

Land of the Precious Few



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 126-year legacy of excellence and trust, with a commitment to cutting-edge design and technology.



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)

Creating a future full of possibilities in an iconic location

With growing job opportunities, rapid development of infrastructure, and proximity to IT Hubs, Hinjewadi is a preferred destination for many. Being close to the city, it enjoys a continuous stream of investments and promises rapid growth in the future.



Building precious dreams, one home at a time



📍 UNDRI

- 🏠 GODREJ PRANA
- 🏠 GODREJ GREENS
- 🏠 GODREJ HORIZON

📍 KESHAV NAGAR

- 🏠 GODREJ INFINITY
- 🏠 GODREJ REJUVE

📍 MAMURDI

- 🏠 GODREJ FOREST GROVE
- 🏠 GODREJ PARK GREENS
- 🏠 GODREJ NURTURE
- 🏠 GODREJ WOOD PARK
- 🏠 GODREJ CARNIVAL
- 🏠 GODREJ SERENE

📍 MAHALUNGE

- 🏠 GODREJ HILLSIDE, GODREJ HILLSIDE 2 & GODREJ HILLSIDE 3
- 🏠 GODREJ MEADOWS & GODREJ MEADOWS 2
- 🏠 GODREJ GREEN COVE
- 🏠 GODREJ GREEN VISTAS
- 🏠 GODREJ HILL RETREAT & GODREJ HILL RETREAT 2
- 🏠 GODREJ RIVER ROYALE

