

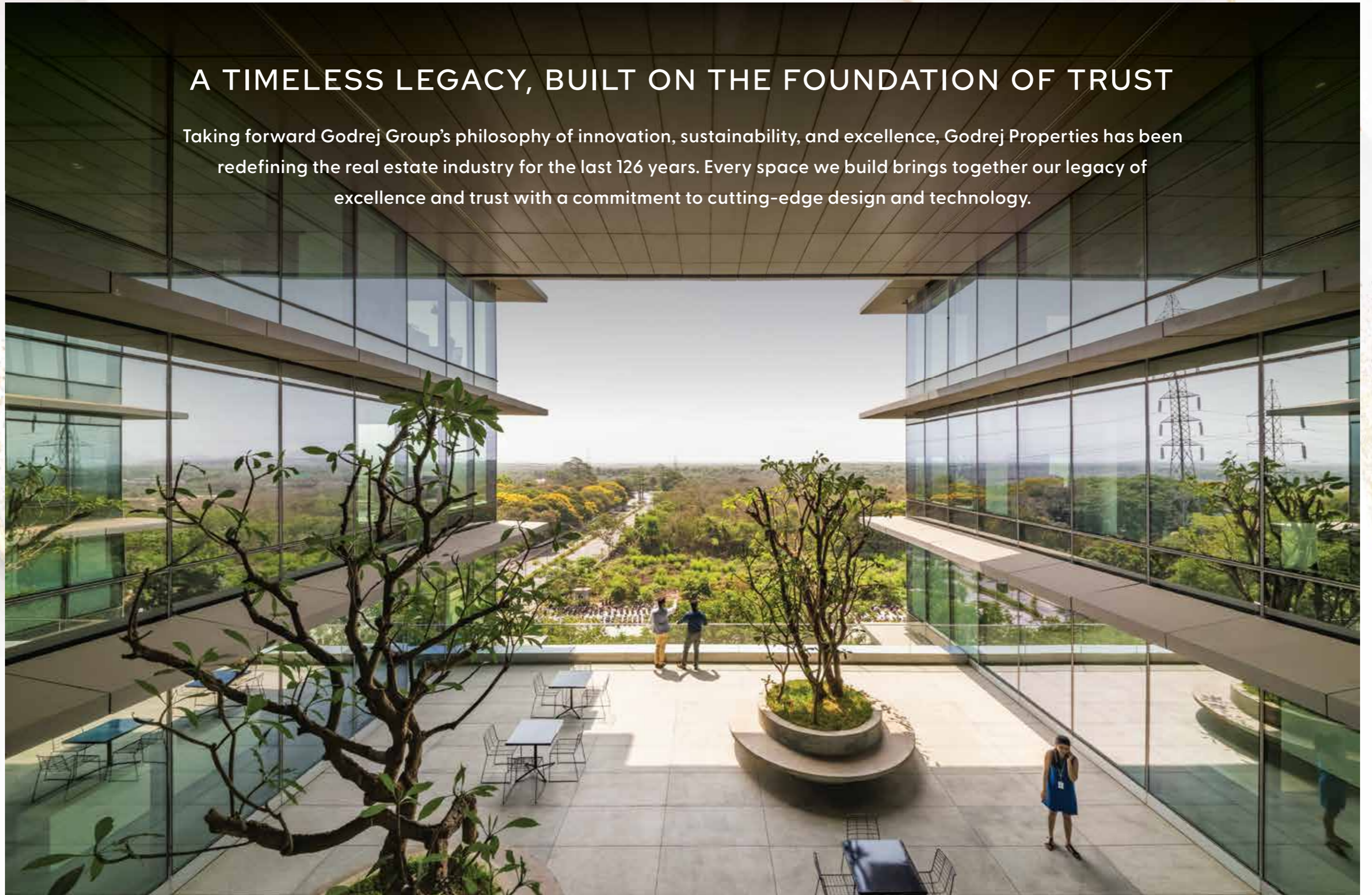
#Palazzo

AT GODREJ EMERALD WATERS

Regally Yours

A TIMELESS LEGACY, BUILT ON THE FOUNDATION OF TRUST

Taking forward Godrej Group's philosophy of innovation, sustainability, and excellence, Godrej Properties has been redefining the real estate industry for the last 126 years. Every space we build brings together our legacy of excellence and trust with a commitment to cutting-edge design and technology.



A LEGACY, THE WORLD ADMIRES

Giving you the best makes us the best. Thanks to your unwavering love and trust, Godrej Properties Limited has won over 250 awards and recognitions in recent years.

Ranked #1 globally for
the third consecutive year

GRESB (Global Real Estate
Sustainability Benchmark)

