



**GODREJ EMERALD WATERS**  
PIMPRI, PUNE



***#LiveWorldClass***



## 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.

 **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)

# 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 m<sup>2</sup> 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 several large, modern, grey concrete buildings, likely part of an educational or institutional campus, surrounded by lush green trees. Beyond this, the city spreads out with numerous high-rise apartment buildings and commercial structures. A river or canal winds through the middle ground, flanked by greenery. The background shows a vast cityscape extending to the horizon under a blue sky with scattered white clouds. A semi-transparent orange box with a white border is positioned at the top center, containing the title text.

## 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*



PRESENTING



**GODREJ EMERALD WATERS**  
PIMPRI, PUNE

***#LiveWorldClass***

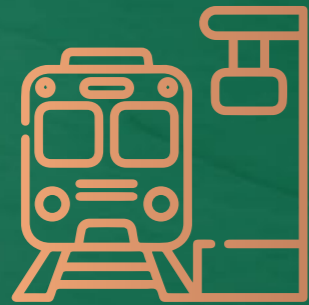
Welcome to a life that outshines the ordinary  
with a world of incredible experiences.  
Come, indulge in a host of exclusive aqua and  
wellness-themed amenities every day.

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



## 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.



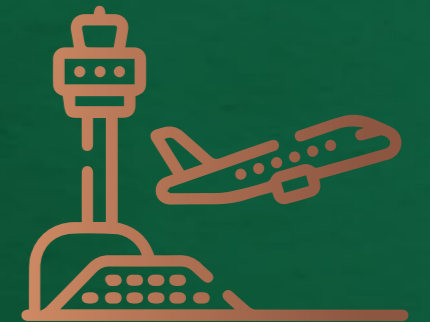
*Next to Sant Tukaram Nagar  
Metro Station*



*On Mumbai-Pandharpur  
Highway*



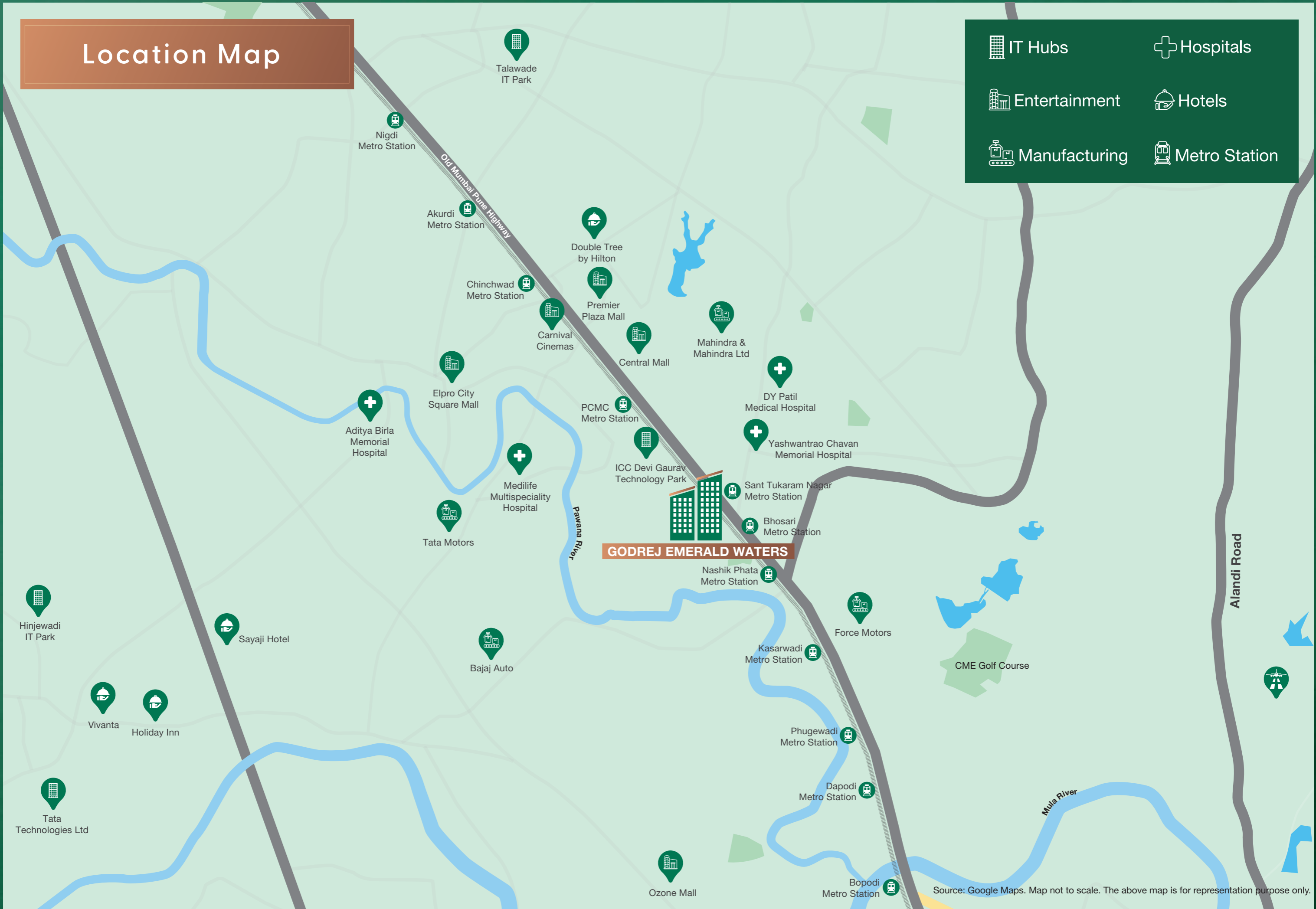
*Next to ICC Devi Gaurav  
Technology Park*



*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 a modern residential complex. The image shows a large swimming pool with a lounge area, a clubhouse, and several landscaped green spaces with circular lawns and trees. A basketball court is visible on the left. A train is seen on an elevated track on the right. The overall scene is vibrant and well-maintained.

