



AI Generated Image



THE GALE

AT GODREJ PARK WORLD

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

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 127-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
- 🏠 GODREJ EDEN ESTATE PHASE 1 & 2

📍 MANJARI

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

📍 PIMPRI

- 🏠 GODREJ EMERALD WATERS

Presence in Pune

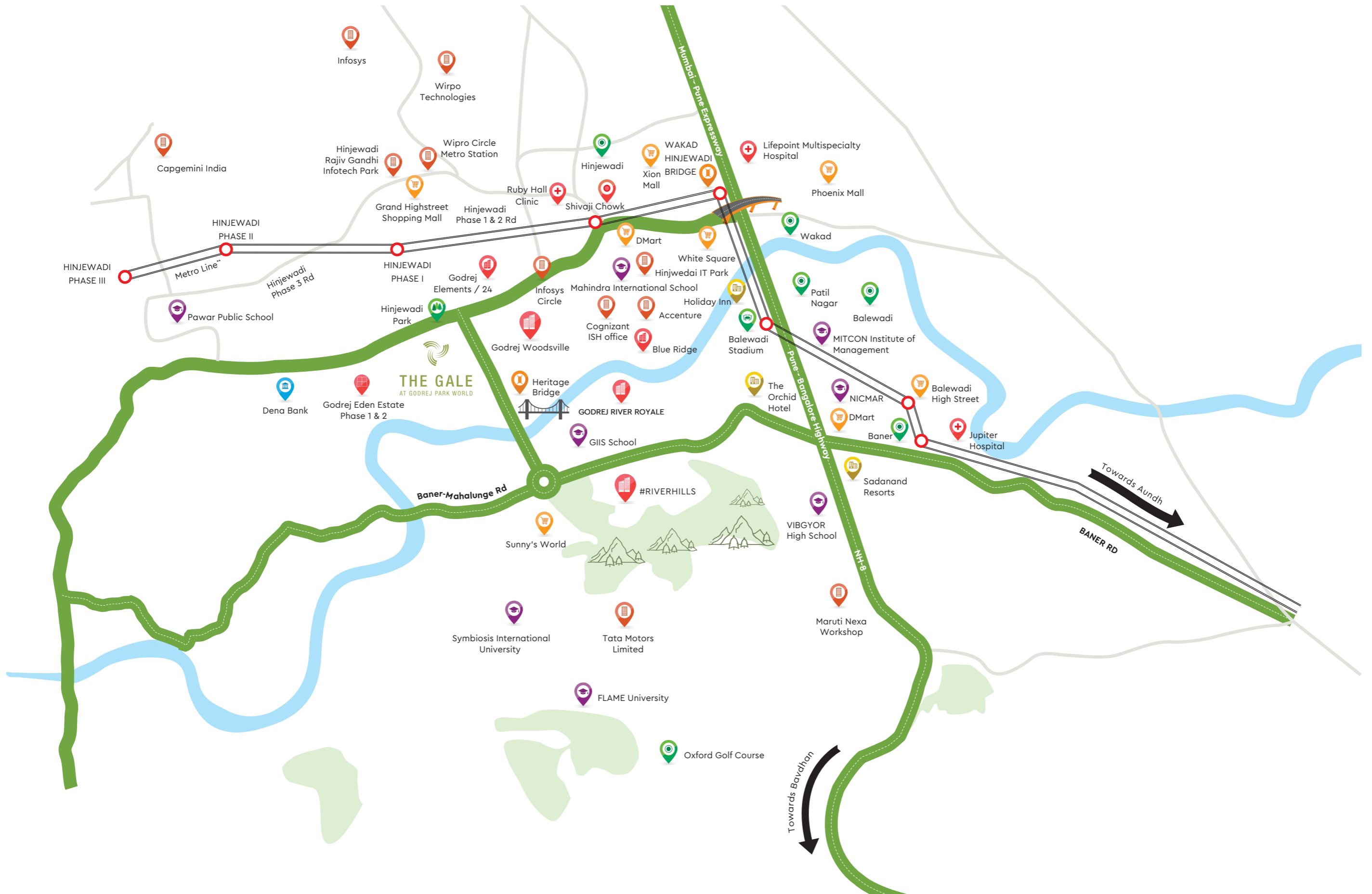


15,75,000+ m² sold



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. Map not to scale. Map for representation purpose only.

A LOCATION THAT MAKES CONNECTIVITY YOUR CONSTANT COMPANION

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



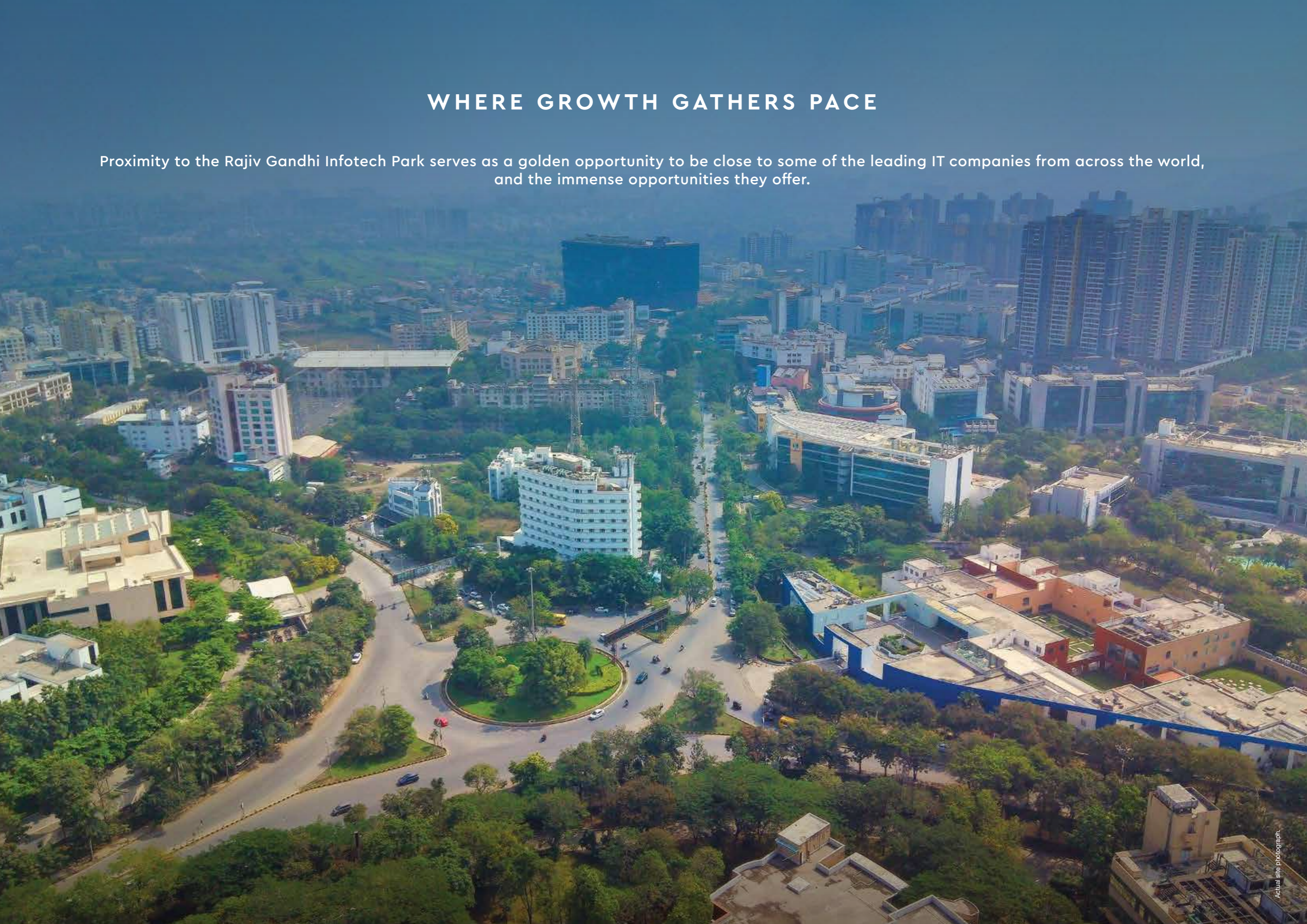
Robust Connectivity to Major Hotspots of
the City and Nearby Cities



