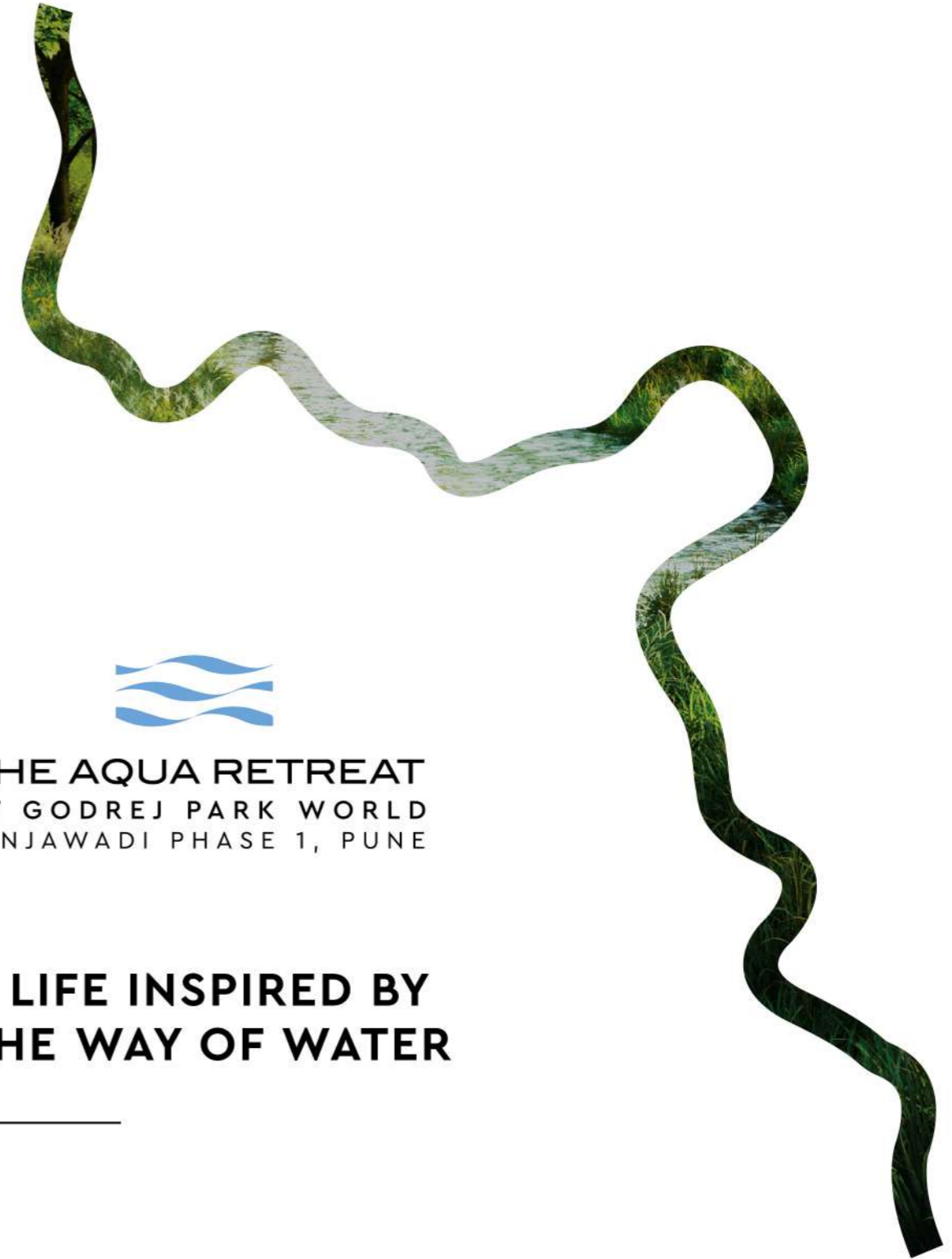




Godrej | PROPERTIES



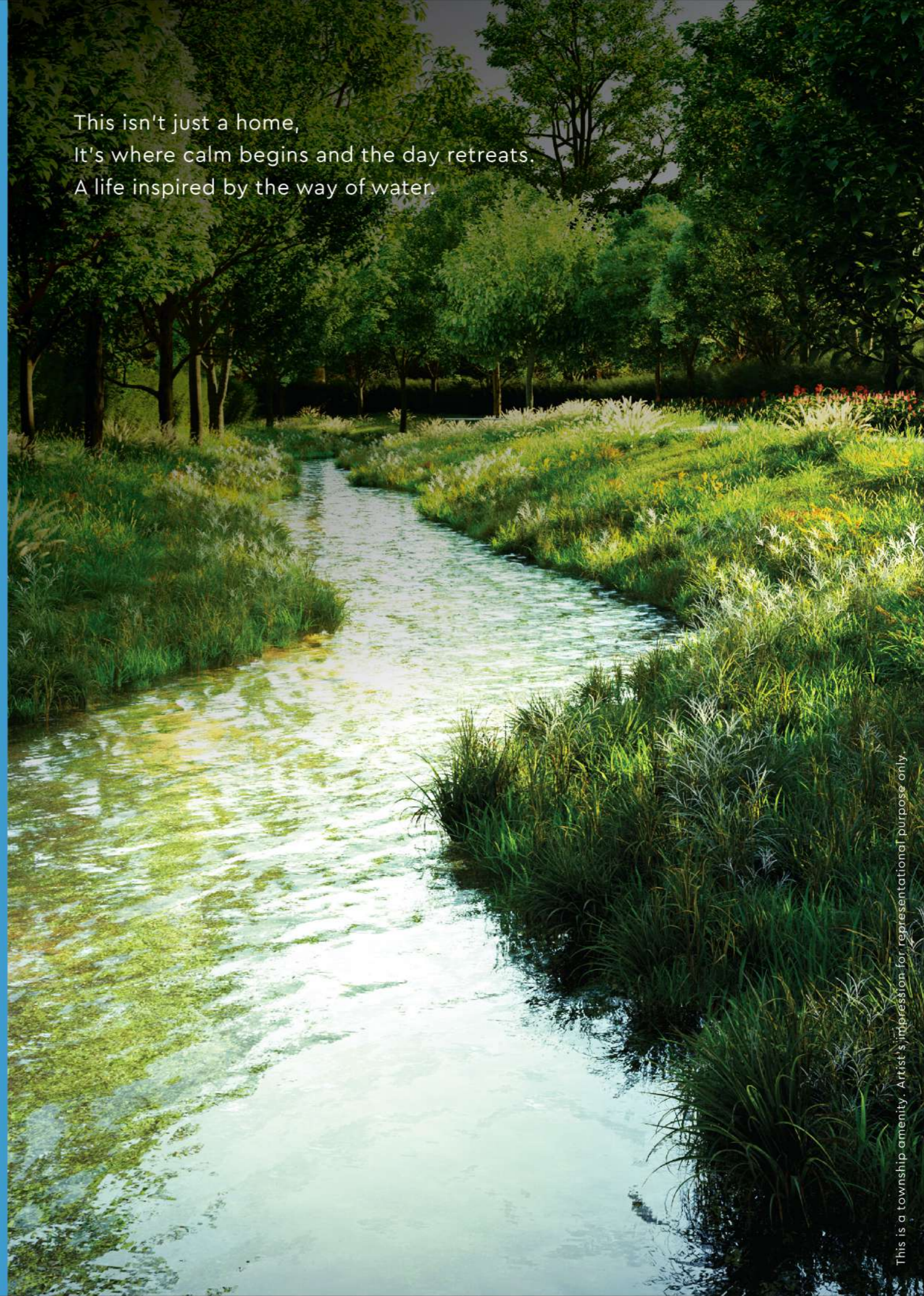
THE AQUA RETREAT
AT GODREJ PARK WORLD
HINJAWADI PHASE 1, PUNE

A LIFE INSPIRED BY
THE WAY OF WATER

A world where water shapes life,
Every space flows with calm, grace & meaning.



This isn't just a home,
It's where calm begins and the day retreats.
A life inspired by the way of water.





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.

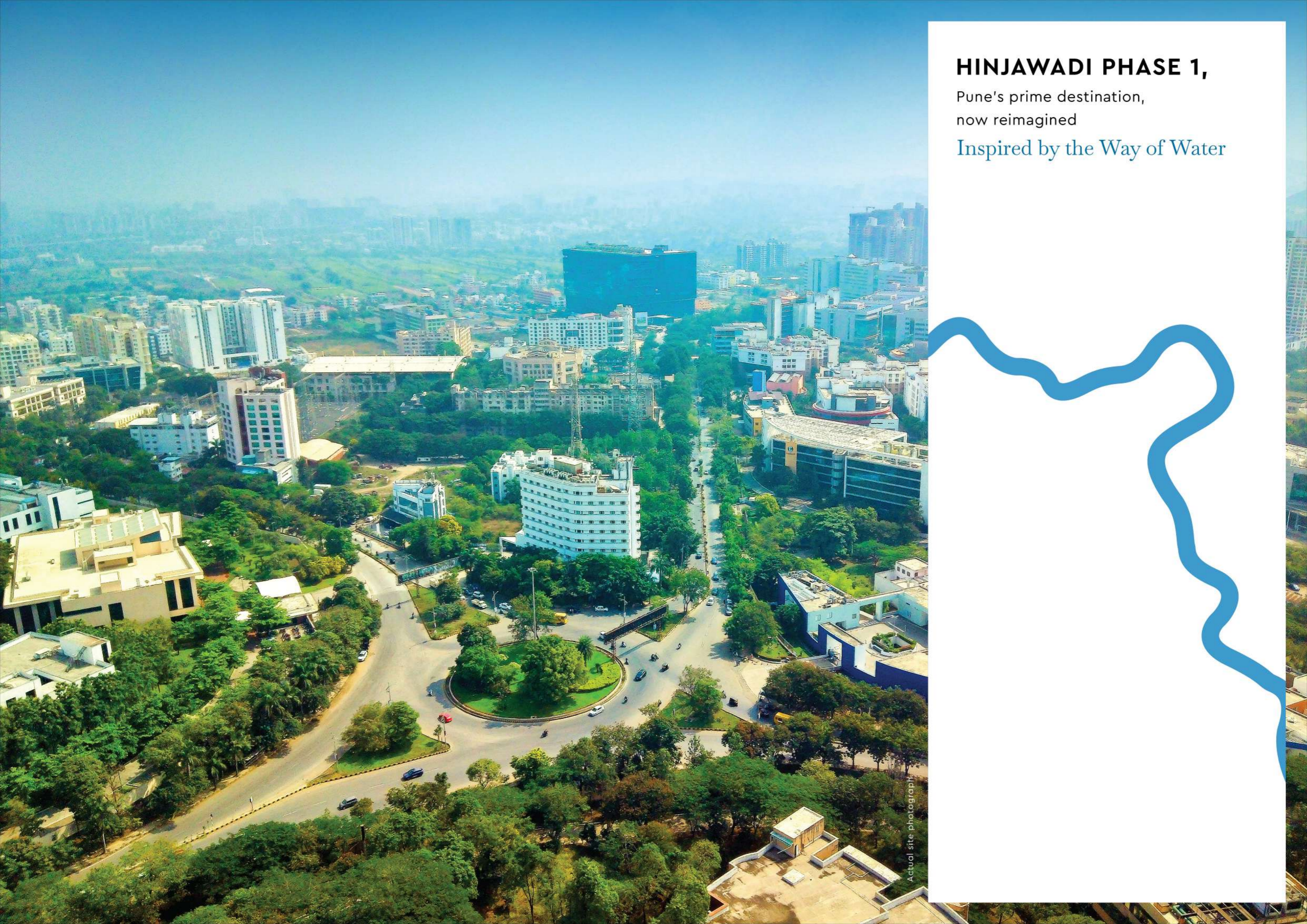
Artist's impression for representational purpose only.

