



Godrej 24 Hinjewadi 2BHK 3BHK, Hinjewadi, Pune

Godrej 24 by Pearlite Real
Properties Ltd (RERA Registration
No-P52100001005)

Description

Godrej Properties Soon Launching New Residential Projects in Hinjewadi Phase 1. Total - 17 acres land GODREJ PROPERTIES ♦ Established in 1990 ♦ India's largest publicly listed developer by sales in FY 16 ♦ Real estate worth over US \$2 billion sold in the past four years ♦ Successfully delivered 6 million sq.ft. of real estate in FY 16 ♦ Over 125 million sq.ft. of developable area across India ♦ Differentiated asset-light business model ♦ Over 150 awards received in the past few years HINJAWADI A PROMISING DESTINATION Pleasant climate, progressive community living coupled with great social and physical infrastructure and an evolving IT & Automobile hub makes Pune one of the most attractive cities to live in recent times. Pune witnessed the IT revolution in the late 90's which spurred the real estate growth in the city and some of the erstwhile traditional localities turned into prominent IT hubs. One such location is Hinjawadi: home to the Rajiv Gandhi Info Tech Park (RGIT), it offers world class IT facilities and is growing rapidly as one of the most preferred IT hubs in the country. Hinjawadi houses some of the leading software and business-process outsourcing majors and this is giving a major thrust to the real estate market in the vicinity. To add to this the presence of eminent educational institutions alongside several reputed banks, entertainment zones, state of the art restaurants, healthcare facilities, fine- dining and shopping destinations has made Hinjawadi carve a niche for itself as a location of choice amongst home buyers. HIGHLIGHTS OF HINJAWADI 25% growth since FY♦12-13 Upcoming 90 m wide Ring Road to link PMC & PCMC to major highways Upcoming Pune Metro Rail Corridor Huge presence of Educational Institutions High demand of rental apartments India's biggest IT park More than 1.5 lac employees in Hinjewadi Excellent connectivity

TYPE

TYPOLOGY FLAT AREA RANGE (SQ.MT.)

2 BHK - 65.67 - 101.11

2 BHK L - 74.12 - 113.42

2 BHK XL - 85.58 - 125.21

3 BHK - 107.76 - 145.36

PROJECT SPECIFICATION

FLOORING PROJECT FEATURES

Living room/Passage Vitrified tiles
Master bedroom Vitrified tiles
Other bedrooms Vitrified tiles
Lift lobby Vitrified tiles
Toilets Vitrified tiles
Kltchen Vitrified tiles
Decks/Balconies Ceramic Tiles
Modular kitchen Basic modular
Solar system Only in master toilet
Video door phone
with intercom Yes
Pipe gas line Yes with gas bank provision
Inverter Yes
Home automation Yes
Geyser in common bath Yes
DOORS / WINDOWS CP & SANITARY FITTINGS
Main Entrance Red Miranti- 125 mm x 65mm
Toilet Doors Red Miranti- 125 mm x 65m
Windows Local UPVC
Master bedroom toilet Jaquar or equivalent
Other toilets Jaquar or equivalent

AMENETIES

CONVENIENCES

Concierge service Convenience store

Self-service laundromat Quick service restaurant

CONVENIENCES

24x7 break down services
Guest house with anytime check-in
Day & Night cr che ATM/Banking facility

HEALTH & WELLNESS

Spa with sauna Pharmacy
Infirmary with doctor Ambulance on standby with
paramedics

WORK & LEISURE

Outdoor caf teria Mini theatre
Library Work stations with high speed internet

SPORTS & GAMES

Gymnasium with trainer Indoor games
Digital gaming zone Temperature controlled swimming pool

SPORTS & GAMES

Pool loung  Golf simulator
Cricket pitch with bowling machine Rock climbing

SAFETY AND SECURITY

Biometric access 24x7 CCTV monitoring
RFID boom barrier

OTHER CONVENIENCES

School bus bay
Tuition center
Kids  play area Kids  pool

OTHER CONVENIENCES

Yoga/dance Partyhall Basketball court
Lawn tennis Futsal court

GREENSCAPES

Jogging track Walking track Senior citizens zone
Multi activity lawn with sit outs Landscape walkway

