

**IT'S
NOT WORKING
ANYMORE.**

The night is young, you are too. The stars long for your admiration. But between you are concrete barriers, tall enough to steal their shine. And the balcony can only do so much.

THE STARS REMAIN HANGING.



Not the traffic, not the boss. Not the horns,
not the work. Not the time, not the
deadlines. And not even the headlines.
Nothing can stop you today except the
calendar.

FRIDAY IS STILL 4 DAYS AWAY.



There's music in the air. With wood & strings, you can capture them. You wish but you can't. Back to the gossip & groceries, maybe next weekend will be different.

THE SONGS GET AWAY AGAIN.



You come back home from the office, and
it's waiting for you. It wants to be there for
you. It longs to be your entertainment. Yet,
you look away.

IT'S NOT WORKING ANYMORE.



#SwitchTheVibe

2 & 3 BHK HOMES





EVERY STAR
is a superstar.

#SwitchTheVibe

Stargazing Observatory

EVERY DAY
is a Friday.

#SwitchTheVibe

Sky Lounge





EVERY SONG
is a symphony.

#SwitchTheVibe

Music Room

EVERY NIGHT
is movie night.

#SwitchTheVibe

Open Air Theater



#SwitchTheVibe

MY HOME
WAKAD
LIVE INSPIRED

A New Dawn, A New Life

INTRODUCING 2 & 3 BHK HOMES

Located near the bustling IT Parks of Hinjewadi, our project is going to change how you live. With an expanse of 1.5 acres, it's an ecosystem of incredible proximity, thoughtfully crafted homes and one-of-a-kind amenities. A complete package to make everything around you & everything you do a lot more special.



Artist's Impression

KEY DISTANCES



HEALTHCARE

Lifepoint Multispecialty - **3 mins**
Surya Mother And Child - **5 mins**
Shatayu Hospital - **7 mins**
Polaris Healthcare - **10 mins**
Aditya Birla Memorial - **10 mins**
Orion Multispeciality Hospital - **10 mins**



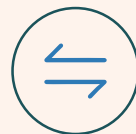
EDUCATION

Indus Business School - **4 mins**
Indira College - **5 mins**
Indira National School - **5 mins**
Akshara International School - **5 mins**



HOSPITALITY

Tip Top Hotel - **2 mins**
Sayaji hotel - **5 mins**
Courtyard By Marriott - **6 mins**
Bird Valley Restaurant - **8 mins**



CONNECTIVITY

Proposed Wakad Metro Station - **4 mins**
Mumbai-Pune Expressway - **5 mins**



ECONOMIC HUB

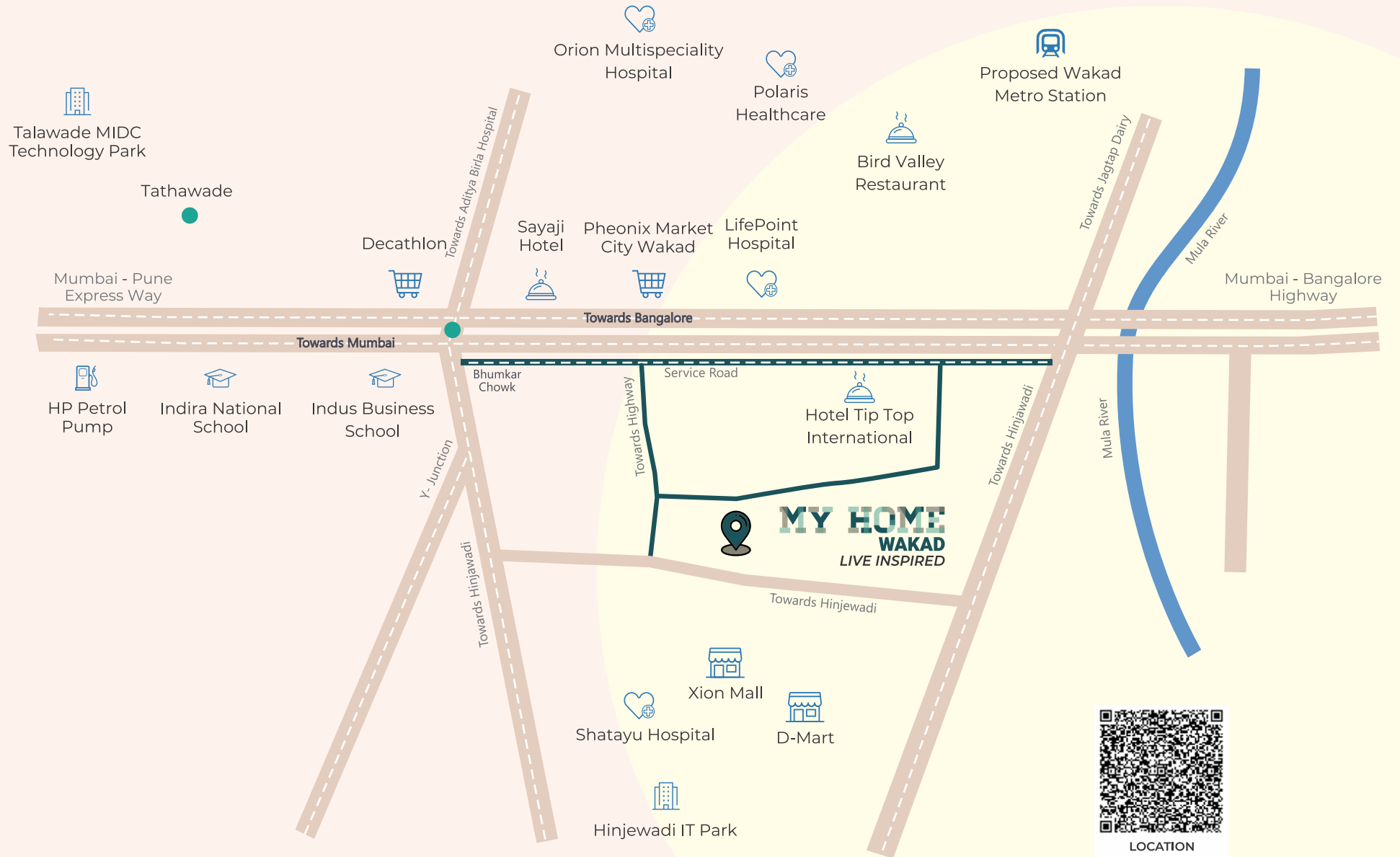
Hinjewadi IT Park - **6 mins**
Talawade MIDC Tech Park - **25 mins**



