

# GODREJ WOODSVILLE

HINJEWADI PHASE 1, PUNE

**#LifeAtItsGreenest**



Artist's Impression, not an actual site photograph.

**Godrej | PROPERTIES**

## Brand Godrej

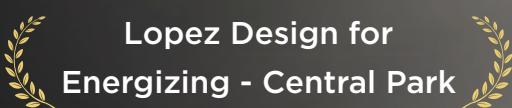
Godrej Properties brings the Godrej group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties' development combines a 125-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



Actual site photograph

## Awards & Recognitions

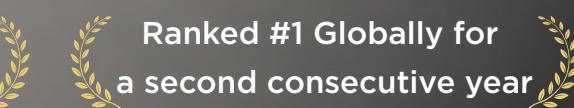
Giving you the best makes us the best. It's all thanks to you that Godrej Properties Limited has won over 250 awards and recognitions in recent years.



Lopez Design for  
Energizing - Central Park



National Brand Leaders



Ranked #1 Globally for  
a second consecutive year



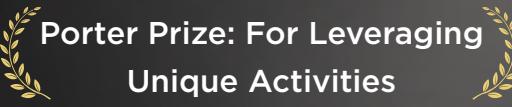
India's Best  
Design Awards 2021



Track2Realty BrandXReport,  
2019-20



GRESB (Global Real Estate  
Sustainability Benchmark)



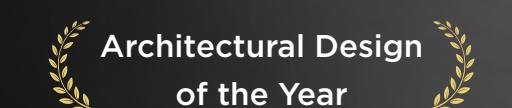
Porter Prize 2019



India's Top  
Builders Award



Construction World Architect  
and Builder (CWAB) Awards, 2018



Realty Conclave Award, 2021

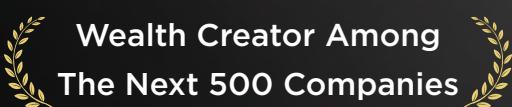


Plotted Development  
of the Year

Realty Conclave Award, 2022



Realty Conclave Award, 2021



Fortune India



Construction Week  
Awards, 2019



Golden Bricks Awards,  
2016-17

**Building excellence across Pune  
for over a decade**



### PRESENCE IN PUNE



**13,14,000**  
m<sup>2</sup> SOLD



**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



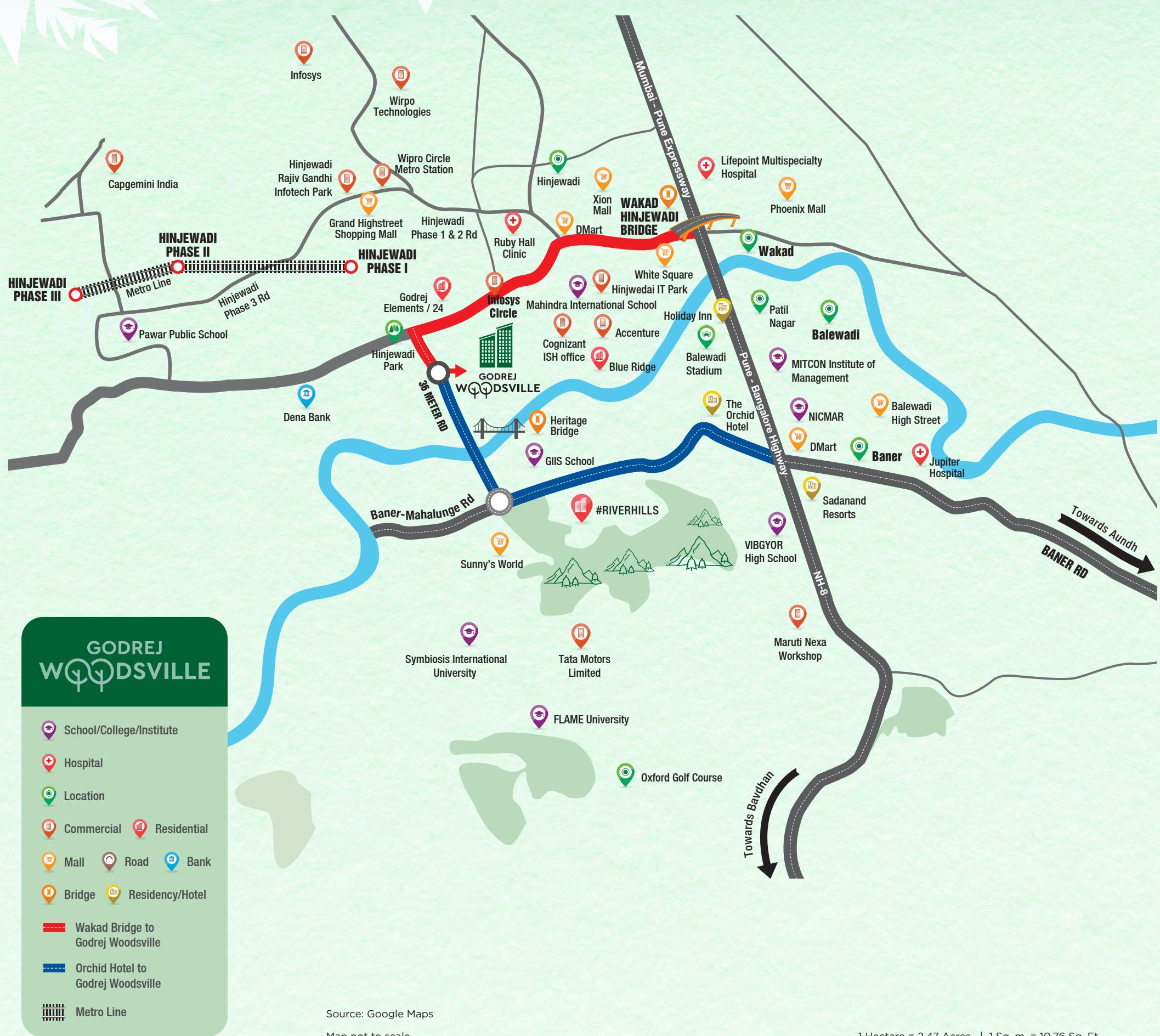
84 hectares (approximately  
208 acres) is being developed  
adjacent to Mahalunge-Maan