GREENSCAPES

Amphi-theatre
Youngster s sit-outs Lotus court

ADDITIONAL DETAILS

Construction : Under Construction
Parking : Podium
Total Bldgs./Tower : 12
No. of Floors : 17

DISTANCE FROM PROJECT

Airport : 25
School : 1
Railway Station : 17
Market : 1
Hospital : 1

GALLERY



Flat No.	34-0402	Payment Plan for Godrej 24			
Type of Unit	2 BHK XL	Milestone	% Due	Amount	
Facing	Garden Facing	Booking(1 lac)		₹ 1,00,000	
Sales Consideration Components					
Carpet Area (A) in Sqmt	64.56	30 days from the date of booking	5%+ 1 lac	₹ 256,640	
Exclusive Area (B) in Sqmt	20.99	60 days from the date of booking	5.0%	₹ 993,640	
	85.55	Allotment/Agreement	10.0%	₹ 1,260,031	
Total Flat Area	85.55	Completion of Excavation	10.0%	₹ 787,280	
Total Cost (A+B)	₹ 6,054,365				
Costing for Common Areas (Parking Space,Club House Development charges, recreational amenity, garden, passages, staircase etc.)					
	₹ 1,068,417	Completion of Plinth	10.0%	₹ 787,280	
Total Sales Consideration	₹ 7,122,782	completion of 6th slab	10.0%	₹ 787,280	
GST Benefit* (2.25% of Sales Consideration)	₹ 162,263	completion of 10th slab	5.0%	₹ 993,640	
Final Sales Consideration	₹ 6,960,519	completion of 15th Slab	5.0%	₹ 993,640	
Estimated Other Charges	Cost in Rs	completion of 18th Slab	5.0%	₹ 993,640	
Club House Membership fee/charges	₹ 900,000	completion of top floor Slab	5.0%	₹ 993,640	
Legal Charges	₹ 15,000	On Completion of Walls and Flooring	3.0%	₹ 236,184	
MSEB Charges	₹ 100,000	Completion of internal plaster, doors & windows	2.0%	₹ 157,456	
Total Other Charges	₹ 425,000	Finishing of staircases, lift wells, lobbies	3.0%	₹ 236,184	
GST Benefit* (2.25% of Sales Consideration)	₹ 150	Sanitary fittings	2.0%	₹ 157,456	
Final Other Charges	₹ 415,438	terraces with water proofing	3.0%	₹ 236,184	
		external plumbing, external plaster, elevations	2.0%	₹ 157,456	
Total Cost	₹ 7,377,957	On Completion of Lifts	5.0%	₹ 993,640	
Government Charges	Cost in Rs	2 water pumps, electrical fittings, electro-mechanical & environment requirements, entrance lobby's plinth protection	2.5%	₹ 136,820	
Stamp Duty (6% on Sales Consideration)	₹ 417,751	paving of areas appartain & other conditions	2.5%	₹ 136,820	
Registration Charges (GST/Govt. taxes)	₹ 10,281	On notice of possession	5.0%	₹ 794,018	
	₹ 910,281	Total	100%	₹ 6,795,989	
Total Govt Charges	₹ 1,338,032	The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of each sum to the account of the Developer, as per section 206A of the Income Tax Act, 1962. Applicant(s) shall submit Registration clerk fees Rs 8200/- apiece, to be paid in cash during registration depending on the pages to be stamped & scanned.			
Terms and Conditions:					
Areas, specifications, plans, images and other details are indicative and are subject to change.					
200MP note: registration charges are under GOVERNMENT TAXES; taxes, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges / other levies, GST/taxes, duties, levies, LBT / EDC / DC, Swachh Bharat Cess, Krishi Kalyan Cess, Goods and Services Tax and / or any other levies / Taxes / Duties / Cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).					
Estimated & Tentative Other Charges as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.					
As per the extant regulations (which may change as per the govt. regulation) the GST on the following shall be as under:					
Items	Rate of GST	This is not an offer or an invitation to offer for sale of apartments/flats/units in this project. Subject to title and location clearances, necessary approvals/permissions. This cost sheet forms a part of the Application Form. The aforementioned payment milestones and events are in reference to the respective tower/building.			
Carpet Area	12.0%	Cancellation charges - 20% amount of the Total Consideration will be forfeited upon cancellation of the apartment / flat.			
Exclusive Areas	12.0%	No modifications of whatsoever nature are allowed in the apartment / flat.			
Covered Car Park(s)	12.0%	Maintenance/Other Charges are extra and are to be paid at the time of possession.			
Proportionate Common Areas charges	12.0%	2 water pumps, electrical fittings, electro-mechanical & environment requirements, entrance lobby's plinth protection			
Club membership fees/charges	18%	paving of areas appartain & other conditions			
Tentative Other charges	18%	On notice of possession			