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

CHANGING PUNE'S SKYLINE, ONE MAJESTIC HOME AT A TIME

UNDRI

- GODREJ PRANA
- GODREJ GREENS
- GODREJ HORIZON

HINJEWADI

- GODREJ WOODSVILLE
- GODREJ ELEMENTS
- GODREJ 24

MAMURDI

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

KESHAV NAGAR

- GODREJ INFINITY
- GODREJ REJUVE

MANJARI

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

MAHALUNGE

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

PIMPRI

- GODREJ EMERALD WATERS



PRESENCE IN PUNE



15,75,000 m²
sold



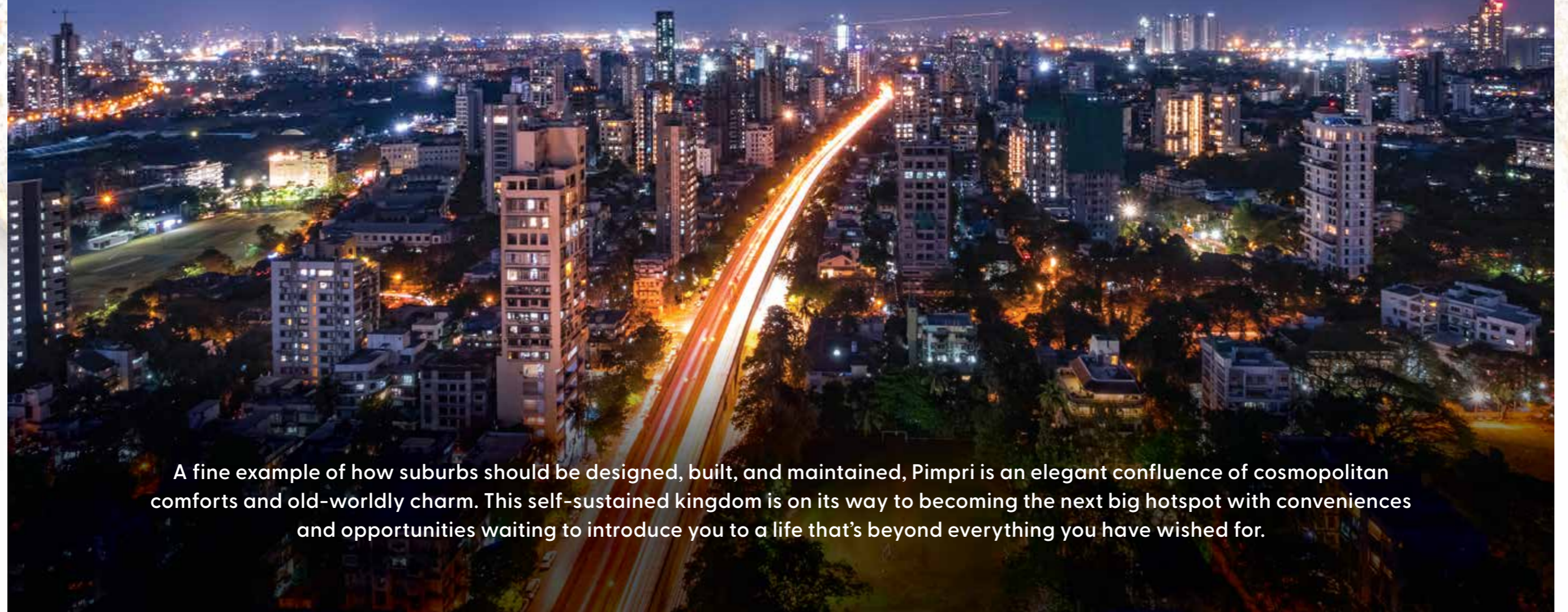
16,000+
happy families

PUNE: THE QUEEN OF DECCAN



Once an integral part of the mighty Maratha Empire and known as the land of the Peshwas, Pune now claims a seat among one of the top cities in India. Its fast-moving commercial landscape proudly hosts the aspirations of many, while offering an exquisite lifestyle enriched with sumptuous experiences, opportunities, educational prowess and lively energy.
A city that celebrates dreams, balance and the warmth of social connections.

PIMPRI: WHERE THE REGAL LIFE BECKONS



A fine example of how suburbs should be designed, built, and maintained, Pimpri is an elegant confluence of cosmopolitan comforts and old-worldly charm. This self-sustained kingdom is on its way to becoming the next big hotspot with conveniences and opportunities waiting to introduce you to a life that's beyond everything you have wished for.

A GRAND WORLD, WHERE CONVENIENCE REIGNS

Come, discover a life that's meant for the aristocrats of today in a place where all that you love, need and desire is always within reach. Find yourself revelling in the best of conveniences, an exceptional retail experience, and exclusive indulgences that wait at your doorstep, every time you step out.



