



# Godrej Eden Estate Phase 3

HINJAWADI PHASE 1, PUNE

Reserved For The Rare



# The Godrej Legacy



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







# A Legacy The World Admires

Giving you the best is what makes us the best. Thanks to your unwavering love and trust, Godrej Properties Limited has won over 250 awards and recognitions in recent years.



Ranked #1 globally for  
the third consecutive year



GRESB (Global Real Estate  
Sustainability Benchmark)



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



# Hinjawadi Phase 1

A Location Reserved For The Rare



Hinjawadi promises robust growth and development, and continues to be the preferred neighbourhood for many. It offers the perfect balance – away from the chaos, yet close to everything that matters.





## Location Map



Map not to scale. The above map is for representation purpose only.

\*Source: Google Maps.

\*\*Source: <https://punerimetro.in/>

\*\*Source: <https://www.mapsofindia.com/pune/metro-map.html>

\*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.





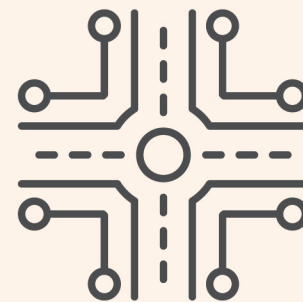
## An iconic location, Reserved For The Rare

Hinjawadi continues to emerge as one of Pune's most promising growth corridors and a preferred neighbourhood for both homebuyers and investors.

It offers the perfect balance: away from the city's chaos, yet seamlessly connected to its conveniences.