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*



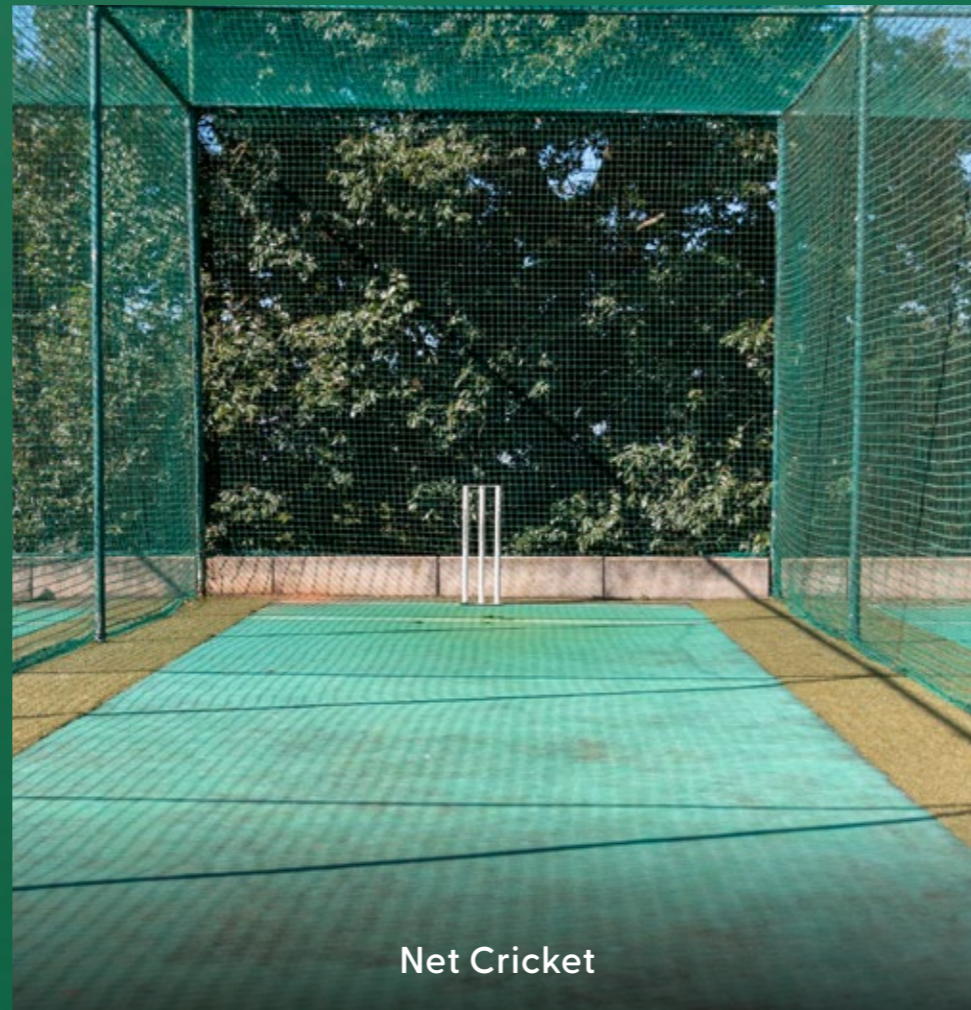
*Garden Trails  
& more*



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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