Godrej | PROPERTIES

**INDIA'S NO.1*
REAL ESTATE
DEVELOPER**



*As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate



HINJAWADI PHASE 1,

Pune's prime destination,
now reimagined

Inspired by the Way of Water

Actual site photograph

Inspired by the Way of Water
 where you're never far from the city
 and never away from serenity.



Proximity to IT Hubs



Robust Connectivity to Major Hotspots of the City and Nearby Cities



Advanced Social Infrastructure

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>

At present construction of the Project is in full swing & being developed by the government bodies and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control.

PRESENTING

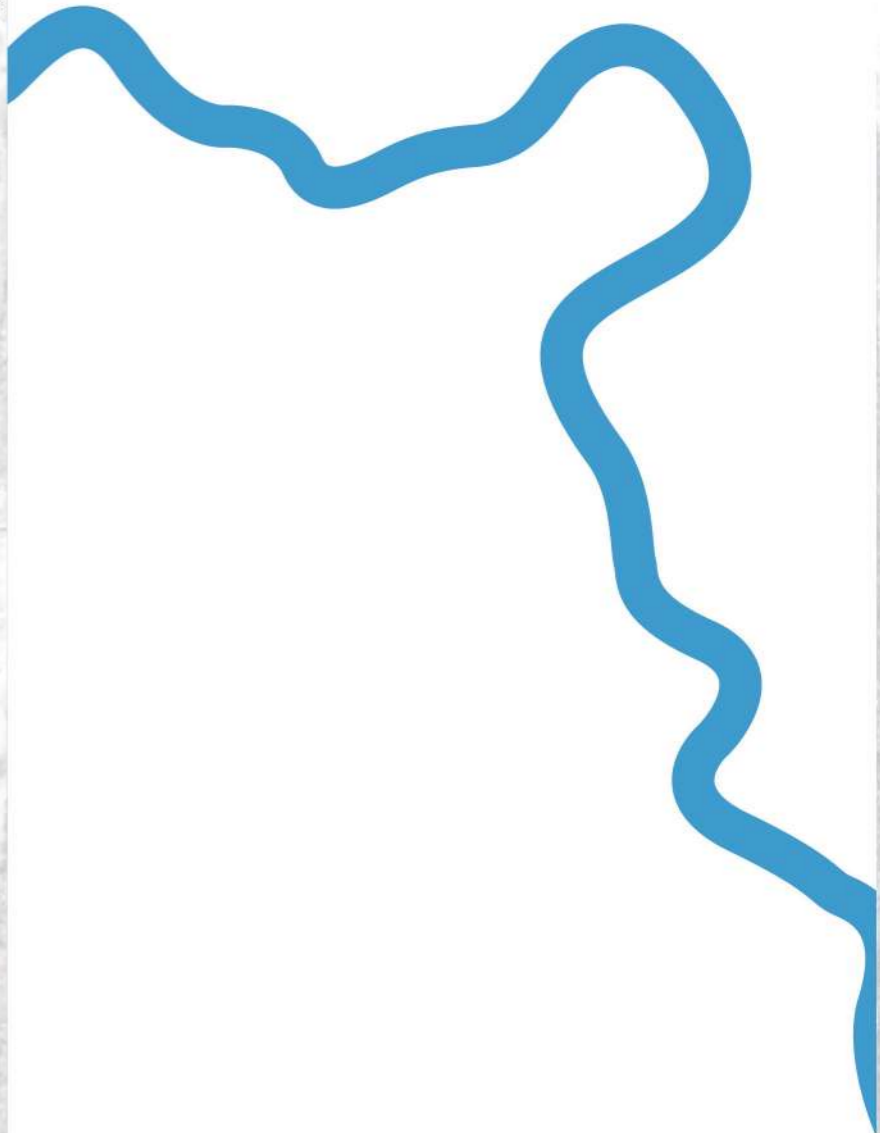
GODREJ PARK WORLD

HINJAWADI PHASE 1




THE AQUA RETREAT
AT GODREJ PARK WORLD
HINJAWADI PHASE 1, PUNE

A tranquil corner of the township reserved for the few, beautifully
Inspired by the Way of Water





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.

The brook not only shapes the landscape but also supports ecological balance, seamlessly integrating sustainability with beauty.

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.

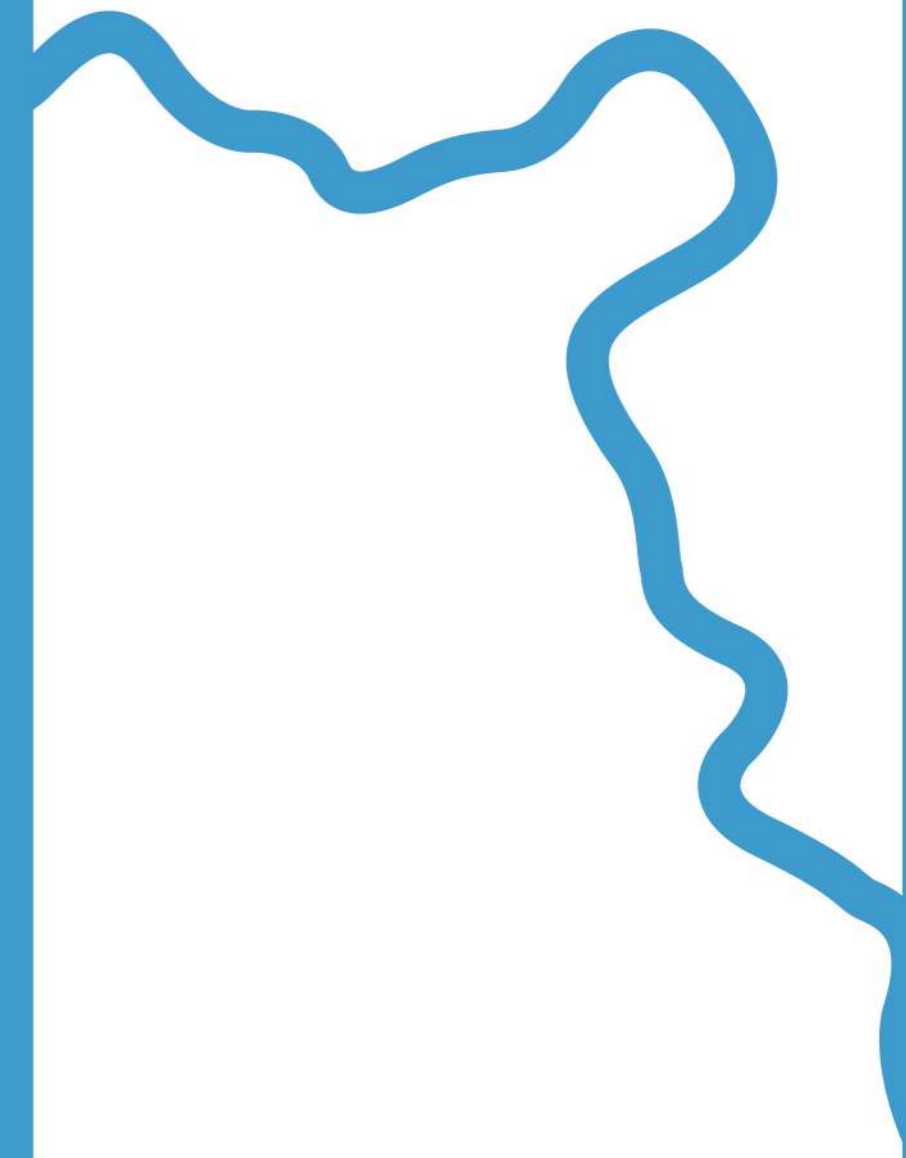
The landscape features amphitheater-style seating integrated into the rolling hills and strategically placed around the maidaans, offering excellent views while blending harmoniously with the natural surroundings.

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, environment 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.

