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MAHARERA REGISTRATION NO PR1260002502426

Godrej | PROPERTIES

A HUNDRED THOUSAND

Reasons To Live at an Exceptional Address

Edition 6: The New Era of Upgraded Urban Living

Kharadi: Pune's Thriving Landmark

The Grand Scale of Living Spread Across
~9,290 Sq. Mt. 1 Lakh Sq. Ft.

Stock image for representation purposes only.

ONE REASON
STARTS THE SEARCH.
A HUNDRED THOUSAND
MAKE IT HOME.



Artist impression for representation purposes only.

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

Godrej | PROPERTIES

INDIA'S NO.1* REAL ESTATE DEVELOPER

*As per booking value achieved in FY 2023-24 and FY 2024-25 for residential real estate



KHARADI: PUNE'S THRIVING LANDMARK

Kharadi, an address perfectly aligned with Pune's growth horizon. Where seamless connectivity meets future-ready infrastructure, placing you at the heart of Pune's fastest-growing corridor. A location designed to grow in value, opportunity, and lifestyle.















Pune International Airport

Viman Nagar

Phoenix Marketcity Mall

Khulewadi

Proposed Metro Route

Towards Wagheshwar Temple

Proposed Ring Road

Proposed Metro Route

Ramwadi Metro Station

Towards Koregaon Park

Ramwadi

Le Flamington

Wadgaon Sheri

Digambar Nagar

Ganesh Nagar

Medipoint Hospital

Kharadi Bypass

Ashok Nagar

FirstCry Intellitots Preschool & Daycare

International Tech Park

Podar International School

Prestige Alphatech

Radisson Blu Hotel

Irani Cafe

Gera Commerzone

Dhole Patil College of Engineering, Pune

Barclays

Chokhi Dhani

World Trade Center

ORCHIDS The International School

The Platinum Towers

Kharadi Chowk

Reliance

Cybage

EuroSchool

OWS World School

SOHO

Texas Tower

Zensar

EON Free zone

Motherhood Hospital

Wellington College International School

Gopinath Munde Chowk

Fairfield by Marriott

Godrej Ivara

New Kalyani Nagar

Sai Chowk

Thite Nagar

Manipal Hospital

Sharad Nagar

Ajinkya Chowk

KOPA Mall

Mula-Mutha River

Ghorpadi Rd

Keshav Nagar

Magarpatta City

Amanora Township

Towards Hadapsar

LEGENDS

- Airport
- Proposed Metro Station
- Café/Restaurant
- Mall
- IT Park
- Hospital
- School/College
- Hotel

Map not to scale. The above map is for representation purpose only.

Source: Google Maps.
Source: https://punerimetro.in/
Source: https://www.mapsofindia.com/pune/metro-map.html

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*Proposed Development. The proposed Metro and Ring Road mentioned above are 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.

A HUNDRED THOUSAND REASONS WHY EVERYTHING ALIGNS HERE.

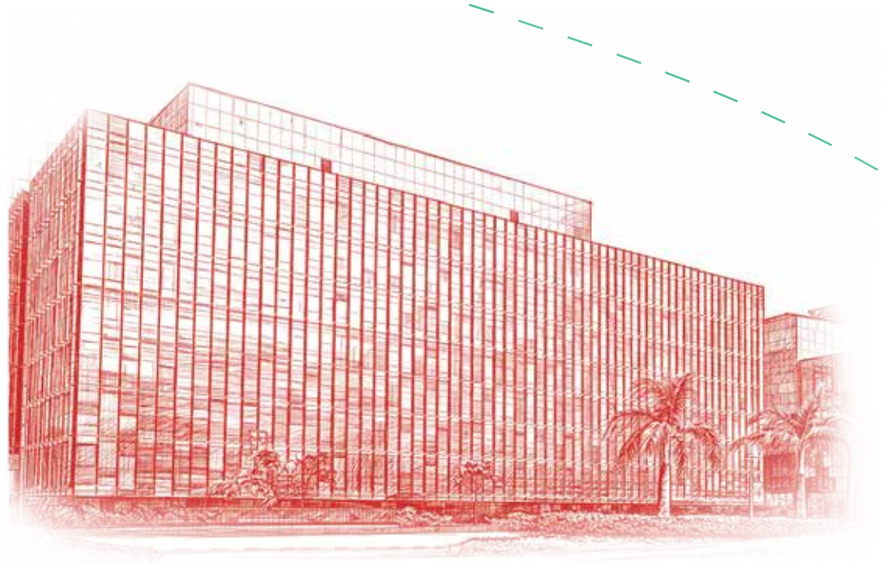
BUSINESS DISTRICT ADVANTAGE:

At the Heart of Pune's IT Powerhouse

Strategically located in one of Pune's most dynamic commercial corridors, this destination sits at the heart of a thriving business district. Surrounded by premium corporate infrastructure and well-planned commercial ecosystems, the area has evolved into a high-demand hub for professionals and fast-growing industries.

Commerzone
~1.4 km





World Trade Zone
~0.5 km

IT Parks

EON Free Zone IT Park
~0.5 km



*Distances mentioned are approximate and calculated using "Kharadi, Pune" on Google Maps as a general reference point. Actual distances may vary.

CONNECTIVITY THAT KEEPS YOU CLOSE TO EVERYTHING

Enjoy direct access to Pune's key roads with close proximity to major lifestyle and business hubs. With upcoming metro connectivity and the proposed ring road, Kharadi stands as a future-ready address offering smoother commutes and long-term value.

Pune's Key Neighbourhoods



Magarpatta–Hadapsar Belt
10–15 minutes



Kalyani Nagar
12–15 minutes

Koregaon Park
10–15 minutes



Viman Nagar
8–12 minutes



*Time mentioned as per google maps and is subject to change as per traffic conditions. Actual time may vary.

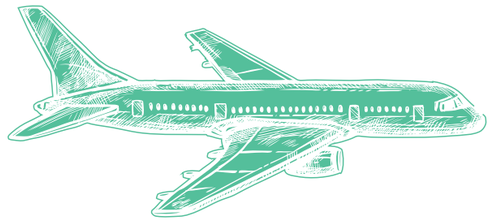
INTERCITY

Ahilyanagar
~2.5 hours via NH-753F

Mumbai
~2.5–3 hours
via Nagar Road and the
Pune–Mumbai Expressway

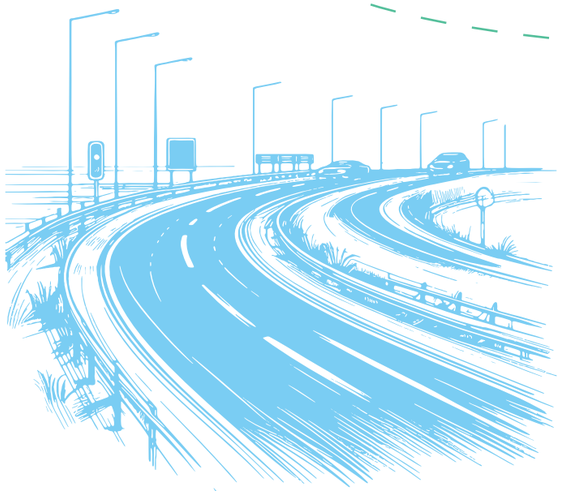


Pune International Airport
~20 minutes



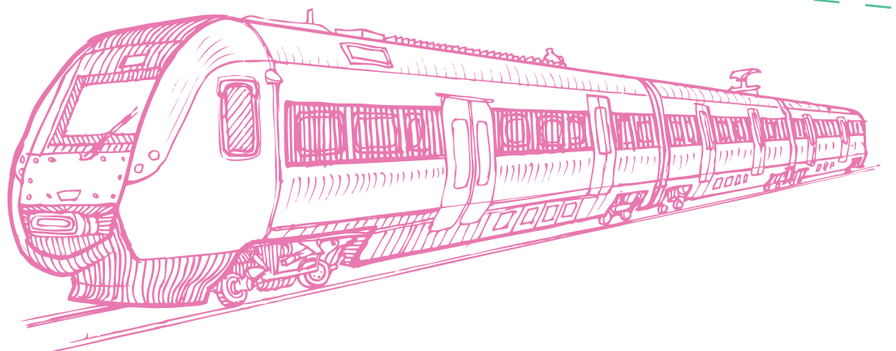
Nashik
~5 hours

Chhatrapati Sambhajinagar
~4 hours



UPCOMING ACCESSIBILITY

Proposed Pune Ring Road
~40 minutes



Metro Line Under Development
Ramwadi-Kharadi (Line 2)
~10 minutes

*Time mentioned as per google maps and is subject to change as per traffic conditions. Actual time may vary.