📍 HINJEWADI

- 🏠 GODREJ WOODSVILLE
- 🏠 GODREJ ELEMENTS
- 🏠 GODREJ 24

📍 MANJARI

- 🏠 GODREJ SKY GREENS PHASE 1 & 2
- 🏠 GODREJ PARKRIDGE
- 🏠 GODREJ BOULEVARD
- 🏠 GODREJ URBAN RETREAT

📍 PIMPRI

- 🏠 GODREJ EMERALD WATERS

Presence in Pune

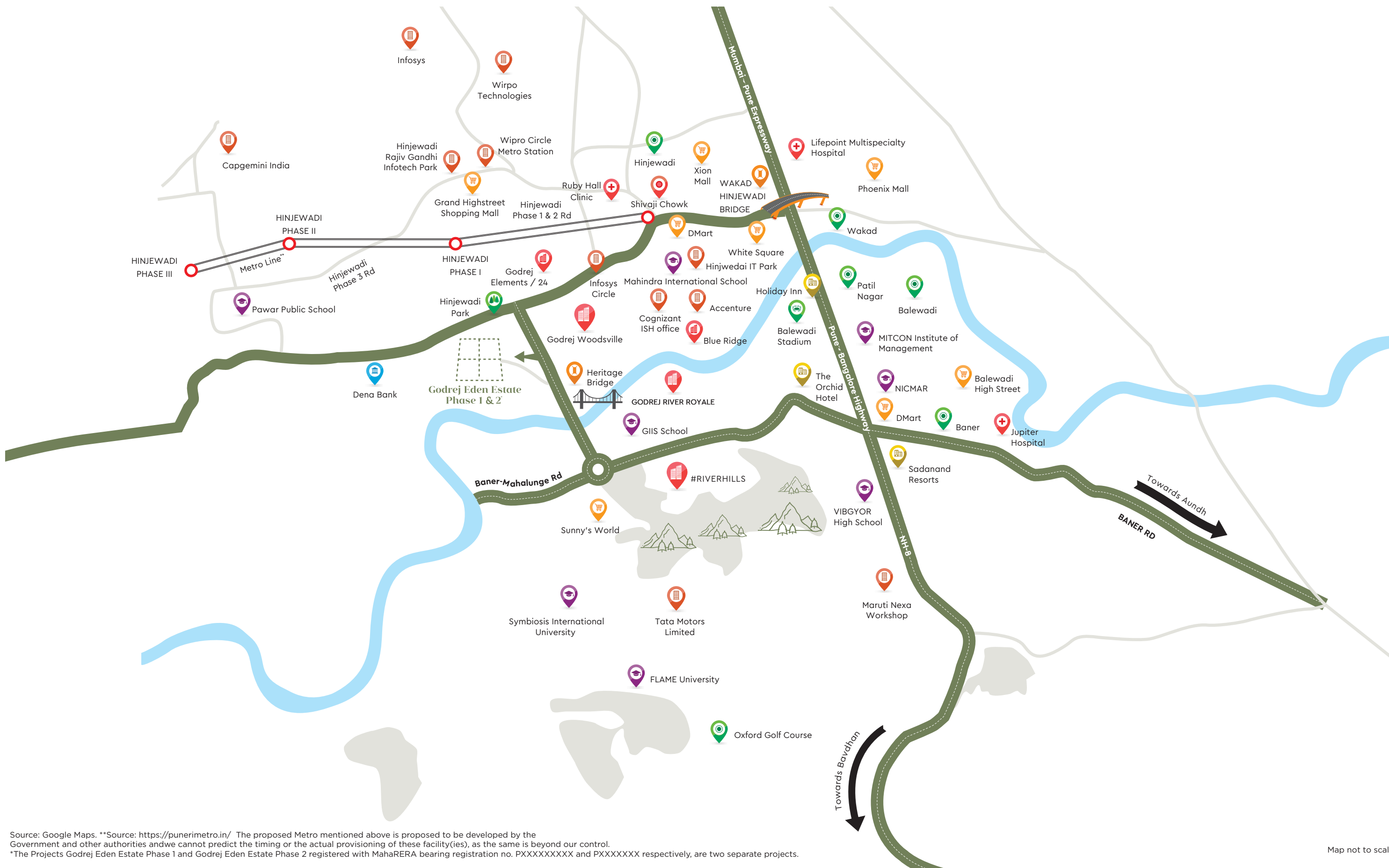


15,75,000+ m² sold



16,000+ happy families

Location Map



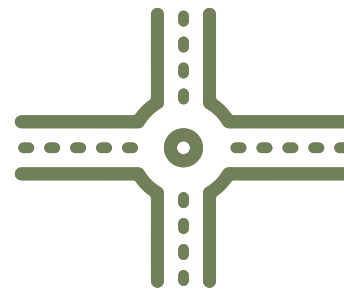
Source: Google Maps. **Source: <https://punerimetro.in/> The proposed Metro mentioned above is proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control.
 *The Projects Godrej Eden Estate Phase 1 and Godrej Eden Estate Phase 2 registered with MahaRERA bearing registration no. PXXXXXXX and PXXXXXX respectively, are two separate projects.

Iconic location for the precious few

Hinjewadi promises robust growth and development and enjoys being the preferred neighbourhood for many. It is the perfect location which is far from the chaos while having all the advantages of the city life.