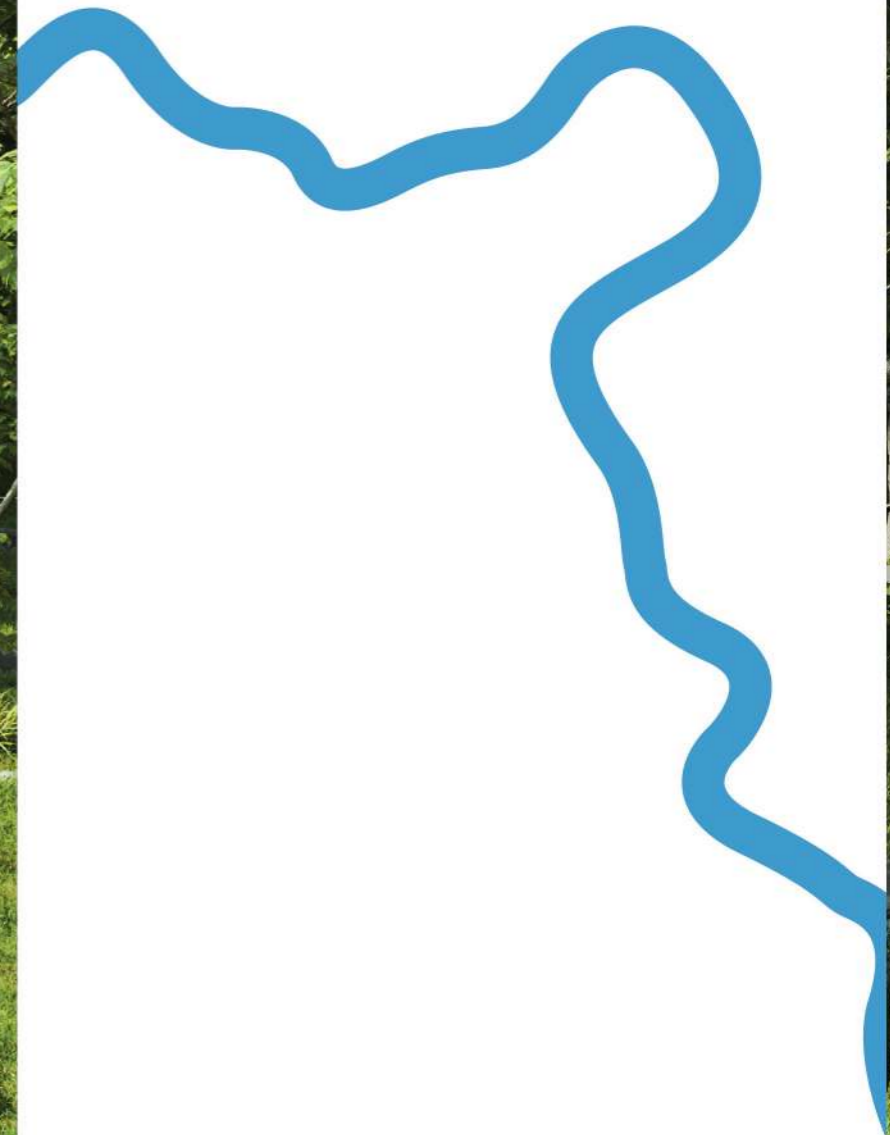
Godrej Park World presents a holistic living experience that artfully intertwines sustainability, recreation, and community within its vibrant landscape, making it an ideal choice for everyone seeking a harmonious lifestyle amidst nature.





AMPHI-SEATING

Where quiet gatherings come alive.



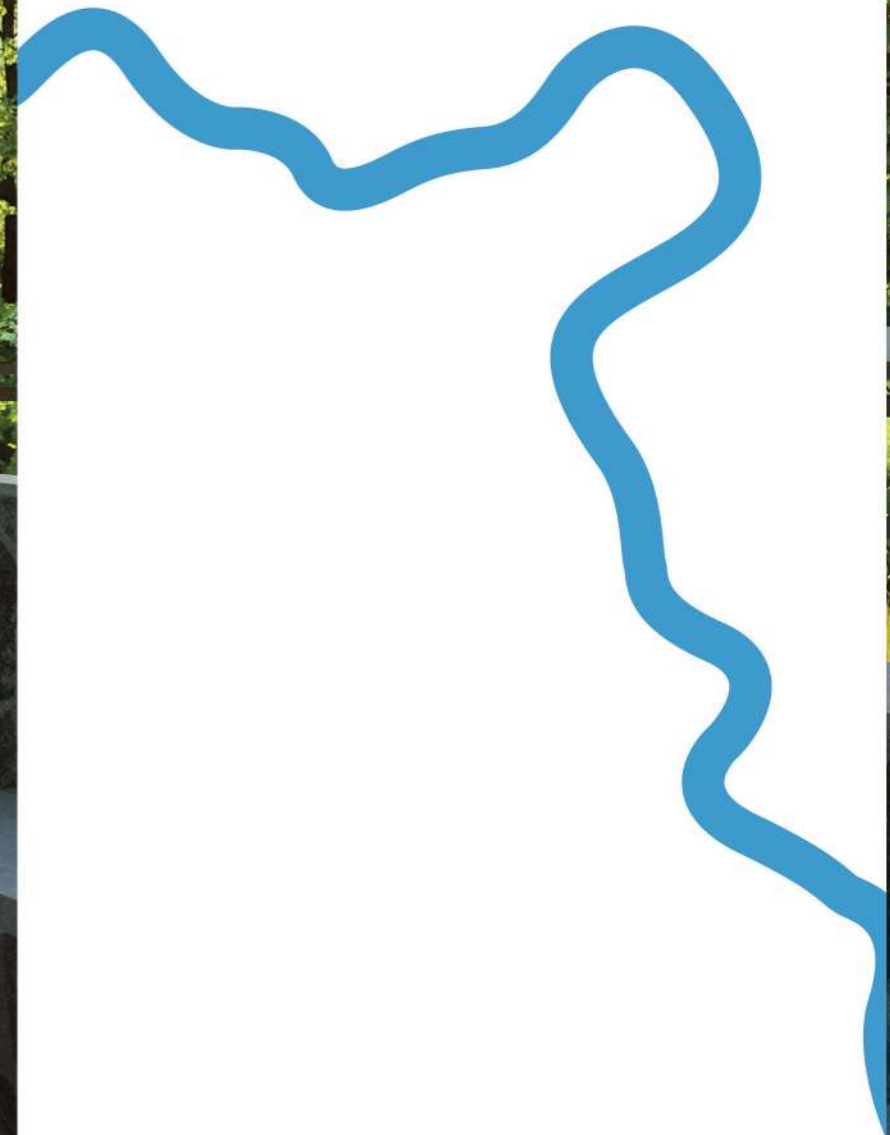
This is a township amenity. Artist's impression for representational purpose only.

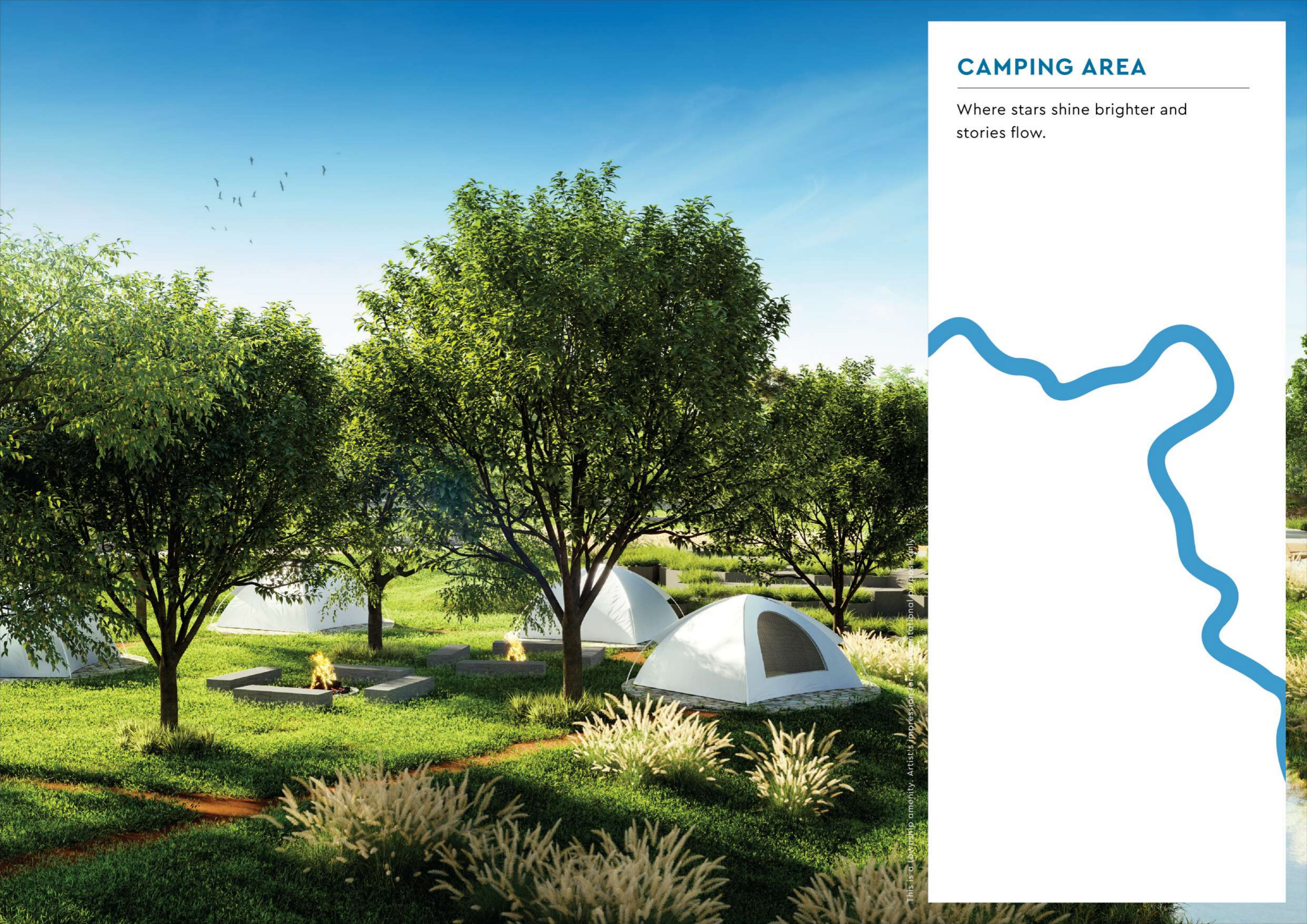


BBQ AREA

A warm corner for cool conversations.

