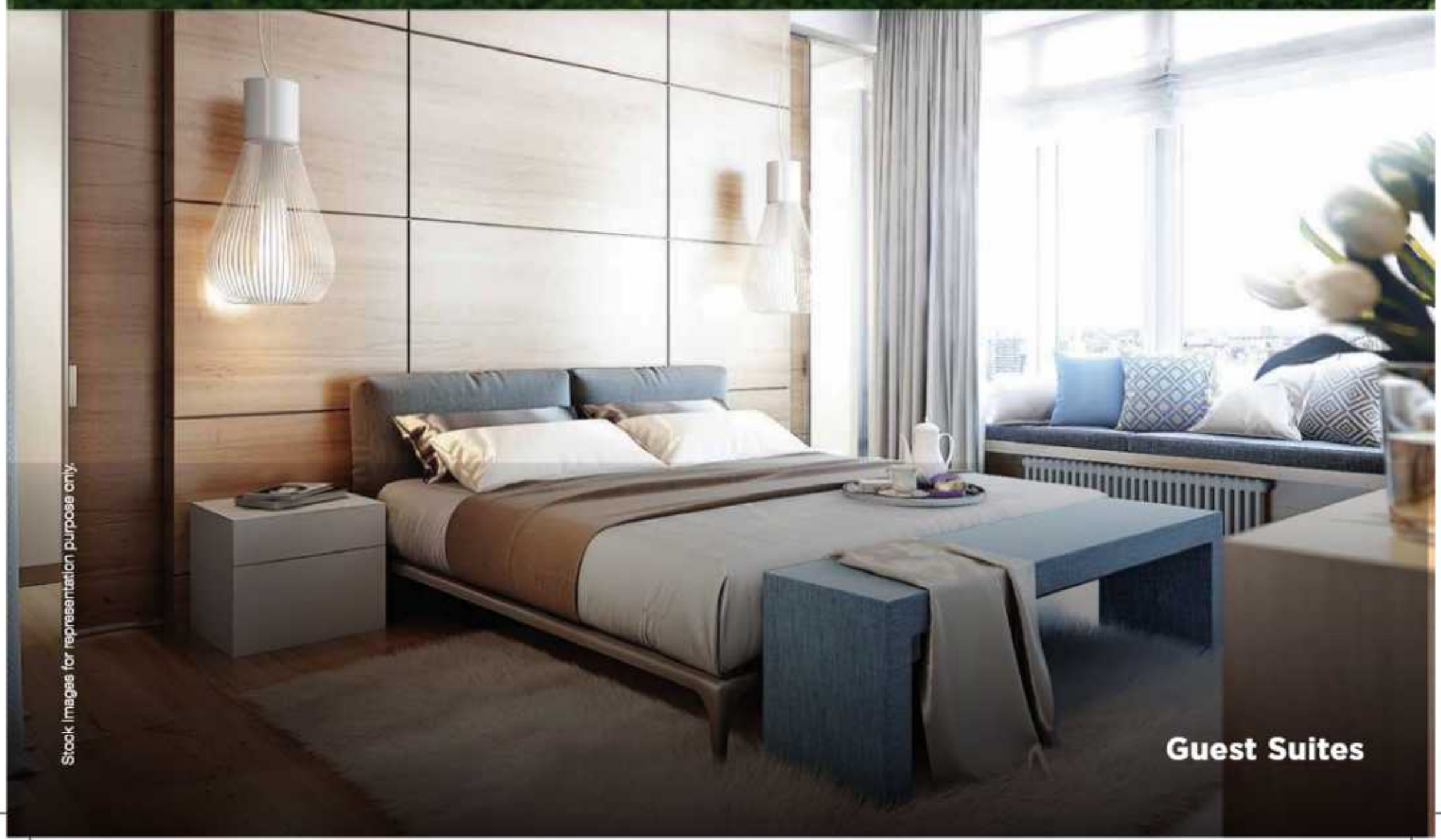


Artist's impression, not an actual site photograph

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.