SHOPPING

Phoenix Market City - **4 mins**
Decathlon - **5 mins**
Xion Mall - **6 mins**
D-Mart - **7 mins**

LOCATION



THE PLAN

1

Multipurpose Court

2

Multipurpose Hall

3

Party Lawn

4

Children's Play
Area

5

Zen Garden &
Meditation Area

6

Co-working Space

7

Music Room

8

Open Air Theater

9

Open Air
Seating

10

Sand Pit

11

Stargazing
Observatory

12

Floor Chess and
Snakes & Ladders

13

Sky Lounge

14

Gymnasium

15

Lawn With
Senior Seating

16

Swimming Pool



2 BHK



3 BHK



1.5 BHK

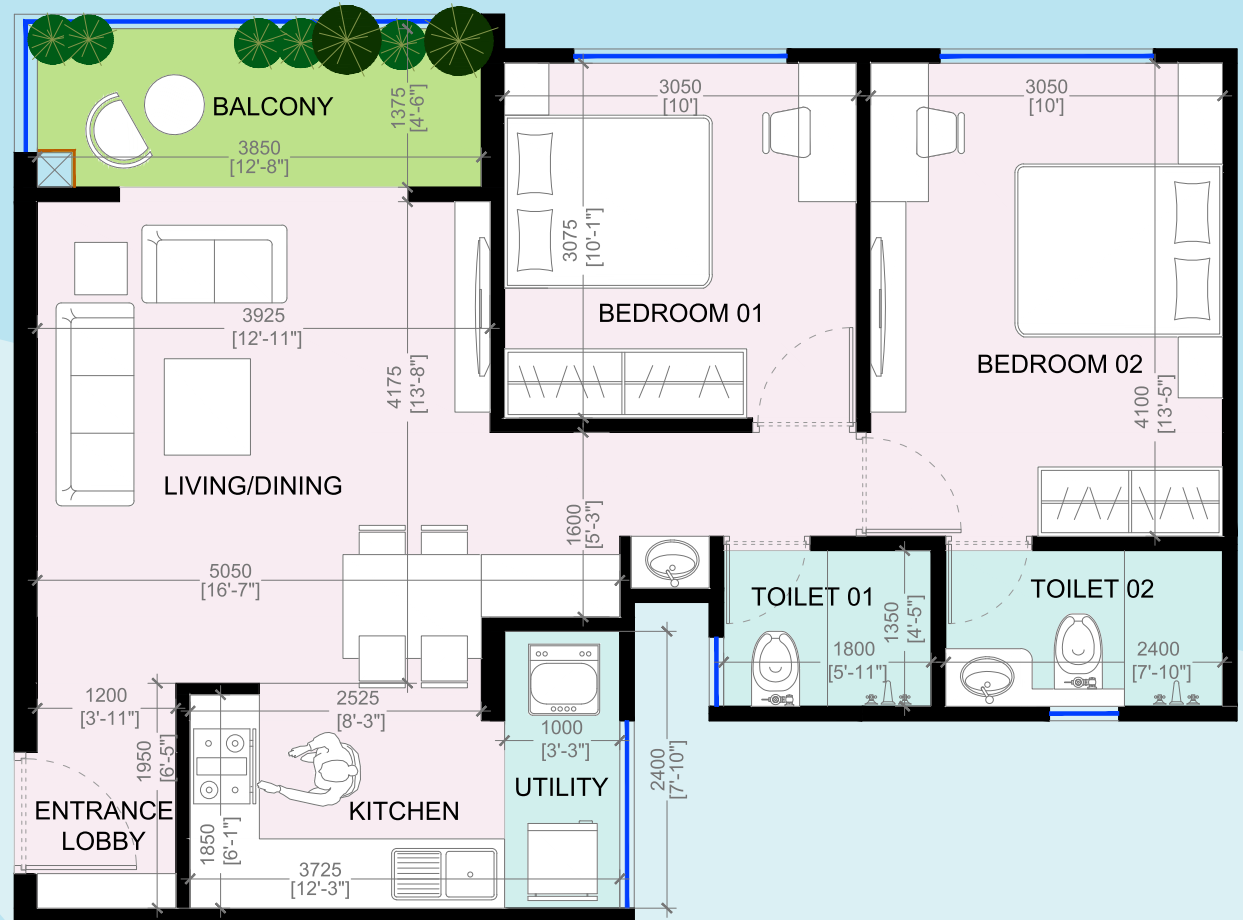
ROOM	ROOM SIZES
ENRANCE LOBBY	3'11" X 8'3"
LIVING/ DINING	12'11" X 11'10"
WASH BASIN	3'8" X 5'3"
BALCONY 01	12'8" X 4'6"
BALCONY 02	10'0"X6'4"+4'2"X5'10"
JULIET BALCONY	10'5" X 3'7"
KITCHEN	8'6" X 7'10"
UTILITY	3'3" X 7'10"
BEDROOM	10'0" X 10'1"
STUDY	7'10" X 9'9"
TOILET	8'5" X 4'5"



Total Carpet Area = 758 sq.ft.