Advanced Social
Infrastructure

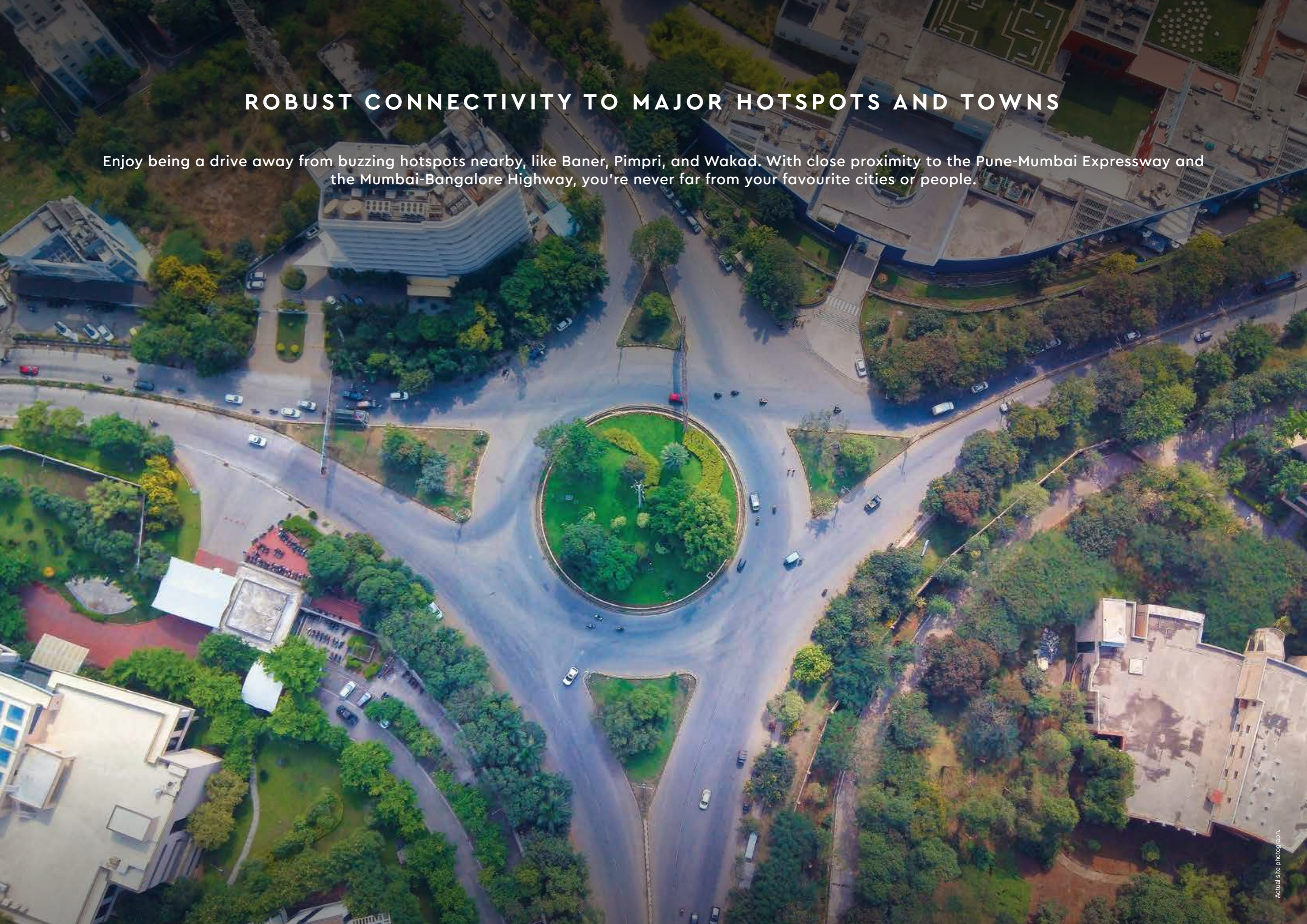
WHERE GROWTH GATHERS PACE

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.