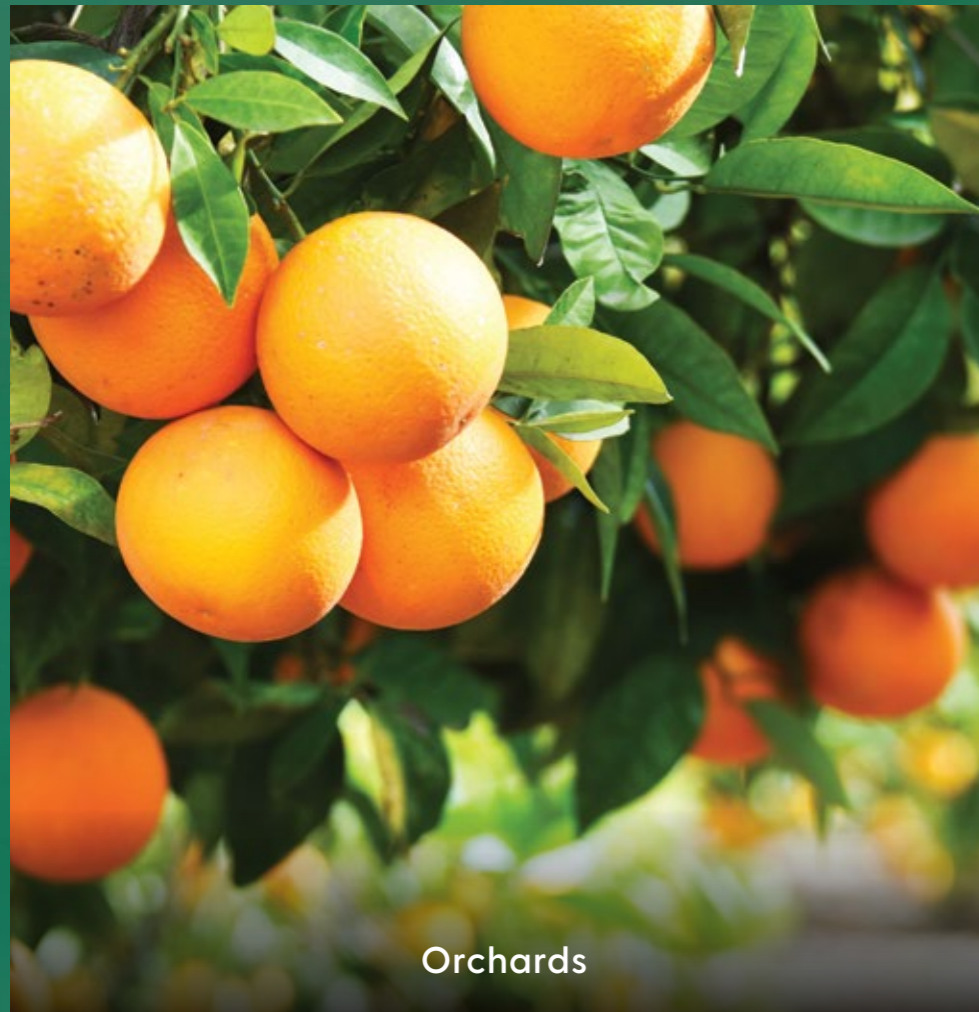
Senior Citizen Zone



Amphitheatre

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

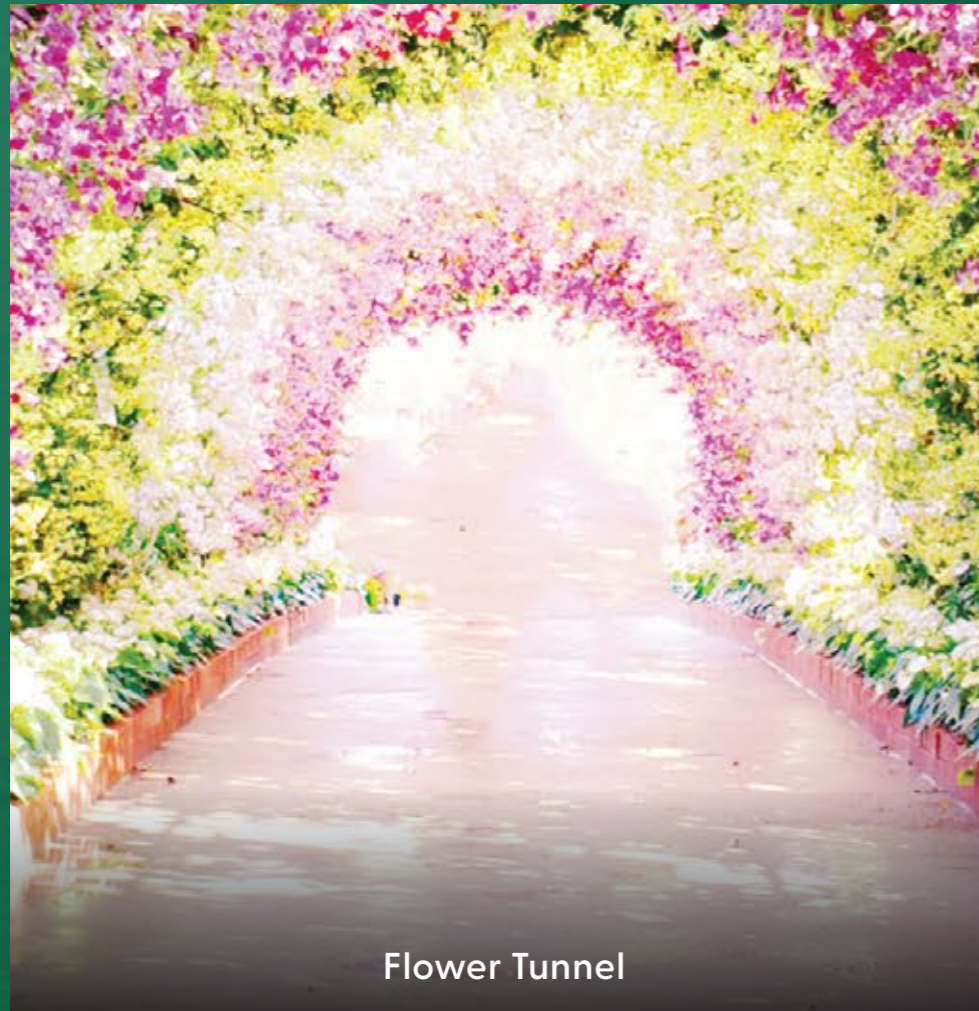




Orchards



Garden Trails



Flower Tunnel

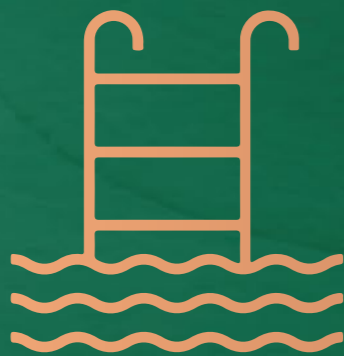


Mist & Herb-themed Gardens

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*



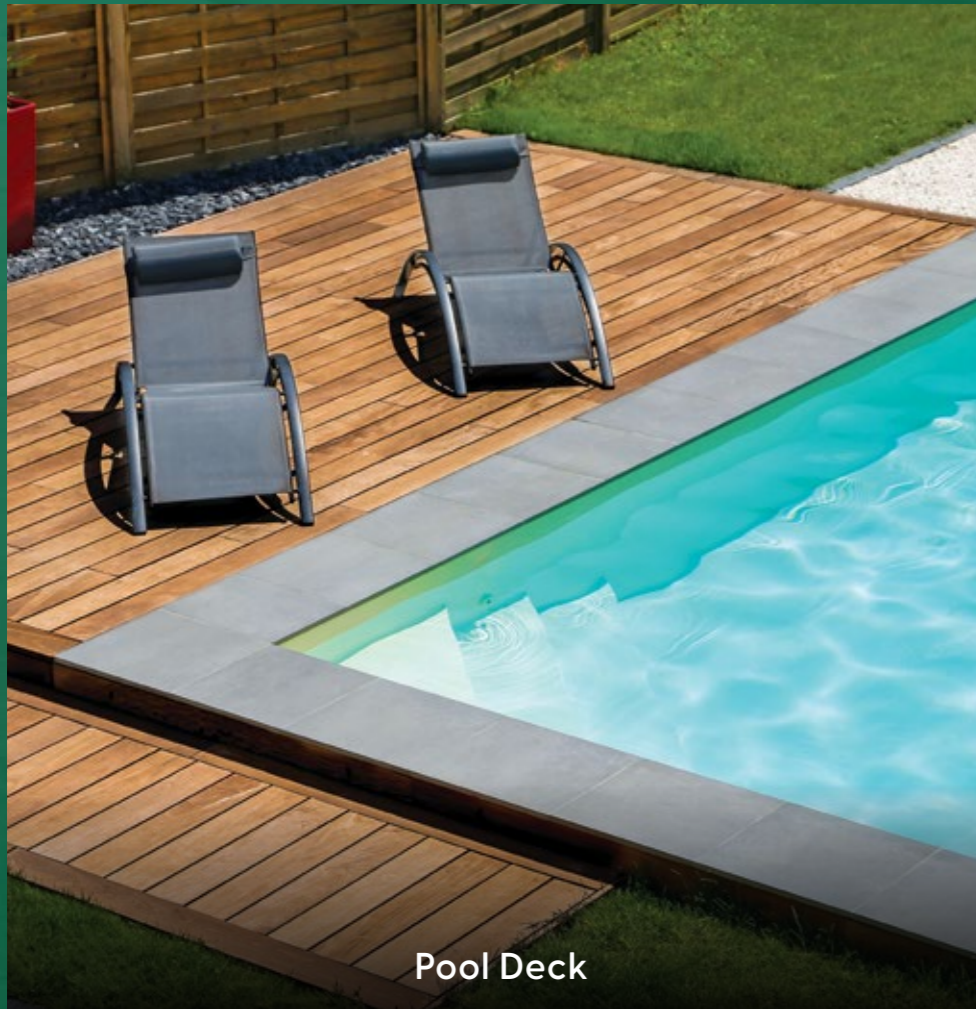
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Infinity Swimming Pool