CENTRALLY LOCATED,
IN THE HEART OF PIMPRI



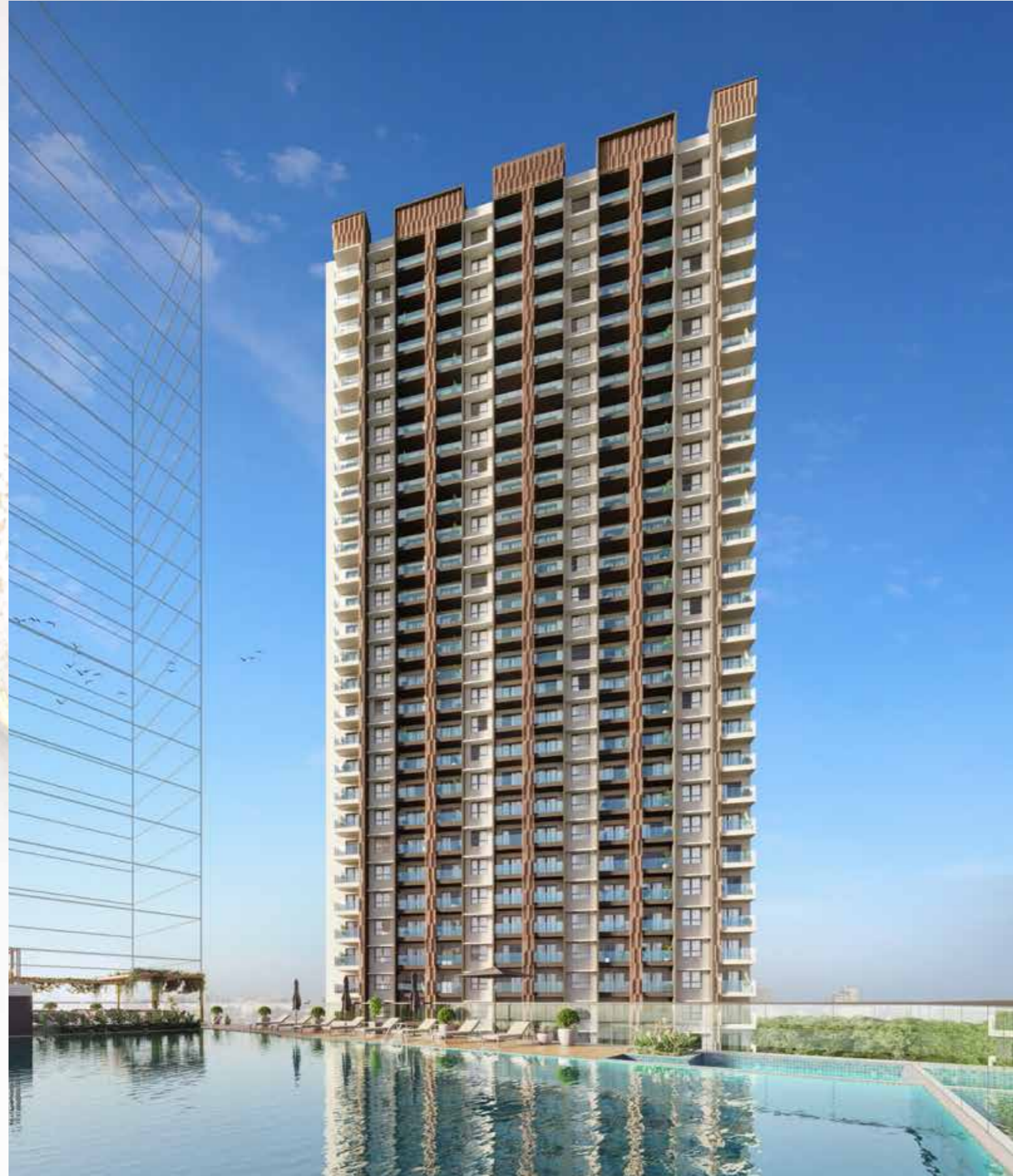
EXCEPTIONAL AMENITIES FOR
ALL YOUR LOVED ONES



EXQUISITE SHOPPING EXPERIENCES,
WITH A 174 M RETAIL FRONTAGE



DEDICATED F&B DESTINATIONS IN
THE VICINITY



INTRODUCING

#Palazzo

AT GODREJ EMERALD WATERS

Regally Yours

Welcome to a life designed royally, to make room for all your desires and larger-than-life experiences. Where palatial homes and opulent indulgences transform each day into a new adventure. And nature claims the podium, amidst a world full of contemporary conveniences.

LIVE LIKE ROYALTY, AS THE WORLD COMES CLOSE TO YOU

Standing opulently at the crossroads of work, life and leisure is an address that brings the city's finest locales a whole lot closer to you. Nestled right on the Mumbai-Pandharpur Highway, it neighbours an eminent tech park as well as the metro and the railway station. Live at an address coveted by many but saved only for the kings and their families.



OPPOSITE SANT TUKARAM NAGAR
METRO STATION



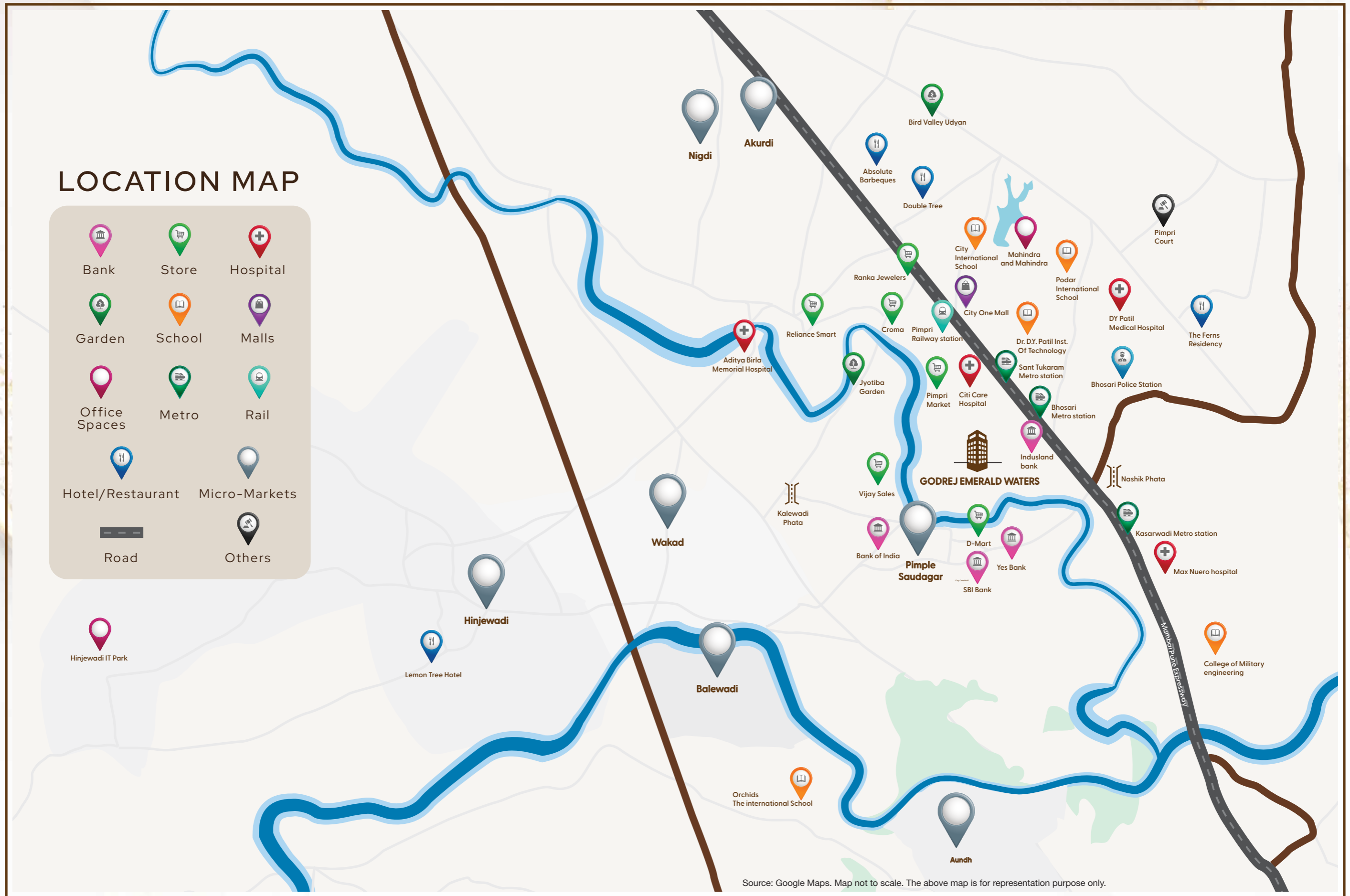
ON MUMBAI-PANDHARPUR
HIGHWAY



NEXT TO ICC DEVI GAURAV
TECHNOLOGY PARK

LOCATION MAP

Bank	Store	Hospital
Garden	School	Malls
Office Spaces	Metro	Rail
Hotel/Restaurant	Micro-Markets	
Road	Others	



Source: Google Maps. Map not to scale. The above map is for representation purpose only.