2 BHK TYPE 01

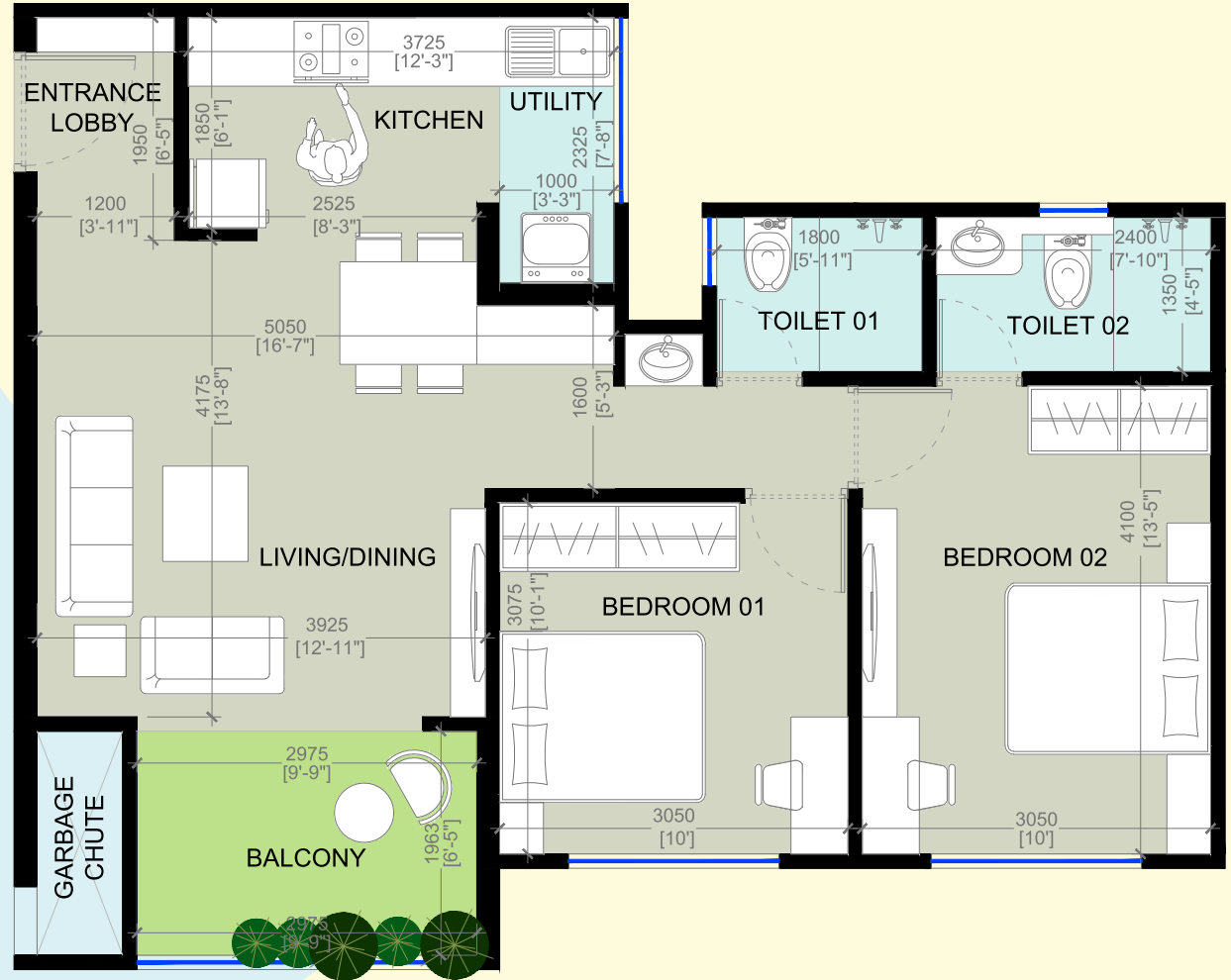
ROOM	ROOM SIZES
ENRANCE LOBBY	3'11" X 6'5"
LIVING/ DINING	12'11" X 13'8"
POOJA/CROCKERY	4'0" X 5'3"
BALCONY	12'8" X 4'6"
KITCHEN	8'6" X 6'1"
UTILITY	3'3" X 7'10"
BEDROOM 01	10'0" X 10'1"
BEDROOM 02	10'0" X 13'5"
TOILET 01	5'11" X 4'5"
TOILET 02	7'10" X 4'5"



Total Carpet Area = 710 sq.ft.

2 BHK TYPE 03

ROOM	ROOM SIZES
ENRANCE LOBBY	3'11" X 6'6"
LIVING/ DINING	12'11" X 11'10"
BALCONY	9'9" X 6'5"
POOJA/CROCKERY	4'0" X 5'3"
KITCHEN	8'6" X 6'1"
UTILITY	3'3" X 7'8"
BEDROOM 01	10'0" X 10'1"
BEDROOM 02	10'0" X 13'5"
TOILET 01	5'11" X 4'5"
TOILET 02	7'10" X 4'5"



Total Carpet Area = 717 sq.ft.

