Godrej | PROPERTIES

EMBRACE A LIFE IN HARMONY WITH NATURE,
FOREVER OVERLOOKING

infinite shades of green ...

Discover a symbol of boundless beauty with
The Greenfinity Metre, embodying

Infinite Shades Of Green



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.



THE GODREJ LEGACY

Godrej | PROPERTIES

INDIA'S NO.1*
REAL ESTATE
DEVELOPER



*As per valuation of the developers in FY 2023-24, basis total unsold inventory as on March 31, 2024.



Hinjawadi Phase 1, Pune's Thriving Landmark, now redefined with *Infinite Shades of Green*



*Source: Google Maps. https://www.mapsofindia.com/pune/main-map.html
Map are not to scale. The above map is for representation purpose only.
**Source: https://punemetro.in/ The proposed metro mentioned above is proposed to be developed by the concerned civic and other authorities and we cannot predict the timing or the actual positioning of these facility and, as the same is beyond our control.

Infinite Shades Of Green

perfectly complemented by seamless connectivity
where the elegance of nature meets
the sophistication of urban living.

Proximity to IT Hubs

Robust Connectivity to Major Hotspots of the City and Nearby Cities

Advanced Social Infrastructure

PRESENTING

GODREJ PARK WORLD

HINJAWADI PHASE 1



Presenting the Most Exclusive Enclave within the Integrated Development, set amidst the *Infinite Shades Of Green*

12+ Acres of Central Greens and Playgrounds nurture

Infinite Shades of Green



Where 12+ Acres of Central Greens and Playgrounds nurture *Infinite Shades of Green*

Design Philosophy

Godrej Park World is a unique integrated development meticulously crafted around a resilient landscape centerpiece, known as the 12+ Acre Central Greens & Playgrounds. The fundamental concept of this landscape is rooted in the principles of abundant natural beauty and seamless harmony and coexistence with nature. This environment encourages residents to Live, Work, Play and Relax around nature.

At the heart of the landscape design framework lies the restoration of an existing stream and retention of existing trees, that ensure the preservation of the surrounding ecosystem, nurturing a diverse array of flora and fauna.

This thoughtfully designed landscape caters to a variety of recreational needs, offering both active and passive spaces for enjoyment and relaxation. The western edge of the stream features a barbeque zone and a camping area, creating a serene passive recreation loop. This loop extends further into a 'meadow walk' adorned with vibrant floral plantations on the opposite bank of the stream, leading visitors to a nature's education zone. Here, individuals can engage and learn about various species of plants.

A central play corridor serves as a vital connection between spaces designated for both children and adults, seamlessly extending into multipurpose 'maidaans' and the Rolling hills. These versatile areas are designed for a multitude of activities, including sports, picnics, meditation, and more.

The landscape features amphitheater-style seating integrated into the rolling hills and strategically placed around the maidaans, offering excellent views while blending harmoniously with the natural surroundings.

In addition to ensuring essential circulation, the central avenue and adjacent bioswales direct stormwater towards the stream, supporting sustainable water management and improving connectivity across the township. This integrated circulation network encourages non-motorized, environmentally friendly modes of transportation within the community.

The avenue culminates at a vibrant water plaza, which features multiple modules that cascade towards the stream, fostering a deeper connection between residents and nature.

At the eastern edge of the stream, an urban deck enhances the retail street experience and serves as a welcoming spillover space for visitors, offering an initial glimpse of the stream and other landscape features from an elevated vantage point.

Godrej Park World presents a holistic living experience that artfully intertwines sustainability, recreation, and community within its vibrant landscape, making it an ideal choice for everyone seeking a harmonious lifestyle amidst nature.



Amphi-Seating

Where Nature and Culture converge in a *Harmonious Shade of Green*



Where Conversations Spark in the *Social Shade of Green*



Camping Area

Under the Sun, the *Adventurous Shade of Green* awaits



Multi-Purpose Play Fields

Where Nature's Expansive Spaces fuel an *Active Shade of Green*



Urban Deck

Where Nature Offers an *Urban Shade Of Green* forever



Where Nature's Vibrancy creates a *Creative Shade Of Green*



Kids' Play Area

Where Nature's Playful Spirit nurtures a *Playful Shade Of Green*



Reed Beds Park

Where nature's music is cherished through the *Melodious Shade Of Green*

LAUNCHING

THE GREENFRONT

AT GODREJ PARK WORLD

HINJAWADI PHASE 1, PUNE



Balcony View

Overlooking *Infinite Shades Of Green*, where you find a Panoramic Shade Forever

In every leaf, in every hue, green nurtures,
rejuvenates, and elevates.
The Greenfront at Godrej Park World is
where each shade of green exudes tranquility,
creating a sanctuary that seamlessly blends
elegance and nature.

