

GODREJ 24

HINJAWADI, PUNE



HINJAWADI

A PROMISING DESTINATION

Pleasant climate, progressive community living coupled with great social and physical infrastructure and an evolving IT & Automobile hub makes Pune one of the most attractive cities to live in recent times.

Pune witnessed the IT revolution in the late 90's which spurred the real estate growth in the city and some of the erstwhile traditional localities turned into prominent IT hubs. One such location is Hinjawadi: home to the Rajiv Gandhi Info Tech Park (RGIT), it offers world class IT facilities and is growing rapidly as one of the most preferred IT hubs in the country. Hinjawadi houses some of the leading software and business-process outsourcing majors and this is giving a major thrust to the real estate market in the vicinity. To add to this the presence of eminent educational institutions alongside several reputed banks, entertainment zones, state of the art restaurants, healthcare facilities, fine- dining and shopping destinations has made Hinjawadi carve a niche for itself as a location of choice amongst home buyers.

HIGHLIGHTS OF HINJAWADI



25% growth
since FY'12-13



Upcoming 90 m wide
Ring Road to link PMC &
PCMC to major highways



Upcoming Pune Metro
Rail Corridor



Presence of multiple
educational institutions



High demand of
rental apartments



India's biggest
IT park



More than 1.5 lac
employees in Hinjewadi



Excellent
connectivity

CONNECTIVITY & ACCESSIBILITY



SCHOOLS & COLLEGES

- Symbiosis Institute of International Business – 0.75 km
- Symbiosis Centre for Information Technology – 0.8 km
- Symbiosis Centre for Management and Human Resource Development – 0.8 km
- International Institute of Information Technology – 1 km
- Institute of Business Management and Research (IBMR) – 3.9 km
- Alard Campus – 4.3 km
- Indira College – 4.4 km
- Genius English Medium School – 2.2 km
- Mercedes-Benz International School – 1 km
- Pawar Public School – 6.4 km
- Indira National School – 4.3 km
- Blue Ridge Public School – 1.8 km



CORPORATES

200+ IT and ITes companies



Pune Railway Station – 19 km



HOSPITALS

- Ruby Hall Clinic – 1.3 km
- Ashirwad Hospital – 1.5 km
- Hinjawadi Hospital – 1.6 km
- Sai Hospital – 2 km
- Medi-plus Specialty Hospital – 2.1 km
- Life-point Multispecialty Hospital – 3.9 km
- Visionnex Eye Center – 2.4 km
- City Care Hospital – 4.8 km



Mumbai-Bangalore Highway – 3.3 km



Pune Airport – 24 km



Hinjawadi/Shivaji Chowk – 1.3 km
Bhumkar Chowk – 3.6 km



HOTEL

- Hyatt Place – 0.65 km
- Courtyard by Marriott – 2.2 km



MALLS

- E-square – 1.9 km
- Xion Mall – 2 km
- Imperium Rise – 2.6 km
- White Square – 2.7 km

UPCOMING INFRASTRUCTURE













Outer Ring Road



Proposed Metro from Hinjawadi to Shivajinagar

LOCATION MAP

-  Landmarks
-  Hotel/Guest House
-  Roadway
-  Commercial
-  Restaurant
-  Hospital
-  Educational Institute
-  Express Highway
-  Flyover
-  Petrol Pump



Representation basis Google maps. Map not to scale

MASTER LAYOUT PLAN

12 / 33



OPEN 24*7

1. SCHOOL BUS BAY
2. LANDSCAPE WALKWAY
3. JOGGING / WALKING TRACK
4. CRICKET PITCH WITH BOWLING MACHINE
5. FUTSAL COURT
6. YOUNGSTER'S SIT-OUTS
7. LAWN TENNIS
8. HALF BASKETBALL COURT
9. AMPHITHEATRE
10. ROCK CLIMBING
11. CHILDRENS' PLAY AREA
12. CLINIC
12. PHARMACY
12. CONVENIENCE STORE (DAILY NEEDS, GROCERY)
12. LAUNDROMAT
12. QUICK SERVICE RESTAURANT
12. ATM/BANKING FACILITY
- 12A. GUEST HOUSE
13. SENIOR CITIZEN'S ZONE
14. LOTUS COURT
16. INDOOR GAMES / POOL LOUNGE
17. DAY & NIGHT CRECHE
18. MULTI ACTIVITY LAWN WITH SIT-OUTS
19. CLUB COURTYARD
20. PARTY HALL
20. YOGA/DANCE
20. GOLF SIMULATOR
20. GAMING ZONE
21. WORK STATION
21. LIBRARY
21. HOME THEATRE
22. OUTDOOR CAFETERIA
23. CLUB ENTRANCE PLAZA
24. SITOUT AT POOL AREA
25. TEMP. CONTROLLED POOL
26. SWIMMING POOL
27. KID'S POOL
28. LANTERN GARDEN _ GROUND FLOOR
29. ZEN GARDEN
30. SPA
31. GYMNASIUM
32. CONCIERGE DESK & 24*7 BREAKDOWN SERVICES
33. AMBULANCE