Proximity to IT
Hubs

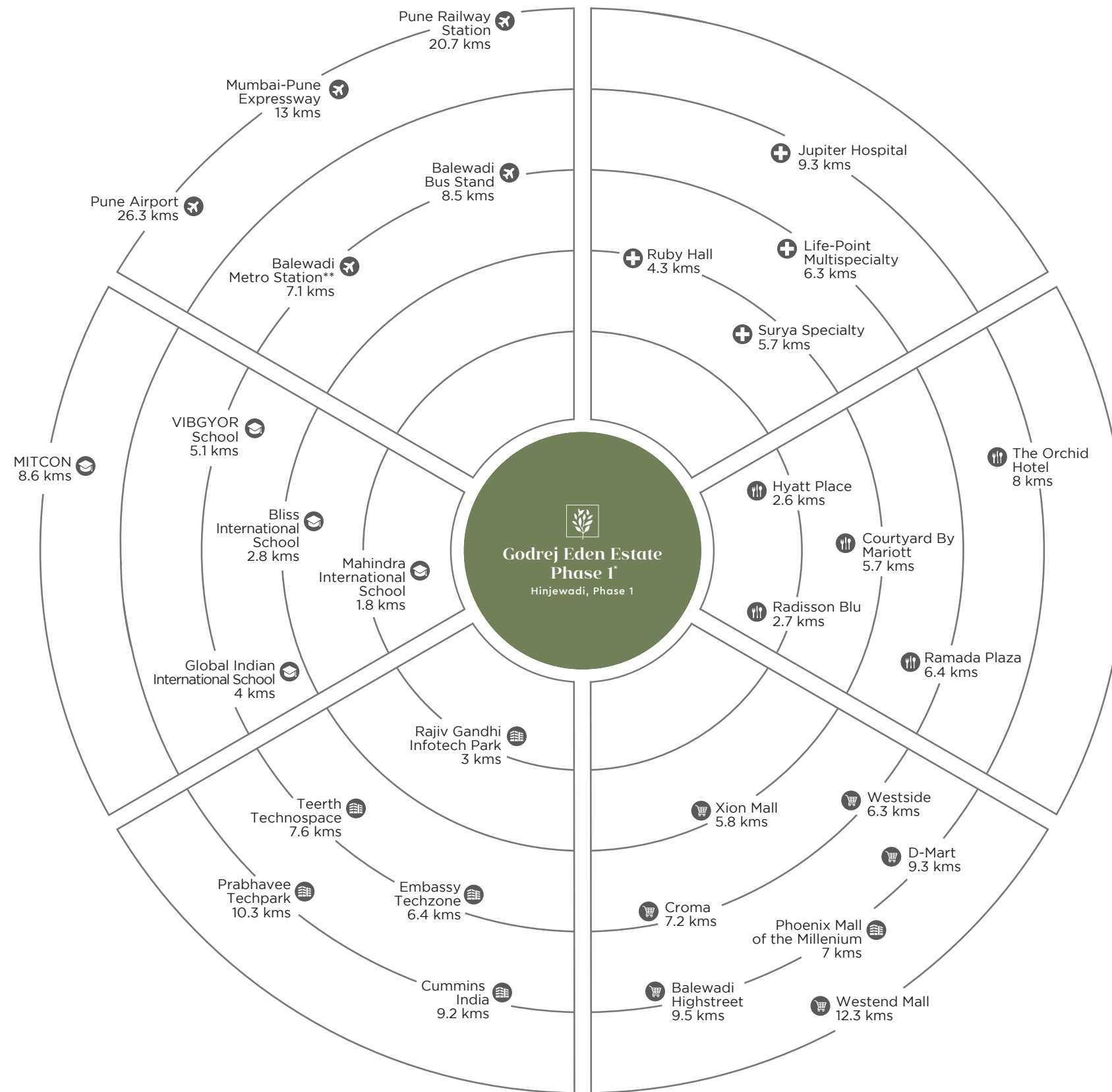


Robust Connectivity to Major Hotspots of
the City and Nearby Cities



Advanced Social
Infrastructure

A precious location that puts you at the centre of everything



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.

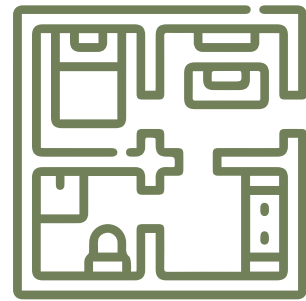
*Godrej Eden Estate Phase 1 is part of a sanctioned Township of around 84 Hectares approx. (208 Acres) at Village Mahalunge, Maan and Hinjewadi, Pune. The Developer, viz.

Maan- Hinje Township Developers LLP, (wherein Godrej Properties Limited is a partner) as owners of 39 Hectares and 17.06 Ares approx. (96.79 Acres) of the land in said Township, out of which 4.745 Hectares approx. (11.725 Acres) of the land is being developed as "Godrej Eden Estate Phase 1" and 1 Hectare.