Squash Court

Digital Gaming Arena

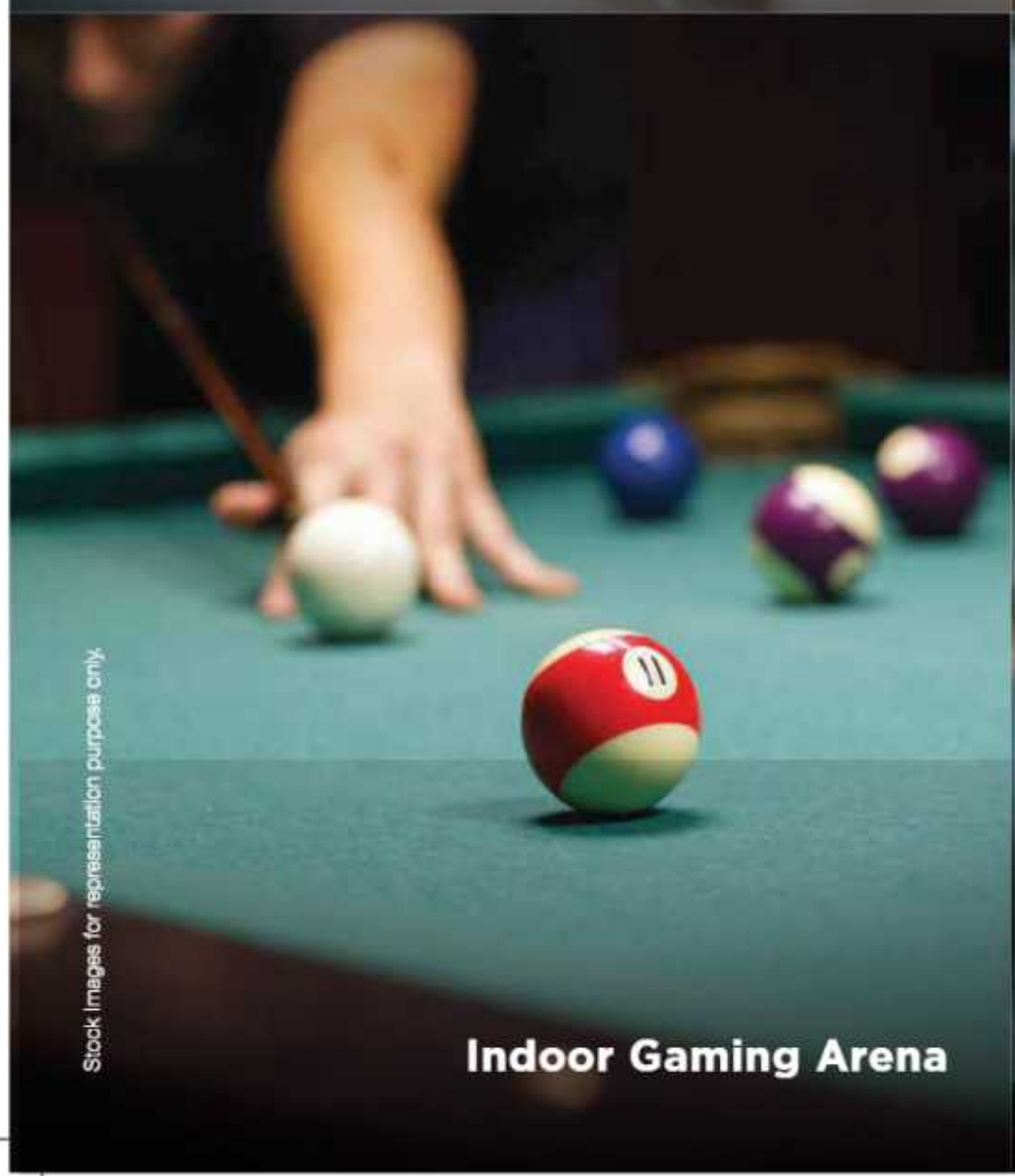
Stock images for representation purpose only.

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



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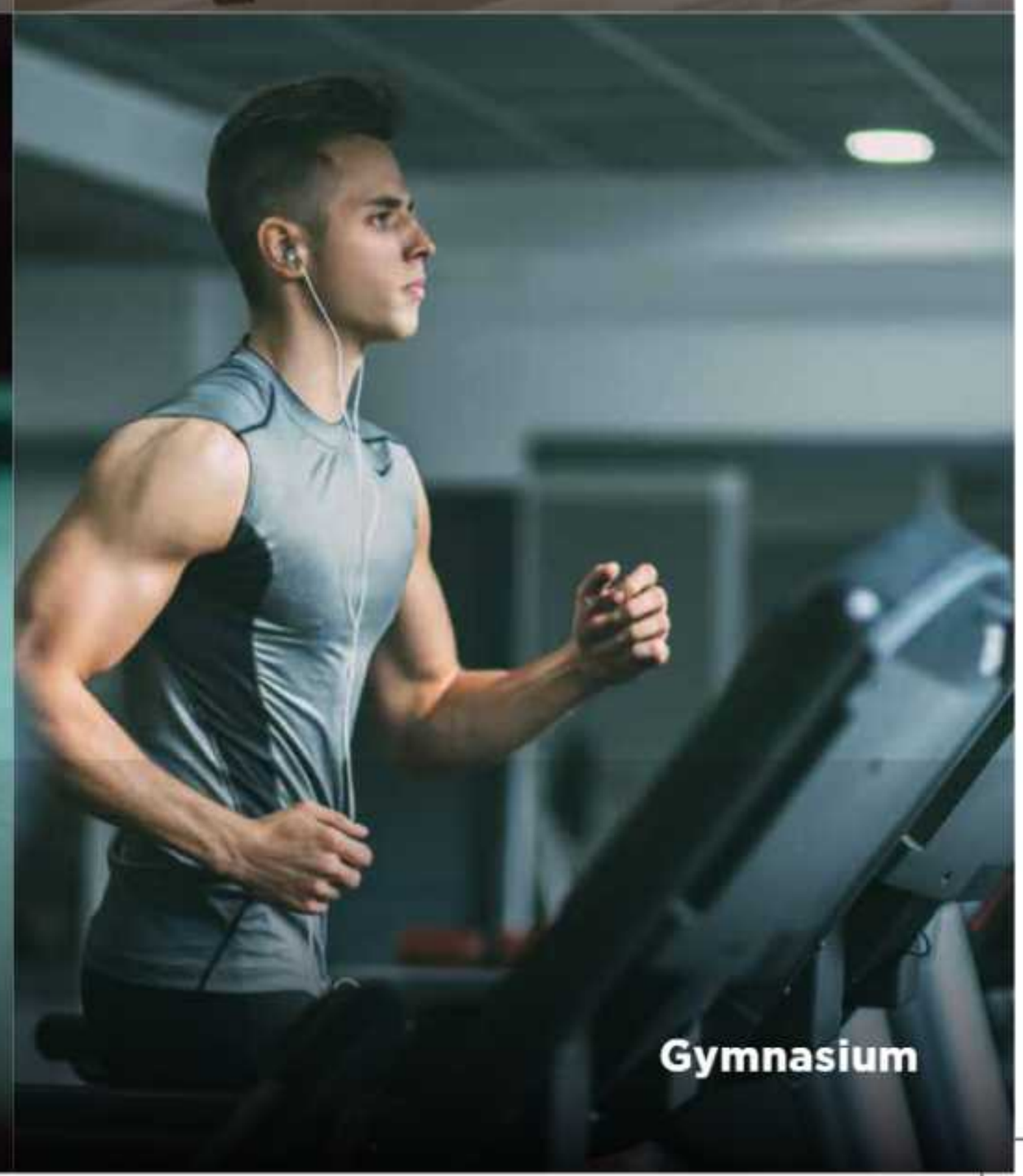
Indoor Gaming Arena



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

Stock Images for representation purpose only.

