



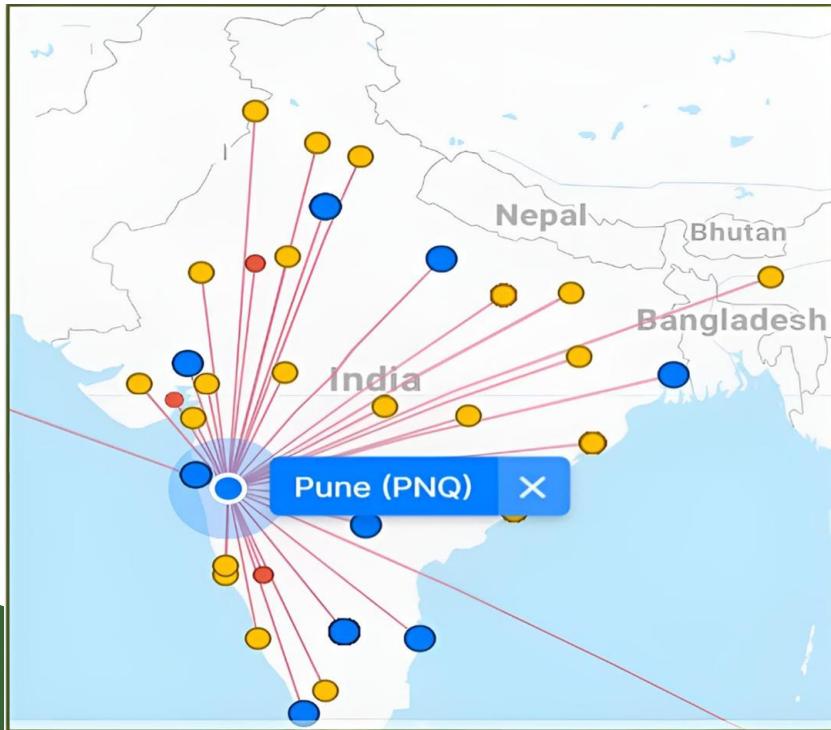
Godrej Park World

Where your green escape awaits

Pune

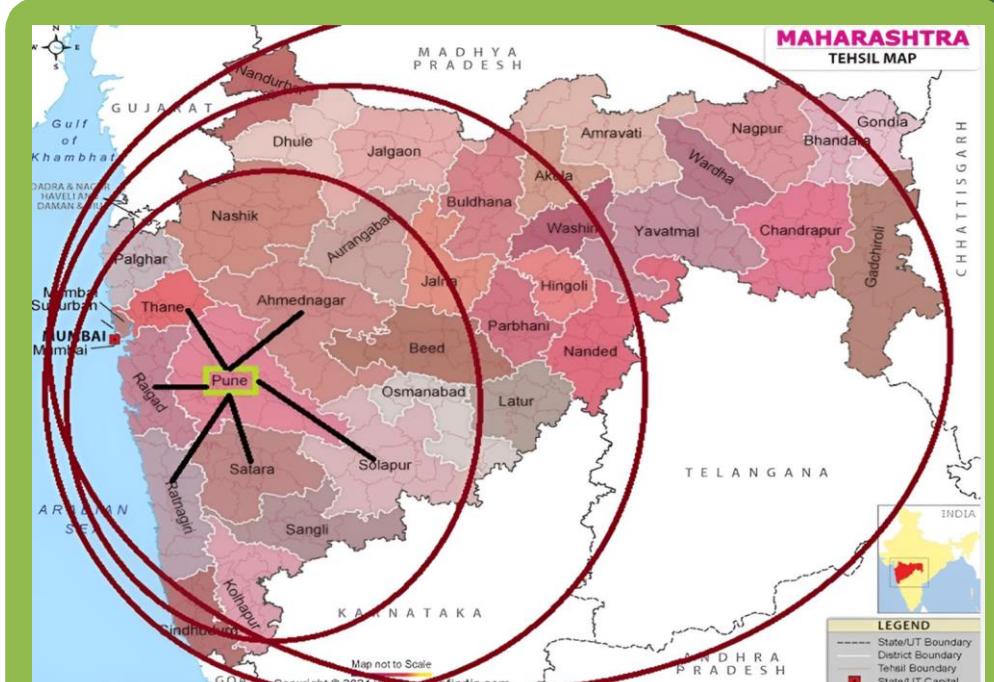
The Investor's Goldmine!
An End-User Paradise !!

Connecting India: Daily 75+ Direct Flights To 18 Different Cities



- New Delhi
- Bengaluru
- Hyderabad
- Chennai
- Ahmedabad
- Kolkata
- Nagpur
- Goa
- Jaipur
- Lucknow
- Guwahati
- Amritsar
- Chandigarh
- Indore
- Kochi
- Patna
- Ranchi
- Varanasi

Pune: Connecting The Financial City To The Cultural Cities



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Over 20,000 Companies Are Present In Pune, Includes:



11,000+
IT Companies



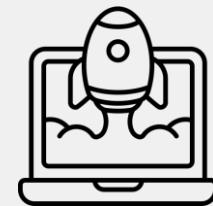
4,500+
Automotive
Companies



2,000+
Fintech
Companies



1500+
Health Care
Companies



1000+
Start-ups

Overview of Pune's Real Estate Market 2024



Pune's Real Estate Market will continue to grow in 2024, at even a faster pace than in 2023.

Residential sales volume increased by **35%** in 2023 compared to 2022.

Sales of luxury apartments increased by **21%** in 2023 compared to 2022.

Commercial Office space leasing grew by **37%** year-on-year in 2023, with global corporate giants.



GLOBAL DESTINATION HINJAWADI, PUNE

250+ COMPANIES | 3 LAKH+ EMPLOYEES | 5 TECH PARKS WITHIN 10 MINS DRIVE

Key IT Companies in Hinjawadi



Hinjawadi: Metro Operational from 202

Stock image for representation purpose only.