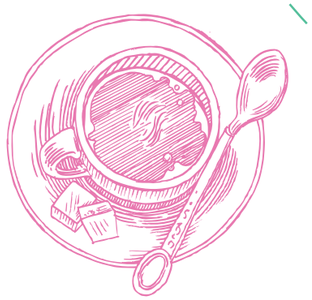
LIFESTYLE, BUILT INTO THE NEIGHBOURHOOD

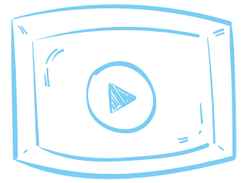
Kharadi has emerged as one of Pune's most complete lifestyle districts, seamlessly blending work, leisure, and everyday convenience. With malls, cafés, fitness centres, reputed schools, and healthcare close by, it offers a well-established, connected way of living. Wide roads, planned development, and strong connectivity have helped the neighbourhood grow in an organised manner, making it function smoothly even as it continues to expand.



Social

- Cafe 1730, Kharadi: ~0.5 km
- Valour Kitchen & Bar, Kharadi: ~0.5 km
- The Irani Cafe, Kharadi: ~0.5 km
- Blue Tokai Coffee Roasters, Viman Nagar: ~6 km
- Tyk Tyk, Kharadi: ~0.8 km
- Social, Viman Nagar: ~5 km
- Copper Chimney, Kalyani Nagar: ~5 km
- Toit, Viman Nagar: ~6 km
- Cobbler & Crew, Kalyani Nagar: ~6.6 km
- Mister Merchant's, Kalyani Nagar: ~7 km
- Gilt Club – Global Business Hub, Kharadi: ~0.5 km
- Valour Kitchen & Bar, Kharadi: ~0.5 km





Entertainment & Recreation

- PVR INOX, Phoenix Marketcity: ~5 km
- Cinepolis, Seasons Mall: ~6 km
- Timezone, Phoenix Marketcity: ~5 km
- Amoeba Sports Bar & Bowling: ~5 km
- Hard Rock Cafe, Kalyani Nagar: ~8 km
- Sports Arenas & Indoor Courts (Kharadi–Mundhwa Belt): ~5 km





Retail & Shopping Destinations

- Phoenix Marketcity, Viman Nagar: ~5 km
- Seasons Mall, Magarpatta: ~6 km
- KOPA Mall, Koregaon Park: ~8 km
- Nagar Road High Street & Local Retail: Within 2–4 km



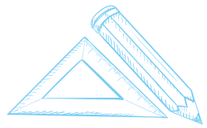
*Distances mentioned are approximate and calculated using "Kharadi, Pune" on Google Maps as a general reference point. Actual distances may vary.



Parks, Fitness & Wellness

- Kharadi Garden, Kharadi Gaon: ~1 km
- Rajmata Jijau Oxygen Park, Wadgaon Sheri: ~4 km





Schools

- EON Gyanankur English Medium School: ~1–1.5 km
- PDEA's Shardabai Pawar English Medium School (CBSE): ~1 km
- EuroSchool, Kharadi: ~1.1 km
- Victorious Kidss Educares: ~1.4 km
- Kothari International School: ~1.4 km
- The Orbis School, Keshav Nagar: ~5.6 km







Hospitals

- Rising Medicare Hospital: ~1 km
- Manipal Hospital, Kharadi: ~2.7 km
- Vatsalya Hospital: ~2.9 km
- K.K. Hospital: ~3.6 km
- Cloudnine Hospital, Kalyani Nagar: ~7.5 km





Wellness

- Premium gyms & fitness centres within 3–5 km
- Yoga and wellness studios across Kharadi and surrounding neighbourhoods
- Group fitness, dance, and personal training facilities supporting daily routines
- Neighbourhood parks and open spaces encouraging outdoor activity

*Distances mentioned are approximate and calculated using "Kharadi, Pune" on Google Maps as a general reference point. Actual distances may vary.

LAUNCHING

Godrej Ivara

KHARADI, PUNE

Artist impression for representation purposes only.

A HUNDRED THOUSAND REASONS TO UPGRADE TO THE GRAND SCALE OF LIVING

Spread across ~9,290 Sq. Mt. 1 Lakh Sq. Ft.

of curated amenity spaces, the project offers a complete lifestyle ecosystem designed to elevate everyday living. From wellness and recreation to leisure and community experiences, every zone comes together as a hundred thousand reasons to upgrade the way you live.



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ONE OF YOUR HUNDRED THOUSAND REASONS TO WORK SEAMLESSLY.

Co-Working Space

Designed for today's hybrid lifestyle, the co-working space at Godrej Ivara offers a refined workspace with co-working zones, comfortable seating, and dedicated break areas. It is located within the clubhouse and offers over

~1,858+ Sq. Mt. 20,000 Sq. Ft.

to support productivity with ease and comfort.



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ONE OF YOUR HUNDRED THOUSAND REASONS TO MOVE DAILY.

Gym

The gym at Godrej Ivara is a modern, well-equipped fitness space designed to energise the body and mind. It is located within the clubhouse and offers over

~929 Sq. Mt. 10,000 Sq. Ft.

to make fitness feel less like a routine and more like a lifestyle.

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ONE OF YOUR HUNDRED THOUSAND REASONS TO INDULGE & SOCIALIZE

Café Space

The café space is curated in a Mediterranean theme, inspired by coastal European elegance. It is located within the clubhouse and offers over

~929 Sq. Mt. 10,000 Sq. Ft.

to offer a refined setting for conversations and leisurely indulgence.

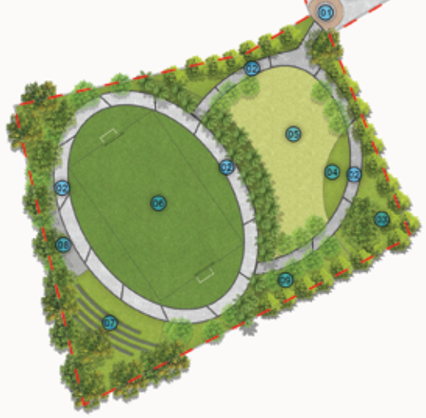


Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO LIVE AMIDST TRANQUIL NATURE.

Across ~ 2.43 hectares (~6 acres) of open calm, everyday moments unfold outdoors — for movement, pause, and connection across generations.





