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MAHARERA REGISTRATION NO. P52100078240



GODREJ EVERGREEN SQUARE

HINJAWADI PHASE 3, PUNE

Godrej | PROPERTIES

INDIA'S NO.1*
REAL ESTATE
DEVELOPER



*As per booking value achieved in FY 2023-24, reported until May 3, 2024

AN EVERGREEN LEGACY.

Godrej Properties brings the Godrej Group's philosophy of innovation, sustainability, and excellence to the real estate industry. Each of Godrej Properties' developments honour a 128-year legacy of trust, with a commitment to cutting-edge design and technology.



Artist's impression and not actual site image. This is for representational purpose only.

CRAFTING THOUGHTFUL LIVING SPACES SINCE 1990.

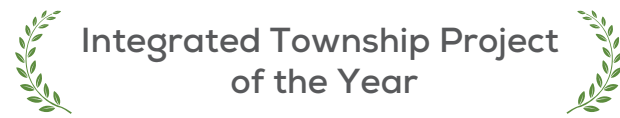
Our portfolio across major cities in India comprises residential and commercial developments. We have focused on delivering a superior living experience to our homeowners, where contemporary amenities dwell in confluence with an exclusive lifestyle, served to a select few.



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AWARDS & RECOGNITION

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.



**Integrated Township Project
of the Year**

Realty+ Excellence Awards,
2023



Best Design Project

Realty+, 2022



Best Interior Design

Realty+, 2022



**Plotted Development
of the Year**

Realty+ Conclave Award,
2022



**Lopez Design for
Energizing - Central Park**

India's Best
Design Awards, 2021



**Architectural Design
of the Year**

Realty+ Conclave Award,
2021



Best Interior Design

Realty+ Conclave Award,
2021



National Brand Leaders

Track2Realty BrandXReport,
2019-20



**Porter Prize: For Leveraging
Unique Activities**

Porter Prize, 2019



**Real Estate Company
of the Year**

Construction Week
Awards, 2019



**India's Top Builders
Award**

Construction World Architect
and Builder (CWAB) Awards,
2018



**Wealth Creator Among
The Next 500 Companies**

Fortune India



**Ranked #1 Globally for
a Third Consecutive Year**



GRESB (Global Real Estate
Sustainability Benchmark)

A LOCATION THAT PUTS YOU IN EVERGREEN COMPANY.

LOCATION MAP



*Source: Google Maps. <https://www.mapsofindia.com/pune/metro-map.html>
Map not to scale. The above map is for representation purpose only.
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.

LEGEND

School

Office

Metro

Hospital

Circle

Proposed Metro Line-3

Hotel

Trampoline Park

River

Shopping

Flyover

Highway

A LOCATION THAT BRINGS ALL THE CONVENIENCES CLOSER.

SCHOOLS



Pawar Public School
Ryan International Academy
Educon International School
VIBGYOR High School
BLISS International School
Mahindra International School
Blue Ridge Public School
EuroSchool Wakad
Delhi Public School
Global Indian International School

HOSPITALS



Ruby Hall Clinic
Golden Care Hospital
Sanjeevani Multispeciality Hospital

HOTELS



Courtyard Hinjawadi
Vivanta
Holiday Inn Express
Hilton Garden Inn
Bizz Tamanna Hotel
Lemon Tree Hotel
Hyatt Place
Hotel Solitaire
ibis
Grand Tamanna

SHOPPING DESTINATIONS



Grand Highstreet
Xion Mall
Streets of Europe
Westside
DMart Hinjawadi
Zudio
Trends
Phoenix Mall of the Millennium

CORPORATE OFFICES



Persistent	Marquardt India Pvt. Ltd.
Tata Technologies Ltd.	Tech Mahindra Ltd.
Wipro Technologies Ltd.	Tata Consultancy Services Ltd.
Infosys Technologies	
Cognizant Technology Solutions	
Döehler India Pvt. Ltd.	
Embassy Quadron Business Park	
Capgemini	
KPIT Technologies Ltd.	
Synechron Technologies Pvt. Ltd.	

EXPERIENCE LIFE WITH EVERGREEN CONVENIENCES.



10+ Schools



All Major Banks & ATMs



10+ Hospitals & Clinics



10+ Resorts



5+ Shopping Malls



50+ Cafés and
Restaurants



30+ Convenience Stores



MASTER LAYOUT PLAN

THOUGHTFULLY DESIGNED FOR YOU.



LANDSCAPE ENGINEERED FOR YOUR HOLISTIC WELLBEING.

Live amidst lushness with 4 levels of greens, over 4-acres* of open spaces and landscaping, 450+ trees, landscape walkway and much more.



MENTAL HEALTH



EMOTIONAL HEALTH



PHYSICAL HEALTH

Godrej Evergreen Square's landscaping embodies Holistic Wellbeing, connecting us with nature to balance our inner and outer selves, and promote overall wellness.

*Includes fire tender pathways.

LAUNCHING



GODREJ EVERGREEN SQUARE

HINJAWADI PHASE 3, PUNE

EVER GREEN. EVER YOURS.



LAUNCHING



GODREJ EVERGREEN SQUARE

HINJAWADI PHASE 3, PUNE

EVER GREEN. EVER YOURS.

