



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

#LiveWorldClass



GODREJ EMERALD WATERS
PIMPRI, PUNE

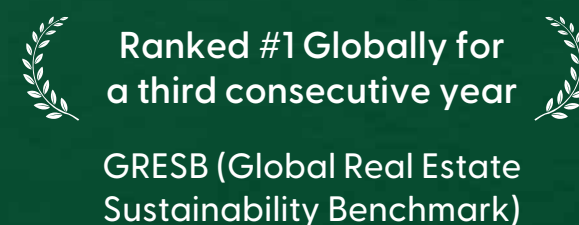
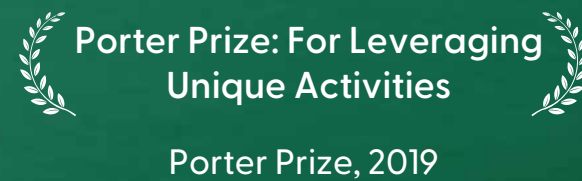
Godrej | PROPERTIES

A world-renowned name, spreading smiles across the globe

Taking forward Godrej Group's philosophy of innovation, sustainability, and excellence, Godrej Properties has been defining 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.

Building 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 400 awards and recognitions in recent years.



Changing Pune's skyline, one extraordinary 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

KESHAV NAGAR

- GODREJ INFINITY
- GODREJ REJUVE

MANJARI

- GODREJ SKY GREENS
- 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

PIMPRI

- GODREJ EMERALD WATERS



PRESENCE IN PUNE



14,80,000 m²
sold



15,000+
happy families

An aerial photograph of Pune, India, showing a mix of urban development and green spaces. In the foreground, there are large, modern apartment complexes and some commercial buildings. The middle ground is filled with dense residential areas, interspersed with parks and green fields. In the background, the city extends towards the horizon under a blue sky with scattered clouds. A prominent orange banner with white text is overlaid on the top part of the image.

Pune: Home to a lifestyle that puts you on top of the world

Pune, with its diverse culture, bustling city life and great infrastructure, claims its place as one of the top cities in India today. Being among India's first 100 smart cities*, it continues to rise with relentless growth in IT, automotive and educational sectors.

Pimpri: Discover a world of opportunities where life thrives above everything else

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 locale is on its way to becoming the next big hotspot in Pune. Discover conveniences and opportunities that will introduce you to a lifestyle that's worlds apart from anything around.

Live at the centre of world-class conveniences

Having a good time is easy when all that you need is just a walk, drive, metro ride, or flight away. Come, discover a life that's a class apart as your home brings the best of conveniences, an exceptional retail experience, and a world of exclusive indulgences to your doorstep.



*Located in the
heart of Pune*



*World-class amenities for
your loved ones*



*World-class shopping experience
with a 174 m retail frontage*



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PRESENTING



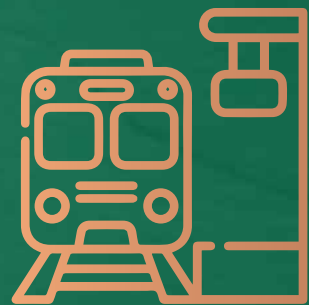
GODREJ EMERALD WATERS
PIMPRI, PUNE

#LiveWorldClass

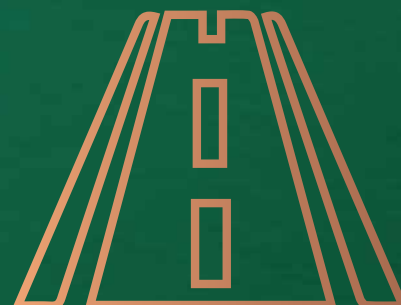
Welcome to a life that outshines the ordinary
with a world of incredible experiences.
Come, indulge in a host of exclusive aqua and
wellness-themed amenities every day.

Connect effortlessly, to a world-class life

Experience a life surrounded in extraordinary comforts at an address that connects you to the city's finest locales and avenues with zero hassles. Nestled right on the Mumbai-Pandharpur Highway, Godrej Emerald Waters enjoys exceptional connectivity, thanks to its incredible proximity to an eminent tech park, metro station, railway station and the highway.



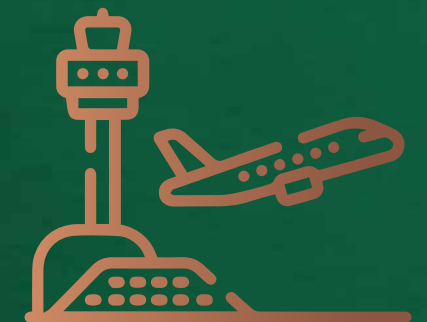
*Next to Sant Tukaram Nagar
Metro Station*



*On Mumbai-Pandharpur
Highway*



*Next to ICC Devi Gaurav
Technology Park*



*Proximity to
Pune Airport*

Location Map

 IT Hubs

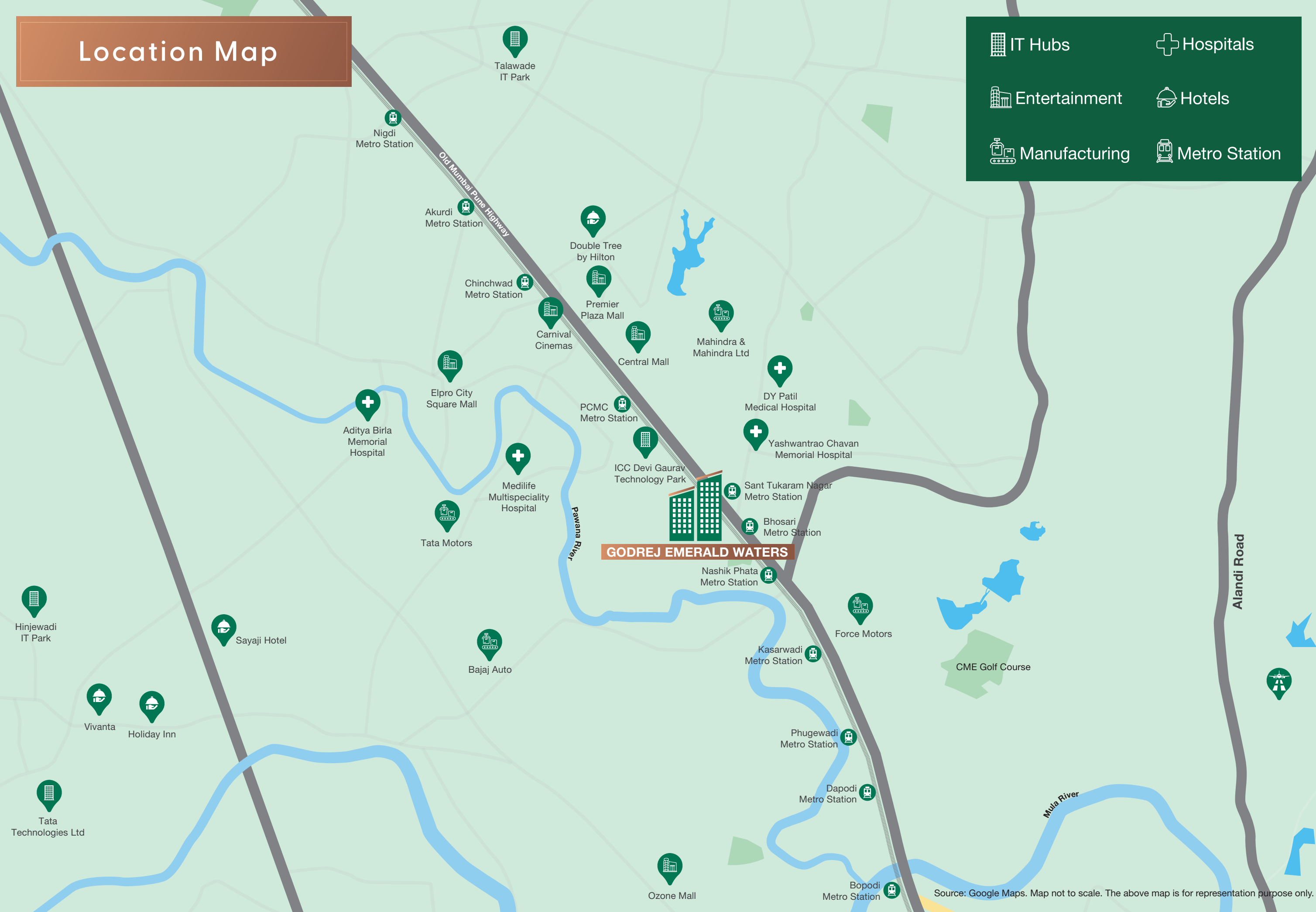
 Hospitals

 Entertainment

 Hotels

 Manufacturing

 Metro Station



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

Close to major hotspots and conveniences



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



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

An aerial view of the Godrej Emerald Waters residential complex. The image shows a large, modern apartment building with a light-colored facade and a flat roof. To the left of the building is a large, landscaped area with green lawns, trees, and a winding path. A basketball court is visible on the left side of the image. To the right of the building is a large swimming pool with a wooden deck and lounge chairs. A train is visible on an elevated track to the right of the pool. The overall scene is bright and sunny, with a clear blue sky.

Welcome to a whole new class of living
with a host of world-class amenities

Live life to the fullest as a world full of indulgences waits to elevate all your experiences, every day. Your home at Godrej Emerald Waters is complemented with exclusive aqua-themed amenities, two grand clubhouses and serene landscapes for you to revel in, at your will.