This is a township amenity. Artist's impression for representational purpose only.





CAMPING AREA

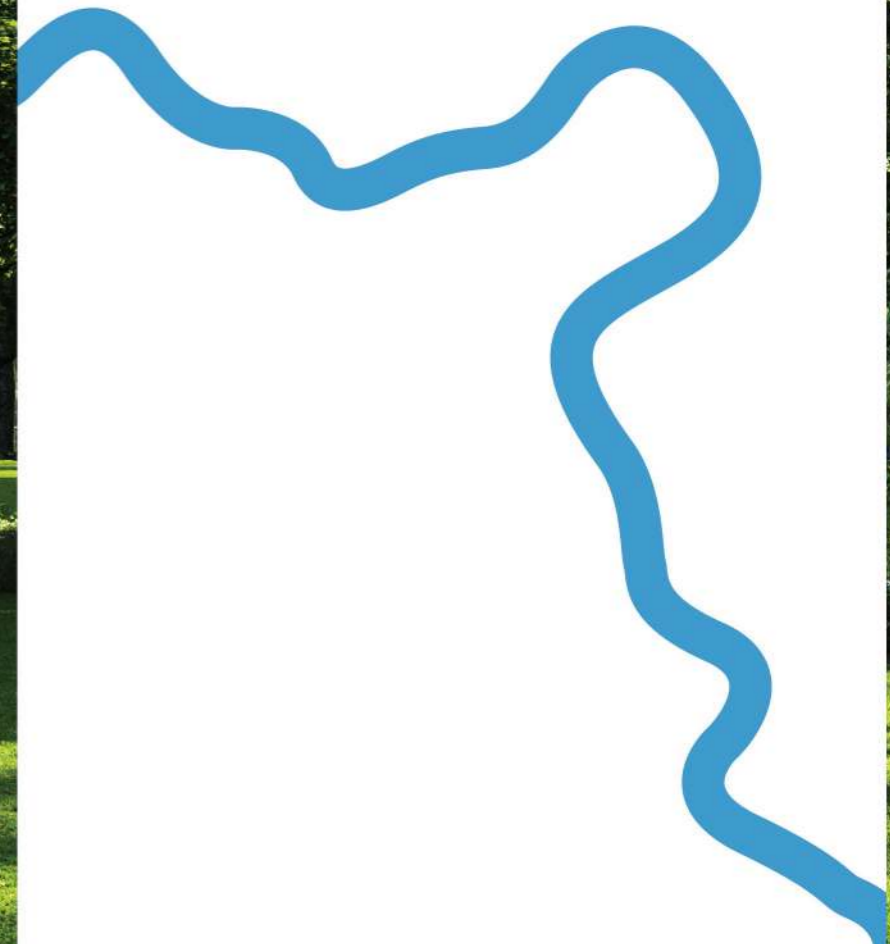
Where stars shine brighter and stories flow.

This is a Township amenity. Artist's Impression for informational purposes only.

MULTI-PURPOSE PLAY FIELDS

Where every open space plays
more than one role.

This is a township amenity. Artist's impression for representational purpose only.





URBAN DECK

Where elevated views meet flowing moments.

This is a township amenity. Artist's impression for representational purpose only.



CENTRAL AVENUE & WORKING POD

A vibrant path to pause, think, and create.



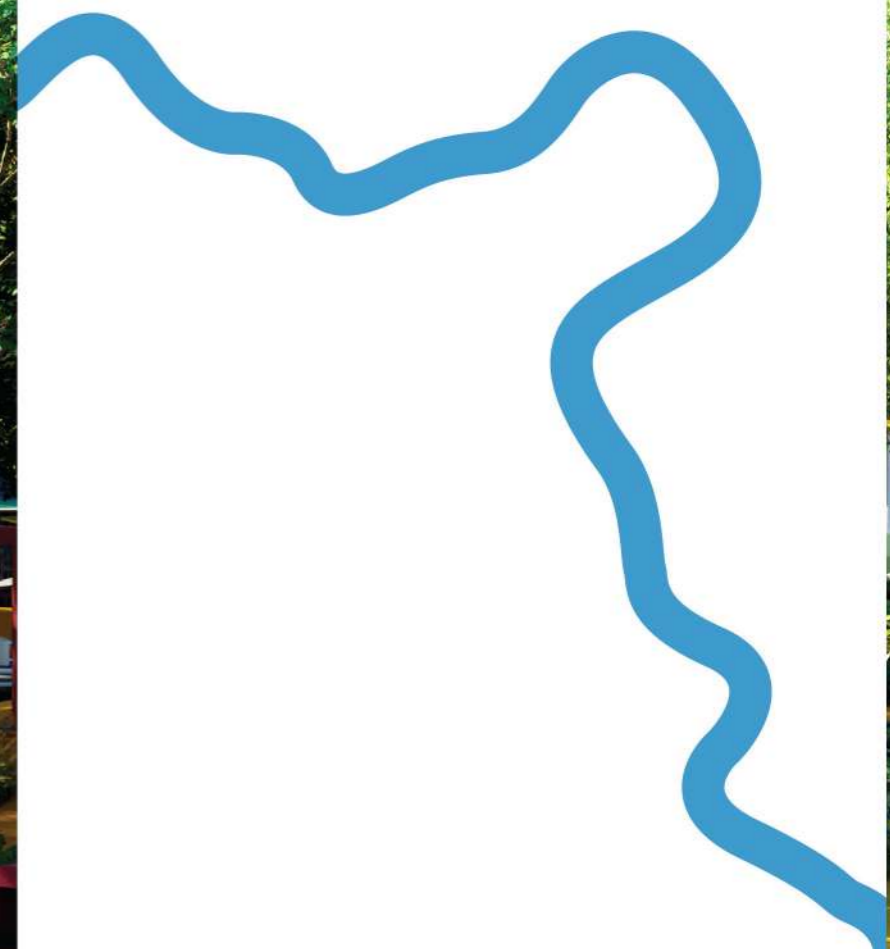
This is a township amenity. Artist's impression for representation and purpose only.



KIDS' PLAY AREA

A space for big adventures in tiny shoes.

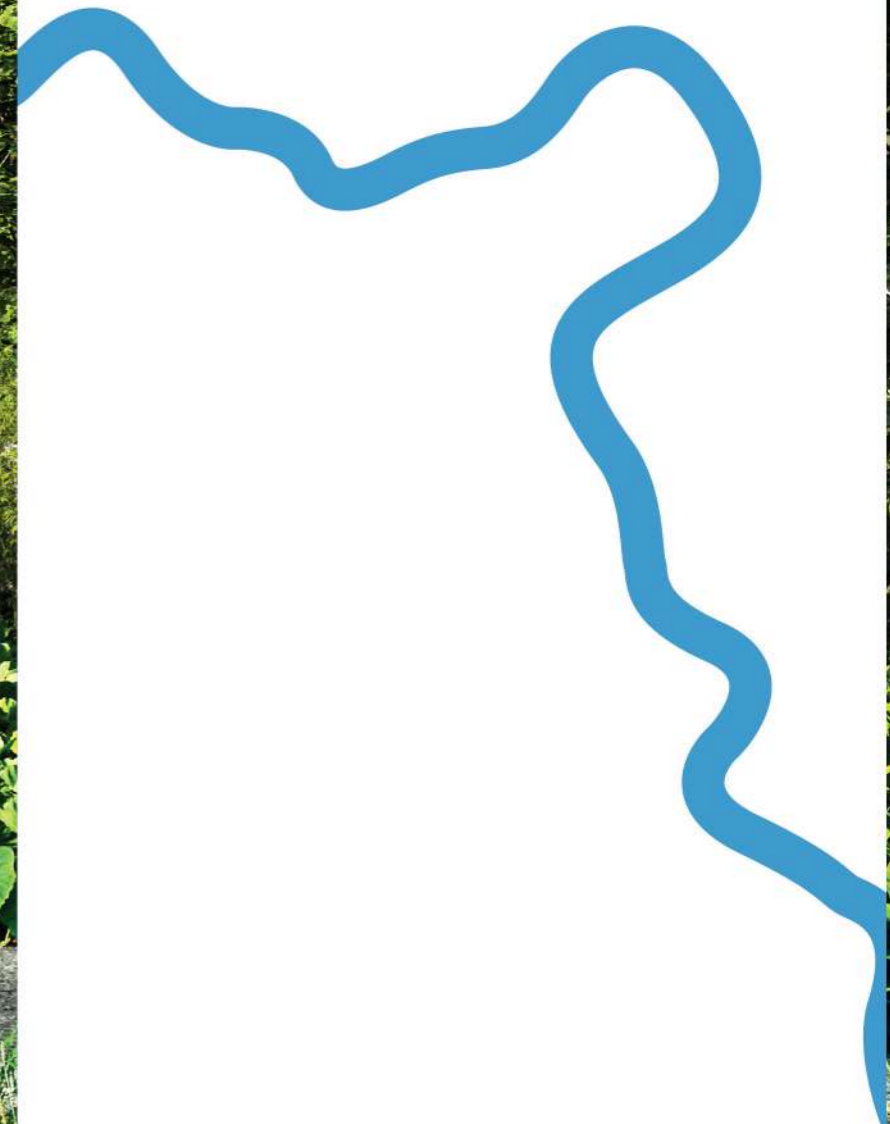
This is a township amenity. Artist's impression for representational purpose only.





REED BEDS PARK

Where every breeze carries a calm rhythm.



This is a township amenity. Artist's impression for representation purposes only.