ON RIGHT TRACK



► PMRDA plans to operationalize an 8km stretch of the proposed elevated Metro line, from Hinjawadi to Balewadi, next year

► The stretch falls under the third Metro line, which will be 23.3km-long and extend from Maan to Civil Court in Shivajinagar

► It will have 23 stations

► PMRDA plans to operationalize the entire stretch in the next two years

► It is expected to address the transport woes of nearly two lakh people in the area

► Total cost of the project | ₹8,313Cr

► Land acquisition cost | ₹1,811Cr

8 KM

MAAN PMR-2 PMR-3 PMR-4 PMR-5 PMR-6 Walkad Hinjawadi PMR-7 PMR-8 Balewadi stadium Romnagar Laxminagar Balewadi Phata Baner Gann Barne Krishi Anusandhan Yashada Savitribai Phule Pune University Agriculture college SHIVAJINAGAR

*PMR: Pune Metropolitan Region

► Both the Centre and the state governments will contribute 20% each to the project fund

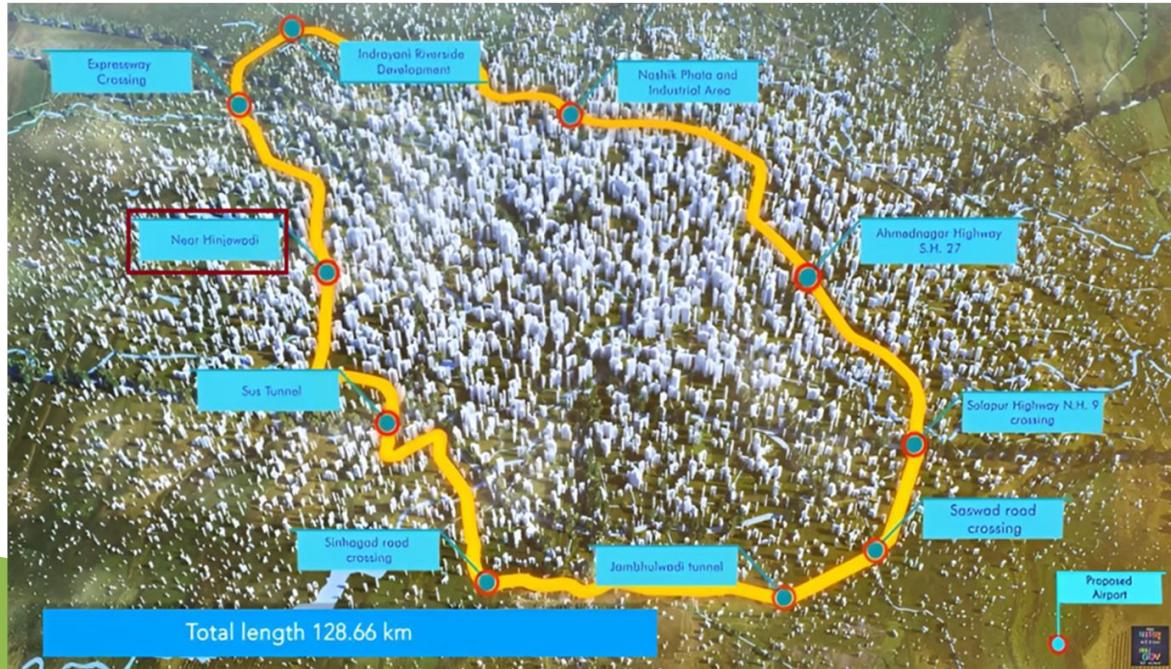
► The remaining amount will be given under viability gap funding

► As per the Metro policy, 2017, this is the first project under the design, build, finance, operate & transfer model



*Map not to scale

Upcoming Infrastructure – Outer Ring Road



128 km long route
costing around 17000+ Cr

INTRODUCING!

100-ACRE TOWNSHIP

Good Connectivity To Major Hubs In Pune



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Master Township Layout



Township Highlights



**Total Project Area
100 acres**



**Township Entry from
36m road**



**Master Club House &
Endless Greenery**



High Street Amenities



**Premium
Neighborhoods**



Schools



**Commercial Office
Spaces**



**High Street
Amenities**

REVEALING!



THE MOST PREMIUM CLUSTER OF THE TOWNSHIP

MOST PREMIUM CLUSTER





A HOME WHERE NATURE IS
YOUR CLOSEST NEIGHBOUR.

#LungsOfPune

GODREJ PARK WORLD HINJAWADI PHASE 1

AI Generated Image

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#AllAroundTheGreens



**12 Acres of Central
Greens & Playgrounds**

The background of the slide is a night-vision photograph of a soccer field. The field is marked with white lines for the goals, penalty areas, and center circle. Several birds are visible in flight across the grassy surface.

What Does It Mean to Have

12 Acres of Land?

**It's Equivalent to
9 Football Fields**

Unobstructed Views Of Central Greens





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Central Greens



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2.5+ Acres Of Retail High Street Amenities
50+ Premium Retail Outlet