CONVENIENCE 24*7

SPORTS & GAMES

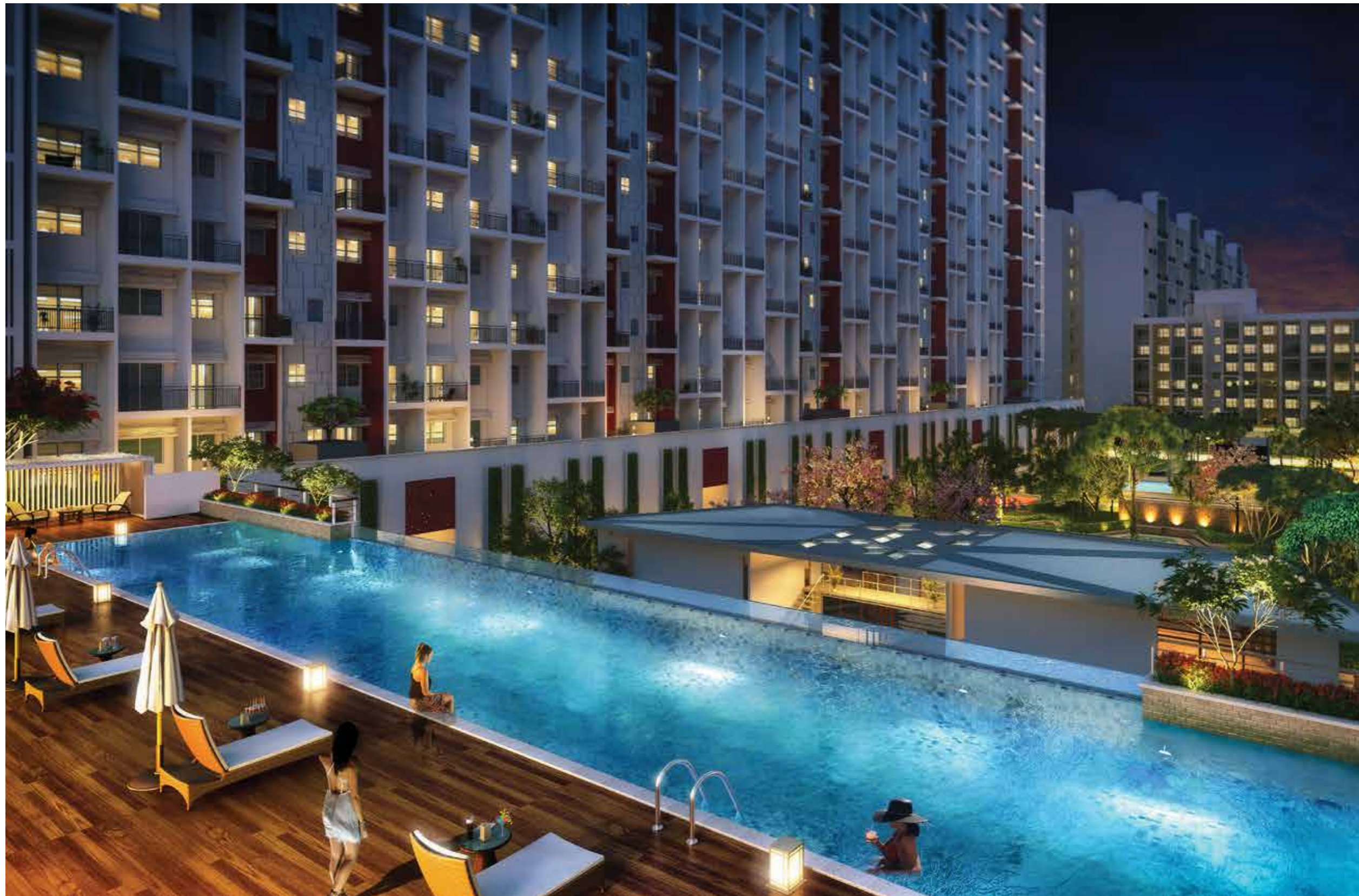
HEALTH & WELLNESS

WORK & LEISURE

REVITALIZE









Step into a world like no other

Open up to new ideas

Get ready for whatever comes next

A world that is accepting of alternative careers,

timetables and lifestyle choices

A world kitted to offer midnight workouts,

impromptu catch-ups and con-calls

Open to essential conveniences as and when you need them

A world that appreciates your choices

An eco-system that understands you

A world that empowers you

LIVE SPONTANEOUS

Premium residences with amenities open 24x7



1 AM CATCH-UPS



3 AM WORKOUTS



BUSINESS BEYOND BUSINESS HOURS



CONVENIENCES AFTER AFTER-HOURS



A 24-HOUR SPA AND WELLNESS CENTER