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

Stock Images for representation purpose only

BBQ Grill Zone & Party Area

Mini Theatre

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.

Stock image for representation purpose only.

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.

Stock image for representation purpose only.

*As per applicable laws.

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

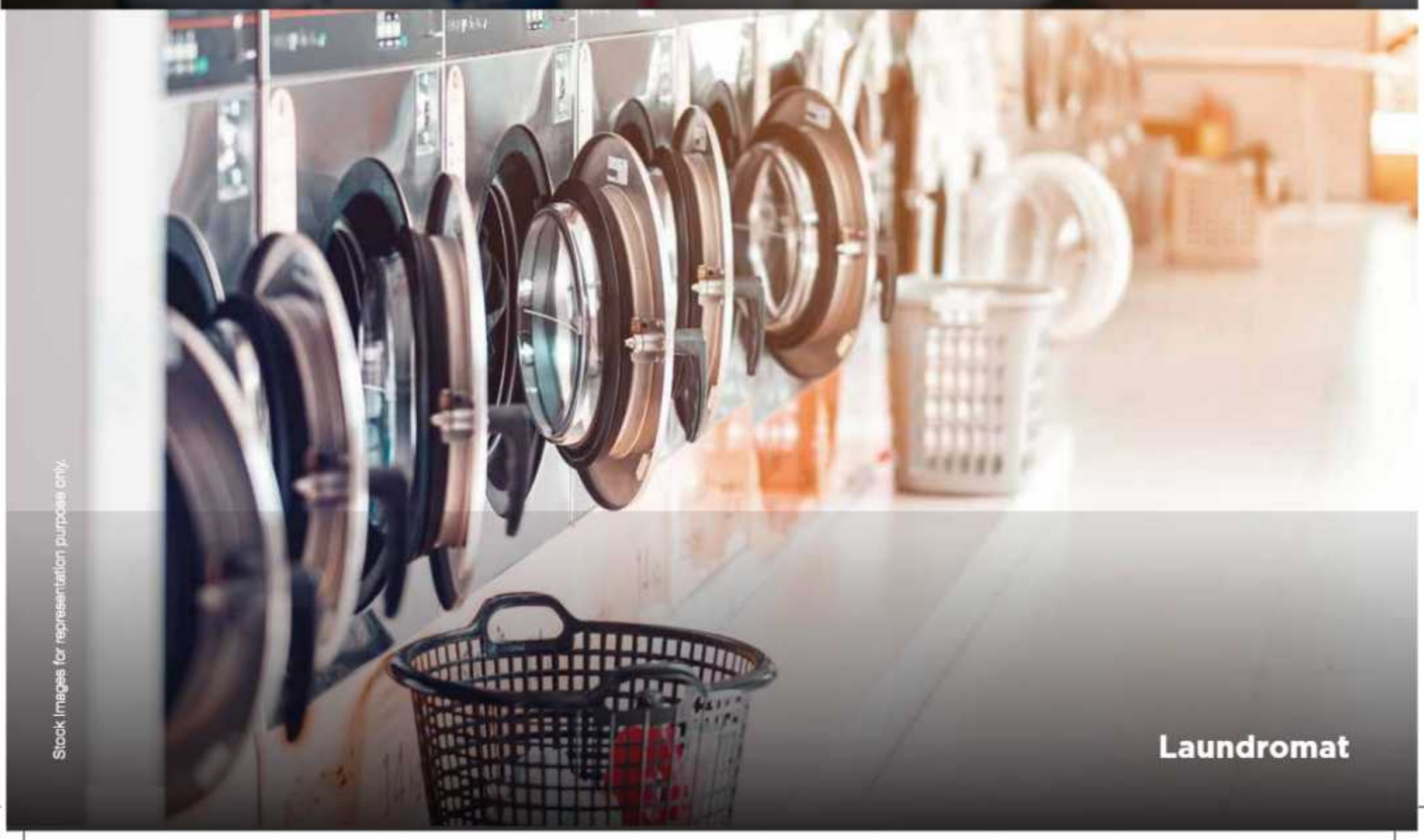
Smart Parcel Locker

Stock Images for representation purpose only.

Daily necessities made easy

Life's better when everything you love is nearby.

Pharmacy



Laundromat

Stock Images for representation purpose only.