LEGEND

GROUND

01. ENTRY / EXIT
02. PEDESTRIAN ENTRY
03. SECURITY
04. ENTRY PLAZA
05. DROP - OFF AREA
06. FEATURE WALL WITH TOWER SIGNAGE
07. TOWER ENTRANCE LOBBY
08. PARKING ENTRY
09. DRIVEWAY
10. FITNESS PATH
11. SURFACE PARKING
12. SERVICE AREA

CLUBHOUSE-1 INDOOR AMENITIES

GROUND FLOOR

BANQUET HALL 1
BANQUET HALL 2
GUEST ROOMS (2 NOS.)

FIRST FLOOR

CAFÉ SPACE
ALFRESCO TERRACE DINING -FOR CAFÉ

CLUBHOUSE-2 TERRACE AMENITIES

01. SKY GAZING DECK
02. WALKWAY
03. SEATING
04. STRETCH LAWN
05. SKYLIGHT
06. COVERED TRELLIS WITH SEATER
07. SEATING ALCOVE
08. LAWN
09. BAR SEATING
10. FOOD SERVING COUNTER

CLUBHOUSE-2 INDOOR AMENITIES

GROUND FLOOR

BADMINTON COURT
SQUASH COURT
GYM
YOGA ROOM

FIRST FLOOR

LIBRARY
WELLNESS / SPA AREA
MULTI-ACTIVITY AREA
INDOOR GAMES
CRÈCHE AREA

SECOND FLOOR

CO-WORKING SPACE

RG AREA

01. ACCENT PAVING
02. WALKWAY
03. PET PARK
04. STAGE MOUNT
05. PARTY LAWN
06. FUTSAL / MUGA COURT
07. GALLERY ON BERMS
08. BENCH SEATER
09. FRUIT ORCHARDS

ADJACENT TO CLUBHOUSE-1

01. OUTDOOR CAFÉ AREA
02. BANQUET LAWN
03. BBQ PAVILION
04. FOREST LOUNGE
05. BAND STAND SPACE

ADJACENT TO CLUBHOUSE-2

01. DROP - OFF
02. STEPPED GARDEN
03. LOWER DECK
04. RAMP ACCESS

PODIUM LEVEL

01. CENTRAL PODIUM ENTRY
02. CHESS COURT
03. HALF BASKETBALL COURT
04. GAME COURT
05. ACCENT PAVING
06. FLOATING DECK WITH WATER FEATURE
07. SCULPTURE
08. YOUTH CORNER
09. ALFRESCO PLAZA
10. WALKWAY
11. COVERED TRELLIS
12. CONGREGATION LAWN
13. STAGE
14. WORK PODS
15. SEATING
16. AMPHITHEATRE
17. SEATING ALCOVE
18. SENIORS' ALCOVE
19. REFLEXOLOGY WALK / PATH
20. PAVILION
21. SKATE PARK
22. GARDEN GYM
23. MULTI-PLAY COURT
24. PICKLEBALL COURT WITH COURTSIDE NOOK
25. PRACTICE LAWN
26. TREE DECK / ELEVATED DECK
27. KIDS' PLAY AREA
28. WELLNESS LAWN
29. PAVILION
30. MEDITATION DECK
31. BOX CRICKET COURT
32. WORKOUT ZONE
33. MAIN POOL (LAP POOL)
34. POOL CABANA
35. LOUNGE DECK
36. JACUZZI
37. KIDS' POOL
38. CHANGE ROOMS (FOR SWIMMING POOL)
39. FITNESS PATH ON PODIUM



ONE OF YOUR
HUNDRED THOUSAND REASONS TO
MAKE LEISURE A DAILY HABIT WITH
EXPANSIVE AMENITY SPACE SPANNING OVER
~9,290 SQ. MT.
1 LAKH SQ. FT.



CLUBHOUSE 1

Social & Celebration Spaces

Clubhouse 1 is designed for indulgence and community living, offering vibrant spaces that encourage gathering and relaxation. Its extended open amenities include an outdoor café area, a banquet lawn, a barbecue pavilion, and a tranquil forest lounge, complemented by a thoughtfully curated band stand space. Whether it's weekend brunches, celebrations, or evening conversations, Clubhouse 1 creates the perfect setting to unwind and connect.



Artist impression for representation purposes only.

CLUBHOUSE 2

Elevated Leisure & Lifestyle Decks

Clubhouse 2 is designed as an immersive lifestyle destination, centered around layered outdoor spaces and thoughtfully curated comfort. Its extended open amenities include a landscaped stepped garden, a lower deck, and seamless drop-off access, offering a setting that feels open, structured, and welcoming. Premium lifestyle amenities include a sky-gazing deck, a lawn, covered trellis with seater, seating alcoves, bar seating, and a food serving counter. Together, these elements create a harmonious balance of calm, connection, and everyday leisure.

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Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO CELEBRATE AT HOME.

2 Banquet Halls

A refined setting for celebrations that deserve more than just space. Host milestones, festivals, and gatherings in style, right at home.



ONE OF YOUR HUNDRED THOUSAND REASONS TO PLAY SERIOUSLY.

Badminton Court

Dedicated badminton courts crafted for smooth gameplay and serious practice. Stay agile, stay competitive, and make every rally count.



ONE OF YOUR HUNDRED THOUSAND REASONS TO PUSH HARDER.

Squash Court

An enclosed arena engineered for rapid rallies and competitive play. Push your pace, own the wall, and let every point drive you forward.

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ONE OF YOUR HUNDRED THOUSAND REASONS TO RAISE CURIOUS LITTLE ACHIEVERS.

Crèche Area

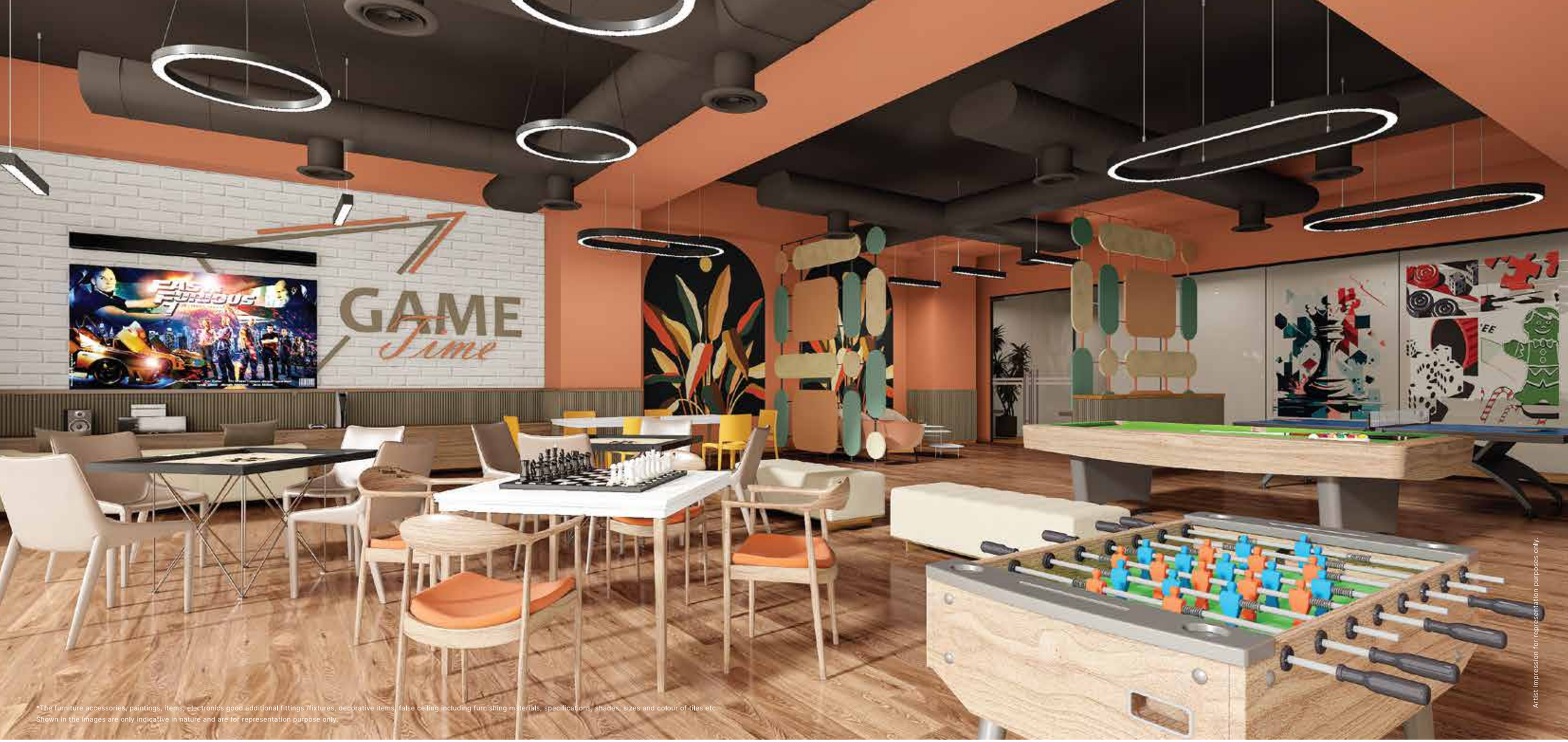
A nurturing space designed for comfort, care, and early learning.
Peace of mind for you, joyful moments for them.