Proximity to  
IT Hubs



Robust Connectivity to Major Hotspots of  
the City and Nearby Cities

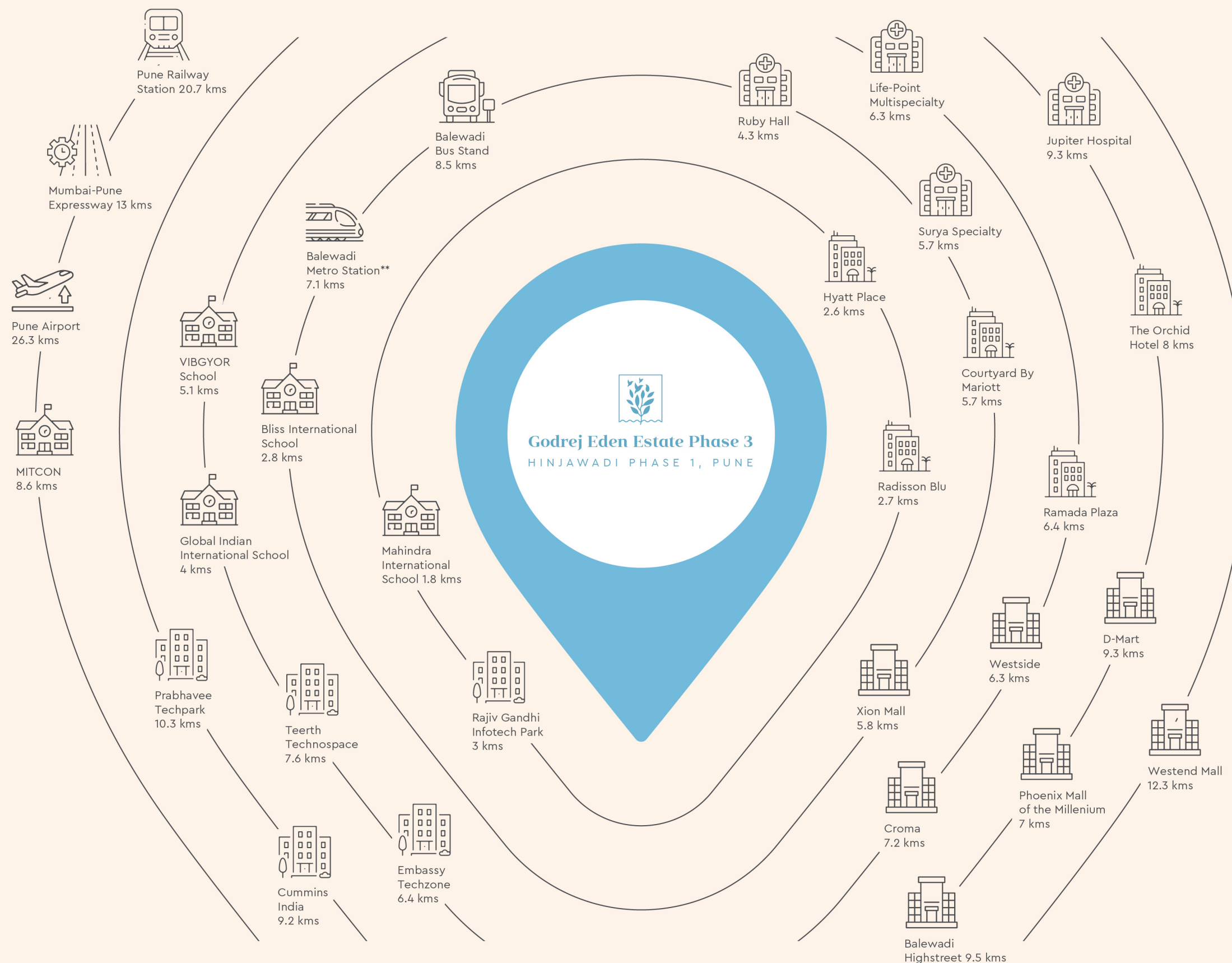


Advanced Social  
Infrastructure





# Where effortless connectivity meets true exclusivity, Reserved For The Rare



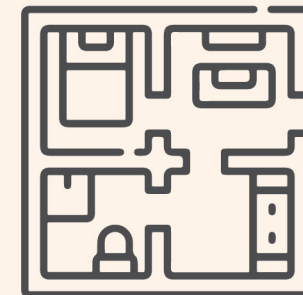




## A Smart investment\* in a land that's Reserved For The Rare



Higher Appreciation  
Potential



Higher  
Flexibility



PRESENTING

GODREJ PARK WORLD

HINJAWADI PHASE 1









LAUNCHING



Godrej Eden Estate Phase 3

HINJAWADI PHASE 1, PUNE



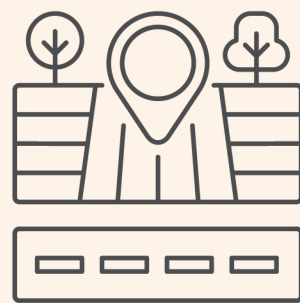
Reserved For The Rare



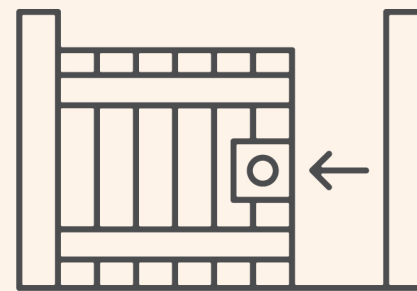




## Curated only for the Rare

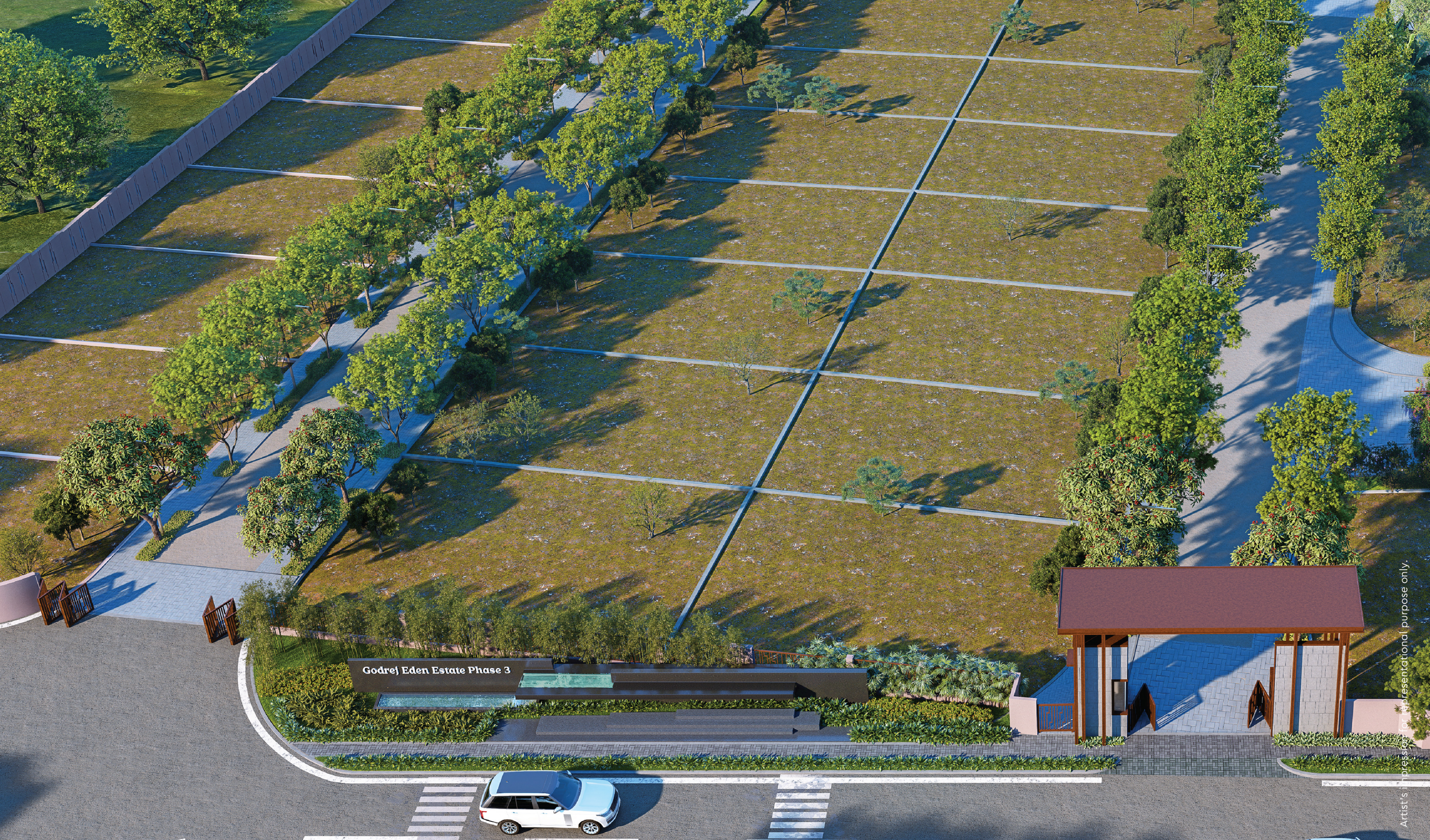


Limited Edition Villa plots

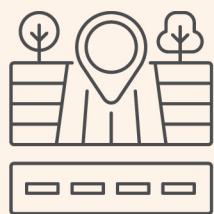


Gated community





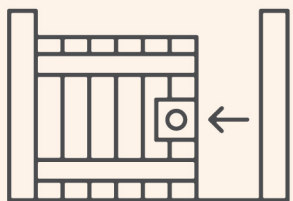
Artist's impression. For representational purpose only.



### Limited Edition Villa Plots

A thoughtfully shaped landscape of exclusive plots - gently tucked away and Reserved for the Rare.





### Gated Community

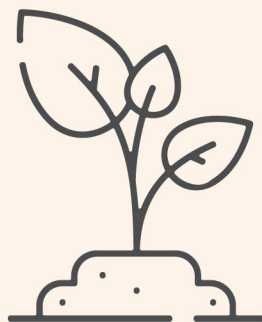
Live within an exclusive gated community, thoughtfully designed for the rare who seek stillness and space.



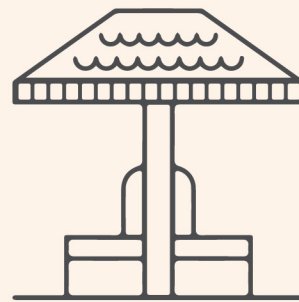


# Enjoy a lifestyle focused on holistic wellness with our exclusive indulgences

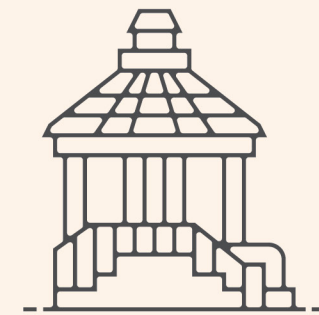
## 3 Themed Gardens



Herb Garden



Gazebo



Stepped Plaza

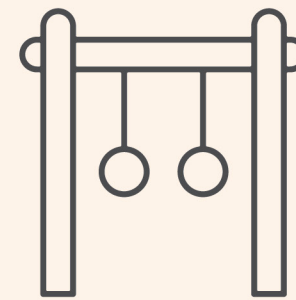
## Lifestyle Amenities



BBQ Area



Kids' Play Area



Outdoor Gym



Yoga Deck



# Gazebo

A space where quiet sit-outs become moments of calm and connection,  
Reserved For The Rare





# BBQ Area

A space for open-air dining and evening gatherings under the stars,  