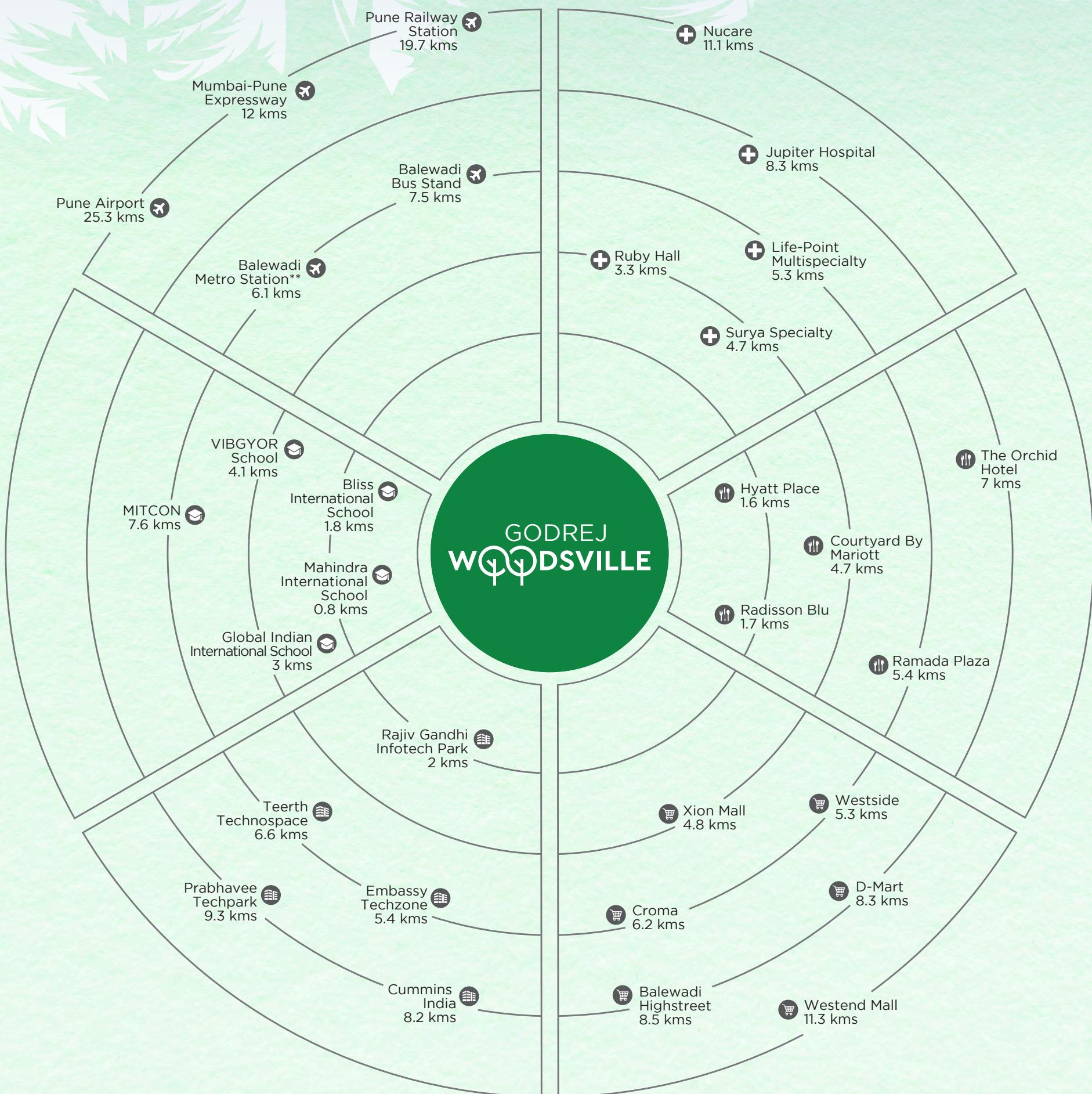
283.28 hectares (approximately  
700 acres) Mahalunge-Maan-Hi-Tech city  
approved by PMRDA<sup>#</sup>