Flat No. E1-0401		Payment Plan for Godrej 24			
Type of Unit	Facing	3 BHK	Milestone	% Due	Amount
Garden Facing			Booking(1 lac)	-	₹ 1,00,000
Sales Consideration Components					
Carpet Area (A) in Sqmt	Details	81.15	30 days from the date of booking	5%+ 1 lac	₹ 387,137
Exclusive Area (B) in Sqmt		26.70	60 days from the date of booking	5.0%	₹ 487,137
Total Flat Area		107.85	Allotment/Agreement	10.0%	₹ 1,548,490
Total Cost (A+B)		₹ 7,512,700	Completion of Excavation	10.0%	₹ 975,114
Costing for Common Areas (Parking Space,Club House Development charges, recreational amenity, garden, passages, staircase etc.)		₹ 1,325,771	Completion of Plinth	10.0%	₹ 975,114
Total Sales Consideration		₹ 8,838,470	completion of 6th slab	10.0%	₹ 975,114
GST Benefit* (2.25% of Sales Consideration)		₹ 198,696	completion of 10th slab	5.0%	₹ 487,137
Final Sales Consideration		₹ 8,639,774	completion of 15th Slab	5.0%	₹ 487,137
Estimated Other Charges		Cost in Rs	completion of 18th Slab	5.0%	₹ 487,137
Club House Membership fee/charges		₹ 900,000	completion of top floor Slab	5.0%	₹ 487,137
Legal Charges		₹ 15,000	On Completion of Walls and Flooring	3.0%	₹ 252,134
MSEB Charges		₹ 100,000	Completion of internal plaster, doors & windows	2.0%	₹ 159,623
Total Other Charges		₹ 425,000	Finishing of staircases, lift wells, lobbies	3.0%	₹ 252,134
GST Benefit* (2.25% of Sales Consideration)		₹ 190	Sanitary fittings	2.0%	₹ 159,623
Final Other Charges		₹ 415,438	terraces with water proofing	3.0%	₹ 252,134
			external plumbing, external plaster, elevations	2.0%	₹ 159,623
Total Cost		₹ 9,055,042	On Completion of Lifts	5.0%	₹ 487,137
Government Charges		Cost in Rs	2 water pumps, electrical fittings, electro-mechanical & environment requirements, entrance lobby's plinth protection	2.5%	₹ 240,778
Stamp Duty (6% on Sales Consideration)		₹ 518,376	paving of areas appartain & other conditions	2.5%	₹ 240,778
Registration Charges (GST/Govt. taxes)		₹ 30,000	On notice of possession	5.0%	₹ 677,064
		₹ 1,111,631	Total	100%	₹ 10,714,949
Total Govt Charges		₹ 1,639,908	The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of each sum to the account of the Developer, as per section 206A of the Income Tax Act, 1962. Applicant(s) shall submit Registration clerk fees Rs 8200/- apiece, to be paid in cash during registration depending on the pages to be stamped & scanned.		
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*Stamp duty, registration charges are under GOVERNMENT TAXES; taxes, levies are to be borne by Applicant(s) on actual basis. In case of levy of any development charges / other levies, GST/taxes, duties, levies, LBT / EDC / DC, Swachh Bharat Cess, Krishi Kalyan Cess, Goods and Services Tax and / or any other levies / Taxes / Duties / Cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).					
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Carpet Area	12.0%	Cancellation charges - 20% amount of the Total Consideration will be forfeited upon cancellation of the apartment / flat.			
Exclusive Areas	12.0%	No modifications of whatsoever nature are allowed in the apartment / flat.			
Covered Car Park(s)	12.0%	Maintenance/Other Charges are extra and are to be paid at the time of possession.			
Proportionate Common Areas charges	12.0%	2 water pumps, electrical fittings, electro-mechanical & environment requirements, entrance lobby's plinth protection			
Club membership fees/charges	18%	paving of areas appartain & other conditions			
Tentative Other charges	18%	On notice of possession			