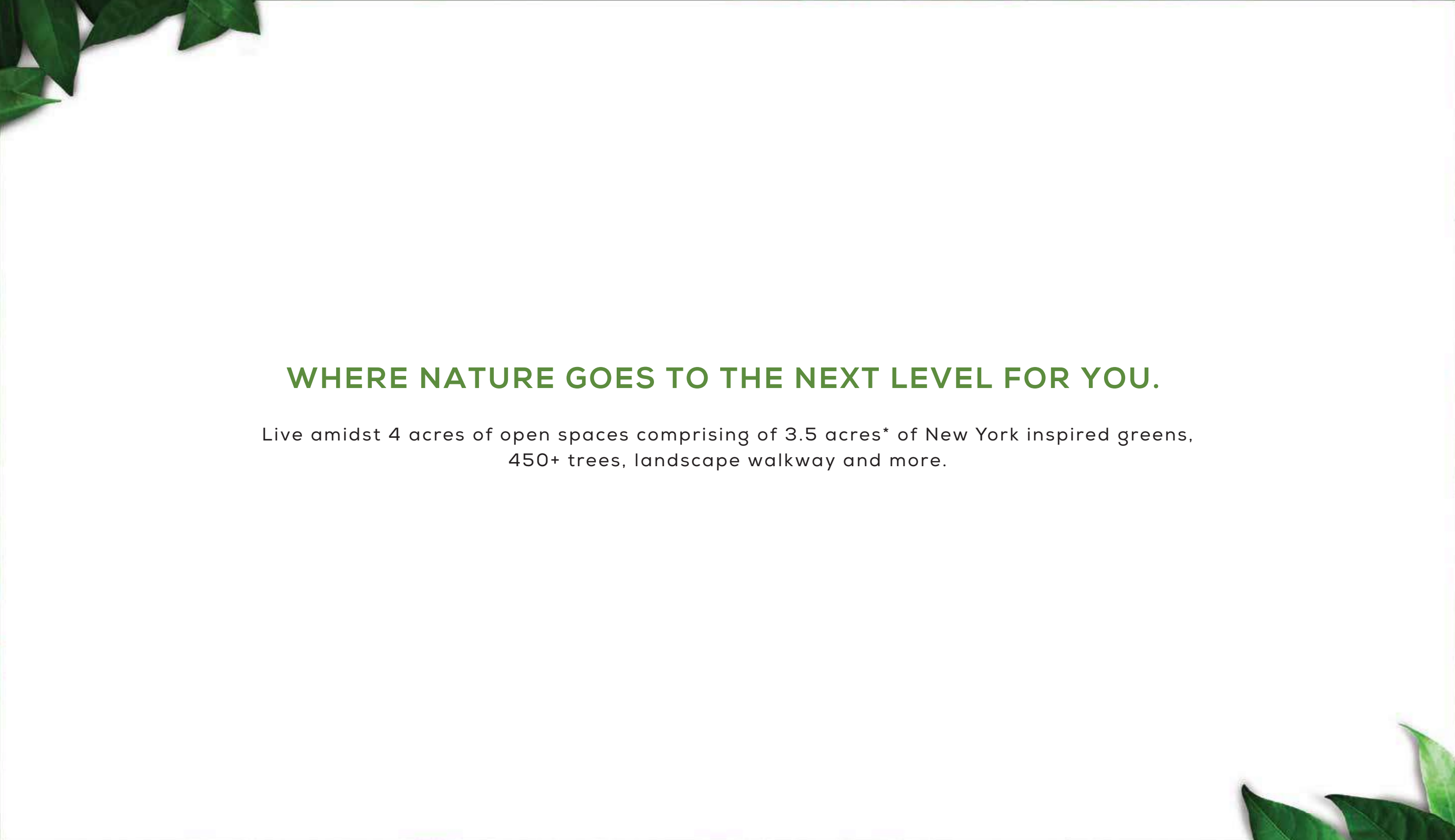


THE NEXT BIG RETAIL DESTINATION IS RIGHT AT YOUR DOORSTEP.

Expand your shopping horizons with a magnificent 1 lakh* sq. ft. of retail space,
home to 115+ premium shops.

*1 lakh sqft is saleable area.





WHERE NATURE GOES TO THE NEXT LEVEL FOR YOU.

Live amidst 4 acres of open spaces comprising of 3.5 acres* of New York inspired greens,
450+ trees, landscape walkway and more.

*Includes fire tender pathways.



Artist's impression and not actual site image. This is for representational purpose only.



A GRAND CLUBHOUSE SPANNING 2500+ SQ.M. (27,000 SQ.FT.).

Discover true indulgence as you lose yourself in a host of lifestyle amenities
in the clubhouse and across the project.



DIVE INTO EVERGREEN INDULGENCES THAT LIFT YOU UP.



Stock Images used for representational purposes only.
The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc.
Shown in the images are only indicative in nature and are only for representation purpose only.

AN EVERGREEN LIFE FOR EVERY MEMBER OF THE FAMILY.



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EXPERIENCES DESIGNED FOR YOUR WELLBEING.



Spa



Library



Badminton

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ADDITIONAL AMENITIES

AMENITIES DESIGNED TO ENRICH EVERY ASPECT OF YOUR LIFE.