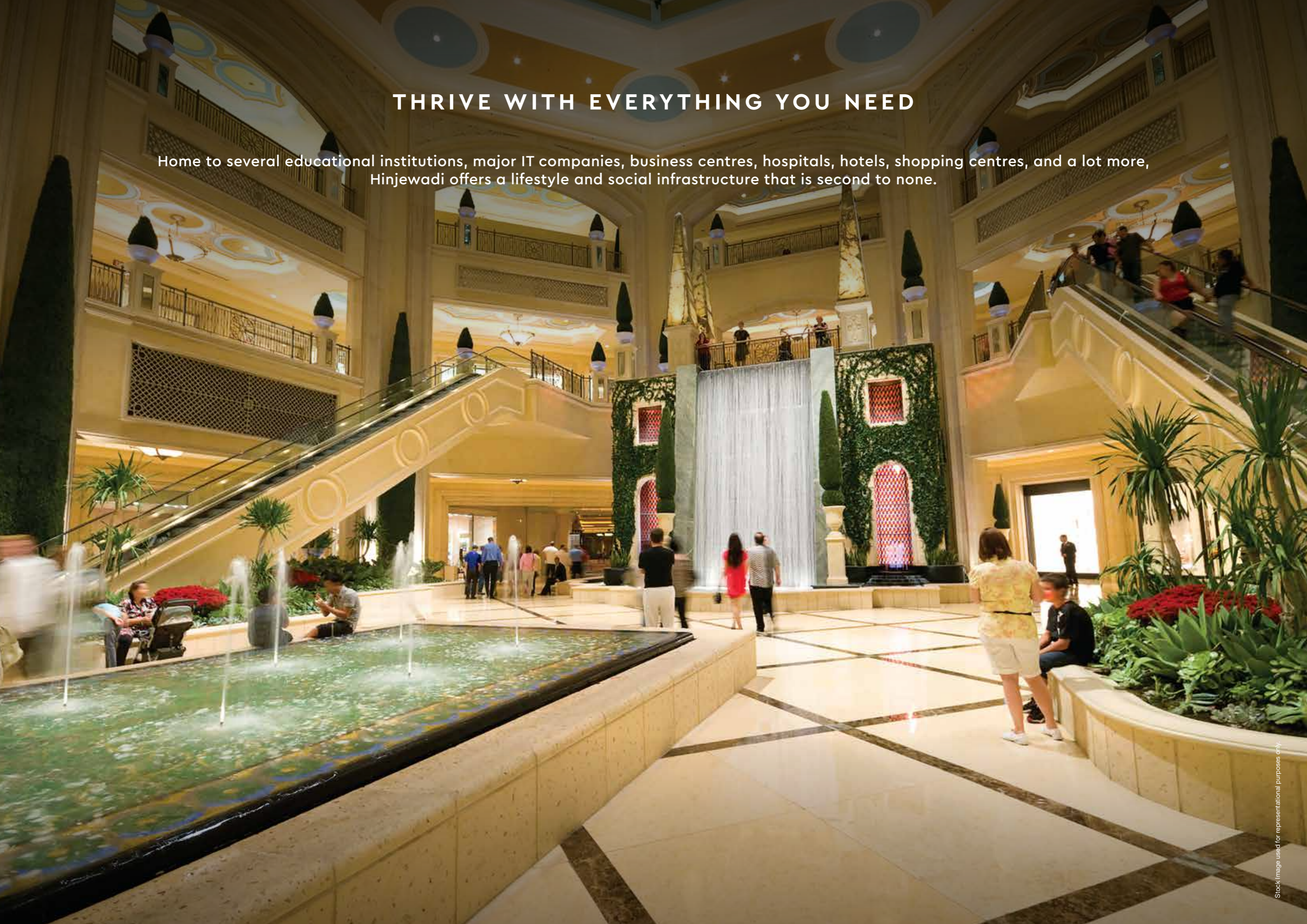
ROBUST CONNECTIVITY TO MAJOR HOTSPOTS AND TOWNS

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.



PRESENTING



GODREJ PARK WORLD

HINJEWADI PHASE 1

BEHOLD AN AWE-INSPIRING
MULTI-ACRE DEVELOPMENT WHERE YOU CAN LIVE AMIDST
12+ ACRES OF CENTRAL GREENS & PLAYGROUNDS



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INSPIRED BY THE GREEK CONCEPT OF 'ARCADIAN LIVING',
IT IS A PLACE WHERE YOU CAN LIVE IN HARMONY WITH NATURE WHILE
ENJOYING THE BEST OF URBANE LIFE

#LungsOfPune



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BEHOLD THE MAGIC OF MULTI-PURPOSE FIELDS AMIDST 12+ ACRES OF CENTRAL GREENS AND PLAYGROUNDS

From playing on swings & slides to playing all sports in multi-purpose fields to playing roles in various performances at Amphitheatre.
Watch your kids acquire a well-rounded lifestyle and spread their wings in nature's lap.



AI Generated Image

KIDS' PLAY AREA



AI Generated Image

MULTIPURPOSE FIELDS



AI Generated Image

AMPHITHEATRE

BEHOLD FUN AND ADVENTURE AMIDST 12+ ACRES OF CENTRAL GREENS AND PLAYGROUNDS

Find the perfect recipe for fun family time as you make a splash with your loved ones at water plaza.
Camping by a brook promises an adventurous trip of endless laughter, fun, games, singing, and bonding moments.



AI Generated Image

CAMPING BY A BROOK



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WATER PLAZA

BEHOLD THE JOY OF MAKING THE MOST OF EVERY MOMENT AMIDST 12+ ACRES OF CENTRAL GREENS AND PLAYGROUNDS

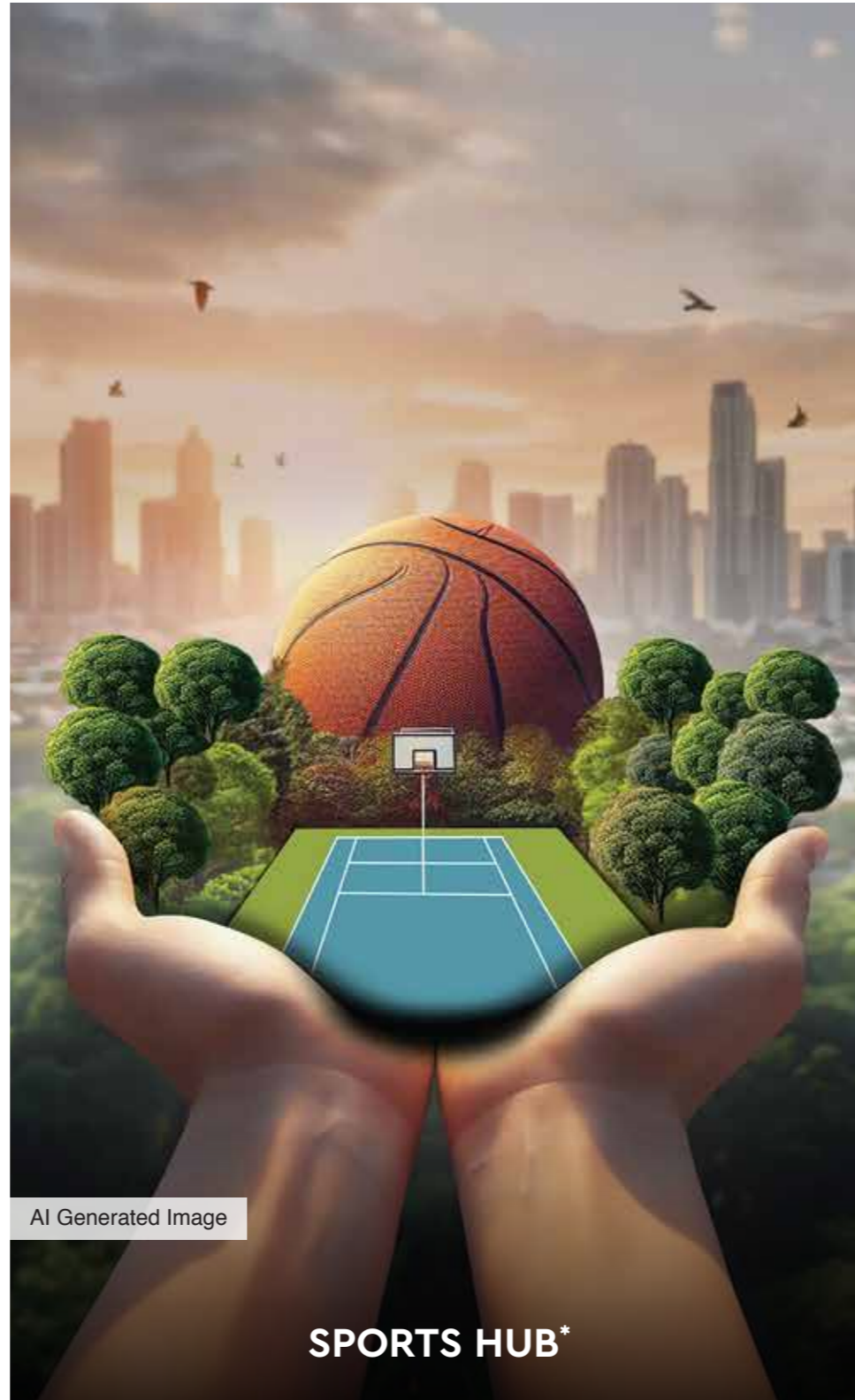
Behold the perfect trifecta that respects your time for play, fitness, and socialisation, all while soaking in the goodness of nature. Experience leisure like never before, one that seamlessly flows into your daily regime to help you connect with yourself and nature.



AI Generated Image

MASTER CLUBHOUSE*

*KINDLY BE ADVISED THAT THE ACCESS TO MASTER CLUBHOUSE WILL BE AVAILABLE EXCLUSIVELY THROUGH PAID MEMBERSHIP ONLY.