Smart investment* for a precious future



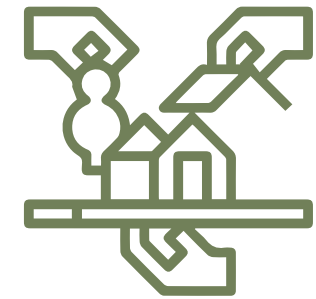
Higher Appreciation
Potential



Higher
Flexibility



Faster
Possession



Low Property
Tax

Presenting

Godrej Eden Estate Phase 1 & 2*

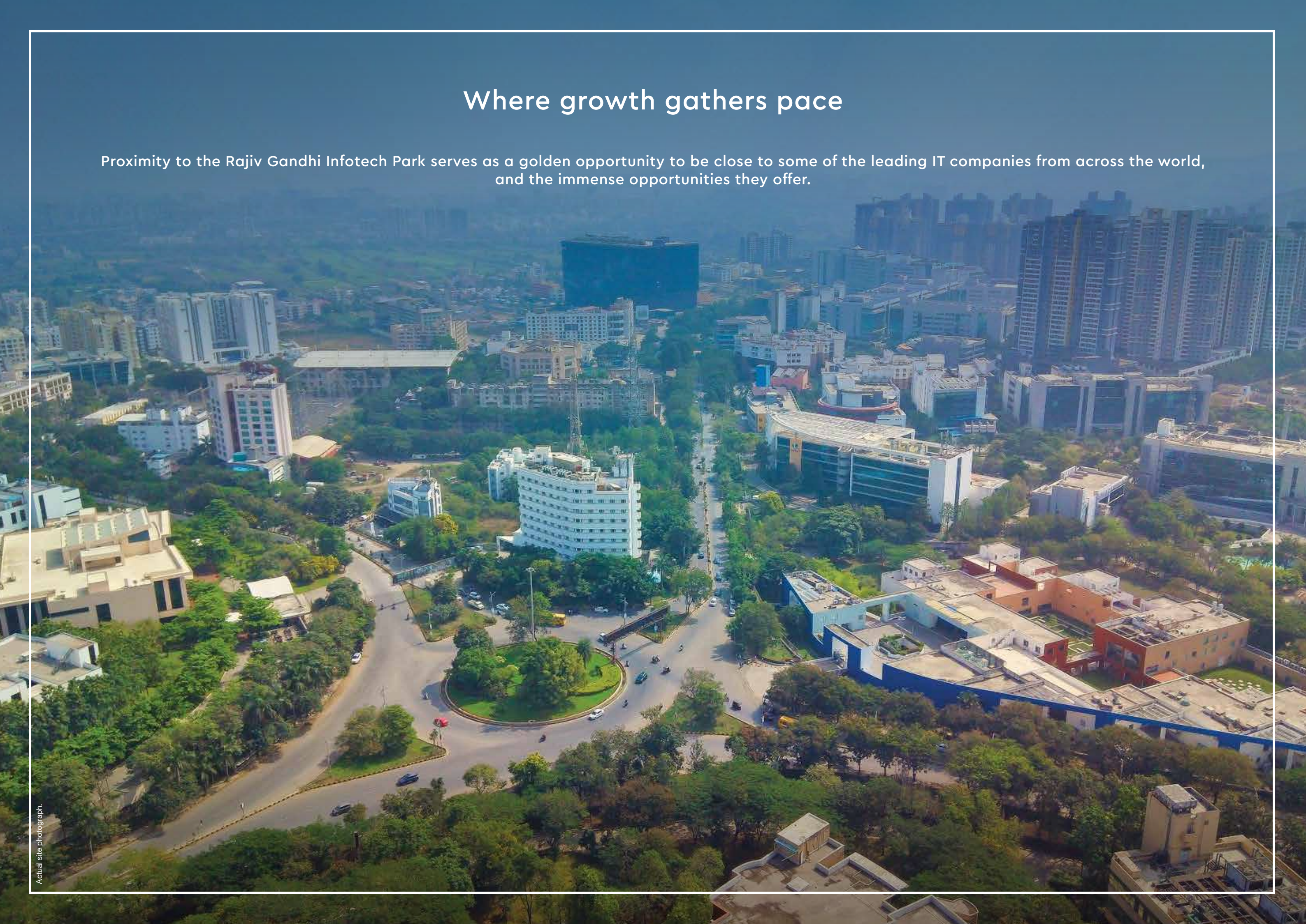
Hinjewadi Phase 1

Plots are not only smart, but also limited. While a plot appreciates more and offers the perfect canvas for building your dream home, it is an asset class not meant for everybody, but only a few precious ones. It is all the more precious if you get it at an iconic location.

It truly is
the land of the precious few.

Where growth gathers pace

Proximity to the Rajiv Gandhi Infotech Park serves as a golden opportunity to be close to some of the leading IT companies from across the world, and the immense opportunities they offer.



Robust connectivity to major hotspots and towns

Enjoy being a drive away from buzzing hotspots nearby, like Baner, Pimpri, and Wakad. With close proximity to the Pune-Mumbai Expressway and the Mumbai-Bangalore Highway, you're never far from your favourite cities or people.

Thrive with everything you need

Home to several educational institutions, major IT companies, business centres, hospitals, hotels, shopping centres, and a lot more, Hinjewadi offers a lifestyle and social infrastructure that is second to none.