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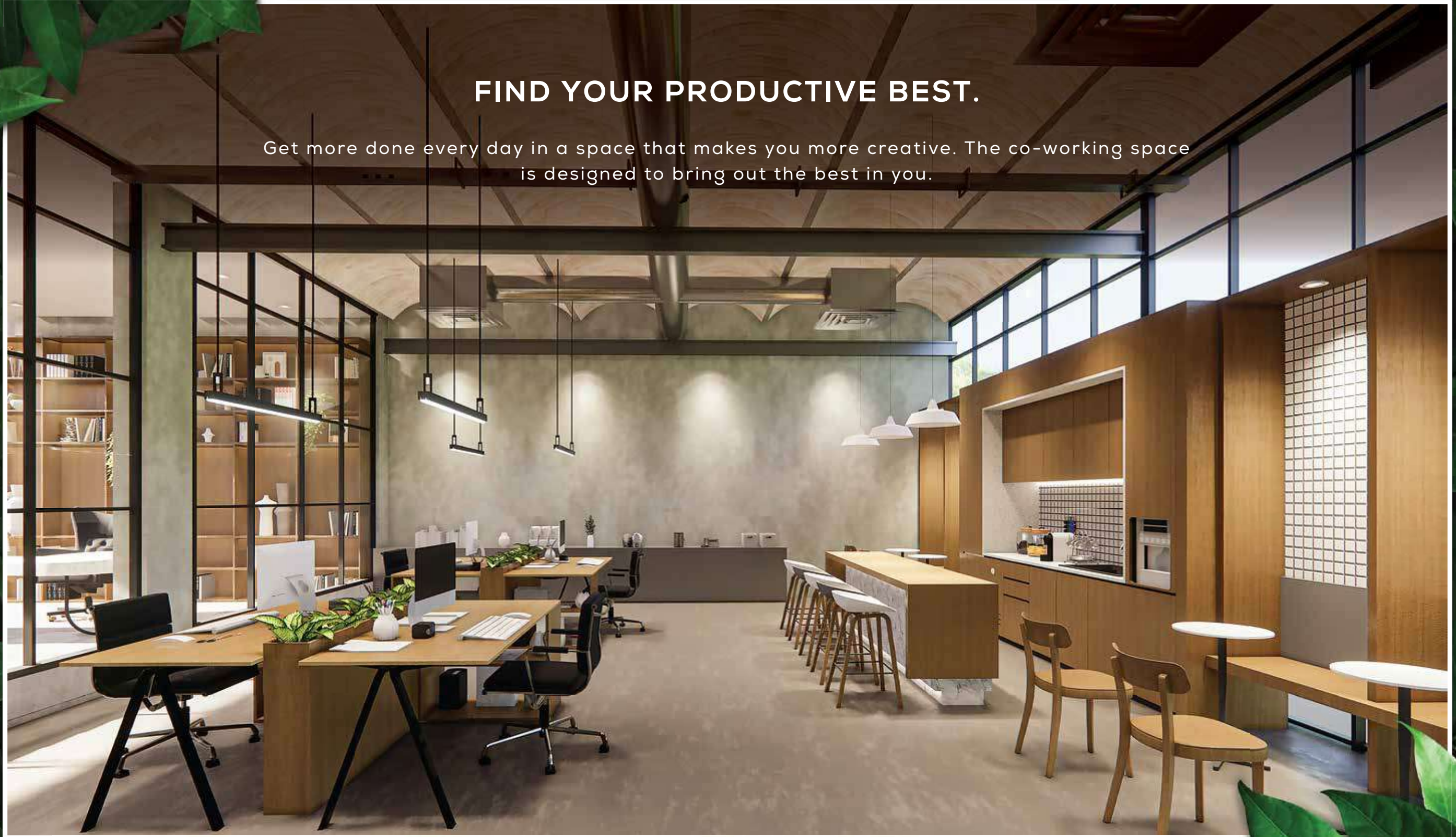
AMENITIES THAT MAKE EVERY DAY MEMORABLE.



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FIND YOUR PRODUCTIVE BEST.

Get more done every day in a space that makes you more creative. The co-working space is designed to bring out the best in you.



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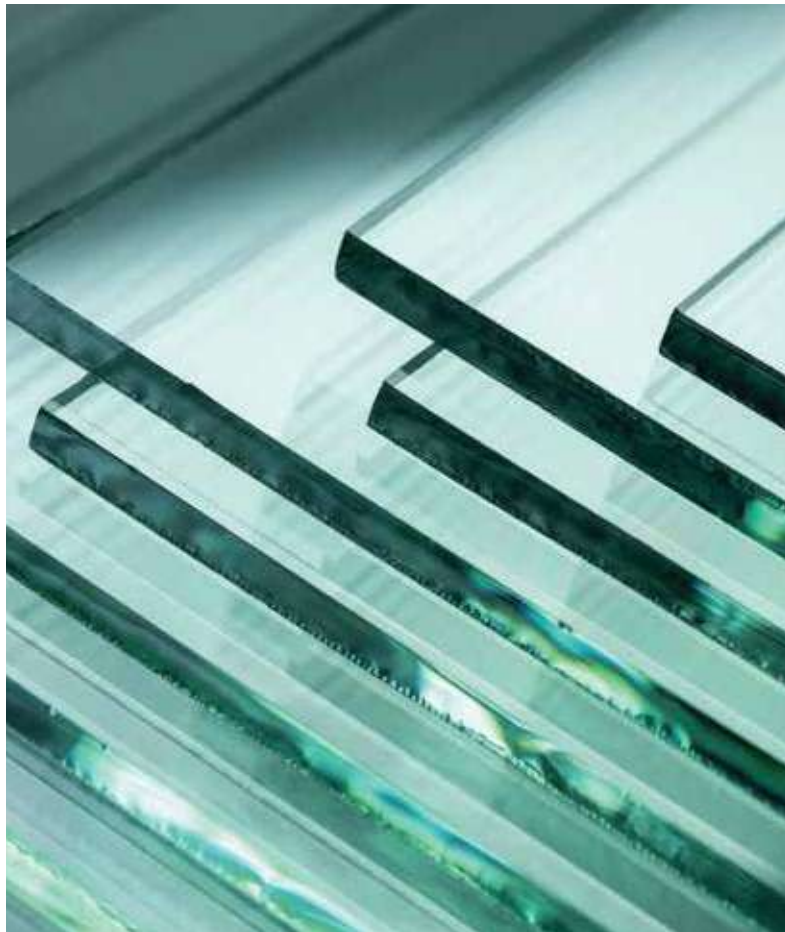
A white rectangular frame is centered on a background of lush green leaves. The leaves are vibrant and detailed, with some showing small white flowers or buds. The frame is empty except for the text.

DELIVERING THE BEST QUALITY. ALWAYS.



**Waterproof coating up to 1.5 m.
in shower areas, which is more than
5 times of industry standard**

- Industry standard is only up to 0.3 m.
- Godrej Properties waterproofs up to 1.5 m. in shower areas.



Using Heat Strengthened Glass which is stronger and keeps interiors cooler.

- Heat Strengthened Glass is up to 4 times stronger.
- Reduces temperatures by 4-5 degree Celsius.