AI Generated Image

SPORTS HUB*

*KINDLY BE ADVISED THAT THE ACCESS TO SPORTS HUB WILL BE AVAILABLE EXCLUSIVELY THROUGH PAID MEMBERSHIP ONLY.



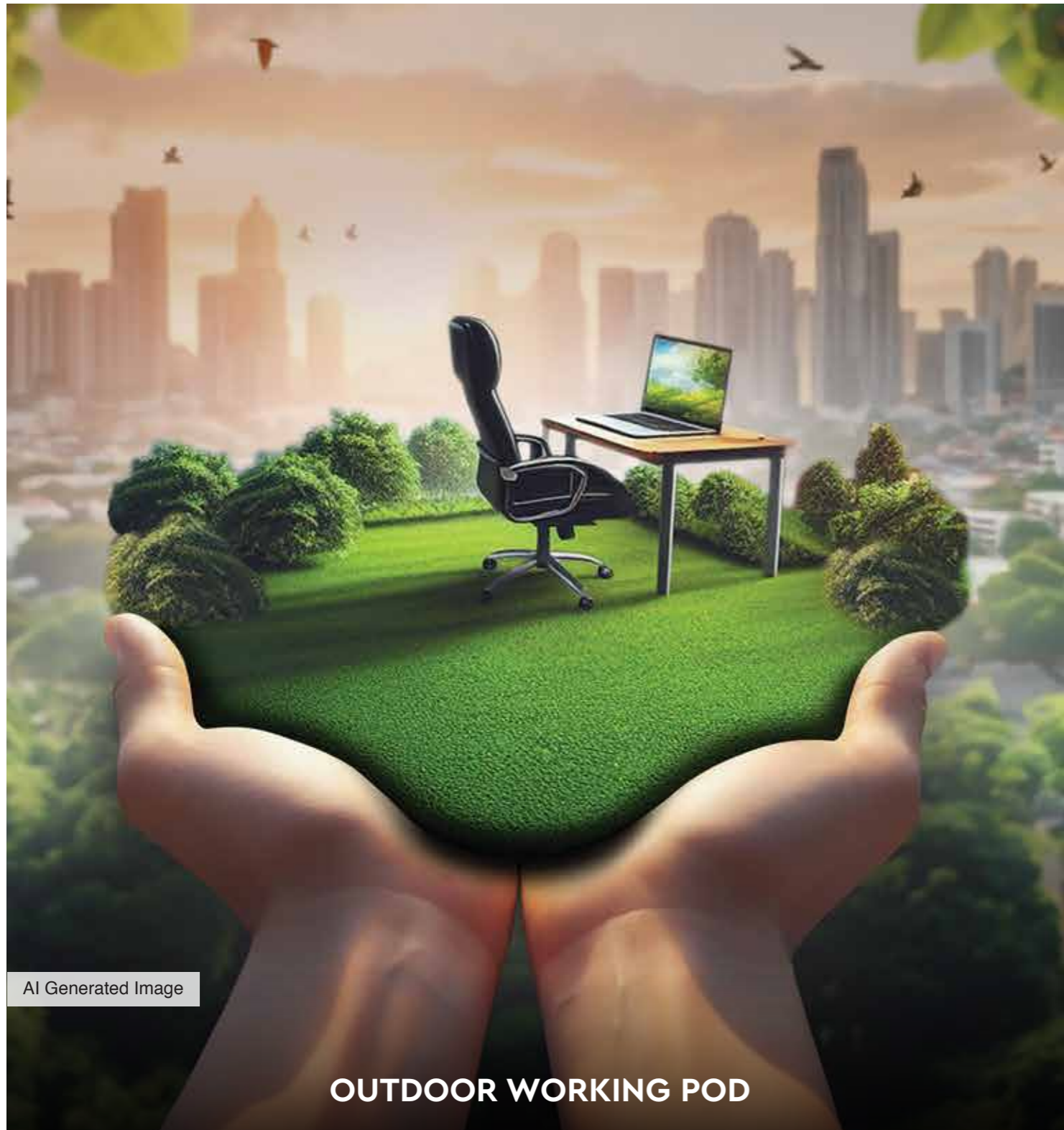
AI Generated Image

BARBECUE AREA

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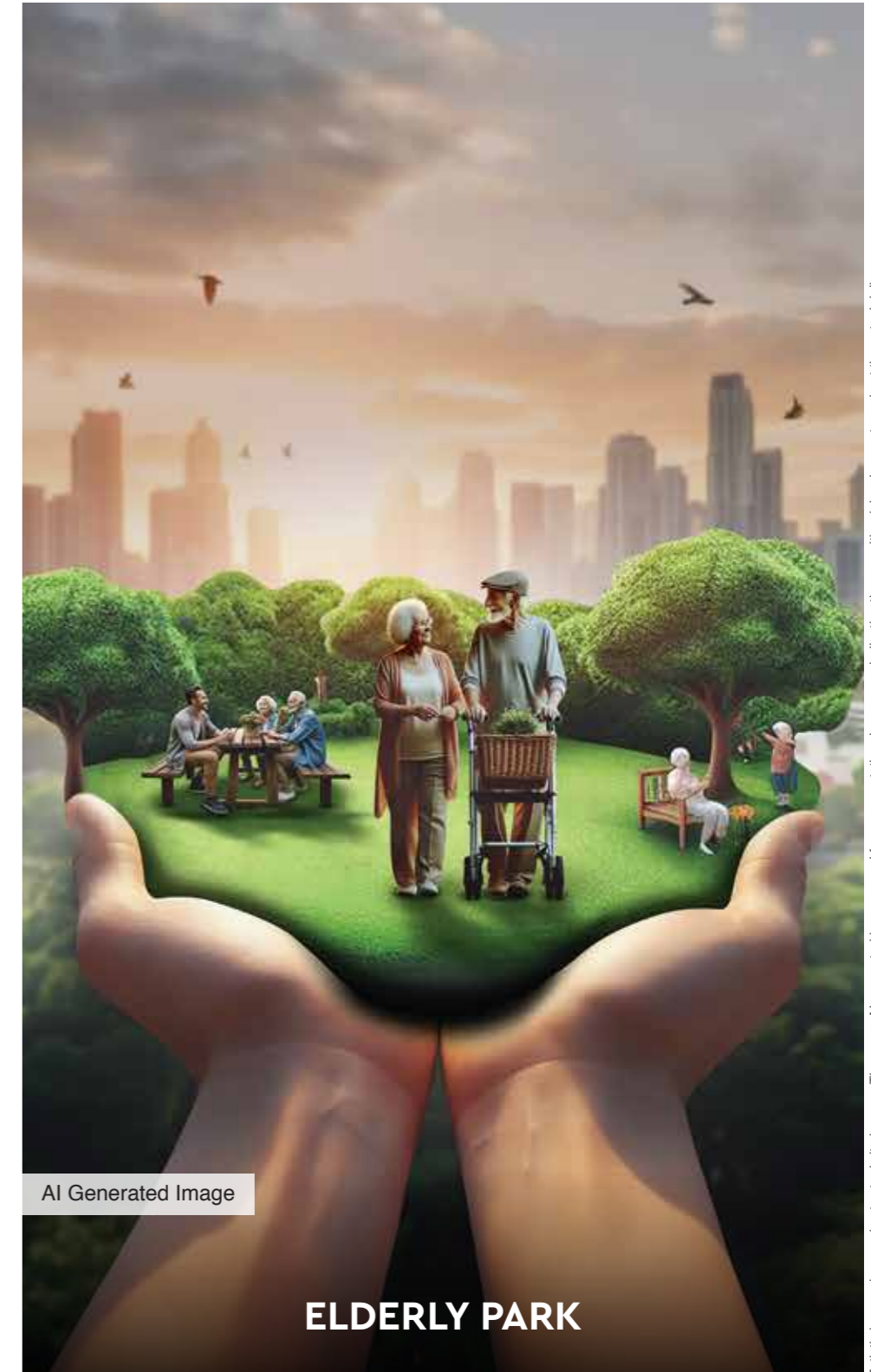
BEHOLD THE JOY OF WORKING AND UNWINDING AMIDST 12+ ACRES OF CENTRAL GREENS AND PLAYGROUNDS

Enjoy enhanced creativity and productivity in outdoor working pods that are perfect for a day's work. After a long day, there's nothing better than to kick back and unwind at Urban Deck with a picturesque backdrop.