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Stroll into world-class experiences with nature by your side

Unwind amidst the many treasures of nature as two levels of expansive greens welcome you with open arms. Immerse yourself in a haven of tranquillity, complete with 1.5 acres of lush podium greens and 0.5 acres of ground-level greens.



*1.5 Acres of
Podium Greens**



*20+ Lifestyle
Amenities*



*0.5 acres of
Ground-level Greens*



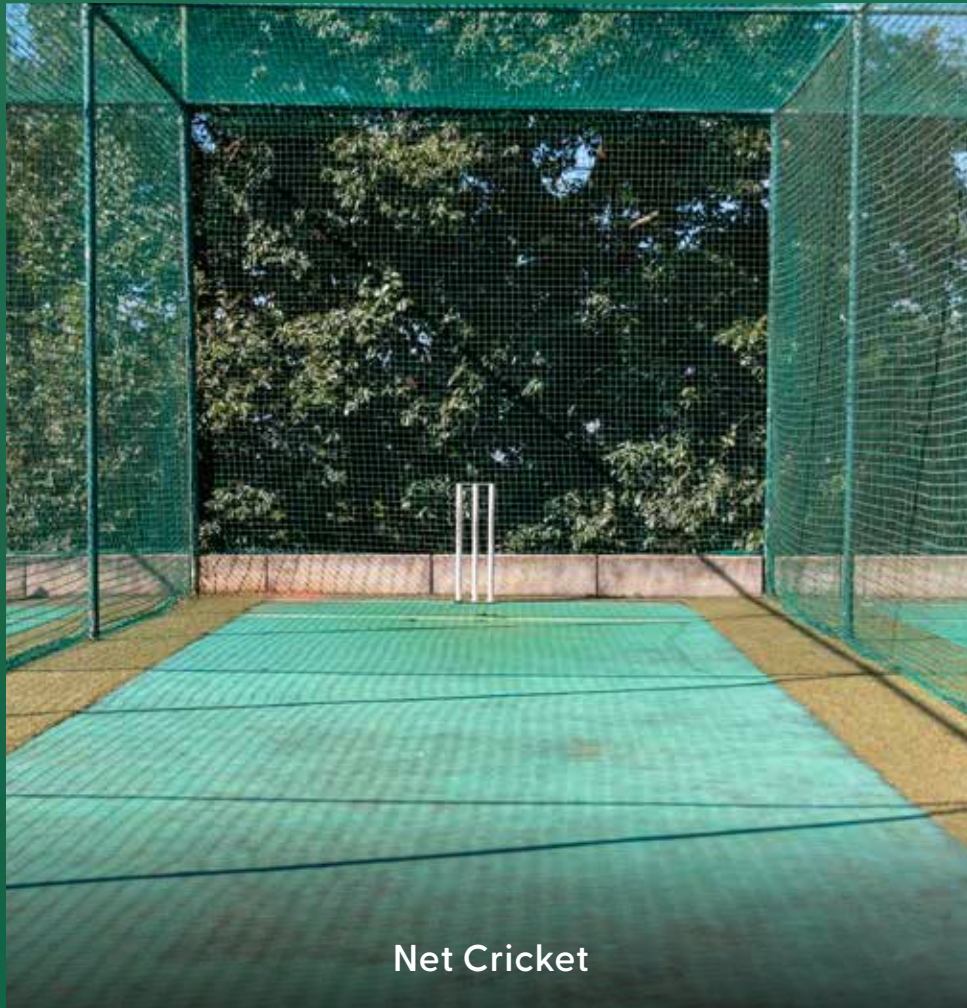
*Garden Trails
& more*



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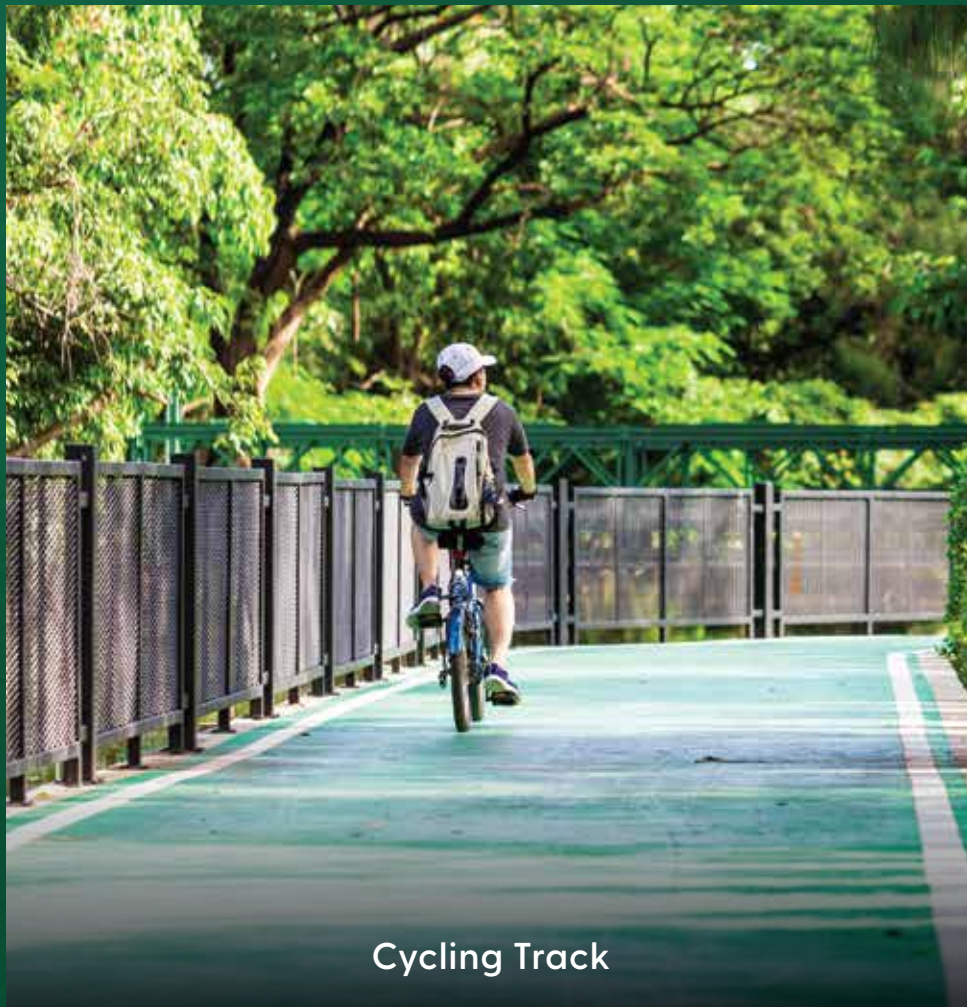
Multipurpose Court



Net Cricket



Outdoor Gym



Cycling Track

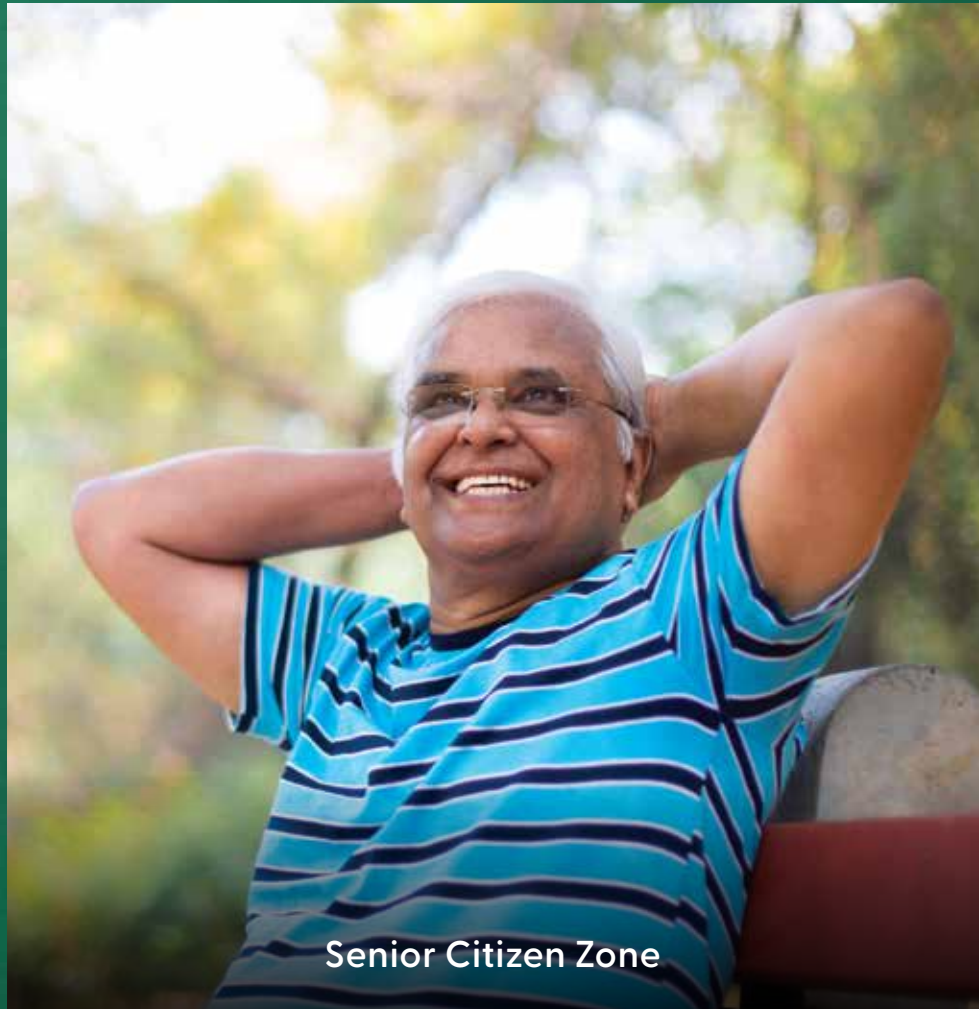
Make the world your playground,
with spectacular **Active Zones**
amidst **Podium Greens**.