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

- Prevents water leakage in wet areas like washrooms.
- Water can travel through mortar bed to the concealed drain.



Use of Damp Proof course & Shower test is carried on the external walls to observe any seepages.

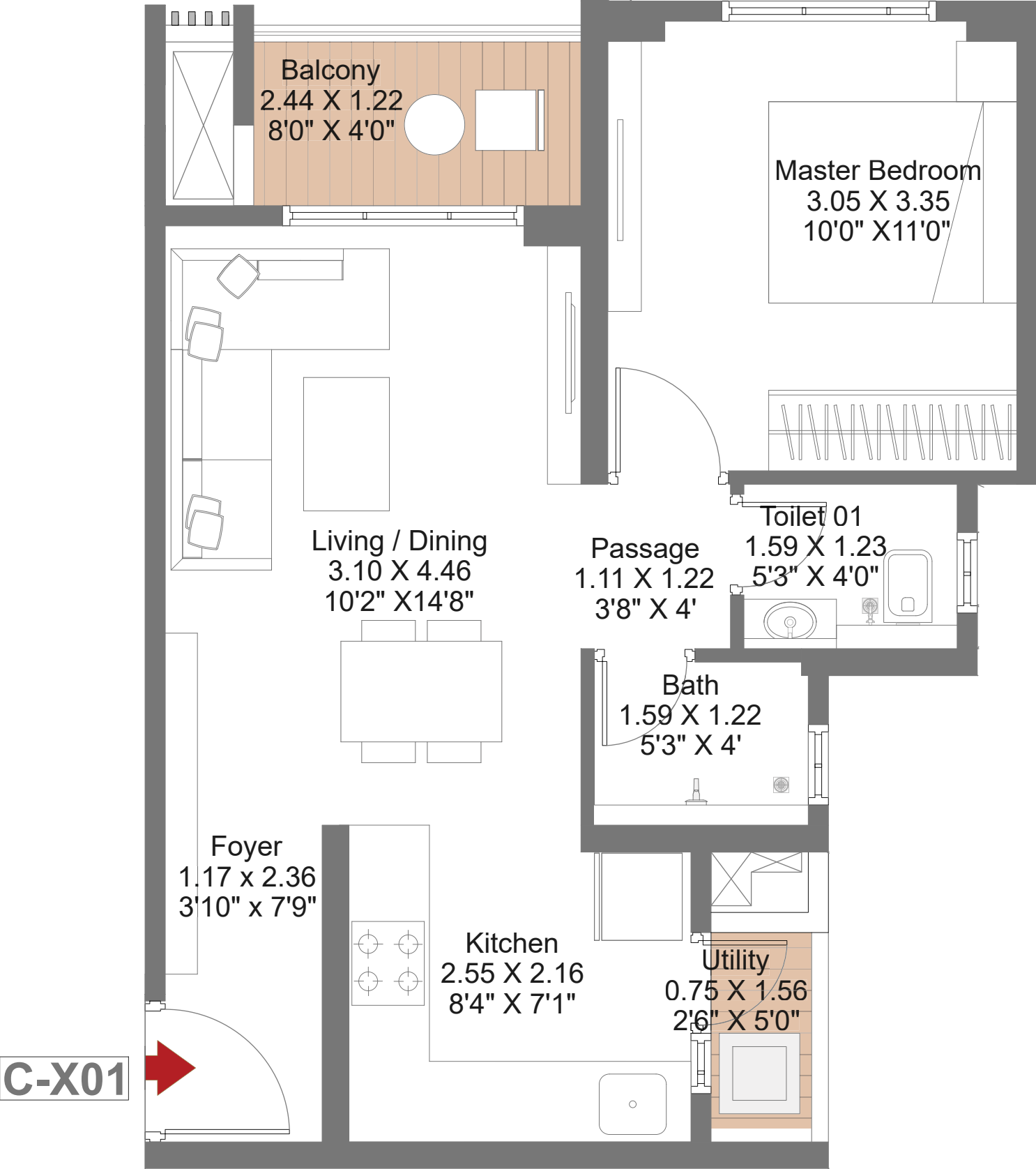
- Damp Proof course applied on external walls
- Shower test on the wall to observe if there is any seepage.



UNIT PLANS

Homes that make the most of every square inch.