ONE OF YOUR HUNDRED THOUSAND REASONS TO LET CHILDHOOD FEEL LIMITLESS.

Kids' Play Area

A vibrant outdoor zone designed for energy, exploration, and endless play. Where laughter echoes louder and childhood finds room to grow.



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Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO UNWIND.

Indoor Games

A vibrant social hub designed for friendly rivalries, shared laughter, and effortless playtime.



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Shown in the images are only indicative in nature and are for representation purpose only.

Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO IMMERSE IN THOUGHT.

Library

A quiet sanctuary curated for focus, reflection, and the simple pleasure of a good read.

WELLNESS RETREAT

**A sanctuary designed for calm,
balance, and everyday reset.**



Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO FEEL CALM.

Main Pool (Lap Pool)

A serene expanse of water designed for both leisurely dips and focused laps. Unwind, recharge, and let every swim bring a sense of calm.

*The artwork is only for representation purpose. Final artwork may vary as per selection.

Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO LET EVENINGS FEEL LIKE A RETREAT.

Floating Deck with Water Feature

A serene floating deck embraced by gentle water features and lush greens. Pause, unwind, and let every evening settle into quiet comfort.



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Artist Impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO BREATHE, STRETCH, AND UNWIND

Yoga Room

A calm, thoughtfully designed space that invites stillness and focus. Begin and end each day with balance and clarity.

Artist impression for representation purposes only

ONE OF YOUR HUNDRED THOUSAND REASONS TO COME TOGETHER.

Amphitheatre

A thoughtfully designed open-air space that brings the community closer. From performances to shared moments, it turns gatherings into experiences.

SPORTS & RECREATION

An active lifestyle finds its perfect setting.



Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO MAKE EVERY STEP COUNT.

Fitness Path

A thoughtfully laid-out pathway designed for mindful walks and energising strides. Turn daily movement into a refreshing ritual surrounded by greens.

ONE OF YOUR HUNDRED THOUSAND REASONS TO UNLOCK YOUR POTENTIAL.

Multi-Play Court

A professionally designed court that brings the game closer to you. Sharpen your skills, stay active, and make every match count.

Artist impression for representation purposes only.

*The top safety net of the basketball court has been omitted for rendering purposes only to provide a clear, unobstructed view.

Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO ENJOY SPORT LIKE A LIFESTYLE.

Half Basketball Court

A dedicated half court designed for quick games and high-energy sessions. Shoot, train, and keep the spirit of the game alive every day.

*The top safety net of the pickleball court has been omitted for rendering purposes only to provide a clear, unobstructed view.

Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO PLAY EASY.

Pickleball Court with Courtside Nook

A thoughtfully designed court that makes the game accessible. Play, rally, and unwind in a space that keeps the energy light and social.

*The top safety net of the cricket pitch court has been omitted for rendering purposes only to provide a clear, unobstructed view.

Artist impression for representation purposes only.

ONE OF YOUR HUNDRED THOUSAND REASONS TO BOND OVER EVERY BOUNDARY.

Box Cricket Court

A dedicated box cricket court designed for spirited matches and friendly rivalries. Gather your squad, swing big, and make every game memorable.

ONE OF YOUR HUNDRED THOUSAND REASONS TO DISCOVER MORE WITHIN YOUR OWN ADDRESS.

Clubhouse 1

- Outdoor Café Area
- Banquet Lawn
- Barbeque Pavilion
- Band Stand Space
- 2 Guest Rooms
- Alfresco Terrace Dining
- Forest Lounge

Clubhouse 2

- Stepped Garden
- Sky Gazing Deck
- Library
- Seating Alcove
- Lawn
- Bar Seating
- Indoor Games
- Food Serving Counter
- Wellness/Spa Area

Podium Level

- Chess Court
- Game Court
- Youth Corner
- Reflexology Walk/Path
- Skate Park
- Meditation Deck
- Pool Cabana
- Kids' Pool
- Jacuzzi
- Floating Deck with Water Feature

Residential Green Areas

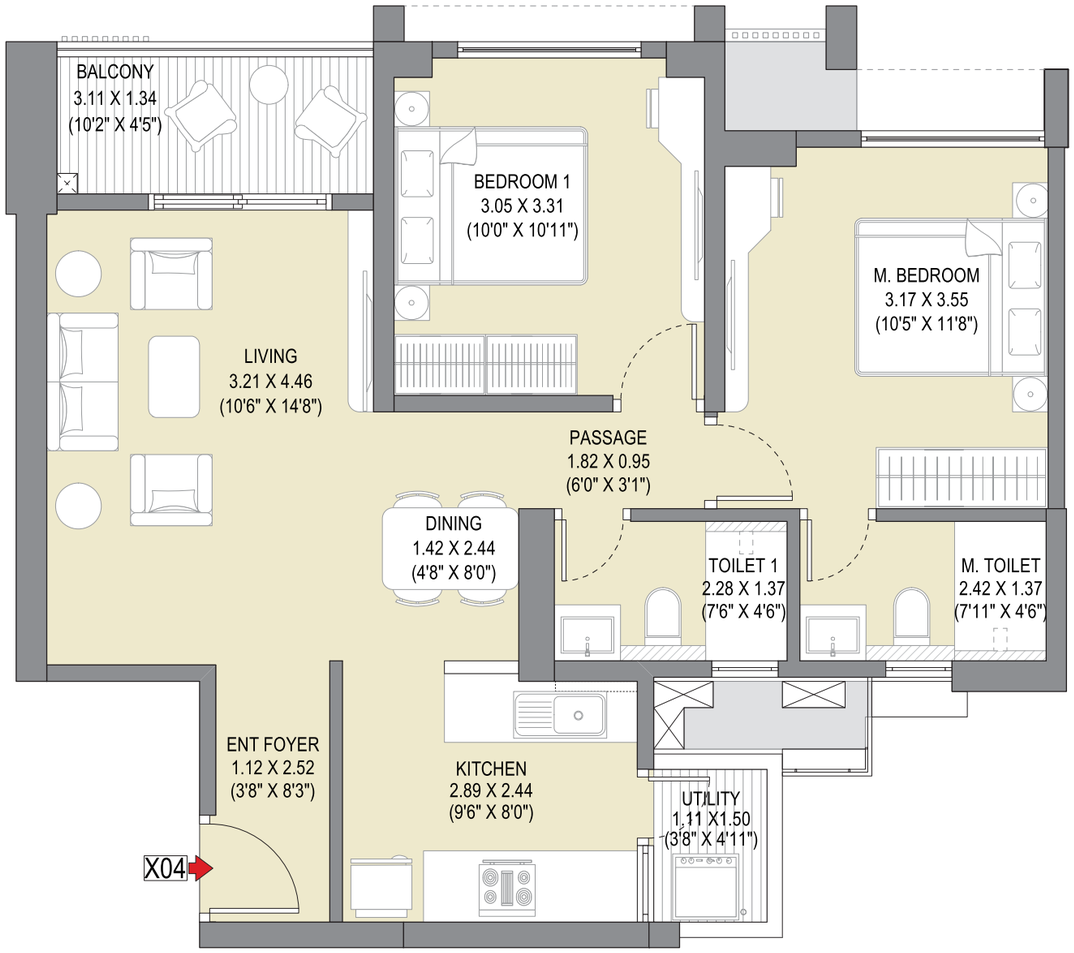
- Pet Park
- Party Lawn
- Fruit Orchards