LAUNCHING



THE AQUA RETREAT
AT GODREJ PARK WORLD
HINJAWADI PHASE 1, PUNE



Artist's impression for representational purpose only.

PROJECT MASTER PLAN LAYOUT



P1/ LOWER GROUND AMENITIES

1. Entrance Plaza & Security cabin
2. Entry Water Feature
3. Tower Drop off
4. Party Lawn
5. Nature Trail
6. Fruit Orchard
7. Urban Swing
8. Open Gym
9. Raised Viewing Deck
10. Pet Park
11. Ramp to Podium
12. Visitor Parking
13. Central Green Access
14. Entry/ Exit to Parking
15. Retail Entry/ Exit
16. Entry to Retail Parking
17. Entry to Banquet

E DECK LEVEL AMENITIES

18. Youth Interaction Area
19. Lawn
20. Lagoon
21. Garden by the Lagoon
22. Tree Island
23. Cabana and Deck
24. Sunken Seating
25. Interactive Floor Fountain
26. Meditation Deck
27. Reading Trellis
28. Elderly Interaction Zone/Tree Court
29. Multi-Purpose Lawn
30. Flower Garden
31. Children's Play Area
32. Multi-Purpose Court

SERVICES

33. STP
34. OWC
35. DG

UNDER TOWER AMENITIES

- A. Guest Suites
- B. Indoor Games Area
- C. Senior Citizen Area
- D. Indoor Kids Play Area and Creche
- E. Mini Convenience Store

CLUB HOUSE 1

- F. Club Reception
- G. Lounge and Library
- H. Business Centre
- I. Meeting Room - 2 No.s
- J. Poolside Café and Juice Bar
- K. Hobby Room
- L. Salon
- M. Spa, Steam and Sauna Area
- N. Gymnasium
- O. Indoor Yoga/Meditation/Zumba Room
- P. Toilet and Changing Room
- Q. Aqua Gym
- R. Kids' Pool
- S. Jacuzzi
- T. Swimming Pool
- U. Swimming Pool Deck
- V. Submerged Loungers
- W. Multi-Purpose Hall with Kitchen

CLUB HOUSE 2.

- X. Badminton Court - 2 No.s
- Y. Squash Court



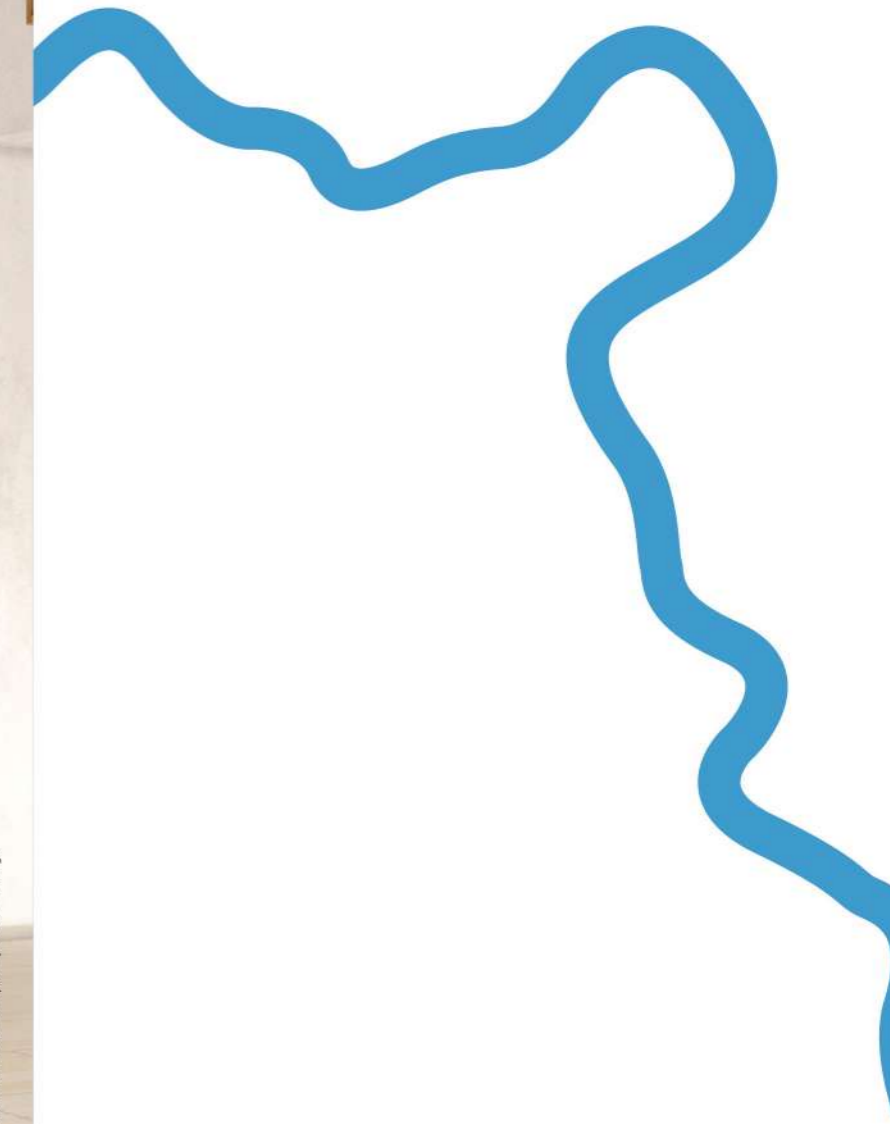
Artist's impression for representational purpose only



CLUB RECEPTION

Every arrival feels like a gentle retreat,
Inspired by the Way of Water

Artist's impression for representational purpose only.



BUSINESS CENTER

A workspace crafted for your pace,
Inspired by the Way of Water



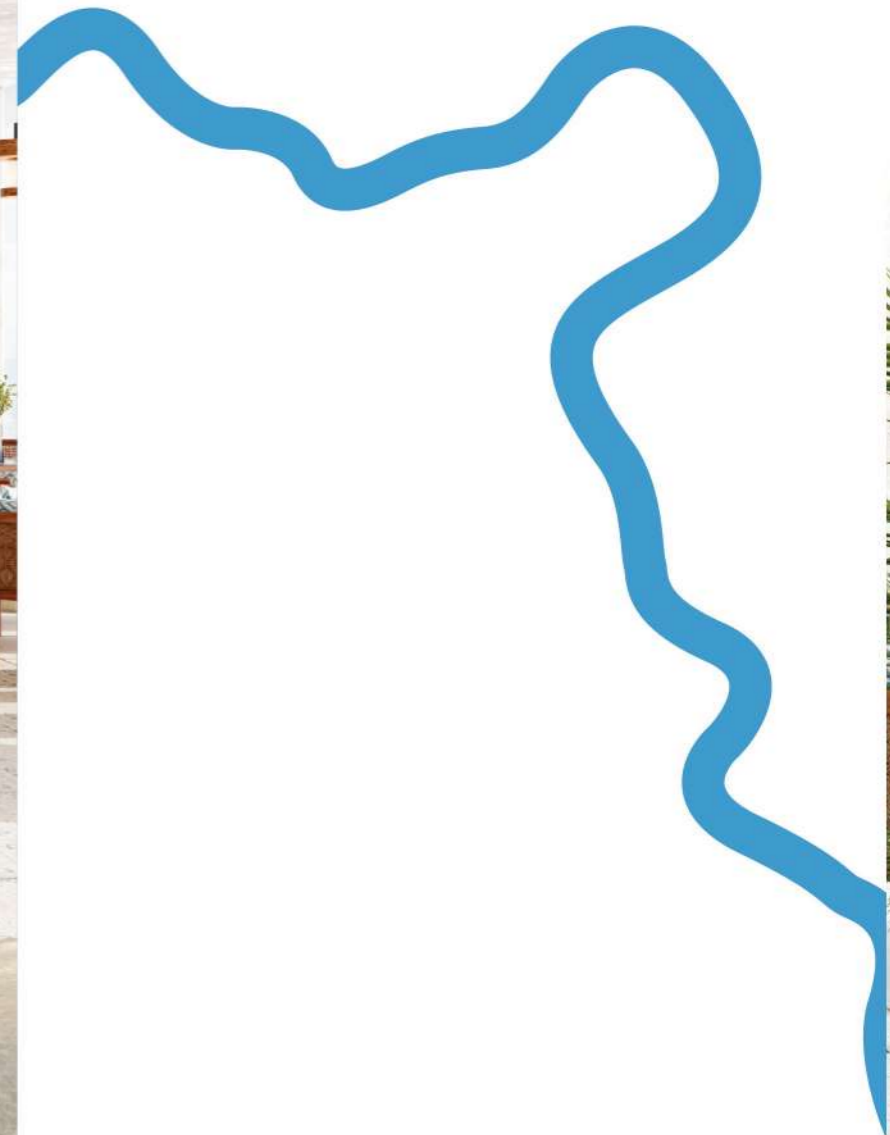
Artist's impression for reference only. Not for sale. Personal purpose only.





POOL SIDE CAFÉ AND JUICE BAR

A taste of leisure, one sip at a time,
Inspired by the Way of Water



Artist's impression for representational purpose only.