1 BHK



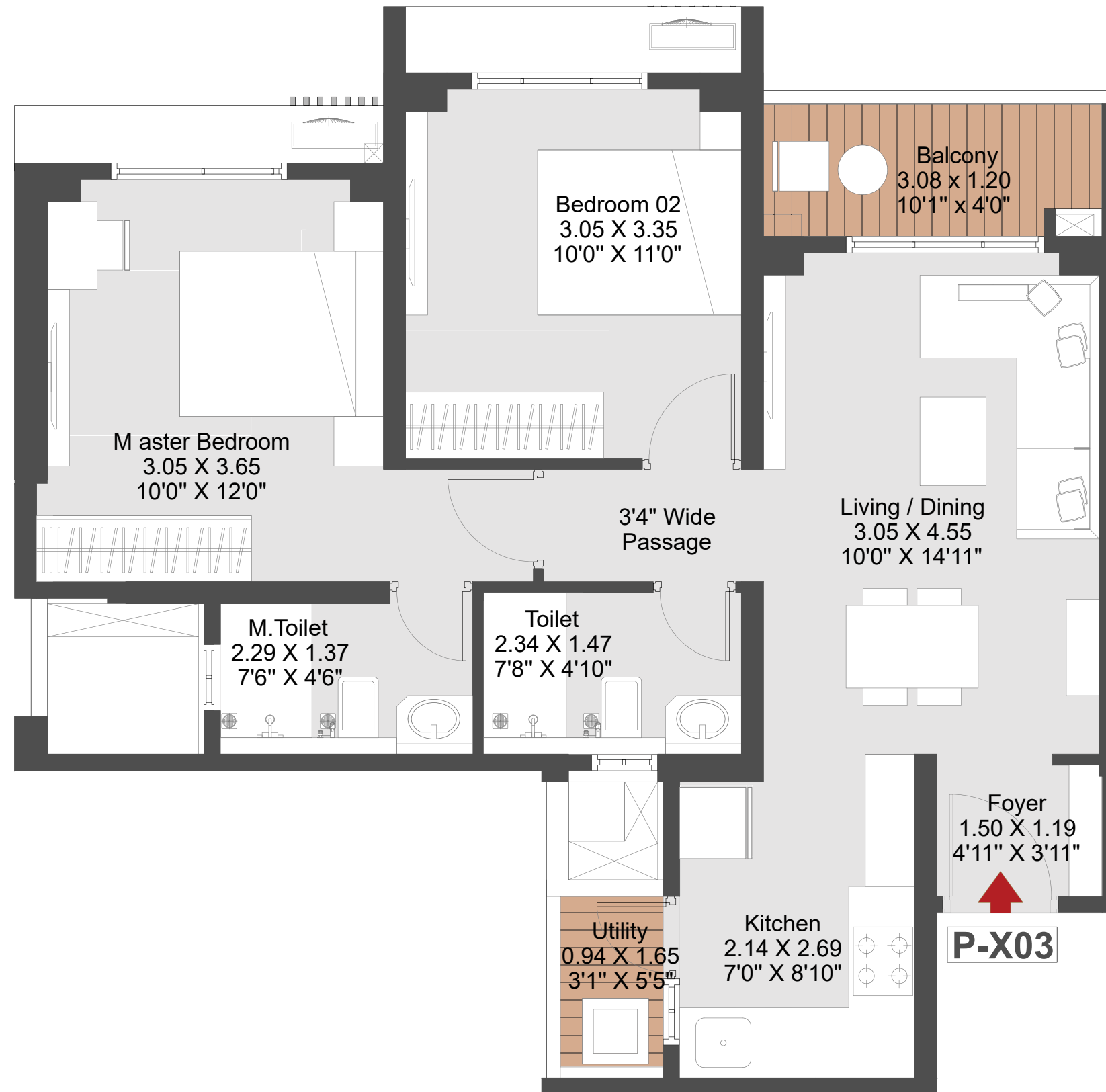
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X01	40.72	3.97	44.69	481

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



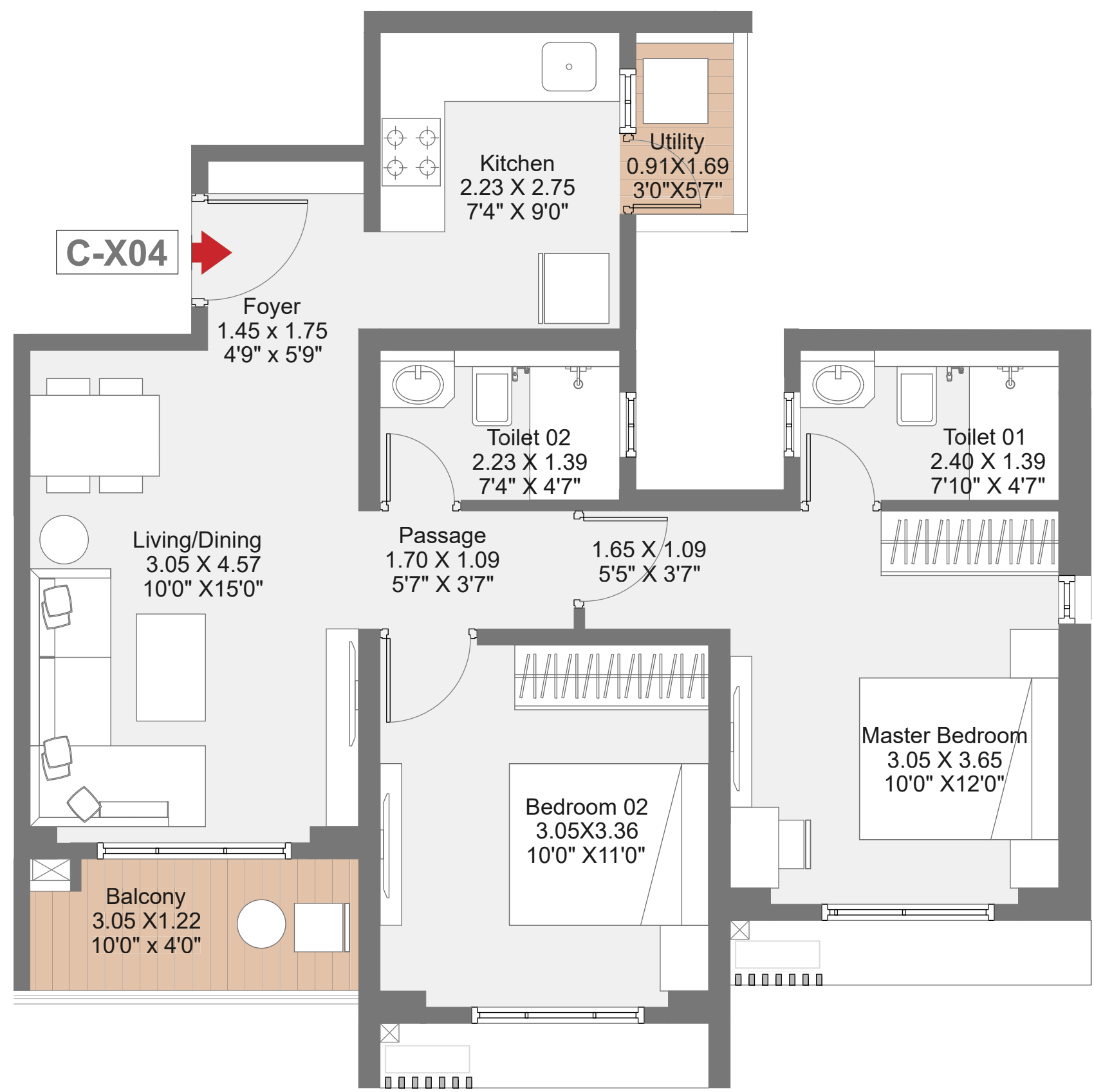
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X03	57.43	5.16	62.59	674