Jacuzzi

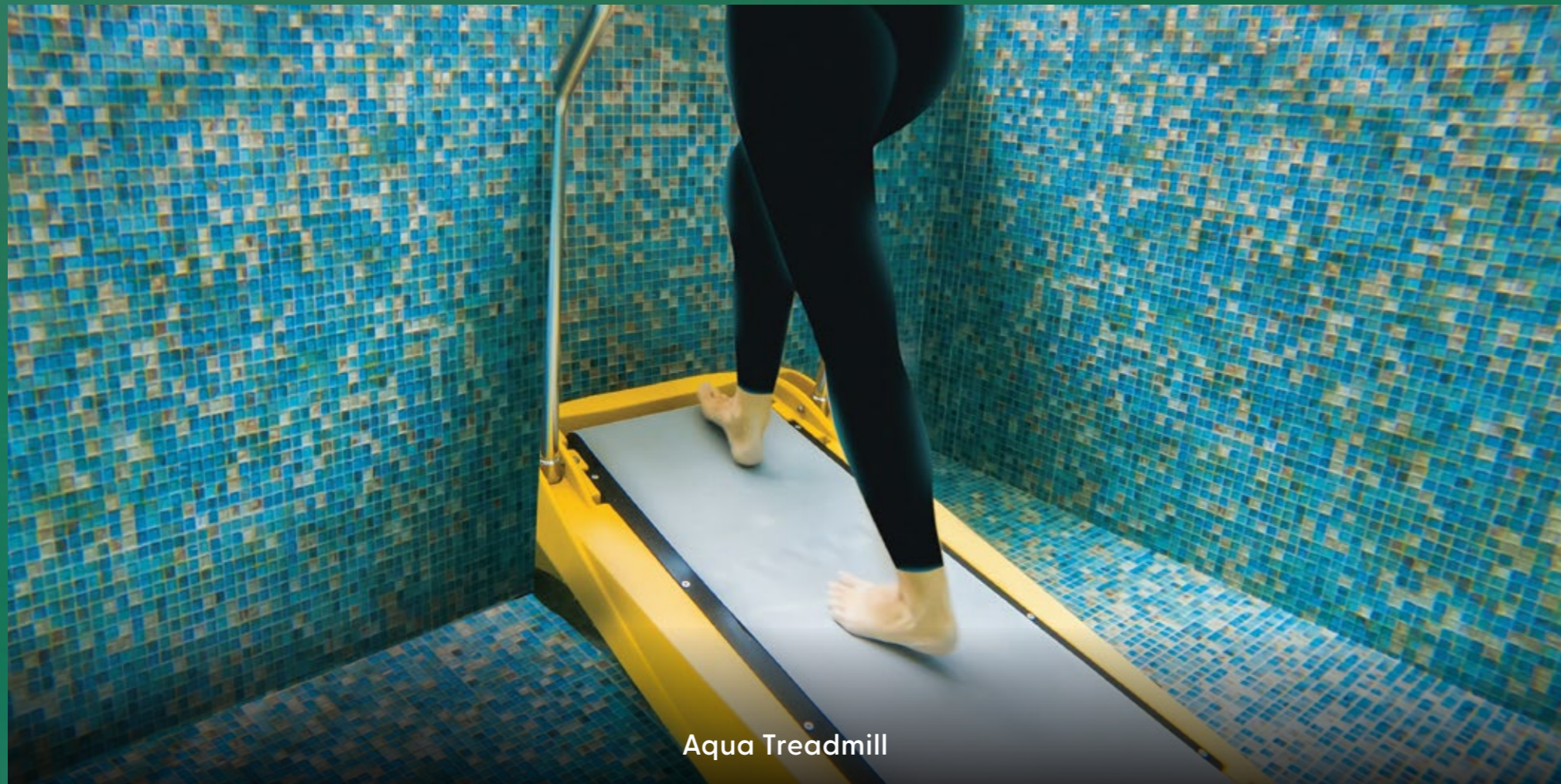


Pool Deck

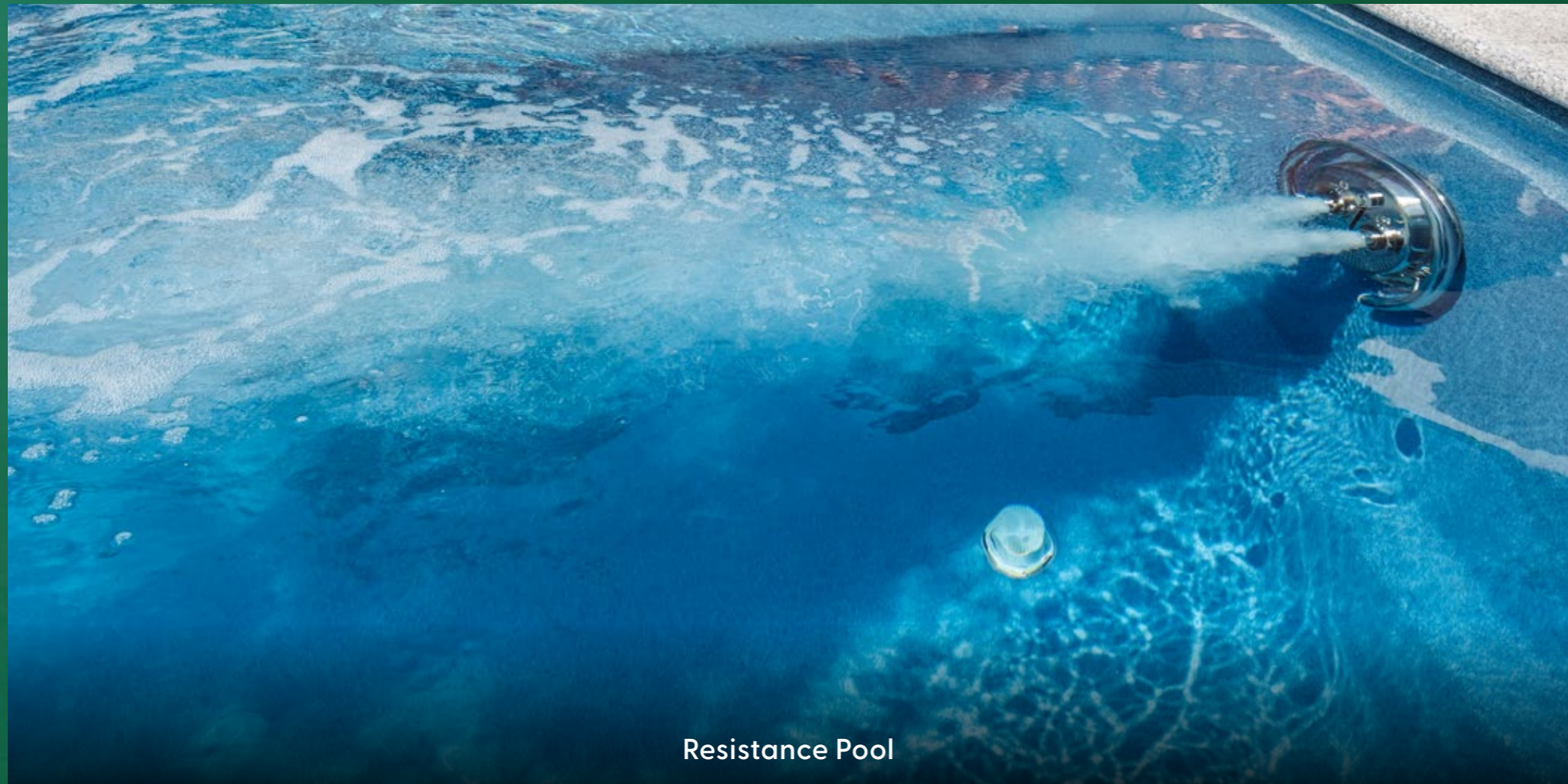


Kids' Pool

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



Meditation Pod

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



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

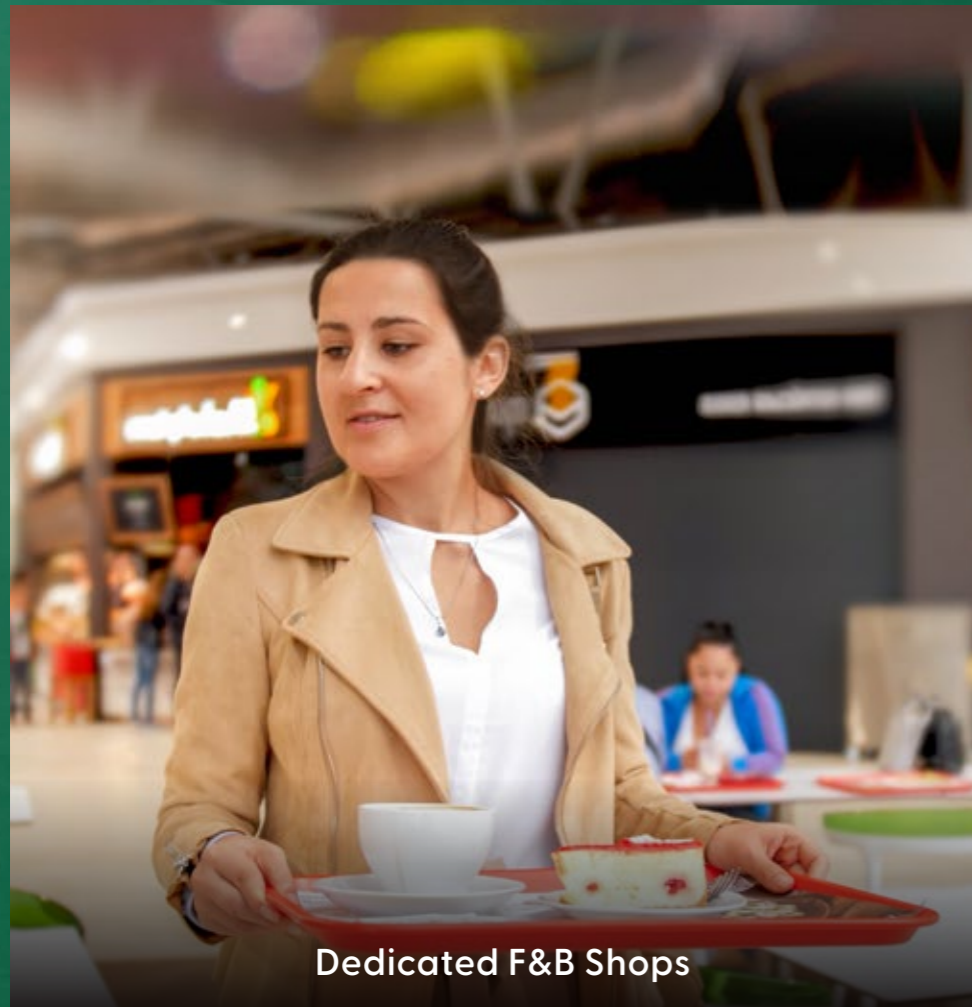