DISCOVER A HOME
PLANNED WITH PURPOSE,
DESIGNED WITH PERSPECTIVE.

2, 3 & 4 BHK Premium Homes

2 BHK PREMIUM

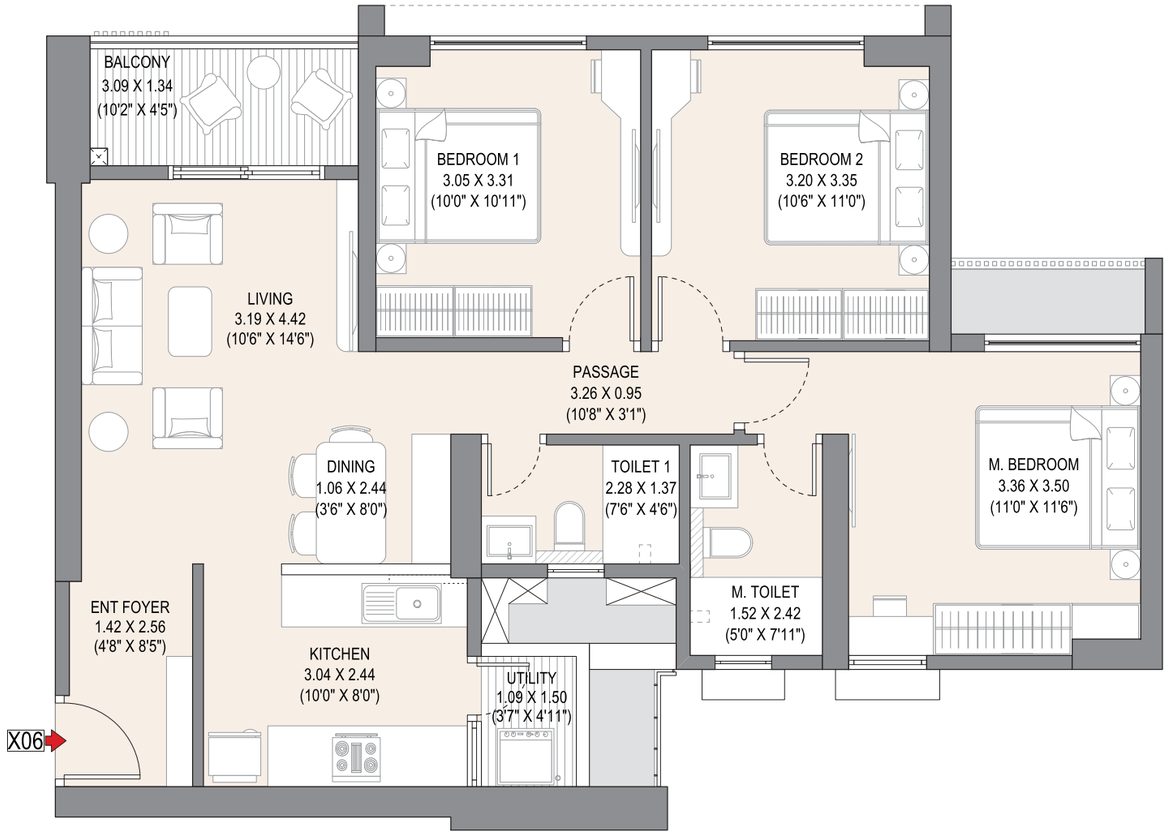
67.81 SQ.MT. (729.91 SQ.FT.)



AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
2 BHK	**61.96**	**5.85**	**67.81**	**729.91**

3 BHK ELITE

82.61 SQ.MT. (889.21 SQ.FT.)

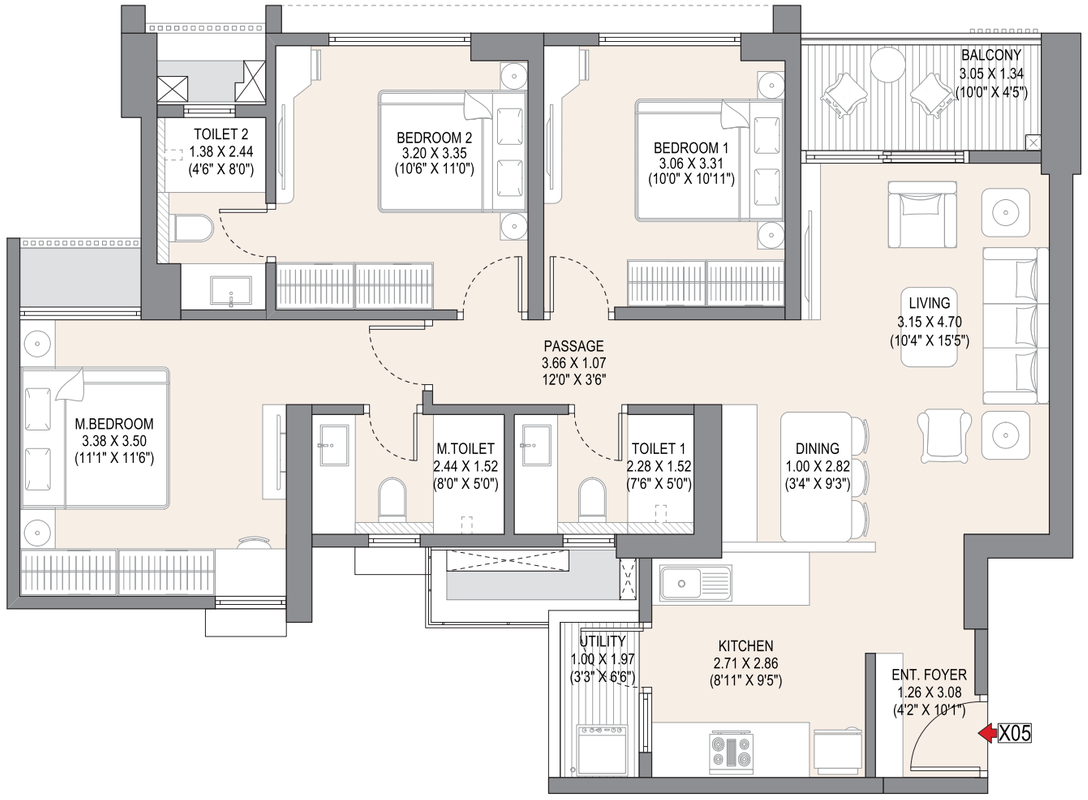


AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
3 BHK	**76.81**	**5.80**	**82.61**	**889.21**

NOTE:ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQ.MT. = 10.764 SQ.FT. 1 MT. = 3.28 FT. 1. Depth of balcony and utility is measured from inner edge. 2. All dimensions are measured from unfinished surface.3. 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, indicating a possible layout and do not form part of the standard specifications.