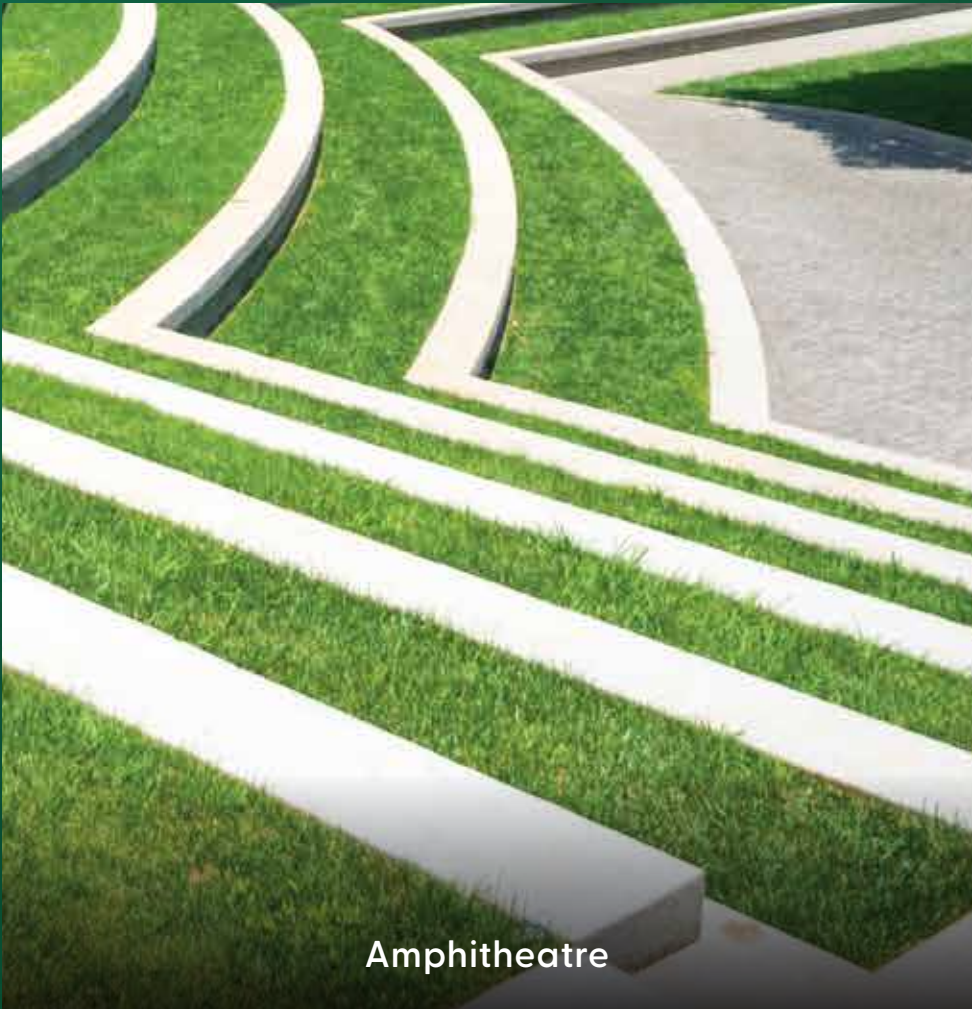
Party Lawn



Kids' Play Area

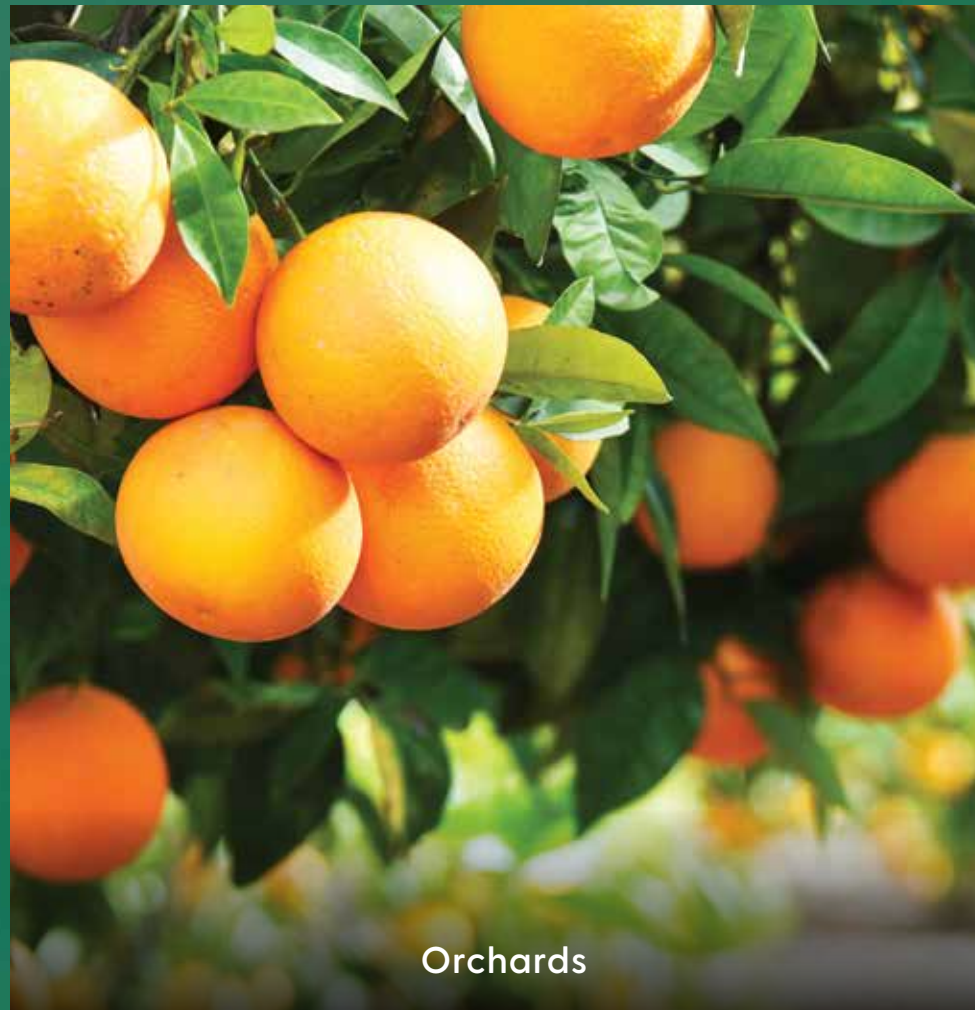


Senior Citizen Zone



Amphitheatre

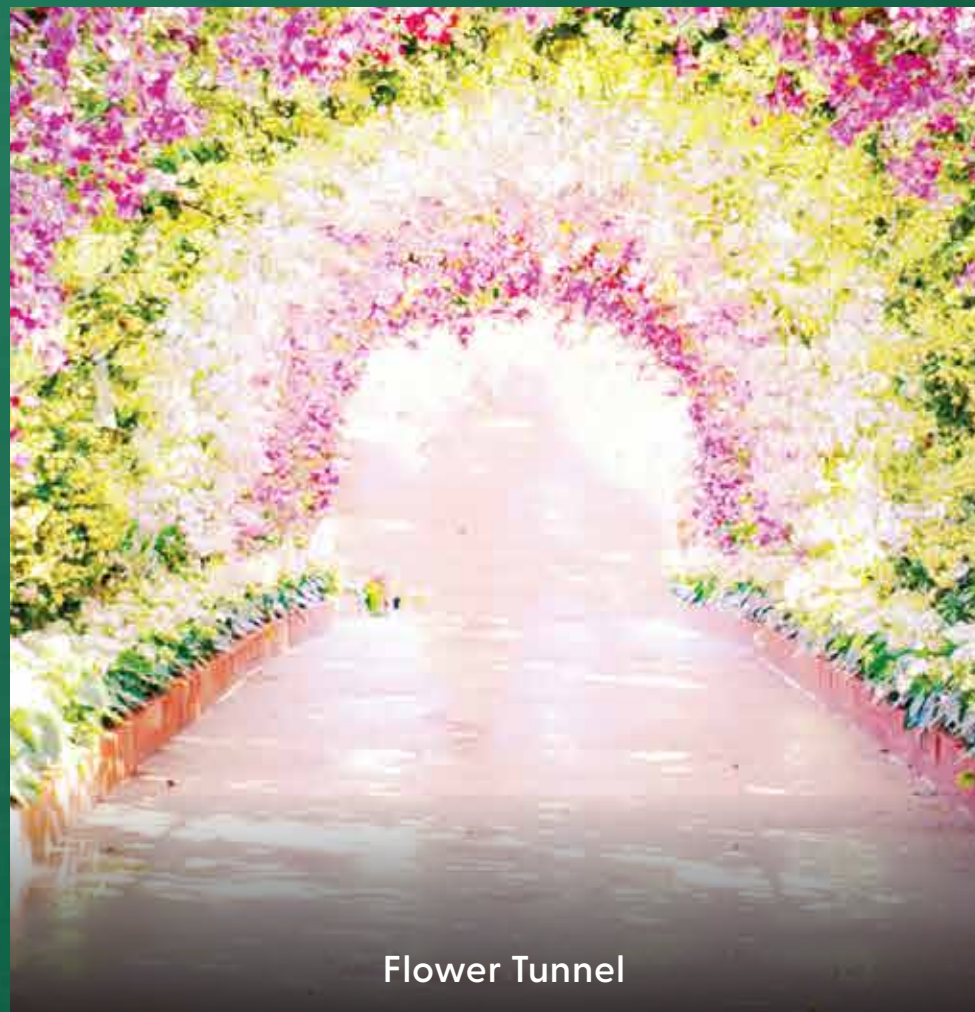
Uncover a world of blissful experiences, with tranquil **Recreation Zones** amidst **Podium Greens**.