# 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**



## 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 15,000 sq.ft. of space to do what you love the most.



## 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**



## 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.



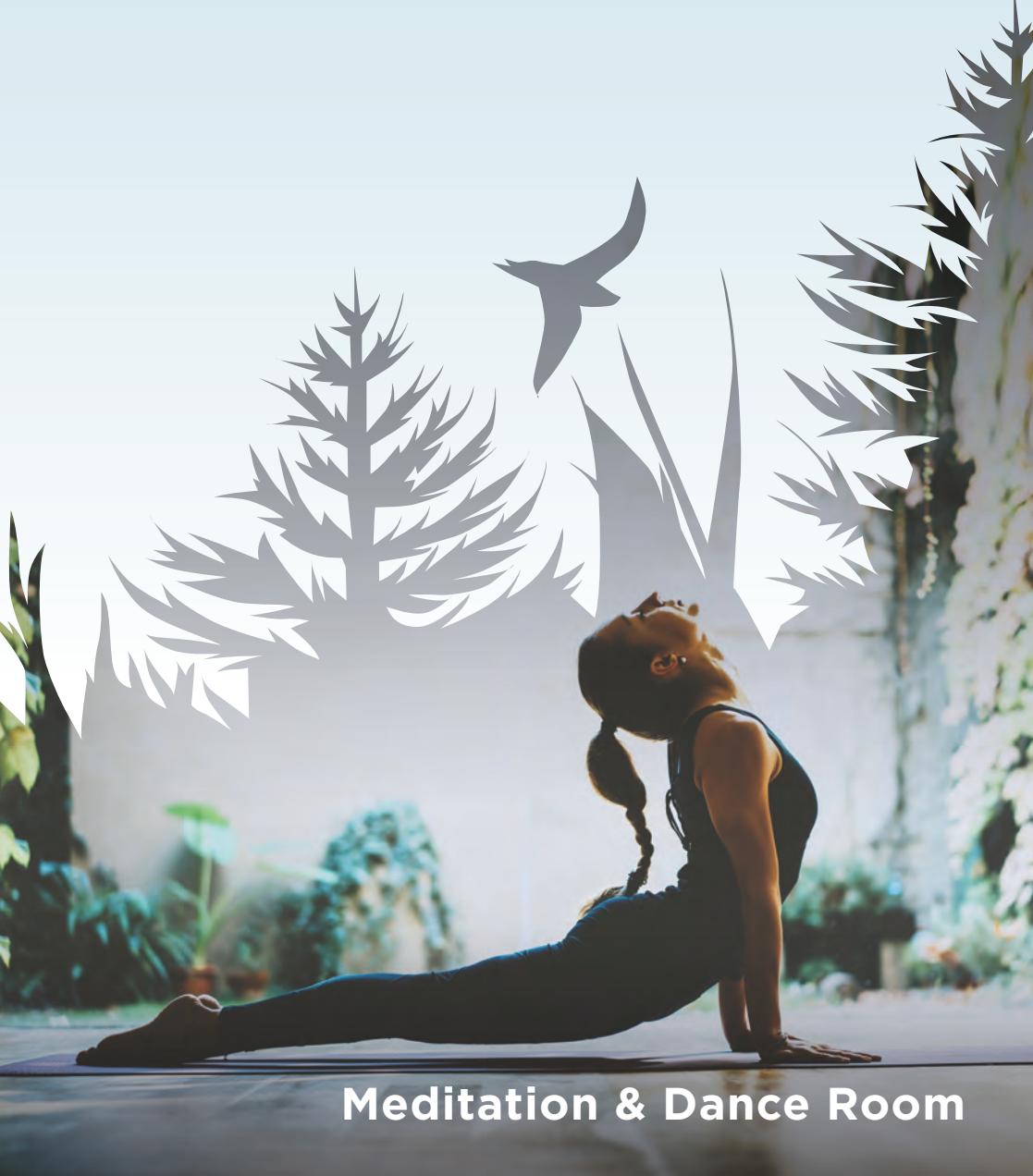
Squash Court



Digital Gaming Arena

# Let's make recreation time worthwhile

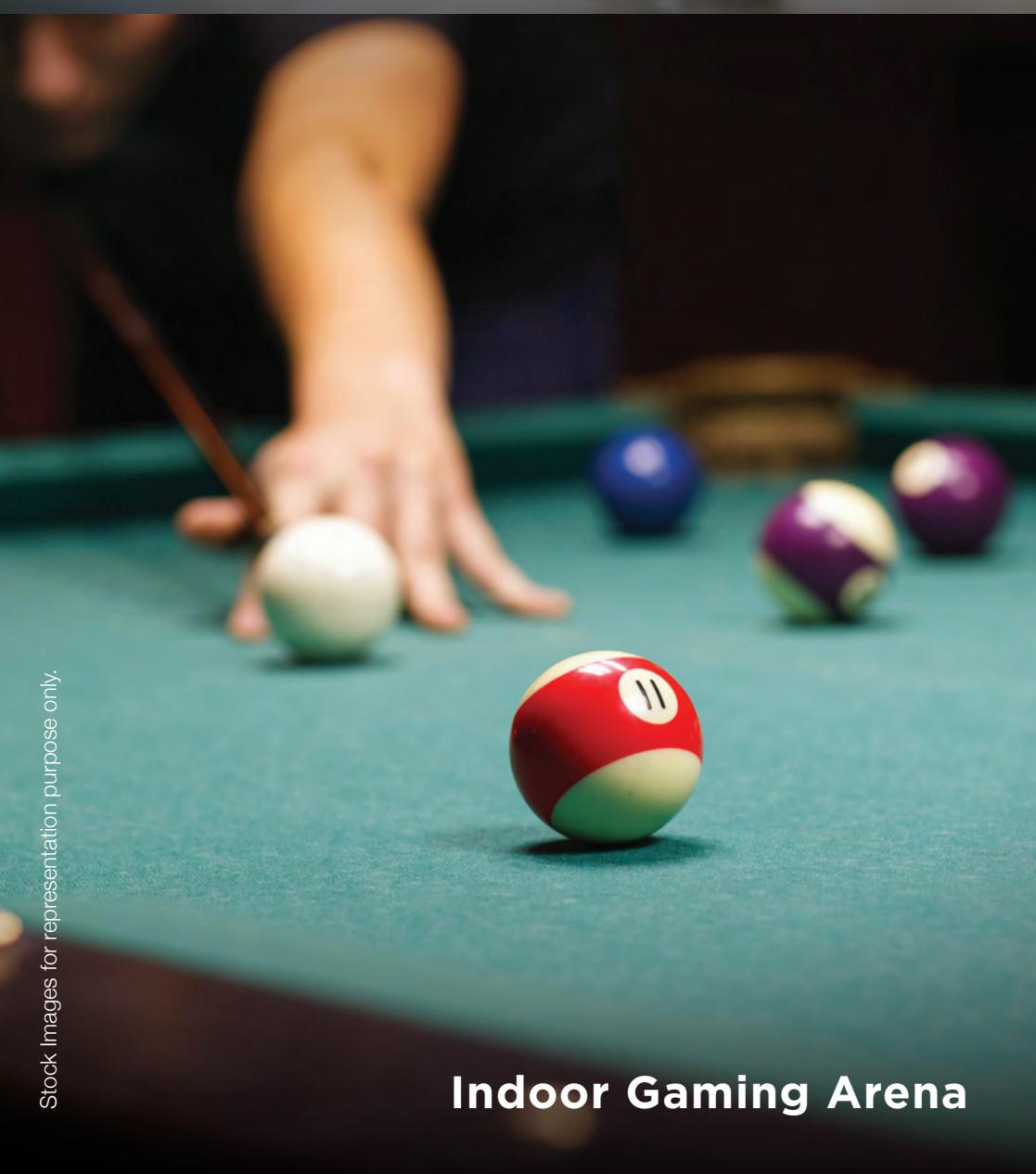
Our lifestyle centric clubhouse is designed to make every moment memorable. So come, unwind with the things you cherish the most.