PAYMENT PLAN

No.	Payment due on	Amount Due (% of Sales Consideration)
1.	Booking	₹ 1 lac
2.	30 days from the date of booking	5% - ₹ 1 lac
3.	60 days from the date of booking	5%
4.	Allotment/Agreement	10%
5.	Completion of Excavation	10%
6.	Completion of Plinth	10%
7.	Completion of 6th slab	10%
8.	Completion of 10th slab	5%
9.	Completion of 13th Slab	5%
10.	Completion of 16th Slab	5%
11.	Completion of top floor Slab	5%
12.	Completion of Internal Gypsum & Flooring	5%
13.	Completion of External Plumbing	5%
14.	Sanitary Fittings	5%
15.	External Work (Lifts,Water Pumps , Electrical fittings)	10%
16.	On notice of possession	5% + Club House and MSEB
	Total	100%

FLOOR PLAN

BUILDING : E1 , E2
UNIT TYPE : 2 BEDROOM - L & 3 BEDROOM
UNIT NO : X01, X02,X03, X04
EVEN FLOOR PLAN



GODREJ 24
HINJAWADI, PUNE

AREA CHART

Flat No	Carpet area in sq. ft.	Carpet area in sq. mtr.
X01	1133	105.29
X02	1133	105.26
X03	780	72.43
X04	780	72.46

TYPICAL EVEN FLOOR : 2ND, 4TH,
8TH, 10TH, 12TH, 14TH

NOT TO SCALE.
ALL DIMENSIONS ARE IN METER AND FEET

All images shown are artist impressions. Designs, cost, facilities, plans, images, specifications and other details herein are in static and / or interactive publicity material depict anticipated appearance of completed development. The definition / explanation of carpet area represented above is the interpretation of the existing law and the same may undergo change on implementation of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder. The plans are under process of approval and we reserve the right to change any or all of these at our sole discretion without any notice to the recipient. This printed material does not constitute an offer, an invitation to offer and / or commitment of any nature between the recipient and us. We reserve the right to provide certain private/inclusive portions of the building wing for the benefit of certain flat/ units in our sole discretion as we may deem fit and the recipient is deemed to have been notified and agreeable to the same. This information is presented as general information and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression or anticipated appearance. The furniture shown in the plan are only for the purposes of illustrating/indicating a possible layout. 1 square metre is equal to 10.7639 square feet.