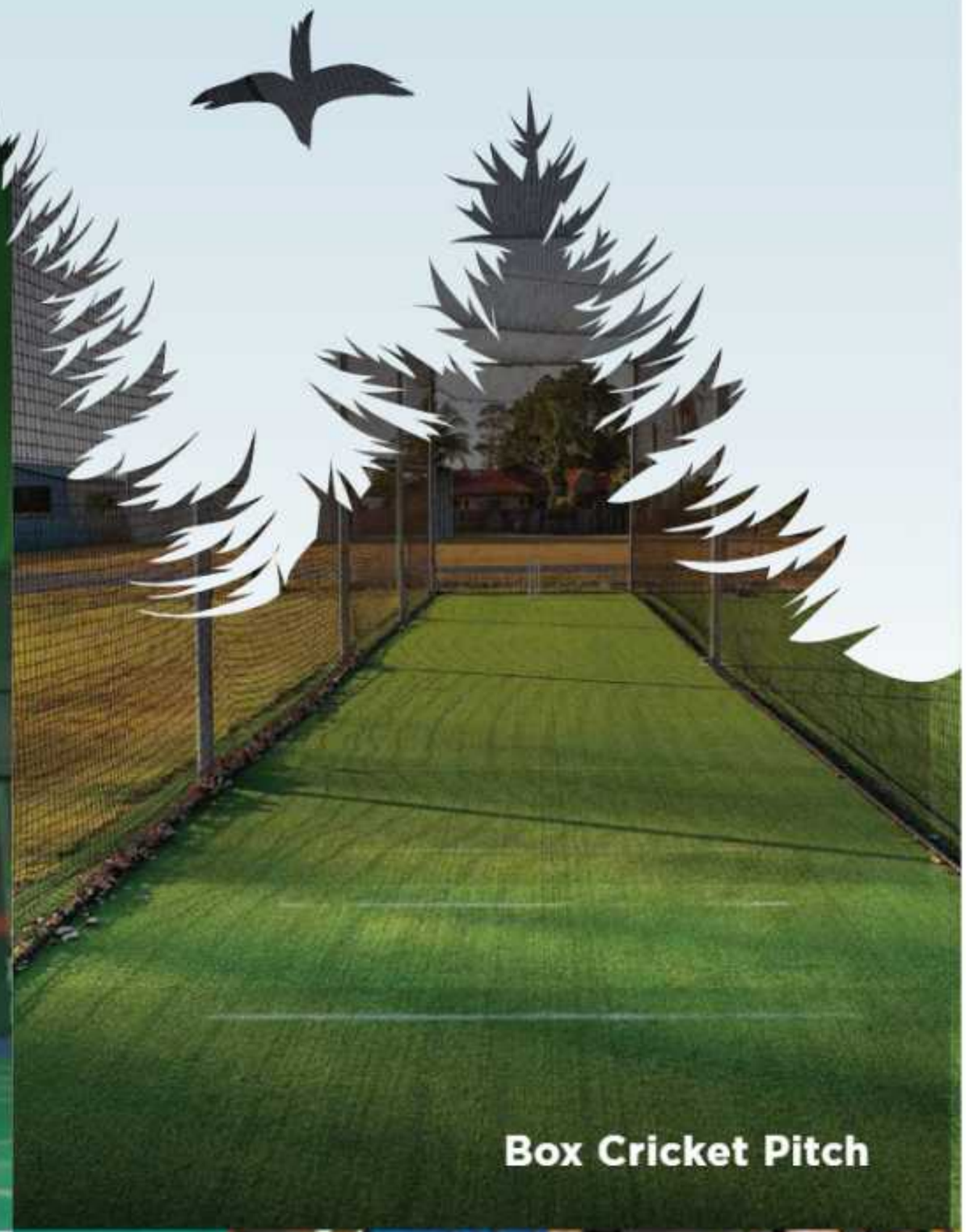
Adventure Amenities

at

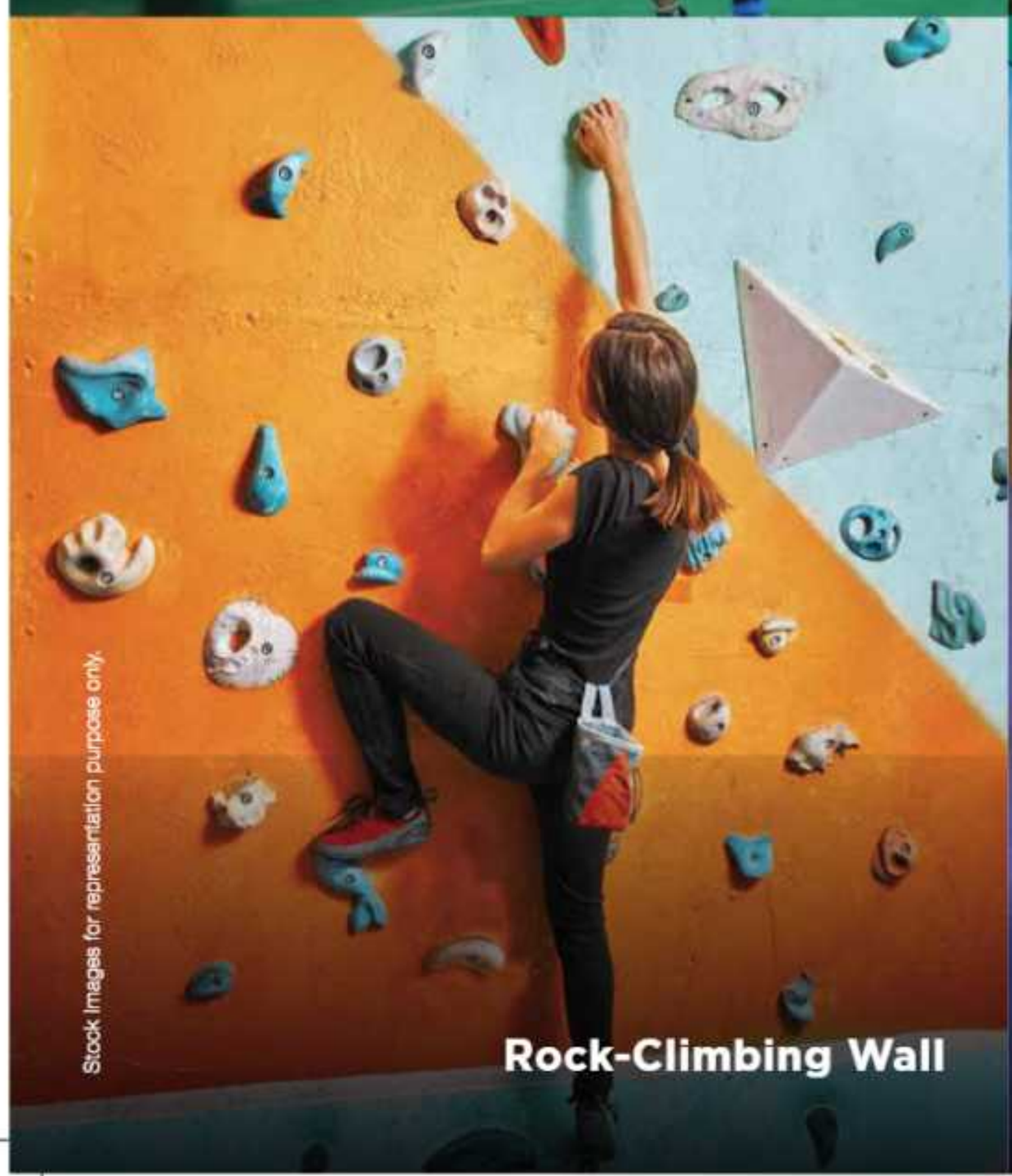
GODREJ
WOODSVILLE

Playtime just got exciting!