Be among the precious few and build your dream home in
a limited-edition plot at an iconic location.

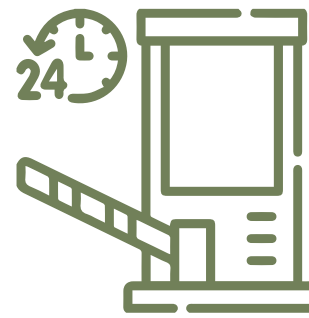
Curated only for a precious few



5 Themed Gardens



Lush Greenery



24/7 Security



Gated Community



Stock Image used for representational purposes only.



5 Themed Gardens:
Enjoy a serene walk in 5 themed gardens, manicured and maintained just for you.



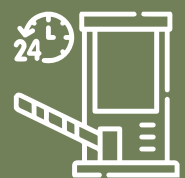
Stock image used for representational purposes only.



Lush Greenery:
Enjoy the abundance of trees in your neighbourhood.



Stock image used for representational purposes only.



24/7 Security:
Enjoy your precious moments with 24x7 Security.



Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Gated Community:
Embrace a safe and thriving community where you'll find many like-minded friends.



Godrej Eden Estate Phase 1^{*}

Hinjewadi Phase 1

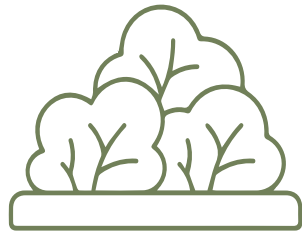
The world is your canvas as you build your dream life with an area of over 11 acres and almost 1.1 acres of greenery with five unique gardens to immerse yourself in.

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Enjoy a lifestyle focused on holistic wellness
with our precious indulgences

5 Themed Gardens



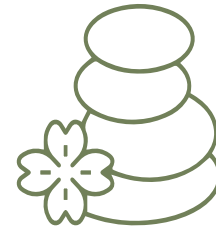
Shrub Garden



Flower Garden



Trellis Garden

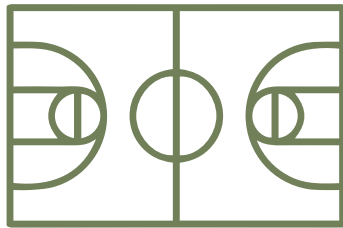


Zen Garden

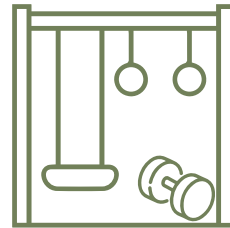


Herb & Spice Garden

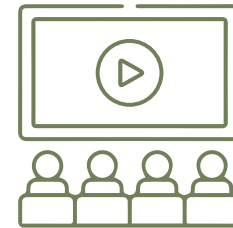
Other lifestyle amenities



Multipurpose Court



Open Gym + Kids' Play Area



Amphitheatre



Multipurpose Lawn



Spend your mornings walking along a variety of shrubs and plants as you soak in the greenery in the Shrub Garden

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Immerse yourself in nature's kaleidoscope with rich colours and fragrances from the Flower Garden

Artist's impression and not actual site image. This is for representational purposes, indicating the approximate development and not the actual delivery.



Walk under a canopy of lush greens in the Trellis Garden
as nature keeps you company at every step

Stock image used for representational purposes only.