CLOSE TO MAJOR HOTSPOTS AND FINEST INFRASTRUCTURAL FACILITIES



IT HUBS

ICC Devi Gaurav Technology Park - 1 min
Talawade IT Park - 30 mins
Hinjewadi IT Park - 30 mins
TATA Technologies Ltd. - 30 mins



Hospitals

Aditya Birla Memorial Hospital - 20 mins
Yashwantrao Chavan Memorial Hospital - 10 mins
Medilife Multispeciality Hospital - 17 mins
DY Patil Medical Hospital - 13 mins



Entertainment

Elpro City Square Mall - 20 mins
Ozone Mall - 20 mins
Carnival Cinemas - 14 mins
Premier Plaza Mall - 13 mins
Central Mall - 13 mins



Educational Institutions

City International School - 10 mins
Podar International School - 13 mins
Orchids The International School - 8 mins
Elpro International School - 10 mins
Dr. D.Y. Patil Inst. Of Technology - 3 mins



Manufacturing Hubs

TATA Motors - 19 mins
Force Motors - 16 mins
Mahindra & Mahindra Ltd. - 15 mins
Bajaj Auto - 15 mins



Hotels

Vivanta by Taj - 23 mins
Double Tree by Hilton - 15 mins
Holiday Inn - 10 mins
Sayaji Hotel - 23 mins

Approximate time as per Google Maps and is subject to change as per traffic conditions.

A PALACE OF JOY, WAITING TO BE REGALLY YOURS

Your king-sized home at Godrej Emerald Waters introduces you to a lifestyle that's fit for your royal needs. While you soak in its magnificence, a host of exclusive aqua-themed amenities, two grand clubhouses and serene landscapes wait to elevate your days even further. Come home to a place where life's many delights are always at your command

Lighting on podium is for aesthetic and visibility purpose only, actual lighting may differ on site. Landscape type and plantation is representative and may change as per actual execution. 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 and offerings.

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

TWO LEVELS OF GREENS, WHERE NATURE CLAIMS THE STAGE

A kingdom inspired by tranquillity and opulence unfolds at two distinct levels of expansive greens, where nature greets you in all her glory. Explore the best of life amidst 1.5 acres of lush podium greens and 0.5 acres of ground-level greens as indulgence and serenity come together to craft royal experiences for you



1.5 ACRES OF
PODIUM GREENS*



20+ LIFESTYLE
AMENITIES



0.5 ACRES OF
GROUND-LEVEL GREENS



GARDEN TRAILS
& MORE

*1.5 Acres includes hardscape, softscape and clubhouse footprints.



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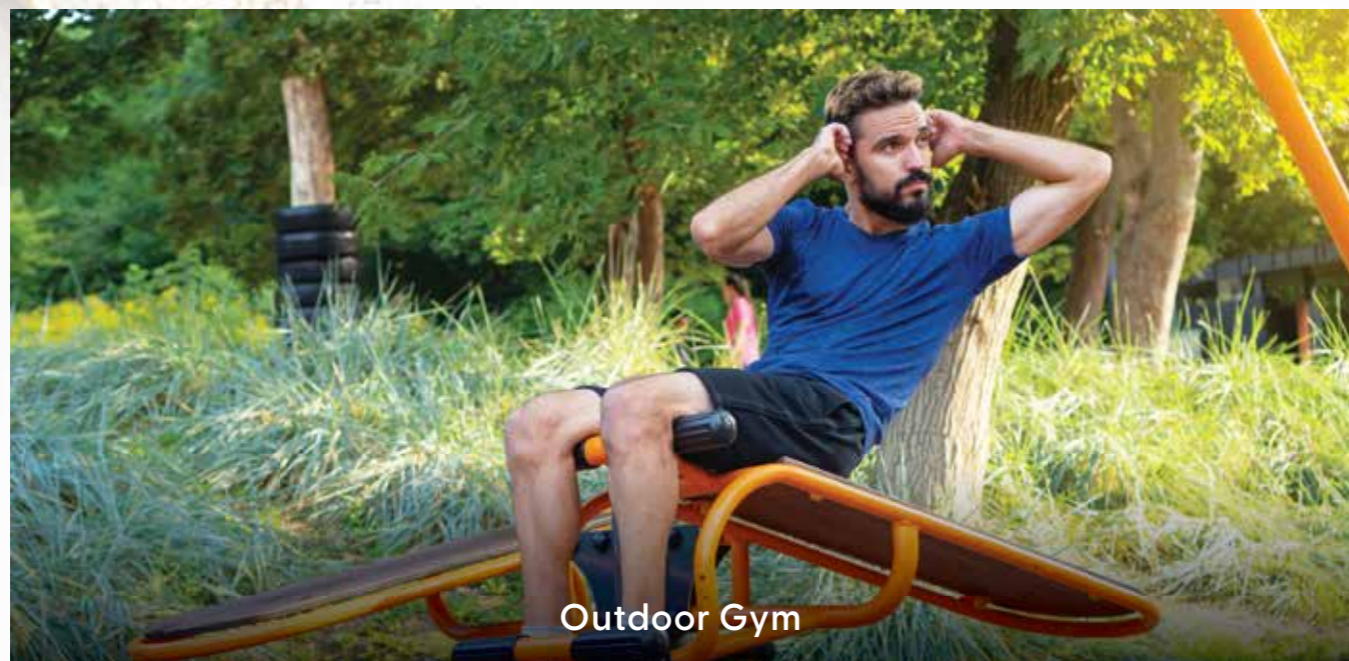
CLAIM VICTORY IN EVERY GAME,
WITH EXCLUSIVE SPORTS AMENITIES AMIDST PODIUM GREENS