Indoor Badminton Court

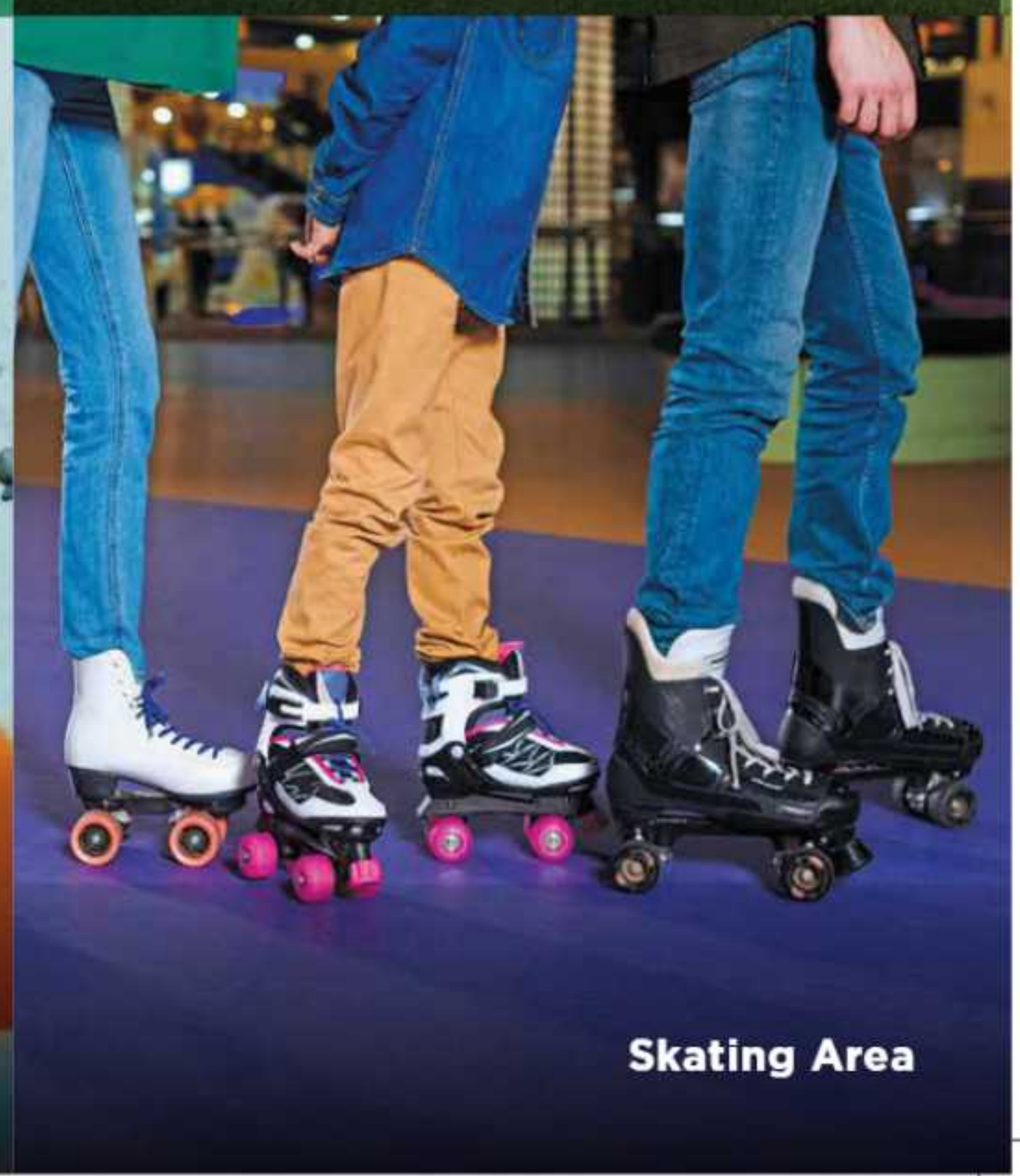


Box Cricket Pitch



Rock-Climbing Wall

Stock Images for representation purpose only.