BEHOLD A REFRESHING LIFESTYLE IN YOUR GOLDEN YEARS AMIDST 12+ ACRES OF CENTRAL GREENS AND PLAYGROUNDS

Your golden years should be enjoyed on your terms, whether you choose to live an active life or a relaxed one. Indulge in activities tailored just for you amidst lush greens. Find solace and feel rejuvenated in an environment that helps foster holistic well-being.



LAUNCHING



THE GALE

AT GODREJ PARK WORLD

LET FRESH AIR BE YOUR REFRESHING COMPANION
THROUGH THE DAY AT HINJEWADI PHASE 1



AI Generated Image

PROJECT HIGHLIGHTS



RESORT-THEMED
CLUBHOUSE



WELLNESS,
RECREATION & SOCIAL
AMENITIES



PREMIUM RETAIL
SPACES



2.5+ ACRES OF GREENS

LET THE RESORT-THEMED CLUBHOUSE BE YOUR WELLNESS COMPANION
THROUGH THE DAY AT HINJEWADI PHASE 1



AI Generated Image

LET 2.5+ ACRES OF GREENERY BE YOUR
TRANQUIL COMPANION AT HINJEWADI PHASE 1



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LET PREMIUM RETAIL SPACES BE YOUR CLOSE COMPANION
AS YOU ENJOY CONVENIENCES AT HINJEWADI PHASE 1



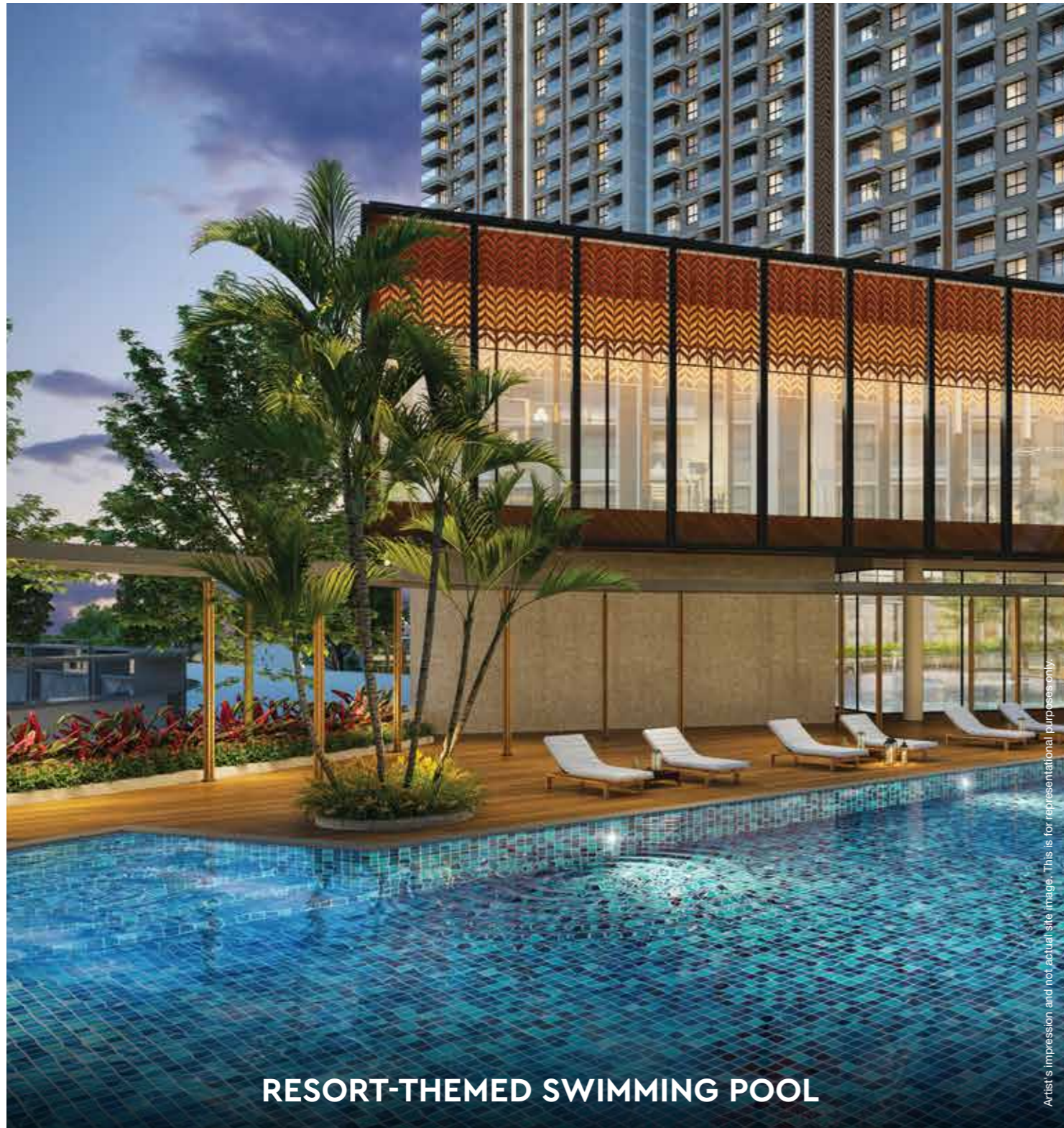
LET RECREATION AND FUN BE YOUR CONSTANT COMPANIONS AT HINJEWADI PHASE 1

Share moments of joy with family and friends as you indulge in a myriad of activities nestled in nature's warm embrace.
Enjoy a competitive game or unwind with a few playful ones.