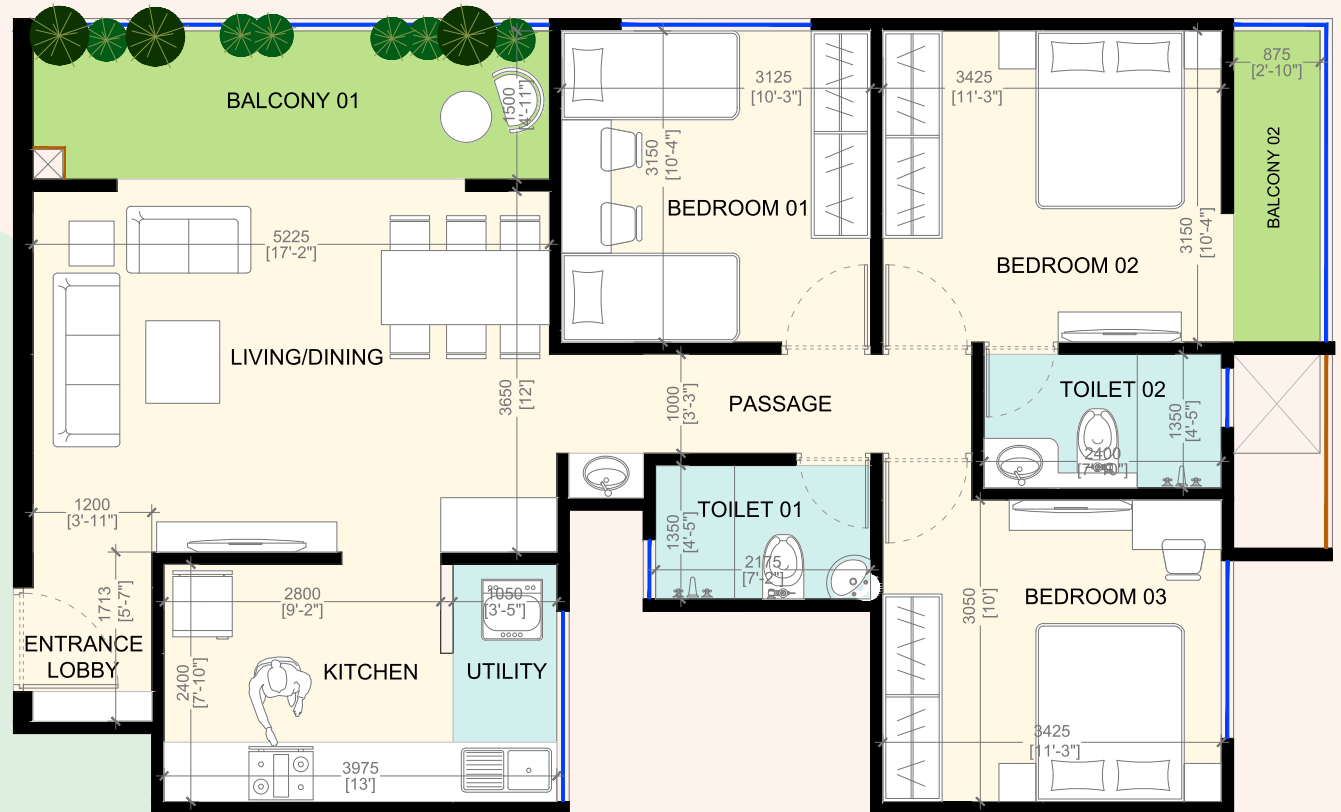
2 BHK TYPE 03A

ROOM	ROOM SIZES
ENRANCE LOBBY	3'11" X 6'6"
LIVING/ DINING	12'11" X 13'7"
POOJA/CROCKERY	4'0" X 5'3"
BALCONY	9'9" X 6'5"
KITCHEN	8'6" X 6'10"
UTILITY	3'3" X 7'10"
BEDROOM 01	10'0" X 10'1"
BEDROOM 02	10'0" X 13'5"
JULIET BALCONY	20'5" X 3'7"
TOILET 01	5'11" X 4'5"
TOILET 02	7'10" X 4'5"



Total Carpet Area = 794 sq.ft.