Premium High Street Amenities Retail Plaza



High Street Amenities



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High Street Retail



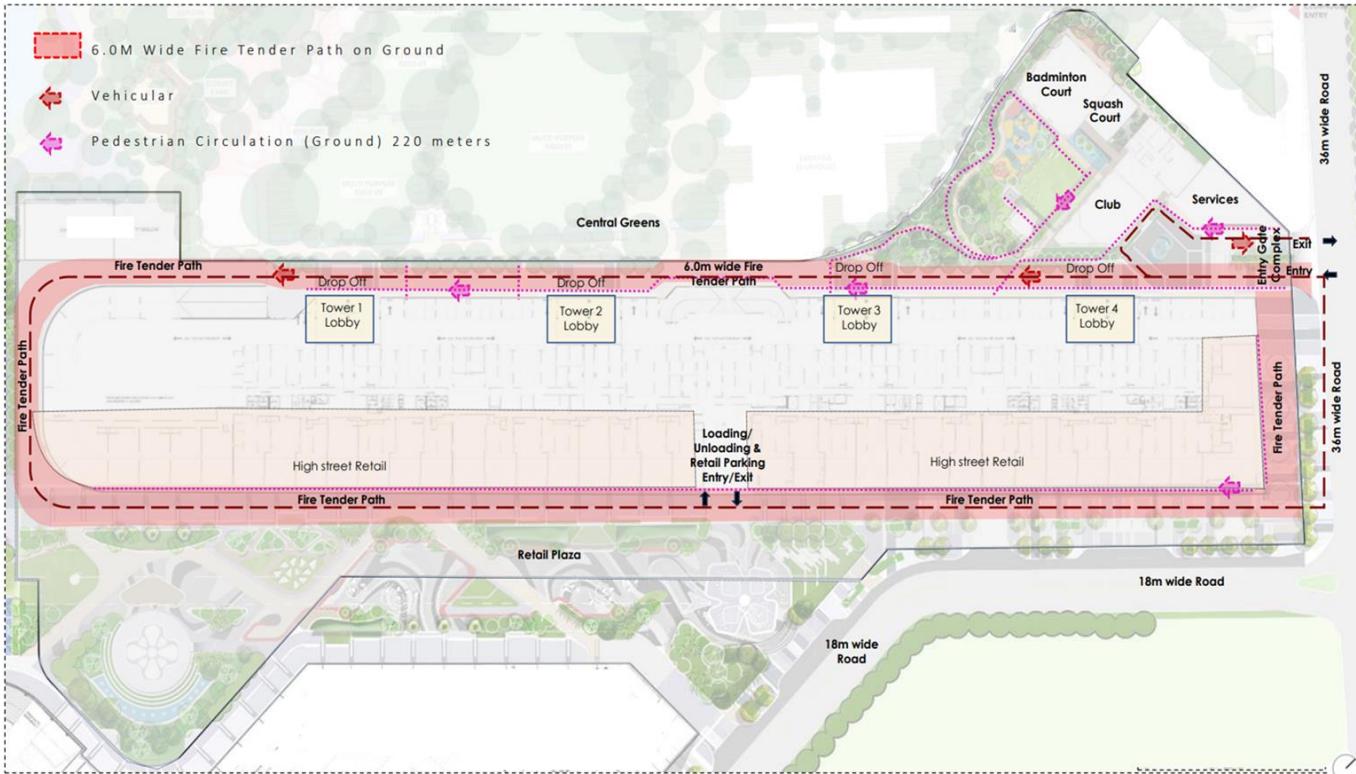
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High Street Amenities