BECAUSE INDULGENCES ARE BEST UNPLANNED



CONVENIENCES



24x7 Convenience store



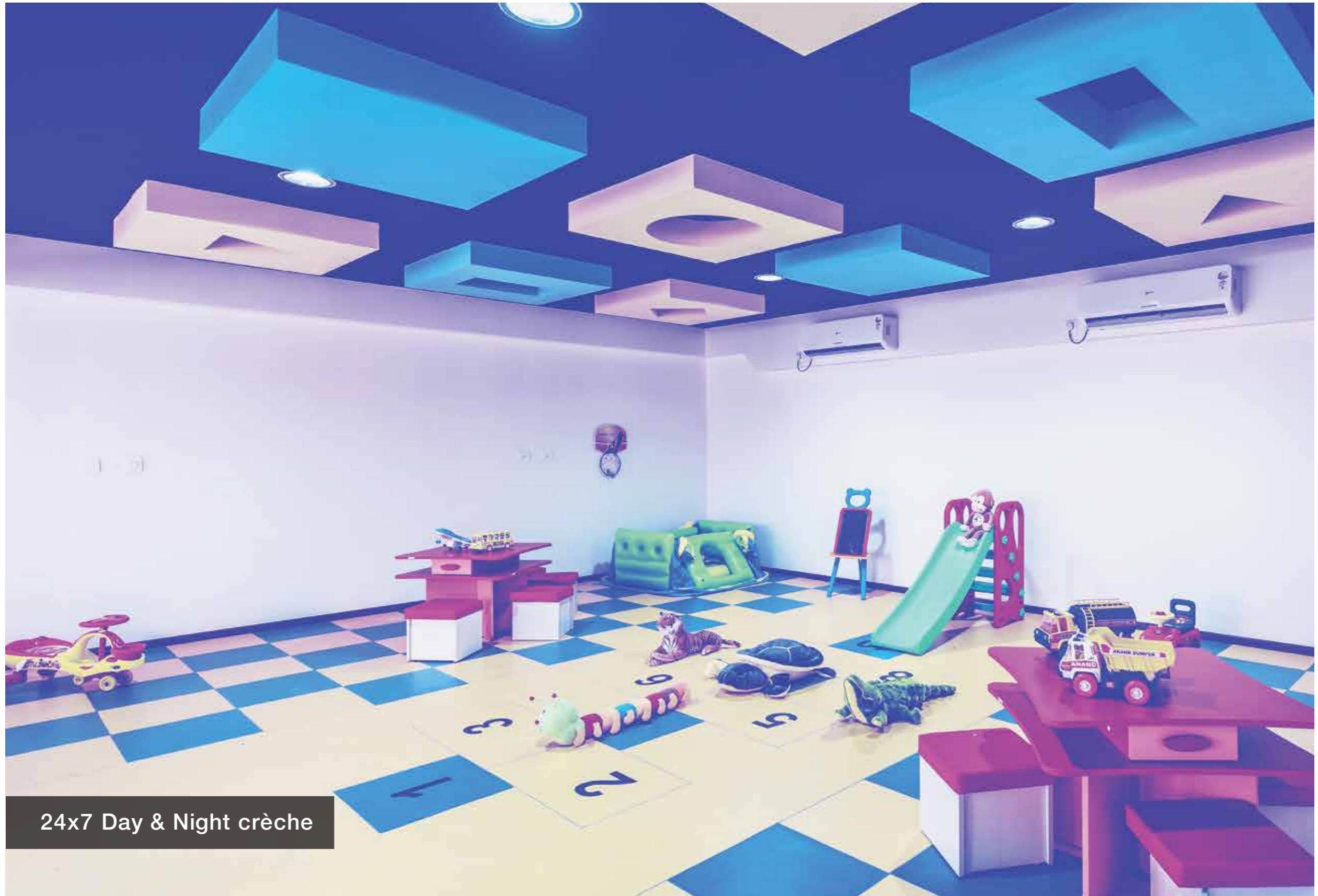
24x7 Laundromat



24x7 Quick service restaurant



24x7 Guest house with anytime check-in



24x7 Day & Night crèche



24 x 7 Break down services

ATM

24x7 ATM/Banking





24x7 Concierge service



HEALTH & WELLNESS



24x7 Spa and wellness center



24x7 Pharmacy



24x7 Clinic



24x7 Ambulance on standby with paramedics



WORK & LEISURE



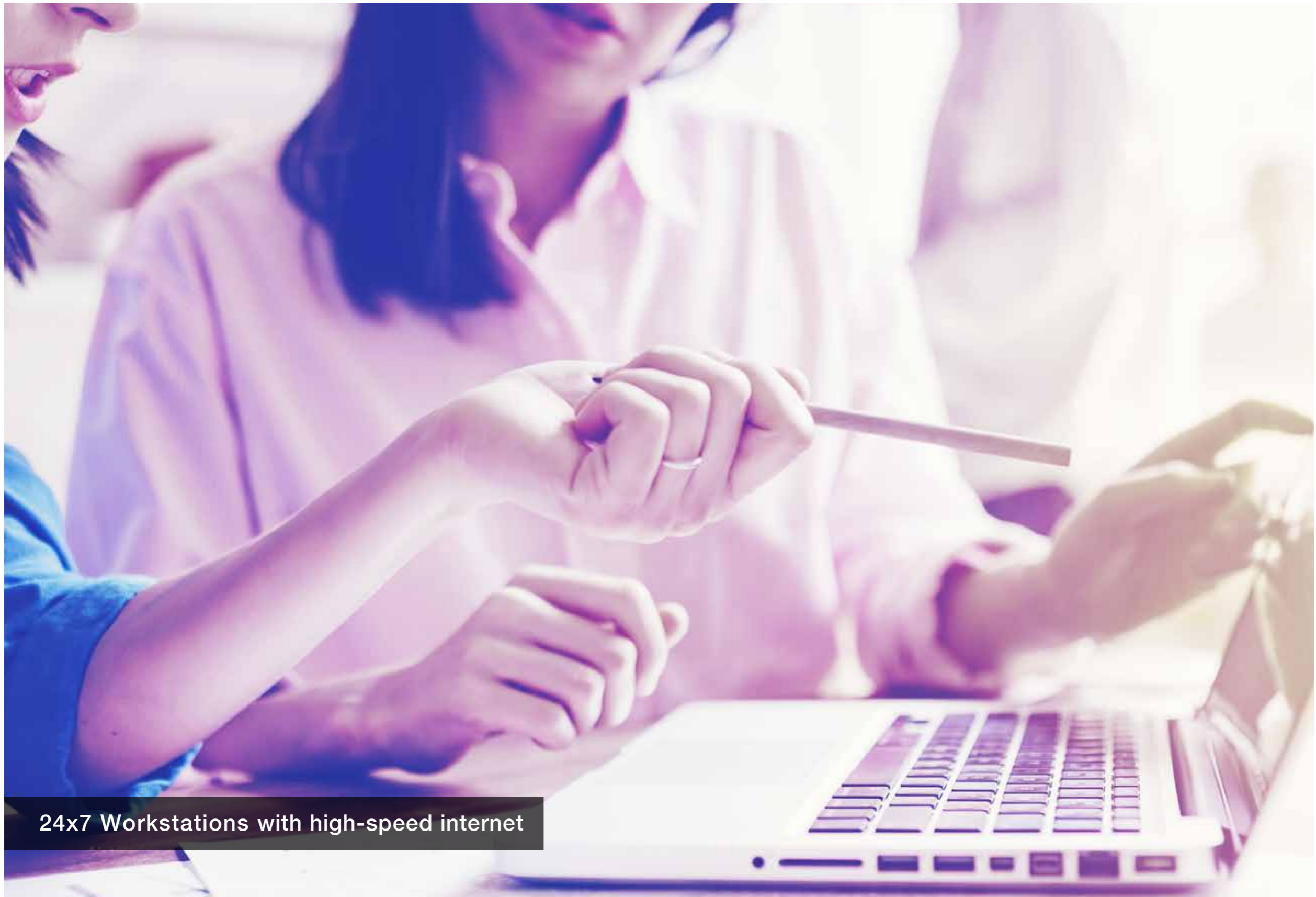
24x7 Outdoor cafeteria



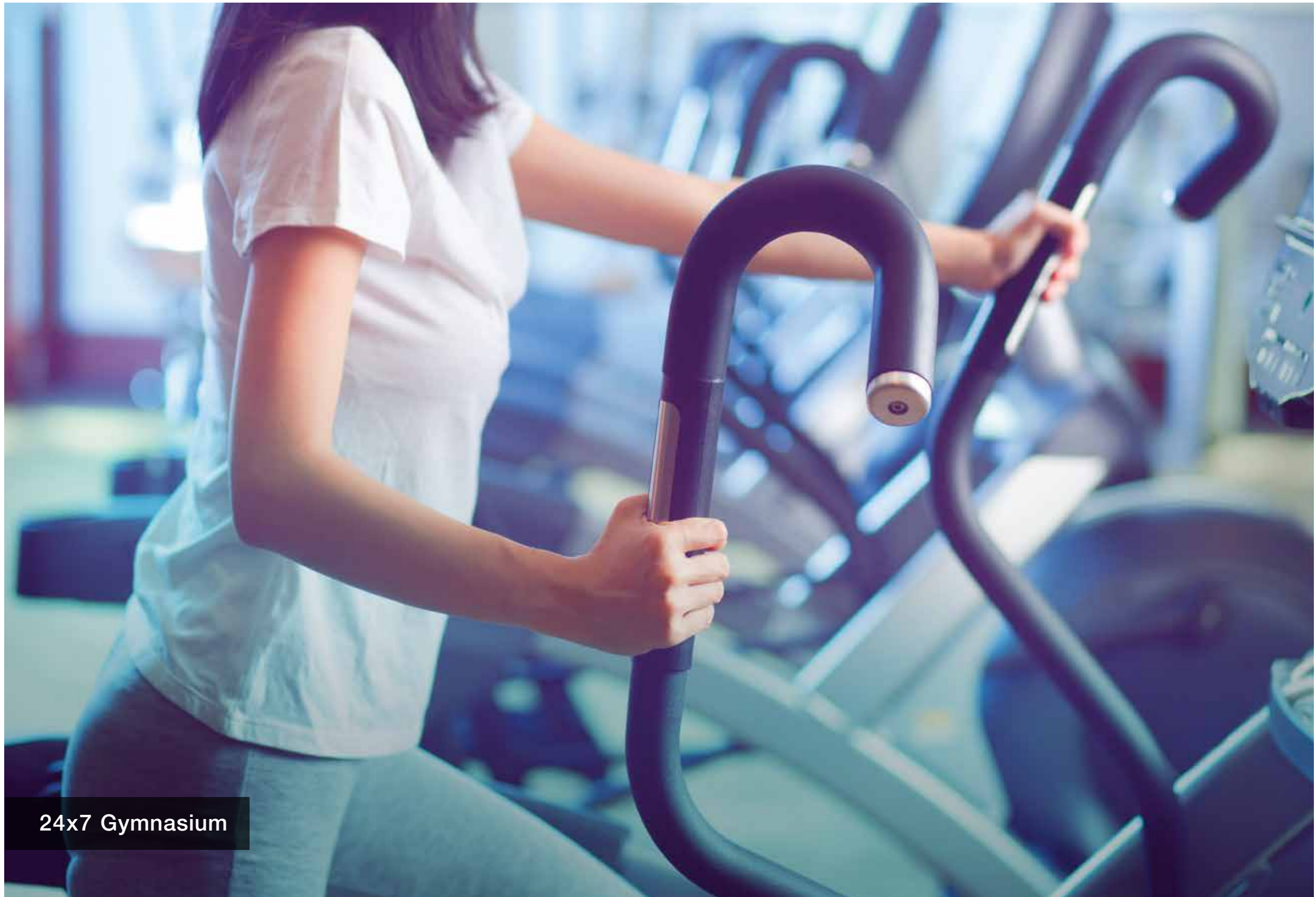
24x7 Library



24x7 Mini theatre



24x7 Workstations with high-speed internet



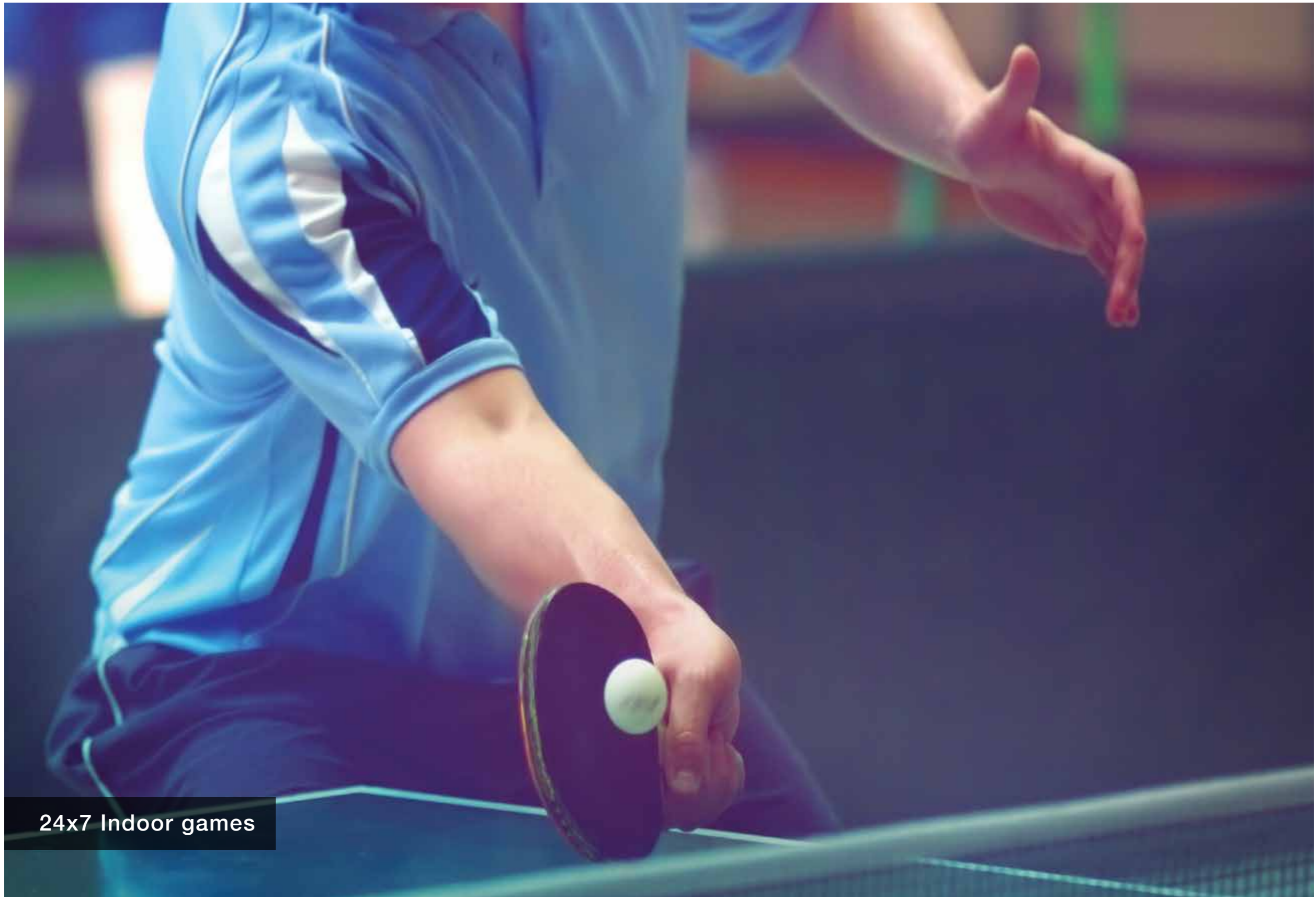
24x7 Gymnasium



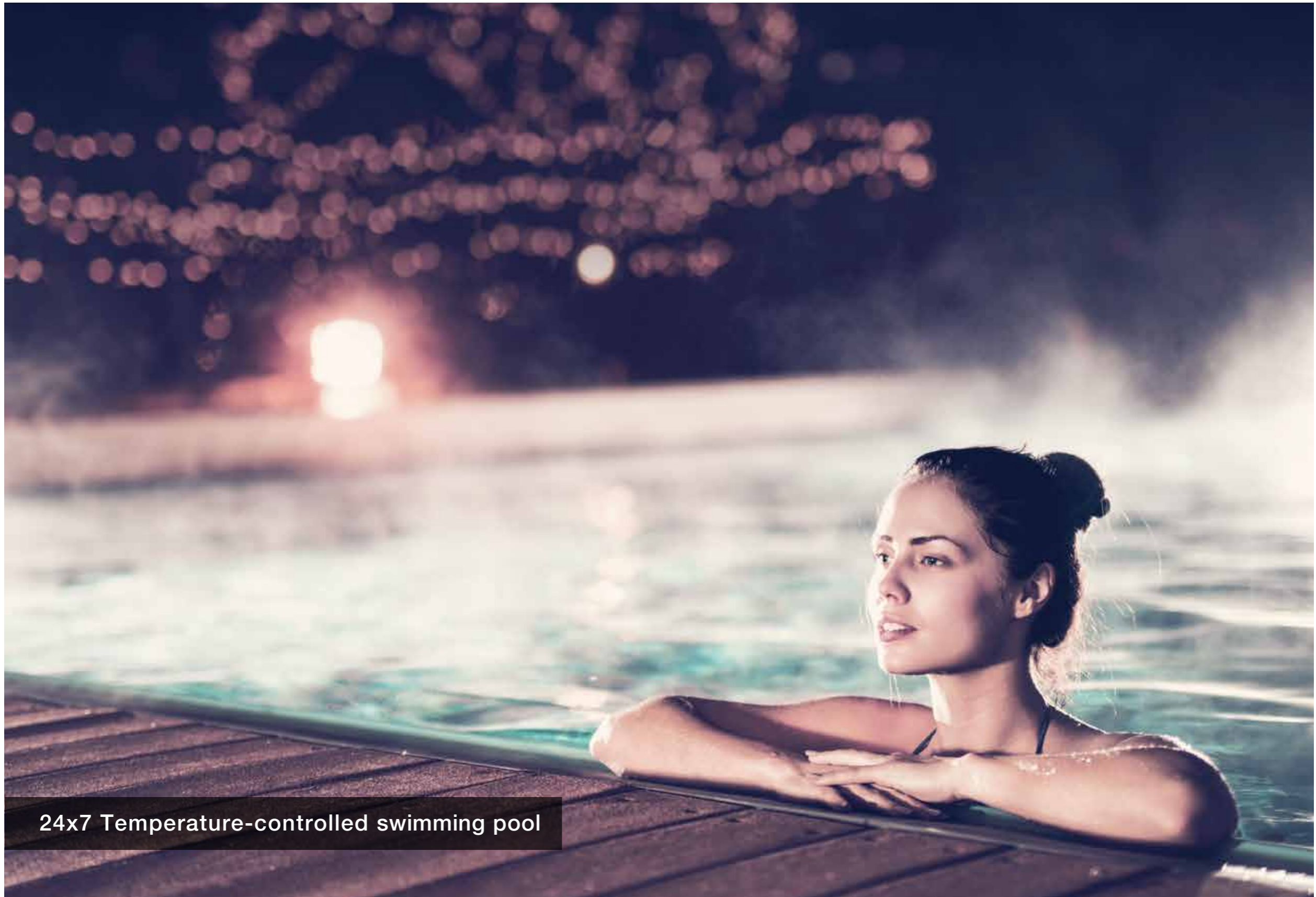
24x7 Digital gaming zone