Orchards



Garden Trails



Flower Tunnel

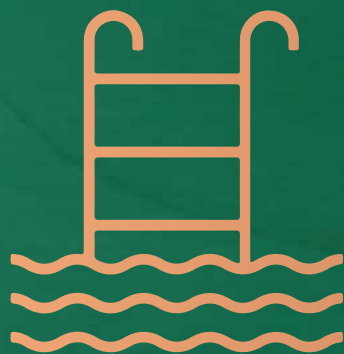


Mist & Herb-themed Gardens

Life blooms in all its shades,
at the serene world of
Ground-level Greens.

Experience the best of both worlds with two distinct clubhouses

Indulge in the pleasures of two separate clubhouses that promise twice the fun, one dedicated to aqua experiences and the other focused on your well-being. When you have over 21,000 sq. ft. of world-class luxuries to choose from, every moment seamlessly transforms into an unforgettable experience.



*Exquisite Aqua-themed
Clubhouse*



*Magnificent Wellness-themed
Clubhouse*



*Active Sports & Entertainment
Amenities*



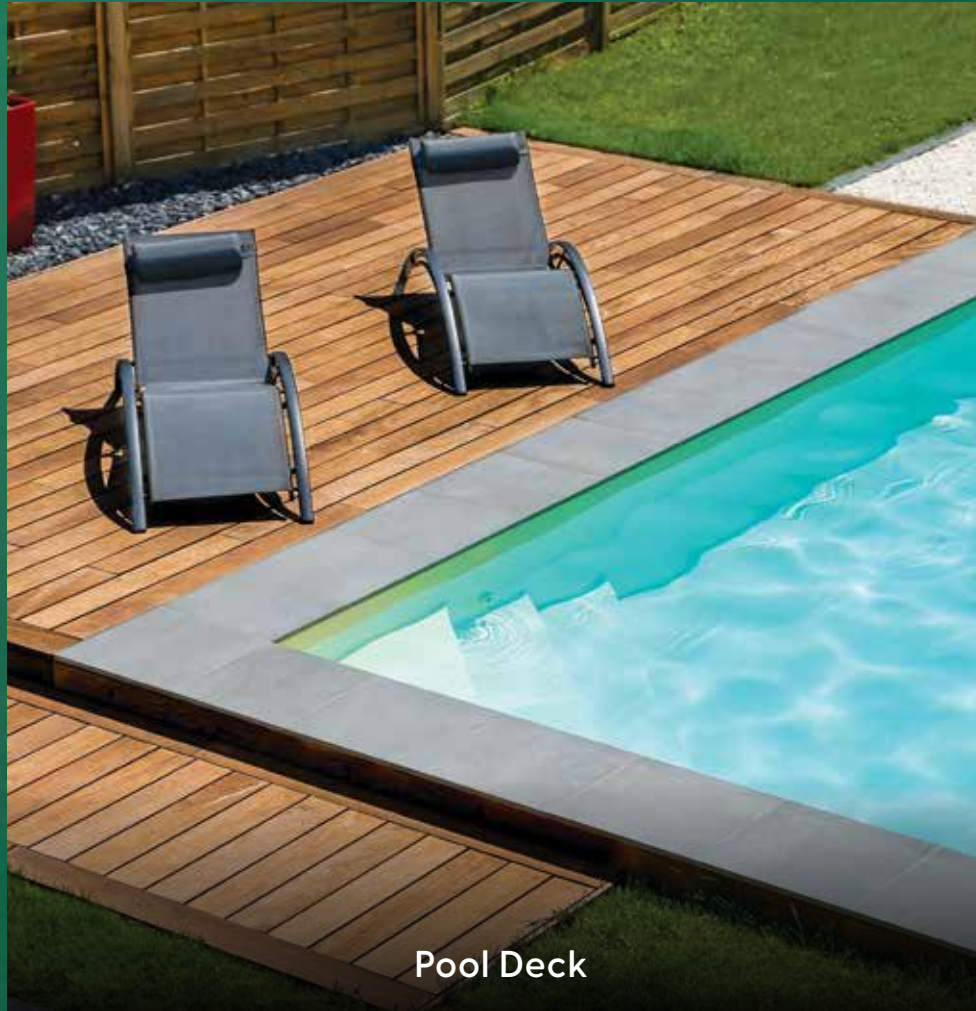
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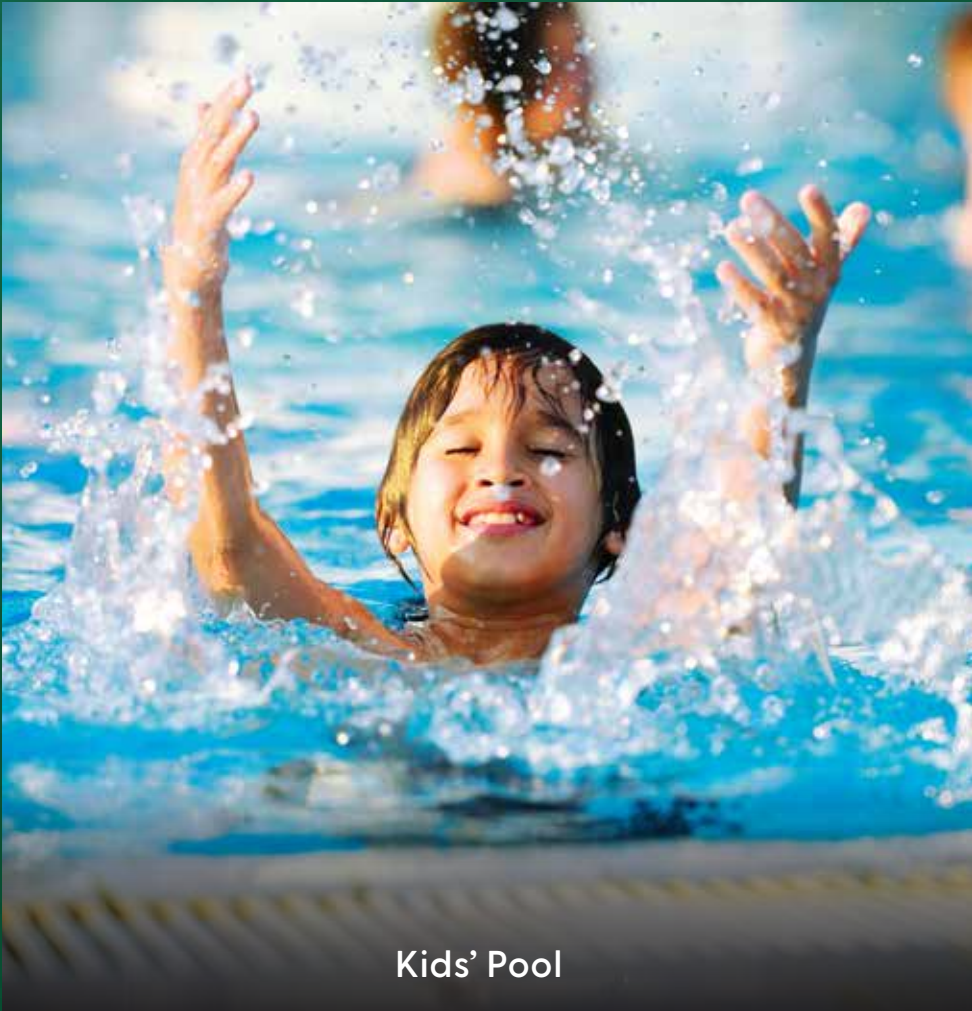
Infinity Swimming Pool