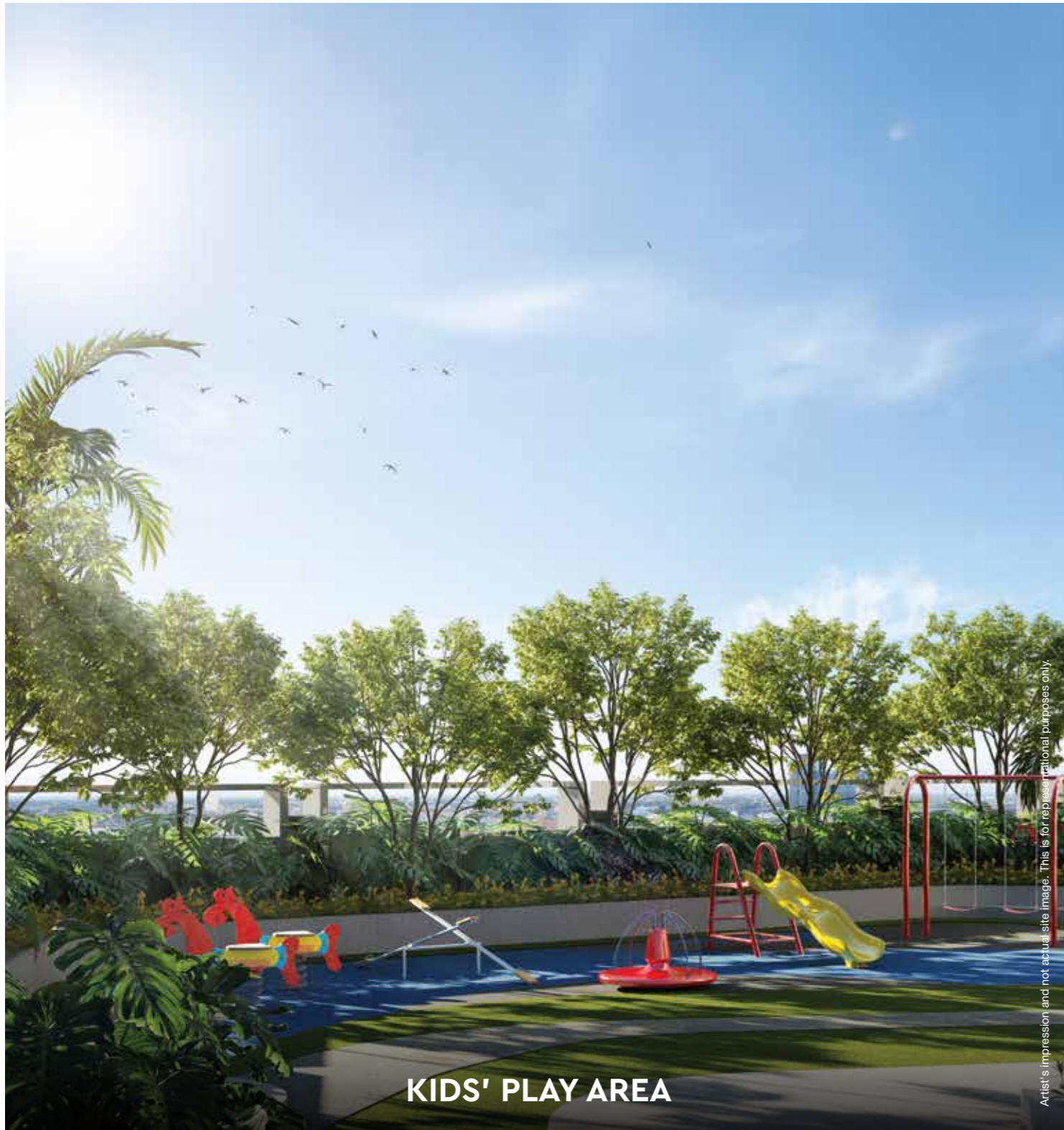
LET INFINITE BLISS BE YOUR FOREVER COMPANION AT HINJEWADI PHASE 1

Feel the stress of a long day's work slip away as you take a soothing dip in the pool surrounded by greens. You can be rest assured that it will restore balance and harmony in your body and soul.



LET EXCITEMENT BE YOUR EVERYDAY COMPANION AT HINJEWADI PHASE 1

Be witness to the surge of excitement when individuals of all ages leave their screens behind to embrace the joy of sports amidst nature. It is the perfect place to be if you wish to awaken your inner athlete and blow off some steam.



KIDS' PLAY AREA

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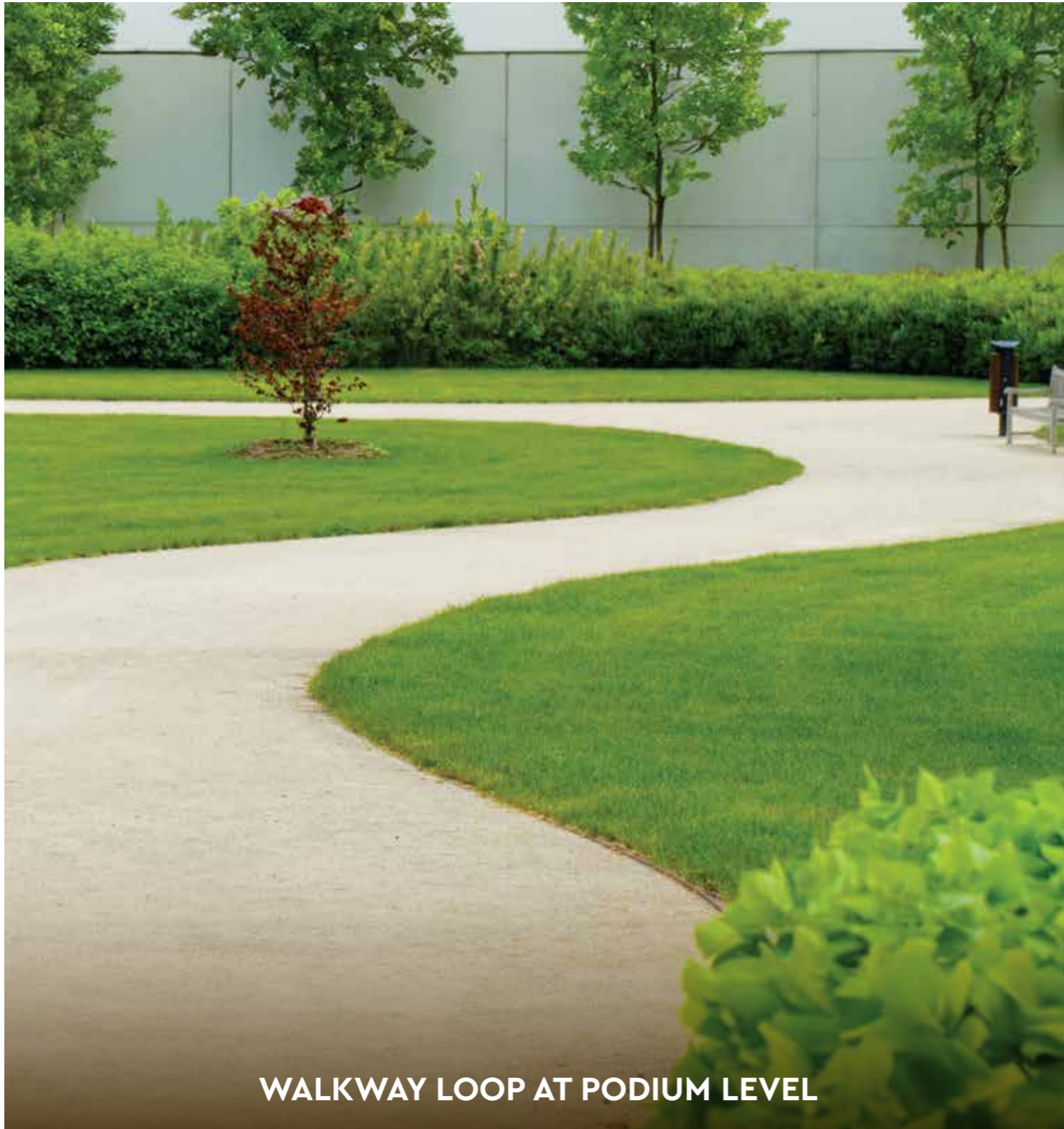


MULTIPURPOSE PLAY COURT

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

LET FITNESS BE YOUR CONSTANT COMPANION AT HINJEWADI PHASE 1

Surrender yourself to a tranquil treat in nature's lap. Be it a soothing walk or open gymnasium, the amenities are designed to give you utmost peace to reconnect with yourself and nature.