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

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2 BHK



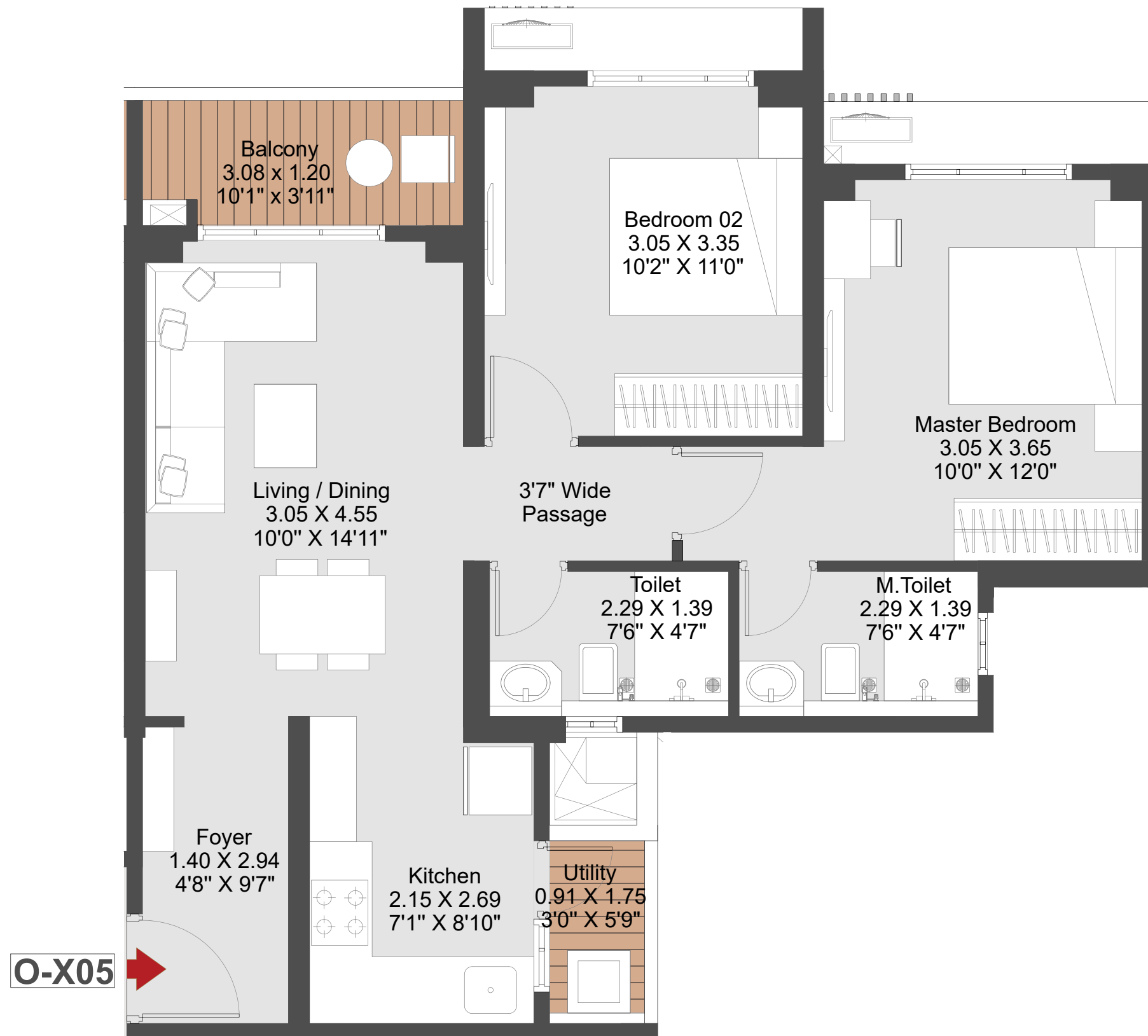
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X04	58.20	5.17	63.37	682