Jacuzzi

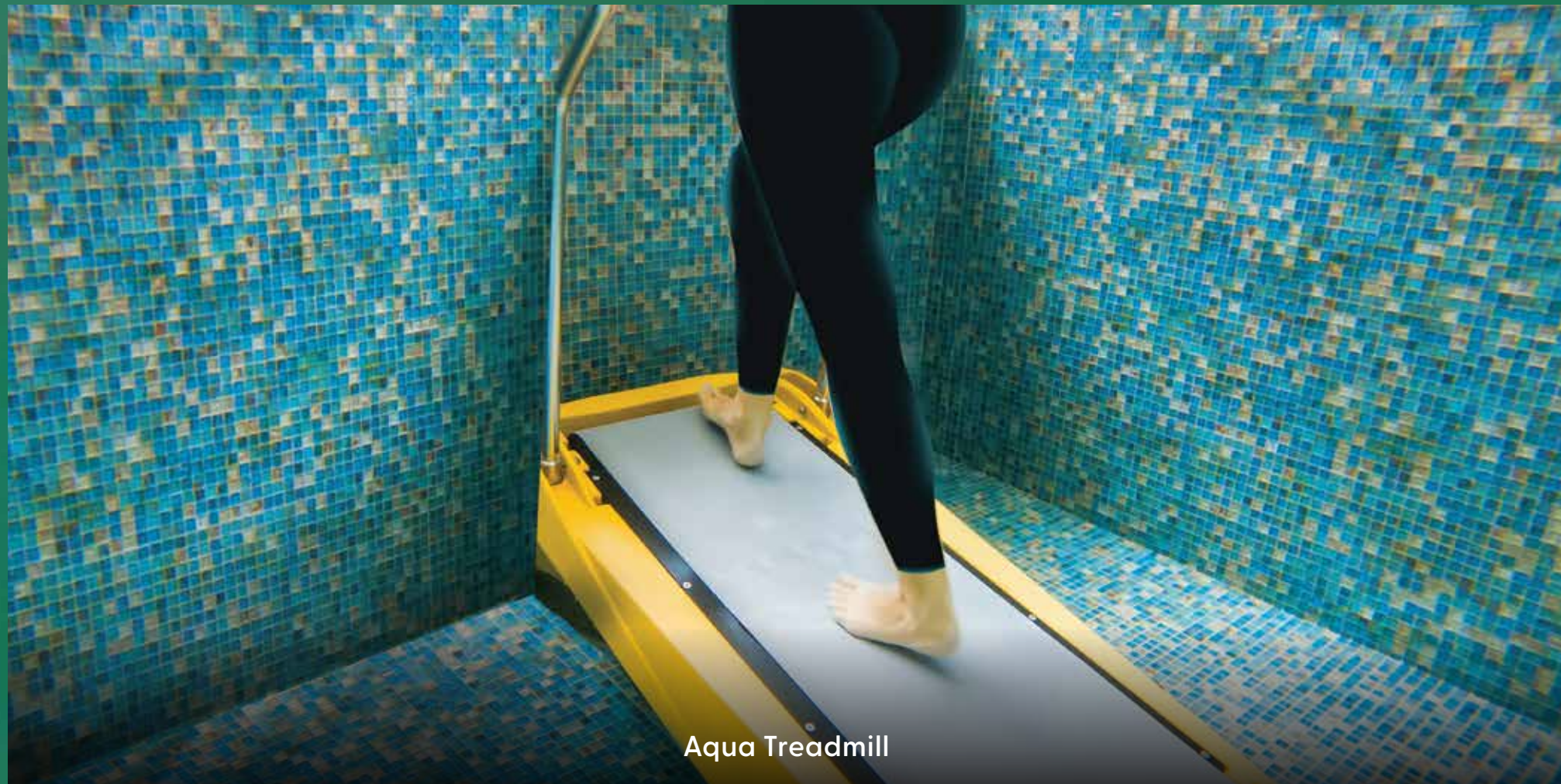


Pool Deck



Kids' Pool

Dive into experiences that are out of this world, at the exquisite Aqua-themed Clubhouse.



Aqua Treadmill



Resistance Pool

Plunge into a world where
fitness meets fun, with refreshing
Aqua Amenities.



Well-equipped Gymnasium



Luxurious Spa*



Guest Rooms amidst Greens



Yoga Deck

Here, the world revolves
around your health at the
Wellness-themed Clubhouse.

*Spa services shall be chargeable basis usage



Mini Theatre



2 Indoor Badminton Courts



Wall Climbing



Indoor & Digital Gaming Zone

Let your inner champion shine
as you step into a world of
Sports and Entertainment.



Business Centre



Work from Garden Spaces

Success finds a world-class platform, right outside your home

It is easier to focus on your success when work is just a short walk away. Whether you are working from the garden or the business centre next door, inspiration will find its way to you.



Alfresco Dining



Poolside Café



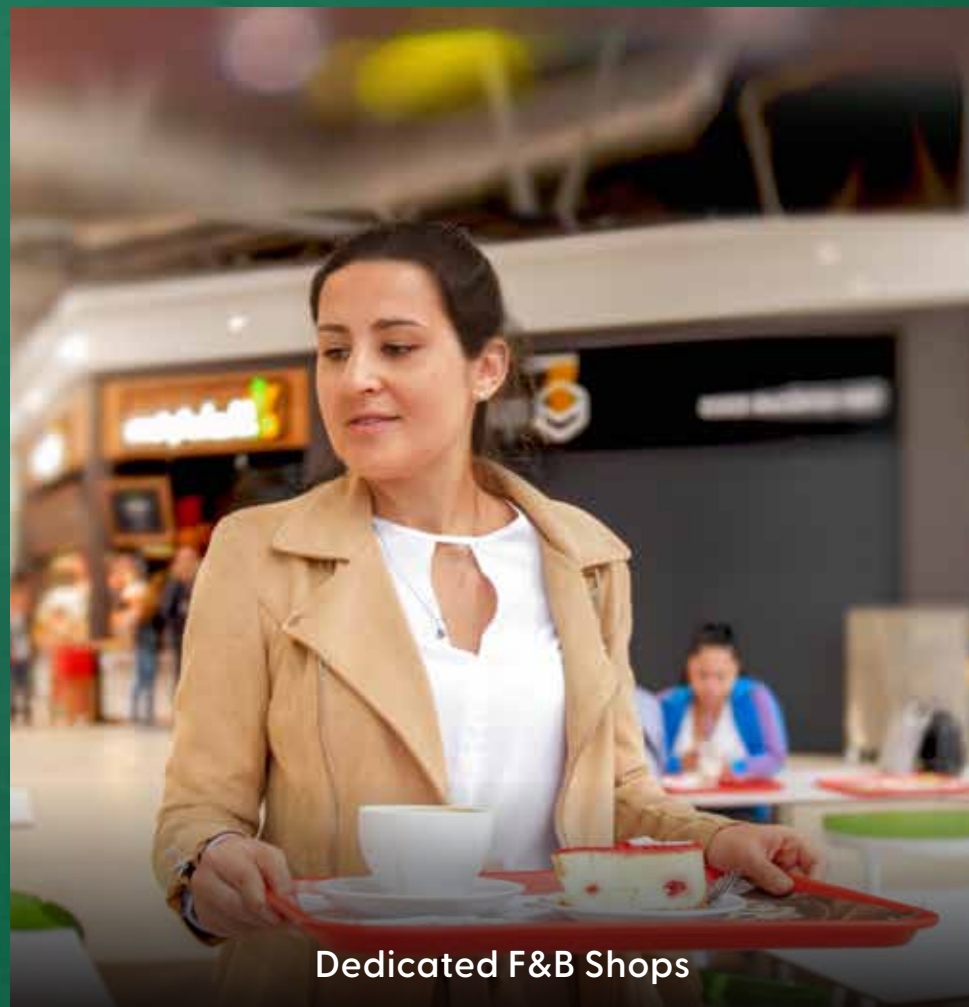
Bonfire & Barbeque Area



Community Hall

Home to a world of fine dining experiences, curated for your refined taste

Give your family dinners an alfresco upgrade or enjoy a coffee date by the pool, steps away from your home. Here, leisure finds a whole new meaning.



World-class retail experiences, at your fingertips

Pampering yourself is easy when you can indulge in a shopping spree, any time of the day. Your home at Godrej Emerald Waters houses 116 premium retail outlets with a 174-meter frontage, where the best brands are ever-ready to elevate your experiences.

Master Layout Plan



Legend

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

Amenities in Aqua Club

- | | |
|--|-----------------------------------|
| 38. Reading Area | 45. Business Centre |
| 39. Two Indoor Badminton Courts | 46. Hobby Deck |
| 40. Community Hall | 47. Swimming Pool |
| 41. Space for Cafè with Outdoor Seating Area | 48. Kids' Pool |
| 42. Indoor Games Room with Digital Gaming Area & Kids' Play Area | 49. Aqua Treadmill |
| 43. Crèche Area | 50. Resistance Pool |
| 44. Mini Theatre | 51. Jacuzzi |
| | 52. Poolside Cafè and Lounge Area |

Amenities in Wellness Club

- | |
|-------------------------------------|
| 53. Area for Spa & Salon with Steam |
| 54. Gymnasium |
| 55. Guest Rooms |