Infinite Shades of Green
shape this lifestyle, with nature's rich palette
defining it forever.



Unwind amidst the 2 Clubhouses spread across
2,600+ SQ. M. (28,000+ SQ. FT.), nestled amidst

Infinite Shades of Green



Club Reception & Lounge

Relax, where Every Moment is enveloped in an *Invigorating Shade Of Green*



Swimming Pool & Deck

Dive into Serenity within a *Tranquil Shade Of Green*



Indoor Heated Pool & Deck

Relax and Rejuvenate in a *Soothing Shade Of Green*



Badminton Courts

Energize your Game in a *Dynamic Shade Of Green*



Squash Court

Unleash your Potential in a *Competitive Shade Of Green*



Where Focus meets Innovation in a *Distinguished Shade Of Green*



Ignite your Playful Spirit in a *Joyful Shade Of Green*



Multi-Purpose Play Court

Experience Versatility in a *Dynamic Shade Of Green*



Indulge in Pure Relaxation surrounded by a *Rejuvenating Shade Of Green*

Additional premium amenities nestled amidst

Infinite Shades Of Green



GROUND LEVEL



PODIUM LEVEL

*The above-mentioned amenities are for residential users only



HIGH STREET RETAIL PLAZA



CLUBHOUSE 1 (CLUB ON PODIUM)



CLUBHOUSE 2 (CLUB ON GROUND)

Discover High-Street Retail framed by

Infinite Shades of Green



Where Shopping meets Sophistication in a *Stylish Shade Of Green*



Shop, Stroll, and Soak in Nature's *Finest Shades Of Green*

Presenting thoughtfully designed
spacious homes with forever views of

Infinite Shades of Green


Living & Dining Room

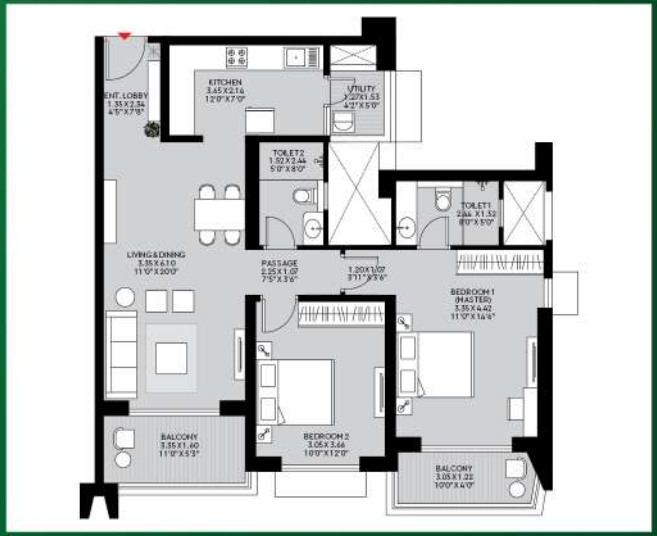

Master Bedroom


Kitchen

Envision living in *Spaces*

that elevate your lifestyle

2 BHK 87.73 SQ.M. (944 SQ.FT.)



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
2 BHK	76.58	11.15	87.73	944

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.

3 BHK 116.56 SQ.M. (1,255 SQ.FT.)



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
3 BHK B	98.23	18.33	116.56	1,255

3 BHK 111.54 SQ.M. (1,201 SQ.FT.)



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
3 BHK A	99.14	12.40	111.54	1,201

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.
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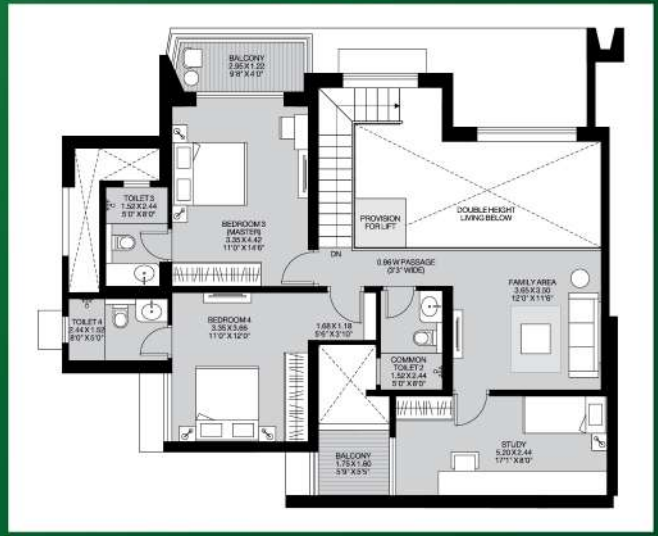
4 BHK DUPLEX A - 201.99 SQ.M. (2,174 SQ.FT.)