Skating Area

Let nature fuel your fitness

Cross-fit Area

Stock Images for representation purpose only.

Outdoor Gym

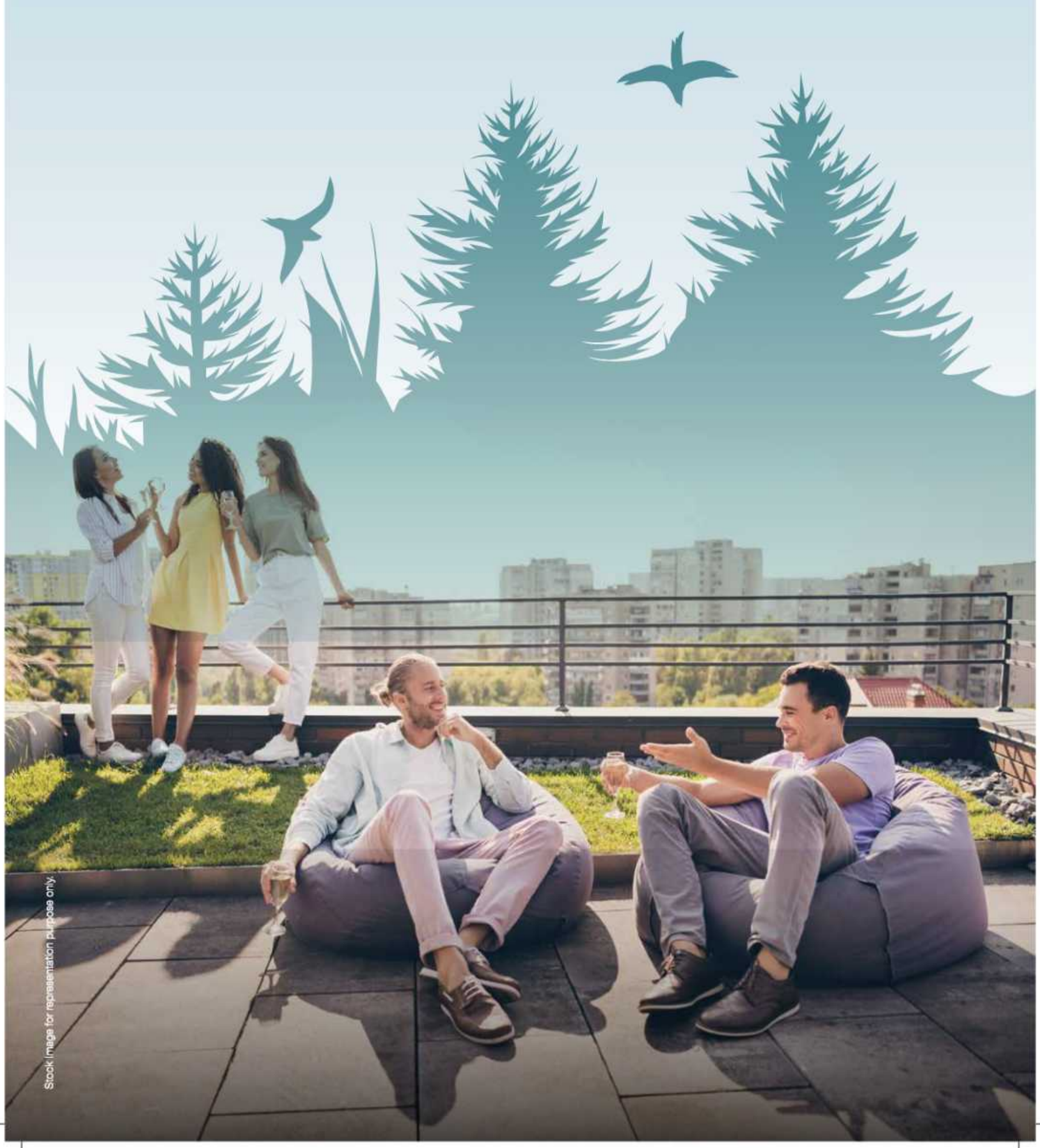
Sky-Living

at

GODREJ WOODSVILLE

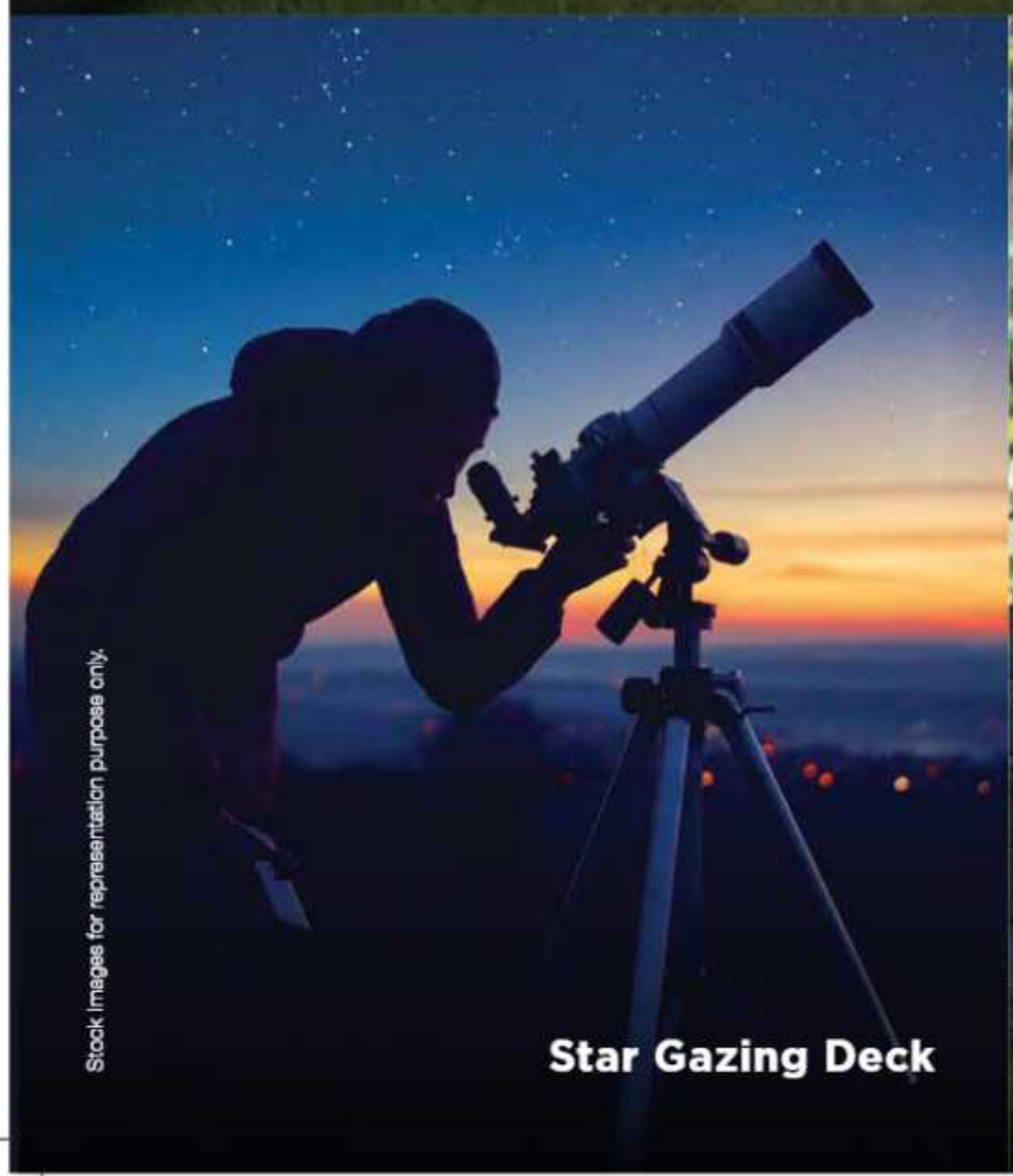