Multipurpose Court



Net Cricket



Outdoor Gym



Work From Garden

ENJOY A JOYFUL PLAY OF RECREATION AND FUN,
WITH OPULENT EXPERIENCES AMIDST PODIUM GREENS



Party Lawn



Kids' Play Area



Senior Citizen Zone



Amphitheatre

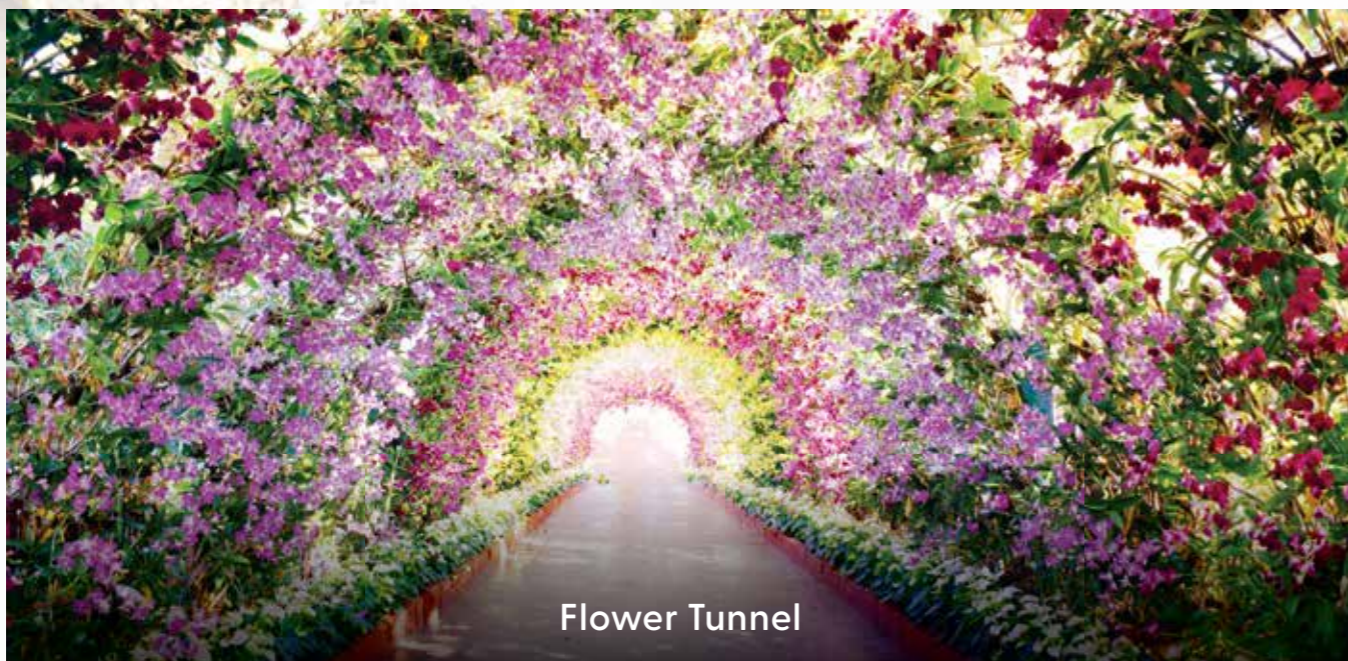
LIFE BLOOMS GLORIOUSLY,
IN THE SERENE WORLD OF GROUND-LEVEL GREENS



Orchards



Garden Trails



Flower Tunnel



Mist & Herb-themed Gardens

TWO GRAND CLUBHOUSES, WHERE EVERY MOMENT IS A REGAL DELIGHT

Indulge in the magnificence at two distinct clubhouses that promise twice the fun, one dedicated to aqua experiences and the other focused on your well-being. When you have over 1951 sq. m. of regal luxuries to choose from, every moment seamlessly transforms into an unforgettable experience.



EXQUISITE AQUA-THEMED
CLUBHOUSE



MAGNIFICENT WELLNESS-THEMED
CLUBHOUSE



ACTIVE SPORTS & ENTERTAINMENT
AMENITIES



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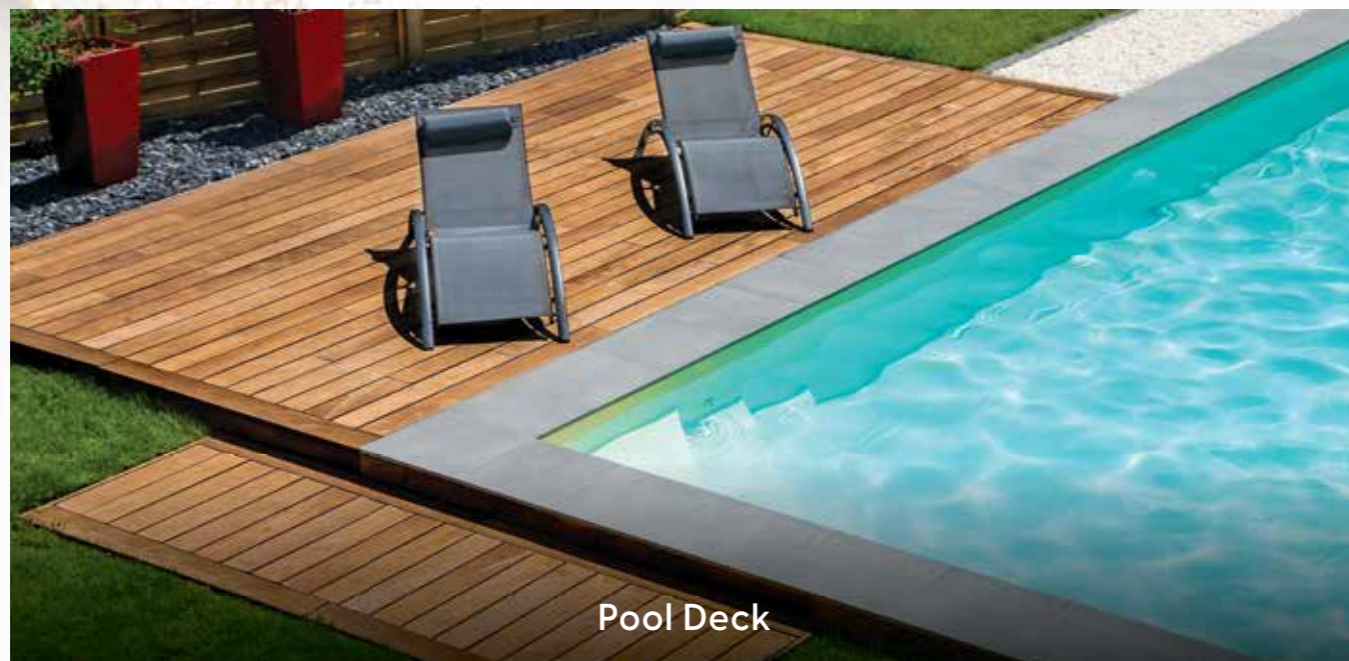
PLUNGE INTO EXCEPTIONAL EXPERIENCES,
AT THE EXQUISITE AQUA-THEMED CLUBHOUSE