SPORTS & GAMES



24x7 Indoor games



24x7 Temperature-controlled swimming pool



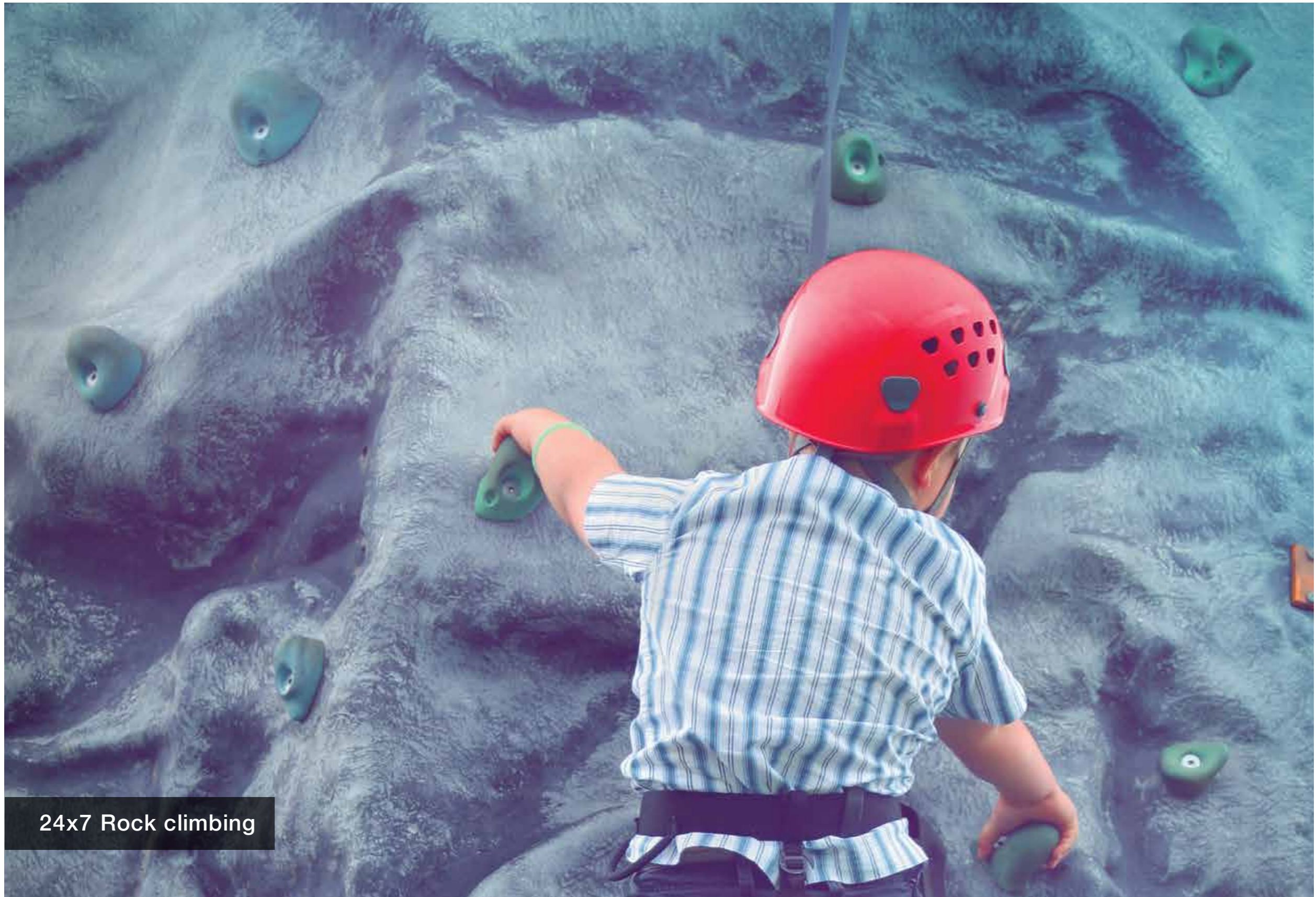
24x7 Pool lounge



24x7 Cricket pitch with bowling machine



24x7 Virtual golf simulator



24x7 Rock climbing



SAFETY AND SECURITY



24x7 Biometric access



24x7 CCTV monitoring



24x7 RFID boom barrier

OTHER CONVENIENCES



School bus bay



Tuition center



Kids' play area



Kids' pool

OTHER CONVENIENCES



Yoga space



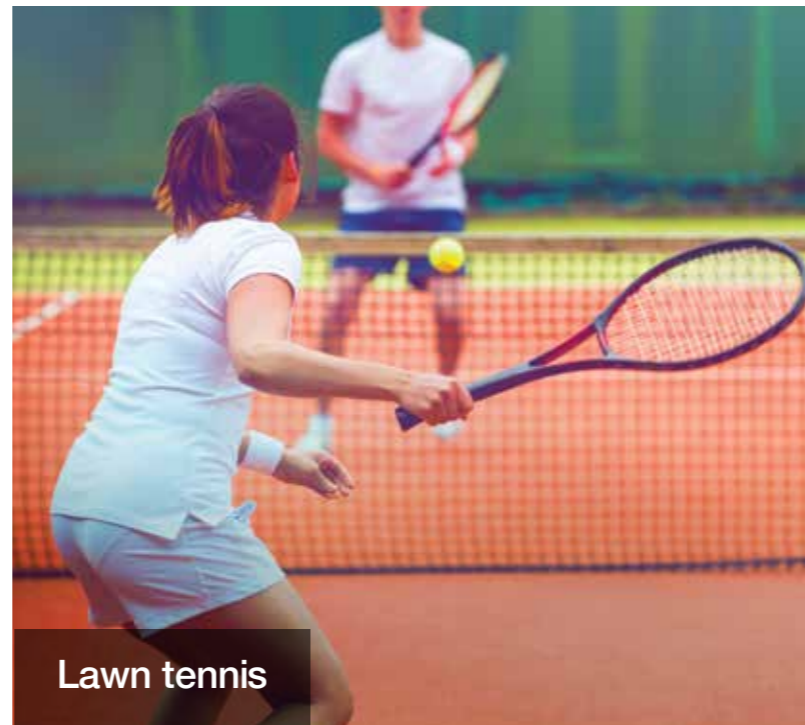
Dance hall



Party hall



Basketball court



Lawn tennis



Futsal court

GREENSCAPES



GREENSCAPES



Amphitheatre



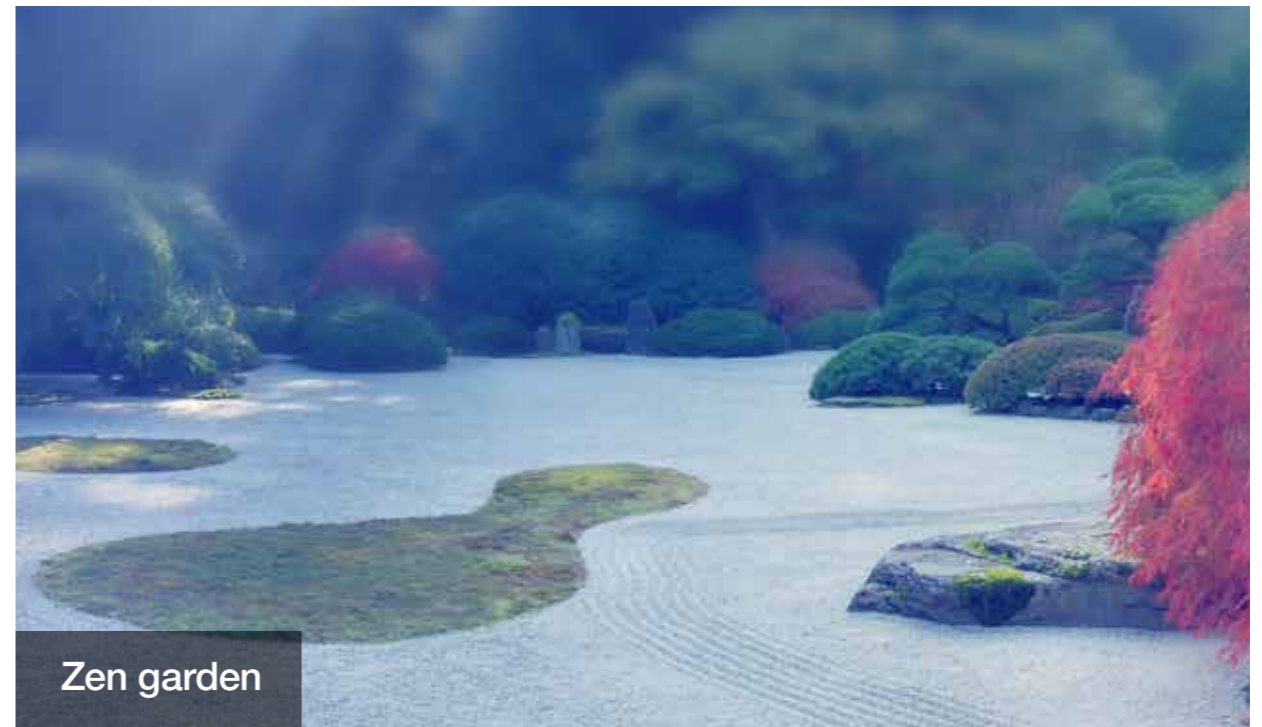
Youngsters' sit-outs



Lotus court



Herb garden



Zen garden

SPECIFICATIONS

FLOORING