Home to a world of fine dining experiences, curated for your refined taste

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.

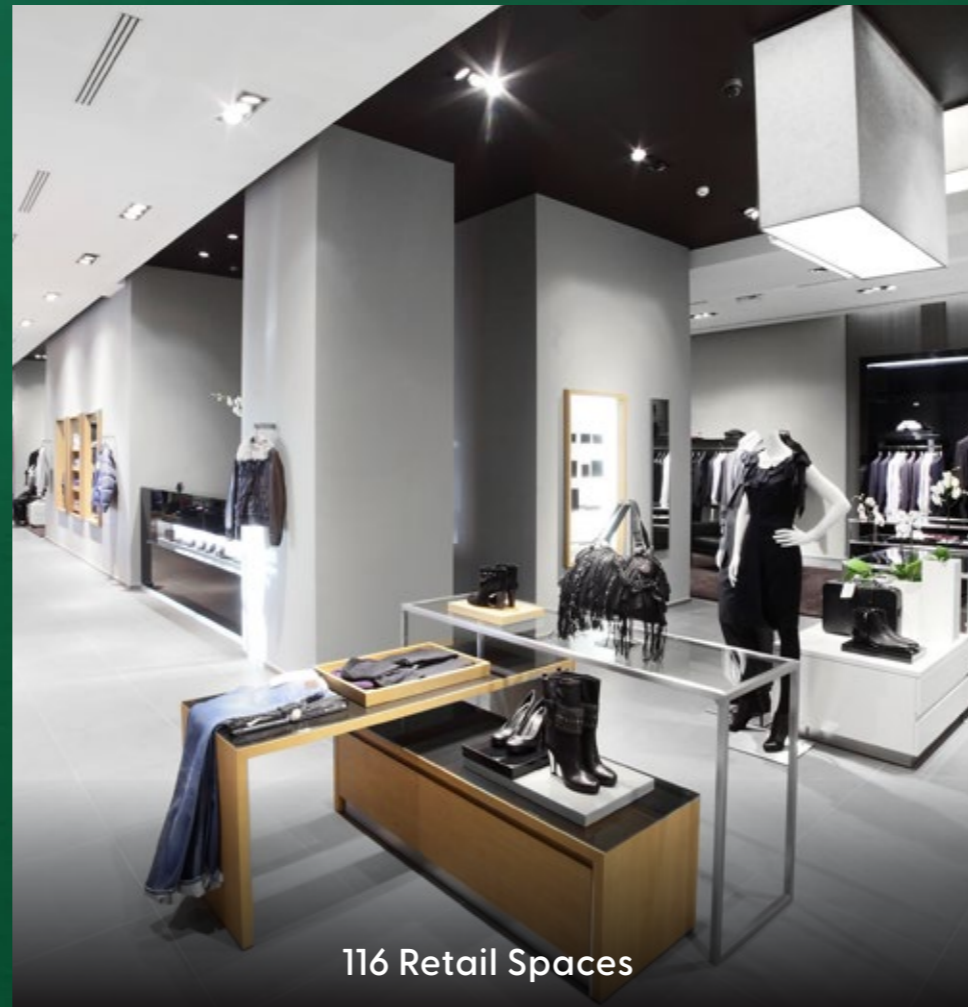


Artist's impression and not actual site image. This is for representational purposes, indicating the amenity / development and not the actual deliverable.