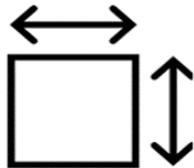


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Project Master Layout



Key Project Highlights



Total Plot Area
- 7.3 acres



~3 Acres
Open/Green Area



**Entry from 36m
road**



**Vehicle Free
Podium**

Key Project Highlights



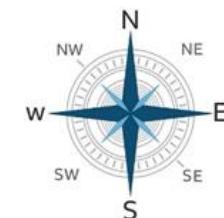
No. of Towers – 4



No. of Floors
1 B+ LG+UG+2P+37



3 BHK Opulent : 1233 sq.ft.
3 BHK Regal : 1179 sq.ft.
2 BHK Magnificent : 930 sq.ft.



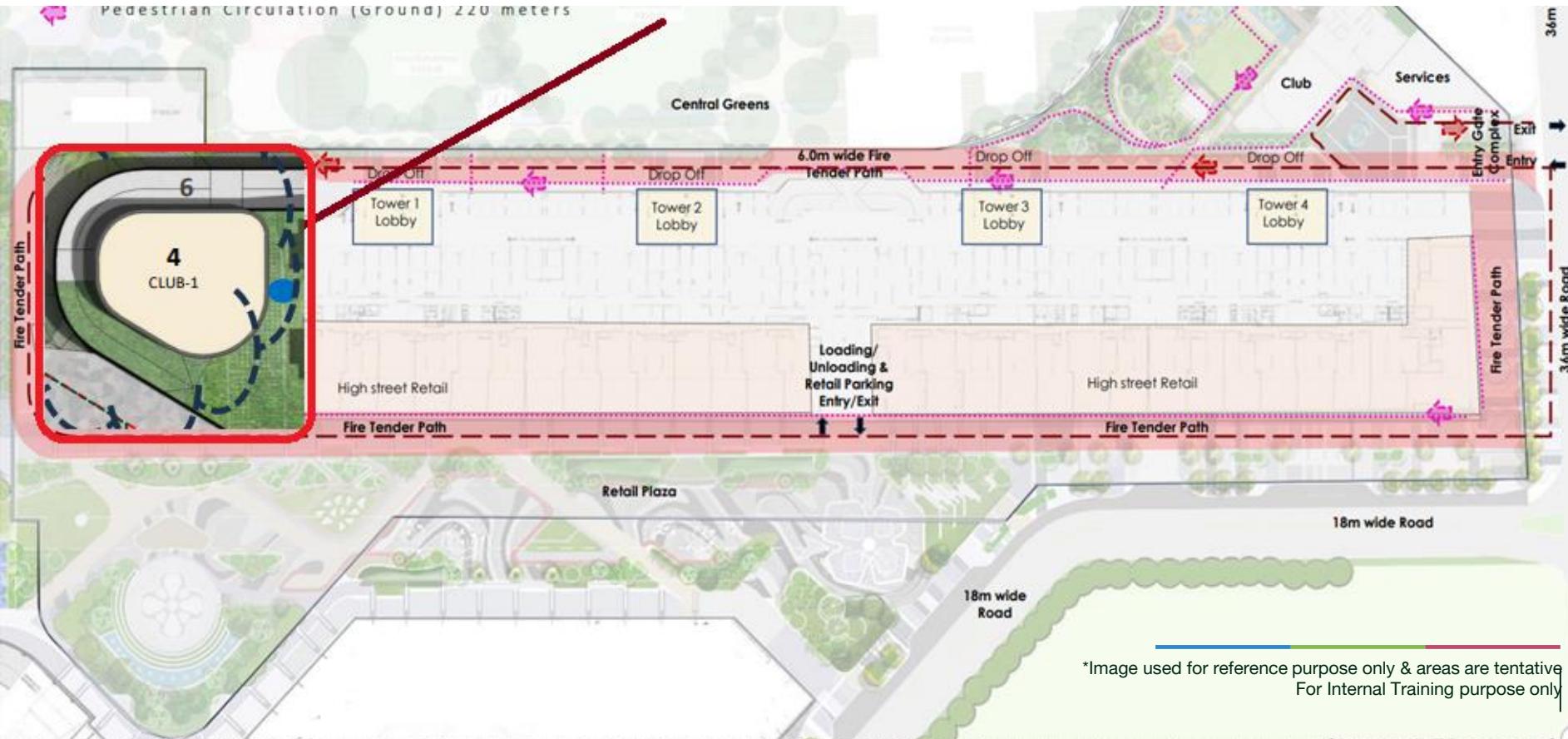
100% Vaastu
Compliant Flats



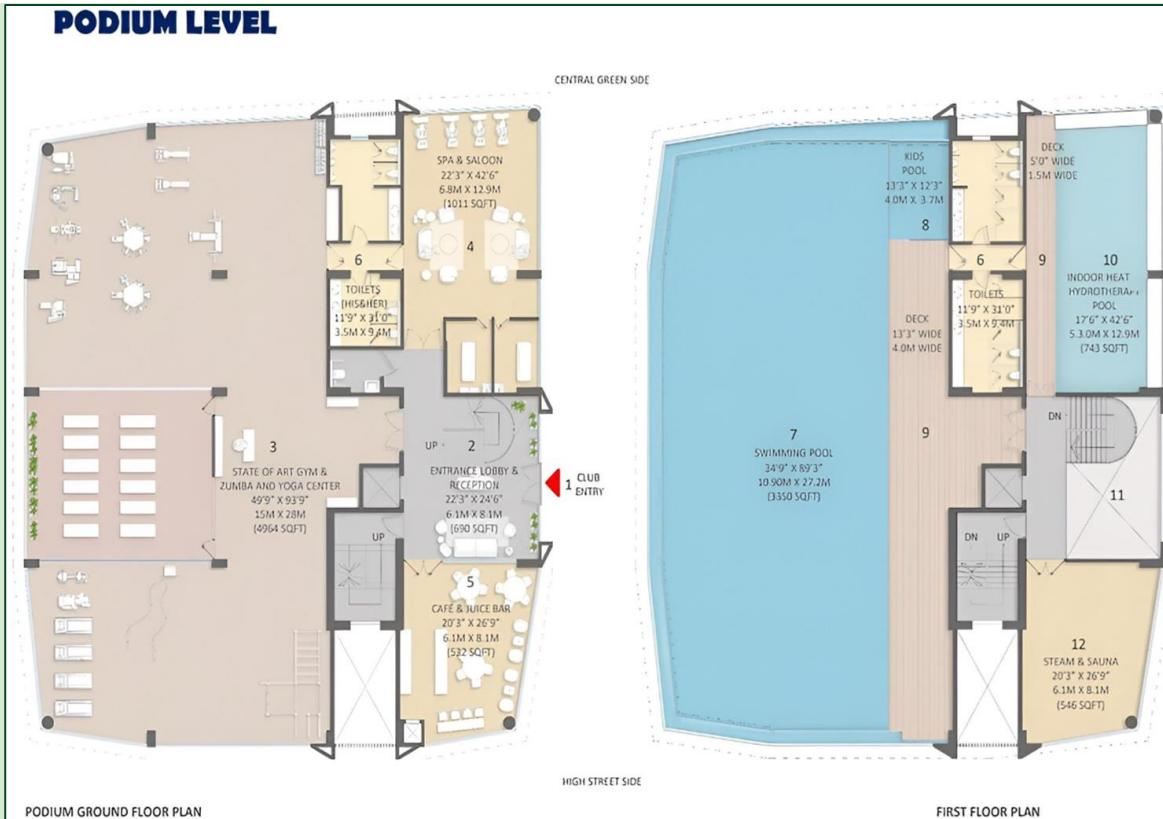
WELCOME TO THE CLUB

32,000 Sq.ft. Of Clubhouse Amenities

Podium Level Club Layout

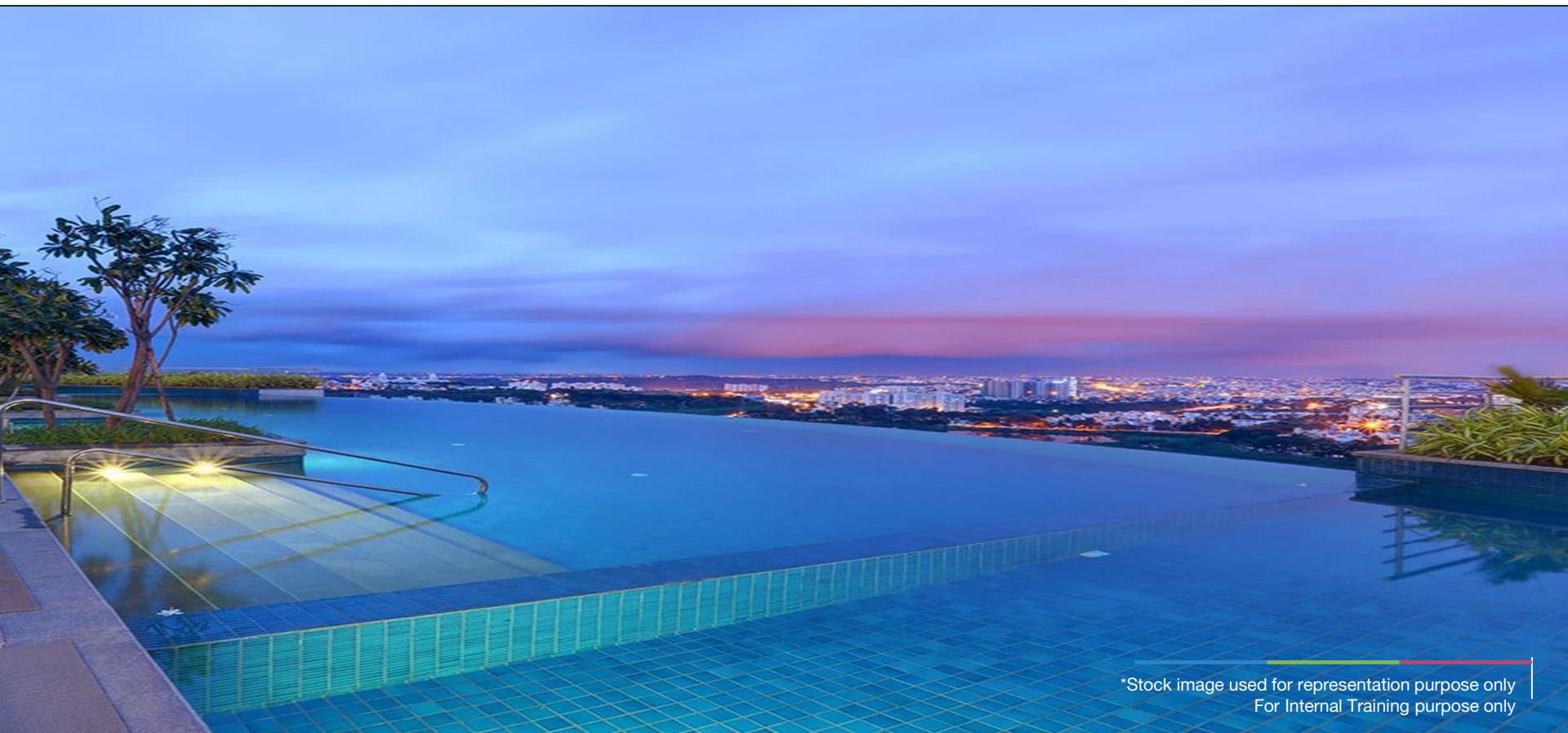


Podium Level Club Layout



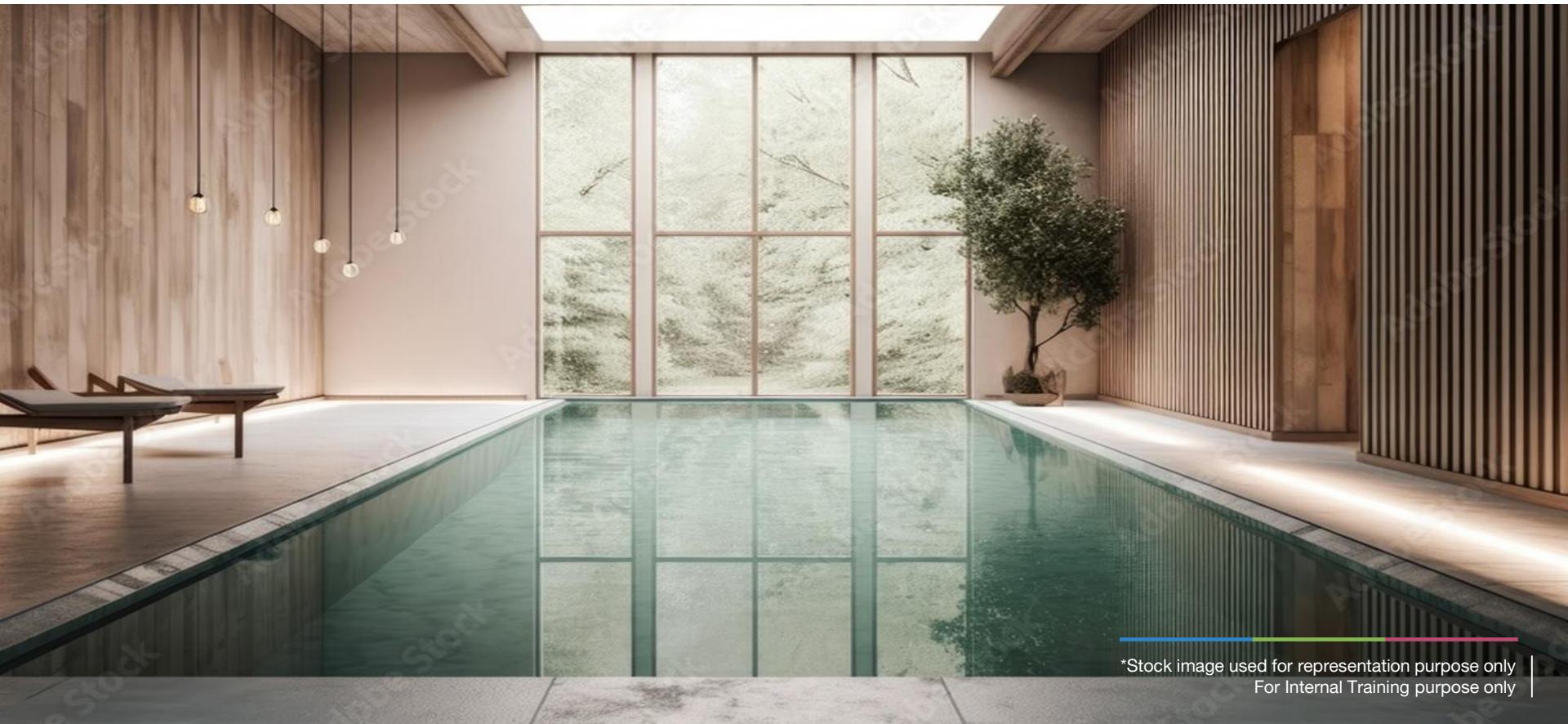
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Infinity Edge Swimming Pool With Kids Pool