3 BHK TYPE 01

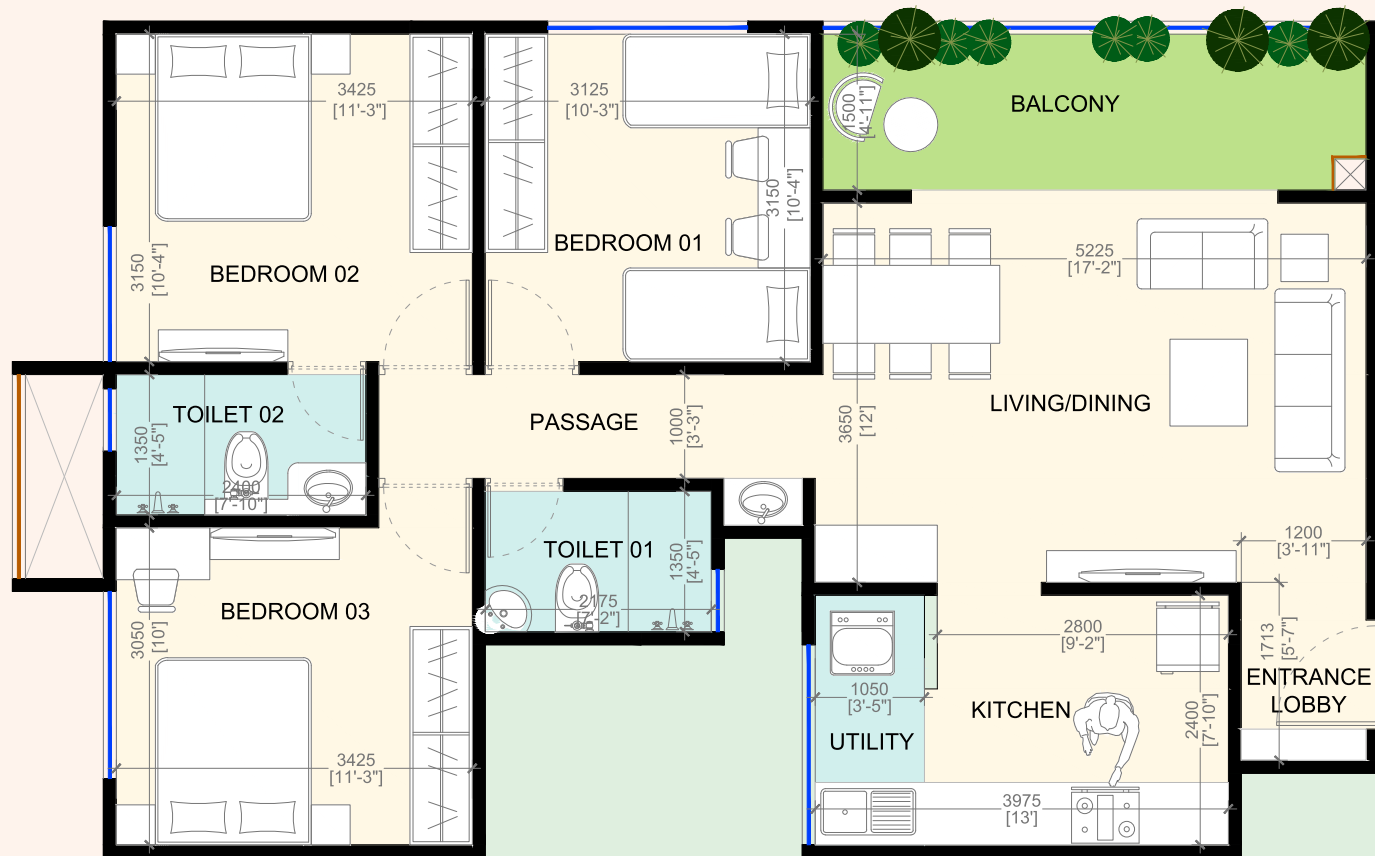


ROOM	ROOM SIZES
ENRANCE LOBBY	3'11" X 5'7"
LIVING/ DINING	17'2" X 12'0"
BALCONY 01	17'2" X 4'11"
BALCONY 02	2'10" X 10'4"
KITCHEN	9'2" X 7'10"
UTILITY	3'5" X 7'10"
BEDROOM 01	10'3" X 10'4"
BEDROOM 02	11'3" X 10'4"
BEDROOM 03	11'3" X 10'0"
TOILET 01	7'2" X 4'5"
TOILET 02	7'10" X 4'5"

Total Carpet Area = 941 sq.ft.

3 BHK TYPE 02

ROOM	ROOM SIZES
ENRANCE LOBBY	3'11" X 5'7"
LIVING/ DINING	17'2" X 12'0"
BALCONY	17'2" X 4'11"
KITCHEN	9'2" X 7'10"
UTILITY	3'5" X 7'10"
BEDROOM 01	10'3" X 10'4"
BEDROOM 02	11'3" X 10'4"
BEDROOM 03	11'3" X 10'0"
TOILET 01	7'2" X 4'5"
TOILET 02	7'10" X 4'5"



Total Carpet Area = 910 sq.ft.

A WING



1ST FLOOR

FLAT TYPE	FLAT Nos.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T= A+B+C)	
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.FT
2 BHK	101	58.34	2.40	5.20	65.94	710
3 BHK	102	74.23	2.52	7.75	84.50	910
3 BHK	103	74.23	2.52	7.75	84.50	910
2 BHK	104	58.34	2.40	5.20	65.94	710
2 BHK	105	58.34	2.40	5.20	65.94	710
2 BHK	108	58.34	2.40	5.20	65.94	710



A WING



2ND & 3RD FLOOR

FLAT TYPE	FLAT Nos.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T= A+B+C)	
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.FT
2 BHK	201, 301	58.34	2.40	5.20	65.94	710
3 BHK	202, 302	74.40	2.52	10.51	87.43	941
3 BHK	203, 303	74.40	2.52	10.51	87.43	941
2 BHK	204, 304	58.34	2.40	5.20	65.94	710
2 BHK	205, 305	58.34	2.40	5.20	65.94	710
2 BHK	208, 308	58.34	2.40	5.20	65.94	710