Additional premium amenities
Inspired by the Way of Water

P1/LOWER GROUND AMENITIES



CLUB HOUSE 1



E DECK LEVEL AMENITIES



UNDER TOWER AMENITIES



CLUB HOUSE 2



*The above-mentioned amenities are for residential users only



PREMIUM RETAIL

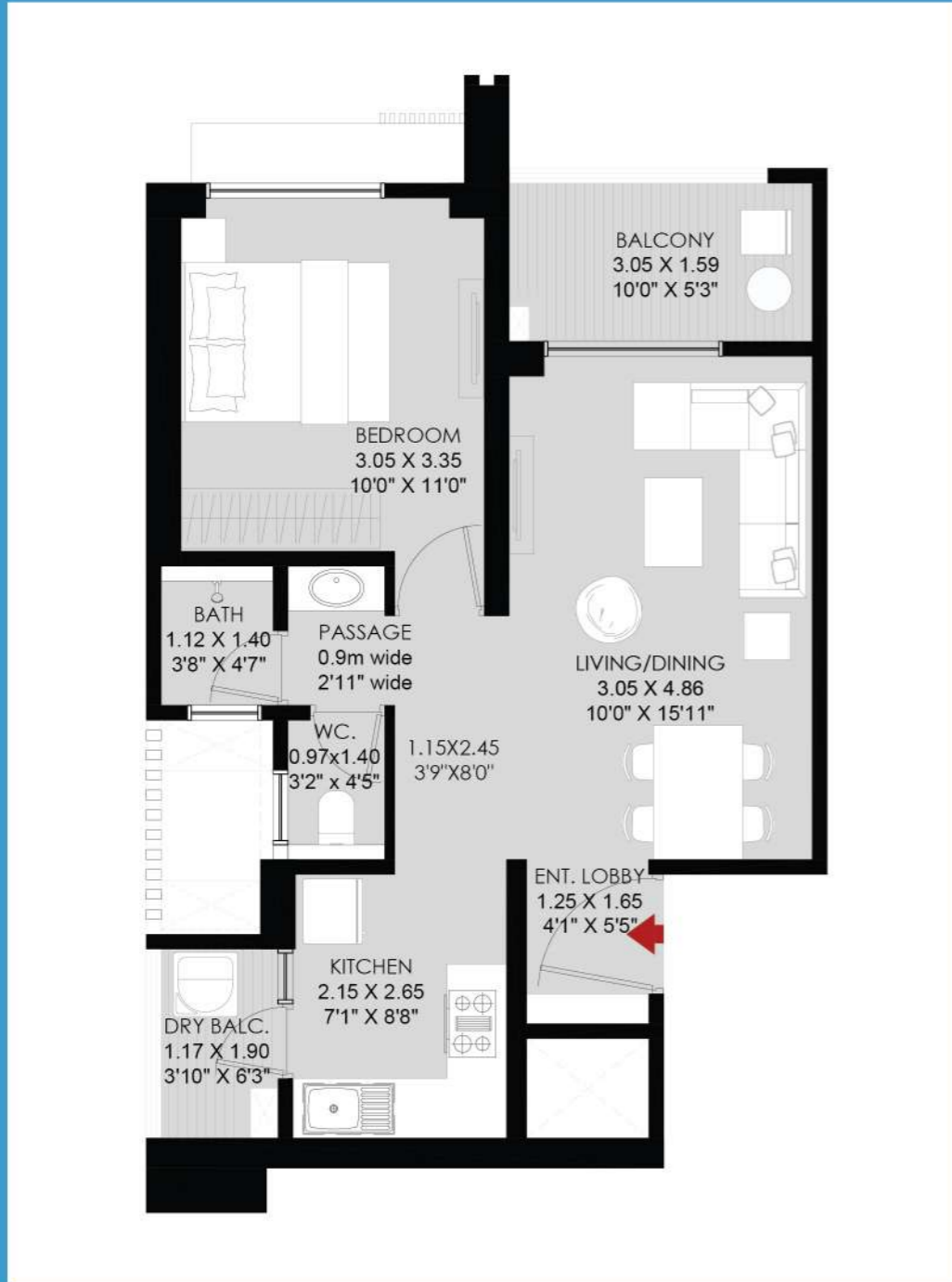
An address of distinction for every indulgence,
Inspired by the Way of Water

Artist's impression for representation purpose only.

Unit Configuration

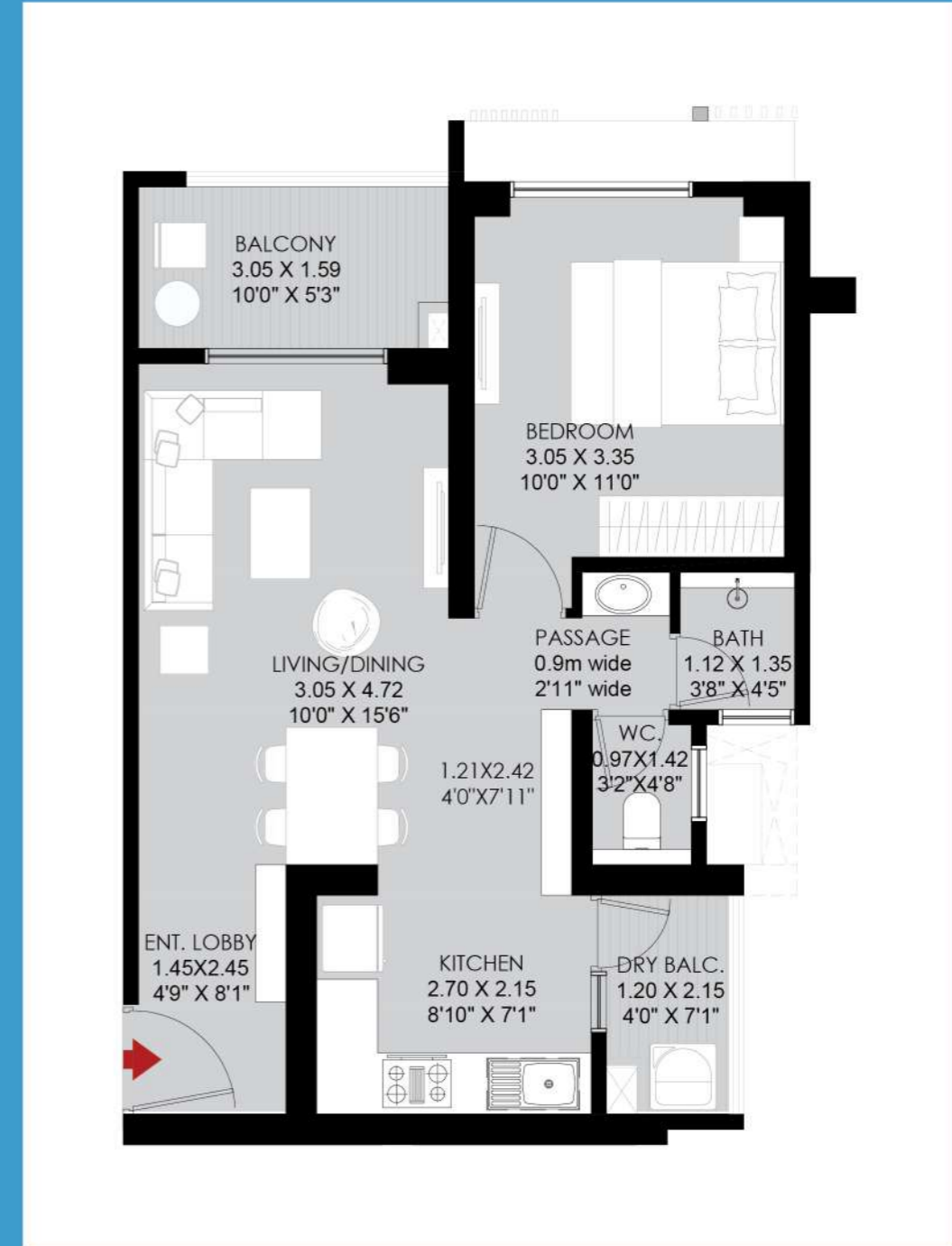
TYOLOGY	RERA CARPET AREA (SQ. M.)	RERA CARPET AREA (SQ. FT.)
1 BHK	51.80 – 57.79	558 – 622
2 BHK	79.97 – 84.19	861 – 906
2 BHK + Study	103.73 – 103.94	1117 – 1119
3 BHK	98.45 – 100.49	1060 – 1082

1 BHK 51.80 SQ. M. (558 SQ. FT.)



TYPE	CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL RERA (SQ. M.)	TOTAL RERA (SQ. FT.)
1 BHK	44.86	6.94	51.80	558