Enjoy Sky Living as you lounge amidst the clouds

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



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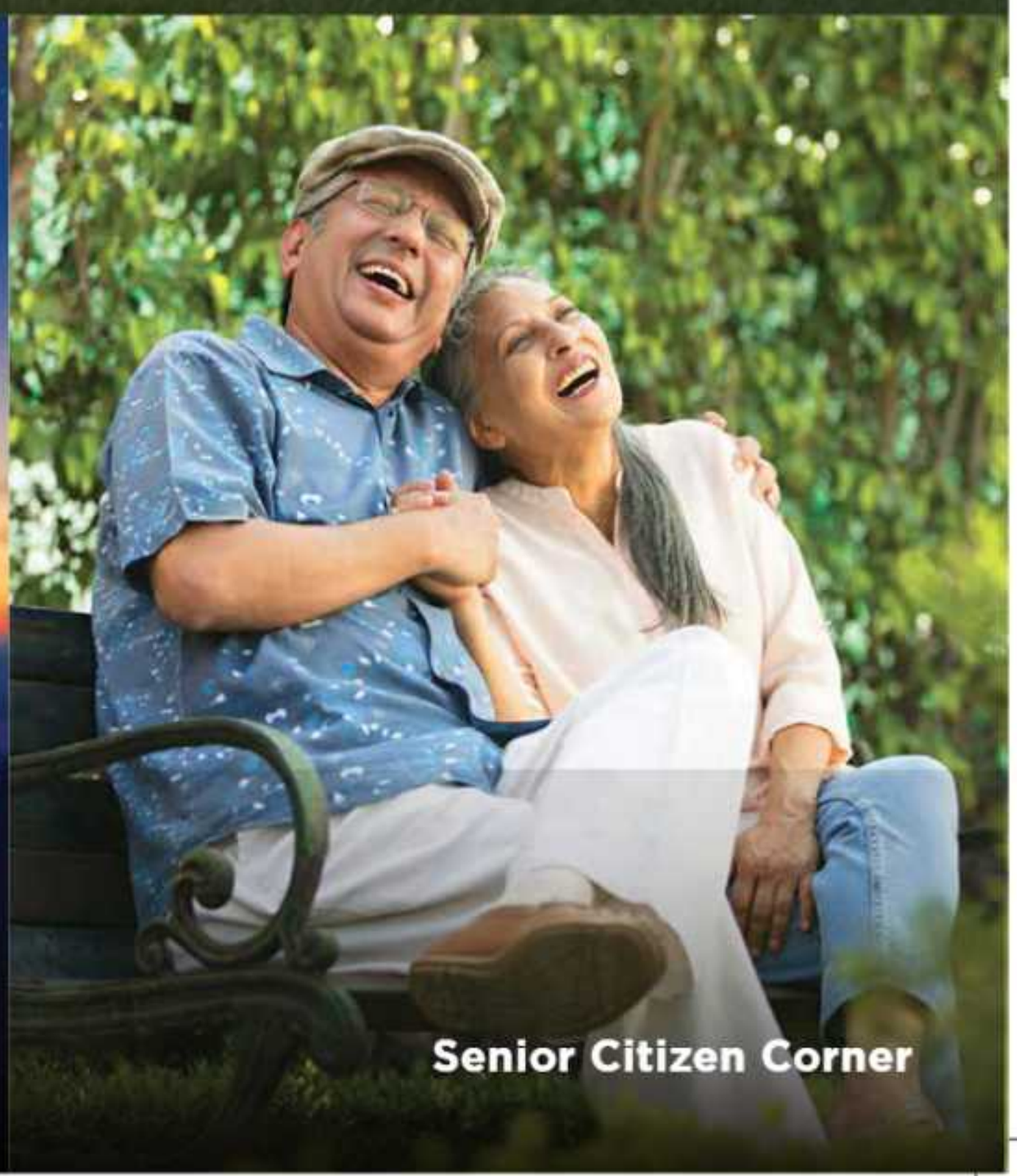
Star Gazing Deck