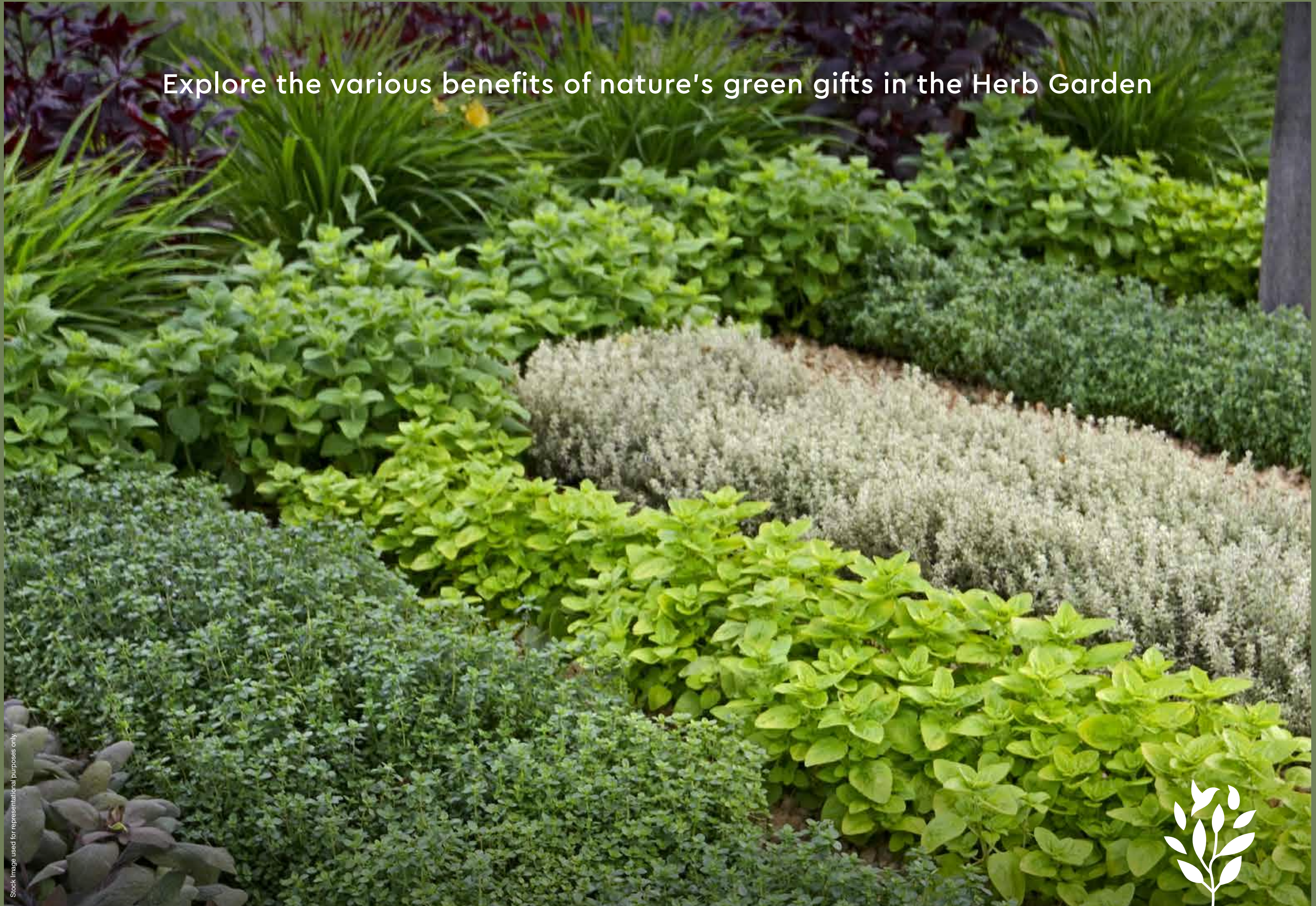


Feel the spiritual bliss as you soak in the tranquillity of the Zen Garden

Artistic impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Explore the various benefits of nature's green gifts in the Herb Garden



Stock image used for representational purposes only



Enjoy your leisurely walks surrounded by
700 trees to keep you in the company of tranquillity



Experience the many delights of nature in the Fruit and Vegetable Gardens

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Bring your A-game every time you step out on the Multipurpose Court



Artist's impression and not actual site image. This is for representational purposes, indicating the amenity.



Let your little ones go big on fun in Kids' Play Area while you work out at the Open Gym

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Relish your cherished memories at our enchanting Amphitheatre

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Be it work, leisure, or play, find your space in the Multipurpose Lawn



Stock image used for representational purposes only.





Godrej Eden Estate Phase 2*

Hinjewadi Phase 1

Make your life the way you wish to with over 4 acres of area and almost 0.5 acres of greenery as five unique gardens let you sit in the lap of nature, all day.

*Godrej Eden Estate Phase 2 are 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 39 Hectares and 17.06 Ares approx. (96.79 Acres) of the land in said Township, out of which 4.745 Hectares approx. 68.75 Ares approx. (4.169 Acres) of the land is being developed as "Godrej Eden Estate Phase 2".