174 m Retail Frontage



Dedicated F&B Shops



116 Retail Spaces

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

## Amenities in Wellness Club

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

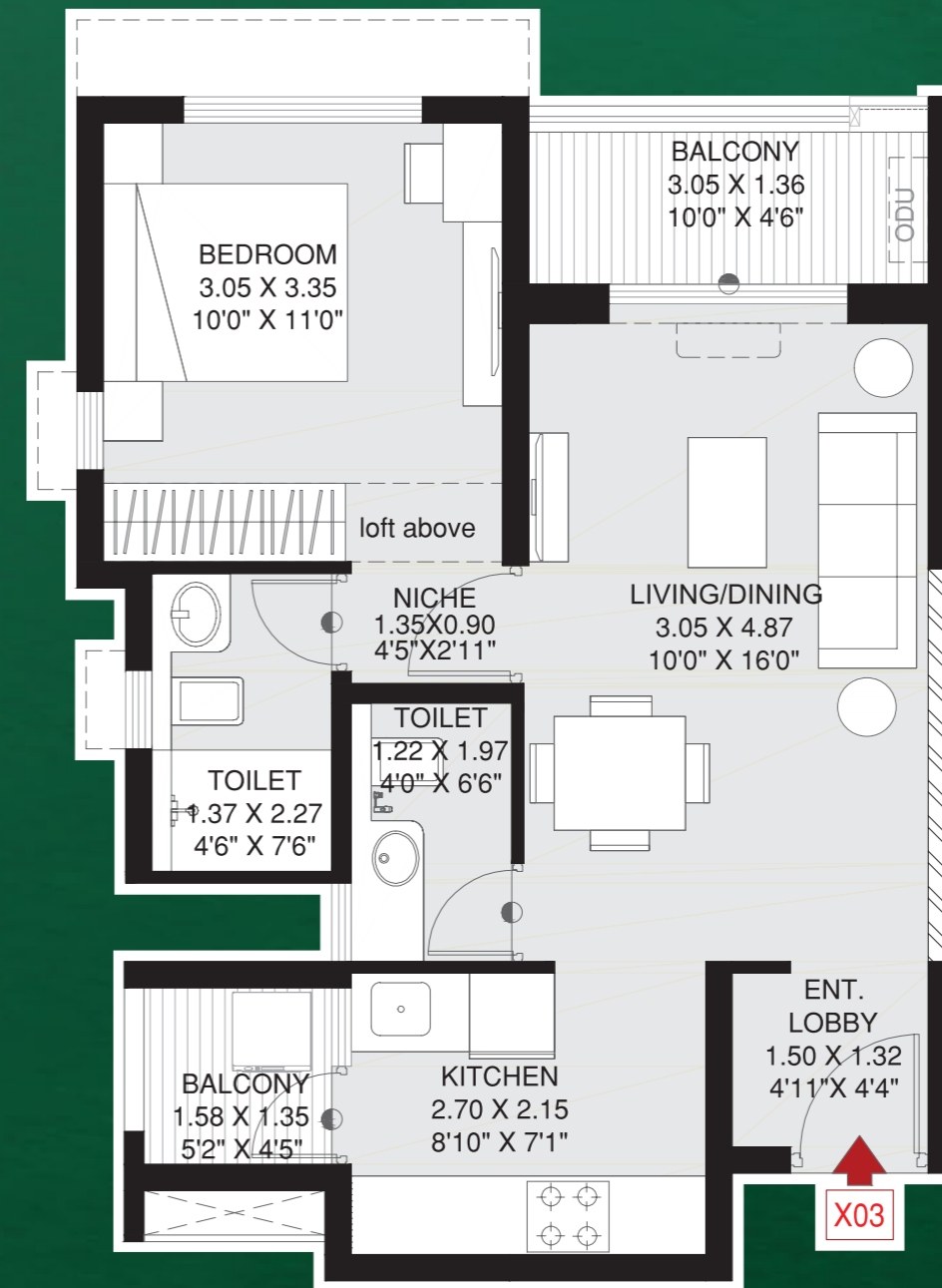


# PRESIDENTIAL SUITES



# 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

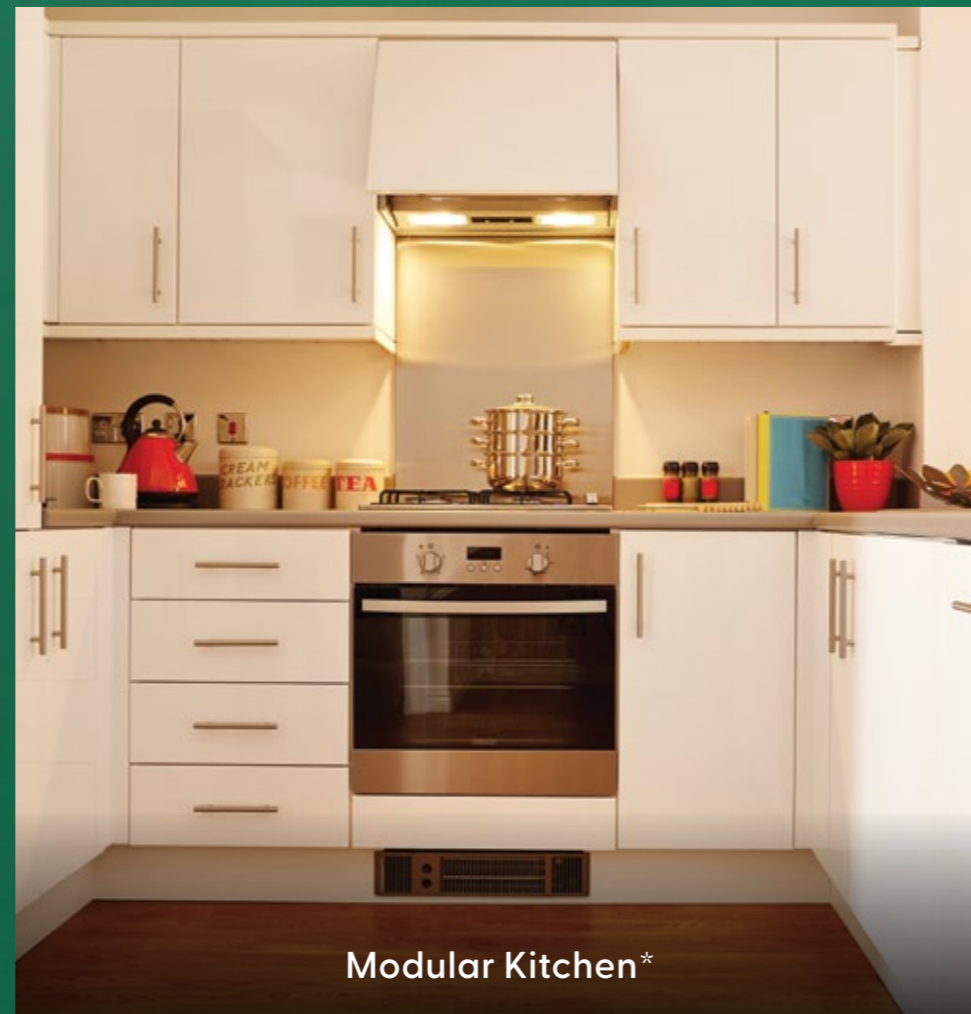


Note: ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQM = 10.764 SQFT, 1 M = 3.28 FT

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.

Stock images used for representational purposes only.

The Presidential Suites will be furnished with Modular Kitchen (Lower Cabinet Only), Refrigerator (Single Door: 180 Litre), Bed with Mattress (Queen Sized: Bed & Mattress), Air Conditioner (1 Ton: 3 Star Split AC), Wardrobe (3 Door), Washing Machine (Top Load: 7 Kg) and Sofa (3 Seater Single Sofa) with Coffee Table. The furniture accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, including finishing materials, specifications, shades, sizes and colour of tiles, etc. shown in the images are only indicative in nature and are only for the purpose of illustration. Godrej Properties holds no liability towards the quality, delivery etc.