3 BHK REGAL

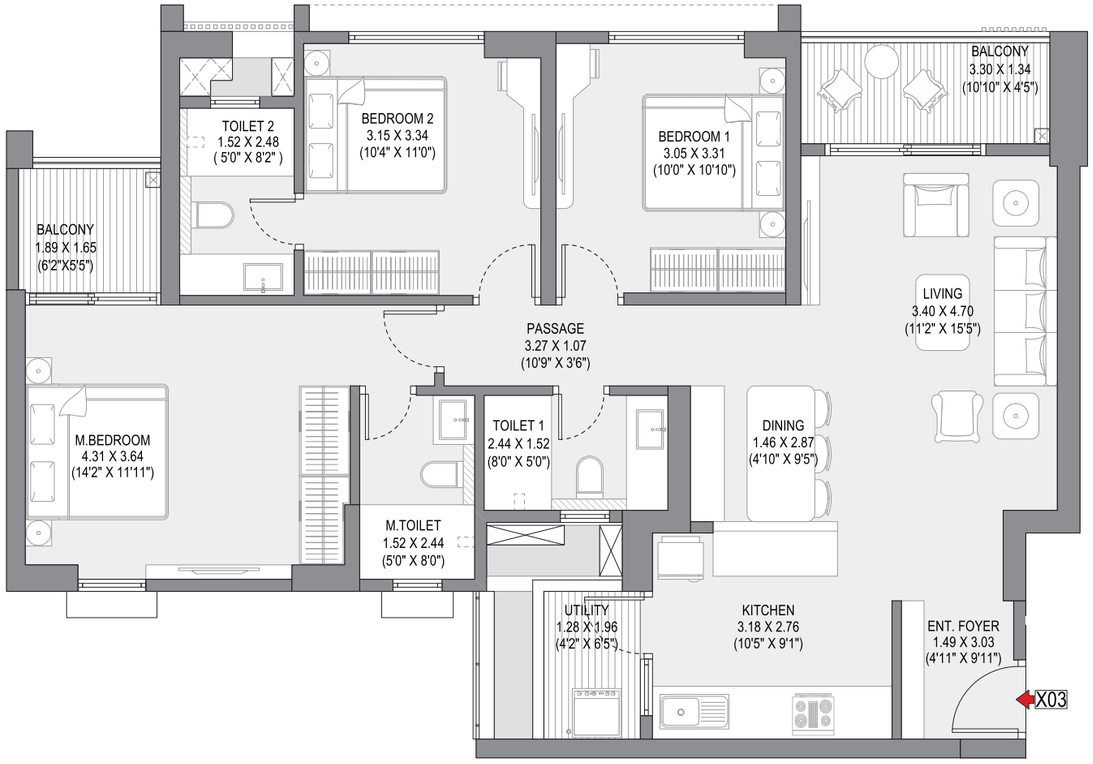
90.70 SQ.MT. (976.29 SQ.FT.)



AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
3 BHK	**84.64**	**6.06**	**90.70**	**976.29**

3 BHK ULTRA

102.77 SQ.MT. (1106.22 SQ.FT.)

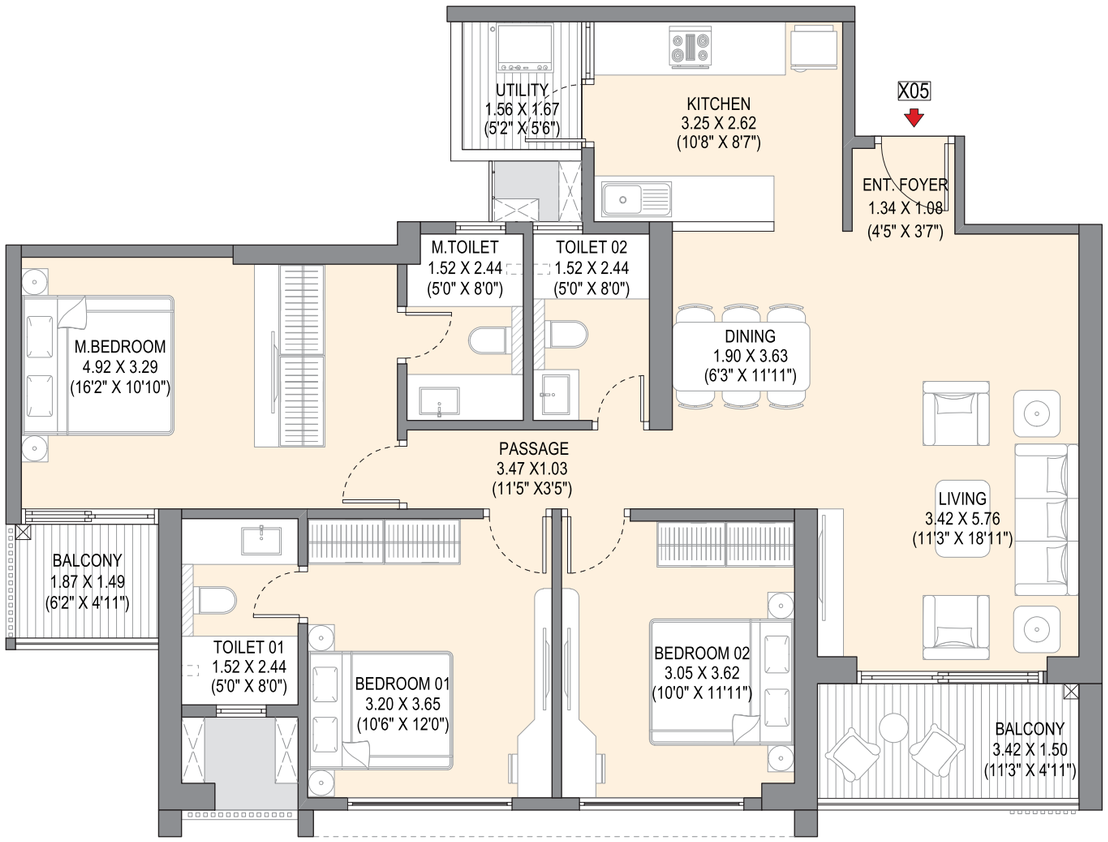


AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
3 BHK	**92.72**	**10.05**	**102.77**	**1106.22**

NOTE:ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQ.MT. = 10.764 SQ.FT. 1 MT. = 3.28 FT. 1. Depth of balcony and utility is measured from inner edge. 2. All dimensions are measured from unfinished surface.3. 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, indicating a possible layout and do not form part of the standard specifications.