Enjoy a lifestyle focused on holistic wellness
with our precious indulgences

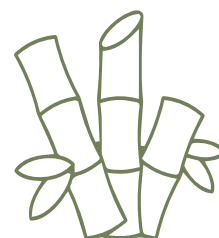
5 Themed Gardens



Flower Garden



Zen Garden



Bamboo Garden



Senior Citizen Garden

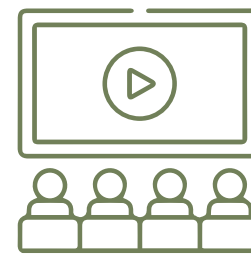


Trellis Garden

Other lifestyle amenities



Kids' Play Area



Amphitheatre



Immerse yourself in the therapeutic fragrances of nature in the Flower Garden



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Explore your spiritual calling in the calming and peaceful Zen Garden

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Enjoy peaceful evening walks in the Bamboo Garden

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Let your golden years be full of bliss as you soak in the greenery
in the Senior Citizen Garden

Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual delivery.



Enjoy your time under nature's canopy in the Trellis Garden



Let the canopy of nature be your umbrella
as you walk amidst 250 trees and soak in the serenity



A childhood full of wonder, playfulness,
and learning awaits your little ones at the Kids' Play Area

Artist's impression and not actual site image. This is for representational purposes, indicating the proximity / development and not the actual delivery.



Let your best moments become memorable at the Amphitheatre



Godrej Eden Estate Phase 1

TYOLOGY	PLOT AREA RANGE(sq.m.)	PLOT AREA RANGE(sq.ft.)#
Twin Villa Plot (Semi-Detached)	139.38–148.64	1500–1600*
	148.64–185.71	1600–1999
Independent Villa Plot (Detached)	148.64–185.71	1600–1999
	185.81–250.74	2000–2699
	250.84 & above	2700 & above

*There are two plots (plot number 96 & 97) of size 1495.44 sq.ft. and 1494.26 sq.ft. respectively

Godrej Eden Estate Phase 2

TYPE OF PLOT	PLOT AREA RANGE (sq.m.)	PLOT AREA RANGE(sq.ft.)#
Twin Villa Plot (Semi-Detached)	139.38–148.64	1500 -1600
Independent Villa Plot (Detached)	148.64–185.71	1600–1999
	185.81–250.74	2000–2699
	250.84 & above	2700 & above

#1 sq.m. = 10.764 sq.ft.

CHOOSE YOUR PAYMENT PLAN

OPTION 1

TIME LINKED PAYMENT PLAN	
On Booking	5.50%
Within 15 days	4.50%
By 12-03-2024	20%
By 25-04-2024	15%
By 25-05-2024	15%
By 25-06-2024	15%
By 25-07-2024	15%
On Possession	10%

CHOOSE YOUR PAYMENT PLAN

OPTION 2

ADVANCE PAYMENT PLAN	
On Booking	5.50%
Within 15 days	4.50%
By 12-03-2024	50%
On Possession	40%

FACILITIES

PROJECT LEVEL	PLOT LEVEL
DG backup for Common Utilities	Underground Electrification Network Provision up to Feeder Pillar [§]
Road Network (9m/12m)	
Gated Community	Provision (conduit/pipe) for LT supply from feeder to individual plot [§]
Storm Water Drainage Network	
Electrical Street Light with Pole	Sewer Chamber
Water pipeline and Sector Level Underground Water Tank	
Organic waste Convertor	Domestic Water Supply Tapping [#]
Tree Plantation along the Road	
24/7 Security	Flushing water supply Tapping [#]
Underground Electrification Network from Feeder Pillar to Electrical Substation	
Substation and STP	

* Customer needs to do the wiring from feeder pillar to their plot

**Provided up to plot. Customer needs to extend the supply to their water storage as per their design

§Customer needs to do the wiring from feeder pillar to their plot

#Provided up to plot. Customer needs to extend the supply to their water storage as per their design





The Projects Godrej Eden Estate Phase 1 and Godrej Eden Estate Phase 2 are registered with MahaRERA bearing registration no. PXXXXXXXXX and PXXXXXXXX respectively, available at <http://maharera.mahaonline.gov.in>.

Marketing Office Address – Godrej Experience Galleria, Hinjewadi Phase 1, Pune - 411057.

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