LOWER LEVEL



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
4 BHK DUPLEX A LOWER LVL	100.05	16.21	116.26	1,251

UPPER LEVEL



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
4 BHK DUPLEX A UPPER LVL	79.17	6.56	85.73	923

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.
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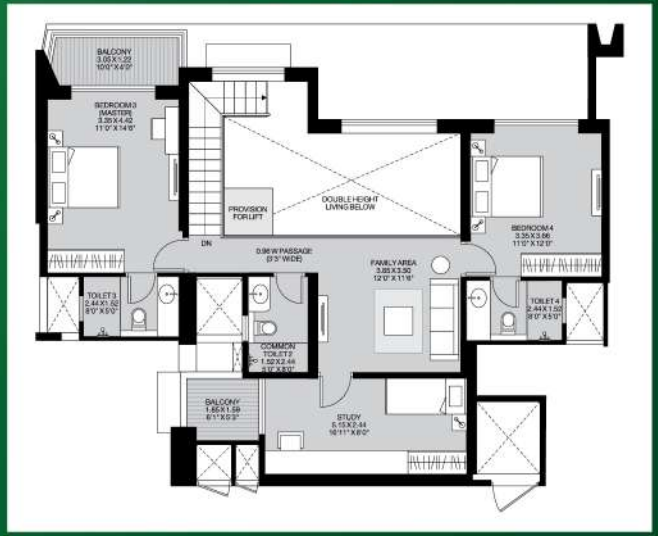
4 BHK DUPLEX B - 207.06 SQ.M. (2,229 SQ.FT.)

LOWER LEVEL



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
4 BHK DUPLEX B LOWER LVL	99.10	23.78	122.89	1,323

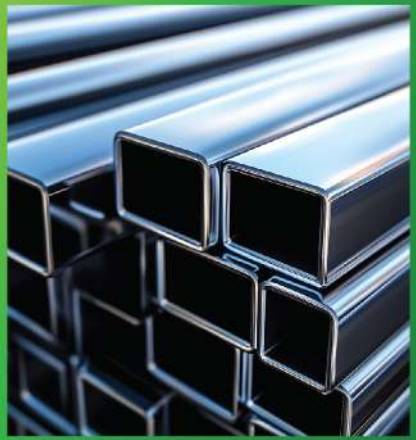
UPPER LEVEL



TYPE	CARPET AREA (SQ.M.)	EXCL. AREA (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
4 BHK DUPLEX B UPPER LVL	77.43	6.73	84.17	906

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ.M. = 10.764 SQ.FT.
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The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

Crafted with exceptional quality,
echoing the timeless elegance of
Infinite Shades of Green



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

- Opting for Steel confirming to IS 1786. Also, Opting for Steel confirming to IS 13920 for earthquake shock resistance.



Using a higher grade concrete to ensure maximum core strength.

- Where design requirement is of grade M30, Godrej properties procures Grade M35 for higher strength



Waterproof chemical coating upto a height of 1.5m in shower areas of washrooms, 5 times that of industry standards.

- 2 coats of single component – synthetic rubber based elastomeric waterproofing coat provided to all wet areas.
- While the industry standard for chemical coating is limited to a height of 0.3 meters, Godrej Properties provides waterproof chemical coating up to 1.5 meters in shower areas and behind all ledge walls, covering their entire height.

Stock Images used for representational purposes only and is only



Provision of micro-concrete band in waterproofing and epoxy grouting in tiles

- Providing micro-concrete band at the junction of wet areas such as toilets, balconies, utilities and the adjacent rooms to prevent water seepage from wet to dry areas through tile bedding mortar.
- Spacers and epoxy grouting provided for all areas (dry and wet) as a secondary layer of protection against seepage



Using Heat Strengthened performance glasses

- All glasses are heat-strengthened, and laminated heat strengthened glass used for bottom fixed panels, prioritizing safety against impact and breakage.
- Performance glass as per IGBC Silver rating requirements given for better thermal performance



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

- Prevents water leakage in wet areas like washrooms.
- Spout is provided in washrooms and utilities to direct water percolating through bedding mortar directly into the drain pipe



In an industry-first practice, Damp Proofing done to ensure no seepage or dampness.

- Damp proof course applied on external dead walls prior to texture and paint.
- Shower test done on external dead walls to rule away any seepage.

Stock Images used for representational purposes only and is only

Special Features


DIGITAL DOOR LOCK


AIR CONDITIONING IN ALL BEDROOMS


VIDEO DOOR PHONE


MODULAR KITCHEN*
WITH HOB & CHIMNEY

The furniture accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, including finishing materials, specifications, shades, sizes and colour of tiles, etc. shown in the images are only indicative in nature and are only for the purpose of illustration. For Limited Units Only
Subject to the terms and specifications & price range set out in the application form read with the AFS.