Living room/passage	Vitrified tiles
Master bedroom	Vitrified tiles
Other bedrooms	Vitrified tiles
Lift lobby	Vitrified tiles
Toilets	Vitrified tiles
Kitchen	Vitrified tiles
Decks/balconies	Ceramic tiles

DOORS/WINDOWS

Main entrance	Wooden door frame and flush door
Toilet doors	Wooden door frame and flush door
Windows	Aluminium

CP & SANITARY FITTINGS

Master bedroom toilet	Jaguar/Hindware/Cera/Kerovit or equivalent
Other toilets	Jaguar/Hindware/Cera/Kerovit or equivalent

SPECIAL FEATURES

Home automation
Semi-modular kitchen
Video door phone with intercom
Piped gas connection
Solar water heater in master toilet
Inverter
Water purifier
Geysers in common bath



Video door phone/
Intercom facility



Vitrified tiles



Semi Modular
kitchen



Jaguar/Hindware/
Cera/Kerovit or
equivalent & CP fittings



Home automation



Inverter backup



Large decks with
ceramic tiles



Solar panels



Piped gas line



Geyser in
common bath



Fire safety
measures



Generator backup
for common areas



CCTV to ensure
safety

PRODUCT CONFIGURATION

TYOLOGY	CARPET AREA (SQ. M.)	EXCLUSIVE AREA (SQ. M.)	TOTAL FLAT AREA (CARPET + EXCLUSIVE) (SQ. M.)
2 BHK	50.65-50.91	10.63-16.34	61.28-67.25
2 BHK L	52.41-53.92	20.24-24.17	74.16-76.58
2 BHK XL	64.24-64.56	11.38-23.01	75.62-87.57
3 BHK	81.15-82.34	23.97-26.18	107.85-108.43

PUNE PROJECTS AT A GLANCE



GODREJ SHERWOOD
SHIVAJI NAGAR, PUNE
Completed in 2003



GODREJ CASTLEMAINE
BUND GARDEN, PUNE
Completed in 2006



GODREJ HORIZON
NIBM ANNEX, PUNE
Completed in 2015