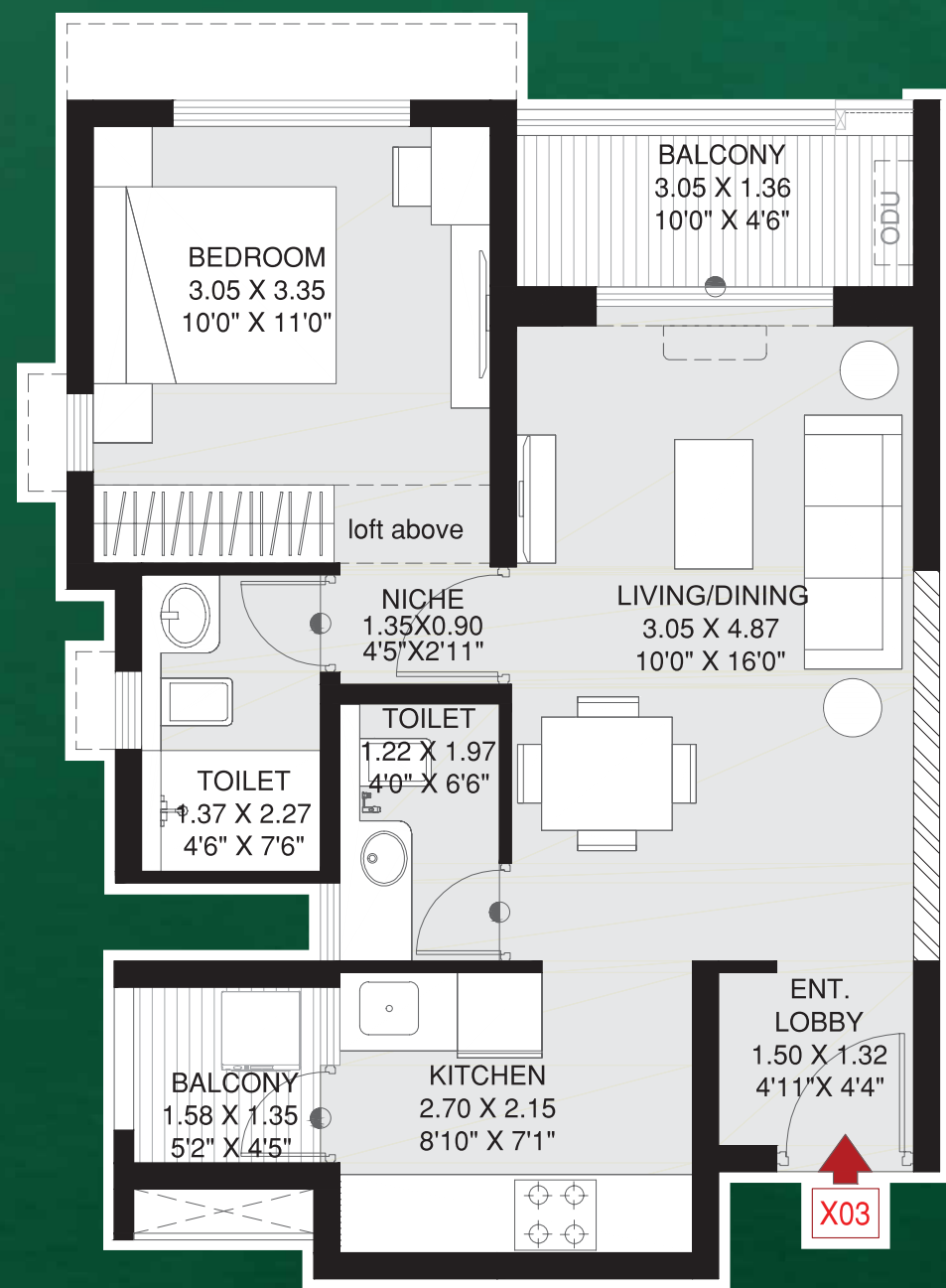


PRESIDENTIAL SUITES



1 BHK - Presidential Suite

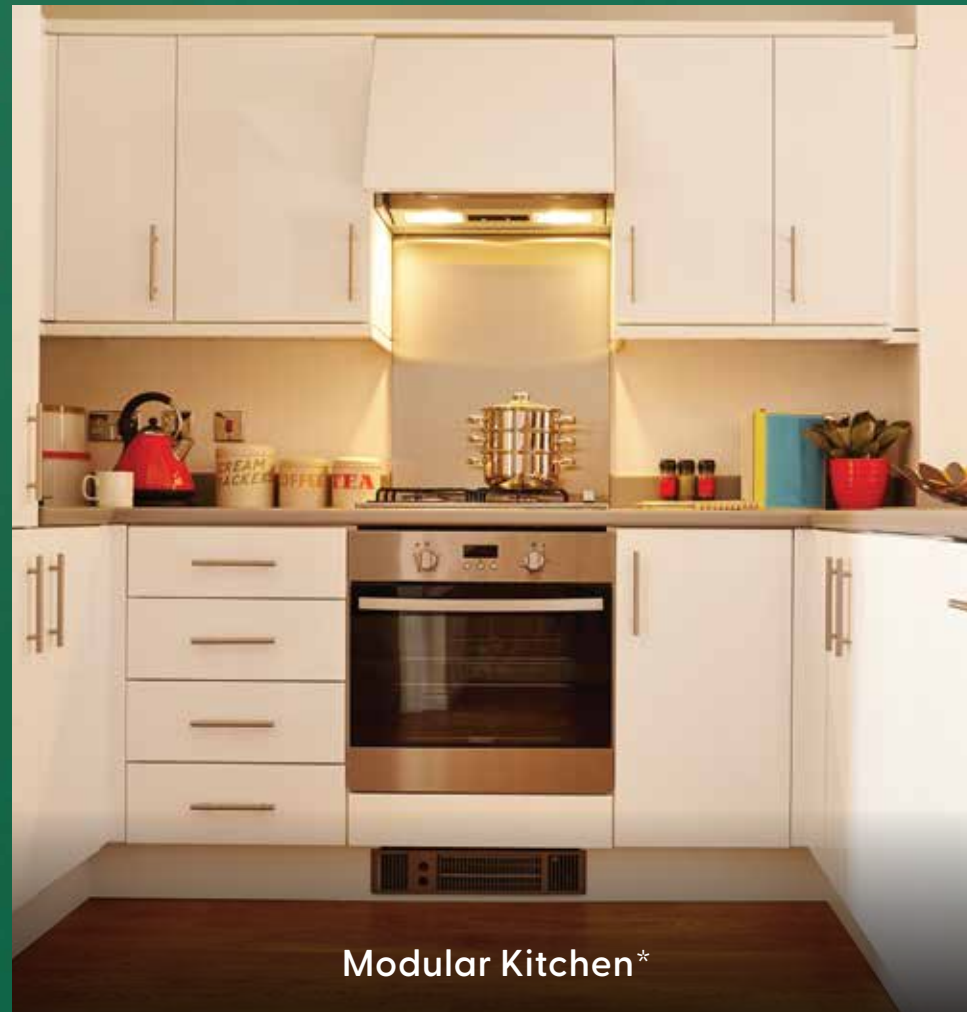
Configuration	1 BHK
Rera Carpet Area (sq.m.)	43.28
Exclusive Carpet Area (sq.m.)	5.46
Total Area (sq.m.)	48.74
Total Area (sq.ft.)	525



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
The furniture accessories, paintings, items, electronic goods, 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 specifications.



Wardrobe



Modular Kitchen*



Air Conditioner

**Make every corner
world-class with the finest
selection of fittings**

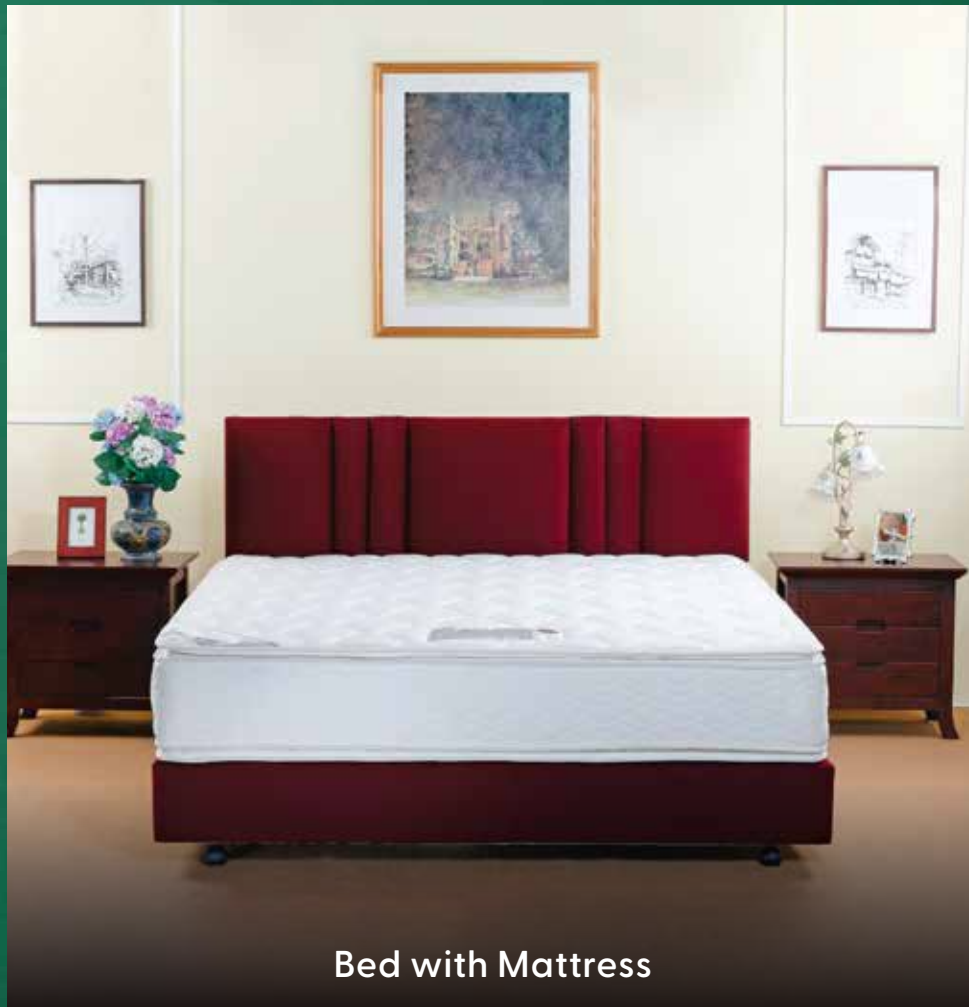
Here, every detail of your home will leave you spellbound with thoughtfully designed interiors and fittings that are simply extraordinary.