**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 barbecue zone with your friends - The possibilities are both endless and one of a kind!





**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

# Daily necessities made easy

Life's better when everything you love is nearby.



Pharmacy



Laundromat



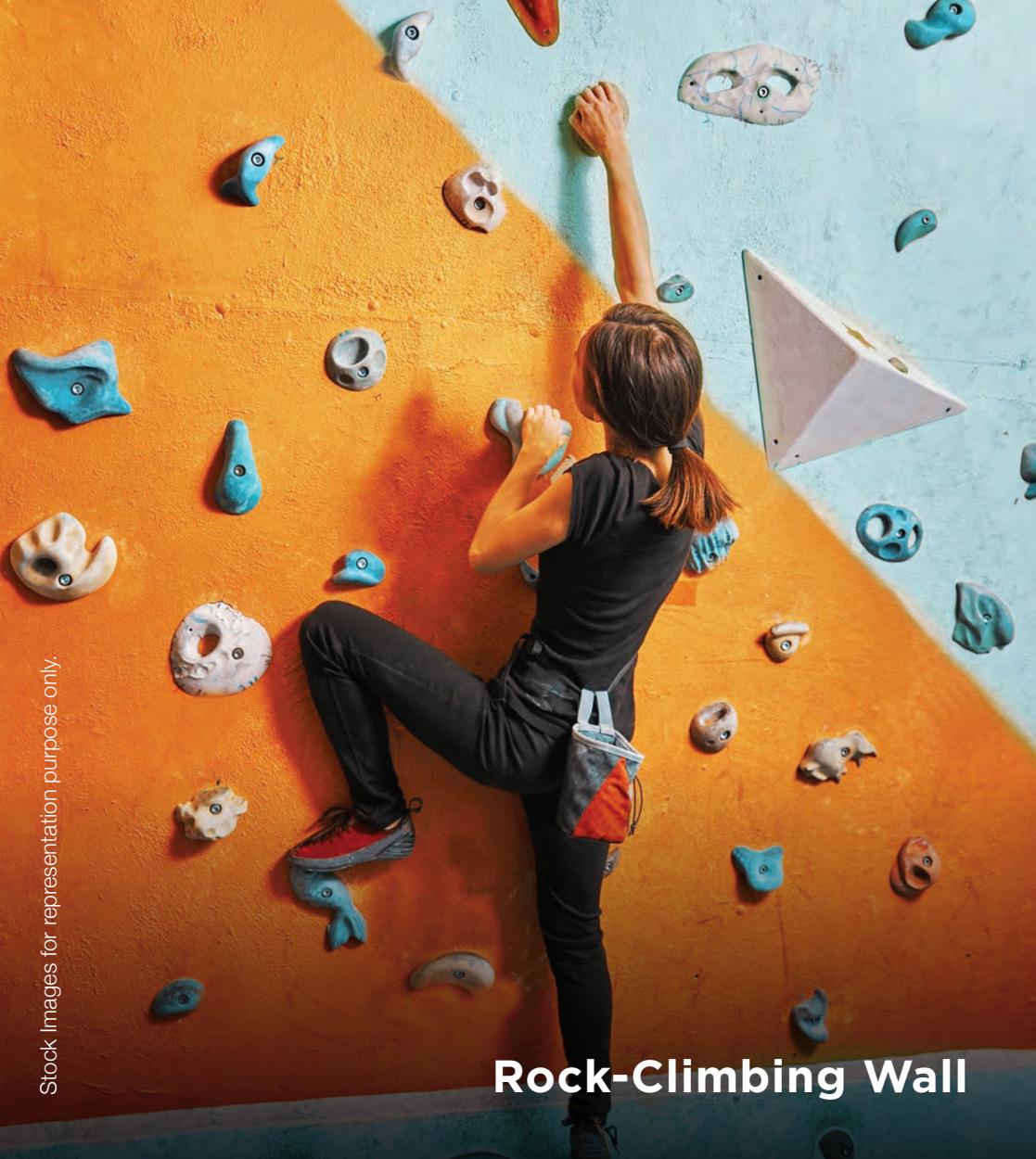
**Adventure Amenities  
at  
GODREJ  
WOODSVILLE**