Actual site photograph



GODREJ PRANA
UNDRI, PUNE
Launched in 2014



GODREJ INFINITY
KESHAVNAGAR, PUNE
Launched in 2015



GODREJ GREENS
UNDRI, PUNE
Launched in 2016

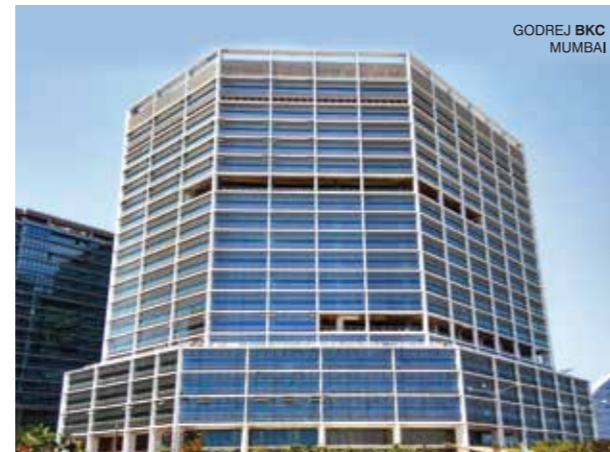
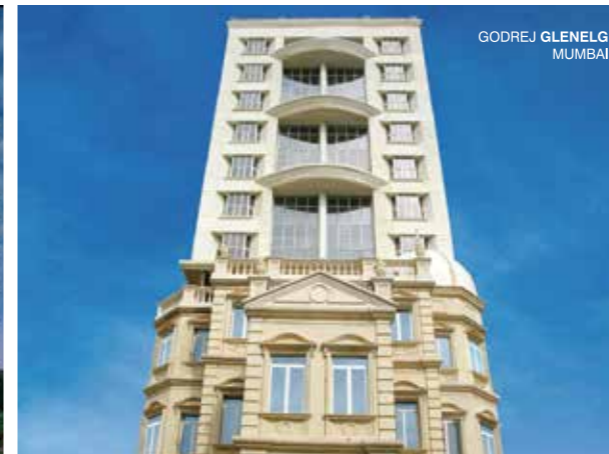
Artist's impression, Not an actual photograph

ABOUT GODREJ PROPERTIES

Godrej Properties brings the Godrej Group philosophy of innovation, sustainability and excellence to the real estate industry. Each Godrej Properties development combines a 120 year legacy of excellence and trust with a commitment to cutting-edge design and technology. Godrej Properties is currently developing residential, commercial and township projects spread across approximately 13.5 million square meters (138 million square feet) in 12 cities.