LET HEALTH AND FITNESS BE YOUR COMPANIONS AT HINJEWADI PHASE 1

Squash your fitness goals as you engage in a host of fitness amenities amidst greens.
Embrace healthy movement and enjoy the thrill of racing towards your goals.



CAFÉ AND JUICE BAR



ZUMBA / YOGA ROOM



GYMNASIUM

LET WELLNESS BE YOUR LIFESTYLE COMPANION AT HINJEWADI PHASE 1

Master the art of relaxation as you rejuvenate your senses in nature's embrace.
Indulge in the luxury of taking things slow and re-energize your soul for a more fulfilling living experience, every day.



LET FUN TIMES WITH FRIENDS AND FAMILY BE YOUR CONSTANT COMPANIONS AT HINJEWADI PHASE 1

Engage in a host of activities as you create lasting memories with your friends and family over an enthralling barbecue night, watching your favourite film, or pocketing the best moments of your life.



BARBECUE AREA



MINI THEATRE



POOL / CARDS ROOM

LET LEISURE AND COMFORT BE YOUR COMPANIONS AT HINJEWADI PHASE 1

Come home to utmost comfort and indulge in leisure activities as you reflect on your day.
Dive into engaging books in the library and make sure your guests are always comfortable with luxurious guest rooms.



LIBRARY



BUSINESS LOUNGE



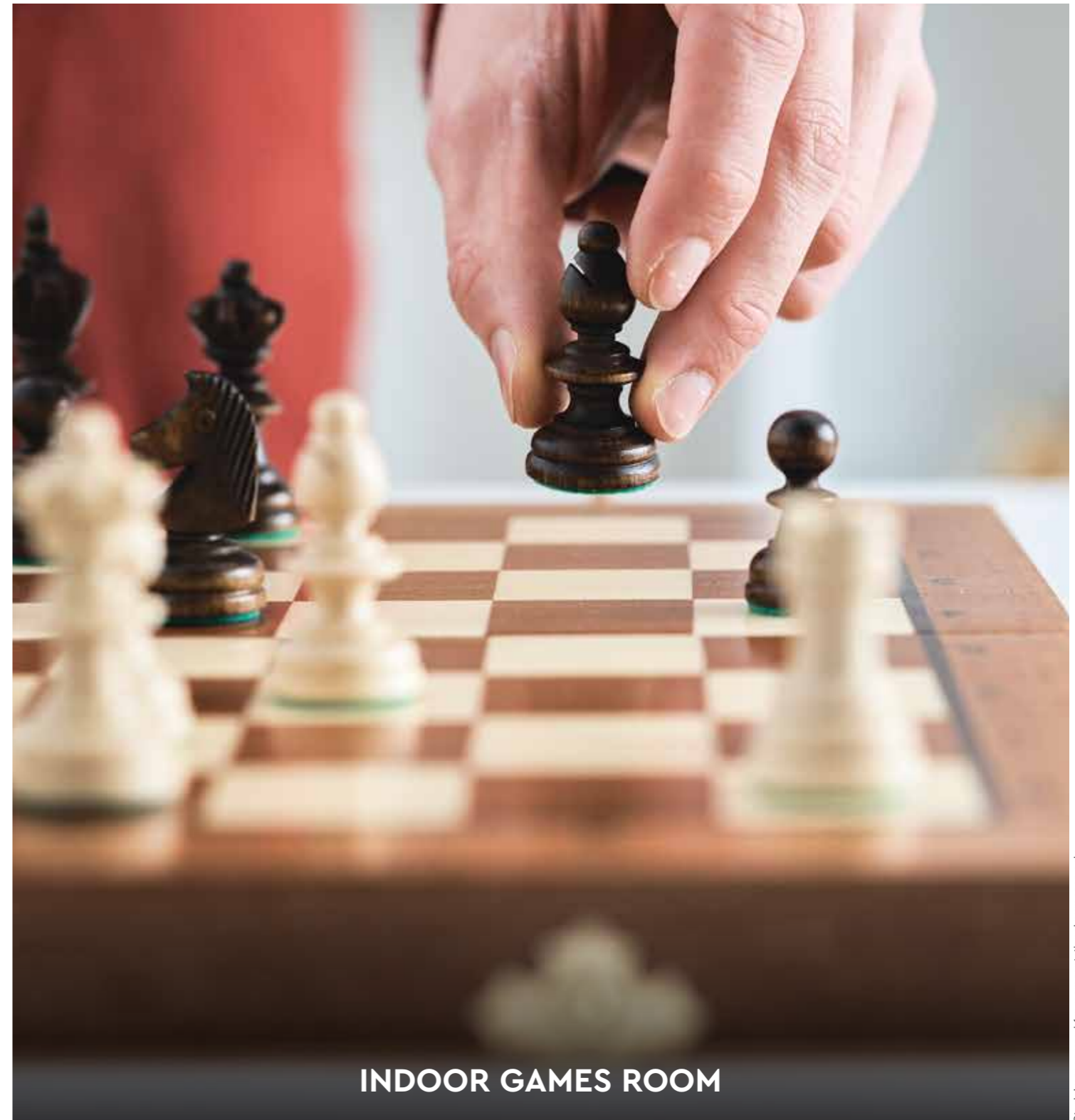
GUEST ROOMS

LET PLAYTIME AND LEARNING BE YOUR KIDS' FOREVER COMPANION AT HINJEWADI PHASE 1

Watch your little ones have the time of their life with a host of engaging activities and games room that help them develop their cognitive skills while encouraging them to socialise and interact with the world.