*Includes Upper and Lower Cabinets

Stock Images used for representational purposes only and is only

Payment Plans

CONSTRUCTION-LINKED PAYMENT PLAN

MILESTONE	% DUE
ON BOOKING	5.50%
WITHIN 15 DAYS OF BOOKING	4.50%
WITHIN 45 DAYS OF BOOKING OR UPON REGISTRATION OF THE AGREEMENT FOR SALE, WHICHEVER IS LATER	10.00%
ON COMPLETION OF EXCAVATION	10.00%
ON COMPLETION OF FIRST SLAB OF BASEMENT	10.00%
ON COMPLETION OF PLINTH	5.00%
ON COMPLETION OF LEVEL 2	5.00%
ON COMPLETION OF LEVEL 8	5.00%
ON COMPLETION OF LEVEL 16	5.00%
ON COMPLETION OF LEVEL 24	5.00%
ON COMPLETION OF SUPERSTRUCTURE	5.00%
ON COMPLETION OF WALLS, FLOORING & INTERNAL PLASTER OF THE SAID FLAT/UNIT	5.00%
ON COMPLETION OF STAIRCASES & LIFT WELLS UP TO THE FLOOR LEVEL OF THE SAID FLAT/UNIT	5.00%
ON COMPLETION OF ELEVATION & EXTERNAL PLUMBING OF THE BUILDING OR WING IN WHICH THE SAID FLAT/UNIT IS LOCATED	5.00%
ON APPLICATION OF OCCUPANCY CERTIFICATE	10.00%
ON NOTICE OF POSSESSION	5.00%

Unit Configuration

TYPOLOGY	RERA CARPET AREA (SQ.M.)	RERA CARPET AREA (SQ.FT.)
2 BHK	87.62 – 115.80	943.14 – 1,246.47
3 BHK	111.31 – 123.45	1,198.14 – 1,328.82
4 BHK DUPLEX	201.99 – 207.06	2,174.22–2,228.71

Specifications

STRUCTURE

- EARTHQUAKE-RESISTANT RCC FRAMED STRUCTURE
- INTERNAL PAINT – OBD PAINT FOR CEILING, SEMI ACRYLIC EMULSION PAINT FOR WALLS
- EXTERNAL WALLS – TEXTURE PAINT, DUCTS – CEMENT PAINT

DOORS / WINDOWS

- MAIN ENTRANCE – PRE-HUNG DOORS
- OTHER INTERNAL DOORS – PRE-HUNG DOORS
- FIRE STAIRCASE – FIRE-RATED DOORS
- WINDOWS – UPVC WINDOWS OR ALUMINIUM WINDOWS

KITCHEN

- KITCHEN PLATFORM IN GRANITE*
- MODULAR KITCHEN
- KITCHEN DADO WITH VITRIFIED TILES* ABOVE KITCHEN PLATFORM UP TO 2 FT. HEIGHT

TOILET

- SANITARYWARE – KOHLER OR AMERICAN STANDARD OR EQUIVALENT
- CP FITTINGS – KOHLER OR AMERICAN STANDARD OR EQUIVALENT
- COUNTERTOP – COMPOSITE MARBLE*
- TOILET DADO (ALL TOILETS) – VITRIFIED TILES* UPTO LINTEL LEVEL
- GRID-TYPE FALSE CEILING IN ALL TOILETS

ELECTRICALS

- 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

i i . 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
DIGITAL DOOR LOCK
AC IN ALL BEDROOMS
HOB
CHIMNEY
SOLAR WATER (IN MASTER BEDROOM'S TOILET)
ELECTRICAL PROVISION FOR INVERTER

SAFETY FEATURES**

GLASS RAILING FOR BALCONIES
MS RAILING FOR DRY BALCONY
PARAPET FOR COMMON AREAS

*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
i i . Marble & Granite : They are natural stones, so there may be variations in thickness/colours/shades and/or grains
**As per prevailing NBC regulations



The Project "The Greenfront at Godrej Park World" is registered with MahaRERA bearing registration no. P52100079066, available at http://maharera.mahaonline.gov.in.
Site Address – Godrej Experience Galleria, Hinjewadi Phase 1, Pune 411057.
The Greenfront at Godrej Park World is part of a sanctioned Township of around 81+ Hectares approx. (200+ 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 39+ Hectares approx. (96+ Acres) of the land in said Township, out of which 20+ Hectares (50+ Acres) of land being Developed by Godrej Properties Limited is being marketed under the name and style "Godrej Park World" in the said Township. The Developer is developing "The Greenfront at Godrej Park World" being a 2.96+ Hectares approx. (7.32+ Acres) development in Godrej Park World. 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.