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2 BHK



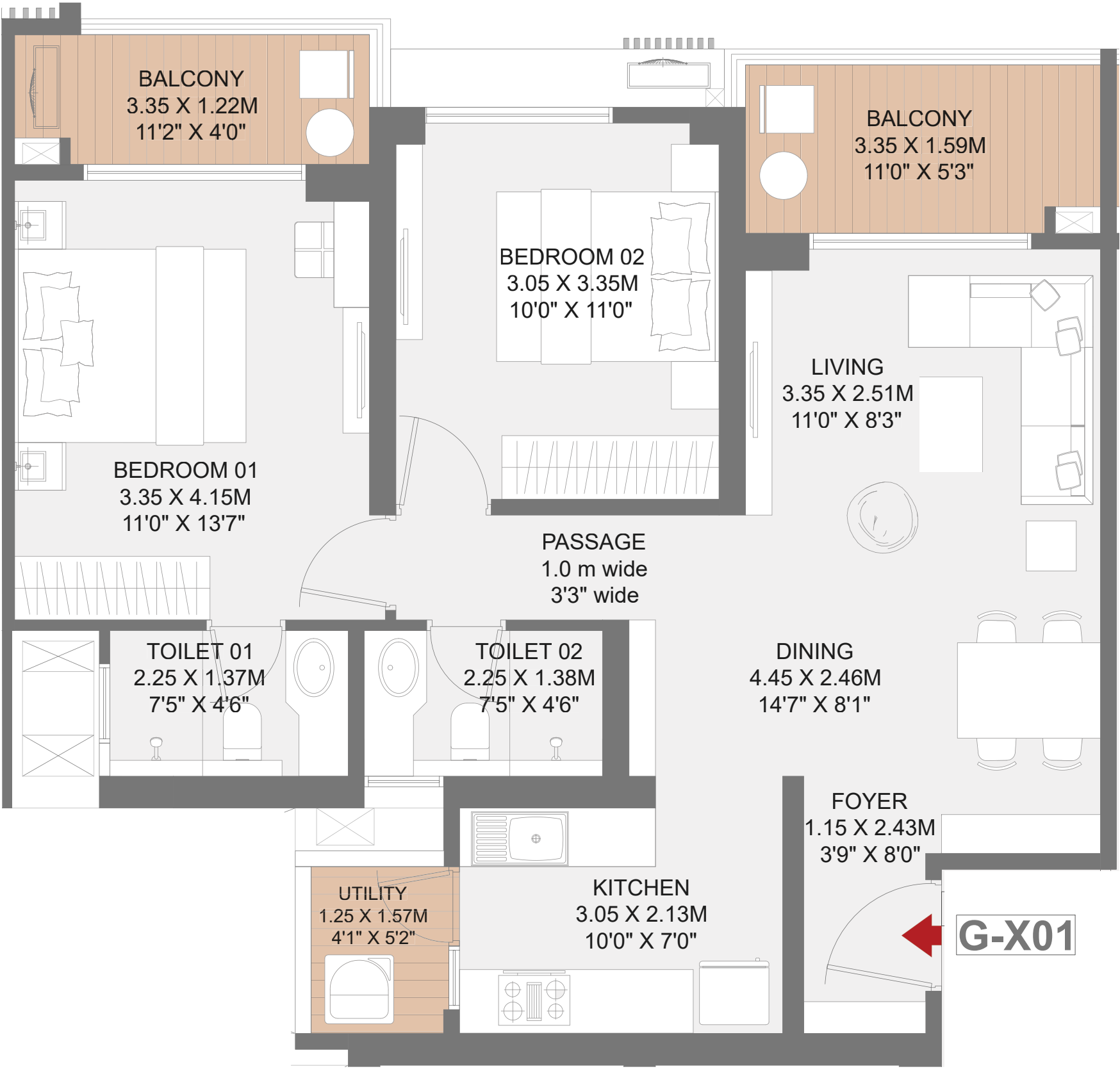
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X05	59.83	5.26	65.09	701

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2 BHK



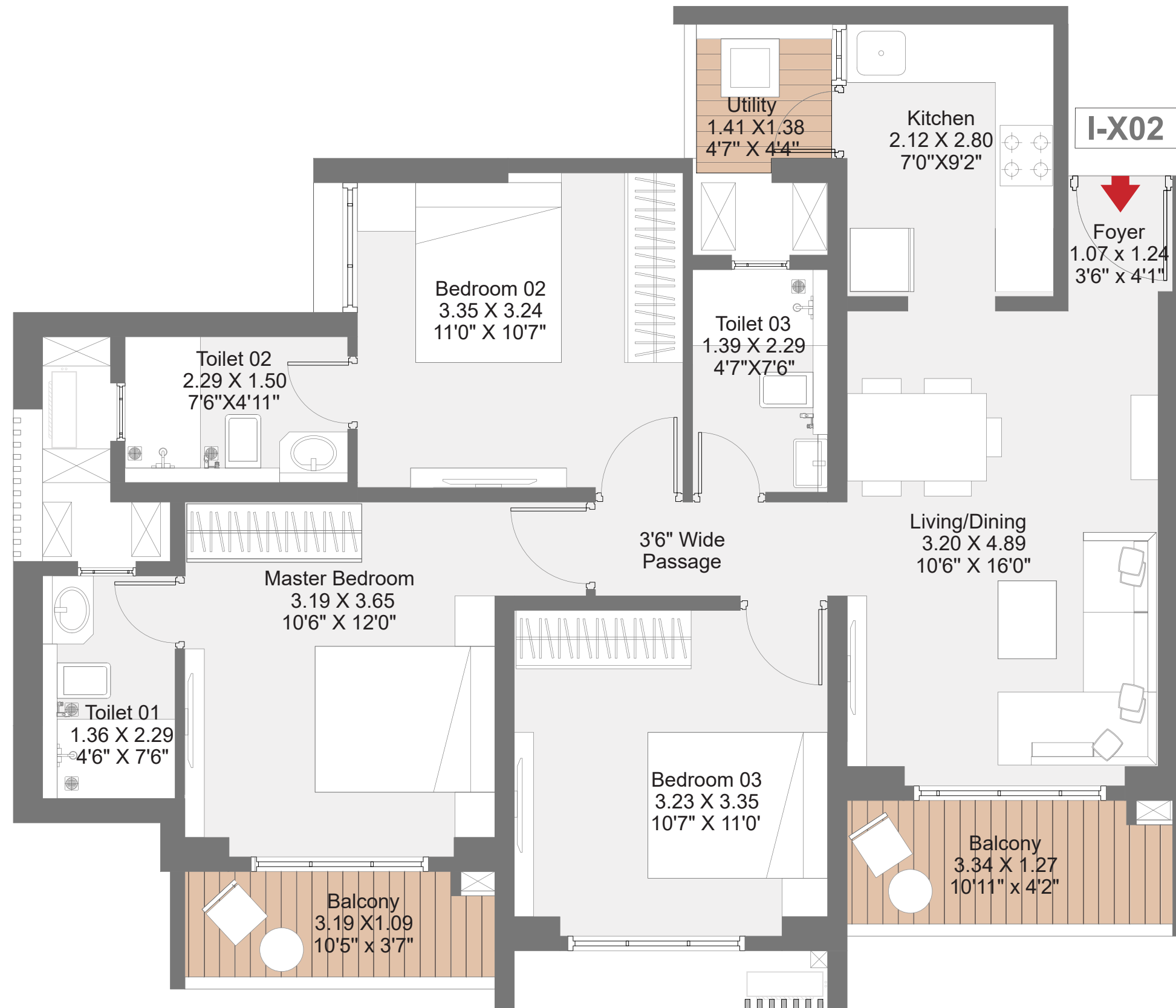
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X01	69.34	11.25	80.59	867