**Playtime just got exciting!**

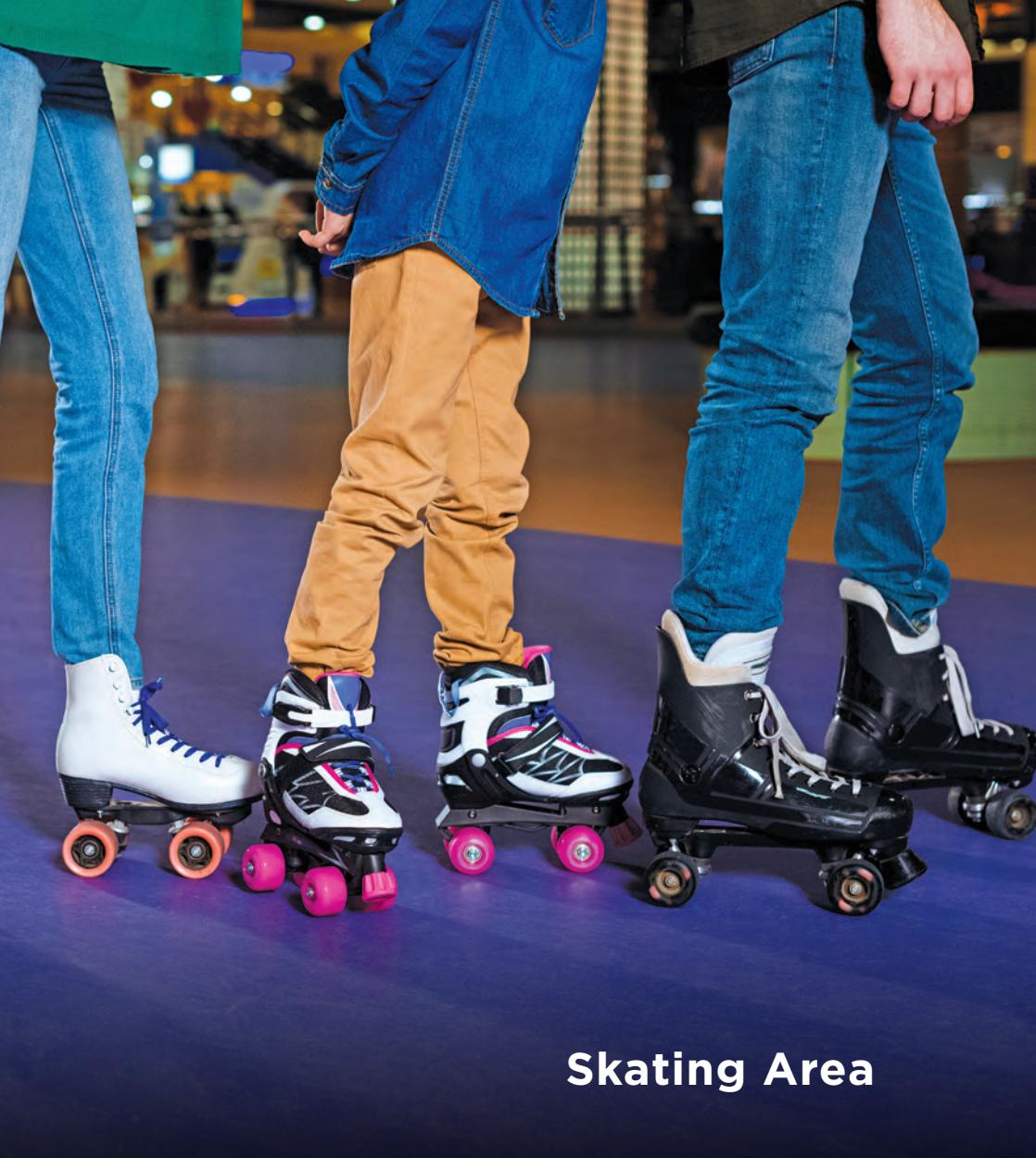


**Shuttle Court**

**Box Cricket Pitch**



**Rock-Climbing Wall**



**Skating Area**

**Let nature fuel your fitness**



**Cross-fit Area**



**Outdoor Gym**



**Sky-Living  
at  
GODREJ  
WOODSVILLE**

## Enjoy Sky Living as you lounge amidst the clouds

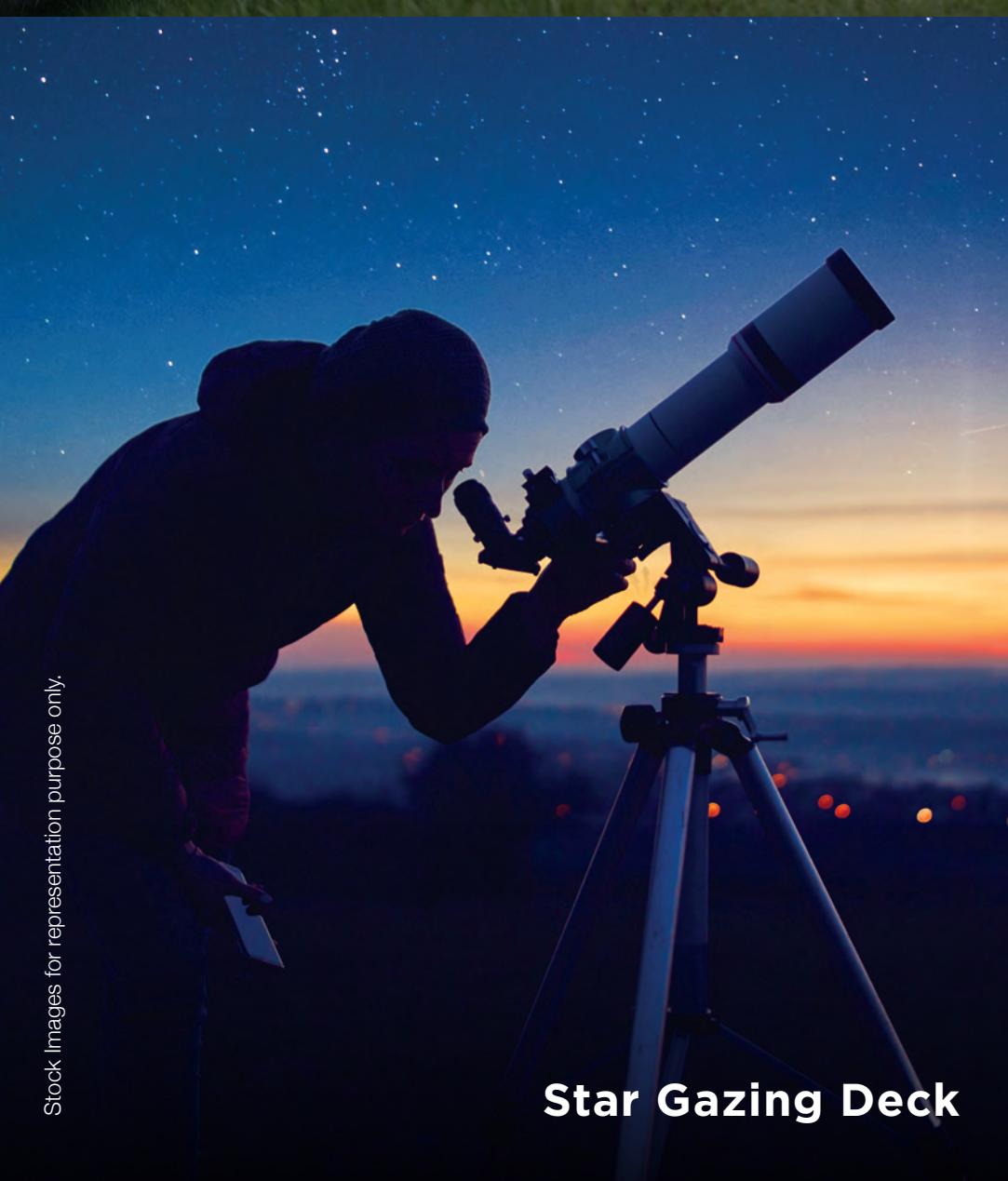
An exclusive lifestyle eagerly awaits you in the clouds. Unwind above the rest of the world in your very own Sky Lounge and Viewing Deck.