Infinity Edge Swimming Pool



Jacuzzi



Pool Deck



Kids' Pool

PLUNGE INTO A WORLD WHERE FITNESS IS KING,
WITH REFRESHING AQUA AMENITIES



Aqua Treadmill



Resistance Pool

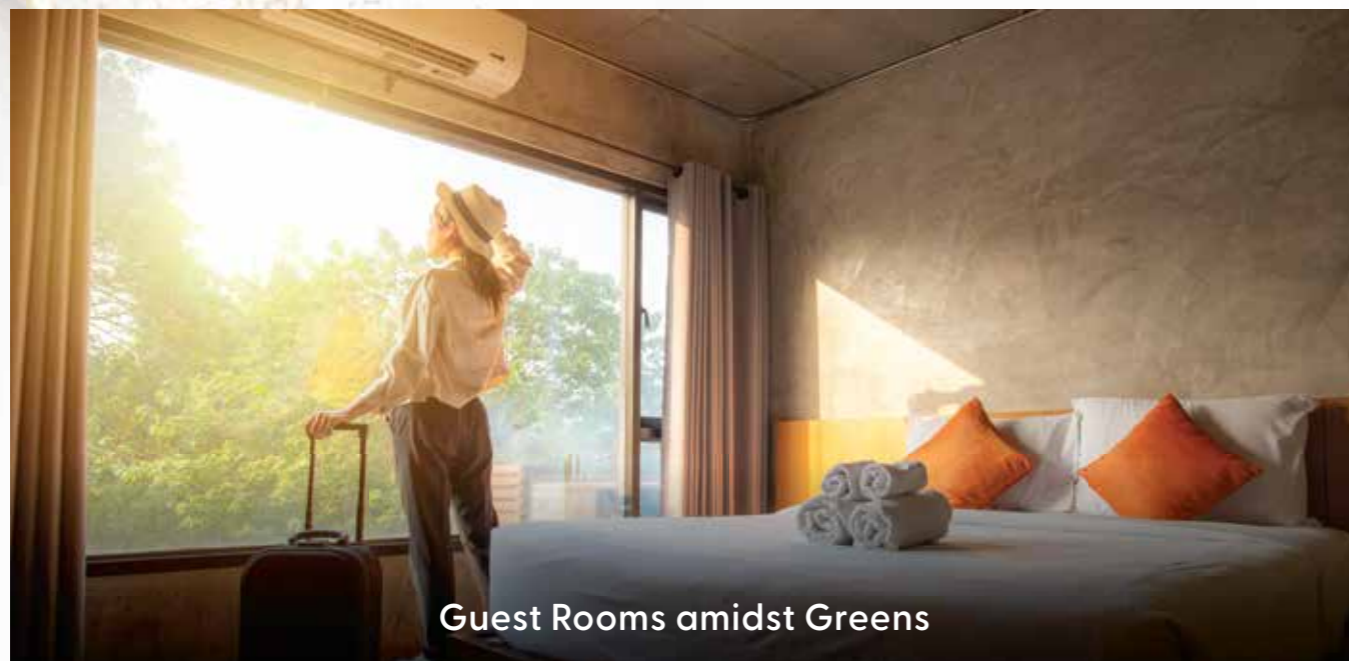
EACH DETAIL REVOLVES AROUND YOUR HEALTH,
AT THE WELLNESS-THEMED CLUBHOUSE



Well-equipped Gymnasium



Luxurious Spa*



Guest Rooms amidst Greens



Meditation Deck

*Spa services shall be chargeable basis usage

Stock Images used for representational purposes only.

LET YOUR INNER CHAMPION REIGN,
IN THE WORLD OF SPORTS AND ENTERTAINMENT



2 Indoor Badminton Courts



Digital Gaming Zone



Mini Theatre



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 and offerings

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OPULENT FINE DINING EXPERIENCES, CURATED FOR YOUR KINGLY TASTE

Discover an exquisite world where a bouquet of exotic F&B experiences waits to give you a royal treatment. Whether it is enjoying dinner dates the alfresco way, or brewing conversations and coffee by the pool, a good time is always served on a silver platter at Godrej Emerald Waters.



Alfresco Dining



Poolside Café



Bonfire & Barbeque Area



Community Hall

AN IMPERIAL LIFESTYLE, WHERE CONVENIENCE TAKES THE THRONE

Immerse in the luxuries of a world where convenience is always at your fingertips. Your home at Godrej Emerald Waters houses 116 premium retail outlets with a 174-metre frontage, where the best brands are ever-ready to elevate your shopping experience. Come home to a life that lets you feel pampered in every way.



MASTER LAYOUT PLAN



AREA FOR MSEDCL

LEGEND

- | | | | |
|----------------------------|-----------------------|-----------------------------------|-------------------------------|
| 1. Entry/Exit | 10. Landscaped Greens | 19. Activity Lawn | 27. Kids' Play Area |
| 2. BRT Parking Reservation | 11. Fruit Orchard | 20. Entry to Club House | 28. Senior Citizen Seating |
| 3. Loading/Unloading Area | 12. Sit-out | 21. Amphitheater (Tiered Seating) | 29. Outdoor Gym |
| 4. Shop Front Plaza | 13. Flower Garden | 22. Party Lawn | 30. Landscaped Pathway |
| 5. Driveway | 14. Mist Garden | 23. Meditation Area | 31. Work from Garden |
| 6. Drop-off | 15. Flower Tunnel | 24. Multipurpose Playcourt | 32. Net Cricket |
| 7. Barbeque Area | 16. Bonfire Area | 25. Sit-out Space | 33. Sculpture |
| 8. Camping Decks | 17. Cycling Track | 26. Multipurpose Lawn | 34. Garden Trail with Pathway |
| 9. Herb Garden | 18. Podium Entry | | |

AMENITIES IN AQUA CLUB

- | | | |
|--|----------------------|------------------------------------|
| 35. Reading Area | 40. Crèche Area* | 46. Aqua Treadmill |
| 36. Two Indoor Badminton Courts | 41. Mini Theatre* | 47. Resistance Pool |
| 37. Community Hall | 42. Business Centre* | 48. Jacuzzi |
| 38. Space for Café with Outdoor Seating Area* | 43. Hobby Deck | 49. Poolside Café and Lounge Area* |
| 39. Indoor Games Room with Digital Gaming Area & Kids' Play Area | 44. Swimming Pool | |
| | 45. Kids' Pool | |