Refrigerator



Washing Machine



Bed with Mattress



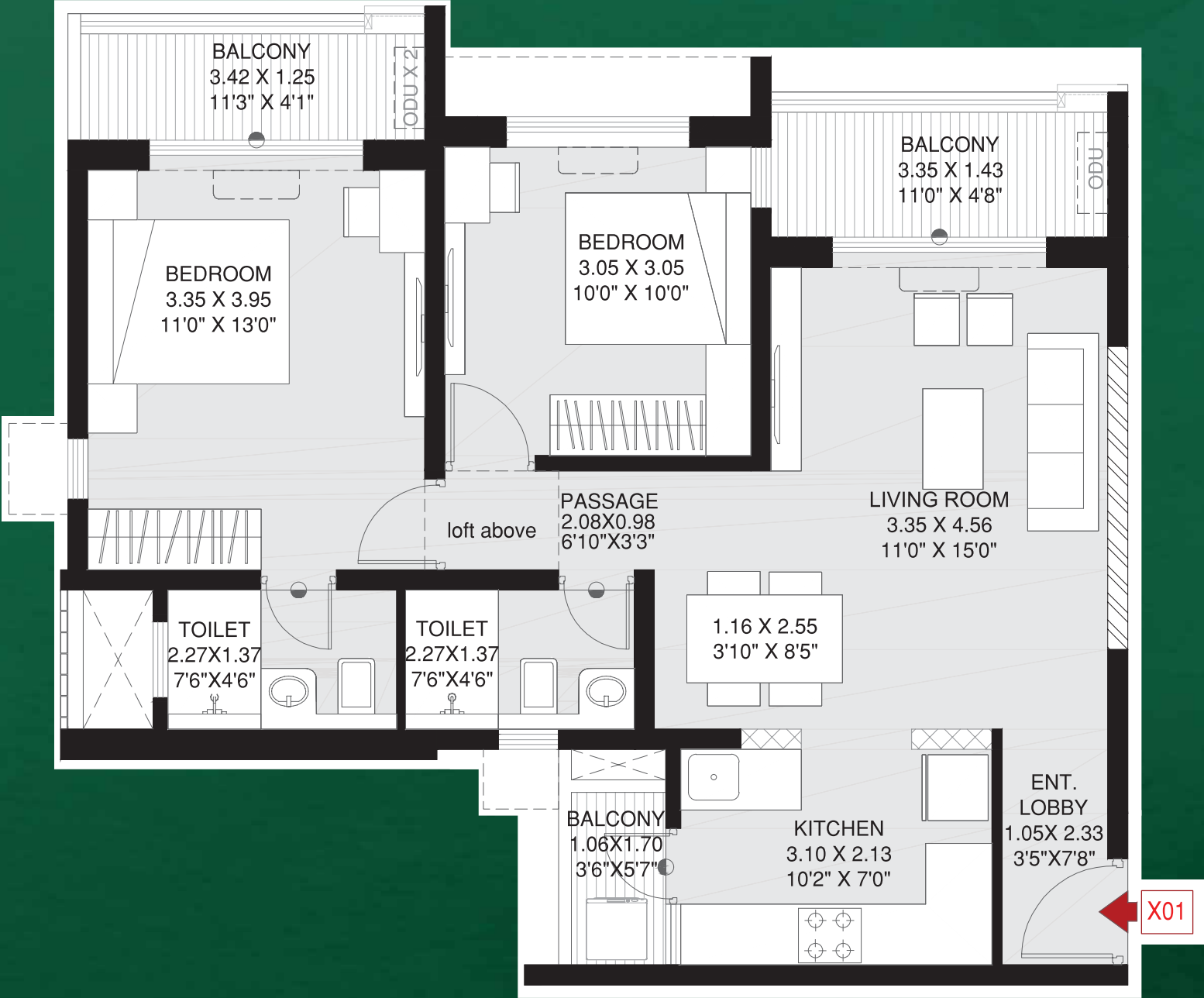
Sofa with Coffee Table

Let world-class comforts
greet you, as soon as
you step in

Open the doors to a world of luxuries and
finesse with elegant furnishings that make life
exceptionally comfortable.

2 BHK - Type 1

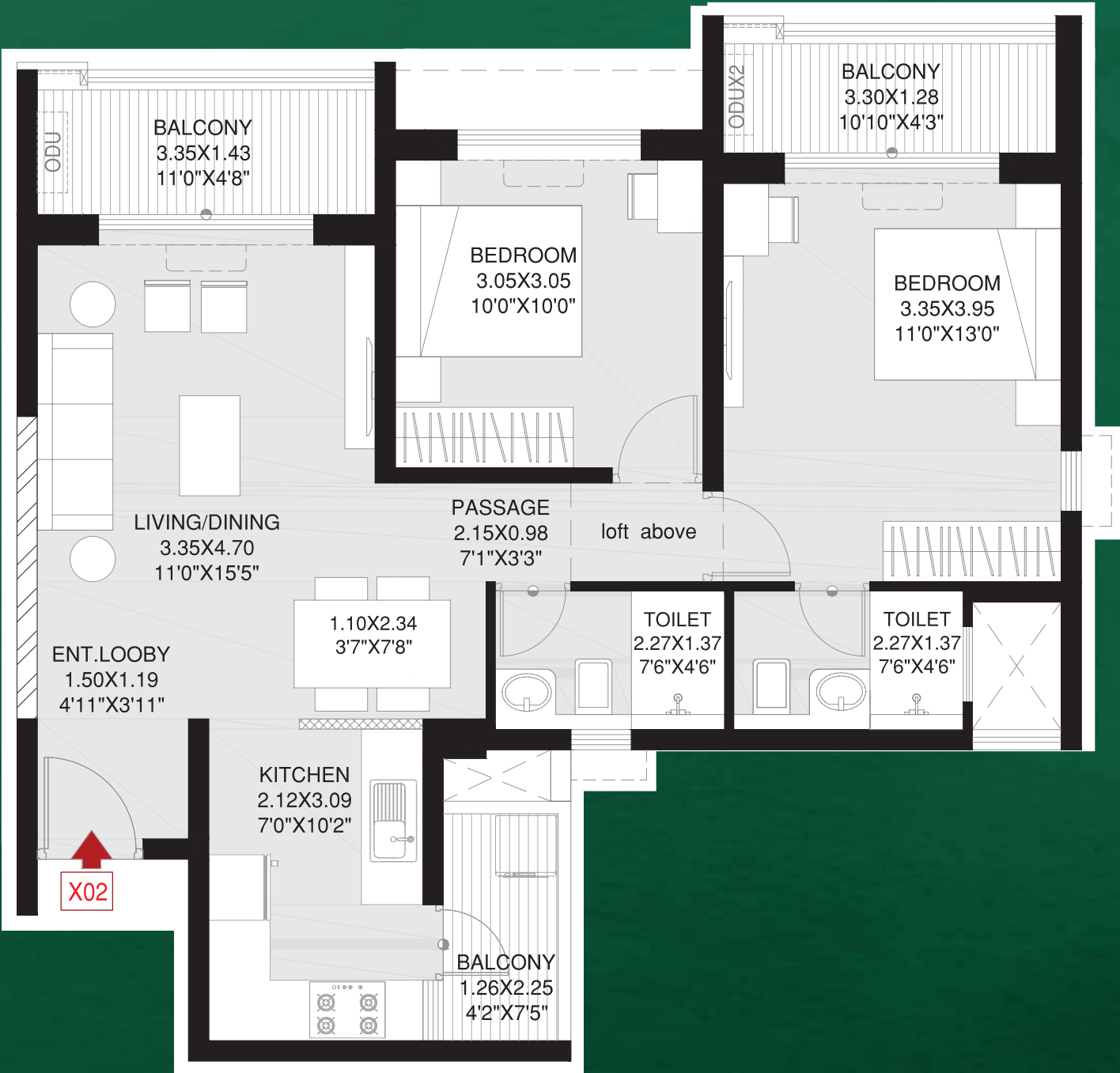
Configuration	2 BHK
Rera Carpet Area (sq.m.)	64.78
Exclusive Carpet Area (sq.m.)	9.32
Total Area (sq.m.)	71.10
Total Area (sq.ft.)	798



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
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2 BHK - Type 2

Configuration	2 BHK
Rera Carpet Area (sq.m.)	63.28
Exclusive Carpet Area (sq.m.)	10.27
Total Area (sq.m.)	73.55
Total Area (sq.ft.)	792



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
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2 BHK - Type 3