BUILDING : E1 , E2
UNIT TYPE : 2 BEDROOM - L & 3 BEDROOM
UNIT NO : X01, X02,X03, X04
ODD FLOOR PLAN



GODREJ 24
HINJAWADI, PUNE

AREA CHART

Flat No	Carpet area in sq. ft.	Carpet area in sq. mtr.
X01	1132	105.21
X02	1132	105.18
X03	809	75.11
X04	809	75.14

TYPICAL ODD FLOOR : 3RD, 5TH,
7TH, 9TH, 13TH, 15TH & 17TH

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BUILDING : D1, D2, D3, D4
UNIT TYPE : 2 BEDROOM & 2 BEDROOM XL
UNIT NO : X01, X02,X03, X04
EVEN FLOOR PLAN



GODREJ 24
HINJAWADI, PUNE

AREA CHART

Flat No	Carpet area in sq. ft.	Carpet area in sq. mtr.
X01	902	83.84
X02	902	83.80
X03	689	64.05
X04	690	64.09

TYPICAL EVEN FLOOR : 2ND, 4TH, 8TH, 10TH, 12TH, 14TH

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BUILDING : D1, D2, D3, D4
UNIT TYPE : 2 BEDROOM & 2 BEDROOM XL
UNIT NO : X01, X02,X03, X04
ODD FLOOR PLAN



GODREJ 24
HINJAWADI, PUNE

AREA CHART

Flat No	Carpet area in sq. ft.	Carpet area in sq. mtr.
X01	917	85.18
X02	917	85.20
X03	701	65.14
X04	702	65.17

TYPICAL ODD FLOOR : 3RD, 5TH, 7TH, 9TH, 13TH, 15TH & 17TH

NOT TO SCALE.
ALL DIMENSIONS ARE IN METER AND FEET

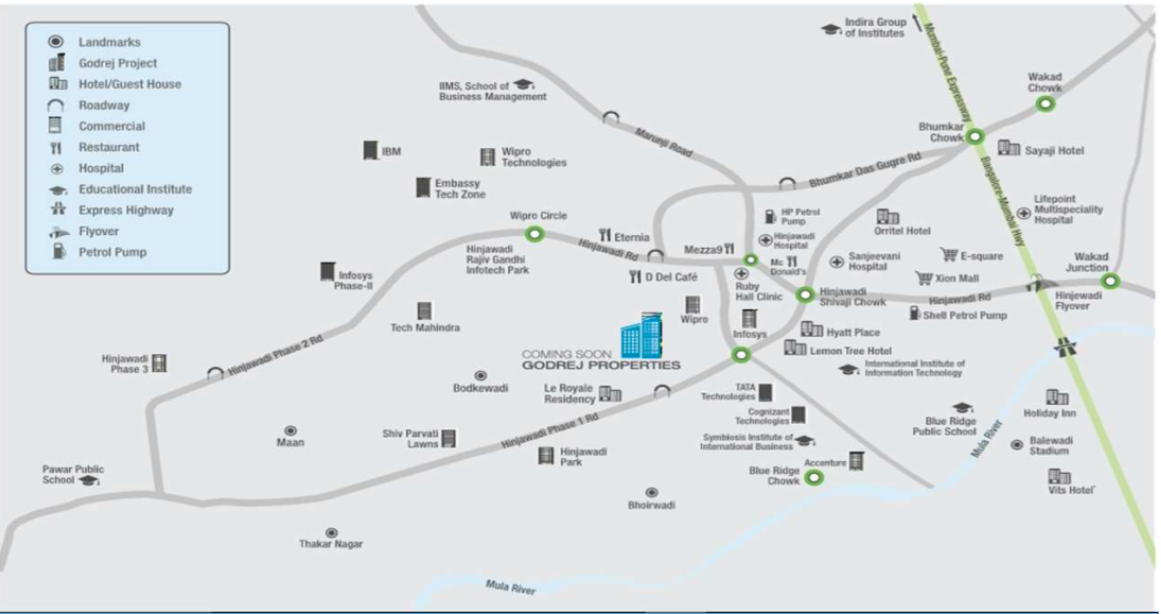
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LAYOUT PLAN



LOCATION MAP

LOCATION MAP



COST SHEET



Warm Regards
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Brokerage Terms:-

- For sale No brokerage is to be paid in case of new construction I.e. Direct through builder.
- For rental / lease property we will charge 2 months rent as brokerage
- We will charge 2% brokerage of the total value of the property in case of Resale Properties

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