A WING

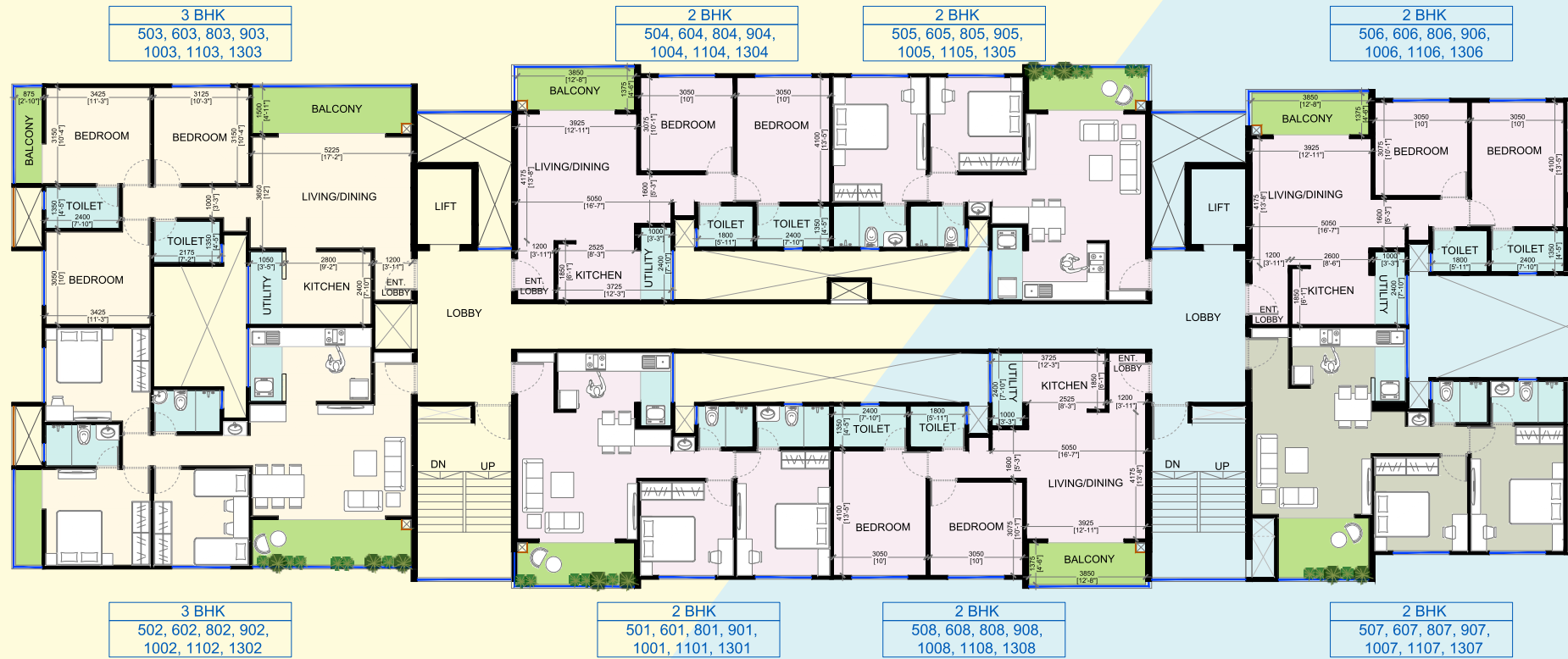


4TH FLOOR

FLAT TYPE	FLAT Nos.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T= A+B+C)	
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.FT
2 BHK	401	58.34	2.40	5.20	65.94	710
3 BHK	402	74.40	2.52	10.51	87.43	941
3 BHK	403	74.40	2.52	10.51	87.43	941
2 BHK	404	58.34	2.40	5.20	65.94	710
2 BHK	405	58.34	2.40	5.20	65.94	710
1.5 BHK	406	51.30	2.40	16.73	70.43	758
2 BHK	407	58.8	2.40	12.60	73.80	794
2 BHK	408	58.34	2.40	5.20	65.94	710



A WING



5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH FLOOR

FLAT TYPE	FLAT Nos.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T= A+B+C)	
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.FT
2 BHK	501, 601, 801, 901, 1001, 1101, 1301	58.34	2.40	5.20	65.94	710
3 BHK	502, 602, 802, 902, 1002, 1102, 1302	74.40	2.52	10.51	87.43	941
3 BHK	503, 603, 803, 903, 1003, 1103, 1303	74.40	2.52	10.51	87.43	941
2 BHK	504, 604, 804, 904, 1004, 1104, 1304	58.34	2.40	5.20	65.94	710
2 BHK	505, 605, 805, 905, 1005, 1105, 1305	58.34	2.40	5.20	65.94	710
2 BHK	506, 606, 806, 906, 1006, 1106, 1306	58.34	2.40	5.20	65.94	710
2 BHK	507, 607, 807, 907, 1007, 1107, 1307	58.34	2.40	5.84	66.58	717
2 BHK	508, 608, 808, 908, 1008, 1108, 1308	58.34	2.40	5.20	65.94	710



A WING



7TH & 12TH REFUGE FLOOR PLAN

FLAT TYPE	FLAT Nos.	CARPET AREA (A)	UTILITY CARPET (B)	BALCONY CARPET (C)	TOTAL CARPET AREA (T= A+B+C)	
		IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.M	IN SQ.FT
2 BHK	701, 1201	58.34	2.40	5.20	65.94	710
3 BHK	702, 1202	74.40	2.52	10.51	87.43	941
3 BHK	703, 1203	74.40	2.52	10.51	87.43	941
2 BHK	704, 1204	58.34	2.40	5.20	65.94	710
2 BHK	705, 1205	58.34	2.40	5.20	65.94	710
2 BHK	707, 1207	58.34	2.40	5.84	66.58	717
2 BHK	708, 1208	58.34	2.40	5.20	65.94	710

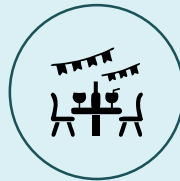


AMENITIES

| Rooftop Facilities



Open Air Theater



Party Lawn



Stargazing
Observatory



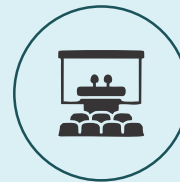
Children's Play Area
with Rubber Flooring