**Reserved For The Rare**





# Outdoor Gym

A space where workouts unfold in the open, energised by fresh air and natural light,  
Reserved For The Rare





# Yoga Deck

A space where mornings begin in stillness, a daily ritual

Reserved For The Rare







# Plot Configuration

TYOLOGY	PLOT AREA RANGE (SQ. MT.)	PLOT AREA RANGE (SQ. FT.)
Independent Villa Plot (Detached)	185.81 - 246.64	2,000 - 2,654.8
	250.84 - 349.88	2,700 - 3,766





# Payment Plan

MILESTONE	DUE %
On Booking	5.50%
Within 15 days of Booking	4.50%
Within 45 days of Booking or Registration of ATL, whichever is later	15%
On Receipt of OC	15%
Within 90 days of Booking	20%
Within 120 days of Booking	20%
On Notice of Possession	20%





# Facilities

PROJECT LEVEL	PLOT LEVEL
Dg Backup For Common Utilities	Underground Electrification Network Provision Up To Feeder Pillar <sup>\$</sup>
Road Network (9 MT.)	
Storm Water Drainage Network	Provision (Conduit/pipe) For LT Supply From Feeder To Individual Plot <sup>\$</sup>
Electrical Street Light With Pole	Sewer Drainage Line <sup>%</sup>
Water Pipeline And Sector Level Underground Water Tank	
Organic Waste Convertor	Domestic Water Supply Tapping <sup>#</sup>
Tree Plantation Along The Road	
Provision For 24/7 Security	Flushing Water Supply Tapping <sup>#</sup>
Underground Electrification Network From Feeder Pillar To Electrical Substation	
Substation And STP	

<sup>\*\*</sup>Provided up to plot. Customer needs to extend the supply to their water storage as per their design

<sup>\$</sup>Customer needs to do the wiring from feeder pillar to their plot

<sup>#</sup>Provided up to plot. Customer needs to extend the supply to their water storage as per their design

<sup>%</sup>Plot chamber connection with common sewage network