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

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3 BHK



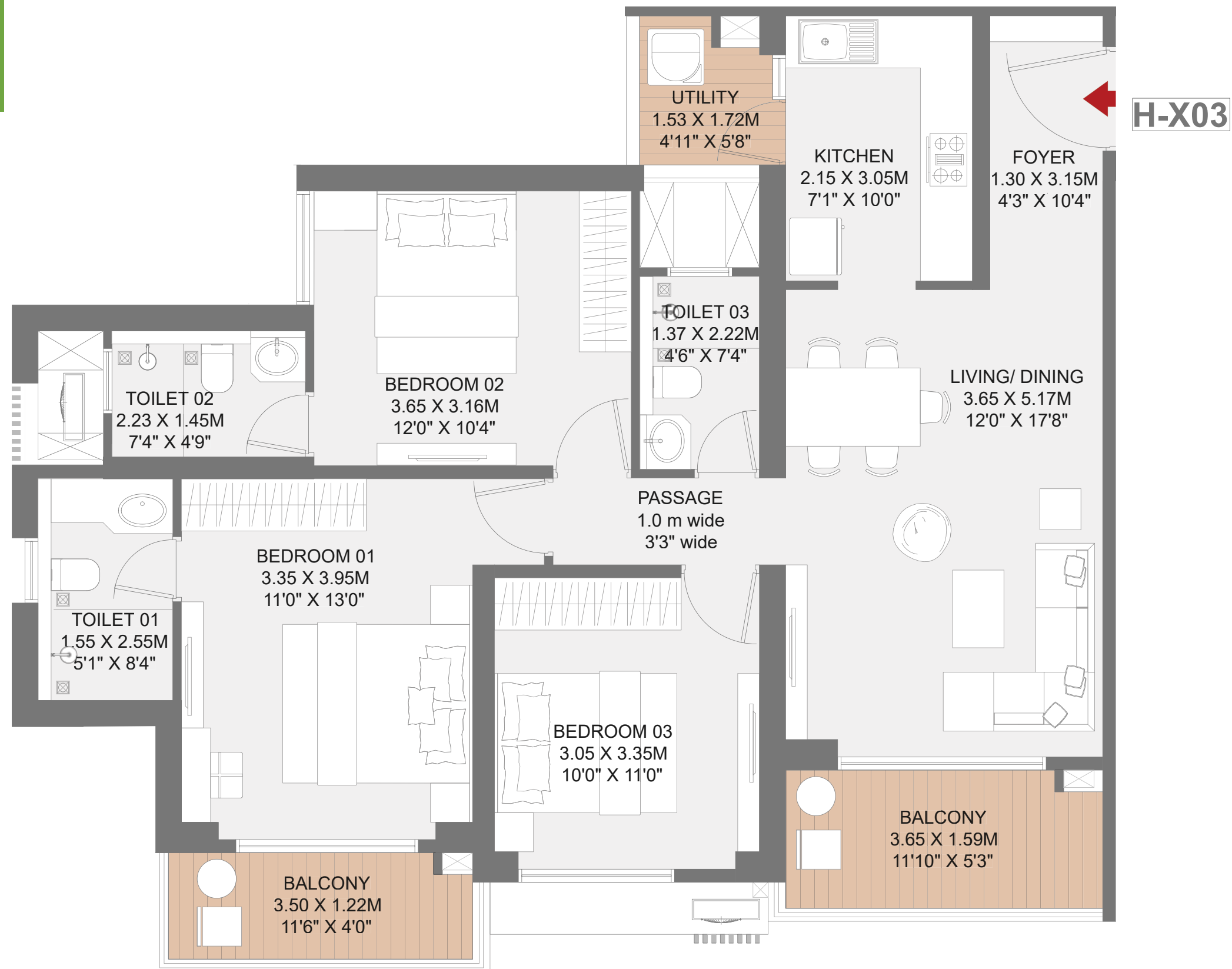
AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X02	75.97	9.84	85.81	924

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

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3 BHK



AREA AS PER RERA

TYPE	CARPET AREA (SQ.MT.)	TOTAL EXCL. AREA (SQ.MT.)	TOTAL AREA (SQ.MT.)	TOTAL AREA (SQ.FT.)
X03	87.06	12.70	99.76	1074

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

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A dense border of green, elongated leaves frames the central white area of the slide.

UNIT CONFIGURATION

TYPOLGY	RERA CARPET AREA RANGE (SQ.M.)	RERA CARPET AREA RANGE (SQ.FT.)
1 BHK	43.92 - 45.75	473 - 492
2 BHK	62.23 - 81.67	670 - 879
3 BHK	85.81 - 99.76	924 - 1074



SPECIFICATIONS

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STRUCTURE

Internal Paint – Gypsum with semi-acrylic paint for walls & putty with semi-acrylic paint for the ceiling

Lift Lobby Internal Wall Paint – Gypsum with OBD

Lift Lobby Internal Ceiling Paint – Putty with OBD

DOORS/WINDOWS

Main Entrance – Pre-hung Doors

Other Internal Doors – Pre-hung Doors

Fire Staircase – Fire-rated Doors

Windows – UPVC Windows

KITCHEN

Kitchen Platform in Granite*

Kitchen Dado with Ceramic Tiles* above Kitchen Platform up to 2 ft. Height

TOILET

Sanitaryware – 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

ELECTRICAL

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

ii. 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

Solar Water (In Master Bedroom’s Toilet)

Electrical Provision for Inverter

SAFETY FEATURES**

MS Railing for all balconies

Parapet for Common Areas

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

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**As per prevailing NBC regulations

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