Refrigerator



Washing Machine



Bed with Mattress



Sofa with Coffee Table

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

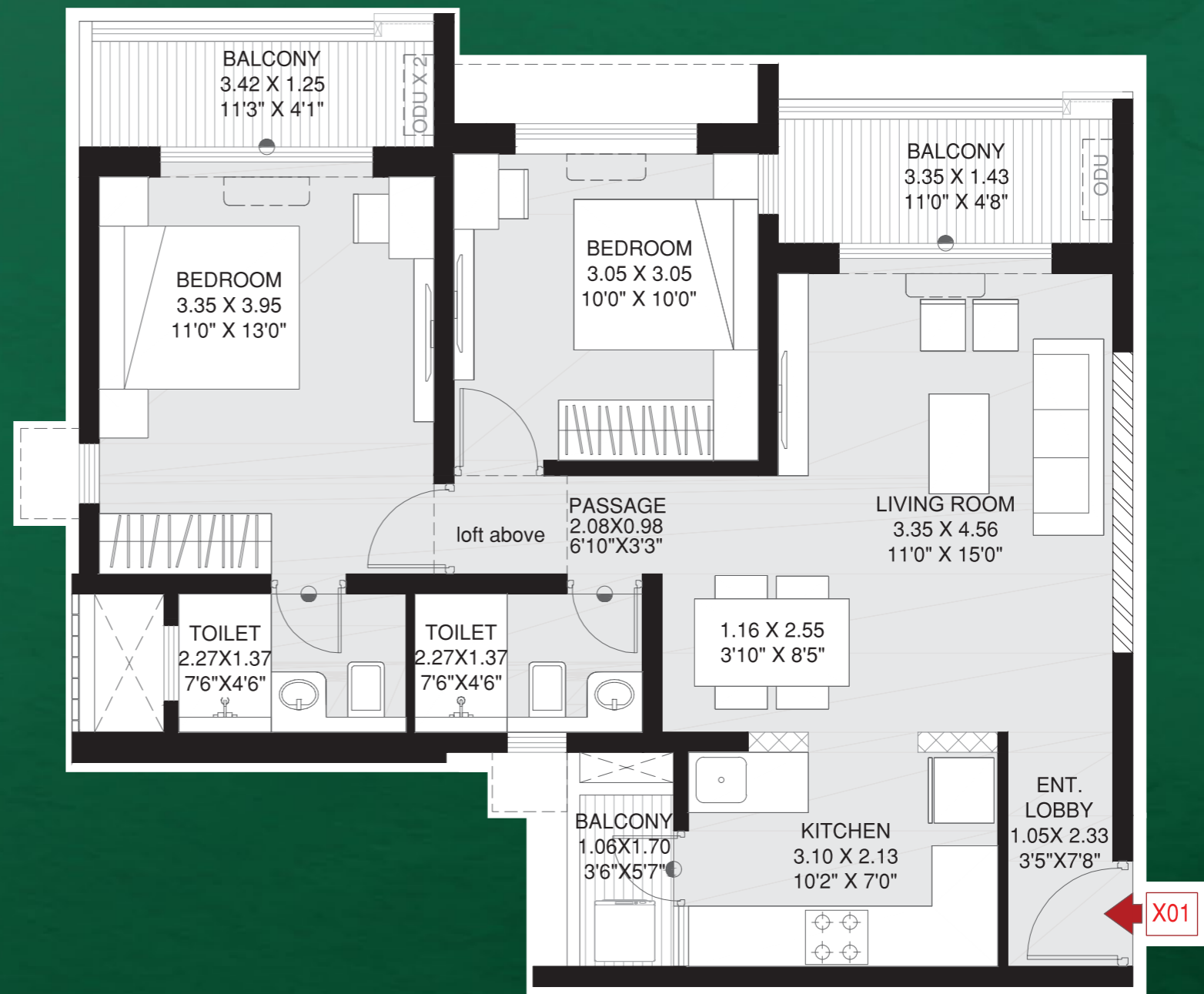
Open the doors to a world of luxuries and finesse with elegant furnishings that make life exceptionally comfortable.

Stock images used for representational purposes only.

The Presidential Suites will be furnished with Modular Kitchen (Lower Cabinet Only), Refrigerator (Single Door: 180 Litre), Bed with Mattress (Queen Sized: Bed & Mattress), Air Conditioner (1 Ton: 3 Star Split AC), Wardrobe (3 Door), Washing Machine (Top Load: 7 Kg) and Sofa (3 Seater Single Sofa) with Coffee Table. The furniture accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, including finishing materials, specifications, shades, sizes and colour of tiles, etc. shown in the images are only indicative in nature and are only for the purpose of illustration. Godrej Properties holds no liability towards the quality, delivery etc.