AMENITIES IN WELLNESS CLUB

- 50. Area for Spa & Salon with Steam*
- 51. Gymnasium
- 52. Guest Rooms*

ADDITIONAL LANDSCAPE AREA

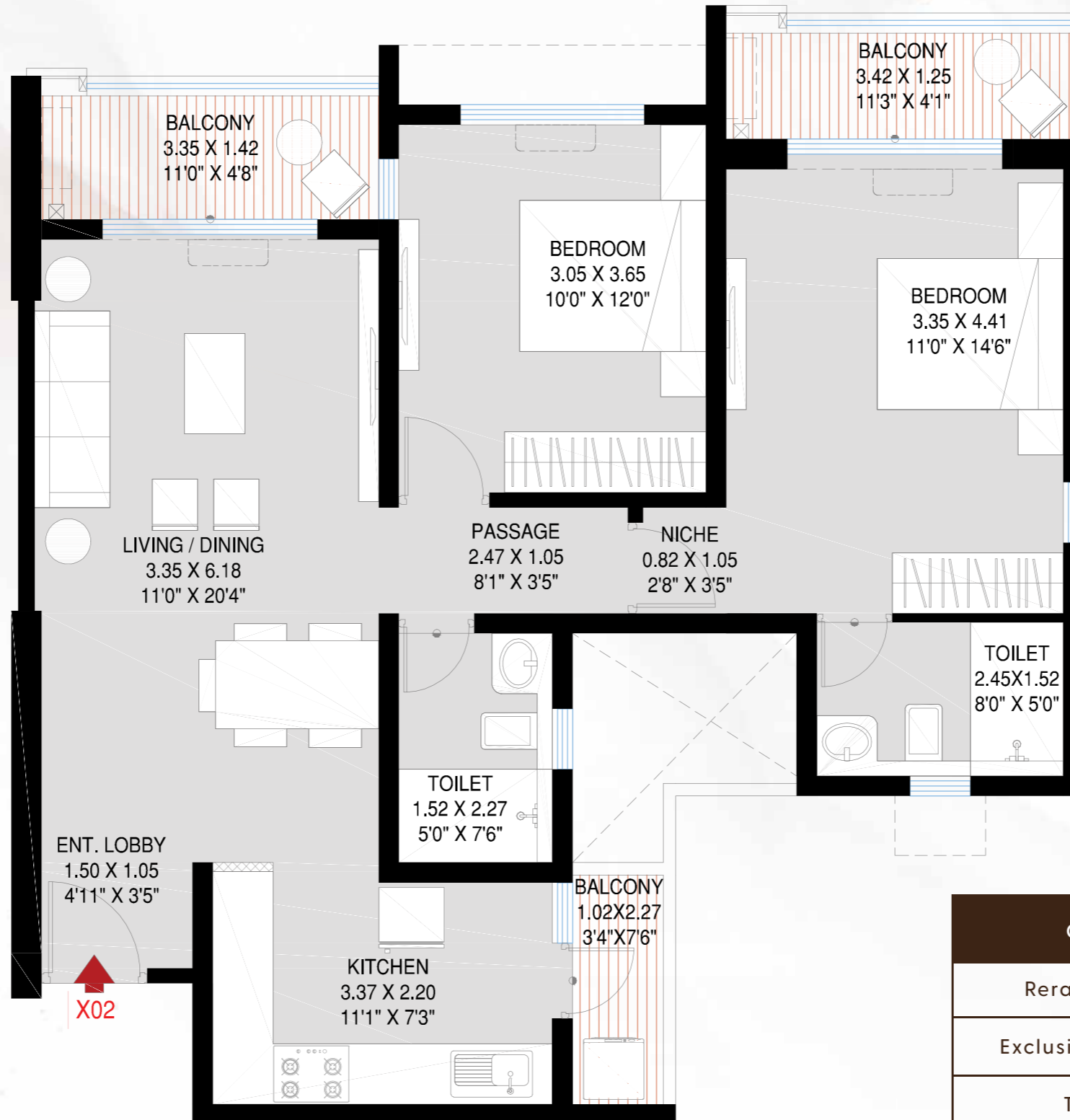


*On Chargeable Basis



AN EXCLUSIVE COLLECTION OF
PALATIAL HOMES

2 BHK - TYPE 1

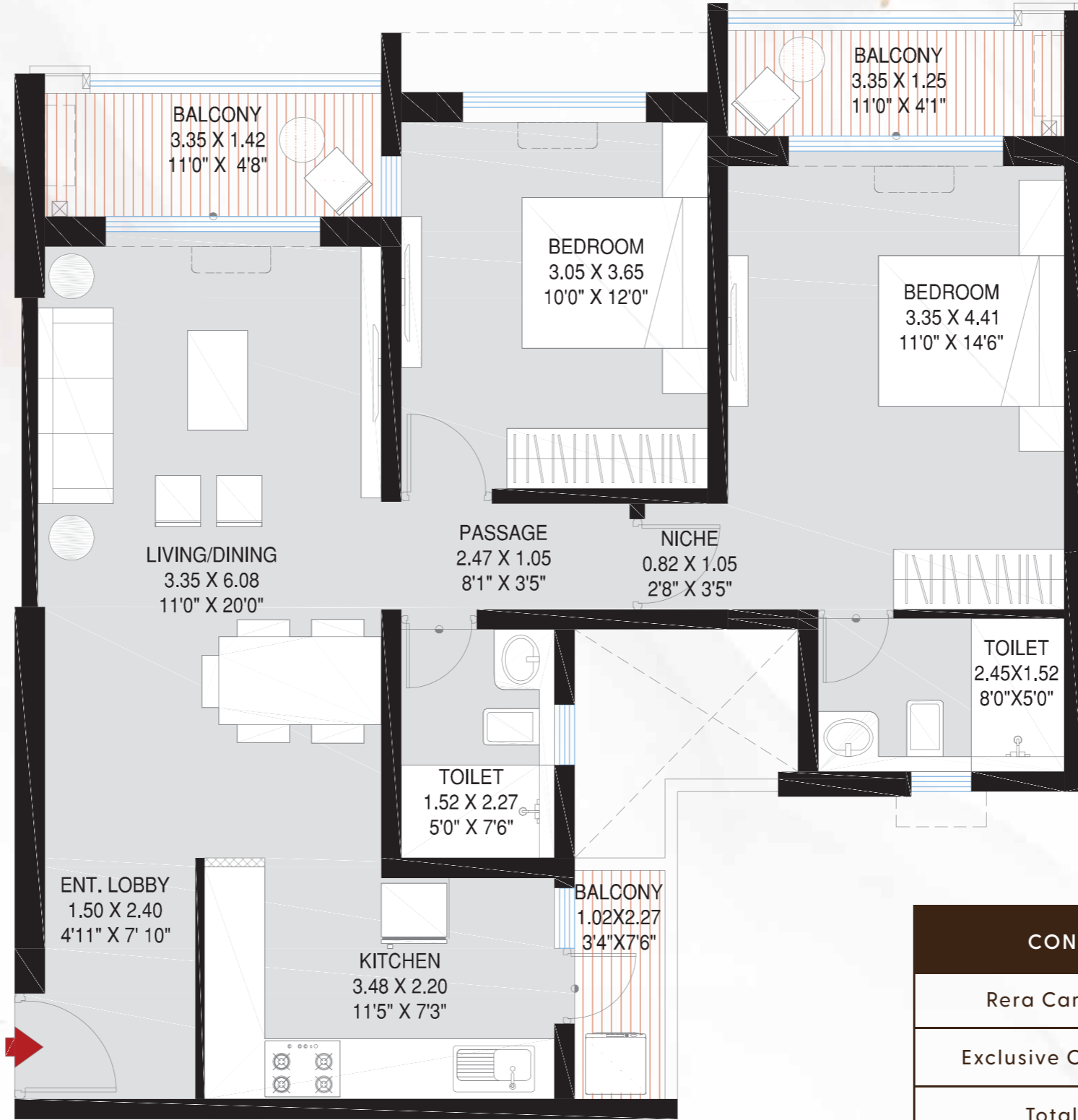


CONFIGURATION	2 BHK
Rera Carpet Area (sq.m.)	72.82
Exclusive Carpet Area (sq.m.)	9.73
Total Area (sq.m.)	82.55
Total Area (sq.ft.)	889



The project **Godrej Emerald Waters** is registered with
MahaRERA Registration No. P52100051200 available at website: <http://maharera.mahaonline.gov.in>

2 BHK - TYPE 2



CONFIGURATION	2 BHK
Rera Carpet Area (sq.m.)	75.27
Exclusive Carpet Area (sq.m.)	9.65
Total Area (sq.m.)	84.92
Total Area (sq.ft.)	914



The project **Godrej Emerald Waters** is registered with MahaRERA Registration No. P52100051200 available at website: <http://maharera.mahaonline.gov.in>

3 BHK



CONFIGURATION	3 BHK
Rera Carpet Area (sq.m.)	92.78
Exclusive Carpet Area (sq.m.)	10.36
Total Area (sq.m.)	103.14
Total Area (sq.ft.)	1110



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PRODUCT MIX

TYPOLOGY	CARPET AREA
2 BHK	82.04 sq.mts - 84.92 sq.mts (883 - 914 sq.ft.)
3 BHK	103.14 sq.mts (1110 sq.ft.)
4 BHK (Tower 3)	165.93 sq.mts (1786 sq.ft.)

CONSTRUCTION LINKED PAYMENT PLAN

MILESTONE	% DUE
Booking Amount	5.5%
Within 15 days from Booking	4.4%
Within 60 days from Booking	10.1%
On Completion of Excavation	10%
On Completion of Plinth	15%
On Completion of 5th Slab	5%
On Completion of 10th Slab	5%
On Completion of 15th Slab	5%
On Completion of 20th Slab	5%
On Completion of Top Slab	5%
On Completion of Walls	5%
On Completion of Flat Flooring	5%
On Completion of Lifts	5%
On Completion of Staircases	5%
On Application of OC	5%
On Notice of Possession	5%
Total	100%

SPECIFICATIONS



STRUCTURE & FINISHING

Earthquake-resistant Framed RCC Structure
Internal - Oil Bound Distemper
External Walls Finish with Texture Paint



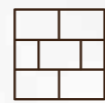
TOILET

Sanitaryware - Kohler or Equivalent
CP Fittings - Kohler or Equivalent
Counter Top - Granite Counter Top
Wall Cladding (All Restrooms) -
600 x 1200 Vitrified Tiles



DOORS & WINDOWS

All Doors - Pre-fabricated Wooden Doors