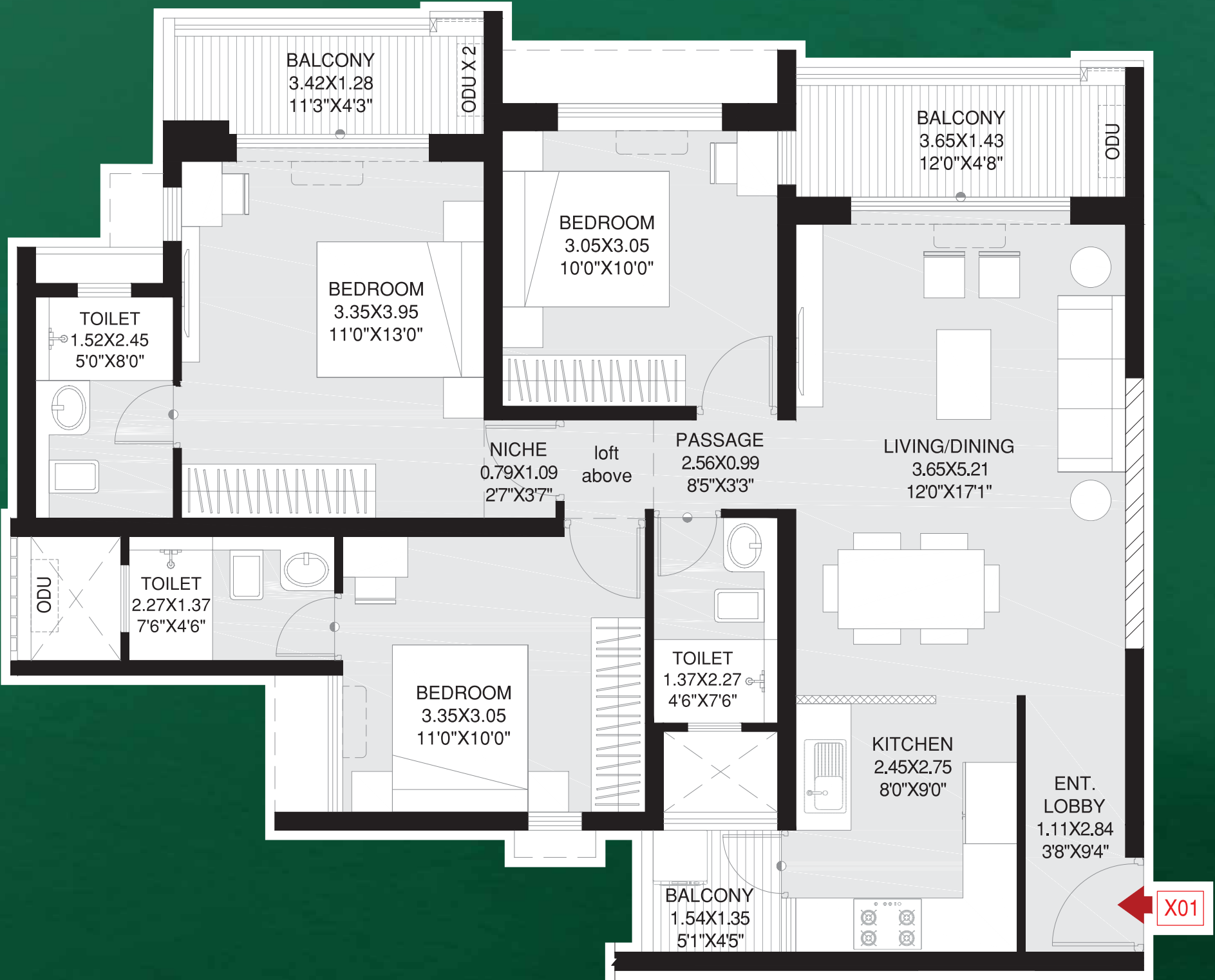
Configuration	2 BHK
Rera Carpet Area (sq.m.)	65.89
Exclusive Carpet Area (sq.m.)	10.27
Total Area (sq.m.)	76.16
Total Area (sq.ft.)	820



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT

3 BHK

Configuration	3 BHK
Rera Carpet Area (sq.m.)	82.37
Exclusive Carpet Area (sq.m.)	10.03
Total Area (sq.m.)	92.40
Total Area (sq.ft.)	995



Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT
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Product Mix & Pricing

TYPOLOGY	TOTAL RERA AREA (In Sq. Ft.)	TICKET SIZE RANGE
2 BHK	792 - 820	₹1.04 to ₹1.15 Cr
3 BHK	970 - 995	₹1.38 to ₹1.45 Cr
1+2 BHK	1320 - 1334	₹1.71 to ₹1.90 Cr
2+3 BHK	1690 - 1815	₹2.42 to ₹2.60 Cr

Product Mix & Pricing

TYPOLOGY	TOTAL RERA AREA (In Sq. Ft.)	TICKET SIZE RANGE
2 BHK	792 - 820	₹1.04 to ₹1.15 Cr
3 BHK	970 - 995	₹1.38 to ₹1.45 Cr

Construction Linked Payment Plan

MILESTONE	% DUE
Booking Amount	5.50%
Within 15 Days from Booking	4.50%
Stamp Duty & Registration	
Within 60 Days from Booking	10%
On Completion of Excavation	10%
On Completion of Plinth	15%
On Completion of 5 th Slab	5%
On Completion of 10 th Slab	10%
On Completion of 15 th Slab	5%
On Completion of 20 th Slab	5%
On Completion of Walls	5%
On Completion of Lifts	10%
On Completion of Staircases	5%
On Application of OC	5%
On Notice of Possession	5%

15:85 Payment Plan

MILESTONE	% DUE
Booking Amount	5.5%
Within 90 Days of Booking	4.5%
Stamp Duty & Registration	
On Completion of Excavation	20%
On Completion of First Slab	20%
On Completion of Top Slab of Retail	20%
On Application of OC	15%
On Notice of Possession	15%

Specifications



STRUCTURE & FINISHING

Earthquake-resistant Framed RCC Structure

Internal - Oil Bound Distemper

External Walls Finish with Texture Paint



DOORS & WINDOWS

All Doors - Pre-fabricated Wooden Doors

Windows with DGU except Toilet and Kitchen -
Powder-coated Aluminium



KITCHEN*

Granite Counter Top + SS Sink

Wall Cladding with Tiles above Counter up to 600 mm



TOILET

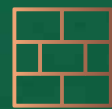
Sanitaryware - American Standard/Jaquar/
Kohler or Equivalent

CP Fittings - American Standard/Jaquar/
Kohler or Equivalent

Counter Top - Granite Counter Top

Wall Cladding (All Restrooms) - Glazed Tiles

False Ceiling in Restrooms



FLOORING*

Living/Dining - Vitrified Tiles

Master Bedroom - Vitrified Tiles

Other Bedrooms - Vitrified Tiles

Balconies - Anti-skid Tiles

Utility Area - Anti-skid Tiles

Master Restroom - Anti-skid Tiles

Other Restrooms - Anti-skid Tiles

Kitchen - Vitrified Tiles



ELECTRICALS

Modular Switches - Legrand/Anchor Roma or Equivalent

Provision for Cable TV, Telephone, AC Points



SPECIAL FEATURES

Glass Railing

Video Door Phone

Digital Main Door Lock

*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.

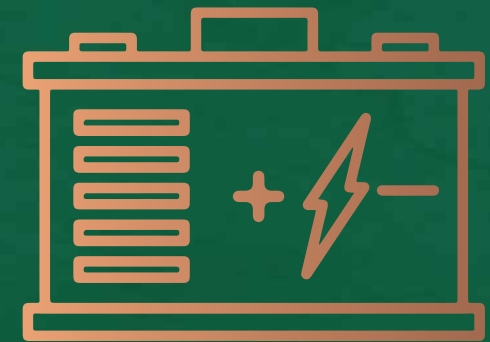
Premium Specifications



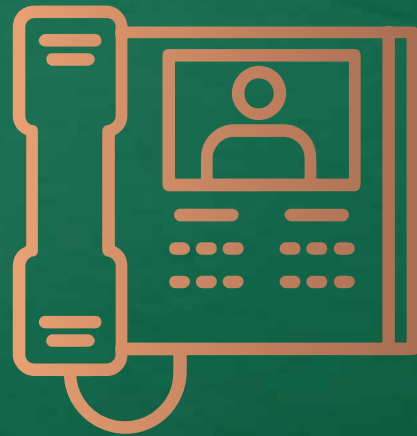
4-in-1 Digital Main Door Lock



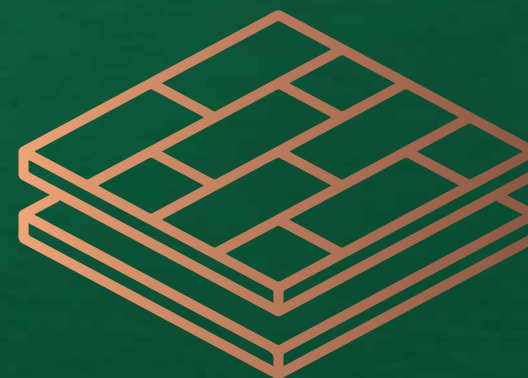
Noise Reduction Windows*



Inverter#



Video Door Phone



Premium 800 X 800 Flooring*



Modular Kitchen**



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. *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.