## 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

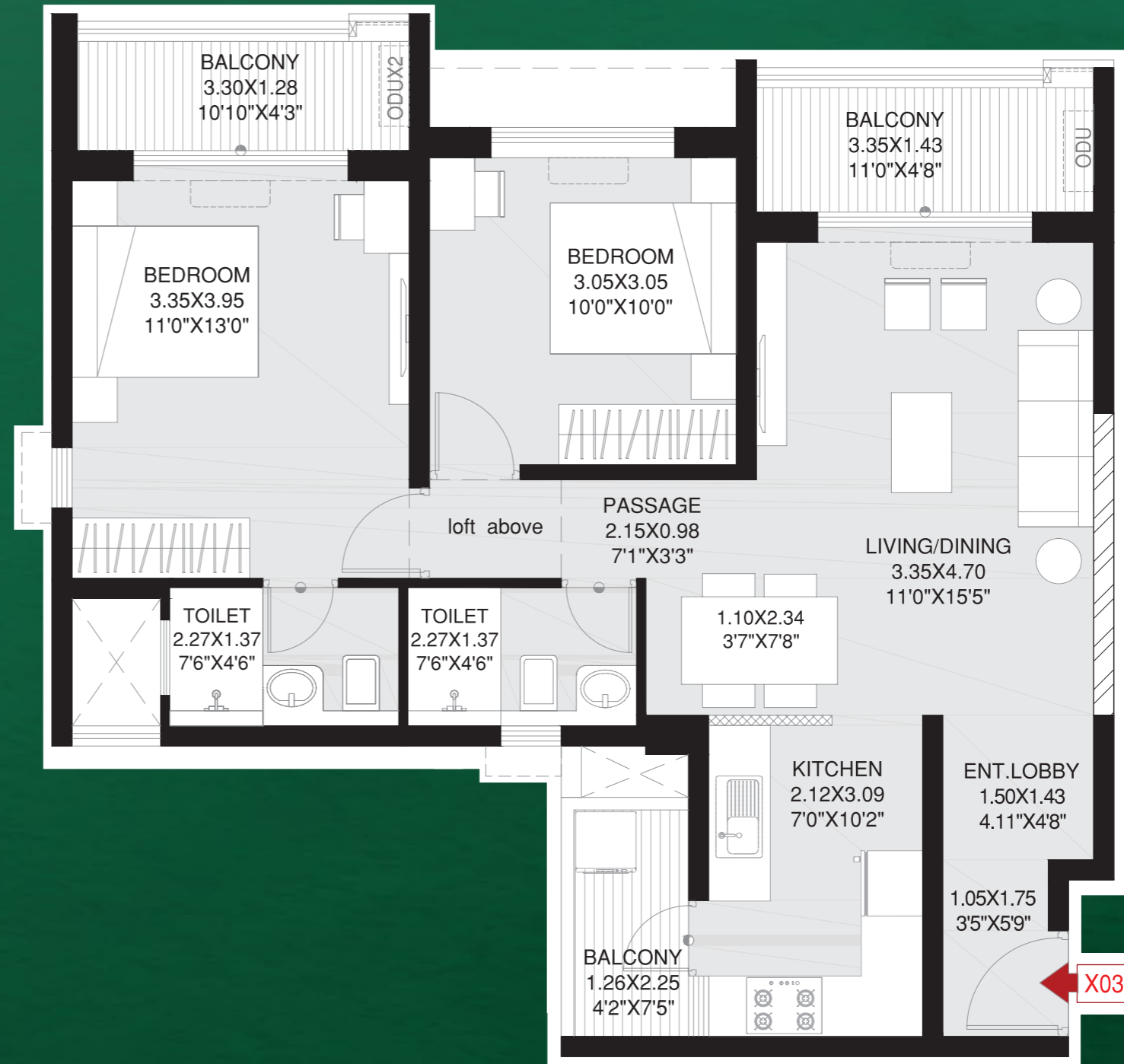


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## 2 BHK - Type 3

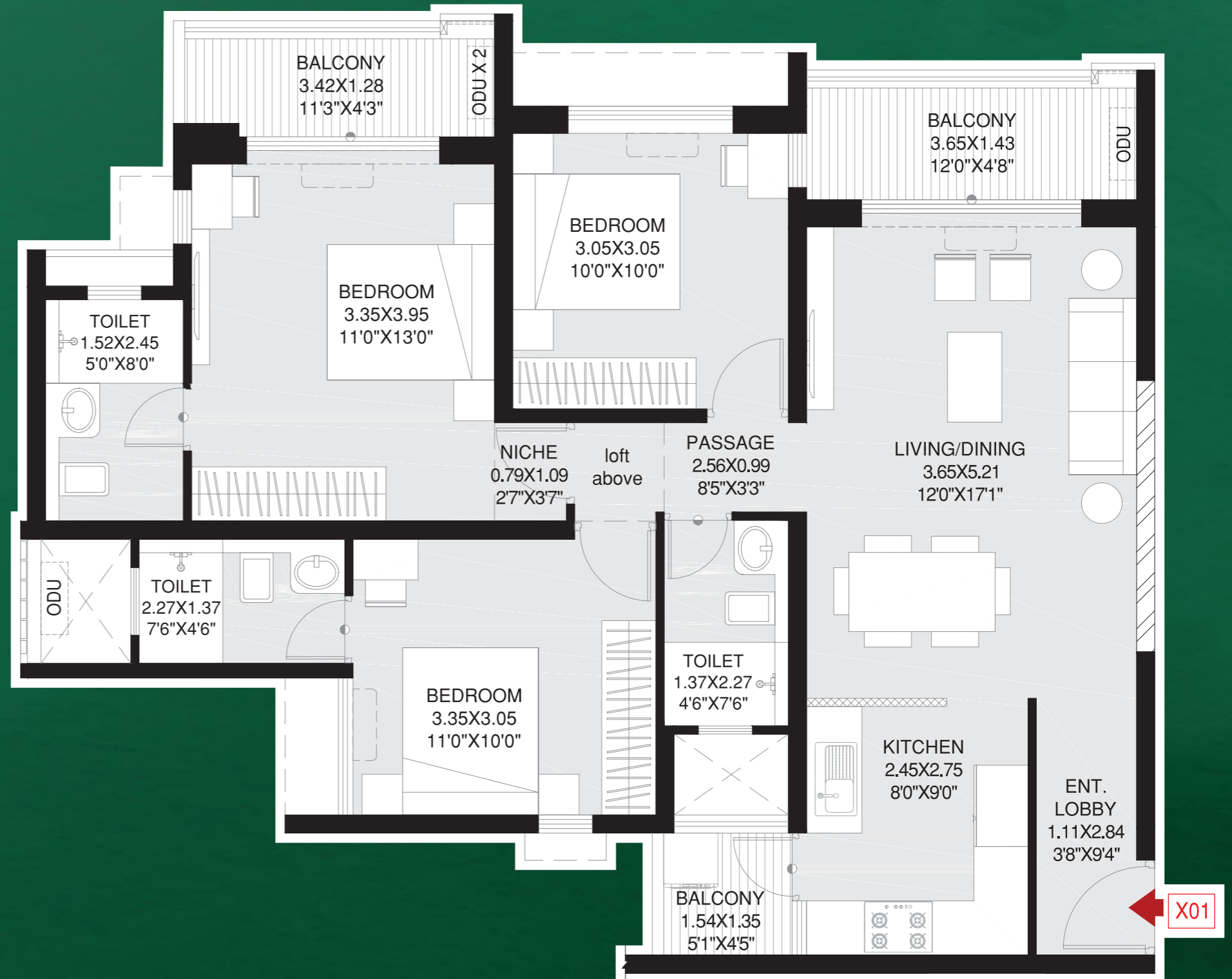
Configuration	2 BHK
Rera Carpet Area (sq.m.)	65.89
Exclusive Carpet Area (sq.m.)	10.27
Total Area (sq.m.)	76.16
Total Area (sq.ft.)	820



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

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# 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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## 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 <sup>th</sup> Slab	5%
On Completion of 10 <sup>th</sup> Slab	10%
On Completion of 15 <sup>th</sup> Slab	5%
On Completion of 20 <sup>th</sup> 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%

## Product Mix & Pricing

TYOLOGY	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

# 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

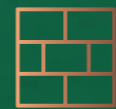
Sanitaryware - American Standard/Jaquar/  
Kohler or Equivalent

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.

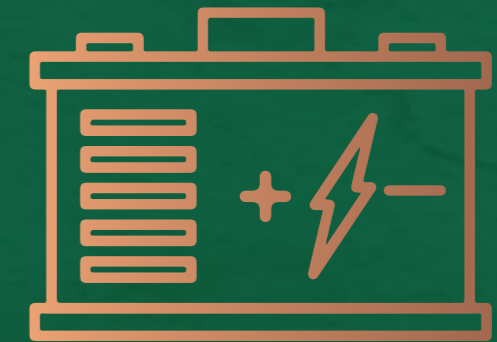
## Premium Specifications



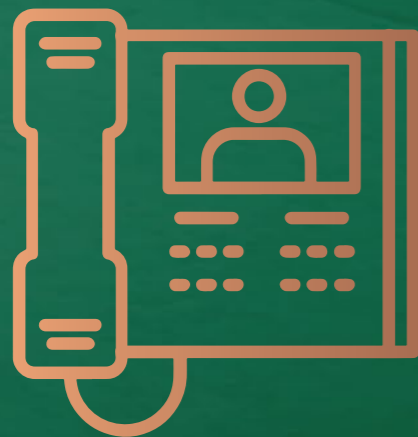
4-in-1 Digital Main Door Lock



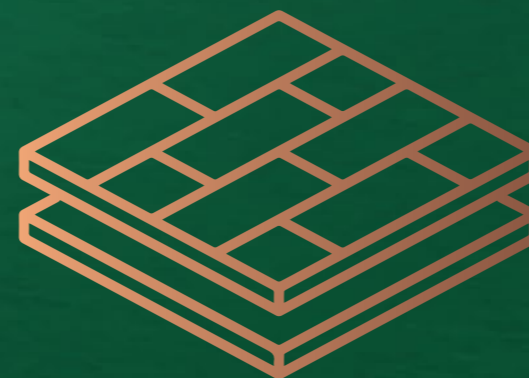
Noise Reduction Windows\*



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. The shown images are for representational purposes, indicating the amenity / development and not the actual delivery. The lighting on podium is for aesthetic and visibility purpose only and actual lighting may differ on site. The landscape type and plantation are representative and may change as per actual execution. 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](http://www.godrejproperties.com). Please do not rely on the information provided on any other website.