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Indoor Temperature Controlled Pool



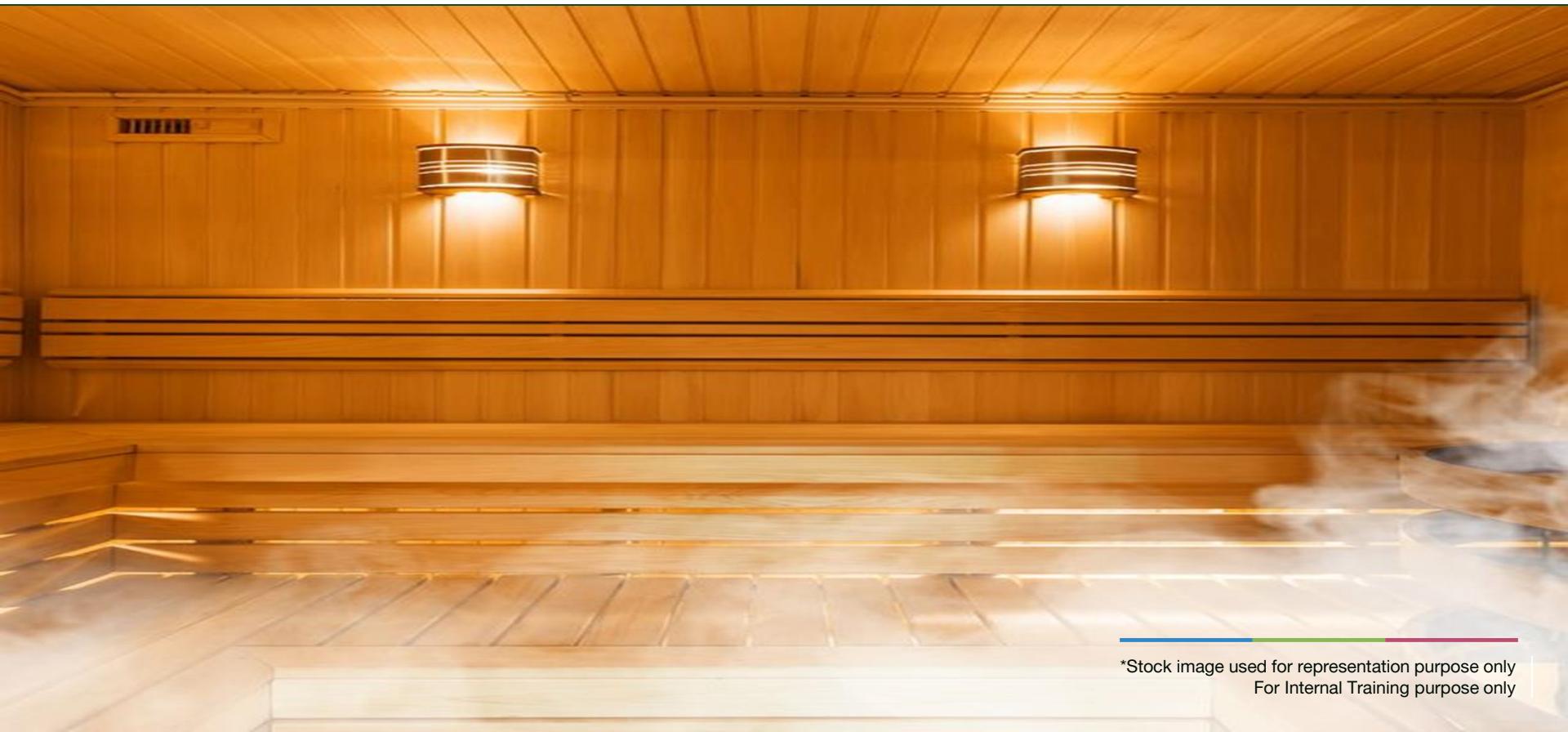
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Spa