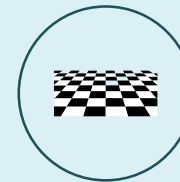
Sky Lounge



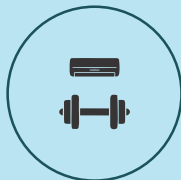
Sand Pit



Multipurpose Hall



Floor Chess
and Snake & Ladder



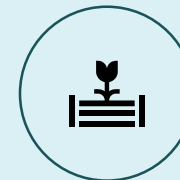
Gymnasium



Wi-Fi Enabled
Terrace



Zen Garden



Raised Planter
with Seating

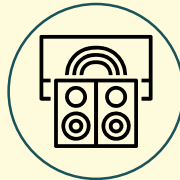


AMENITIES

| Premium Facilities



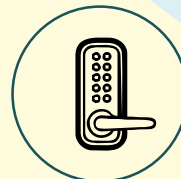
Business Centre & Co – Working Space



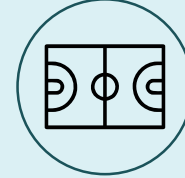
Music Room



Provision Of Wi-fi In Every Home



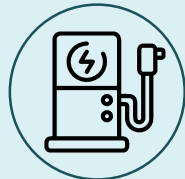
Digital Door Locks



Multipurpose Court / Astro Turf Play Court



Swimming Pool With Pool Deck



Provision For Charging Electrical Vehicles



Co-working Space

Artist's impression



Multipurpose Court

Artist's impression



Music Room

Artist's impression



Swimming Pool

Artist's impression

AMENITIES

Green Living Facilities

- IGBC Certified - Platinum Rated Green Building
- Rainwater Harvesting
- Solar water heating in one toilet
- Water softening plant
- Street light with LED fittings
- Sewage treatment plant
- LED lights in all common areas
- Organic waste convertor
- Timer circuits for all common electrical points
- Reuse of Treated Sewage water for gardening & flushing

Indoor Facilities

- Designer entrance lobby for all Wings
- Garbage chute with collection room for each building
- Name plate on main door
- Powder Coated Letter box
- Common toilet at parking level

Outdoor Facilities

- Landscaped garden
- Pickup & Drop off point at the Entrance Gate
- Designer Entrance gate
- Internal cement concrete roads
- Generator backup for all common areas & lifts

Safety & Security Facilities

- 3 Tier Security System
- Access control in every lobby and common areas
- Security cabin with common light controls & Intercom
- Society Office
- Firefighting systems
- CCTV Provision within the society
- Intercom System within the society
- Lighting Arrestor for each building



OUR GREEN LIVING PHILOSOPHY

They say in business, growth is not growth if it's not environmentally sustainable. It is in line with this idea that Goyal Properties strives to create a serene and sustainable living for you & your future.

Our projects have been awarded the highest ratings by the **Indian Green Building Council (IGBC)** and the **Green Rating Integrated Habitat Assessment (GRIHA)**. Awarded due to their sustainable design and environmentally friendly building technology, they pave the way for our Green Living Philosophy.

Our pursuit for building an environmentally conscious brand for the future is a continuous process and we continue to explore horizons to create real-estate ecosystems that are healthy & sustainable for all.



ECO HIGHLIGHTS

100% of wastewater is treated on site and reused.

100% construction waste does not end up in landfills.

100% of all common lighting is solar powered.

97% of hot water is solar power heated.

96% spaces in flats receive ample daylight & ventilation resulting in a bright and fresh atmosphere for your home.

42% water saved due to low flow fixtures.

30% of total parking is allotted with eV charging points.

16% of the total site area is covered with open spaces and vegetation.

SPECIFICATIONS

STRUCTURE & MASONRY

- Earthquake resistant RCC Frame structure
- Walls made of AAC blocks
- Double coat Sand faced plaster for external wall
- Gypsum finished Internal Walls.

KITCHEN

- Granite / Equivalent kitchen platform with stainless steel sink & drain board
- Glazed tile dado up to 2' above kitchen platform
- Electrical and Plumbing provision for washing machine
- Electrical provision for Exhaust fan
- Electrical and plumbing provision for Water Purifier
- Electrical provision for Chimney / Hob
- Electrical provision for Mixer on Kitchen Platform
- Electrical provision for Microwave on Kitchen Platform

ELECTRICAL FITTINGS

- Adequate electrical points
- Electrical provision for split A/C in Living room & Master bedroom.
- Electrical Switches of Schneider or equivalent make.
- Fire retardant wires of Finolex / Polycab or equivalent make.
- Miniature circuit breaker (MCB)
- Earth leakage circuit breaker (ELCB)
- TV point in Living room and Master bedroom
- Telephone point in Living room
- Wi-Fi provision for each flat
- Invertor Provision for each flat

FLOORING

- 800 x 800 vitrified tile in entire flat with 3" skirting
- 16" x 16" tile in terraces
- 24" x 12" designer dado tile in toilets
- 12" x 12" floor tile for toilets

SPECIFICATIONS

DOORS & WINDOWS

- Main Door fitted with Digital Door Locks
- Double notch laminated plywood door frames for the Main Door
- Single notch laminated plywood door frames for internal doors
- All doors to be laminated on both sides with good quality fittings
- Granite / equivalent and plywood Door frames for all toilets
- EURO Series aluminum sliding doors with mosquito net for Living terrace
- Three track powder coated aluminum sliding windows with Mosquito net
- Aluminum louvers with PVC spindle for all toilet windows

GRILL & RAILING

- SS Finished glass railing for balcony
- MS oil painted grill for windows

LIFT

- SS finished lifts of Schindler / Kone make lifts
- Lifts enabled with V3F drive
- Lifts fitted with automatic rescue device (ARD)
- Generator back up for lift
- Natural stone cladding for lift entrance

SANITARY & PLUMBING

- Chrome plated bath fittings of CERA/Jaguar or equivalent make
- Single Lever diverter in each bathroom
- Provision for Water Boiler
- Provision for Exhaust in all toilets
- Anti-cockroach Traps in all toilets
- Designer common Basin

PAINTING

- External paint: Acrylic paint
- Internal paint: Acrylic emulsion paint



BELIEVING AND BUILDING, ON THE STRENGTH OF VALUES

Goyal Properties is an organization built on ethics, just as much as excellence. We believe in something beyond success, in goodness and greatness. The values which brought us into existence have continued to inspire us since 1986. The legacy lives on as we pass on the baton to a brighter future, **Built by Values.**

36 Year Legacy | 30+ Delivered Projects | 10000+ Happy Customers

WE LIVE BY

PRINCIPLED

To practice excellence with integrity.