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

Stock Images for representation purpose only.

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.

Bed with Mattress

Sofa with Coffee Table

Refrigerator

Washing Machine

Stock Images for Re

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

GSA
Green Space Alliance

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

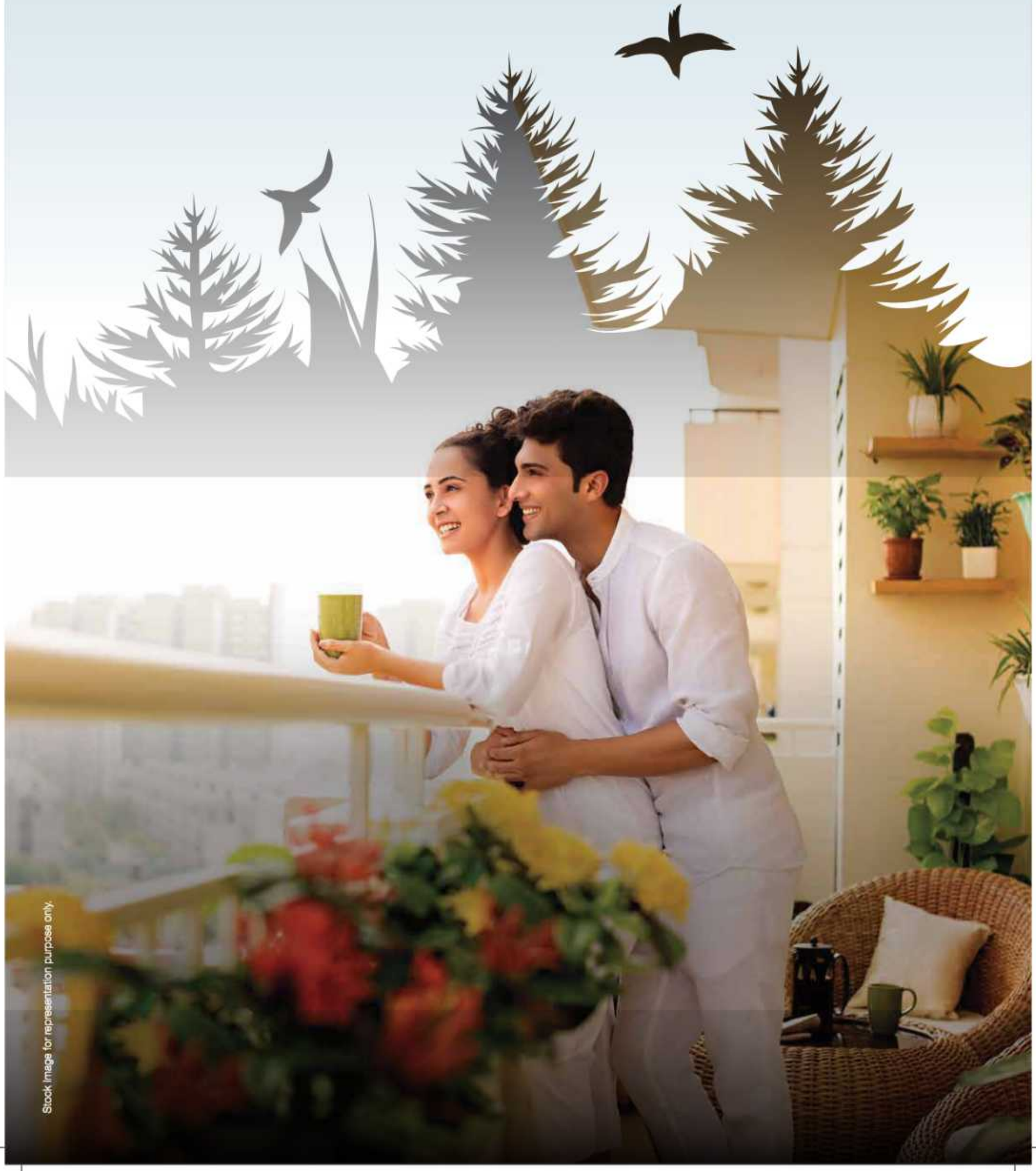
Your opportunity to live lavish with a modular kitchen

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

Artist's impression. Not an actual site photograph.

Stay healthy with nature's touch

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



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MAHARERA REGISTRATION NO. P52100046729

GODREJ WOODSVILLE

HINJEWADI PHASE 1, PUNE

GODREJ PROPERTIES

Godrej

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 of cial website
of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.