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Steam



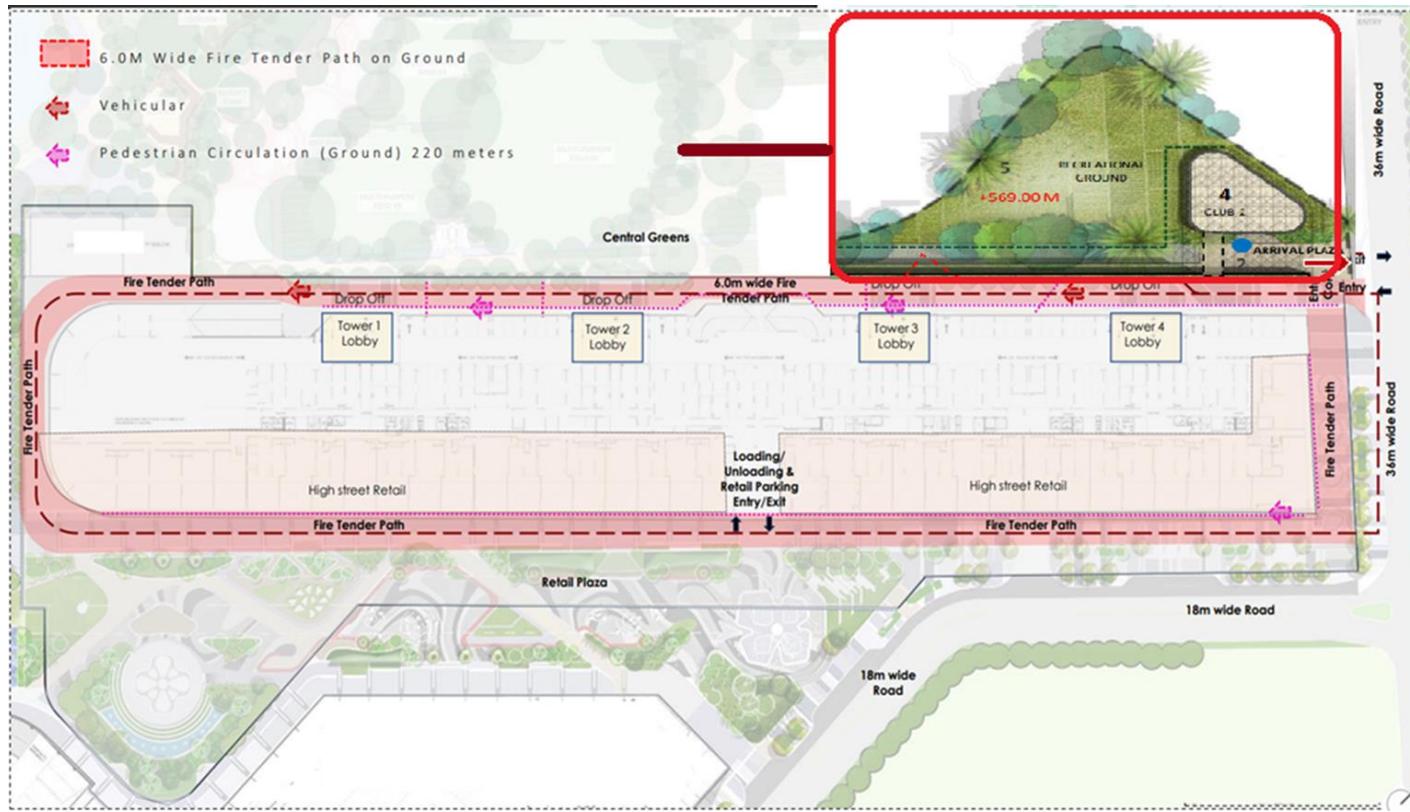
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Salon



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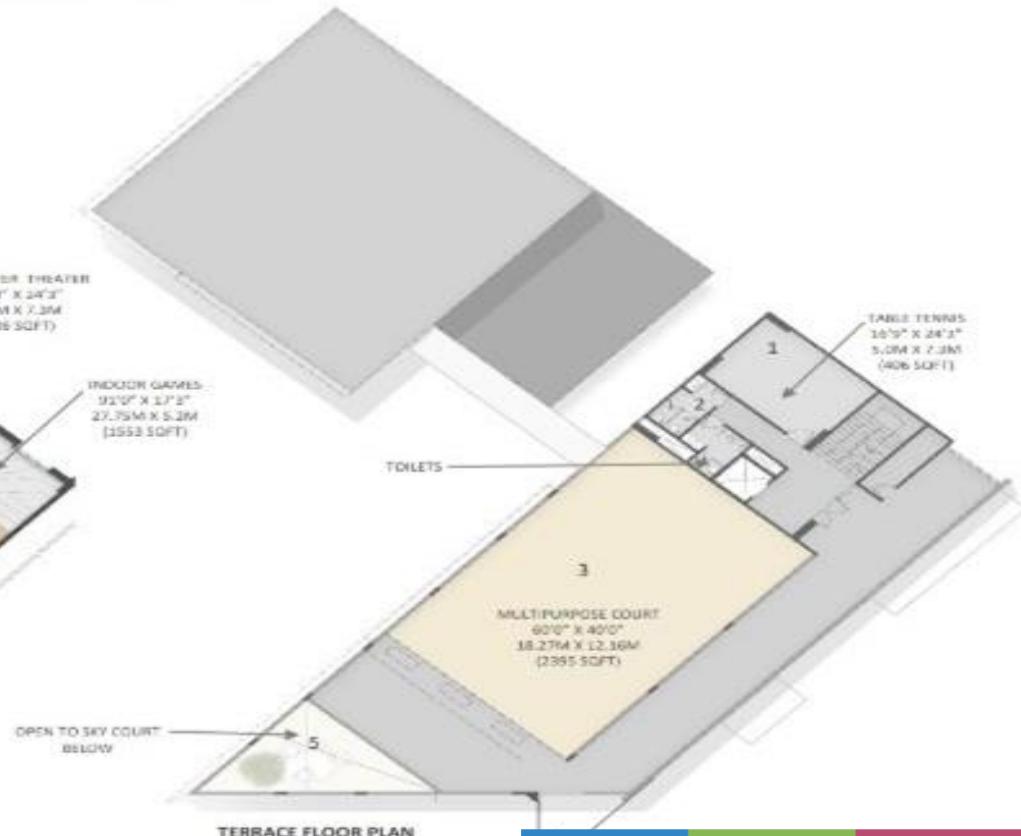
Ground Level Club Layout



Ground Club | Ground Floor Plan



Ground Club | First & Terrace Floor Plan



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Squash Court



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Double Height Badminton Court



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Grand Project Entry Experience

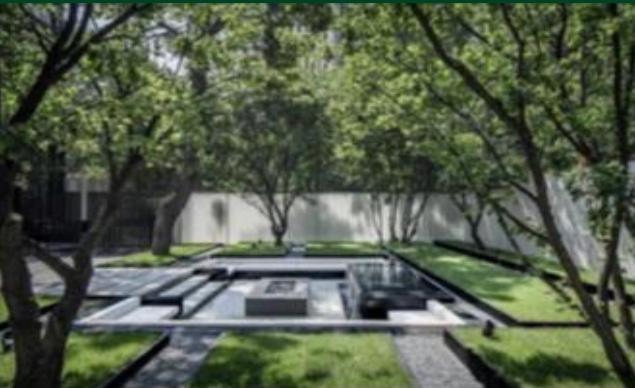


Double Height Tower Lobby



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3 Acres of Outdoor Amenity & Open Spaces



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Typology & Carpet Area

**3 BHK
Opulent**

1233 sq. ft.