1 BHK 54.67 SQ. M. (588 SQ. FT.)

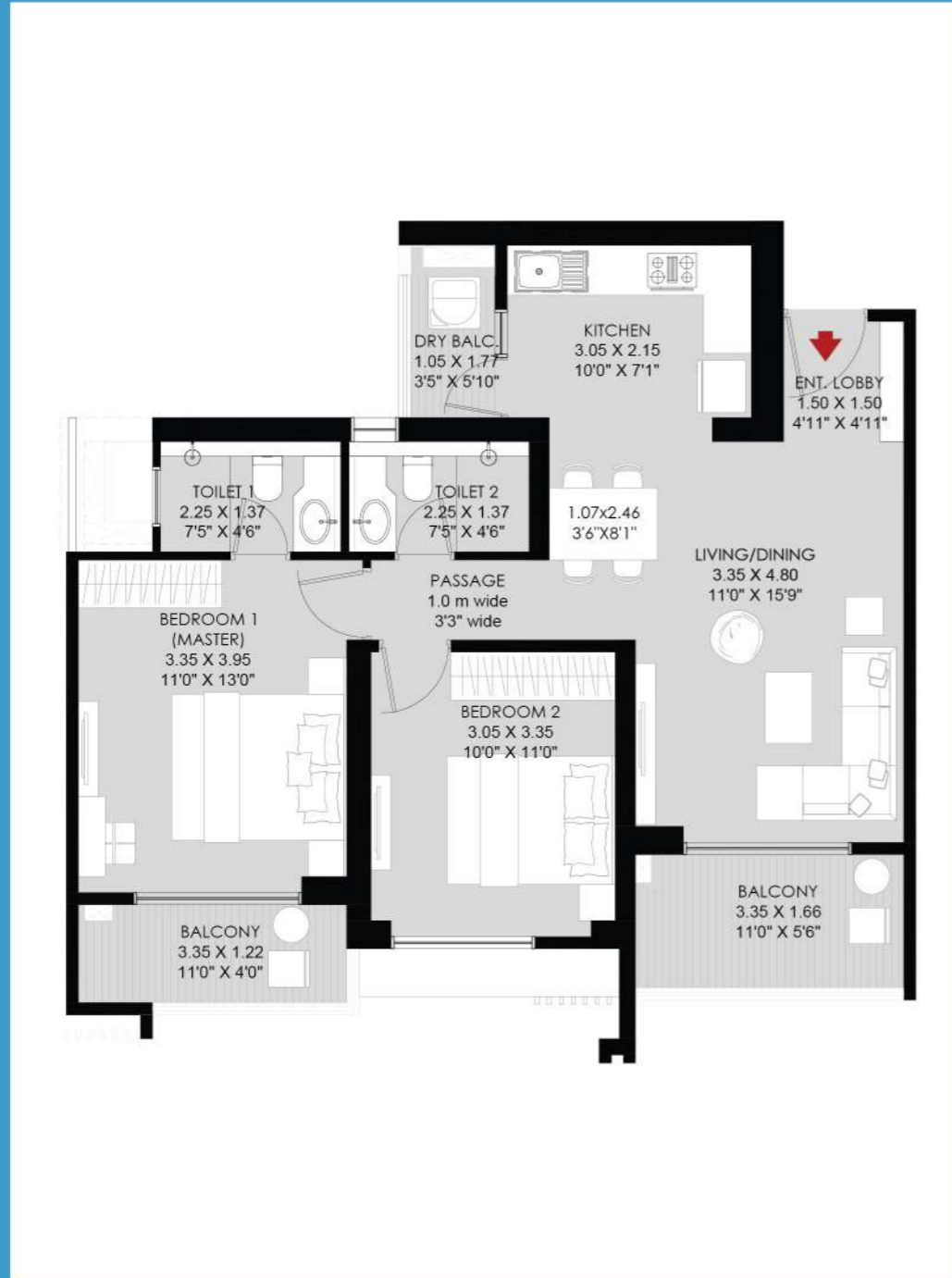


TYPE	CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL RERA (SQ. M.)	TOTAL RERA (SQ. FT.)
1 BHK	47.37	7.30	54.67	588

Note: ALL DIMENSIONS ARE IN METERS AND FEET- 1 SQ. M. = 10.764 SQ. FT.

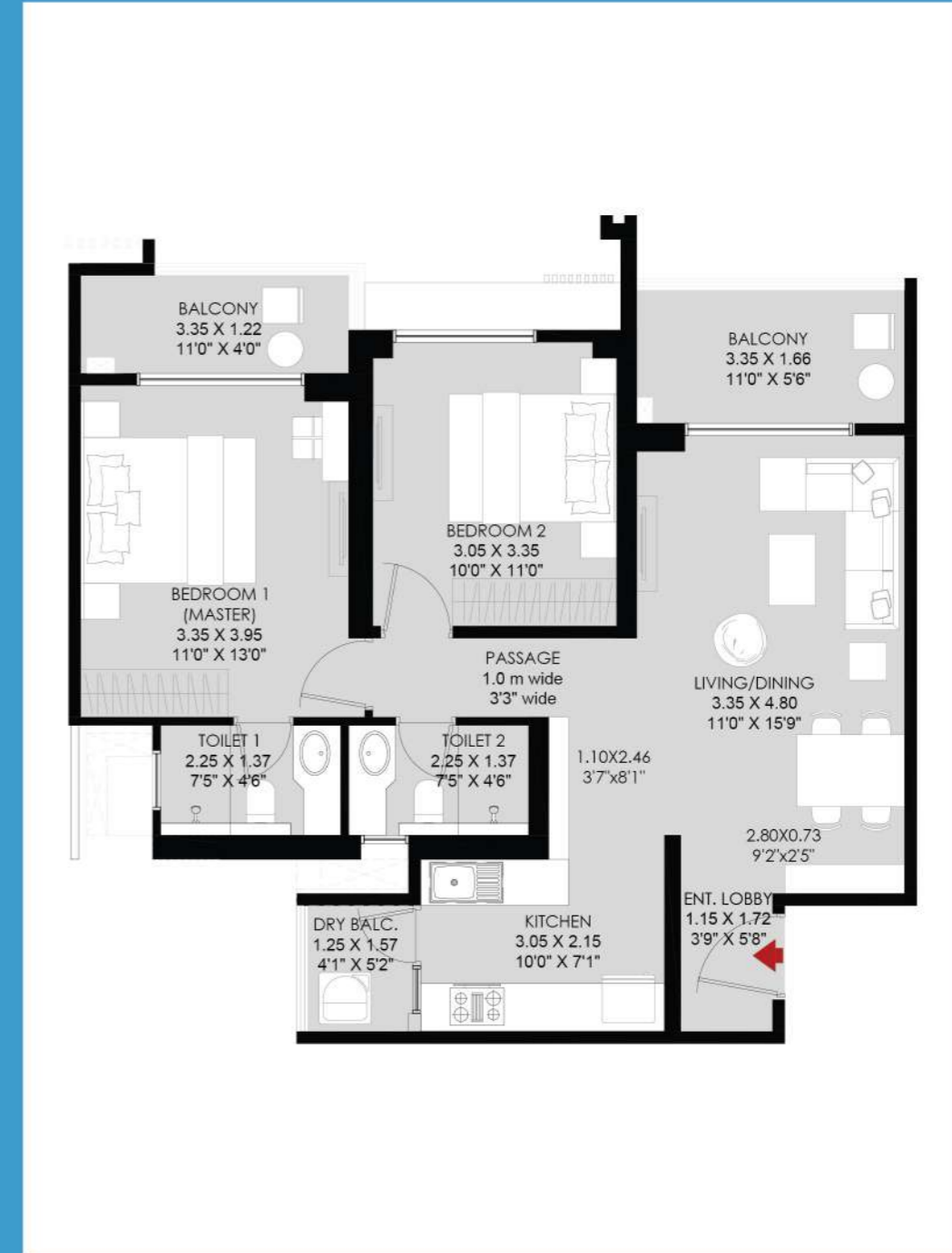
The furniture accessories, paintings, items, electronics good additional fittings / fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of tiles etc. shown in the image are only indicative in nature and are only for the purpose of illustrating 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.

2 BHK 79.97 SQ. M. (861 SQ. FT.)



TYPE	CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL RERA (SQ. M.)	TOTAL RERA (SQ. FT.)
2 BHK	68.32	11.65	79.97	861

2 BHK 81.14 SQ. M. (873 SQ. FT.)

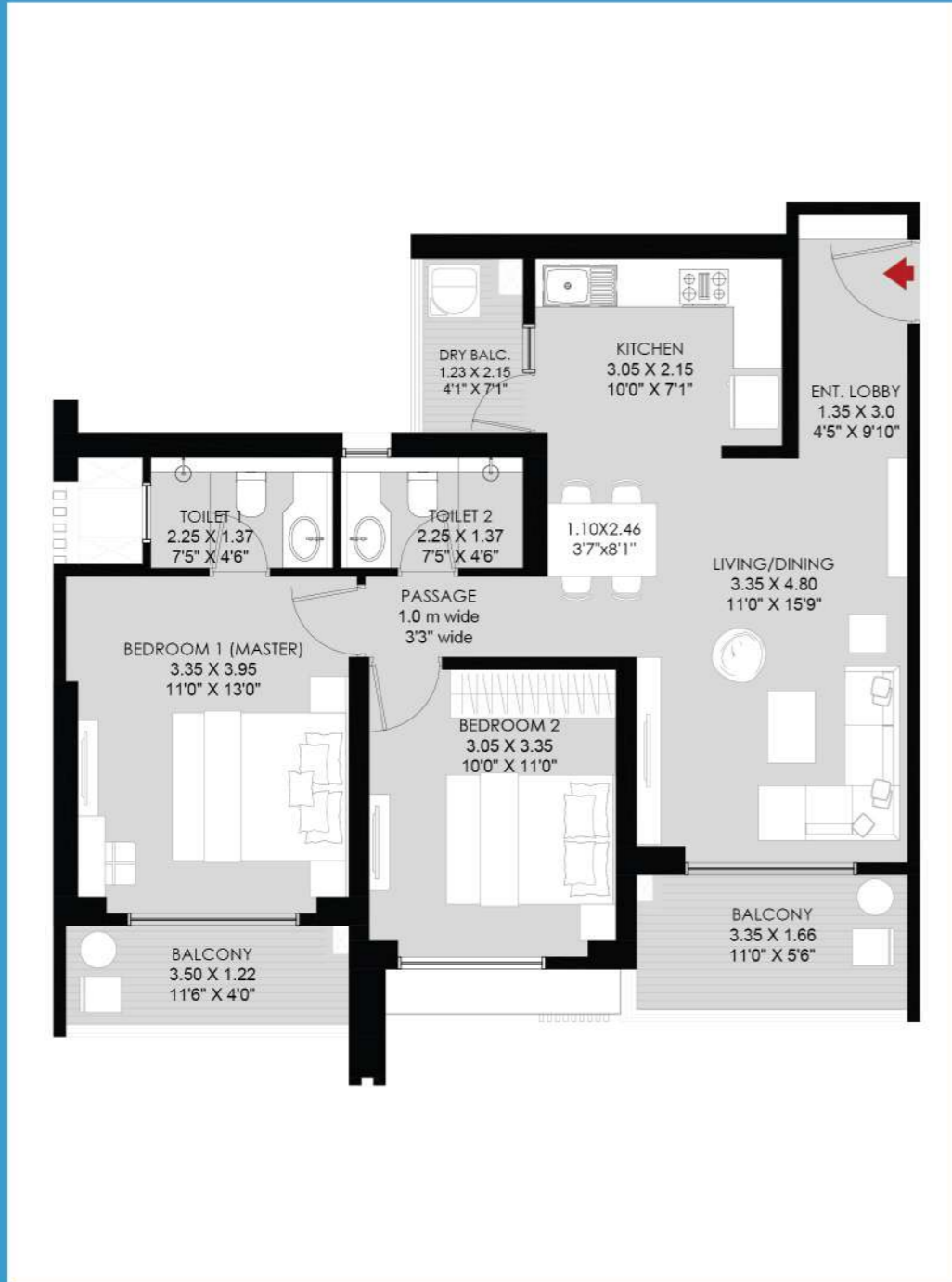


TYPE	CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL RERA (SQ. M.)	TOTAL RERA (SQ. FT.)
2 BHK	69.49	11.65	81.14	873

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.