Ethical – To know what's right and do right, always

Accountable – To takes onus of the things that one does

Disciplined – To like order and to conduct oneself in a organized manner



PASSION

To overcome any challenge.

Proactive – To volunteer and take responsibility before delegation

Resourceful – To know how to get the job done

Innovative – To find new ways of dealing with any situation



PARTNERSHIP

To work, learn and grow together.

Trust – To believe and to get people to have faith in us

Dialogue – To communicate, understand and empathize

Collaboration – To believe in the power of us and work for the team



PRIDE

To stay true to our legacy.

Loyalty – To consider duty before self and remain faithful to the our own organization

Advocacy – To take pride our company and promote it in all possible ways

Belief – To have the confidence in the organization and take efforts to strengthen it



THE LEGACY

GANGA HEIGHTS

Area - *Kirkee*
Starting Year - **1985**
Completion Year - **1989**

GOYAL SHINDE APTS.

Area - *Aundh*
Starting Year - **1987**
Completion Year - **1990**

GOYAL SHINDE PARK

Area - *Aundh*
Starting Year - **1988**
Completion Year - **1992**

GOYAL ENCLAVE

Area - *Vishrantwadi*
Starting Year - **1997**
Completion Year - **1999**

DARSHAN NAGARI

Area - *Chinchwad*
Starting Year - **2001**
Completion Year - **2003**

GOYAL CORNER

Area - *Chinchwad*
Starting Year - **2001**
Completion Year - **2004**

GOYAL GARIMA

Area - *Chinchwad*
Starting Year - **2005**
Completion Year - **2009**

GOYAL RESIDENCY

Area - *Kaserwadi*
Starting Year - **1986**
Completion Year - **1990**

DARSHAN PARK

Area - *Sanghvi*
Starting Year - **1987**
Completion Year - **1989**

USHA MANOR

Area - *Vishrantwadi*
Starting Year - **1990**
Completion Year - **1993**

GOYAL CLASSICS

Area - *Vishrantwadi*
Starting Year - **1994**
Completion Year - **1997**

DARSHAN PARK

Area - *Rahatani*
Starting Year - **2001**
Completion Year - **2005**

CHANDRAKALA HEIGHTS

Area - *Hadapsar*
Starting Year - **2000**
Completion Year - **2004**

PRIME ARCADE

Area - *Camp*
Starting Year - **2003**
Completion Year - **2007**

BALWANT DARSHAN

Area - *Chinchwad*
Starting Year - **2004**
Completion Year - **2006**

36 Year Legacy | 30+ Delivered Projects | 10000+ Happy Customers

MAHALAXMI MARKET

Area - *Laxmi Road*
Starting Year - **2005**
Completion Year - **2009**

GULMOHAR GARDEN

Area - *Rahatani*
Starting Year - **2007**
Completion Year - **2010**

POLARIS

Area - *Lullanagar*
Starting Year - **2010**
Completion Year - **2015**

SHUBHAM GALLERIA

Area - *Pimpri*
Starting Year - **2011**
Completion Year - **2015**

MY HOME PUNAWALE

Area - *Punawale*
Starting Year - **2013**
Phase 1 Completion Year - **2016**

AKSHARDHAM

Area - *Marketyard Hills*
Starting Year - **2014**
Phase 1 Completion Year - **2017**

MY HOME WAKAD

Area - *Wakad*
Starting Year - **2022**

KUBER

MY HOME

Area - *Narayangaon*
Starting Year - **2014**
Completion Year - **2017**

BUSINESS EMBASSY

Area - *J M Road*
Starting Year - **2007**
Completion Year - **2009**

KOHINOOR TOWERS

Area - *Pimpri*
Starting Year - **2006**
Completion Year - **2010**

KOHINOOR VAYONA

Area - *Pimpri*
Starting Year - **2007**
Completion Year - **2011**

MY HOME LIVE INSPIRED

The unique Boutique Homes concept launched solely to serve the value seeking home buyer, making **PLACE, TIME & VALUE** the ethos of the brand.

MY HOME HILL VIEW

Area - *Panvel*
Starting Year - **2014**
Completion Year - **2017**

MY HOME TALEGAON

Area - *Talegaon*
Starting Year - **2012**
Phase 1 Completion Year - **2017**

MY HOME KIWALE

Area - *Kiwale*
Starting Year - **2020**

INSIGNIA

Area - *D P Road*
Starting Year - **2016**
Completion Year - **2018**

THE AWARDS



Pune Real Estate Awards

SiliconIndia 2014




**The Most Environment
Friendly Residential Space**

Realty+ 2022



**Emerging Developer of
the Year- Residential**

Realty+ 2017



Top Developer of West Pune

Pune Times Mirror 2022





MY HOME WAKAD LIVE INSPIRED



LOCATION



mahaRERA no.: P52100046175
maharera.mahaonline.gov.in

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**GOYAL
PROPERTIES**
BUILT BY VALUES

Site address: Survey no. 145, Behind Tip Top Hotel, Wakad,
Pune 411057

Website: www.goyalproperties.in

Contact: 020 7196 7929



WEBSITE

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