## Sky Amenities



Meditation Pavilion & Yoga Lawn



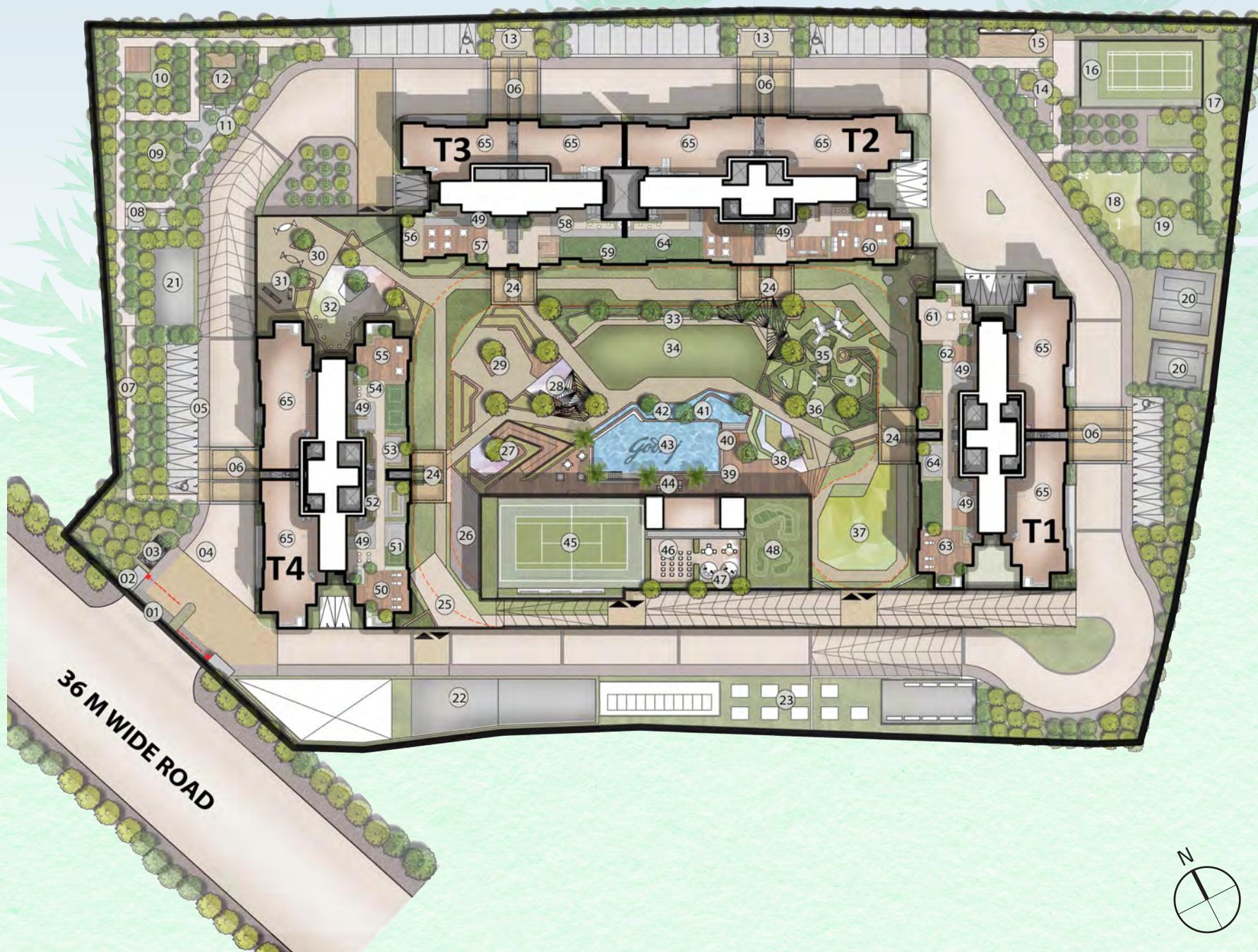
Star Gazing Deck



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. SHUTTLE 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