Noise Reducing Double Glazed UPVC Windows



FLOORING*

Living/Dining - 800 x 800 Double Charged
Marble Finish Vitrified Tiles
Master Bedroom - 800 x 800 Double Charged
Marble Finish Vitrified Tiles
Other Bedrooms - 800 x 800 Double Charged
Marble Finish Vitrified Tiles
Balconies - 195 x 1000 Stone finish tiles
Utility Area - Anti-skid Tiles
Master Restroom - Anti-skid Tiles
Other Restrooms - Anti-skid Tiles
Kitchen - 800 x 800 Double Charged
Marble Finish Vitrified Tiles



KITCHEN*

Granite Counter Top + SS Sink
Wall Cladding - 300 x 600 Ceramic Tiles



ELECTRICALS

Modular Switches - Legrand Mylink or Equivalent
Provision for Cable TV, Telephone, AC Points



SPECIAL FEATURES

Glass Railing for Balconies

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

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

ii. Granite is a natural stone and is subject to variations in colours / shades and / or grains.

PREMIUM SPECIFICATIONS



4-IN-1 DIGITAL
MAIN DOOR LOCK



VIDEO DOOR PHONE



DOUBLE GLAZED NOISE
REDUCTION UPVC WINDOWS*



PREMIUM MARBLE FINISH
VITRIFIED TILES 800 X 800 FLOORING*



INVERTER WITH BATTERY#



MODULAR KITCHEN**

The background is a light-colored, marbled paper with soft, flowing patterns in shades of beige, cream, and light grey. Interspersed throughout are delicate, irregular veins of gold leaf, which catch the light and add a sense of luxury and elegance. The overall texture appears smooth and slightly grainy, characteristic of high-quality stationery or book endpapers.

***FOR THE ARISTOCRATS OF THE MODERN WORLD,
A REALM OF REGAL LIVING AWAITS YOU.
COME DISCOVER.***



The project Godrej Emerald Waters is registered with MahaRERA Registration No P52100051200 available at website:<http://maharera.mahaonline.gov.in>.

The sale is subject to the terms of the application form and agreement for sale. Customers are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The project Godrej Emerald Waters consists of 8 towers; #Palazzo refers to the units/ apartments of Tower 3 (Lagoon) & Tower 4 (Mist). *T&C Apply. The official website of Godrej Properties Ltd. is www.godrejproperties.com. Please do not rely on the information provided on any other website.