2 BHK 82.47 SQ. M. (888 SQ. FT.)



3 BHK 100.49 SQ. M. (1082 SQ. FT.)

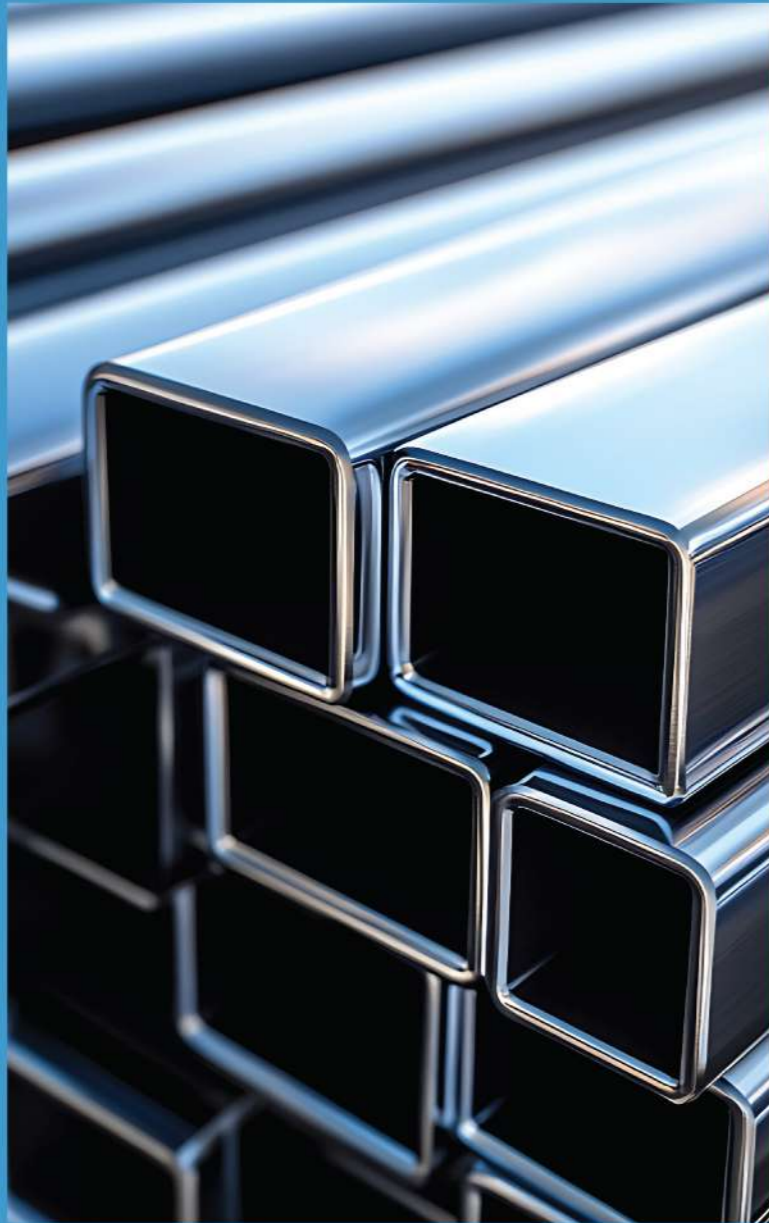


TYPE	CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL RERA (SQ. M.)	TOTAL RERA (SQ. FT.)
2 BHK	70.10	12.37	82.47	888

TYPE	CARPET AREA (SQ. M.)	EXCL. AREA (SQ. M.)	TOTAL RERA (SQ. M.)	TOTAL RERA (SQ. FT.)
3 BHK	87.67	12.82	100.49	1082

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.



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 1.5 m in shower areas of washrooms, 5 times that of industry standards.

- 2 coats of single component – 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.



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.



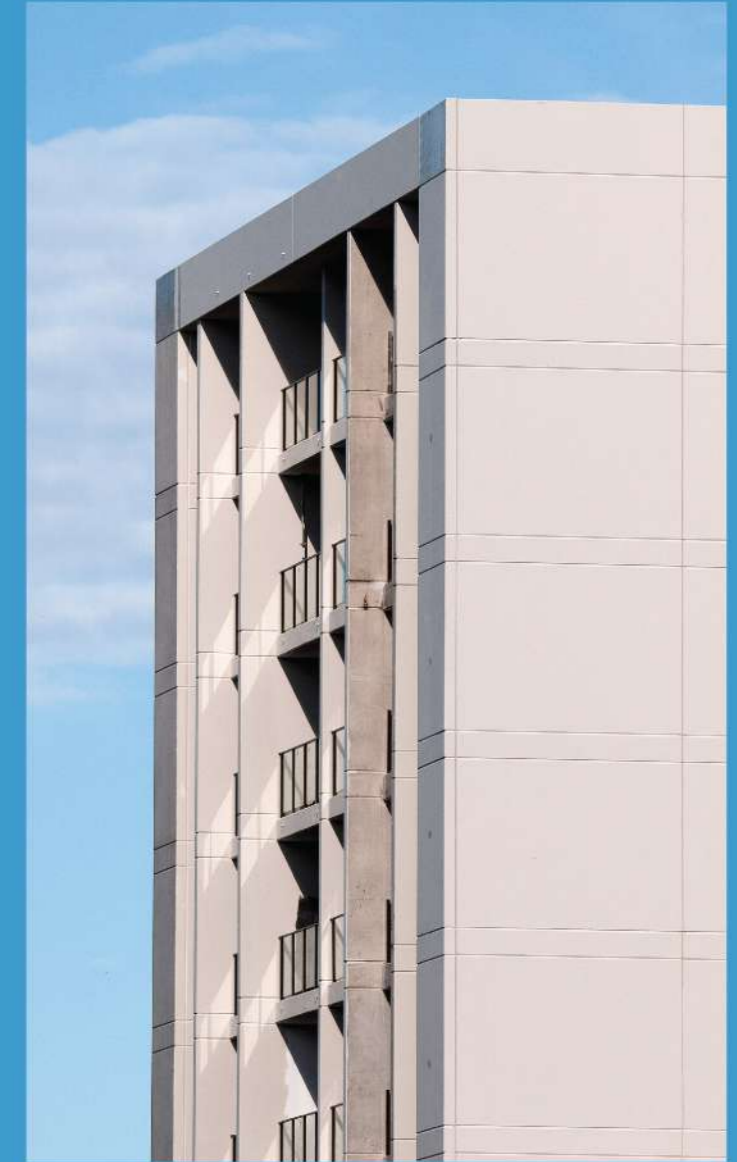
Using Heat-Strengthened performance glasses.

- 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.

Payment Plan

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 COMMENCEMENT OF FOUNDATION	5.00%
ON COMPLETION OF FOUNDATION	5.00%
ON COMPLETION OF LG/PLINTH	5.00%
ON COMPLETION OF LEVEL 2 SLAB	3.00%
ON COMPLETION OF LEVEL 4 SLAB	3.00%
ON COMPLETION OF LEVEL 8 SLAB	3.00%
ON COMPLETION OF LEVEL 12 SLAB	3.00%
ON COMPLETION OF LEVEL 16 SLAB	3.00%
ON COMPLETION OF LEVEL 20 SLAB	2.50%
ON COMPLETION OF LEVEL 24 SLAB	2.50%
ON COMPLETION OF LEVEL 28 SLAB	2.50%
ON COMPLETION OF SUPERSTRUCTURE	2.50%
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%

Specifications

STRUCTURE

EARTHQUAKE RESISTANT FRAMED RCC STRUCTURE

INTERNAL PAINT – OBD PAINT FOR CEILING,
SEMI ACRYLIC PAINT FOR WALLS

EXTERNAL WALLS – TEXTURE PAINT,
DUCTS – CEMENT PAINT

DOORS / WINDOWS

MAIN ENTRANCE – PRE-HUNG DOORS

FIRE STAIRCASE – FIRE RATED DOORS

OTHER INTERNAL DOORS – PRE-HUNG DOORS

WINDOWS – UPVC WINDOWS

KITCHEN

KITCHEN PLATFORM IN GRANITE*

KITCHEN DADO WITH CERAMIC TILES* ABOVE KITCHEN
PLATFORM UP TO 2 FT. HEIGHT

TOILET

SANITARY WARE – AMERICAN STANDARD OR EQUIVALENT

CP FITTINGS – AMERICAN STANDARD OR EQUIVALENT

COUNTER TOP – GRANITE

TOILET DADO (ALL TOILETS) – CERAMIC 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: +/- 3 mm in warpage & bend

ii . Marble & Granite : They are natural stones, so there may be variations in thickness/colours/shades and/ or grains

Specifications

FLOORING

LIVING/DINING – VITRIFIED TILE*

ALL BEDROOM – VITRIFIED TILE *

KITCHEN – VITRIFIED TILE*

BALCONIES – ANTISKID TILE*

UTILITY AREA – ANTISKID TILE*

ALL TOILETS – ANTISKID TILES *

SPECIAL FEATURES

DIGITAL DOOR LOCK

STANDALONE VIDEO DOOR PHONE

SOLAR WATER (IN MASTER BEDROOM'S TOILET)

ELECTRICAL PROVISION FOR INVERTER

SAFETY FEATURES**

PARAPET WALL, MS RAILING FOR UTILITY AREA,
GLASS RAILING FOR FLAT/UNIT BALCONY

*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.

i . Tiles: +/- 3 mm in warpage & bend

ii . Marble & Granite : They are natural stones, so there may be variations in thickness/colours/shades and/or grains

**As per prevailing NBC regulations