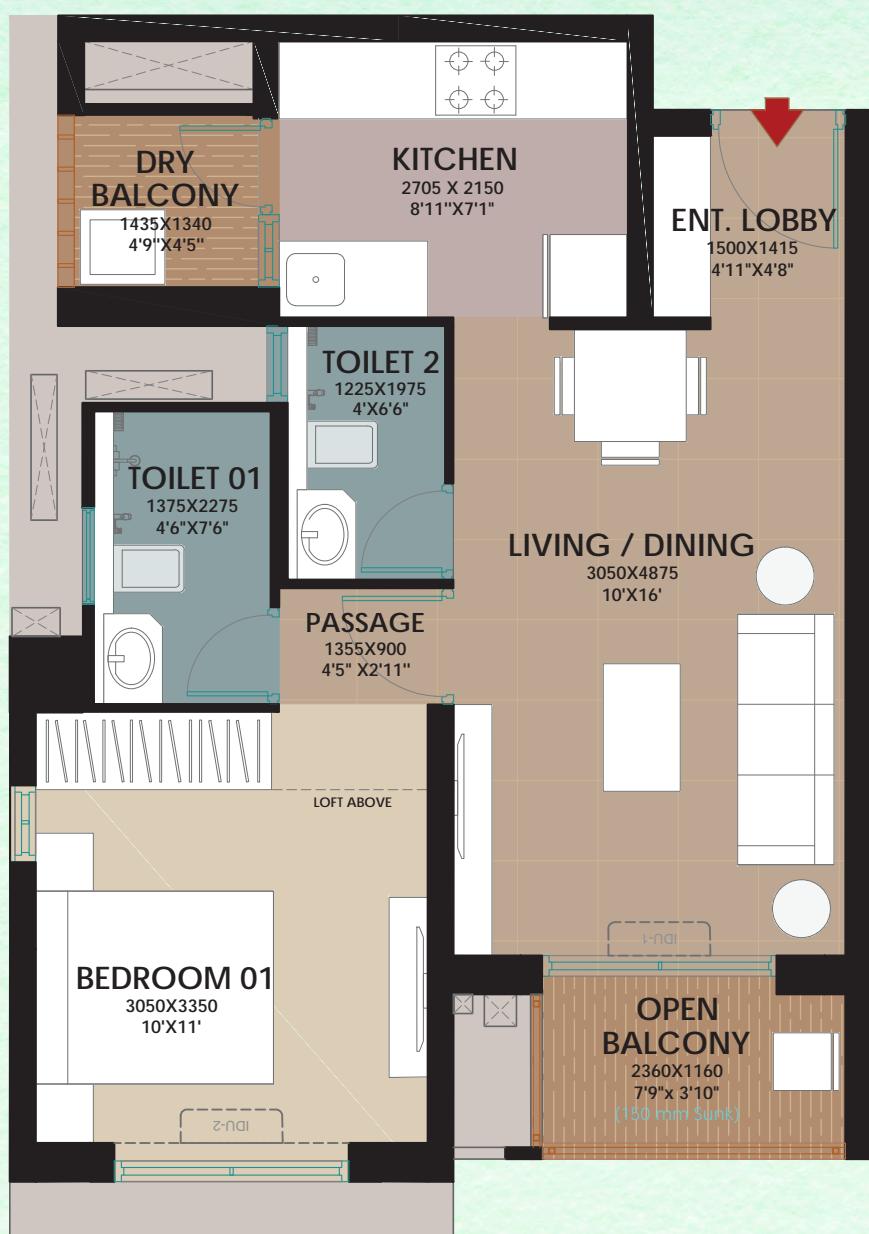
Presenting

# Presidential Suites



# PRESIDENTIAL SUITES

## 1 BHK UNIT PLAN



### SPECIFICATION

| CONFIGURATION | CARPET AREA<br>(SQ. MT.) | EXCLUSIVE AREA<br>(SQ. MT.) | TOTAL AREA<br>(SQ. MT.) | TOTAL AREA<br>(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**