In the last five years, Godrej Properties has received over 200 awards and recognitions, including the "Premium Real Estate Company of the Year" at the Corporate LiveWire Awards 2017, the "Professional Excellence in Real Estate" at the ABP News Real Estate Awards 2016, the "Real Estate Company of the Year" at the Construction Week India Awards 2015, the "Most Reliable Builder" at the CNBC AWAAZ Real Estate Awards 2014, the "Innovation Leader in Real Estate" award at the NDTV Property Awards 2014, and the "Popular Choice - Developer of the Year" award at the ET NOW Awards in 2013.

- Established in 1990
- India's first ISO certified real estate developer
- Projects in 12 cities across India
- Prime locations, good value, excellent construction, efficient support
- Collaboration with outstanding associates



RESIDENTIAL PROJECTS

Godrej Garden City	Ahmedabad
Godrej 17	Bengaluru
Godrej Woodsman Estate	Bengaluru
Godrej Platinum	Bengaluru
Godrej Gold County	Bengaluru
Godrej E-City	Bengaluru
Godrej United	Bengaluru
Godrej Palm Grove	Chennai
Godrej Azure	Chennai
Godrej Frontier	Gurgaon
Godrej Icon	Gurgaon
Godrej Summit	Gurgaon
Godrej Oasis	Gurgaon
Godrej Aria	Gurgaon
Godrej Prakriti	Kolkata
Godrej Platinum	Kolkata
Godrej Alpine	Mangalore
Godrej Bayview	Mumbai
Planet Godrej	Mumbai
Godrej Platinum	Mumbai
Godrej Riverside	Mumbai
Godrej Serenity	Mumbai
Godrej Waldorf	Mumbai
Godrej Edenwoods	Mumbai
Godrej Hill	Mumbai
Godrej Central	Mumbai
Godrej Prime	Mumbai
Godrej Anandam	Nagpur
Godrej Sherwood	Pune
Godrej 24	Pune
Godrej Prana	Pune
Godrej Infinity	Pune
Godrej Greens	Pune

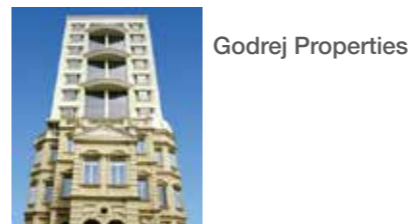
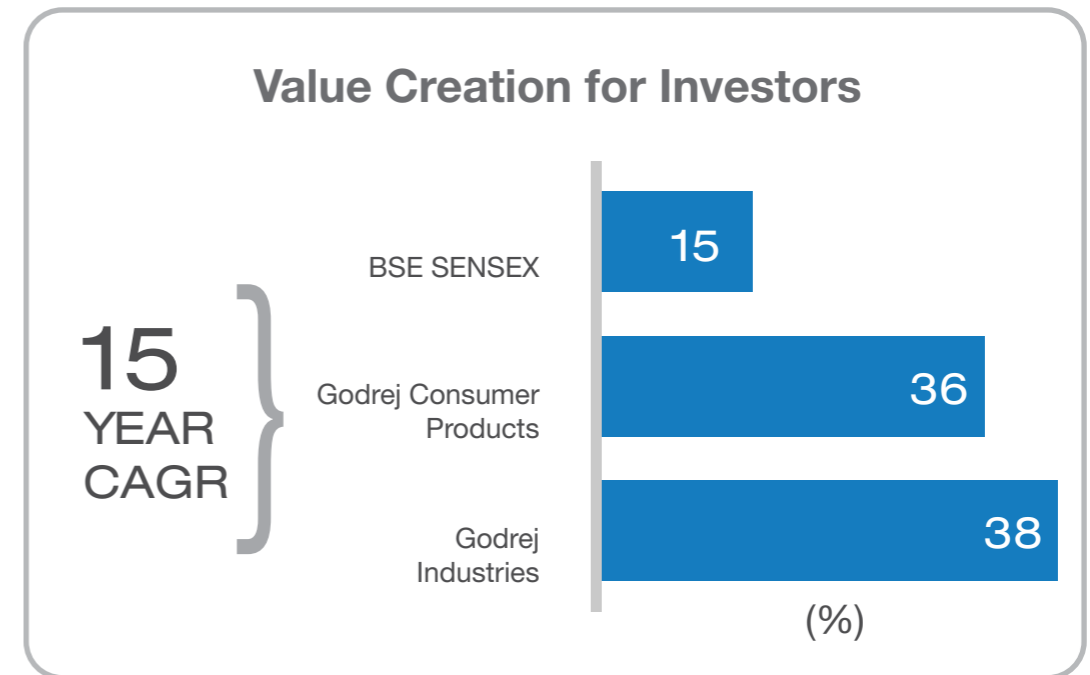
COMMERCIAL PROJECTS

Godrej Eternia	Chandigarh
Godrej Genesis	Kolkata
Godrej Waterside	Kolkata
Godrej Coliseum	Mumbai
Godrej BKC	Mumbai
The Trees	Mumbai
Godrej Castlemaine	Pune
Godrej Eternia	Pune
Godrej Millennium	Pune

Above all images are actual site photographs

GODREJ GROUP

- Established in 1897
- \$4.5 billion in annual revenue
- 1.1 billion people globally use a Godrej product every day
- Godrej ranked as 2nd most trusted Indian brand
- \$2.8 billion brand valuation by Interbrand
- Amongst India's most diversified and trusted conglomerates
- Real estate development is one of the key growth businesses for the Group



Source: <http://www.godrej.com/who-we-are.html>
<http://www.godrejcp.com/>
<http://www.godrejindustries.com/>

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