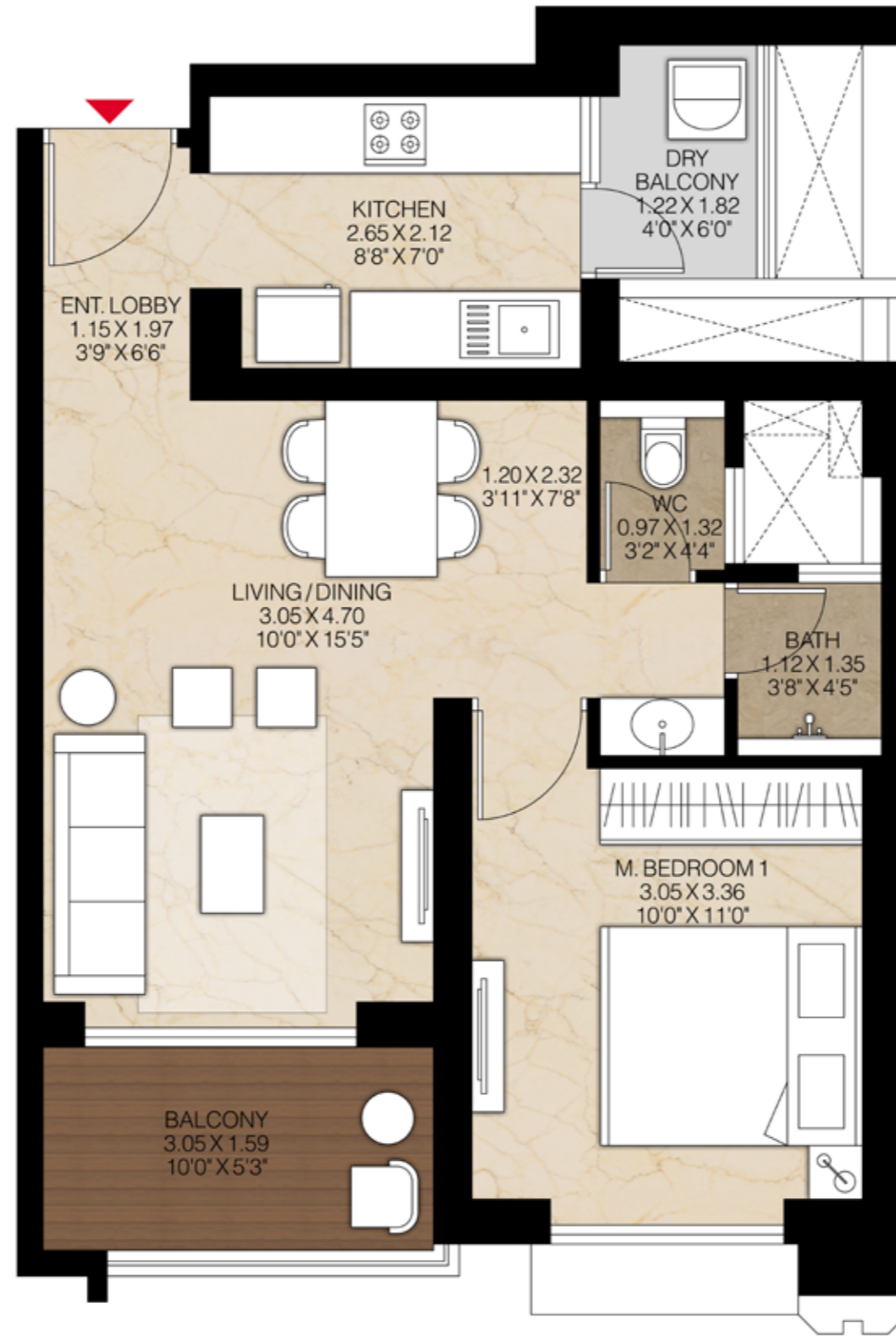
CRÈCHE



INDOOR GAMES ROOM

**PRESIDENTIAL
SUITES**

PRESIDENTIAL SUITE 1 BHK



TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	DRY BALCONY (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
1 BHK	45.17	4.85	2.18	52.19	562

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 Total Area is subject to variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

ENJOY A STATE-OF-THE-ART LIFE
FITTED WITH THE FINEST



AIR CONDITIONER IN BEDROOM



QUEEN-SIZED BED



3-SEATER SOFA WITH CENTRE TABLE



**MODULAR KITCHEN*
WITH CHIMNEY & HOB**



REFRIGERATOR



WASHING MACHINE



4-DOOR WARDROBE

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 illustration.
*Includes Upper and Lower Cabinets

**PRESENTING EXPANSIVE
2 & 3 BHK HOMES**

2 BHK



TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	DRY BALCONY (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
2 BHK	67.06	9.29	1.88	78.23	842

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 Total Area is subject to variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

3 BHK



TYPE	CARPET AREA (SQ.M.)	BALCONY (SQ.M.)	DRY BALCONY (SQ.M.)	TOTAL RERA (SQ.M.)	TOTAL RERA (SQ.FT.)
3 BHK	84.16	9.95	2.59	96.70	1041

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 Total Area is subject to variation cap up to three percent (3%) or as may be amended under the Act and/or Rules from time to time. The dimensions mentioned in the unit plan are from unfinished surface to unfinished surface.

SPECIAL FEATURES



DIGITAL DOOR LOCK



AIR CONDITIONER IN MASTER BEDROOM



VIDEO DOOR PHONE



**MODULAR KITCHEN*
WITH CHIMNEY & HOB**

PAYMENT PLANS

CONSTRUCTION-LINKED PAYMENT PLAN

MILESTONE	% DUE
On Booking	5.50%
Within 15 Days of Booking	4.50%
Within 45 Days of Booking	10.00%
On Completion of Excavation	10.00%
On Completion of First Slab of Basement	10.00%
On Completion of Plinth	5.00%
On Completion of Level 2	5.00%
On Completion of Level 8	5.00%
On Completion of Level 16	5.00%
On Completion of Level 24	5.00%
On Completion of Superstructure	5.00%
On Completion of Walls	5.00%
On Completion of Staircase	5.00%
On Completion of Sanitary Fittings	5.00%
On Application of OC	10.00%
On Notice of Possession	5.00%

UNIT CONFIGURATION

TYOLOGY	RERA CARPET AREA (SQ.MT)	RERA CARPET AREA (SQ.FT.)
1 BHK - Presidential Suite	52.19	562
2 BHK	78.23	842
3 BHK	96.70	1041

SPECIFICATIONS

SPECIFICATIONS

STRUCTURE

Earthquake-resistant RCC Framed Structure

Internal Paint – OBD Paint for Ceiling, OBD Paint for Walls

External Walls – Texture Paint, Ducts – Cement Paint

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

Modular Kitchen

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

Countertop – Granite

Toilet Dado (All Toilets) – Ceramic Tiles upto Lintel Level

Grid-type False Ceiling in All Toilets

ELECTRICALS

Modular Switches – Legrand 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 Tile*

All Bedroom - Vitrified Tile*

Kitchen - Vitrified Tile*

Balconies - Antiskid Tile*

Utility Area - Antiskid Tile*

All Toilets - Antiskid Tiles*

SPECIAL FEATURES

Video Door Phone

Digital Door Lock

AC in Master Bedroom

Hob

Chimney

Solar Water (In Master Bedroom's Toilet)

Electrical Provision for Inverter

SAFETY FEATURES**

Glass Railing for Balconies

MS Railing for Dry Balcony

Parapet for Common Areas

*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

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**As per prevailing NBC regulations

Godrej | PROPERTIES



The Project "The Gale at Godrej Park World" is registered with MahaRERA bearing registration no. P52100054971, available at <http://maharera.mahaonline.gov.in>.

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

The Gale at Godrej Park World is part of a sanctioned Township of around 81+ Hectares approx. (200+ 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 approx. (96+ Acres) of the land in said Township, out of which 20+ Hectares (50+ Acres) of land being Developed by Godrej Properties Limited is being marketed under the name and style "Godrej Park World" in the said Township. The Developer is developing "The Gale at Godrej Park World" being a 2.5+ Hectares approx. (6.2+ Acres) development in Godrej Park World. The sale is subject to terms of application form, allotment letter and agreement for sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The Developer hereby declares that it has availed construction finance facility ("Facility") from ICICI Bank Limited ("Lender") and has secured the Facility by mortgaging the said Land in the favour of Lender. The Lender will provide no objection certificate for the sale of unit, as and when required. #Offer is available for limited period. The customer shall pay 10% of the "Agreement Value"/ "Total Price of Unit"/ "Cost of Property" (as applicable) at the time of booking. The customer shall execute the agreement simultaneous to payment of 10% of "Agreement Value"/ "Total Price of Unit"/ "Cost of Property" (as applicable) by paying stamp duty, registration fee and all other applicable taxes and/or cess. Post agreement 5% shall be paid within 45 days of booking. Out of the balance, 80% shall be paid at the time of developer making the Application of Occupation Certificate and 5% on the notice of possession. T&C Apply. The official website of Godrej Properties Limited is www.godrejproperties.com. Please do not rely on the information provided on any other website.