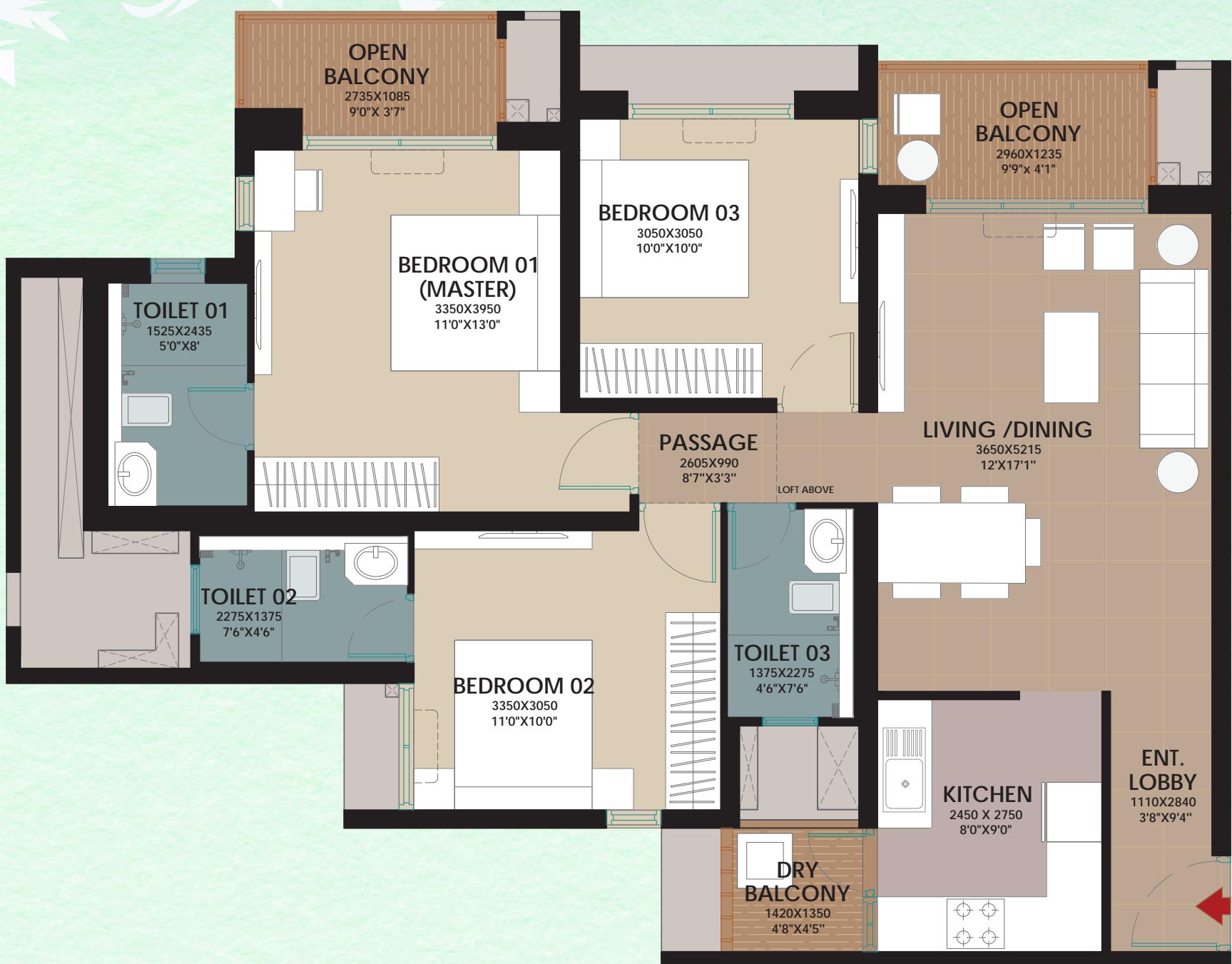
## 2 BHK UNIT PLAN



## SPECIFICATION

| CONFIGURATION | CARPET AREA<br>(SQ. MT.) | EXCLUSIVE AREA<br>(SQ. MT.) | TOTAL AREA<br>(SQ. MT.) | TOTAL AREA<br>(SQ. FT.) |
|---------------|--------------------------|-----------------------------|-------------------------|-------------------------|
| 2 BHK         | 62.77                    | 8.85                        | 71.62                   | 771                     |

# 3 BHK UNIT PLAN



## SPECIFICATION

| CONFIGURATION | CARPET AREA (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



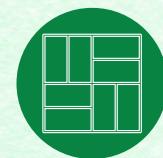
## DOORS/WINDOWS

- 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**



## Product Mix and Price

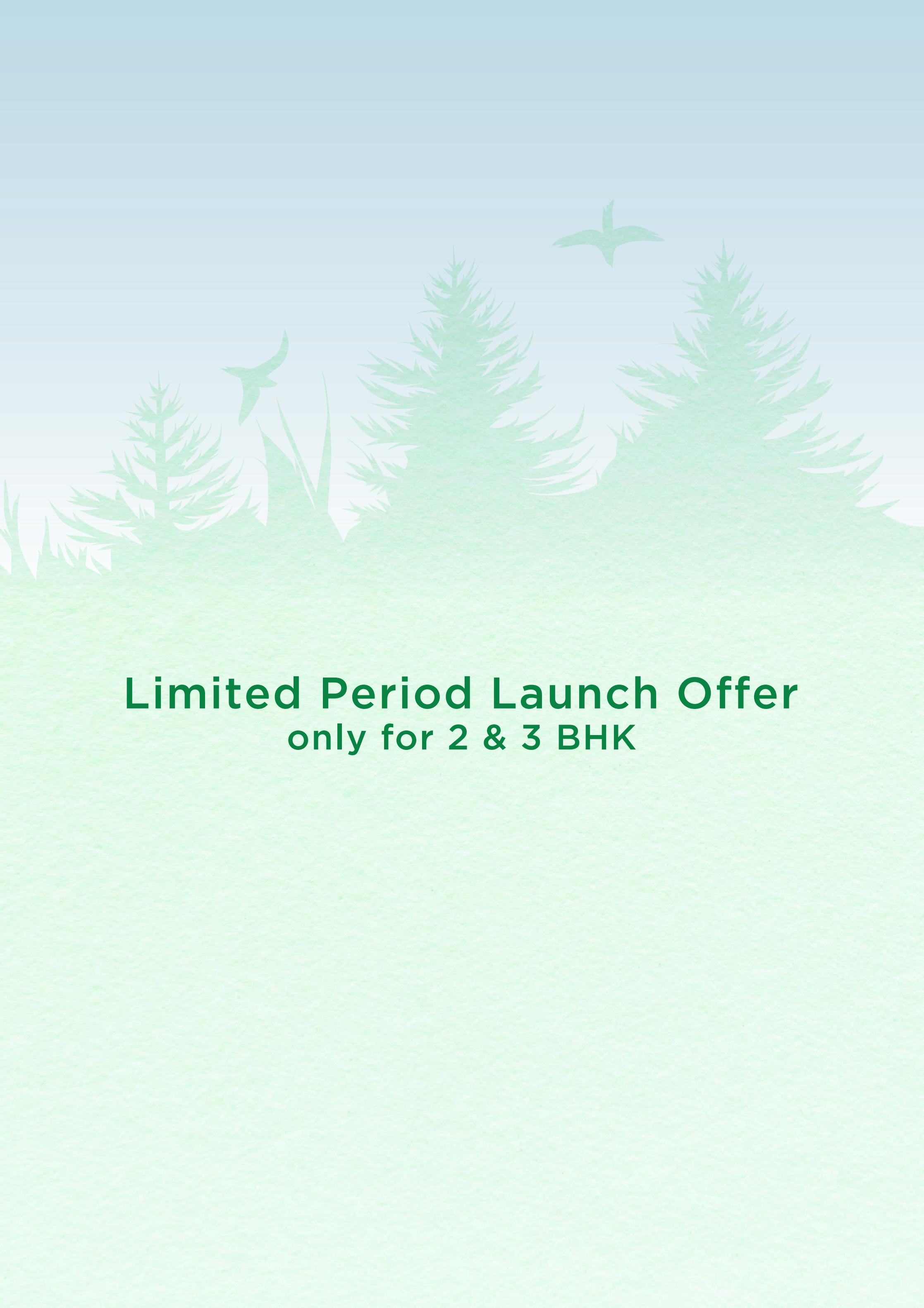
| CONFIGURATION | CARPET AREA (FT <sup>2</sup> ) | CARPET AREA (M <sup>2</sup> ) | PRICING IN LAKHS |
|---------------|--------------------------------|-------------------------------|------------------|
| 1 BHK         | 508 TO 529                     | 47.19 TO 49.15                | ₹56.5 TO ₹61.1   |

| CONFIGURATION | CARPET AREA (FT <sup>2</sup> ) | CARPET AREA (M <sup>2</sup> ) | PRICING IN LAKHS |
|---------------|--------------------------------|-------------------------------|------------------|
| 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 ₹109    |

## Payment Plan



| SLABS                                   | % COLLECTION DUE |
|---|------------------|
| ON BOOKING AMOUNT                       | 10.00%           |
| <b>SDR</b>                              |                  |
| 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%            |



**Limited Period 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 LLP, (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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.