3 BHK OPULENT A +

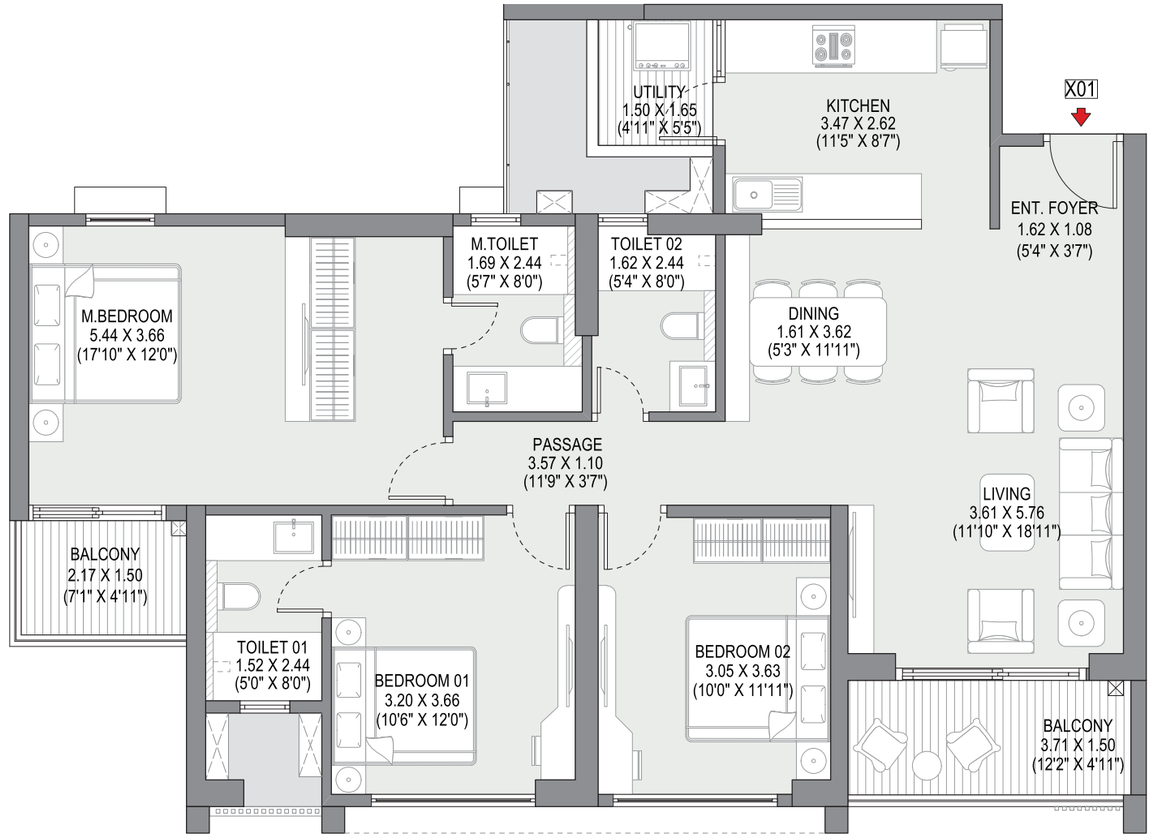
108.11 SQ.MT. (1163.70 SQ.FT.)



AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
3 BHK	**97.55**	**10.56**	**108.11**	**1163.70**

3 BHK OPULENT B +

114.67 SQ.MT. (1234.31 SQ.FT.)

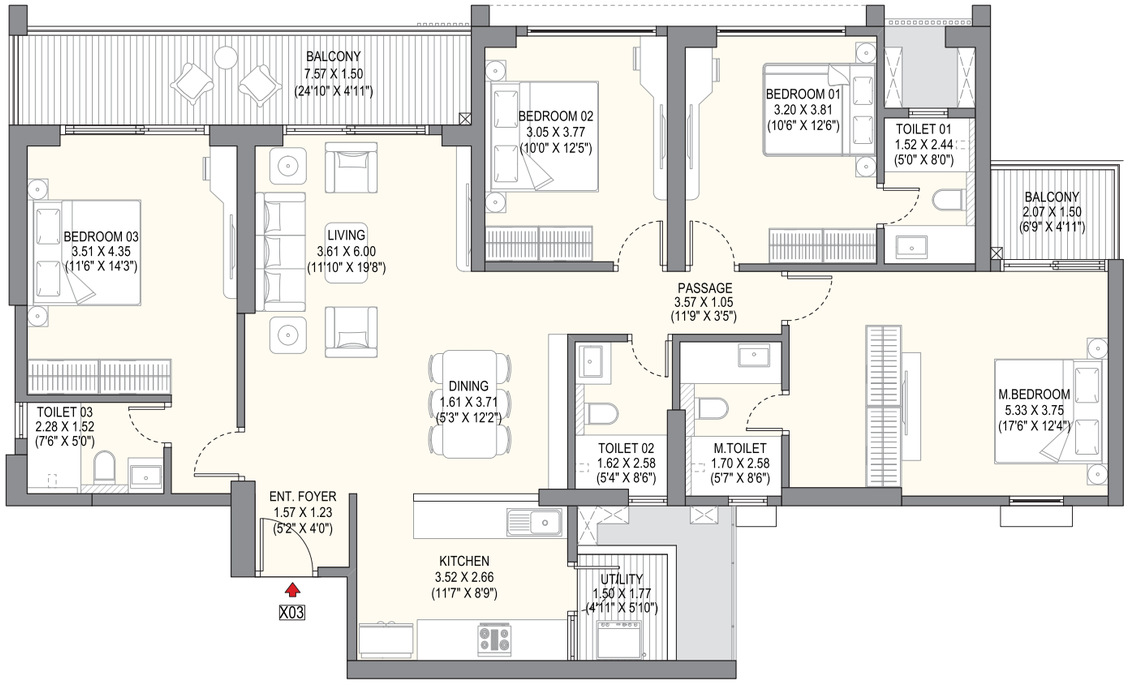


AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
3 BHK	**103.34**	**11.33**	**114.67**	**1234.31**

NOTE:ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQ.MT. = 10.764 SQ.FT. 1 MT. = 3.28 FT. 1. Depth of balcony and utility is measured from inner edge. 2. All dimensions are measured from unfinished surface.3. 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, indicating a possible layout and do not form part of the standard specifications.

4 BHK ICONIC

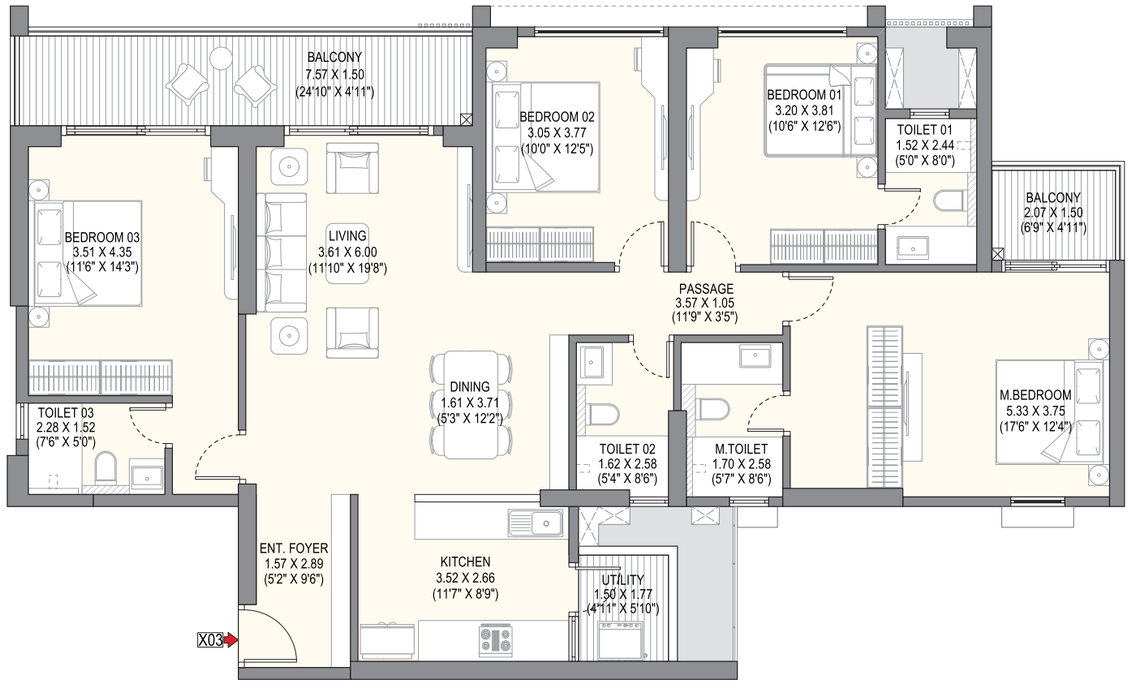
146.87 SQ.MT. (1580.91 SQ.FT.)



AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
4 BHK	**129.73**	**17.14**	**146.87**	**1580.91**

4 BHK ICONIC

149.83 SQ.MT. (1612.77 SQ.FT.)



AREA AS PER RERA				
TYPE	**Carpet Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.MT.]**	**Total Area [SQ.FT.]**
4 BHK	**132.69**	**17.14**	**149.83**	**1612.77**

NOTE:ALL DIMENSIONS ARE IN METERS AND FEET. 1 SQ.MT. = 10.764 SQ.FT. 1 MT. = 3.28 FT. 1. Depth of balcony and utility is measured from inner edge. 2. All dimensions are measured from unfinished surface.3. 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, indicating a possible layout and do not form part of the standard specifications.

EXPANSIVE BY SPACE.

EXCEPTIONAL BY DESIGN.

4 BHK Foyer

Artist impression for representation purposes only.

*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

4 BHK Living Room

Artist impression for representation purposes only.

*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

4 BHK Kitchen

Artist impression for representation purposes only.

*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

4 BHK Master Bedroom

Artist impression for representation purposes only.

*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

4 BHK Bedroom - 1

Artist impression for representation purposes only.

*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

4 BHK Bedroom - 2

Artist impression for representation purposes only.

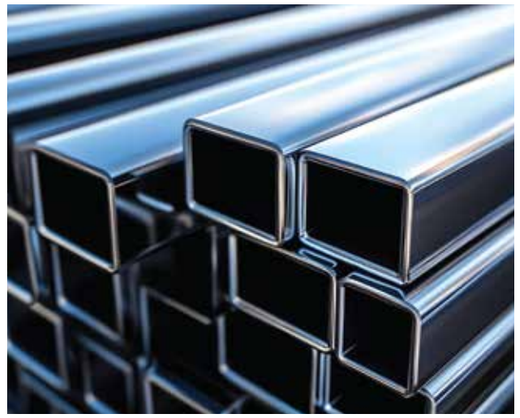
*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

4 BHK Bedroom - 3

Artist impression for representation purposes only.

*The furniture accessories, paintings, items, electronics good additional fittings /fixtures, decorative items, false ceiling including furnishing materials, specifications, shades, sizes and colour of tiles etc. shown in the images are only indicative in nature and are for representation purpose only.

CRAFTED WITH
PREMIUM FINISHES,
BRINGING TO LIFE
A HUNDRED THOUSAND
REASONS TO UPGRADE.



High-quality, certified steel helps build strong and earthquake-resistant structures.

- Opting for steel of IS 1786.
- Godrej Properties also uses steel of IS 13920 for earthquake shock resistance.



Using a higher grade concrete to ensure maximum core strength.

- For illustration: if the design grade concrete for structure M30 as a recommendation.
- Godrej Properties procures grade M35 for more strength.



Waterproof coating up to 1.5m in wet areas, more than 5 times of industry standard.

- Industry standard is only of up 0.3m.
- Godrej Properties waterproof up to 1.5m.

Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery



Application of anti-capillary coat on floor-brick/block wall junction to prevent dampness

- Anti-capillary coat acts as a waterproof layer between wall and floor.
- Prevents rising dampness from the water on the floor.



Using heat strengthened tempered glass which is stronger and keeps interiors cooler.

- Heat strengthened glass is upto 4 times stronger.
- Reduces temperature by 4 – 5 degree celsius.



Provision of concealed secondary drain spout to drain accidentally seeped water.

- Prevents water leakage in wet areas like washrooms.
- Water can travel through mortar bed to the concealed drain.



In an industry-first practice, damp proofing done to ensure no seepage or dampness.

- Damp proof course applied on external dead walls.
- Shower test on the wall to observe any seepage.

Stock Images used for representational purposes only and is only indicative of the amenity / development and not actual delivery

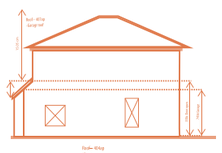
SPECIFICATIONS

crafted into
A Hundred Thousand Reasons to trust the details.

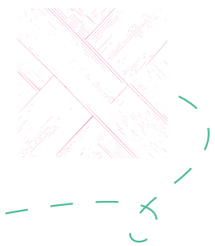
SPECIFICATIONS

Structure

- Earthquake resistant framed RCC structure - Aluform
- Internal - semi acrylic with gypsum plaster
- External Walls - textured paint

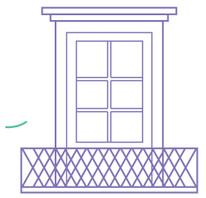


Flooring*



- Living / Dining - vitrified tiles
- Master Bedroom - vitrified tiles
- Other Bedrooms - vitrified tiles
- Balconies - anti-skid tiles
- Utility Area - vitrified / or anti-skid tiles
- Master Toilet - anti-skid tiles
- Other Toilets - anti-skid tiles
- Kitchen - vitrified tiles

Doors & Windows



- Main Entrance - prehung doors
- Other Doors - prehung doors
- Windows / Glazing - sliding windows with mosquito mesh
- Video door phone

Kitchen



- Granite counter top + SS sink*
- Wall cladding with tiles above counter up to 2 ft.*

Toilets



- Sanitaryware - Kohler / or equivalent
- CP Fittings - Kohler / or equivalent
- Counter Top - granite counter top*
- Wall Cladding (all toilets) - glazed tiles upto lintel level

Grid false ceiling in toilets

Electrical



- Modular Switches - Anchor, Roma or equivalent
- Provision for Cable TV, AC, WIFI points

Other Specifications



- Glass railing (except utility)
- Solar water (in master bedroom's toilet)

Safety features**



- Parapet wall for utility,

glass railing for flat/unit balcony

* The following are the tolerable limits for i. Tiles: +/- 3mm in warpage & bent. ii. Natural stones may have variations in colours/shades and/ or grains.

** As per prevailing NBC regulations.

Godrej | PROPERTIES

Site address: Godrej Ivara Plot Bearing / CTS / Survey / Final Plot No.: Gat no. 1276/39, 1276/40, 1276/2, 1276/3, 1276/5 at WAGHOLI, Haveli, Pune, Godrej Ivara is part of a sanctioned Township which is spread across 79.11 Hectares (approx. 195.5 Acres) at Wagholi, Manjari Khurd, Pune. The Developer, viz, Manjari Housing Projects LLP (wherein Godrej Properties Limited is a partner) as owners and being part of said Township, is developing 28.21 Hectares (approx. 2.82 lakhs sq. mts.) of the land in the said Township ("said Land"). The development by Manjari Housing Projects LLP shall have an access to 10.71 Hectares (approx. 107198. sq. mts.) of public greens (including playground) , Clubhouse (membership based, approx. 6500 sq. mts.), Health center (approx. 2316 sq. mts.) and Community market (approx. 2000 sq. mts.) forming part of the common amenities in the Township along with other developers. The sale is subject to terms of application form 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. *T&C Apply. The official website of the company is www.godrejproperties.com. Please do not rely on the information provided on any other website.