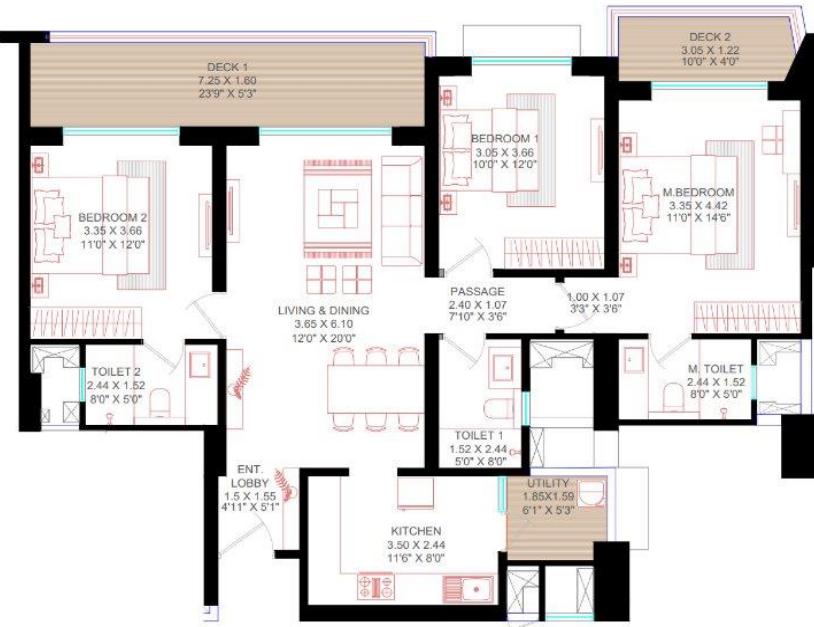
**3 BHK
Regal**

1179 sq. ft.

**2 BHK
Magnificent**

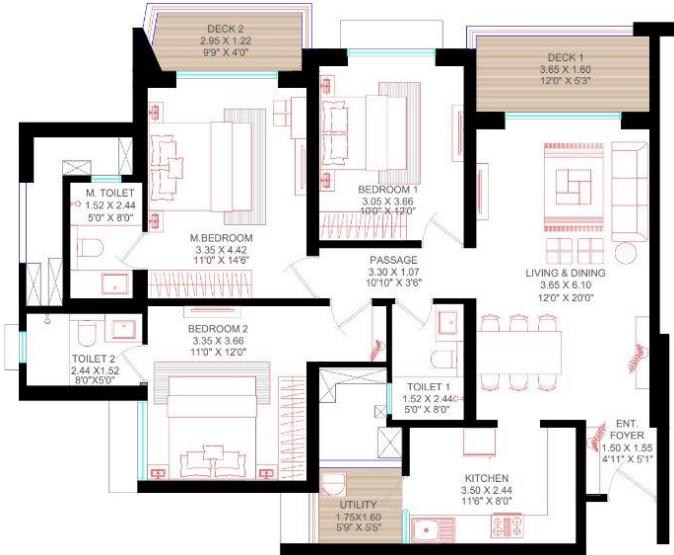
930 sq. ft.

3 BHK Opulent - 1233 sq. ft.



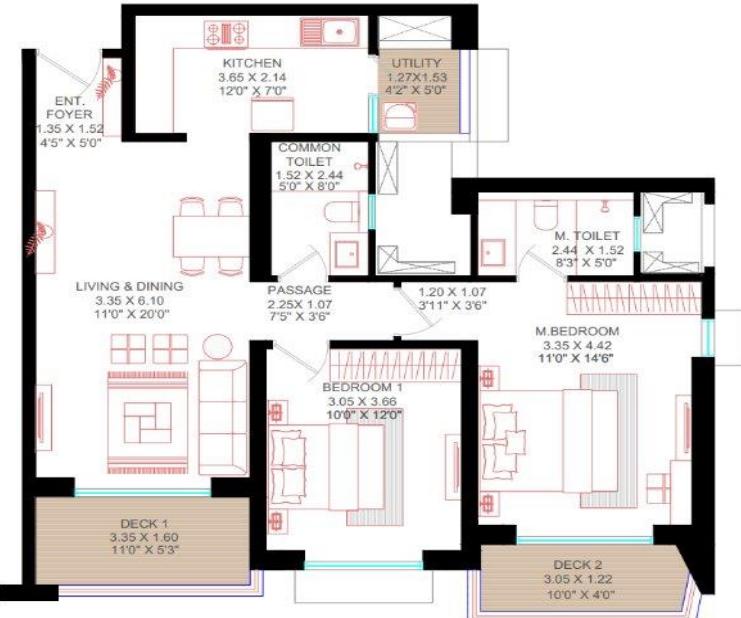
- Butterfly structured flats
- Living & All Bedrooms are facing towards the central greens.
- Extended Deck of 23'9" x 5'3" attached to living and common bedroom facing Central Greens.
- Deck attached to Master Bedroom facing the Central Greens

3 BHK Regal - 1179 sq. ft.



- All Corner 3 BHK Apartments
- The first type of 3 BHK: The Deck attached to the living, M Bedroom facing Central Greens & one common bedroom having view of the Central Greens.
- The second type of 3BHK: The Deck attached to the living, M Bedroom facing Retail High Street Amenities & one common bedroom having view of Retail High Street Amenities .

2 BHK Magnificent - 930 sq. ft.



- Biggest 2 BHK In Micro Market
- Deck attached to the living & Master Bedroom with the Retail High Street Amenities view
- Common Bedroom having view of Retail High Street Amenities Plaza view

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Stay Tuned!